



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB -3 PM 2:27  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 106149**

### General Information

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

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

**PETITIONER:** Alexander Graham Bell Trust C/O James J. Rafferty

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

**LOCATION OF PROPERTY:** 169 Bent St , Cambridge, MA

**TYPE OF OCCUPANCY:** technical office

**ZONING DISTRICT:** Industry A-1/Residence C-1

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks to enclose area between two existing structures resulting in the creation of a single structure.

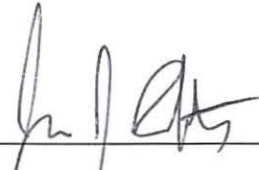
**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.34 (Table of Dimensional Requirements (setback).

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

Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

James J. Rafferty  
\_\_\_\_\_  
(Print Name)

Address:

Tel. No.                    617.492.4100

E-Mail Address:        jrafferty@adamsrafferty.com

Date: 2/1/21

**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 Alexander Graham Bell Trust (OWNER)

Address: c/o Laverty Lohnes Property, 75 Cambridge Parkway, Cambridge MA 02142

State that I/We own the property located at 205 Bent Street,

which is the subject of this zoning application.

The record title of this property is in the name of Alexander Graham Bell Trust

\*Pursuant to a deed of duly recorded in the date January 9, 1998, Middlesex South

County Registry of Deeds at Book 28063, Page 581

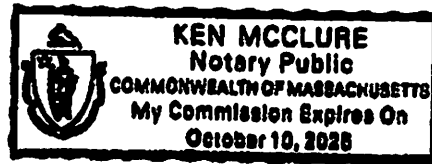
PR Lohnes  
SIGNATURE BY: Paul R. Lohnes, Authorized Trustee

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

Commonwealth of Massachusetts, County of Middlesex South

The above-name Paul R. Lohnes personally appeared before me,  
this 22 of January, 2021, and made oath that the above statement is true.

Ken McClure  
Notary



My commission expires 10/10/2025

(Notary Seal).

**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 Ordinance would prevent the Petitioner from enclosing the alleyway that runs between the two existing buildings.

**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 directly related to the size of the lot and the size of the existing structure.

**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:

There will not be any detriment to the public good as a result of the enclosure of this alleyway. To the contrary, building maintenance and cleanliness will increase as a result of the removal of this normally inaccessible alley.

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

The newly created single structure is well within the allowed FAR for the lot. Relief is only necessary because of the change in the length of the building and its impact on the side yard setback formula. Neither of the side walls will change as a result of the infill.

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

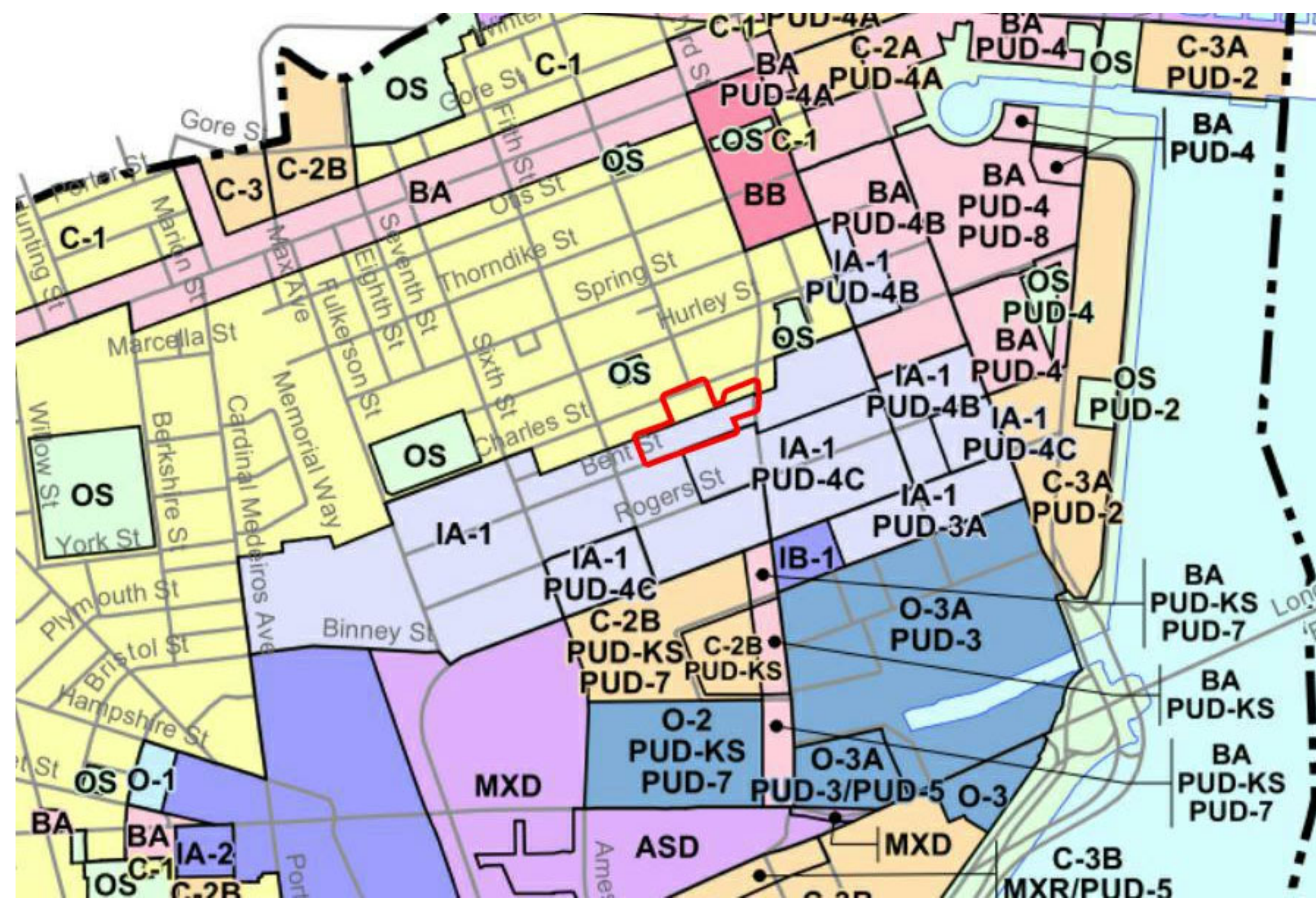
**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Alexander Graham Bell Trust**Present Use/Occupancy:** technical office**Location:** 907 Massachusetts Avenue**Zone:** Industry A-1/Residence C-1**Phone:** 617.492.4100**Requested Use/Occupancy:** technical office

	<b><u>Existing</u></b> <b><u>Conditions</u></b>	<b><u>Requested</u></b> <b><u>Conditions</u></b>	<b><u>Ordinance</u></b> <b><u>Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	39,111	39,633	67,191.5	(max.)
<b><u>LOT AREA:</u></b>	58,317	no change	5,000 sf	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b>	.67	.68	1.15	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	N/A	no change	N/A	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	varies	no change	50'	
DEPTH	varies	no change	N/A	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	0'	no change	0'	
REAR	0'	no change	N/A	
LEFT SIDE	0'	no change	7'6" min	
RIGHT SIDE	0'	no change	7'6" min	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	28.2'	no change	45'	
WIDTH	varies	no change	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	0	no change	N/A	
<b><u>NO. OF DWELLING UNITS:</u></b>	0	no change	N/A	
<b><u>NO. OF PARKING SPACES:</u></b>	41	no change	29	
<b><u>NO. OF LOADING AREAS:</u></b>	1	1	1	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	N/A	N/A	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.

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**



USE:  
 PROPOSED USE FALLS UNDER 4.34F: "TECHNICAL OFFICE FOR RESEARCH AND DEVELOPMENT, LABORATORY & RESEARCH FACILITY SUBJECT TO THE RESTRICTIONS IN SECTION 4.21 M  
 THIS USE IS ALLOWED IN THE INDUSTRIAL A-1 ZONE, BUT NOT PERMITTED IN THE RESIDENTIAL C-1 ZONE. **100% OF THE EXISTING/PROPOSED STRUCTURE IS WITHIN THE INDUSTRIAL A-1 ZONE.**

4.21(M):  
 Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility in a nonindustrial district provided that the following requirements are satisfied:  
 (1)Such manufacturing activity is related to research and development activities of the principal use.  
 (2)No manufacturing activity customarily occurs within fifty (50) feet of a residence or residential district.  
 (3)All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.  
 (4)Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises.  
 (5)Manufacturing activity, excluding incidental fabrication of outside experiments, shall not occupy an area in excess of sixty (60) percent of the gross floor area of a building or group of associated buildings owned by the same establishment.

