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	CITY OF CAMBRIDGE BOARD OF ZONING APPEAL		
	831 Massachusetts Avenue, Cambridge MA 02139		
PRODUNE DONALL'	617-349-6100		
BZA Number: 206365	BZA Application Form	OFFICE O	2023 JAN
	General Information	E THE	10
The undersigned hereby	petitions the Board of Zoning Appeal for the following:	SSAC	PH
Special Permit: <u>X</u>	Variance: <u>X</u> Appeal:	HUSETTS	3:29

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):

(Petitioner (s) / Owner)

Print Name)

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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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 Moure
(OWNER)
Address: 667 Somerville Ave. Somerville MA 02143
State that I/We own the property located at <u>18 Pleasant St./300 Franklin St.</u> ,
which is the subject of this zoning application. $\checkmark \land$
The record title of this property is in the name of
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
An
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested.
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested.
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of The above-name Matthew J. MOORE personally appeared before me, this 1% of January 2023, and made oath that the above statement is true.
AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested.
AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of

(ATTACHMENT B - PAGE 3)

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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) <u>A literal enforcement of the provisions of this Ordinance would involve a substantial</u> 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 "<u>Ordinance</u>"), 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 "<u>Premises</u>"), 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 "<u>Proposed Project</u>"). 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

BEA APPLICATION FOR A VARIANCE SUPPORTING STATEMENT FOR A VARIANCE

erce of the following requirements for a variance nost be finalisation and set forme in complete density by the applicant is accordance with mol 40a, section 10:

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In support of the required findings for the grant of Variances under the Zoning Ordinance (the "<u>Ordinance</u>"), the applicant submits that the project site is burdened by its unique shape, existing layout and its corner location at 18 Pleasant Street, take known as 300 Franklin Street, located at the corner of Franklin and Pleasant Streets in the Riverside neighborhood of the City of Cambridge(the "<u>Preprises</u>"), 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 packing spaces (the <u>Troposed Project</u>). Due to its corner lot condition with two (2) front streets, existing curb eval 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.

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B) <u>The hardship is owing to the following circumstances relating to the soil conditions,</u> <u>shape or topography of such land or structures and especially affecting such land or</u> <u>structures but not affecting generally the zoning district in which it is located for the</u> <u>following reasons</u>:

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 programing 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 "<u>CHC</u>") and the Central Square Advisory Committee (the "<u>CSAC</u>"). 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 "<u>CSAC</u>") 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) <u>Relief may be granted without nullifying or substantially derogating from the intent or</u> <u>purpose of this Ordinance for the following reasons</u>:

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) <u>Requirements of the Ordinance can or will be met for the following reasons:</u>

The proposed project features a Use which is Permitted by the underlying requirements of the Zoning Ordinance (the "<u>Ordinance</u>"). 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 ("<u>GFA</u>") 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 "<u>Premises</u>").

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 "<u>Proposed Project</u>"). The existing building at the Premises was constructed in 1864, and as such, required Demolition Review by the Cambridge Historical Commission (the "<u>CHC</u>"). 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) <u>Traffic generated or patterns of access or egress would not cause congestion hazard,</u> 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) <u>The continued operation of or the development of adjacent uses as permitted in the</u> <u>Zoning Ordinance would not be adversely affected by the nature of the proposed</u> <u>use for the following reasons</u>:

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 minimums 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 "<u>CSAC</u>") 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) <u>A literal enforcement of the provisions of this Ordinance would involve a substantial</u> 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 "<u>Ordinance</u>"), 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 "<u>Premises</u>"), 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 "<u>Proposed Project</u>"). 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) <u>The hardship is owing to the following circumstances relating to the soil conditions,</u> <u>shape or topography of such land or structures and especially affecting such land or</u> <u>structures but not affecting generally the zoning district in which it is located for the</u> <u>following reasons</u>:

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 "<u>CHC</u>") and the Central Square Advisory Committee (the "<u>CSAC</u>"). 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

*) The hardship is owing to the following circumstances relating in the soil conditions, share or topography of such land or structures and especially affecting such land or structures but not affecting generally the routing district in which it is located for the following reasons:

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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 "<u>CSAC</u>") 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) <u>Relief may be granted without nullifying or substantially derogating from the intent or</u> 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.

about:blank

Address: Tel. No. E-Mail Address:

617-946-4600 nzozula@mqmlip.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

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

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

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

Drill f

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 ewhed 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

JUby M. dl 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,

Jeff

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,

RC

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,

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 CLERN 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 #	•
Address: 18 pleasant	Stuet
□ 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 Downer, Detitioner, 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

ohn Joula



City of Cambridge

MASSACHUSETTS

2 Bds

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Rym Will (Print)	Date: $2/4/23$
Address: 18 pleasant ft.	a
Case No. BTA - 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 "<u>Petitioner</u>") with regard to the above-referenced Board of Zoning Appeal ("<u>BZA</u>") Case No. BZA-206365-2023 (the "<u>Project</u>") currently pending at 18 Pleasant Street, Cambridge (the "<u>Property</u>") 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 ("<u>CSAC</u>") regarding the Project, which is next scheduled to meet on March 1^{st} (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 - <u>dkane@cambridgema.gov</u> Mason Wells - Associate Zoning Planner, CDD - <u>mwells@cambridgema.gov</u>



CITY OF CAMBRIDGE Community Development Department

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

IRAM FAROOQ Assistant City Manager for Community Development

> SANDRA CLARKE Deputy Director Chief of Administration

KHALIL MOGASSABI Deputy Director Chief of Planning 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,

man Well

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	9				
L-1	LANDSCAPE PLAN	11/10/2022			
3-Architectu	ral				
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

LANDSCAPE ARCHITECT

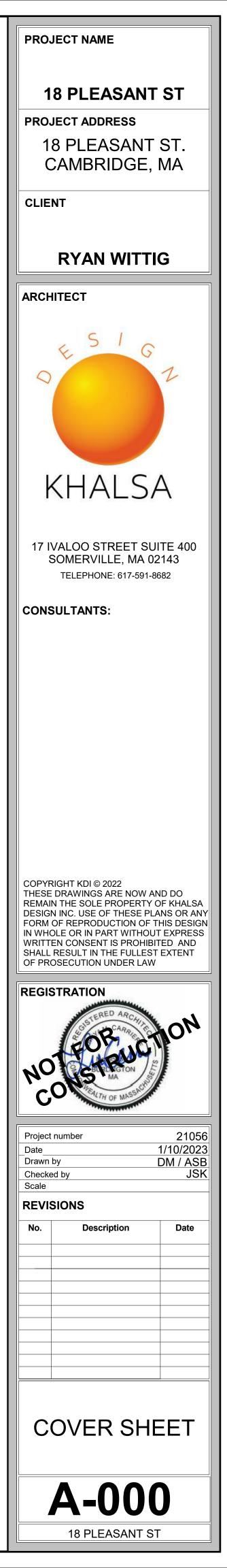
VERDANT ADDRESS: 318 HARVARD STREET, SUITE 25 BROOKLINE, MA 02446

OWNER RYAN WITTIG KIVARRA CAPITOL

ZBA SET 1/10/2023

CIVIL ENGINEER

SPRUHAN ENGINEERING, P.C. ADDRESS: 80 JEWETTT ST, SUITE 1 NEWTON, MA 02458



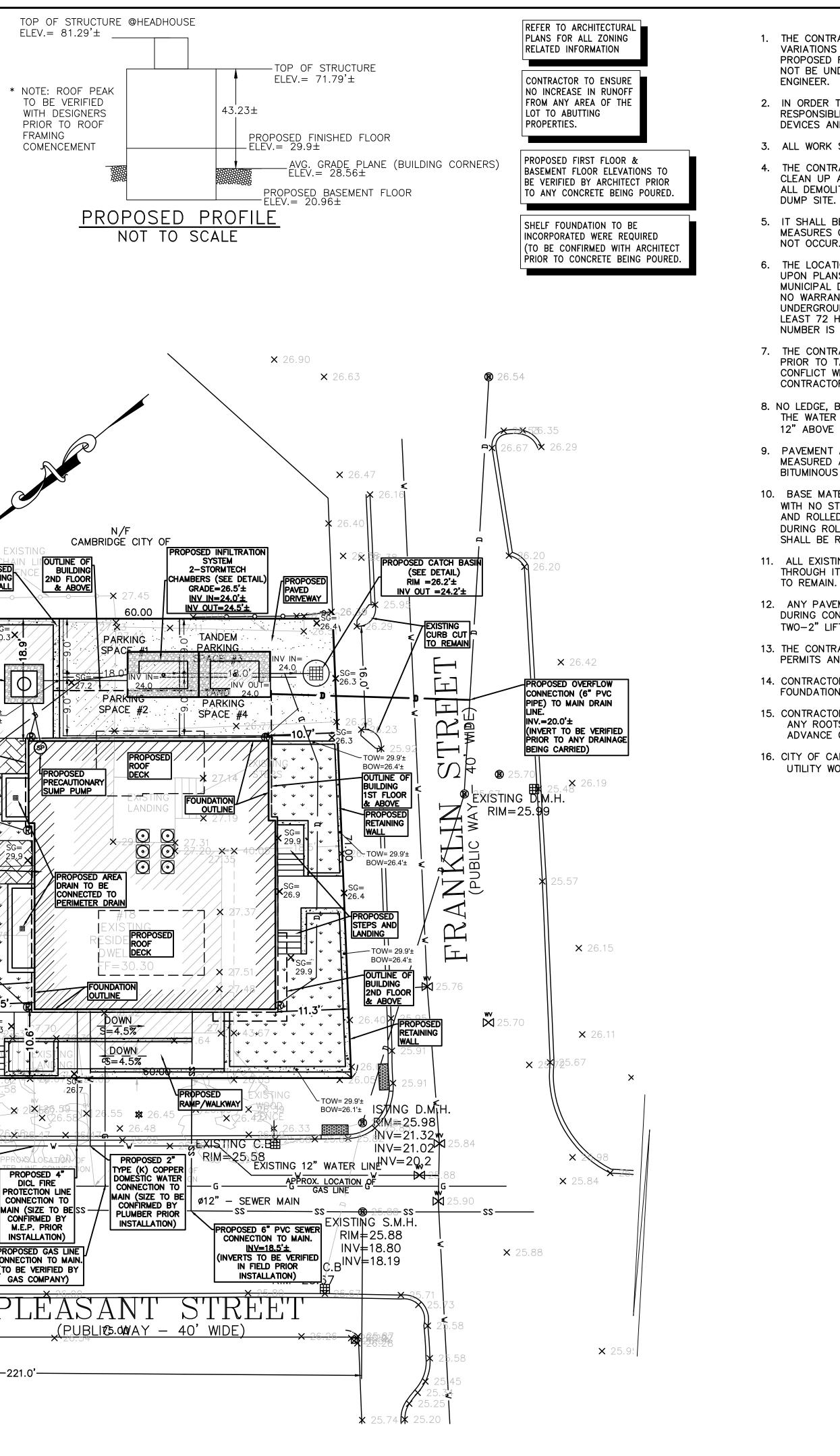
	LEGEND	NOTES:	
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S	SEWER MANHOLE		RENCE: BOOK 78244 PAGE 568
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\mathbb{N}	WATER VALVE		DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY
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)	- FENCE	EASEMENTS EX	
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⁹⁵ ×	SPOT GRADE		TS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. R ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
<u>D</u>	DRAIN MANHOLE	8. THE ELEVAT	TIONS SHOWN BASED ARE ON CITY OF CAMBRIDGE DATUM.
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STING BRICI	K AREA = 1,673.1 S.F.		
	OF = 1,538.9 S.F. VED DRIVEWAY = 787.1 S.F.		
POSED IMP	PERVIOUS (STEPS/LANDINGS/WALKWAYS/RET RMEABLE PAVERS (WALKWAY) = 252.0 S.F.		
POSED LAN	$\frac{1}{2} = \frac{1}{2} = \frac{1}$		3.11
	G IMPERVIOUS AREA = $4,257.0$ S.F.		× 28.13 × 28.14
	SED IMPERVIOUS AREA = $3,216.6$ S.F.		
AL DECREA	SE IN IMPERVIOUS AREA = 1,040.4 S.F.		
Calculations	s by: GP]	(105–56) L (4,257 S.F.± (M)) X 2
Date: 10/31			4,260 S.F.± (R)
STOP	MWATER MANAGEMENT CALCULATI	ONS	<u>TOW= 30.3'±</u> BOW=28.3'±
K7			
STOR	SYSTEM #1		PROPOSED 4'X4'
	Design Criteria:		8.26 DRYWELL INV IN=28.2 ±
	Design Criteria: Roof = 1,538.9 SF Paved driveway= 787.1 SF		8.26 DRYWELL INV IN=28.2± INV OUT=28.1'±
	Design Criteria: Roof = 1,538.9 SF		8.26 DRYWELL INV IN=28.2± INV OUT=28.1'± PROPOSED BIKE LOCKERS
	Design Criteria: Roof = 1,538.9 SF Paved driveway= 787.1 SF Total = 2,326.0 SF Design For 1 " Rainstorm		8.26 BRYWELL INV IN=28.2± INV OUT=28.1'± PROPOSED BIKE LOCKERS 28.14 N/F OUTLINE OF BUILDING
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CAI S Total Volu Storage Ca Total Stora Since Total CF/D) The KFLOW PR T BE INST BASEMEN ALL TREE E PIT/ROO ADVANCE C RALL TREE F PIT/ROO F PIT/F F F F F F F F F F F F F F F F F F F	Design Criteria: Roof = 1,538.9 SF Paved driveway= 787.1 SF Total = 2,326.0 SF Design For 1" Rainstom Storage Volume Required: $V_R = (1"/12) (2,326.0 SF) = 193.8 CF$ PACITY OF PROPOSED STORM TECH SYSTEN torage Capacity of single Storm Tech UNIT = 49 CF Void Ratio = 0.3 ture= (7'x 11' x 4' depth (2.5ft for Storm Tech unit) x 2 UNIT) = 0 Capacity for 2 UNIT = 98 CF units = total Store = (Total Volume – Capacity of x Void Ratio = (616 – 98) x 0.3 = 155.4 CF age Provided = Capacity in Crushed Stone + Total Cap Units = 155.4 CF + 98 CF = 253.4 CF Storage Provided (253.4 CF) > Total Storage Require refore, utilize 2-Storm-Tech Chamber with 1 ft. of C Stone Beneath to Contain 1" Storm Event EVENTERS ALLED IN ALL AND OPEN IT PROTECTION OF ANY SITE N OF ALL STEM (PIPE LOCATION ELEVATIONS) MUST BY CONTRACTOR RAINAGE WORK IS UP AND UNIT	M 616 CF of Units) pacity in ed (193.8	8.26 Brower Bro
CAI S Total Volu Storage Ca Total Stora Since Total CF/D) The FLOW PRI T BE INST BASEMEN ALL TREE PIT/ROO DVANCE C K. BUILT PLA INAGE SYS PONENTS INVERT E PROVIDED ER ALL DR PROVIDED ER ALL DR PROVIDED ER ALL DR	Design Criteria: Roof = 1,538.9 SF Paved driveway= 787.1 SF Total = 2,326.0 SF Design For 1" Rainstom Storage Volume Required: $V_R = (1"/12) (2,326.0 SF) = 193.8 CF$ PACITY OF PROPOSED STORM TECH SYSTEN torage Capacity of single Storm Tech UNIT = 49 CF Void Ratio = 0.3 ture= (7'x 11' x 4' depth (2.5ft for Storm Tech unit) x 2 UNIT) = 0 Capacity for 2 UNIT = 98 CF units = total Store = (Total Volume – Capacity of x Void Ratio = (616 – 98) x 0.3 = 155.4 CF age Provided = Capacity in Crushed Stone + Total Cap Units = 155.4 CF + 98 CF = 253.4 CF Storage Provided (253.4 CF) > Total Storage Require refore, utilize 2-Storm-Tech Chamber with 1 ft. of C Stone Beneath to Contain 1" Storm Event EVENTERS ALLED IN ALL AND OPEN IT PROTECTION OF ANY SITE N OF ALL STEM (PIPE LOCATION ELEVATIONS) MUST BY CONTRACTOR RAINAGE WORK IS UP AND UNIT	M 616 CF of Units) pacity in ed (193.8	8.26 W DIVERSE W OUT-28.11 PROPOSED UDUNE OF BUILDING 28.01 INC PROPOSED 4-STORY 28.01 INC PROPOSED 4-STORY 10.0F, =29.91 10.0F, =20.96'1 10.0F, =20.97'1 10.0F, =20
CAI S Total Volu Storage Ca Total Stora Since Total CF/D) The BASEMEN SE INST BASEMEN ALL TREE PIT/ROO DVANCE C C ALL TREE PIT/ROO DVANCE C C SUILT PLA NAGE SYS PONENTS INVERT E PROVIDED R ALL DR PLETED. ER BACKU (FLOW PR	Design Criteria: Roof = 1,538.9 SF Paved driveway= 787.1 SF Total = 2,326.0 SF Design For 1" Rainstom Storage Volume Required: $V_R = (1"/12) (2,326.0 SF) = 193.8 CF$ PACITY OF PROPOSED STORM TECH SYSTEN torage Capacity of single Storm Tech UNIT = 49 CF Void Ratio = 0.3 ture= (7'x 11' x 4' depth (2.5ft for Storm Tech unit) x 2 UNIT) = 0 Capacity for 2 UNIT = 98 CF units = total Store = (Total Volume – Capacity of x Void Ratio = (616 – 98) x 0.3 = 155.4 CF age Provided = Capacity in Crushed Stone + Total Cap Units = 155.4 CF + 98 CF = 253.4 CF Storage Provided (253.4 CF) > Total Storage Require refore, utilize 2-Storm-Tech Chamber with 1 ft. of C Stone Beneath to Contain 1" Storm Event EVENTERS ALLED IN ALL AND OPEN IT PROTECTION OF ANY SITE N OF ALL STEM (PIPE LOCATION ELEVATIONS) MUST BY CONTRACTOR RAINAGE WORK IS UP AND UNIT	M 616 CF of Units) pacity in ed (193.8	8.26 BY ANDER STATES BY OUTLAGE OF STATES BY OUTLAGE OF STATES BY OUTLAGE OF STATES BY OUTLAGE OF STATES BY ADDRE BY ADD
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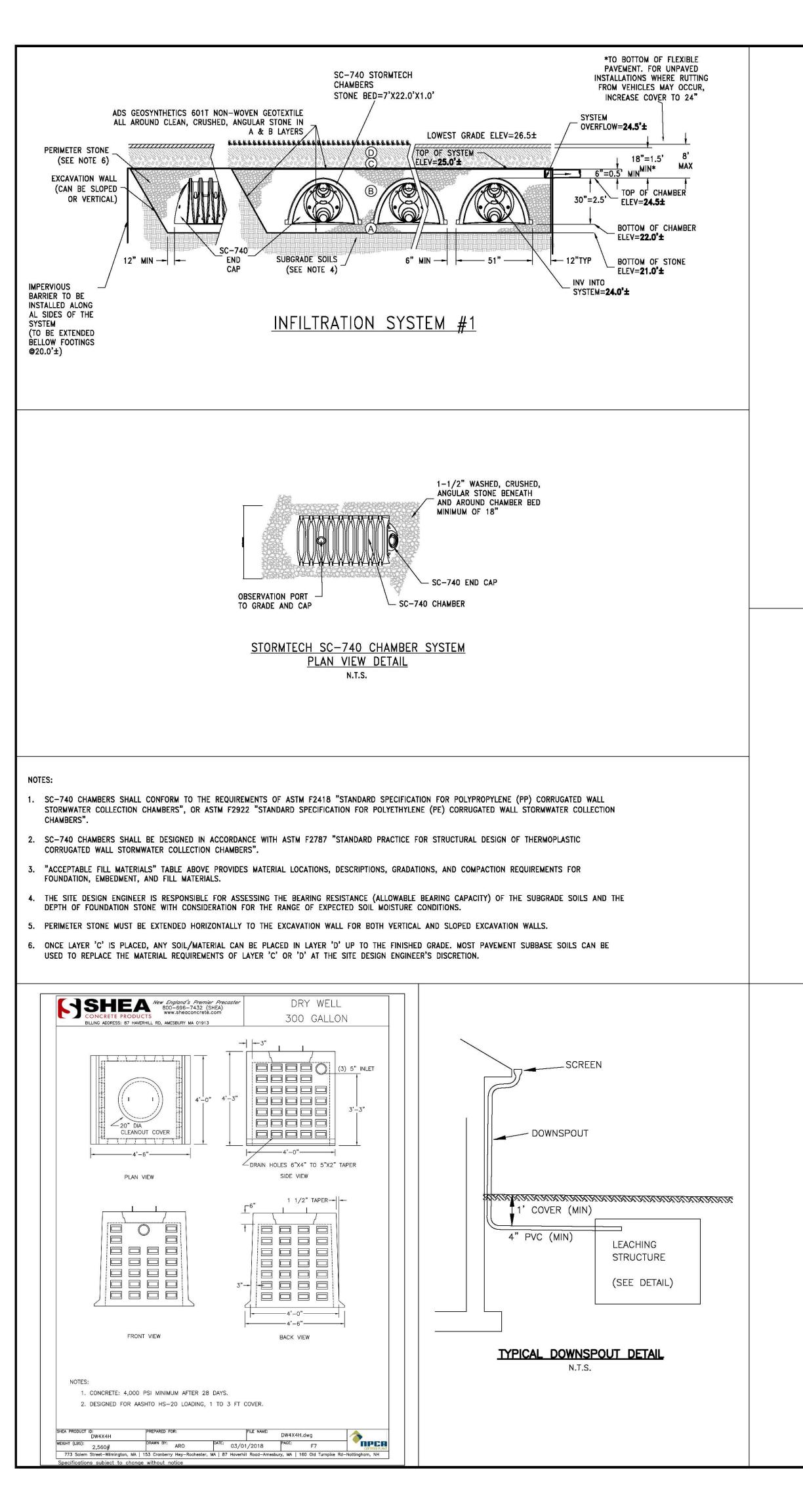
75 70

