



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 206365

General Information

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

Special Permit: X

Variance: X

Appeal:

2023 JAN 18 PM 3:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: The Rossmore LLC & Boston Residential LLC C/O Ryan Wittig

PETITIONER'S ADDRESS: 667 Somerville Ave, Somerville, MA 02143

LOCATION OF PROPERTY: 18 Pleasant St., Cambridge, MA

TYPE OF OCCUPANCY: General Office

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:

/New Structure/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

On site, at grade parking for four (4) vehicles located in the front yard setback and within the parking setback line.

Exemption of the Gross Floor Area in the basement of the new structure pursuant to Section 16 of the Definition of Floor Area Gross and relief from side yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: Article 2.000 Section: Definition of Basement Gross Floor Area-16
- Article: Article 6.000 Section: 6.44.1 (c) (Parking in Front Yard Setback).
- Article: Article 6.000 Section: 6.44.1 (d) (Parking in Setback line).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original
Signature(s):

Ryan Wittig

(Petitioner (s) / Owner)

Ryan Wittig

(Print Name)

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 Ryan Wittig / Matthew Moore
(OWNER)

Address: 667 Somerville Ave. Somerville MA 02143

State that I/We own the property located at 18 Pleasant St./300 Franklin St., which is the subject of this zoning application.

The record title of this property is in the name of [Signature]
The Rossmore LLC & Boston Residential LLC

*Pursuant to a deed of duly recorded in the date 7/14/2021, Middlesex South County Registry of Deeds at Book 78244, Page 568; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Matthew J. ROORE personally appeared before me, this 18 of January 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/03/2028 (Notary Seal)



FRANCINE NGANSOP
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2028

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

STATE AFFIDAVIT OF DEED - MASSACHUSETTS

to be completed by OWNER, signed before a notary and returned to the Secretary of the Board of Selectmen.

Name: Ryan White

Address: 807 Somerville Ave. Somerville MA 02143

That I, the undersigned, own the property located at 18 Pleasant Street Franklin St. which is the subject of this court application.

The record title of this property is in the name of The Rosemore LLC & Boston Residential LLC

Massachusetts Registry of Deeds at Book 18244 Page 808
Middlesex Registry District of Land Court, Certificate No. 18244-808

Witness evidence of Grant's standing to execute this deed is requested.

County of Middlesex, State of Massachusetts
The above named Ryan White personally appeared before me, a Notary Public, and made oath that the above statements are true.

Notary Public
My commission expires _____

If ownership is not shown in recorded deed, it is by court order, deed, or inheritance, please include documentation.



**BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE**

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

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

In support of the required findings for the grant of Variances under the Zoning Ordinance (the “Ordinance”), the applicant submits that the project site is burdened by its unique shape, existing layout and its corner location at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge (the “Premises”), and the Variances are justified by this.

By way of background, the Premises is a corner lot of approximately 4,259 square feet of land which fronts on two (2) streets (Pleasant Street and Franklin Street), and with an existing structure thereon. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit building with four (4) at grade parking spaces (the “Proposed Project”). Due to its corner lot condition with two (2) front streets, existing curb cut and existing trees, the Proposed Project requires two (2) Variances, both pursuant to Section 6.44.1 of the Ordinance. Specifically, the Proposed Project requires relief from the following subsections of the Section 6.44.1 of the Ordinance: (1) Subsection (c) no on grade open parking space shall be allowed within the required front yard setback; and (2) Subsection (d) the area between the required parking setback line and the lot line shall be landscaped.

In this regard, the applicant submits that the location of the existing curb cut to remain along Franklin Street and existing street trees along Pleasant Street limits the Proposed Project’s siting options for parking at the Premises. Compliance with the Ordinance’s Layout of Off-Street Parking Facilities requirements is further constrained by the size of this corner lot at this corner location. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its ability to provide off-street parking for this Permitted Use at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the on-grade parking to utilize the existing curb cut along Franklin Street, to not interfere with the existing trees along Pleasant Street and with the minimal relief from the Ordinance under the circumstances. The new building will occupy a limited and appropriate amount of land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. The location of the Proposed Project’s parking program, which is already an existing condition, is limited by these existing conditions and the Dimensional Standards of the Ordinance. It utilizes the Premises’ existing curb cut while reducing the on-grade parking currently existing on the Premises from eight (8) to four (4) spaces. These considerations require the parking program to utilize this existing curb cut. Furthermore, in order meet the Ordinance’s minimum Off-Street Parking requirements and

...in order that the Ordinance's minimum Off-Side parking requirements and
...these considerations require the parking program to utilize the existing curbside
...the on-street parking currently existing on the Premises from (2) to (4)
...Dimensional Standards of the Ordinance; it utilizes the Premises, existing curbside and
...which is already an existing condition is limited by these existing conditions and the
...access and an improved site design. The location of the Proposed Project's parking program
...character of the surrounding neighborhood and provide minor-access sidewalks to be
...adequate amount of land area with setbacks along its two front streets that conform with the
...left from the Ordinance under the circumstances. The new building will occupy a limited and
...Franklin Street to not interfere with the existing uses along Pleasant Street and with the
...the currently designed and used the on-street parking to utilize the existing curbside
...to address the parking proposed by the minimum property conditions of the Premises, the applicant

the Premises use of the Premises:

...applicant further upon the applicant by utilizing its ability to provide off-street parking for
...location due to these minor setbacks; that enforcement of the Ordinance which result in a
...parking facilities requirements is further consideration by the size of the corner lot at this corner
...options for parking at the Premises. Compliance with the Ordinance's intent of Off-Side
...Franklin Street and existing uses along Pleasant Street with the Proposed Project's siting
...in this regard, the applicant warrants that the location of the existing curbside to remain along

between the retained building setback line and the lot line shall be landscaped

...space shall be provided within the retained front yard setback; and (5) subsection (g) the area
...subsections of the Section 9.44.1 of the Ordinance: (1) subsection (c) no on-street open parking
...9.44.1 of the Ordinance. Specifically, the Proposed Project requires relief from the following
...and existing uses, the Proposed Project requires two (2) Variances: both pursuant to Section
...the Proposed Project. Due to its corner lot condition with two (2) front streets, existing curbside
...and setbacks a new lot (4) street six (6) with building with lot (4) in street parking spaces
...aligns the lot. The Proposed Project seeks to eliminate the existing setbacks of the Premises
...which fronts on two (2) streets (Pleasant Street and Franklin Street) and with an existing
...By way of background, the Premises is a corner lot of approximately 4,320 square feet of land

...Compliance (the "Premises") and the Variances are justified by the:

...the corner of Franklin and Pleasant Streets in the historic neighborhood of the City of
...height and its corner location at 18 Pleasant Street, also known as 300 Franklin Street located at
...Ordinance, the applicant warrants that the project will be rendered by its unique site, existing
...in support of the required findings for the grant of Variances under the zoning Ordinance (the

applicant's petition for relief to the Ordinance of relief for the following reasons:

(1) A direct enforcement of the provisions of the Ordinance would result in a significant

to:

...TO BE IN COMPLETE VIOLATION OF THE APPLICABLE LAWS AND ORDINANCES WITH THE SECTION
...OF THE ECONOMIC REQUIREMENTS FOR A LICENSE MUST BE ESTABLISHED AND SET

RESPONSIBLE STATEMENT FOR A LICENSE
BY PARTICIPATION FORM

accommodate the Proposed Project's four (4) parking spaces, these spaces are located along the lot's East side. This design will result in an off-street parking program that occupies the yard between the building and the lot line. In this regard, the Proposed Project's parking program location and design on Franklin Street is responsive to the existing site and lot size and is an existing nonconformity to these specific Ordinance requirements.

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:

As detailed above, the Premises is a corner lot that consists of only approximately 4,259 square feet of land; combined with its existing curb cut, street trees and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Layout of Off-Street Parking Facilities requirements would impose and unnecessary hardship and prevent the Proposed Project from meeting the Ordinance's off-street parking requirement. The Premises' corner lot condition, existing curb cut and street trees at the Premises are distinct and supportive of the relief requested under the circumstances. The hardship imposed by these conditions are unique to the Premises itself as required for the requested Variances.

The applicant restates that the irregularities of the Premises cause major obstacles to siting the Proposed Project parking program. Without relief from the parking facilities layout requirements, literal enforcement of the Ordinance would prevent the applicant from constructing the new building at the Premises, while also providing off-street parking. Grant of the relief requested would also not negatively impact the surrounding community but, rather, it will reduce the current non-conforming parking programming and allow for a new and more appropriate parking program that better comports with the surrounding context of the area.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "CHC") and the Central Square Advisory Committee (the "CSAC"). Grant of the relief requested will also allow for much-needed pedestrian access and site improvements for this preferred residential use at this location. With an appropriate new parking program at this unique corner lot, the Proposed Project will reduce the existing nonconformity of the off-street parking program and better comport with the context of surrounding area. The Proposed Project will result in the construction of a new Multifamily Dwelling with a compatible and contextually appropriate new structure at the Premises. Finally, the requested Variances will not negatively impact pedestrian and vehicular safety at the immediate intersection of Franklin and Pleasant Streets; but, rather, would result in much-needed improvements to its public realm, site safety and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. As a result, the Proposed Project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood such that desirable relief may be granted without substantial detriment to the public good.

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

Consistent with the purpose and intent of the Ordinance, the Proposed Project would allow for a reasonably designed parking program for the Proposed Project at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Its new parking program will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received by the CHC and CSAC, the Proposed Project will improve the Premises and its Permitted Use, with no detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent of the Ordinance and appropriate under the circumstances. As a result, desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance.

**BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 18 Pleasant Street for the Exclusion of Basement Area from the definition of Gross Floor Area pursuant to the provisions of Section 2.00 of the Zoning Ordinance would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed project features a Use which is Permitted by the underlying requirements of the Zoning Ordinance (the "Ordinance"). With the issuance of this requested Special Permit, the proposed project would comply with the Ordinance by exempting a portion of space in its basement level from the Gross Floor Area ("GFA") of its proposed new structure at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge (the "Premises").

By way of background, the Premises consists of approximately 4,259 square feet of land with an existing structure. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit residential building (the "Proposed Project"). The existing building at the Premises was constructed in 1864, and as such, required Demolition Review by the Cambridge Historical Commission (the "CHC"). After an extensive review of the existing structure at the Premises, as well as the Proposed Project's new structure, the CHC approved the existing structure's demolition and its replacement by the proposed new structure on May 5, 2022.

Pursuant to Section 4.31(g) of the Ordinance, Multifamily Dwellings are Permitted Uses at this location in the City's Business A Zone, but the Proposed Project's new structure is required to comply with the Ordinance's Floor Area Ratio limitation of 1.75 (pursuant to its Table 5-1), and, as a dwelling in a Business A Zone, is subject to the same dimensional requirements as dwellings in a Residence C-2B District pursuant to Section 5.28.1.a.

In support of its request, the applicant submits that its proposed exclusion of GFA into the basement level of the Proposed Project is consistent with the required findings for the Special Permit. Specifically, the Proposed Project would allow expansion of the existing and preferred residential use into the basement level of this new structure. The exempted area includes approximately 1,318 square feet of proposed residential, common area and support space. Thus, the requested exemption of GFA is consistent with the requirements for the grant of the Special Permit, which is to support the creation of high-quality

housing as a result of the Proposed Project, and consistent with the surrounding community.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character, for the following reasons:

The applicant submits that the area to be exempt from GFA at its Proposed Project will not alter the character of the neighborhood or district but, rather, support its continued vibrancy at the Premises by adding the proposed residential use at the Premises in a manner that is consistent with the existing residential character of the neighborhood and surrounding area.

As part of its Proposed Project, the applicant also notes that it is making certain upgrades to on-site vehicular parking and bicycle storage/lockers; additionally, the Premises is in close proximity to Central Square and the MBTA's rapid transit and nearby bus lines, which lessen potential impacts by vehicular transportation, traffic and congestion. Thus, the grant of the requested Special Permit would allow the Proposed Project to comply with the Ordinance and deliver upon these collateral measures.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The Proposed Project will not adversely affect the continued operation of, or the development of adjacent uses, as permitted in the Ordinance at this location, by merely allowing this exemption of the basement GFA. Again, the requested GFA exemption will simply allow the applicant to utilize the Premises to its fullest potential. The exemption of the approximately 1,318 square feet of space is de minimis in scale and supportive of the future growth and the development of permitted adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created by the Proposed Project to the detriment of the health, safety and/or welfare of the occupant of the proposed use. Rather, the resulting grant of the requested Special Permit will help to enhance and improve the health, safety and welfare of the residents, visitors and guests of the Permitted Use at the Premises. The exempted GFA is appropriate in scale and use and the Proposed Project will allow for much-needed upgrades in open space, pedestrian access, alternatives means of transportation and public realm. As a result, the overall health and safety of its residents will be improved by the grant of the Special Permit (as part of the Proposed Project).

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Originally constructed in 1864 as a single-family dwelling, upon information and belief, the Premises has been used as commercial office space since 1995. By exempting a portion of new basement space, the requested Special Permit will promote the Proposed Project's preferred residential use and is entirely consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.

In further support of this required finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. The requested GFA exemption is an integral part of the Proposed Project, it has been carefully evaluated as to the grant of the Special Permit so that it is consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.

**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:

In support of the required findings for the grant of Variances under the Zoning Ordinance (the “Ordinance”), the applicant submits that the project site is burdened by its unique shape, existing layout and corner location at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge (the “Premises”), and the Variances are justified by this.

By way of background, the Premises is a corner lot of approximately 4,259 square feet of land which fronts on two (2) streets (Pleasant Street and Franklin Street), and with an existing structure thereon. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit building with four (4) at grade parking spaces (the “Proposed Project”). Due to its corner lot condition with two (2) front streets, existing curb cut and existing trees, the Proposed Project requires two (2) Variances, both pursuant to Section 5.31 of the Ordinance. Specifically, the Proposed Project requires relief from the Ordinance’s side yard requirements for the Residence C-2B Zoning District as shown on Table 5-1, Table of Dimensional Requirements – Residential Districts.

In this regard, the applicant submits that the nature of this existing undersized lot on the corner of Franklin and Pleasant Streets limits the Proposed Project’s siting options for the new building’s Permitted Use at the Premises. The size and location of this corner lot constrain the applicant’s compliance with the Ordinance’s requirements for minimum side yard. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its ability to comply for this Permitted Use at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed the new building with ceiling heights congruent with homeownership, such as that planned by the Proposed Project. The new structure will occupy a limited and appropriate amount of land area, with setbacks along the Premises’ lot lines that comport with the character of the surrounding neighborhood and provide an improved site design, vastly decreasing the existing nonconformity in side yard setbacks. These considerations require a building designed in a way so as to not meet the minimum side yard requirements. In this regard, the Proposed Project’s side yard setbacks and building design is responsive to the existing site and lot size and is an existing nonconformity to these specific Ordinance requirements, and the required Variances for the same are de minimus in nature.

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:

As detailed above, the Premises is an undersized corner lot that consists of only approximately 4,259 square feet of land, and with two (2) side yards and two (2) front yards (as defined by the Ordinance), strict compliance with the Ordinance's requirements for minimum side yard would impose an unnecessary hardship and prevent the Proposed Project's carefully designed structure from creating a living environment conducive to homeownership and modern living. The Premises' corner lot condition and undersized nature are distinct and supportive of the relief requested under the circumstances. The hardship imposed by these conditions are unique to the Premises itself as required for the requested Variances.

The applicant restates that the irregularities of the Premises cause major obstacles to siting the building to comply with the minimum side yard requirements while also promoting much-needed homeownership units in the City. Without relief from this requirements, literal enforcement of the Ordinance would deter the applicant from constructing the new building at the Premises, while also providing off-street parking allocated to these homeownership units. Grant of the relief requested would also not negatively impact the surrounding community but, rather, it will significantly improve the existing nonconformity at the Premises allowing for a new and more appropriate structure that better comports with the surrounding context of the area.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "CHC") and the Central Square Advisory Committee (the "CSAC"). Grant of the relief requested will also allow for much-needed pedestrian access and site improvements for this preferred residential use at this location. With an appropriately designed new building at this unique corner lot, the Proposed Project will reduce the existing nonconformity of the existing side yard setbacks, and better comport with the context of surrounding area while improving the corner condition for vehicles and pedestrians alike. The Proposed Project will result in the construction of a new Multifamily Dwelling with a compatible and contextually appropriate new structure at the Premises. Finally, the requested Variances will not negatively impact pedestrian and vehicular safety at the immediate intersection of Franklin and Pleasant Streets; but, rather, would result in much-needed improvements to its public realm, site safety and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the

(2) The hardship is owing to the following circumstances relating to the site conditions:
There is a topography of such land or structures and especially affecting such land or
structures and not affecting generally the vicinity in which it is located for the
following reasons:

As detailed above, the Premises is an undivided corner lot that consists of only approximately 4,529 square feet of land and with two (2) side yards and two (2) front yards (as defined by the Ordinance) strict compliance with the Ordinance's requirements for minimum side yard would impose an unnecessary hardship and prevent the Proposed Project's carefully designed structure from creating a living environment conducive to historic preservation and modern living. The Premises' corner lot condition and undivided nature are distinct and supportive of the relief requested under the circumstances. The hardship imposed by these conditions are unique to the Premises itself as required for the requested Variances.

The applicant states that the irregularities of the Premises cause major obstacles to siting the building to comply with the minimum side yard requirements while also promoting much-needed historic preservation units in the City. Without relief from this requirement, literal enforcement of the Ordinance would deter the applicant from commencing the new building at the Premises. The applicant also provides off-street parking allocated to these historic preservation units. Grant of the relief requested would also not negatively impact the surrounding community but rather it will significantly improve the existing nonconformity at the Premises allowing for a new and more appropriate structure that better conforms with the surrounding context of the area.

(3) SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD WITHOUT OTHER:

(1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "CHC") and the Central Square Advisory Committee (the "CSAC"). Grant of the relief requested will also allow for much-needed pedestrian access and site improvements for the historic residential use at this location. With an appropriately designed new building at this unique corner lot, the Proposed Project will reduce the existing nonconformity of the existing side yard setbacks, and better conform with the context of surrounding area while improving the corner condition for vehicles and pedestrians alike. The Proposed Project will result in the construction of a new Multifamily Dwelling with a compatible and contextually appropriate new structure at the Premises. Finally, the requested Variances will not negatively impact pedestrian and vehicular safety at the immediate intersection of Franklin and Pleasant Streets but rather would result in much-needed improvements to its public realm, site safety and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the Proposed Project is the result of extensive public review and input in this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 2, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the

Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. As a result, the Proposed Project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood such that desirable relief may be granted without substantial detriment to the public good.

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

Consistent with the purpose and intent of the Ordinance, the Proposed Project would allow for a reasonably designed building at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. It will comport with the surrounding context of the area and not negatively impact nearby buildings or uses at this corner lot location. As processed and favorably received by the CHC and CSAC, the Proposed Project will improve the Premises and its Permitted Use, with no detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent of the Ordinance and appropriate under the circumstances. As a result, desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance.

Address: _____
 Tel. No. 617-946-4600
 E-Mail Address: nzozula@mqmlp.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: The Rossmore LLC & Boston Residential LLC
Location: 18 Pleasant St., Cambridge, MA
Phone: 617-946-4600

Present Use/Occupancy: General Office
Zone: Business A Zone
Requested Use/Occupancy: Multifamily Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,087	8,753(sp for 1,298 in basement)	7,458.5	(max.)
<u>LOT AREA:</u>		4,260	4,260	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.72	2.05 (1.75 w/ sp for basement space of 0.3 FAR)	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	710	600	
<u>SIZE OF LOT:</u>	WIDTH	60	60	50	
	DEPTH	71	71	0	
<u>SETBACKS IN FEET:</u>	FRONT	3.6	10	10	
	REAR	0	17.5	H+L/5+2	
	LEFT SIDE	1.2	11.2	H+L/5+2	
	RIGHT SIDE	18.2	10	H+L/5+2	
<u>SIZE OF BUILDING:</u>	HEIGHT	30.3	44.4	45	
	WIDTH	67.5	43.5	n/a	
	LENGTH	40	39	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		n/a	15%	15%	
<u>NO. OF DWELLING UNITS:</u>		0	6	7	
<u>NO. OF PARKING SPACES:</u>		8	4	3	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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

n/a

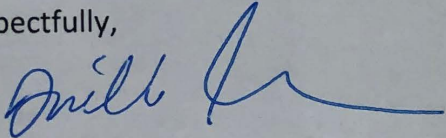
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

January 22, 2023

Dear Mr. Chairman:

My name is Danielle Mishkin and I am the owner of 72 Spring Street in Cambridge. I wanted to express my enthusiastic support for the proposed new building at 18 Pleasant Street. Replacing the existing vinyl commercial building with a sophisticated brick residential building as shown in their plans will improve the Central Square neighborhood and create badly needed housing. I hope you are able to vote favorably upon this application and grant the developers the zoning approval they need to complete this project.

Respectfully,



Danielle Mishkin

Cambridge Zoning Board of Appeals

January 20, 2023

Re: Redevelopment @ 18 Pleasant St.

Dear Mr. Chairman:


My name is Jeff Dunn and I have ~~owned~~ lived and owned 32 Pearl St. in Central Sq. for 39 years.

I am writing to lend my support for the redevelopment of the property at 18 Pleasant St. in order to convert it from a commercial building to six new residential units which the owners intend to market for home ownership.

I have had an opportunity to review the plans for the new building and believe the benefits of adding valuable new housing units to Cambridge's housing stock warrants the zoning approval needed. The plans presented are in keeping with the character of the neighborhood and pose no detriment to other owners such as myself. The owners have engaged the neighborhood and responded to feedback from the neighborhood.

For all these reasons we hope you will vote favorably upon this application and find in favor of the owners' proposal.

Regards,
Jeff Dunn


Feb 1, 2023.

Cambridge Zoning Board of Appeals

January 18, 2023

Re: Redevelopment @ 18 Pleasant St.

Dear Mr. Chairman:

My name is Jeff Meese. I've been a Cambridge resident since 1983.

