



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 17 PM 2:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 120040

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Longfellow Real Estate Partners C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 150 Cambridgepark Dr., Cambridge, MA

TYPE OF OCCUPANCY: technical office

ZONING DISTRICT: Office 2-A/AOD 6

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct new elevator shaft for a freight elevator and enclose existing covered walkway surrounding the base of the building. Petitioner also seeks to construct expanded loading dock.

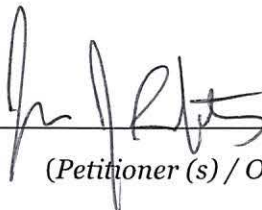
SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 8.000 Section: 8.22.3 (Nonconforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: 5/14/21

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

PPF OFF 150 CAMBRIDGE PARK DR, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 150 Cambridgepark Drive

the record title standing in the name of PPF OFF 150 CAMBRIDGE PARK DR, LLC

whose address is 1585 BROADWAY, 37TH FLR NEW YORK, NY 10036
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69471 Page 436 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Jamison N. Reschel
(Owner)

On this 11th day of May, 2021, before me, the undersigned notary public, personally appeared Jamison Reschel proved to me through satisfactory evidence of identification, which were a license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public

My commission expires: 4/10/2025

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 hardship would prevent the petitioners from constructing a freight elevator to support the existing technical office use on site.

- 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 related to the size and shape of the existing structure and its location on the lot.

- 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 addition of a freight elevator in the rear corner of this pre-existing technical office building will not create any detriment to the public good.

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

The proposed elevator shaft constitutes a minimum addition of gross floor area and complies with the setback, open space, and height requirements of the zoning ordinance.

***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:** Longfellow Real Estate Partners**Present Use/Occupancy:** technical office**Location:** 907 Massachusetts Avenue**Zone:** Office 2-A/AOD 6**Phone:** 617.492.4100**Requested Use/Occupancy:** technical office

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	387,173	382,222	254,825	(max.)
<u>LOT AREA:</u>	203,860	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.89	1.87	1.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	650	no change	50	
DEPTH	428'	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	26'	no change	H+L/4	
REAR	178'	no change	H+L/4 (min 20')	
LEFT SIDE	31'	no change	H+L/5	
RIGHT SIDE	55'	no change	H+L/5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	130'	no change	85'	
WIDTH	163'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	31.27%	29.59%	15%	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	435 per PB SP 47 Amndmnt 4	no change	364	
<u>NO. OF LOADING AREAS:</u>	2	4	4	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	36'	no change	H+H/6	

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'.

BZA Application Form

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

July 12, 2021

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 120040
150 CambridgePark Drive

Dear BZA Members,

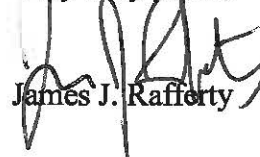
Enclosed for filing please find revisions to the plans originally submitted with the above-captioned application and an updated Dimensional Form.

Please be advised that the revisions occurred as a result of a reduction in the width of the proposed elevator shaft by approximately 5 feet. It should be noted that while the additional square footage necessary for the elevator shaft is 9,720 sf, the conversion of other portions of the building from habitable space to mechanical rooms actually results in an overall reduction of building gfa by 2,594 sf as a result of the proposed work.

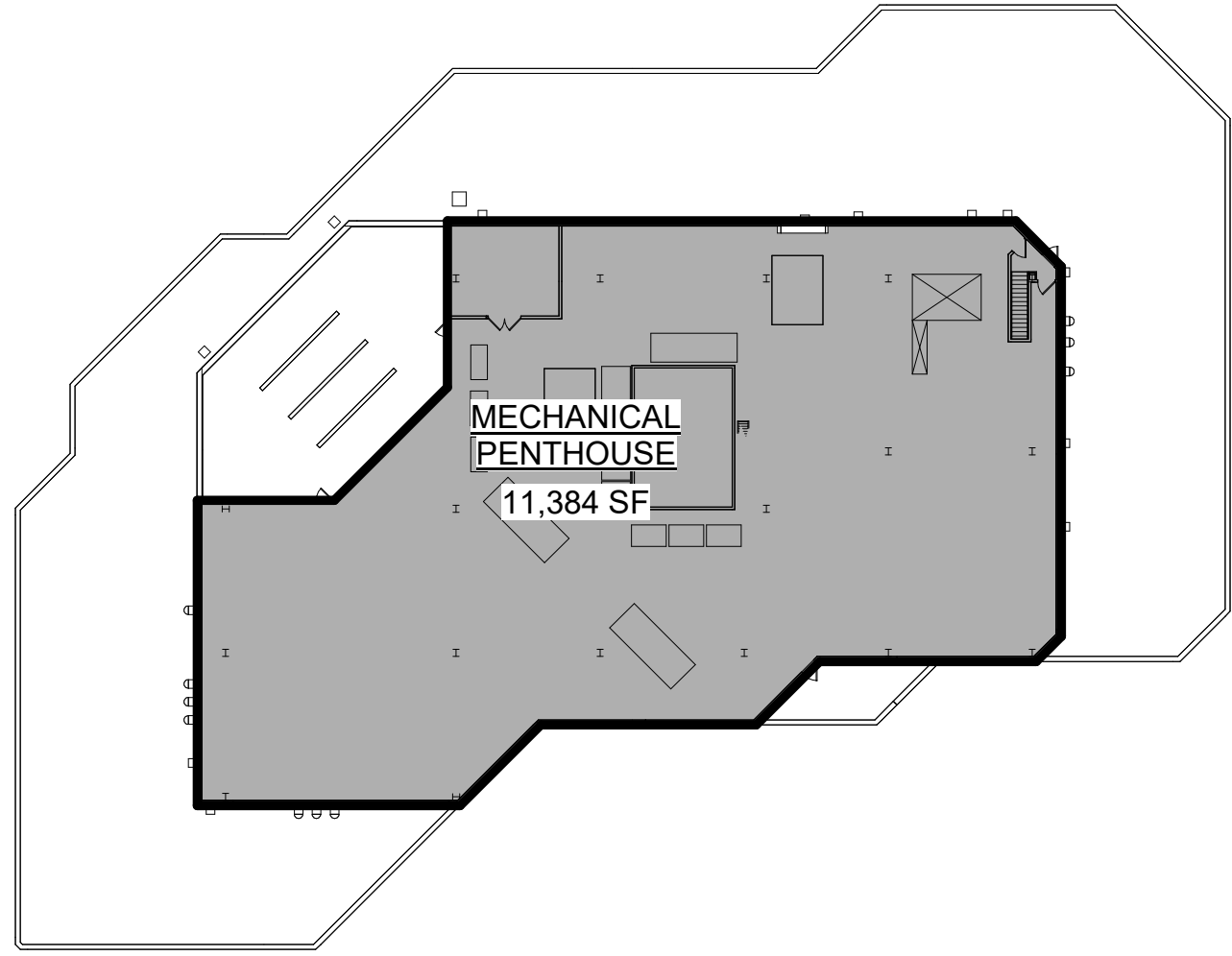
In addition, a change to the openings to the enclosure surrounding the transformer and switch gear have been made after consultation with Eversource. This enclosure, which is located on grade, does not contain a roof and thus is not regarded as gross floor area within the definition set forth in Article 2.

Thank you for your attention to this matter.

Very truly yours,


James J. Rafferty

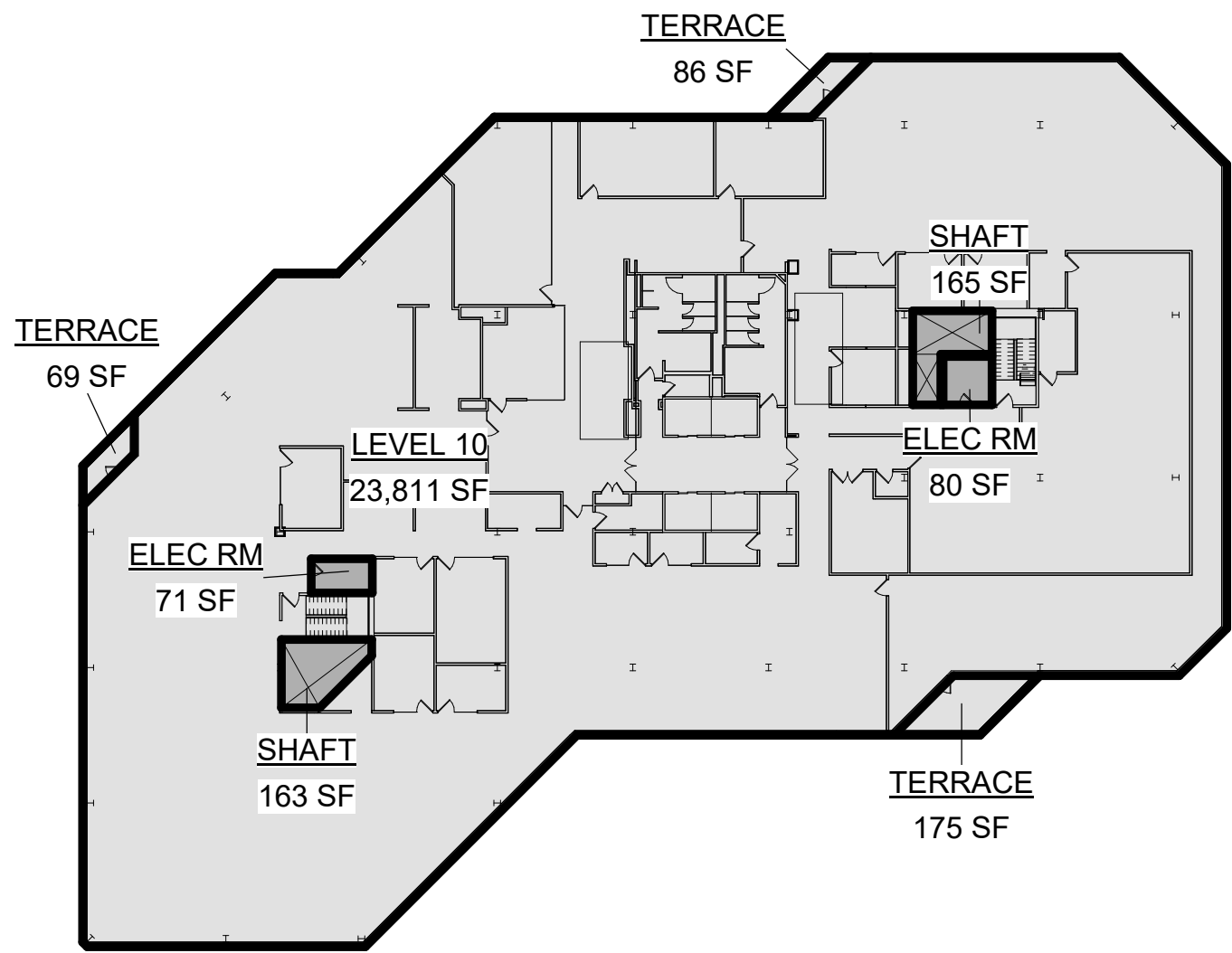
JJR/pwc



11 MECHANICAL LEVEL

SCALE: 1/32" = 1'-0"

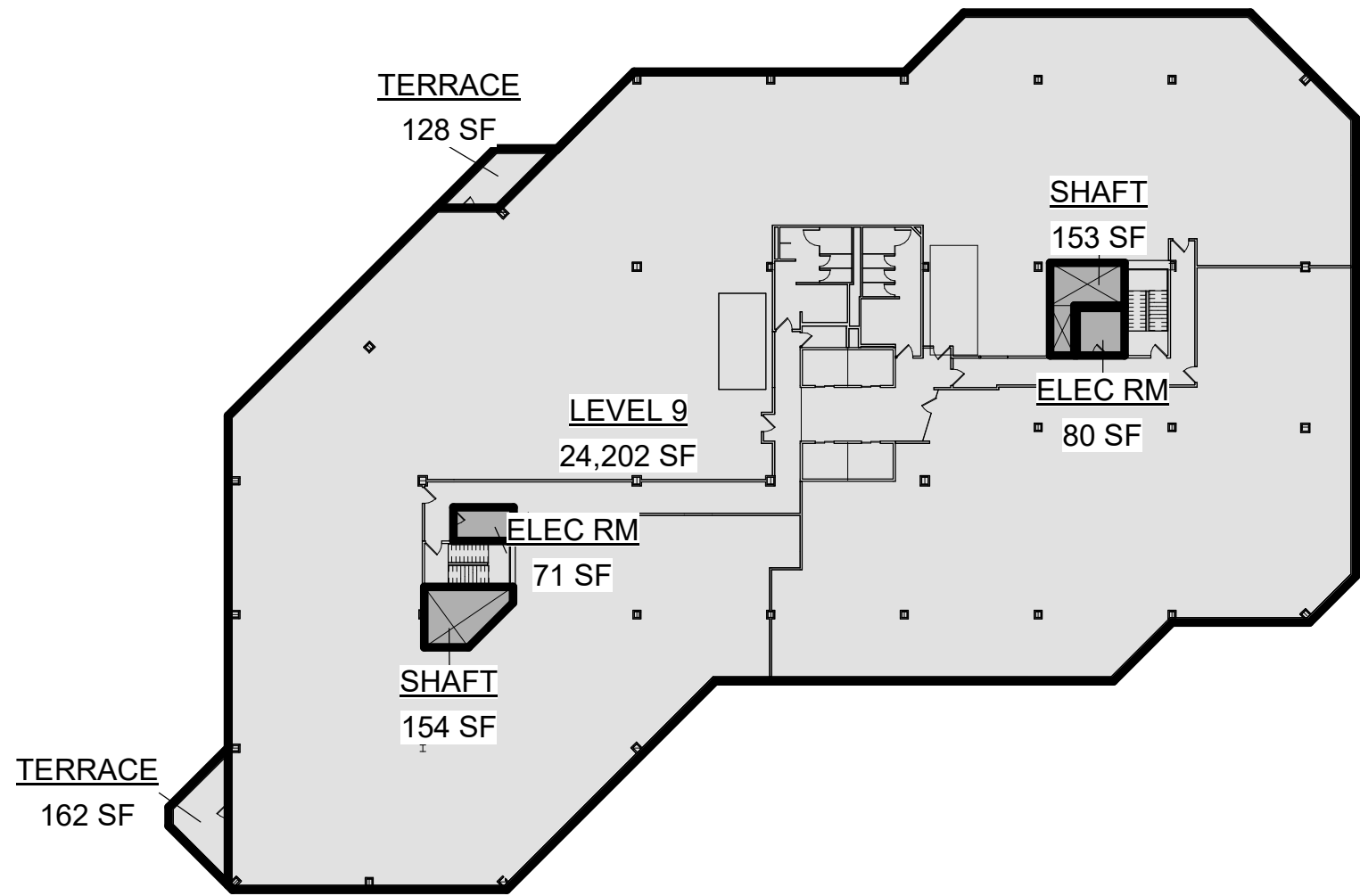
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10 LEVEL 10

SCALE: 1/32" = 1'-0"

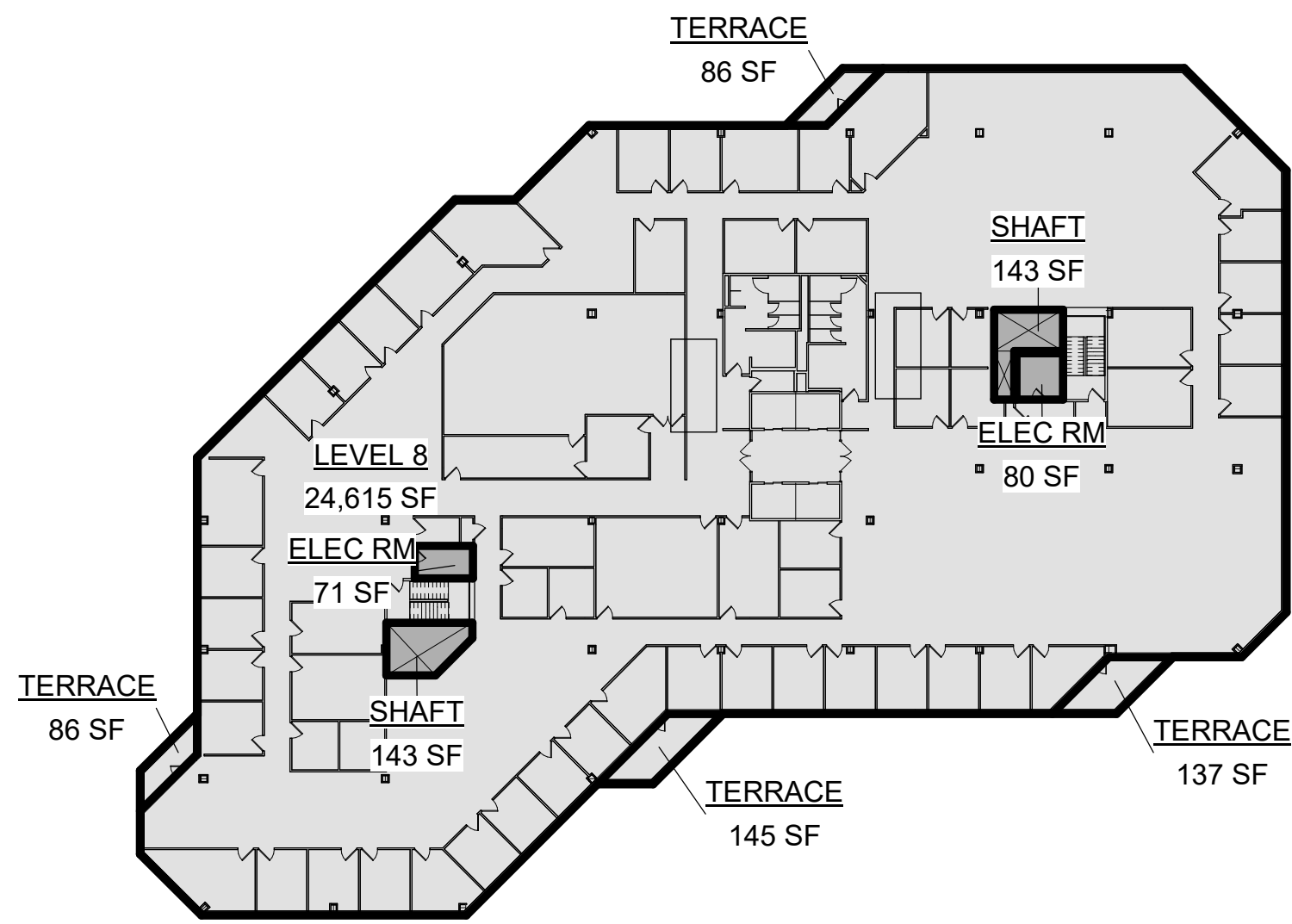
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9 LEVEL 9

SCALE: 1/32" = 1'-0"

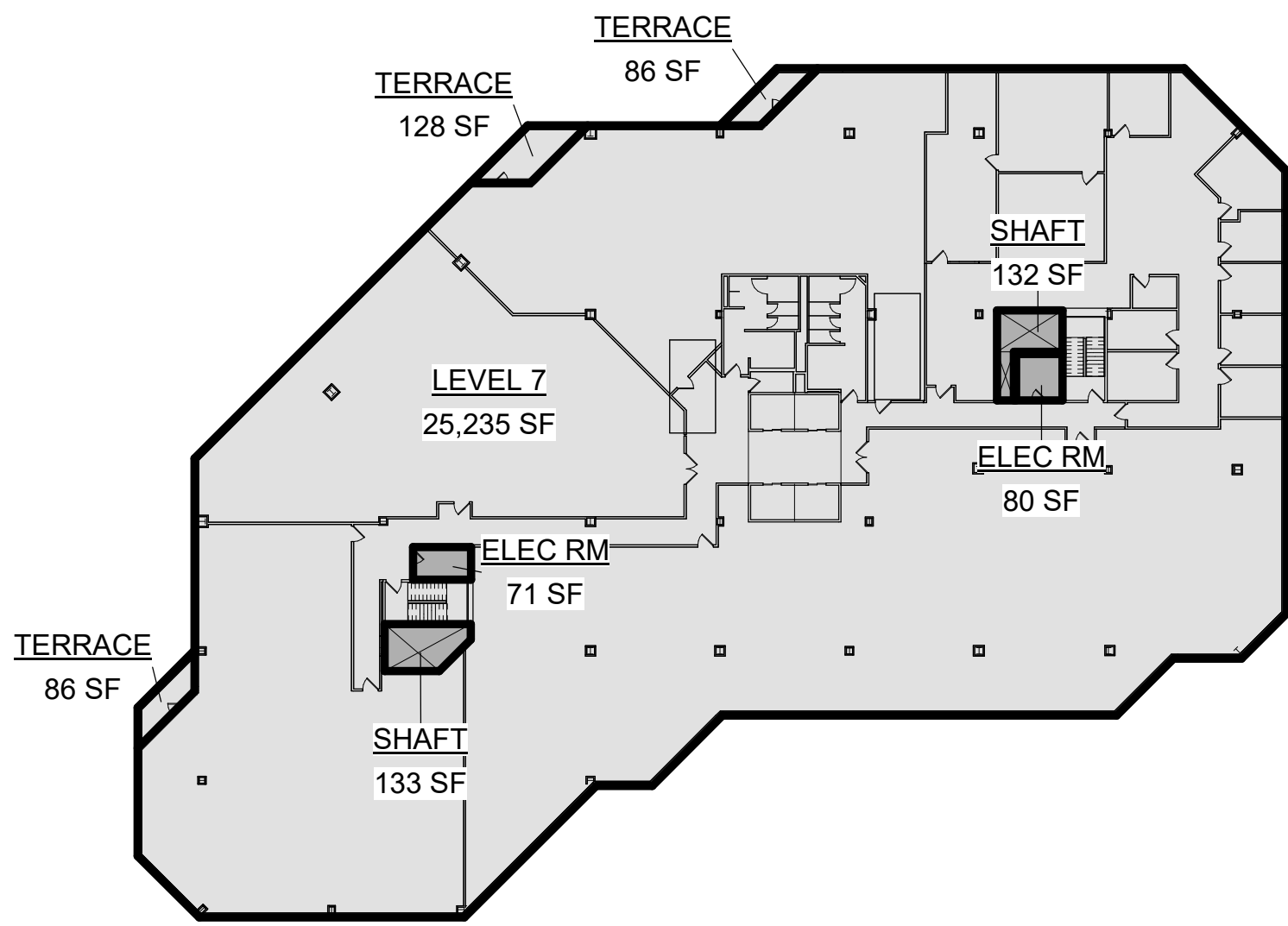
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8 LEVEL 8

SCALE: 1/32" = 1'-0"

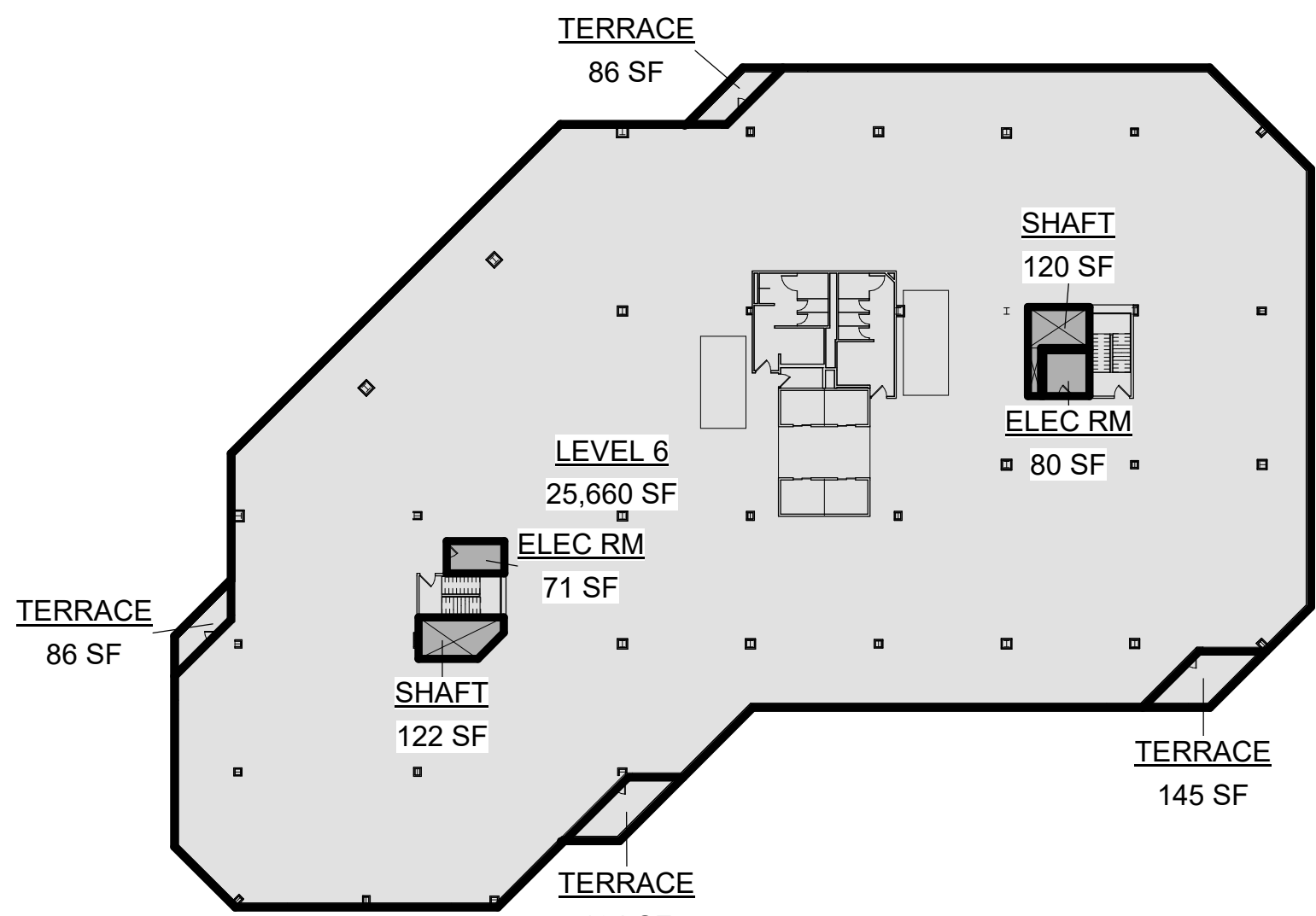
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7 LEVEL 7

SCALE: 1/32" = 1'-0"

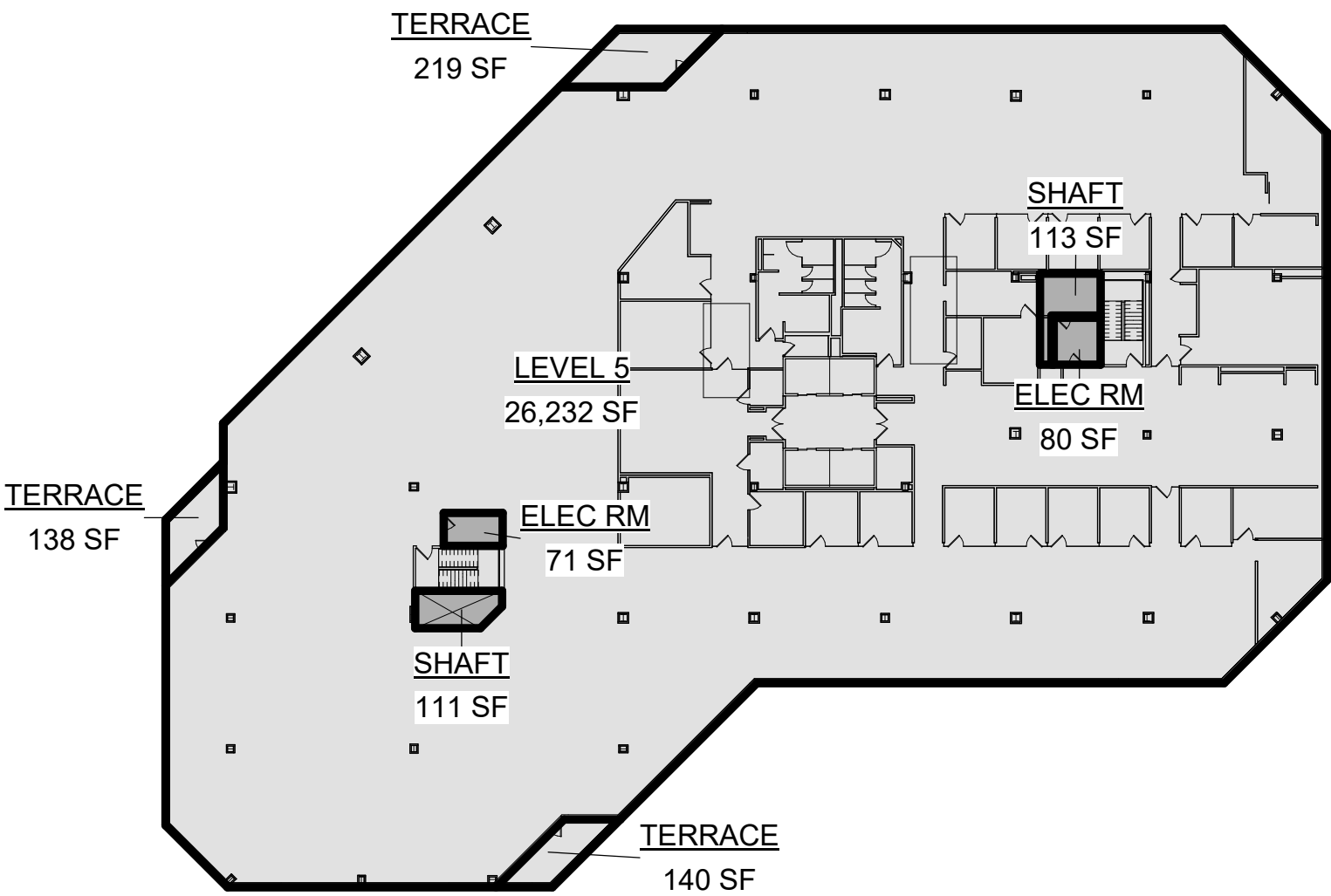
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6 LEVEL 6

SCALE: 1/32" = 1'-0"

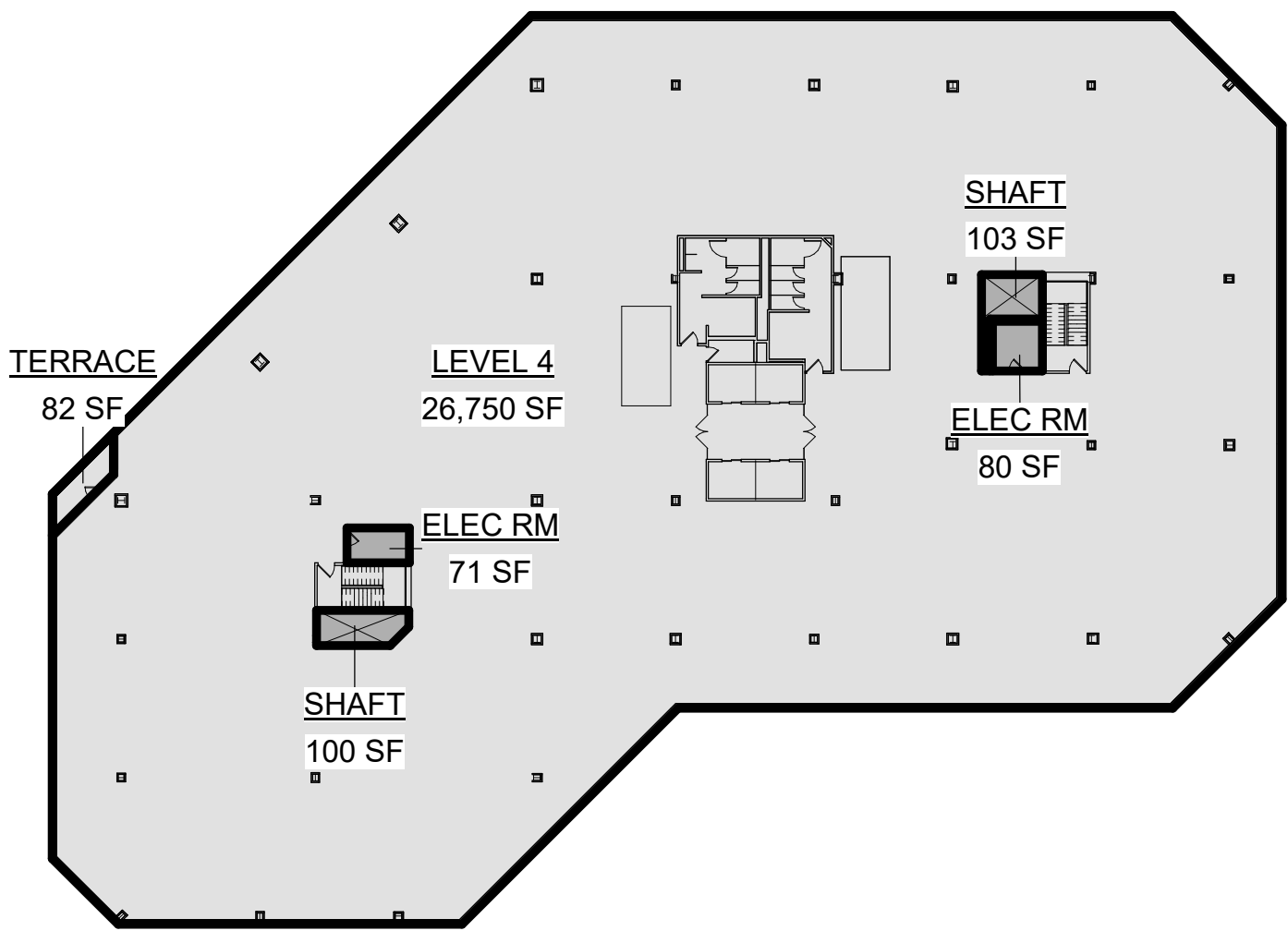
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5 LEVEL 5

SCALE: 1/32" = 1'-0"

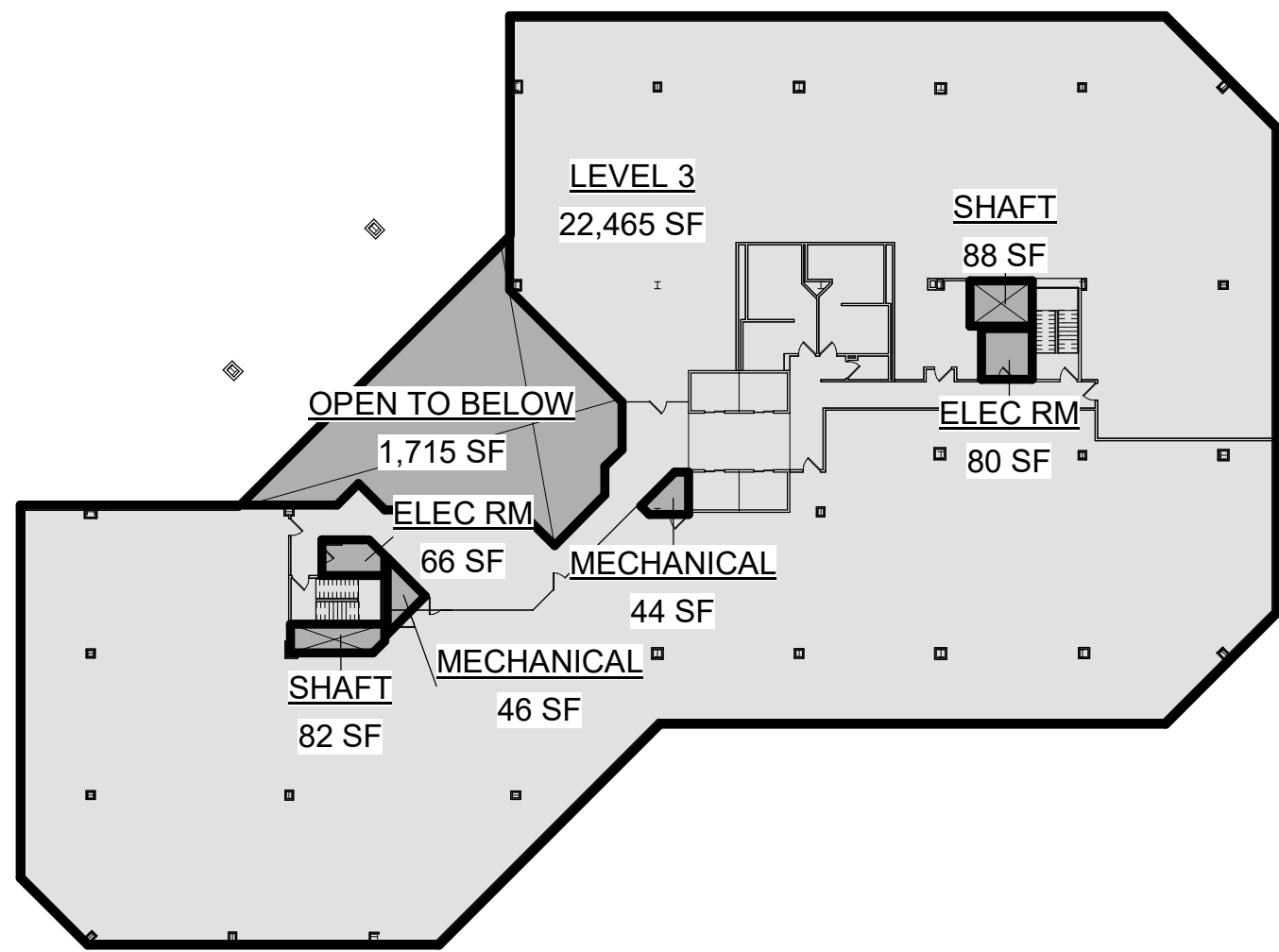
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4 LEVEL 4

