

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 17 PM 3: 04

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 166320

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 145 Willow St, LLC C/O Andrew Plumb

PETITIONER'S ADDRESS: 91 Harvey Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 145 Willow St, Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residence

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests Variance relief to make edits to BZA case 117337, which has already been approved. These changes include east and west window adjustments in order to comply with code, but are within the setbacks. The update also include a larger overhang on the west side in order to prevent ice build up on the accessible path of travel, which increases the previously approved FAR non-compliance.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

ANDREW PLUMB

(Print Name)

Address: _____

Tel. No. _____

617-876-9300 ext. 13

E-Mail Address: _____

andrew@aamodtplumb.com

Date: 3/15/2022

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** 145 Willow St, LLC**Present Use/Occupancy:** Single Family Residence**Location:** 145 Willow St., Unit 1, Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617-876-9300 ext. 13**Requested Use/Occupancy:** Multi-family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2640	4368	2001.75	(max.)
<u>LOT AREA:</u>		2669	2669	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.24	1.64	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2669	890	1500	
<u>SIZE OF LOT:</u>	WIDTH	35	35	50	
	DEPTH	72	72	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0	5	10	
	REAR	23.7	8	20	
	LEFT SIDE	0	0	7.85	
	RIGHT SIDE	11	11	7.85	
<u>SIZE OF BUILDING:</u>	HEIGHT	35	35	35	
	WIDTH	48.3	59	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		62	40	30	
<u>NO. OF DWELLING UNITS:</u>		1	3	11	
<u>NO. OF PARKING SPACES:</u>		1	1	3	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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.:

N/A

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'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.

I/We 145 Willow St LLC

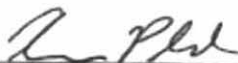
(OWNER)

Address: 91 Harvey Street, Cambridge MA 02140

State that I/We own the property located at 145 Willow Street, Cambridge MA 02140,
which is the subject of this zoning application.

The record title of this property is in the name of 145 Willow St LLC

*Pursuant to a deed of duly recorded in the date June 19, 2020, Middlesex South
County Registry of Deeds at Book 74919, Page 485; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

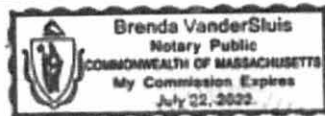
Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Plumb personally appeared before me,
this 22 of April, 2021, and made oath that the above statement is true.



Notary

My commission expires 7/22/22 (Notary Seal).



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

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:

A literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zoned for and capable of supporting multiple dwelling units. A literal enforcement of this Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.

- 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 hardship is due to the lot having less than the minimum required lot area and less than the minimum required lot width. This results in a property that is zoned for multi-family development but upon which only a single family dwelling can be built if the provisions of the Ordinance are literally enforced.

- 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:

The proposed dwelling follows the existing pattern of development on the block, stays within the district height limit, expands the inventory of housing in the city, will be a net zero energy building (NZE), and will have a landscaped, permeable yard.

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

Among the purposes of the Ordinance are "to encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." The zoning district was established well after most of the buildings in this residential neighborhood (including the existing structure at 145 Willow Street) were built. Granting the requested relief will fill a void in the existing pattern of development, which is the most rational use for this property and protects the integrity of this residential neighborhood. Several adjacent properties are occupied by multi-family dwellings located within the required setbacks, have less than the minimum required lot area per dwelling unit and exceed maximum allowable FAR. [137 Willow Street, 133-135 Willow Street, 9 Hunting Street, 15 Hunting Street, 17-19 Hunting Street, and 25 Hunting Street.] Granting the requested relief will not set a precedent that derogates from the intent or purpose of the Ordinance because the type of relief that is being requested represents conditions that already exist within the surrounding neighborhood.

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

Pacheco, Maria

From: Andrew Plumb <andrew@aamodtplumb.com>
Sent: Thursday, April 28, 2022 3:23 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-166320

Hi Maria,

I'd like to request a continuance to the next BZA meeting for this case. I am dealing with a stomach bug today and will not be able to make it.

Best,
Andrew

--

_Our mission is to create homes that are good, clean and fair. _



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 APR 29 AM 10:36
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 # 166320

Address: 145 Willow St. #1

☐ Owner, ☐ Petitioner, or ☐ Representative: Andrew Plumb
(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: 4/28/22

Andrew Plumb
Signature

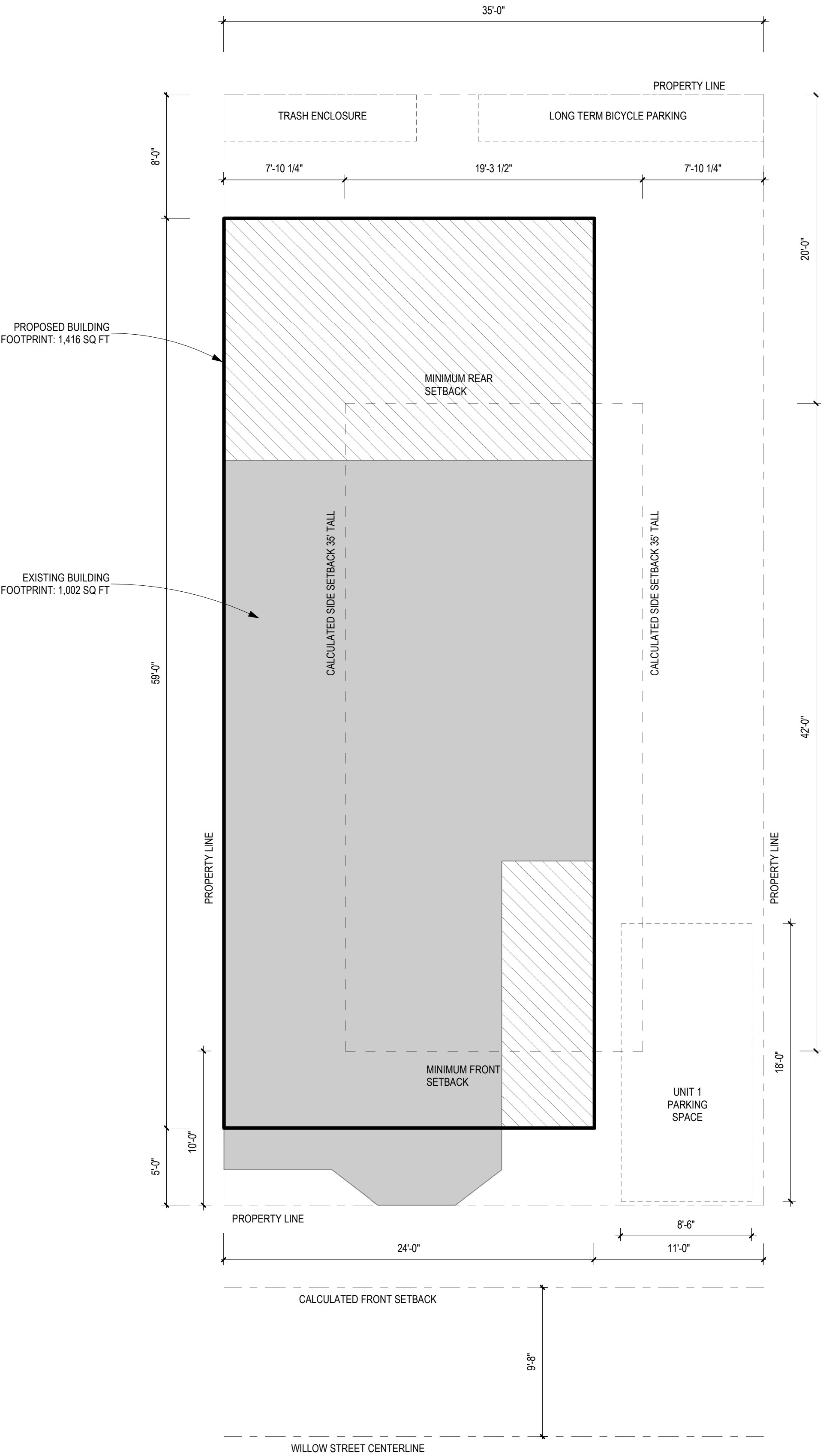
PROJECT SUMMARY:

CREATE (3) 1,200 SQ FT 2-BEDROOM / 2-BATHROOM CONDOMINIUM APARTMENT UNITS

APPROVED BZA CASE 117337. THIS IS A RE-SUBMISSION WITH MODIFICATIONS - SEE Z0.3

ZONING SUMMARY		EXISTING	APPROVED BZA CASE 117337	REVISIONS TO BZA 117337
MAP/LOT	36-14	--	--	--
ZONING DISTRICT	C-1	--	--	--
USE	--	SINGLE FAMILY RESIDENCE	MULTIFAMILY RESIDENCE	MULTIFAMILY RESIDENCE
OCCUPANCY	--	R3	R2	R2
MAX. F.A.R.	0.75 (2001.75 SQ FT)	1.24 (2,640 SQ FT)	1.59 (4,248 SQ FT)	1.64 (4,368 SQ FT)
MIN. LOT AREA	5,000 SQ FT	2,669 SQ FT	2,669 SQ FT	2,669 SQ FT
MIN. LOT AREA PER D.U.	1,500 SQ FT	2,669 SQ FT	890 SQ FT	890 SQ FT
MIN. FRONT YARD SETBACK	10'-0"	0'-0"	5'-0"	5'-0"
MIN. SIDE YARD SETBACK	7'-10 1/4"	0'-0", 11'-0"	0'-0", 11'-0"	0'-0", 11'-0"
MIN. REAR YARD SETBACK	20'-0"	26'-0"	8'-0"	8'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"	35'-0"
MIN. PRIVATE OPEN SPACE RATIO	30%	62%	40% (1,071.75 SQ FT)	42% (1,133 SQ FT)
REQ'D OFF-STREET PARKING	1 PER D.U. (3)	1	1	1
REQ'D LONG TERM BIKE PARKING	1 PER D.U. (3)	0	4	4

GROSS FLOOR AREA CALCULATION	
BASEMENT	EXEMPT
FIRST FLOOR	1,536 SF
SECOND FLOOR	1,416 SF
THIRD FLOOR	1,416 SF
TOTAL	4,368 SF



1 ZONING ANALYSIS DIAGRAM
3/16" = 1'-0"

2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineer
LeBrasseur Engineering
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955

BZA SET

NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

ZONING
ANALYSIS

Z0.1

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
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BZA SET

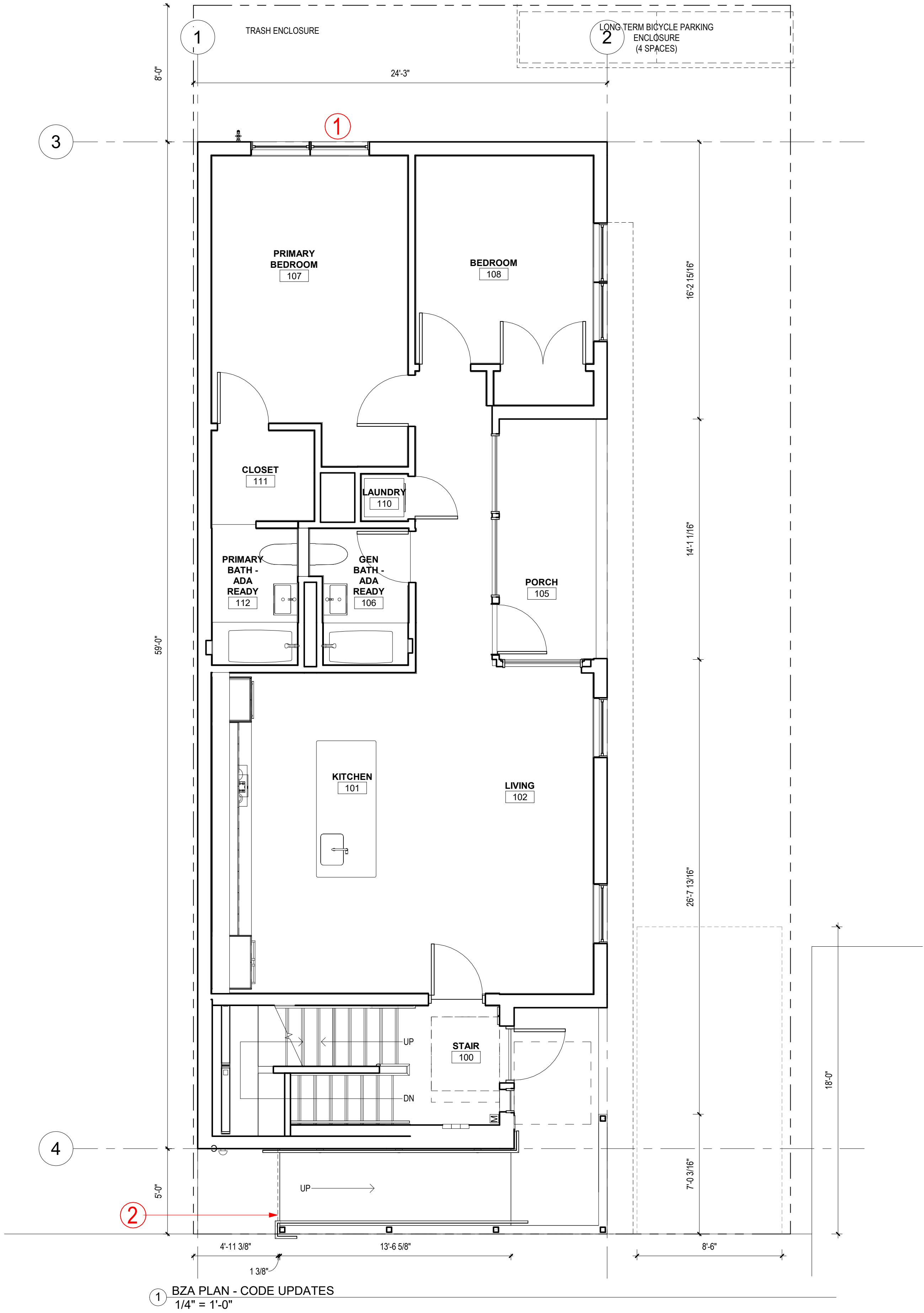
NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