I'm writing in support of the redevelopment of the property at 18 Pleasant St. The site was originally used as a residence and then converted into office space. The current proposal is to convert the site back to its original residential use, although for six residential units. It's my understanding that the properties are intended for home ownership. The proposed design substantially conforms to the intent and particular requirements of the Central Square Zoning Overlay District. The simple, boxy, flat-roofed design is in keeping with the character of the neighborhood. It's my understanding that the developers have worked constructively with the neighbors and all commissions having review of the site and design.

I hope that the members of the Zoning Board of Appeal will vote in favor of this application.

Sincerely,

A handwritten signature in black ink that reads "Jeff". The signature is written in a cursive, slightly slanted style.

Jeffrey Meese
51 Prentiss St.
Cambridge, MA 02140

January 21st, 2023

Board of Zoning Appeal
City of Cambridge

RE: Redevelopment of 18 Pleasant Street

Members of the Board:

My name is William Senné and I am writing to convey my full support of the proposed redevelopment of 18 Pleasant Street. In my view, the requests for relief are reasonable and in line with the need for quality design and residential use density within Central Square.

I have been a resident of Cambridge since 2008, first living on Putnam Avenue until 2014 and presently living on Pacific Street. Central Square is of utmost importance to me both personally as a resident and professionally as my firm manages numerous properties in the area.

The plans presented are in keeping with the character of the neighborhood and pose no detriment to other owners such as myself. The developers have been open and communicative with me about their plans for this project, and I believe they have done that with the community.

I'd encourage the board to grant the relief requested as the proposed project will be an improvement to the corner and an example of how developers can work with the community and the city to achieve both quality design and density. This is exactly what we want in Central Square.

Regards,



William Senné

Cambridge Zoning Board of Appeals

February 7th, 2023

Re: Redevelopment @ 18 Pleasant St.

Dear Mr. Chairman:

My name Benjamin Bavly and I have owned and managed 19 Pleasant Street which directly abuts 18 Pleasant St. for 2 years.

I am writing to lend my support for the redevelopment of the property at 18 Pleasant St. in order to convert it from a commercial building to six new residential units which the owners intend to market for home ownership.

I have had an opportunity to review the plans for the new building and believe the benefits of adding valuable new housing units to Cambridge's housing stock warrants the zoning approval needed. The plans presented are in keeping with the character of the neighborhood and pose no detriment to other owners such as myself. The owners have engaged the neighborhood and responded to feedback from the neighborhood.

For all these reasons we hope you will vote favorably upon this application and find in favor of the owners' proposal.

Benjamin Bavly

Regards,

Benjamin J. Bavly

Marc Siegel
10 Rogers St Apt 220
Cambridge, MA 02142

February 8, 2023

Dear City of Cambridge:

I am writing to support the redevelopment of the property located at 18 Pleasant Street in Cambridge. As a long-term homeowner raising my family in Cambridge it is nice to see a tastefully designed building that will provide housing for families instead of another ordinary office building. After reviewing the developer's plans, I believe this design will integrate well with the Central Square neighborhood and be a nice transition between the higher density commercial district and the residential neighborhood. I would wholeheartedly support the City of Cambridge in granting the relief as requested of their proposed project.

Respectfully,

A handwritten signature in cursive script that reads "Marc Siegel".

Marc Siegel
10 Rogers Street



City of Cambridge

MASSACHUSETTS

2023 FEB -8 AM 11:49

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA 206365

Address: 18 Pleasant Street

Owner, Petitioner, or Representative: Nicholas J. Zozula, Esq.
(Print Name)

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

Date: 2-7-23

Nicholas Jozula
Signature



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Ryan Will (Print) Date: 2/9/23

Address: 18 Pleasant St

Case No. BZA-206365

Hearing Date: 2/23/23

Thank you,
Bza Members

McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

Via Electronic Mail and Viewpoint Upload (mpacheco@cambridgema.gov)

February 7, 2023

Maria Pacheco, Administrative Assistant
City of Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

**Re: 18 Pleasant Street - BZA206365-2023
Continuance Request**

Dear Ms. Pacheco:

This office continues to represent The Rossmore LLC & Boston Residential LLC (the “Petitioner”) with regard to the above-referenced Board of Zoning Appeal (“BZA”) Case No. BZA-206365-2023 (the “Project”) currently pending at 18 Pleasant Street, Cambridge (the “Property”) with an upcoming scheduled hearing date of February 23, 2023.

The Petitioner respectfully requests a continuance from this BZA hearing date of February 23, 2023, in order to have additional time to provide an updated presentation and information to the Central Square Advisory Committee (“CSAC”) regarding the Project, which is next scheduled to meet on March 1st (as they did not have a meeting in February). As this next CSAC meeting is scheduled for after the Project’s initial BZA hearing, we require a continuance in order to accommodate the same.

As a result, the Petitioner hereby respectfully requests a continuance from this hearing date from the BZA with a request for a new continued hearing date of March 9, 2023, if available, in order to provide the Petitioner sufficient time to meet with the CSAC.

We appreciate your continued time and attention to this matter. Please do not hesitate to contact me with any questions or for further information.

Sincerely,



Nicholas J. Zozula, Esq.

NJZ/rwl

cc: Drew Kane – Land Use Planner, CDD - dkane@cambridgema.gov
Mason Wells - Associate Zoning Planner, CDD - mwells@cambridgema.gov



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

To: Board of Zoning Appeal
From: Central Square Advisory Committee
Date: March 6, 2023
Re: **18 Pleasant Street**

Overview

The Central Square Advisory Committee (the "Committee") met on Wednesday, March 1, 2023 to discuss a request for a Special Permit and variances from the Board of Zoning Appeal for the property at 18 Pleasant Street. After discussion, the Committee decided to forward a report with a positive recommendation to the Board of Zoning Appeal.

Committee members present: Joel Alstein, Saffana Anwar, Christopher Fort, Melissa Greene, Esther Hanig, Tahir Kapoor, Michael Monestime, Christopher Sol Gully, and Robert Winters.

Staff members present: Mason Wells and Drew Kane.

Members of the applicant team present: Ryan Wittig, Matt Moore, Pat McKinney, and Ryan Will.

Proposal Description

The applicant proposes changes to a project previously reviewed by the Committee on July 6, 2022 to construct a four-story, multifamily residential building with six dwelling units. Parking has been relocated from under the building to an at-grade portion of the lot utilizing the existing curb cut. This and other related changes will require variances from the BZA to construct on site, at grade parking for four (4) vehicles located in the front yard setback and within the parking setback line. Additionally, a Special Permit is required for an exemption of the Gross Floor Area in the basement of the new structure pursuant to Section 16 of the Definition of Floor Area Gross and relief from side yard setbacks.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study").

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

Committee Comments

Members of the committee were supportive of the project. They felt generally that the parking and side yard proposal is an improvement over the existing nonconformity on the site. Committee members expressed support for the proposed 6 units of housing

over the existing office use. In keeping with their previous review, they felt that the scale of the project was respectful of the neighborhood. There were questions and comments on the plan for trash and recycling management at the property and the amount of trash and recycling bins that would be necessary in the driveway.

Public Comments

There were two public comments made on the 18 Pleasant Street project.

- James Williamson asked about the existing zoning for Central Square and why this site is not allowed to be 7 or 8 stories.
- Patrick Barrett expressed strong support for approval of the project as a property owner in Central Square and as someone who is active in Central Square.

City staff member Drew Kane offered to follow up with James Williamson with any additional information on the zoning history for Central Square. There was additional discussion between the commenters and members of the public on Central Square zoning, but no additional comments on the specific Special Permit or variances under review by the Committee.

Respectfully submitted for the Committee,

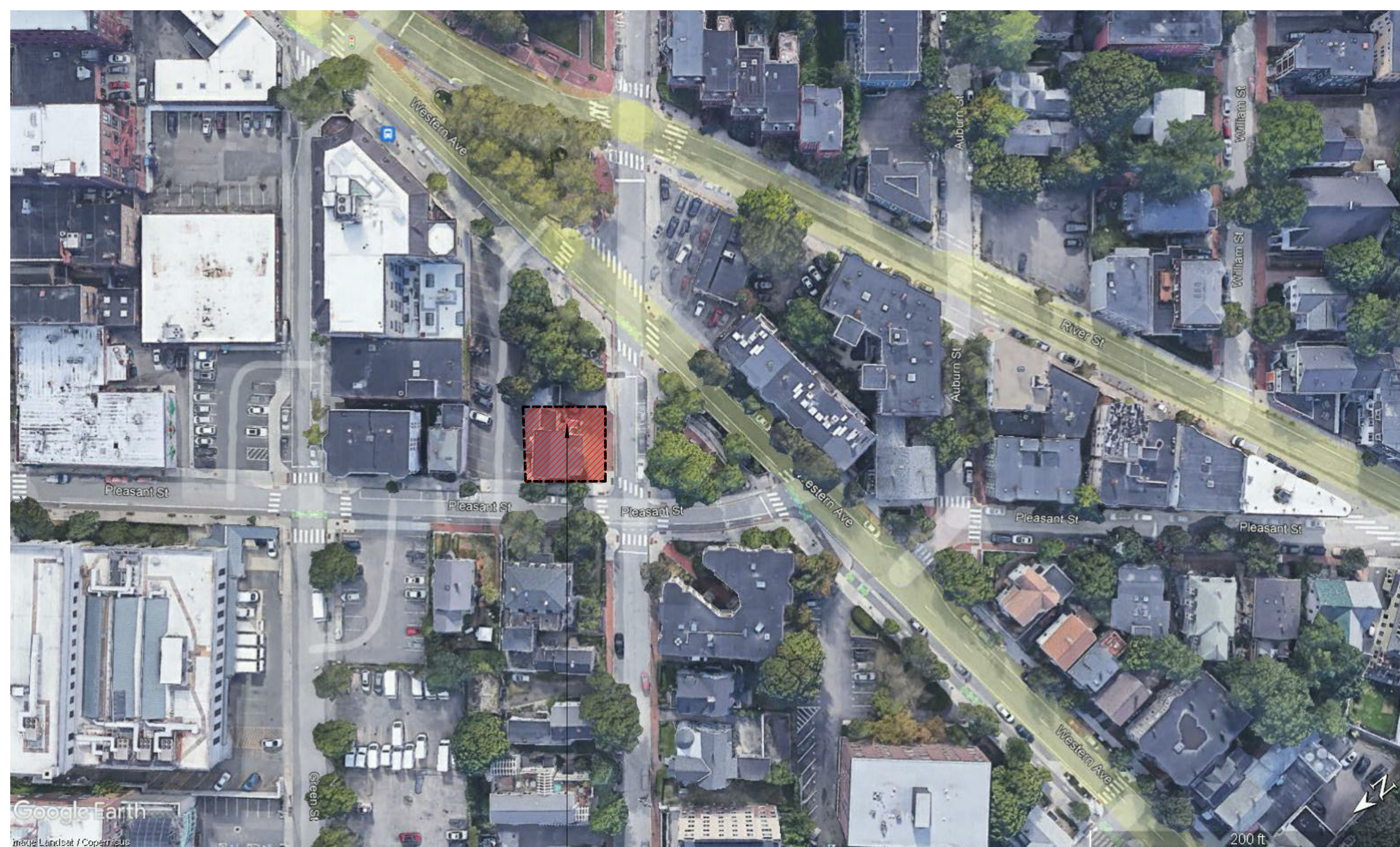


Mason Wells

Associate Zoning Planner
Community Development Department

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	1/10/2023
1-Civil		
C-1	CIVIL PLAN	11/10/2022
C-2	DETAILS	11/10/2022
C-3	DETAILS	11/10/2022
C-4	EROSION CONTROL & DEMOLITION PLAN	11/10/2022
2-Landscape		
L-1	LANDSCAPE PLAN	11/10/2022
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	1/10/2023
A-021	FAR PLANS	1/10/2023
A-022	BIKE ACCESS DIAGRAM	1/10/2023
A-100	BASEMENT FLOOR PLAN	1/10/2023
A-101	1ST & 2ND FLOOR PLAN	1/10/2023
A-102	3RD & 4TH FLOOR PLAN	1/10/2023
A-103	ROOF PLAN	1/10/2023
A-300	ELEVATIONS	1/10/2023
A-304	PERSPECTIVES	12/22/2022
AV-1	EXISTING TO BE DEMOLISHED	12/22/2022
AV-2	STREET RENDERING	12/22/2022
AV-3	STREET RENDERING	12/22/2022
AV-4	SHADOW STUDY	12/22/2022

LOCUS MAP



SUBJECT PROPERTY



PROJECT: 18 PLEASANT ST, CAMBRIDGE MA

PROPOSED RESIDENTIAL DEVELOPMENT

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
RYAN WITTIG
KIVARRA CAPITOL

CIVIL ENGINEER
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT ST, SUITE 1
NEWTON, MA 02458

LANDSCAPE ARCHITECT
VERDANT
ADDRESS:
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446

**ZBA SET
1/10/2023**

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number	21056
Date	1/10/2023
Drawn by	DM / ASB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

COVER SHEET

A-000

18 PLEASANT ST

I:\TKG-SERVER\DATA\21021056_Kivarra_Capitol_18_Pleasant_St\Cambridge\03_Drawing\00_ARCH_SD_D021056_18_Pleasant_St_Cambridge_SD_REV1_Drivesay_10-12-2022.rvt 1/10/2023 10:13:31 AM

PROBABLE PLANT LIST | 18 PLEASANT STREET

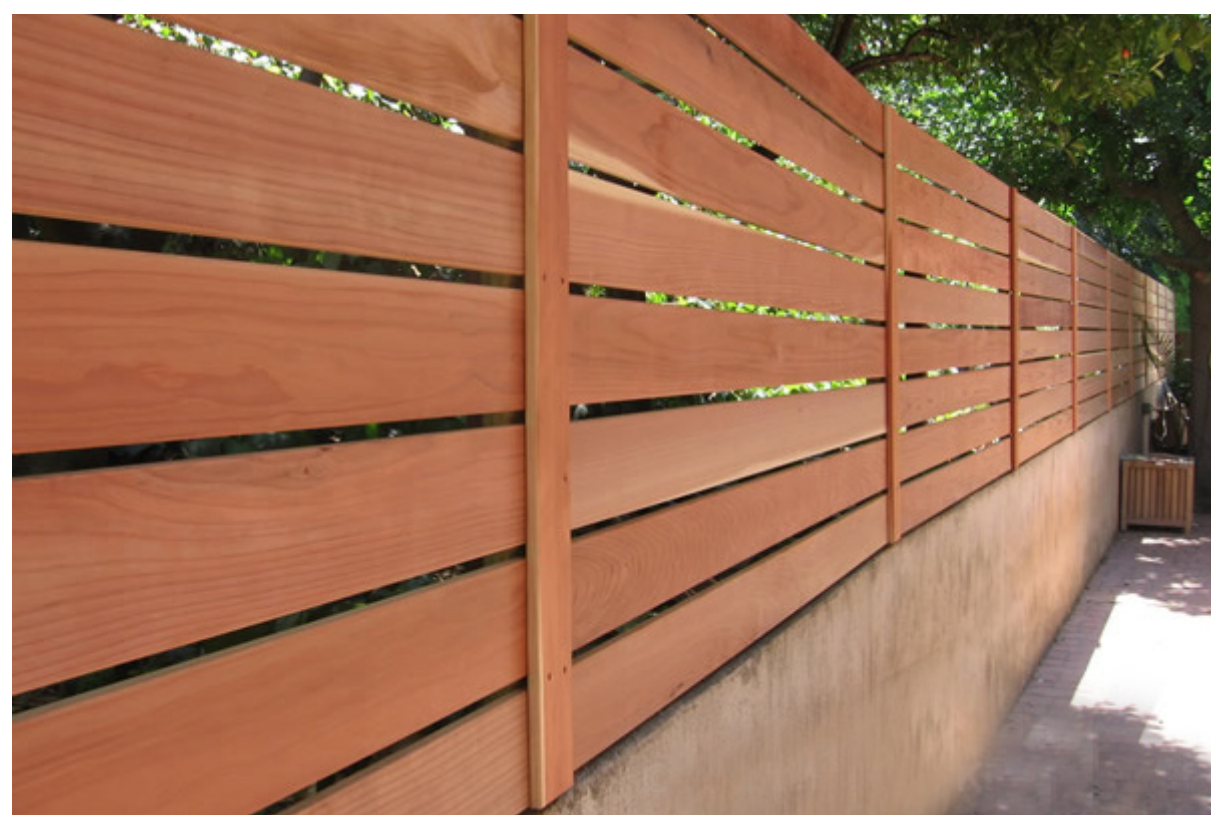
Deciduous Trees:

CC 1	Carpinus caroliniana	Musclewood	2-2.5'
LSS 1	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	2-2.5'
Shrubs/Vines:			
CA 5	Clethra alnifolia	Summersweet	5 gal.
IG 4	Ilex glabra 'Densa'	Inkberry	24-30
LB 1	Lonicera brownii 'Dropmore Scarlet'	Honeysuckle Vine	5 gal.
RA 7	Rhus aromatica 'Low Gro'	Fragrant Sumac	3 gal.
VD 1	Viburnum dentatum	Arrowwood Viburnum	5 gal.
Perennial Blend Planting			
cp 103	Carex pensylvanica	Pennsylvania Sedge	1 qt.
hm 4	Hakonechloa macra 'All-Gold'	Japanese Forest Gras	1 gal.

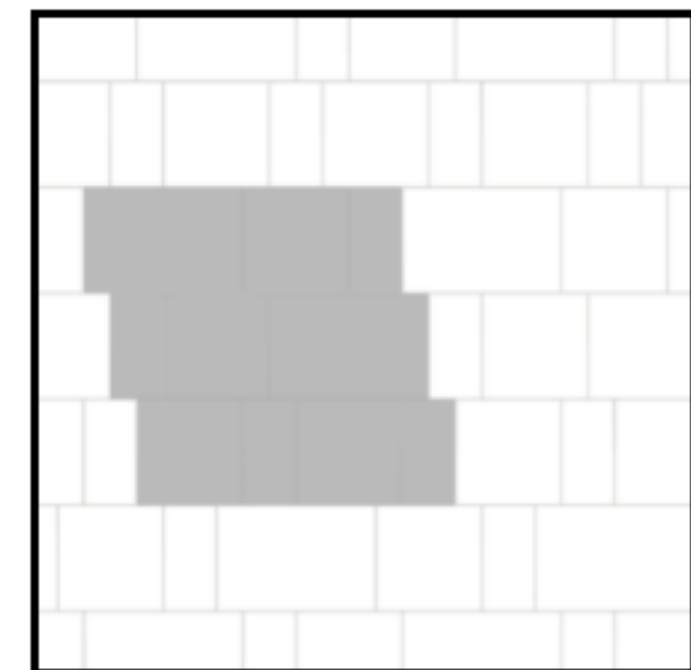
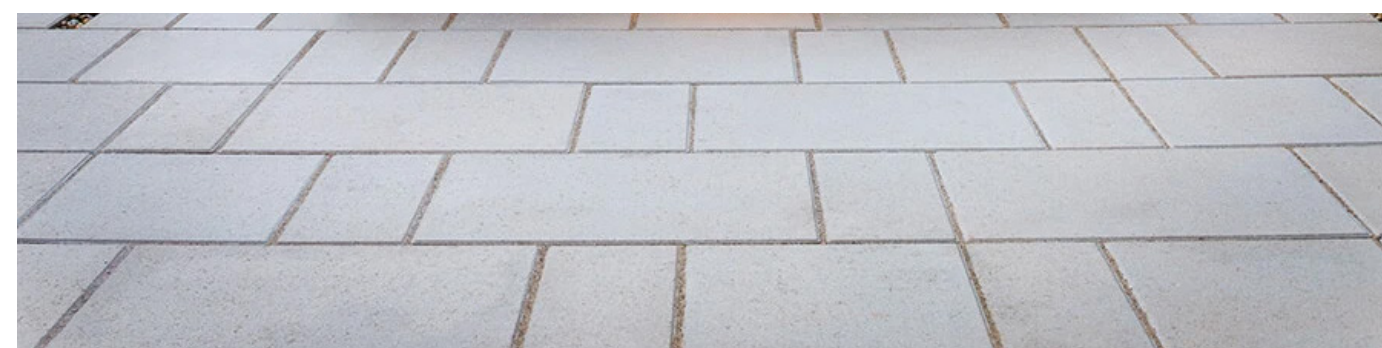
18 Pleasant Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees
Elm #1 at Sidewalk		9	
Elm #2 at Sidewalk		7	
(1) Carpinus @ 2.5" cal.			2.5
(1) Sweetgum @ 2.5" cal.			2.5
Norway Maple Off Property	10		
Total Inches	10	16	21.0



