

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2020 DEC 23 PM 12:02

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 102119

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: John Repucci C/O James J. Rafferty

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

LOCATION OF PROPERTY: 1 Cedar St., Cambridge, MA

TYPE OF OCCUPANCY: Veteran's Club

ZONING DISTRICT: Business A-2/Massachusetts Avenue Overlay

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance: Petitioner seeks to demolish existing structure and construct a 3 story mixed-use building containing 8 dwelling units and a veteran's club within the required side yard setback.

Special Permit: Petitioner seeks a reduction in the required amount of parking spaces. Petitioner also seeks to locate parking spaces within 10' of building walls containing windows of habitable rooms located on the ground floor.

Variance: Petitioner seeks to demolish existing structure and construct a 3 story mixed-use building containing 8 dwelling units and a veteran's club within the required side yard setback.

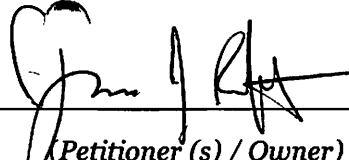
Special Permit: Petitioner seeks a reduction in the required amount of parking spaces. Petitioner also seeks to locate parking spaces within 10' of building walls containing windows of habitable rooms located on the ground floor.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.33.i (Table of Dimensional Requirements (sideyard setback))
Article: 6.000	Section: 6.44.1.A (Parking Space location).
Article: 8.000	Section: 8.22.3 (Non-Conforming structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 6.000	Section: 6.35.1 (Reduction in Required Amount of Parking).

12/16/2020

Original
Signature(s):



(Petitioner (s) / Owner)



(Print Name)

Address:

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: 12/15/20

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

United American Veterans

(Owner or Petitioner)

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

Location of Premises: One Cedar Street

the record title standing in the name of EUGENE F LYNCH POST 30 UNITED AMERICAN VETERANS INC

whose address is One Cedar Street, Cambridge MA

(Street)

(City or Town)

(State & Zip Code)

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

Book 73154 Page 445 or _____ Registry

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

Ralph L. Capodilupo
(Owner)

=====

On this 31st day of August 2020, before me, the undersigned notary public, personally appeared Ralph Capodilupo proved to me through satisfactory evidence of identification, which were Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires:

8/16/2024

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** John Repucci**Present Use/Occupancy:** Veteran's Club**Location:** 907 Massachusetts Avenue**Zone:** Business A-2/Massachusetts Avenue Overlay**Phone:** 617.492.4100**Requested Use/Occupancy:** Mixed Use (Multi-Family Residential/Club)

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	7868	12095	12257	(max.)
<u>LOT AREA:</u>	7590	no change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.04	1.59	1.0/1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	948	600	
<u>SIZE OF LOT:</u>				
WIDTH	51.43'	no change	none	
DEPTH	147'25"	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	7.5'	5'	5'	
REAR	60.4'	22'	21'8"	
LEFT SIDE	12.7'	7' 4 3/4"	20'	
RIGHT SIDE	3.6'	10'	10'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35.48' +/-	34'9"	35'	
WIDTH	78'	120' 10 1/2"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	0	
<u>NO. OF DWELLING UNITS:</u>	0	8	12 allowed	
<u>NO. OF PARKING SPACES:</u>	7	8	15	
<u>NO. OF LOADING AREAS:</u>	0	no change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the provisions of this Ordinance would require the applicant to dedicate nearly 60% of the lot's width to maintaining the applicable setback requirements.

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

The hardship is directly related to the narrow size and shape of the lot.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The adjacent residential uses and community path will not be impacted by the addition of more dwelling units and the continued operation of a veteran's club.

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

The proposed uses are allowed by the base Business A-2 zoning district and the Massachusetts Avenue Overlay District.

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

BZA Application Form

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 1 Cedar St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The Zoning Ordinance allows for a reduction of the required amount of parking when, as in this case, the proposed use is proximate to sufficient off street parking. Furthermore, club activities usually occur in the evening while nearby commercial uses are generally not taxing available public spaces along Massachusetts Avenue.

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

There will be no change to traffic or patterns of access or egress as a result of the reduction in required amount of parking. The majority of club members reside within walking distance of the club and will continue their practice of walking to the club, rather than driving.

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

Adjacent uses will not be affected by the continued use of this location as a Veteran's Club. The proposed dwelling units are allowed as of right.

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:

The club will operate in accordance with all health and safety requirements applicable to their use.

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:

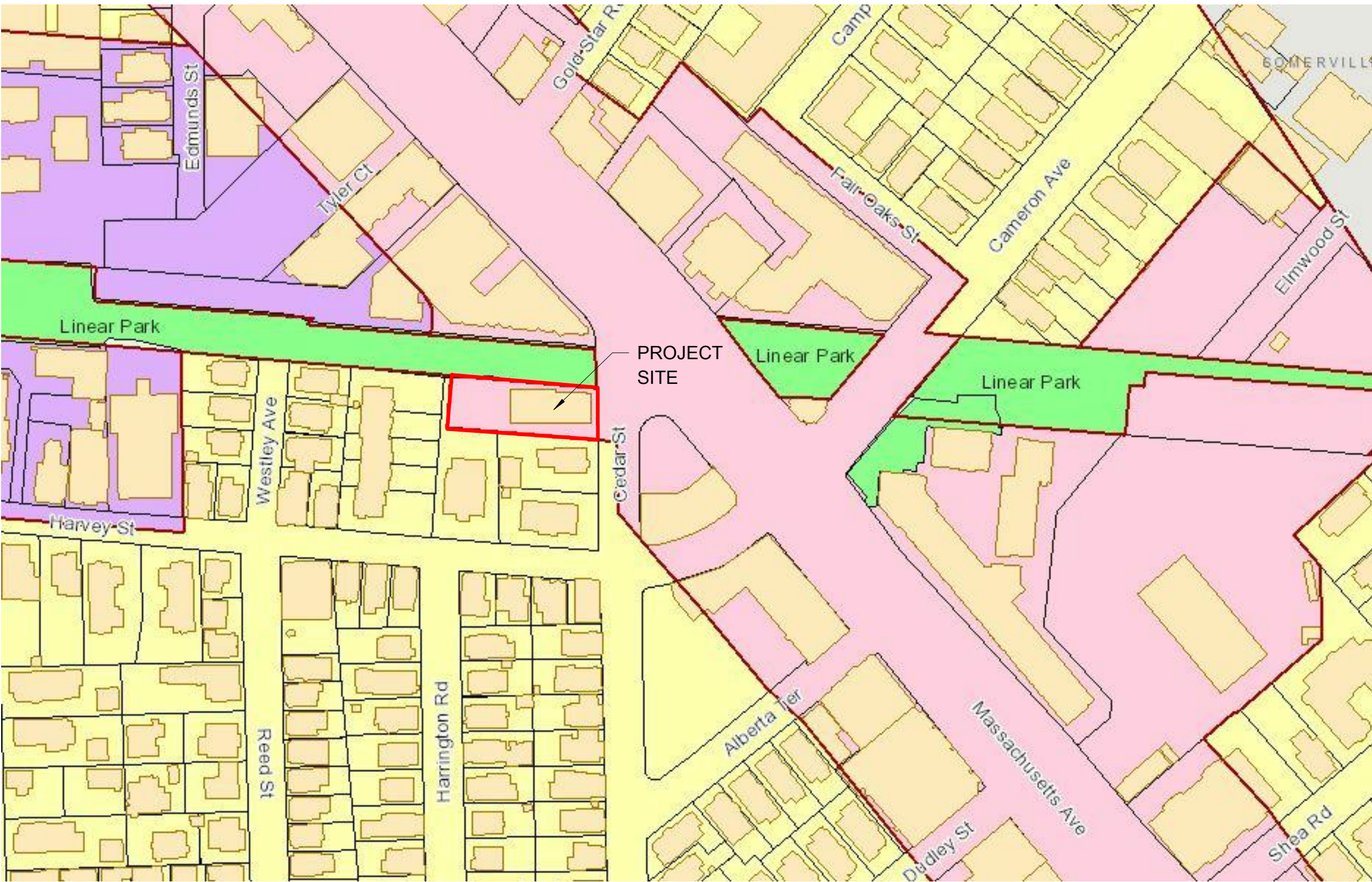
The reduction in parking is consistent with established commuter patterns of existing residents in the neighborhood and consistent with the City's transportation objective of constraining the supply of parking in order to promote alternative modes of travel.

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

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	COVER SHEET	08/14/2020
I- Civil		
C-1	Existing Conditions	02/25/2020
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	08/14/2020
A-021	AREA PLANS	08/14/2020
A-100	BASEMENT & FIRST & SECOND FLOOR PLAN	08/14/2020
A-101	THIRD FLOOR & ROOF PLAN	08/14/2020
A-300	EXTERIOR ELEVATIONS	08/14/2020
AV-00	SHADOW STUDY	08/14/2020
AV-1	RENDERED VIEWS	08/14/2020
AV-2	PROPOSED RENDERINGS	08/14/2020



LOCUS MAP



PROJECT:
ONE CEDAR ST MIXED-USE

PROJECT ADDRESS:
1 CEDAR STREET
CAMBRIDGE, MASSACHUSETTS

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

OWNER
1 CEDAR ST., LLC.
ADDRESS:
24 GARF ROAD
NEWBURYPORT, MA 01950

SD SET
08/14/2020

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

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REGISTRATION



Project number	20012
Date	08/14/2020
Drawn by	TC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

COVER SHEET

A-000

1 Cedar St Residences

ZONING CHART			
ZONE : BUS A-2	REQUIRED	PROPOSED	REMARKS
LOT AREA, MIN S.F.	NONE	7,590 S.F. +/-	COMPLIES
LOT AREA, MIN S.F. / DU	600 S.F. / DU 7,590 SF/ 600 SF= 12 DU ALLOWED	8 DU= 948 S.F. / DU	COMPLIES
MAX. FAR (See 5.30.11 & 5.30.12 BELOW)	1.0 FOR COMMERCIAL 1.75 FOR RESIDENTIAL	CLUB FAR= 0.28 / 2,114 SF RESIDENTIAL FAR= 1.32 / 9,981 SF TOTAL FAR= 1.6 / 12,095 SF GROSS FLOOR AREA PERMITTED= [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area] GROSS FLOOR AREA PERMITTED= [(17.5% x 1.0) x 7,590] + [(82.5% x 1.75) x 7,590] GROSS FLOOR AREA PERMITTED =(1,328 SF) + (10,958 SF) GROSS FLOOR AREA PERMITTED =12,257 SF A + B = 100% (or 1.0) or less 17.5% + 82.5%= 100%	COMPLIES
MIN. LOT WIDTH	NONE	51.43'	COMPLIES
MIN. FRONT YARD	5'-0" (FOOTNOTE M)	5'-0"	COMPLIES
MIN SIDE YARDS	20'-0" (LEFT) 10'-0" (RIGHT) (FOOTNOTE I)	7'-4 3/4" (LEFT) 10'-0" (RIGHT)	DOES NOT COMPLY (LEFT) COMPLIES (RIGHT)
MIN REAR YARD	21'-8" (FOOTNOTE J)	22'-0"	COMPLIES
MAX HEIGHT	35'- 0" (FOOTNOTE K)	34'-9"	COMPLIES (SEE FOOTNOTE J)
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	NONE		N/A
VEHICLE- PARKING	RESIDENTIAL= 1 SPACE/ DU (8) CLUB= 1 PER 6 MEMBERS, 40 MEMBERS= 7 SPACES	8 SPACES (RESIDENTIAL), 4 COMPACT, 4 FULL SIZE 0 SPACES (CLUB)	COMPLIES (RESIDENTIAL) DOES NOT COMPLY (CLUB)
BICYCLE PARKING	RESIDENTIAL: LONG TERM= 1 SPACE/ DU = 8 SHORT TERM= 0.10 SPACE / DU = 1 CLUB: SHORT TERM= 0.50 SPACE / 1,000 SF = 2	RESIDENTIAL: 9 LONG TERM/ SHORT TERM SPACES CLUB: 2 SHORT TERM SPACES	COMPLIES (RESIDENTIAL) COMPLIES (CLUB)

FOOTNOTES

(l) The maximum height of a building may be increased to sixty (60) feet provided the average height of the building is fifty (50) feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty (50) feet in height shall be equal to or less than the volume of space lying between the fifty (50) foot height and portions of building less than fifty (50) feet in height, as illustrated below:
Volume 1 (area of a building at a single height - 1 above fifty feet x the difference between height - 1 and fifty feet) + Volume 2 (area of building at a single height - 2 above fifty feet x the difference between the height - 2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height - 1' below fifty feet x the difference between height - 1' and fifty feet) + Volume 2' (area of building at single height - 2' below fifty feet x the difference between height - 2' and fifty feet).