BZA CODE
UPDATES

Z0.3



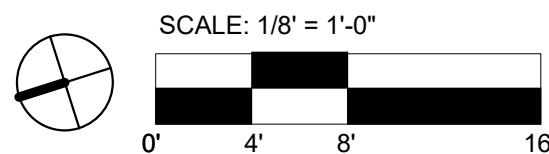
CODE NOTES:

AFTER BZA CASE 117337 WAS APPROVED, CODE ISSUES WERE FOUND, THEY HAVE BEEN ADDRESSED IN THE FOLLOWING WAYS:

1. ADDED WINDOW TO EAST SIDE FOR QUALITY OF LIFE
2. INCREASED OVERHANG COVERING WIDENED RAMP TO PROTECT FROM WATER PER IBC 1012.7.2

BZA SET

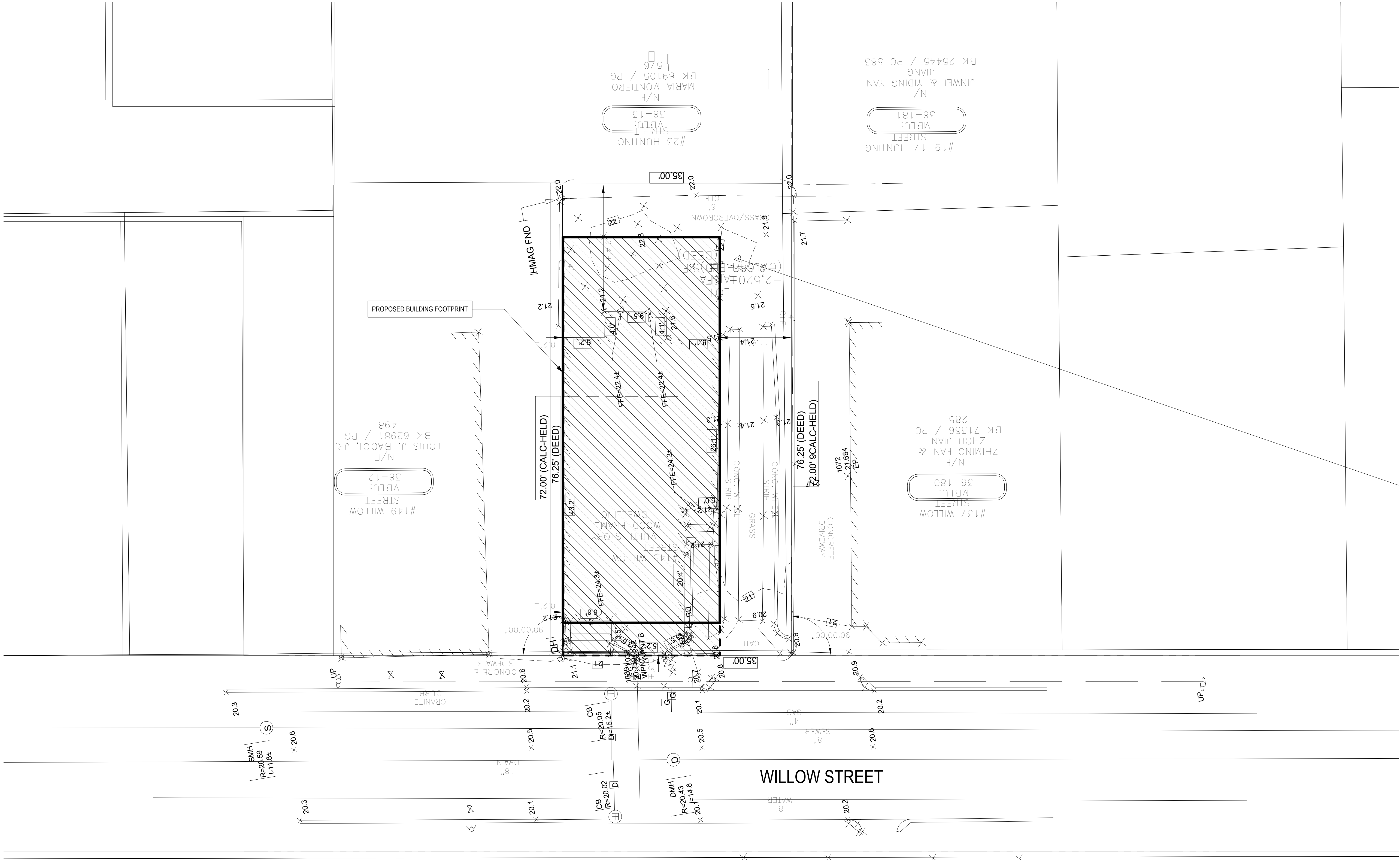
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CONSTRUCTION



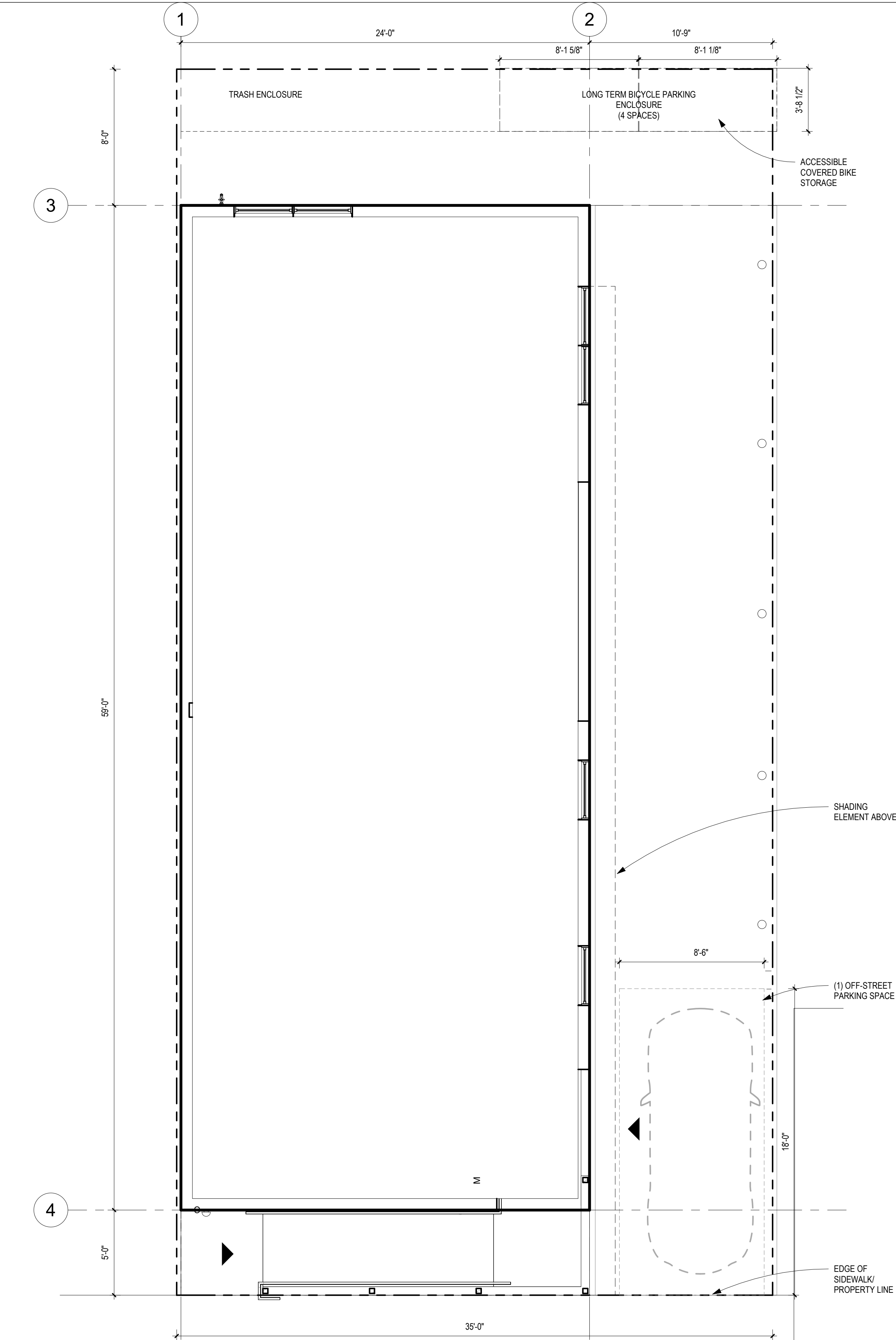
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PLOT PLAN

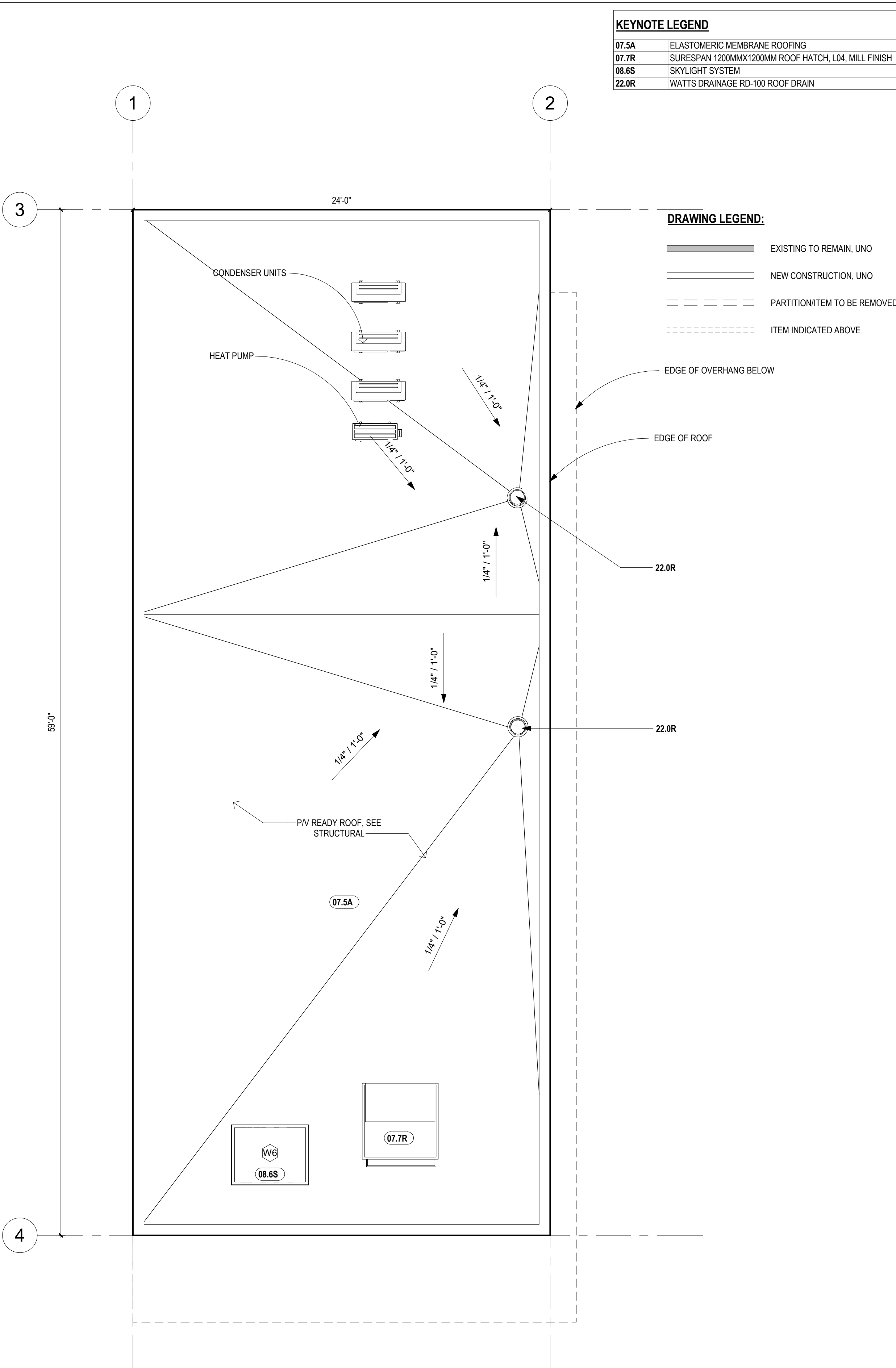
Z0.4



1 PLOT PLAN
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

KEYNOTE LEGEND	
07.5A	ELASTOMERIC MEMBRANE ROOFING
07.7R	SURESSPAN 1200MMX1200MM ROOF HATCH, L04, MILL FINISH
08.6S	SKYLIGHT SYSTEM
22.0R	WATTS DRAINAGE RD-100 ROOF DRAIN