Visitor Bike Parking

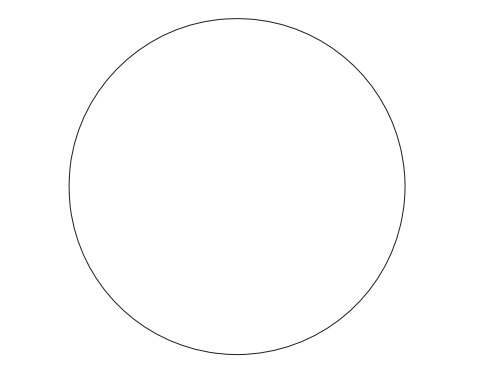
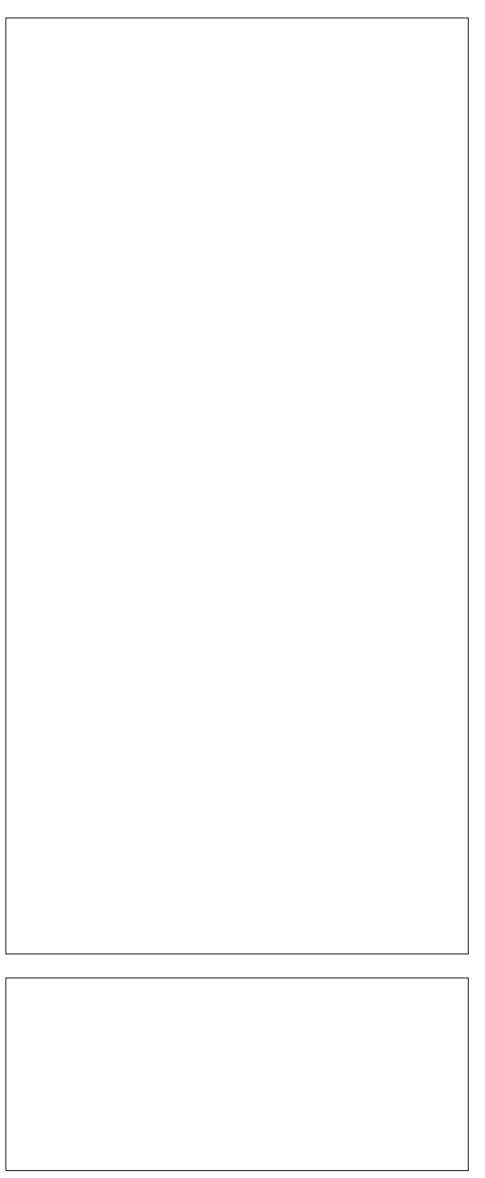
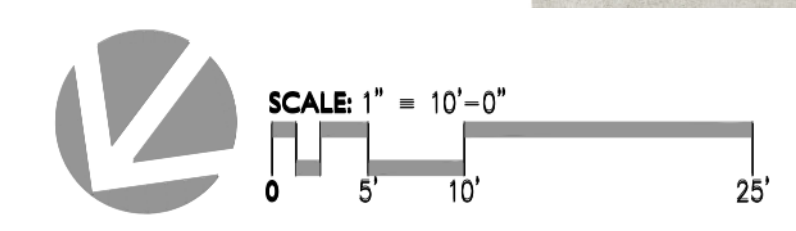
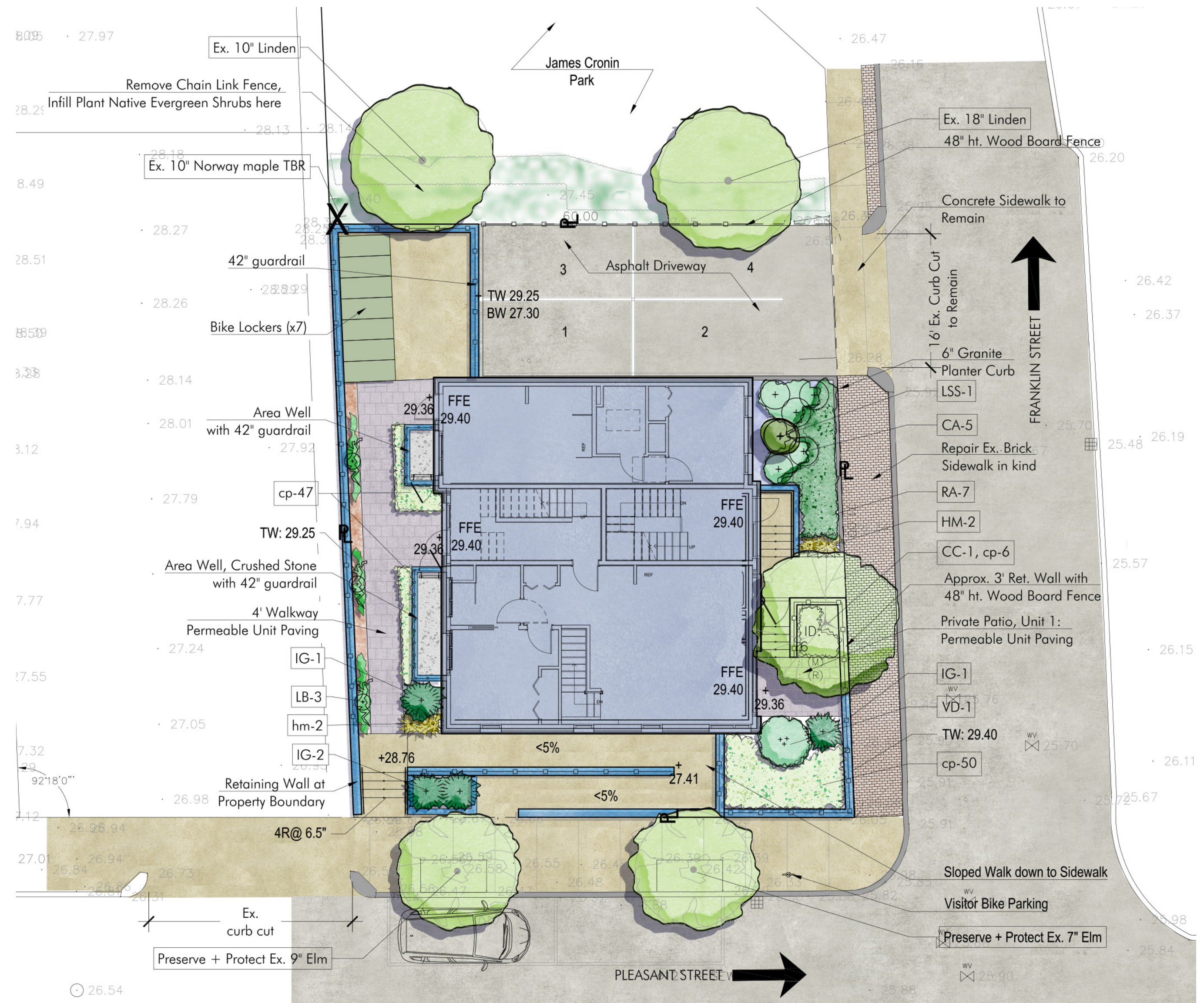


42" ht. Gaurdrail @ Top of walls, 48" ht. @ Southern PL



03 LINEAR PATTERN

Blu 60 Smooth Techo-block Permeable Pavers at Patio, and 4' Walkway Color Shale Grey



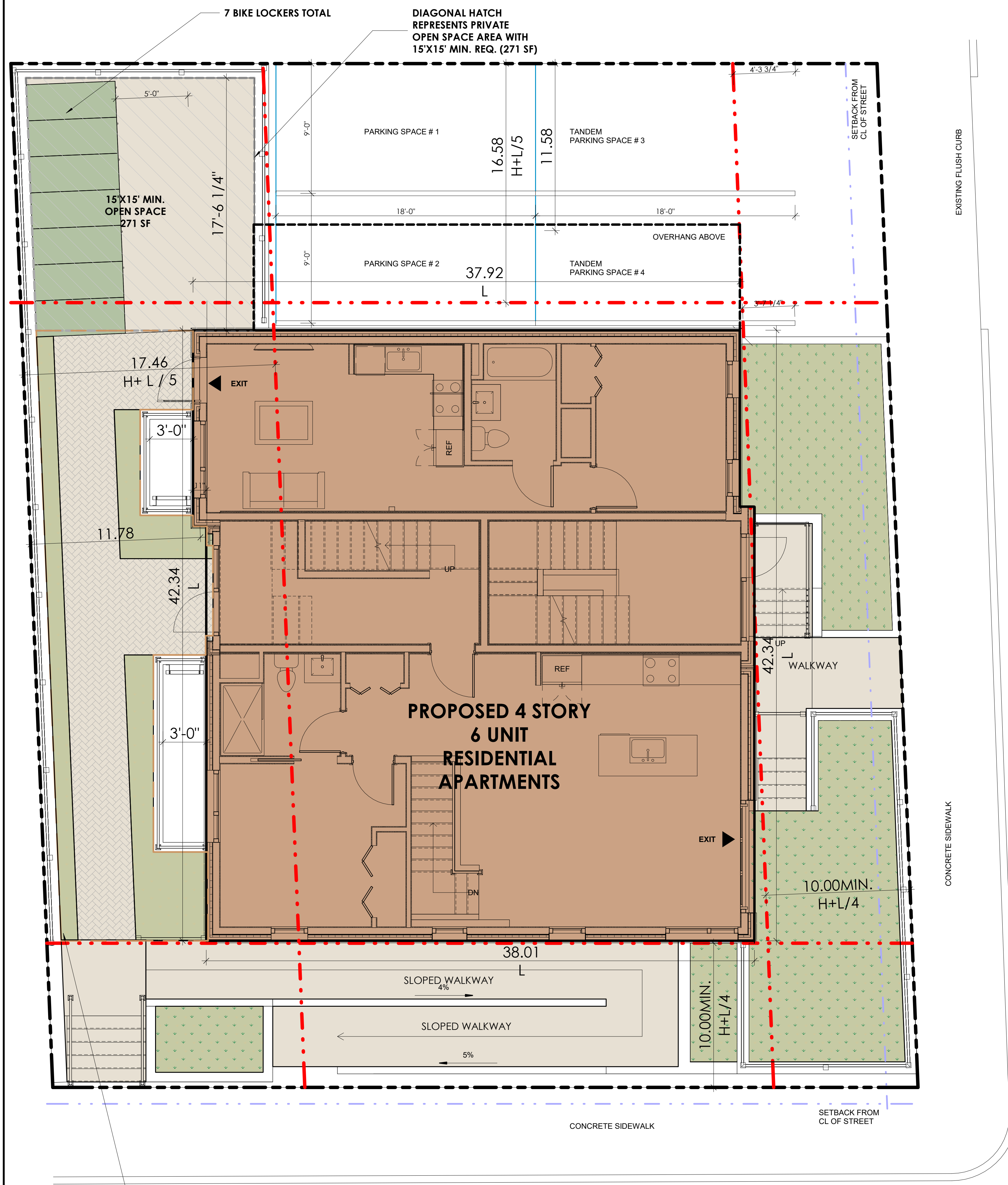
18 PLEASANT STREET
CAMBRIDGE, MA

LANDSCAPE PLAN

Project #: Date: 10/24/2022
Drawn by: Reviewed: KP
Scale:

Revisions:

L1



ORANGE BOUNDARY REPRESENTS PRIVATE OPEN SPACE (374 SF) PER 5.28.25

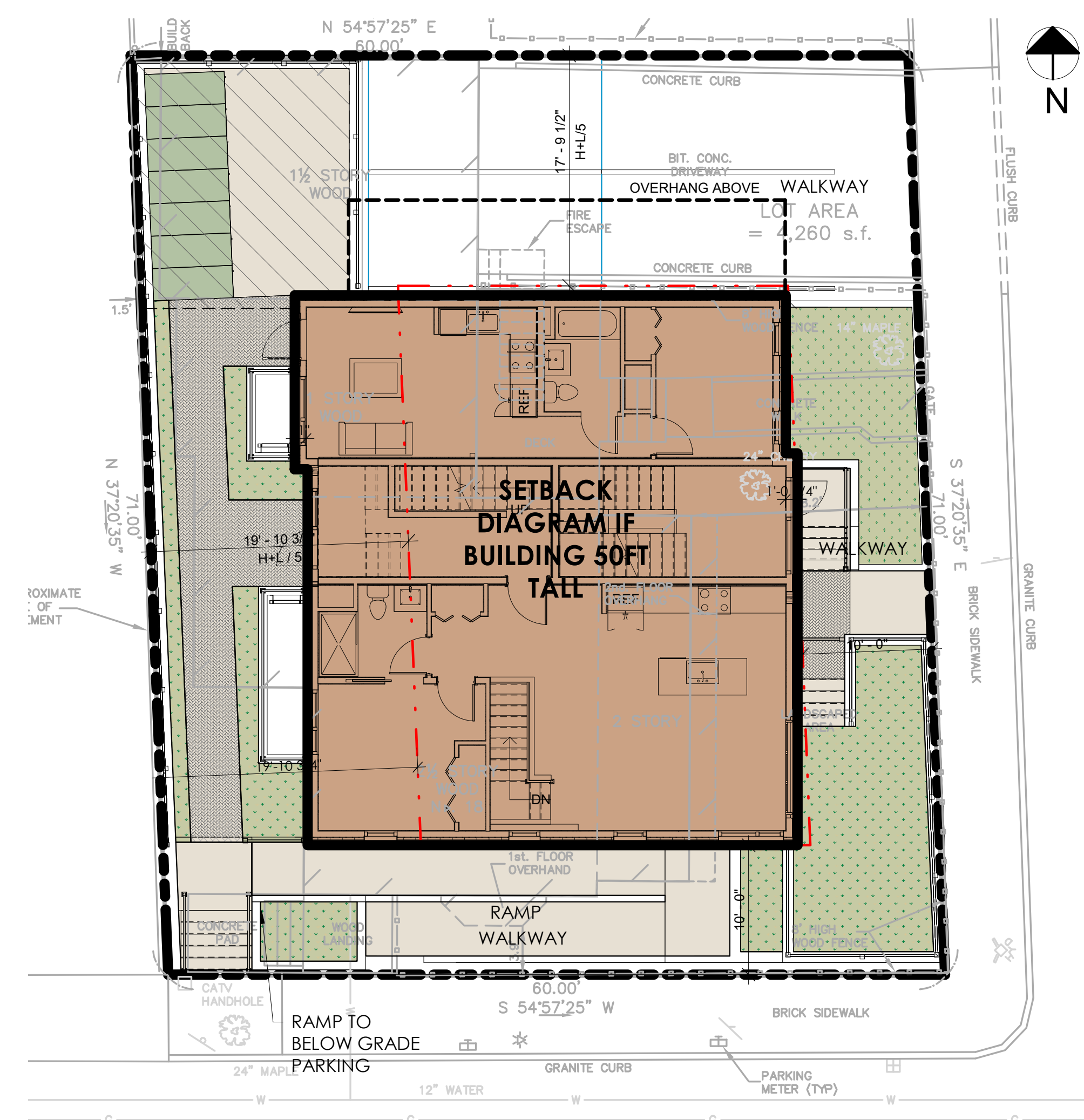
5.28.25 Private Open Space Requirements.
 The Private open space requirement shall be that required in the district in which the structure is located, except as modified herein.
 The dimensional and locational limitations for Private open space set forth in Section 5.22 shall not apply; any combination of at-grade private open space and decks and balconies at other levels shall be permitted as shall walks intended for non vehicular use. However, in every case where those requirements of Section 5.22 waived by this Paragraph (a) are not met, all portions of the surface of the lot shall be Green Area as defined in Article 2.000 that are (1) not covered by the building or (2) devoted to the minimum area necessary to provide at grade, conforming parking spaces and the minimum necessary circulation and driveways for no more than one parking space per dwelling unit. The amount of Private open space required may be reduced by the Planning Board should the Board find that full compliance cannot reasonably be expected given the existing development of the lot and the provision of parking necessary to serve the dwelling units.

SITE PLAN LEGEND	
	PROPOSED BUILDING
	HARDSCAPE / PAVERS
	LANDSCAPE
	REQUIRED SETBACKS

NOTE:
 THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.

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

ZONING CHART				
	ALLOWABLE	ZONE : RC2B	PROPOSED	REMARKS
LOT AREA	N/A	5,000 SF	4,260 SF	COMPLIES
MIN S.F. / DU		600 SF	6 UNITS PROPOSED 7 UNITS ALLOWED	
MAX. FAR	1.75 [7,458.5 SF]		1.75 (7,455 SF)	COMPLIES*
			2.05 (8,753 SF) WITH BASEMENT SF	DOES NOT COMPLY
			*SP FOR 1,298 SF BASEMENT SPACE	
MIN. LOT WIDTH	50 FT	50 FT	60 FT	COMPLIES
BUILDING COVERAGE			43.8% [1867 sf]	COMPLIES
MAX HEIGHT	40 FT	45 FT	4 STORIES / 45'-0" FT	COMPLIES
MIN. FRONT YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4	$\frac{45.0' + 38.01'}{4} = 18.75'$ 10.0' MIN.	COMPLIES
MIN. EXT SIDE YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4	$\frac{45.0' + 42.34'}{4} = 21.83'$ 10.0' MIN.	COMPLIES
MIN SIDE YARD 1	H+ L / 5	H+ L / 5	$\frac{45.0' + 37.92'}{5} = 16.58'$	DOES NOT COMPLY
MIN SIDE YARD 2	H+ L / 5	H+ L / 5	$\frac{45.0' + 42.34'}{5} = 17.46'$	DOES NOT COMPLY
MIN. RATIO OF PRIVATE OPEN SPACE LANDSCAPED AREA	N/A	15% [639 SF]	15% [645 SF]	COMPLIES
PARKING	1.0 PARKING SPACE / DU	0.5 PARKING SPACE	2 SPACES + 2 TANDEM SPACES	DOES NOT COMPLY
		3 SPACES REQ.	SP FOR TANDEM ON FRONT SETBACK	
BICYCLE PARKING	1.0 / DU - LONG TERM .10 / DU - SHORT TERM	1.0 / DU - LONG TERM .10 / DU - SHORT TERM	1.0 / DU 6 LONG TERM 1 SHORT TERM 7 BIKE LOCKERS TOTAL	COMPLIES



2 SITE DIAGRAM FOR 50FT TALL BUILDING
 1/8" = 1'-0"

PROJECT NAME
 18 PLEASANT ST

PROJECT ADDRESS
 18 PLEASANT ST.
 CAMBRIDGE, MA

CLIENT
 RYAN WITTIG

ARCHITECT

DESIGN

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2022
 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION		
Project number	21056	
Date	1/10/2023	
Drawn by	ASB / DM	
Checked by	JSK	
Scale	As indicated	

REVISIONS		
No.	Description	Date

ARCHITECTURAL SITE PLAN

A-020

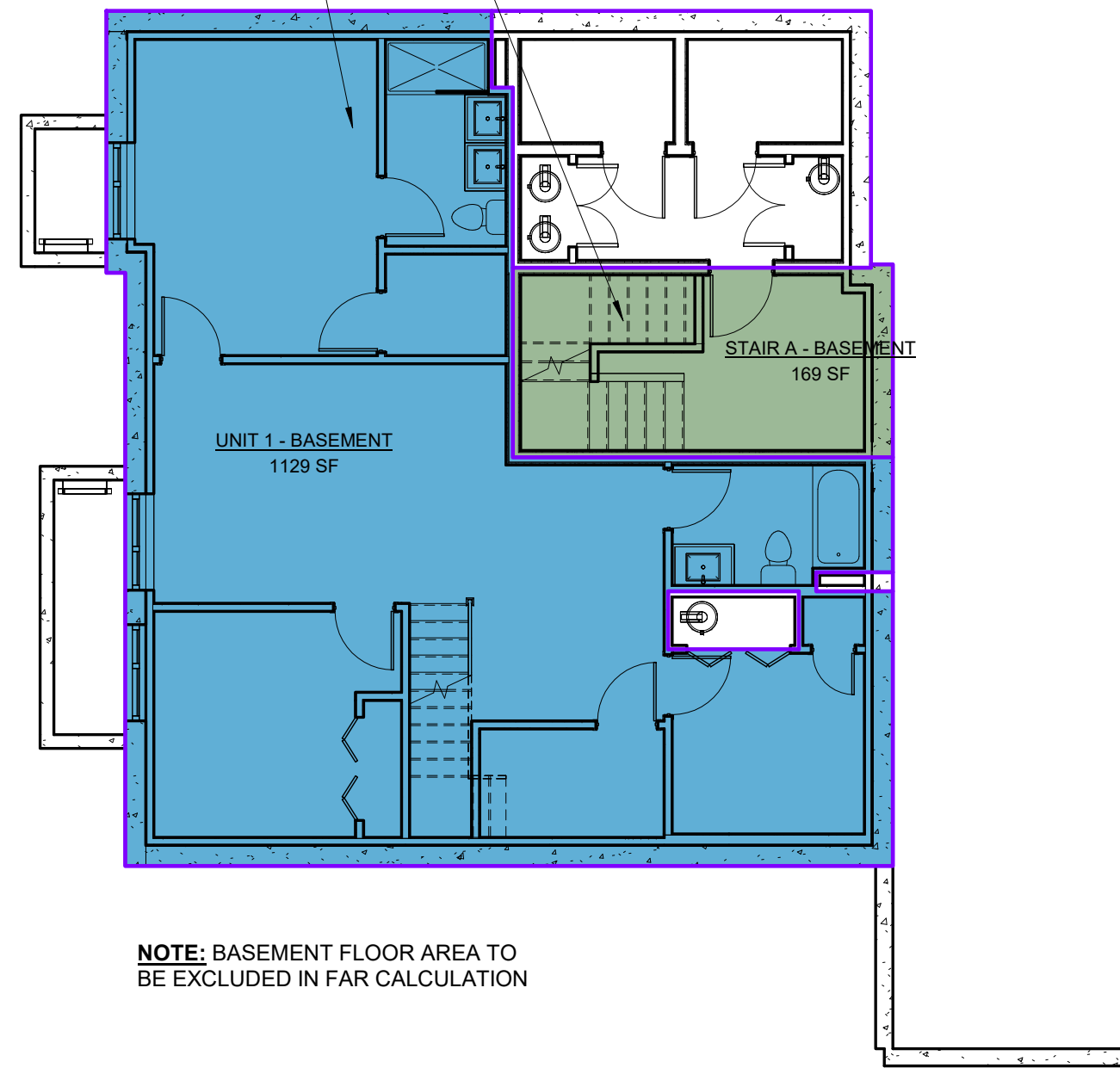
18 PLEASANT ST

2.000 Definitions
Gross Floor Area shall not include:

(7) Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;

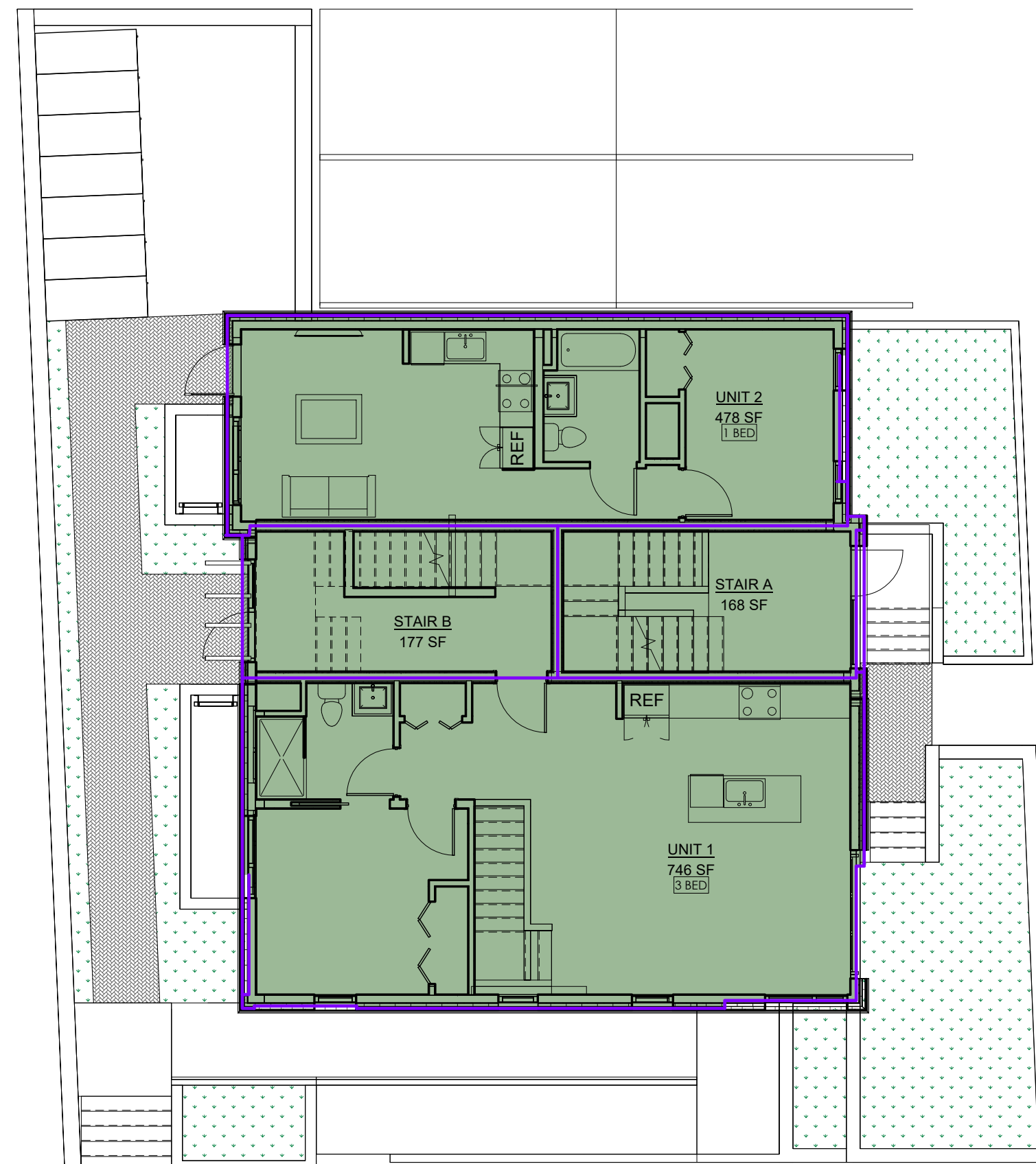
2.000 Definitions
Gross Floor Area shall not include:

(16) Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.