SCALE: 1/32" = 1'-0"

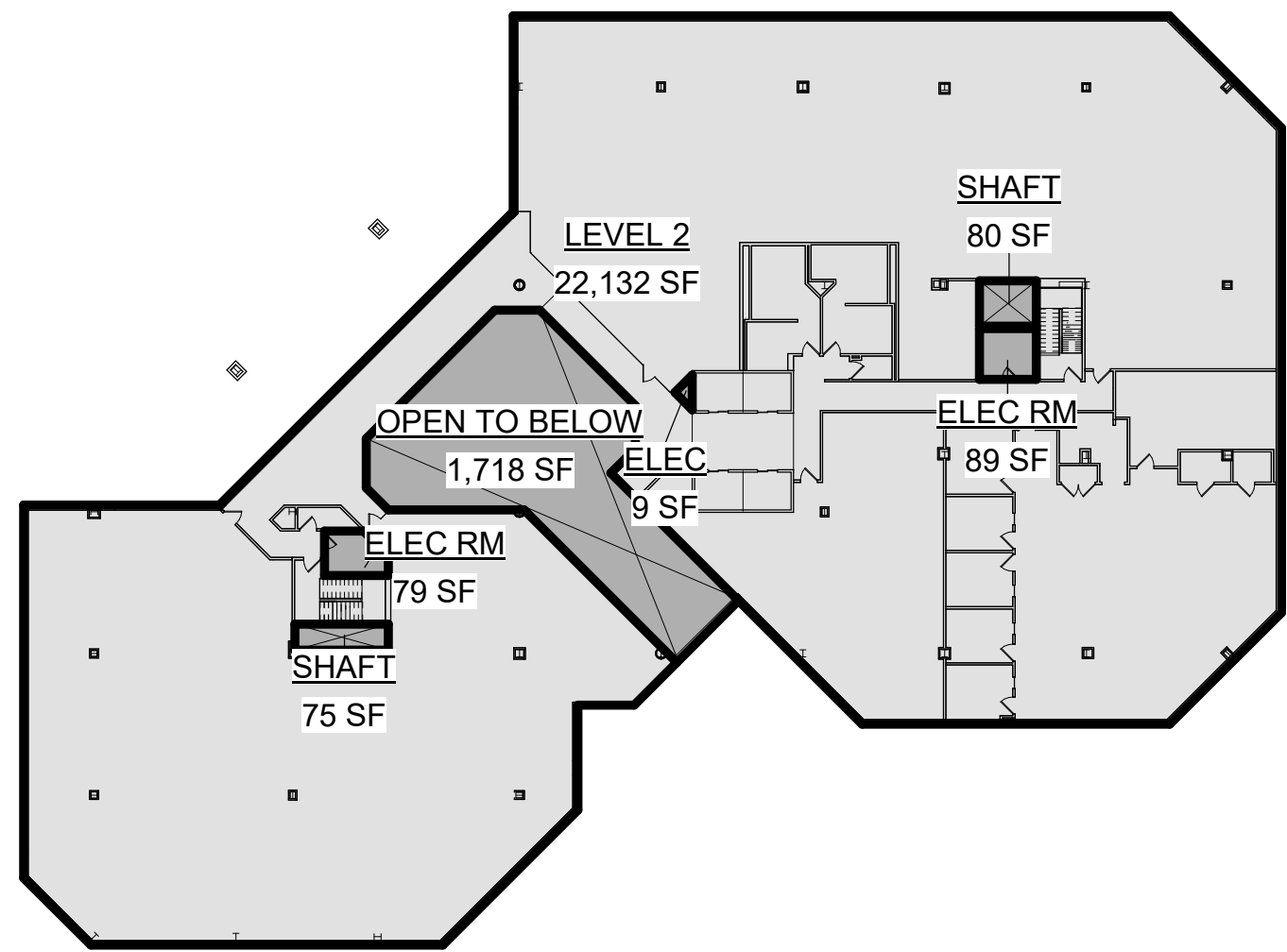
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3 LEVEL 3

SCALE: 1/32" = 1'-0"

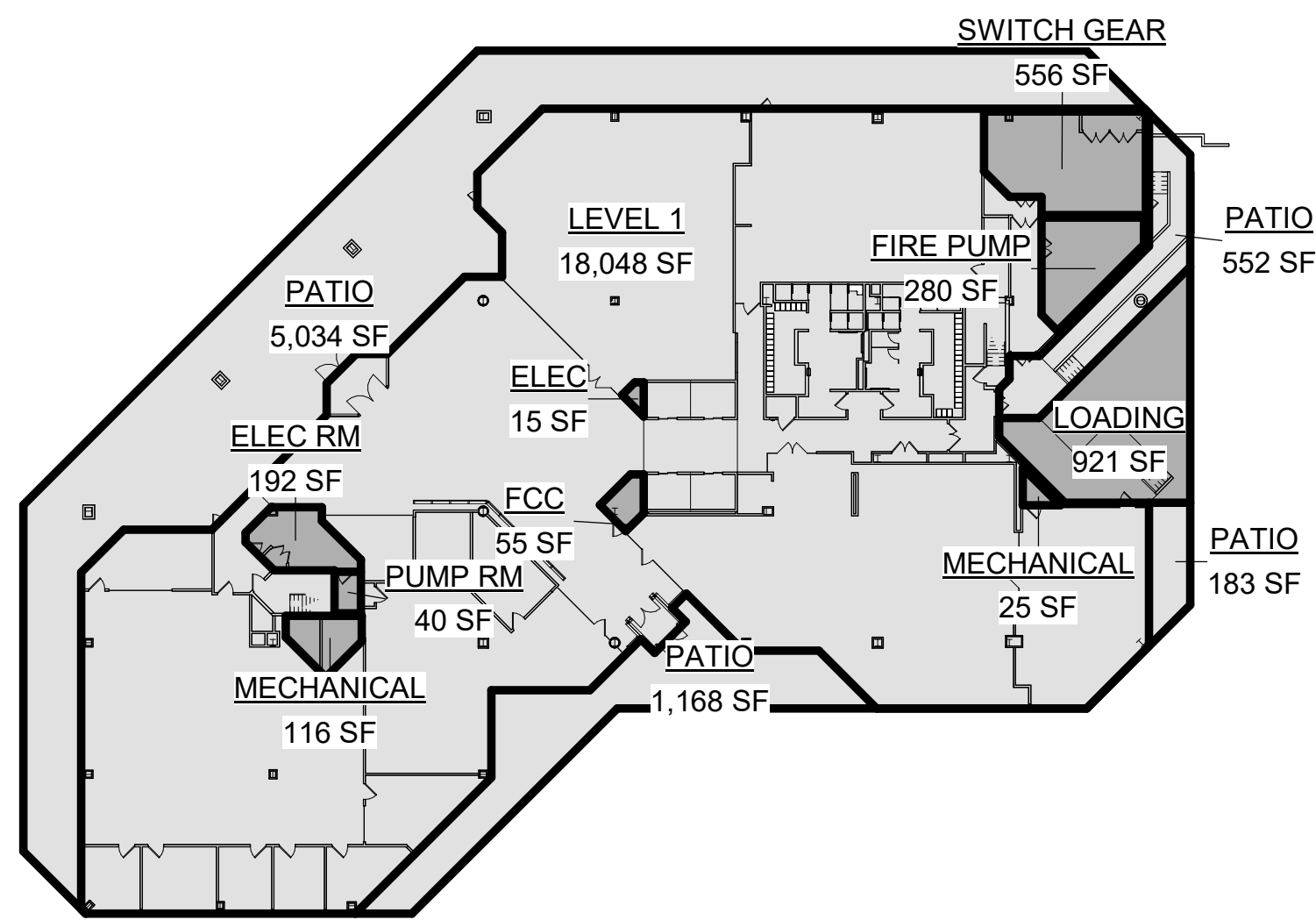
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2 LEVEL 2

SCALE: 1/32" = 1'-0"

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1 LEVEL 1

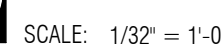
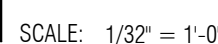
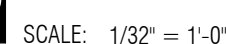
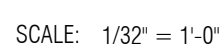
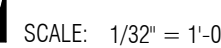
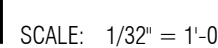
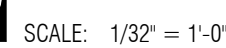
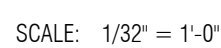
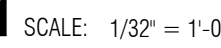
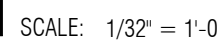
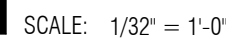
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A055

EXISTING CONDITIONS			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 1	27,185 SF	2,200 SF	24,985 SF
LEVEL 2	24,183 SF	2,052 SF	22,132 SF
LEVEL 3	24,586 SF	2,122 SF	22,465 SF
LEVEL 4	27,186 SF	354 SF	26,832 SF
LEVEL 5	27,105 SF	375 SF	26,730 SF
LEVEL 6	26,504 SF	393 SF	26,111 SF
LEVEL 7	25,951 SF	416 SF	25,535 SF
LEVEL 8	25,508 SF	438 SF	25,069 SF
LEVEL 9	24,950 SF	459 SF	24,491 SF
LEVEL 10	24,622 SF	480 SF	24,142 SF
MECHANICAL LEVEL	11,384 SF	11,384 SF	
	269,163 SF	20,672 SF	248,491 SF

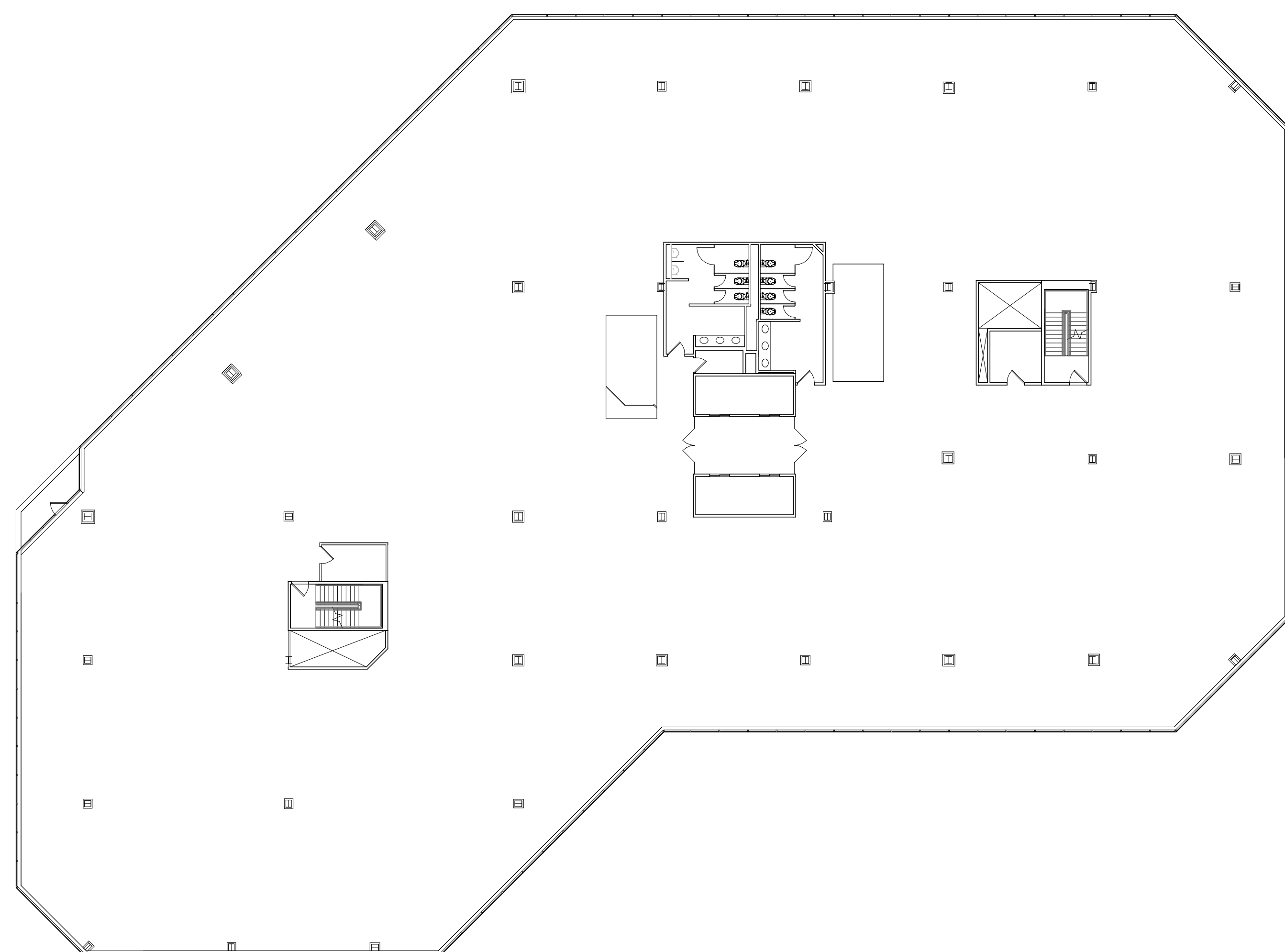
DEFINITIONS:
1. GROSS BUILDING AREA - MEASURED TO EXTERIOR FACE OF WALL
2. ZONING DEDUCTIONS - PER CAMBRIDGE ZONING CODE
3. GROSS FLOOR AREA = GROSS BUILDING AREA - ZONING DEDUCTIONS

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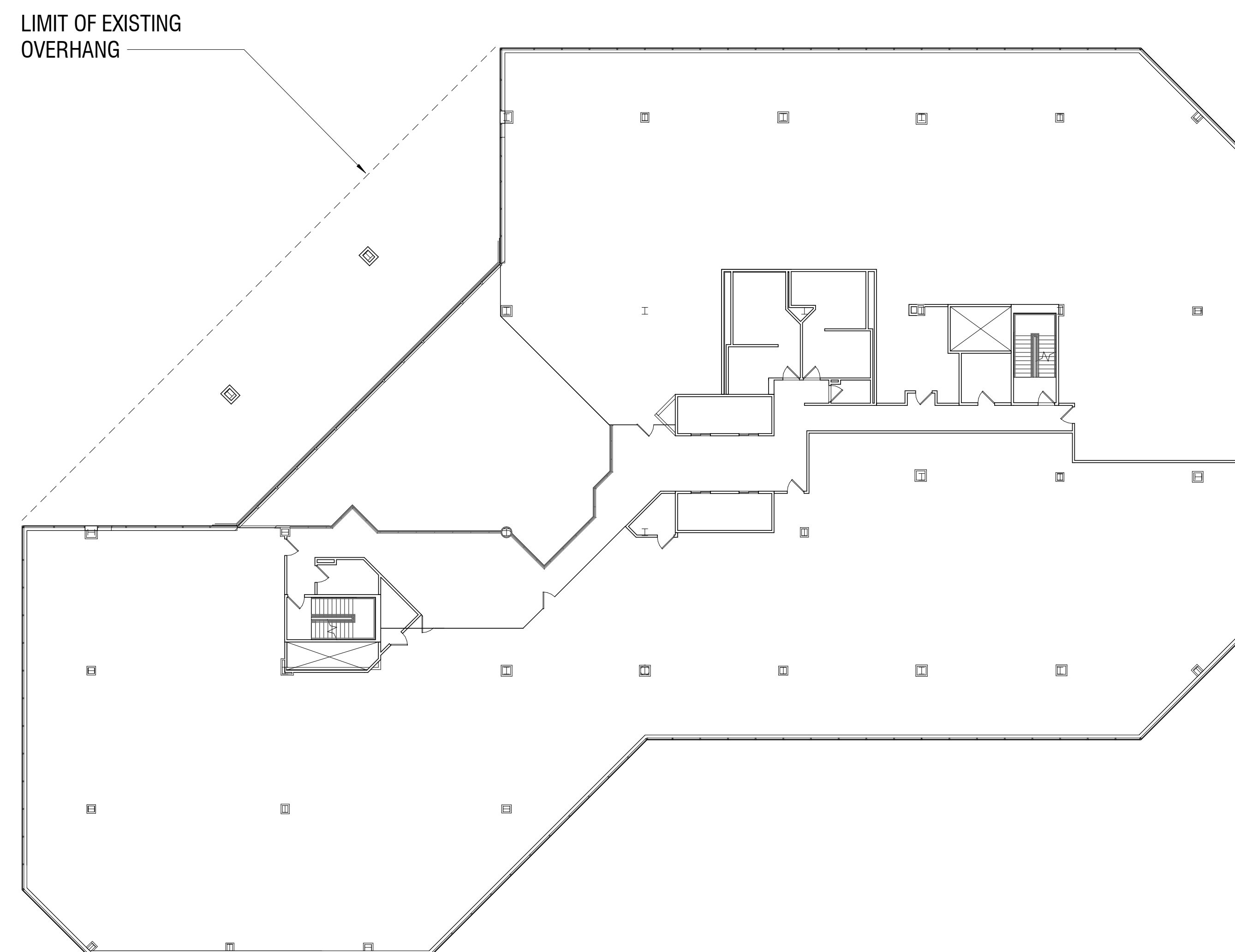


EXISTING CONDITIONS			
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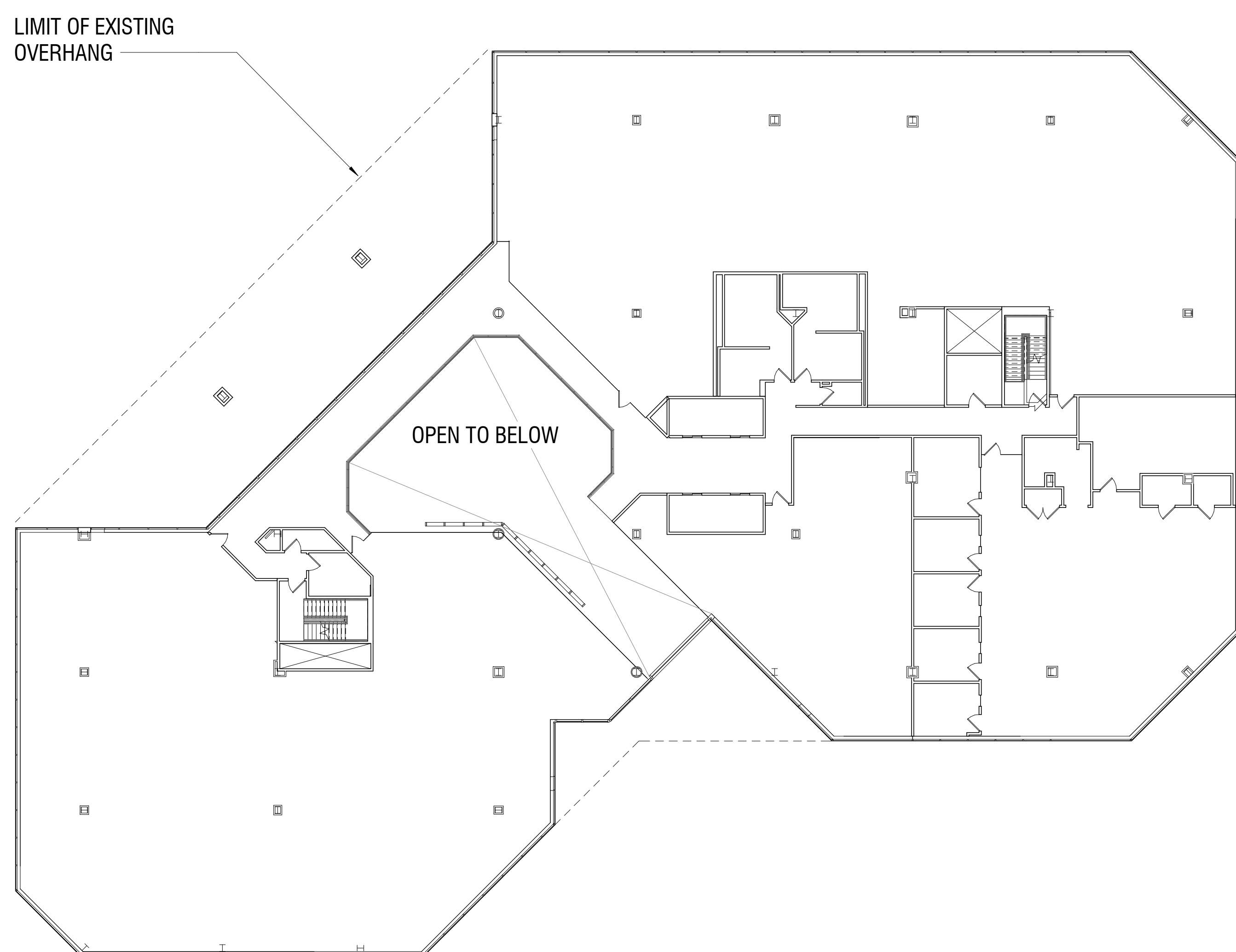
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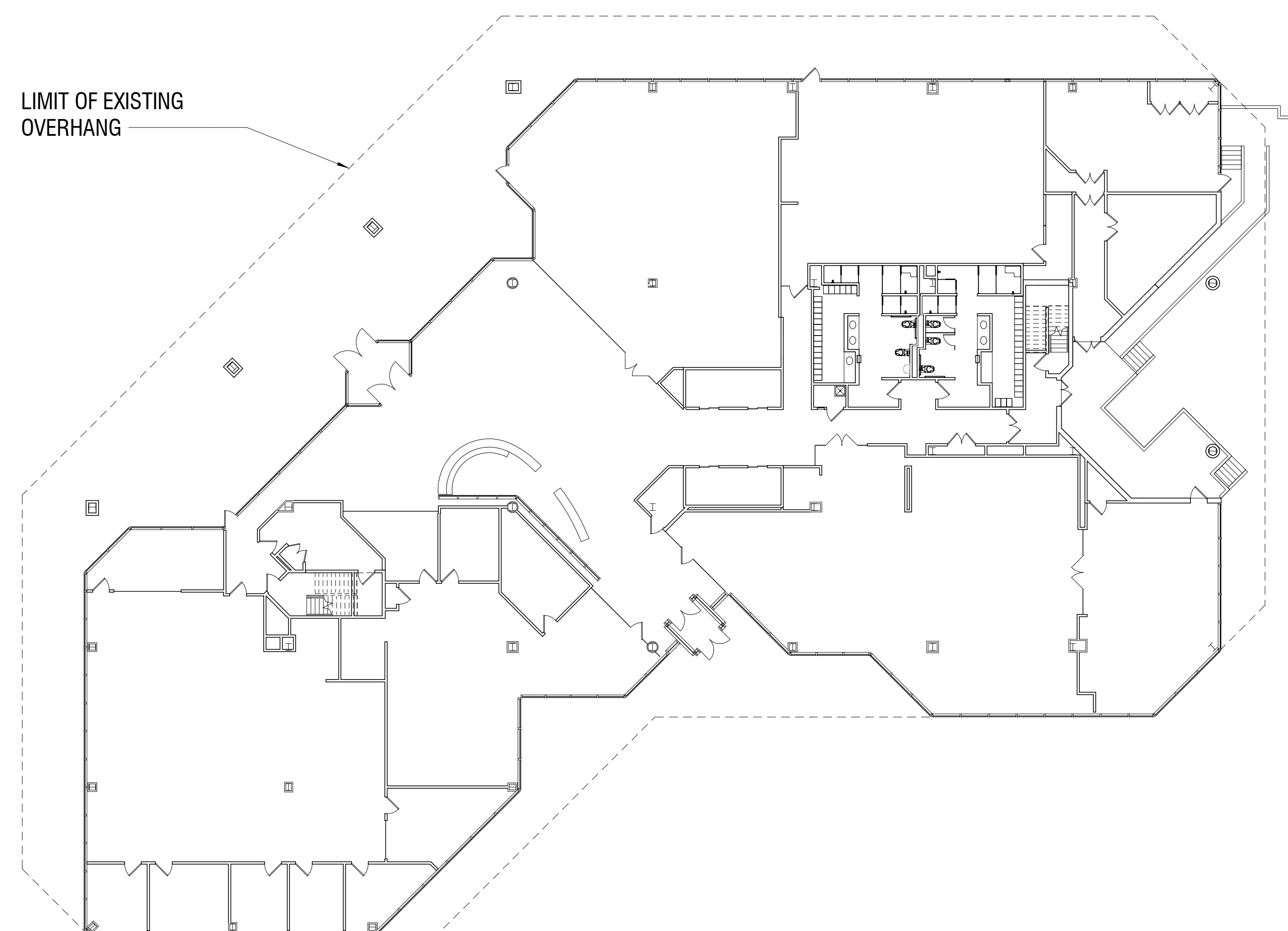
4 LEVEL 4 (5-10 SIMILAR)



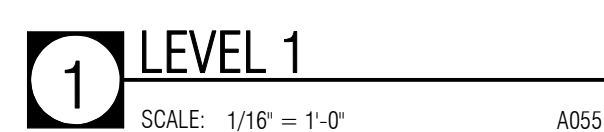
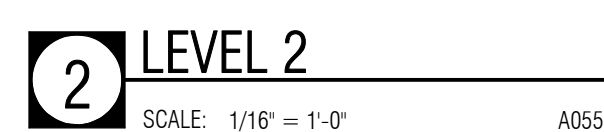
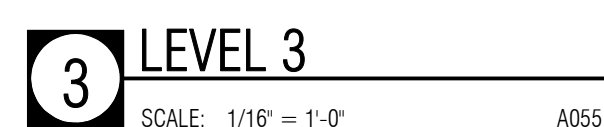
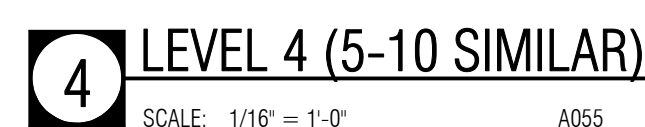
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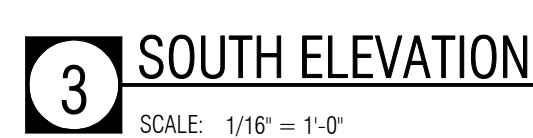
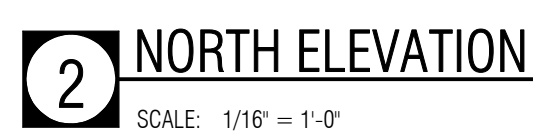


2 LEVEL 2
SCALE: 1/16" = 1'-0" A055



1 LEVEL 1
SCALE: 1/16" = 1'-0" A051





DRAWING NUMBER:

A055

4/12/2021 10:11:49 AM

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NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW MECHANICAL
LOUVERS WITHIN EXISTING
RIBBON WINDOW
(METAL LOUVER)

INFILL OF EXISTING ONE
STORY OVERHANG. NEW
FRAMES AND GLAZING
(STOREFRONT & METAL
PANEL)

4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW EXPANDED PENTHOUSE WITH MECHANICAL
LOUVERS SIMILAR TO EXISTING
(METAL PANEL/PRECAST CONCRETE)

NEW FRAMES-AND
GLAZING SIMILAR TO
EXISTING ON LEVEL 1
(STOREFRONT)

3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW MECHANICAL LOUVER
(METAL PANEL)

NEW SERVICE ELEVATOR./ MEP SHAFT & RISER
(METAL PANEL)

NEW MECHANICAL LOUVERS WITHIN
EXISTING RIBBON WINDOW
(METAL LOUVER)

2A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NEW ROOFTOP MECHANICAL SYSTEMS &
ACOUSTIC SCREEN

NEW SERVICE ELEVATOR/
MEP SHAFT & RISER
(METAL PANEL)

NEW MECHANICAL LOUVERS WITHIN
EXISTING RIBBON WINDOW
(METAL LOUVER)

ENCLOSURE OF EXISTING
LOADING DOCK
(METAL PANEL)

NEW ONE-STORY LOADING
DOCK ADDITION
(CONCRETE/
METAL PANEL)

1 EAST ELEVATION

SCALE: 1/16" = 1'-0"

ELKUS | MANFREDI
ARCHITECTS

[Address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

150 CPD

150 Cambridge Park Drive
Cambridge, MA 02140

Client
Longfellow
260 Franklin Street, Suite 1920
Boston / MA / 02110
617.303.2900

04/09/2021
VARIANCE SET

PROJECT NUMBER: 20102.100

DATE: 04/09/2021

REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/16" = 1'-0"

DRAWING NAME:

TYPICAL ELEVATIONS

DRAWING NUMBER:

A056

150 Cambridge Park Drive
Cambridge, MA 02140

Client
Longfellow
260 Franklin Street, Suite 1920
Boston / MA / 02110
617.303.2900

04/09/2021
VARIANCE SET

PROJECT NUMBER: 20102.100

DATE: 04/09/2022

REVISIONS:

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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SEE PREVIOUS ISSUES FOR REVISIONS:
NOT LISTED HERE

SCALE: 1" = 40'-0"

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

A100





150 Cambridge Park Dr.

Petitioner

267F-392
FORT POINT INVESTMENTS, LLC
C/O MARVIN F. POER & CO
3520 PIEDMONT ROAD NE #410
ATLANTA, GA 30305

267.4-176
CAMBRIDGE GF DEAL LP,
C/O SHERMAN & STERLING LLP
ATTN: JACQUES ROTHSCHILD
345 PARK AVENUE
NEW YORK, NY 10145

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - 3RD FL.
CAMBRIDGE, MA 02139

267.4-288
PPF OFF 125 CAMBRIDGE PARK DR, LLC
1585 BROADWAY 37TH FLR
NEW YORK, NY 10036

267.4-295
180A FAWCETT LLC
100 SMITH PLACE
CAMBRIDGE, MA 02138

265B-60
BOSTON EDISON COMPANY
C/O NSTAR ELECTRIC COMPANY
P.O. BOX 270, PROPERTY TAX DEPT
HARTFORD, CT 06141-0270

265D-52
HART CAMBRIDGE LLC
C/O HEITMAN CAPITAL MANAGEMENT LLC,
191 NORTH WACKER DRIVE. SUITE 2500
CHICAGO, IL 60606

265F-17/265D-55
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

267.4-247
BELAM REALTY LLC.
15 WARD ST
SOMERVILLE, MA 02143

267.4-319
PPF OFF 150 CAMBRIDGE PARK DR, LLC
1585 BROADWAY, 37TH FLR
NEW YORK, NY 10036

267.4-316
IMP WINDSOR AT CAMBRIDGE PARK LLC
C/O GID INVESTMENT ADVISERS LLC
125 HIGH ST., HIGH ST TOWER 27TH FL
BOSTON, MA 02110

267.4-305
PPF OFF 100 CAMBRIDGE PARK DR LLC
MORGAN STANLEY REAL ESTATE ADVISOR INC
1585 BROADWAY 37TH FLR
NEW YORK, NY 02140

267.4-313
PPF OFF 200 CAMBRIDGE PARK DRIVE, LLC C/O
MORGAN STANLEY REAL ESTATE ADVISOR
1585 BROADWAY, 37TH FLOOR
NEW YORK, NY 10036

