

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 193947

### General Information

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

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

PETITIONER: FBA THORNDIKE STREET LLC C/O FBA THORNDIKE STREET LLC

PETITIONER'S ADDRESS: ONE ADAMS PLACE - 859 WILLARD ST - SUITE 501 , MA, QUINCY 02169

LOCATION OF PROPERTY: 154 Thorndike St , Cambridge, MA

TYPE OF OCCUPANCY: Multi-Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Existing parking space does not meet zoning ordinance, relief required to keep existing space.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000      Section: 6.44.1 (a) (Setbacks).  
Article: 6.000      Section: 6.44.1 (c) (Front Yard Parking).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

David Grossman, as Manager  
(Print Name)

Address:

859 Willard St. #501, Quincy, MA 02169

Tel. No.

(617) 472-2000

E-Mail Address:

Jim@grossmanco.com

Date:

9/22/22

2022 SEP 23 11:10:37  
CITY OF CAMBRIDGE  
BOARD OF ZONING APPEAL

**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 FBA THORNDIKE STREET LLC  
(OWNER)

Address: ONE ADAMS PLACE, 859 WILLARD ST., SUITE 501 C/O THE GROSSMAN COMPANIES, INC.

State that I/We own the property located at 154-156 THORNDIKE ST, which is the subject of this zoning application.

The record title of this property is in the name of FBA THORNDIKE STREET LLC

\*Pursuant to a deed of duly recorded in the date 2/11/21, Middlesex South County Registry of Deeds at Book 76941, Page 351; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.



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

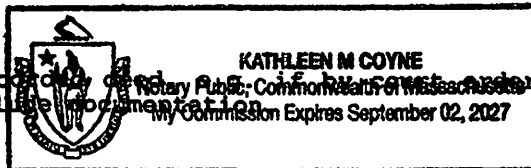
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name David Grossman personally appeared before me, this 6<sup>th</sup> of Sept, 2022, and made oath that the above statement is true.

Kathleen Coyne Notary

My commission expires September 2, 2027 (Notary Seal).



• If ownership is not shown in records of deed, or inheritance, please include documentation recent.

## **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:

The existing unit is deeded with 2 of the 3 parking spaces that are required by zoning which makes a significant hardship for the third unit which does not currently have a deeded parking space. Allowing this existing space to remain will allow for all units to have at least 1 deeded parking space.

**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 but not affecting generally the zoning district in which it is located for the following reasons:

The lot is situated on the corner of 6th & Thorndike which requires a variance regardless of the side due to the two front setbacks imposed 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 parking space is existing and does not require any modification to the existing curb cut or street. It will be creating no change to the current public way.

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

The area is an existing parking space, so it already has been considered in the open space calculation. The lot has 2 front setbacks, and there is no parking on the 6th street front setback.

**\*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:** FBA THORNDIKE STREET LLC  
**Location:** 154 Thorndike St., Cambridge, MA  
**Phone:** (617) 472-2000

**Present Use/Occupancy:** Multi-Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Multi-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3850	3850	3852	(max.)
<u>LOT AREA:</u>		5136	5136	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.749	0.749	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1712	1712	1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	80	80	50	
	<u>DEPTH</u>	65	65	50	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	18.5	18.5	10	
	<u>REAR</u>	No Rear Setback (Corner Lot)	No Rear Setback (Corner Lot)	No Rear Setback (Corner Lot)	
	<u>LEFT SIDE</u>	7.7	7.7	7.5	
	<u>RIGHT SIDE</u>	10.1 (Note - Front Setback)	10.1 (Note - Front Setback)	10 (Note - Front Setback)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	29	29	35	
	<u>WIDTH</u>	38	38	N/A	
	<u>LENGTH</u>	18	18	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1724	1724	30% - 1541	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		3	4	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		15.2	15.2	10	

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.:

Wood frame two family dwelling

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'.

# 154 THORNDIKE PARKING

154 THORNDIKE ST, CAMBRIDGE - MA 02141

## PROJECT DIRECTORY

### OWNER:

FBA THORNDIKE ST LLC  
ONE ADAMS PLACE  
859 WILLARD STREET, S 501

### PROFESSIONAL DESIGNER:

MGD+ LLC  
411 LEXINGTON ST  
NEWTON - MA 02466

### ARCHITECT:

DEREK RUBINOFF  
82 SPRING ST  
WEST ROXBURY - MA 02132

### Project Overview:

The scope of this project is to propose one compact parking space situated within the front setback of the property. The parking space is to be situated on the existing driveway pavers on site, resulting in no change to open space calculations.