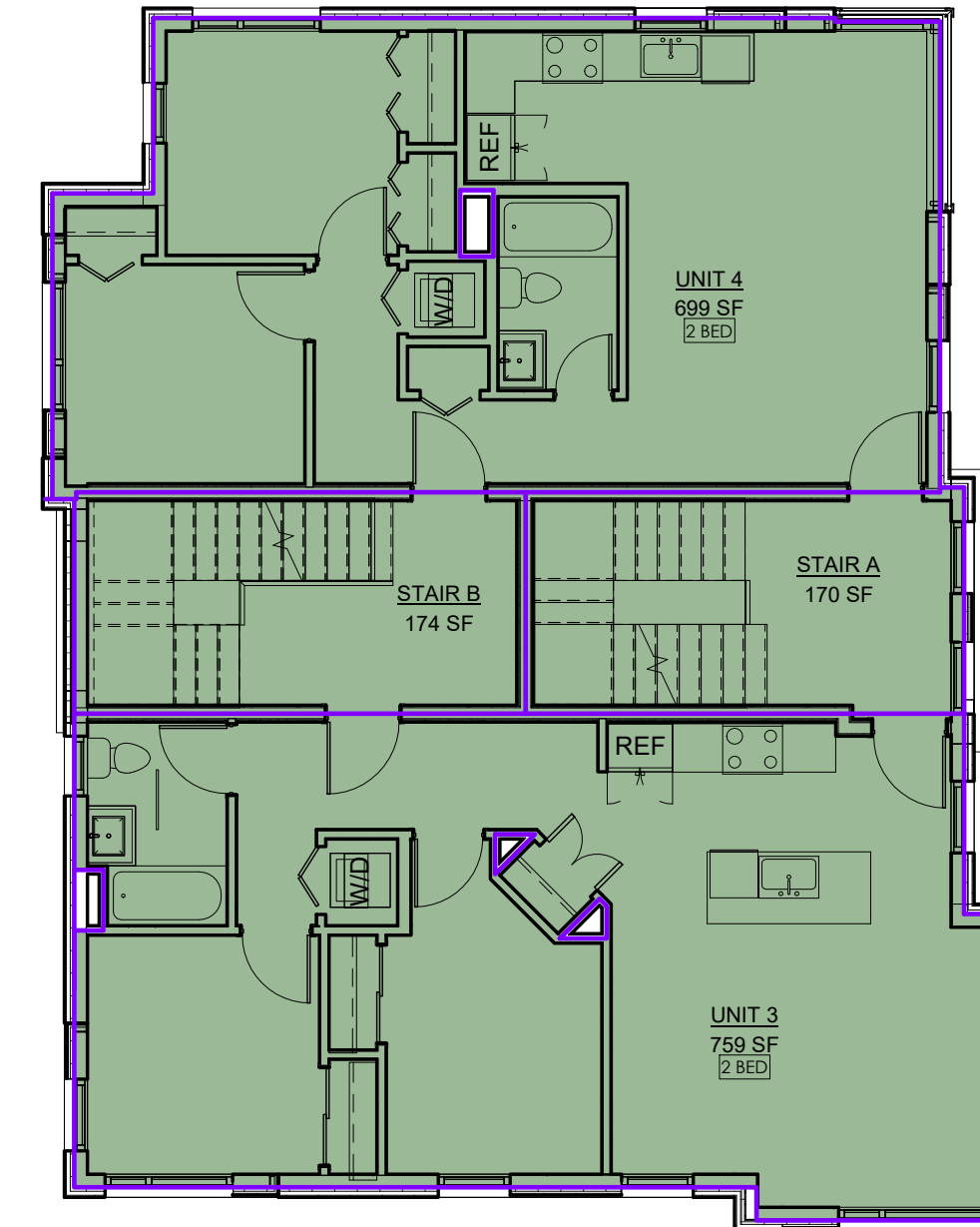


NOTE: BASEMENT FLOOR AREA TO BE EXCLUDED IN FAR CALCULATION

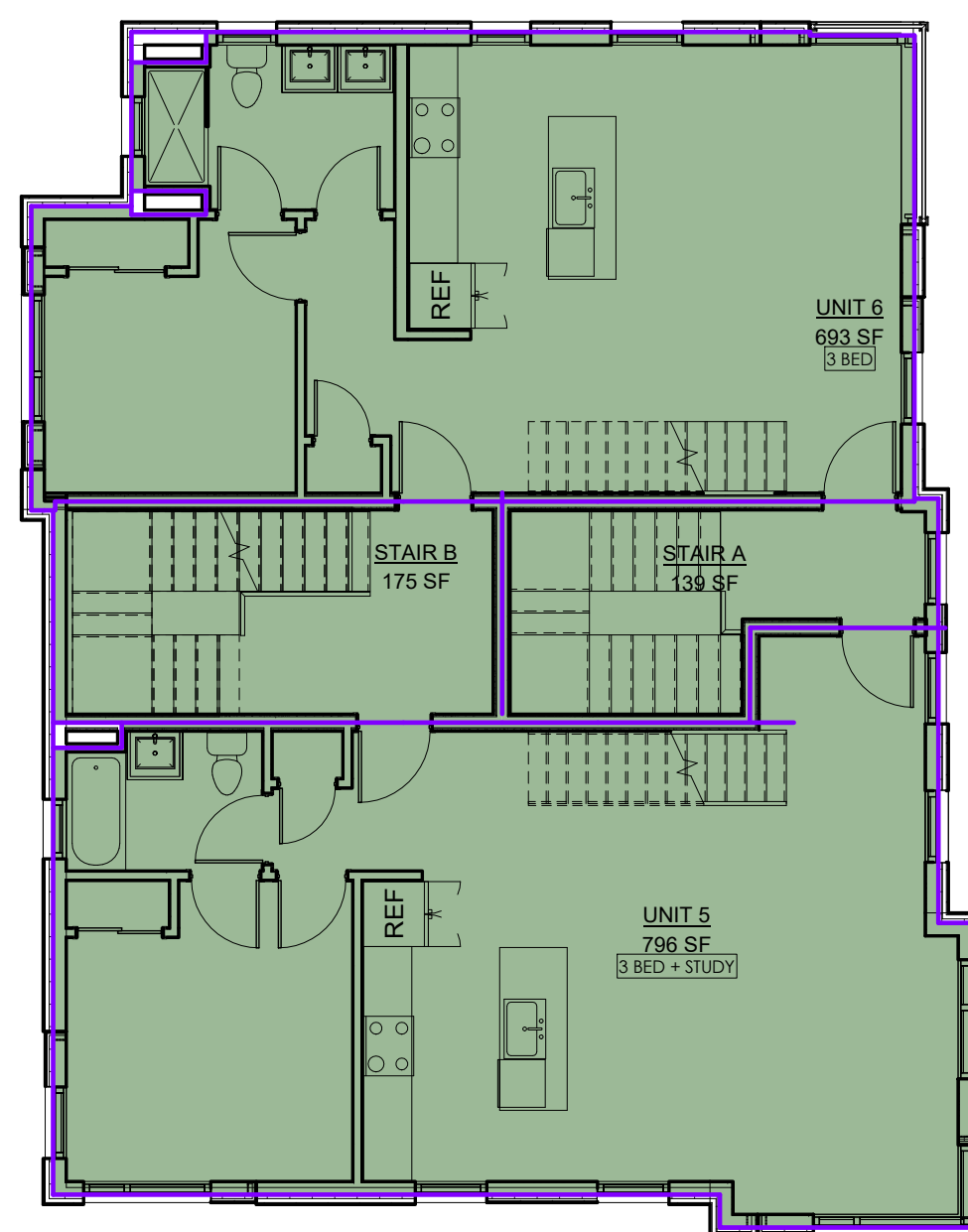
5 BASEMENT Copy 1
1/8" = 1'-0"



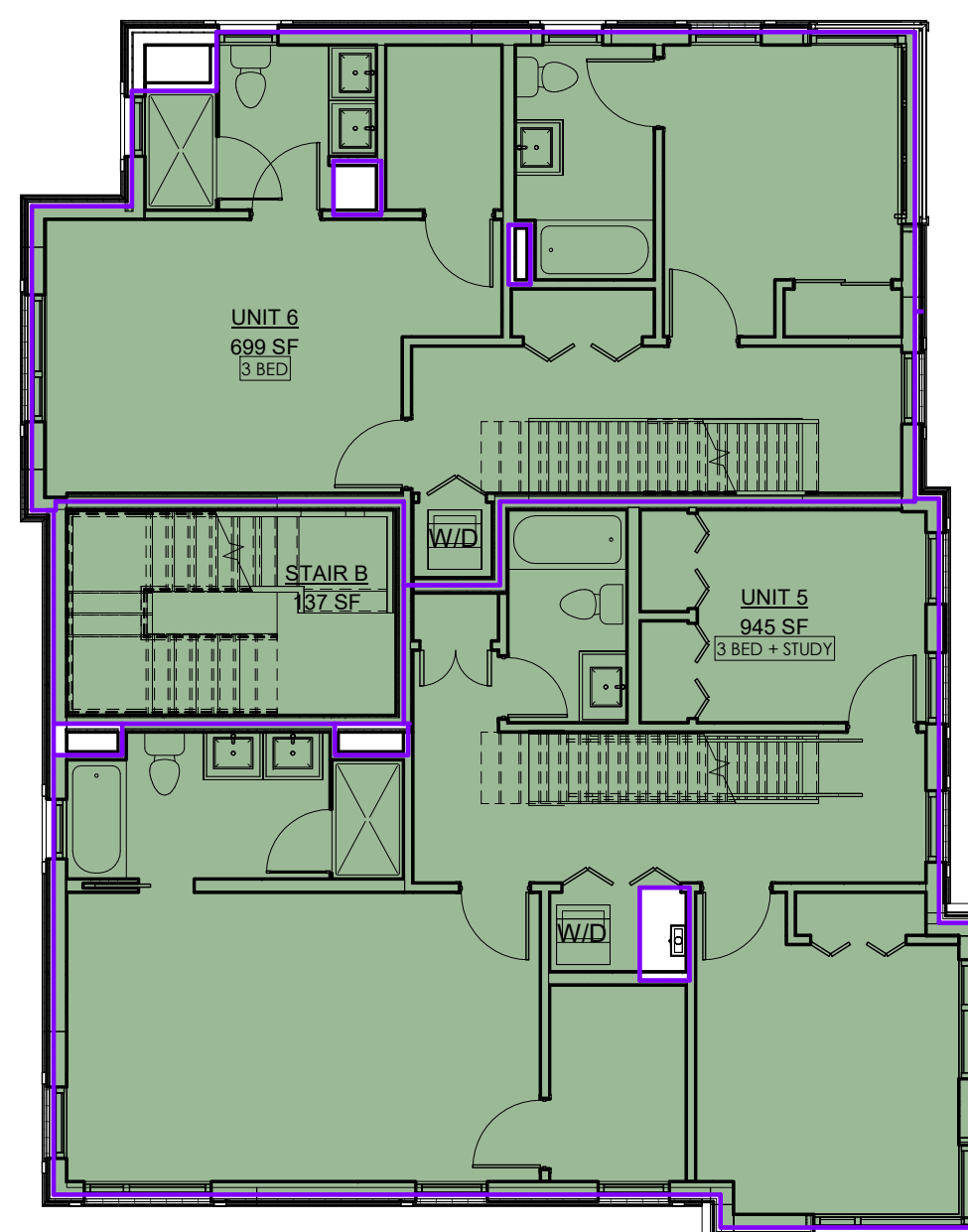
1 1-GROUND FLOOR
1/8" = 1'-0"



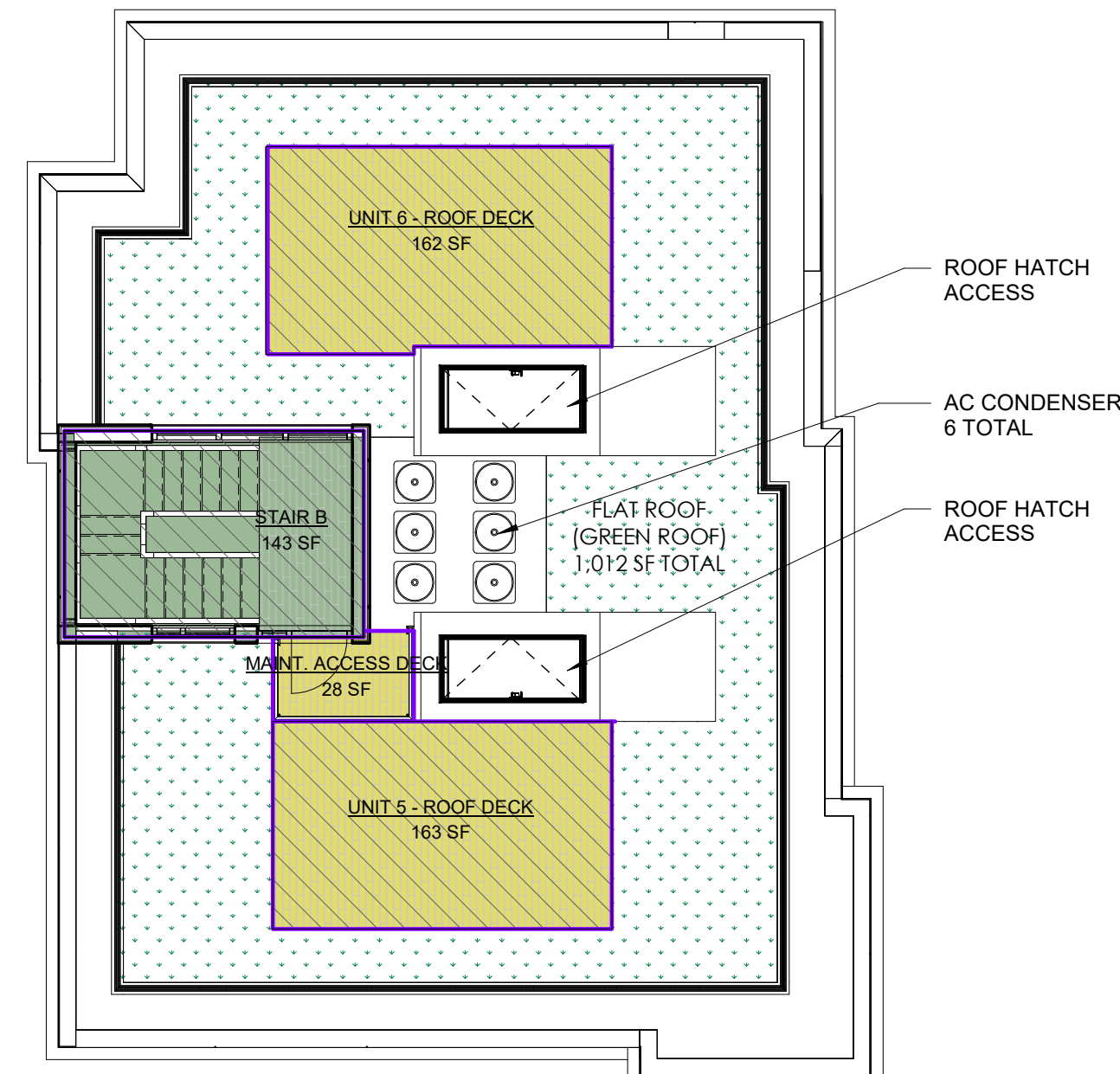
2 2-SECOND FLOOR
1/8" = 1'-0"



3 3-THIRD FLOOR
1/8" = 1'-0"



4 4-FOURTH FLOOR
1/8" = 1'-0"



7 5-TOP OF ROOF
1/8" = 1'-0"

FAR CALCULATIONS	
Name	Area
1-GROUND FLOOR	
UNIT 2	478 SF
UNIT 1	746 SF
STAIR A	168 SF
STAIR B	177 SF
	1570 SF

2-SECOND FLOOR	
UNIT 4	699 SF
UNIT 3	759 SF
STAIR B	174 SF
STAIR A	170 SF
	1802 SF

3-THIRD FLOOR	
UNIT 6	693 SF
UNIT 5	796 SF
STAIR B	175 SF
STAIR A	139 SF
	1803 SF

4-FOURTH FLOOR	
UNIT 6	699 SF
UNIT 5	945 SF
STAIR B	137 SF
STAIR A	176 SF
	1762 SF

5-TOP OF ROOF	
STAIR B	143 SF
MAINT. ACCESS DECK	28 SF
UNIT 5 - ROOF DECK	163 SF
UNIT 6 - ROOF DECK	162 SF
	497 SF
	7455 SF

UNIT TYPE RATIO	
Comments	Count
1 BED	1
2 BED	2
3 BED	2
3 BED + STUDY	1
	6

UNIT AREAS		
Name	Area	Comments
UNIT 1	746 SF	3 BED
UNIT 1 - BASEMENT	1129 SF	
UNIT 2	478 SF	1 BED
UNIT 3	759 SF	2 BED
UNIT 4	699 SF	2 BED
UNIT 5	1741 SF	3 BED + STUDY
UNIT 6	1393 SF	3 BED
	6946 SF	

PROJECT NAME
18 PLEASANT ST

PROJECT ADDRESS
**18 PLEASANT ST.
CAMBRIDGE, MA**

CLIENT
RYAN WITTIG

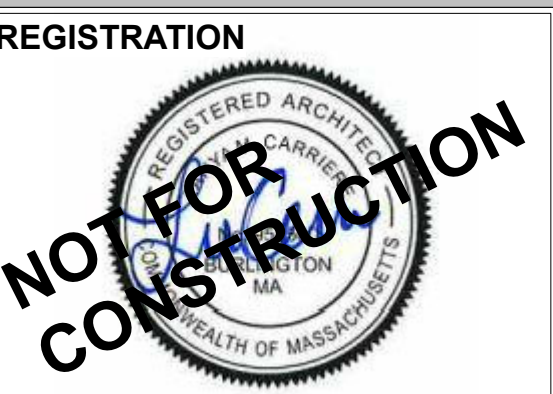
ARCHITECT
DESIGN

KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



Project number 21056
Date 1/10/2023
Drawn by ASB / DM
Checked by JSK
Scale 1/8" = 1'-0"