**THE RESIDENTIAL C-1 ZONE IS DEMARCATED BY THE PROPOSED STRUCTURE'S REAR WALL & REAR PROPERTY LINE (WHICH RUNS PARALLEL TO BENT STREET, BETWEEN BENT & CHARLES STREETS). THEREFORE, THE REAR 50' OF PROPOSED DEVELOPMENT IS WITHIN 50' OF A RESIDENCE C-1 DISTRICT**

6.103.1 Bicycle parking requirements shall apply to the following projects, except where exempted by Subsection 6.103.2 below:  
 a. The construction of a new building or establishment of a new open-air use on a lot.  
 b. An increase of at least fifteen percent (15%) in the number of residential dwelling units on a lot or in the amount of non-residential Gross Floor Area on a lot from the time of adoption of this Section 6.100.  
 c. The conversion of existing Gross Floor Area to a new category of non-residential use, where such conversion results in at least a fifteen percent (15%) increase in the total number of bicycle parking spaces that would be required for the entire building by this Section 6.100.  
 SHORT TERM BICYCLE PARKING: BOTH PROPOSED & EXISTING USE ARE CLASSIFIED AS N5 (0.06 SPACES PER 1,000 S.F.), THEREFORE CONVERSION WILL NOT RESULT IN A 15% INCREASE FOR SHORT TERM BICYCLE PARKING  
 LONG TERM BICYCLE PARKING: EXISTING USE IS CLASSIFIED AS N5 (0.8 SPACES PER 1,000 S.F.) & PROPOSED USE IS CLASSIFIED AS N2 (2.2 SPACES PER 1,000 S.F.) EXISTING USE REQUIRES 31 LONG TERM SPACES ACROSS THE SITE & PROPOSED USE REQUIRES 25 SPACES ACROSS THE SITE (+/-20% DECREASE)

### ZONING CHART

	REQUIRED (IA-1 ZONE)	REQUIRED (C-1 ZONE)	REQUIRED (COMBINED)	EXISTING	PROPOSED	REMARKS
+/-58,317 S.F. SITE +/-46,907 IN Ind A-1 ZONE +/-11,410 IN C-1 ZONE						
MAX. FAR	1.25 (58,633 S.F.)	0.75 (8,557.5 S.F.)	67,191.5 S.F. (1.15 ACROSS SITE)	0.67 (39,111 S.F. PER ASSESSORS DATABASE)	0.68 (39,633 S.F.) FROM ASSESSORS DATABASE & PROPOSED S.F. PROVIDED	COMPLIES (RE: 8.22.1.F)
LOT AREA, MIN S.F.	5,000 S.F.	5,000 S.F.	5,000 S.F.	58,317 S.F.	58,317 S.F.	COMPLIES
LOT AREA, MIN S.F. / DU	700 S.F. / DU	1,500 S.F. / DU	N/A	N/A	N/A	N/A
MIN. LOT WIDTH	50' - 0"	50' - 0"	+/-50'-0"	+/-429.5'	+/-429.5'	COMPLIES
MIN. FRONT YARD (BENT ST)	0'	N/A-STRUCTURES ARE WITHIN IND-A1 ZONE	0'	0'	0'	COMPLIES
MIN SIDE YARDS	0' b	H+L / 7 7'6" MIN.	0' / RE DIAGRAM BELOW 7' @ 235 3RD ST 10.75' @ 122-126 CHARLES ST	L: PARTY WALL R: +/- 5'	L: PARTY WALL R: +/- 5'	PREEXISTING NONCONFORMITY; CAN REMAIN PER 8.11 & 8.21 NEW WORK COMPLIES
MIN REAR YARD	RE: 5.24.3	RE: 5.24.3	N/A	N/A	N/A	N/A
MAX HEIGHT	45' - 0"	N/A-STRUCTURES ARE WITHIN IND-A1 ZONE	45' - 0"	VARIABLES: 28.2'	VARIABLES: 28.2'	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	N/A	30%	N/A	N/A	N/A	N/A PER 5.22.1
PARKING	1 / 1,600 S.F. (STORAGE WAREHOUSE, COLD STORAGE PLANT, STORAGE BUILDING) & 1/1,050 S.F. (TECHNICAL OFFICE FOR RESEARCH DEVELOPMENT LABORATORY OR RESEARCH FACILITY SUBJECT TO THE RESTRICTION IN SECTION 4.21 (M))			34 SPACES REQUIRED 41 SPACES PROVIDED	29 SPACES REQUIRED 41 SPACES PROVIDED	COMPLIES
BICYCLE PARKING	EXEMPT PER 6.103.1C (SEE BELOW)			N/A	N/A	N/A

(b) A side yard setback of H+L/7 and a rear yard setback of H+L/5 shall be required only for residential uses in new structures and for nonresidential uses abutting residences, residential or open space districts or public parks and recreation areas. These requirements may be reduced to a minimum required setback of ten (10) feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

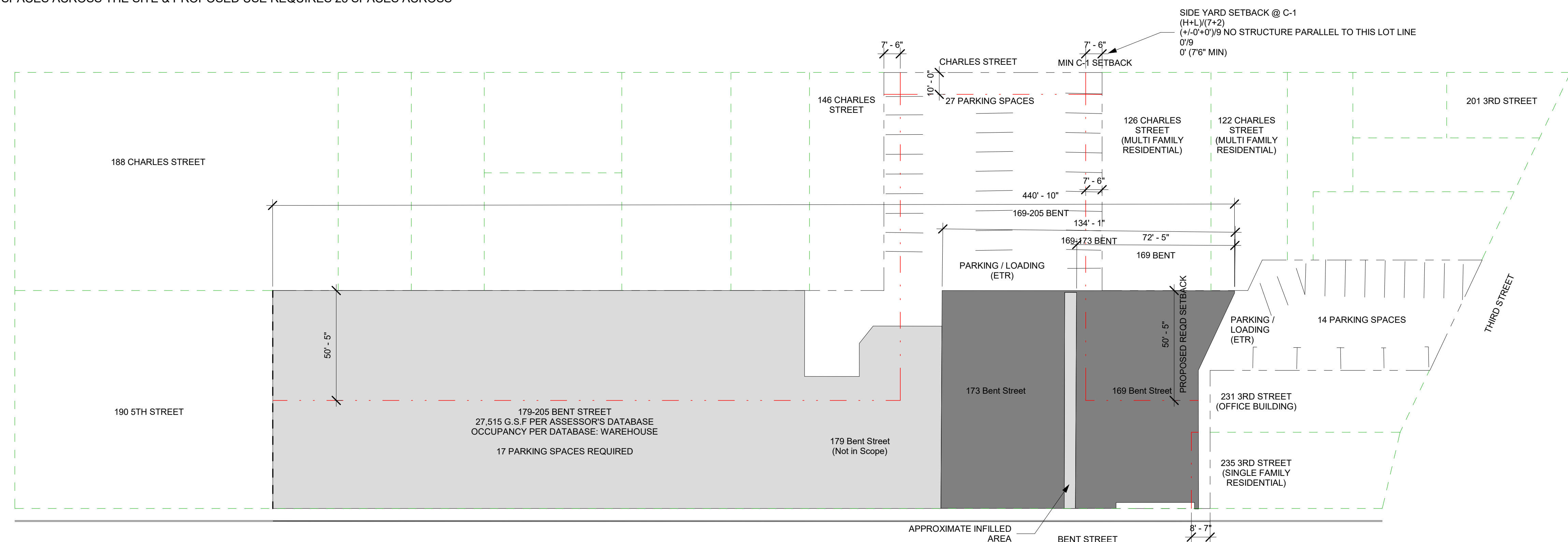
5.24.3 On lots abutting streets on more than one side, the front yard requirements of each of the abutting streets shall apply regardless of designated front lot lines. Any remaining sides shall be subject to side yard requirements. 5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner: (1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2. (2) Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line. (H1, H2, etc.) times the length of each roof level (L1, L2, etc.) and dividing the sum by the sum of the length of the levels (L1, L2, etc.) (see formula below)

8.10 - EXISTING BUILDINGS  
 8.11 This Ordinance shall not apply to existing buildings or structures, nor to the existing use of any building or structure or of land, to the extent to which it is used at the time of first publication of notice of public hearing by the Planning Board of applicable provisions of this or any prior Ordinance, but it shall apply to any change of use thereof and to any alteration of a building or structure when the same would amount to reconstruction, extension or structural change, and to any alteration of a building or structure to provide for its use for a purpose or in a manner substantially different from the use to which it was put before alteration, or for its use for the same purpose to a substantially greater extent.

8.20 - NONCONFORMANCE  
 8.21 Any nonconforming structure or use which existed at the time of the first notice of public hearing by the Planning Board of the applicable provisions of this or any prior Ordinance or any amendment thereto may be continued or changed to be conforming, but when so changed to be conforming it shall not be made nonconforming again.