This proposal seeks a variance to allow the parking space within the front setback



SHEET NUMBER	SHEET NAME
SD.00	COVER PAGE
SD.01	EXISTING CONDITIONS & ZONING
SD.02	EXISTING SITE PLAN
SD.03	PROPOSED PARKING SPACE PLAN
SD.04	ELEVATIONS



411 Lexington St, Newton - MA 02466  
mgdplus.com  
info@mgdplus.com



154 THORNDIKE PARKING

COVER PAGE		
No.	Description	Date

Project number	20-1020	<b>SD.00</b>		
Date	08-11-2022			
Drawn by	LFC	Checked by	MGD	Scale

**ZONING ANALISYS SUMMARY**

<b>ZONING DISTRICT</b>	C-1			
<b>DESCRIPTION</b>	<b>ZONING CODE REF</b>	<b>EXISTING</b>	<b>ALLOWED/REQUIRED</b>	<b>PROPOSED</b>
<b>USE</b>	S4.01			
<b>LOT AREA</b>	S5.01	5,136 SF	5,000 SF	5,136 SF
<b>OPEN SPACE USABLE</b> ←	SEE ENGINEERING DRAWING ON NEXT SHEET			→
<b>OPEN SPACE LANDSCAPED</b> ←	SEE ENGINEERING DRAWING ON NEXT SHEET			→

**ZONING SETBACKS**  
 FRONT SETBACK: 10'  
 SIDE SETBACK: 7'6"  
 REAR SETBACK: N/A (Corner lot)

6.43.3Curb cuts for off street parking facilities shall comply with the following standards:(a)In Residential districts, the maximum width of a curb cut shall be twenty (20) feet at the street line.

6.43.4Driveways for off street parking facilities shall comply with the following standards:(a)The minimum width for a one way driveway shall be ten (10) feet.  
 (b)No driveway curb cut shall be located closer than twenty five (25) feet to a street intersection or within fifteen (15) feet of a crosswalk.  
 (c)The grade and design of any driveway providing access to an off street parking facility shall permit a clear view, to the driver of any car exiting from the facility, of traffic on the street and of pedestrians.

6.44.1Setbacks for on grade open parking facilities shall be provided as follows:(a)No on grade open parking space shall be located within ten (10) feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. However, on grade open parking spaces serving one, two, or three family dwellings may be located within five (5) feet of that portion of such building wall.  
 (b)Except for one, two, or three family dwellings existing at the time of the effective date of this Ordinance or amendment thereto, no on grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.  
 (c)No on grade open parking space shall be located within a required front yard setback  
 (d)The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of Subsection 6.48.  
 (e)No on grade open parking shall be allowed in a Residence C-2A district within one hundred and twenty five (125) feet of a Residence A-1, A-2, B, C, C-1, C-2, or C-2B District.  
 (f)In an Industry C district, no parking lot shall be located within fifty (50) feet of a residential district or within twenty five (25) feet of an open space district, a park or public recreation area or the right of way of a designated parkway.  
 (g)The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.44.1 (a) or (b) if site specific factors favor such modification.



**PRIOR TO ADDING 154 THORNDIKE RESIDENCE**



**PRESENT DAY SITE CONDITION**

**PROPOSED COMPACT PARKING SPACE FOR 154 THORNDIKE**



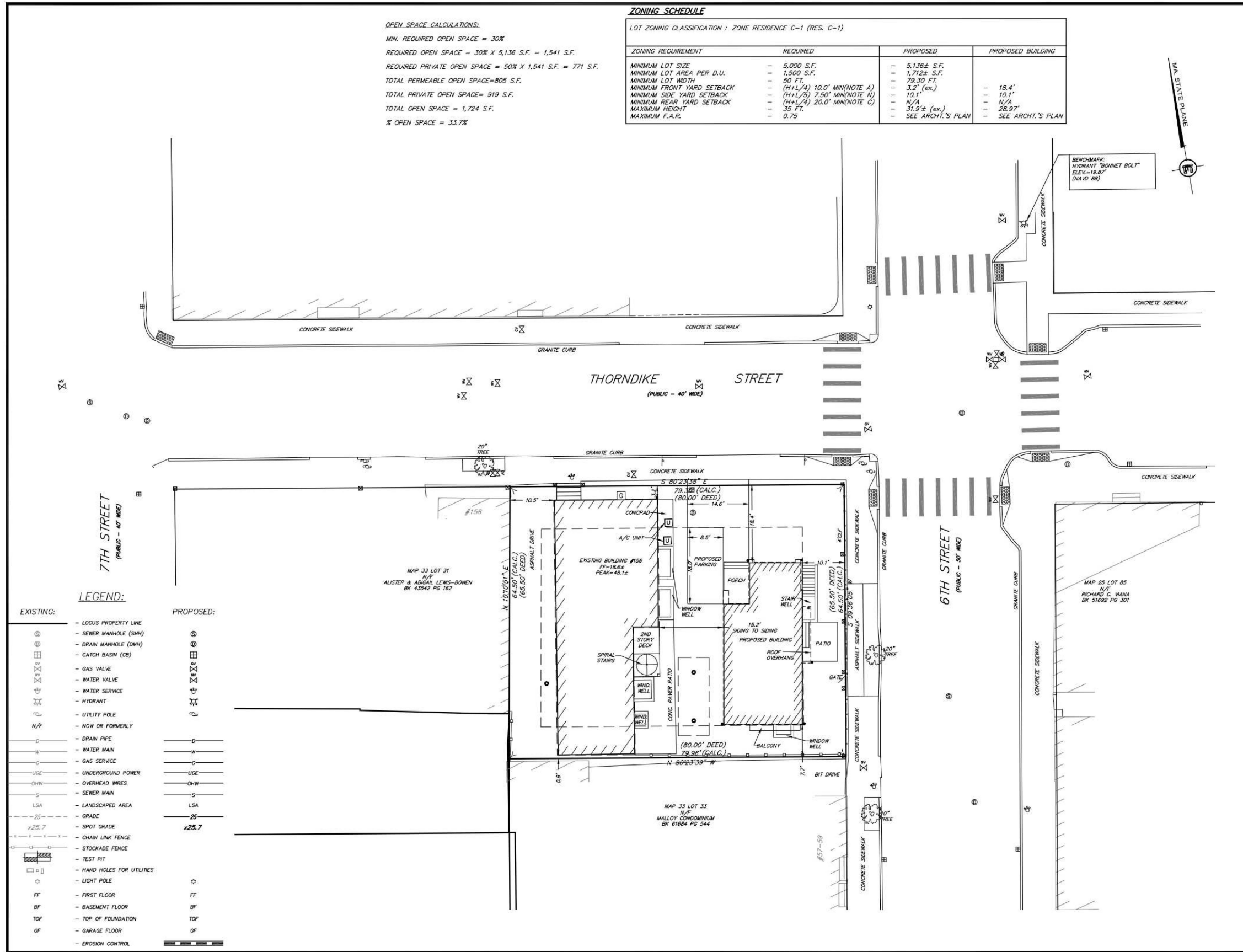
411 Lexington St, Newton - MA 02466  
 mgdplus.com  
 info@mgdplus.com