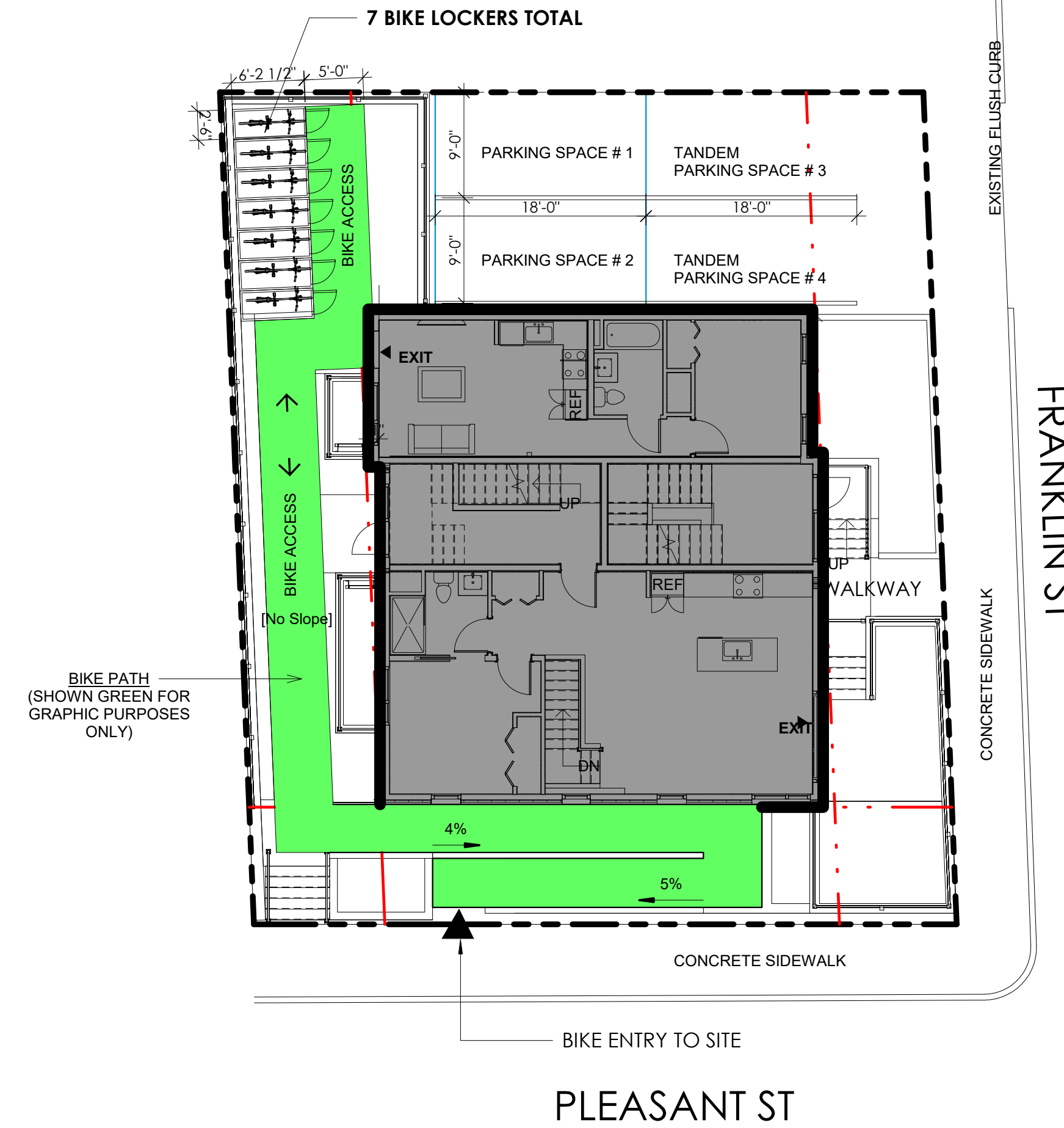
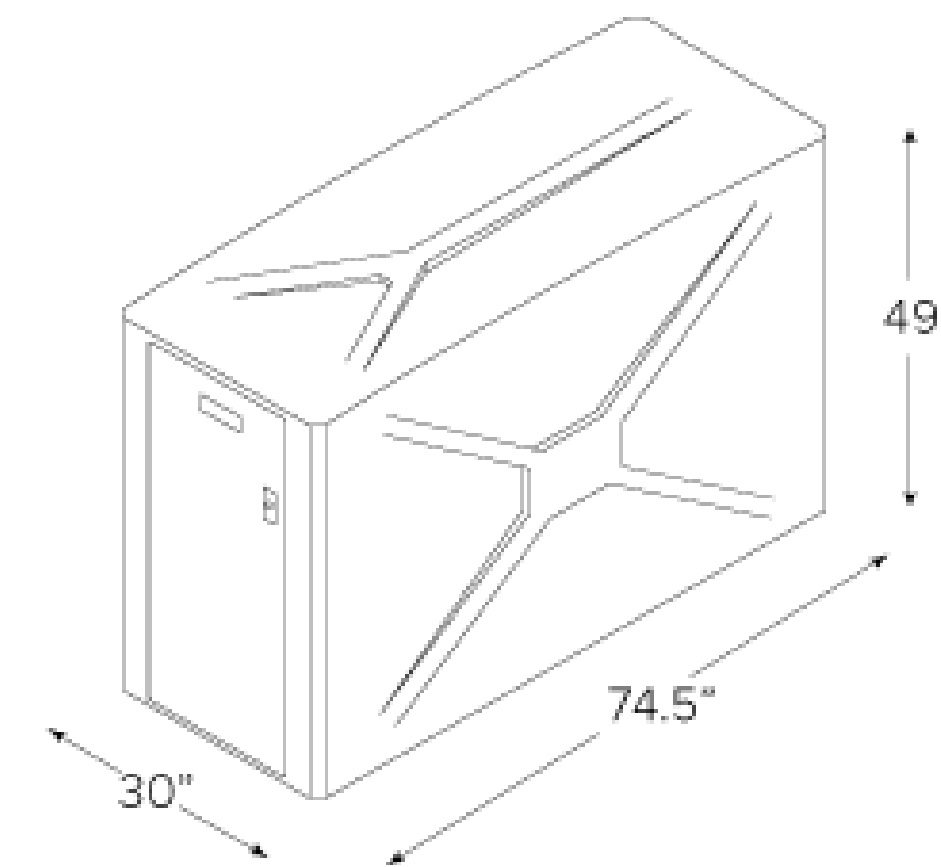
No.	Description	Date

FAR PLANS
A-021
18 PLEASANT ST

DERO BIKE LOCKER 301 SERIES OR SIMILAR

- Manufactured with molded fiberglass reinforced plastic composite
- Long life in all weather conditions
- Finish Resistant to Scratches, UV Damage, Graffiti, will never need painting
- One piece with no external or internal frame – no assembly required
- 2 standard colors available – tan or medium gray
- No Common Walls – lockers are easily relocated
- Features zinc, chrome, aluminum, and stainless steel parts – handle, locking, hinges, vents and door number plates
- Standard pop out T-handle lock (3 keys) recessed in door face
- Internal locking bar or padlock handle available
- Can be stacked with add-on adapter

301



1 Bike Parking Diagram
1" = 10'-0"

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by TC
Checked by TC
Scale 1" = 10'-0"

REVISIONS

No.	Description	Date

**BIKE ACCESS
DIAGRAM**

A-022

18 PLEASANT ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by ASB / DM
Checked by JSK
Scale 1/4" = 1'-0"

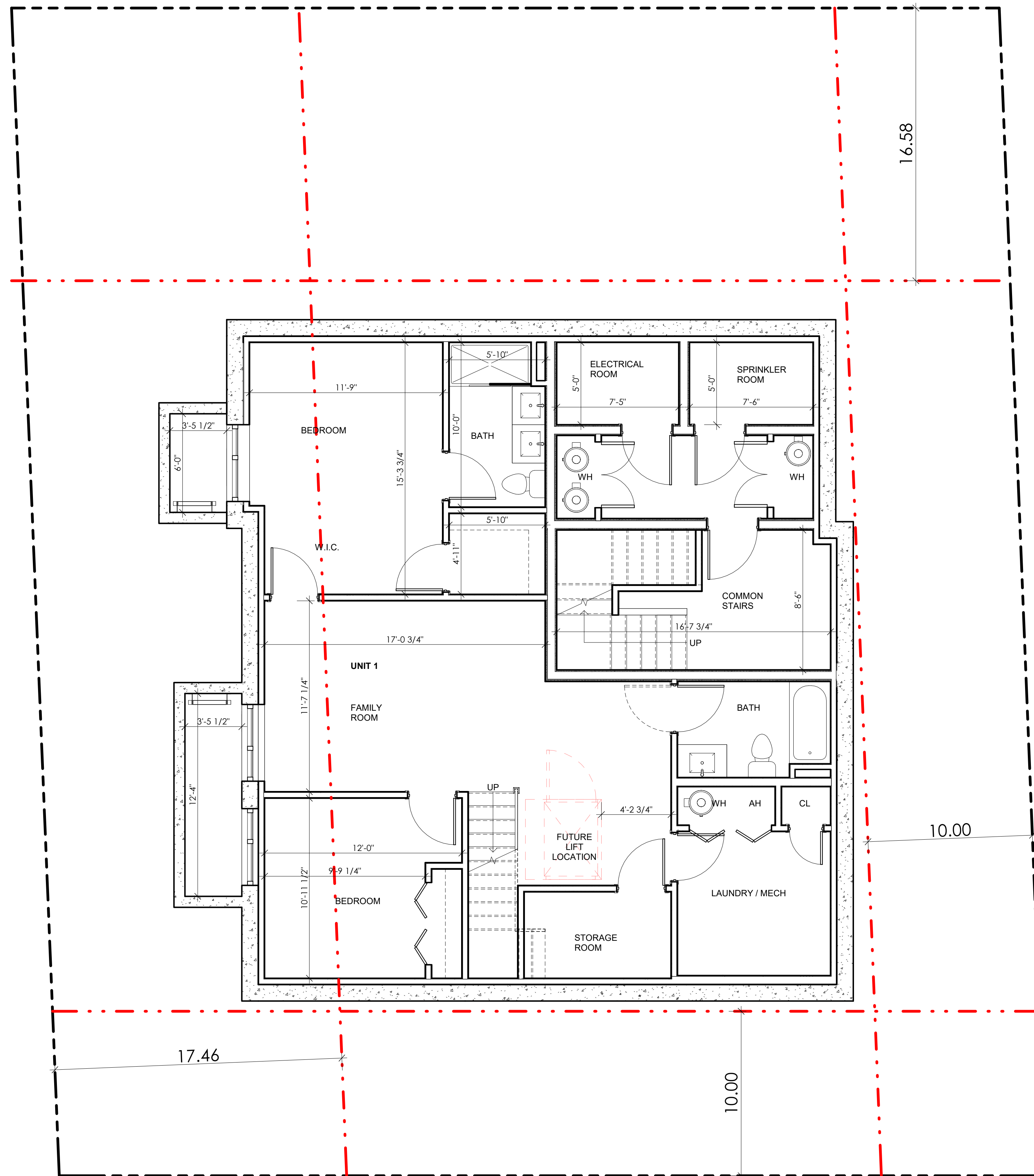
REVISIONS

No.	Description	Date

BASEMENT
FLOOR PLAN

A-100

18 PLEASANT ST



2 BASEMENT
1/4" = 1'-0"

\\TKG-SERVER\ERD\21056_Kinvarra_Capitol_18 Pleasant St\Cambridge\03 Drawings\00_ARCH_SD_DDI21056_18 Pleasant St\Cambridge_SD_REV1_Driveaway_10-12-2022.rvt
1/10/2023 10:22:02 AM

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by ASB / DM
Checked by JSK
Scale 1/4" = 1'-0"

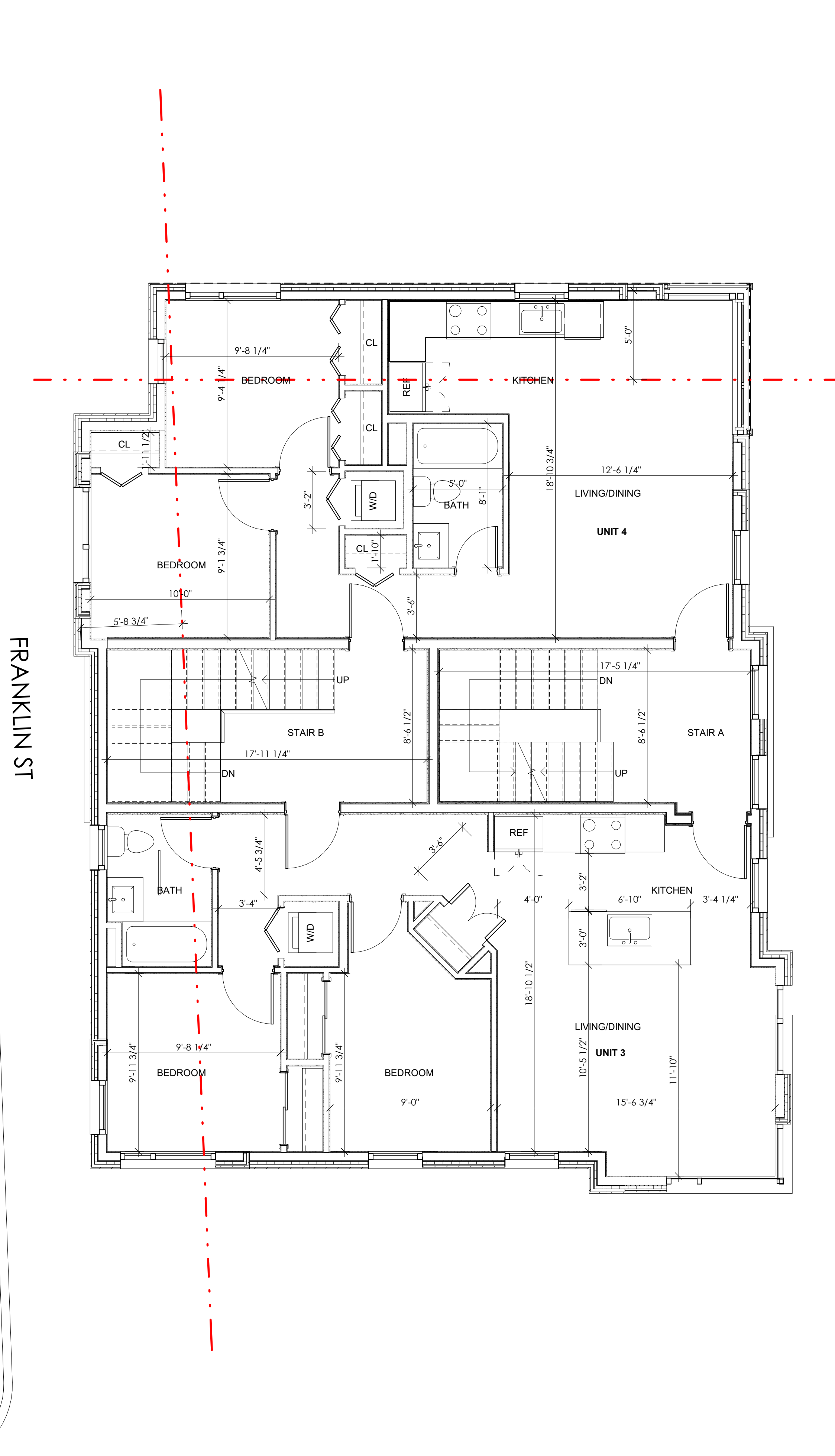
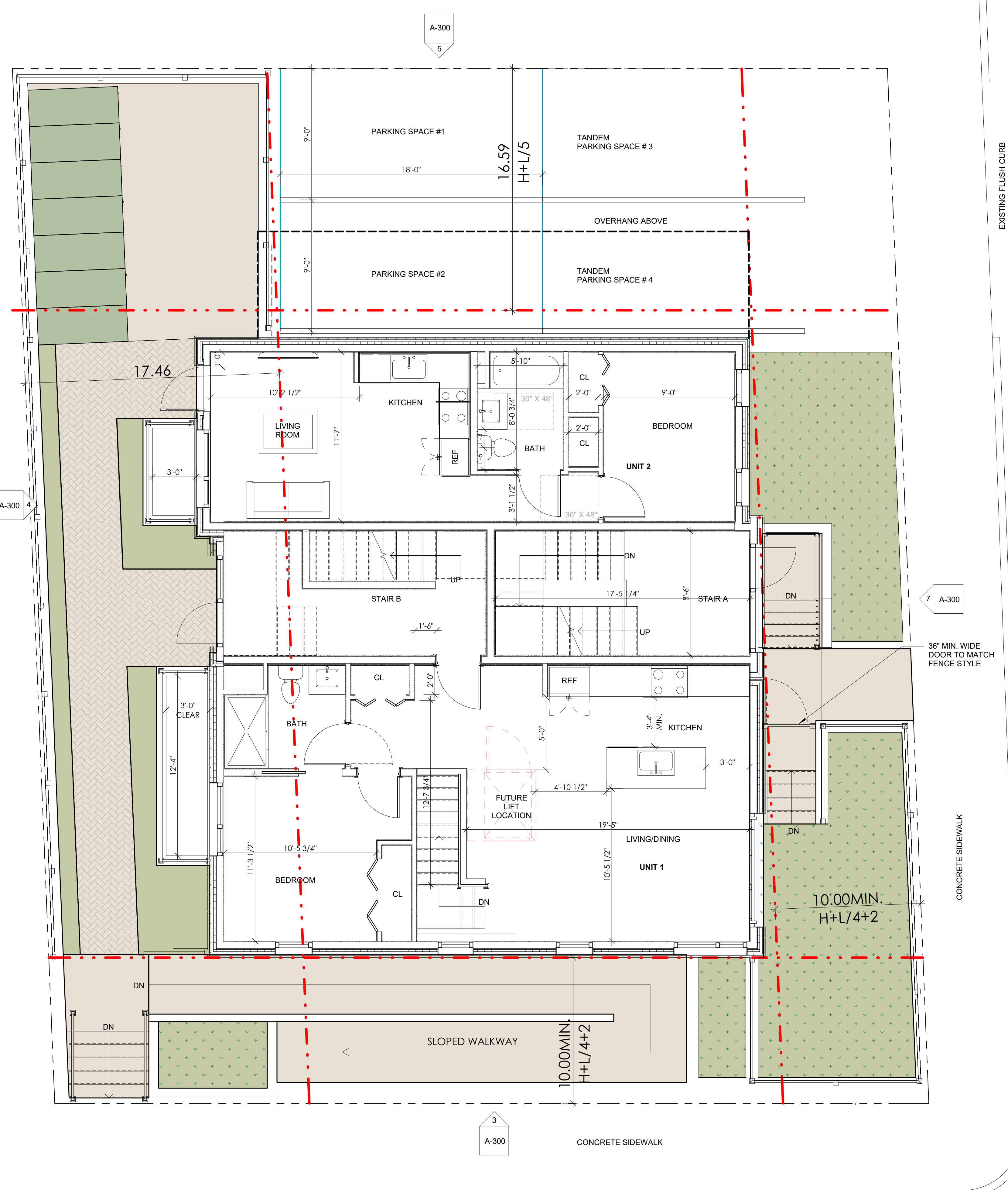
REVISIONS

No.	Description	Date

1ST & 2ND
FLOOR PLAN

A-101

18 PLEASANT ST



1 1-GROUND FLOOR
1/4" = 1'-0"

2 2-SECOND FLOOR
1/4" = 1'-0"

I:\TKG-SERVER\Drawings\21056_Kinvarra_Capitol_18 Pleasant St\Drawings\03 Drawings\00_ARCH_SD_DDI21056_18 Pleasant St_Cambridge_SD_REV1_Driveway_10-12-2022.rvt 1/10/2023 10:14:04 AM

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by ASB / DM
Checked by JSK
Scale 1/4" = 1'-0"