DRAWING LEGEND:	
	EXISTING TO REMAIN, UNO
	NEW CONSTRUCTION, UNO
	PARTITION/ITEM TO BE REMOVED
	ITEM INDICATED ABOVE

2003
145 Willow St.

145 Willow Street
Cambridge MA 02141

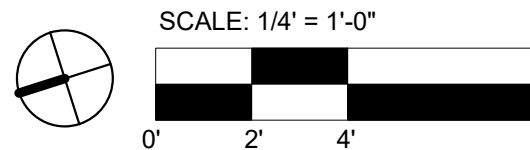
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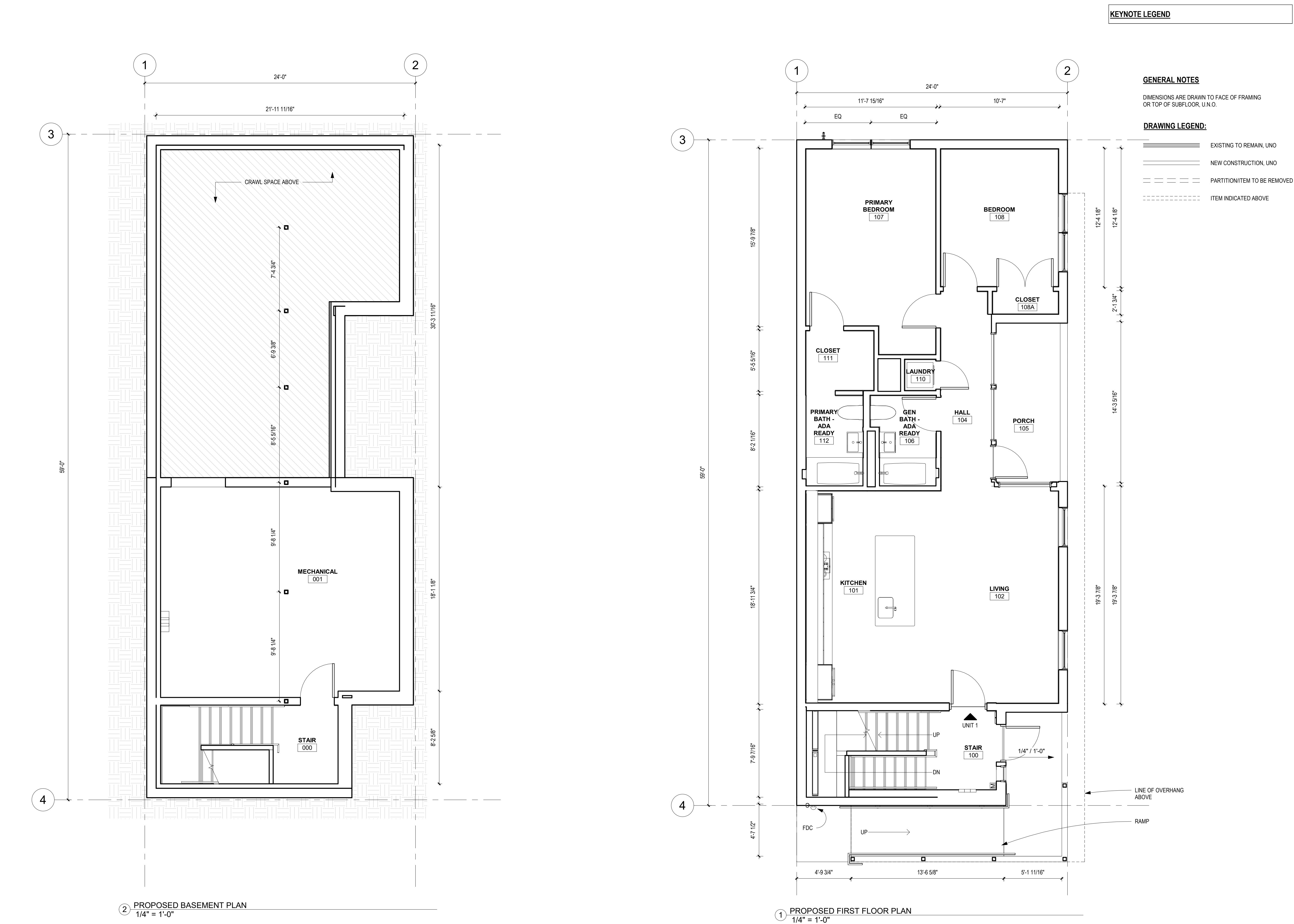
NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

SITE AND ROOF
PLANS

A1.0



2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

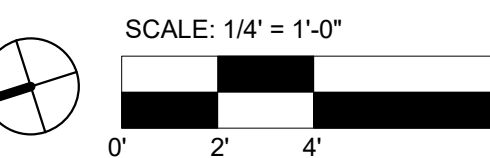
Architect
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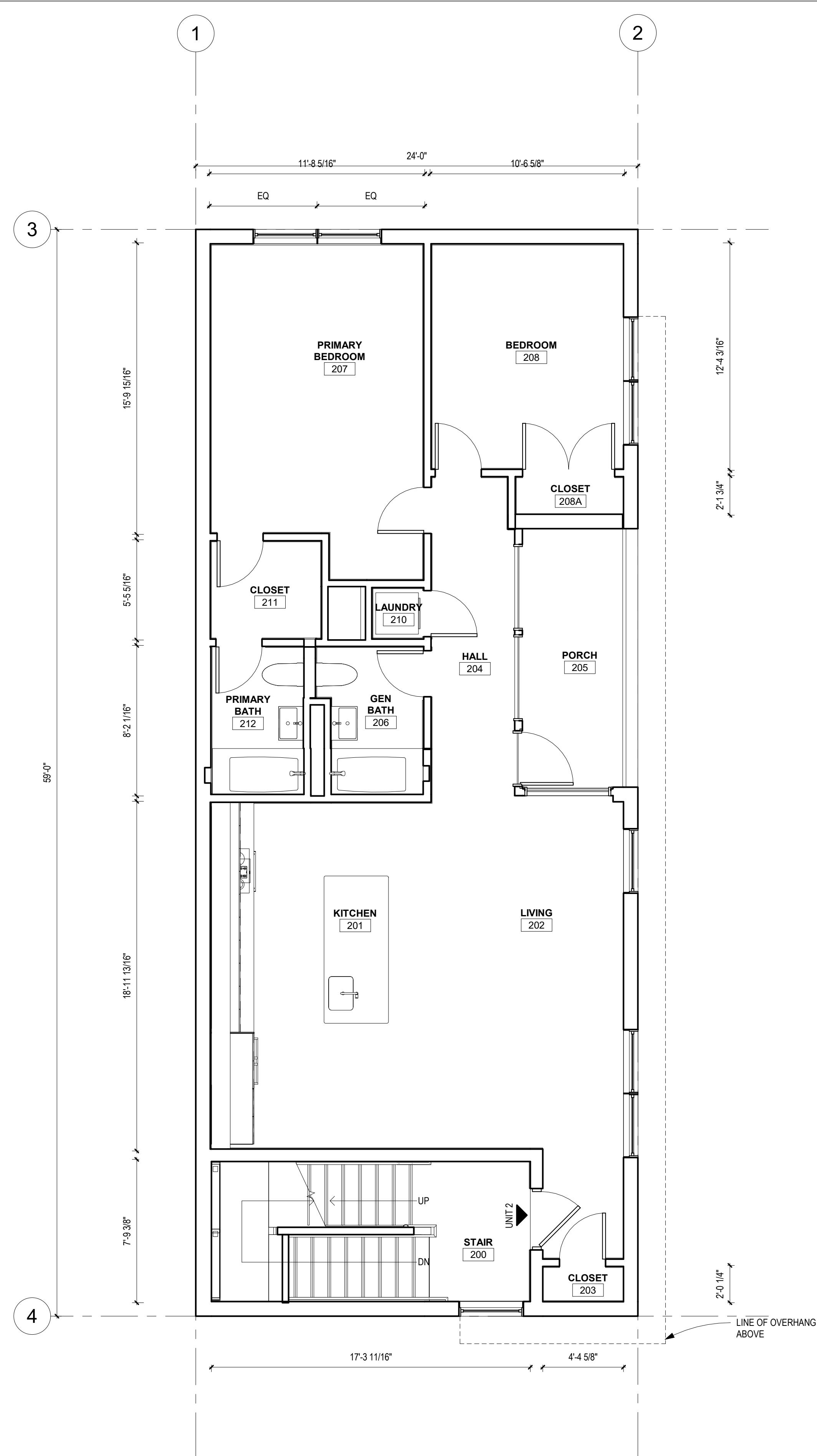
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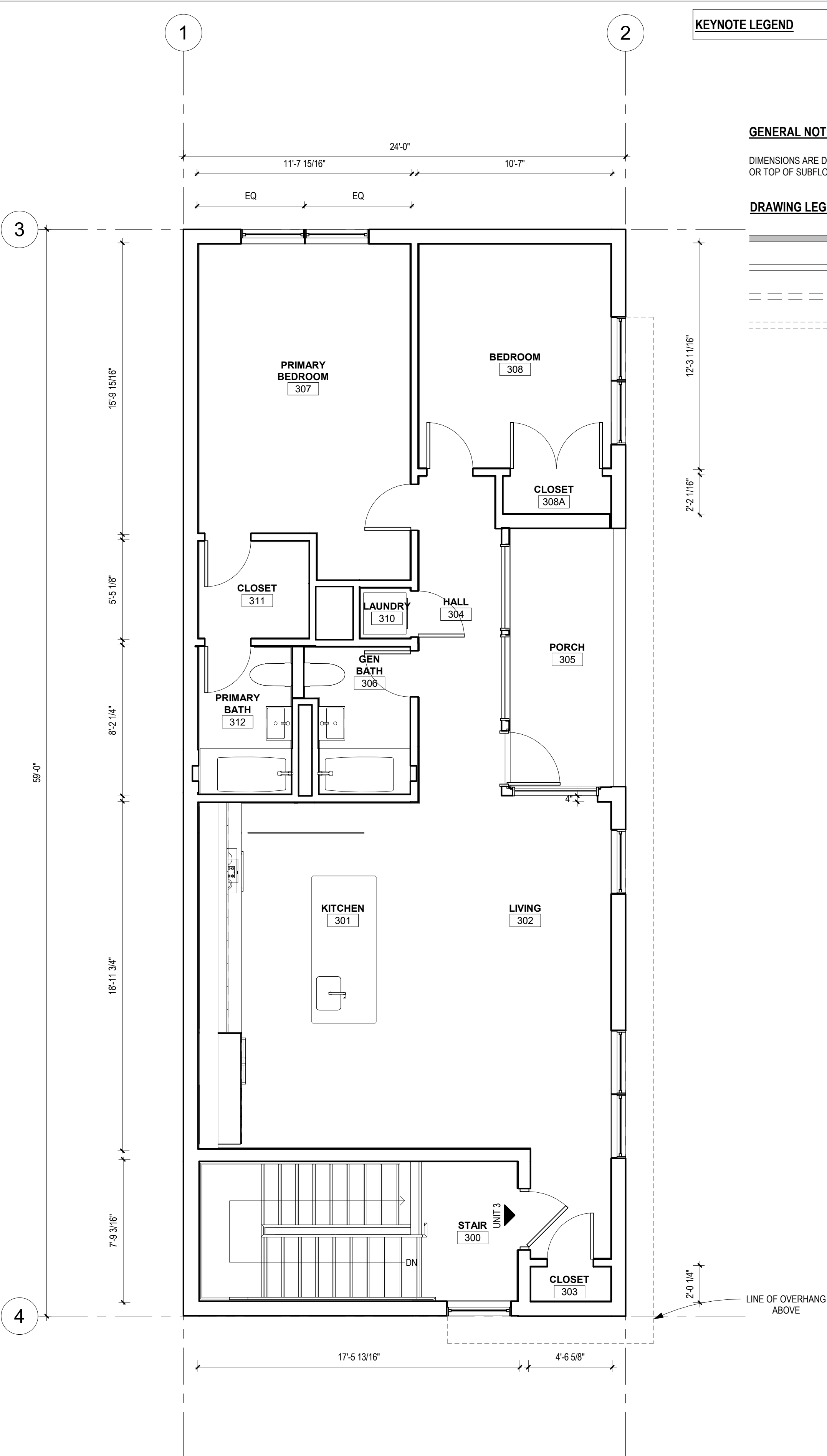
NO. ISSUED FOR DATE

PROPOSED
FLOOR PLANS

A1.1



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES

DIMENSIONS ARE DRAWN TO FACE OF FRAMING
OR TOP OF SUBFLOOR, U.N.O.