**154 THORNDIKE PARKING**

EXISTING CONDITIONS & ZONING		
No.	Description	Date
	Project number	20-1020
	Date	08-11-2022
	Drawn by LFC	Checked by MGD
		Scale

**SD.01**



**OPEN SPACE CALCULATIONS:**  
 MIN. REQUIRED OPEN SPACE = 30%  
 REQUIRED OPEN SPACE = 30% X 5,136 S.F. = 1,541 S.F.  
 REQUIRED PRIVATE OPEN SPACE = 50% X 1,541 S.F. = 771 S.F.  
 TOTAL PERMEABLE OPEN SPACE=805 S.F.  
 TOTAL PRIVATE OPEN SPACE= 919 S.F.  
 TOTAL OPEN SPACE = 1,724 S.F.  
 % OPEN SPACE = 33.7%

**ZONING SCHEDULE**

LOT ZONING CLASSIFICATION : ZONE RESIDENCE C-1 (RES. C-1)

ZONING REQUIREMENT	REQUIRED	PROPOSED	PROPOSED BUILDING
MINIMUM LOT SIZE	5,000 S.F.	5,136± S.F.	
MINIMUM LOT AREA PER D.U.	1,500 S.F.	1,712± S.F.	
MINIMUM LOT WIDTH	30 FT.	79.30 FT.	
MINIMUM FRONT YARD SETBACK	(H+L/4) 10.0' MIN(NOTE A)	3.2' (ex.)	18.4'
MINIMUM SIDE YARD SETBACK	(H+L/5) 7.50' MIN(NOTE N)	10.1'	10.1'
MINIMUM REAR YARD SETBACK	(H+L/4) 20.0' MIN(NOTE C)	N/A	N/A
MAXIMUM HEIGHT	35 FT.	31.9± (ex.)	28.97'
MAXIMUM F.A.R.	0.75	SEE ARCHT.'S PLAN	SEE ARCHT.'S PLAN

- LEGEND:**
- |                              |                              |
|------------------------------|------------------------------|
| <b>EXISTING:</b>             | <b>PROPOSED:</b>             |
| ○ - LOCUS PROPERTY LINE      | ○ - DRAIN PIPE               |
| ⊙ - SEWER MANHOLE (SMH)      | ⊙ - WATER MAIN               |
| ⊙ - DRAIN MANHOLE (DMH)      | ⊙ - GAS SERVICE              |
| ⊙ - CATCH BASIN (CB)         | ⊙ - UNDERGROUND POWER        |
| ⊙ - GAS VALVE                | ⊙ - OVERHEAD WRES            |
| ⊙ - WATER VALVE              | ⊙ - SEWER MAIN               |
| ⊙ - WATER SERVICE            | ⊙ - LANDSCAPED AREA          |
| ⊙ - HYDRANT                  | ⊙ - GRADE                    |
| ⊙ - UTILITY POLE             | ⊙ - SPOT GRADE               |
| N/F - NOW OR FORMERLY        | ⊙ - CHAIN LINK FENCE         |
| ⊙ - DRAIN PIPE               | ⊙ - STOCKADE FENCE           |
| ⊙ - WATER MAIN               | ⊙ - TEST PIT                 |
| ⊙ - GAS SERVICE              | ⊙ - HAND HOLES FOR UTILITIES |
| ⊙ - UNDERGROUND POWER        | ⊙ - LIGHT POLE               |
| ⊙ - OVERHEAD WRES            | FF - FIRST FLOOR             |
| ⊙ - SEWER MAIN               | BF - BASEMENT FLOOR          |
| LSA - LANDSCAPED AREA        | TOP - TOP OF FOUNDATION      |
| ⊙ - GRADE                    | GF - GARAGE FLOOR            |
| ⊙ - SPOT GRADE               | - EROSION CONTROL            |
| ⊙ - CHAIN LINK FENCE         |                              |
| ⊙ - STOCKADE FENCE           |                              |
| ⊙ - TEST PIT                 |                              |
| ⊙ - HAND HOLES FOR UTILITIES |                              |
| ⊙ - LIGHT POLE               |                              |
| FF - FIRST FLOOR             |                              |
| BF - BASEMENT FLOOR          |                              |
| TOP - TOP OF FOUNDATION      |                              |
| GF - GARAGE FLOOR            |                              |
| - EROSION CONTROL            |                              |

