



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 AUG 18 PM 1:04

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 134123**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

**PETITIONER:** President and Fellows of Harvard College C/O Alexandra Offiong, Harvard Planning Office

**PETITIONER'S ADDRESS:** 1350 Massachusetts Avenue, Suite 573, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 13 Kirkland Pl., Cambridge, MA

**TYPE OF OCCUPANCY:** Multifamily Residential, CZO 4.31.g      **ZONING DISTRICT:** Residence C-3, Institutional Overlay District, Kirkland Place Transition Overlay District

### **REASON FOR PETITION:**

/Creation of window wells (building height)/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner proposes to create window wells to meet life safety requirements that will lower the average mean grade and therefore increase the height, requiring relief with respect to required distance to another building on same lot.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.13 (Minimum distance to a building on same lot)
Article: 8.000	Section: 8.22.3 (Non-conforming Structure)
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000	Section: 10.30 (Variance).

Original  
Signature(s):

Alex J. Offiong on behalf of President and Fellows of Harvard College  
(Petitioner (s) / Owner)

Alexandra J. Offiong on behalf of President and Fellows of Harvard College  
(Print Name)

Address:

Tel. No. 617-384-8155  
E-Mail Address: alexandra\_offiong@harvard.edu

Aug 13, 2021

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

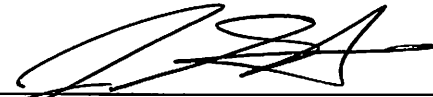
I/We President and Fellows of Harvard College  
(OWNER)

Address: c/o Justin Stratman, Harvard University Housing, 1350 Massachusetts Ave, Cambridge, MA 02138

State that I/We own the property located at 13 Kirkland Place which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

\*Pursuant to a deed of duly recorded in the date June 22, 1993, Middlesex South County Registry of Deeds at Book, 23331, Page 278; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
Signature by Land Owner or Authorized Trustee, Officer or Agent\*

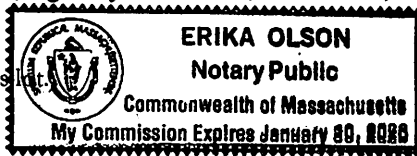
Commonwealth of Massachusetts, County of Middlesex

The above-name Justin Stratman personally appeared before me, this 25 of June, 20 21, and made oath that the above statement is true.

My Commission Expires 11/30/2026 Erika Olson Notary  
(Notary Seal). Erika Olson

\* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

(See next page for additional addresses on this lot.)



Ownership Form  
ATTACHMENT B

Faint, illegible text, possibly bleed-through from the reverse side of the page.

*[Handwritten signature]*

MAJID ANNE  
Majid Anne  
Majid Anne  
Majid Anne



## **BZA APPLICATION FORM – OWNERSHIP INFORMATION**

<b>Additional Addresses on Lot:</b>	<b>Book</b>	<b>Page</b>
21 Divinity Avenue (2 Oxford Street)	3628	548
45 Frances Avenue	5994	545
10 Oxford Street	3120	89
14 Oxford Street	4716	419
16 Oxford Street	3014	387
24 Oxford Street	1399	361
2 Divinity Avenue	3571	259
3 Divinity Avenue	2840	399
16 Divinity Avenue	2499	525
Right of way (in front of Divinity Hall)	305	19
21 Kirkland Street	3055	159
	740	557
	284	325
	3170	233

BZA Application Form

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

- A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

President and Fellows of Harvard College, a Massachusetts educational and charitable corporation, acting by and through the Harvard University Housing, seeks two minor variances from the requirements of the Cambridge Zoning Ordinance ("CZO") that will allow a proposed renovation of 13 Kirkland Place. The following zoning relief is requested:

**Variance 1: Minimum Distance to Building on Same Lot**

(CZO 5.13) The introduction of light wells on the ground plane will modify the site's mean grade and result in a technical increase in the building height. This increase in height changes the required formula for required distance to the adjacent Biological Laboratories (1930), a Harvard-owned educational building. The formula for the existing building requires an 18.36' building separation, while the proposed requires an 18.43' separation, a 0.07' difference. The buildings are located 11.2' apart.

**Variance 2: Alteration or Enlargement of a Nonconforming Structure and Use**

(CZO 8.22.3, not otherwise permitted by CZO 8.22.1 and 8.22.2) To permit the alteration or enlargement of a nonconforming structure not otherwise permitted by issuance of a building permit or special permit. 13 Kirkland Place is considered legally nonconforming for distance to another building on same lot.

The proposed project will respect the history of the building while renewing it and improving its sustainability to provide 16 beds of housing for Harvard affiliates. The proposed design makes use of existing below-grade space to minimize the impact on the site, the streetscape, and the neighborhood. Making the basement space livable requires the creation of four (4) new window wells. The proposed project has been reviewed positively by the Executive Director of the Cambridge Historical Commission.

**A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:**

Harvard University Housing proposes to renovate and expand the structure at 13 Kirkland Place for University affiliated housing, primarily for graduate students and faculty. This building was constructed in 1857 as a two-story, 14-room dwelling house and was expanded by subsequent owners in early 1900s. Harvard University purchased 13 Kirkland Place in 1929, then sold it to a faculty member in 1979, and purchased it back in 1993. The Bracketed Italianate structure is a contributing building in the Kirkland Place State and National Register Historic Districts. The historic nomination papers cite this area as "an enclave of mid-nineteenth century residential architecture that possesses integrity of location, design, setting, materials, workmanship and feeling."

Directly to the north of 13 Kirkland Place sits the Harvard Biological Laboratories ("BioLabs"). Built in 1930, this brick Art Deco science building is included in the Massachusetts State Register of Historic Places and has been determined eligible for listing in the National Register of Historic Places. The original construction of the BioLabs necessitated the relocation of 13 Kirkland Place to a new foundation about thirty (30) feet south on the site, where it currently is located. The Cambridge Zoning Ordinance in 1930 required a 10' separation between buildings and 11.2' separation was provided. Subsequent code changes require a larger building separation based on the heights of the buildings, rendering the relationship between these two buildings legally nonconforming.

A literal enforcement of the provisions of the CZO 5.13 would require either the removal / relocation of a National Register building or it would preclude Harvard from meeting its housing program in the

below grade area on site because light wells are required for life safety to utilize the basement. A literal enforcement of the zoning provisions would require that the usable housing program space be compromised and reduced in order to incorporate the required code compliance modifications. If Harvard is unable to meet the code mandated life safety requirements that the light wells would address, it would result in the loss of approximately 1,830 (proposed basement) square feet of housing space within the building envelope, representing 6 beds. Given the City's stated desire for institutions of higher education to provide housing for their affiliates, such a loss of bedrooms is contrary to that goal.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The property at 13 Kirkland Place is located within the Kirkland Place Transition Overlay District (KPTOD), a district whose "regulations are intended to encourage retention of buildings of historic value and enhance the established streetscape; to maintain the visual character and open space patterns; and to provide sufficient regulatory flexibility..." (CZO 20.12.2). The KPTOD allows a maximum of 3.0 FAR overall, but only 0.5 FAR is allowed above grade. The remaining 2.5 FAR must be below grade, intending to maintain the scale of the residential neighborhood while allowing more density where it is not visible.

The proposed project responds to the goals of the KPTOD by seeking to utilize the below grade space to meet the program. The 13 Kirkland Place structure has high floor-to-ceiling height of 7'-4" in the basement. This ample space is well suited for housing use so long as it can be made livable with the creation of window wells to provide necessary light, air, and emergency egress per the Massachusetts Building Code. The introduction of window wells inadvertently worsens a zoning nonconformity of building separation due to the change in the height in the formula calculation.

Harvard explored other options to meet the housing need. Adding a rear above-grade addition outside of the building footprint would not comply with the above-grade FAR limits. Constructing a separate, new structure in the backyard outside of the KPTOD would have been possible without zoning relief, but would have reduced open space and would have added density instead of using already existing built space. This project proposes to maintain the building footprint and utilize the below grade space, which will both respect the goals of the KPTOD and offers a more sustainable approach to meeting housing program.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

This project responds to the Cambridge Growth Policy 52, which states that "major educational institutions should be encouraged to provide housing" for their affiliates through "effective use of existing land holdings". The proposed renovation of 13 Kirkland Place will result in public benefits in terms of investing in the University's stock of housing, improving the building's life safety and accessibility, and investing in the historic resources of Cambridge. A new accessible entrance will make the building accessible for persons with disabilities. The project will use sustainable methods and materials with a goal of achieving Passive House certification. Through this project, Harvard is preserving a National Register building within the Kirkland Place National Register District.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Both the Massachusetts Zoning Act and the Cambridge Zoning Ordinance allow nonconforming buildings to remain in place, and even to be expanded, so long as the change, extension or alteration is not substantially more detrimental to the neighborhood. The proposed project at 13 Kirkland Place can be readily accommodated on the site within the existing building footprint in a manner that does not impact the overall physical character of the lot or the surrounding neighborhood. The proposed

nonconforming building separation to the Biological Laboratories is the result of the required formula change due to the lowering of the grade for the window wells, but will result in no change in the actual separation distance on the ground. The distance between these buildings was established at a time when the distance separating them was conforming.

The proposed project will result in no adverse impacts in terms of traffic or shadows, and the project was designed to provide public benefits of additional housing stock, improved accessibility, life safety, and sustainable building means and methods. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance will support the intent and purpose of the Ordinance, and will permit the preservation of the nonconforming historic structure, while significantly improving its life safety and accessibility.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** President and Fellows of Harvard College

**Present Use/Occupancy:** Multifamily Residential, CZO 4.31.g

**Location:** 1350 Massachusetts Avenue, Suite 573

**Zone:** Residence C-3, Institutional Overlay District, Kirkland Place Transition Overlay District

**Phone:** 617-384-8155

**Requested Use/Occupancy:** Dormitory, CZO 4.33.b.7

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	Res C3: 2,526,524 SF	Res C3: 2,527,821 SF	Res C3: 3,504,711 SF	(max.)
<b><u>LOT AREA:</u></b>	Res C3: 1,168,237 SF	no change	5,000 SF	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	2.16	2.16	3.0	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	N/A	N/A	N/A	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	Approx. 1,150'	No change	50'	
DEPTH	Approx 1,578'	No change	N/A	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	N/A	N/A	N/A	
REAR	N/A	N/A	N/A	
LEFT SIDE	N/A	N/A	N/A	
RIGHT SIDE	N/A	N/A	N/A	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	34'	34.4'	35'	
WIDTH	63.9'	No change	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	N/A	N/A	N/A	
<b><u>NO. OF DWELLING UNITS:</u></b>	N/A	N/A	N/A	
<b><u>NO. OF PARKING SPACES:</u></b>	2	3 allocated in University pool	3	
<b><u>NO. OF LOADING AREAS:</u></b>	11	No change	8	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	11.2'	No change	18.43'	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



1 \* \* \* \* \*

2 (7:00 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,  
4 Andrea A. Hickey, Laura Wernick, and Jim  
5 Monteverde

6 The Chair will call Case Number 134123 -- 13  
7 Kirkland Place. Anyone here wishing to be heard on this  
8 matter?

9 ALEXANDRA OFFIONG: Good evening. I am here  
10 [Alexandra Offiong.]

11 CONSTANTINE ALEXANDER: Okay. And we have a  
12 letter from you saying you want to continue this case a  
13 second time. Am I right?

14 ALEXANDRA OFFIONG: Yes, yes indeed.

15 CONSTANTINE ALEXANDER: Kind of. There will be --  
16 as I mention -- a second continuance. I just would point  
17 out that we generally do not continue cases more than twice.

18 So if we continue tonight, which I assume we will,  
19 we'll pick a date, and that will be the date. There will be  
20 no further continuances. Is there a date you want to  
21 suggest you want to continue the case to?

22 ALEXANDRA OFFIONG: I would suggest December 16,

1 if that's possible?

2 CONSTANTINE ALEXANDER: December 16?

3 ALEXANDRA OFFIONG: Yes.

4 CONSTANTINE ALEXANDER: Did I hear that right?

5 ALEXANDRA OFFIONG: Sixteenth, yes.

6 CONSTANTINE ALEXANDER: Okay. The sixteenth works  
7 for our agenda for that night. So I will make a motion that  
8 we continue this case as a case not heard until 6:00 p.m. on  
9 December 16, subject to the following conditions -- and  
10 these are the conditions you've followed already, so should  
11 not be novel to you:

12 The first is that the case will -- you'll have to  
13 sign a notice, a waiver of time for decision and you've done  
14 that already, for the earlier continuance. That's all taken  
15 care of.

16 Second, that a new posting sign must be erected  
17 and maintained for the 14 days prior to December 16  
18 disclosing the date, December 16 and the new time -- [or  
19 not/new tonight] -- the time will be 6:00 p.m.

20 And then lastly to the extent that you've already  
21 submitted any plans, drawings, specs or the like and you're  
22 going to modify those or submit additional ones, they must

1 be in our files no later than 5:00 p.m. on the Monday before  
2 December 16.

3 If we -- if that's not done, we won't hear the  
4 case on that night. We have to have everything before us,  
5 and with some time if necessary.

6 Brendan, how do you vote?

7 BRENDAN SULLIVAN: Yes to the continuance.

8 CONSTANTINE ALEXANDER: Jim?

9 JIM MONTEVERDE: Jim Monteverde yes to the  
10 continuance.

11 CONSTANTINE ALEXANDER: Laura?

12 [Pause]

13 CONSTANTINE ALEXANDER: Laura? Maybe she's on  
14 mute?

15 JIM MONTEVERDE: Laura, you're on mute.

16 LAURA WERNICK: Yeah, I just couldn't get off of  
17 mute. Yes to the continuance. Sorry.

18 CONSTANTINE ALEXANDER: You vote yes for the  
19 continuance? I guess she has. And the Chair votes yes as  
20 well. And -- oh Andrea, I'm sorry.

21 ANDREA HICKEY: Yes. I vote yes for the  
22 continuance. Thank you.

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[All vote YES]

CONSTANTINE ALEXANDER: Okay. Case continued  
until December 16. Thank you.

ALEXANDRA OFFIONG: Thank you very much.



# HARVARD UNIVERSITY

13 KIRKLAND PLACE

PREPARED FOR  
CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY  
KELLY BOUCHER ARCHITECTURE  
[www.boucherarchitecture.com](http://www.boucherarchitecture.com)

JULY 15, 2021

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# 13 KIRKLAND PLACE PROJECT SUMMARY

RECONFIGURE EXISTING 3 UNIT RESIDENTIAL BUILDING INTO 5 UNITS (16 BEDS)  
FOR UNIVERSITY RESIDENTS.