DRAWING LEGEND:

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION/ITEM TO BE REMOVED
- ITEM INDICATED ABOVE

2003

145 Willow St.

145 Willow Street
Cambridge MA 02141

Architect

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Structural Engineer

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23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955

BZA SET

NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

PROPOSED
FLOOR PLANS

A1.2

NO.	REVISION	DATE

Record Owner:
145 WILLOW ST, LLC
91 HARVEY STREET
SUITE 1
CAMBRIDGE, MA 02140
BK 74919 / PG 485

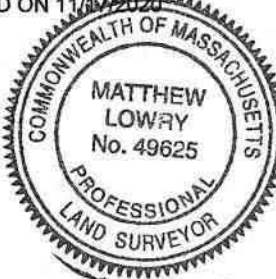
Location:
MBLU: 36-14
145 WILLOW STREET
CAMBRIDGE, MA 02141

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOC@CONNELL.COM

PREPARED FOR:
AAMODT PLUMB CONSTRUCTION, LLC
91 HARVEY STREET, SUITE 1
CAMBRIDGE, MA 02140

PROJECT NAME:
145 WILLOW STREET
CAMBRIDGE, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 11/17/2020 BY R. J. O'CONNELL & ASSOCIATES (RJOC).



PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.
DATE: 12/4/2020

DRAWN BY: RJK
REVIEWED BY: ML
SCALE: 1" = 10'
FIELD CREW: RJK / CMM
FIELD BOOK: 37 / PG 67
DATE: 12/04/2020

DRAWING NAME:
EXISTING CONDITIONS PLAN

DRAWING NUMBER:
Z0.4

PROJECT NUMBER:
20134

Copyright © 2020 by R.J. O'Connell & Associates, Inc.

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

—	PROPERTY LINE
- - -	ABUTTING PROPERTY LINE
- - -	EASEMENT LINE
S	SEWER SERVICE
D	DRAIN SERVICE
W	WATER SERVICE
G	GAS LINE
E	ELECTRIC LINE
T	TELEPHONE LINE
ohw	OVERHEAD WIRES
—	GUARDRAIL
X	CHAIN LINK FENCE
□	STOCKADE FENCE
100	INDEX CONTOUR
98	INTERMEDIATE CONTOUR
UP	UTILITY POLE
LP	LIGHT POLE
EH	ELECTRIC HAND HOLE
CM	CABLE MANHOLE
SM	SEWER MANHOLE
DM	DRAIN MANHOLE
CB	CATCH BASIN
WV	WATER VALVE
FD	FIRE HYDRANT
SPR	SPRINKLER CONNECTION
PIV	POST INDICATOR VALVE
B	BOLLARD
GM	GAS METER
GV	GAS VALVE
RD	ROOF DRAIN
AD	AREA DRAIN
ICV	IRRIGATION CONTROL VALVE
X114.7	SPOT GRADE
CC	CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BCB	BITUMINOUS CONCRETE CURB
HC	HANDICAP
HPDE	HIGH DENSITY POLYETHYLENE
CONC.	CONCRETE
LSA	LANDSCAPE AREA
DOOR	DOOR
SIGN	SIGN
P/C	PARKING COUNT / COMPACT NUMBER
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
(REC)	FROM RECORD PLANS
CONC.	CONCRETE WALK / PATIO
RET	RETAINING WALL

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 11/17/2020 BY R. J. O'CONNELL & ASSOCIATES (RJOC).
2. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
3. THE HORIZONTAL DATUM IS NAD 83. THE VERTICAL DATUM IS CITY OF CAMBRIDGE. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
4. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
5. THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 577 OF 656, MAP NUMBER 25017C0577E, EFFECTIVE DATE JUNE 4, 2010.
6. CONTOUR INTERVAL IS ONE FOOT (1').

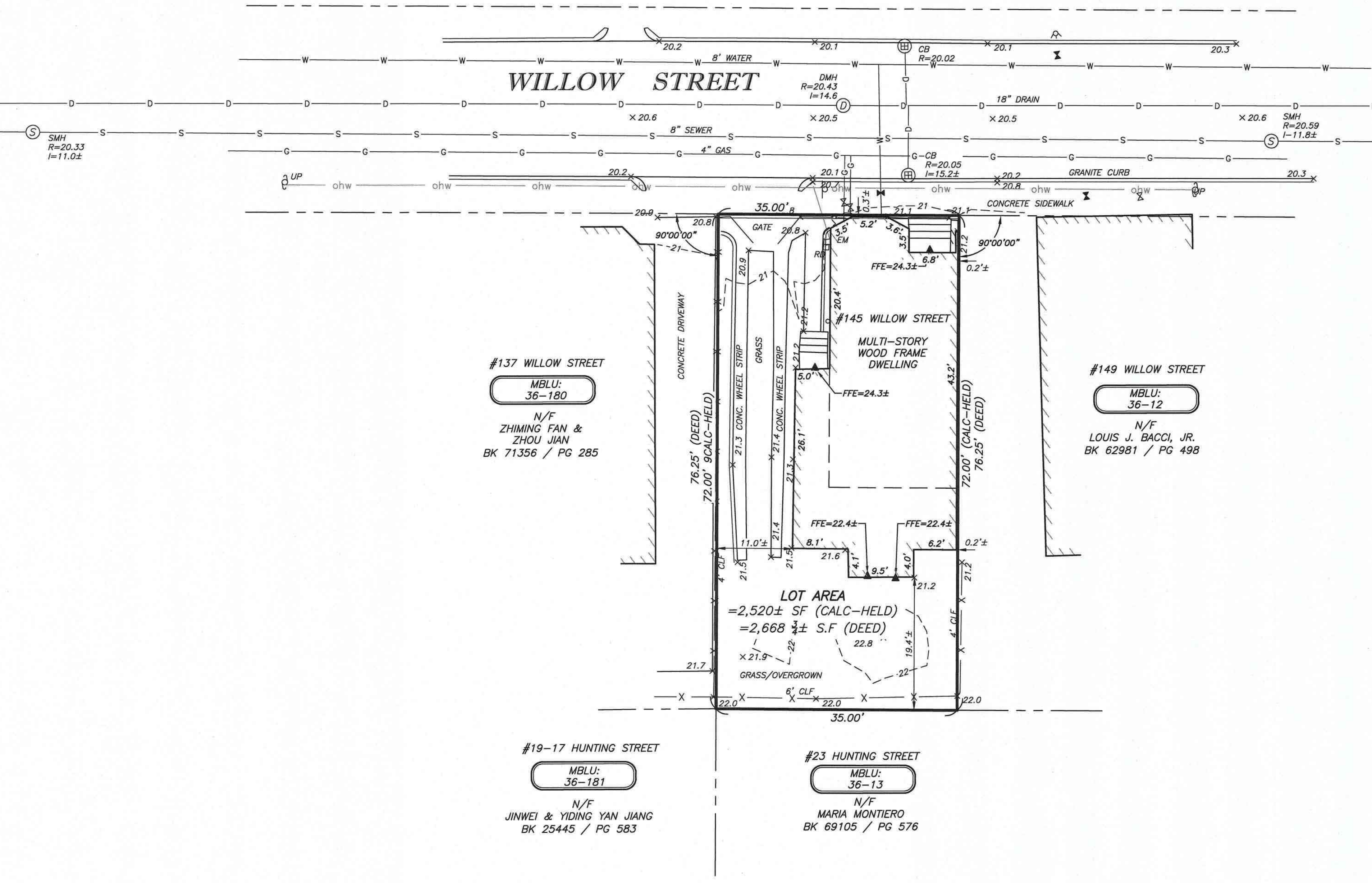
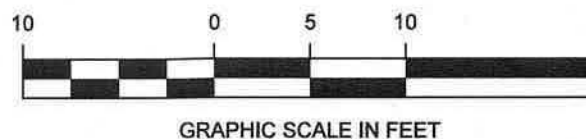
PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS:

1. PLAN 1042 OF 2006
2. PLAN 1297 OF 1980
3. PLAN 365 OF 1980
4. PLAN 217 OF 1970
5. PLAN 501 OF 1967
6. LAND COURT PLAN 39005A

PLAN ON FILE AT CITY ENGINEERING DEPARTMENT:

1. 1827 WILLOW STREET ACCEPTANCE PLAN
2. FIELD BOOK 175 PG. 78-79
3. FIELD BOOK 154 PG. 104-105



KEYNOTE LEGEND

2003

145 Willow St.

145 Willow Street
Cambridge MA 02141

Architect

Aamodt Plumb Architects, LLC

91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor

Aamodt Plumb Construction, LLC

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Tel: 617.876.9300

Structural Engineer

LeBrasseur Engineering

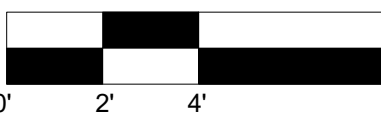
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955



BZA SET

NOT FOR
CONSTRUCTION

SCALE: 1/4" = 1'-0"

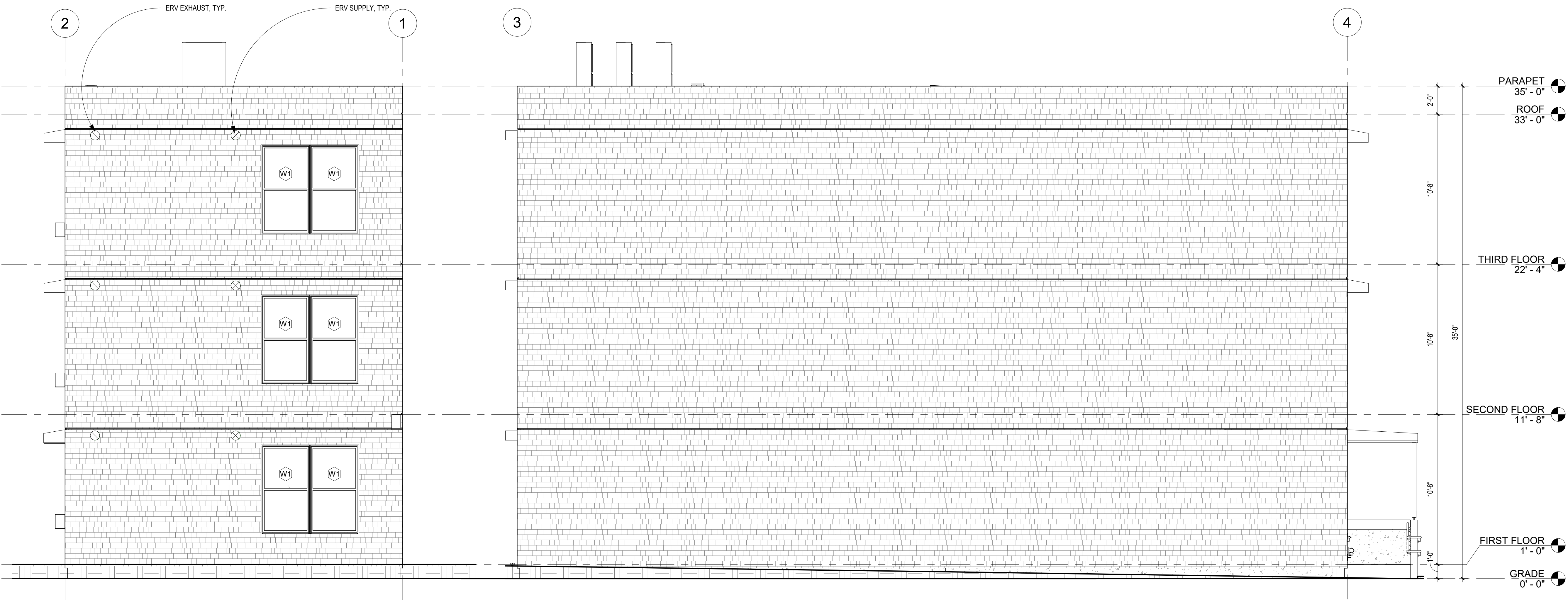


NO. ISSUED FOR

DATE

PROPOSED
EXTERIOR
ELEVATIONS

A2.1



BZA SET

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE



2003
145 Willow St.