8.22 As provided in Section 6, Chapter 40A, G.L., permits for the change, extension, or alteration of a pre-existing nonconforming structure or use may be granted as permitted in Subsections 8.22.1 and 8.22.2 below. Such a permit, either a building permit in the case of the construction authorized in Section 8.22.1 or a special permit in the case of construction authorized in Section 8.22.2, may be granted only if the permit granting authority specified below finds that such change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.  
**8.22.1 The following alterations, reconstructions, extensions, and/or enlargements of nonconforming structures, which do not result in a use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent than the existing use, or which are undertaken to accommodate a new conforming use, shall be permitted after the issuance of a building permit by the Superintendent of Buildings. Any change, extension or alteration of a nonconforming use shall be subject to the provisions of Subsection 8.22.2.**

f. Conforming additions, under Article 5.000, to a structure not conforming to the requirements of Article 5.000 provided that no nonconforming element or aspect of the nonconforming structure is extended or increased and further provided that the nonconforming structure is not thereby increased in area or volume by more than ten (10) percent since the structure first became nonconforming.  
 ESTIMATED EXISTING VOLUME: 566,384 C.F. ESTIMATED PROPOSED VOLUME: 573,692 C.F. (1.3% INCREASE IN VOLUME)...



PLEASE NOTE: THIS ANALYSIS WAS COMPLETED USING INFORMATION PROVIDED TO KHALSA DESIGN, INC BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE(S) & PUBLICLY AVAILABLE INFORMATION FROM CITY DATABASES. KHALSA DESIGN, INC MAKES NO CLAIM TO THE PROPOSED DEVELOPMENT.  
 DOCUMENTS USED FOR THIS ANALYSIS:  
 -BOUNDARY @ TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES DATED 03/11/2020  
 -PLANS OF PROPOSED DEVELOPMENT TITLED "CRL CRADL" PREPARED BY L2PARTNERS, LLC DATED 09/02/2020

1 Site Diagram  
 1" = 30'-0"

**PROJECT NAME**  
 169-173 BENT ZONING

**PROJECT ADDRESS**  
 169-173 BENT STREET ZONING STUDY

**CLIENT**  
 ALEXANDER GRAHAM BELL REALTY TRUST

**ARCHITECT**  
  
 KHALSA  
 17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682

**CONSULTANTS:**

**REGISTRATION**

Project number 18129  
 Date 01/20/2021  
 Drawn by ERS  
 Checked by JSK  
 Scale As indicated

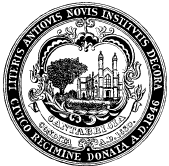
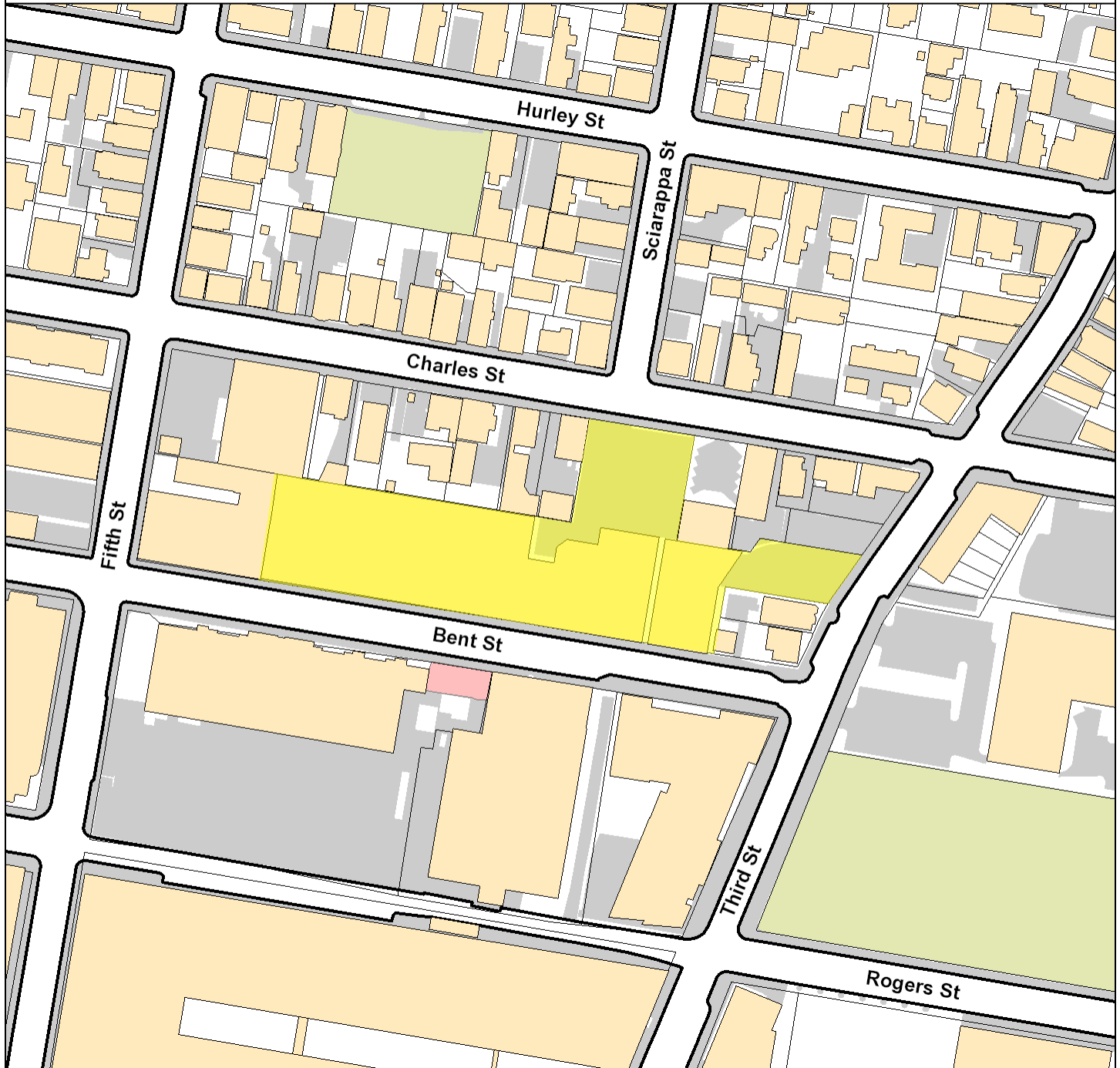
**REVISIONS**