## HISTORIC PRESERVATION

HISTORICALLY SENSITIVE RESTORATION PLANNED FOR THE EXISTING MAIN  
STRUCTURE, INCLUDING TRIM, SIDING & ORIGINAL DETAILS

## DEEP ENERGY RETROFIT

CURRENTLY UNDERGOING FEASIBILITY STUDIES FOR PASSIVE HOUSE, LEED  
PLATINUM, LIVING BUILDING CHALLENGE CERTIFICATION WITH NET ZERO  
ENERGY GOAL

## UPGRADE TO CONTEMPORARY STANDARDS

BUILDING CODE, ACCESSIBILITY CODE & LIFE SAFETY UPGRADES

## PROJECT SCOPE

- GUT RENOVATION AND RECONFIGURATION OF INTERIOR LAYOUTS TO  
CREATE 5 NEW UNITS, INCLUDING PROPOSED CONFORMING  
ADDITIONS AT THE REAR ELL & GARDEN LEVEL
- NEW ACCESSIBLE RAMP TO MEET CURRENT ACCESSIBILITY CODE  
REQUIREMENTS
- NEW WINDOW WELLS WILL BE ADDED FOR EGRESS, LIGHT, AND AIR TO  
BELOW GRADE UNITS
- EXISTING FIRE ESCAPE WILL BE REMOVED.
- THE TWO MAIN DECORATIVE CHIMNEYS AT THE FRONT LEFT SIDE OF THE  
HOUSE WILL BE MAINTAINED. ALL OTHER CHIMNEYS WILL BE REMOVED
- EXTERIOR IMPROVEMENTS INCLUDE COVERED BIKE PARKING,  
ACCESSIBLE SIDEWALKS AND ENTRANCE, DEDICATED RECYCLING &  
TRASH STORAGE



FRONT



REAR

# VARIANCE REQUEST SUMMARY

## 13 KIRKLAND PLACE, CAMBRIDGE MA

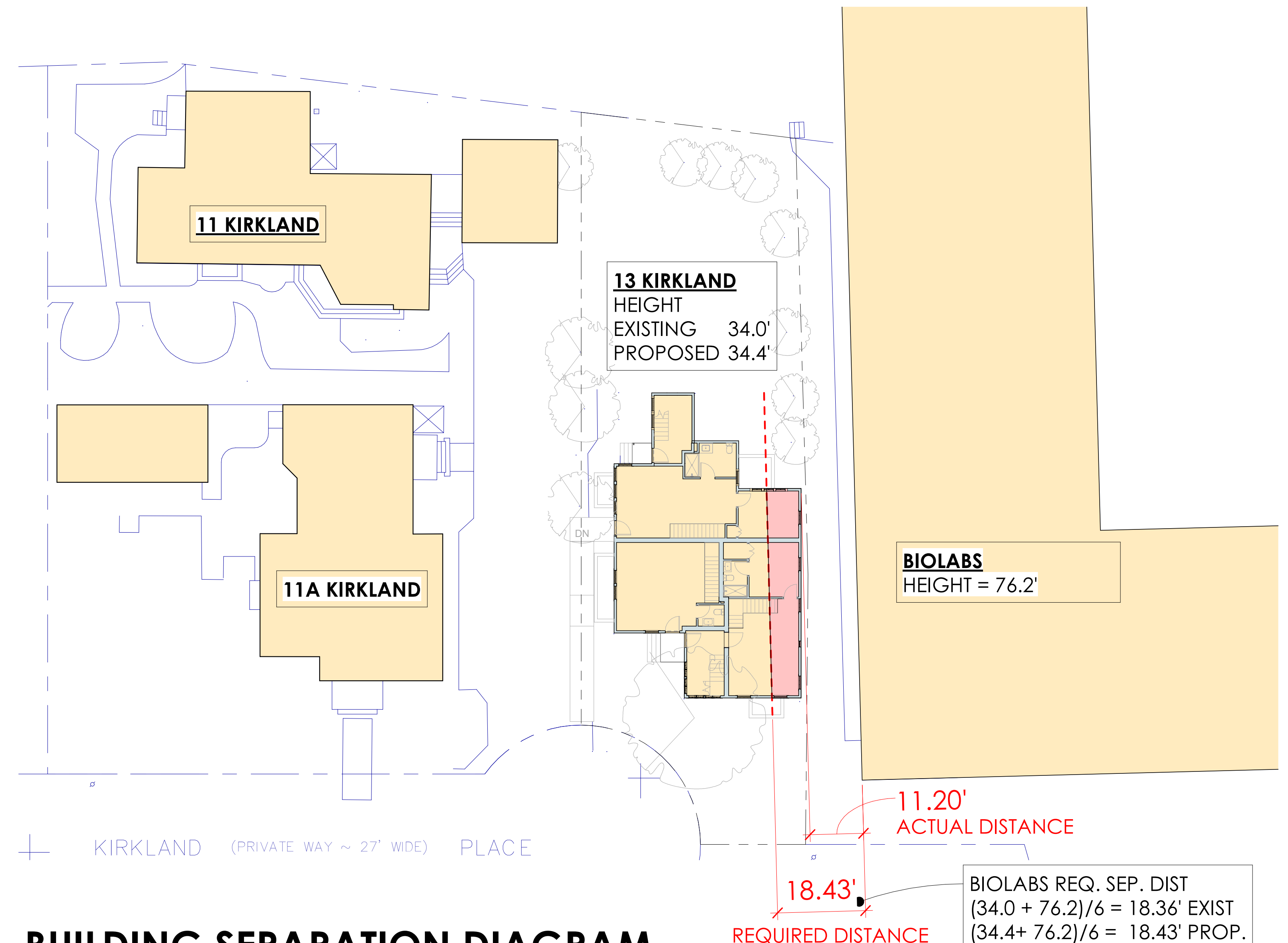
### Variance 1: Building Separation Distance (CZO 5.13)

With the proposed project's introduction of 4 new light wells and resulting change of height at 13 Kirkland Street, the **required distance formula for building separation to the adjacent BioLabs will increase by 0.07'** to 18.43". There will be no change to the physical separation of the buildings.

The introduction of light wells on the ground plane will modify the site's mean grade and result in a technical increase in the building height. This increase in height changes the formula for required distance to the adjacent Biological Laboratories (1930), a Harvard-owned educational building. The formula for the existing building requires an 18.36' building separation, while the proposed requires an 18.43' separation, a 0.07' difference. The buildings are located 11.2' apart.

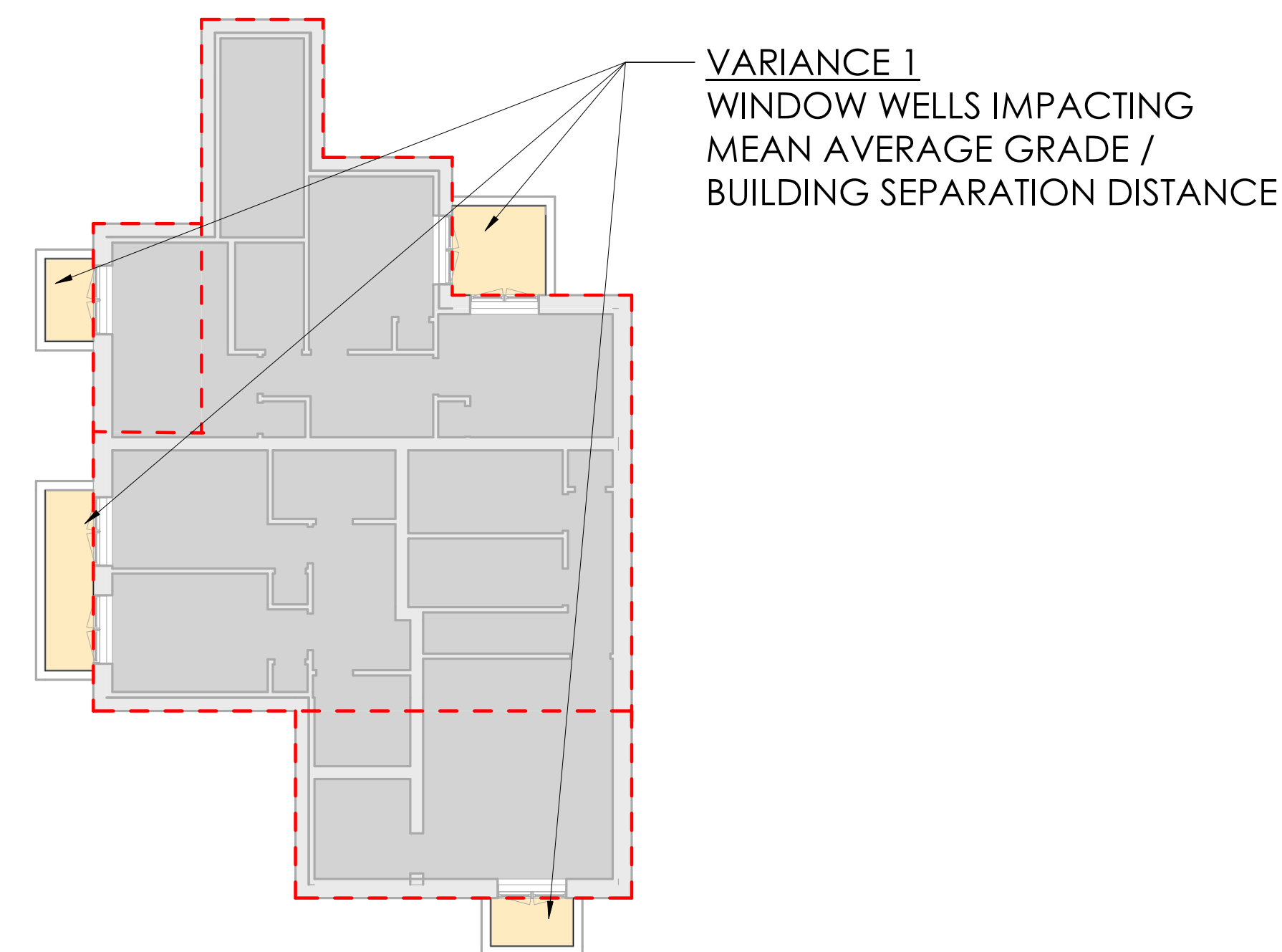
### Variance 2: Alteration on enlargement of a nonconforming structure (CZO 8.22.3, not otherwise permitted by CZO 8.22.1 and 8.22.2 )

To permit the alteration or enlargement of a nonconforming structure not otherwise permitted by issuance of a building permit or special permit. 13 Kirkland Place is considered legally nonconforming for front yard setback and building separation to another building on the same lot.



## BUILDING SEPARATION DIAGRAM

1/16" = 1'-0"



## WINDOW WELL LOCATIONS

1" = 10'-0"



K B A  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

Date  
07.15.21

Drawing no.  
A003

# Institutional Lot FAR Requirements

13 Kirkland Place



## FAR Requirements

Lot	Zone	FAR			
		Max Allowed	Existing	Proposed	Result
 Institutional Lot	Res C-3	3.00	2.16	2.16	Complies
	Total	2.63	1.97	1.97	Complies
 Kirkland Place Transition Overlay District area in institutional lot	Above Grade	0.50	0.37	0.39	Complies
	Below Grade	2.50	0.14	0.15	Complies
	Total	3.00	0.51	0.54	Complies

Harvard Planning Office

June 2021

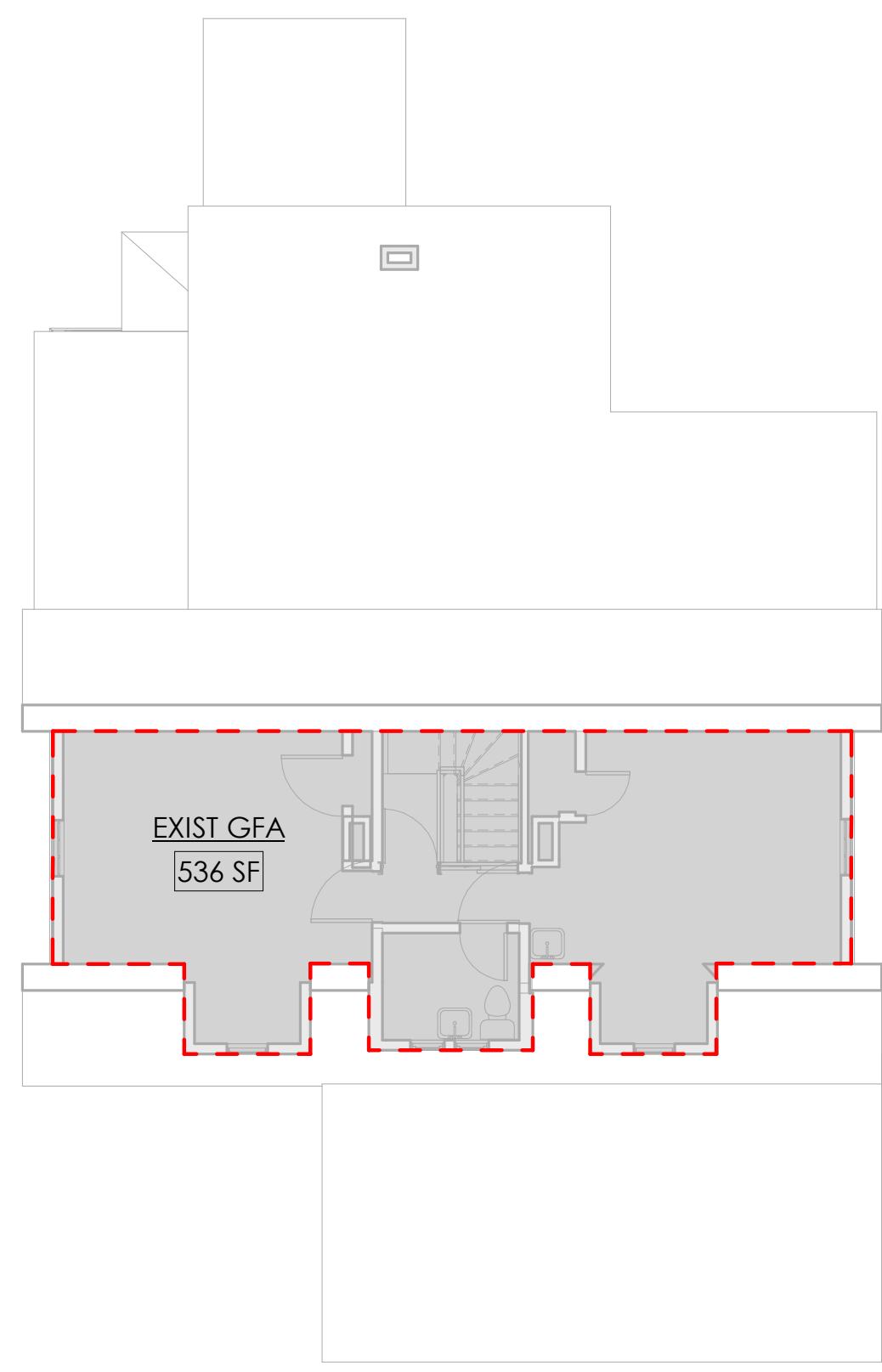
INSTITUTIONAL LOT FAR REQUIREMENTS  
APPLICATION FOR ZONING VARIANCE - JULY 2021