GRAPHIC SCALE

(IN FEET) 1 inch = 10 ft.

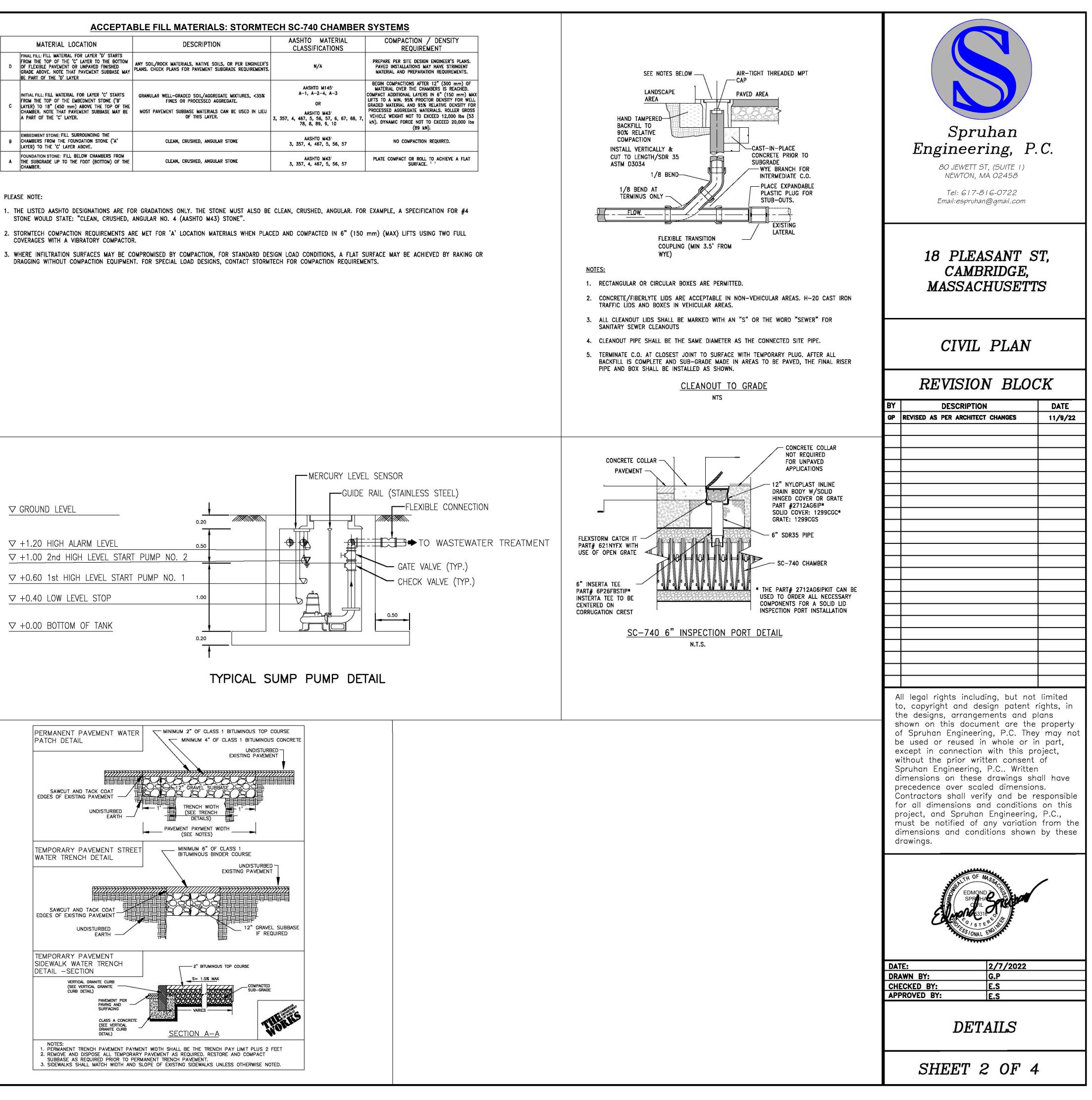


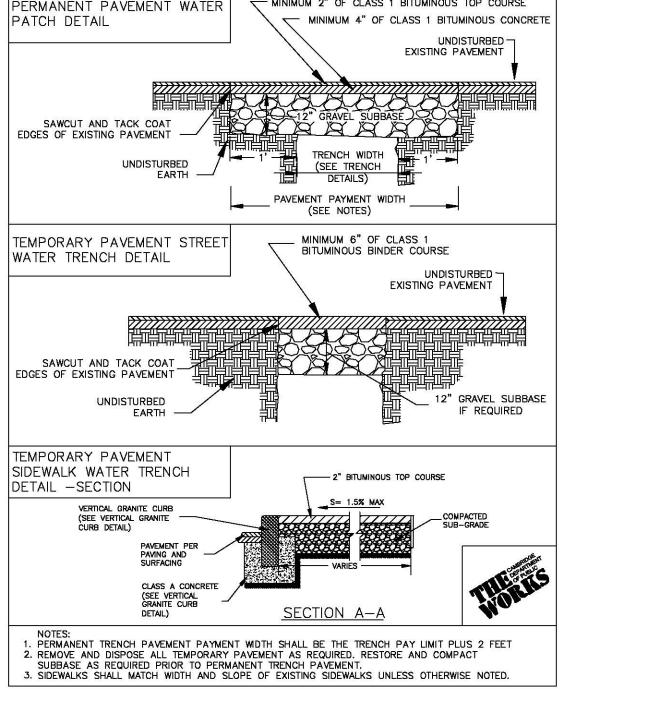
GENERAL NOTES TRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT NS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY D REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE	
R TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS IBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.	
K SHALL CONFORM TO CITY OF CAMBRIDGE GENERAL CONSTRUCTION STANDARDS.	
TRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO P AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. OLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL TE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.	Spruhan Engineering, P.C.
BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL S ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES UR.	80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 Tel: 617-816-0722
ATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED ANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR AL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. ANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL OUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT 2 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE IS 1-800-322-4844.	
TRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE TOR CONTINUING.	18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS
, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF ER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST /E THE PIPES.	
IT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS D AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I US CONCRETE PAVEMENT, TYPE I-1.	CIVIL PLAN
ATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED LED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER E REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.	REVISION BLOCK
STING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE I ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT IN.	BY DESCRIPTION DATE GP REVISED AS PER ARCHITECT CHANGES 11/9/22
VEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF LIFTS OF BINDER BELOW A 2" TOP COURSE OF ASPHALT "SEE DETAIL".	
TRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION AND SIDEWALK CROSSING PERMIT WITH THE CITY OF CAMBRIDGE DPW.	
TOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING	
ION DURING FINAL GRADING. TOR MUST AIR SPADE FOR ROOTS PRIOR TO EXCAVATION AND TUNNEL BENEATH OTS TO INSTALL NEW DRAIN AND SEWER. CONTACT AND SCHEDULE DPW IN E OF AIR SPADING.	
CAMBRIDGE DPW EXCAVATION PERMIT IS REQUIRED IN ADVANCE OF ALL ON SITE WORK AND UTILITY WORK IN CITY'S RIGHT OF WAY.	
	All leggl rights including but not limited
	All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.
	EDMOND P SPRIHA CV/IL CV
	DATE:2/7/2022DRAWN BY:G.PCHECKED BY:E.SAPPROVED BY:E.S
	CIVIL PLAN
	SHEET 1 OF 4



	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2-4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) M/ LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WEL GRADED MATERIAL AND 95% RELATIVE DENSITY FO PROCESSED AGGREGATE MATERIALS. ROLLER GROS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 2 3

STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".