No.	Description	Date
1	ISD Comments	10/28/2020

**Architectural Site Plan**

**A-020**

169-173 BENT ZONING



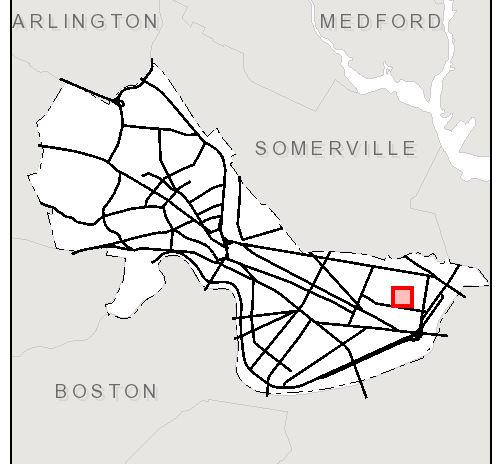
City of Cambridge  
Massachusetts

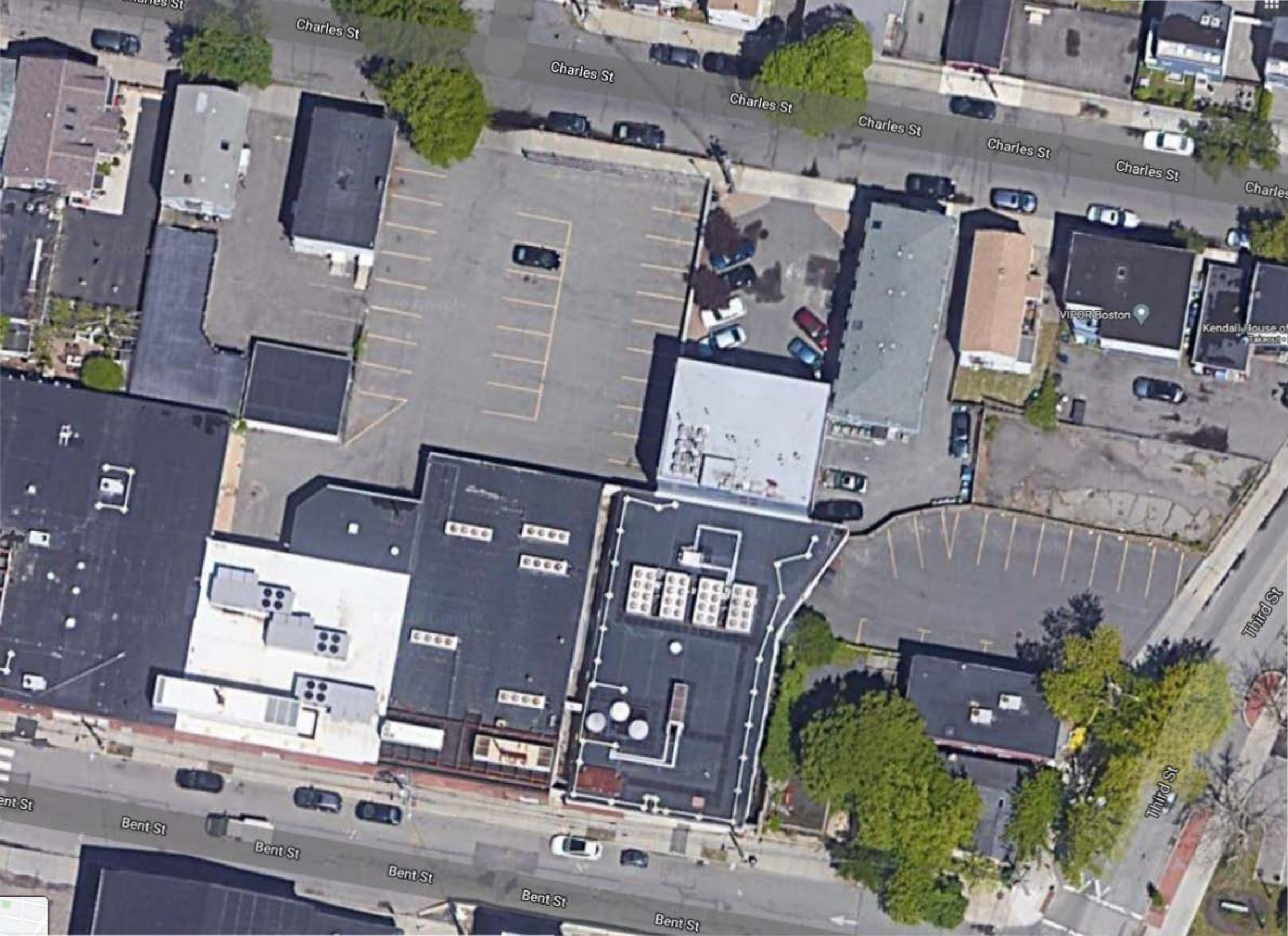
1" = 139 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath











NO PARKING

33  
37m  
→





140

NEW YORK NEW YORK  
NO PARKING  
NO PARKING

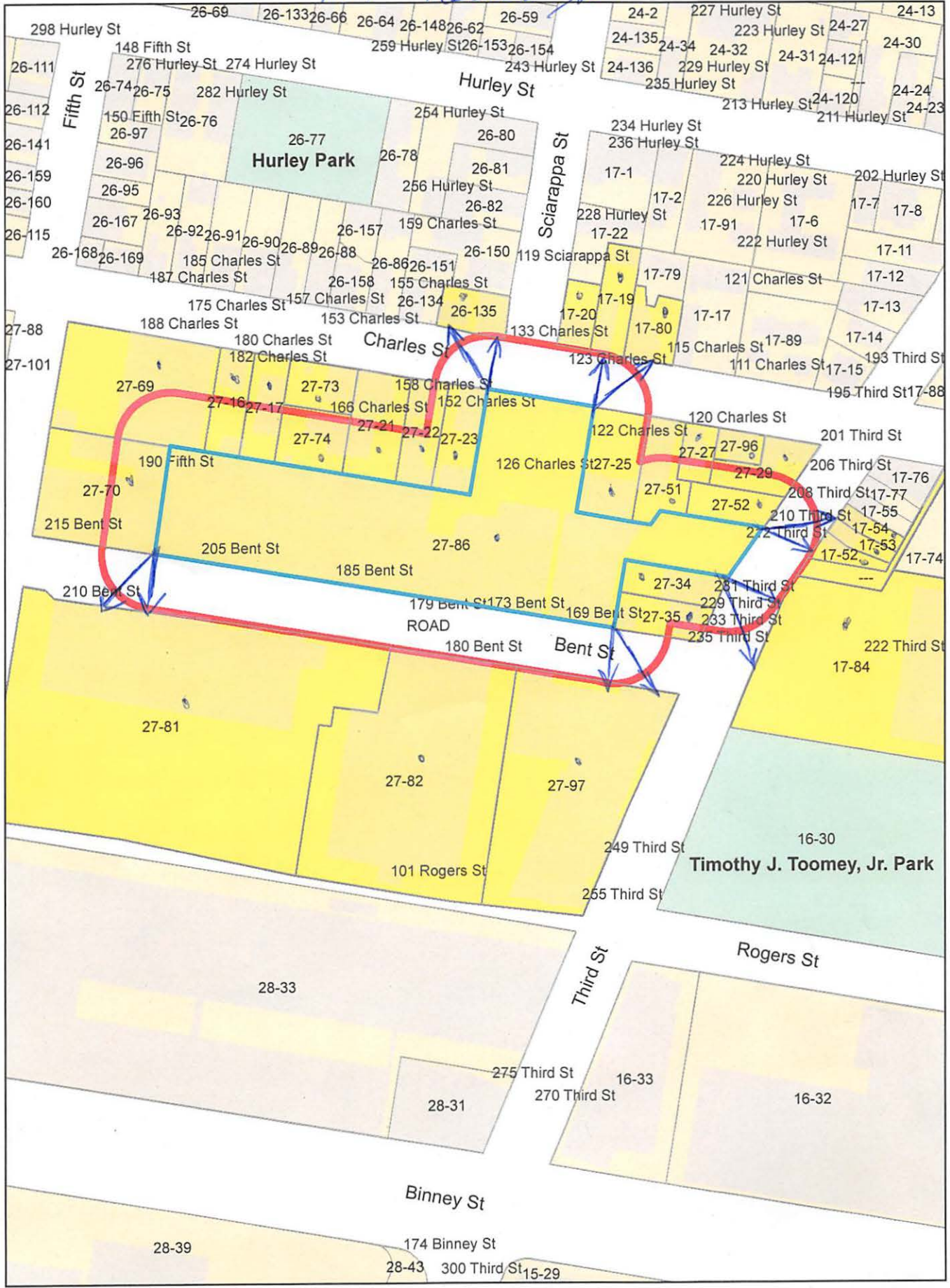
140  
Charles S







169 Bent St.



169 Bent St.

*Petitioner*  
JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE - 3<sup>RD</sup> FL.  
CAMBRIDGE, MA 02139