(j) Or two-thirds (2/3) of the height of the rear wall whichever is greater; however in the Business C and Business C-1 districts no rear yard shall be required where the rear lot line abuts a lot all of which lies in a business or industrial district.

(k) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back of a bulk control plane rising at an angle of forty-five (45) degree from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet.

Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

In addition to the above provisions, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.

(m) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

6.34 Parking Space Size Allocation . In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provide; however, no more than fifty (50) percent of the required spaces shall be designed for compact cars (as specified in Subsection 6.42). All off street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts.

6.47.8Screening requirements may be waived in the following cases:(a)If said parking facility is already effectively screened by an existing building, wall, fence, or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained.(b)If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade.(c)If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least five (5) feet in width may be used in lieu of screening along the common property line.

5.30.11 FAR and Height.

Where two numbers appear in Column (1) - Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number.

5.30.12 Calculation of Permitted Gross Floor Area on a Lot.

Where two numbers regulate the permitted FAR on a lot, the Gross Floor Area of any uses proposed on the lot shall be determined by the following formula:
Gross Floor Area Permitted = [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area]

Where A equals the percentage of Gross Floor Area in the building to be used for nonresidential use(s), and Where B equals the percentage of Gross Floor Area in the building to be used for residential and dormitory use(s), and

Where A + B = 100% (or 1.0) or less, and FAR1 equals permitted FAR for nonresidential uses, and FAR2 equals permitted FAR for residential and dormitory uses.

CLUB FAR= 0.19 / 1,417 SF

RESIDENTIAL FAR= 1.48 / 11,239 SF

TOTAL FAR= 1.67 / 12,655 SF

GROSS FLOOR AREA PERMITTED= [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area]

GROSS FLOOR AREA PERMITTED= [(11% x 1.0) x 7,590] + [(89% x 1.75) x 7,590]

GROSS FLOOR AREA PERMITTED =(834.9 SF) + (11,821.425 SF)

GROSS FLOOR AREA PERMITTED =12,656.325 SF

A + B = 100% (or 1.0) or less

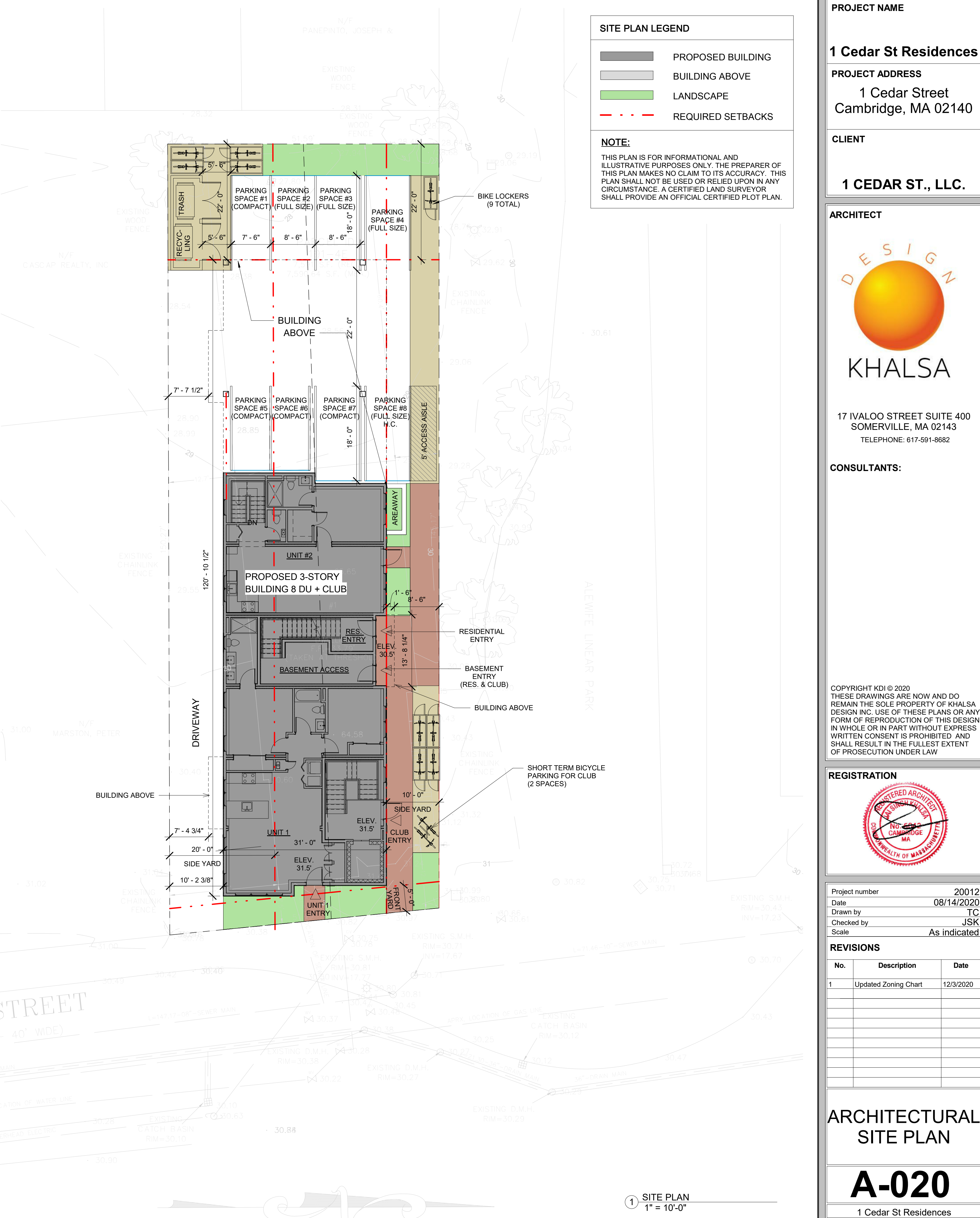
11% + 89%= 100%

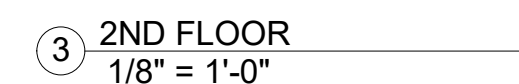
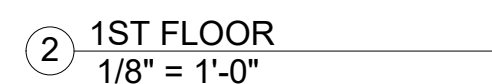
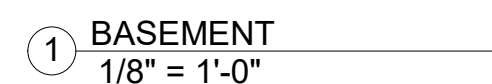
Gross Floor Area shall include:

- Roofed porches and balconies whether enclosed or unclosed;
- Unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- Elevator shafts and stairwells on each floor, not excluded in (6) below;
- Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- Interior balconies, mezzanines, and penthouses;
- Deleted
- Area of parking facilities in structures except as excluded in (2) below; and
- Any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

- Areas used for off street loading purposes;
- Area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- Basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- Open and lattice-work fire escapes;
- Unroofed porches and balconies no higher than the third floor;
- Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- Attic space not otherwise included in (d) above;
- Basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code;
- Bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure;
- Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- Interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- Space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sun-shading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- Public Bicycle-Sharing Stations.
- Any basement or cellar living space in any single-family or two-family home.
- Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.

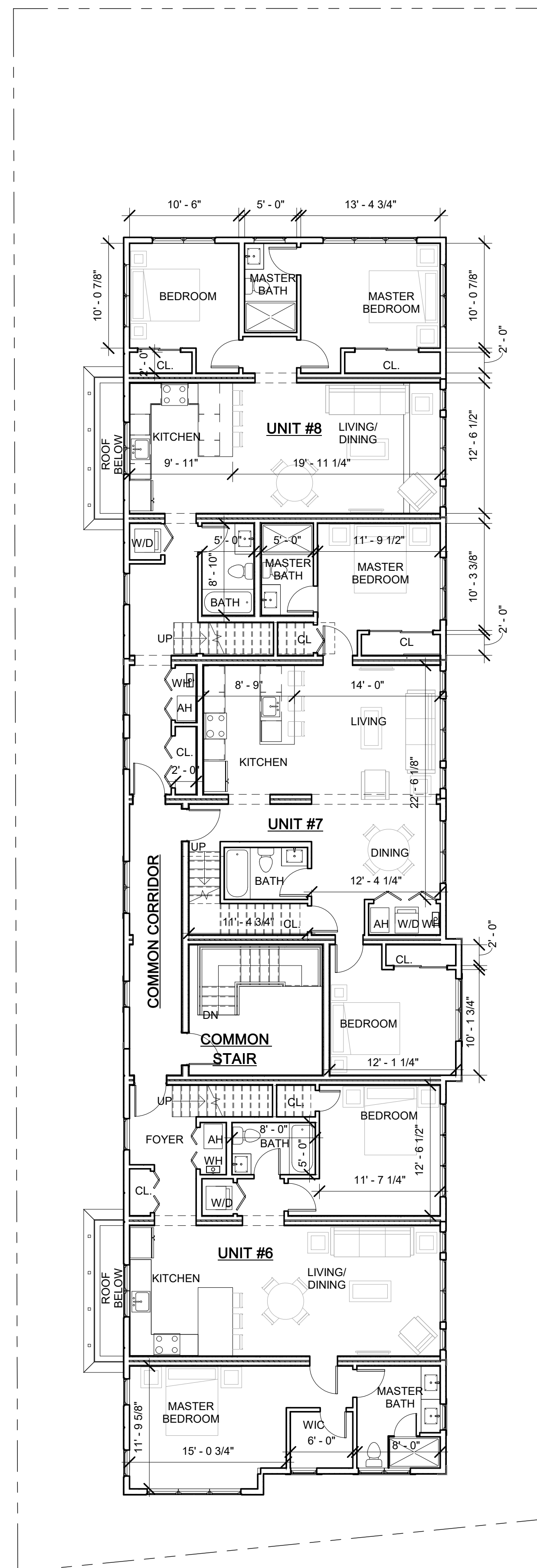




1 Cedar St Residences

\\TKG-SERVER\\Data\\20\\2012_Repucci_1 Cedar St- Cambridge\\03 Drawings\\00_ARCH_SD_DD\\2012_1 Cedar St- Cambridge_SD- 8 units.rvt

8/14/2020 2:25:29 PM



PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS
1 Cedar Street
Cambridge, MA 0

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

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REGISTRATION



Project number	20012
Date	08/14/2020
Drawn by	TC
Checked by	JSK
Scale	1/8" = 1'-0"

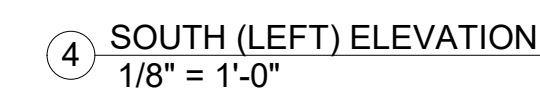
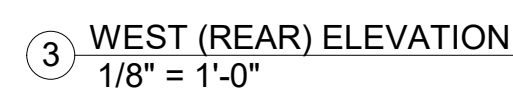
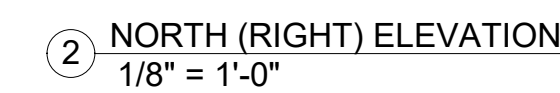
REVISIONS

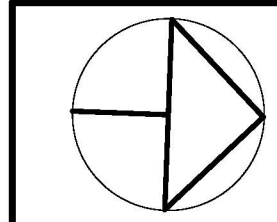
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THIRD FLOOR & ROOF PLAN