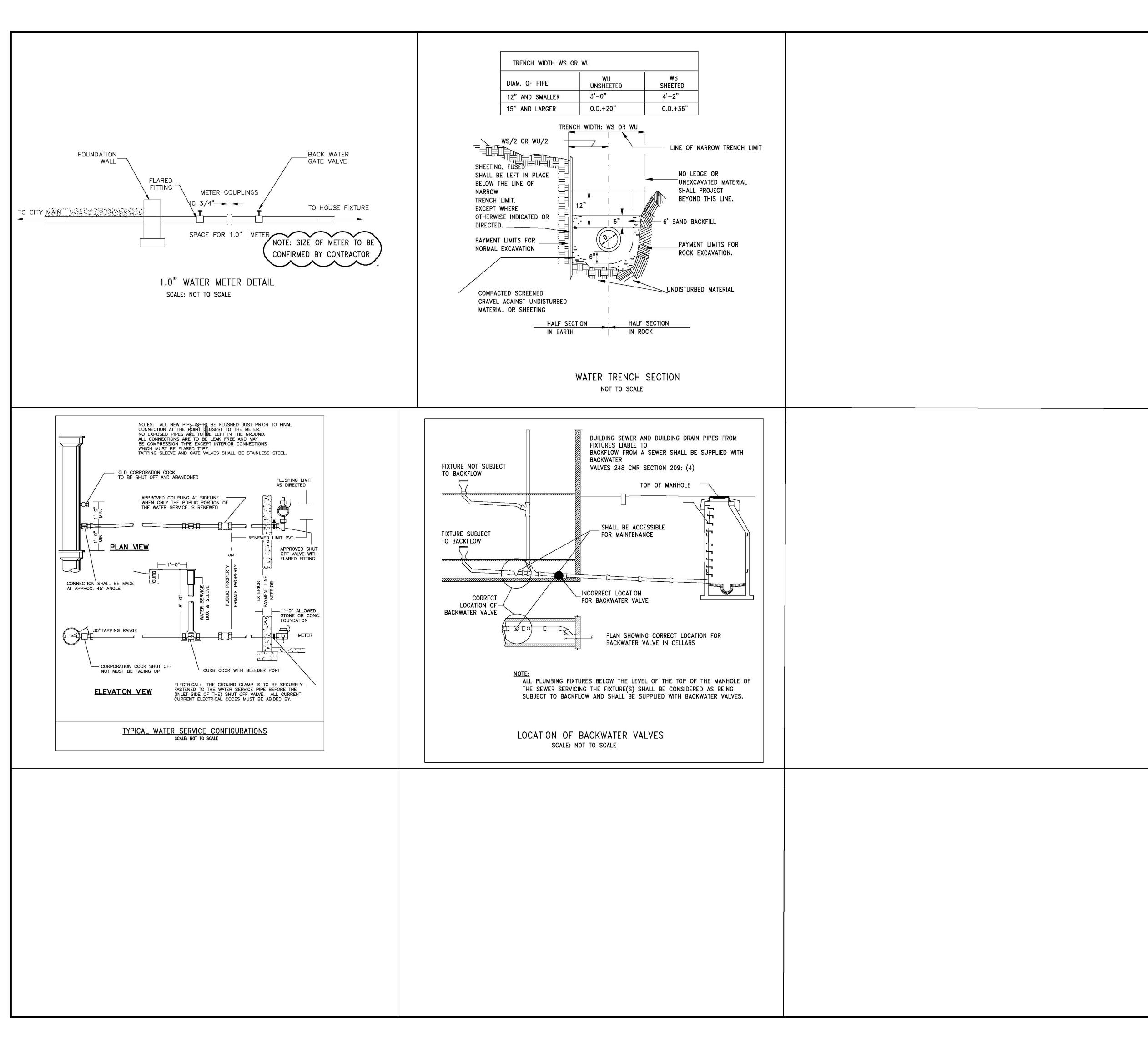


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	BY	DESCR REVISED AS PER AR	RIPTION		DATE 11/9/22
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EROSION CONTROL NOTES

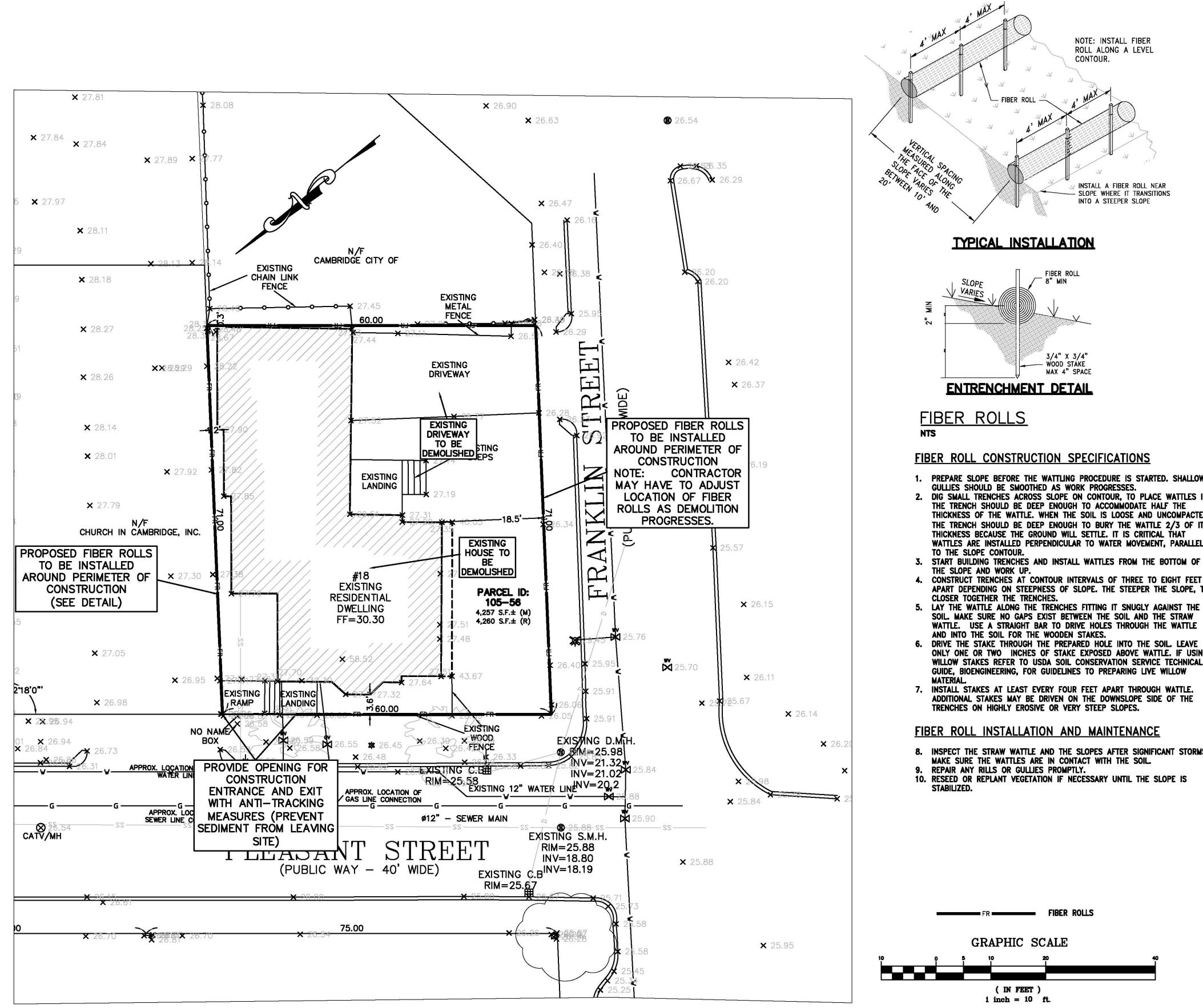
- 1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- 4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS. FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- 6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- 9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- 11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW

- 2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL
- 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF
- APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE
- SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE
- 6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW
- 7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE

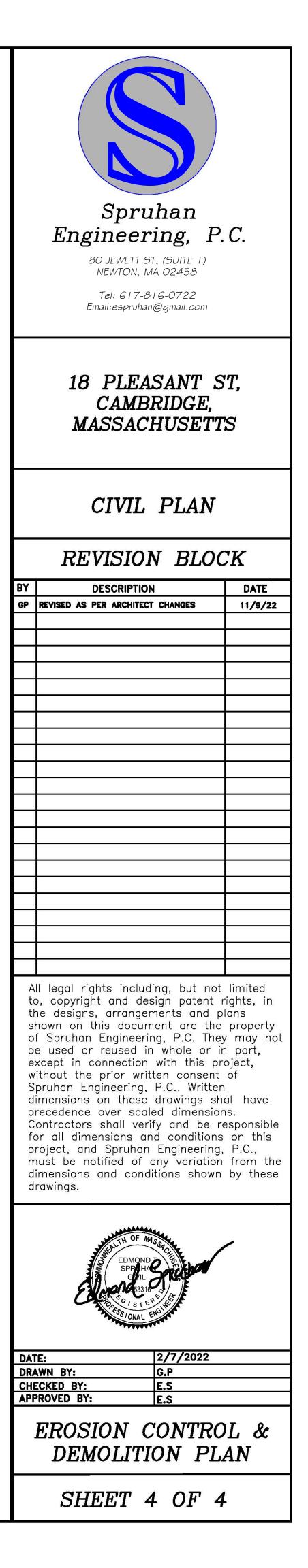
8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS.

10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS

WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



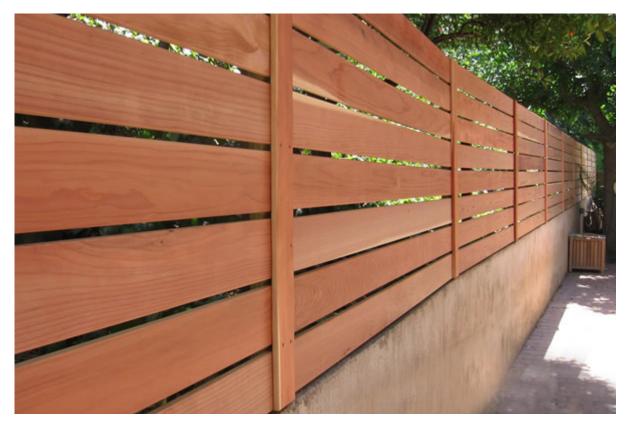
PROBABLE PLANT LIST | 18 PLEASANT STREET

Decid	duous Tree	es:	
CC	1	Carpinus caroliniana	Musclewood
LSS	1	Liquidambar styraciflua 'Slender Silhouette'	Fastigiate Swee
Shruk	os/Vines:		
CA	5	Clethra alnifolia	Summersweet
IG	4	llex glabra 'Densa'	Inkberry
LB	1	Lonicera brownii 'Dropmore Scarlet'	Honeysuckle Vi
RA	7	Rhus aromatica 'Low Gro'	Fragrant Suma
VD	1	Viburnum dentatum	Arrowwood Vib
Peren	nial Blend	d Planting	
ср	103	Carex pensylvanica	Pennsylvania Se
hm	4	Hakonechloa macra 'All-Gold'	Japanese Fores

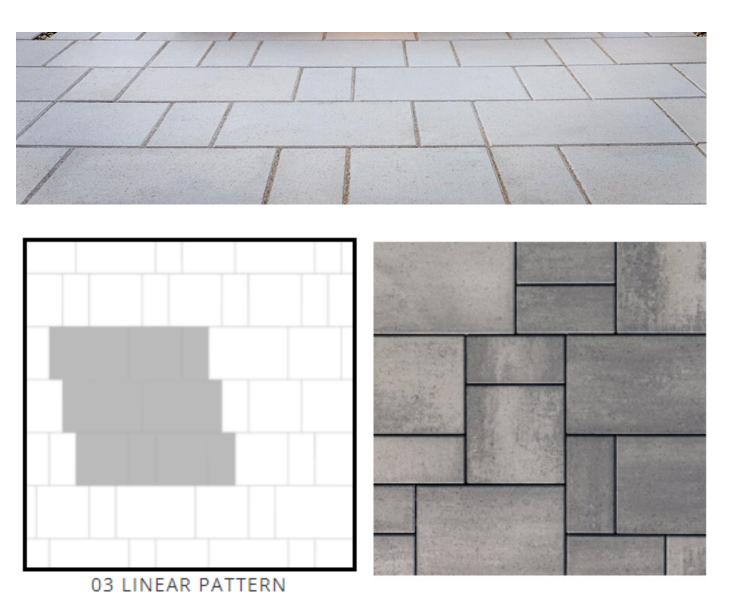
18 Pleasant Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees
Elm #1 at Sidewalk		9	
Elm #2 at Sidewalk		7	
(1) Carpinus @ 2.5" cal.			2.5
(1) Sweetgum @ 2.5" cal.			2.5
Norway Maple Off Property	10		
Total Inches	10	16	21.0