17-53  
AURIGEMMA, LEONARD B.  
212 THIRD STREET  
CAMBRIDGE, MA 02141

17-52  
DUNN, CHRISTINE & FABIO J. FERNANDEZ  
214 THIRD ST  
CAMBRIDGE, MA 02141

17-80  
FIRST CHURCH OF NAZARENE &  
CITY OF CAMBRIDGE TAX TITLE  
234 FRANKLIN ST  
CAMBRIDGE, MA 02139

27-17  
LEUNG, HONG C.  
TRUSTEE OF THE HONG C. LEUNG REVOC TR.  
56 POTTER POND  
LEXINGTON, MA 02421

27-21  
BARBOZA, LUIS F. & MARIA E. BARBOZA  
160 CHARLES ST  
CAMBRIDGE, MA 02141-2118

27-29  
MALLAKIS, PARASKEVAS,  
TR. OF MARPAR REAL  
211 THIRD STREET  
CAMBRIDGE, MA 02141

27-69  
KAGNO, N. IRA, SAMUEL GONDELMAN TRUSTEE  
& CITY OF CAMBRIDGE TAX TITLE  
188 CHARLES ST  
CAMBRIDGE, MA 02141

27-70  
BASS ROCKS REALTY LLC  
75 CAMBRIDGE PARKWAY, SUITE 100  
CAMBRIDGE, MA 02142

27-82  
CITY OF CAMBRIDGE  
C/O LOUIE DEPASQUALE  
CITY MANAGER

27-82  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

26-135  
CARAVELLA, JUSTIN A.  
121 SCIARAPPA ST., #3  
CAMBRIDGE, MA 02141

27-51  
ADAMOWICZ, ALEX  
122 CHARLES ST., #1  
CAMBRIDGE, MA 02141

27-51  
LIU, QIANG & YUNSI FEI  
110 HAWTHORN AVE  
NEEDHAM, MA 02492

27-23  
ESPOSITO, GERARDO & ADRIANA  
TRS OF THE ESPOSITO REALTY TRUST  
146 CHARLES ST UNIT #1  
CAMBRIDGE, MA 02141

27-51  
PETPRAYOON, PATCHANEE  
124 CHARLES ST., #3  
CAMBRIDGE, MA 02141

27-51  
JEN, SHANG  
124 CHARLES ST., #2  
CAMBRIDGE, MA 02141

27-51  
ZHANG, QIAN  
122-124 CHARLES ST., #124/1  
CAMBRIDGE, MA 02141

27-51  
PETPRAYOON, PATCHANEE  
122 CHARLES ST. UNIT#3  
CAMBRIDGE, MA 02141

17-20  
MILLBERG, JASON M. & JENNIFER A. MILLBERG  
137-139 CHARLES ST. UNIT 139  
CAMBRIDGE, MA 02141

17-54  
MANIAR, TAPAN REBECCA LINCOLN TAPAN  
210 THIRD ST  
CAMBRIDGE, MA 02141

27-16  
GOULD, JONATHAN BARING  
130 LINCOLN ST  
NEWTON, MA 02461

27-22  
ALVES, GERALD & JANET R. ALVES  
P.O. BOX 776  
EVERETT, MA 02149-0005

27-27  
WIKEN, RONALD G.  
120 CHARLES ST.  
CAMBRIDGE, MA 02141-2130

27-97  
EQR-249 THIRD ST LLC  
TWO NORTH RIVERSIDE PLAZA, SUITE 400  
CHICAGO, IL 60606

27-81  
NEW ENGLAND TELEPHONE AND  
TELEGRAPH COMPANY  
C/O DUFF AND PHELPS  
P.O BOX 2749  
ADDISON, TX 75001

27-25  
1ST CHARLES STREET LLC,  
C/O GLANZ PROPERTIES, INC.  
1018 BEACON ST  
BROOKLINE, MA 02446

27-73  
FARIA, ROBERT M. & ISABEL M. FARIA  
164 CHARLES ST.  
CAMBRIDGE, MA 02141

27-74  
WHELAN, CHERYL, SAID ROCCO DIBIASE &  
DOLORES DIBIASE, TRUSTEE  
166 CHARLES ST  
CAMBRIDGE, MA 02141

27-96  
BATMASIAN, JAMES H. & MARTA T. BATMASIAN  
215 NORTH FEDERAL HIGHWAY  
BACO RATON, FL 33432



169 Bent St.

27-86  
LOHNES, PAUL R.,  
TR. OF THE ALEXANDER GRAHAM BELL TRUST  
C/O LAVERTY / LOHNES PROP,  
75 CAMBRIDGE PKWY, STE 100  
CAMBRIDGE, MA 02142-1229

27-23  
DEFABIO, GRAZIA E. TRUSTEE  
33 BAY VIEW TERRACE  
DANVERS, MA 01923

26-135  
CAO, GUILIANG & JIANG QIAN  
121 SCIARAPPA ST #2  
CAMBRIDGE, MA 02139

26-135  
FONTELLA, MARY K.  
121 SCIARAPPA ST., UNIT #1  
CAMBRIDGE, MA 02141

17-20  
HU, NA & BIN ZHANG  
137 CHARLES ST  
CAMBRIDGE, MA 02141

27-35  
HAMOUDA, OMAR & BETSEY B. PRICE  
235 THIRD ST  
CAMBRIDGE, MA 02141

27-52  
KENTON SCOTT  
152 VASSAL LN  
CAMBRIDGE, MA 02138

27-34  
229-231 THIRD STREET REALTY LLC  
67 CLARENDON PARK  
ROSLINDALE, MA 02131

17-84  
AMERICAN TWINE OWNER LLC  
C/O NEW ENGLAND DEVELOPMENT  
75 PARK PLAZA  
BOSTON, MA 02116

17-19  
BALAFAS, EVANGELOS & OLYMBIA BALAFAS  
277 CRAFTS ST  
NEWTONVILLE, MA 02460-1201

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2021 FEB 22 P 4:47

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	02/17/2021
A-020	Architectural Site Plan	02/17/2021
AV-100	Existing Images	02/17/2021
001	Floor Plan-Level 1	2/15/2021
002	Exterior Building Elevations	2/15/2021



PROJECT NAME  
**169 BENT ST  
RENOVATION**

PROJECT ADDRESS  
169 BENT STREET  
CAMBRIDGE MA

CLIENT  
**ALEXANDER  
GRAHAM BELL  
REALTY TRUST**

ARCHITECT

**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-6682

CONSULTANTS:

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WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



REGISTRATION

Project number 18129  
Date 2/17/2021  
Drawn by ERS  
Checked by JSK  
Scale 1" = 300'-0"

REVISIONS

No.	Description	Date

Cover Sheet

**A-000**  
169 BENT ST RENOVATION



# PROJECT: 169 BENT STREET RENOVATION

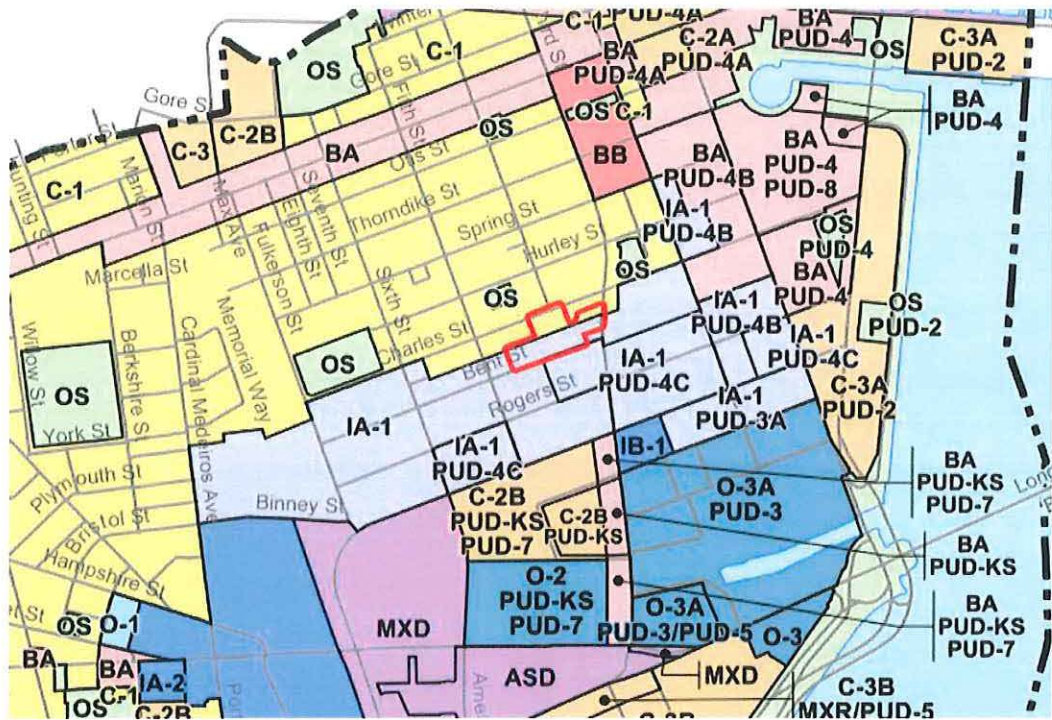
PROJECT ADDRESS:  
169 BENT STREET  
CAMBRIDGE MA

ARCHITECT  
L2PARTRIDGE, LLC  
1717 ARCH STREET, SUITE 200  
PHILADELPHIA, PA 19103

OWNER  
ALEXANDER GRAHAM BELL REALTY TRUST  
C/O THE DENUNZIO GROUP  
305 CAMBRIDGE ST, SUITE 3  
CAMBRIDGE, MA 02141

ZONING CONSULTANT  
KHALSA DESIGN, INC  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143

**BZA SUBMISSION SET  
02/17/2021**



USE:  
 PROPOSED USE FALLS UNDER 4.34F: "TECHNICAL OFFICE FOR RESEARCH AND DEVELOPMENT, LABORATORY & RESEARCH FACILITY SUBJECT TO THE RESTRICTIONS IN SECTION 4.21 M  
 THIS USE IS ALLOWED IN THE INDUSTRIAL A-1 ZONE, BUT NOT PERMITTED IN THE RESIDENTIAL C-1 ZONE. 100% OF THE EXISTING/PROPOSED STRUCTURE IS WITHIN THE INDUSTRIAL A-1 ZONE.

- Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility in a nonindustrial district provided that the following requirements are satisfied:
- (1) Such manufacturing activity is related to research and development activities of the principal use.
  - (2) No manufacturing activity customarily occurs within fifty (50) feet of a residence or residential district.
  - (3) All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.
  - (4) Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises.
  - (5) Manufacturing activity, excluding incidental fabrication of outside experiments, shall not occupy an area in excess of sixty (60) percent of the gross floor area of a building or group of associated buildings owned by the same establishment.