145 Willow Street
Cambridge MA 02141

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Newton Centre, MA 02459
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BZA SET

**NOT FOR
CONSTRUCTION**

NO. ISSUED FOR DATE

**EXISTING
CONDITIONS
PHOTOS**

Z0.2



David Ascher <david@aamodtplumb.com>

Letter of Support: 145 Willow Street

1 message

Tiffany Cogell <tiffany@aamodtplumb.com>

Fri, May 28, 2021 at 12:39 PM

To: David Ascher <david@aamodtplumb.com>, Andrew Plumb <andrew@aamodtplumb.com>

----- Forwarded message -----

From: **John Lin** <johnlin@mit.edu>

Date: Fri, Apr 30, 2021 at 3:46 PM

Subject: Letter of Support: 145 Willow Street

To: Tiffany Cogell <tiffany@aamodtplumb.com>

To Whom It May Concern,

I live at [15 Hunting Street](#) in the Wellington-Harrington Neighborhood in Cambridge.

Please let this letter serve as a show of my support for the new three-family unit that Aamodt/Plumb is proposing to build at [145 Willow Street](#), Cambridge, MA.

Thank you.

John Lin and Frank Primavera

[15 Hunting Street, Apt 3](#)

[Cambridge MA 02141](#)

johnlin@mit.edu



David Ascher <david@aamodtplumb.com>

Letter of Support: 145 Willow Street

1 message

Tiffany Cogell <tiffany@aamodtplumb.com>

Fri, May 28, 2021 at 12:46 PM

To: David Ascher <david@aamodtplumb.com>, Andrew Plumb <andrew@aamodtplumb.com>

----- Forwarded message -----

From: **Carol Ann Litster** <carolannlitster@gmail.com>

Date: Fri, Mar 5, 2021 at 4:14 PM

Subject: Re: Accepted: Willow Street Project Presentation @ Fri Mar 5, 2021 4pm - 5pm (EST)

(tiffany@aamodtplumb.com)

To: Tiffany Cogell <tiffany@aamodtplumb.com>

Hello Tiffany,

I give my support for the Willow Street Project. I am a renter at [15 Hunting St. #2](#) in Cambridge, and have lived here for 8 years.

Thank you,

Carol Ann Litster Young (208-283-6756, carolannlitster@gmail.com)



David Ascher <david@aamodtplumb.com>

Letter of Support: 145 Willow Street

1 message

Tiffany Cogell <tiffany@aamodtplumb.com>

Fri, May 28, 2021 at 12:43 PM

To: David Ascher <david@aamodtplumb.com>, Andrew Plumb <andrew@aamodtplumb.com>

----- Forwarded message -----

From: **cleia luz** <lcleia104@yahoo.com>

Date: Mon, May 3, 2021 at 12:33 PM

Subject: Support for the three family unit in Cambridge

To: Tiffany Cogell <tiffany@aamodtplumb.com>

To whom it may concern,

My name is Cleia Luz, I live at 27 Jefferson street, in Wellington-Harrington Neighborhood in Cambridge MA.

Please let this letter serve as show of my support for the new three-family unity that Aamodt/Plumb is proposing to build at [145 Willow street, Cambridge MA](#).

Best Regards,

Cleia Luz

SLOW HOMES ON WILLOW

145 WILLOW STREET CAMBRIDGE, MA 02141
BOARD OF ZONING APPEAL DRAWING SET

DRAWINGS	
T0.0	BZA TITLE SHEET
Z0.00	ASSESSOR'S GIS BLOCK MAP
Z0.1	ZONING ANALYSIS
Z0.2	EXISTING CONDITIONS PHOTOS
Z0.3	BZA CODE UPDATES
Z0.4	PLOT PLAN
A1.0	SITE AND ROOF PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED FLOOR PLANS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS

2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineer
LeBrasseur Engineering
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955

BZA SET

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

BZA TITLE SHEET

T0.0



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

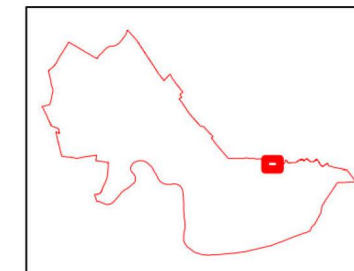
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
36 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 2021 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 15 30 60 Feet
1 inch = 35 feet



Parcel Block Map

36

2003

145 Willow St.

145 Willow Street
Cambridge MA 02141

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CONSTRUCTION



NO. ISSUED FOR DATE

ASSESSOR'S GIS
BLOCK MAP

Z0.00

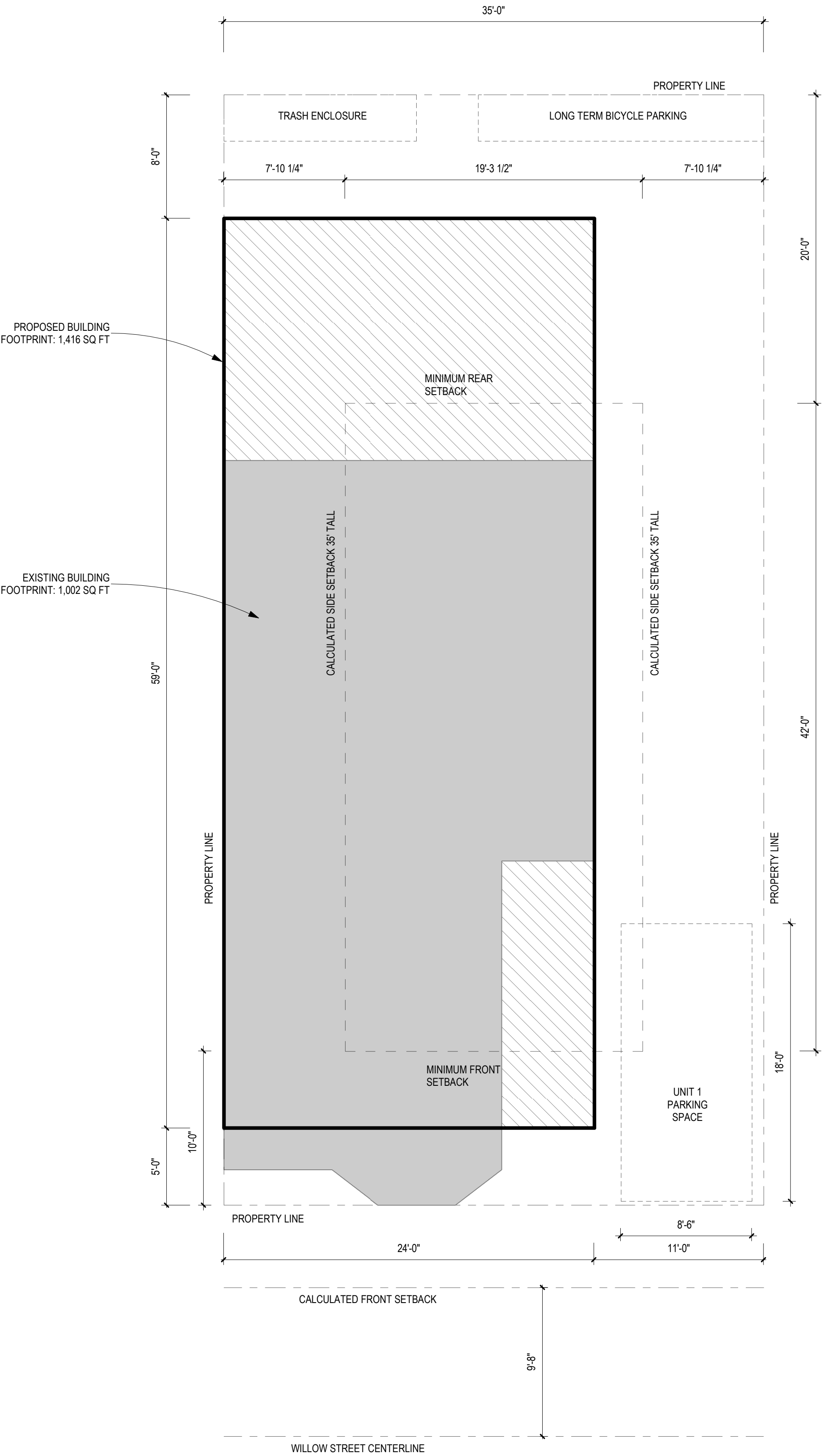
PROJECT SUMMARY:

CREATE (3) 1,200 SQ FT 2-BEDROOM / 2-BATHROOM CONDOMINIUM APARTMENT UNITS

APPROVED BZA CASE 117337. THIS IS A RE-SUBMISSION WITH MODIFICATIONS - SEE Z0.3

ZONING SUMMARY		EXISTING	APPROVED BZA CASE 117337	REVISIONS TO BZA 117337
MAP/LOT	36-14	--	--	--
ZONING DISTRICT	C-1	--	--	--
USE	--	SINGLE FAMILY RESIDENCE	MULTIFAMILY RESIDENCE	MULTIFAMILY RESIDENCE
OCCUPANCY	--	R3	R2	R2
MAX. F.A.R.	0.75 (2001.75 SQ FT)	1.24 (2,640 SQ FT)	1.59 (4,248 SQ FT)	1.64 (4,368 SQ FT)
MIN. LOT AREA	5,000 SQ FT	2,669 SQ FT	2,669 SQ FT	2,669 SQ FT
MIN. LOT AREA PER D.U.	1,500 SQ FT	2,669 SQ FT	890 SQ FT	890 SQ FT
MIN. FRONT YARD SETBACK	10'-0"	0'-0"	5'-0"	5'-0"
MIN. SIDE YARD SETBACK	7'-10 1/4"	0'-0", 11'-0"	0'-0", 11'-0"	0'-0", 11'-0"
MIN. REAR YARD SETBACK	20'-0"	26'-0"	8'-0"	8'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"	35'-0"
MIN. PRIVATE OPEN SPACE RATIO	30%	62%	40% (1,071.75 SQ FT)	42% (1,133 SQ FT)
REQ'D OFF-STREET PARKING	1 PER D.U. (3)	1	1	1
REQ'D LONG TERM BIKE PARKING	1 PER D.U. (3)	0	4	4

GROSS FLOOR AREA CALCULATION	
BASEMENT	EXEMPT
FIRST FLOOR	1,536 SF
SECOND FLOOR	1,416 SF
THIRD FLOOR	1,416 SF
TOTAL	4,368 SF



1 ZONING ANALYSIS DIAGRAM
3/16" = 1'-0"

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NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

ZONING
ANALYSIS

Z0.1



2003
145 Willow St.
145 Willow Street
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BZA SET

**NOT FOR
CONSTRUCTION**

NO. ISSUED FOR DATE

**EXISTING
CONDITIONS
PHOTOS**

Z0.2

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
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BZA SET