Visitor Bike Parking

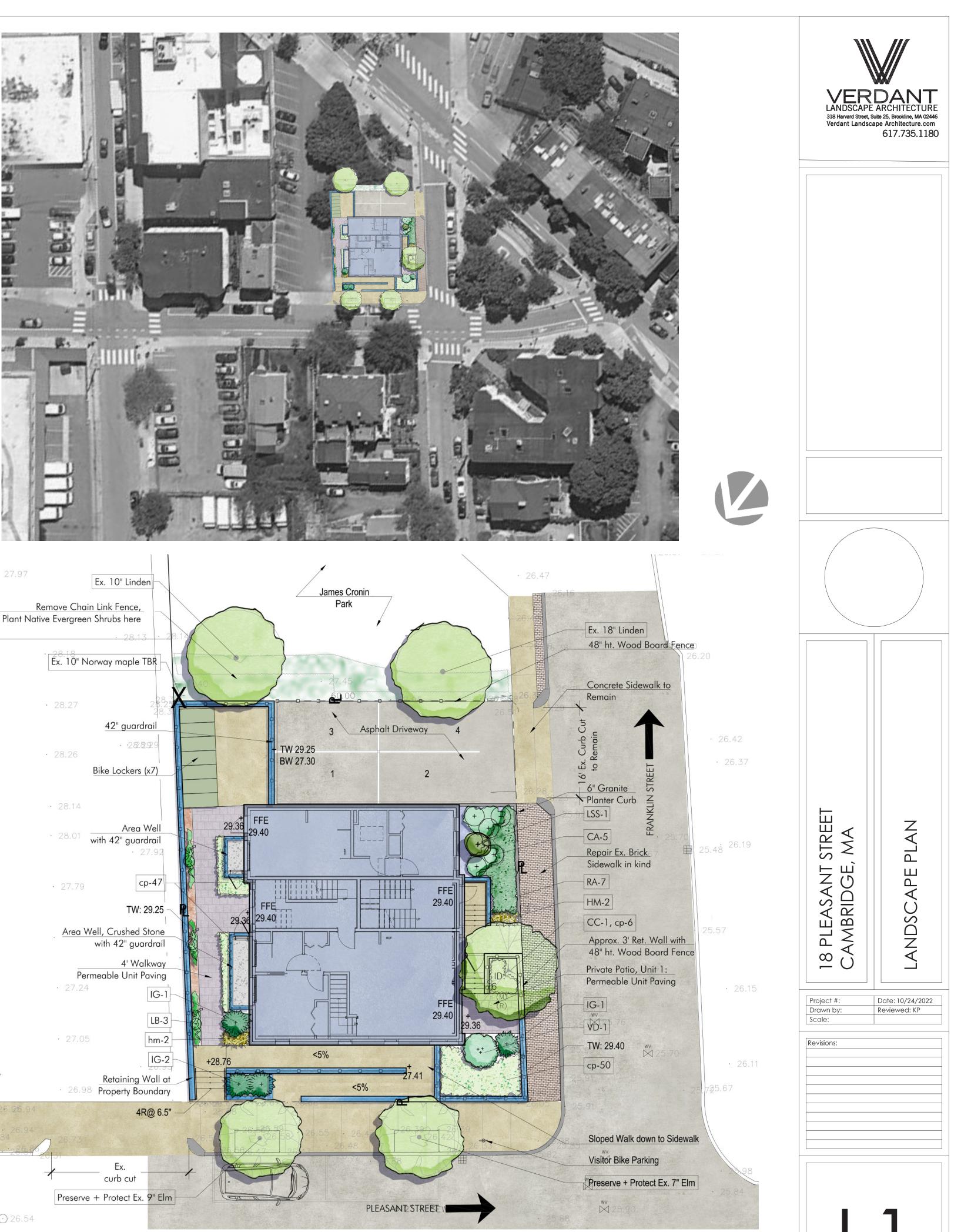


42" ht. Gaurdrail @ Top of walls, 48" ht. @ Southern PL



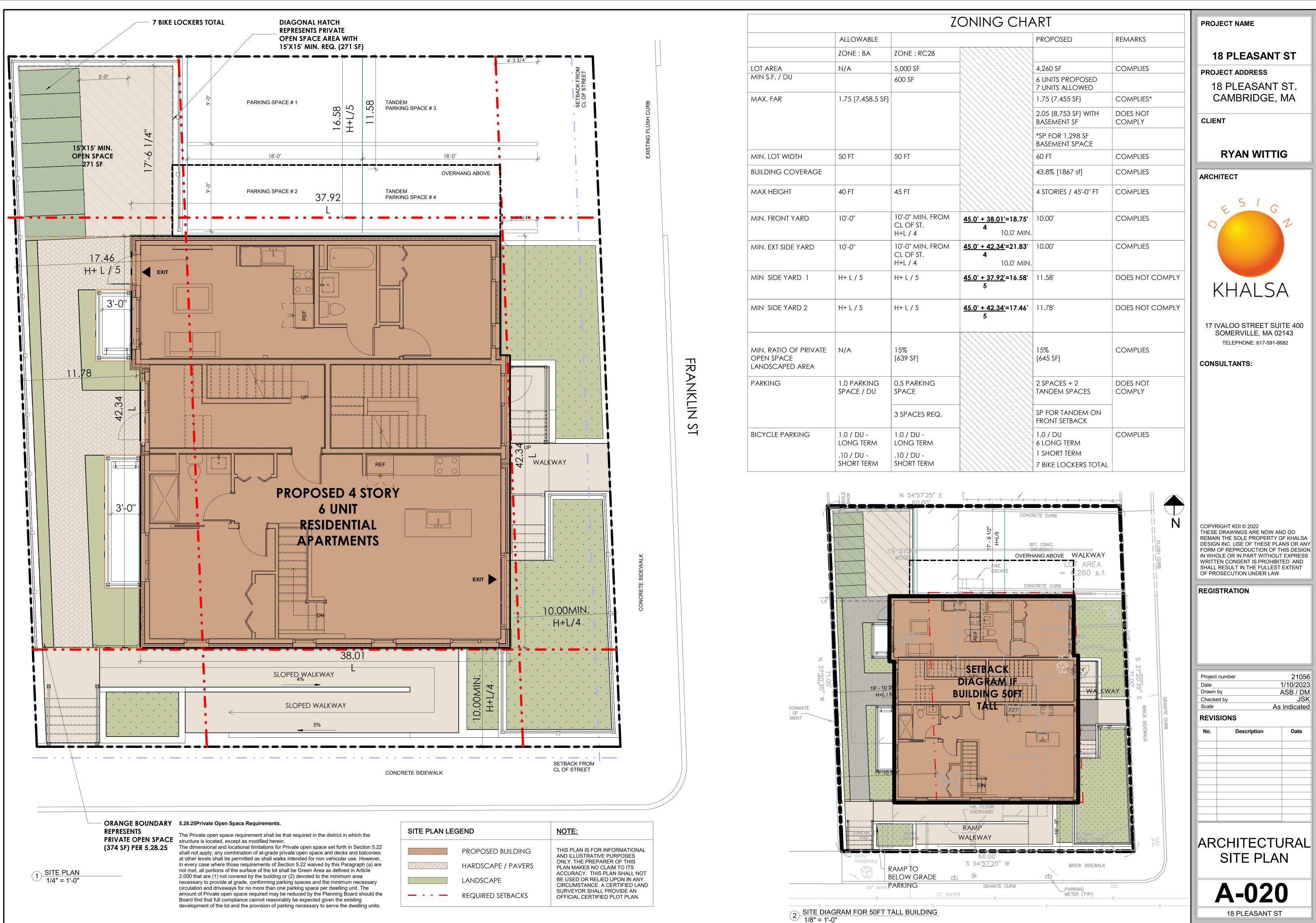
Blu 60 Smooth Techo-block Permeable Pavers at Patio, and 4' Walkway Color Shale Grey

vood	2-2.5'
te Sweetgum	2-2.5'
rsweet uckle Vine t Sumac ood Viburnum	5 gal. 24-3C 5 gal. 3 gal. 5 gal.
vania Sedge	1 qt.
se Forest Gras	1 gal.

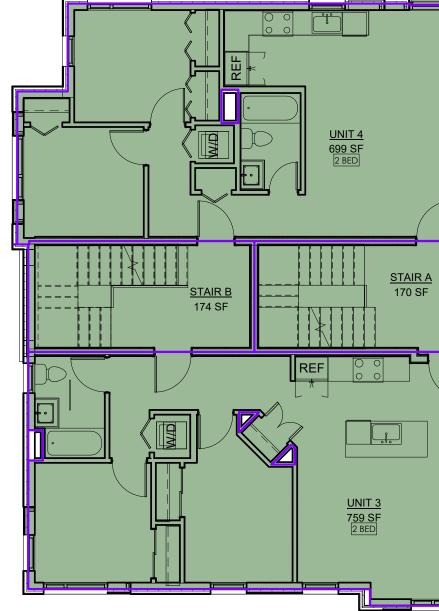




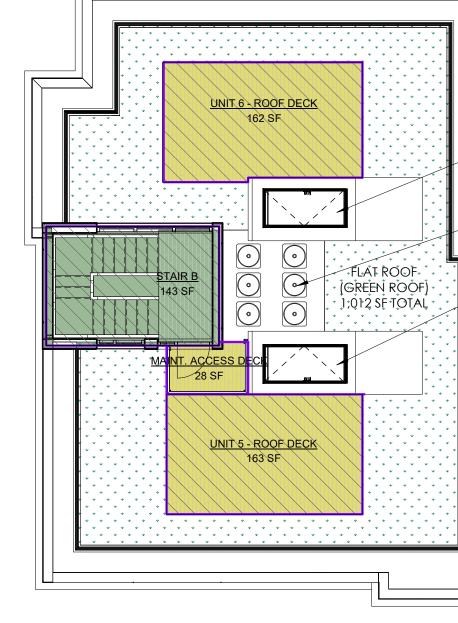
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2 2-SECOND FLOOR 1/8" = 1'-0"



7 <u>5-TOP OF ROOF</u> 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	
	1782 SF	
TOP OF ROOF	1702 31	
STAIR B	143 SF	

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

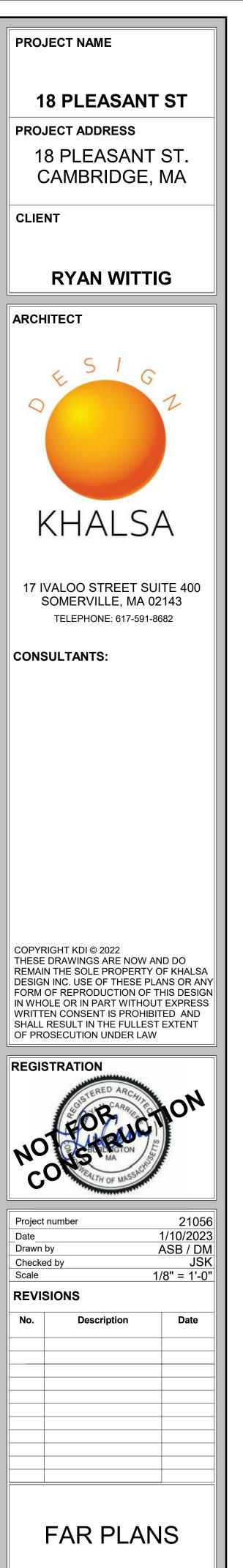
UNIT TYPE RATIO			
Comments	Count		
1 BED	1		
	T		
2 BED	2		
	1		
3 BED	2		
3 BED + STUDY	1		
	6		

UNIT AREAS			
Name	Area	Comments	
UNIT 1	746 SF	3 BED	
UNIT 1 -	1129 SF		
BASEMENT			
	170.05	1.555	
UNIT 2	478 SF	1 BED	
UNIT 3	759 SF	2 BED	
[1	1	
UNIT 4	699 SF	2 BED	
UNIT 5	1741 SF	3 BED + STUDY	
UNIT 6	1393 SF	3 BED	
	6946 SF		

ROOF HATCH ACCESS

AC CONDENSERS, 6 TOTAL

- ROOF HATCH ACCESS



A-021

18 PLEASANT ST

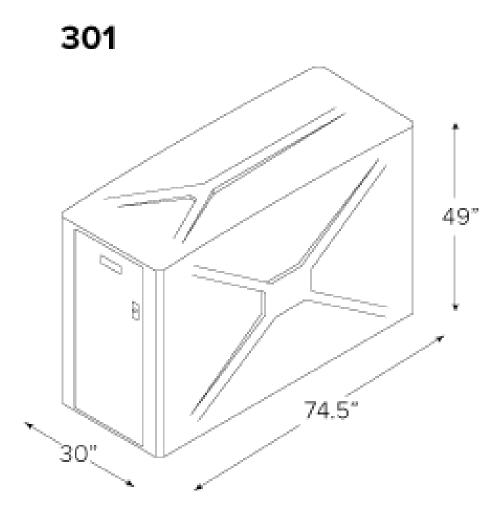
DERO BIKE LOCKER 301 SERIES OR SIMILAR

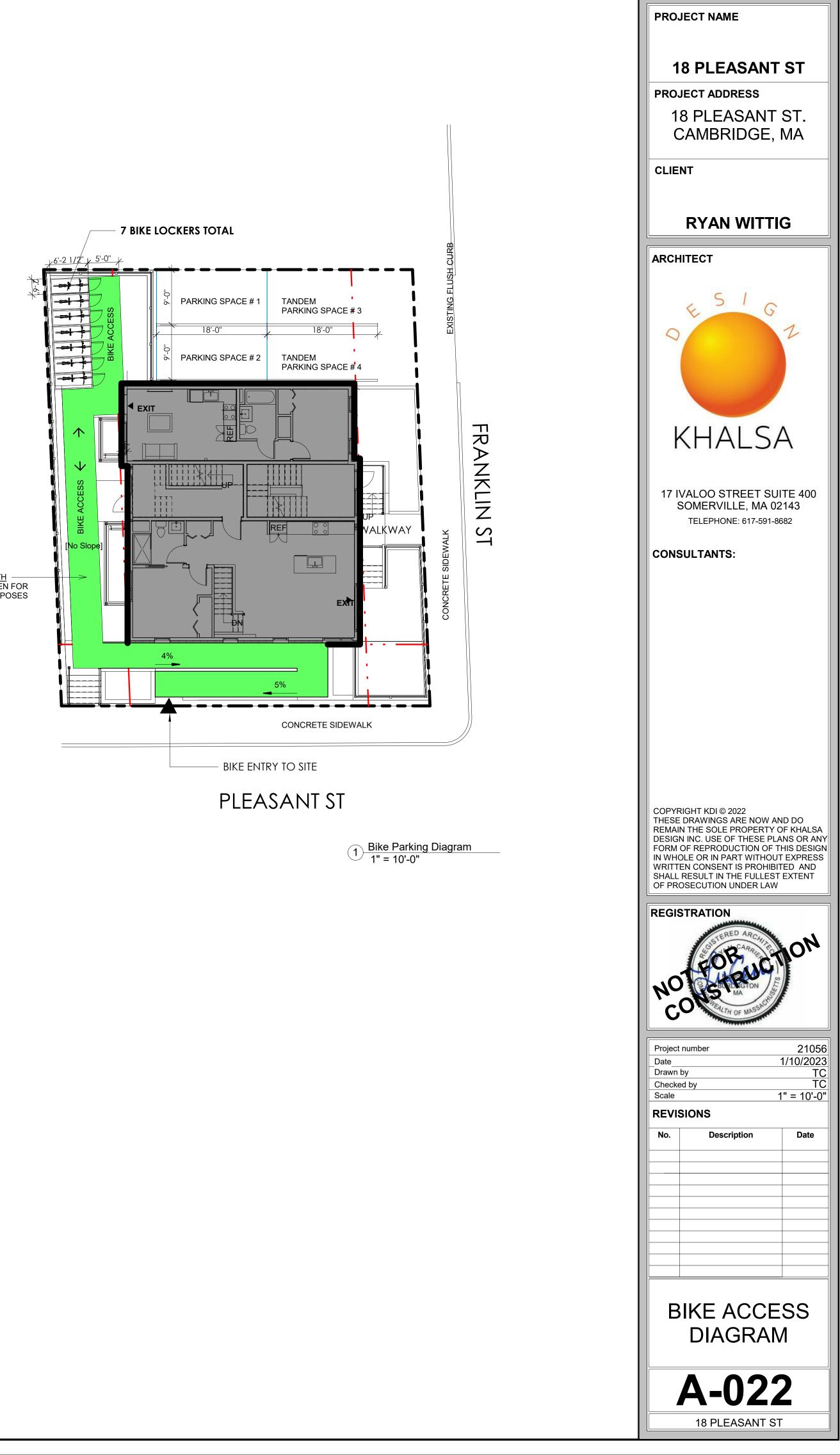
- Long life in all weather conditions
- Finish Resistant to Scratches, UV Damage, Graffiti, will never need painting
- One piece with no external or internal frame no assembly required