13 KIRKLAND PLACE, CAMBRIDGE MA

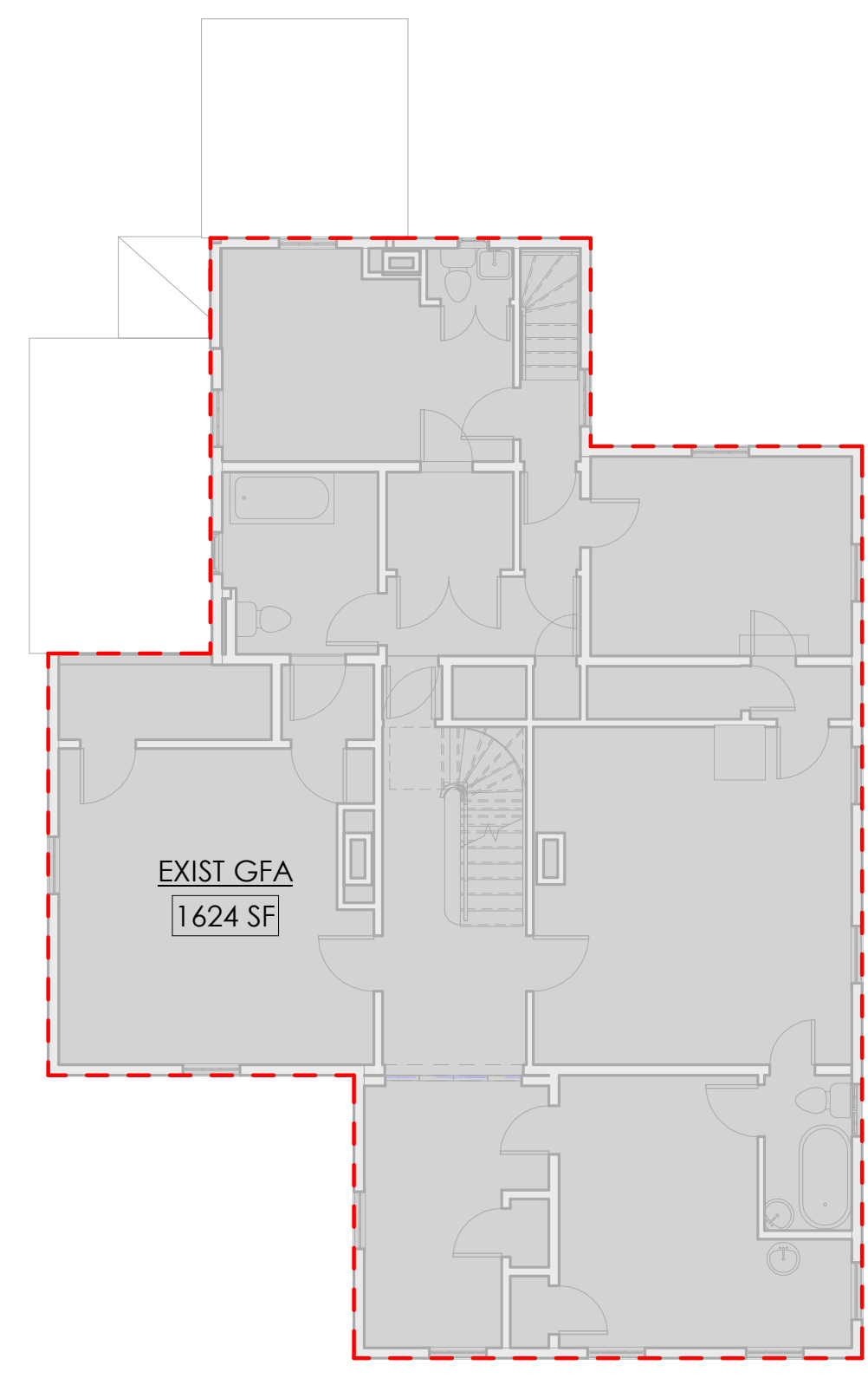


Date 07.15.21  
Drawing no. A005

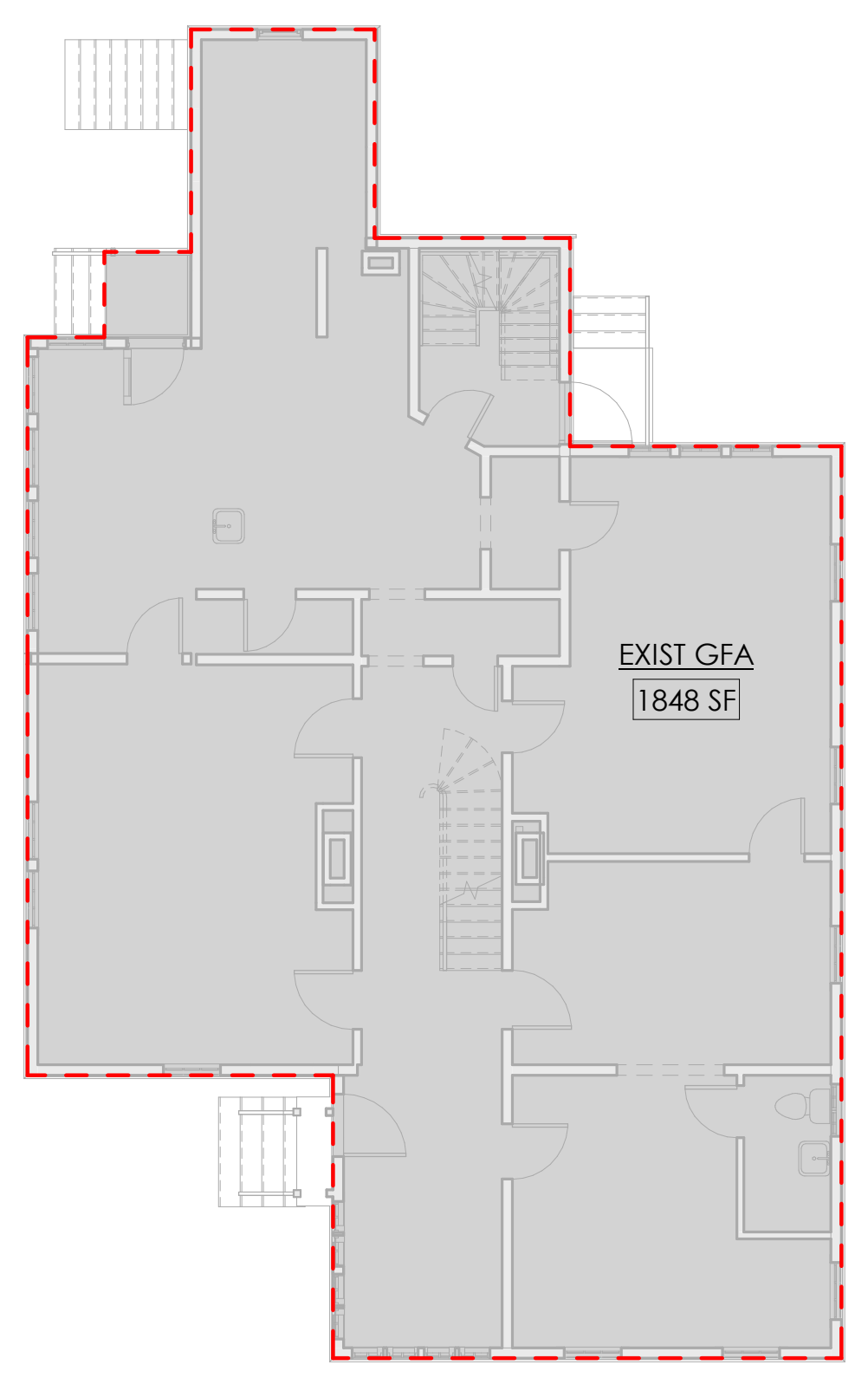




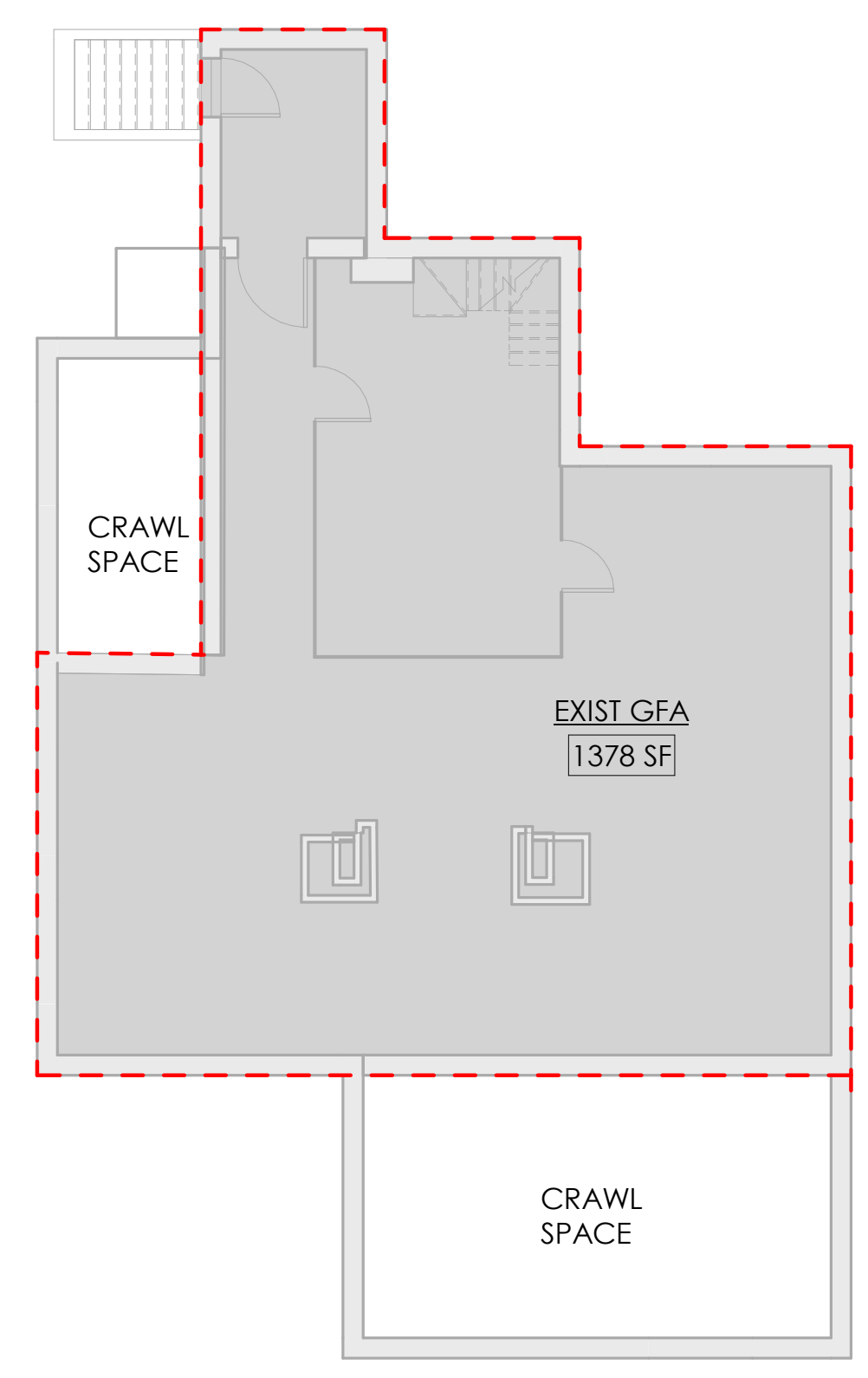
3RD FLOOR EXISTING AREA PLAN  
1/8" = 1'-0"



2ND FLOOR EXISTING AREA PLAN  
1/8" = 1'-0"



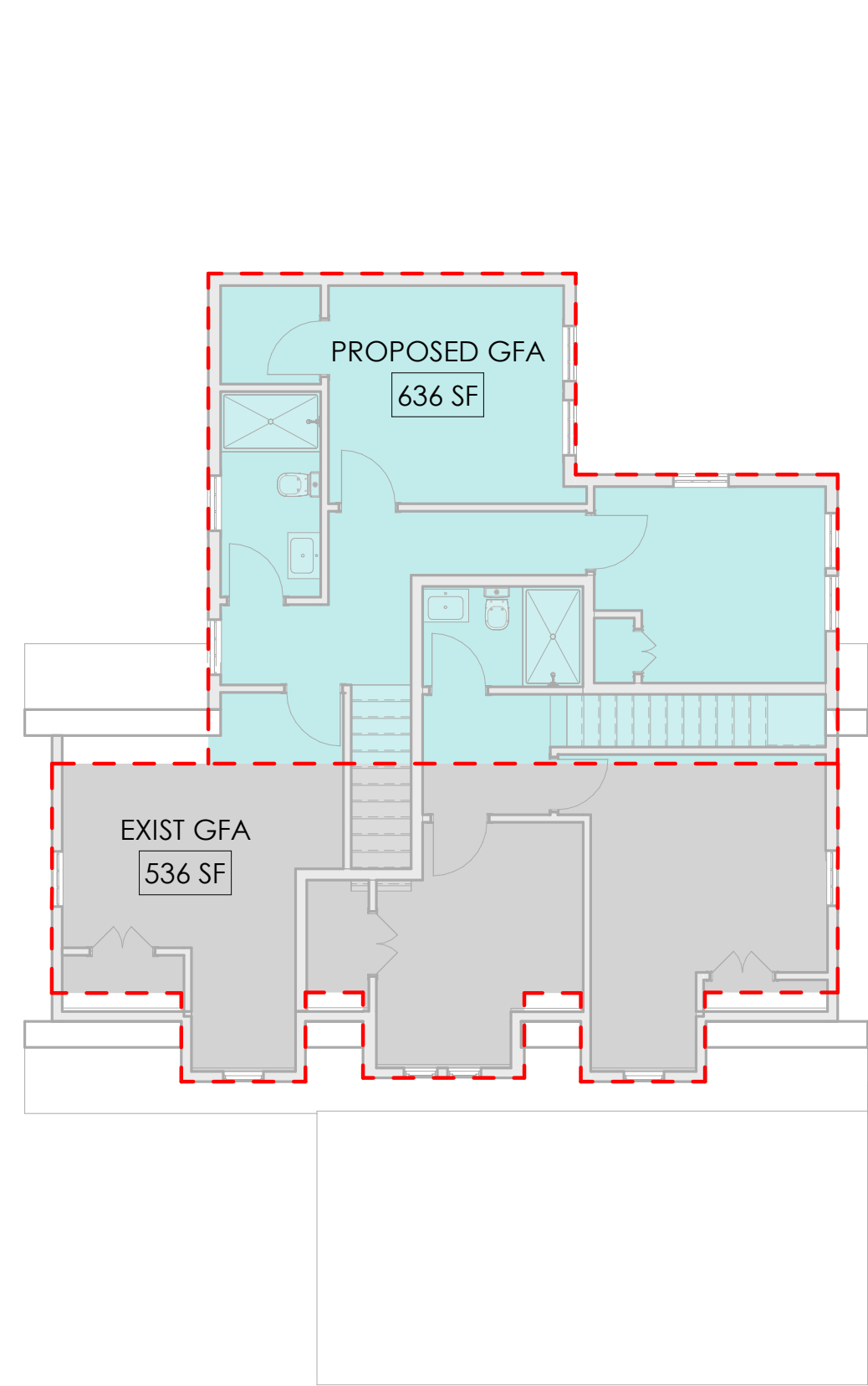
1ST FLOOR EXISTING AREA PLAN  
1/8" = 1'-0"