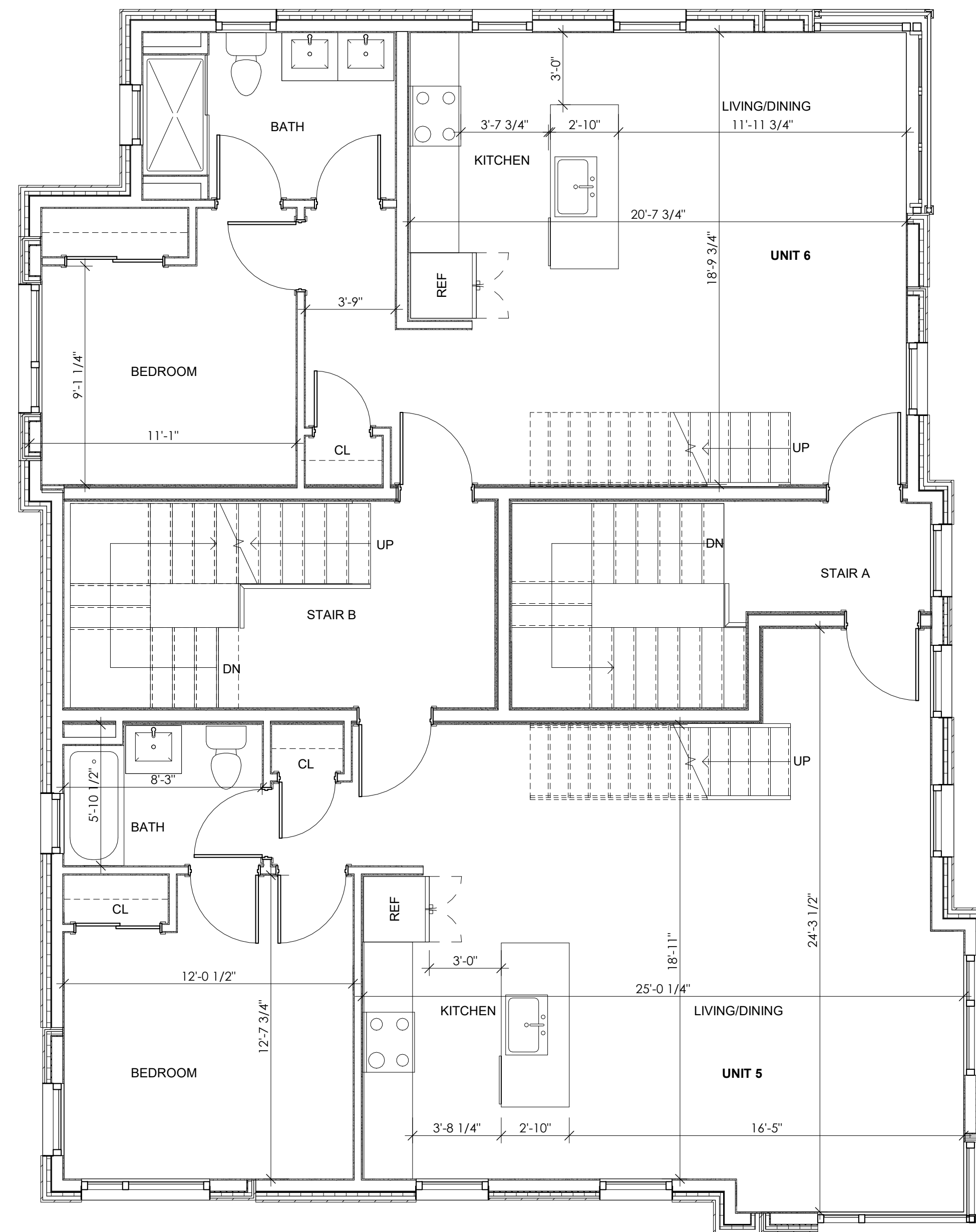
REVISIONS

No.	Description	Date

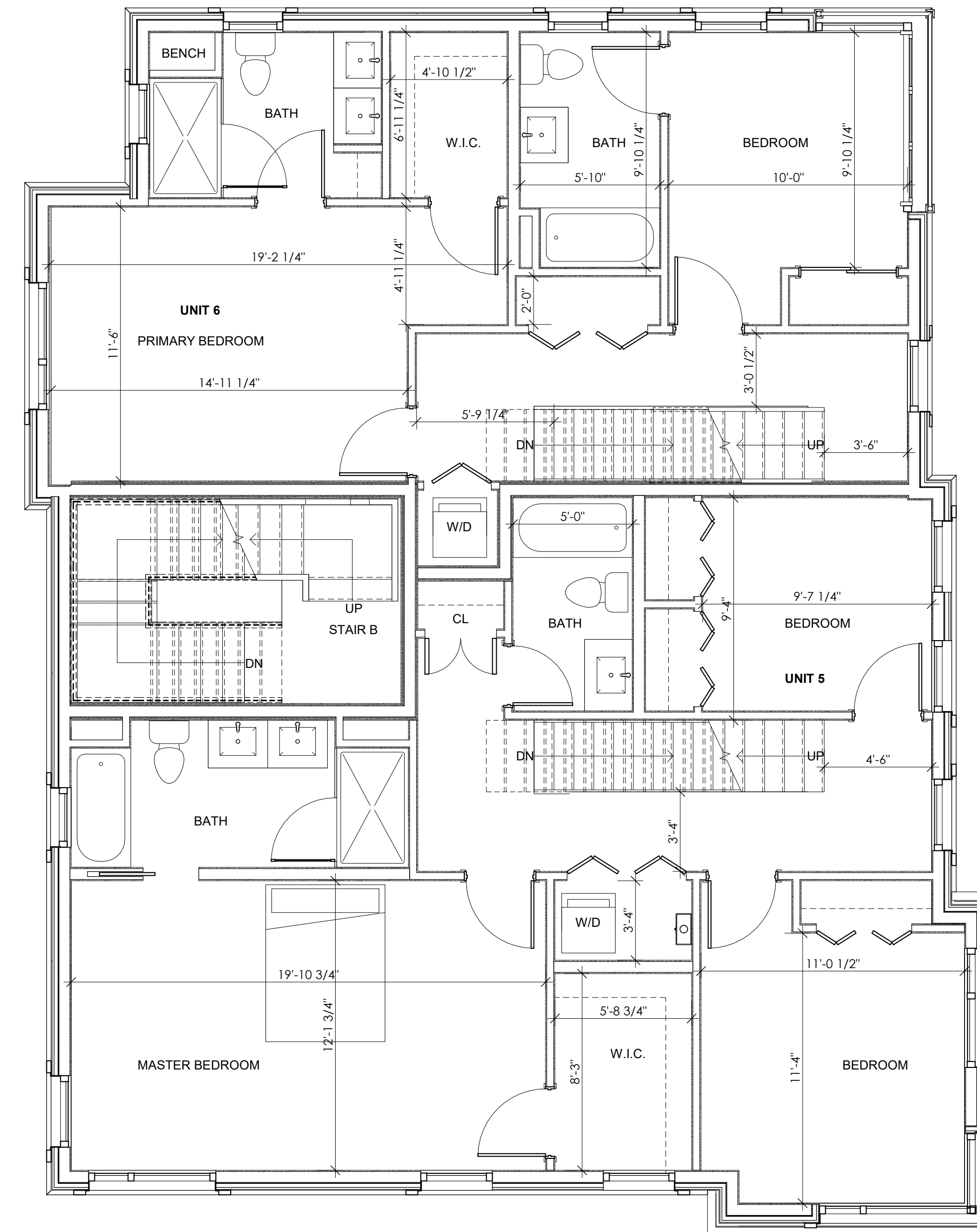
3RD & 4TH
FLOOR PLAN

A-102

18 PLEASANT ST



3 3-THIRD FLOOR
1/4" = 1'-0"



4 4-FOURTH FLOOR
1/4" = 1'-0"

\\TKG-SERVER\DR\21056_Kinvarra_Capitol_18 Pleasant St\Cambridge\03 Drawings\00_ARCH_SD_DDI21056_18 Pleasant St\Cambridge_SD_REV1_Driveaway_10-12-2022.rvt

1/10/2023 10:14:10 AM

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by ASB / DM
Checked by Checker
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

ROOF PLAN

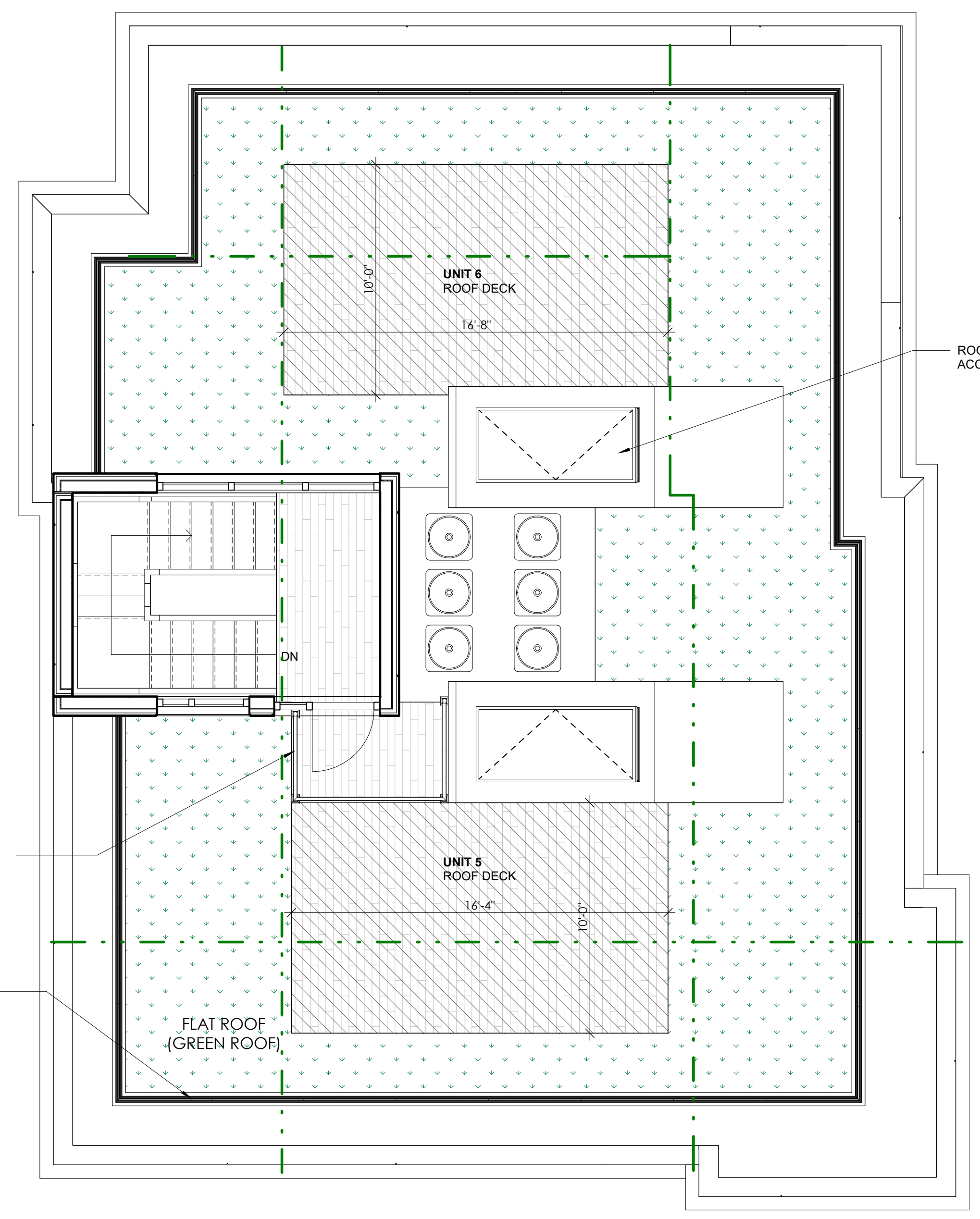
A-103

18 PLEASANT ST

② 5-TOP OF ROOF
1/4" = 1'-0"

42" RAILING WITH 36"
WIDE ACCESS GATE
FOR ROOF
MAINTENANCE

42" RAILINGS AT
ROOF PERIMETER



ROOF HATCH
ACCESS

FLAT ROOF
(GREEN ROOF)

UNIT 5
ROOF DECK

UNIT 6
ROOF DECK

DN

\\TKG-SERVER\ERData\21056_Kinvarra_Capitol_18 Pleasant St\Cambridge\03 Drawings\00_ARCH_SD_ARCH_SD_DDI21056_18 Pleasant St\Cambridge_SD_REV1_Driveway_10-12-2022.rvt

1/10/2023 10:14:12 AM

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



KHALSA

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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by DM
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300

18 PLEASANT ST



4 WEST ELEVATION
1/8" = 1'-0"



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



7 EAST ELEVATION
1/8" = 1'-0"



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

\\TKG-SERVER\DR\21056_Kinvarra_Capitol_18_Pleasant St\Cambridge\03 Drawings\00_ARCH_SD_DDI21056_18_Pleasant St\Cambridge_SD_REV1_Driveway_10-12-2022.rvt

1/10/2023 10:14:40 AM



④ PERSPECTIVE IV



③ PERSPECTIVE III



② PERSPECTIVE II



① PERSPECTIVE I

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by DM
Checked by JSK
Scale

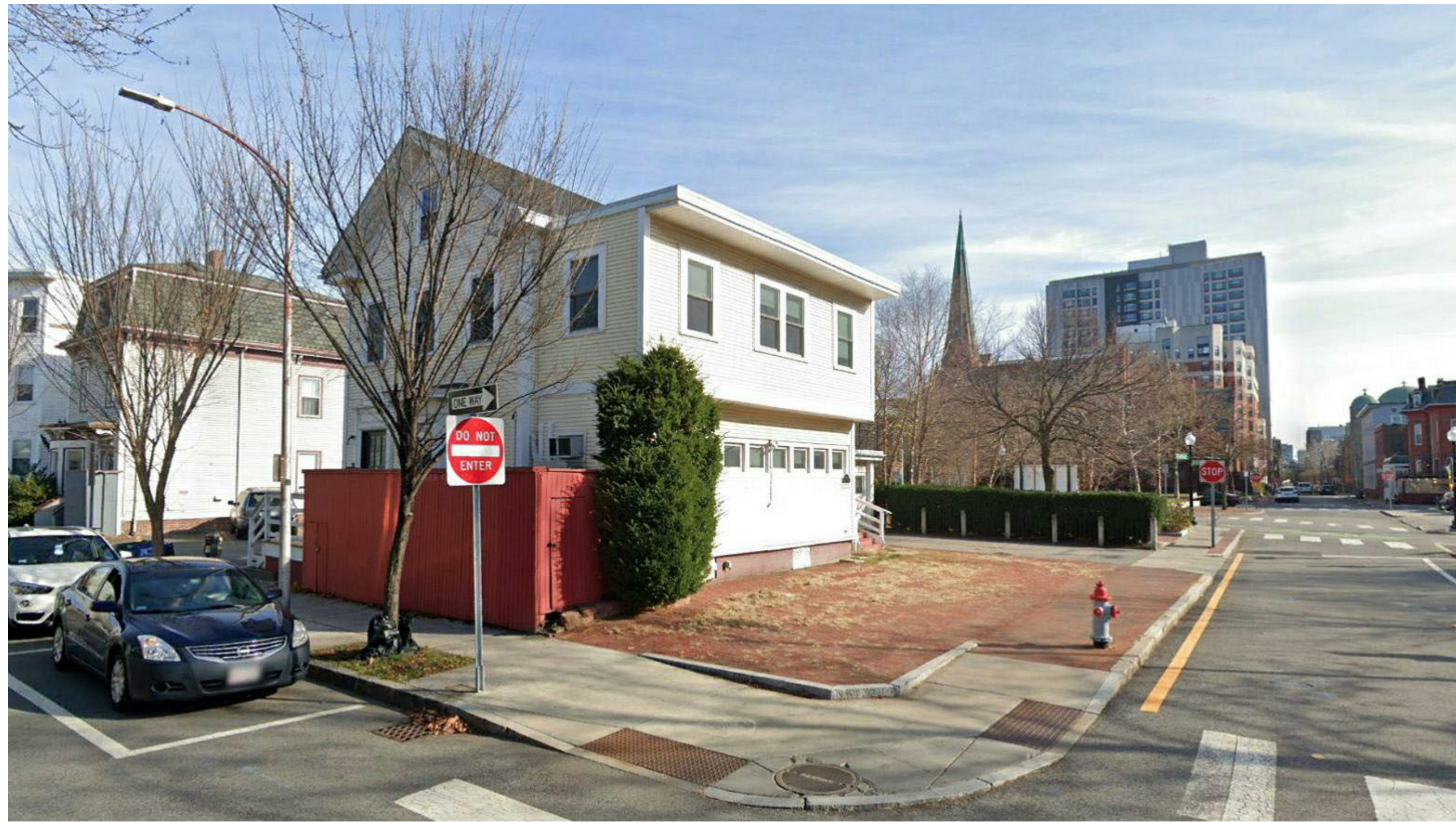
REVISIONS

No.	Description	Date

PERSPECTIVES

A-304

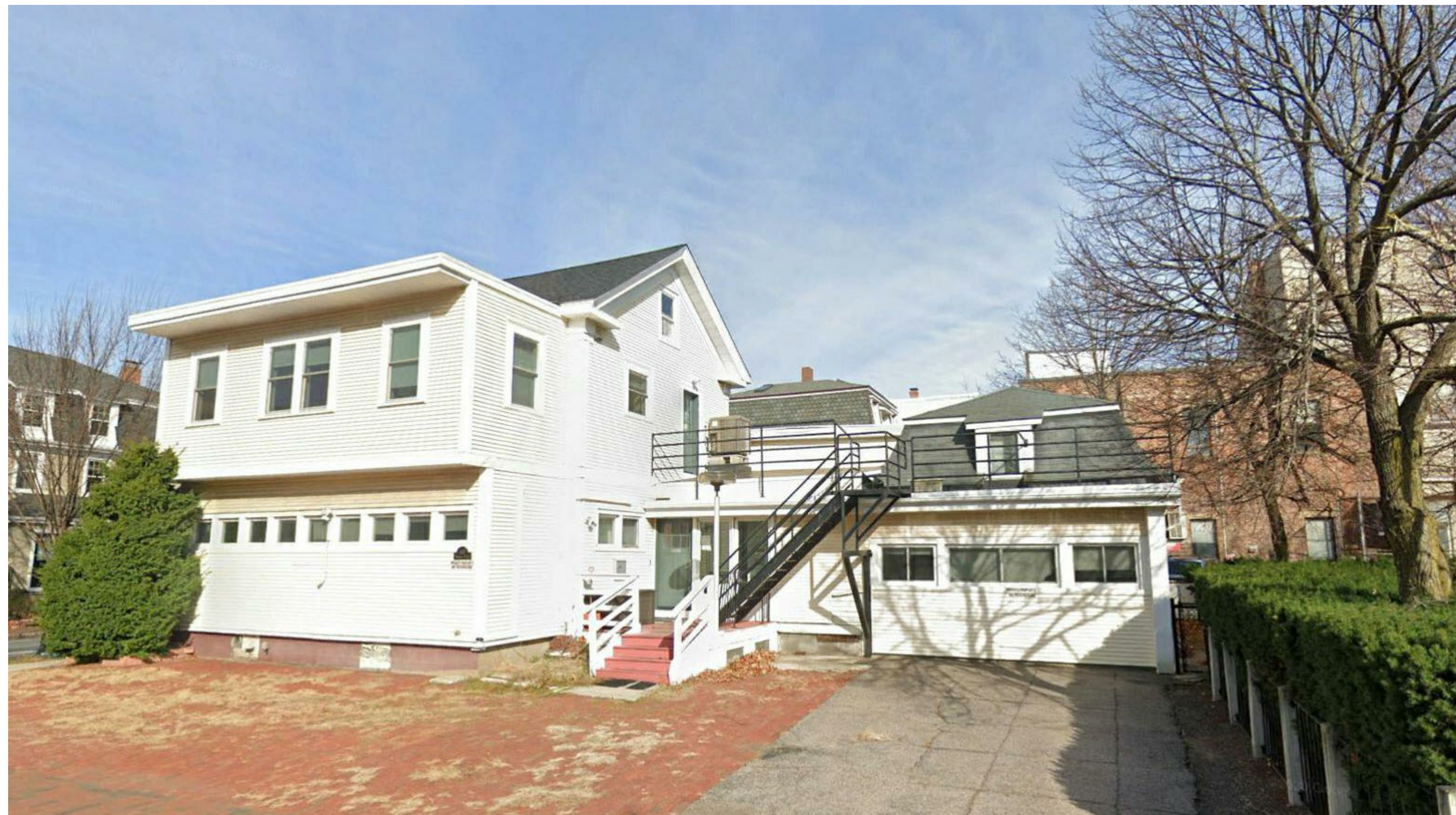
18 PLEASANT ST



1 VIEW AT INTERSECTION - FRANKLIN ST & PLEASANT ST



KEY MAP



2 VIEW AT FRANKLIN ST



3 VIEW AT PLEASANT ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by DM
Checked by Checker
Scale

REVISIONS

No.	Description	Date

EXISTING TO BE
DEMOLISHED

AV-1

18 PLEASANT ST



VIEW AT PLEASANT ST & FRANKLIN ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by MH
Checked by Checker
Scale

REVISIONS

No.	Description	Date

STREET
RENDERING

AV-2

18 PLEASANT ST



VIEW AT WESTERN AVENUE

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by MH
Checked by Checker
Scale

REVISIONS

No.	Description	Date

STREET
RENDERING

AV-3

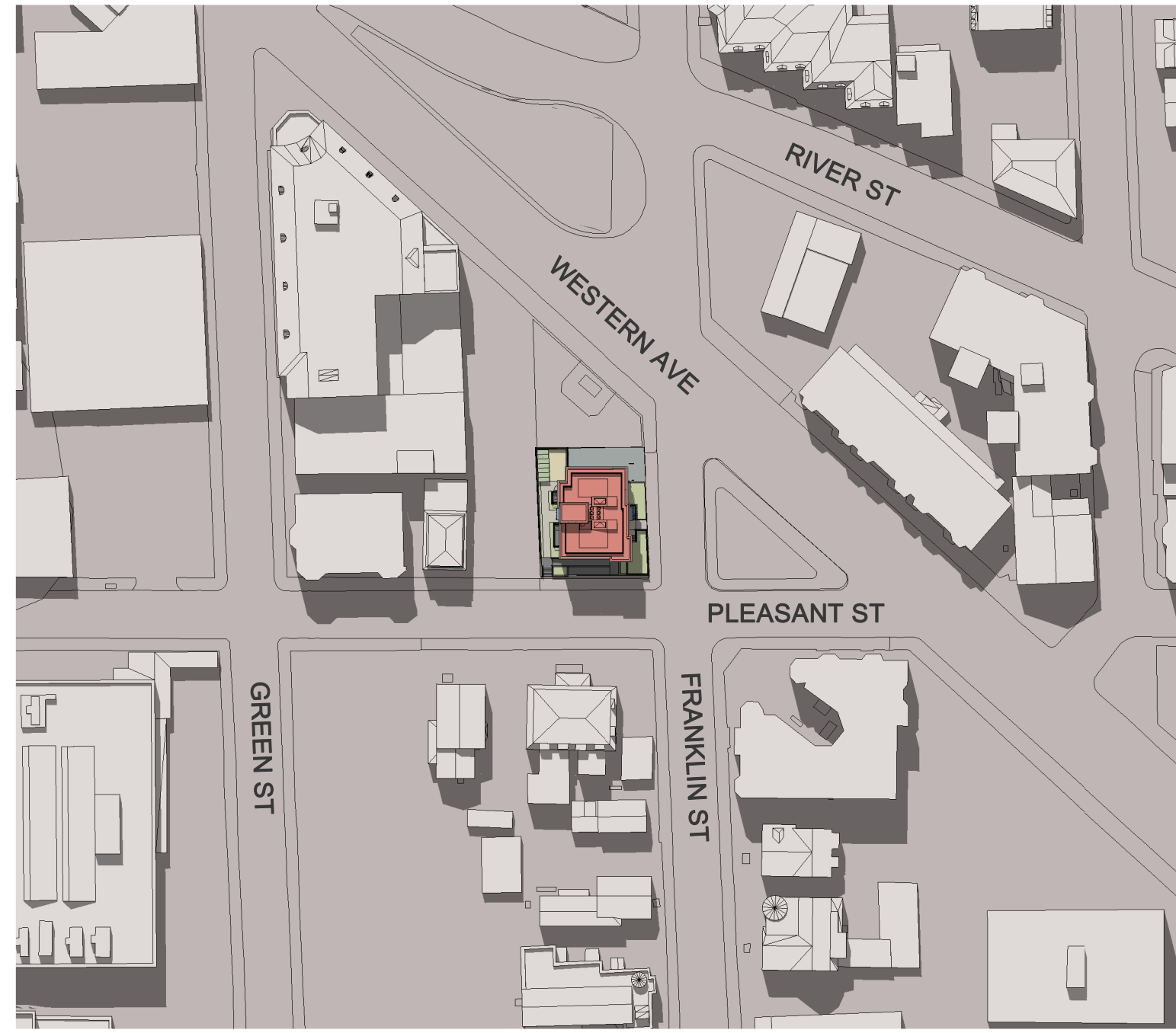
18 PLEASANT ST

MORNING (9 AM - 10 AM)