- Standard pop out T-handle lock (3 keys) recessed in door face

Manufactured with molded fiberglass reinforced plastic composite

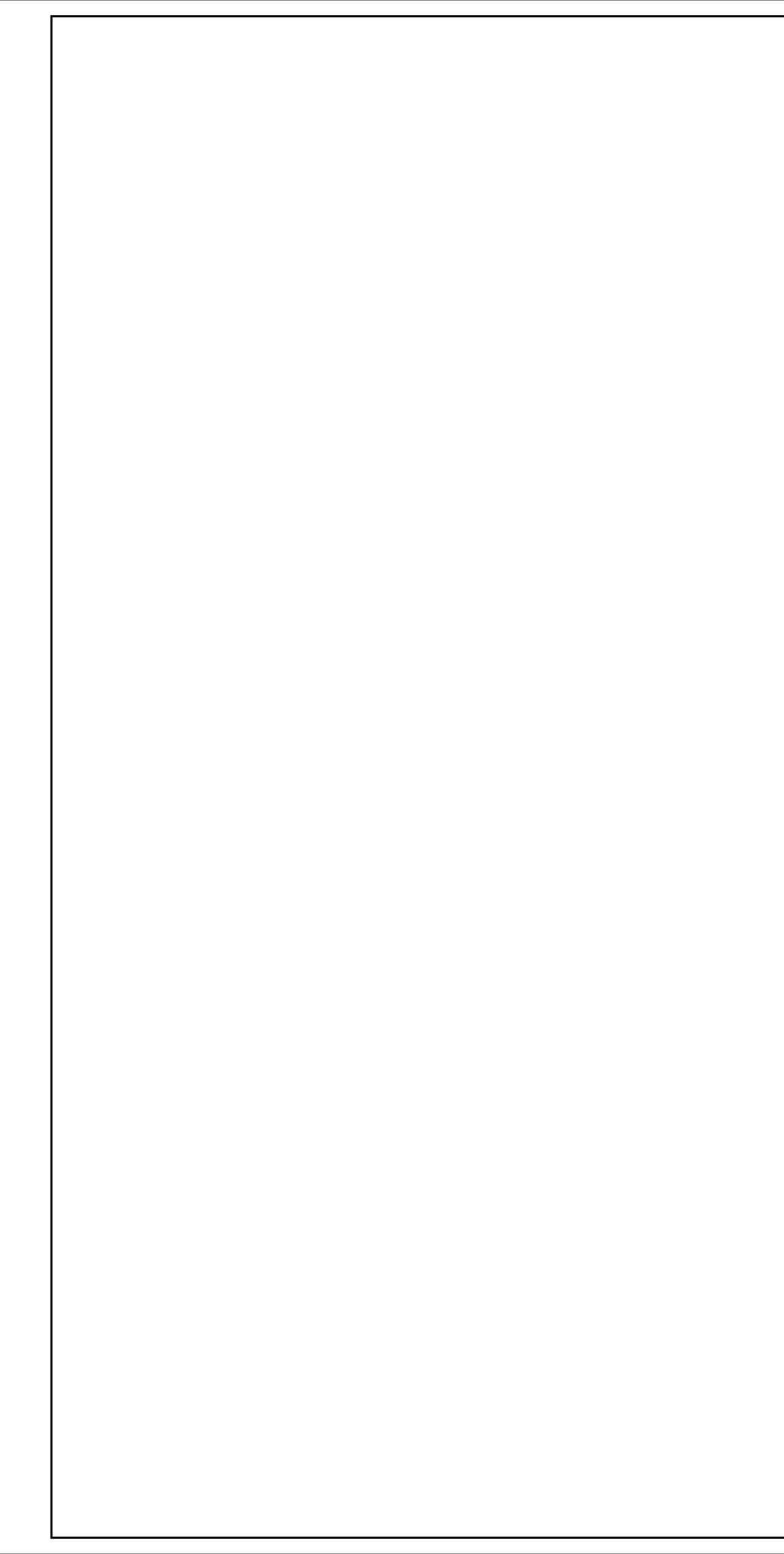
- 2 standard colors available tan or medium gray
- No Common Walls lockers are easily relocated
- Features zinc, chome, aluminum, and stainless steel parts handle, locking, hinges, vents and door number plates
- Internal locking bar or padlock handle available
- Can be stacked with add-on adapter