A-101

1 Cedar St Residences



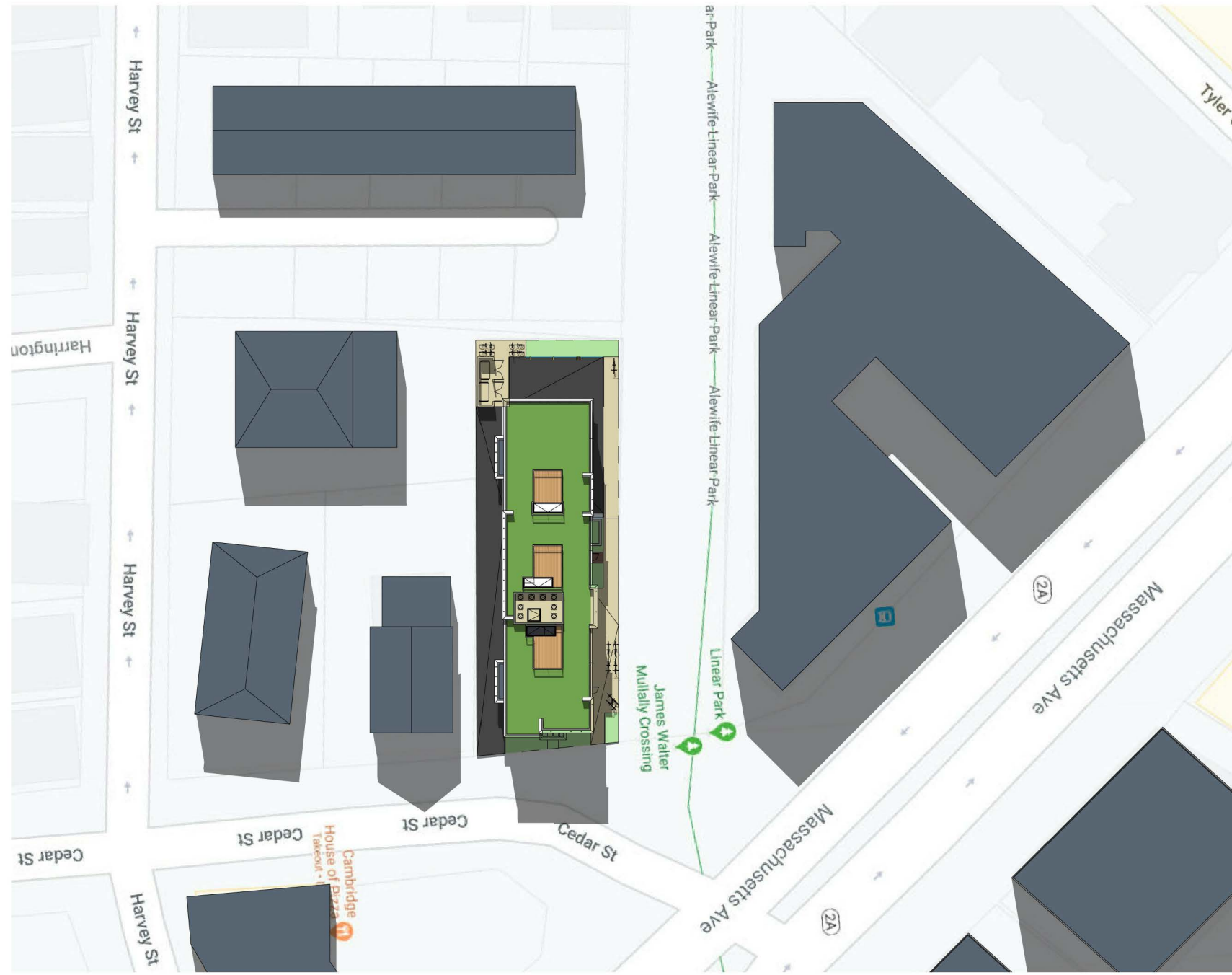


MORNING (9 AM - 10 AM)

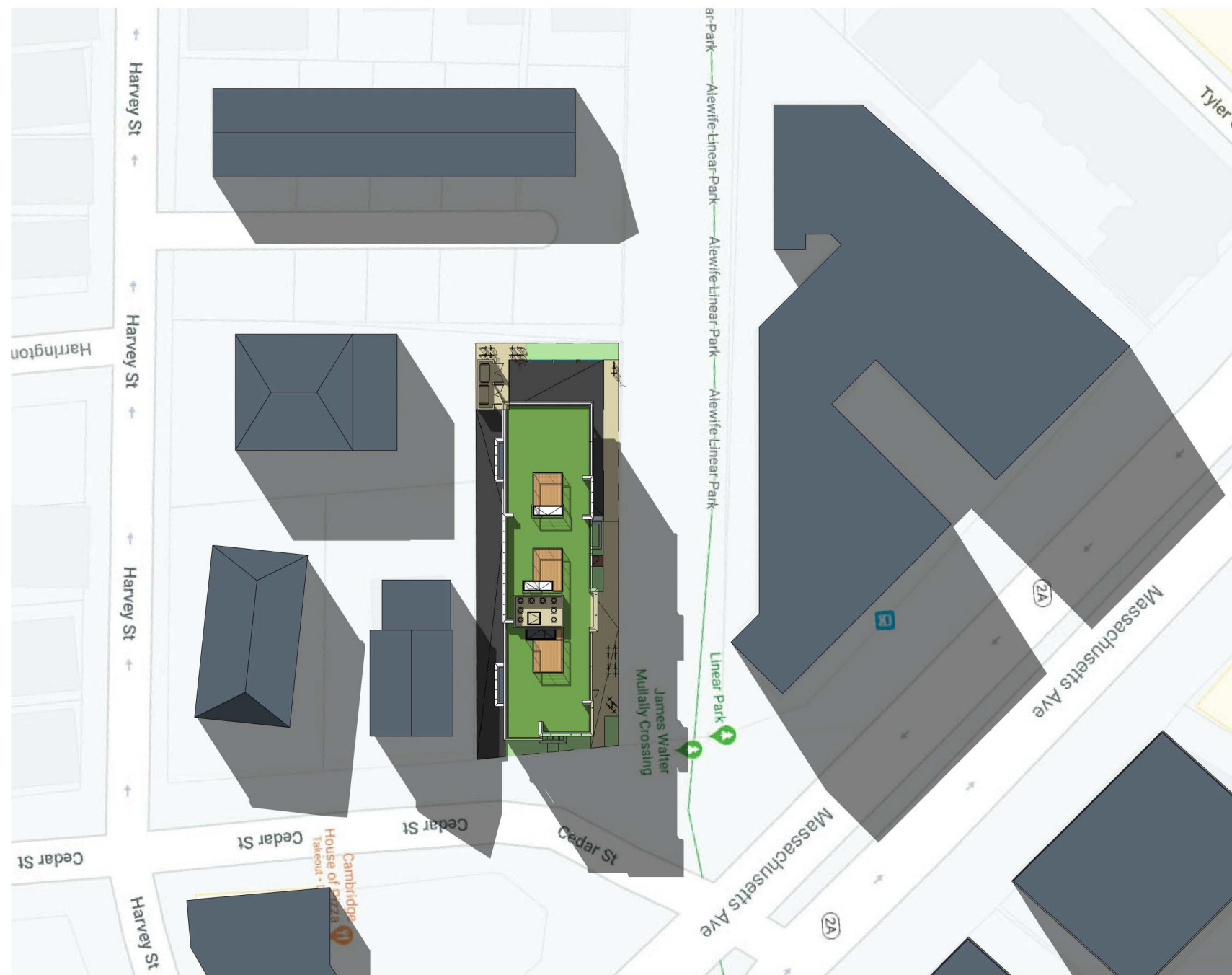
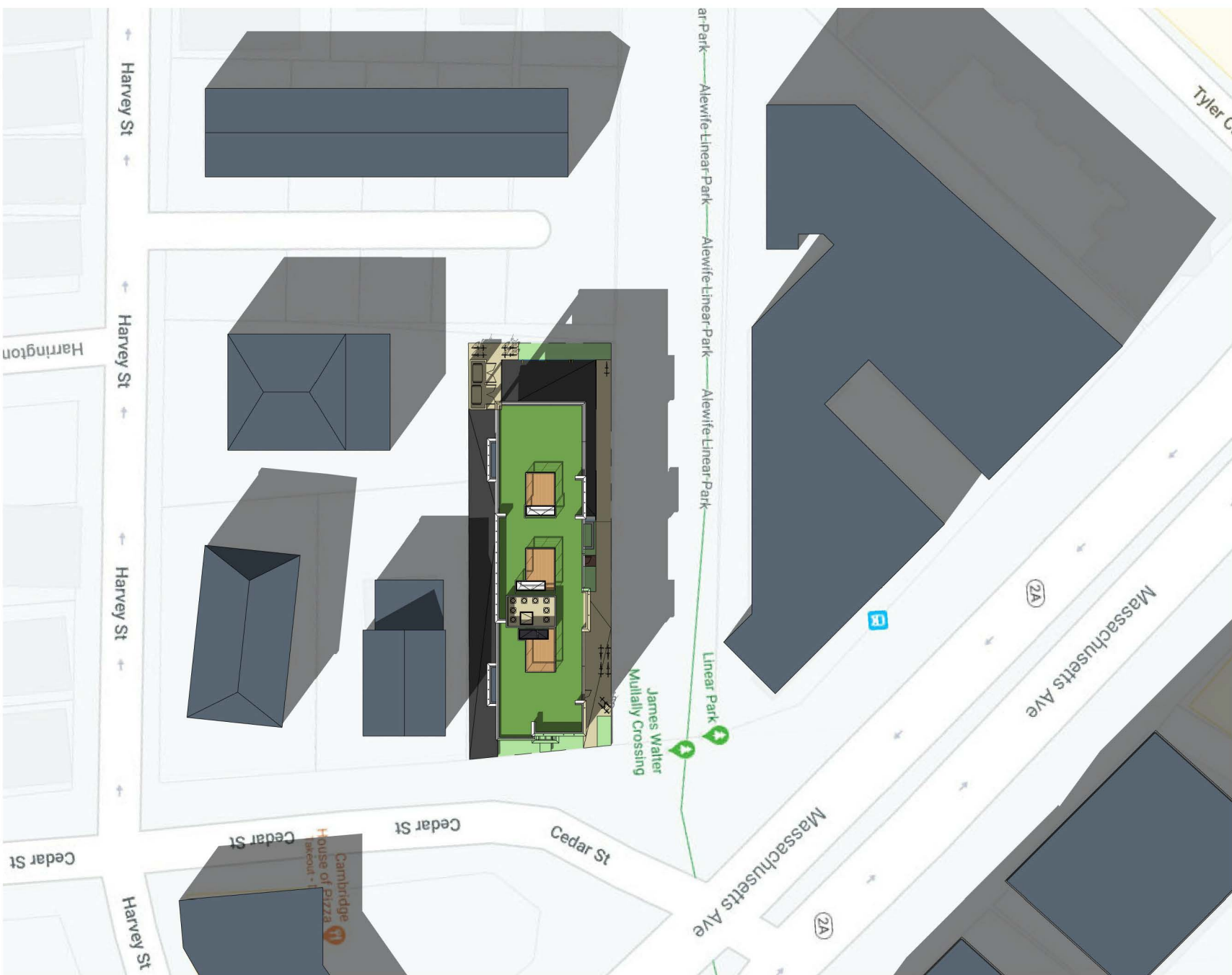
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