**DeCelle-Burke-Sala & Associates, Inc.**  
 1266 Furnace Brook Parkway #401  
 Quincy, MA 02169  
 617-405-5100(o) 617-405-5101(f)  
 www.decelle-burke-sala.com

JAMES W. BURKE, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL NOTES:**

- LOCUS ASSESSORS: MAP 33 LOT 32  
 RECORD OWNER: CAMBRIDGE COURT ASSOCIATES II LLC  
 DEED REFERENCE: BOOK 67848 PAGE 322  
 BOOK 71844 PAGE 544  
 PLAN REFERENCE: PLAN 315 OF 2020
- PROPERTY LINE INFORMATION ON THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER, 2020. EXISTING CONDITIONS SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN 156 THORNDIKE STREET CAMBRIDGE, MASSACHUSETTS" BY SPATIAL DATA AND DESIGN, 99 SOUTH MAIN STREET, MILBURY, MA, DATED SEPTEMBER 29, 2020. SCALE: 1"=10'
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED FOR THE STATE OF MASSACHUSETTS STATUTE CHAPTER 80, SECTION 459 AT TEL: 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-0577E, DATED JUNE 4, 2010.
- ELEVATIONS SHOWN HEREON REFER TO NAVD83.
- ALL BUILDING OFFSETS SHOWN ARE TO THE PROPOSED FOUNDATION UNLESS OTHERWISE NOTED.
- SEE ARCHITECTS PLAN TITLED "THORNDIKE RESIDENCE" DATED 01-29-2021 BY MGD+ HABITAT DESIGN FOR BUILDING DIMENSIONS.

**PROJECT TITLE & LOCATION:**  
 SITE PLAN  
 156 THORNDIKE STREET  
 CAMBRIDGE, MA  
 02141

**PLAN TITLE:**  
 PROPOSED LAYOUT

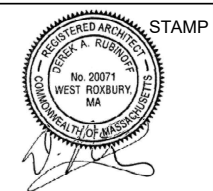
**PREPARED FOR:**  
 SENNE' DEVELOPMENT  
 JESS TONES  
 ONE LEWIS WHARF  
 BOSTON, MA 02110

DATE: FEBRUARY 3, 2021  
 REVISED:

JOB NUMBER: 2020.051 SHEET 3 OF 5  
 SCALE: 1"=10'