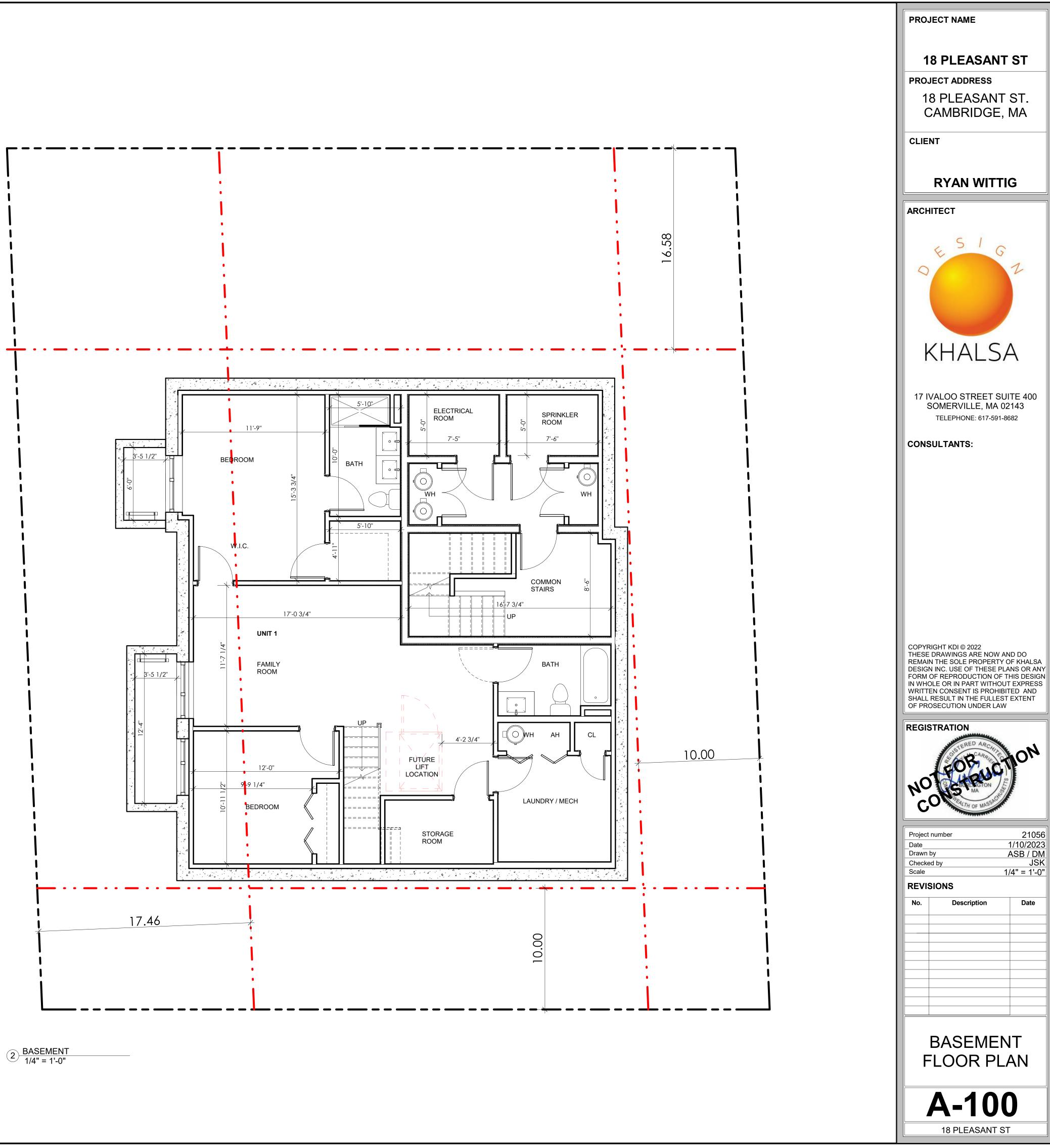


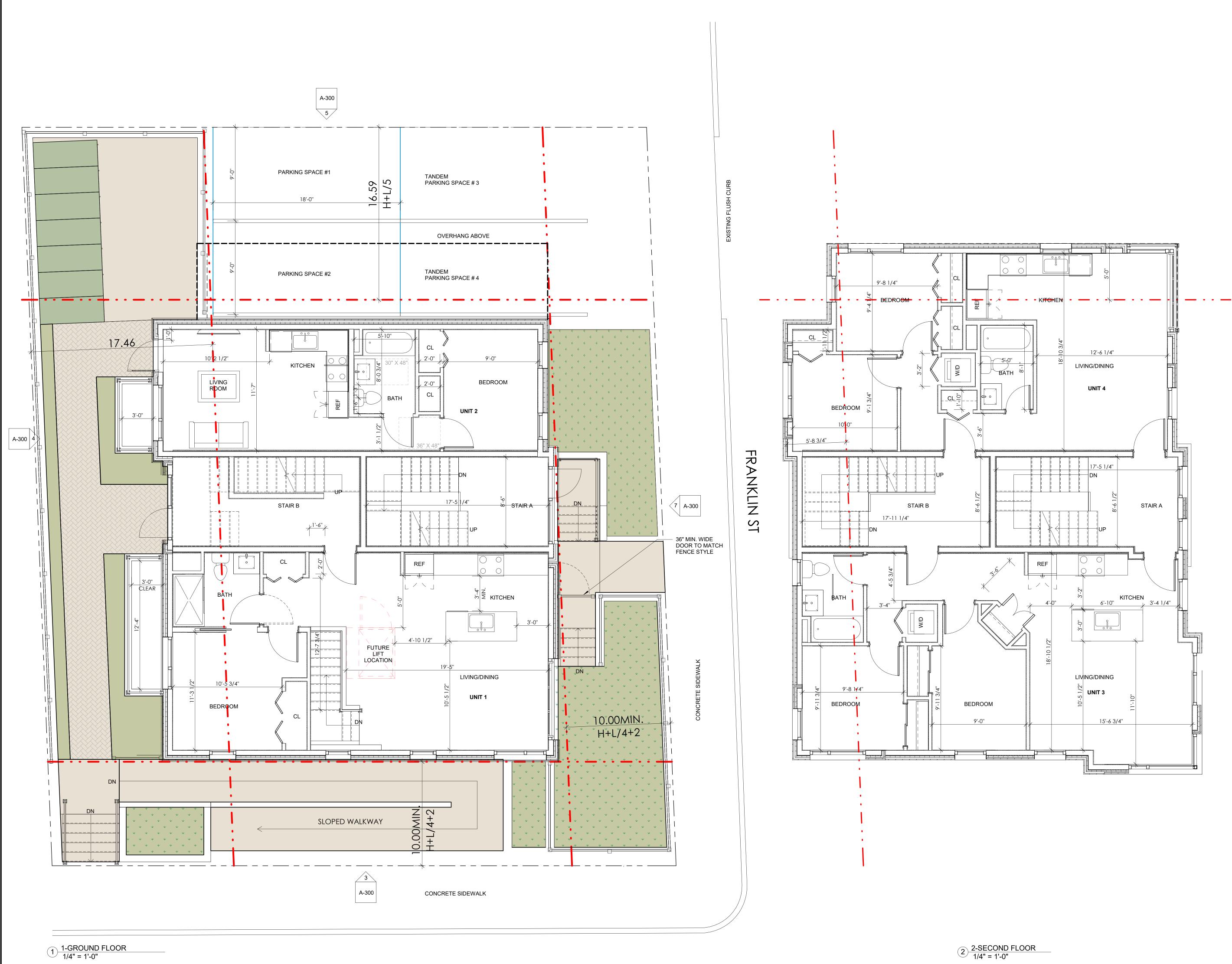


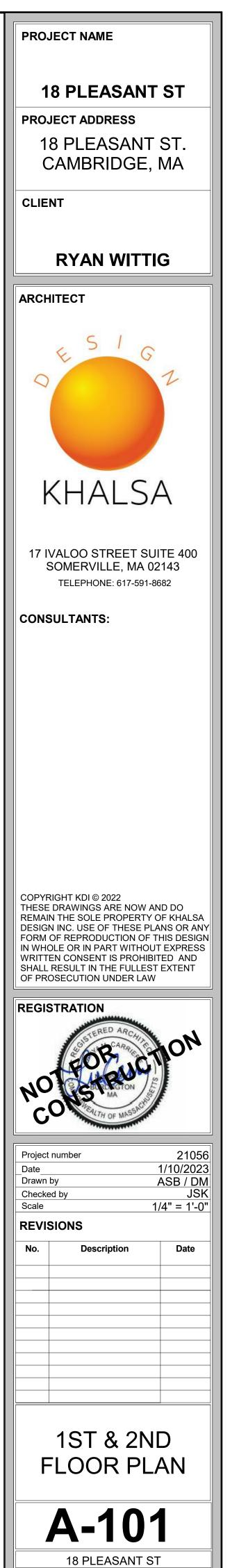


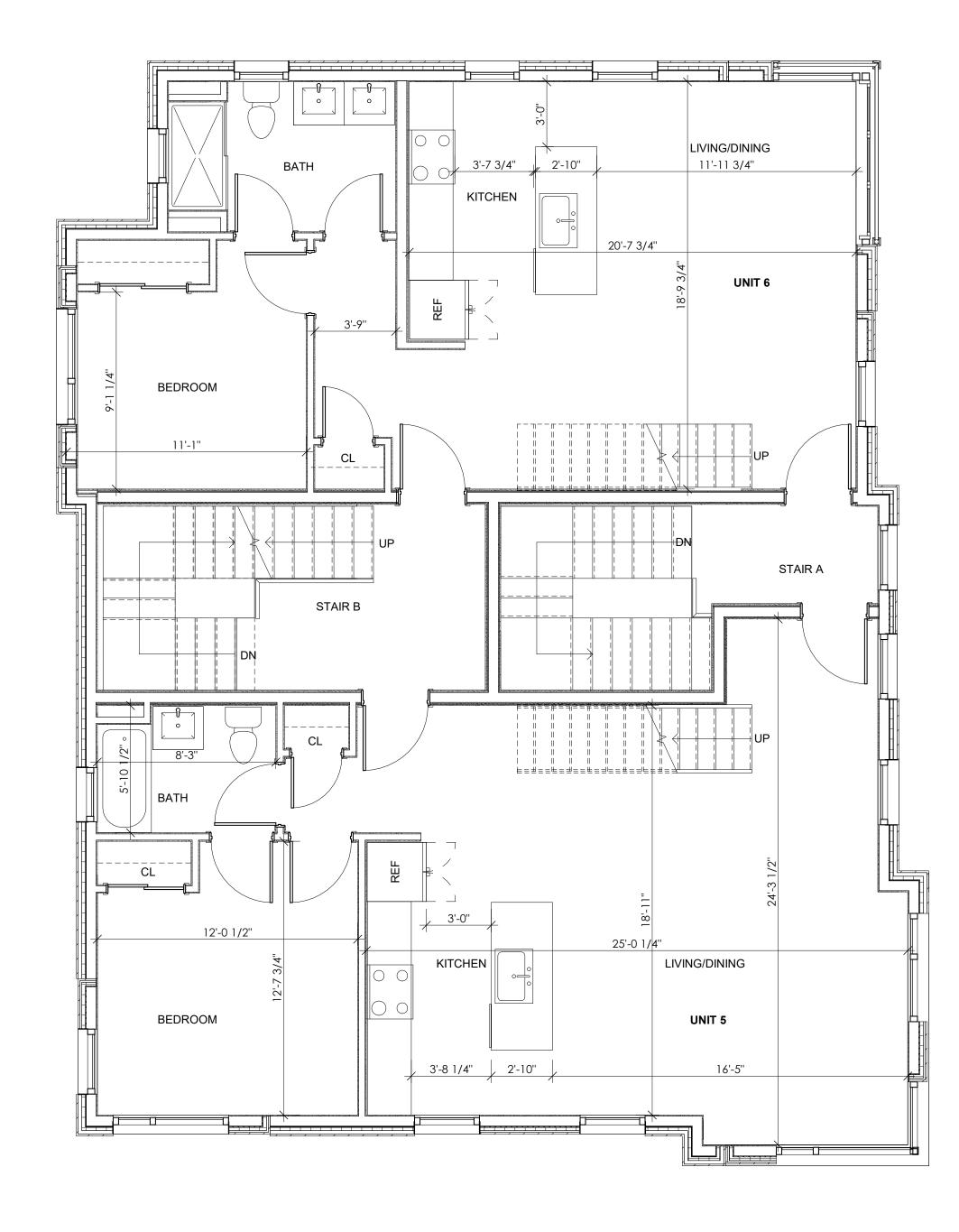




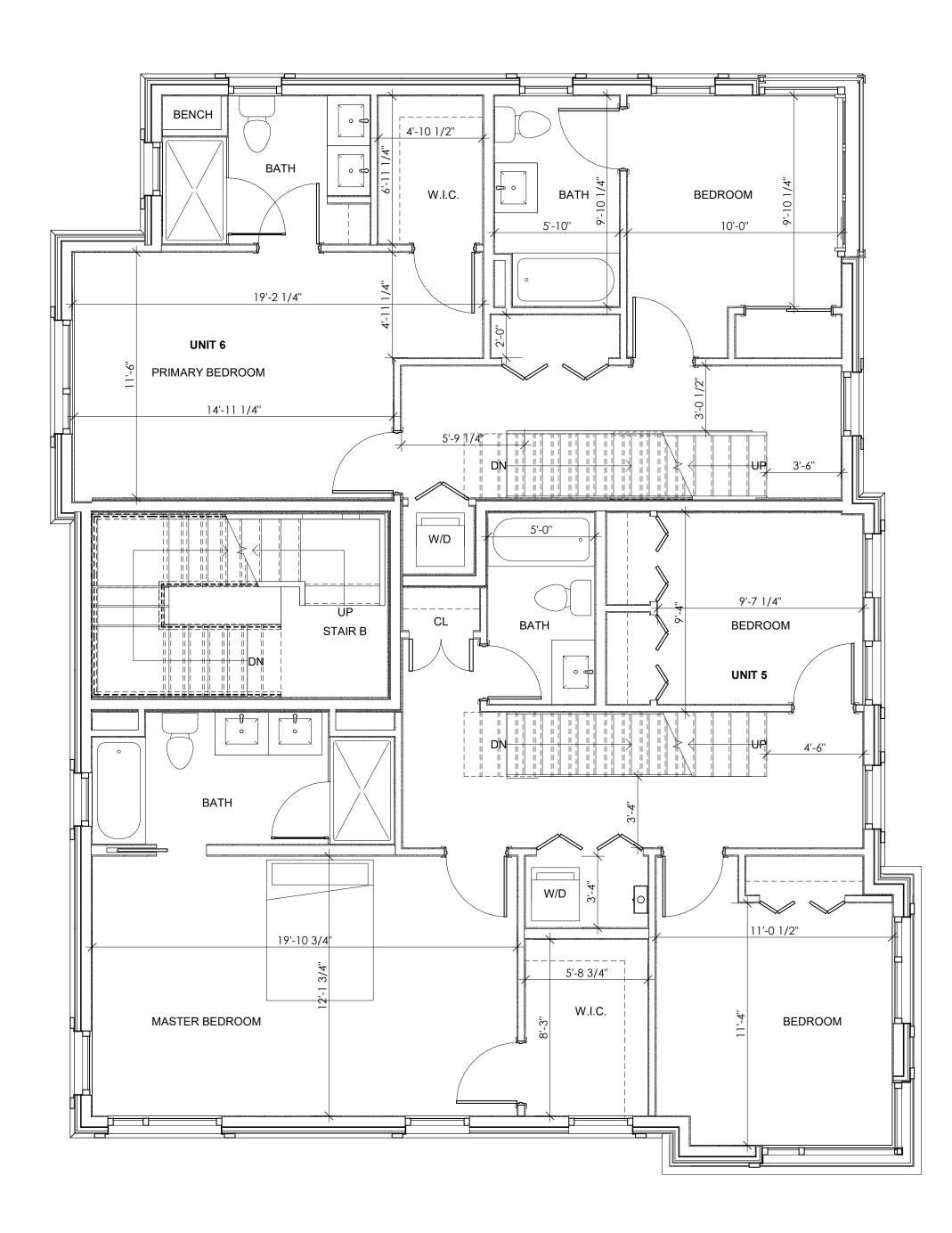






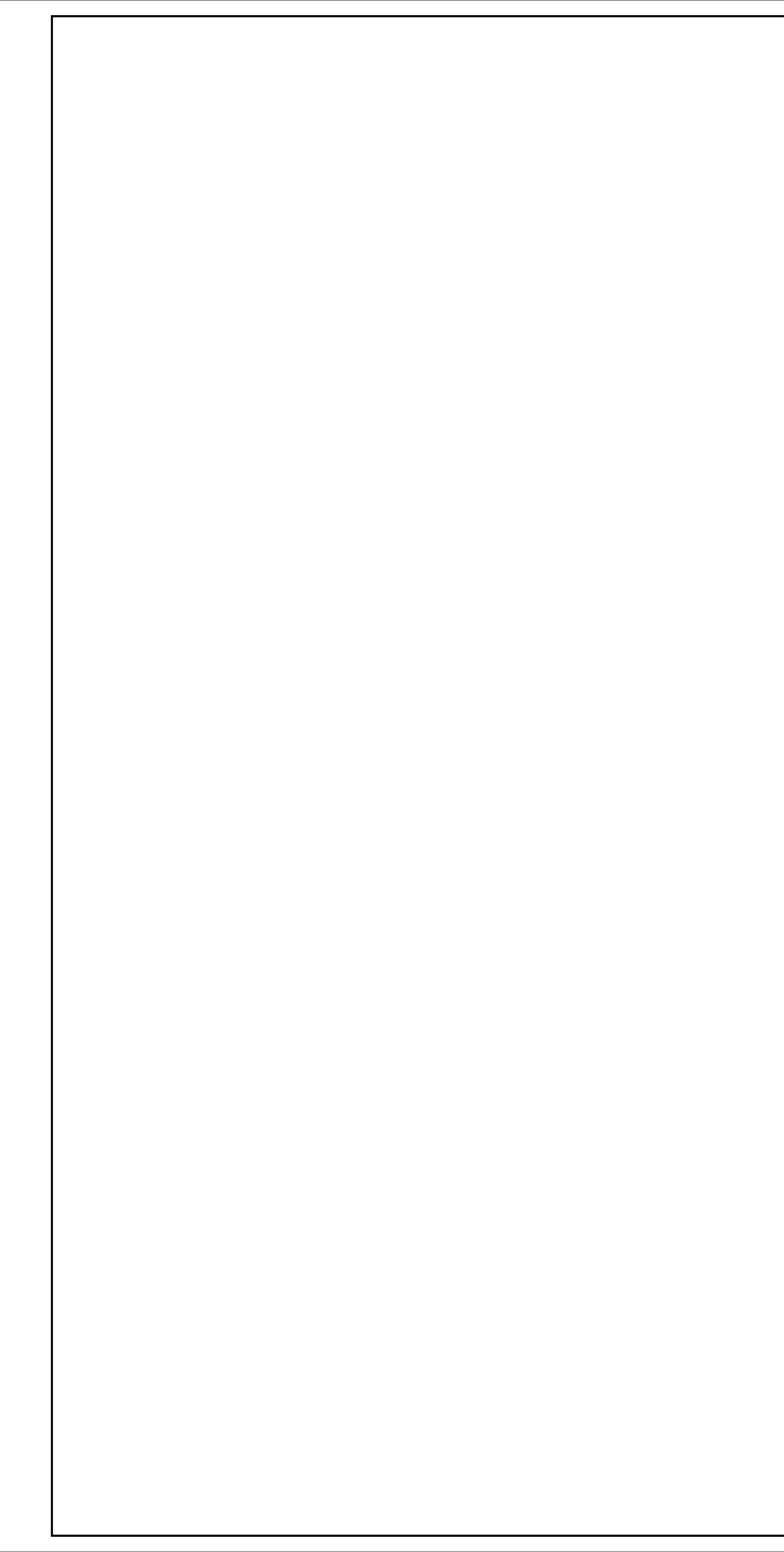


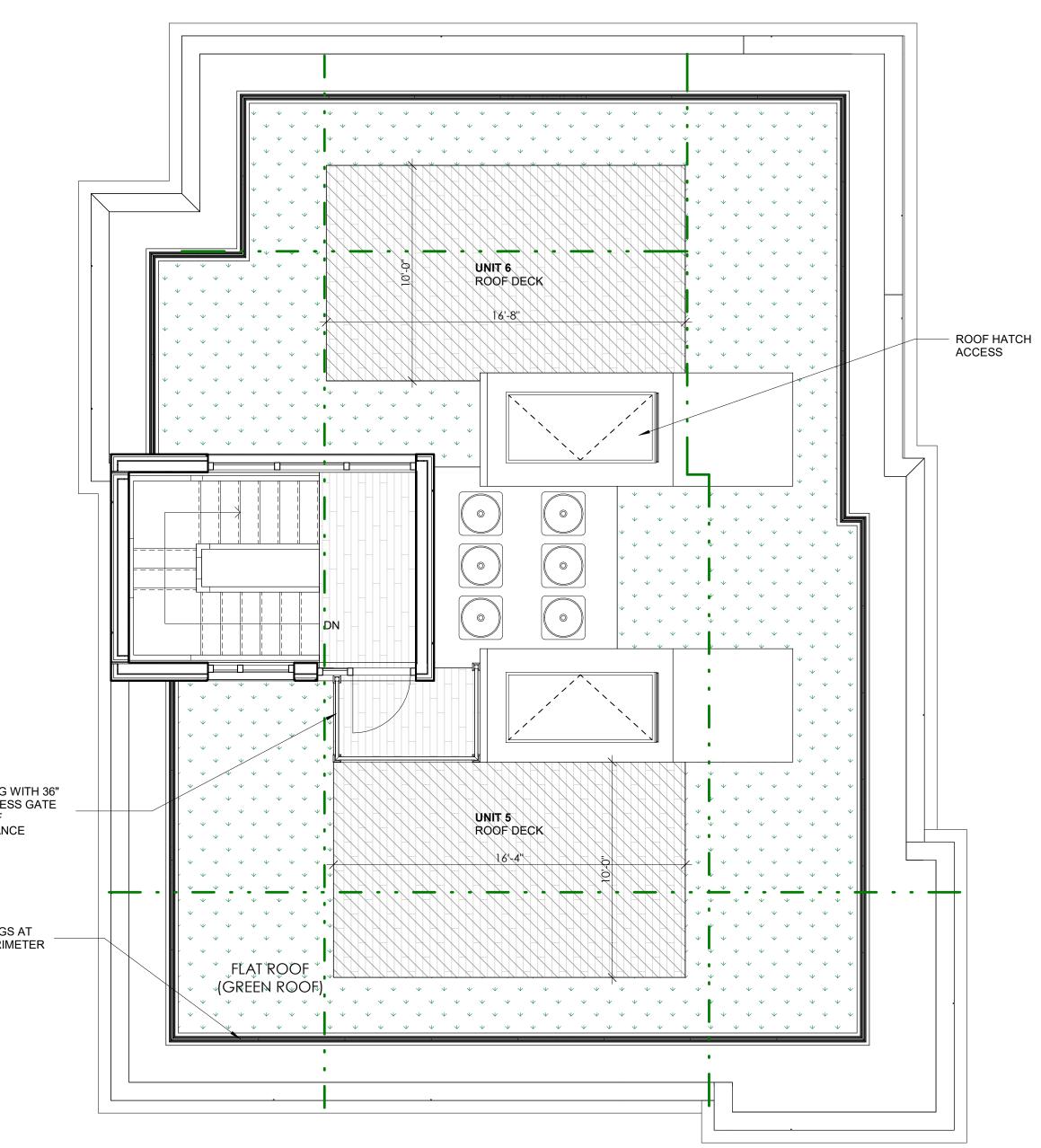
3 3-THIRD FLOOR 1/4" = 1'-0"



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

PROJECT NAME
18 PLEASANT ST
PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA
CLIENT
RYAN WITTIG
ESIGZ
Q Z
KHALSA
17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682
CONSULTANTS:
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SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW
REGISTRATION
COB GTION
NO STRINGTON A
CO MARSSING
Project number 21056 Date 1/10/2023
Drawn byASB / DMChecked byJSKScale1/4" = 1'-0"
REVISIONS
No. Description Date
3RD & 4TH
FLOOR PLAN
A-102
18 PLEASANT ST

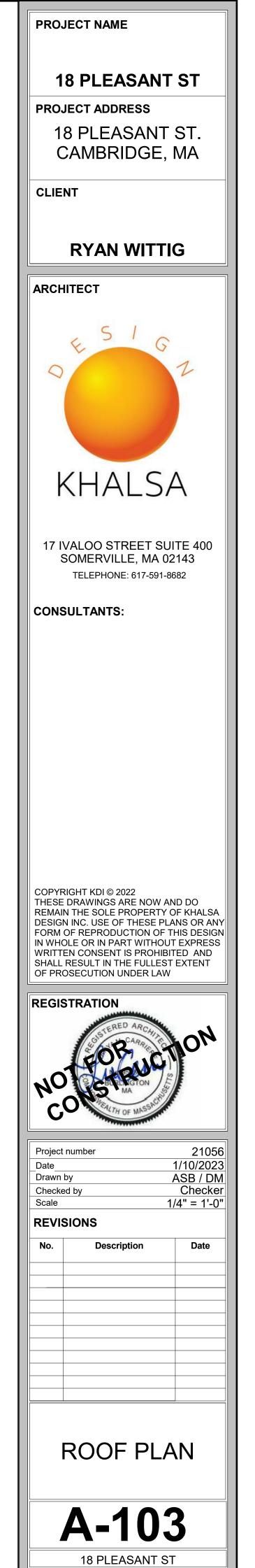




42" RAILING WITH 36" WIDE ACCESS GATE FOR ROOF MAINTENANCE

42" RAILINGS AT ROOF PERIMETER

> 2 5-TOP OF ROOF 1/4" = 1'-0"