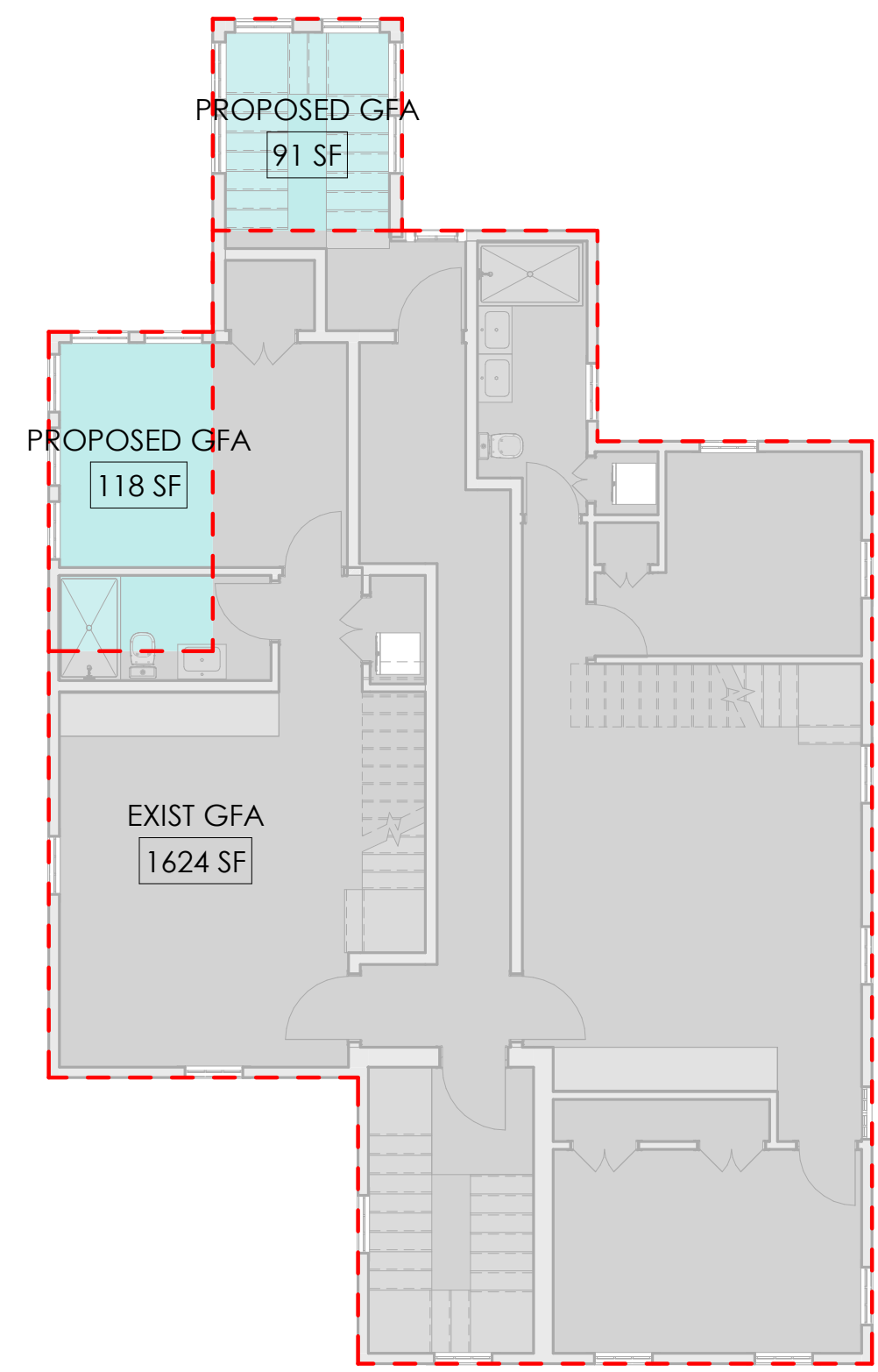
GARDEN LEVEL EXISTING AREA PLAN  
1/8" = 1'-0"

**GFA - EXISTING & PROPOSED**

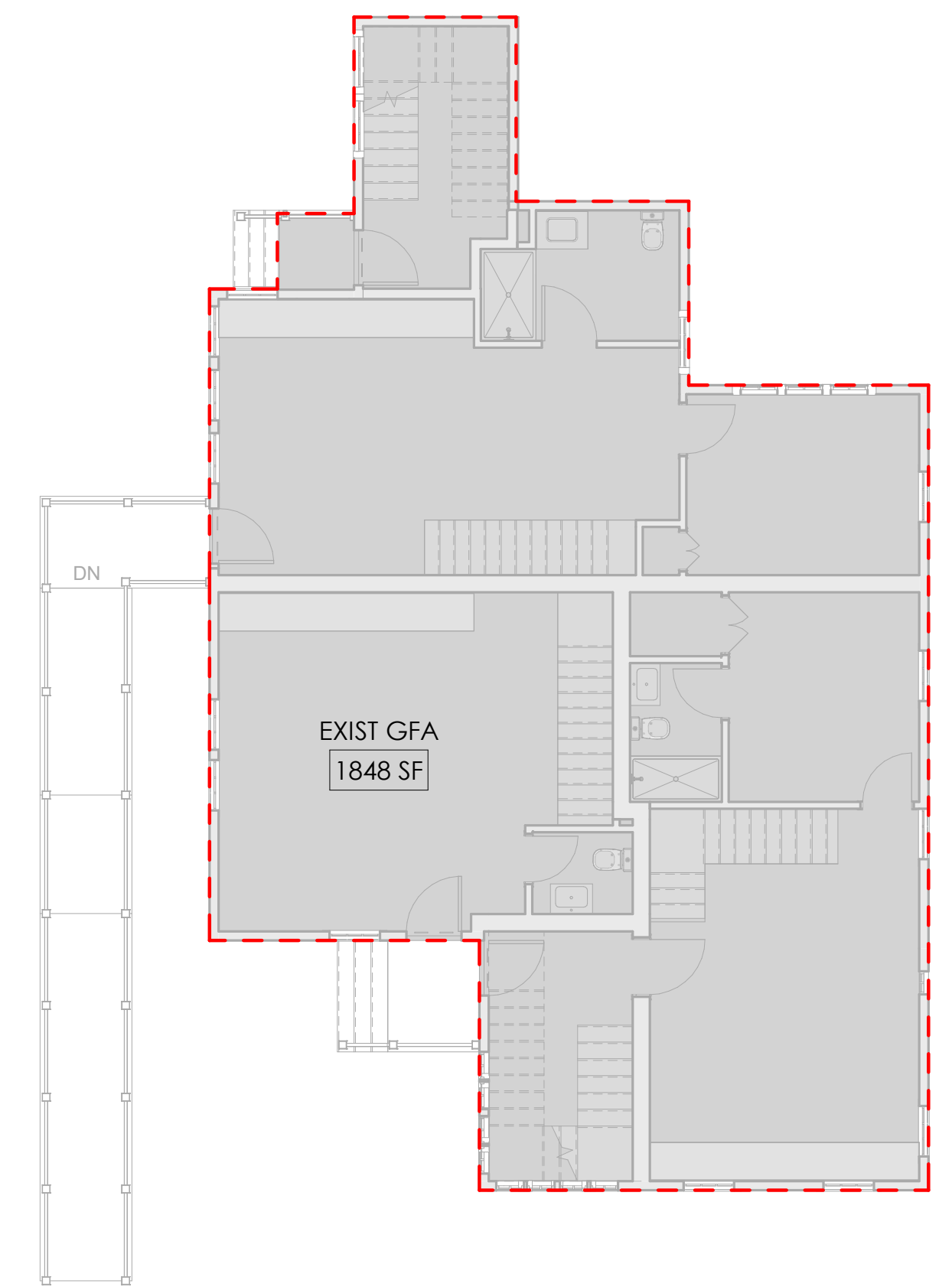
Level	Area
<b>EXIST GFA</b>	
NEW BASEMENT	1378 SF
1ST FLOOR	1848 SF
2ND FLOOR	1624 SF
3RD FLOOR	536 SF
	<b>5386 SF</b>
<b>PROPOSED GFA</b>	
NEW BASEMENT	120 SF
NEW BASEMENT	333 SF
2ND FLOOR	118 SF
2ND FLOOR	91 SF
3RD FLOOR	636 SF
	<b>1298 SF</b>
<b>TOTAL GFA</b>	<b>6684 SF</b>



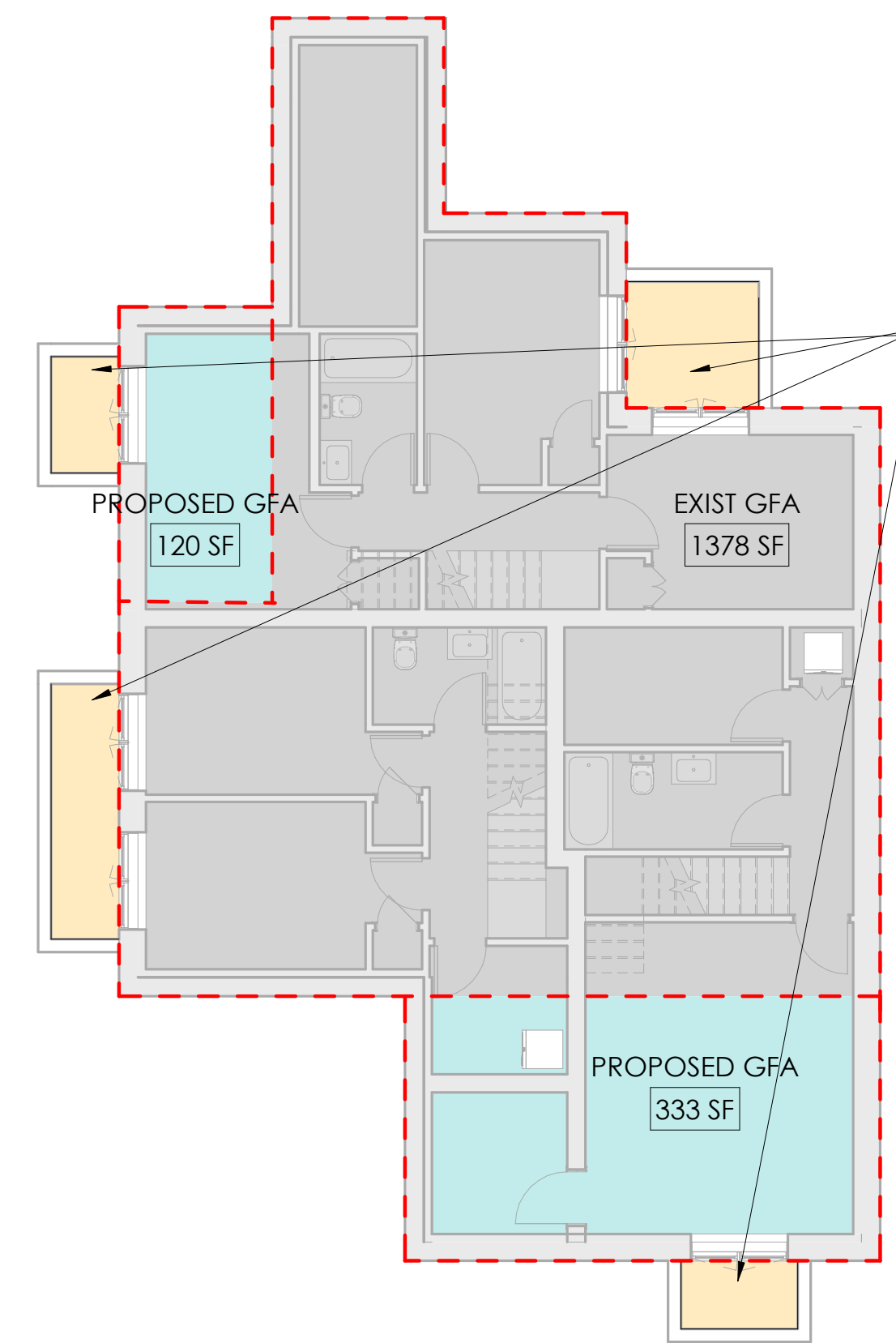
3RD FLOOR PROPOSED AREA PLAN  
1/8" = 1'-0"



2ND FLOOR PROPOSED AREA PLAN  
1/8" = 1'-0"



1ST FLOOR PROPOSED AREA PLAN  
1/8" = 1'-0"

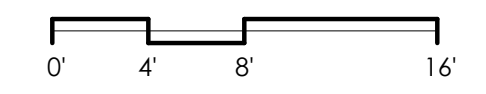


GARDEN LEVEL PROPOSED AREA PLAN  
1/8" = 1'-0"