THE RESIDENTIAL C-1 ZONE IS DEMARCATED BY THE PROPOSED STRUCTURE'S REAR WALL & REAR PROPERTY LINE (WHICH RUNS PARALLEL TO BENT STREET, BETWEEN BENT & CHARLES STREETS), THEREFORE, THE REAR 50' OF PROPOSED DEVELOPMENT IS WITHIN 50' OF A RESIDENCE C-1 DISTRICT

- 6.103.1 Bicycle parking requirements shall apply to the following projects, except where exempted by Subsection 6.103.2 below.
- The construction of a new building or establishment of a new open-air use on a lot.
  - An increase of at least fifteen percent (15%) in the number of residential dwelling units on a lot or in the amount of non-residential Gross Floor Area on a lot from the time of adoption of this Section 6.100.
  - The conversion of existing Gross Floor Area to a new category of non-residential use, where such conversion results in at least a fifteen percent (15%) increase in the total number of bicycle parking spaces that would be required for the entire building by this Section 6.100.
- SHORT TERM BICYCLE PARKING: BOTH PROPOSED & EXISTING USE ARE CLASSIFIED AS N5 (0.06 SPACES PER 1,000 S.F.). THEREFORE CONVERSION WILL NOT RESULT IN A 15% INCREASE FOR SHORT TERM BICYCLE PARKING  
 LONG TERM BICYCLE PARKING: EXISTING USE IS CLASSIFIED AS N5 (0.08 SPACES PER 1,000 S.F.) & PROPOSED USE IS CLASSIFIED AS N2 (.22 SPACES PER 1,000 S.F.)  
 SCOPE OF WORK UNDER THIS APPLICATION IS +/-6,325 S.F.  
 REQUIRED LONG TERM BIKE PARKING (EXISTING): 1 SPACE  
 REQUIRED LONG TERM BIKE PARKING (PROPOSED): 1 SPACE  
 NO CHANGE IN REQUIRED LONG TERM PARKING

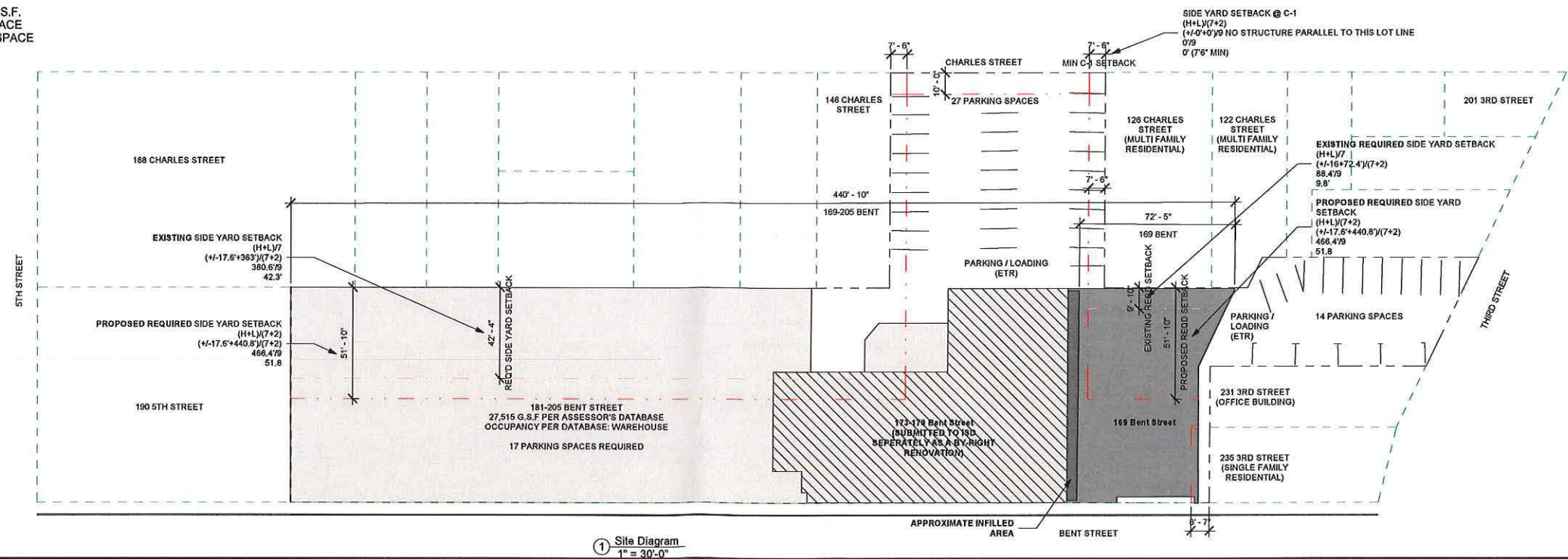
ZONING CHART						
	REQUIRED (IA-1 ZONE)	REQUIRED (C-1 ZONE)	REQUIRED (COMBINED)	EXISTING	PROPOSED	REMARKS
+/-58,317 S.F. SITE +/-46,907 IN Ind A-1 ZONE +/-11,410 IN C-1 ZONE						
MAX. FAR	1.25 (58,633 S.F.)	0.75 (8,557.5 S.F.)	67,191.5 S.F. (1.15 ACROSS SITE)	0.67 (39,111 S.F. PER ASSESSORS DATABASE)	0.68 (39,633 S.F.) FROM ASSESSORS DATABASE & PROPOSED S.F. PROVIDED	COMPLIES (RE: 8.22.1.F)
LOT AREA, MIN S.F.	5,000 S.F.	5,000 S.F.	5,000 S.F.	58,317 S.F.	58,317 S.F.	COMPLIES
LOT AREA, MIN S.F. / DU	700 S.F. / DU	1,500 S.F. / DU	N/A	N/A	N/A	N/A
MIN. LOT WIDTH	50' - 0"	50' - 0"	+/-50'-0"	+/-429.5'	+/-429.5'	COMPLIES
MIN. FRONT YARD (BENT ST)	0'	N/A-STRUCTURES ARE WITHIN IND-A1 ZONE	0'	0'	0'	COMPLIES
MIN SIDE YARDS	0' b	H+L / 7 76" MIN.	0' / RE DIAGRAM BELOW 7' @ 235 3RD ST 10.75' @ 122-126 CHARLES ST	L: PARTY WALL / 0' R: +/- 5' / 0'	L: PARTY WALL / 0' R: +/- 5' / 0'	S.P. REQUIRED (SETBACK REQUIREMENT INCREASES DUE TO NEW INFILL; NO CHANGE IN BUILDING SETBACK)
MIN REAR YARD	RE: 5.24.3	RE: 5.24.3	N/A	N/A	N/A	N/A
MAX HEIGHT	45' - 0"	N/A-STRUCTURES ARE WITHIN IND-A1 ZONE	45' - 0"	CALCULATED AVERAGE HEIGHT: 17.6' @ 173-205 BENT 16' @ 169 BENT	CALCULATED AVERAGE HEIGHT: 17.6'	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	N/A	30%	N/A	N/A	N/A	N/A PER 5.22.1
PARKING	1 / 1,600 S.F. (STORAGE WAREHOUSE, COLD STORAGE PLANT, STORAGE BUILDING) & 1 / 1,050 S.F. (TECHNICAL OFFICE FOR RESEARCH DEVELOPMENT LABORATORY OR RESEARCH FACILITY SUBJECT TO THE RESTRICTION IN SECTION 4.21 (M))			26 SPACES REQUIRED 41 SPACES PROVIDED	29 SPACES REQUIRED 41 SPACES PROVIDED	COMPLIES (REQ'D COUNT INCLUDES 173-179 RENOVATION AS LAB SPACE)
BICYCLE PARKING	EXEMPT PER 6.103.1C (SEE BELOW)			N/A	N/A	N/A

(b) A side yard setback of H+L/7 and a rear yard setback of H+L/5 shall be required only for residential uses in new structures and for nonresidential uses abutting residences, residential or open space districts or public parks and recreation areas. These requirements may be reduced to a minimum required setback of ten (10) feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

5.24.3 On lots abutting streets on more than one side, the front yard requirements of each of the abutting streets shall apply regardless of designated front lot lines. Any remaining sides shall be subject to side yard requirements. 5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner: (1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2. (2) Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H1, H2, etc.) times the length of each roof level (L1, L2, etc.) and dividing the sum by the sum of the length of the levels (L1, L2, etc.) (see formula below)

8.10 - EXISTING BUILDINGS  
 8.11 This Ordinance shall not apply to existing buildings or structures, nor to the existing use of any building or structure or of land, to the extent to which it is used at the time of first publication of notice of public hearing by the Planning Board of applicable provisions of this or any prior Ordinance, but it shall apply to any change of use thereof and to any alteration of a building or structure when the same would amount to reconstruction, extension or structural change, and to any alteration of a building or structure to provide for its use for a purpose or in a manner substantially different from the use to which it was put before alteration, or for its use for the same purpose to a substantially greater extent.