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

METAL CORNICE, MATCH TO SIDING COLOR

RIMLESS GLASS RAILING SYSTEM

HARDI PANEL, _____ COBBLE STONE

CAST STONE CORNICE, GINGER OR SIM

BRICK, SEASHELL COLOR ALTERNATING EXTRUDED BRICK

COURSES BLACK METAL PANEL TO MATCH WINDOW

CASING GLASS CANOPY SYSTEM

FROSTED GLASS AT BOTTOM PANE

CAST STONE CLADDING, GINGER OR SIM BLACK METAL RAILING SYSTEM

CAST STONE WATER TABLE, GINGER OR SIM 48" HORIZONTAL

BOARD FENCE, SEE LANDSCAPE PLAN

PRE-CAST CONCRETE W/ DYE AND REVEAL PATTERN. COLOR UMBER OR SIM

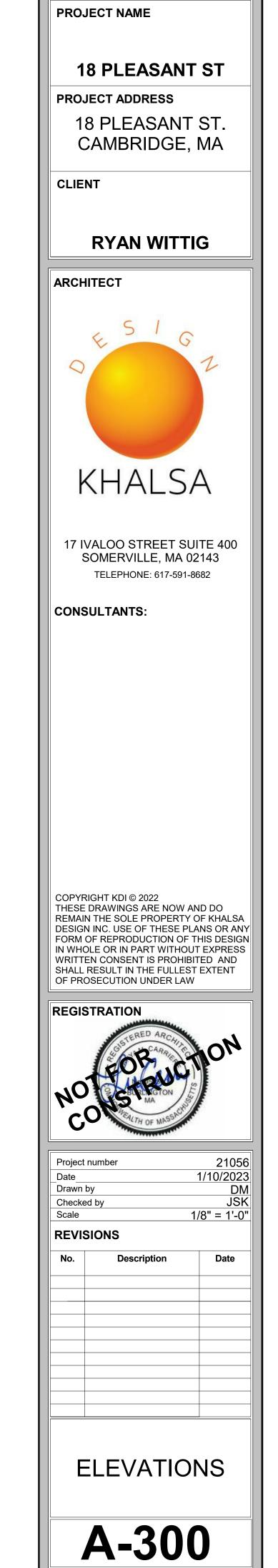


7 EAST ELEVATION 1/8" = 1'-0" 5 NORTH ELEVATION 1/8" = 1'-0"



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





18 PLEASANT ST



4 PERSPECTIVE IV







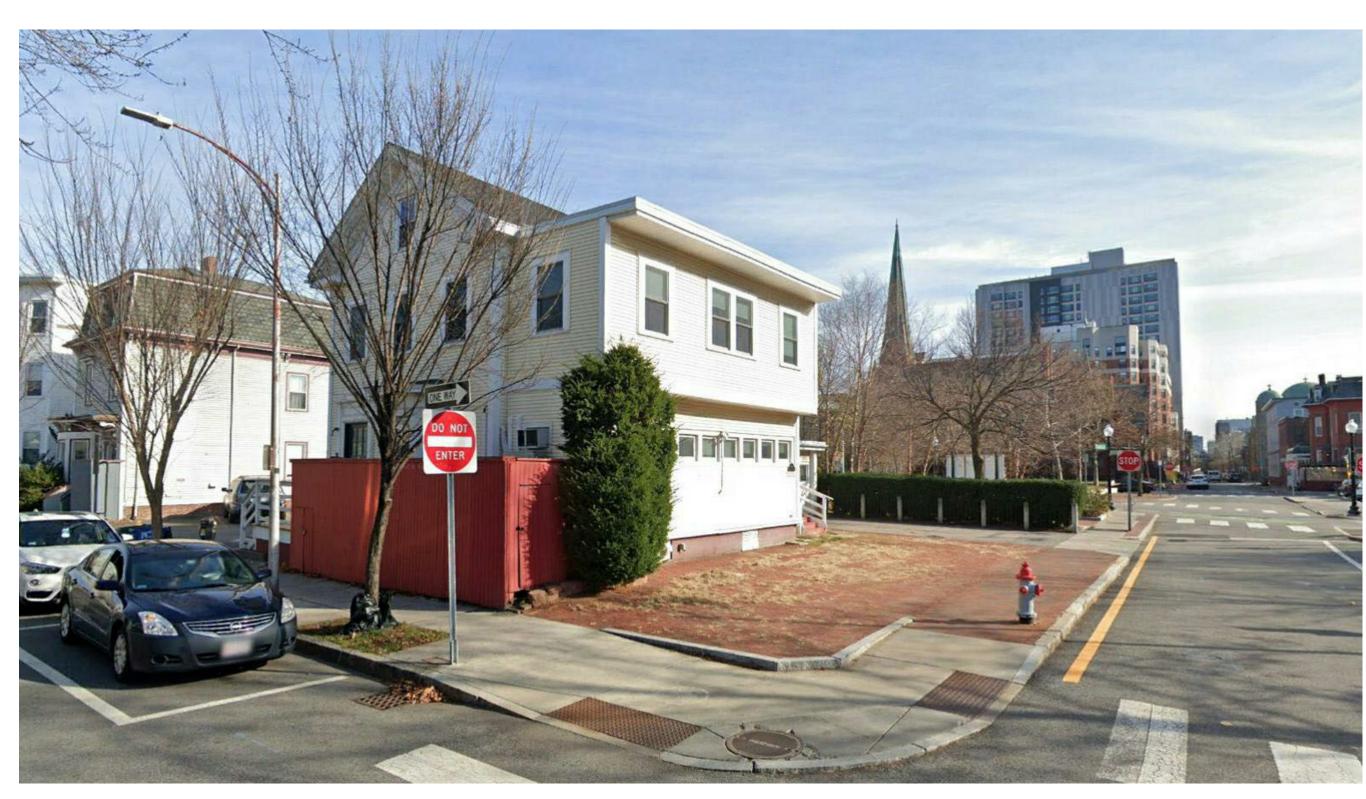


1 PERSPECTIVE I

Date

A-304

18 PLEASANT ST











KEY MAP



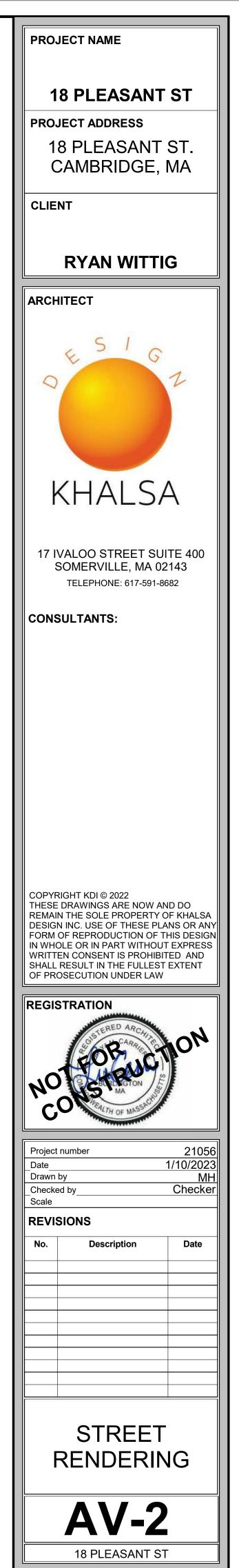


(3) VIEW AT PLESANT ST

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<u> </u>		1 31
	8 PLEASANT	ST.
	CAMBRIDGE,	-
CLIE	NT	
	RYAN WITT	IG
ARCH	HITECT	
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17	VALOO STREET SI	JITE 400
	SOMERVILLE, MA (TELEPHONE: 617-591-)2143
CON	SULTANTS:	
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<u>VIEW AT PLEASANT ST & FRANKLIN ST</u>

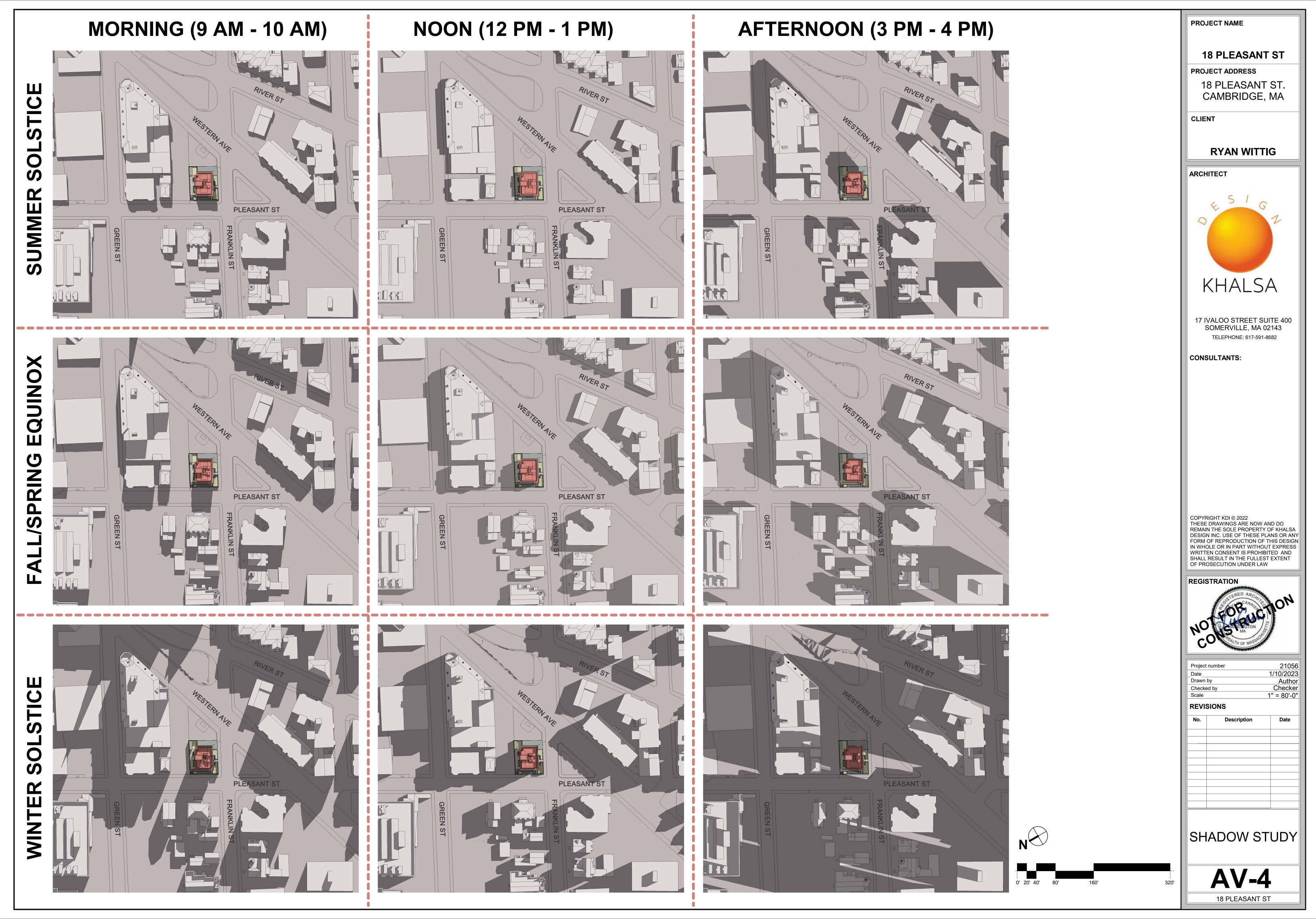




VIEW AT WESTERN AVENUE

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:
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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



February 23, 2023

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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.

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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) <u>A literal enforcement of the provisions of this Ordinance would involve a substantial</u> 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 "<u>Ordinance</u>"), 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 "<u>Premises</u>"), 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 "<u>Proposed Project</u>"). 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) <u>The hardship is owing to the following circumstances relating to the soil conditions,</u> <u>shape or topography of such land or structures and especially affecting such land or</u> <u>structures but not affecting generally the zoning district in which it is located for the</u> <u>following reasons</u>:

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 programing 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 "<u>CHC</u>") and the Central Square Advisory Committee (the "<u>CSAC</u>"). 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 "<u>CSAC</u>") 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 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) <u>Relief may be granted without nullifying or substantially derogating from the intent or</u> 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.

EROSION CONTROL NOTES

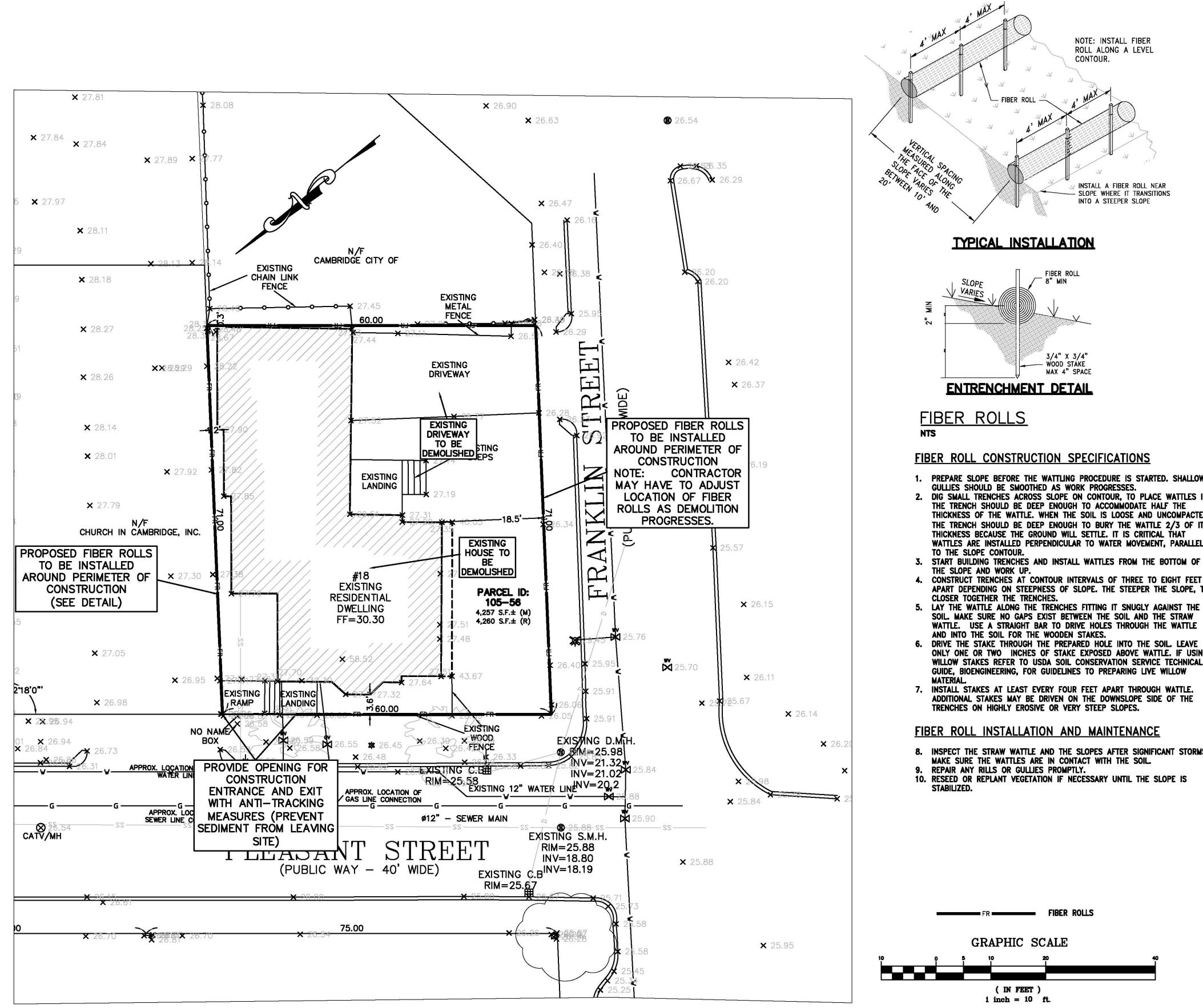
- 1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- 4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS. FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- 6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- 9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- 11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW

- 2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL
- 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF
- APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE
- SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE
- 6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW
- 7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE

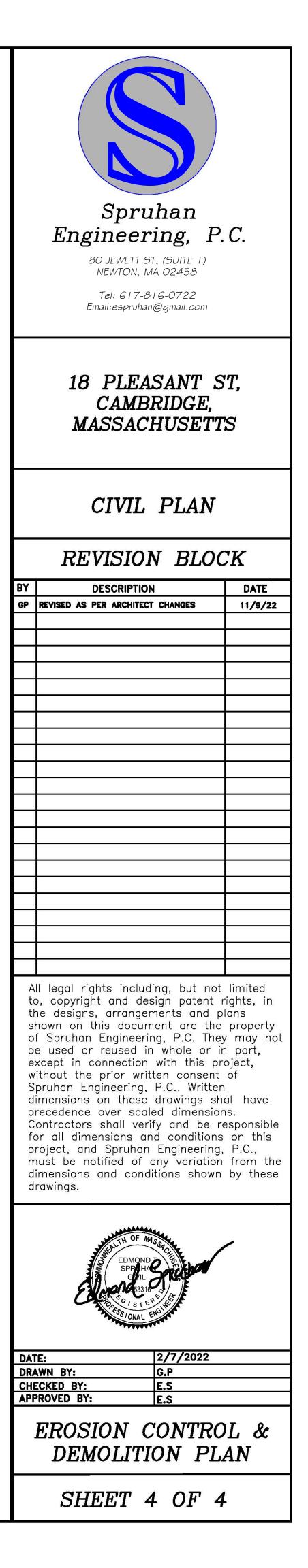
8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS.