**CIVIL ENGINEERS EXISTING CONDITIONS PLAN (NOT TO SCALE)**

**MGD+ HABITAT DESIGN**  
 411 Lexington St, Newton - MA 02466  
 mgdplus.com  
 info@mgdplus.com

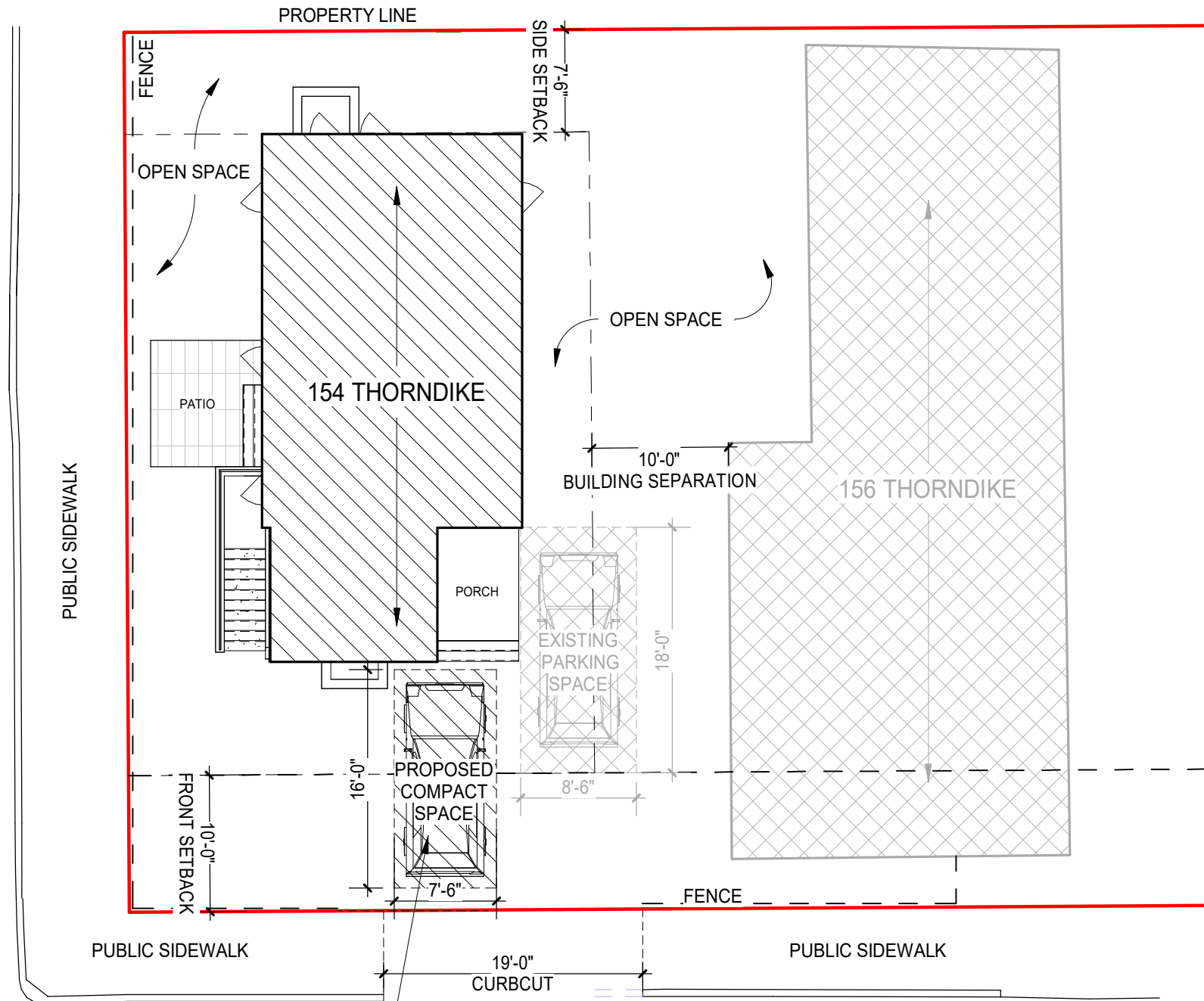


<b>154 THORNDIKE PARKING</b>		
No.	Description	Date

<b>EXISTING SITE PLAN</b>		<b>SD.02</b>
Project number	20-1020	
Date	08-11-2022	
Drawn by	LFC	
Checked by	MGD	Scale

8/30/2022 3:24:07 PM

SIXTH STREET



\* VARIANCE REQ. PER SEC. 6.44.1  
 (a) OPEN PARKING WITHIN 10 FT OF FIRST FLOOR WITH WINDOWS  
 (c) OPEN PARKING WITHIN THE FRONT SETBACK

THORNDIKE STREET

① 10 - Site Plan  
 3/32" = 1'-0"



411 Lexington St, Newton - MA 02466  
 mgdplus.com  
 info@mgdplus.com



154 THORNDIKE PARKING

No.	Description	Date

PROPOSED PARKING SPACE PLAN

Project number 20-1020  
 Date 08-11-2022  
 Drawn by LFC Checked by MGD

SD.03

Scale 3/32" = 1'-0"

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1 Front Elevation (1/8)  
1/8" = 1'-0"



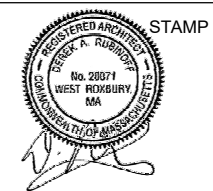
2 Right Elevation (1/8)  
1/8" = 1'-0"



3 3D VIEW



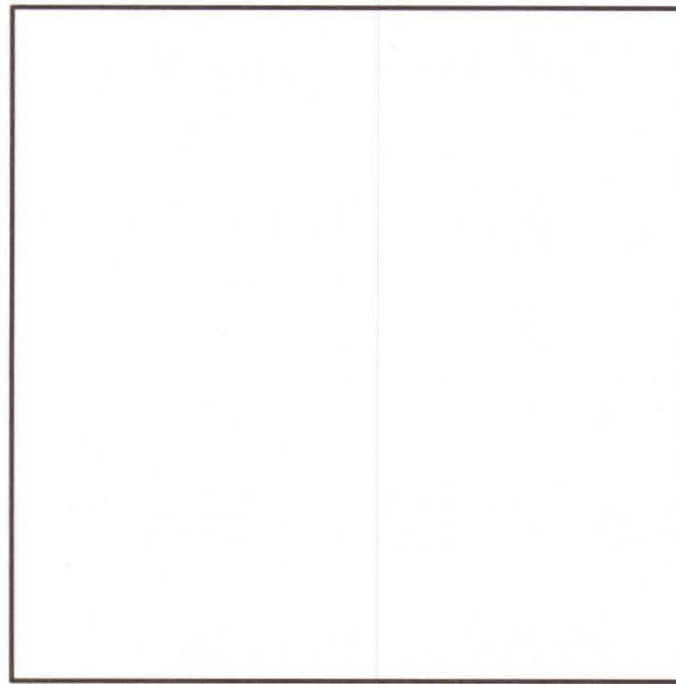
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154 THORNDIKE PARKING

No.	Description	Date

ELEVATIONS		
Project number	20-1020	SD.04
Date	08-11-2022	
Drawn by	LFC	Scale 1/8" = 1'-0"
Checked by	MGD	



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

CLAUDIO SALA, PLS DATE

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS, AS-BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER DEPICTS ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING AS OF AUGUST 5, 2022.