**VARIANCE 1**  
WINDOW WELLS IMPACTING  
MEAN AVERAGE GRADE /  
BUILDING SEPARATION  
DISTANCE

**GFA DIAGRAM KEY**

- EXIST GFA
- PROPOSED GFA



7/13/2021 10:59:46 AM

VIEW LOOKING  
DOWN KIRKLAND  
PLACE



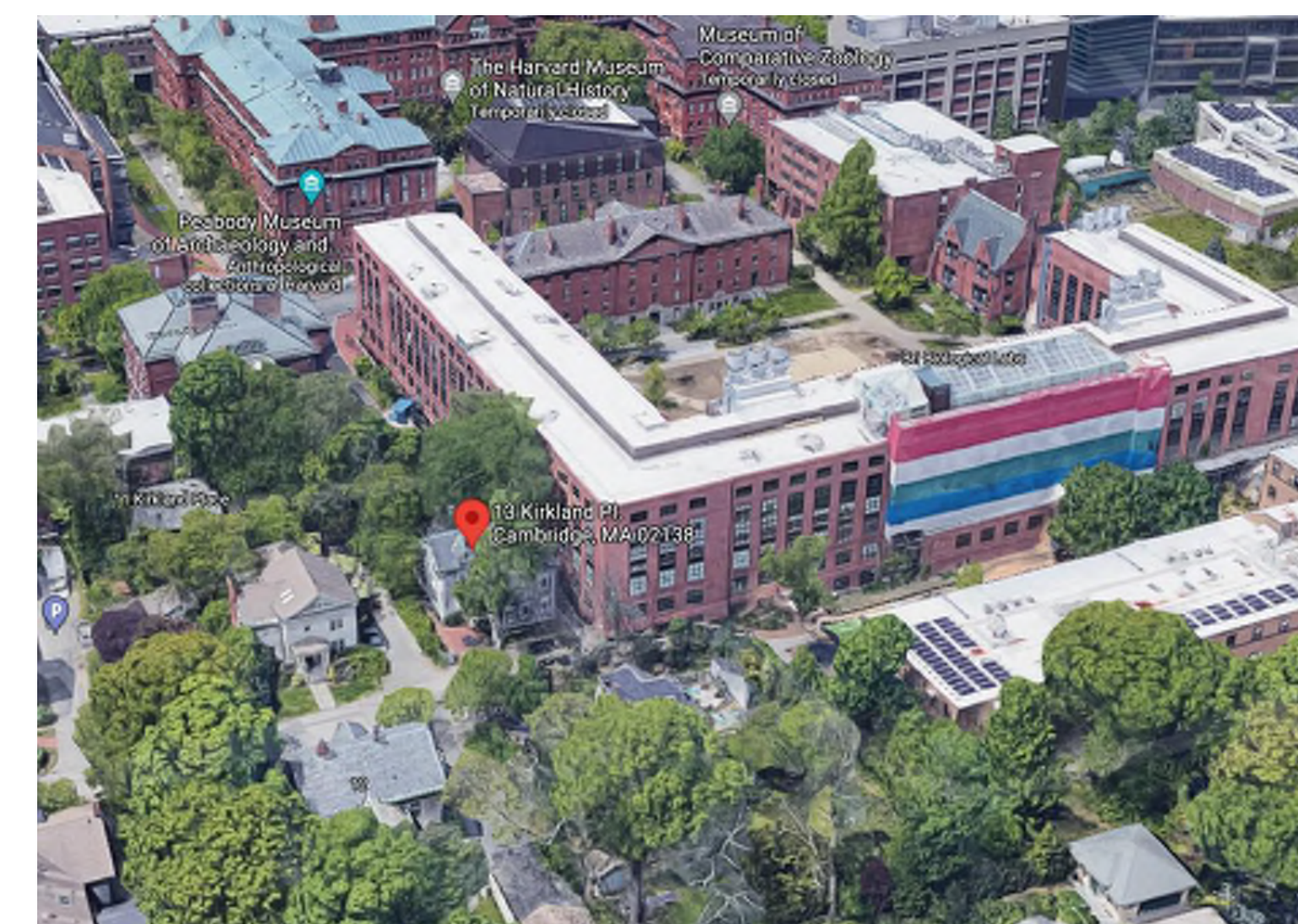
FRONT VIEW OF 13  
KIRKLAND PLACE



VIEW BETWEEN 13  
KIRKLAND PLACE  
AND THE BIOLABS

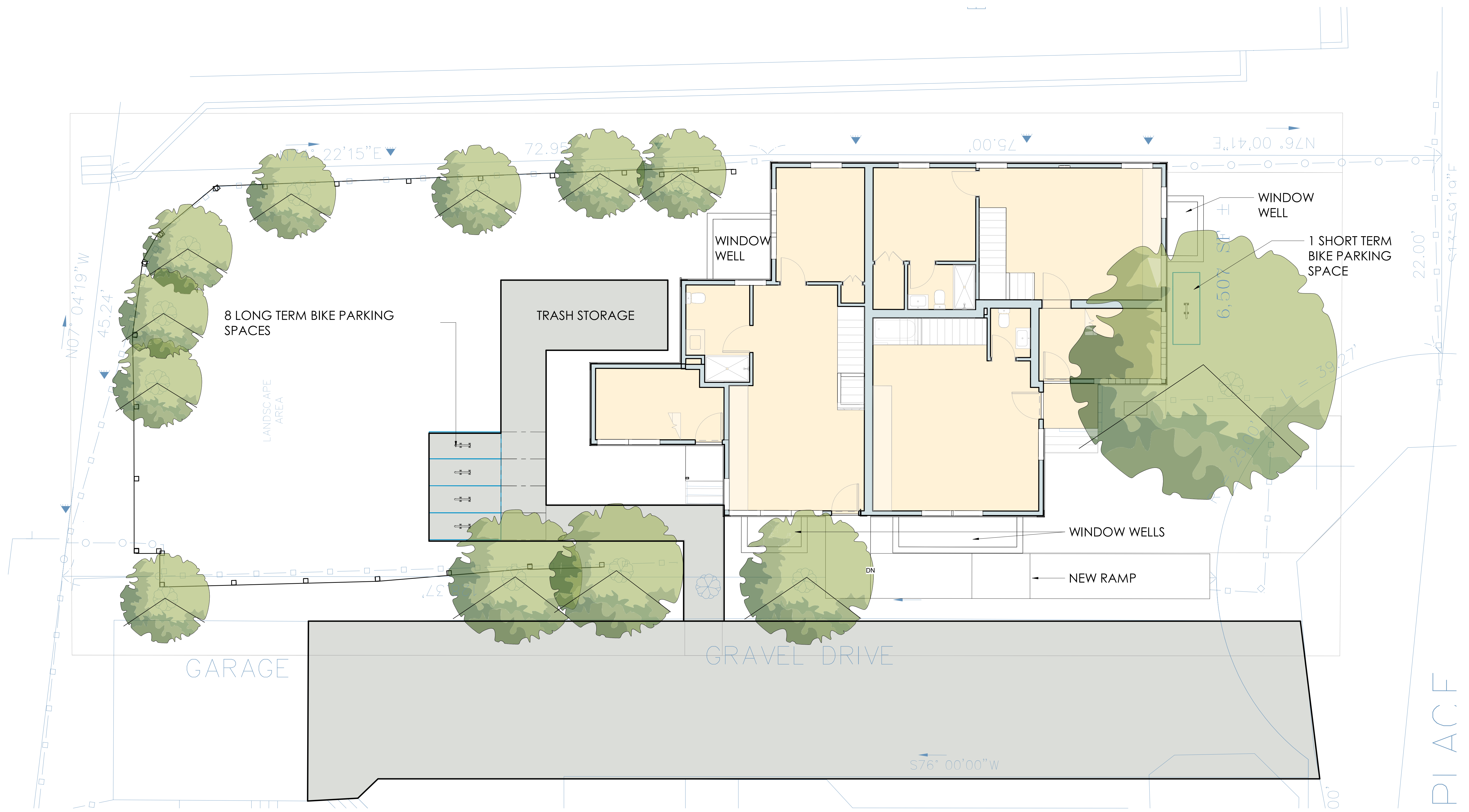


SATELLITE VIEW OF  
SITE



VIEW BETWEEN 13  
KIRKLAND PLACE  
AND THE BIOLABS





**PROPOSED SITE PLAN**

3/16" = 1'-0"

7/13/2021 11:00:02 AM

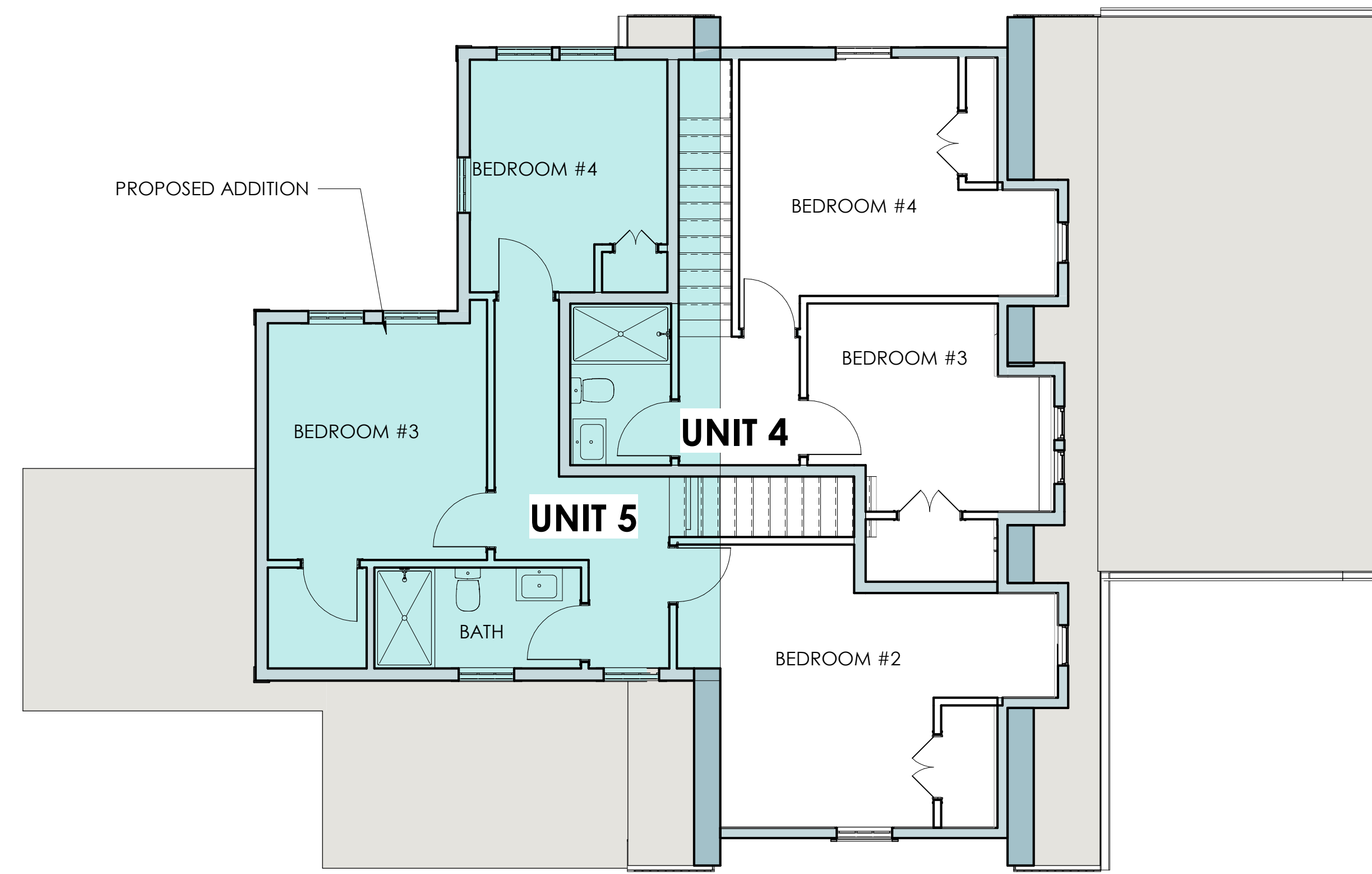
ARCHITECTURAL SITE PLAN  
APPLICATION FOR ZONING VARIANCE - JULY 2021



Date 07.15.21

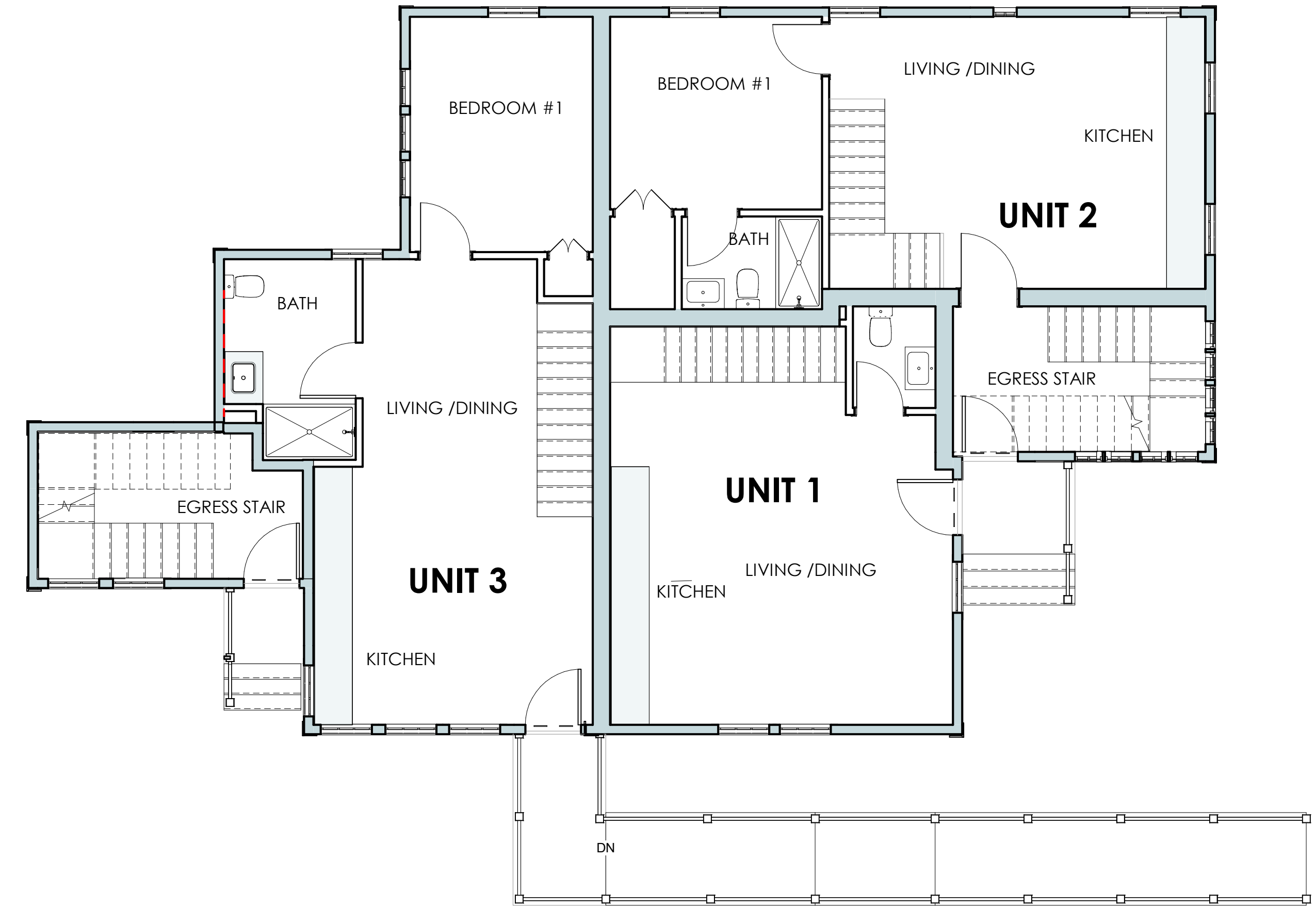
Drawing no. A008

13 KIRKLAND PLACE, CAMBRIDGE MA



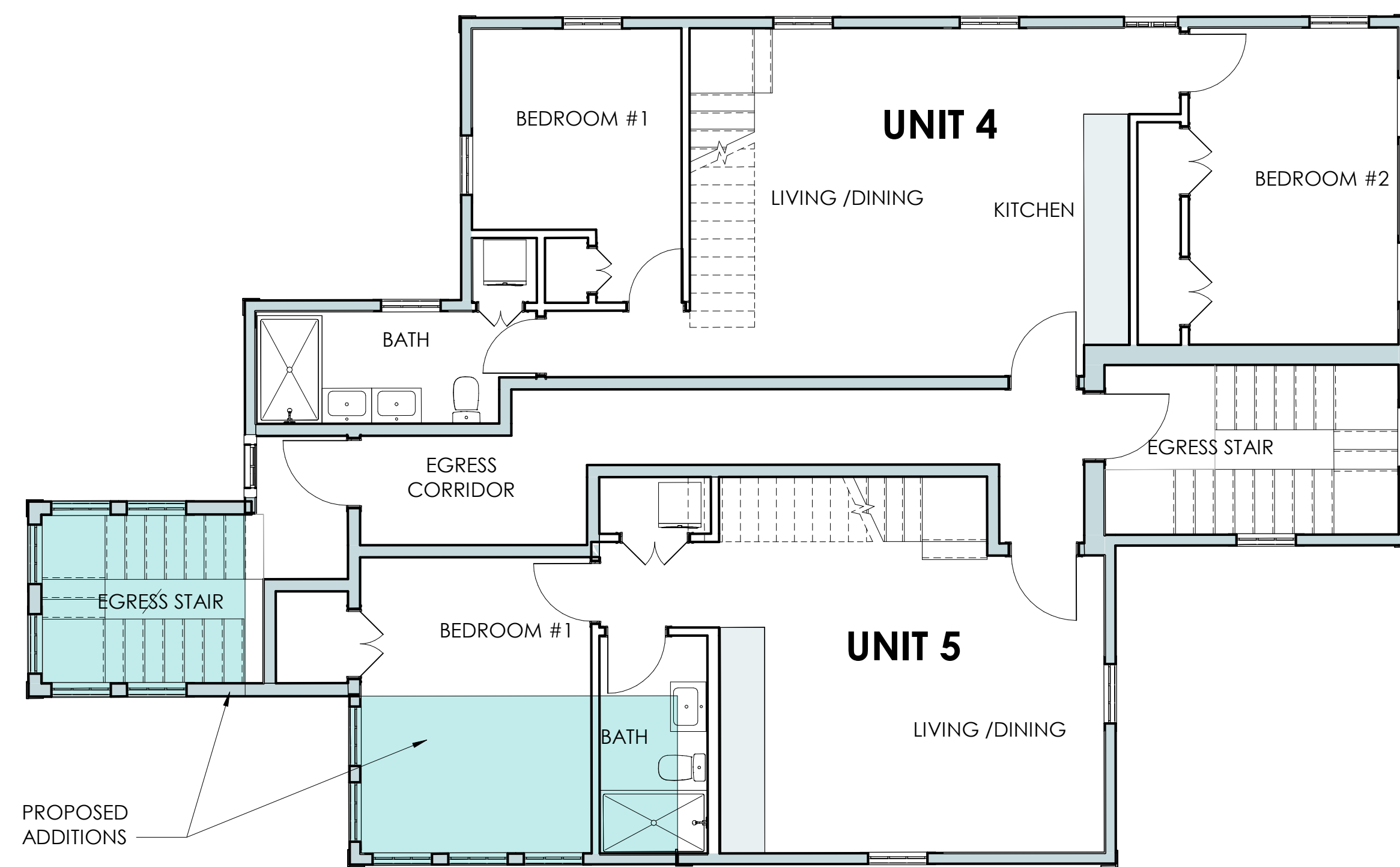
### 3RD FLOOR PROPOSED

3/16" = 1'-0"