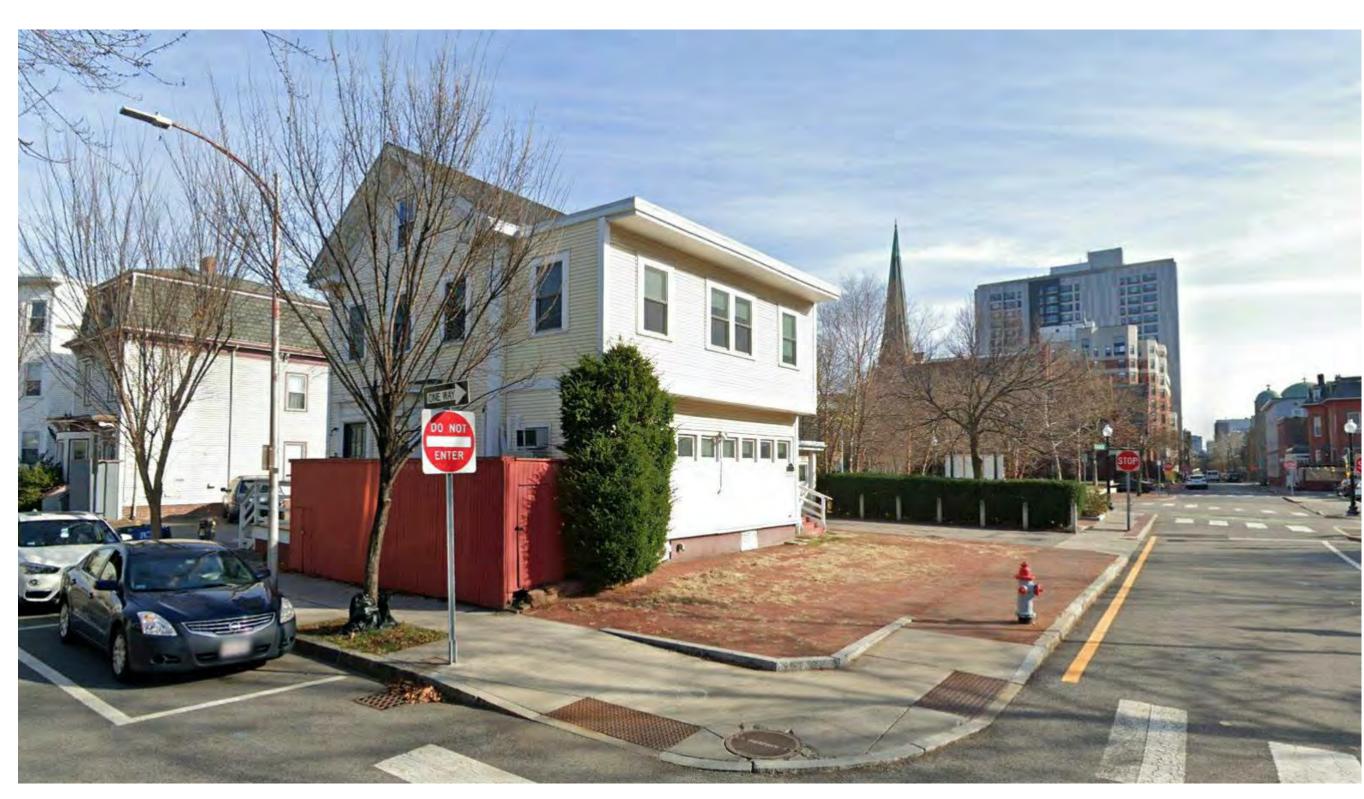
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS

WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

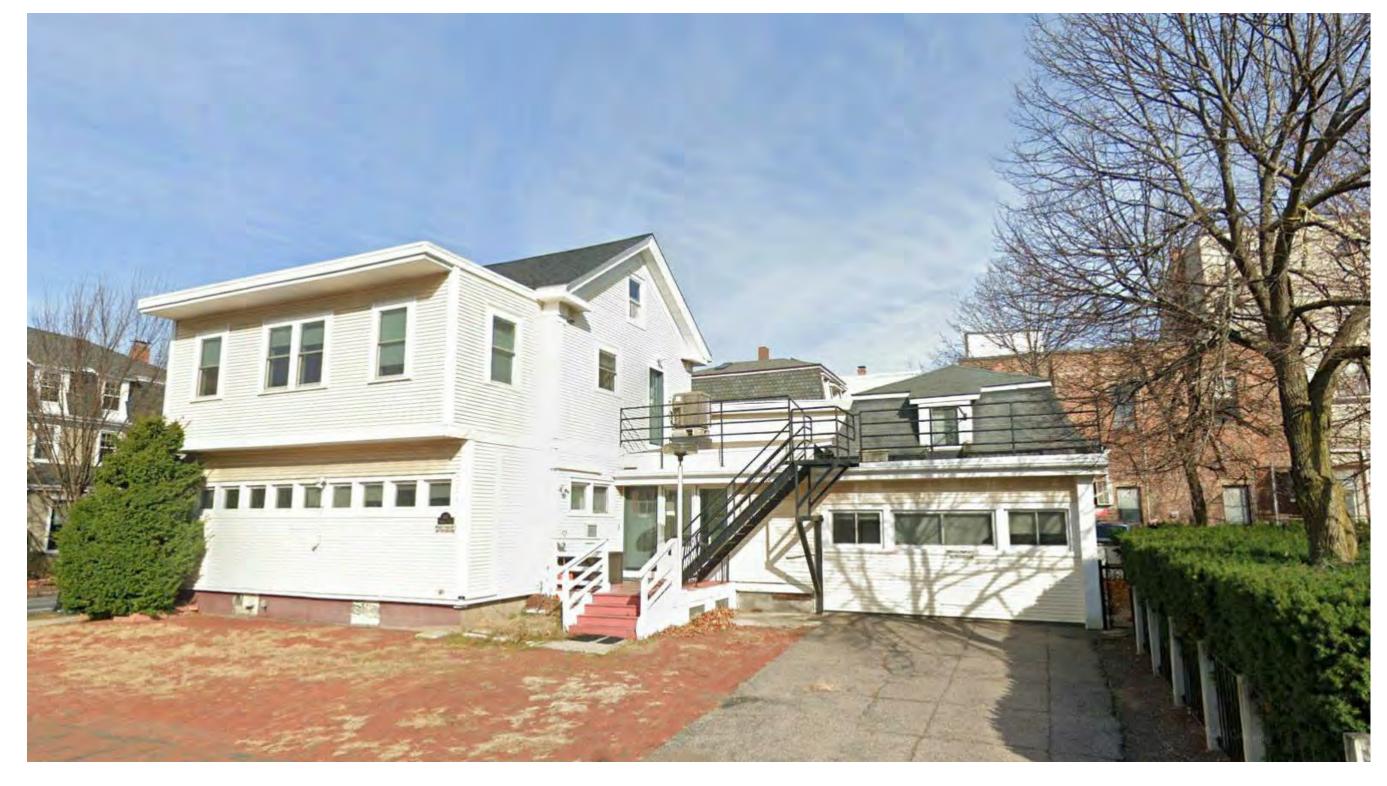
APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.













KEY MAP





3 VIEW AT PLESANT ST

PROJECT NAME
18 PLEASANT ST
PROJECT ADDRESS
18 PLEASANT ST.
CAMBRIDGE, MA
CLIENT
RYAN WITTIG
ARCHITECT
51
E G
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
REGISTRATION
COR CTION
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CO MARALTH OF MASSAC
Project number 21056
Date 11/10/2022 Drawn by DM
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EXISTING TO BE DEMOLISHED
Δ\/_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) <u>Requirements of the Ordinance can or will be met for the following reasons:</u>

The proposed project features a Use which is Permitted by the underlying requirements of the Zoning Ordinance (the "<u>Ordinance</u>"). 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 ("<u>GFA</u>") 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 "<u>Premises</u>").

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 "<u>Proposed Project</u>"). The existing building at the Premises was constructed in 1864, and as such, required Demolition Review by the Cambridge Historical Commission (the "<u>CHC</u>"). 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) <u>Traffic generated or patterns of access or egress would not cause congestion hazard,</u> <u>or substantial change in established neighborhood character, for the following</u> <u>reasons</u>:

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

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 minimums in scale and supportive of the future growth and the development of permitted adjacent uses.

D) <u>Nuisance or hazard would not be created to the detriment of the health, safety</u> 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) <u>For other reasons, the proposed use would not impair the integrity of the district or</u> <u>adjoining district or otherwise derogate from the intent or purpose of this ordinance</u> <u>for the following reasons:</u>

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 "<u>CSAC</u>") 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) <u>A literal enforcement of the provisions of this Ordinance would involve a substantial</u> 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 "<u>Ordinance</u>"), 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 "<u>Premises</u>"), 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 "<u>Proposed Project</u>"). 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) <u>The hardship is owing to the following circumstances relating to the soil conditions,</u> <u>shape or topography of such land or structures and especially affecting such land or</u> <u>structures but not affecting generally the zoning district in which it is located for the</u> <u>following reasons</u>:

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 programing 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 "<u>CHC</u>") and the Central Square Advisory Committee (the "<u>CSAC</u>"). 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 "<u>CSAC</u>") 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) <u>Relief may be granted without nullifying or substantially derogating from the intent or</u> <u>purpose of this Ordinance for the following reasons</u>:

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) <u>A literal enforcement of the provisions of this Ordinance would involve a substantial</u> 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 "<u>Ordinance</u>"), 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 "<u>Premises</u>"), 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 "<u>Proposed Project</u>"). 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) <u>The hardship is owing to the following circumstances relating to the soil conditions,</u> <u>shape or topography of such land or structures and especially affecting such land or</u> <u>structures but not affecting generally the zoning district in which it is located for the</u> <u>following reasons</u>:

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:

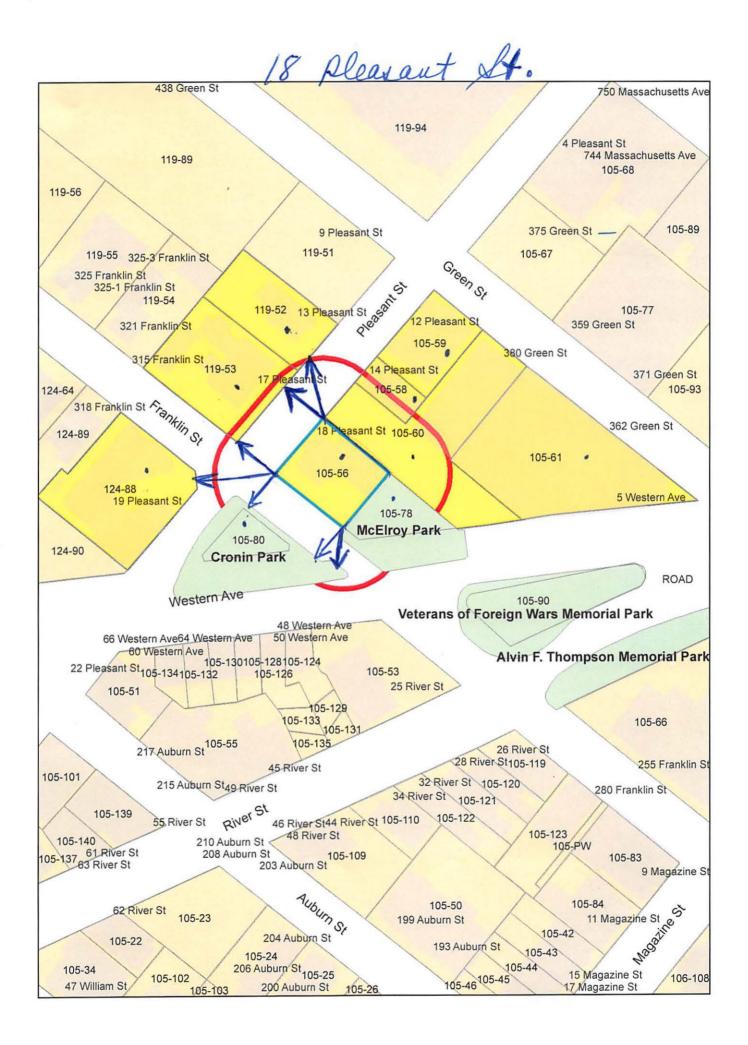
There will be no substantial detriment to the public good, as the Proposed Project has been carefully shaped and designed through extensive public review and input by the Cambridge Historical Commission (the "<u>CHC</u>") and the Central Square Advisory Committee (the "<u>CSAC</u>"). Grant of the relief 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 "<u>CSAC</u>") 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) <u>Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons</u>:

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

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

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

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

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

119-52 APIOS, LLC 1188 CENTRE ST. NEWTON, MA 02459 105-59 LEGGET, LLC, C/O NCP MANAGEMENT CO. P.O. BOX 590179 NEWTON CENTER, MA 02459

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

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

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

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

NICK ZOZULA 28 STATE STREET #802 BOSTON, MA 02109

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

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



CAMBRIDGE HISTORICAL COMMISSION

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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,

Salah h. Burles

Sarah Burks Preservation Planner

cc: Ranjit Singanayagam, Inspectional Services Commissioner