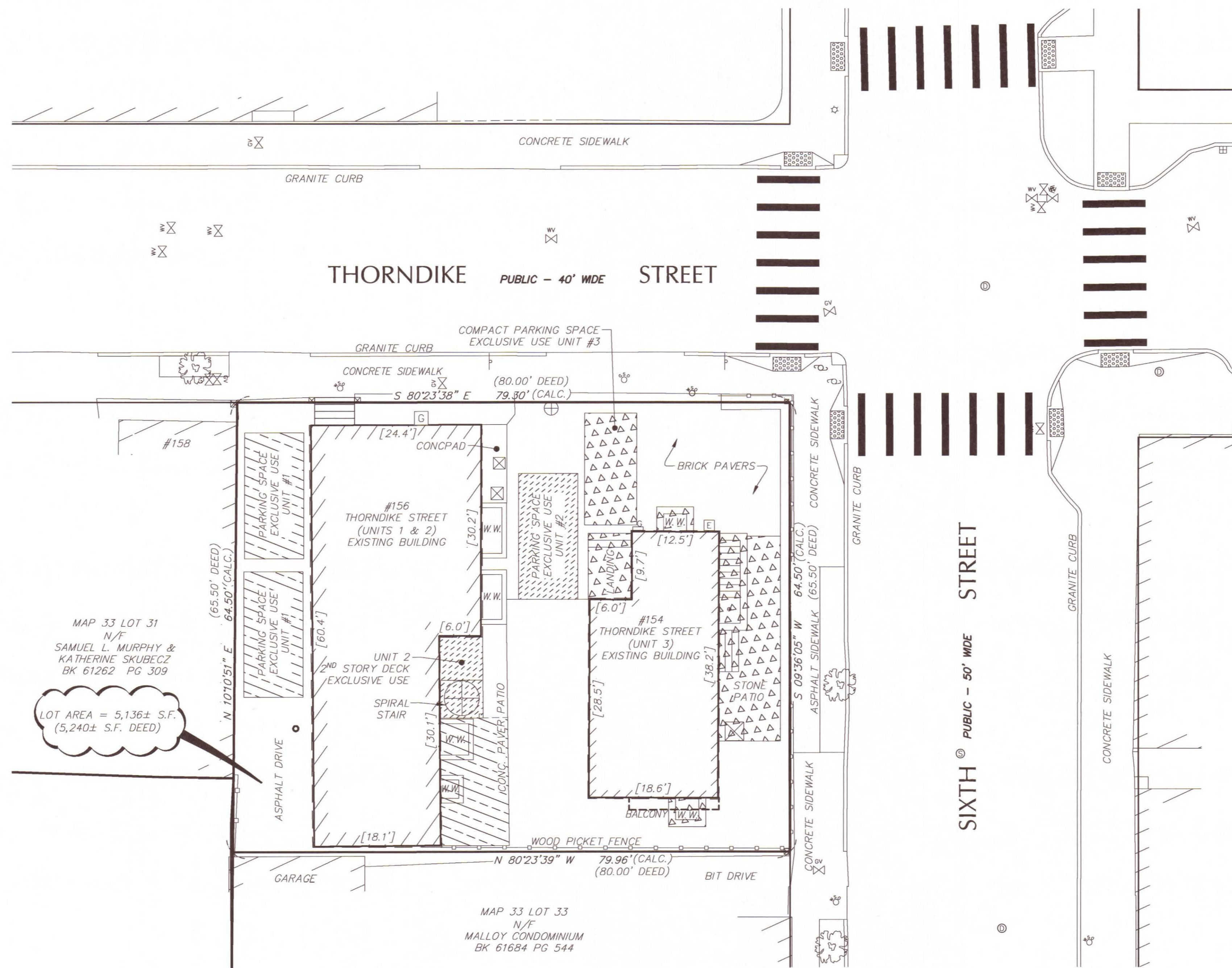
CLAUDIO SALA, PLS DATE

### LEGEND

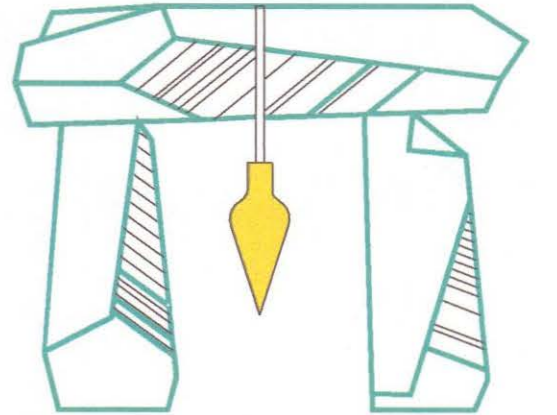
- [XX.X'] BLDG. DIMENSION (FT.)
- CLEANOUT
- ⊙ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊗ WATER VALVE
- ⊘ WATER SHUTOFF
- W.W. WINDOW WELL
- ⊞ GAS METER
- ⊞ ELECTRIC METER
- ⊞ A/C UNIT
- ⊞ WOODEN PRIVACY FENCE
- W.W. WINDOW WELL

### EXCLUSIVE USE HATCHING

- UNIT 1
- UNIT 2
- UNIT 3



DeCelle-Burke-Sala



& Associates, Inc.  
1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100 (o) 617-405-5101 (f)  
www.decelle-burke-sala.com