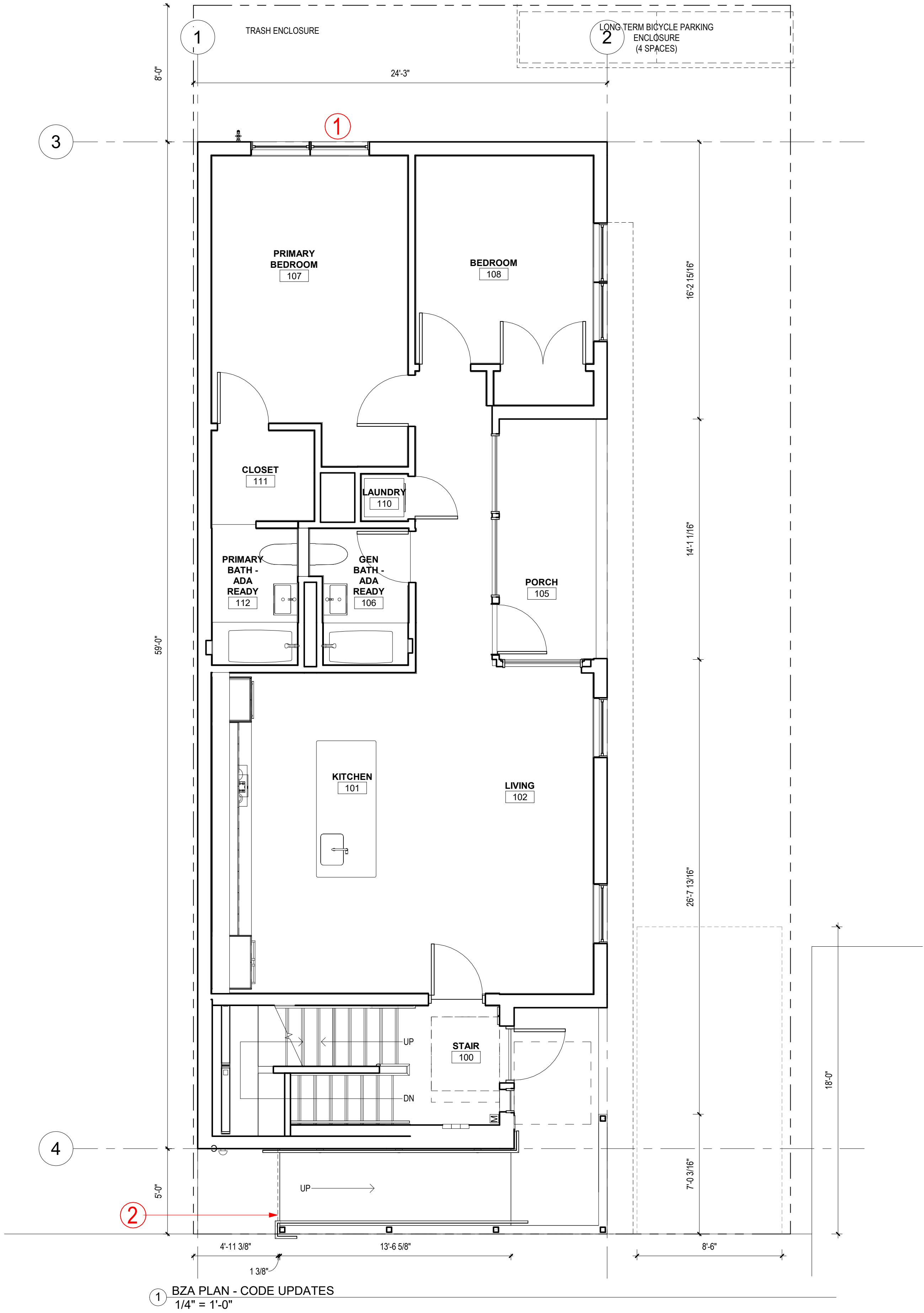
NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

BZA CODE
UPDATES

Z0.3



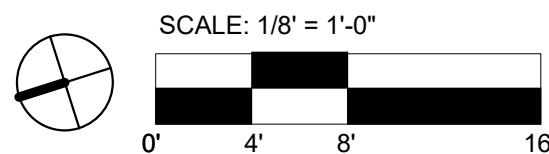
CODE NOTES:

AFTER BZA CASE 117337 WAS APPROVED, CODE ISSUES WERE FOUND, THEY HAVE BEEN ADDRESSED IN THE FOLLOWING WAYS:

1. ADDED WINDOW TO EAST SIDE FOR QUALITY OF LIFE
2. INCREASED OVERHANG COVERING WIDENED RAMP TO PROTECT FROM WATER PER IBC 1012.7.2