8.20 - NONCONFORMANCE  
 8.21 Any nonconforming structure or use which existed at the time of the first notice of public hearing by the Planning Board of the applicable provisions of this or any prior Ordinance or any amendment thereto may be continued or changed to be conforming, but when so changed to be conforming it shall not be made nonconforming again.  
 8.22 As provided in Section 6, Chapter 40A, G.L., permits for the change, extension, or alteration of a pre-existing nonconforming structure or use may be granted as permitted in Subsections 8.22.1 and 8.22.2 below. Such a permit, either a building permit in the case of the construction authorized in Section 8.22.1 or a special permit in the case of construction authorized in Section 8.22.2, may be granted only if the permit granting authority specified below finds that such change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.  
 8.22.1 The following alterations, reconstructions, extensions, and/or enlargements of nonconforming structures, which do not result in a use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent than the existing use, or which are undertaken to accommodate a new conforming use, shall be permitted after the issuance of a building permit by the Superintendent of Buildings. Any change, extension or alteration of a nonconforming use shall be subject to the provisions of Subsection 8.22.2.  
 ...  
 f. Conforming additions, under Article 5.000, to a structure not conforming to the requirements of Article 5.000 provided that no nonconforming element or aspect of the nonconforming structure is extended or increased and further provided that the nonconforming structure is not thereby increased in area or volume by more than ten (10) percent since the structure first became nonconforming.  
 ESTIMATED EXISTING VOLUME: ±698,800 C.F. ESTIMATED PROPOSED VOLUME: ±706,875 C.F. (1.1% INCREASE IN VOLUME)...



1 Site Diagram  
 1" = 30'-0"

PLEASE NOTE: THIS ANALYSIS WAS COMPLETED USING INFORMATION PROVIDED TO KHALSA DESIGN, INC BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE(S) & PUBLICLY AVAILABLE INFORMATION FROM CITY DATABASES. KHALSA DESIGN, INC MAKES NO CLAIM TO THE PROPOSED DEVELOPMENT.

PROJECT NAME  
**169 BENT ST RENOVATION**

PROJECT ADDRESS  
**169 BENT STREET  
 CAMBRIDGE MA**

CLIENT  
**ALEXANDER  
 GRAHAM BELL  
 REALTY TRUST**

ARCHITECT  
  
**KHALSA**

17 WALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-6682

CONSULTANTS:

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REGISTRATION  
 Project number: 18129  
 Date: 2/17/2021  
 Drawn by: ERS  
 Checked by: JSK  
 Scale: As indicated

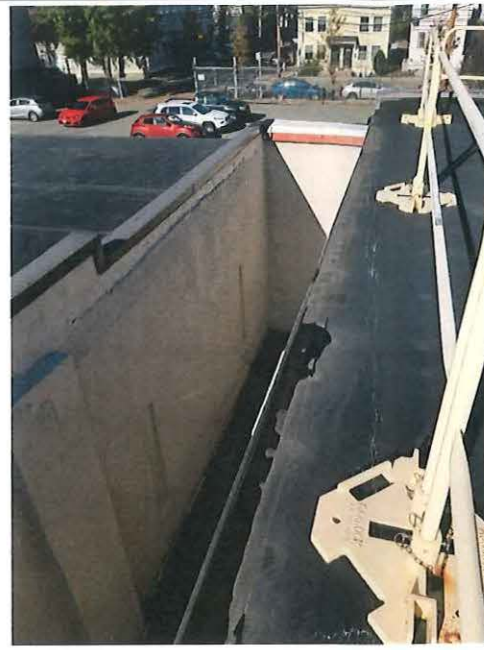
REVISIONS

No.	Description	Date
1		

Architectural Site Plan  
**A-020**  
 169 BENT ST RENOVATION



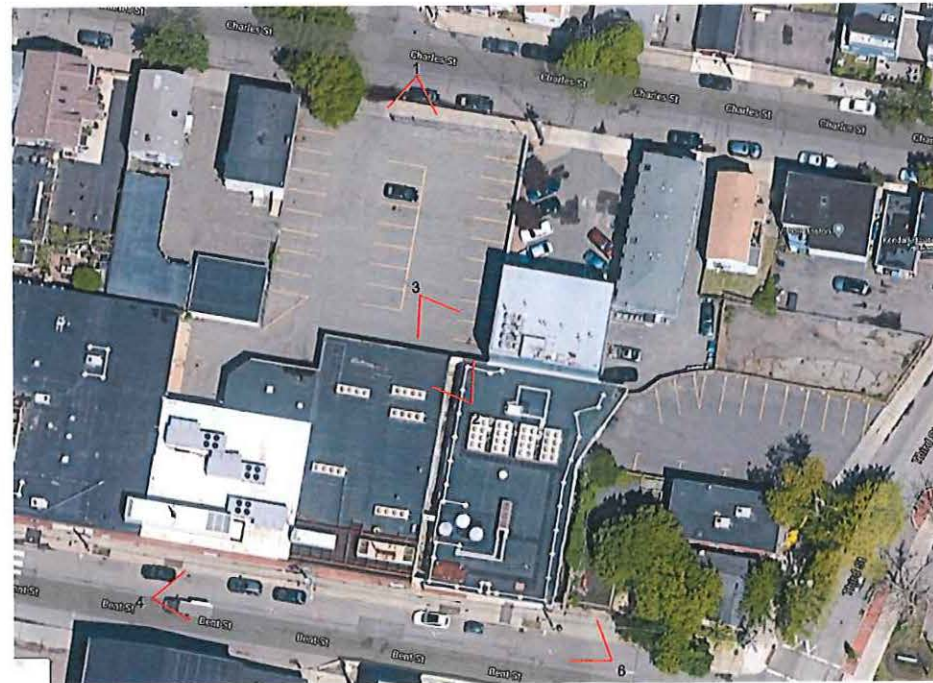
1. VIEW OF REAR SIDE OF STRUCTURE (FROM CHARLES STREET)



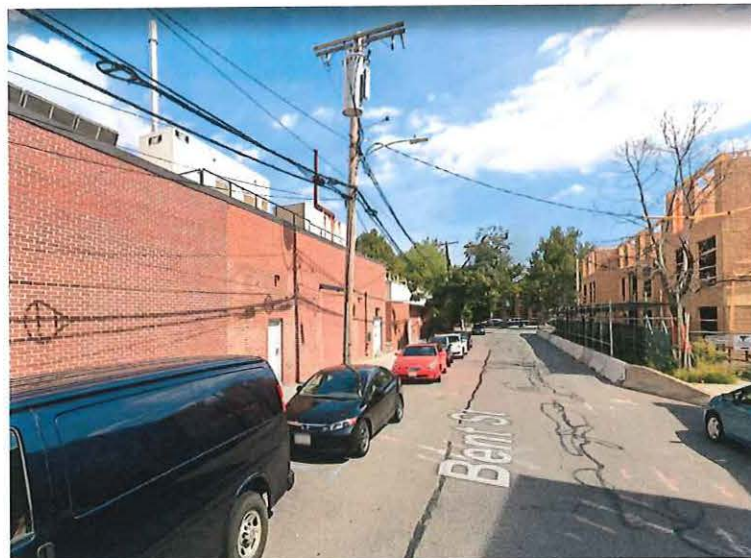
2. VIEW OF EXISTING ALLEYWAY



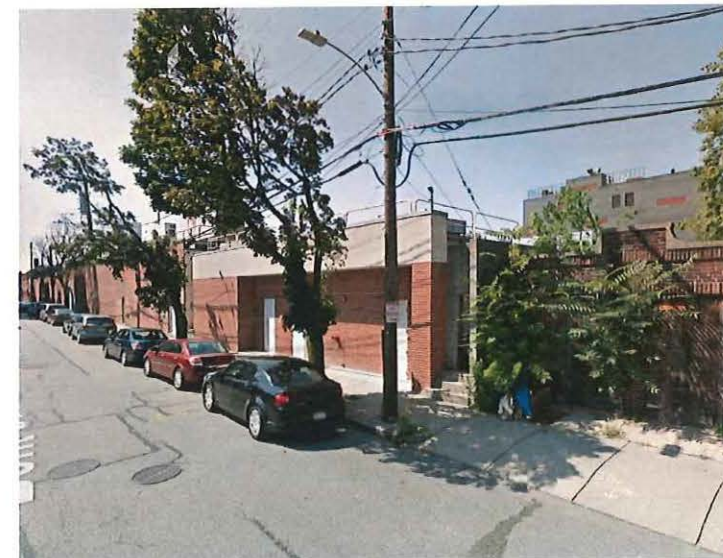
3. VIEW OF REAR SIDE OF STRUCTURE (FROM PARKING LOT)



5. BIRDS EYE VIEW OF STRUCTURE



4. VIEW OF FRONT SIDE OF STRUCTURE (LOOKING TOWARDS THIRD STREET)

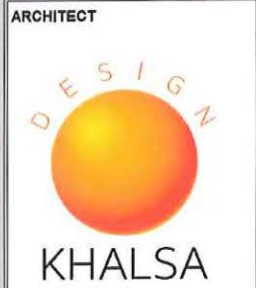


6. VIEW OF 169 BENT (LOOKING TOWARDS FIFTH STREET)

PROJECT NAME  
**169 BENT ST  
RENOVATION**

PROJECT ADDRESS  
169 BENT STREET  
CAMBRIDGE MA

CLIENT  
**ALEXANDER  
GRAHAM BELL  
REALTY TRUST**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-991-8682

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number 18129  
Date 2/17/2021  
Drawn by Author  
Checked by Checker  
Scale