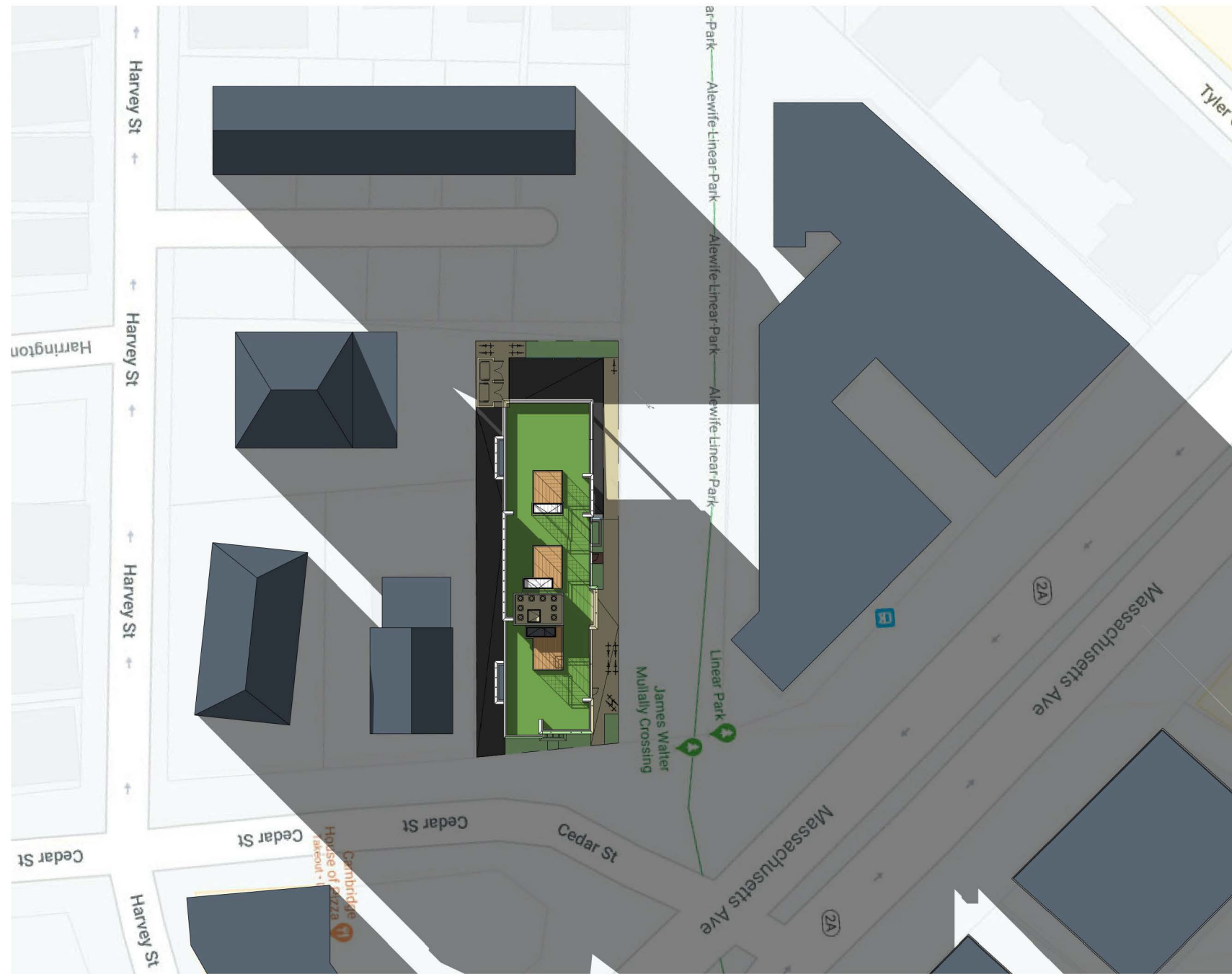
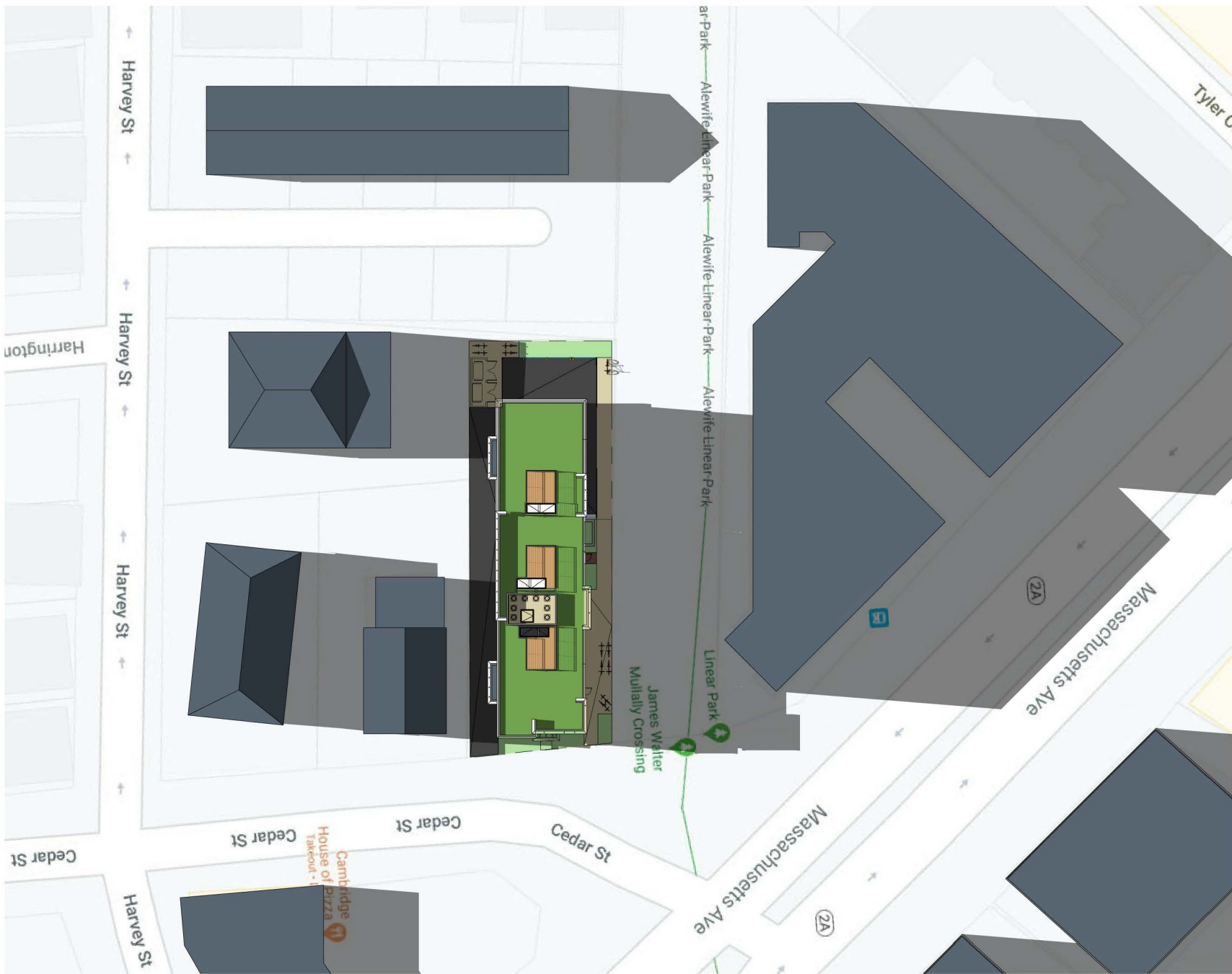
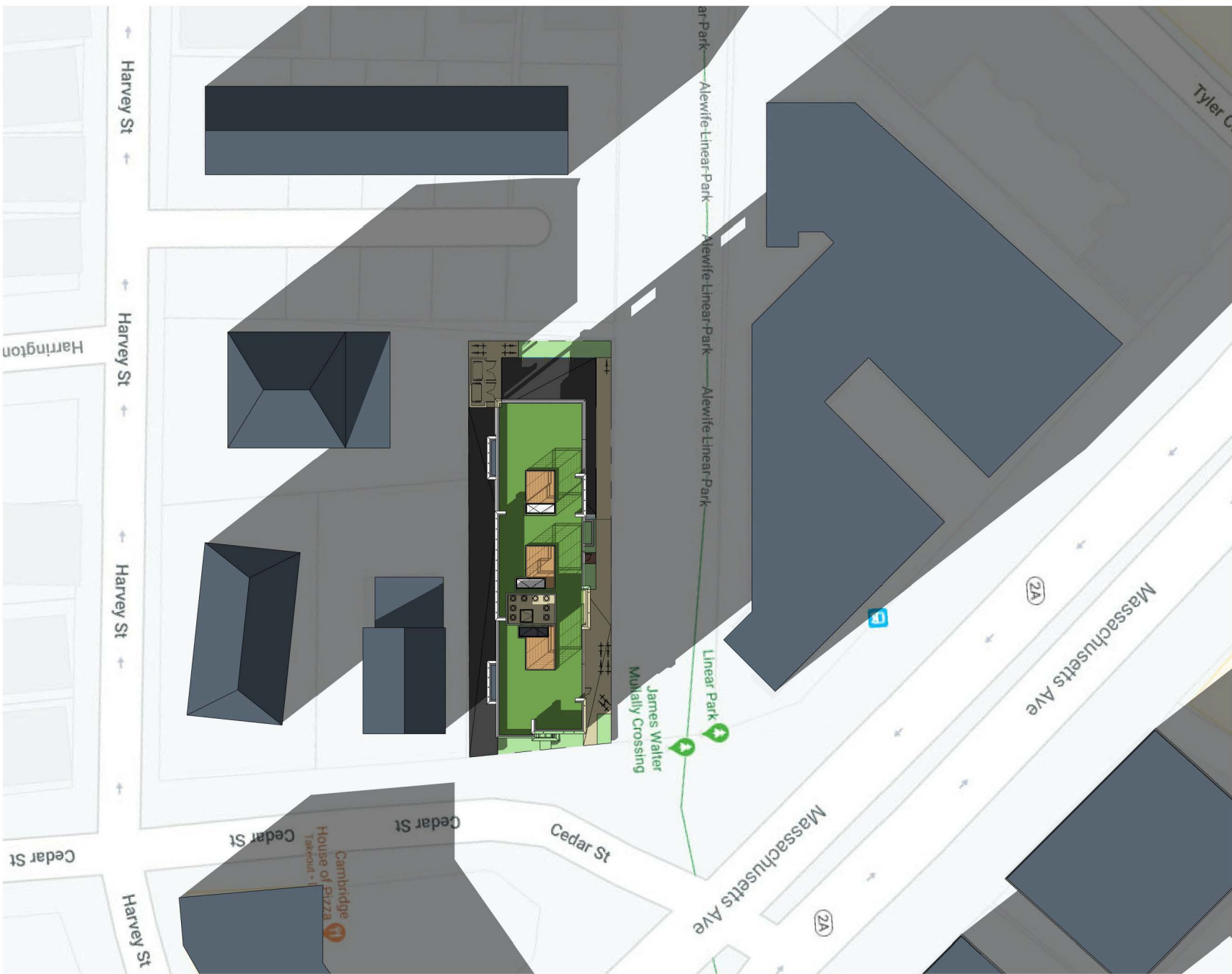
SUMMER SOLSTICE



FALL / SPRING
EQUINOX



WINTER SOLSTICE



PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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REGISTRATION

Project number	20012
Date	08/14/2020
Drawn by	Author
Checked by	Checker
Scale	1" = 50'-0"

REVISIONS

No.	Description	Date

PROPOSED
SHADOW STUDY

AV-00

1 Cedar St Residences



FRONT VIEW (CEDAR STREET)



SIDE VIEW (ALONG LINEAR PARK)



REAR VIEW



SIDE VIEW (ALONG DRIVEWAY)

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number	20012
Date	08/14/2020
Drawn by	TC
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

RENDERED
VIEWS

AV-1

1 Cedar St Residences



PROJECT NAME

1 Cedar St Residences

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Drawn by	Author
Checked by	Checker
Scale	