BZA SET

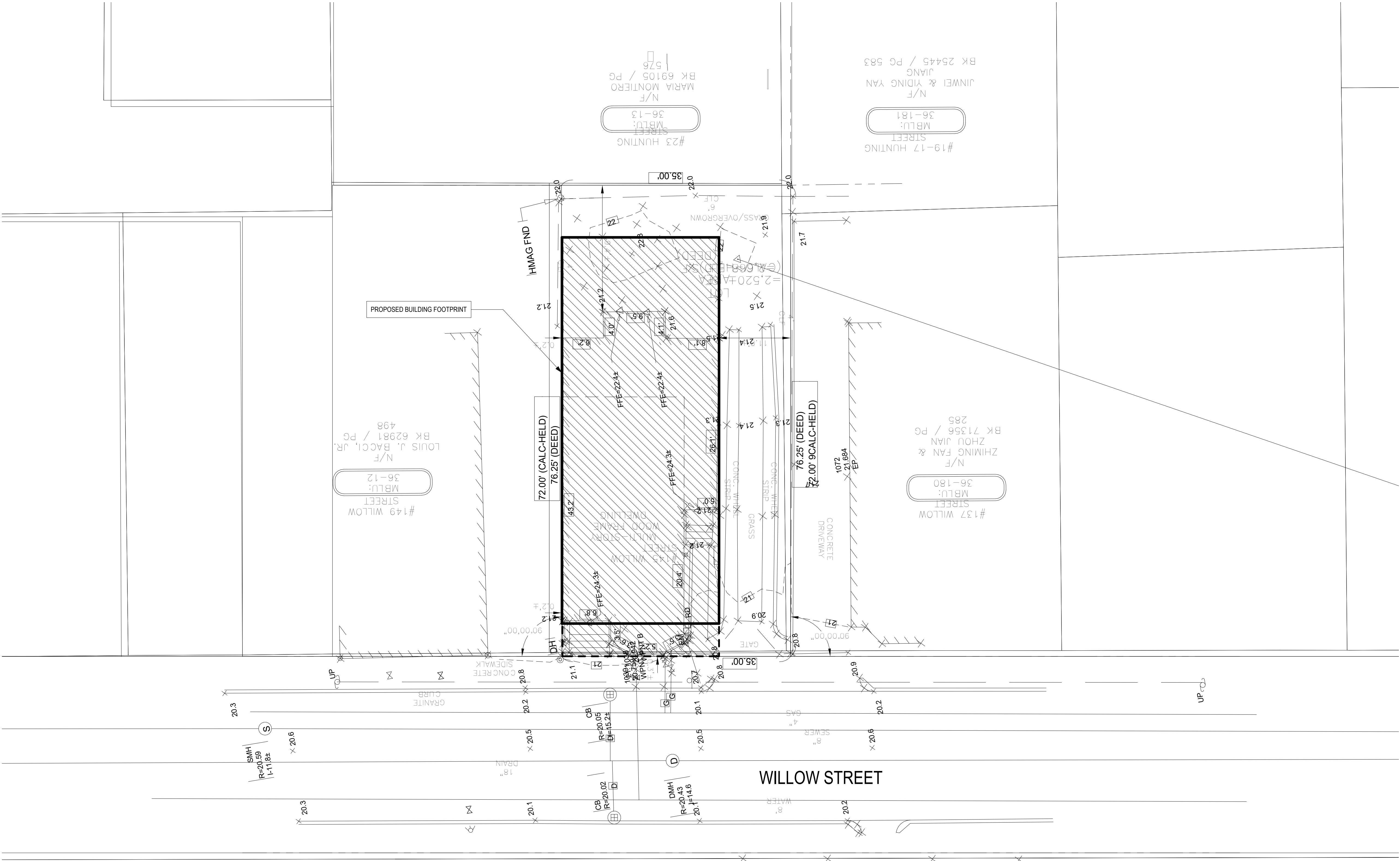
NOT FOR
CONSTRUCTION



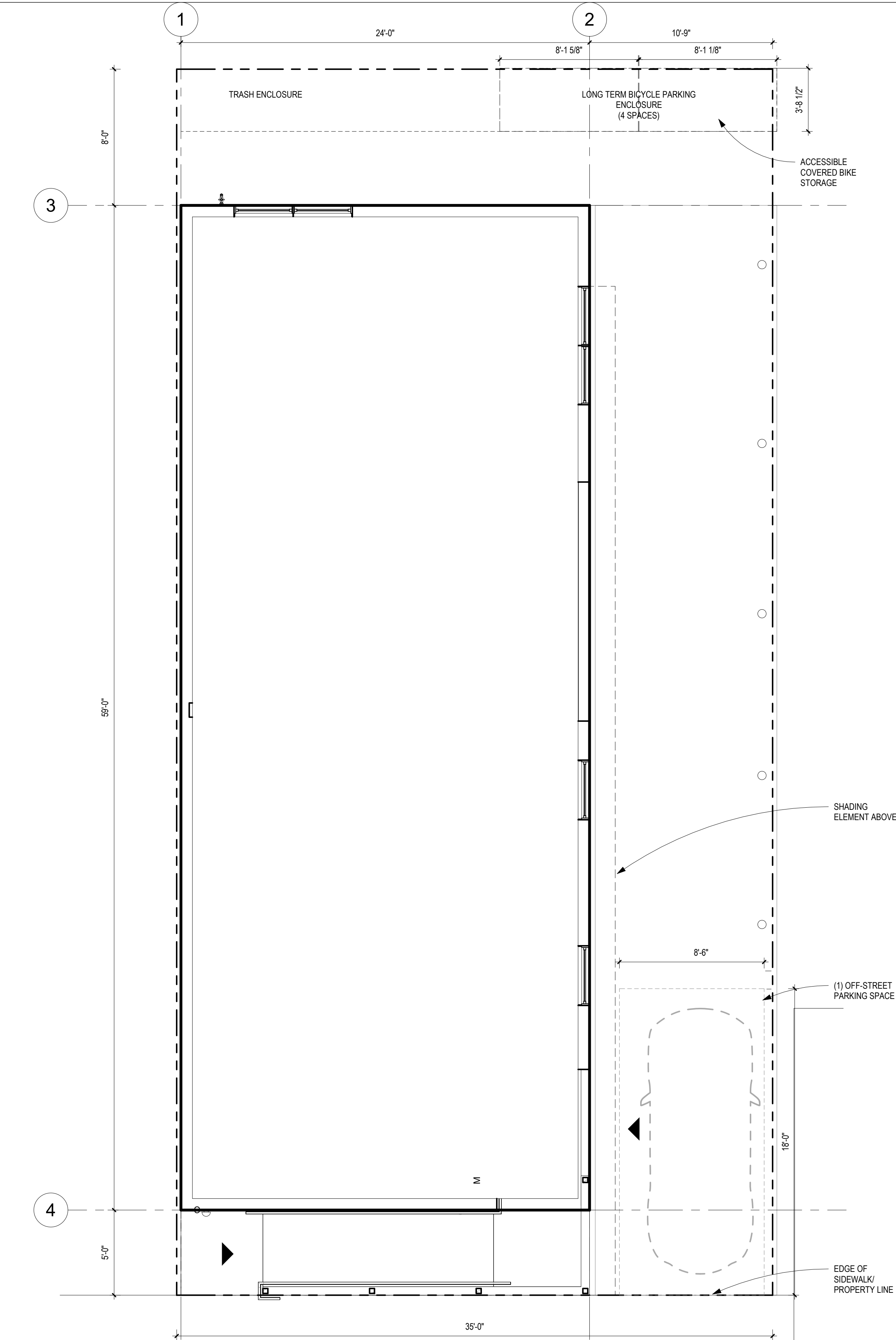
NO. ISSUED FOR DATE

PLOT PLAN

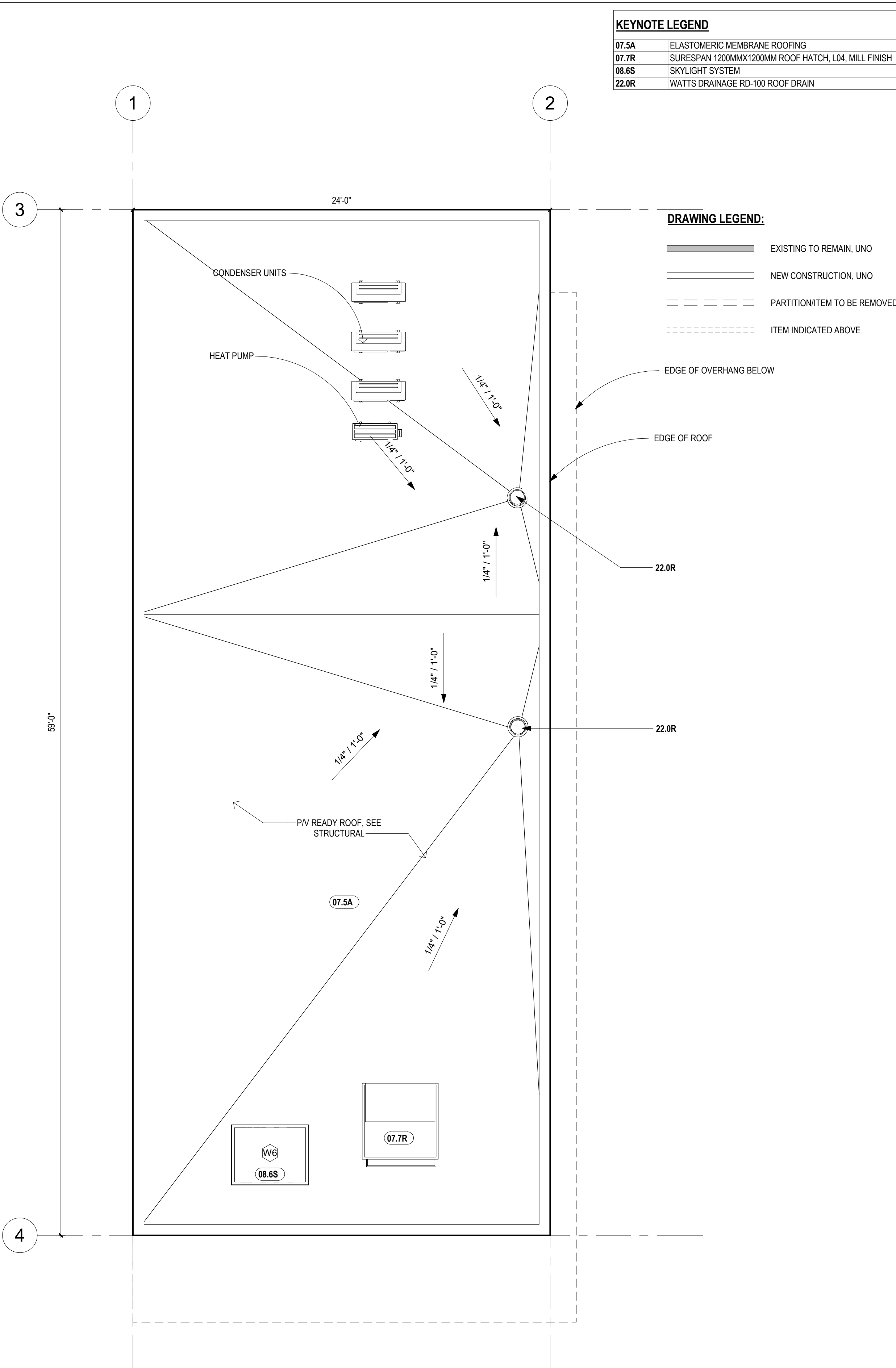
Z0.4



1 PLOT PLAN
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

KEYNOTE LEGEND	
07.5A	ELASTOMERIC MEMBRANE ROOFING
07.7R	SURESSPAN 1200MMX1200MM ROOF HATCH, L04, MILL FINISH
08.6S	SKYLIGHT SYSTEM
22.0R	WATTS DRAINAGE RD-100 ROOF DRAIN

DRAWING LEGEND:	
	EXISTING TO REMAIN, UNO
	NEW CONSTRUCTION, UNO
	PARTITION/ITEM TO BE REMOVED
	ITEM INDICATED ABOVE

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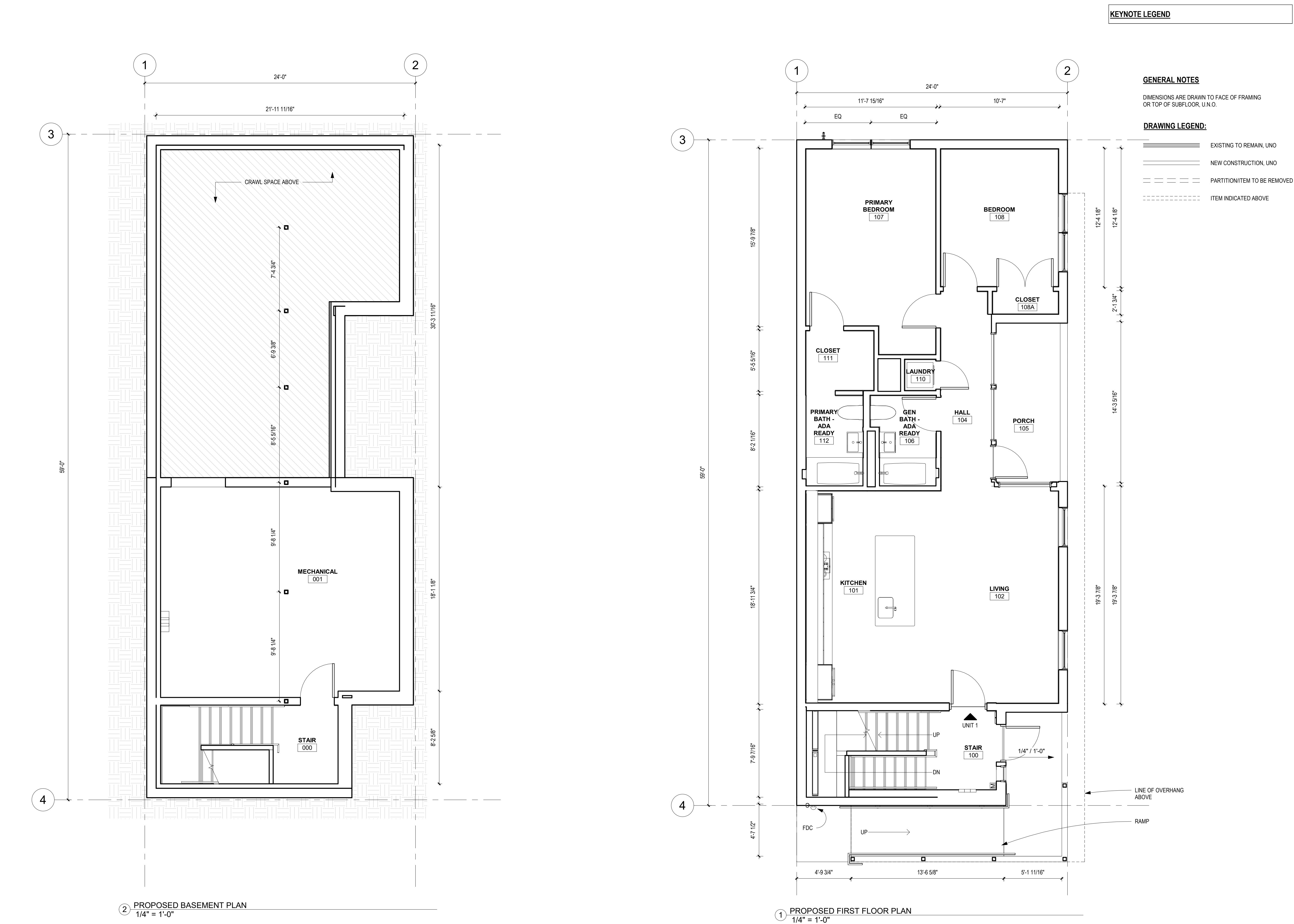
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NO. ISSUED FOR DATE

SITE AND ROOF
PLANS

A1.0



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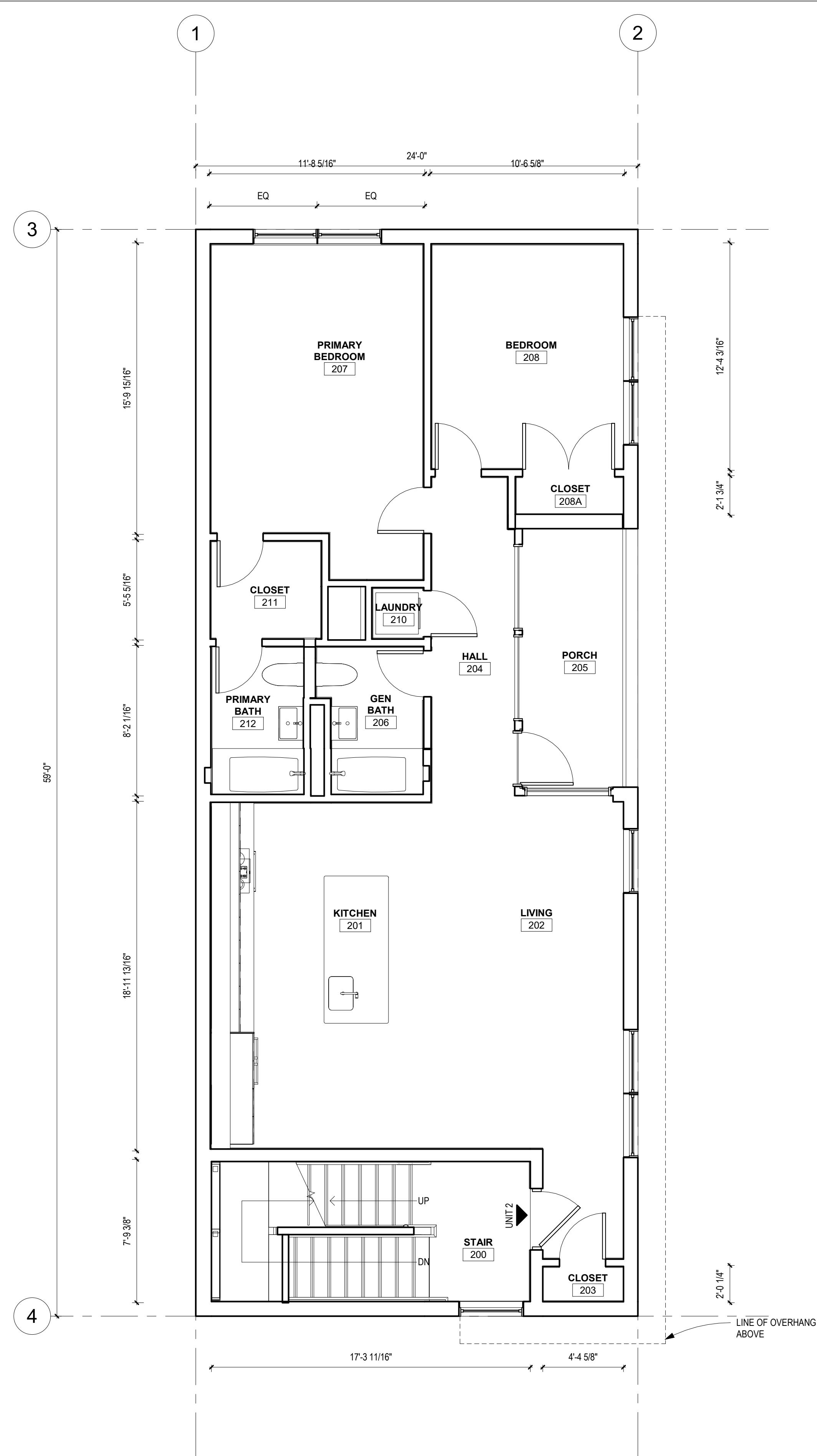
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CONSTRUCTION