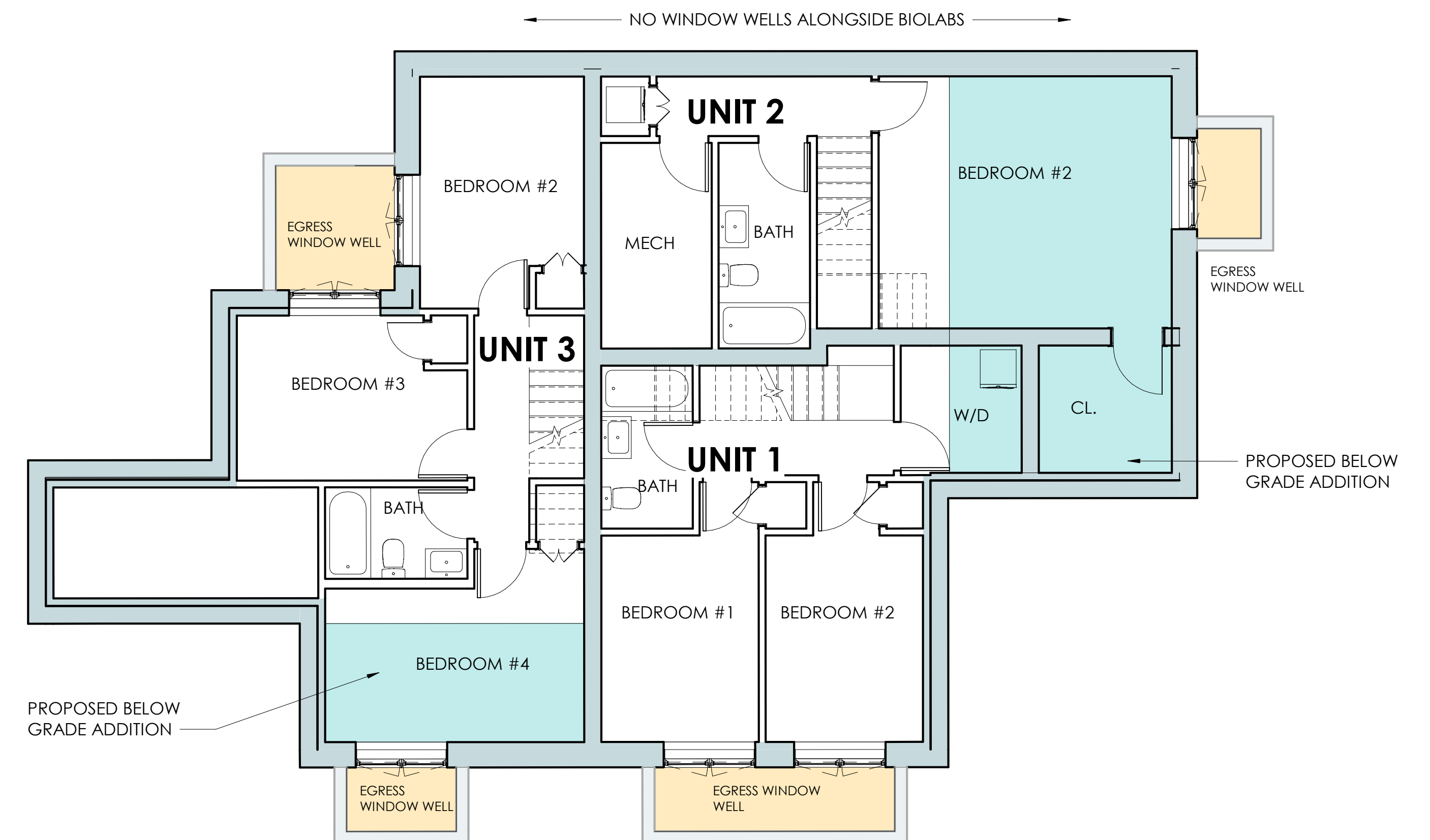
### 1ST FLOOR PROPOSED

3/16" = 1'-0"



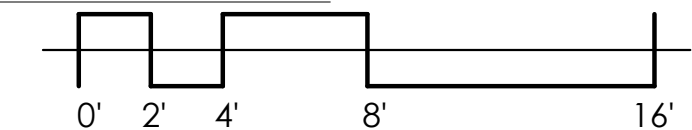
### 2ND FLOOR PROPOSED

3/16" = 1'-0"



### GARDEN LEVEL PROPOSED

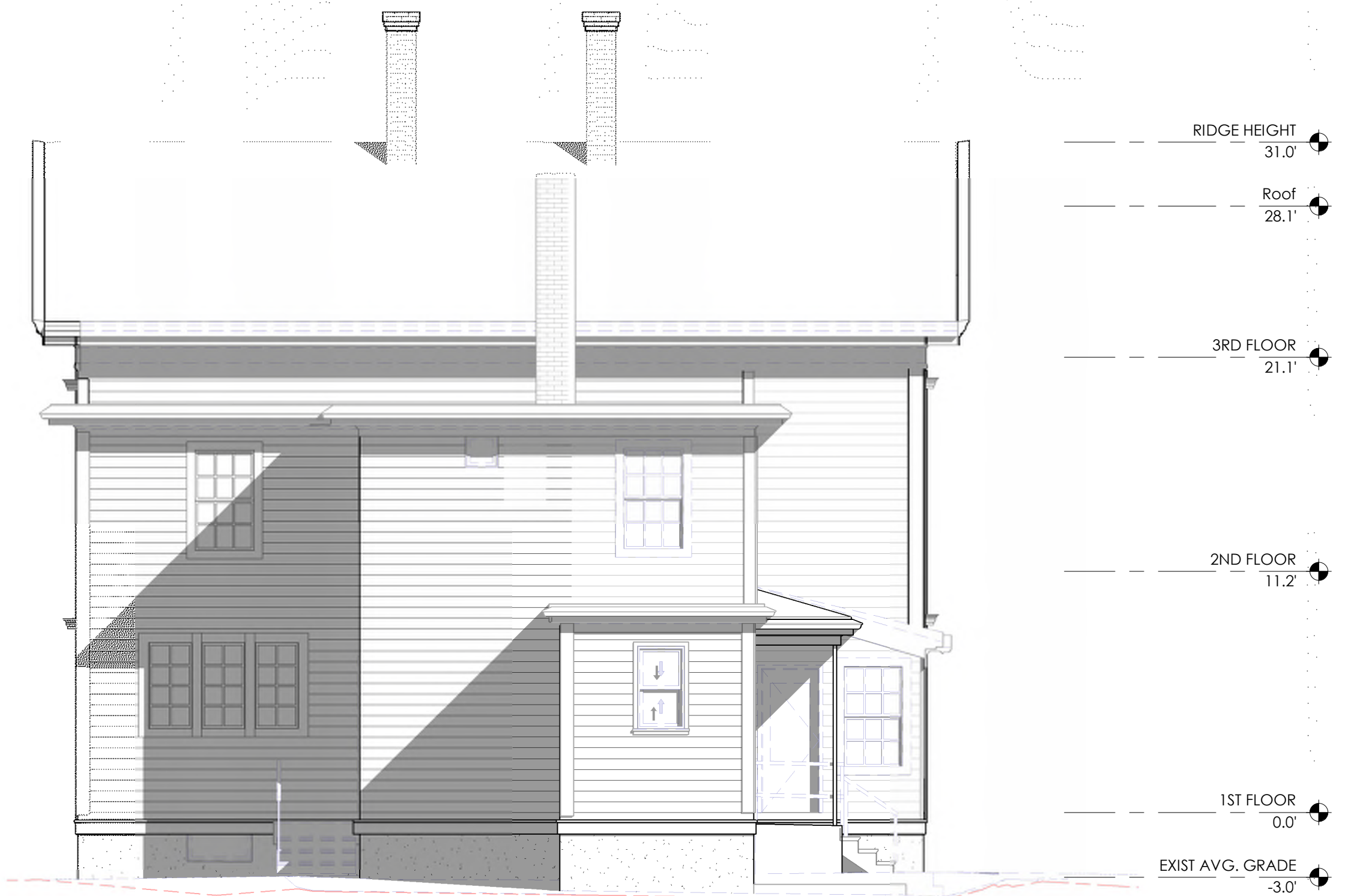
3/16" = 1'-0"





**EXISTING WEST ELEVATION**

3/16" = 1'-0"



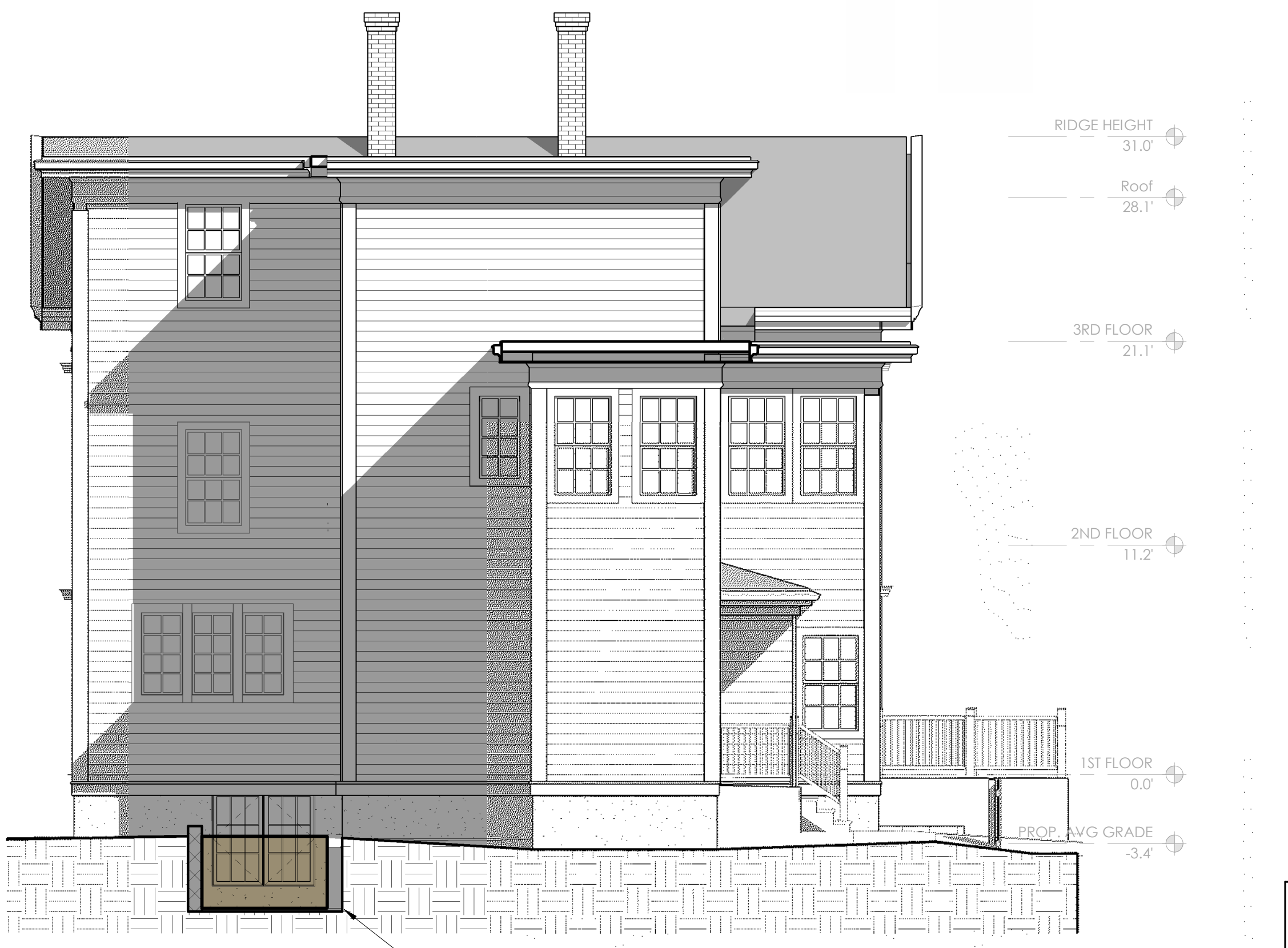
**EXISTING NORTH ELEVATION**

3/16" = 1'-0"



**PROPOSED WEST ELEVATION**

3/16" = 1'-0"



**PROPOSED NORTH ELEVATION**

3/16" = 1'-0"



**EXISTING EAST ELEVATION**

3/16" = 1'-0"



**EXISTING SOUTH ELEVATION**

3/16" = 1'-0"



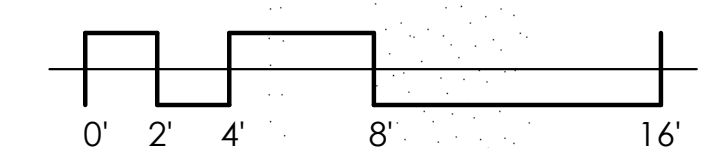
**PROPOSED EAST ELEVATION**

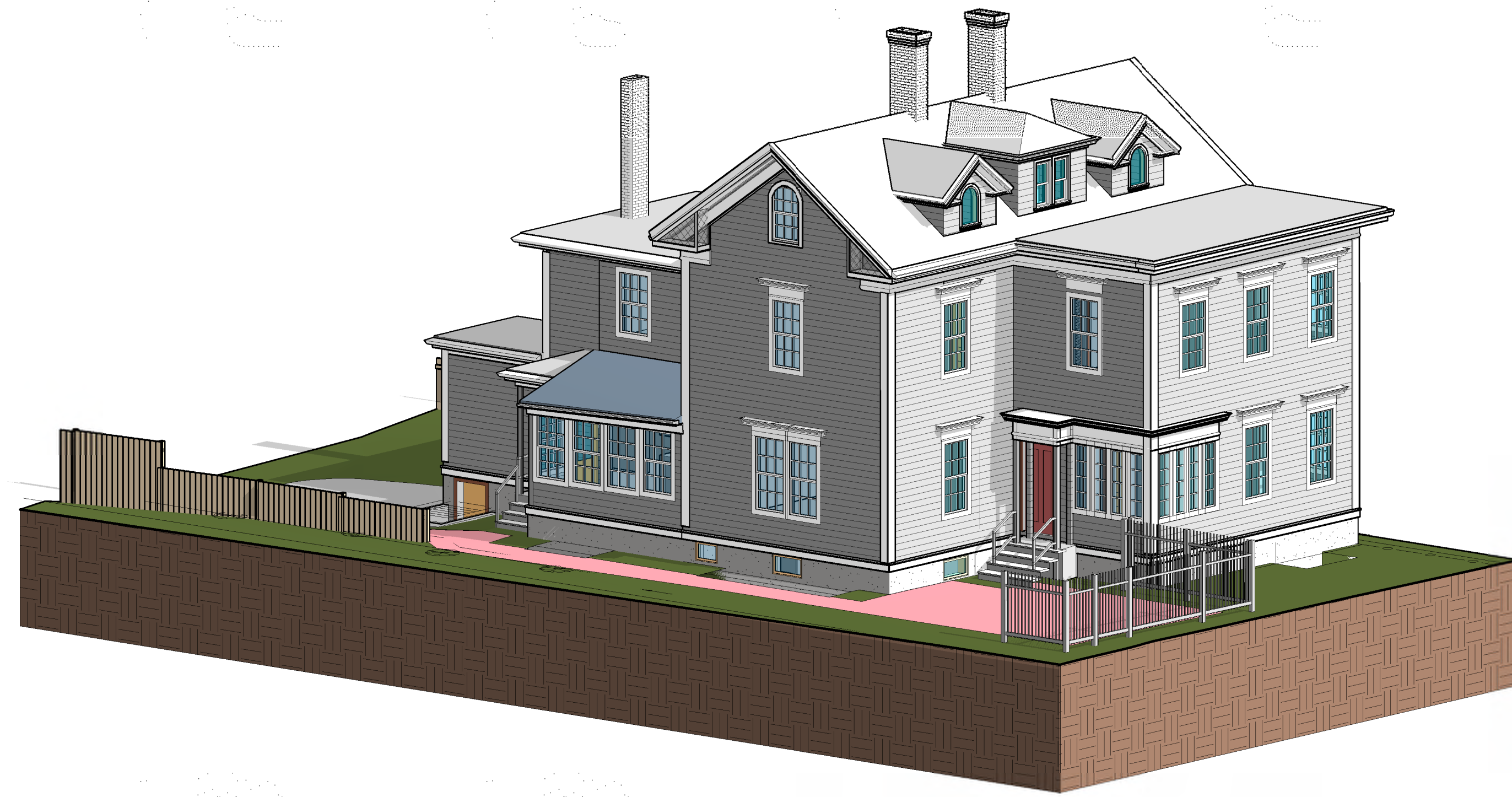
3/16" = 1'-0"