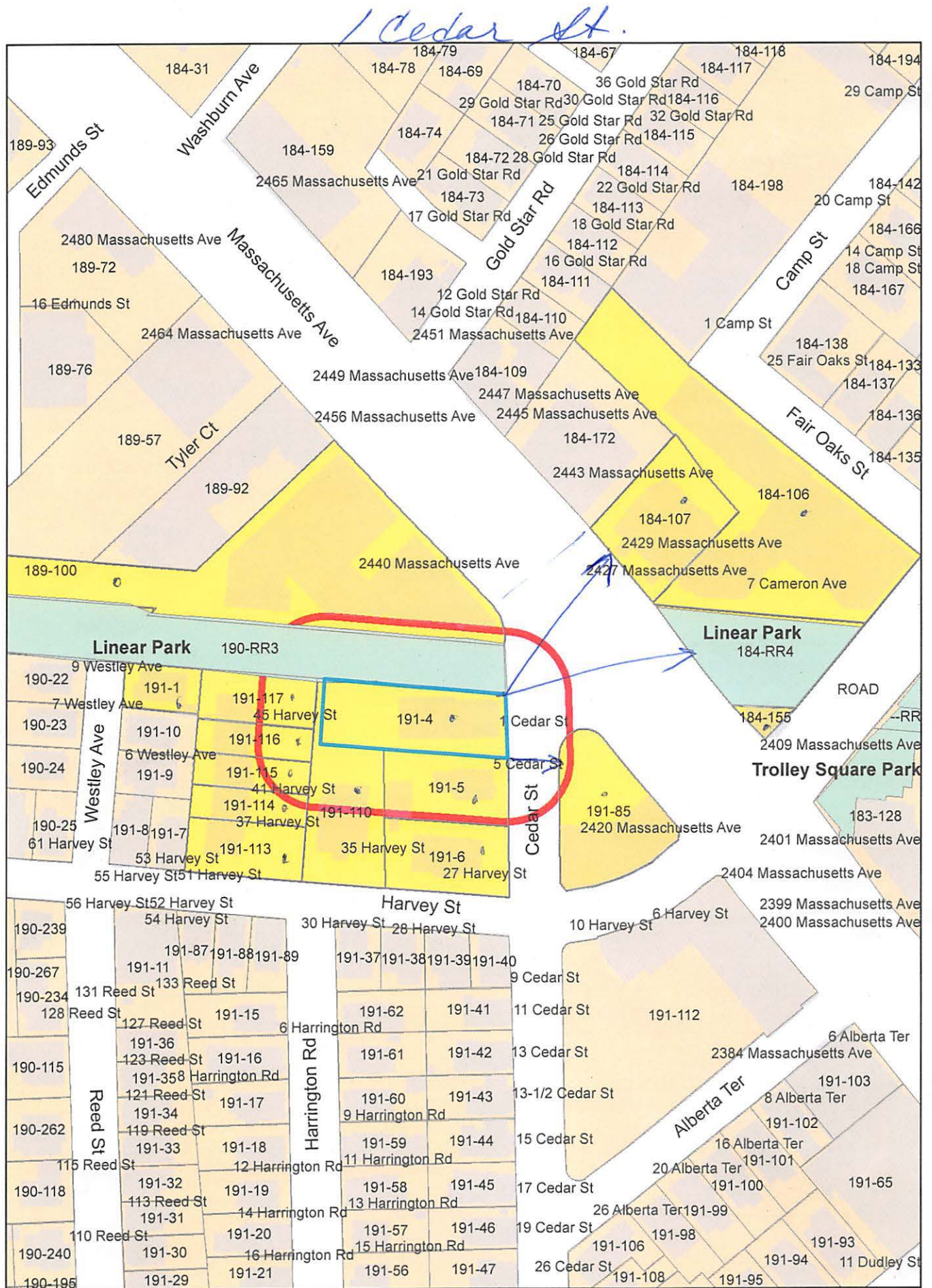
REVISIONS

No.	Description	Date

PROPOSED
RENDERINGS

AV-2

1 Cedar St Residences



1 Cedar St.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

A191-113
VAN REES, WILLEM M. & JACQUELINE LUTZ
37 HARVEY ST
CAMBRIDGE, MA 02140

191-117
PANEPINTO, JOSEPH &
KAORI HATTORI DE PANEPINTO
45 HARVEY ST
CAMBRIDGE, MA 02140

191-114
REINHORN, GAD A. & AMY BARRETT REINHORN
39 HARVEY ST
CAMBRIDGE, MA 02140

184-107
STRATTON, RANDALL & FRANCESCA CINELLI
2427 MASS AVE, UNIT #3
CAMBRIDGE, MA 02140

184-107
KERSTEN, ANNAMARIE
2427-2429 MASSACHUSETTS AVE #4
CAMBRIDGE, MA 02140

184-107
ZAPOL, ROCHELLE H.,
TR. OF THE ROCHELLE H. ZAPOL FAMILY TRUST
2427 MASSACHUSETTS AVE., #5
CAMBRIDGE, MA 02140

184-107
HO, WENDY WAI YUE
2427 MASSACHUSETTS AVE., #2
CAMBRIDGE, MA 02140

184-107
SOFFER, LEAH
2427 MASSACHUSETTS AVE., #6
CAMBRIDGE, MA 02140

184-107
TRAPA, PATRICK E.
2427 MASSACHUSETTS AVE., #7
CAMBRIDGE, MA 02140

184-106
7 CAMERON LLC,
C/O ACORN HOLDINGS LLC
300 WASHINGTON STREET #805
NEWTON, MA 02458

184-107
MOORE, MATTHEW E.
2427-2429 MASS AVE., #1
CAMBRIDGE, MA 02140

191-115
STONE, EMILY M.
41 HARVEY ST
CAMBRIDGE, MA 02140

191-116
SHUCKRA, DAVID W. &
CLIFFORD SCOTT WUNDERLICH
43 HARVEY ST
CAMBRIDGE, MA 02140

184-155
SPARTICHINO, GEORGE W. &
ROXANNE C. LEARY SPARTICHINO
2409 MASS AVE
CAMBRIDGE, MA 02140-1198

191-6
JYOTI, SURUCHI & ABHEEK JYOTI
27 HARVEY ST
CAMBRIDGE, MA 02138

191-1
RURA, SHIMON & NICOLE K. GIESE RURA
10 WESTLEY AVE
CAMBRIDGE, MA 02140

191-4
EUGENE F. LYNCH POST 30
1 CEDAR ST
CAMBRIDGE, MA 02140

191-5
MARSTON, PETER
159 PLEASANT STREET
NORTHBOROUGH, MA 01532

191-85
KOMBOURAS, KATHERINE
74 FREEMAN ST
ARLINGTON, MA 02474

191-5
CHRISTMASTREE, LORI
32 COPPER LANE
WATERFORD, ME 04088

189-100
LU, CHI
1007 BRYANT WAY #H
SUNNYVALE, CA 94087

189-100
LEE, CHIAYING
2440 MASS AVE #9
CAMBRIDGE, MA 02140

189-100
CAPANSKY, MARK A., JR & EILEEN L. MORRISON
23 BERTRAM ST.
LOWELL, MA 01851

189-100
TAKANASHI, TOMOKO
2440 MASSACHUSETTS AVE., #20
CAMBRIDGE, MA 02140

189-100
CHUKIU, PAUL
2440 MASSACHUSETTS AVE, #18
CAMBRIDGE, MA 02140

189-100
MARDIROS, ANAHID & AURELIAN MARDIROS
TRS. OF CAMBRIDGE POINT NOMINEE TRUST
C/O ANAHID MARDIROS
4 BRIDLE PATH
LYNNFIELD, MA 01940

189-100
MALACARNE, DANIEL J.
2440 MASS AVE., UNIT #10
CAMBRIDGE, MA 02140

189-100
WEI, HUNG CHIEH & CHUN MEI LIN
2440 MASSACHUSETTS AVE., #8
CAMBRIDGE, MA 02140

189-100
FOLEY, JOHN & CHERI MEHIGAN
2440 MASS AVE. UNIT#7
CAMBRIDGE, MA 02140

/ Cedar St.

189-100
#37-2440 MASS AVE LLC
60 POSSUM RD
WESTON, MA 02493

189-100
AUNG, SANDA S.,
TRUSTEE THE SANDA S. AUNG TRUST OF 2011
2440 MASSACHUSETTS AVE., #34
CAMBRIDGE, MA 02140

189-100
RIBEIRO, NATALIE J.
2440 MASS AVE, #29
CAMBRIDGE, MA 02140

189-100
PAINE, JILLIAN
2440 MASS AVE. UNIT#24
CAMBRIDGE, MA 02140

189-100
TANG, SHIU YUEN & YUAN CHAN ZHAO
2440 MASS AVE., UNIT #16
CAMBRIDGE, MA 02139

189-100
ORCHANIAN, ZAREH & LORI M. ORCHANIAN
2440 MASS AVE., UNIT 15
CAMBRIDGE, MA 02140

189-100
SACCOMANDI, FRANCIS J., IV
17 LEE TERRACE
SHORT HILLS, NJ 07078

189-100
RODRIGUEZ-ORELLANA, MANUEL &
MARIA D. PIZARRO-FIGUEROA
100 PLEASANT ST. APT 11
ARLINGTON, MA 02476

189-100
ZHOU, DANLING
2440 MASSACHUSETTS AVE. UNIT 6
CAMBRIDGE, MA 02140

189-100
WU, YOU
2440 MASSACHUSETTS AVE., #41
CAMBRIDGE, MA 02140

189-100
LOH, WEN-LUAN
2440 MASSACHUSETTS AVE., #40
CAMBRIDGE, MA 02140

189-100
ROBINSON, GREGORY E.
2440 MASSACHUSETTS AVE 39
CAMBRIDGE, MA 02140

189-100
WHITE, CAROLE ANN
2440 MASSACHUSETTS AVE., #36
CAMBRIDGE, MA 02140

189-100
PENA, MARTA R. & THOMAS G. HOFFMAN
344A BOYLSTON ST
NEWTON, MA 02459

191-110
CASCAP REALTY, INC
231 SOMERVILLE AVE
SOMERVILLE, MA 02143

189-100
YADAV, SANJAY KUMAR
2440 MASS AVE. UNIT#28
CAMBRIDGE, MA 02140

189-100
JAS HOMEOWNERSHIP LLC
C/O JUST A START CORPORATION
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

189-100
LAMBROPOULOS, JAMES
2440 MASS AVE. UNIT#23
CAMBRIDGE, MA 02140

189-100
ZATEZALO, ALEKSANDAR & NORA ZATEZALO
2440 MASSACHUSETTS AVE UNIT 2
CAMBRIDGE, MA 02140

189-100
KOCDAG, HUSEYIN
2440 MASSACHUSETTS AVE #11
CAMBRIDGE, MA 02140

189-100
KRING, SHIRLEY ROSE
TRUSTEE OF SHIRLEY ROSE KRING REV LIV TR.
26 WASHINGTONST
BEDFORD, MA 01730

189-100
WEINER, ROBERT
2440 MASS AVE #4
CAMBRIDGE, MA 02140

189-100
TALREJA, TINA
2440 MASS AVE #38
CAMBRIDGE, MA 02140

189-100
AFEWORK, ZEMENE & MISRAK GANDI
2440 MASS AVE., UNIT #32
CAMBRIDGE, MA 02140

189-100
ROSENBERG, MICHAEL & LINDA MOUSSOURIS
TRUSTEES OF THE ROSENBERG MOUSSOURIS TR.
2440 MASSACHUSETTS AVE UNIT #30
CAMBRIDGE, MA 02140

189-100
MURRIHY, BRIAN
TRUSTEE OF BM REALTY TRUST
2440 MASS AVE. UNIT#25
CAMBRIDGE, MA 02140

189-100
CHENG, MEI KING
15 DAKIN RD
SUDBURY, MA 01776

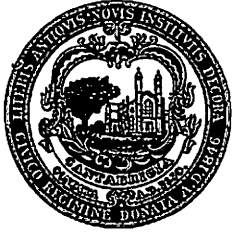
189-100
HENAO, JUSTINE CHRISTOPHER BORREGO
3150 ROCK MANOR WAY
BUFORD, GA 30519

189-100
HUNG, CHENG-YENG & HSIU-MEI HUNG
2440 MASSACHUSETTS AVE UNIT 21
CAMBRIDGE, MA 02140

189-100
CAMBRIDGE TJ 1419 LLC,
C/O MARK G. ZUROFF, ESQ
175 HIGHLAND AVE
NEEDHAM, MA 02494

1 Cedar St.

189-100
2440 MANSHA LLC
338 TITICUT RD
RAYNHAM, MA 02767



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2020 DEC 23 PM 12:02

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 102119

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: John Repucci C/O James J. Rafferty

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

LOCATION OF PROPERTY: 1 Cedar St., Cambridge, MA

TYPE OF OCCUPANCY: Veteran's Club

ZONING DISTRICT: Business A-2/Massachusetts Avenue Overlay

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance: Petitioner seeks to demolish existing structure and construct a 3 story mixed-use building containing 8 dwelling units and a veteran's club within the required side yard setback.

Special Permit: Petitioner seeks a reduction in the required amount of parking spaces. Petitioner also seeks to locate parking spaces within 10' of building walls containing windows of habitable rooms located on the ground floor.

Variance: Petitioner seeks to demolish existing structure and construct a 3 story mixed-use building containing 8 dwelling units and a veteran's club within the required side yard setback.

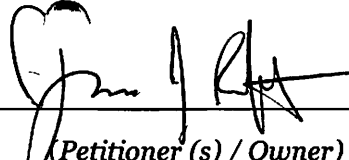
Special Permit: Petitioner seeks a reduction in the required amount of parking spaces. Petitioner also seeks to locate parking spaces within 10' of building walls containing windows of habitable rooms located on the ground floor.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.33.i (Table of Dimensional Requirements (sideyard setback))
Article: 6.000	Section: 6.44.1.A (Parking Space location).
Article: 8.000	Section: 8.22.3 (Non-Conforming structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 6.000	Section: 6.35.1 (Reduction in Required Amount of Parking).