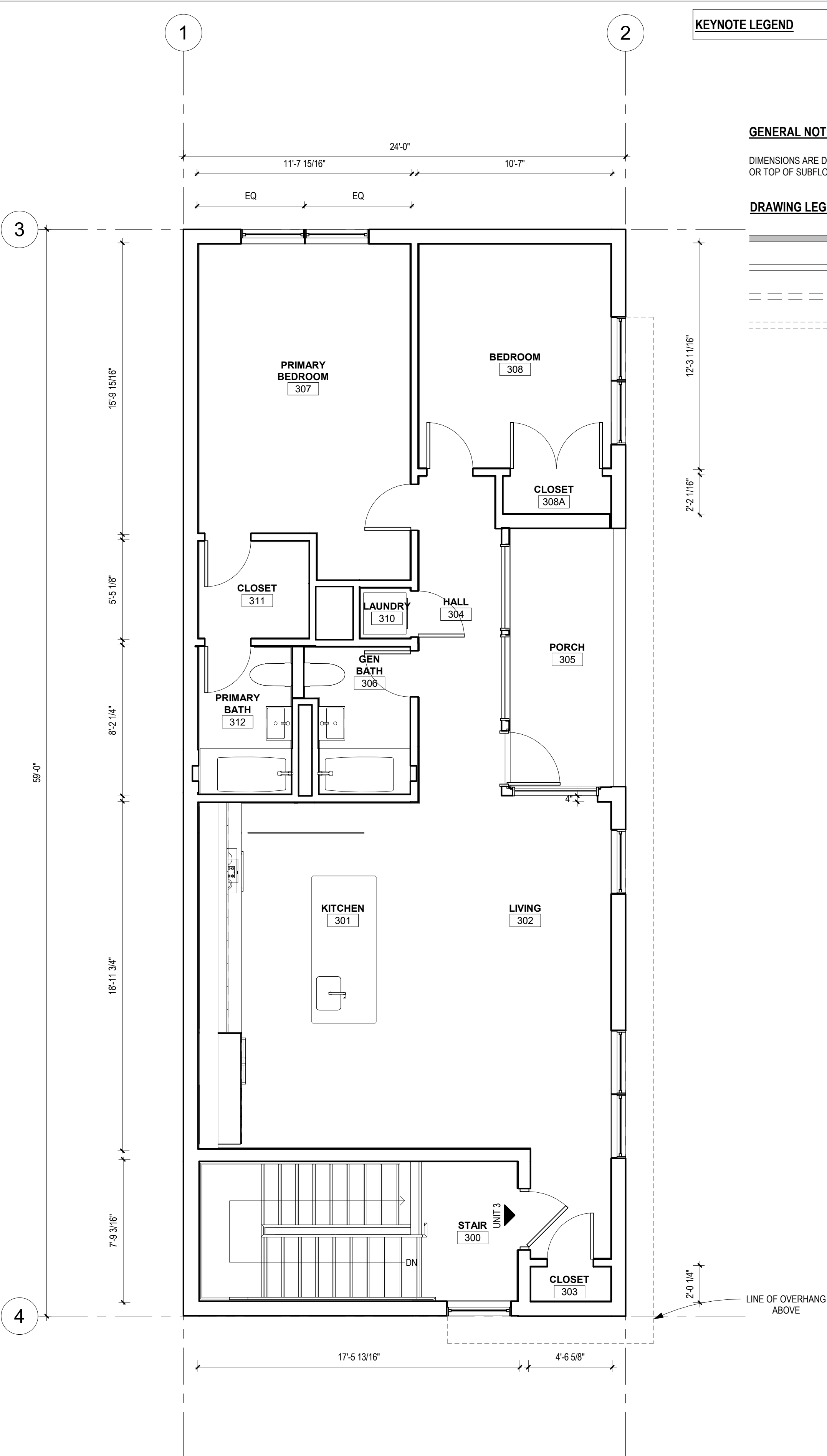
NO. ISSUED FOR DATE

PROPOSED
FLOOR PLANS

A1.1



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES

DIMENSIONS ARE DRAWN TO FACE OF FRAMING
OR TOP OF SUBFLOOR, U.N.O.

DRAWING LEGEND:

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION/ITEM TO BE REMOVED
- ITEM INDICATED ABOVE

2003

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BZA SET

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CONSTRUCTION



NO. ISSUED FOR DATE

PROPOSED
FLOOR PLANS

A1.2

KEYNOTE LEGEND

2003

145 Willow St.

145 Willow Street
Cambridge MA 02141

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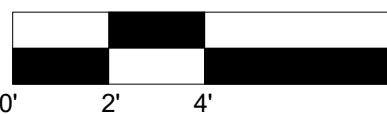
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955



BZA SET

NOT FOR
CONSTRUCTION

SCALE: 1/4" = 1'-0"

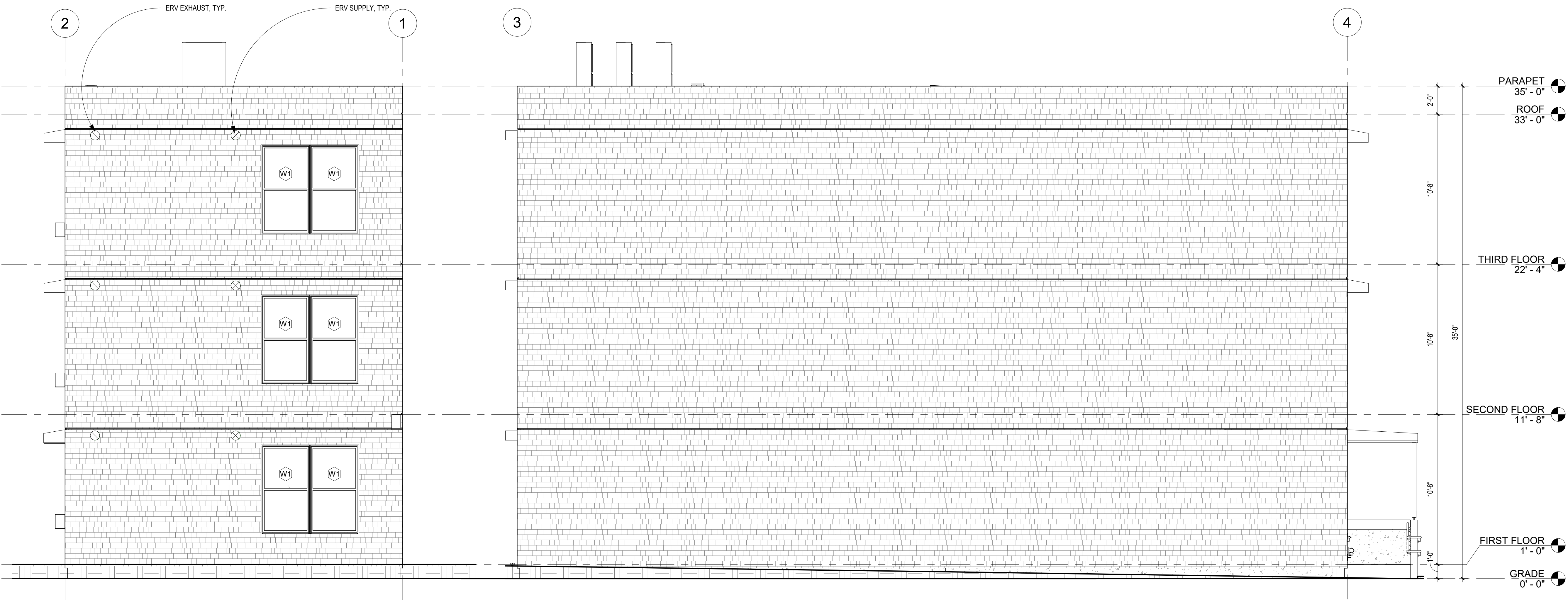


NO. ISSUED FOR

DATE

PROPOSED
EXTERIOR
ELEVATIONS

A2.1

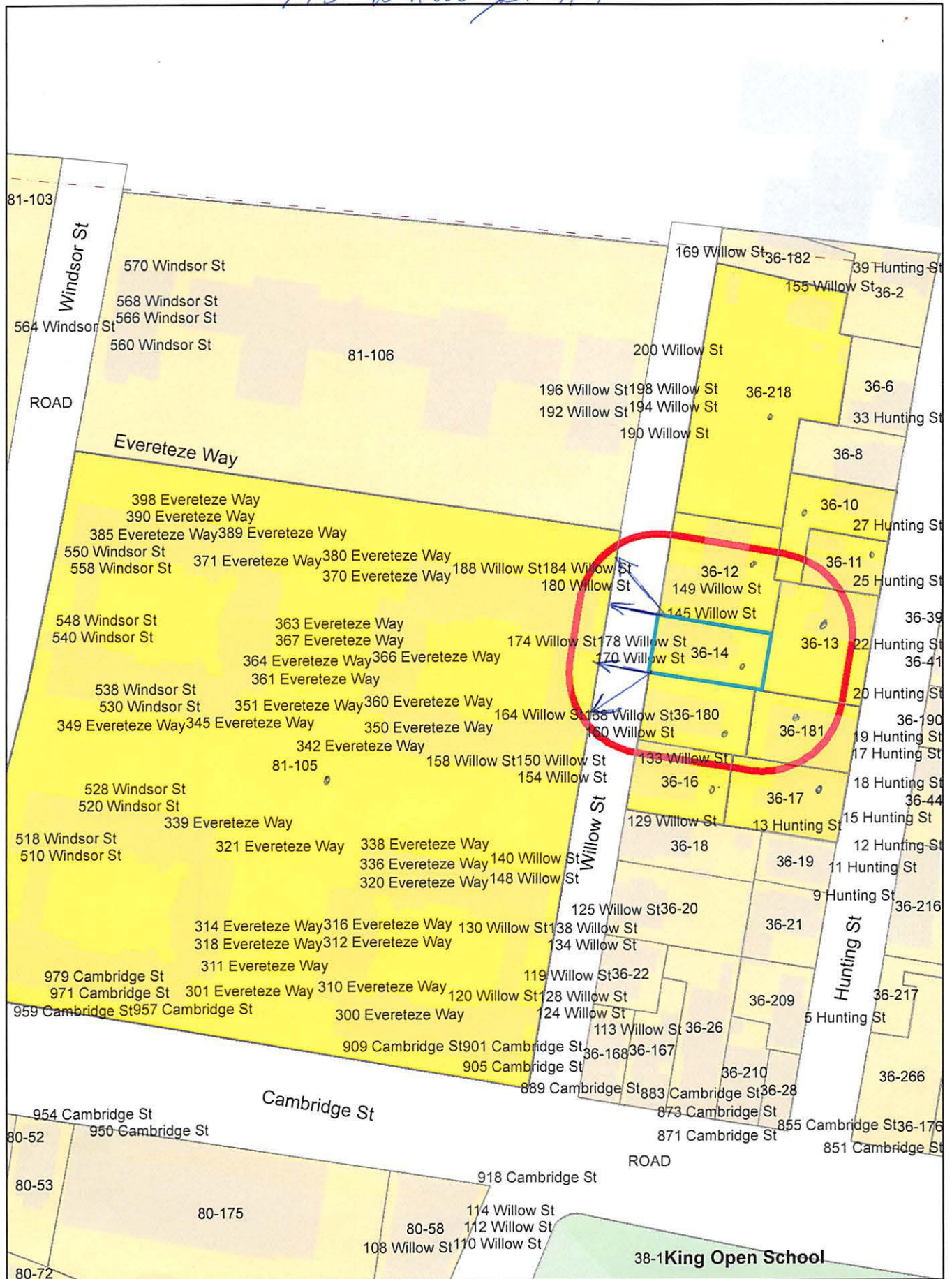


BZA SET

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

145 Willow St #1



145 Willow St.

Retention

81-105
CAMBRIDGE HOUSING AUTHORITY
903 CAMBRIDGE ST
CAMBRIDGE, MA 02139

36-218
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

36-14
145 WILLOW ST LLC
C/O ANDREW PLUMB
91 HARVEY ST STE 1
CAMBRIDGE, MA 02141

36-17
PACHECO, MANUEL & ADRIANA PACHECO
9 LAWRENCE RD
MERRIMACK, NH 03054

36-10
FINN, DANIEL F.
27 HUNTING ST.
CAMBRIDGE, MA 02141-1010

36-181
JIANG, JINWEI AND YIDING YAN
270 SOUTH ST
CHESTNUT HILL, MA 02467

36-13
MONTEIRO, MARIA A. LIFE ESTATE
23 HUNTING ST
CAMBRIDGE, MA 02141

36-180
FAN, ZHIMING & JIAN ZHOU
23 APPLETREE LANE
LEXINGTON, MA 02420

36-11
STEINBERG, ROBERT, BEATRICE STEINBERG
SIMONE STEINBERG
25 HUNTING ST UNIT #1
CAMBRIDGE, MA 02141

36-16
GORDESKI, VALERIE
133 WILLOW ST. UNIT#1
CAMBRIDGE, MA 02141

36-16
MCKENNA, PHILIP & RACHEL PARRISH
133-135 WILLOW ST. UNIT#3
CAMBRIDGE, MA 02138

36-16
CASTELLAN, LUCIANA DUVINA
133-135 WILLOW ST., #2
CAMBRIDGE, MA 02138

36-11
BREWER JESSICA V
25 HUNTING ST - UNIT 2
CAMBRIDGE, MA 02141

36-12
BACCI, LOUIS J., JR.
149 WILLOW ST
CAMBRIDGE, MA 02141



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:

Richard Howes

(Print)

Date:

4/14/2022

Address:

145 Willow St #1

Case No.

BZA-146320

Hearing Date:

4/28/22

Thank you,
Bza Members