267.4-296
FIRST MIDDLESEX REALTY LLC
170 FAWCETT ST
CAMBRIDGE, MA 02138

267.4-221
IVANOVIC, LUDMILLA R. L.,
TR. OF ONE HUNDRED THIRTY FAWCETT STREET
76 POWDER HOUSE ROAD
MEDFORD, MA 02155

267.4-320
130 CPD APARTMENTS LIMITED PARTNESHIP
C/O HANOVER COMPANY
1780 S. POST OAK LANE
HOUSTON, MA 77056

267.4-291
HCP/KING 87 CPD, LLC
800 BOYLSTON ST
BOSTON, MA 02199

265D-58
50 CP DEVELOPMENT LIMITED PARTNERSHIP
1780 S. POST POAK LANE
HOUSTON, TX 77056

267F-393
TB WHEELER APARTMENTS LLC
250 GILRALTAR RD
HORSHAM, PA 19044

265D-57
GUARDIAN CAMBRIDGE ALEWIFE LLC
C/O THE GUARDIAN LIFE INS. CO OF AMERICA
10 HUDSON YARDS
NEW YORK, NY 10001

265D-53
FAEC 35 CPD LLC
C/O HEALTHPEAK PROPERTIES, INC
1920 MAIN ST, SUITE 1200
IRVINE, CA 92614

267F-286
TB WHEELER APARTMENTS LLC,
250 GILRALTAR ROAD
HORSHAM, PA 19044

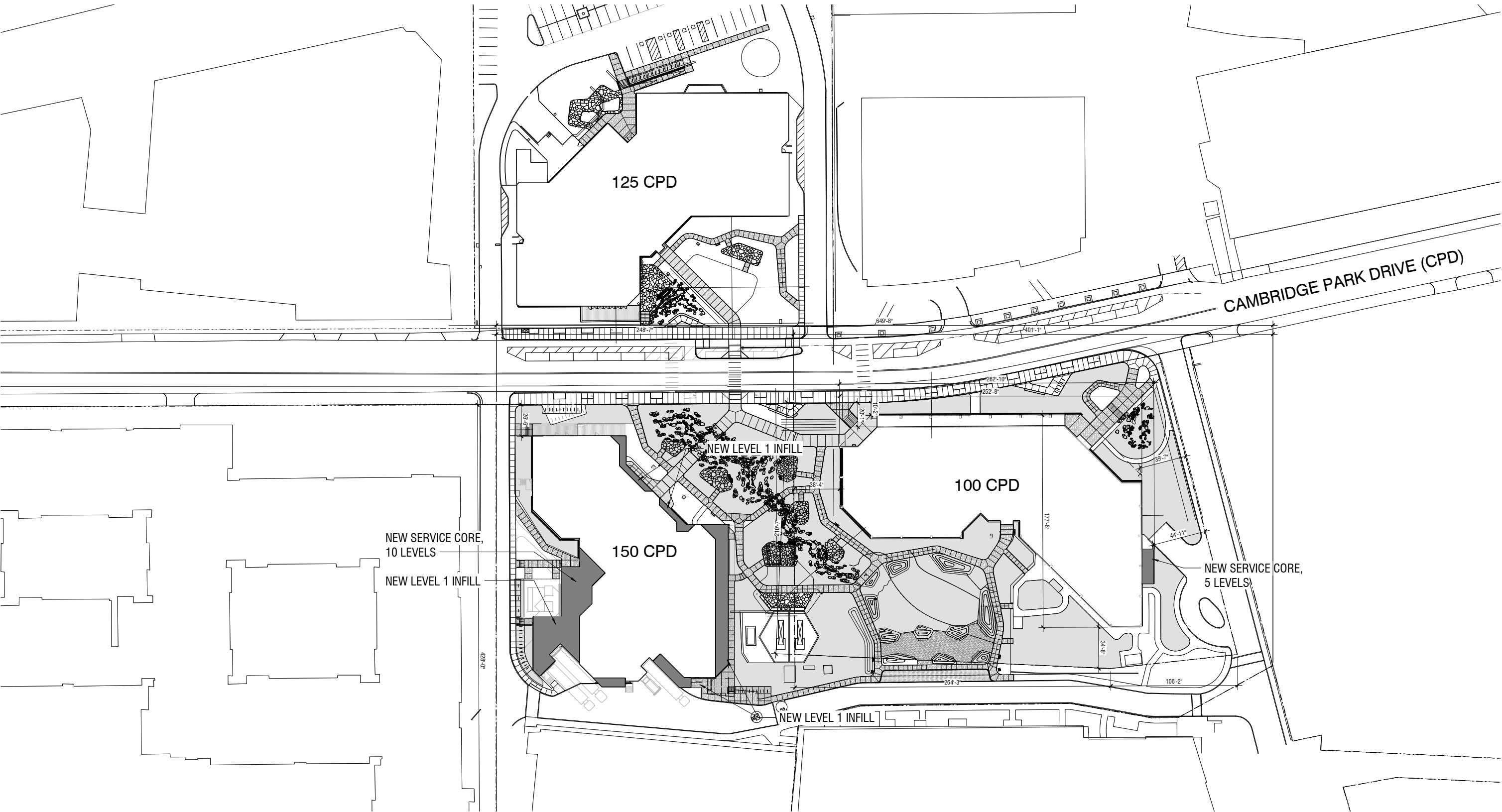
150 CambridgePark Drive

VARIANCE HEARING

JULY 15, 2021

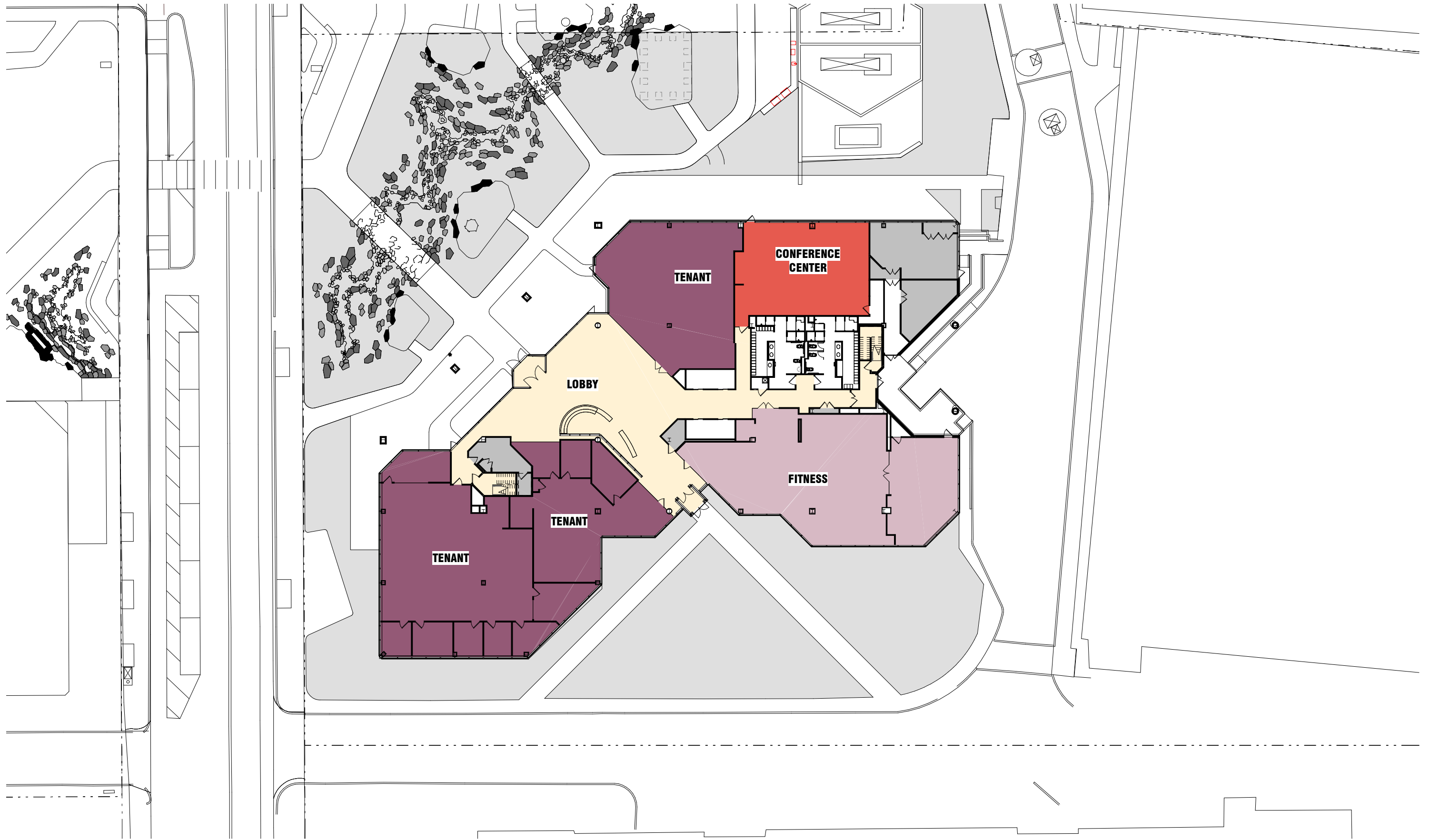
ELKUS | MANFREDI
ARCHITECTS

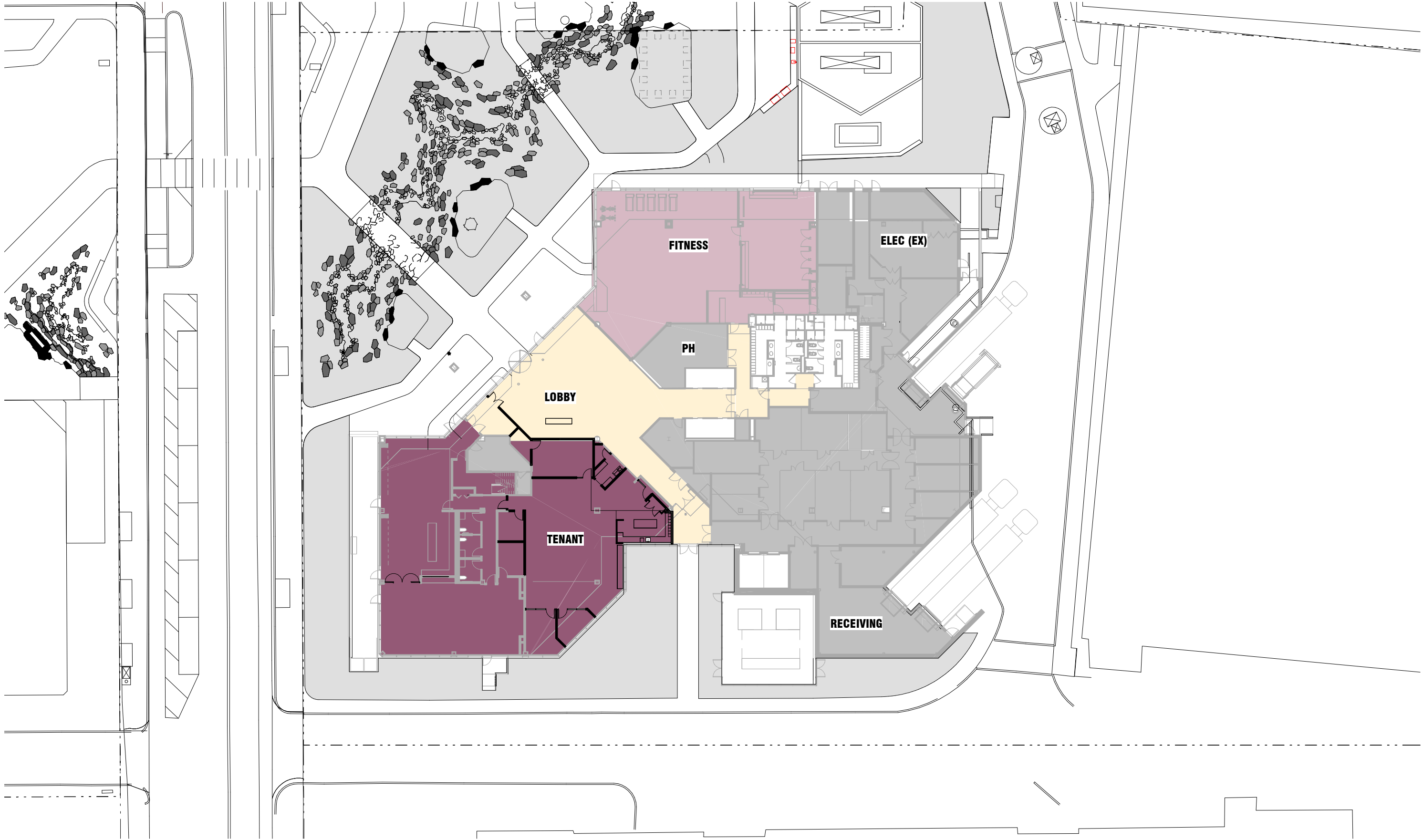
Site Plan



150 CPD
Existing