12/16/2020

Original
Signature(s):



(Petitioner (s) / Owner)



(Print Name)

Address:

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: 12/15/20

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

United American Veterans

(Owner or Petitioner)

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

Location of Premises: One Cedar Street

the record title standing in the name of EUGENE F LYNCH POST 30 UNITED AMERICAN VETERANS INC

whose address is One Cedar Street, Cambridge MA

(Street)

(City or Town)

(State & Zip Code)

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

Book 73154 Page 445 or _____ Registry

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

Ralph L. Capodilupo
(Owner)

=====

On this 31st day of August 2020, before me, the undersigned notary public, personally appeared Ralph Capodilupo proved to me through satisfactory evidence of identification, which were Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires:

8/16/2024

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** John Repucci**Present Use/Occupancy:** Veteran's Club**Location:** 907 Massachusetts Avenue**Zone:** Business A-2/Massachusetts Avenue Overlay**Phone:** 617.492.4100**Requested Use/Occupancy:** Mixed Use (Multi-Family Residential/Club)

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	7868	12095	12257	(max.)
<u>LOT AREA:</u>	7590	no change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.04	1.59	1.0/1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	948	600	
<u>SIZE OF LOT:</u>				
WIDTH	51.43'	no change	none	
DEPTH	147'25"	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	7.5'	5'	5'	
REAR	60.4'	22'	21'8"	
LEFT SIDE	12.7'	7' 4 3/4"	20'	
RIGHT SIDE	3.6'	10'	10'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35.48' +/-	34'9"	35'	
WIDTH	78'	120' 10 1/2"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	0	
<u>NO. OF DWELLING UNITS:</u>	0	8	12 allowed	
<u>NO. OF PARKING SPACES:</u>	7	8	15	
<u>NO. OF LOADING AREAS:</u>	0	no change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the provisions of this Ordinance would require the applicant to dedicate nearly 60% of the lot's width to maintaining the applicable setback requirements.

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

The hardship is directly related to the narrow size and shape of the lot.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The adjacent residential uses and community path will not be impacted by the addition of more dwelling units and the continued operation of a veteran's club.

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

The proposed uses are allowed by the base Business A-2 zoning district and the Massachusetts Avenue Overlay District.

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

BZA Application Form

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 1 Cedar St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The Zoning Ordinance allows for a reduction of the required amount of parking when, as in this case, the proposed use is proximate to sufficient off street parking. Furthermore, club activities usually occur in the evening while nearby commercial uses are generally not taxing available public spaces along Massachusetts Avenue.

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

There will be no change to traffic or patterns of access or egress as a result of the reduction in required amount of parking. The majority of club members reside within walking distance of the club and will continue their practice of walking to the club, rather than driving.

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

Adjacent uses will not be affected by the continued use of this location as a Veteran's Club. The proposed dwelling units are allowed as of right.

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:

The club will operate in accordance with all health and safety requirements applicable to their use.

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:

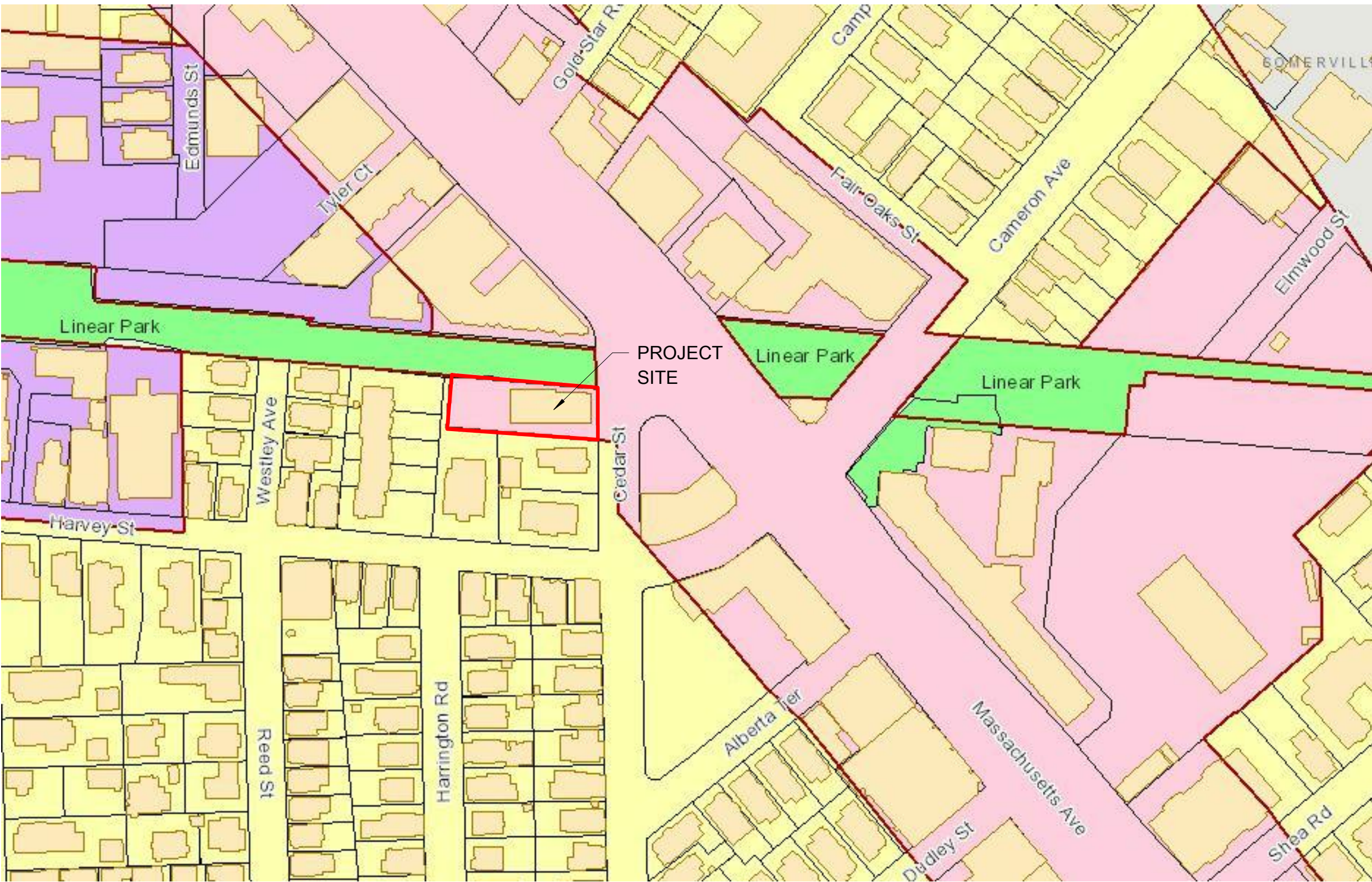
The reduction in parking is consistent with established commuter patterns of existing residents in the neighborhood and consistent with the City's transportation objective of constraining the supply of parking in order to promote alternative modes of travel.

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

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	COVER SHEET	08/14/2020
I- Civil		
C-1	Existing Conditions	02/25/2020
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	08/14/2020
A-021	AREA PLANS	08/14/2020
A-100	BASEMENT & FIRST & SECOND FLOOR PLAN	08/14/2020
A-101	THIRD FLOOR & ROOF PLAN	08/14/2020
A-300	EXTERIOR ELEVATIONS	08/14/2020
AV-00	SHADOW STUDY	08/14/2020
AV-1	RENDERED VIEWS	08/14/2020
AV-2	PROPOSED RENDERINGS	08/14/2020



LOCUS MAP



PROJECT:
ONE CEDAR ST MIXED-USE

PROJECT ADDRESS:
1 CEDAR STREET
CAMBRIDGE, MASSACHUSETTS

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

OWNER
1 CEDAR ST., LLC.
ADDRESS:
24 GARF ROAD
NEWBURYPORT, MA 01950

SD SET
08/14/2020

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

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Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

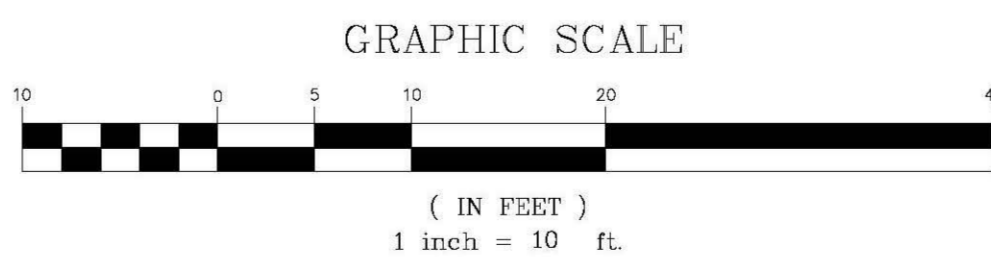
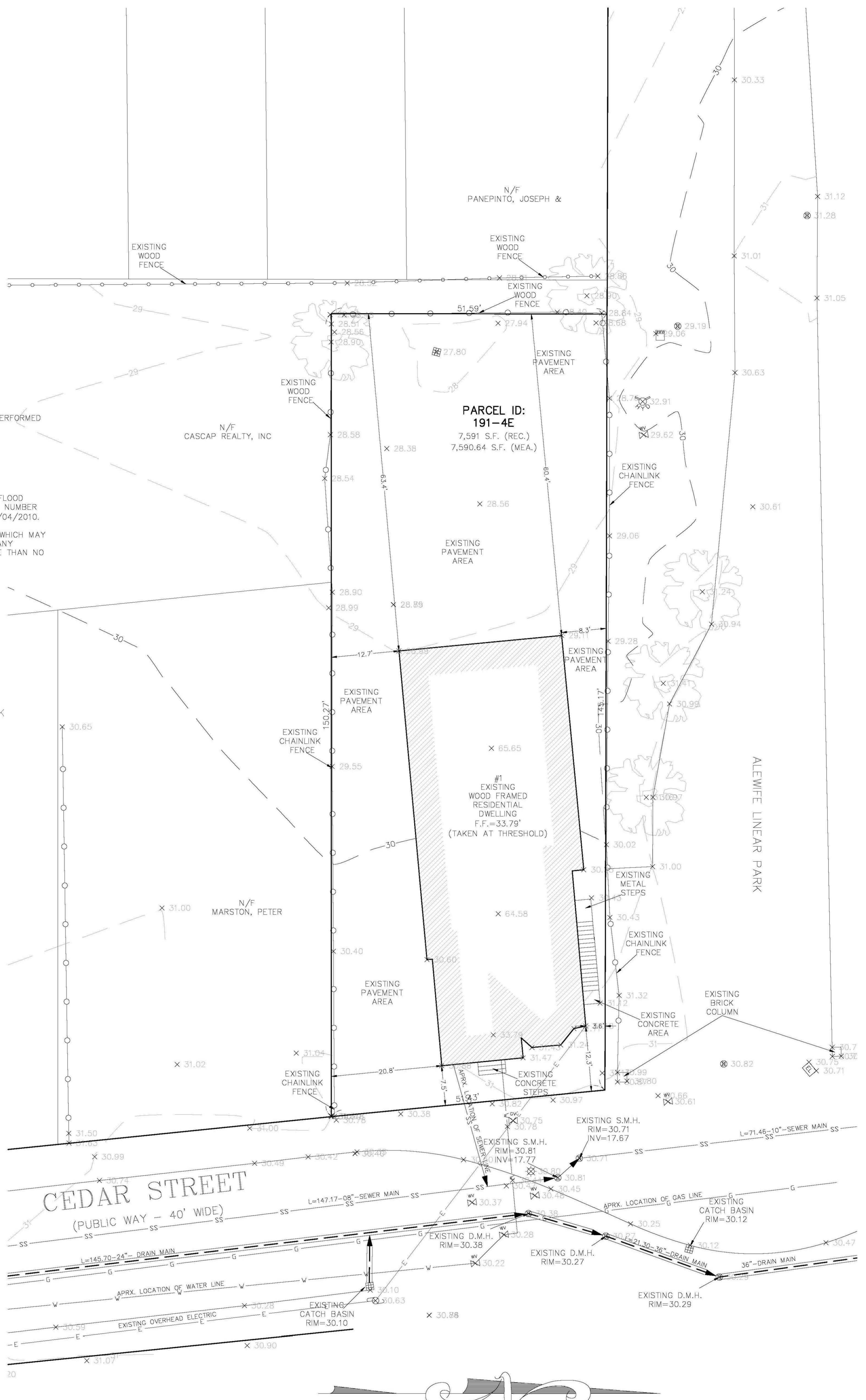
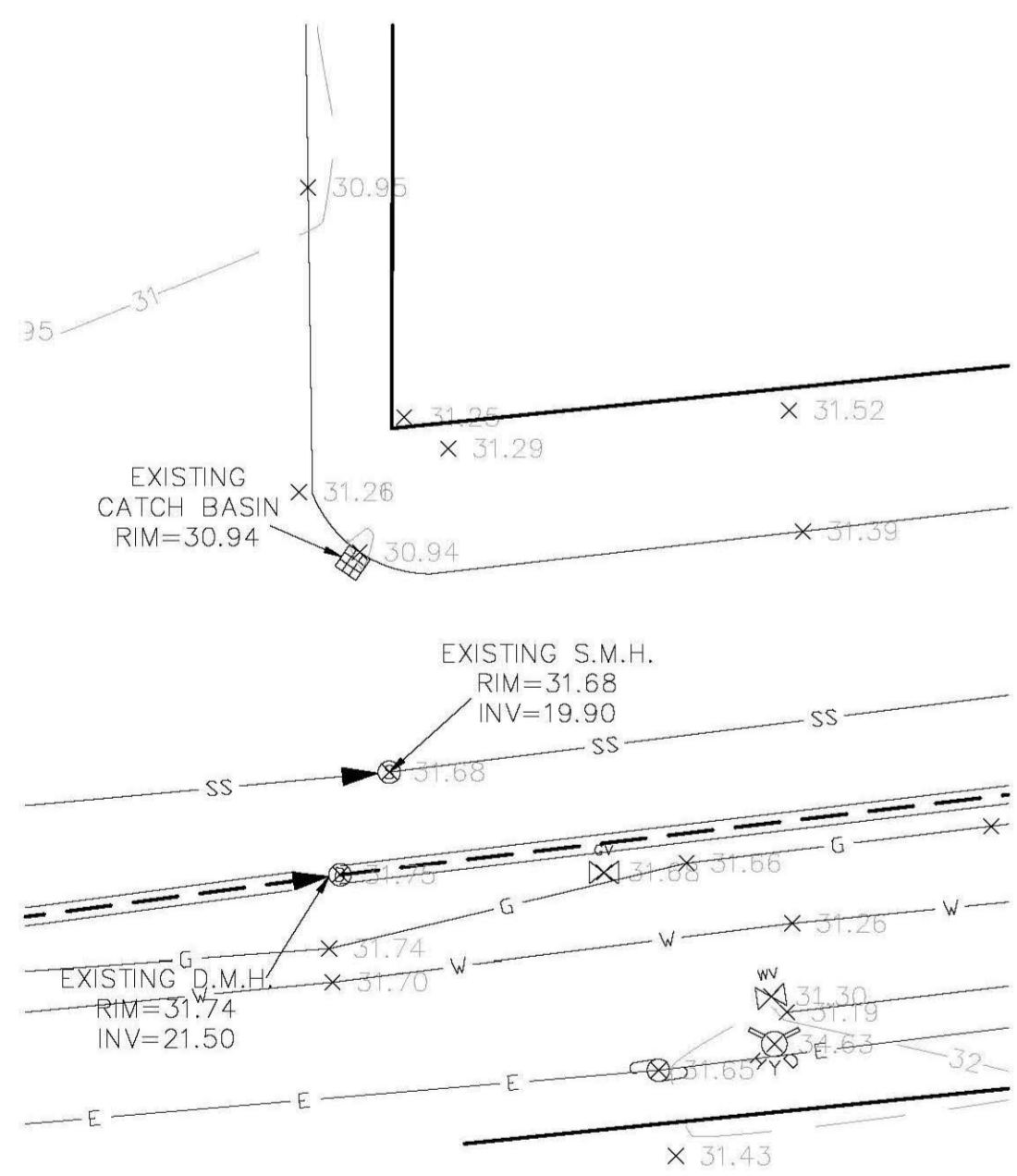
COVER SHEET