REVISIONS

No.	Description	Date

Existing Images

**AV-100**  
169 BENT ST RENOVATION

L2PARTRIDGE, LLC  
 1717 ARCH STREET SUITE 200  
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 267.809.8400 T  
 215.557.7984 F  
 www.L2P.com

NV5  
 200 BRICKSTONE SQUARE  
 ANDOVER, MA 01810  
 978.295.5201 T

ROOME & GUARRACINO, LLC  
 48 GROVE STREET  
 SOMERVILLE, MA 02144  
 617.628.1700 T  
 617.628.1711 F

### ZONING SUBMISSION

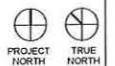
169-179 BENT STREET  
 CAMBRIDGE, MA

PROJECT NUMBER: 19000.00

SEAL:

ROBERT G LITTLE, JR.  
 PE/SYLVANIA RA011365-X

KEY PLAN:



ISSUANCES

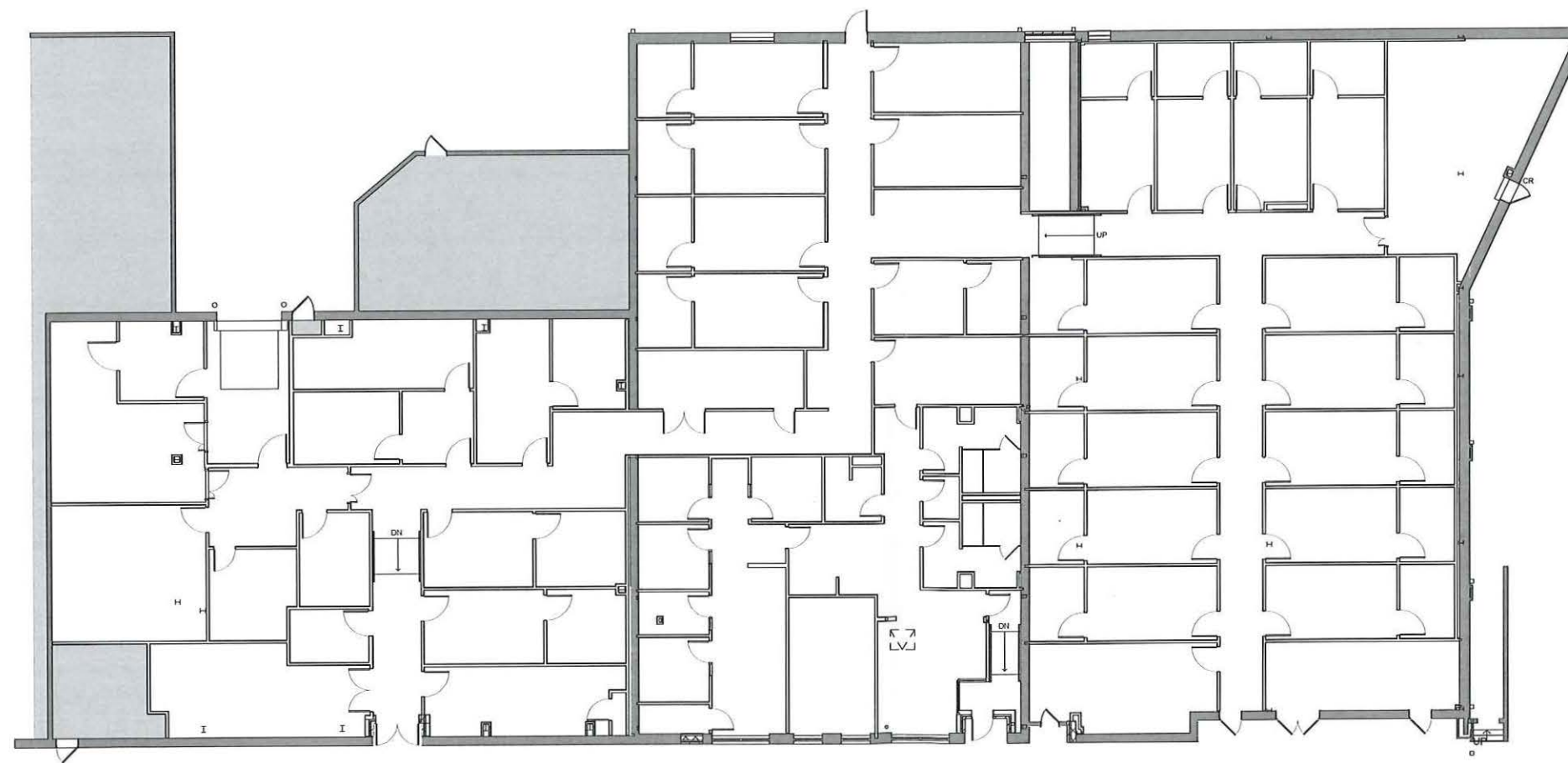
#	ISSUANCE	DATE
DRAWN BY:	Author	
CHECKED BY:	Checker	
APPROVED BY:	Approver	

DRAWING TITLE:  
**FLOOR PLAN -  
 LEVEL 1**

DRAWING NUMBER:

**001**

2/15/2021 11:39:44 AM



1 LEVEL 1 - FLOOR PLAN  
 1/8" = 1'-0"

### ZONING SUBMISSION

169-179 BENT STREET  
 CAMBRIDGE, MA

PROJECT NUMBER: 19000.00

SEAL:

ROBERT G LITTLE, JR.  
 PENNSYLVANIA RA01195-X

KEY PLAN:



ISSUANCES

#	ISSUANCE	DATE

DRAWN BY: Author

CHECKED BY: Checker

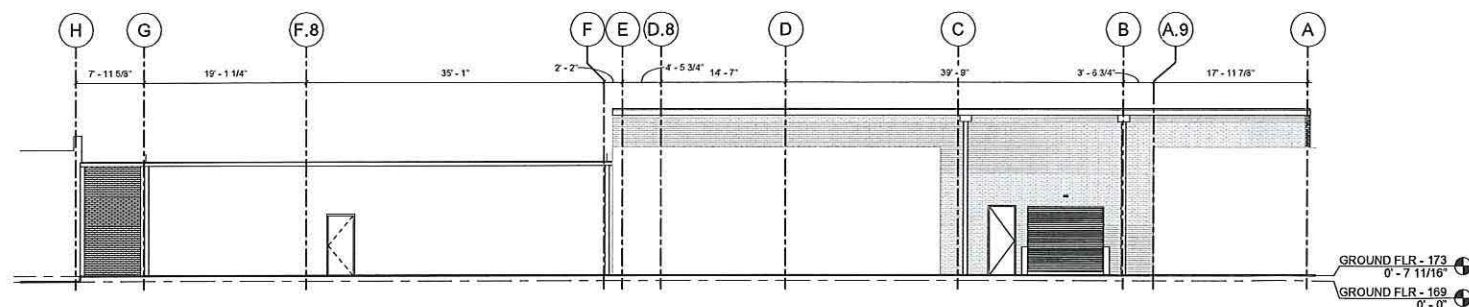
APPROVED BY: Approver

DRAWING TITLE:

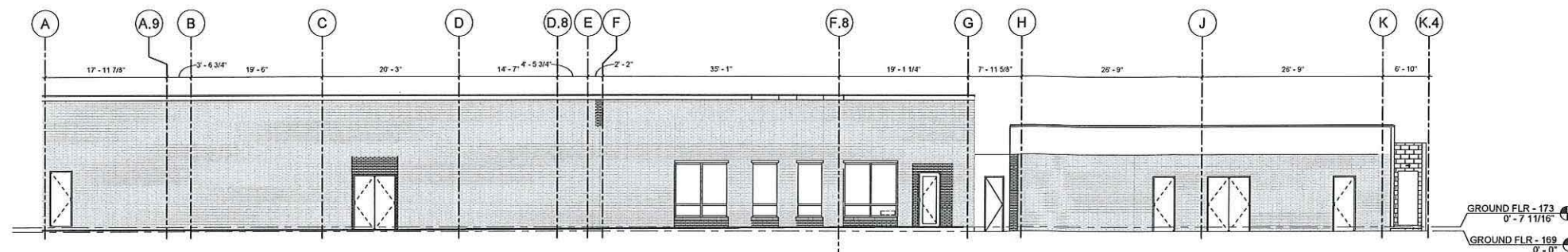
**EXTERIOR BUILDING ELEVATIONS**

DRAWING NUMBER:

**002**



1 NORTH ELEVATION  
 1/8" = 1'-0"



2 SOUTH ELEVATION  
 1/8" = 1'-0"



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

4 bds

BZA

## POSTING NOTICE - PICK UP SHEET

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

Name: Charles Caverly Date: 2/8/21  
(Print)

Address: 169 Bent St.

Case No. BZA-106149

Hearing Date: 2/25/21

Thank you,  
Bza Members