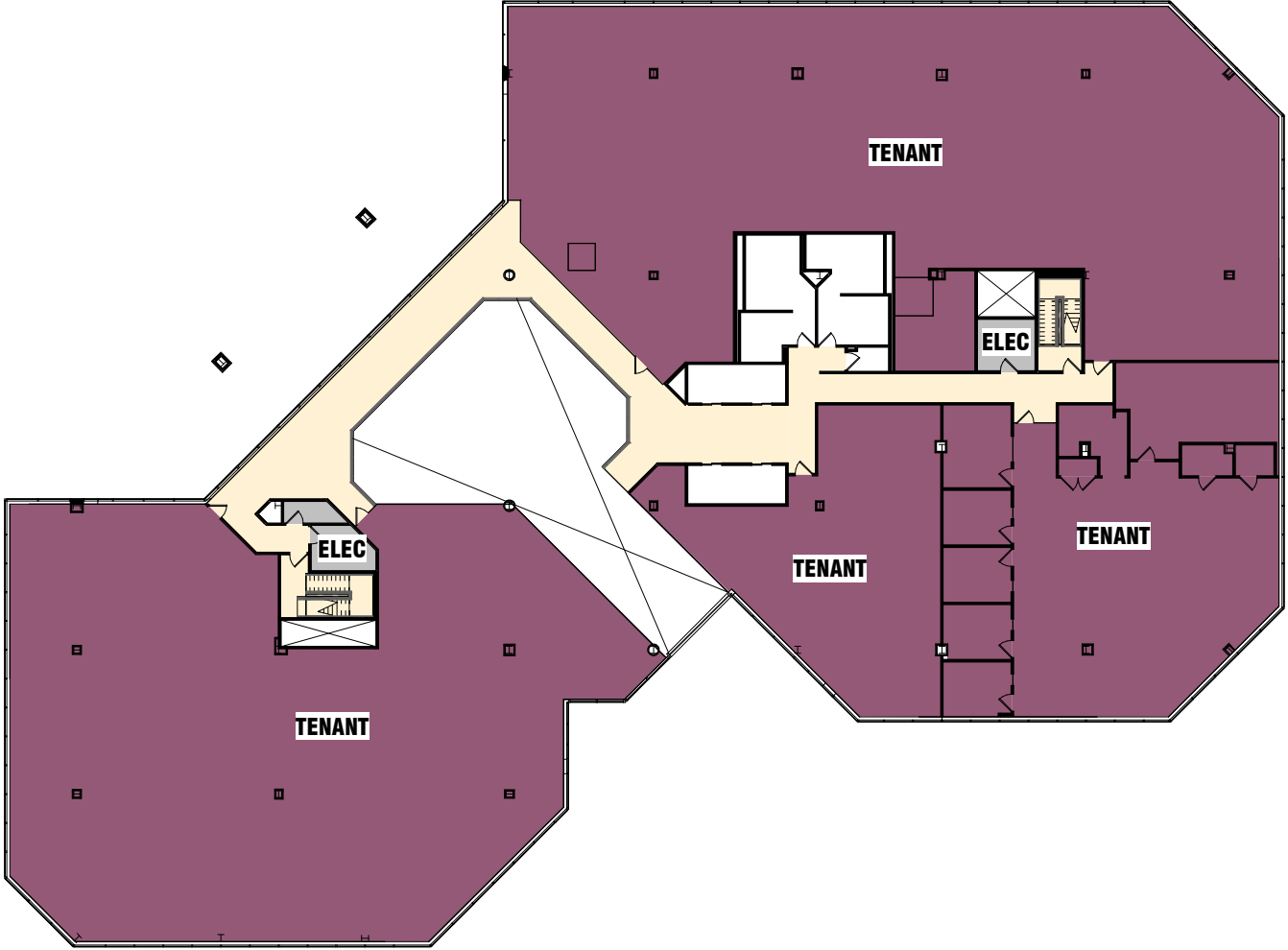


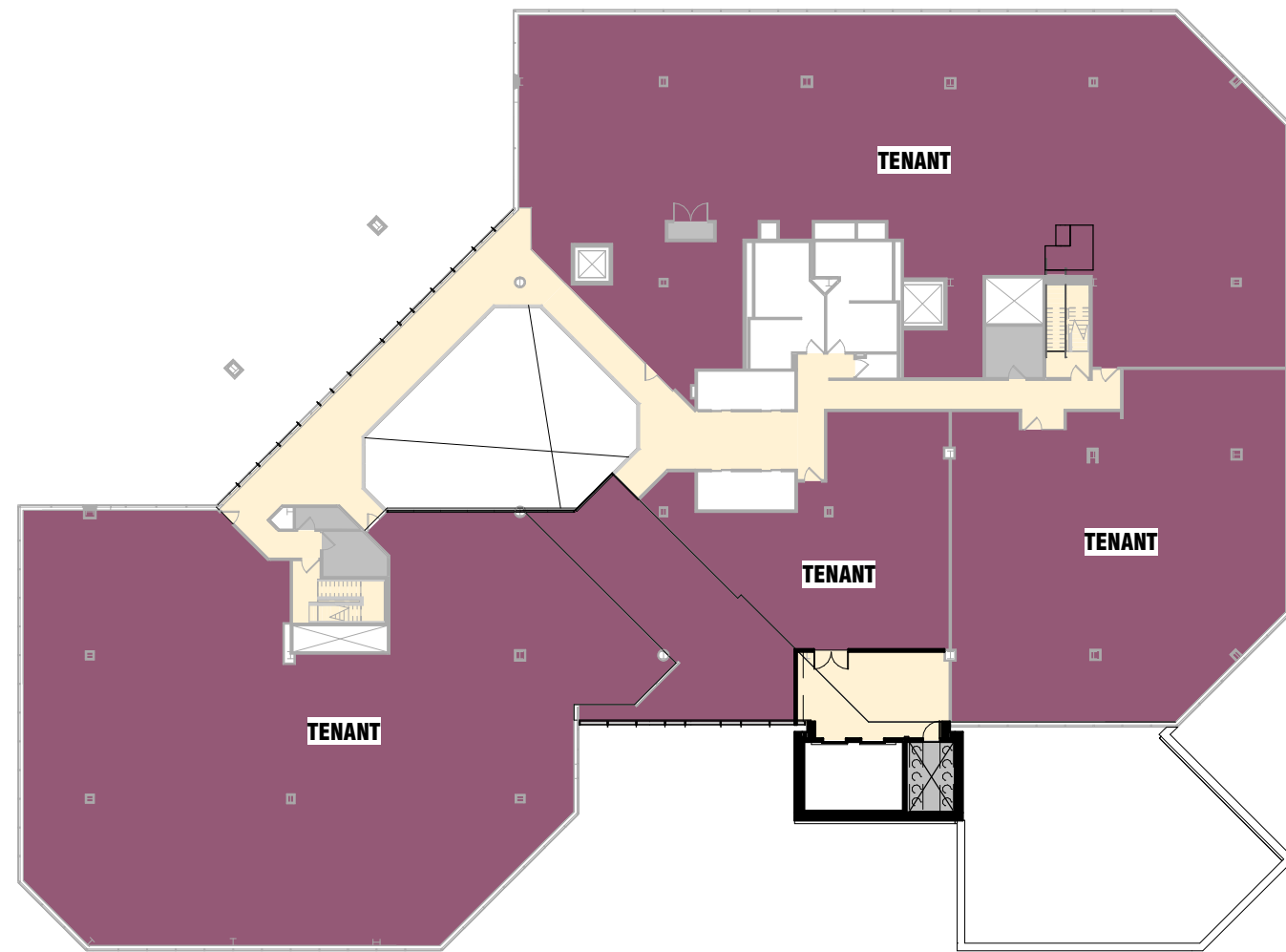


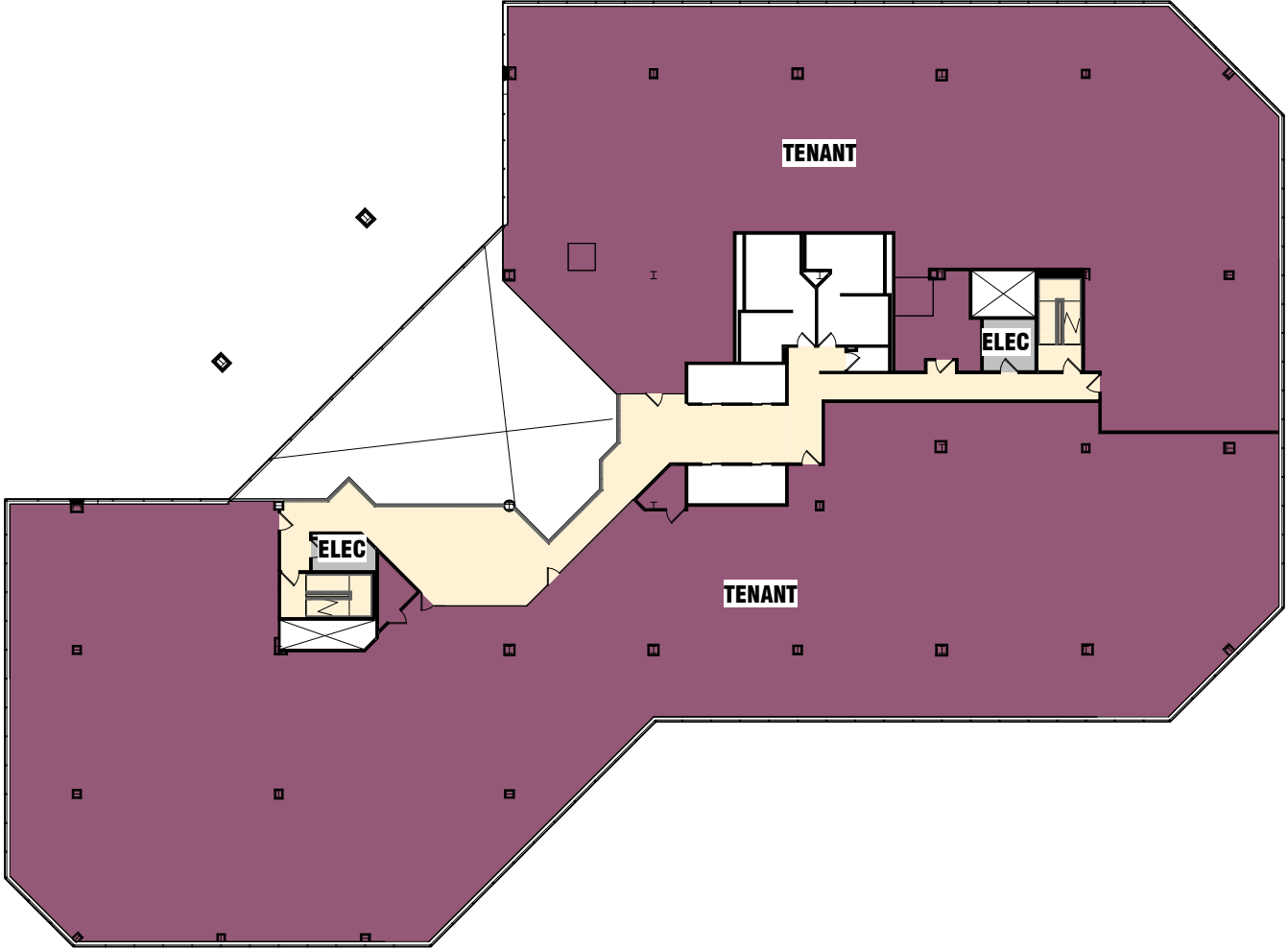


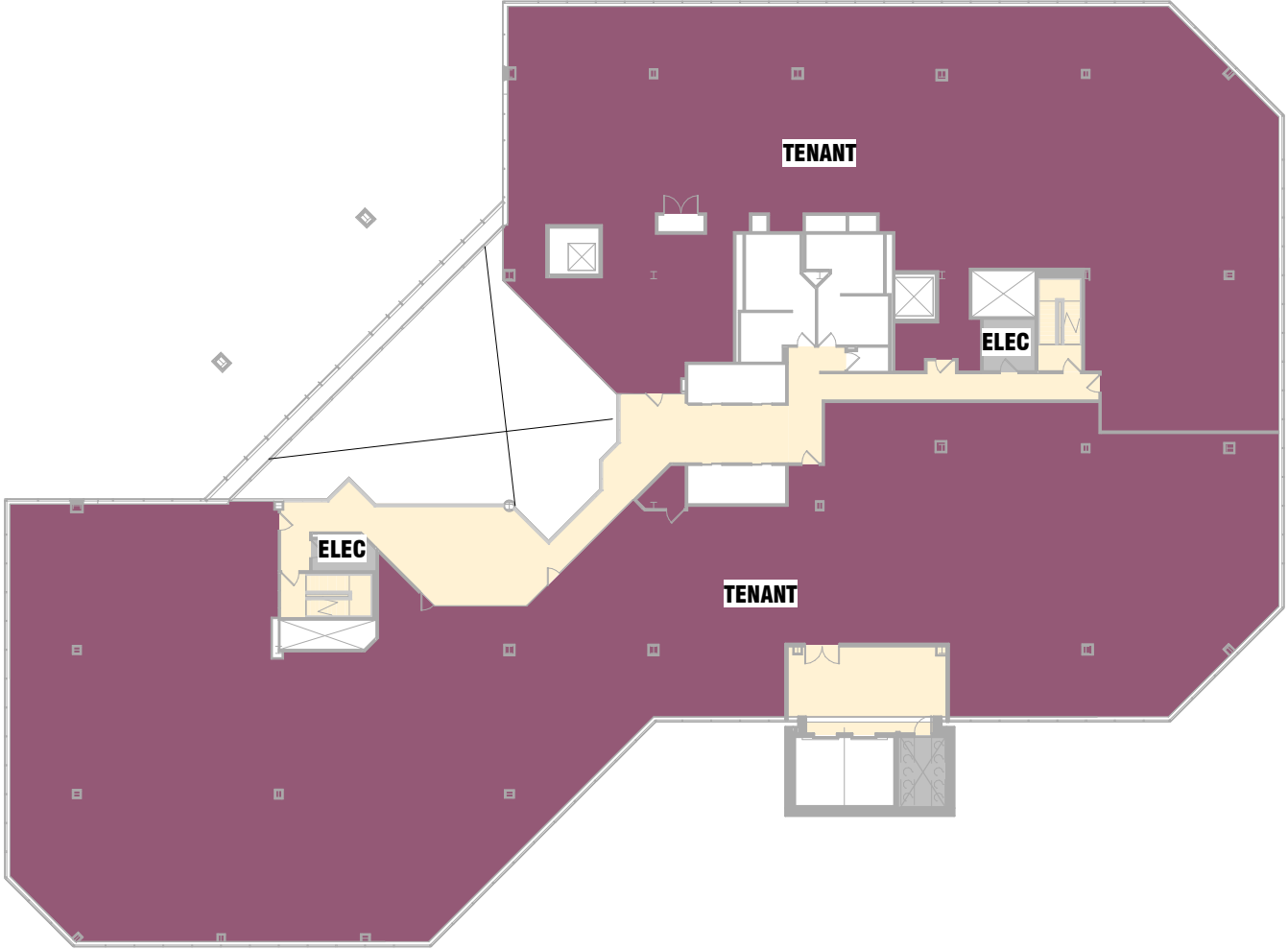
LEVEL 1 PROPOSED

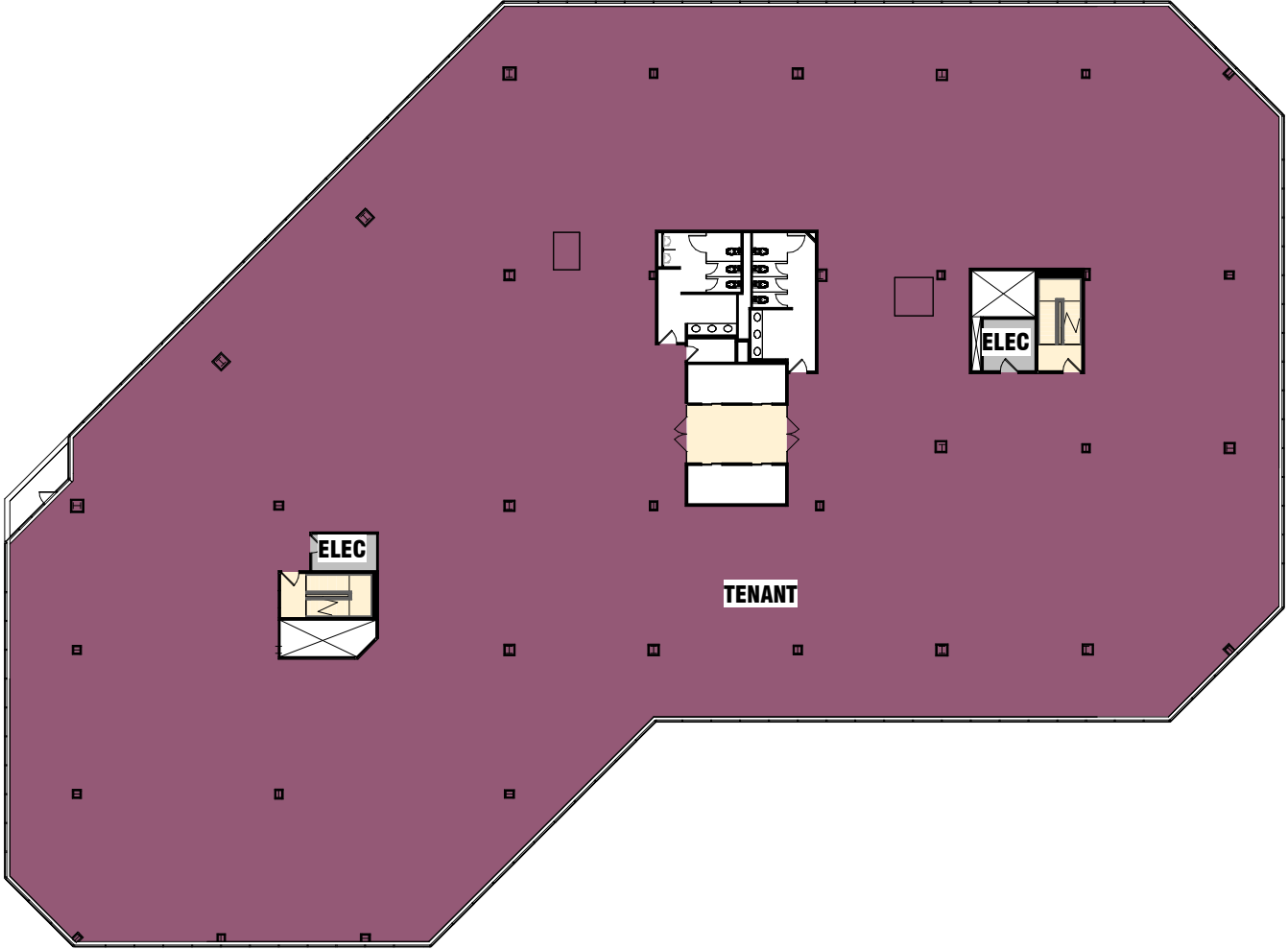
150 CAMBRIDGE PARK DRIVE

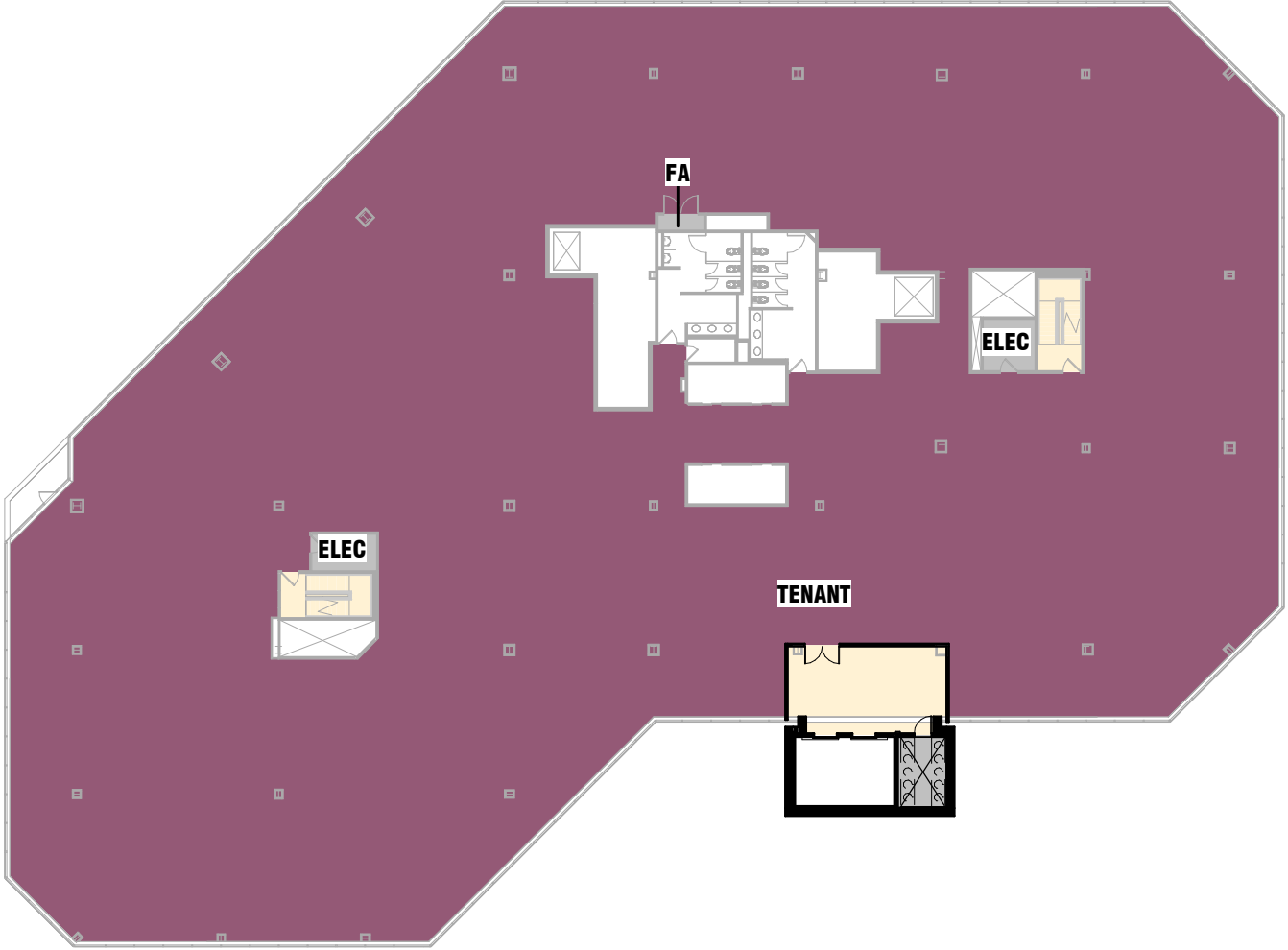


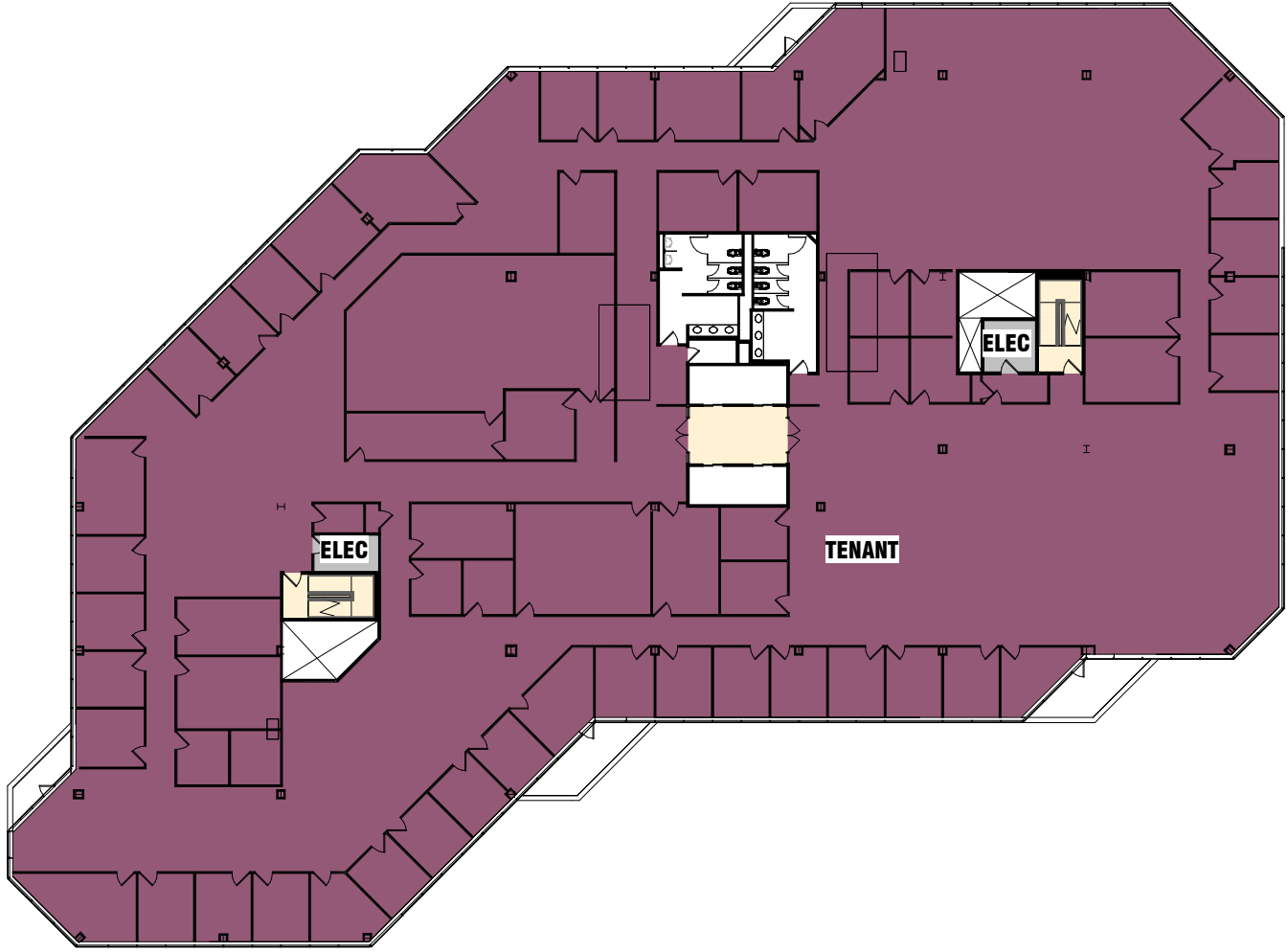


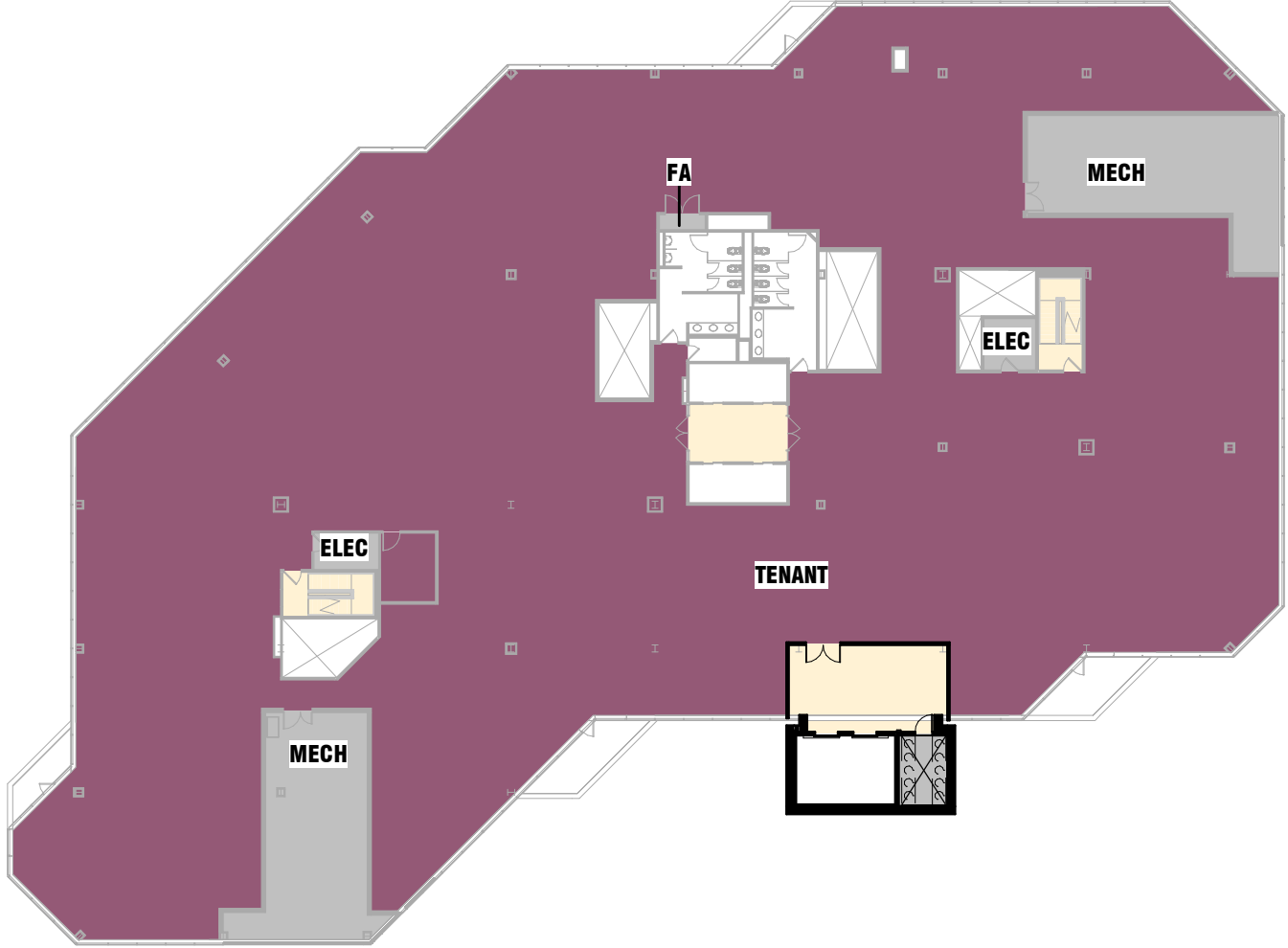


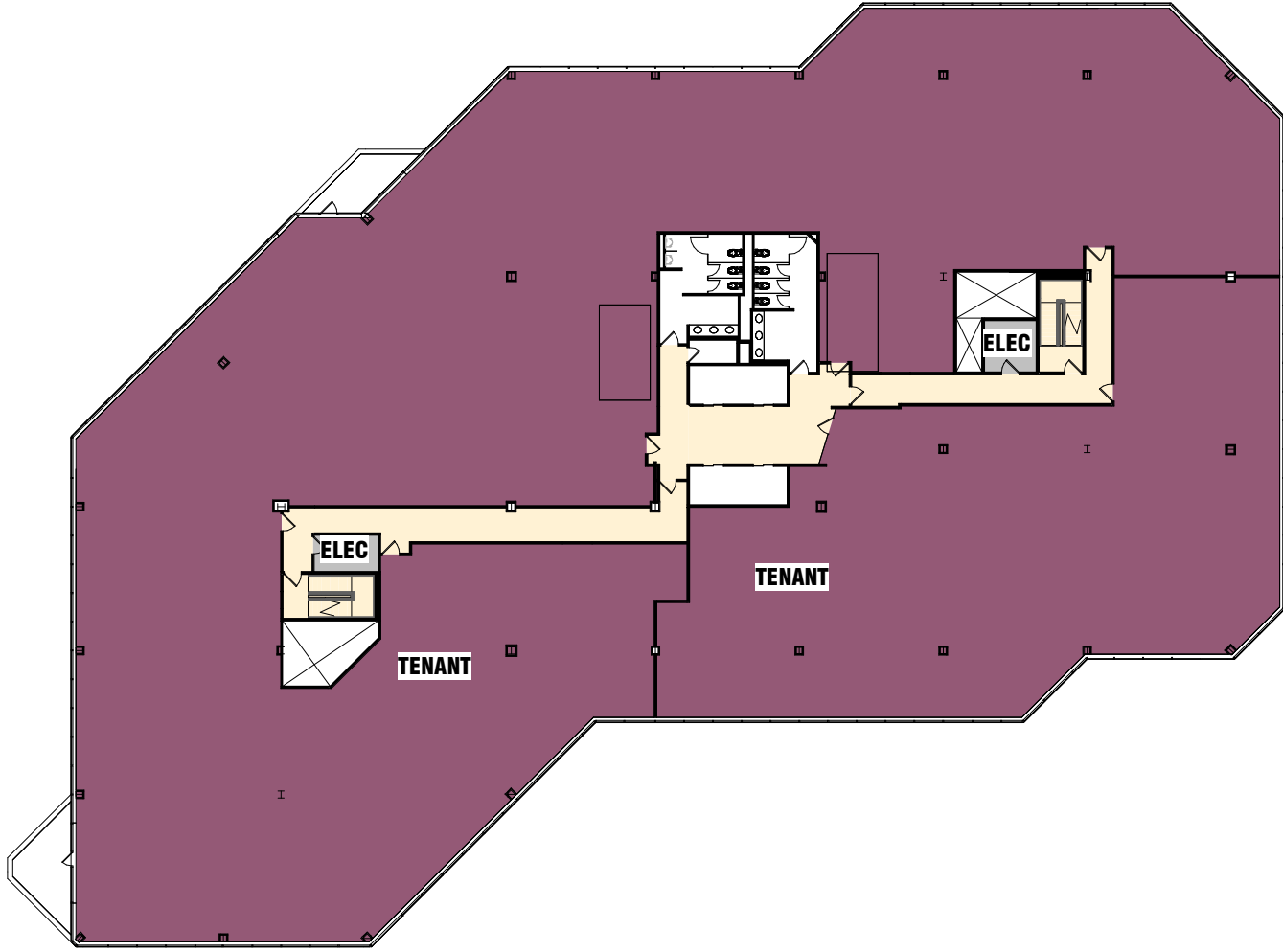


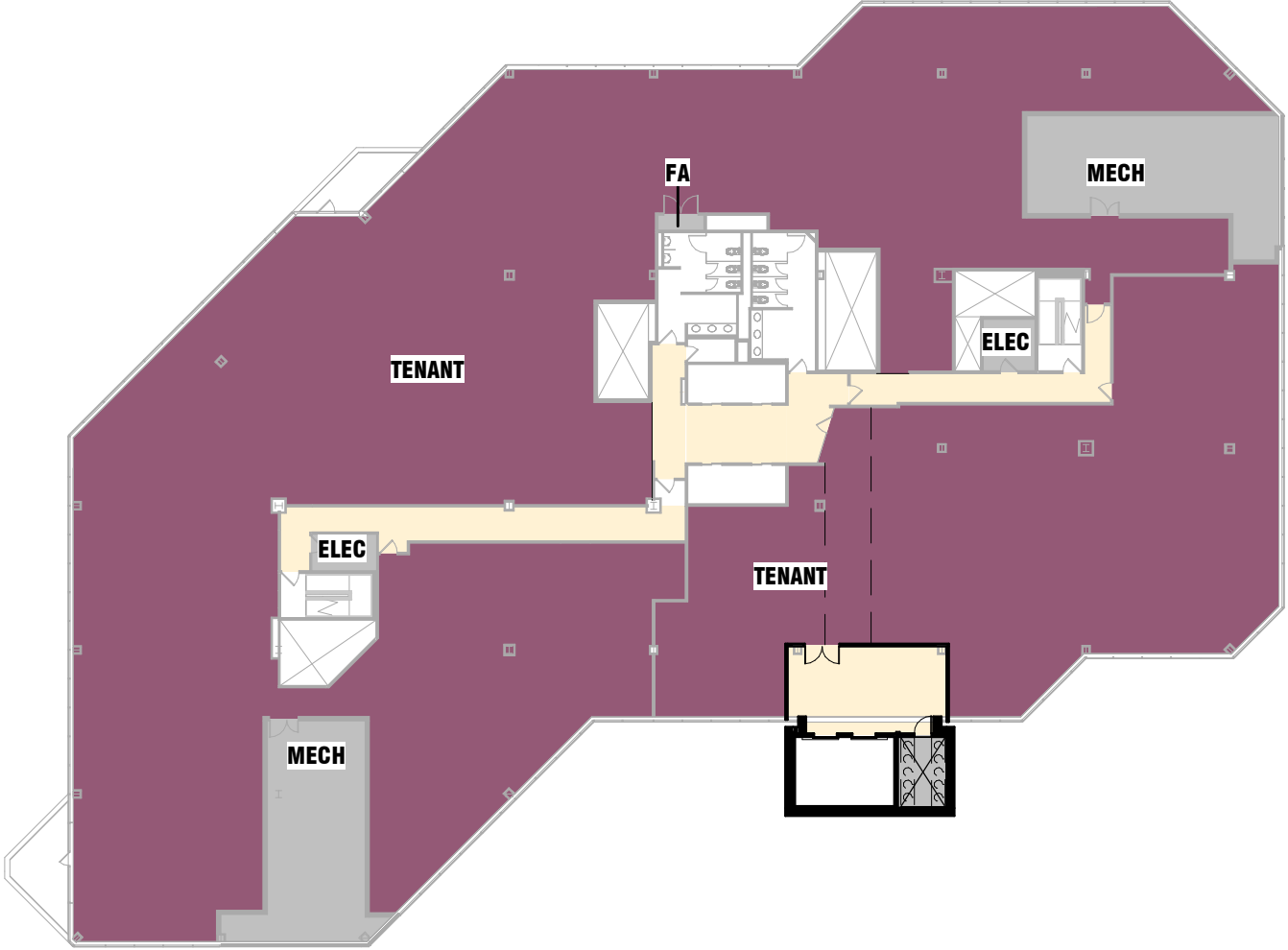


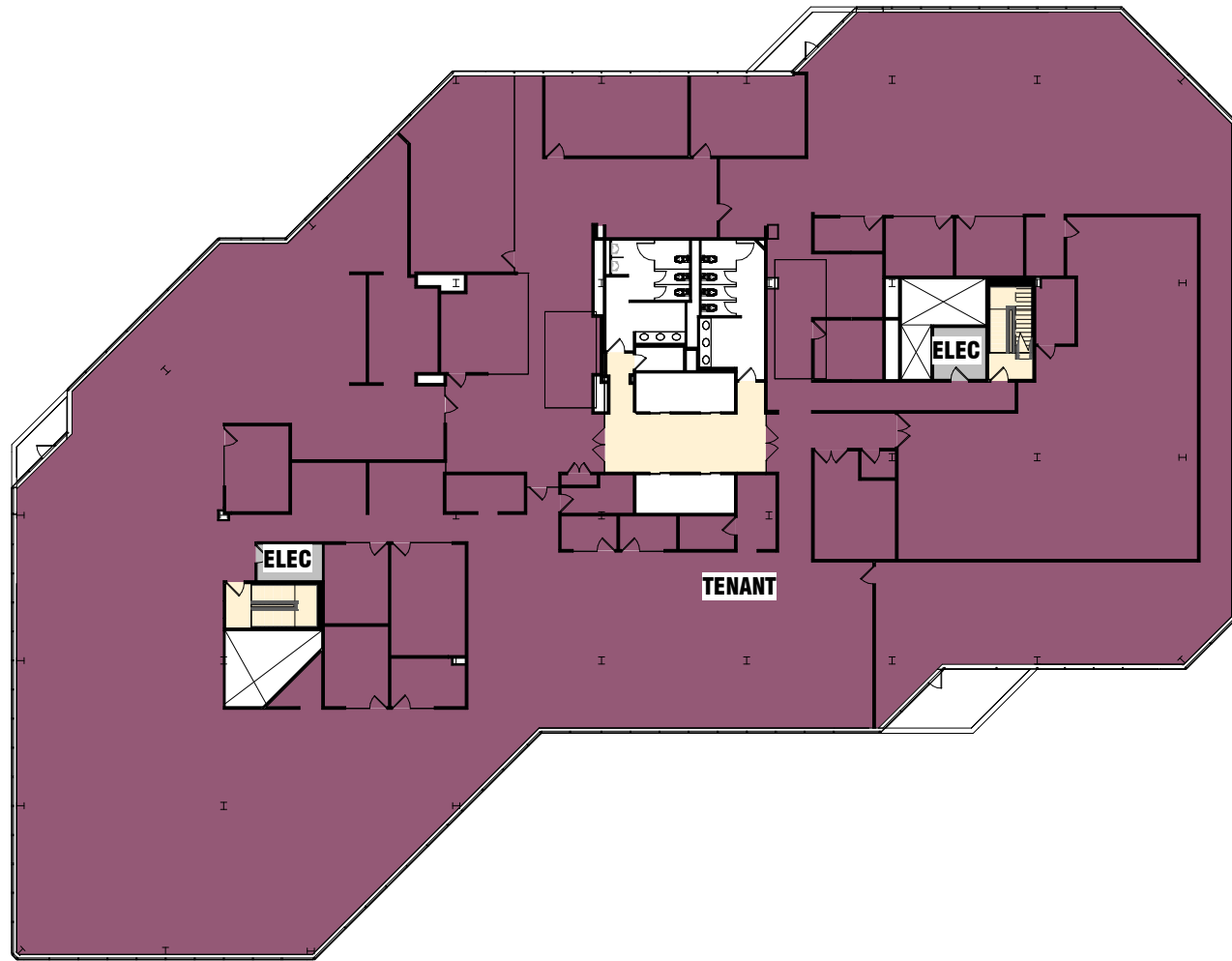


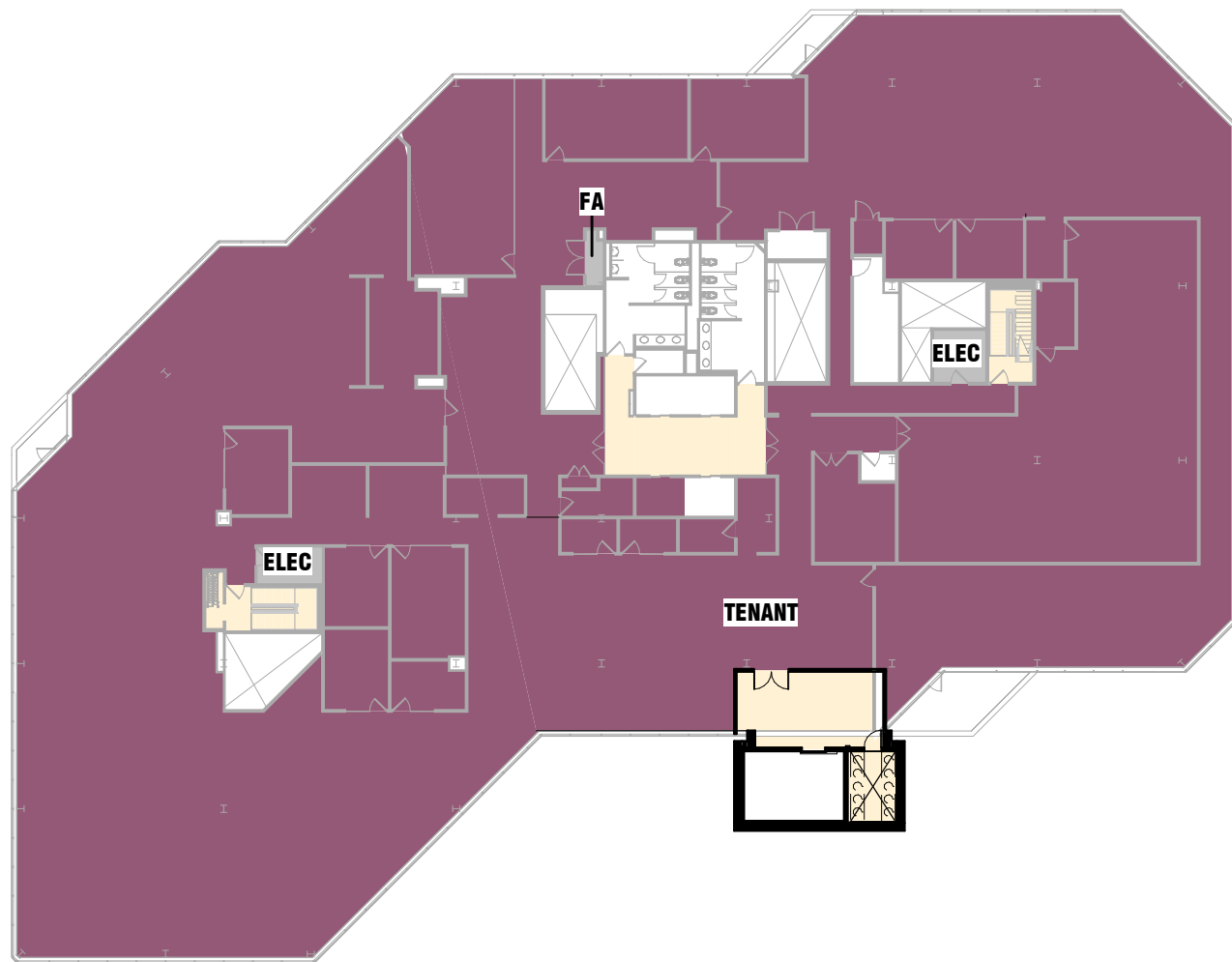


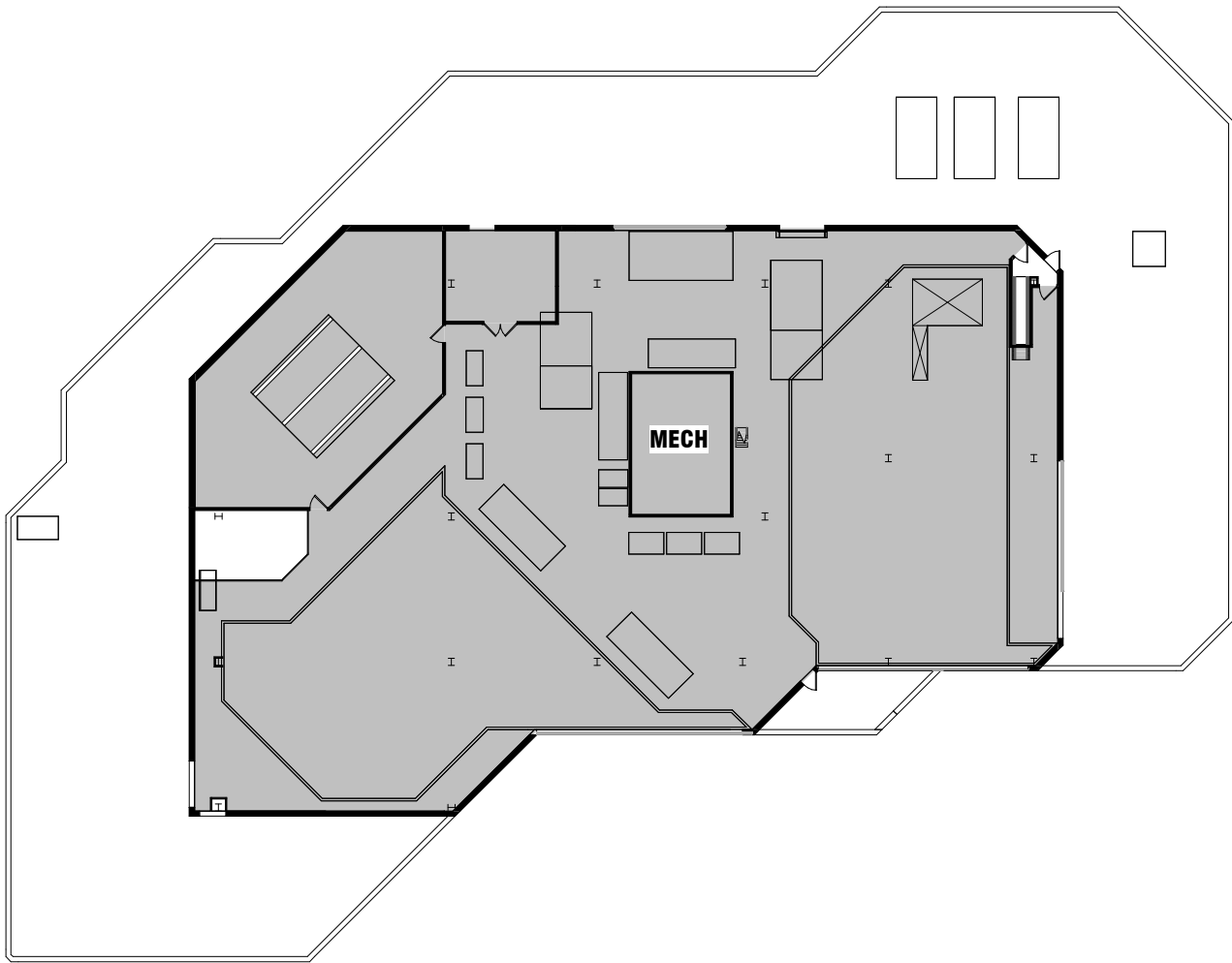


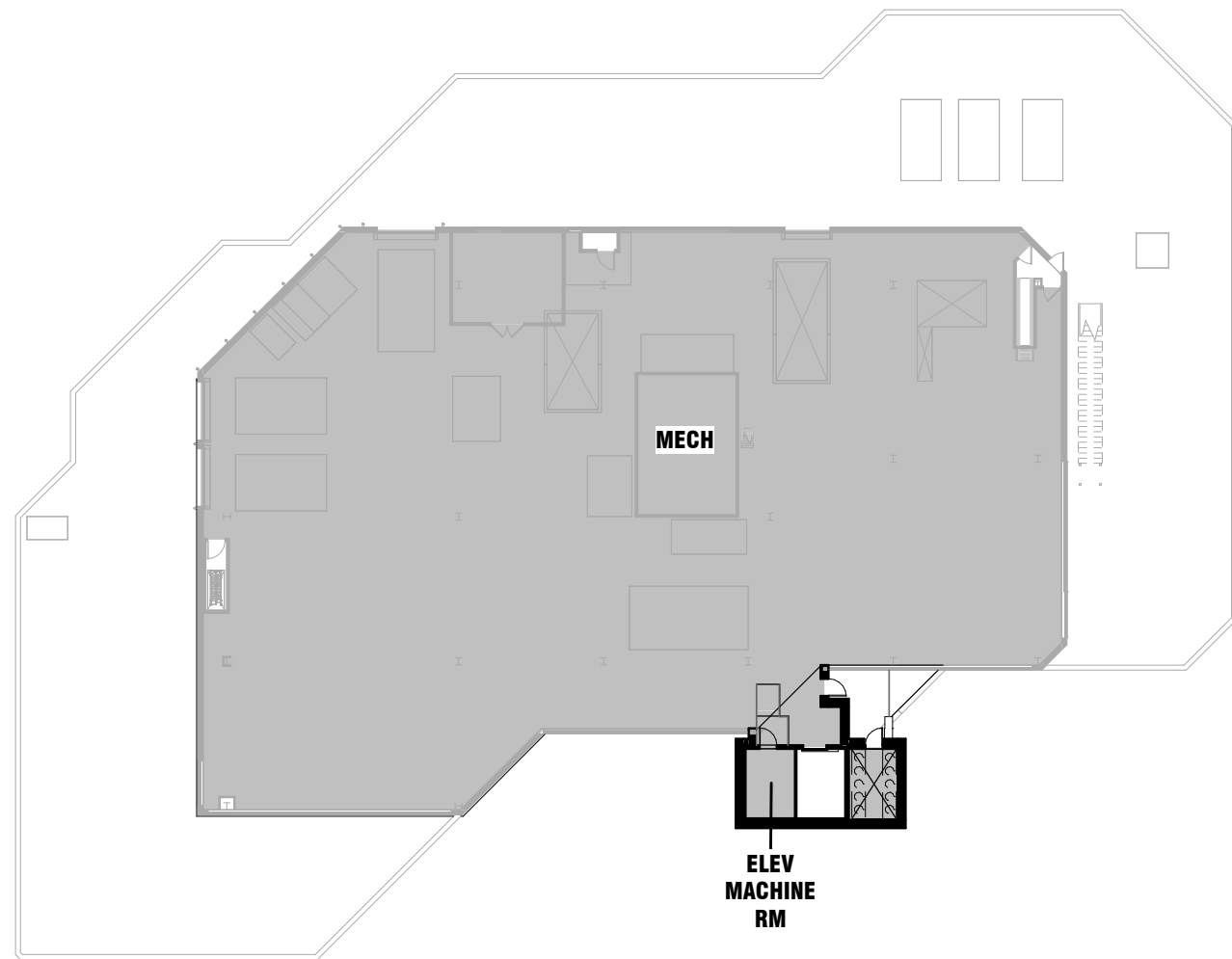










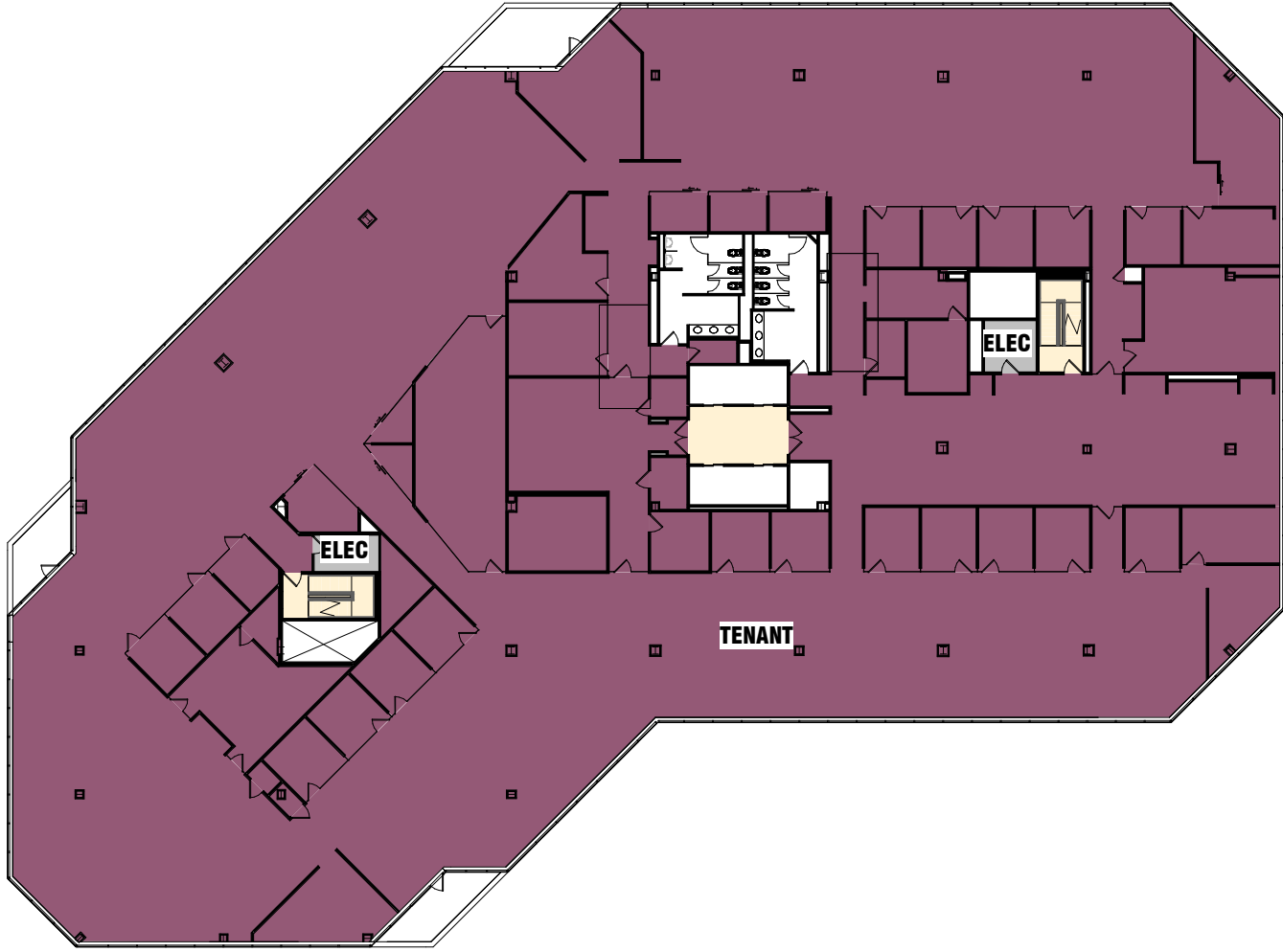


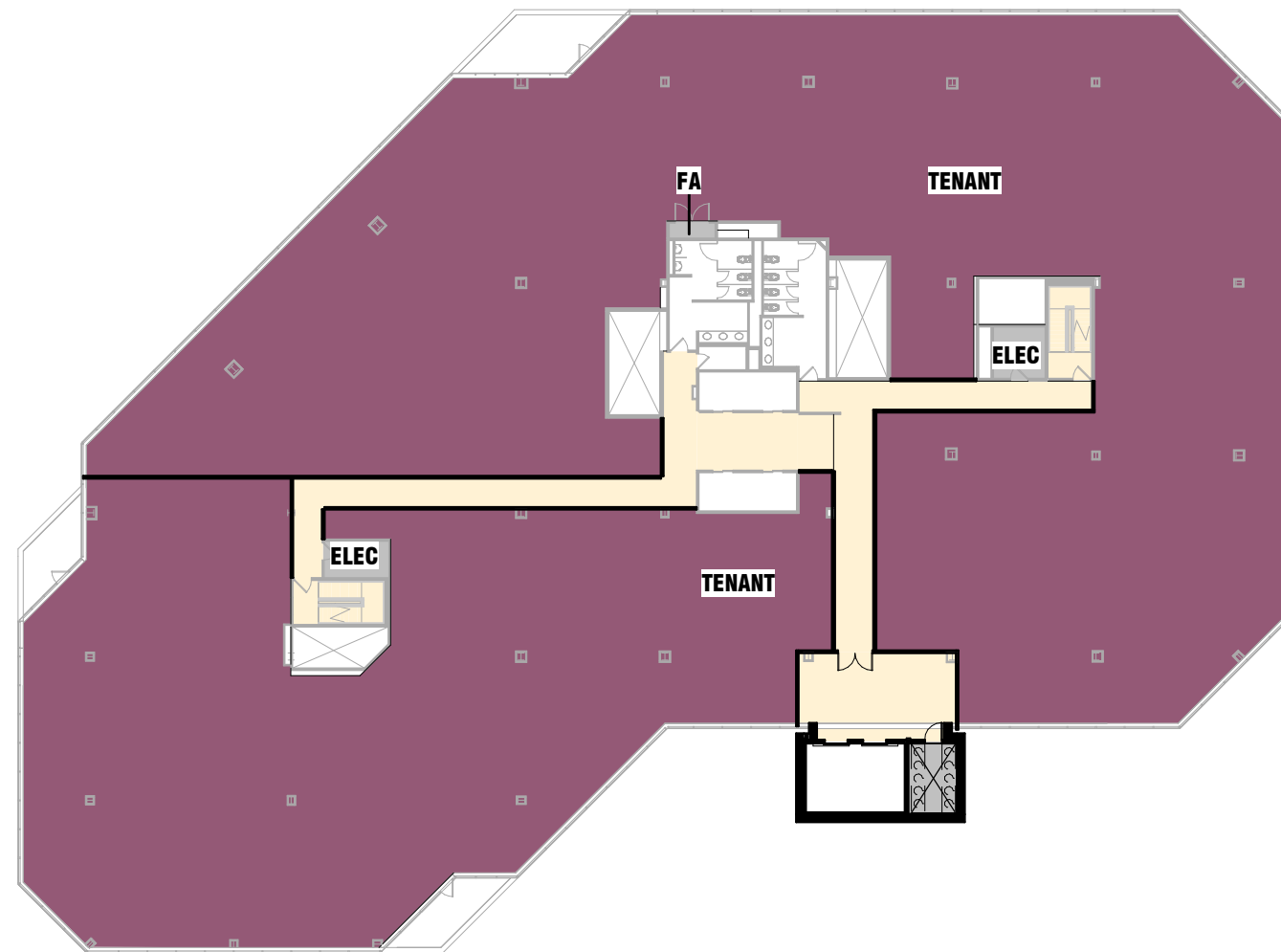
West Elevation

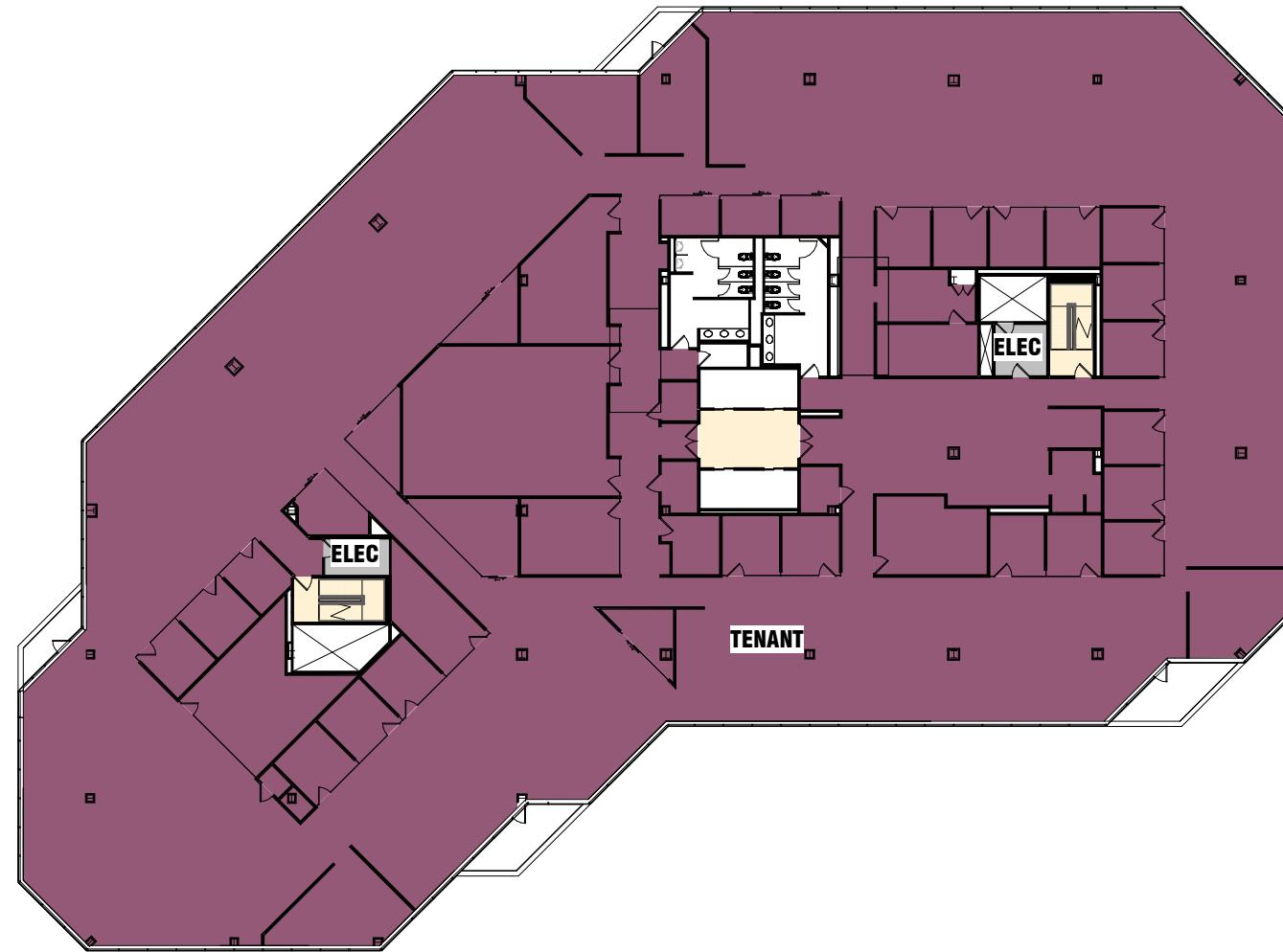


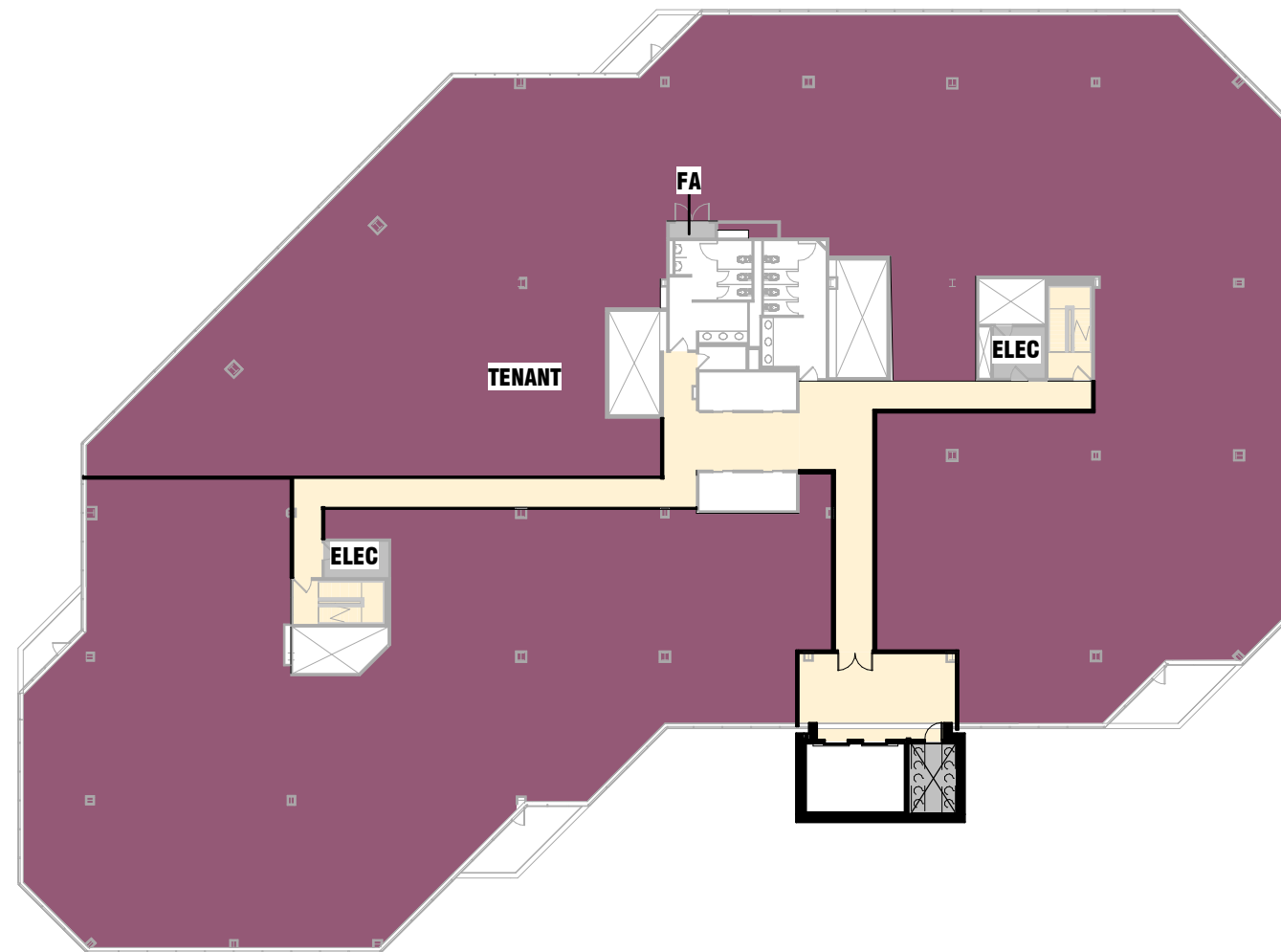
View from Southwest

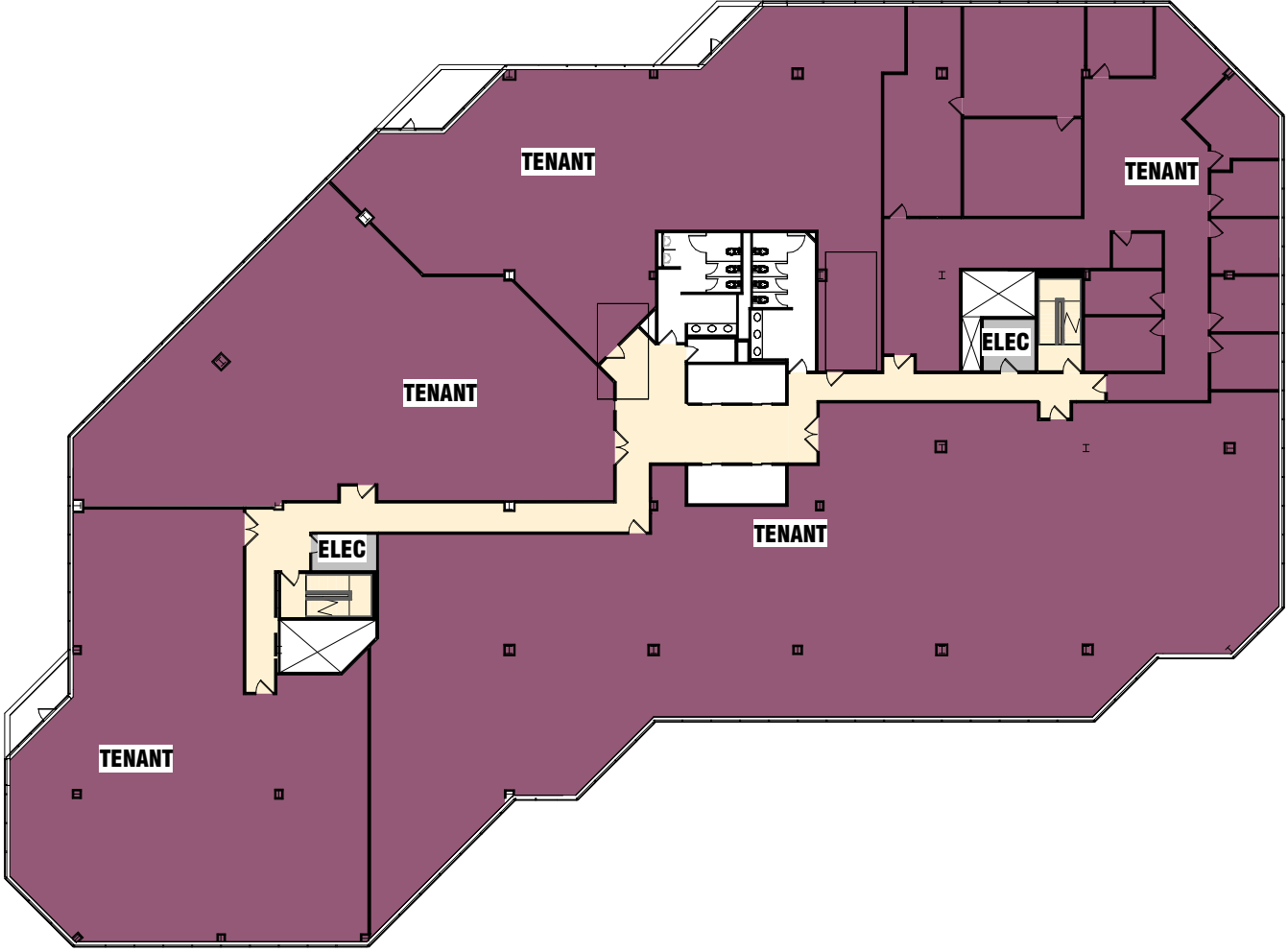


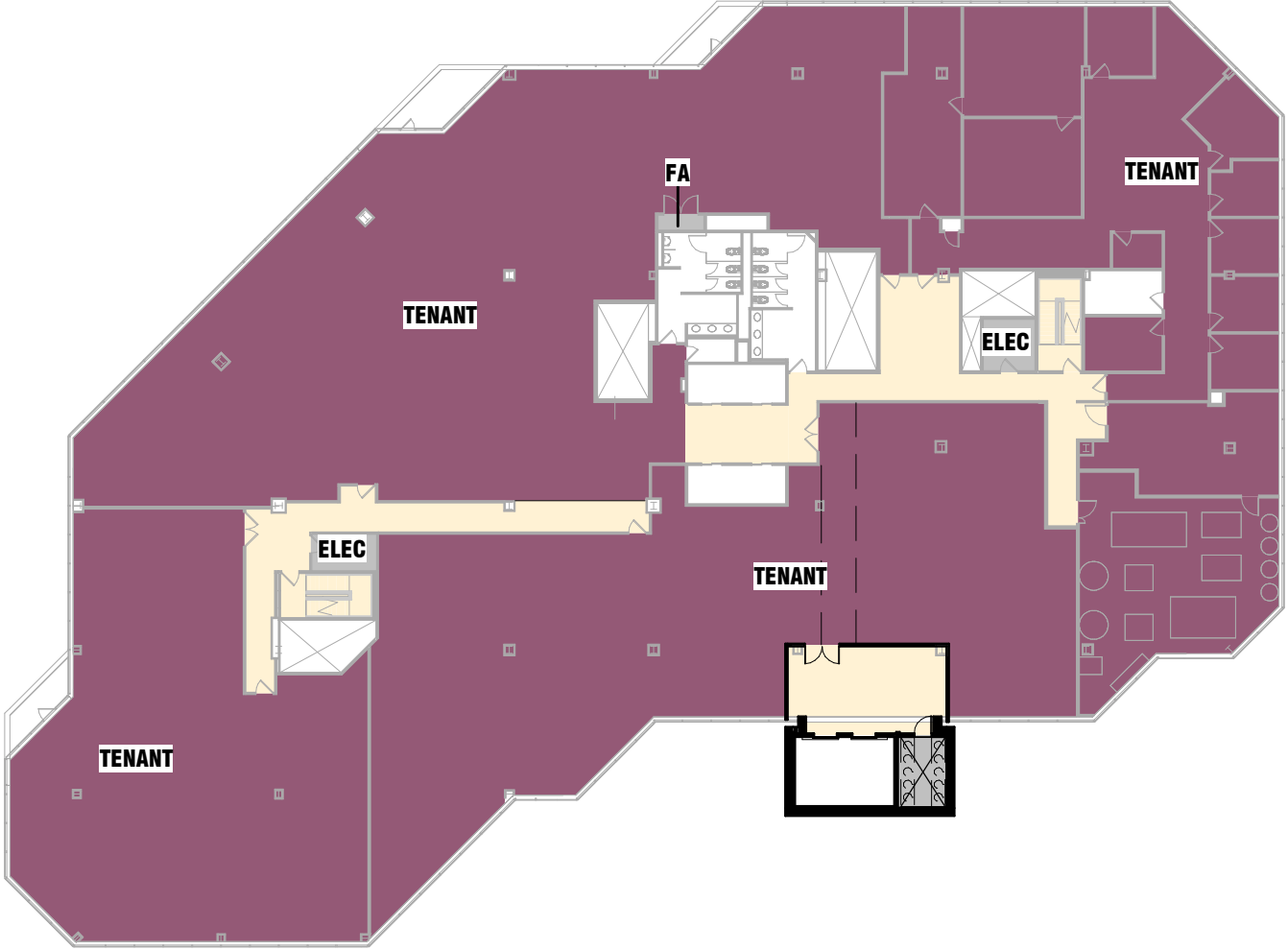


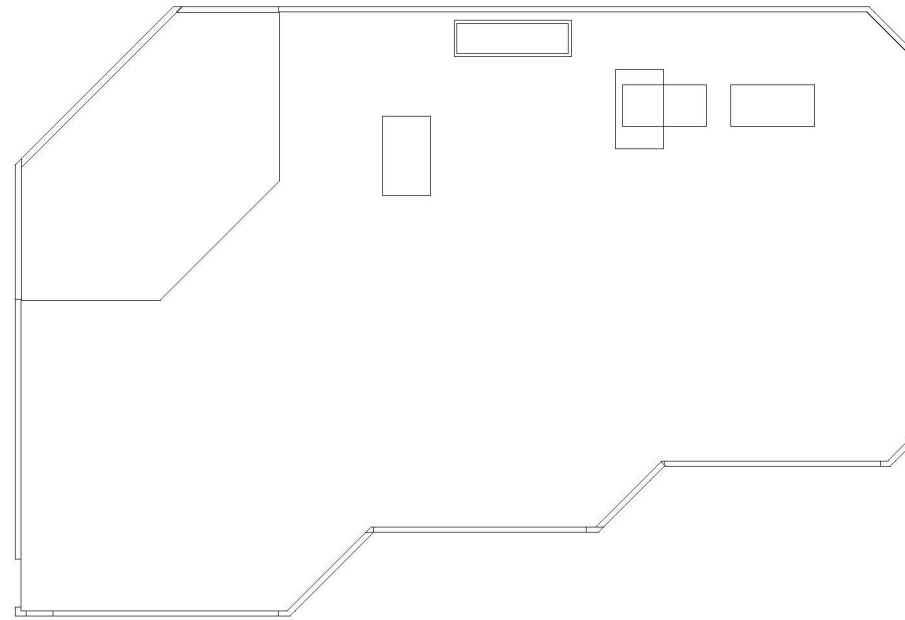


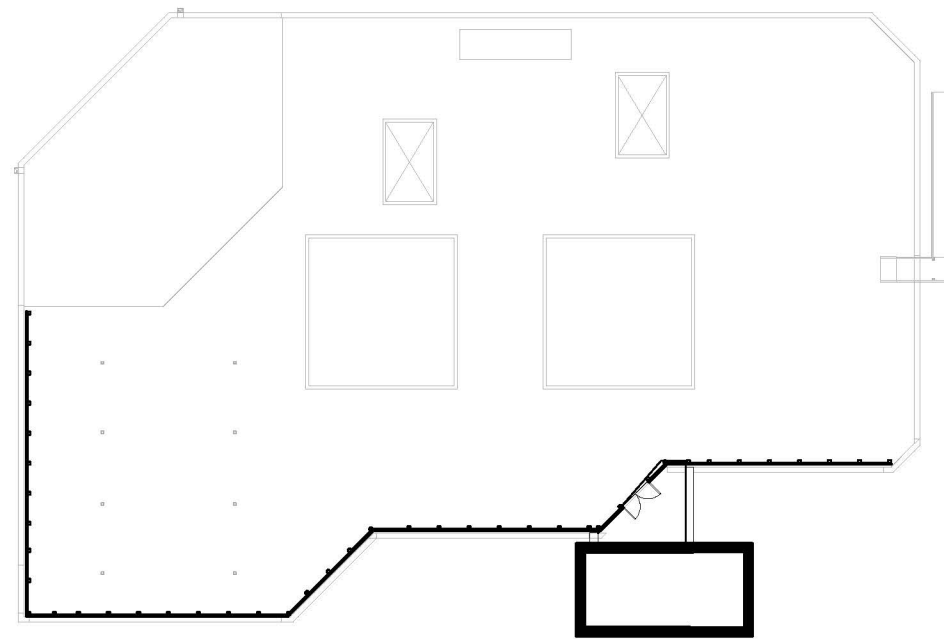












LEVEL ROOF PROPOSED

150 CAMBRIDGE PARK DRIVE