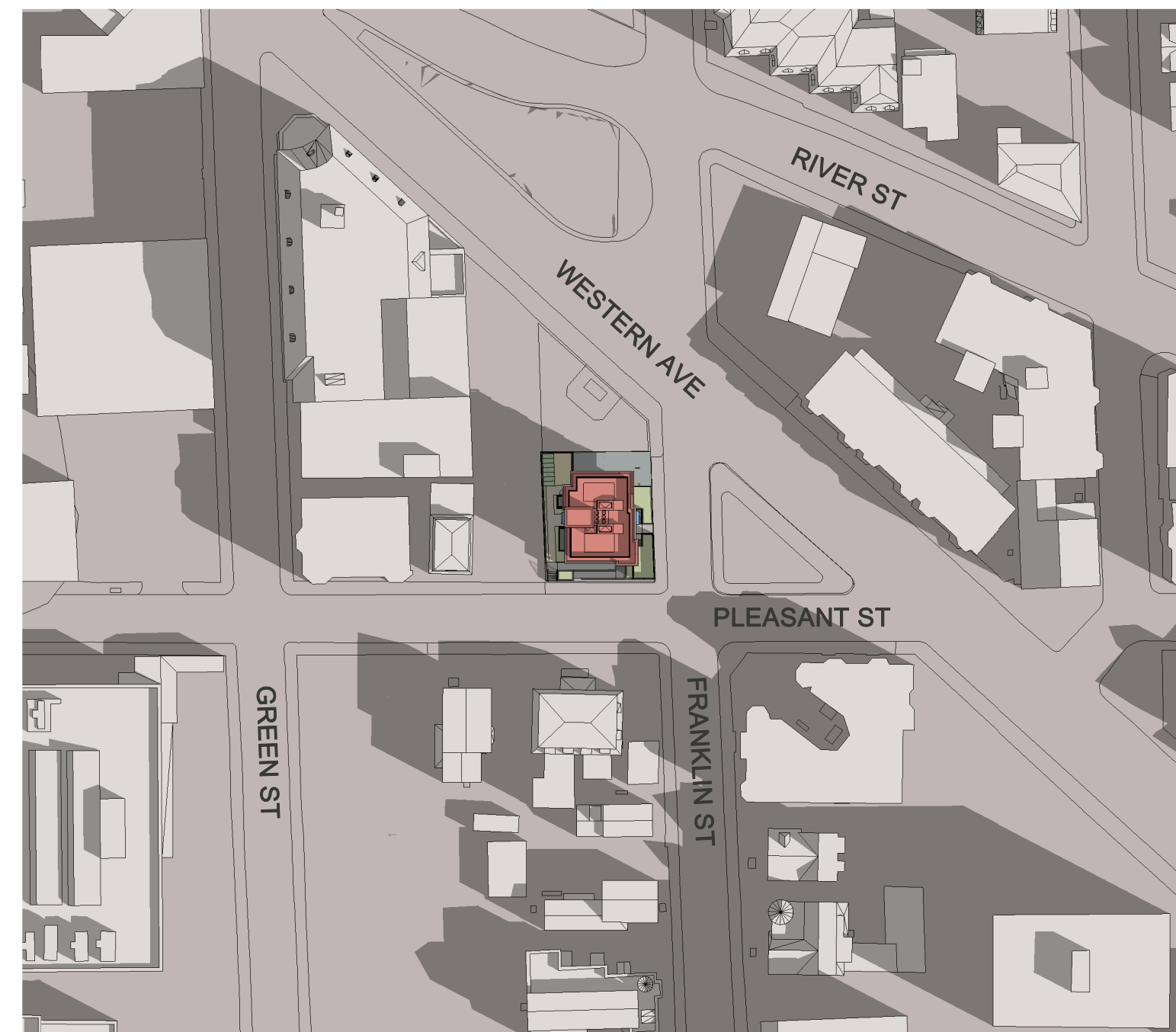
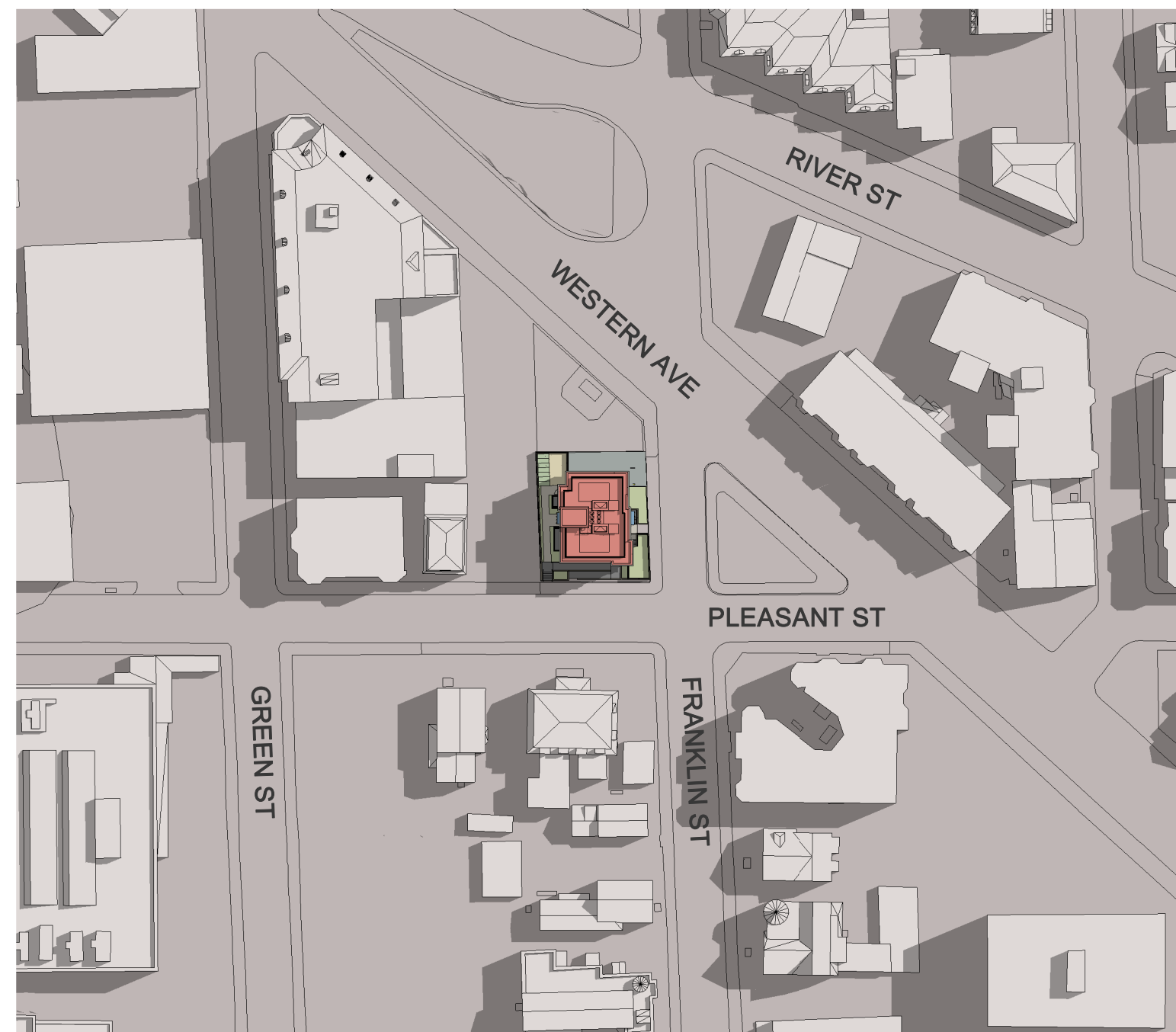
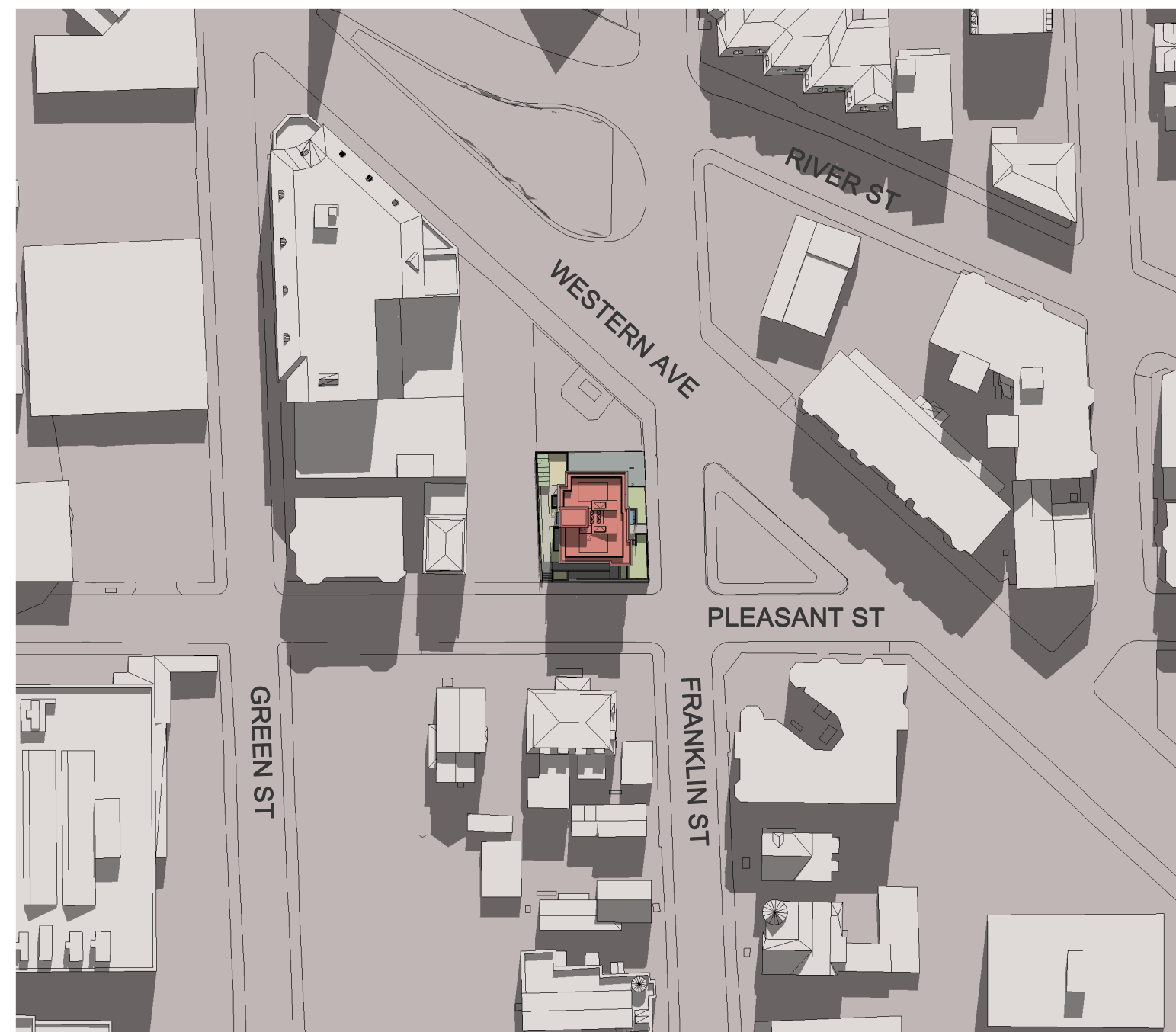
NOON (12 PM - 1 PM)

AFTERNOON (3 PM - 4 PM)

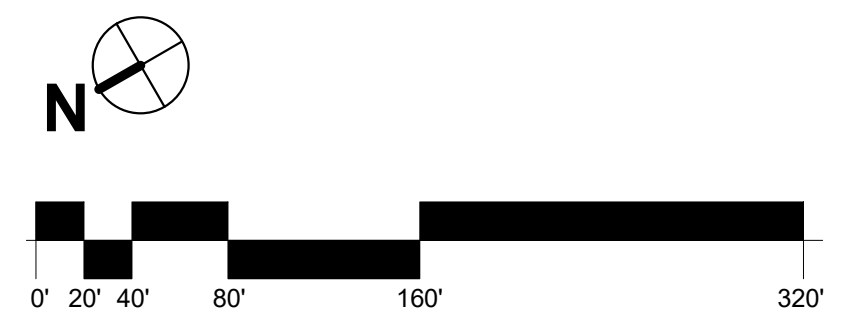
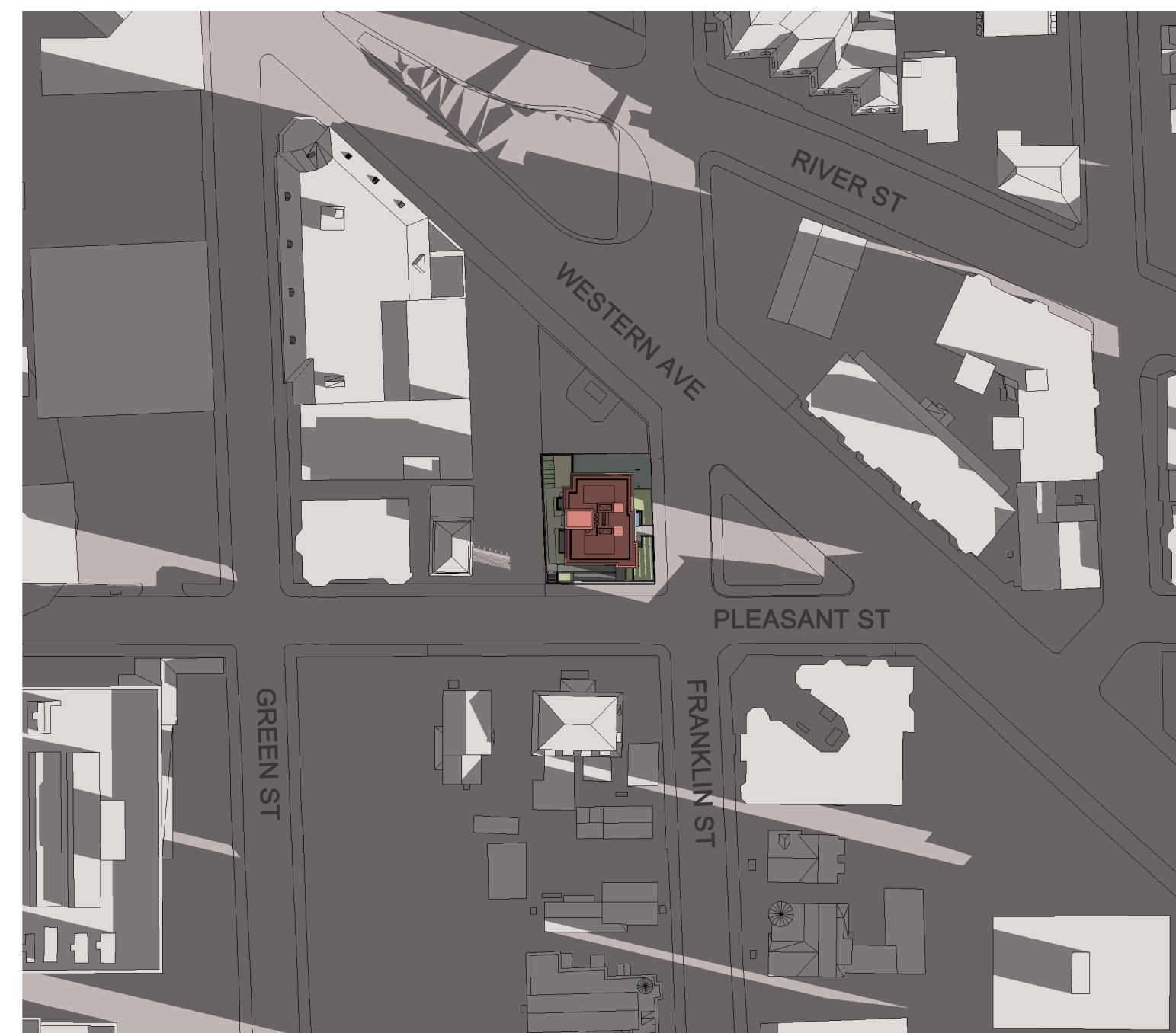
SUMMER SOLSTICE



FALL/SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 1/10/2023
Drawn by Author
Checked by Checker
Scale 1" = 80'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

AV-4

18 PLEASANT ST

1 * * * * *

2 (7:30 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey,
4 Jim Monteverde, Laura Wernick, and Matina Williams

5 BRENDAN SULLIVAN: The Board will now hear Case
6 No. 206365 -- 18 Pleasant Street. Is there anybody in --

7 MATINA WILLIAMS: Yeah.

8 BRENDAN SULLIVAN: We are in continued -- we are
9 in receipt of a letter to -- addressed to Maria Pacheco
10 dated February 7, 2023.

11 "This office continues to represent The Rossmore
12 LLC and Boston Residential LLC with regard to the above-
13 referenced Board of Zoning Appeal Case No. 2066365.

14 "The project currently pending at 18 Pleasant
15 Street, with an upcoming schedule date of February 23. The
16 petitioner respectfully requests a continuance from this BZA
17 hearing date of February 23, in order to have additional
18 time to provide an updated presentation and information to
19 the Central Square Advisory Committee regarding the project,
20 which is next scheduled to meet on March 1, as they did not
21 have any meeting in February.

22 "As this is the next CSAC meeting is scheduled for

1 after the project's initial BZA hearing, we require a
2 continuance in order to accommodate the same.

3 "As a result, the petitioner hereby respectfully
4 requests a continuance from this date, with a request for a
5 new continuation, continued hearing date of March 9 if
6 available, in order to provide the petitioner sufficient
7 time to meet with the CSAC."

8 March 9 is -- is booked. I'm going to say March
9 23, which is 18 Pleasant Street, as a case not heard. Let
10 me make a motion, then, to continue this matter to March 23,
11 2023 at 6:00 p.m. on the condition that the petitioner
12 change the posting sign to reflect the new date of March 23,
13 2023 and the new time of 6:00 p.m.

14 Any new submittals that are not in the file
15 tonight currently regarding drawings, supporting statements,
16 dimensional form be in the file by 5:00 p.m. on the Monday
17 prior to the March 23, 2023 hearing. Waiver of the
18 statutory requirement has been signed, so that is not
19 necessary.

20 On the motion, then, to continue this matter to
21 March 23, Jim Monteverde?

22 JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Matina Williams?

2 MATINA WILLIAMS: In favor of the continuance.

3 BRENDAN SULLIVAN: Andrea Hickey?

4 ANDREA HICKEY: Yes, in favor.

5 BRENDAN SULLIVAN: Laura Wernick?

6 LAURA WERNICK: I'm in favor, just to let the
7 Chair know I won't be here that evening, but this has not
8 been heard. So I don't think that's a concern.

9 BRENDAN SULLIVAN: I'm sorry, there's a case --

10 WENDY LEISERSON: I -- yeah.

11 BRENDAN SULLIVAN: Yeah, it's a case not heard.

12 LAURA WERNICK: I'm in favor, yes.

13 BRENDAN SULLIVAN: Okay. Brendan Sullivan yes.

14 [All vote YES]

15 BRENDAN SULLIVAN: On the five affirmative votes,
16 this matter is continued until March 23, 2023. Now, this is
17 the last one?

18 LAURA WERNICK: Yeah, it's March 23.

19 BRENDAN SULLIVAN: I wonder if I didn't put it in
20 the other file there? All right.

21

22

Mahmood Firouzbakht
7 Crescent Street
Cambridge, MA 02138

March 6, 2023

Cambridge Board of Zoning Appeals

Re: Redevelopment of 18 Pleasant Street

Dear Mr. Chairman:

My name is Mahmood Firouzbakht and I own 15 Pleasant Street which directly abuts 18 Pleasant Street

I am writing to lend my support for the redevelopment of the property at 18 Pleasant Street in order to convert it from a commercial building to six new residential units which the owners intend to market for home ownership.

I have had an opportunity to review the plans for the new building and believe the benefits of adding valuable new housing units to Cambridge's housing stock warrants the zoning approval needed. I appreciate that there is off street parking for this site, as street parking can be difficult to find at times. The plans presented are in keeping with the character of the neighborhood and pose no detriment to other owners such as myself. The owners have engaged the neighborhood and responded to feedback from the neighborhood.

For all these reasons we hope you will vote favorably upon this application and find in favor of the owners' proposal.

Sincerely,


Mahmood Firouzbakht

**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:

In support of the required findings for the grant of Variances under the Zoning Ordinance (the "Ordinance"), the applicant submits that the project site is burdened by its unique shape, existing layout and its corner location at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge (the "Premises"), and the Variances are justified by this.

By way of background, the Premises is a corner lot of approximately 4,259 square feet of land which fronts on two (2) streets (Pleasant Street and Franklin Street), and with an existing structure thereon. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit building with four (4) at grade parking spaces (the "Proposed Project"). Due to its corner lot condition with two (2) front streets, existing curb cut and existing trees, the Proposed Project requires two (2) Variances, both pursuant to Section 6.44.1 of the Ordinance. Specifically, the Proposed Project requires relief from the following subsections of the Section 6.44.1 of the Ordinance: (1) Subsection (c) no on grade open parking space shall be allowed within the required front yard setback; and (2) Subsection (d) the area between the required parking setback line and the lot line shall be landscaped.