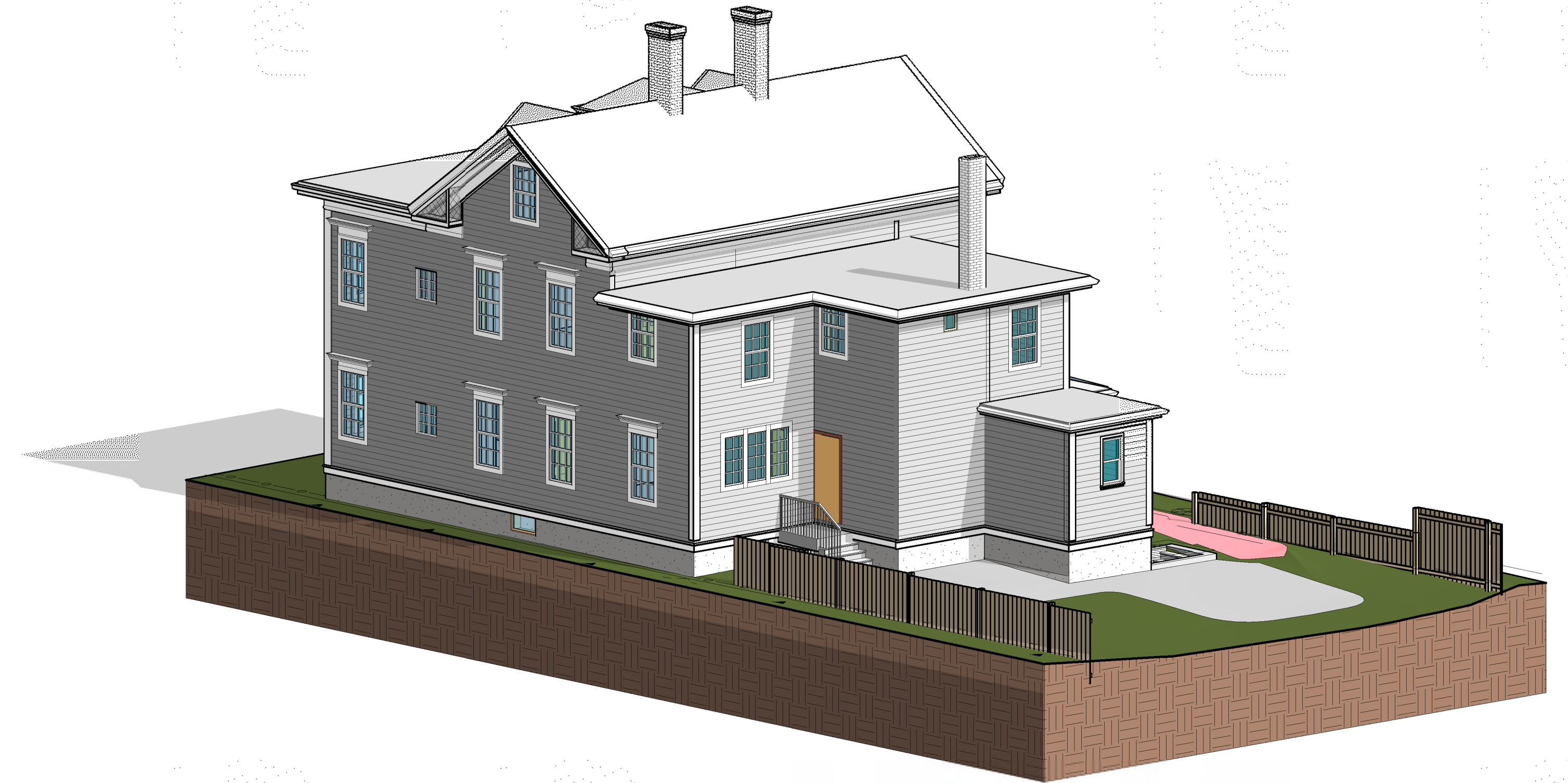
**PROPOSED SOUTH ELEVATION**

3/16" = 1'-0"

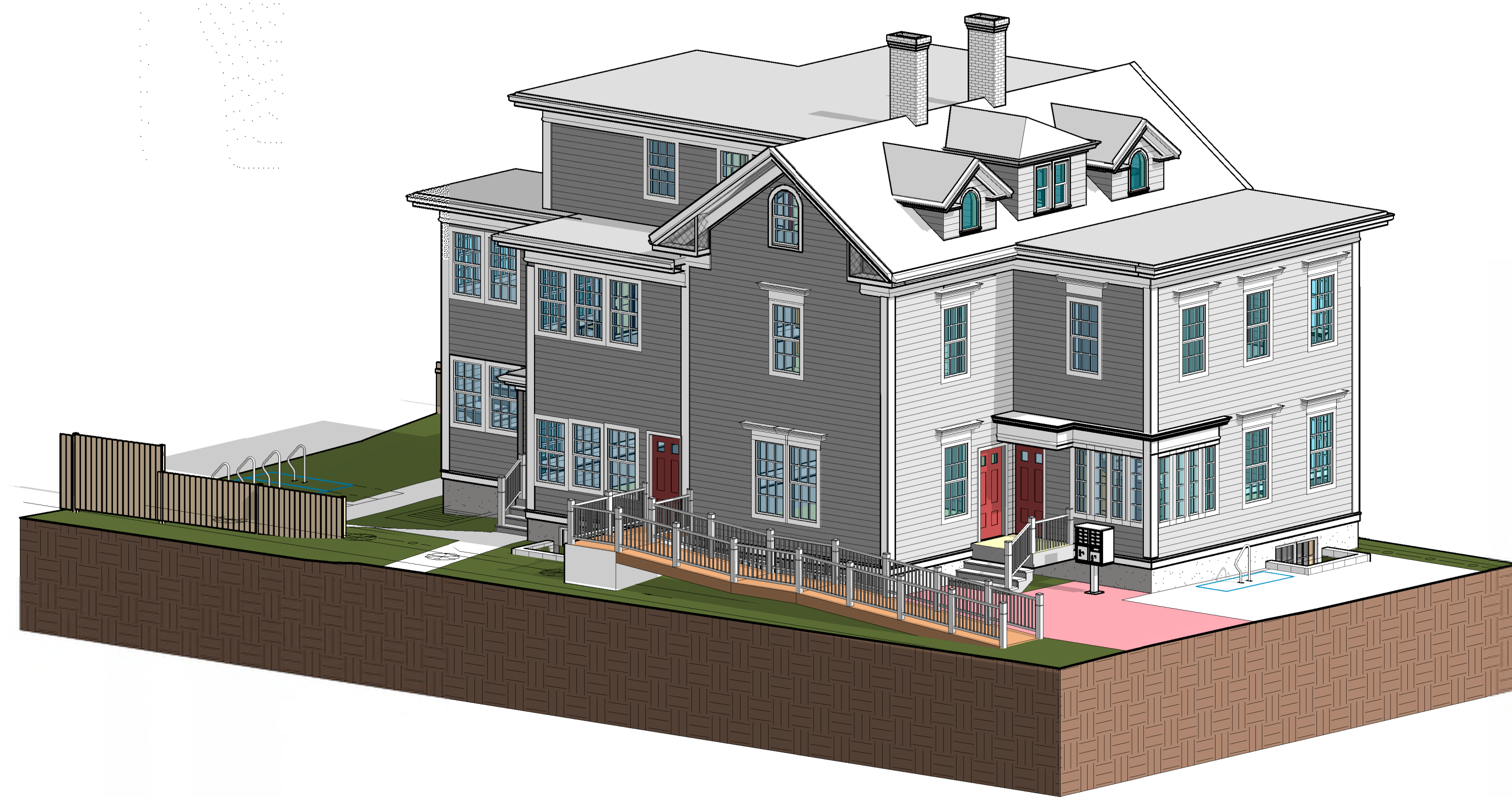




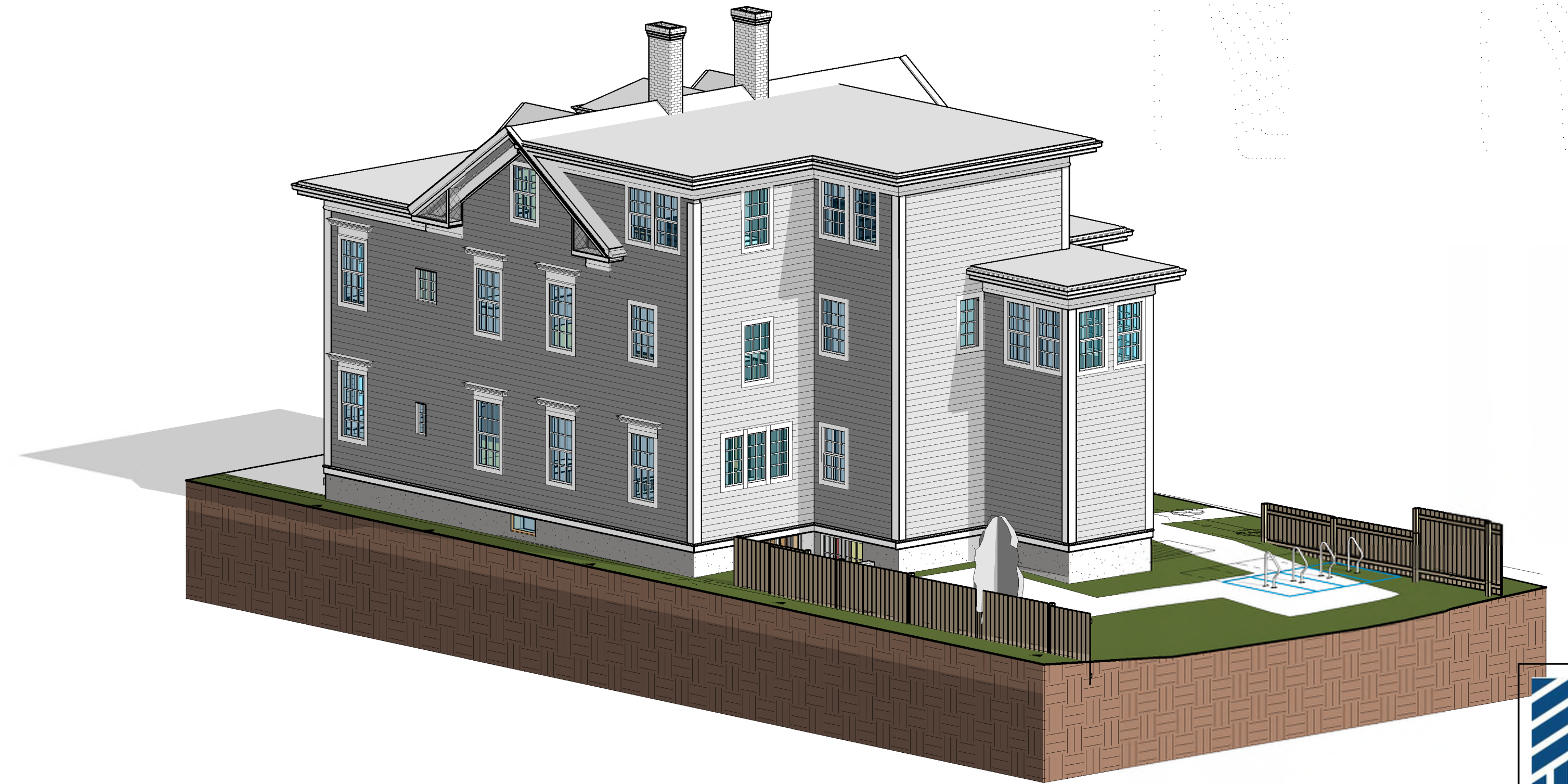
**EXISTING 3D VIEW - SOUTHEAST**



**EXISTING 3D VIEW - NORTHWEST**



**PROPOSED 3D VIEW - SOUTHEAST**



**PROPOSED 3D VIEW - NORTHWEST**





**EXISTING REAR VIEW**



**EXISTING FRONT VIEW**



**PROPOSED REAR VIEW**

NOTE: ALL EXISTING TREES TO REMAIN,  
(NOT SHOWN IN RENDERING FOR CLARITY)