ELKUS | MANFREDI
ARCHITECTS



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

3 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name:

Tom Conner
(Print)

Date:

6/30/15

Address:

150 Cambridgepark Drive

Case No.

BZA-120040

Hearing Date:

7/15/21

Thank you,
Bza Members

06/18/2021
VARIANCE SET

PROJECT NUMBER: 20102.100

DATE: 06/18/2021

REVISIONS:

[illegible]

SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1" = 40'-0"

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

A100

07/15/2021
VARIANCE HEARING

PROJECT NUMBER: 20102.100

DATE: 07/15/2021

REVISIONS:

[illegible]

SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

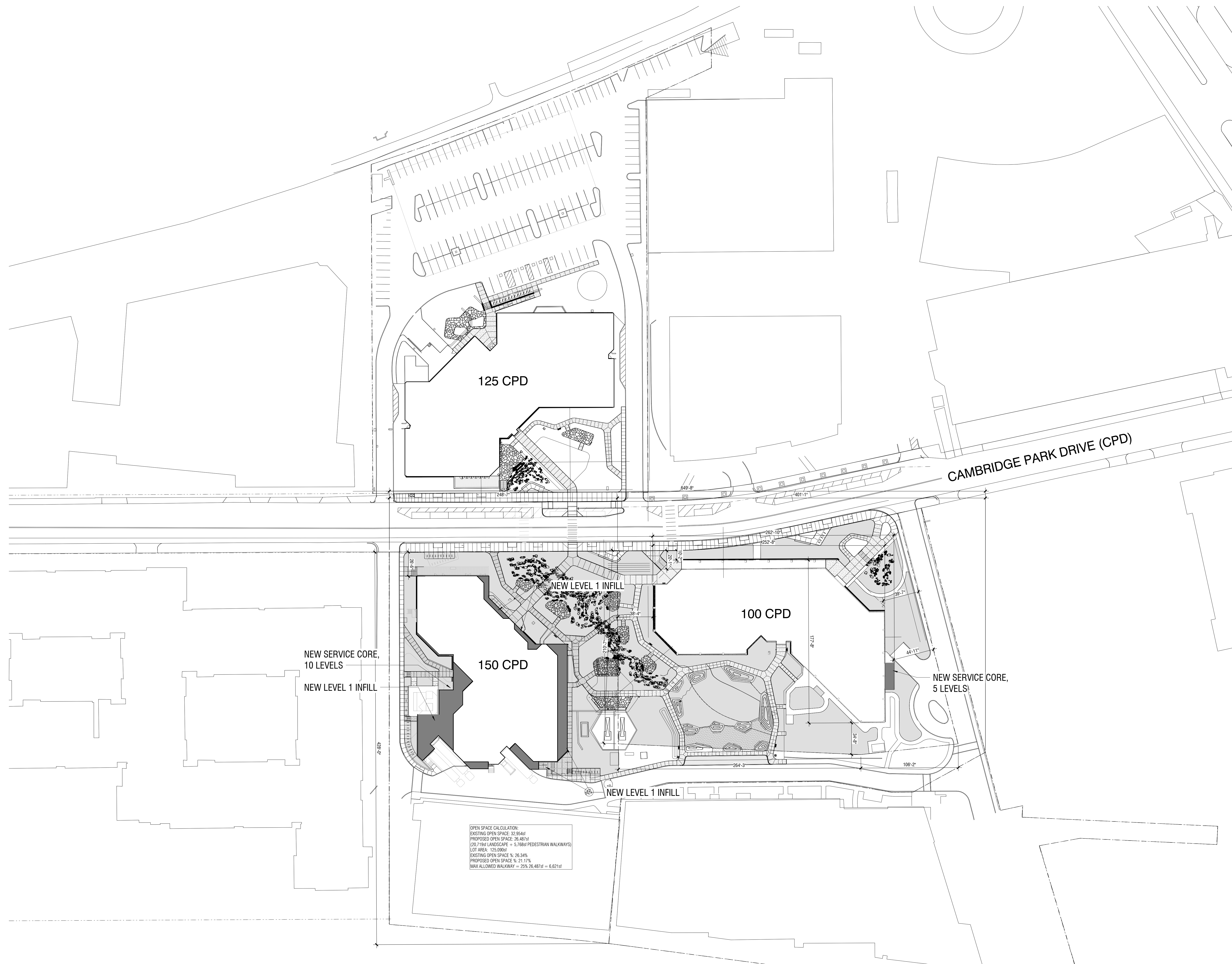
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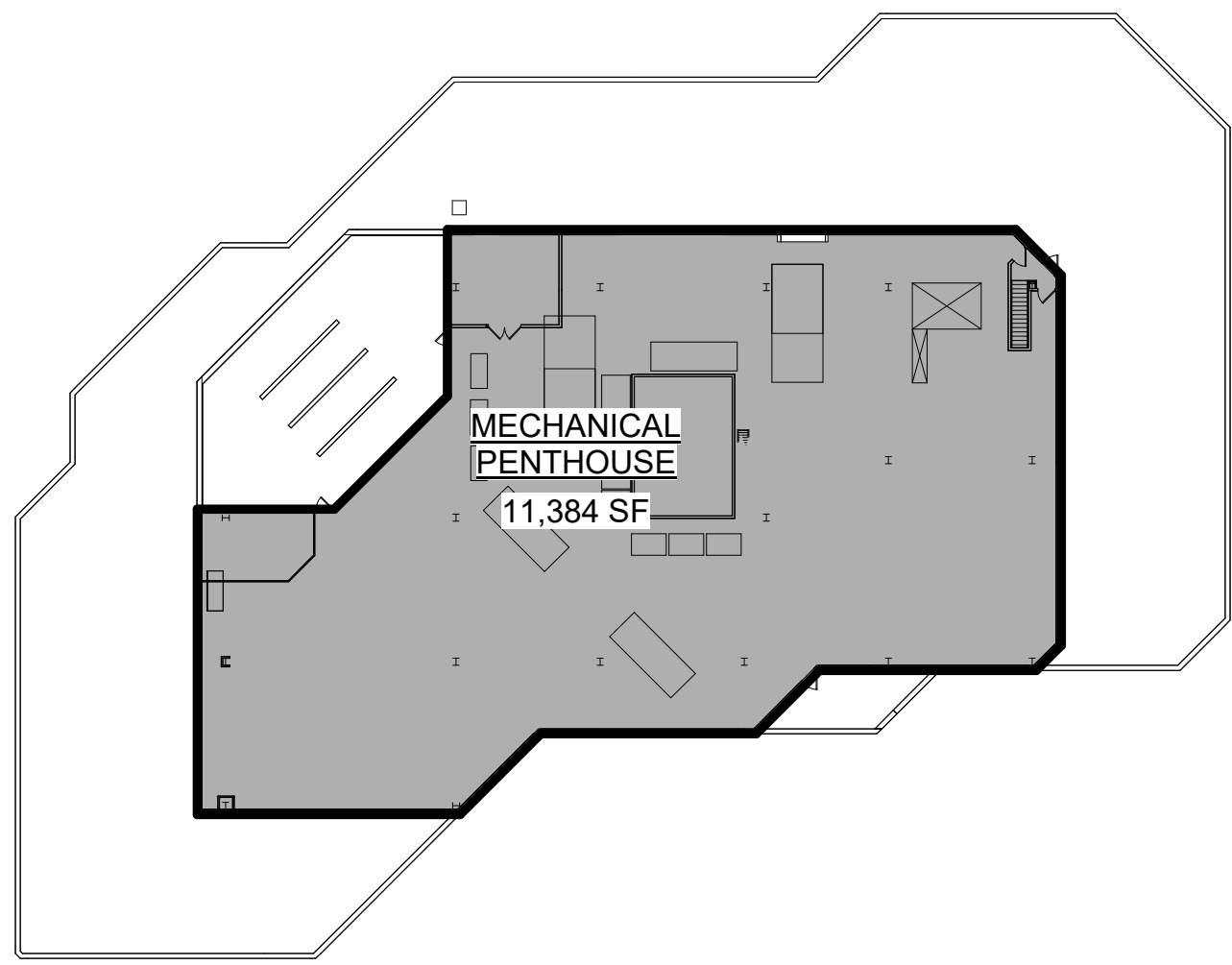
DRAWING NAME:

SITE PLAN

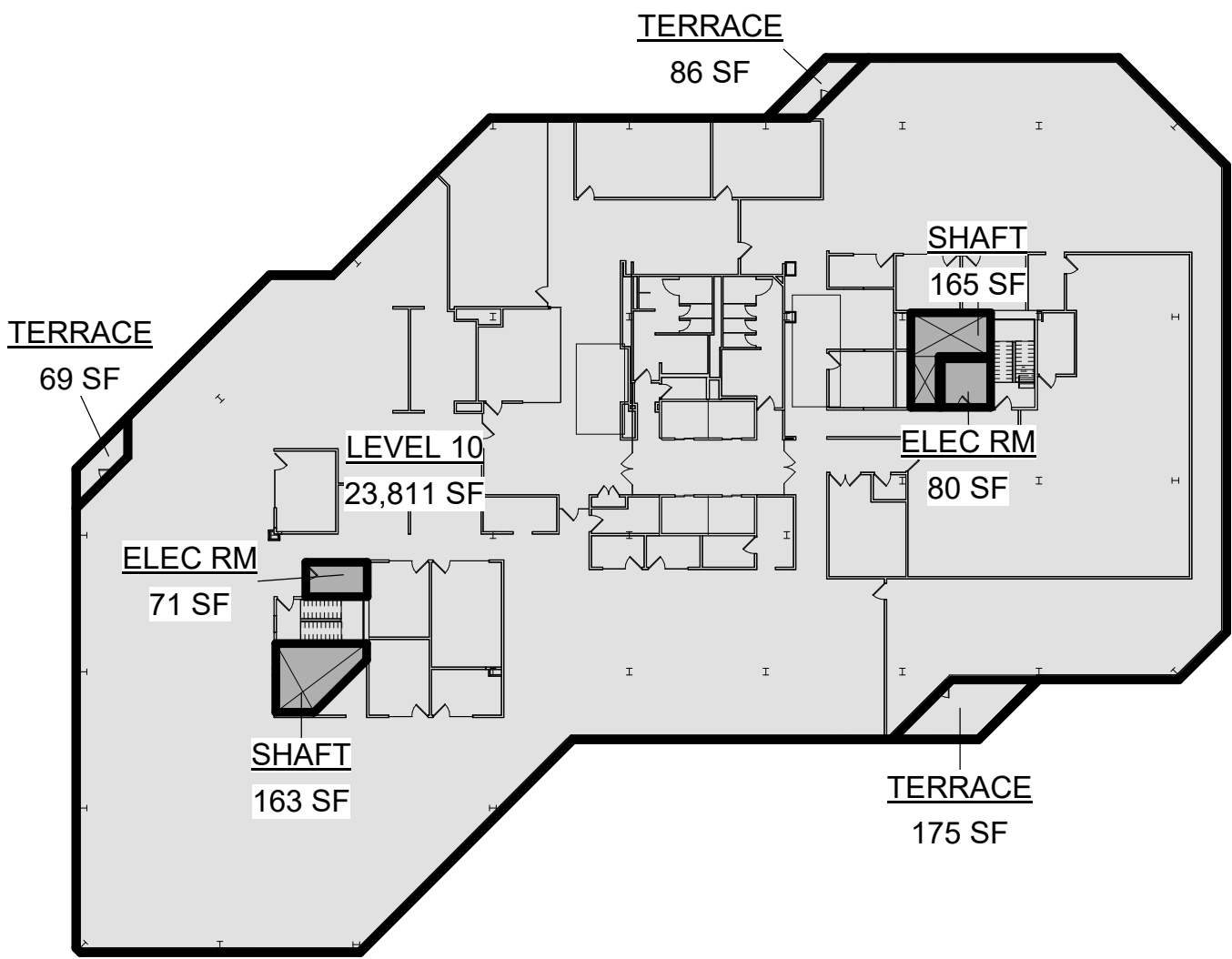
DRAWING NUMBER:

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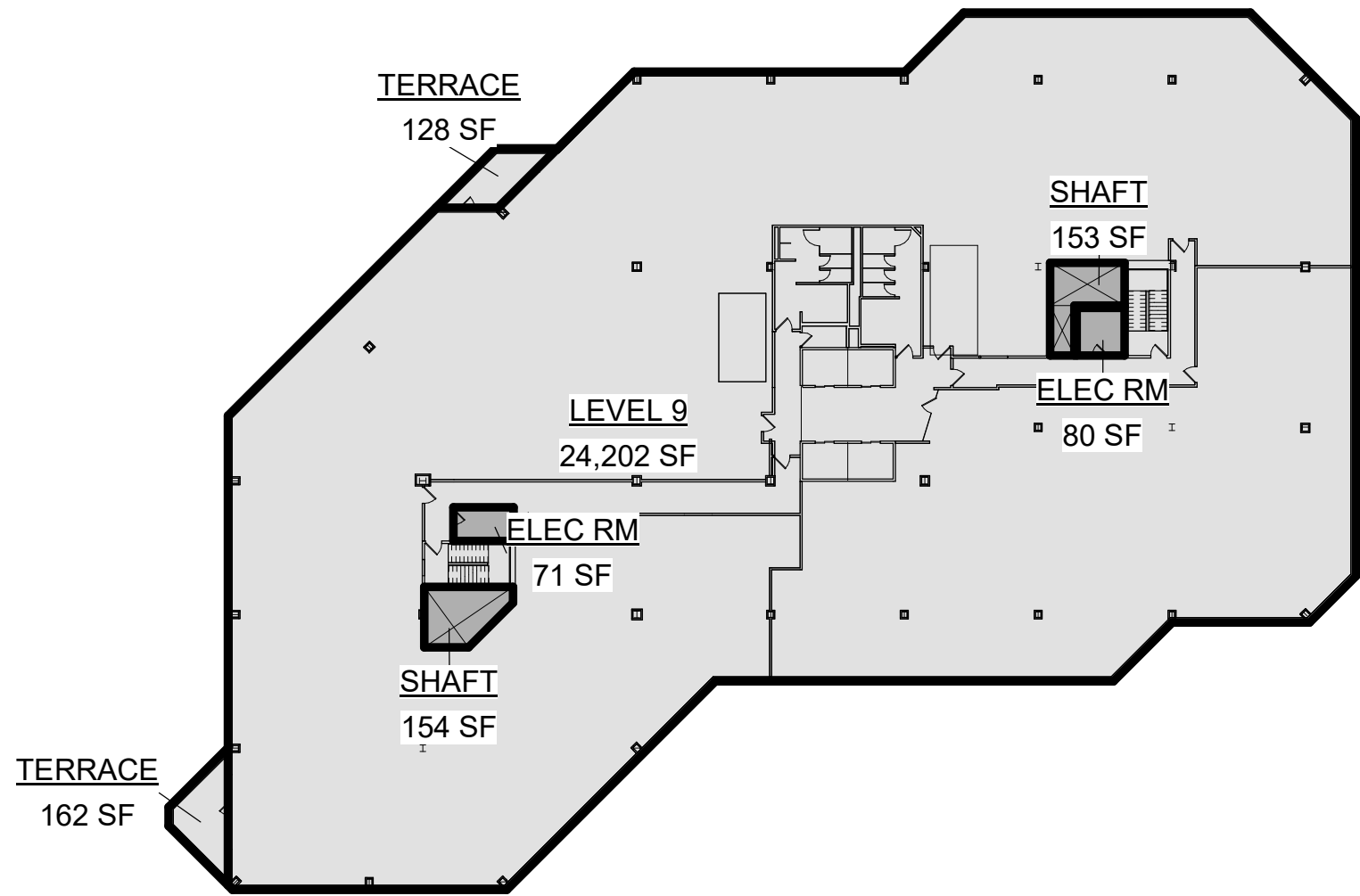




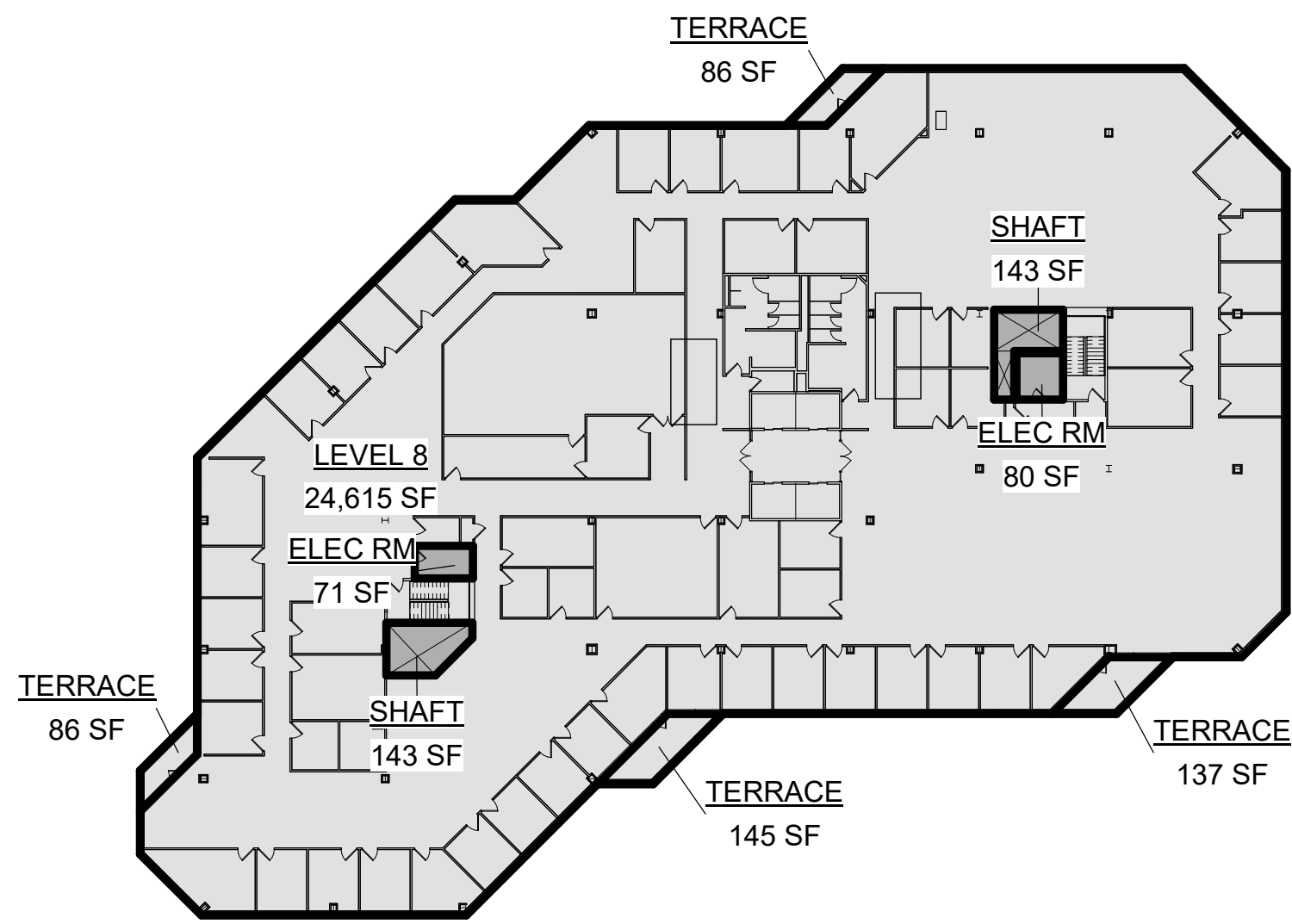
11 MECHANICAL LEVEL
SCALE: 1/32" = 1'-0" A055