In this regard, the applicant submits that the location of the existing curb cut to remain along Franklin Street and existing street trees along Pleasant Street limits the Proposed Project's siting options for parking at the Premises. Compliance with the Ordinance's Layout of Off-Street Parking Facilities requirements is further constrained by the size of this corner lot at this corner location. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its ability to provide off-street parking for this Permitted Use at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the on-grade parking to utilize the existing curb cut along Franklin Street, to not interfere with the existing trees along Pleasant Street and with the minimal relief from the Ordinance under the circumstances. The new building will occupy a limited and appropriate amount of land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. The location of the Proposed Project's parking program, which is already an existing condition, is limited by these existing conditions and the Dimensional Standards of the Ordinance. It utilizes the Premises' existing curb cut while reducing the on-grade parking currently existing on the Premises from eight (8) to four (4) spaces. These considerations require the parking program to utilize this existing curb cut. Furthermore, in order to accommodate the Proposed Project's four (4) parking spaces, these

spaces are located along the lot's East side. This design will result in an off-street parking program that occupies the yard between the building and the lot line. In this regard, the Proposed Project's parking program location and design on Franklin Street is responsive to the existing site and lot size and is an existing nonconformity to these specific Ordinance requirements.

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:

As detailed above, the Premises is a corner lot that consists of only approximately 4,259 square feet of land; combined with its existing curb cut, street trees and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Layout of Off-Street Parking Facilities requirements would impose and unnecessary hardship and prevent the Proposed Project from providing an appropriately designed and sized off-street parking facility for this new residential structure. The Premises' corner lot condition, existing curb cut and street trees at the Premises are distinct and supportive of the relief requested under the circumstances. The hardship imposed by these conditions are unique to the Premises itself as required for the requested Variances.

The applicant restates that the irregularities of the Premises cause major obstacles to siting the Proposed Project parking program. Without relief from the parking facilities layout requirements, literal enforcement of the Ordinance would prevent the applicant from constructing the new building at the Premises, while also providing an appropriate amount of off-street parking. Grant of the relief requested would also not negatively impact the surrounding community but, rather, it will reduce the current non-conforming parking programming and allow for a new and more appropriate parking program that better comports with the surrounding context of the area.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "CHC") and the Central Square Advisory Committee (the "CSAC"). Grant of the relief requested will also allow for much-needed pedestrian access and site improvements for this preferred residential use at this location. With an appropriate new parking program at this unique corner lot, the Proposed Project will reduce the existing nonconformity of the off-street parking program and better comport with the context of surrounding area. The Proposed Project will result in the construction of a new Multifamily Dwelling with a compatible and contextually appropriate new structure at the Premises. Finally, the requested Variances will not negatively impact pedestrian and vehicular safety at the immediate intersection of Franklin and Pleasant Streets; but, rather, would result in much-needed improvements to its public realm, site safety and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. As a result, the Proposed Project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood such that desirable relief may be granted without substantial detriment to the public good.

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

Consistent with the purpose and intent of the Ordinance, the Proposed Project would allow for a reasonably designed parking program for the Proposed Project at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Its new parking program will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received by the CHC and CSAC, the Proposed Project will improve the Premises and its Permitted Use, with no detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent of the Ordinance and appropriate under the circumstances. As a result, desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance.



1 VIEW AT INTERSECTION - FRANKLIN ST & PLEASANT ST



KEY MAP



2 VIEW AT FRANKLIN ST



3 VIEW AT PLEASANT ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2022
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 21056
Date 11/10/2022
Drawn by DM
Checked by Checker
Scale

REVISIONS

No.	Description	Date

EXISTING TO BE
DEMOLISHED

AV-1

18 PLEASANT ST

**BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 18 Pleasant Street for the Exclusion of Basement Area from the definition of Gross Floor Area pursuant to the provisions of Section 2.00 of the Zoning Ordinance would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed project features a Use which is Permitted by the underlying requirements of the Zoning Ordinance (the "Ordinance"). With the issuance of this requested Special Permit, the proposed project would comply with the Ordinance by exempting a portion of space in its basement level from the Gross Floor Area ("GFA") of its proposed new structure at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge (the "Premises").

By way of background, the Premises consists of approximately 4,259 square feet of land with an existing structure. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit residential building (the "Proposed Project"). The existing building at the Premises was constructed in 1864, and as such, required Demolition Review by the Cambridge Historical Commission (the "CHC"). After an extensive review of the existing structure at the Premises, as well as the Proposed Project's new structure, the CHC approved the existing structure's demolition and its replacement by the proposed new structure on May 5, 2022.

Pursuant to Section 4.31(g) of the Ordinance, Multifamily Dwellings are Permitted Uses at this location in the City's Business A Zone, but the Proposed Project's new structure is required to comply with the Ordinance's Floor Area Ratio limitation of 1.75 (pursuant to its Table 5-1), and, as a dwelling in a Business A Zone, is subject to the same dimensional requirements as dwellings in a Residence C-2B District pursuant to Section 5.28.1.a.

In support of its request, the applicant submits that its proposed exclusion of GFA into the basement level of the Proposed Project is consistent with the required findings for the Special Permit. Specifically, the Proposed Project would allow expansion of the existing and preferred residential use into the basement level of this new structure. The exempted area includes approximately 1,318 square feet of proposed residential, common area and support space. Thus, the requested exemption of GFA is consistent with the requirements for the grant of the Special Permit, which is to support the creation of high-quality

housing as a result of the Proposed Project, and consistent with the surrounding community.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character, for the following reasons:

The applicant submits that the area to be exempt from GFA at its Proposed Project will not alter the character of the neighborhood or district but, rather, support its continued vibrancy at the Premises by adding the proposed residential use at the Premises in a manner that is consistent with the existing residential character of the neighborhood and surrounding area.

As part of its Proposed Project, the applicant also notes that it is making certain upgrades to on-site vehicular parking and bicycle storage/lockers; additionally, the Premises is in close proximity to Central Square and the MBTA's rapid transit and nearby bus lines, which lessen potential impacts by vehicular transportation, traffic and congestion. Thus, the grant of the requested Special Permit would allow the Proposed Project to comply with the Ordinance and deliver upon these collateral measures.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The Proposed Project will not adversely affect the continued operation of, or the development of adjacent uses, as permitted in the Ordinance at this location, by merely allowing this exemption of the basement GFA. Again, the requested GFA exemption will simply allow the applicant to utilize the Premises to its fullest potential. The exemption of the approximately 1,318 square feet of space is de minimis in scale and supportive of the future growth and the development of permitted adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created by the Proposed Project to the detriment of the health, safety and/or welfare of the occupant of the proposed use. Rather, the resulting grant of the requested Special Permit will help to enhance and improve the health, safety and welfare of the residents, visitors and guests of the Permitted Use at the Premises. The exempted GFA is appropriate in scale and use and the Proposed Project will allow for much-needed upgrades in open space, pedestrian access, alternatives means of transportation and public realm. As a result, the overall health and safety of its residents will be improved by the grant of the Special Permit (as part of the Proposed Project).

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Originally constructed in 1864 as a single-family dwelling, upon information and belief, the Premises has been used as commercial office space since 1995. By exempting a portion of new basement space, the requested Special Permit will promote the Proposed Project's preferred residential use and is entirely consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.

In further support of this required finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. The requested GFA exemption is an integral part of the Proposed Project, it has been carefully evaluated as to the grant of the Special Permit so that it is consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.

**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:

In support of the required findings for the grant of Variances under the Zoning Ordinance (the “Ordinance”), the applicant submits that the project site is burdened by its unique shape, existing layout and its corner location at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge(the “Premises”), and the Variances are justified by this.

By way of background, the Premises is a corner lot of approximately 4,259 square feet of land which fronts on two (2) streets (Pleasant Street and Franklin Street), and with an existing structure thereon. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit building with four (4) at grade parking spaces (the “Proposed Project”). Due to its corner lot condition with two (2) front streets, existing curb cut and existing trees, the Proposed Project requires two (2) Variances, both pursuant to Section 6.44.1 of the Ordinance. Specifically, the Proposed Project requires relief from the following subsections of the Section 6.44.1 of the Ordinance: (1) Subsection (c) no on grade open parking space shall be allowed within the required front yard setback; and (2) Subsection (d) the area between the required parking setback line and the lot line shall be landscaped.

In this regard, the applicant submits that the location of the existing curb cut to remain along Franklin Street and existing street trees along Pleasant Street limits the Proposed Project’s siting options for parking at the Premises. Compliance with the Ordinance’s Layout of Off-Street Parking Facilities requirements is further constrained by the size of this corner lot at this corner location. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its ability to provide off-street parking for this Permitted Use at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the on-grade parking to utilize the existing curb cut along Franklin Street, to not interfere with the existing trees along Pleasant Street and with the minimal relief from the Ordinance under the circumstances. The new building will occupy a limited and appropriate amount of land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. The location of the Proposed Project’s parking program, which is already an existing condition, is limited by these existing conditions and the Dimensional Standards of the Ordinance. It utilizes the Premises’ existing curb cut while reducing the on-grade parking currently existing on the Premises from eight (8) to four (4) spaces. These considerations require the parking program to utilize this existing curb cut. Furthermore, in order meet the Ordinance’s minimum Off-Street Parking requirements and

accommodate the Proposed Project's four (4) parking spaces, these spaces are located along the lot's East side. This design will result in an off-street parking program that occupies the yard between the building and the lot line. In this regard, the Proposed Project's parking program location and design on Franklin Street is responsive to the existing site and lot size and is an existing nonconformity to these specific Ordinance requirements.

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:

As detailed above, the Premises is a corner lot that consists of only approximately 4,259 square feet of land; combined with its existing curb cut, street trees and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Layout of Off-Street Parking Facilities requirements would impose an unnecessary hardship and prevent the Proposed Project from meeting the Ordinance's off-street parking requirement. The Premises' corner lot condition, existing curb cut and street trees at the Premises are distinct and supportive of the relief requested under the circumstances. The hardship imposed by these conditions are unique to the Premises itself as required for the requested Variances.

The applicant restates that the irregularities of the Premises cause major obstacles to siting the Proposed Project parking program. Without relief from the parking facilities layout requirements, literal enforcement of the Ordinance would prevent the applicant from constructing the new building at the Premises, while also providing off-street parking. Grant of the relief requested would also not negatively impact the surrounding community but, rather, it will reduce the current non-conforming parking program and allow for a new and more appropriate parking program that better comports with the surrounding context of the area.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "CHC") and the Central Square Advisory Committee (the "CSAC"). Grant of the relief requested will also allow for much-needed pedestrian access and site improvements for this preferred residential use at this location. With an appropriate new parking program at this unique corner lot, the Proposed Project will reduce the existing nonconformity of the off-street parking program and better comport with the context of surrounding area. The Proposed Project will result in the construction of a new Multifamily Dwelling with a compatible and contextually appropriate new structure at the Premises. Finally, the requested Variances will not negatively impact pedestrian and vehicular safety at the immediate intersection of Franklin and Pleasant Streets; but, rather, would result in much-needed improvements to its public realm, site safety and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. As a result, the Proposed Project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood such that desirable relief may be granted without substantial detriment to the public good.

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

Consistent with the purpose and intent of the Ordinance, the Proposed Project would allow for a reasonably designed parking program for the Proposed Project at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Its new parking program will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received by the CHC and CSAC, the Proposed Project will improve the Premises and its Permitted Use, with no detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent of the Ordinance and appropriate under the circumstances. As a result, desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance.

**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:

In support of the required findings for the grant of Variances under the Zoning Ordinance (the “Ordinance”), the applicant submits that the project site is burdened by its unique shape, existing layout and corner location at 18 Pleasant Street, also known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge (the “Premises”), and the Variances are justified by this.

By way of background, the Premises is a corner lot of approximately 4,259 square feet of land which fronts on two (2) streets (Pleasant Street and Franklin Street), and with an existing structure thereon. The proposed project seeks to demolish the existing structure at the Premises and construct a new, four (4) story, six (6) unit building with four (4) at grade parking spaces (the “Proposed Project”). Due to its corner lot condition with two (2) front streets, existing curb cut and existing trees, the Proposed Project requires two (2) Variances, both pursuant to Section 5.31 of the Ordinance. Specifically, the Proposed Project requires relief from the Ordinance’s side yard requirements for the Residence C-2B Zoning District as shown on Table 5-1, Table of Dimensional Requirements – Residential Districts.

In this regard, the applicant submits that the nature of this existing undersized lot on the corner of Franklin and Pleasant Streets limits the Proposed Project’s siting options for the new building’s Permitted Use at the Premises. The size and location of this corner lot constrain the applicant’s compliance with the Ordinance’s requirements for minimum side yard. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its ability to comply for this Permitted Use at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed the new building with ceiling heights congruent with homeownership, such as that planned by the Proposed Project. The new structure will occupy a limited and appropriate amount of land area, with setbacks along the Premises’ lot lines that comport with the character of the surrounding neighborhood and provide an improved site design, vastly decreasing the existing nonconformity in side yard setbacks. These considerations require a building designed in a way so as to not meet the minimum side yard requirements. In this regard, the Proposed Project’s side yard setbacks and building design is responsive to the existing site and lot size and is an existing nonconformity to these specific Ordinance requirements, and the required Variances for the same are de minimus in nature.

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:

As detailed above, the Premises is an undersized corner lot that consists of only approximately 4,259 square feet of land, and with two (2) side yards and two (2) front yards (as defined by the Ordinance), strict compliance with the Ordinance's requirements for minimum side yard would impose an unnecessary hardship and prevent the Proposed Project's carefully designed structure from creating a living environment conducive to homeownership and modern living. The Premises' corner lot condition and undersized nature are distinct and supportive of the relief requested under the circumstances. The hardship imposed by these conditions are unique to the Premises itself as required for the requested Variances.

The applicant restates that the irregularities of the Premises cause major obstacles to siting the building to comply with the minimum side yard requirements while also promoting much-needed homeownership units in the City. Without relief from this requirements, literal enforcement of the Ordinance would deter the applicant from constructing the new building at the Premises, while also providing off-street parking allocated to these homeownership units. Grant of the relief requested would also not negatively impact the surrounding community but, rather, it will significantly improve the existing nonconformity at the Premises allowing for a new and more appropriate structure that better comports with the surrounding context of the area.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "CHC") and the Central Square Advisory Committee (the "CSAC"). Grant of the relief requested will also allow for much-needed pedestrian access and site improvements for this preferred residential use at this location. With an appropriately designed new building at this unique corner lot, the Proposed Project will reduce the existing nonconformity of the existing side yard setbacks, and better comport with the context of surrounding area while improving the corner condition for vehicles and pedestrians alike. The Proposed Project will result in the construction of a new Multifamily Dwelling with a compatible and contextually appropriate new structure at the Premises. Finally, the requested Variances will not negatively impact pedestrian and vehicular safety at the immediate intersection of Franklin and Pleasant Streets; but, rather, would result in much-needed improvements to its public realm, site safety and overall site upgrades.

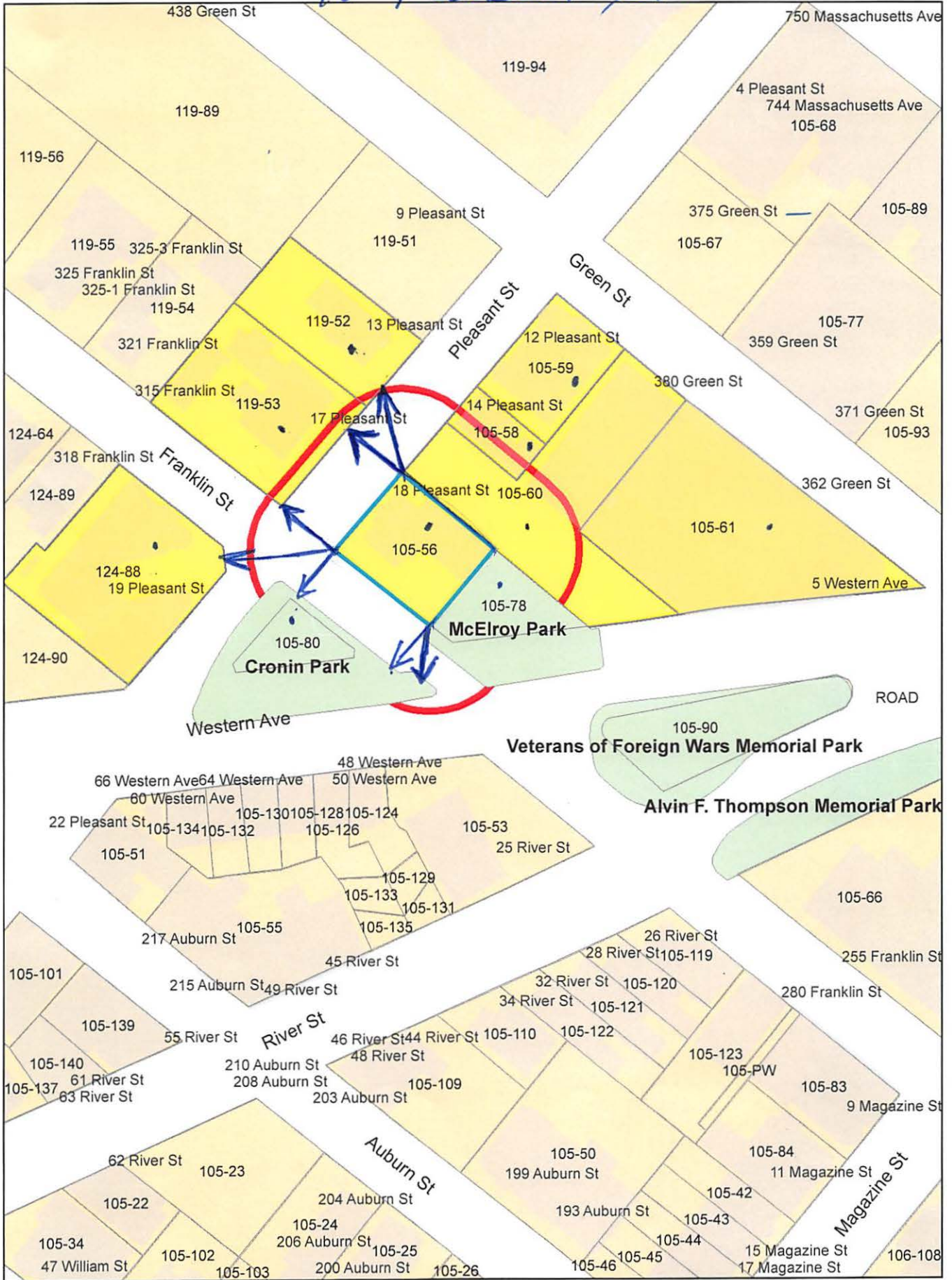
In further support of this required Variance finding, the applicant notes that the Proposed Project is the result of extensive public review and input. In this regard, the applicant went through an extensive review process with the CHC, including three (3) meetings (March 3, 2022, April 7, 2022, and May 5, 2022), to review the demolition of the existing structure, the Proposed Project and the proposed new structure's impact on the surrounding neighborhood. As a result, the

Proposed Project received the CHC's approval and has been carefully designed and programmed with feedback from the CHC and the public so that it is consistent with the integrity of the district. The applicant also met with the Central Square Advisory Committee (the "CSAC") on July 6, 2022, to present the Proposed Project. The CSAC was supportive and determined that the scale was respectful of the neighborhood. As a result, the Proposed Project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood such that desirable relief may be granted without substantial detriment to the public good.

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

Consistent with the purpose and intent of the Ordinance, the Proposed Project would allow for a reasonably designed building at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. It will comport with the surrounding context of the area and not negatively impact nearby buildings or uses at this corner lot location. As processed and favorably received by the CHC and CSAC, the Proposed Project will improve the Premises and its Permitted Use, with no detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent of the Ordinance and appropriate under the circumstances. As a result, desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance.

18 Pleasant St.



18 Pleasant St.

Petitioners

105-58
14 PLEASANT STREET LLC
14 PLEASANT ST
CAMBRIDGE, MA 02139

105-59
LEGGET, LLC,
C/O NCP MANAGEMENT CO.
P.O. BOX 590179
NEWTON CENTER, MA 02459

THE ROSSMORE LLC/BOSTON RESIDENTIAL LLC
C/O RYAN WITTIG/MATTHEW MOORE
667 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

105-80-78
CAMBRIDGE CITY OF PUBLIC WORKS DEPT
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

105-61
CAMBRIDGE CITY OF POLICE DEPT
5 WESTERN AVE
CAMBRIDGE, MA 02139

NICK ZOZULA
28 STATE STREET #802
BOSTON, MA 02109

105-80-78-61
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

105-80-78-61
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

119-53
MCGOVERN, MARC, MATTHEW MCGOVERN
JAMES MCGOVERN
15-17 PLEASANT ST
CAMBRIDGE, MA 02139

124-88
ZEE 19 PLEASANT LLC
219 COMMONWEALTH AVE
CHESTNUT HILL, MA 02467

105-60
CHURCH IN CAMBRIDGE, INC.
380 GREEN ST
CAMBRIDGE, MA 02139

105-56
THE ROSSMORE LLC BOSTON RESIDENTIAL LLC
10 OVERLOOK RIDGE DR - UNIT 330
MALDEN, MA 02148

119-52
APIOS, LLC
1188 CENTRE ST.
NEWTON, MA 02459



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

December 29, 2022

The RossMore LLC & Boston Residential LLC
c/o Thomas Miller, Esq.
McDermott Quilty & Miller LLP
28 State Street, Ste. #802
Boston, Massachusetts 02109

re: Case D-1609: 18 Pleasant Street, Cambridge

Dear Mr. Miller,

On March 3, 2022, the Cambridge Historical Commission voted to find the building at 18 Pleasant Street to be significant, as defined in the city's demolition delay ordinance, Chapter 2.78, Article II of the City Code. It further found that the building was preferably preserved in the context of the proposed replacement project titled, "18 Pleasant St, Cambridge MA," by Khalsa Design dated November 5, 2021. With this decision, a demolition delay was imposed for up to twelve months.

At a subsequent hearing on May 5, 2022 the Commission found that the existing building was no longer preferably preserved in the context of an updated and revised design for the replacement building as shown on plans by Khalsa Design titled, "18 Pleasant St, Cambridge MA," and dated April 28, 2022. The demolition delay was terminated pending CHC staff review of construction details and review of further design development. Please let me know the status of your project's review by the Central Square Advisory Committee and other city departments.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Burks".

Sarah Burks
Preservation Planner

cc: Ranjit Singanayagam, Inspectional Services Commissioner