**PROPOSED FRONT VIEW**

BEFORE AND AFTER VIEWS  
APPLICATION FOR ZONING VARIANCE - JULY 2021

13 KIRKLAND PLACE, CAMBRIDGE MA

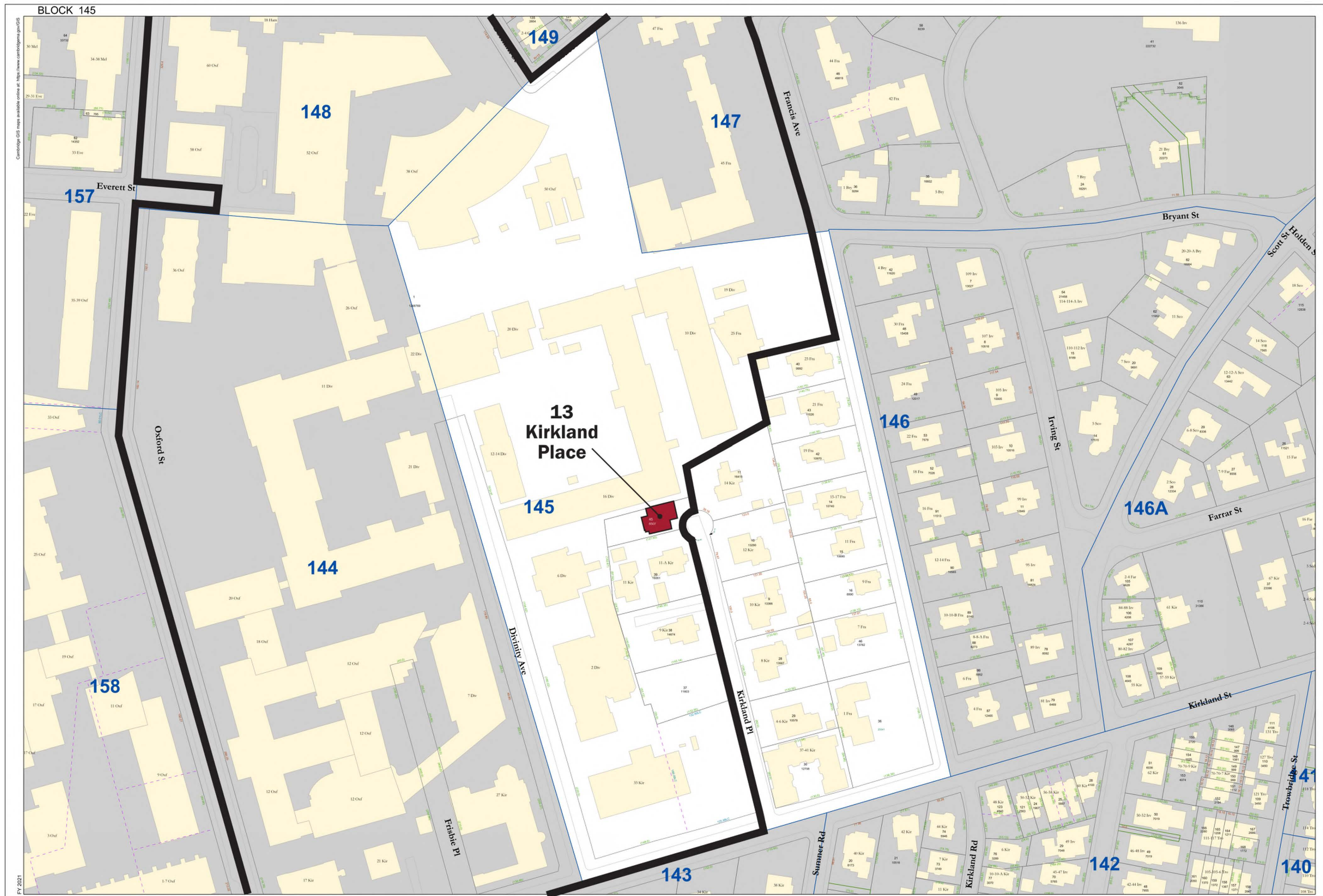


**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

Date  
07.15.21

Drawing no.  
A013





City of Cambridge  
Assessing Department  
795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

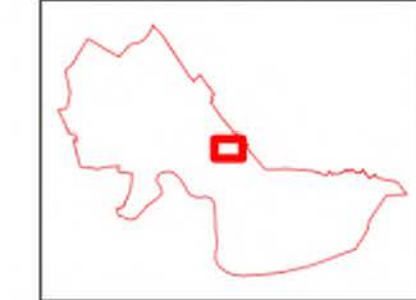
10 Lot Number  
**145** Block Number  
10 Cam Street Number  
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.  
**44.0LC** Land Court Dimension  
**65.0** Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2020 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 25 50 100 Feet  
1 inch = 62 feet



Parcel Block Map  
**145**



Date: 07.15.21  
Drawing no.: A014

7/13/2021 11:00:29 AM

PARCEL BLOCK MAP  
APPLICATION FOR ZONING VARIANCE - JULY 2021

13 KIRKLAND PLACE, CAMBRIDGE MA



13 Kirkland pl.

*Petitioner*

145-15  
LIAO, CHI CHI & CHARLES H. HSU,  
TRUSTEES MRH REALTY TRUST  
11 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-37-38 / 144-1  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O ALEXANDRA OFFIONG,  
HARVARD PLANNING OFFICE  
1350 MASS AVENUE – SUITE 573  
CAMBRIDGE, MA 02138

145-45  
BLOOMFIELD, CAROLINE, A LIFE ESTATE  
46 BLACKSTONE ST  
CAMBRIDGE, MA 02139

145-42  
GREEN, ALLAN M. & JANET OHLE GREEN  
19 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-10  
NYE, JOSEPH BENHAMIN HARDING &  
JENNIFER MACKAY PYLE  
12 KIRKLAND PL  
CAMBRIDGE, MA 02138

145-40  
VAN BEVER, DEREK & ELLEN VAN BEVER  
23 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-43  
SMITH, DAVID A. & NANCY H. SMITH  
21 FRANCIS AVE  
CAMBRIDGE, MA 02138-2009

145-9  
BLUMOFE, ROBERT & CYNTHIA BREAZEAL  
10 KIRKLAND PL  
CAMBRIDGE, MA 02138

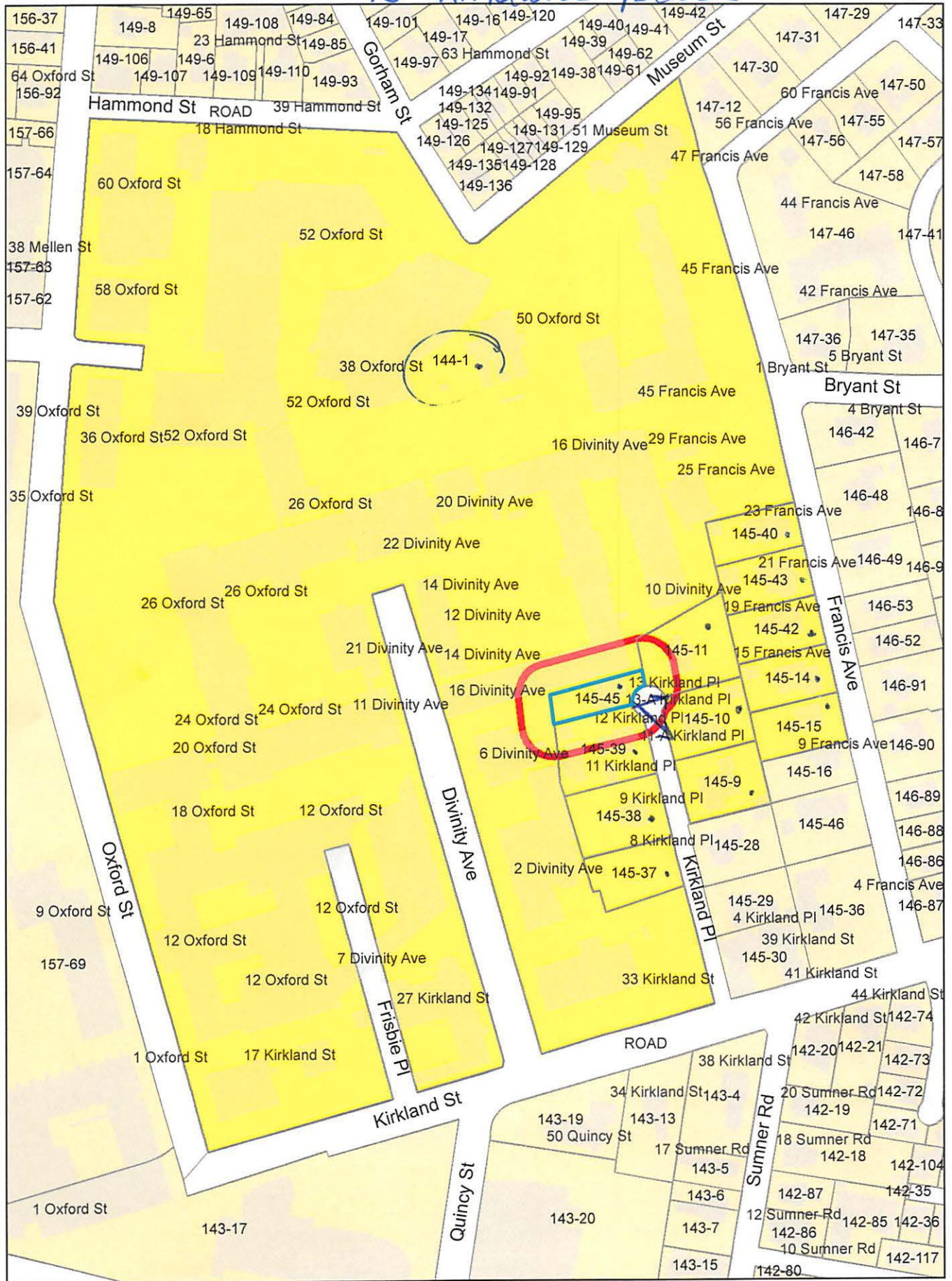
145-11  
PAULSSON, JOHAN & CELESTE N. PETERSON  
14 KIRKLAND PL  
CAMBRIDGE, MA 02138

145-39  
PRESIDENT AND FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE SERVICES  
1350 MASS AVE.  
HOLYOKE CENTER #1017  
CAMBRIDGE, MA 02138

145-14  
CHONG, ALAN & SHENGWU LI,  
TRUSTEES THE CHARLES CALDECOTT TRUST  
17 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-14  
MARTIN C. CAFASSO  
15 FRANCIS AVE  
CAMBRIDGE, MA 02138

13 Kirkland Place



HARVARD  
PLANNING OFFICE



November 1, 2021 - updated

Brendan Sullivan, Vice Chair  
Cambridge Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139  
Sent via email to: mpacheco@cambridgema.gov

RE: Request for continuance - Zoning Variance Application, 13 Kirkland Pl (Case No. BZA-134123)

Dear Vice Chair Sullivan:

On behalf of President and Fellows of Harvard College, I am writing to request a second continuance of our hearing scheduled for November 4, 2021 with the Board of Zoning Appeal regarding the property at 13 Kirkland Place.

We respectfully request that this hearing be continued to December 16, 2021 to provide additional time for further discussions with the neighbors about the proposed project.

If you have any questions, please contact me at 617-384-8155 or alexandra\_offiong@harvard.edu. Thank you in advance for your assistance.

Sincerely,

*Alexandra Offiong*

Alexandra Offiong  
Director of Planning Services

CC: Justin Stratman, HU  
Thomas Lucey, HU  
Tanya Iatridis, HU  
Kelly Boucher, Kelly Boucher Architecture  
Dave Girard, Northstar Project & Real Estate Services



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: REGINA PRES Date: 9/21/21  
(Print)

Address: 13 Kirkland place

Case No. BZA-134123

Hearing Date: 10/7/21

Thank you,  
Bza Members

HARVARD  
PLANNING OFFICE



October 5, 2021

Brendan Sullivan, Vice Chair  
Cambridge Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139  
Sent via email to: mpacheco@cambridgema.gov

RE: Request for continuance - Zoning Variance Application, 13 Kirkland Place (Case No. BZA-13413)

Dear Vice Chair Sullivan:

On behalf of President and Fellows of Harvard College, I am writing to request a continuance of our hearing scheduled for October 7, 2021 with the Board of Zoning Appeal regarding the property at 13 Kirkland Place. We respectfully request that this hearing be continued to a subsequent date to allow us to continue our discussions of the proposed project with the neighbors. If you have any questions, please contact me at 617-384-8155 or alexandra\_offiong@harvard.edu. Thank you in advance for your assistance.

Sincerely,

*Alexandra Offiong*

Alexandra Offiong  
Director of Planning Services

CC: Justin Stratman, HU  
Thomas Lucey, HU  
Tanya Iatridis, HU  
Kelly Boucher, Kelly Boucher Architecture  
Dave Girard, Northstar Project & Real Estate Services



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2021 OCT -7 AM 10:13  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-134/23

Address: 13 Kirkland St.

Owner,  Petitioner, or  Representative: Alexandra Offing  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 10/6/2021

Alex Offing  
Signature



\* \* \* \* \*

(7:05 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Jim Monteverde, Laura Wernick, Slater W.  
Anderson and Alison Hammer

CONSTANTINE ALEXANDER: We'll now turn to our  
regular agenda. And the first case, which I'll call in a  
second -- well, the first two cases involve Harvard College.  
And I'm not going to be sitting on these cases. But Brendan  
Sullivan will be the Chair for that. And who was at this  
number? Alison?

BRENDAN SULLIVAN: Alison.

CONSTANTINE ALEXANDER: Alison, are you on?

ALISON HAMMER: Yeah, hi. I'm on.

CONSTANTINE ALEXANDER: Okay, great. Okay,  
Brendan. The floor is yours.

BRENDAN SULLIVAN: [Brendan Sullivan] so the lineup  
card for the members is myself, Jim Monteverde, Laura,  
Slater and Alison. Correct? Yes. Thank you.

The Board will call Case Number 134123 -- 13  
Kirkland Place. The Board is in receipt of correspondence  
dated October 5 to the Chair on behalf of the Presidents and

1 Fellow of Harvard College.

2 "I am writing to request a continuance of our  
3 hearing scheduled for October 7, 2021 with the Board of  
4 Zoning Appeals regarding the property at 13 Kirkland Place.  
5 We respectfully request that this hearing be continued to a  
6 subsequent date to allow us to continue our discussions of  
7 the proposed project with the neighbors.

8 "Thank you in advance for your assistance.  
9 Alexandra Offiong."

10 BRENDAN SULLIVAN: Have they requested any  
11 particular date going forward?

12 CONSTANTINE ALEXANDER: No, I don't know.

13 BRENDAN SULLIVAN: Okay. It's a case not heard.  
14 What date shall we assign? If they didn't say, I would --  
15 this being -- oh, Alexandra, are you on?

16 ALEXANDRA OFFIONG: Yes.

17 BRENDAN SULLIVAN: Oh. Hi. Welcome.

18 ALEXANDRA OFFIONG: Hi there.

19 BRENDAN SULLIVAN: Hi.

20 ALEXANDRA OFFIONG: We could suggest November 4,  
21 if that's available?

22 BRENDAN SULLIVAN: That's available? November 4

1 is available.

2 ALEXANDRA OFFIONG: That would be great.

3 BRENDAN SULLIVAN: All right. So on the motion to  
4 continue this matter until November 4, provided that the  
5 petitioner sign a waiver of the statutory requirement for a  
6 hearing and a decision to be rendered thereof, which I see  
7 is in the file -- that box has been checked.

8 That any new submissions, changes to the  
9 application form or drawing be submitted to the Board by  
10 5:00 p.m. on the Monday prior to November 4.

11 And that the posting sign which is on the property  
12 be changed to reflect the new time of November 4, 2021 at  
13 6:00 p.m. And if you would do that, then we will be fine.

14 On the motion, then, to continue this matter?  
15 Jim?

16 JIM MONTEVERDE: Jim Monteverde. I vote in favor  
17 for the continuance.

18 BRENDAN SULLIVAN: Laura?

19 LAURA WERNICK: Laura Wernick in favor.

20 BRENDAN SULLIVAN: Slater?

21 SLATER ANDERSON: Slater in favor.

22 BRENDAN SULLIVAN: Alison?

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ALISON HAMMER: Alison Hammer in favor.

BRENDAN SULLIVAN: And Brendan Sullivan is in favor. And so the matter has been continued until November 4. Thank you. Is it 6:45 (sic) yet? Yes, I guess it is.

[All vote YES]

HARVARD  
UNIVERSITY PLANNING AND DESIGN



December 8, 2021

Brendan Sullivan, Vice Chair  
Cambridge Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139  
Sent via email to: mpacheco@cambridgema.gov

RE: Request for withdrawal - Zoning Variance Application, 13 Kirkland Pl (Case No. BZA-134123)

Dear Vice Chair Sullivan:

On behalf of President and Fellows of Harvard College, I am writing to formally withdraw the zoning variance application related to the property at 13 Kirkland Place. This case was scheduled for a continued hearing on December 16, 2021 with the Board of Zoning Appeal. If you have any further questions, please contact me at 617-384-8155 or alexandra\_offiong@harvard.edu.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Offiong', is written over the typed name.

Alexandra Offiong  
Director of Planning Services

CC: Justin Stratman, HU  
Thomas Lucey, HU  
Tanya Iatridis, HU  
Kelly Boucher, Kelly Boucher Architecture  
Dave Girard, Northstar Project & Real Estate Services