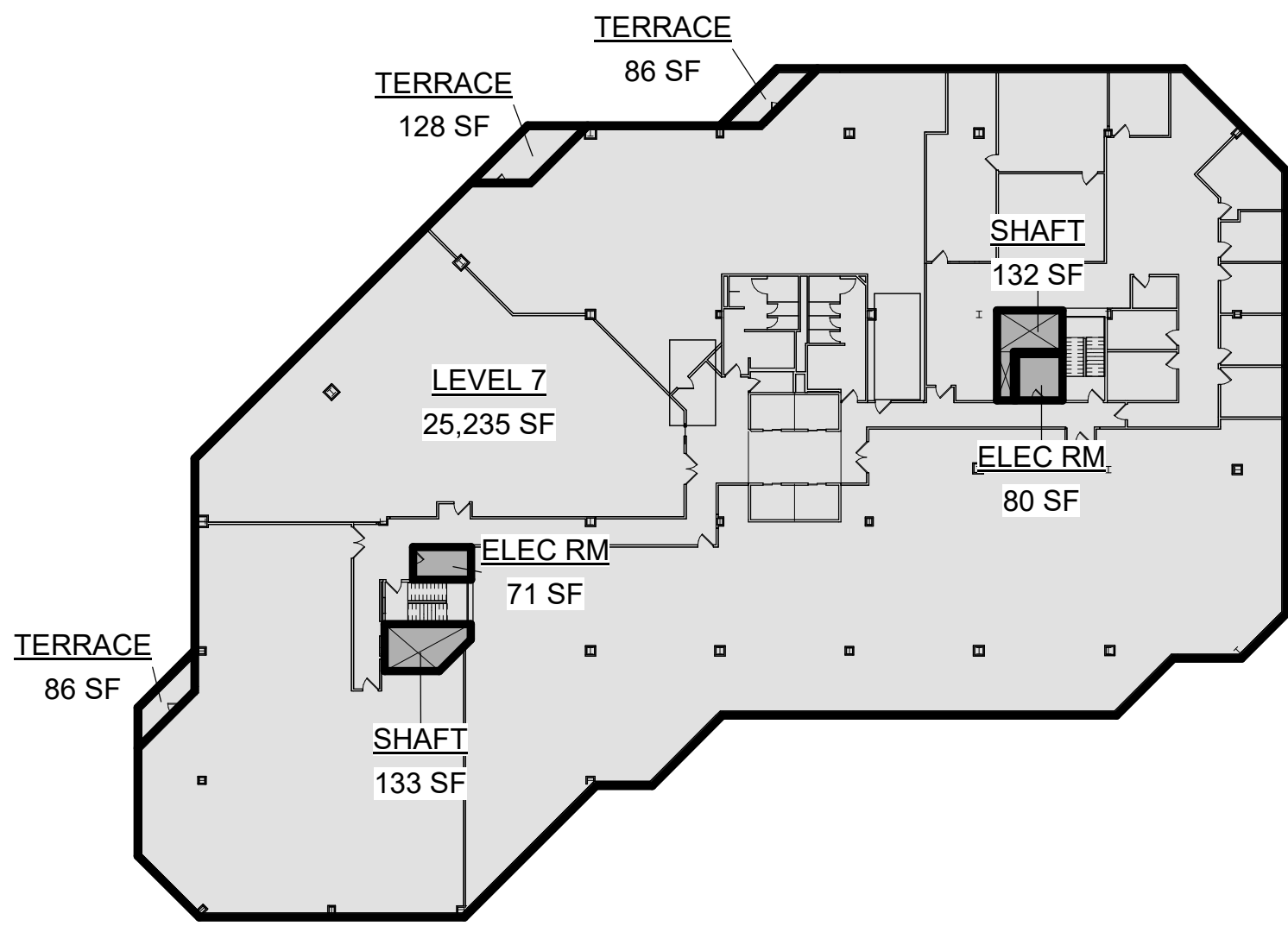
10 LEVEL 10
SCALE: 1/32" = 1'-0" A055



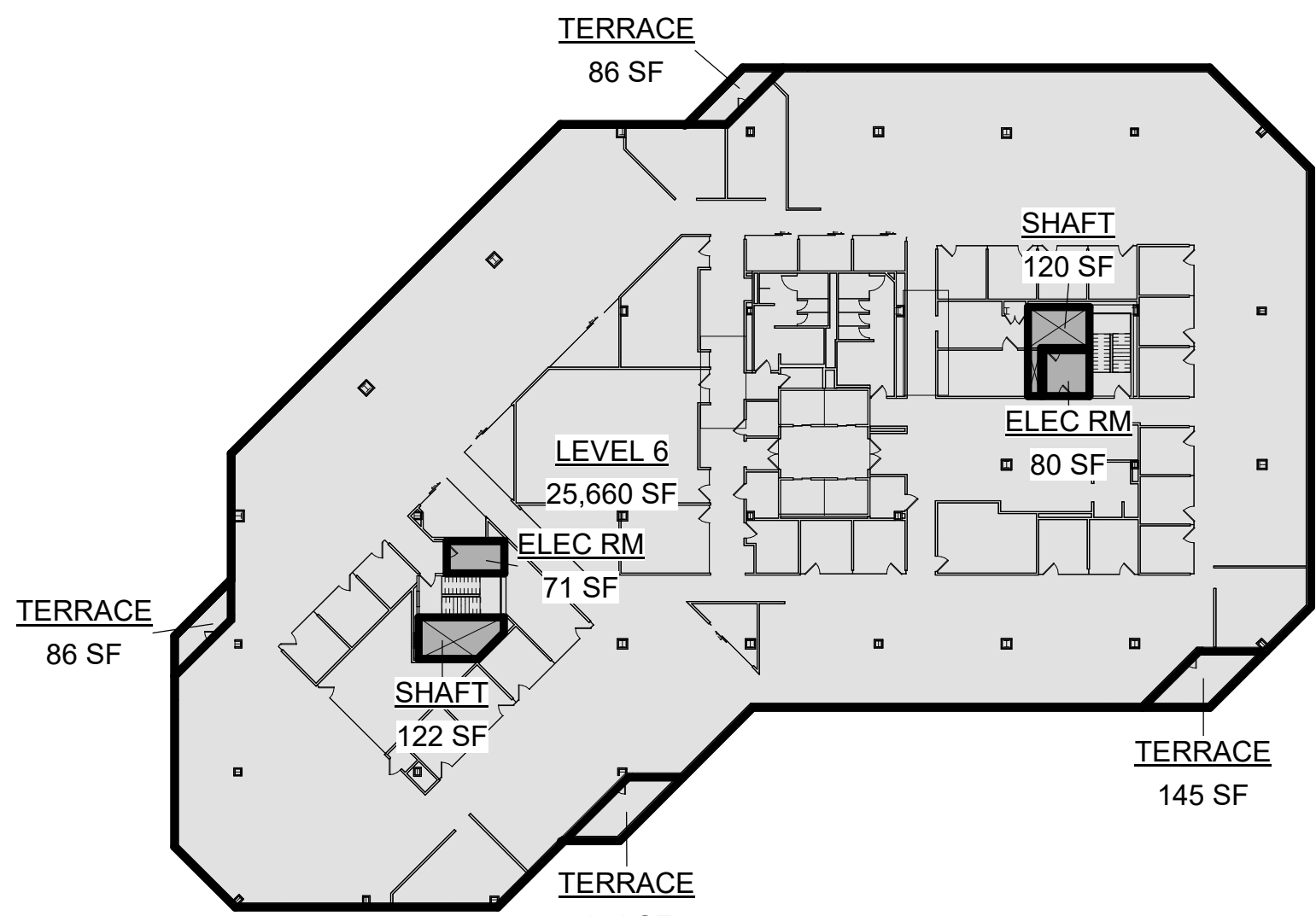
9 LEVEL 9
SCALE: 1/32" = 1'-0" A055



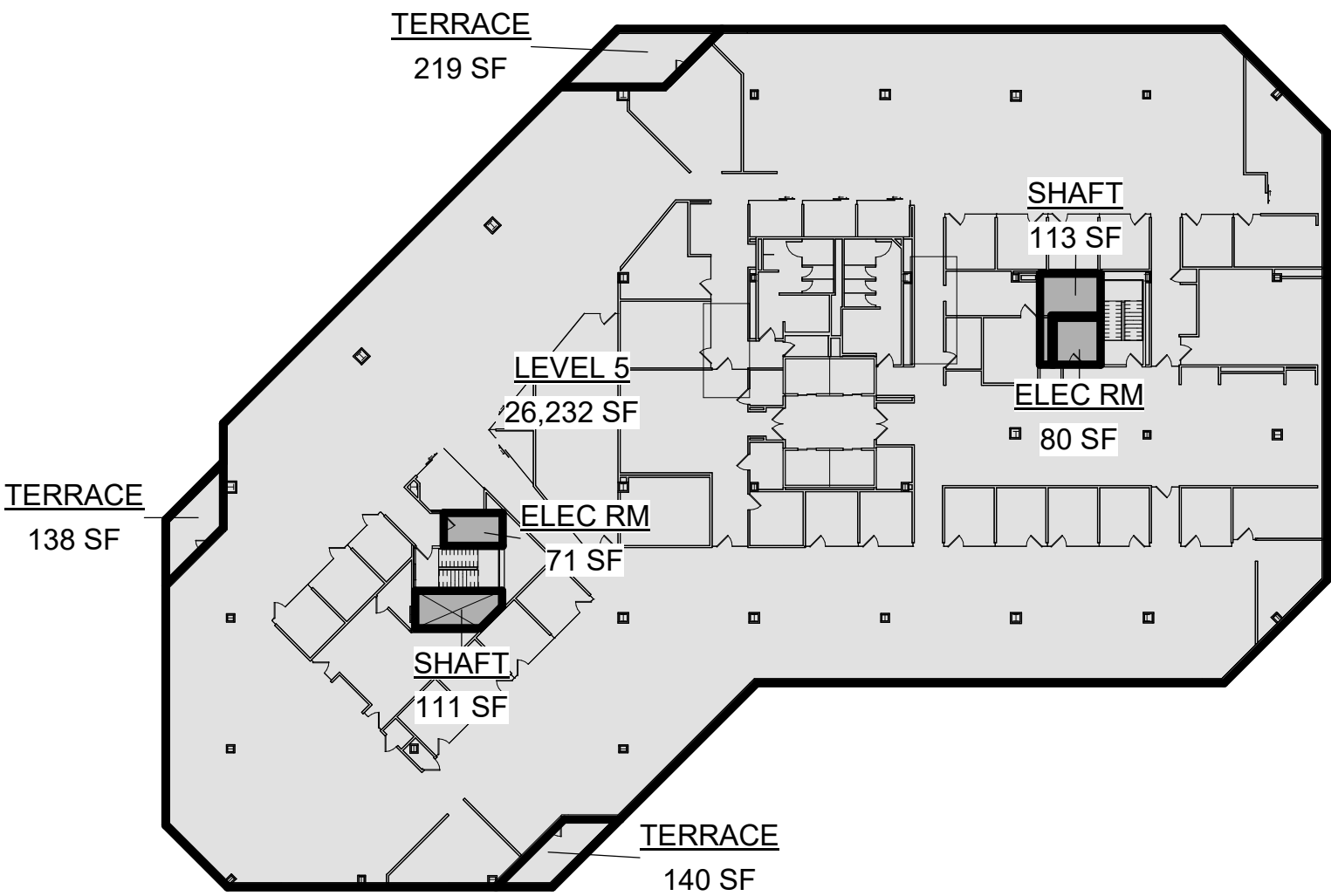
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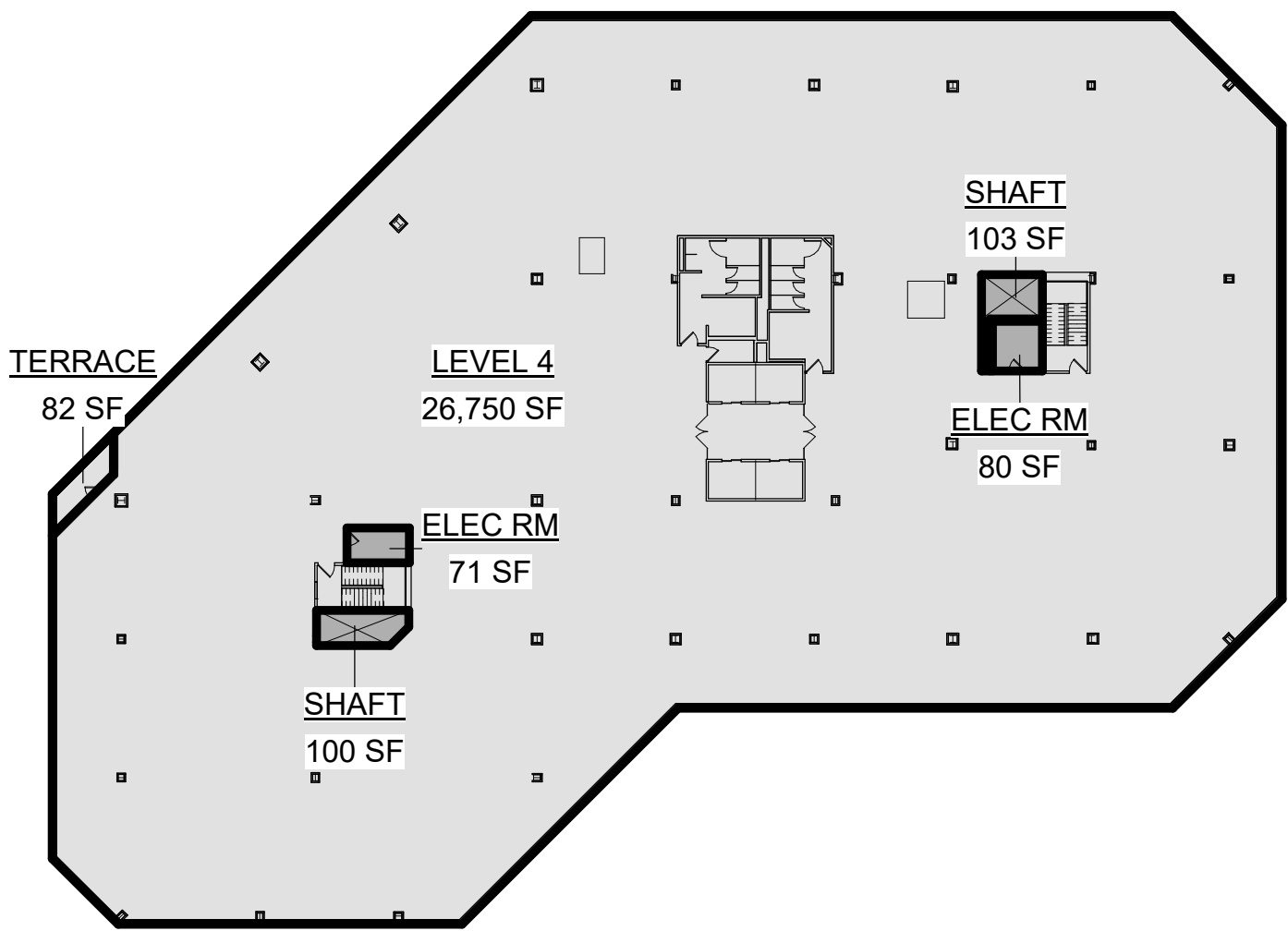
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SCALE: 1/32" = 1'-0" A055



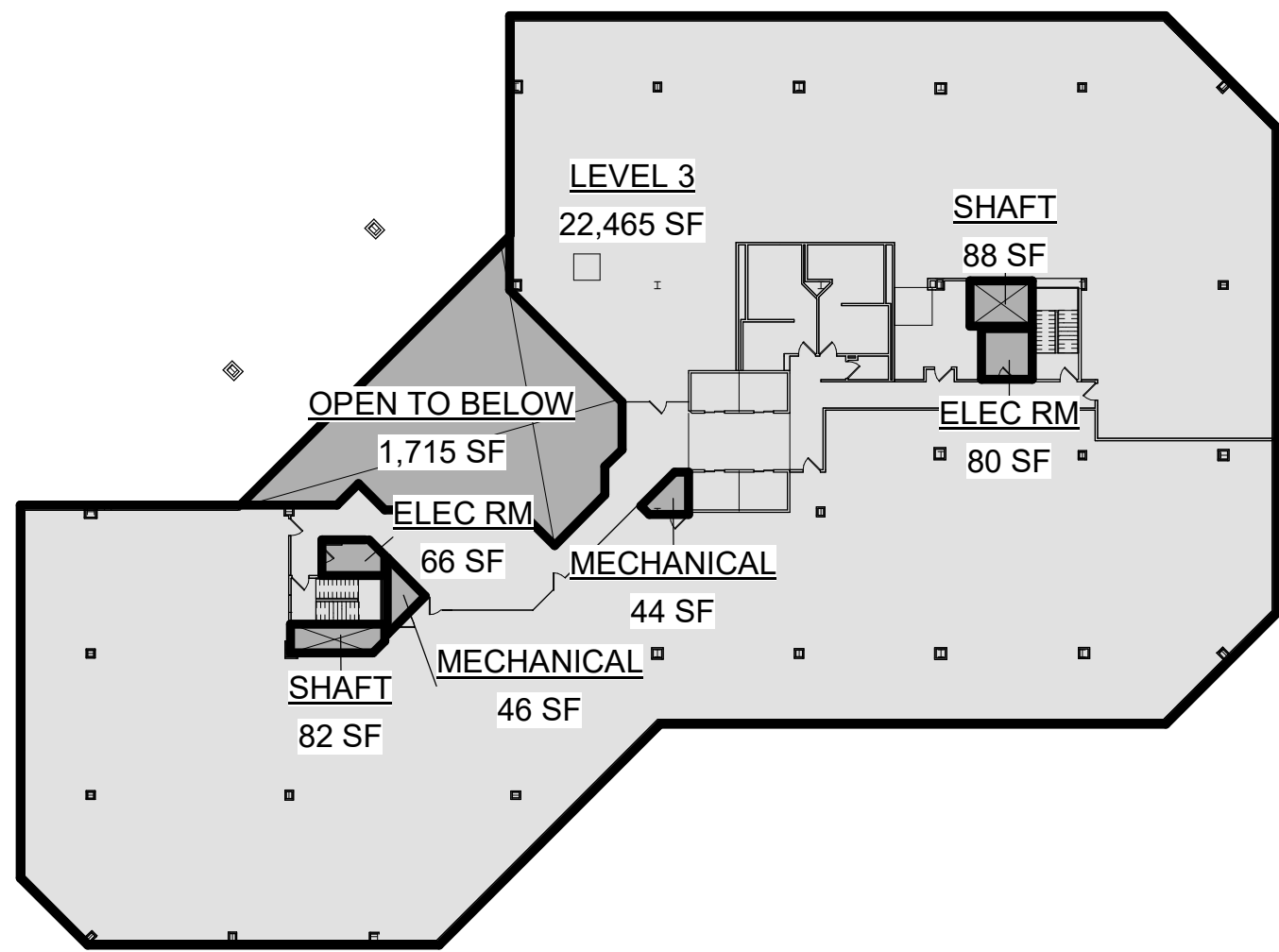
6 LEVEL 6
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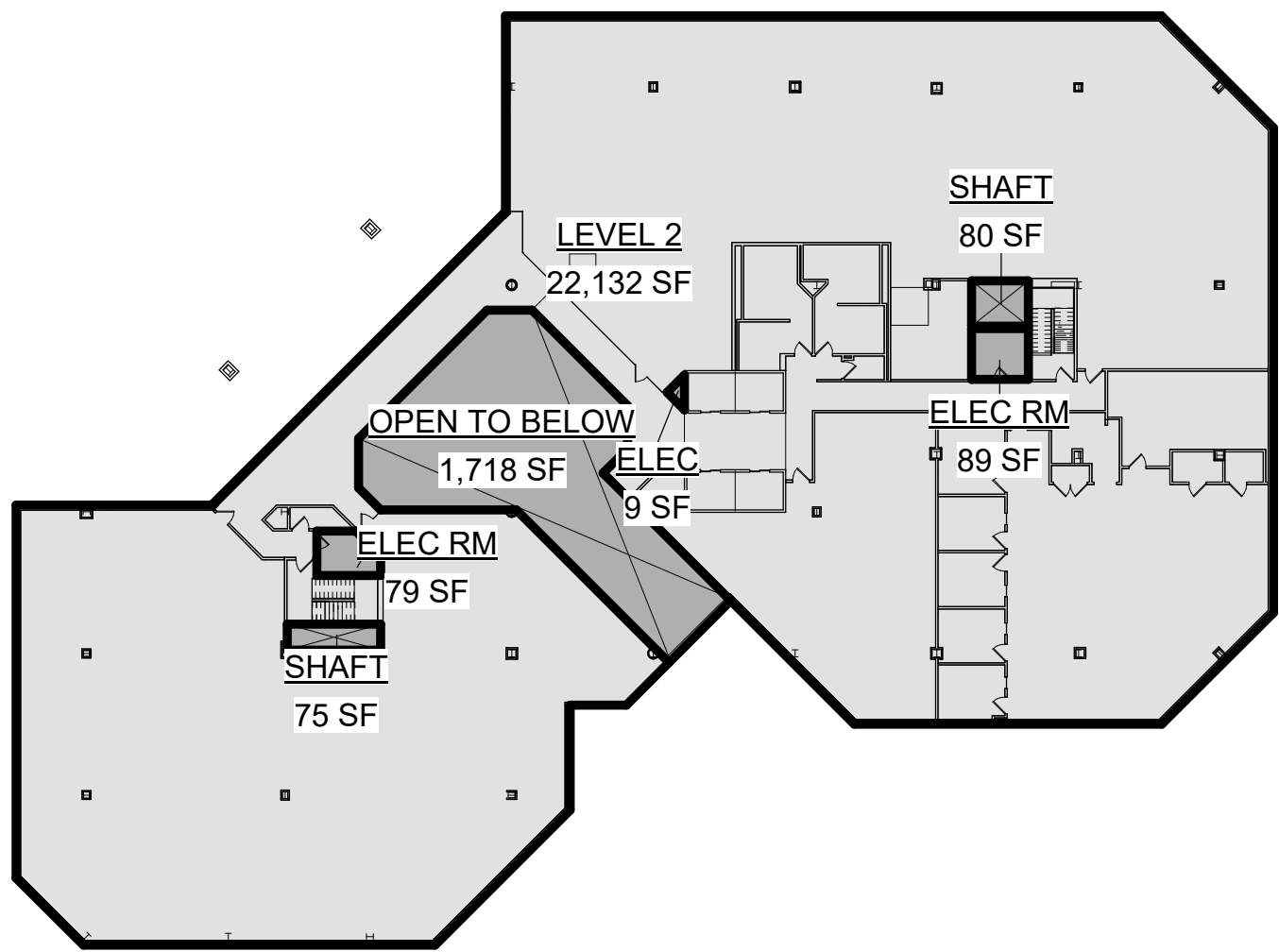
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SCALE: 1/32" = 1'-0" A055



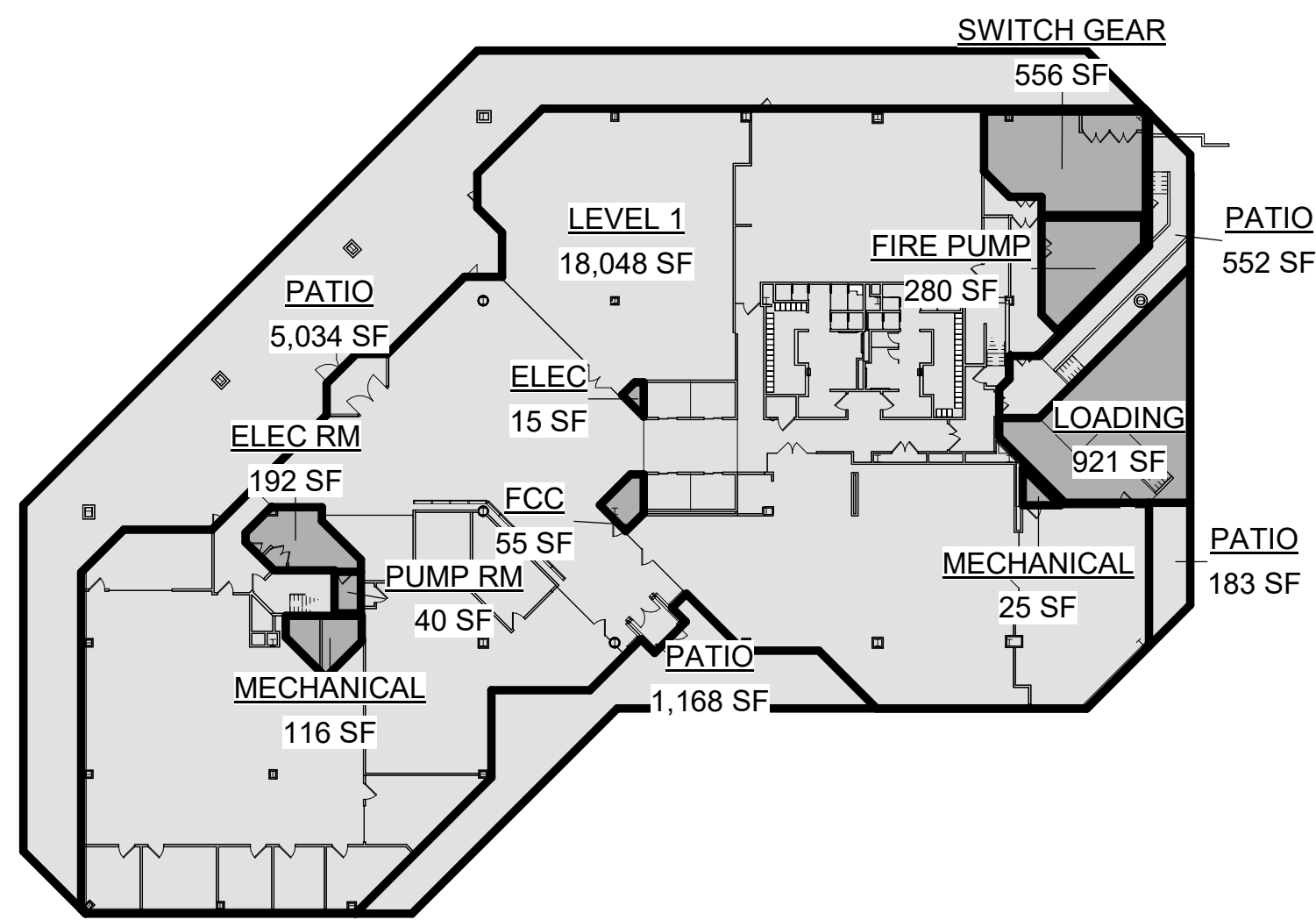
4 LEVEL 4
SCALE: 1/32" = 1'-0" A055



3 LEVEL 3
SCALE: 1/32" = 1'-0" A055



2 LEVEL 2
SCALE: 1/32" = 1'-0" 201



1 LEVEL 1
SCALE: 1/32" = 1'-0" 201

EXISTING CONDITIONS			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 1	27,185 SF	2,200 SF	24,985 SF
LEVEL 2	24,183 SF	2,052 SF	22,132 SF
LEVEL 3	24,586 SF	2,122 SF	22,465 SF
LEVEL 4	27,186 SF	354 SF	26,832 SF
LEVEL 5	27,105 SF	375 SF	26,730 SF
LEVEL 6	26,504 SF	393 SF	26,111 SF
LEVEL 7	25,951 SF	416 SF	25,535 SF
LEVEL 8	25,508 SF	438 SF	25,069 SF
LEVEL 9	24,950 SF	459 SF	24,491 SF
LEVEL 10	24,622 SF	480 SF	24,142 SF
MECHANICAL LEVEL	11,384 SF	11,384 SF	
	269,163 SF	20,672 SF	248,491 SF

DEFINITIONS:
1. GROSS BUILDING AREA - MEASURED TO EXTERIOR FACE OF WALL
2. ZONING DEDUCTIONS - PER CAMBRIDGE ZONING CODE
3. GROSS FLOOR AREA = GROSS BUILDING AREA - ZONING DEDUCTIONS

07/15/2021
VARIANCE HEARING

PROJECT NUMBER: 20102.100

DATE: 07/15/2021

REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

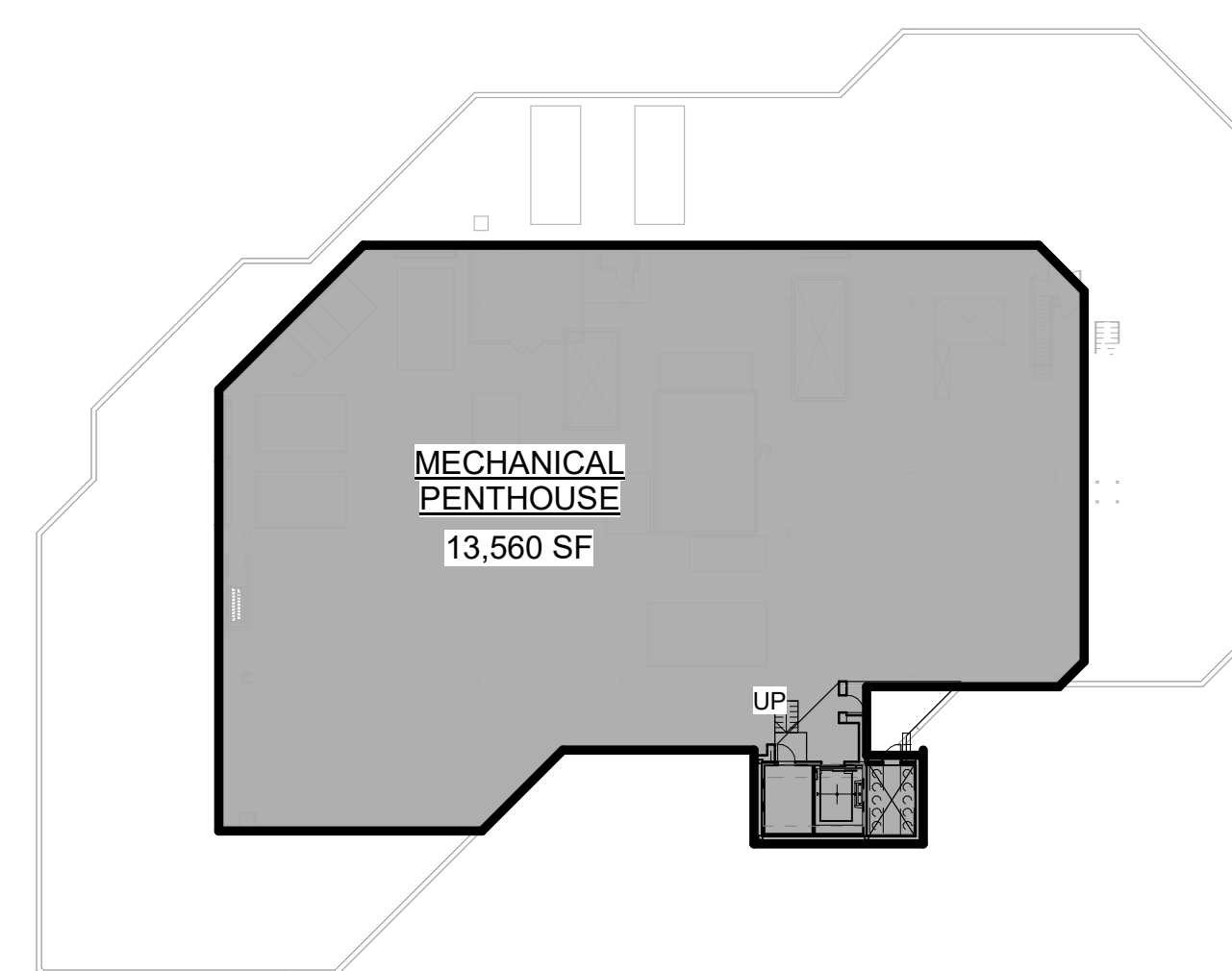
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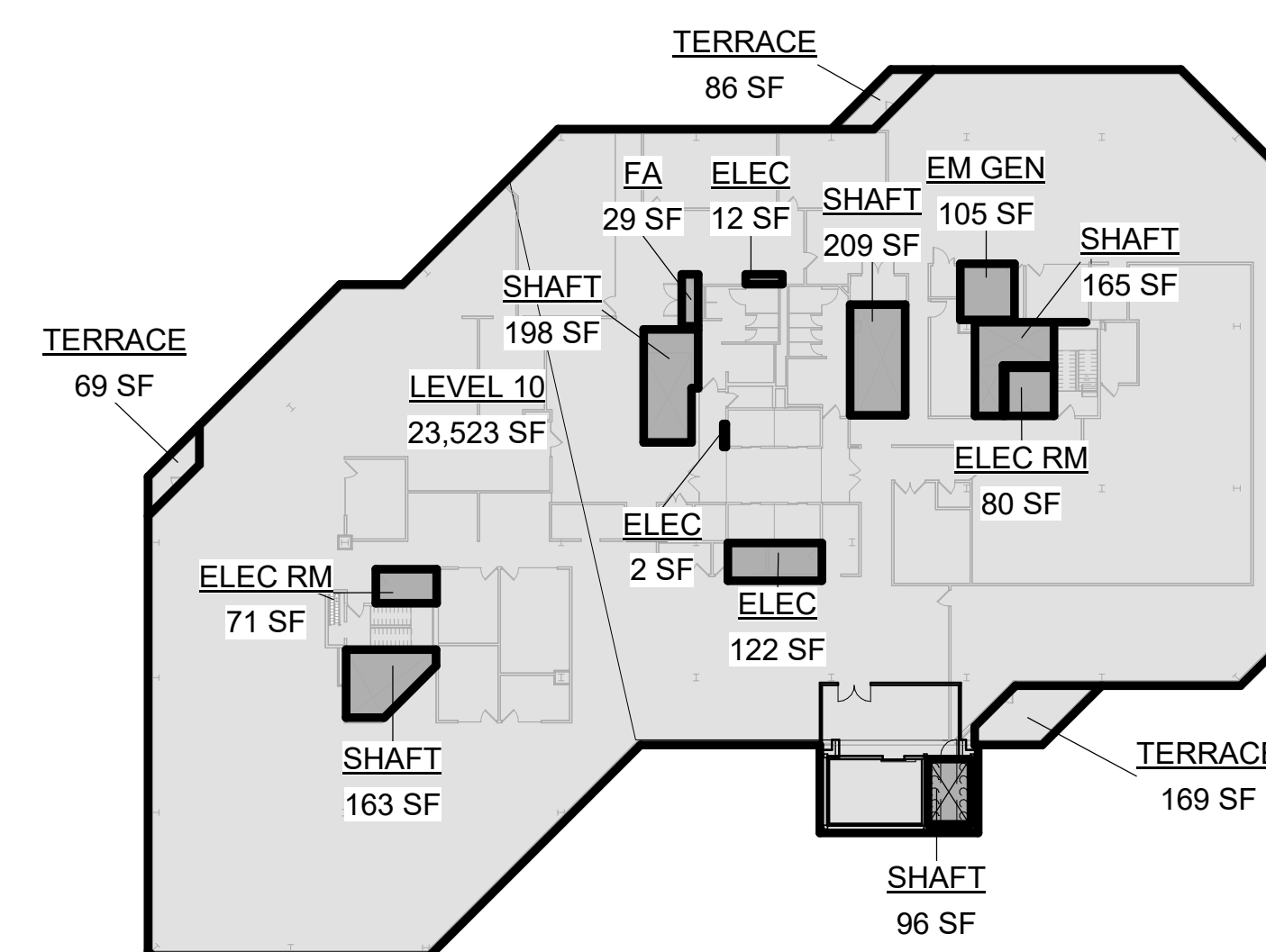
GROSS FLOOR AREA
CALCULATIONS -
EXISTING

DRAWING NUMBER:

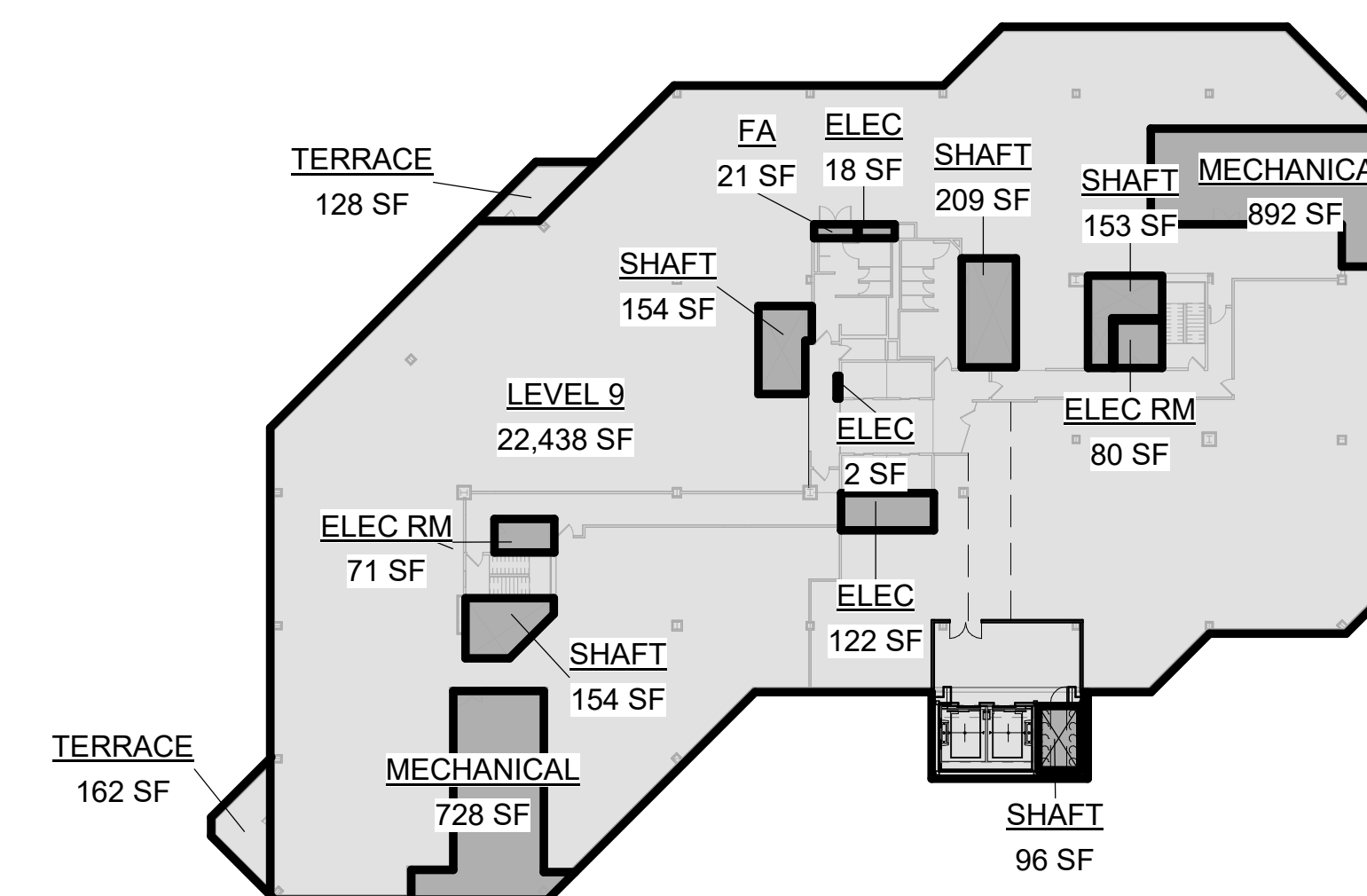
A050



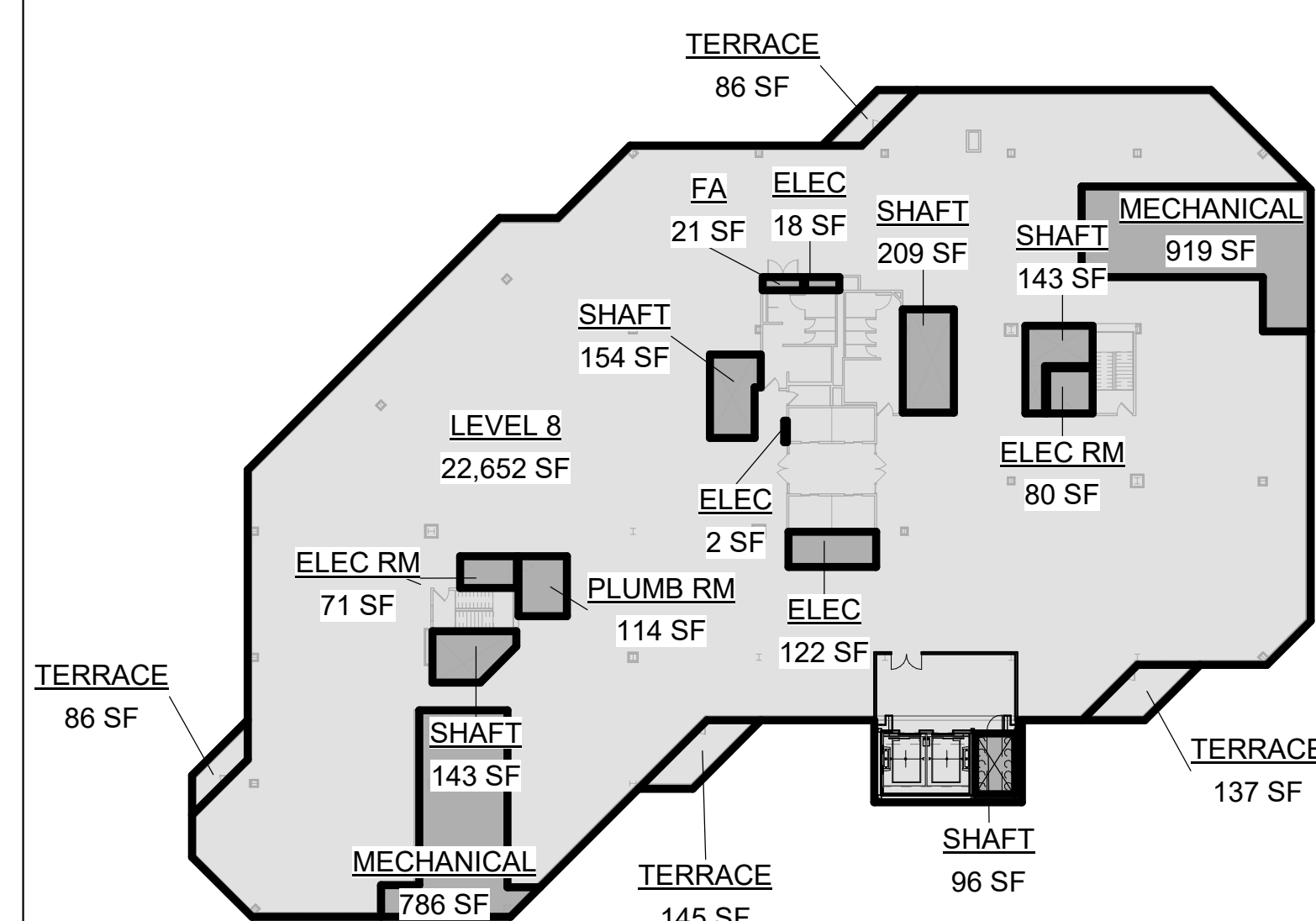
11 MECHANICAL LEVEL



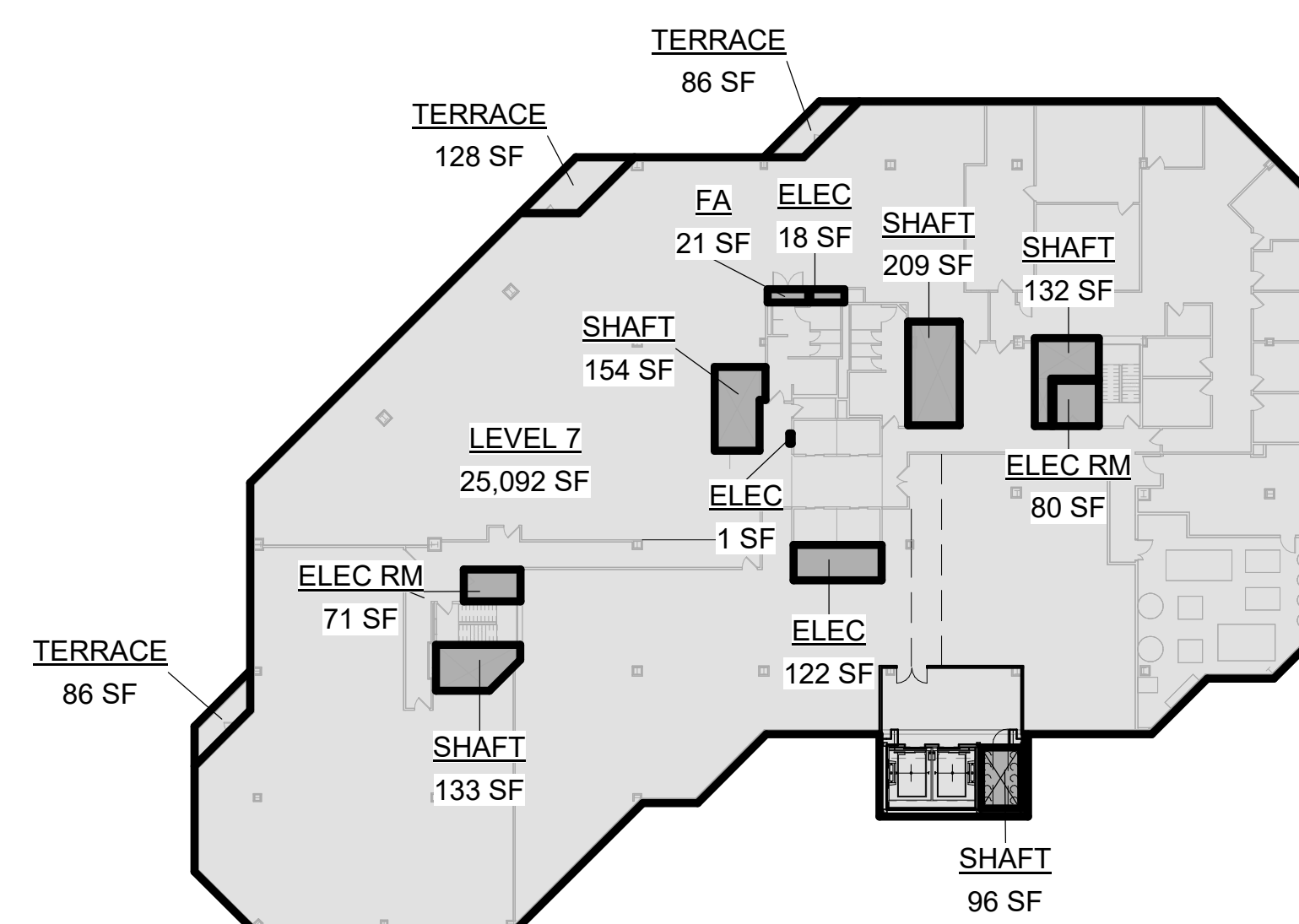
10 LEVEL 10



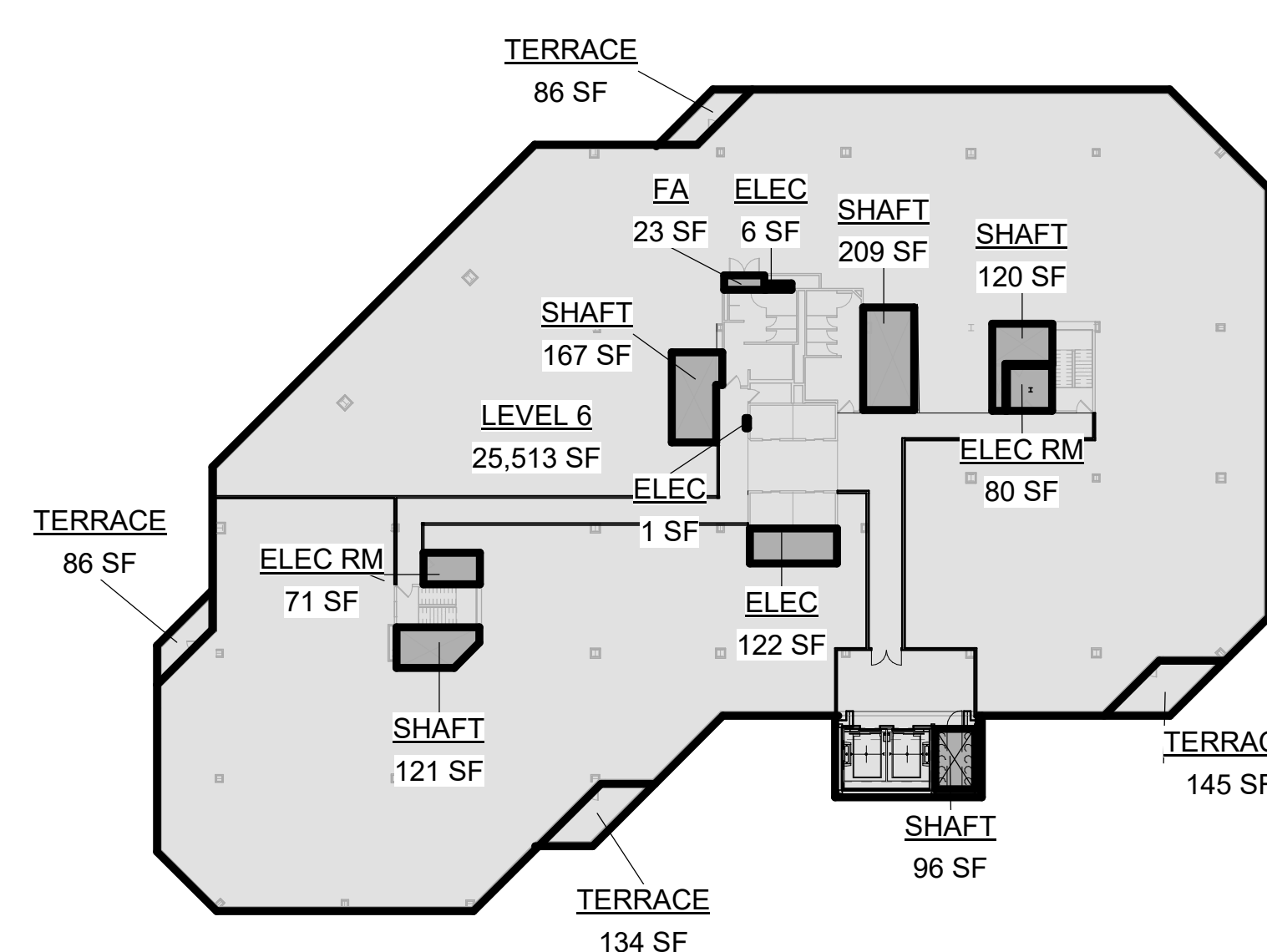
9 LEVEL 9



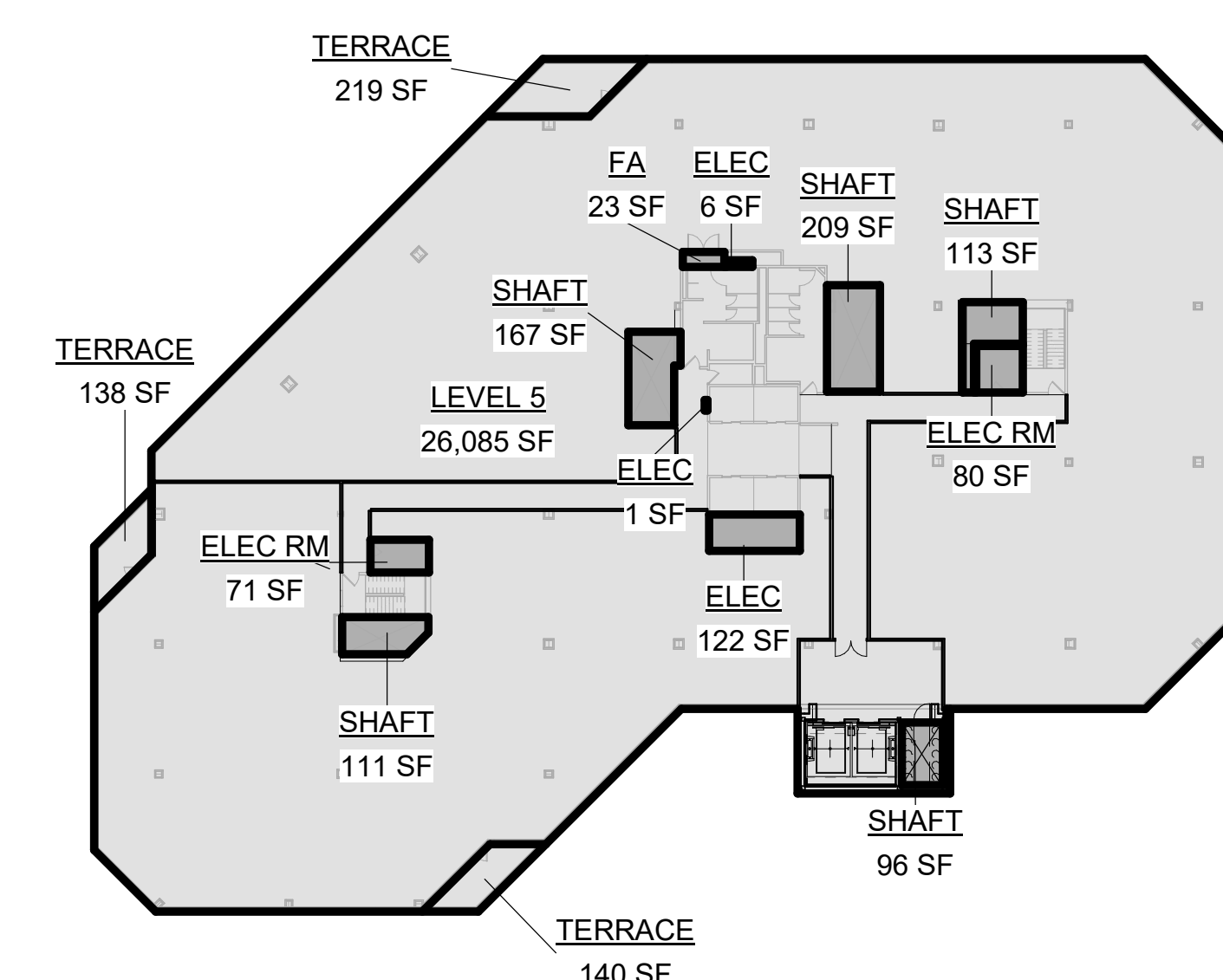
8 LEVEL 8



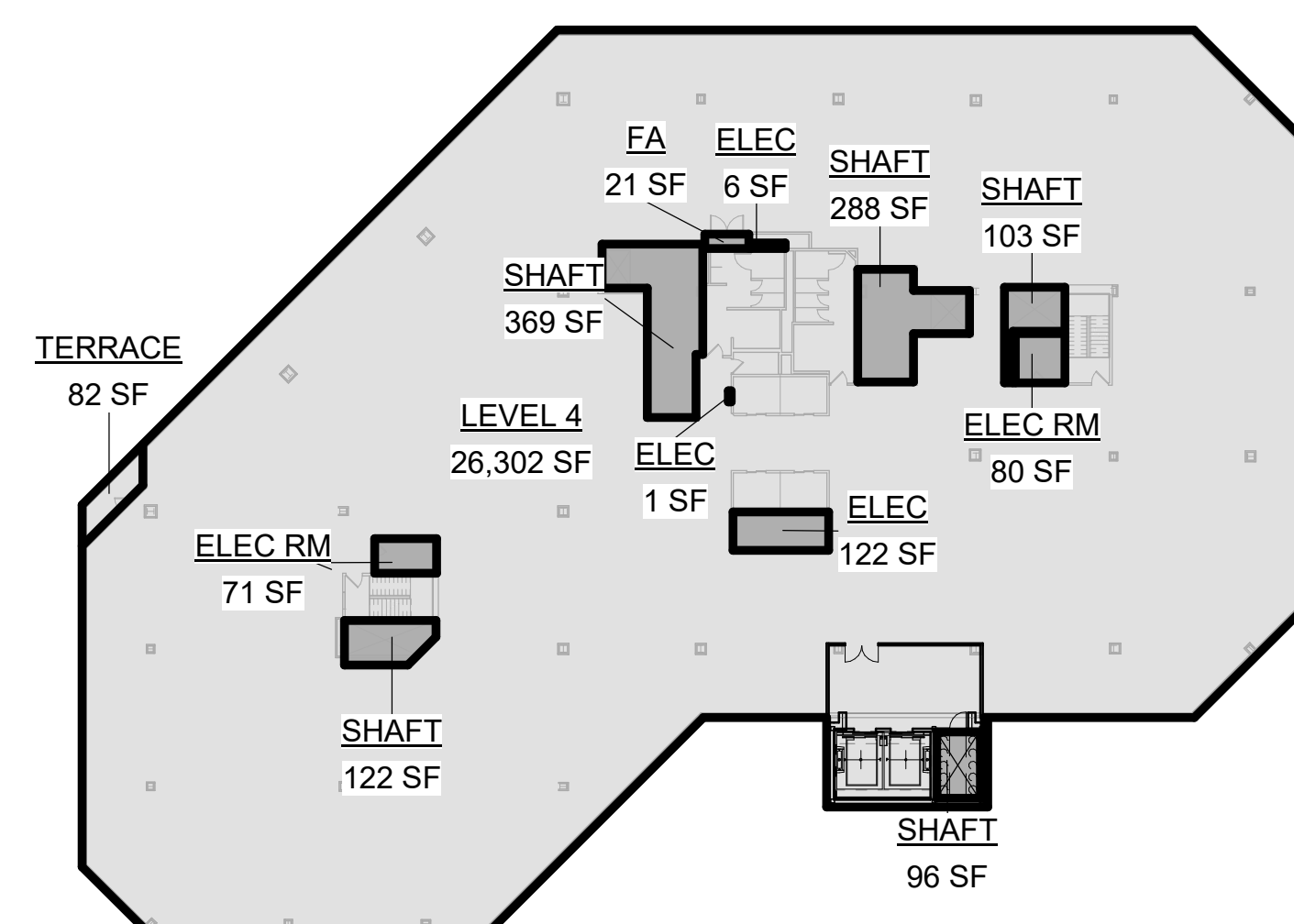
7 LEVEL 7



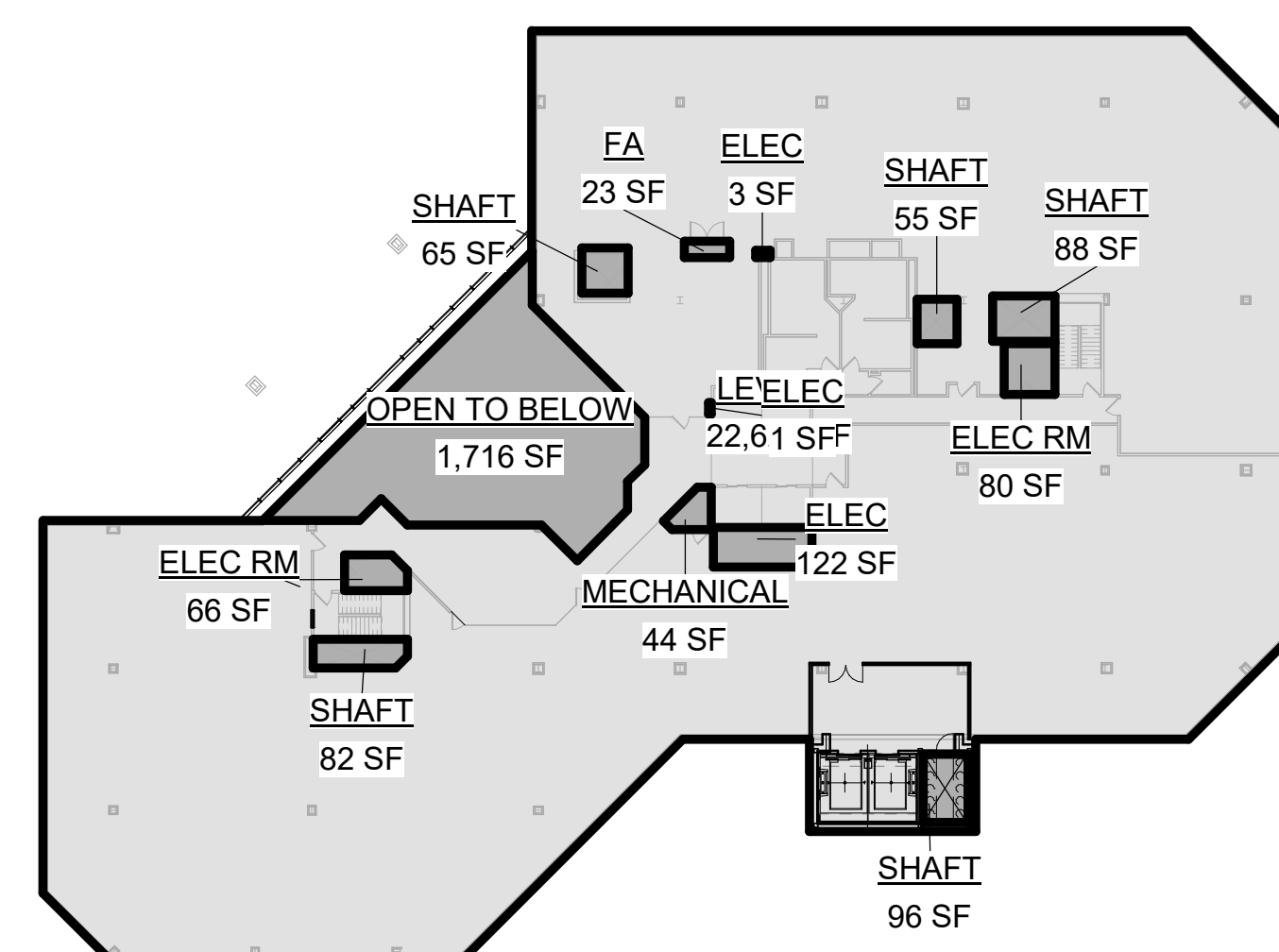
6 LEVEL 6



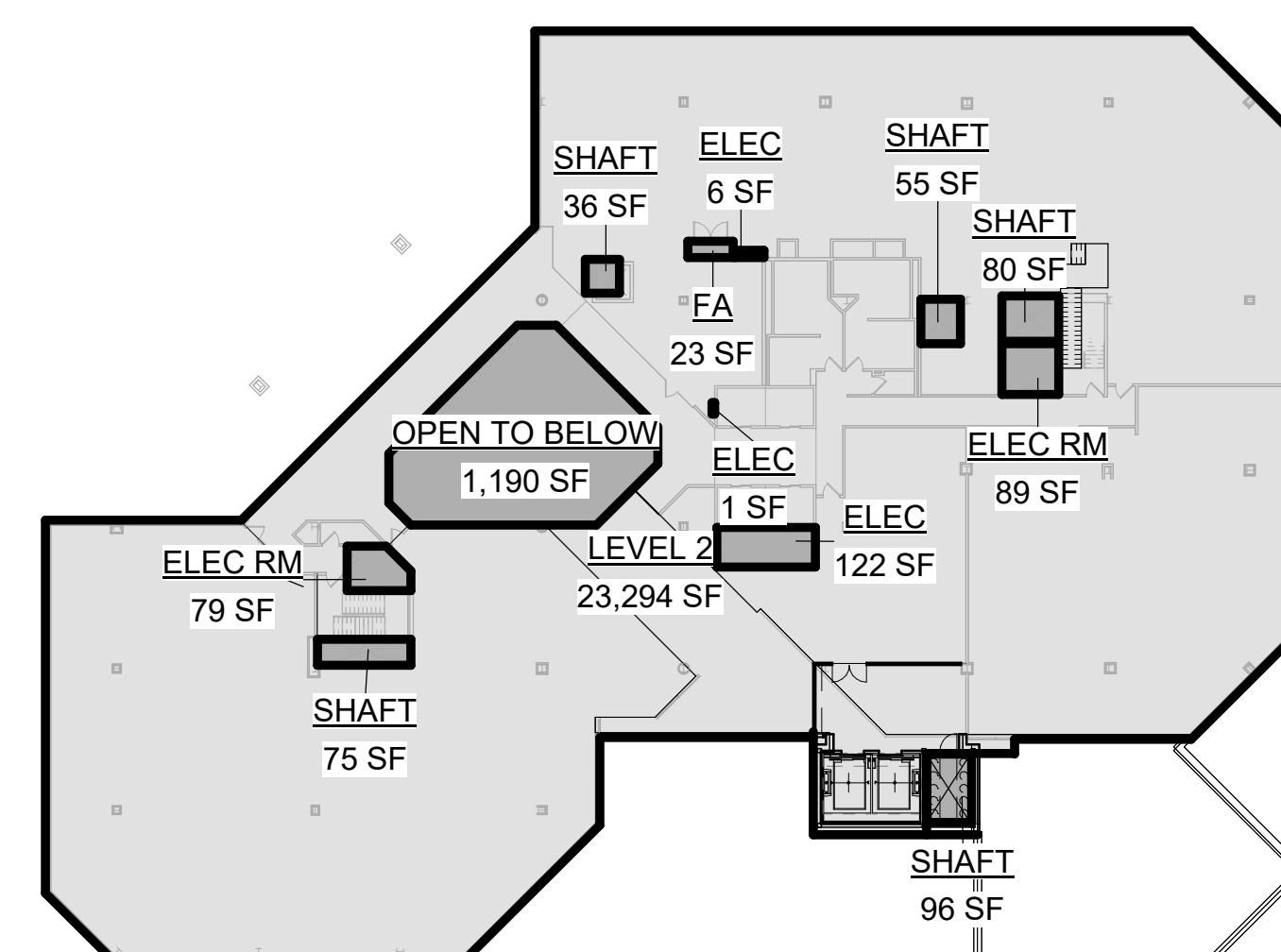
5 LEVEL 5



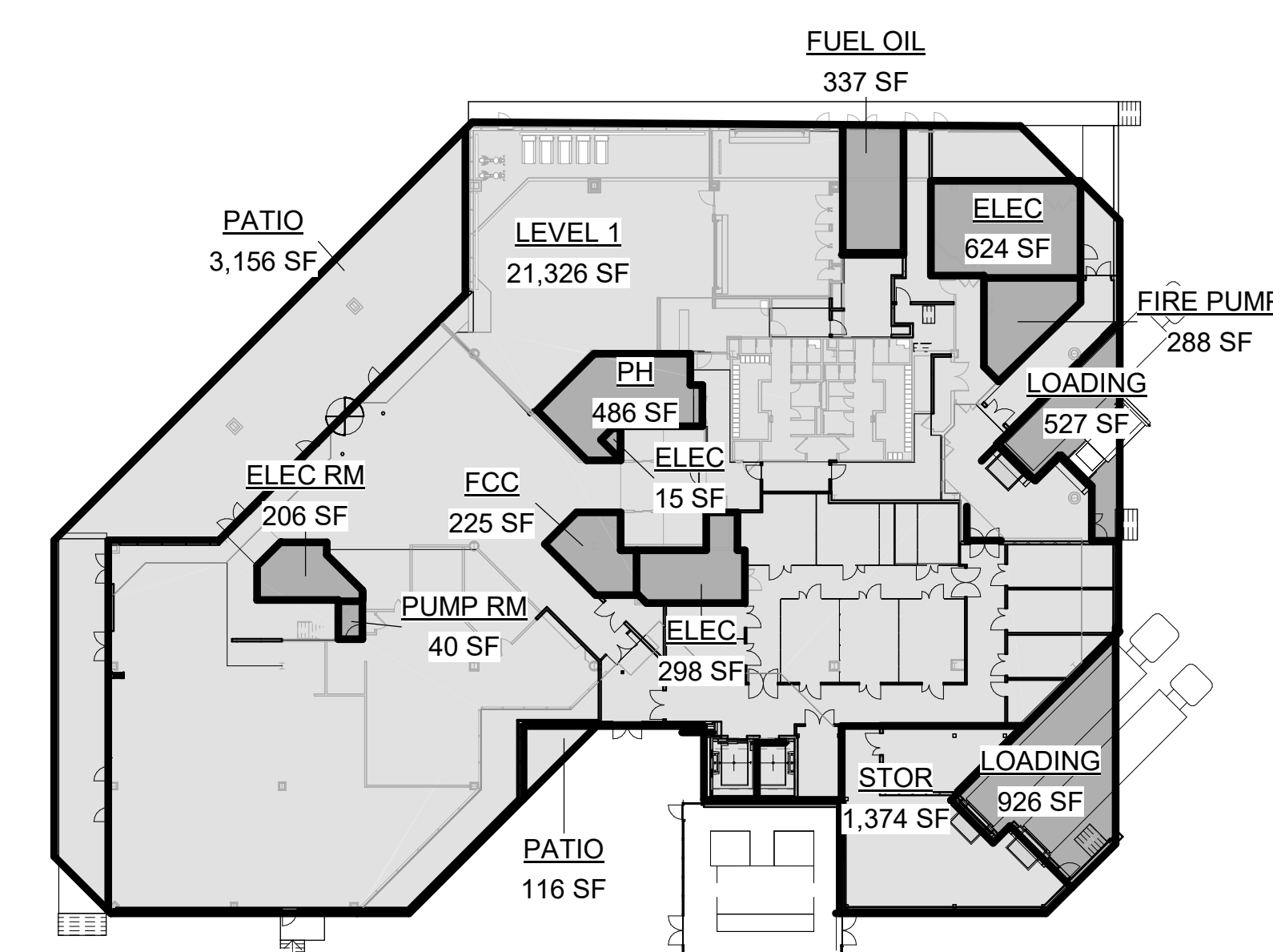
4 LEVEL 4



3 LEVEL 3



2 LEVEL 2



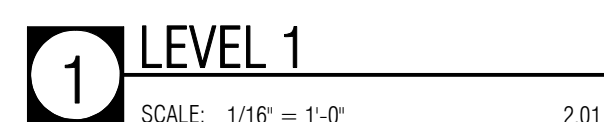
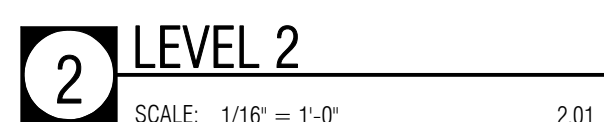
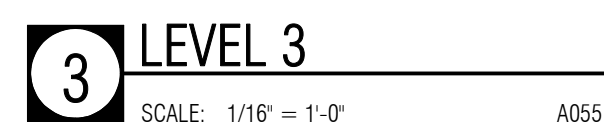
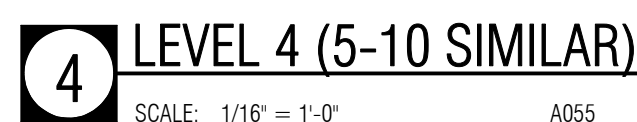
1 LEVEL 1

PROPOSED			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 1	29,943 SF	3,971 SF	25,972 SF
LEVEL 2	25,147 SF	1,853 SF	23,294 SF
LEVEL 3	25,068 SF	2,442 SF	22,625 SF
LEVEL 4	27,663 SF	1,279 SF	26,384 SF
LEVEL 5	27,582 SF	999 SF	26,583 SF
LEVEL 6	26,981 SF	1,017 SF	25,965 SF
LEVEL 7	26,428 SF	1,035 SF	25,392 SF
LEVEL 8	25,985 SF	2,878 SF	23,107 SF
LEVEL 9	25,427 SF	2,700 SF	22,727 SF
LEVEL 10	25,099 SF	1,251 SF	23,848 SF
MECHANICAL LEVEL	13,560 SF	13,560 SF	
	278,883 SF	32,986 SF	245,897 SF

EXISTING CONDITIONS			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 1	27,185 SF	2,200 SF	24,985 SF
LEVEL 2	24,183 SF	2,052 SF	22,132 SF
LEVEL 3	24,586 SF	2,122 SF	22,465 SF
LEVEL 4	27,186 SF	354 SF	26,832 SF
LEVEL 5	27,105 SF	375 SF	26,730 SF
LEVEL 6	26,504 SF	393 SF	26,111 SF
LEVEL 7	25,951 SF	416 SF	25,535 SF
LEVEL 8	25,508 SF	438 SF	25,069 SF
LEVEL 9	24,950 SF	459 SF	24,491 SF
LEVEL 10	24,622 SF	480 SF	24,142 SF
MECHANICAL LEVEL	11,384 SF	11,384 SF	
	269,163 SF	20,672 SF	248,491 SF

DEFINITIONS:

1. GROSS BUILDING AREA - MEASURED TO EXTERIOR FACE OF WALL
2. ZONING DEDUCTIONS - PER CAMBRIDGE ZONING CODE
3. GROSS FLOOR AREA = GROSS BUILDING AREA - ZONING DEDUCTIONS



07/15/2021
VARIANCE HEARING

PROJECT NUMBER: 20102.100

DATE: 07/15/2021

REVISIONS:

[illegible]

SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

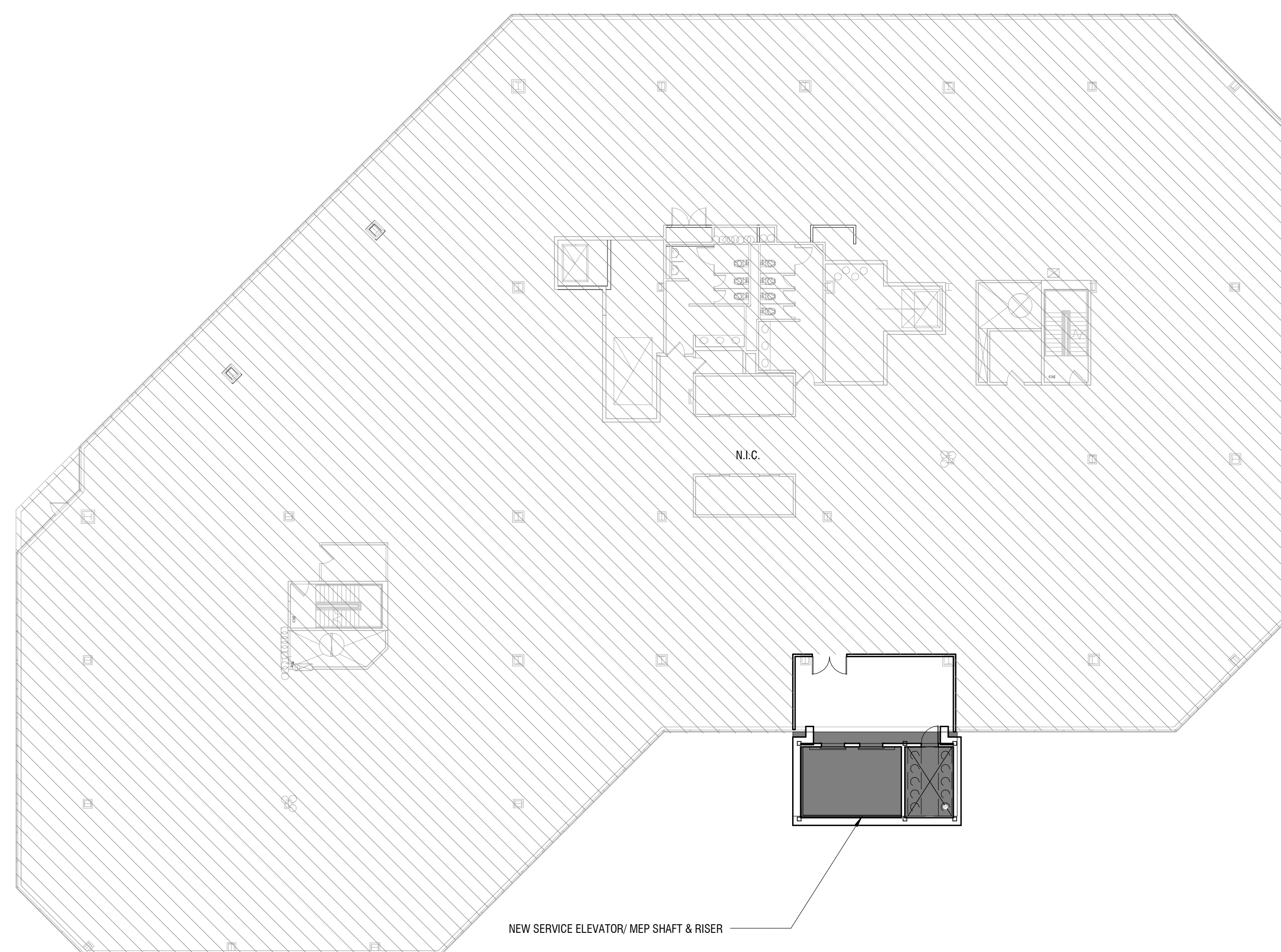
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DRAWING NAME:

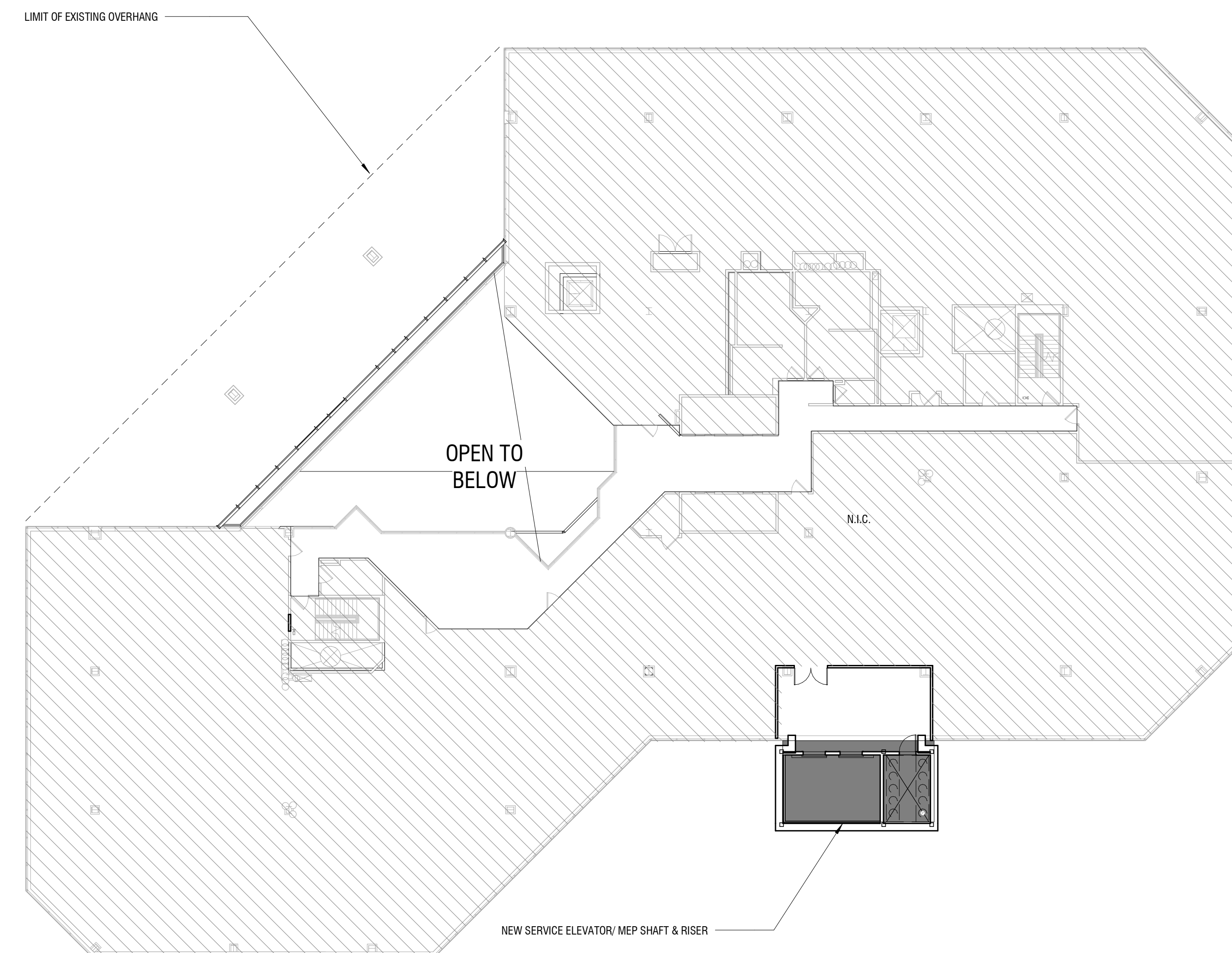
TYPICAL EXISTING FLOOR PLANS

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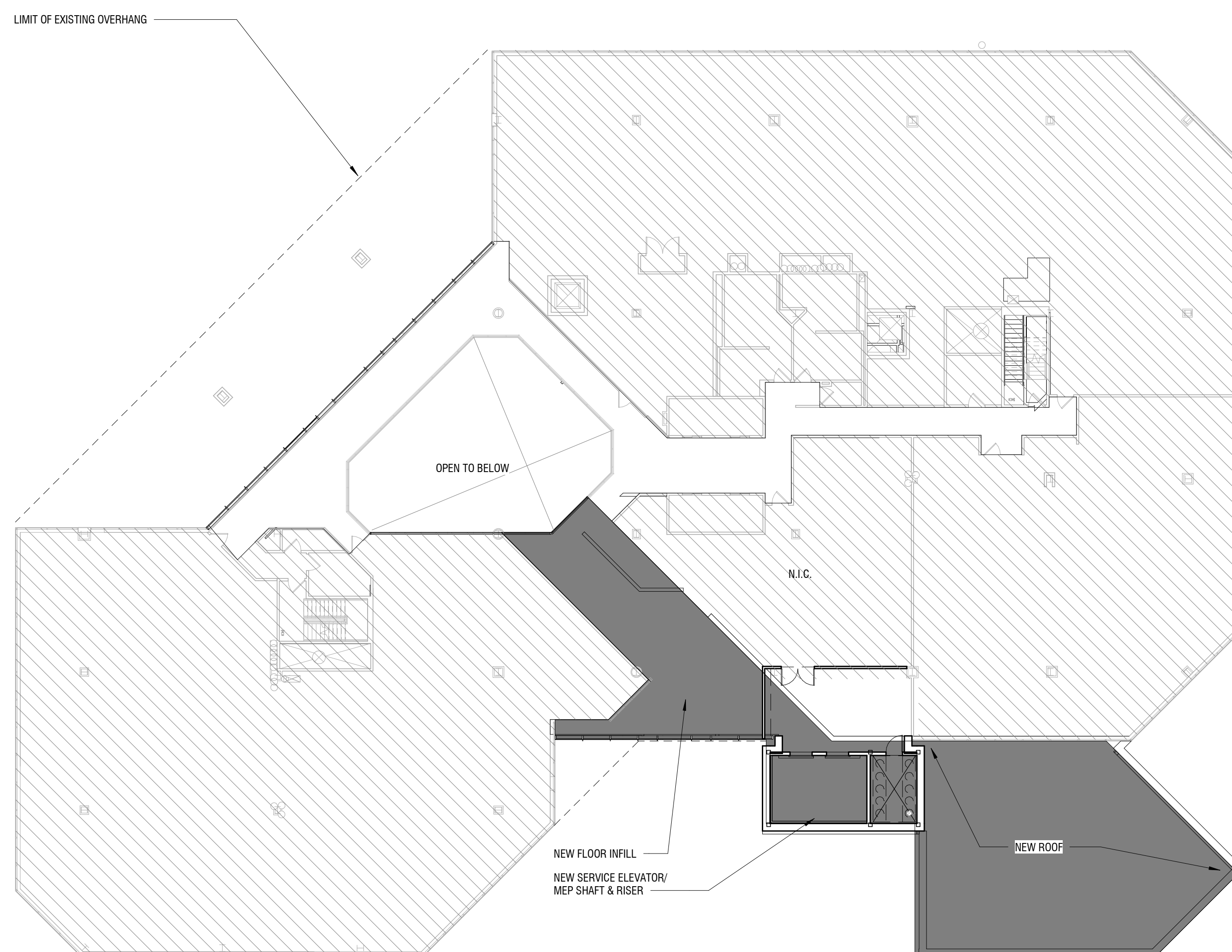
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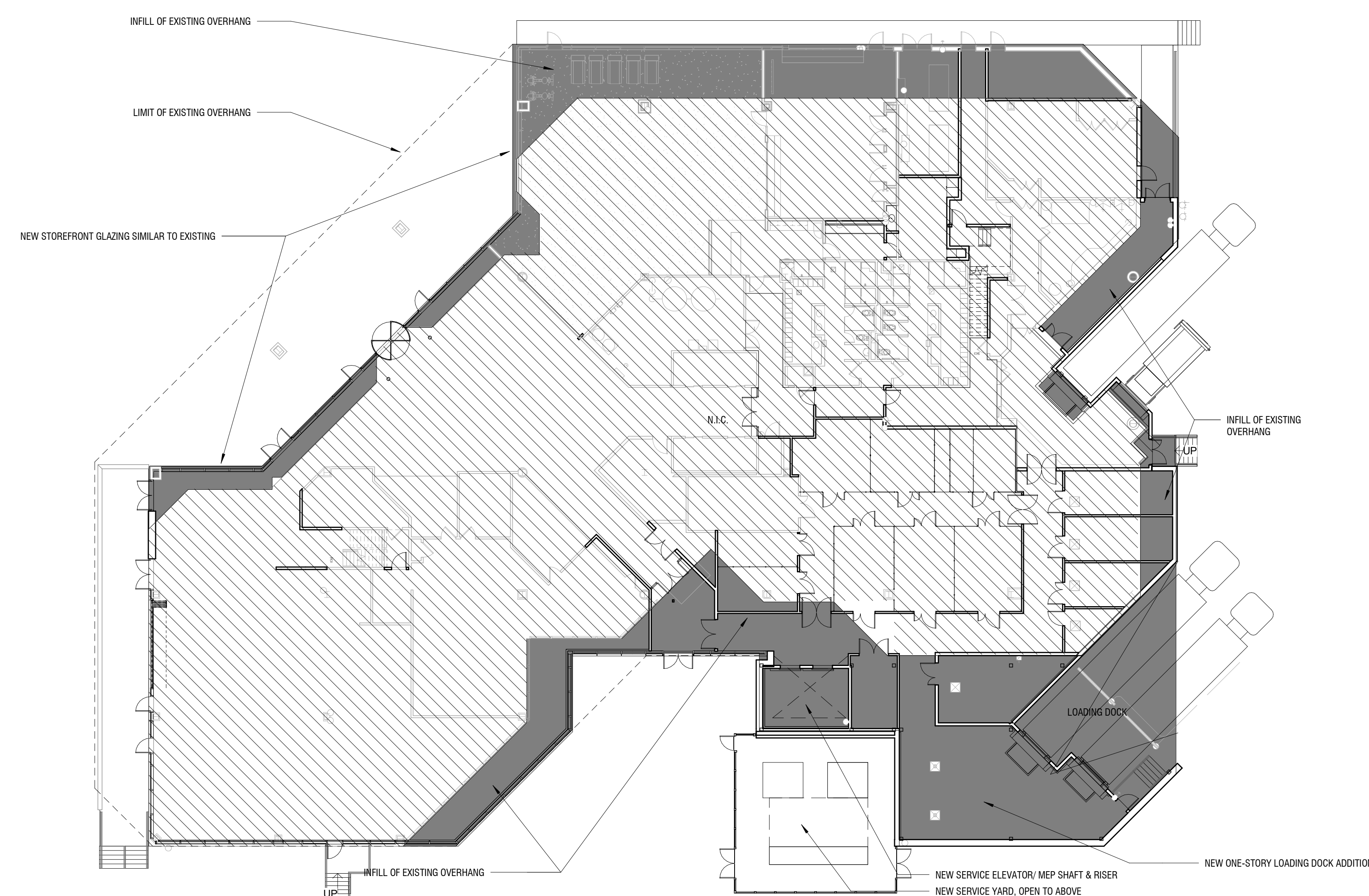
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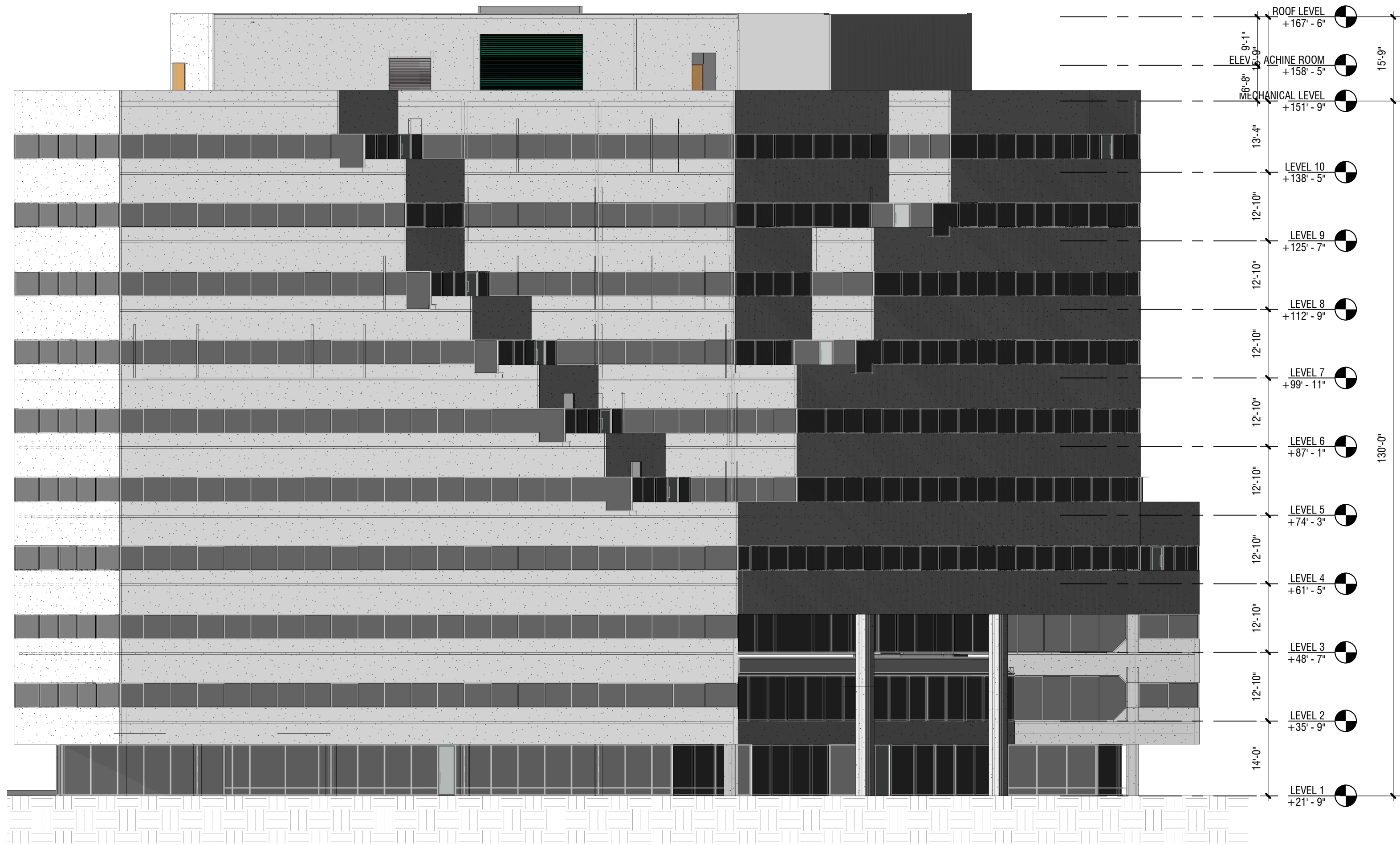
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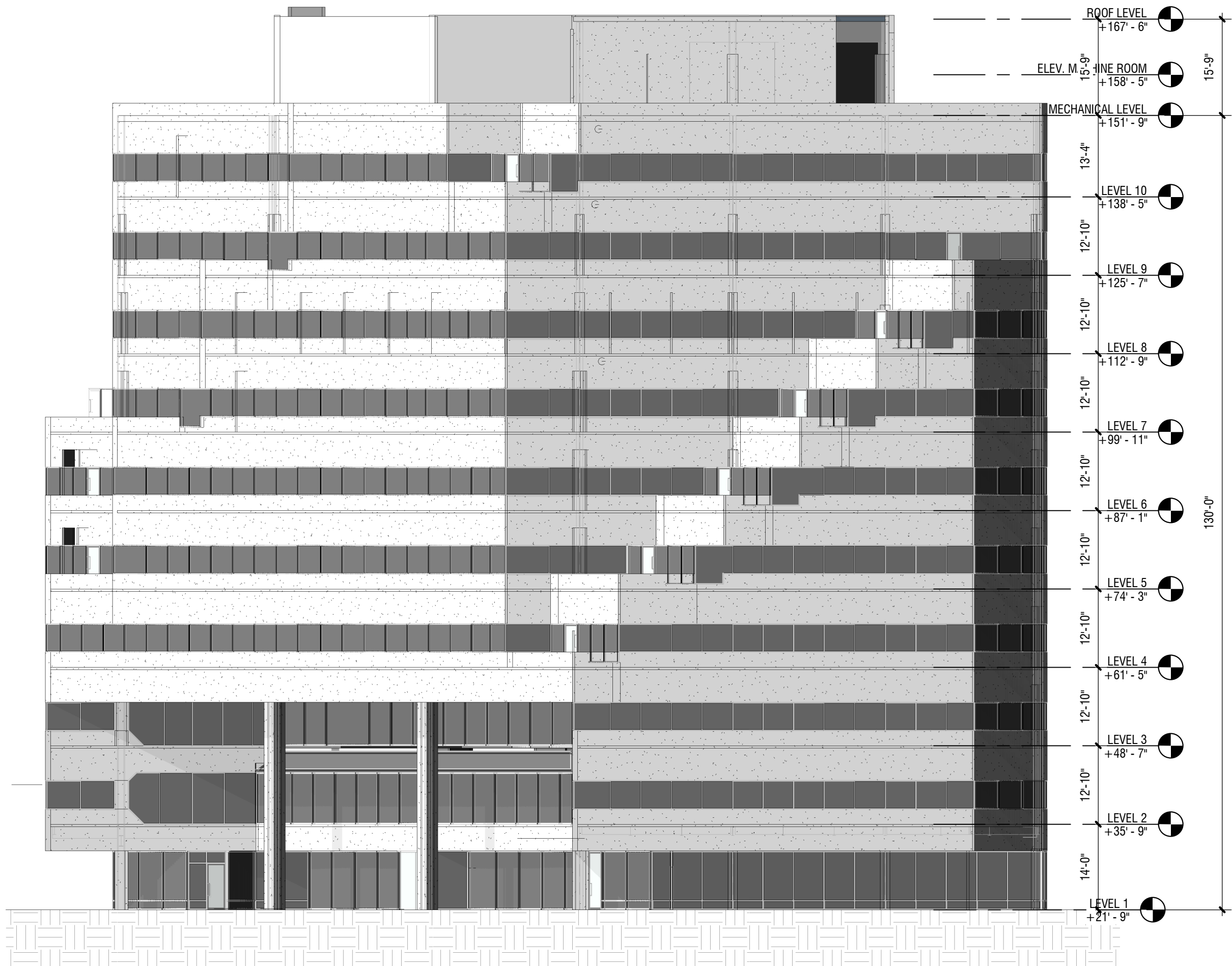
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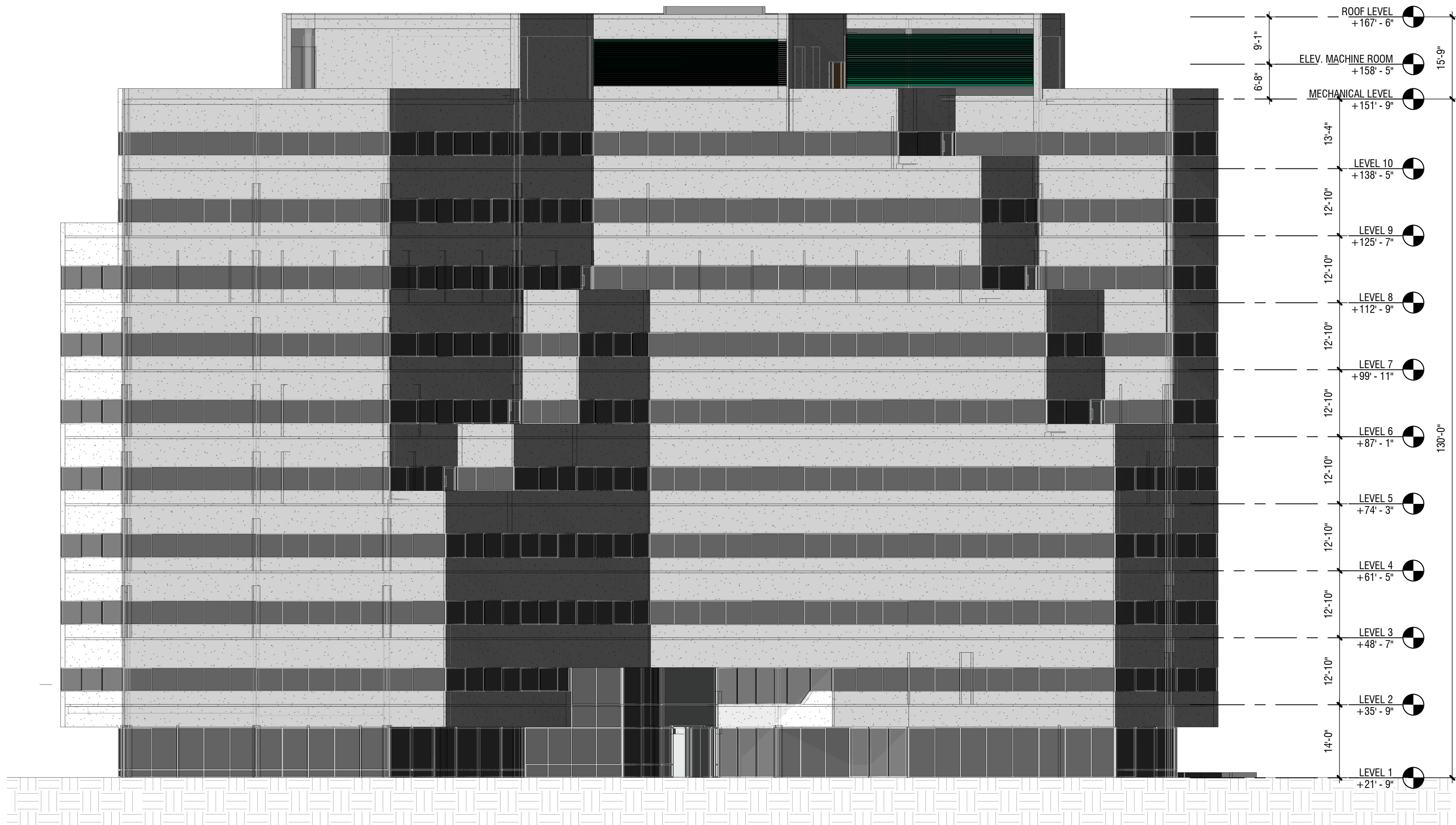
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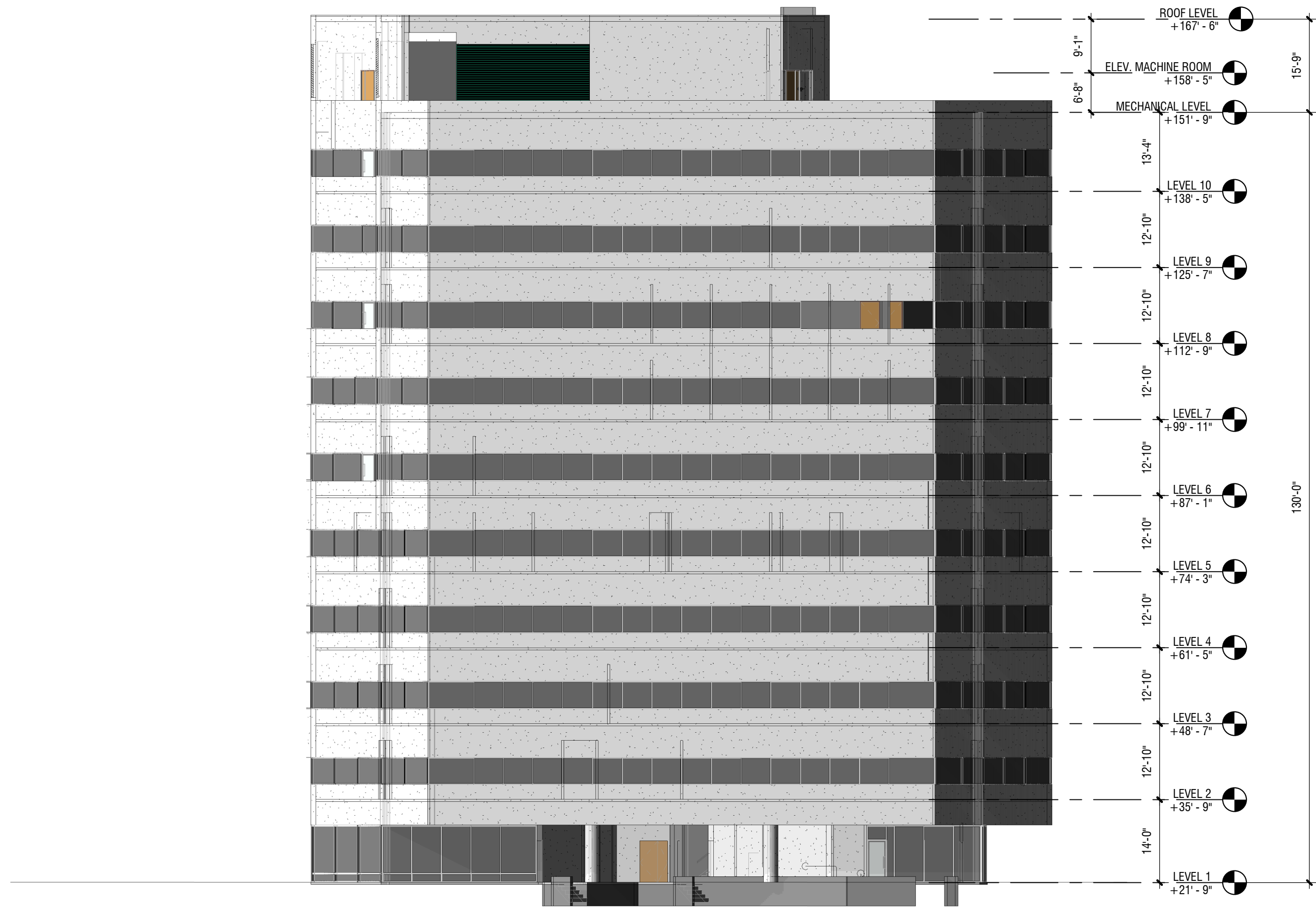
2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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150 CAMBRIDGE
PARK DRIVE

150 Cambridge Park Drive
Cambridge, MA, 02140

Client
Longfellow
260 Franklin Street, Suite 1920
Boston, MA / 02110
617.303.2900

07/15/2021
VARIANCE HEARING

PROJECT NUMBER: 20102.100

DATE: 07/15/2021

REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

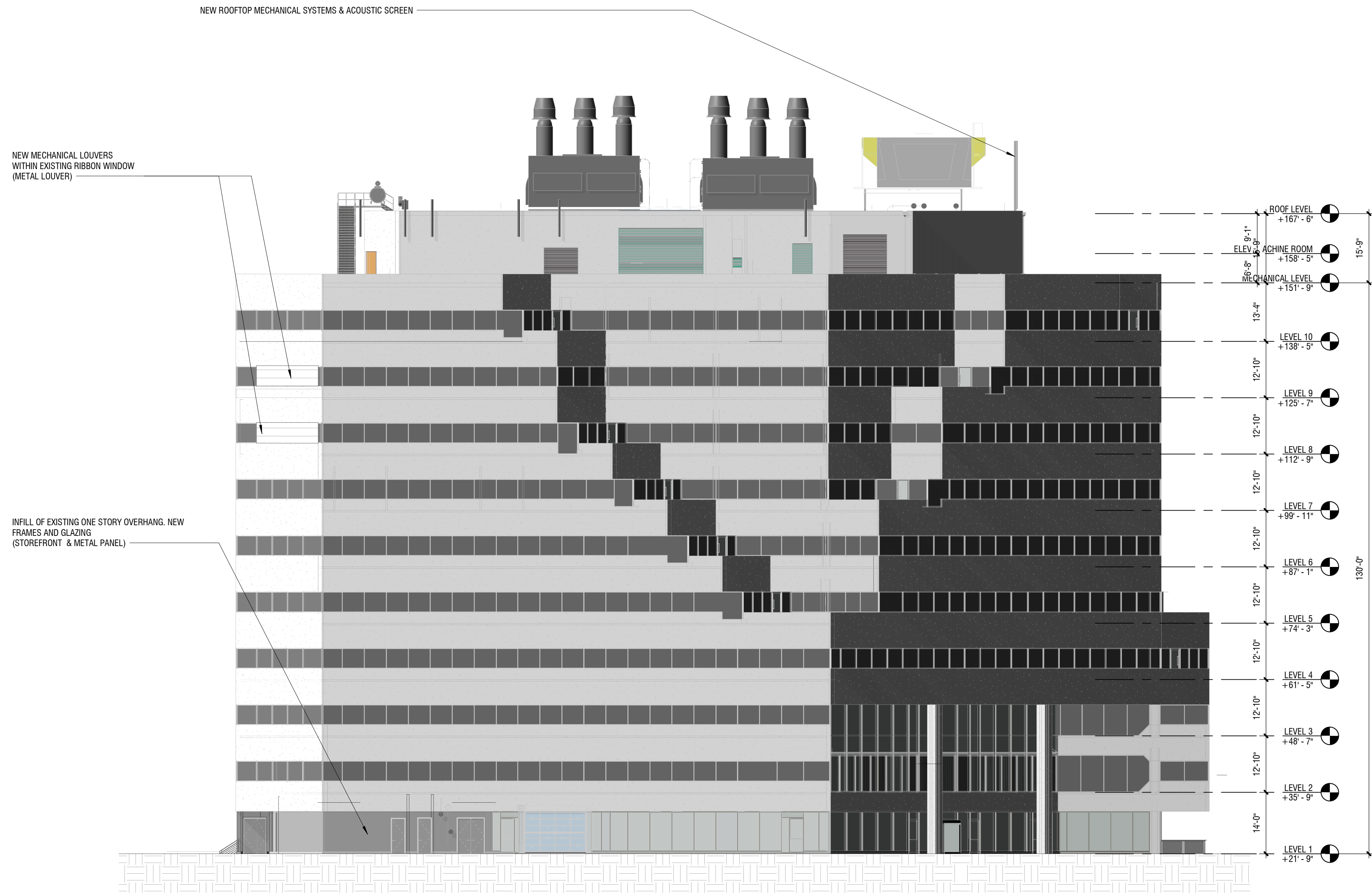
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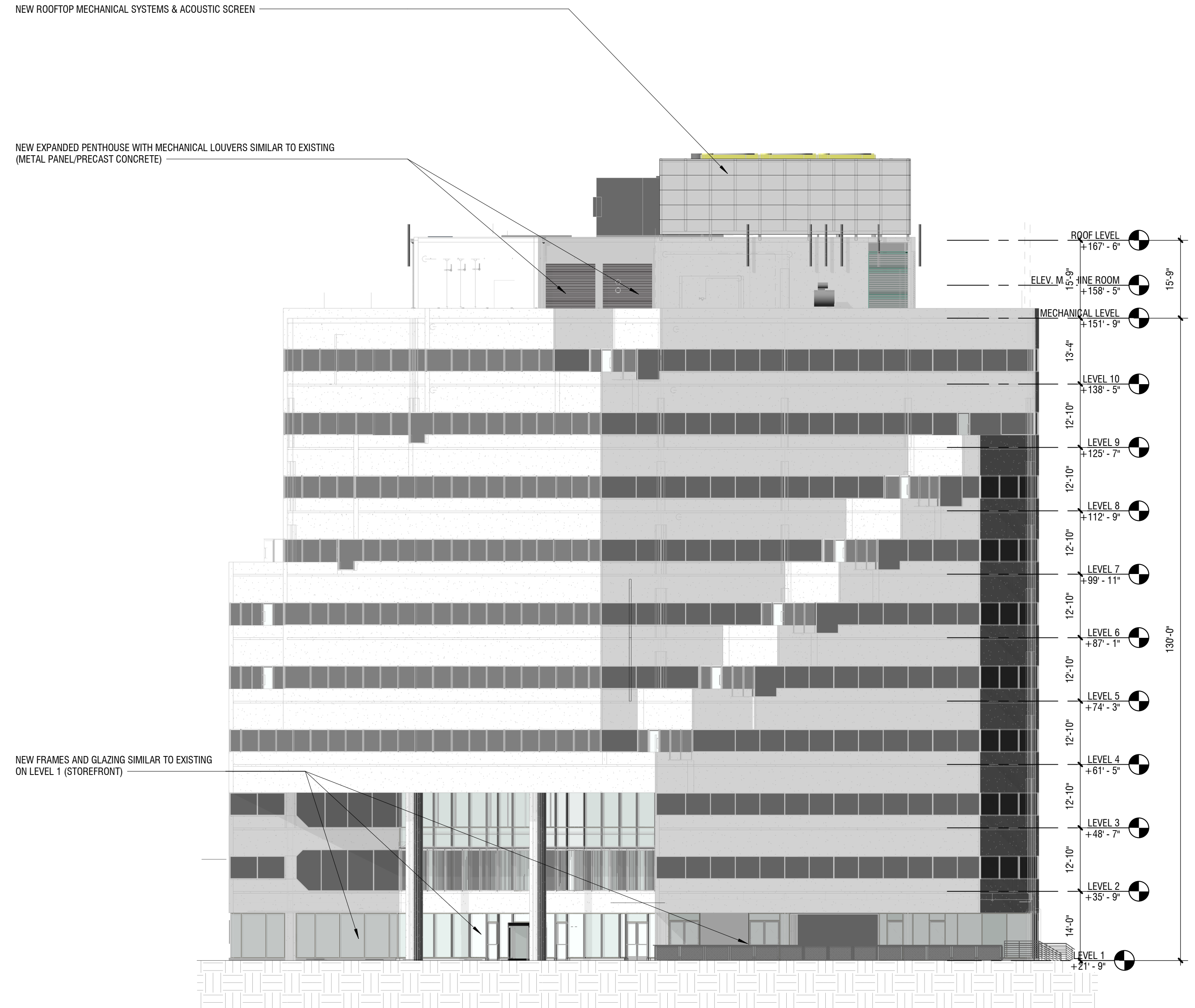
TYPICAL ELEVATIONS

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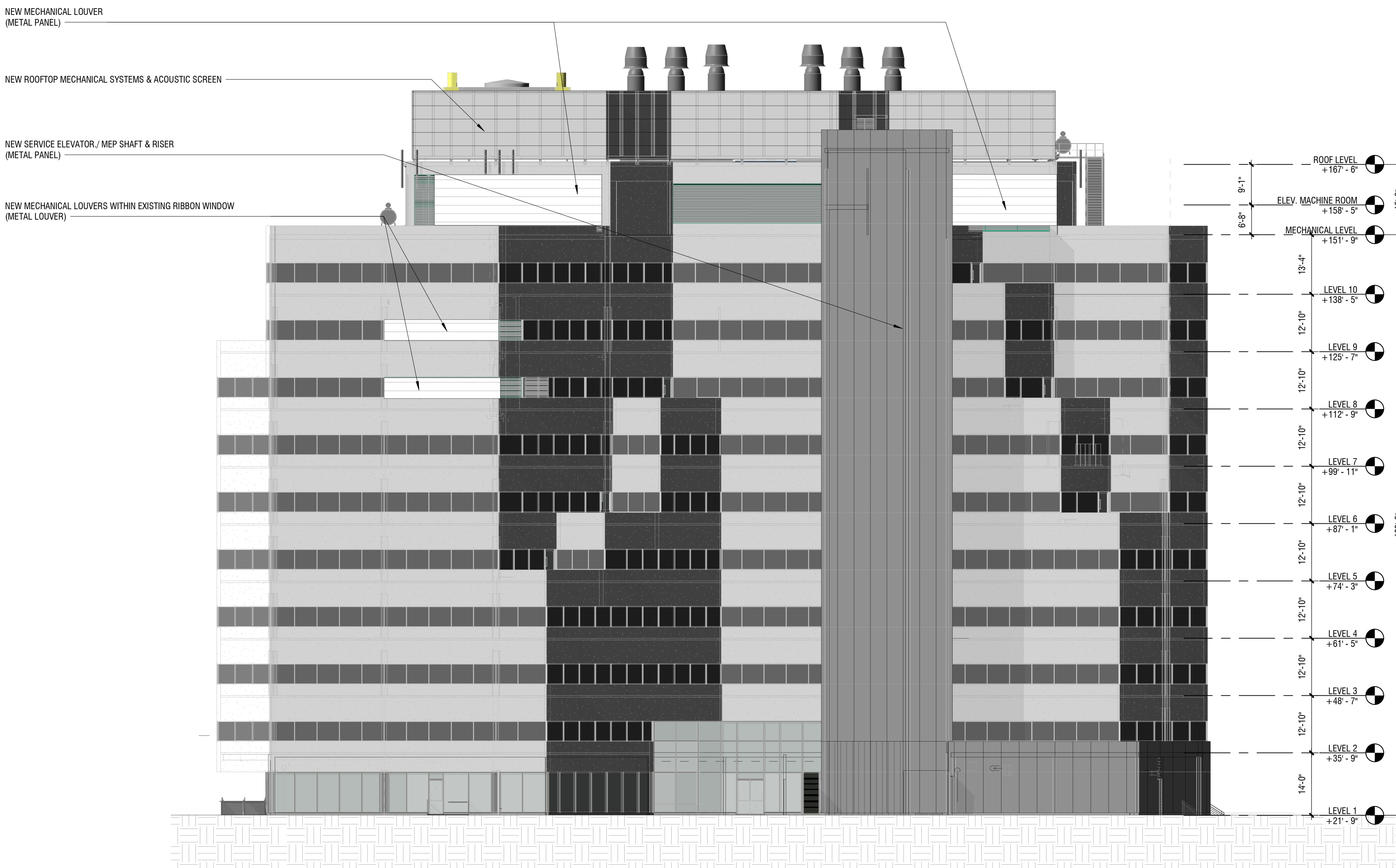
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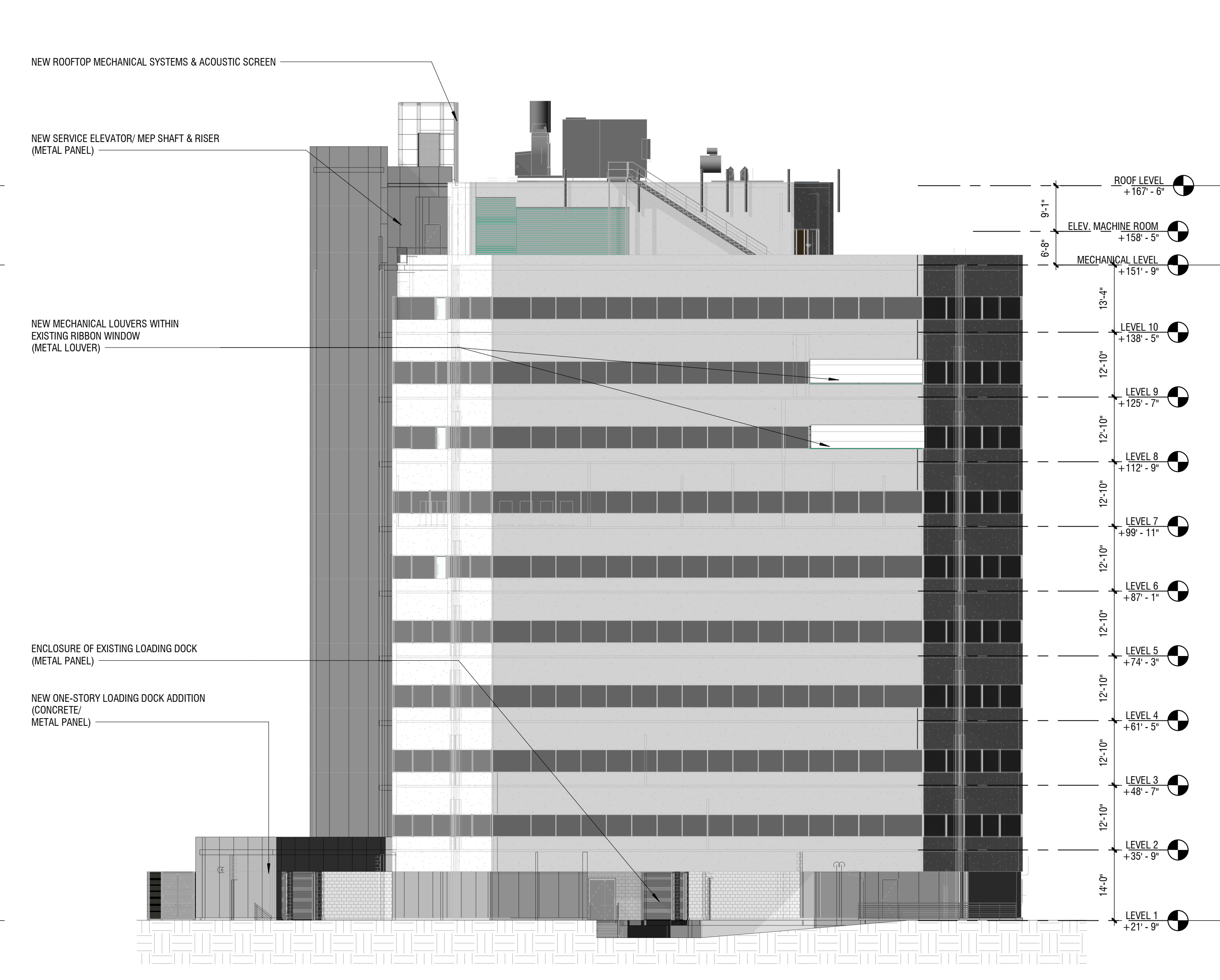
4 NORTH ELEVATION



3 WEST ELEVATION



2A SOUTH ELEVATION



1 EAST ELEVATION

Amended 7/12/21

DIMENSIONAL FORM – 150 Cambridge Park Drive

APPLICANT: Longfellow Real Estate Partners **PRESENT USE/OCCUPANCY:** technical office

LOCATION: 150 CambridgePark Drive **ZONE:** Office 2-A/Alewife Overlay District 6

PHONE: 617.492.4100 **REQUESTED USE/OCCUPANCY:** technical office

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>248,491sf</u>	<u>246,000sf</u>	<u>156,362sf</u>
<u>LOT AREA:</u>	<u>125,090sf</u>	<u>125,090sf</u>	<u>5,000 sf</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>1.986</u>	<u>1.967</u>	<u>1.25</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SIZE OF LOT:</u>	WIDTH: <u>313'</u> DEPTH: <u>428'</u>	<u>no change</u> <u>N/A</u>	<u>50'</u>
<u>SET-BACKS:</u> (in feet)	FRONT: <u>26'</u> REAR: <u>178'</u> LEFT SIDE: <u>31'</u> RIGHT SIDE: <u>55'</u>	<u>26'</u> <u>178'</u> <u>31'</u> <u>55'</u>	<u>H+L/4</u> <u>H/L/4 (min 20')</u> <u>H+L/5</u> <u>H+L/5</u>
<u>SIZE OF BUILDING:</u>	HEIGHT: <u>130'</u> LENGTH: <u>163'</u> WIDTH: <u>210'</u>	<u>130'</u> <u>163'</u> <u>210'</u>	<u>85'</u> <u>N/A</u> <u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>26.34%</u>	<u>21.17%</u>	<u>15 %</u>
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>no change</u>	<u>N/A</u>
<u>NO. OF PARKING SPACES:</u>	<u>Ø435 per SP 47 Amendment 4</u>	<u>no change</u>	<u>364</u>
<u>NO. OF LOADING AREAS:</u>	<u>2</u>	<u>4</u>	<u>N/A</u>
<u>DISTANCE TO NEAREST BLDG.:</u>	<u>36'</u>	<u>36'</u>	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

² TOTAL GROSS FLOOR AREA (NDLUCING BASEMENT 7'3" 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'.