*Claudio Sala* 9/2/2022  
CLAUDIO SALA, PLS DATE

#### GENERAL NOTES:

1. LOCUS:  
ASSESSORS ID: MAP 33 LOT 32  
RECORD OWNER: 156 THORNDIKE STREET CONDOMINIUM  
DEED REFERENCE: BOOK 74649 PAGE 564 (MASTER DEED)  
BOOK 76941 PAGE 352 (UNIT 3)
2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING NOVEMBER 2020 AND AUGUST 2022.
3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.  
DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE LOT SHOWN LIES WITHIN ZONE X AS DELINEATED ON FIRM 25017C0577E, DATED JUNE 4, 2010. (NOT A SPECIAL FLOOD HAZARD ZONE)
5. THIS PLAN IS FOR CONDOMINIUM PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL DESCRIPTIONS. PROPERTY LINES SHOWN HEREON ARE FOR STATED PURPOSE. A MORE ACCURATE SURVEY MAY REVEAL DIFFERENCES AND IS REQUIRED FOR PROPERTY LINE DEFINITION.
6. ALL AREAS NOT SPECIFICALLY LABELED EXCLUSIVE USE AREAS ARE TO BE CONSIDERED COMMON AREAS.
7. PARKING SPACES SHOWN ARE NOT PHYSICALLY MARKED ON THE SITE IN ANY WAY.

#### PROJECT TITLE & LOCATION:

AS-BUILT SITE PLAN - PHASE II  
156 THORNDIKE STREET  
CONDOMINIUM  
CAMBRIDGE, MASS.

#### PREPARED FOR:

SENNÉ DEVELOPMENT  
ONE LEWIS WHARF  
BOSTON, MA 02110

DATE: SEPTEMBER 2, 2022

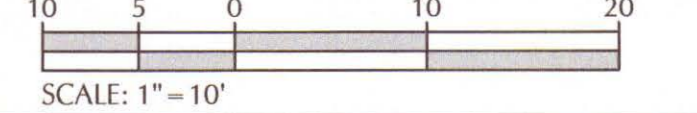
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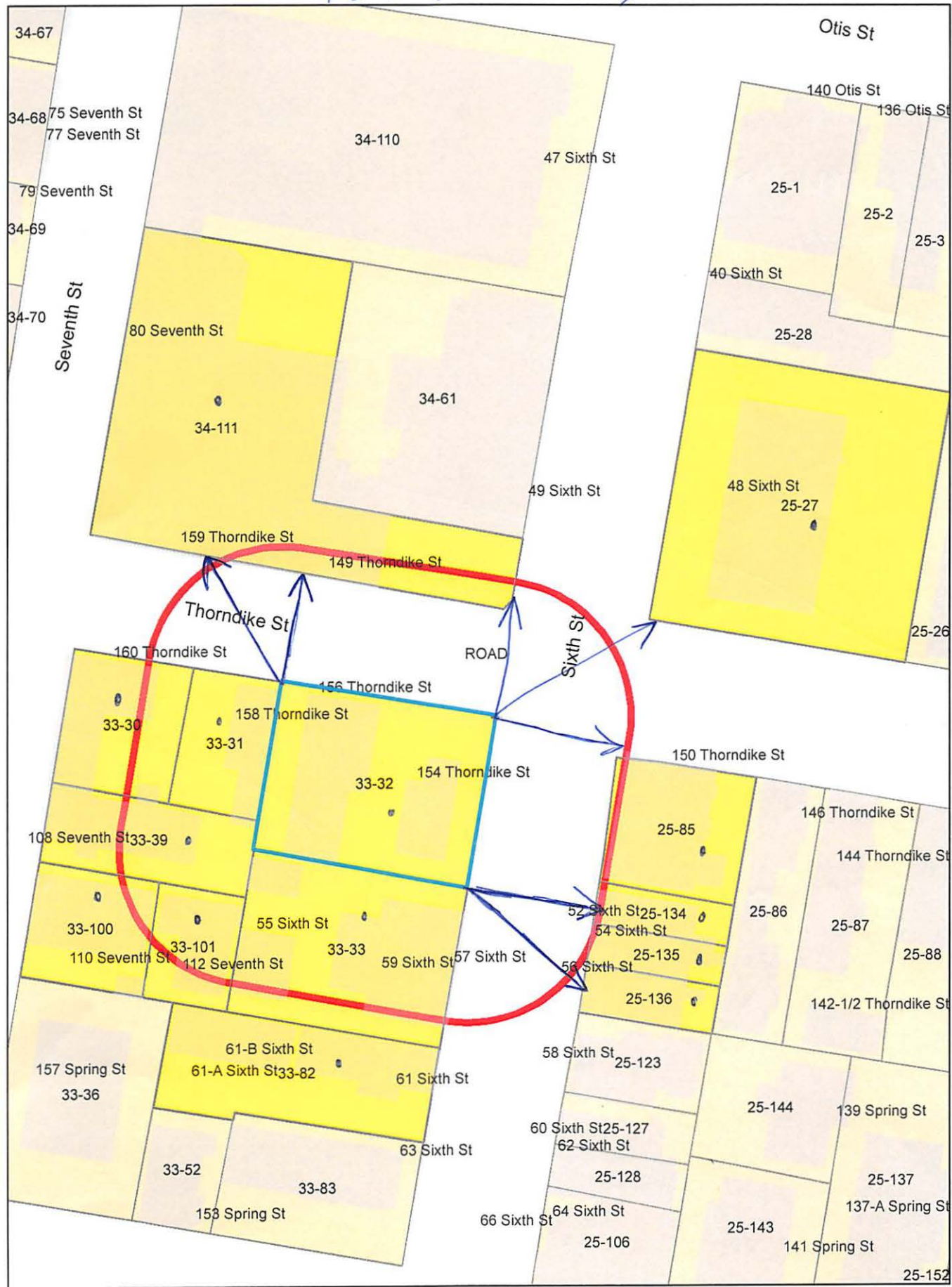
REVISED:

REVISED:

JOB NUMBER: 2020.051 SHEET 1 OF 1



# 154 Thorndike St



154 Thorndike St.

Petitioner

33-101  
BALLESTAS, DIANE  
112 REAR SEVENTH ST. #1  
CAMBRIDGE, MA 02141

34-111  
ROMAN CATHOLIC ARCHBISHOP OF BOSTON  
CORPORATION SOLE  
49 SIXTH STREET  
CAMBRIDGE, MA 02141

FBA THORNDIKE LLC  
C/O THE GROSSMAN COMPANIES, INC.  
C/O DAVID GROSSMAN, MANAGER  
859 WILLARD ST- SUITE 501  
QUINCY, MA 02169

25-27  
CAMBRIDGE CITY OF LIBRARY DEPT  
449 BROADWAY  
CAMBRIDGE, MA 02138

25-134  
ZHAO, YUFEI  
52 SIXTH ST  
CAMBRIDGE, MA 02141

TREVOR O'LEARY  
411 LEXINGTON ST, AUBURNDALE ST  
NEWTON, MA 02466

33-30  
PINIARO, NORMAN A. & MARYANN PINIARO  
160 THORNDIKE ST  
CAMBRIDGE, MA 02141-1532

33-39  
CHEN, TING-HSU & LIH HSUEH KANG  
28 CONANT RD.  
BROOKLINE, MA 02467

33-82  
MAKSEYN, VALERIE  
13 SHORE ROAD  
GLOUCESTER, MA 01930

33-31  
MURPHY, SAMUEL L. & KATHERINE SKUBECZ  
158 THORNDIKE ST  
CAMBRIDGE, MA 02141

33-33  
DANIEL, LUCA  
55-59 SIXTH ST., #59  
CAMBRIDGE, MA 02141

33-33  
BYRNE, JANINE E. & BRUCE G. PICARD JR.  
57 SIXTH ST.  
CAMBRIDGE, MA 02141

33-33  
KOURABAS, MICHAEL AMANDA NOELE PERILLO  
55-59 SIXTH ST UNIT 55  
CAMBRIDGE, MA 02141

33-32  
YULING LUO & CHEN LIMIN  
TRS THE LUO-CHEN FAMILY TR  
156 THORNDIKE ST - UNIT 1  
CAMBRIDGE, MA 02141

33-32  
TALKAR, JEREMIAH SAMSON SIMI TALKAR  
156 THORNDIKE ST - UNIT 2  
CAMBRIDGE, MA 02140

25-136  
LOGAN, TIMOTHY D & ERIN P LOGAN  
56 SIXTH ST  
CAMBRIDGE, MA 02141

25-85  
YUAN MA II LLC  
10 PRESCOTT LN  
WESTON, MA 02493

33-100  
ANDRE P. SOUSA & LIBERIA SOUSA  
110 SEVENTH ST  
CAMBRIDGE, MA 02141

25-135  
CHASMAN, DEBORAH & GERALDO CARLOS SILVA  
54 SIXTH ST  
CAMBRIDGE, MA 02141

25-27  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

25-27  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

## Pacheco, Maria

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**From:** Payne, Douglass B <dbp@bu.edu>  
**Sent:** Thursday, October 13, 2022 11:33 AM  
**To:** Pacheco, Maria  
**Subject:** BZA 193947 - agenda date October 27, 2022

To: mpacheco@cambridgema.gov  
From: Douglass Payne - dbp@bu.edu

Regarding BZA Number: 193947  
CITY OF CAMBRIDGE  
BOARD OF ZONING APPEAL  
Agenda for: Thursday, October 27, 2022  
154 Thorndike St

### DESCRIPTION OF PETITIONER'S PROPOSAL:

Existing parking space does not meet zoning ordinance, relief required to keep existing space.

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My interest in this proposed variance is in keeping cars off the sidewalk.

### Comment:

The space available seems incredibly tight. There is an existing parking spot immediately to the right, and there is what appears to be a basement window-well immediately to the left. A car parking in this spot would block the steps leading to the front door. The sample "proposed compact car" is listed as 16 feet long. That seems like a reasonable car length. However, my experience is that while navigating a car into a parking spot it is difficult to judge precisely where the front of a car is, relative to a wall or another car that is placed at the end of the parking spot. As a result when parking I always leave a surprisingly large space in front of my car even when I think I am only inches away from another car or brick-wall at the end of the parking spot. If this variance is granted I suspect the average car parked in the proposed spot would extend out into the sidewalk.

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Douglass Payne  
Cambridge resident  
24 Sherman St



# 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: MARK BELCHER Date: 10/13/22  
(Print)

Address: 154 Thordike St.

Case No. BZA-193947

Hearing Date: 10/27/22

Thank you,  
Bza Members