A-000

1 Cedar St Residences

	SEWER LINE
	DRAIN LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	TREE

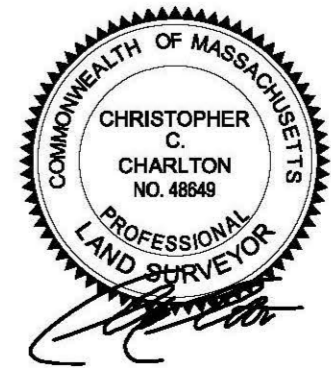
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 02-01-2020.
2. DEED REFERENCE: BOOK 73154 PAGE 468
PLAN REFERENCE: BOOK 78 PAGE 3
MIDDLESEX SOUTH REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0554E, COMMUNITY NUMBER: 0419E, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE MA. DATUM.



REVISION BLOCK

[illegible]

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SHEET 1 OF 1

ZONING CHART

ZONE : BUS A-2	REQUIRED	PROPOSED	REMARKS
LOT AREA, MIN S.F.	NONE	7,590 S.F. +/-	COMPLIES
LOT AREA, MIN S.F. / DU	600 S.F. / DU 7,590 SF/ 600 SF= 12 DU ALLOWED	8 DU= 948 S.F. / DU	COMPLIES
MAX. FAR (See 5.30.11 & 5.30.12 BELOW)	1.0 FOR COMMERCIAL 1.75 FOR RESIDENTIAL	CLUB FAR= 0.28 / 2,114 SF RESIDENTIAL FAR= 1.32 / 9,981 SF TOTAL FAR= 1.6 / 12,095 SF GROSS FLOOR AREA PERMITTED= [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area] GROSS FLOOR AREA PERMITTED= [(17.5% x 1.0) x 7,590] + [(82.5% x 1.75) x 7,590] GROSS FLOOR AREA PERMITTED =(1,328 SF) + (10,958 SF) GROSS FLOOR AREA PERMITTED =12,257 SF A + B = 100% (or 1.0) or less 17.5% + 82.5%= 100%	COMPLIES
MIN. LOT WIDTH	NONE	51.43'	COMPLIES
MIN. FRONT YARD	5'-0" (FOOTNOTE M)	5'-0"	COMPLIES
MIN SIDE YARDS	20'-0" (LEFT) 10'-0" (RIGHT) (FOOTNOTE I)	7'-4 3/4" (LEFT) 10'-0" (RIGHT)	DOES NOT COMPLY (LEFT) COMPLIES (RIGHT)
MIN REAR YARD	21'-8" (FOOTNOTE J)	22'-0"	COMPLIES
MAX HEIGHT	35'- 0" (FOOTNOTE K)	34'-9"	COMPLIES (SEE FOOTNOTE J)
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	NONE		N/A
VEHICLE- PARKING	RESIDENTIAL= 1 SPACE/ DU (8) CLUB= 1 PER 6 MEMBERS, 40 MEMBERS= 7 SPACES	8 SPACES (RESIDENTIAL), 4 COMPACT, 4 FULL SIZE 0 SPACES (CLUB)	COMPLIES (RESIDENTIAL) DOES NOT COMPLY (CLUB)
BICYCLE PARKING	RESIDENTIAL: LONG TERM= 1 SPACE/ DU = 8 SHORT TERM= 0.10 SPACE / DU = 1 CLUB: SHORT TERM= 0.50 SPACE / 1,000 SF = 2	RESIDENTIAL: 9 LONG TERM/ SHORT TERM SPACES CLUB: 2 SHORT TERM SPACES	COMPLIES (RESIDENTIAL) COMPLIES (CLUB)

FOOTNOTES

(l) The maximum height of a building may be increased to sixty (60) feet provided the average height of the building is fifty (50) feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty (50) feet in height shall be equal to or less than the volume of space lying between the fifty (50) foot height and portions of building less than fifty (50) feet in height, as illustrated below:
Volume 1 (area of a building at a single height - 1 above fifty feet x the difference between height - 1 and fifty feet) + Volume 2 (area of building at a single height - 2 above fifty feet x the difference between the height - 2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height - 1' below fifty feet x the difference between height - 1' and fifty feet) + Volume 2' (area of building at single height - 2' below fifty feet x the difference between height - 2' and fifty feet).

(j) Or two-thirds (2/3) of the height of the rear wall whichever is greater; however in the Business C and Business C-1 districts no rear yard shall be required where the rear lot line abuts a lot all of which lies in a business or industrial district.

(k) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back of a bulk control plane rising at an angle of forty-five (45) degree from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet.

Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

In addition to the above provisions, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.

(m) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

6.34 Parking Space Size Allocation . In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provide; however, no more than fifty (50) percent of the required spaces shall be designed for compact cars (as specified in Subsection 6.42). All off street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts.

6.47.8Screening requirements may be waived in the following cases-(a)If said parking facility is already effectively screened by an existing building, wall, fence, or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained.(b)If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade.(c)If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least five (5) feet in width may be used in lieu of screening along the common property line.

5.30.11 FAR and Height.

Where two numbers appear in Column (1) - Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number.

5.30.12 Calculation of Permitted Gross Floor Area on a Lot.

Where two numbers regulate the permitted FAR on a lot, the Gross Floor Area of any uses proposed on the lot shall be determined by the following formula:
Gross Floor Area Permitted = [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area]

Where A equals the percentage of Gross Floor Area in the building to be used for nonresidential use(s), and Where B equals the percentage of Gross Floor Area in the building to be used for residential and dormitory use(s), and

Where A + B = 100% (or 1.0) or less, and FAR1 equals permitted FAR for nonresidential uses, and FAR2 equals permitted FAR for residential and dormitory uses.

CLUB FAR= 0.19 / 1,417 SF

RESIDENTIAL FAR= 1.48 / 11,239 SF

TOTAL FAR= 1.67 / 12,655 SF

GROSS FLOOR AREA PERMITTED= [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area]

GROSS FLOOR AREA PERMITTED= [(11% x 1.0) x 7,590] + [(89% x 1.75) x 7,590]

GROSS FLOOR AREA PERMITTED =(834.9 SF) + (11,821.425 SF)

GROSS FLOOR AREA PERMITTED =12,656.325 SF

A + B = 100% (or 1.0) or less

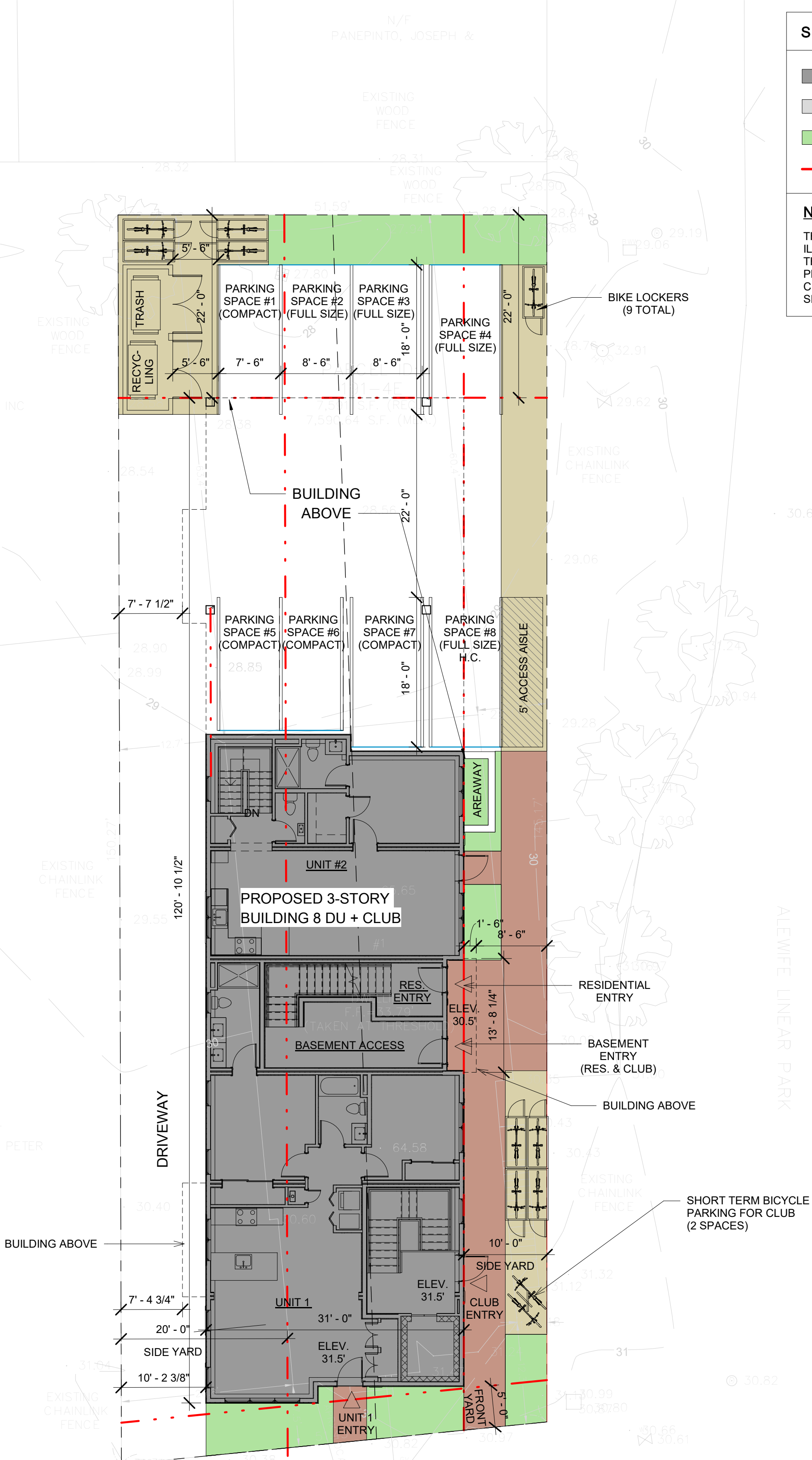
11% + 89%= 100%

Gross Floor Area shall include:

- Roofed porches and balconies whether enclosed or unclosed;
- Unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- Elevator shafts and stairwells on each floor, not excluded in (6) below;
- Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- Interior balconies, mezzanines, and penthouses;
- Deleted
- Area of parking facilities in structures except as excluded in (2) below; and
- Any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

- Areas used for off street loading purposes;
- Area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- Basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- Open and lattice-work fire escapes;
- Unroofed porches and balconies no higher than the third floor;
- Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- Attic space not otherwise included in (d) above;
- Basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
- Bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
- Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- Interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- Space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sun-shading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- Public Bicycle-Sharing Stations.
- Any basement or cellar living space in any single-family or two-family home.
- Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.



SITE PLAN LEGEND

- PROPOSED BUILDING
- BUILDING ABOVE
- LANDSCAPE
- REQUIRED SETBACKS

NOTE:

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

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT

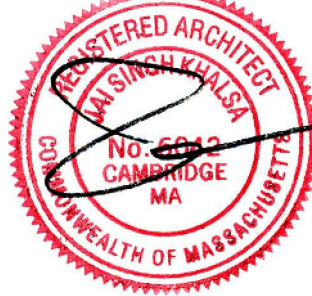


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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Date	08/14/2020
Drawn by	TC
Checked by	JSK
Scale	As indicated

REVISIONS

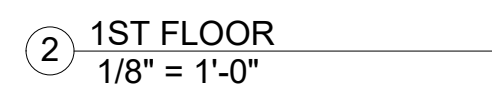
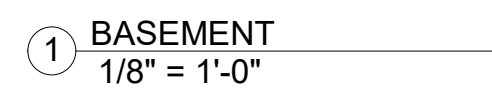
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1	Updated Zoning Chart	12/3/2020

ARCHITECTURAL
SITE PLAN

A-020

1 Cedar St Residences

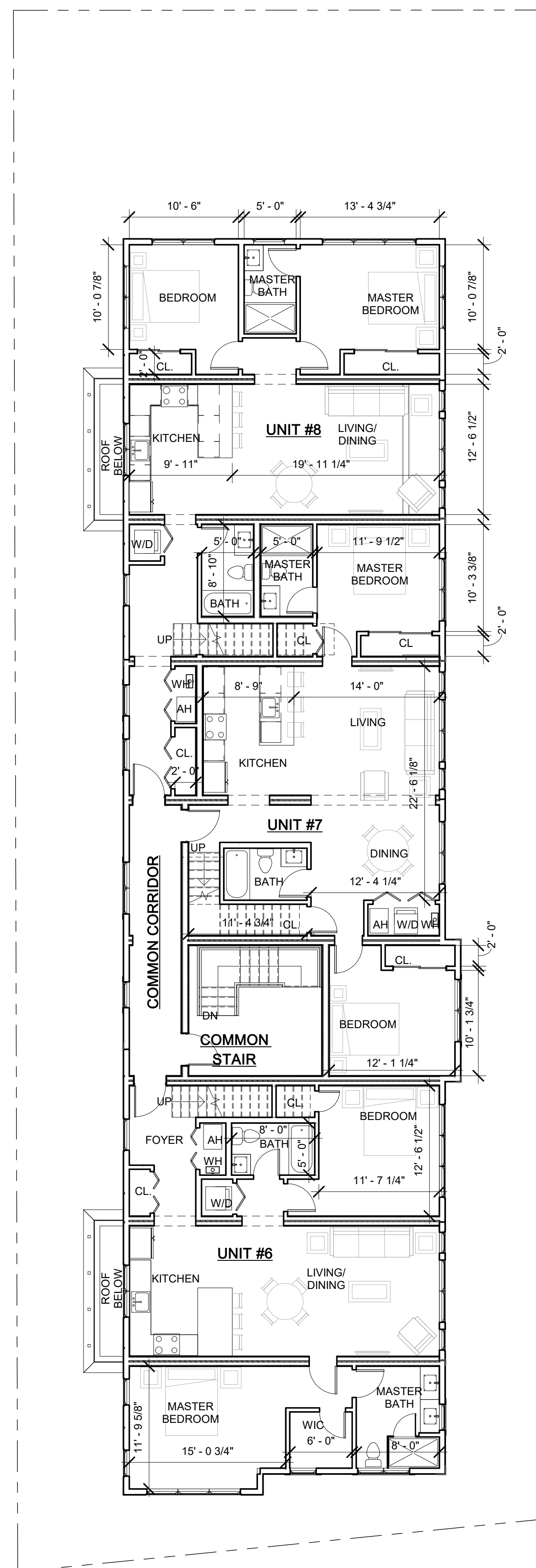
1 SITE PLAN
1" = 10'-0"



1 Cedar St Residences

\\TKG-SERVER\\Data\\20\\2012_Repucci_1 Cedar St- Cambridge\\03 Drawings\\00_ARCH_SD_DD\\2012_1 Cedar St- Cambridge_SD- 8 units.rvt

8/14/2020 2:25:29 PM



PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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Checked by	JSK
Scale	1/8" = 1'-0"

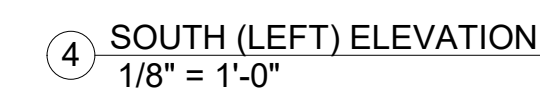
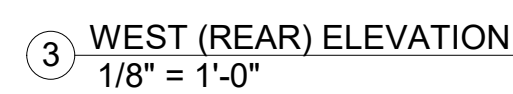
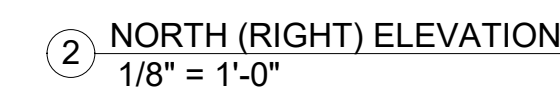
REVISIONS

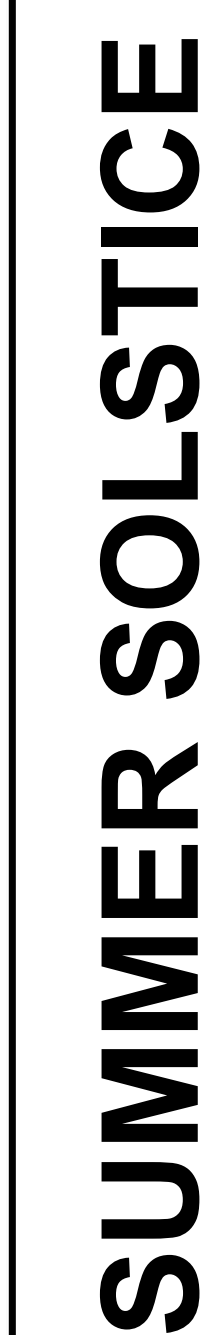
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THIRD FLOOR & ROOF PLAN

A-101

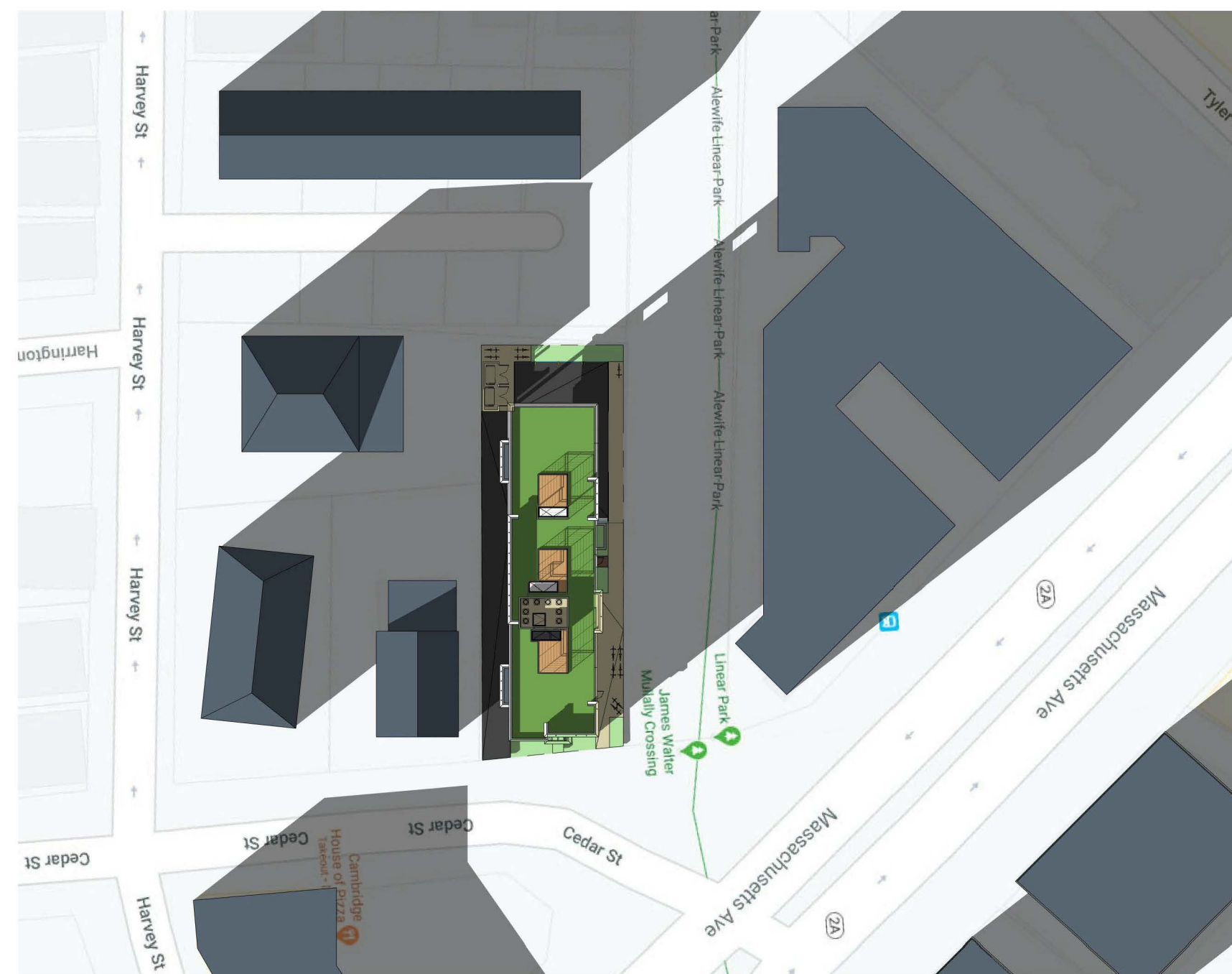
1 Cedar St Residences





FALL / SPRING EQUINOX

WINTER SOLSTICE



1 Cedar St Residences



FRONT VIEW (CEDAR STREET)



SIDE VIEW (ALONG LINEAR PARK)



REAR VIEW



SIDE VIEW (ALONG DRIVEWAY)

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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Checked by	JSK
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REVISIONS

No.	Description	Date

RENDERED
VIEWS

AV-1

1 Cedar St Residences



PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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Checked by	Checker
Scale	

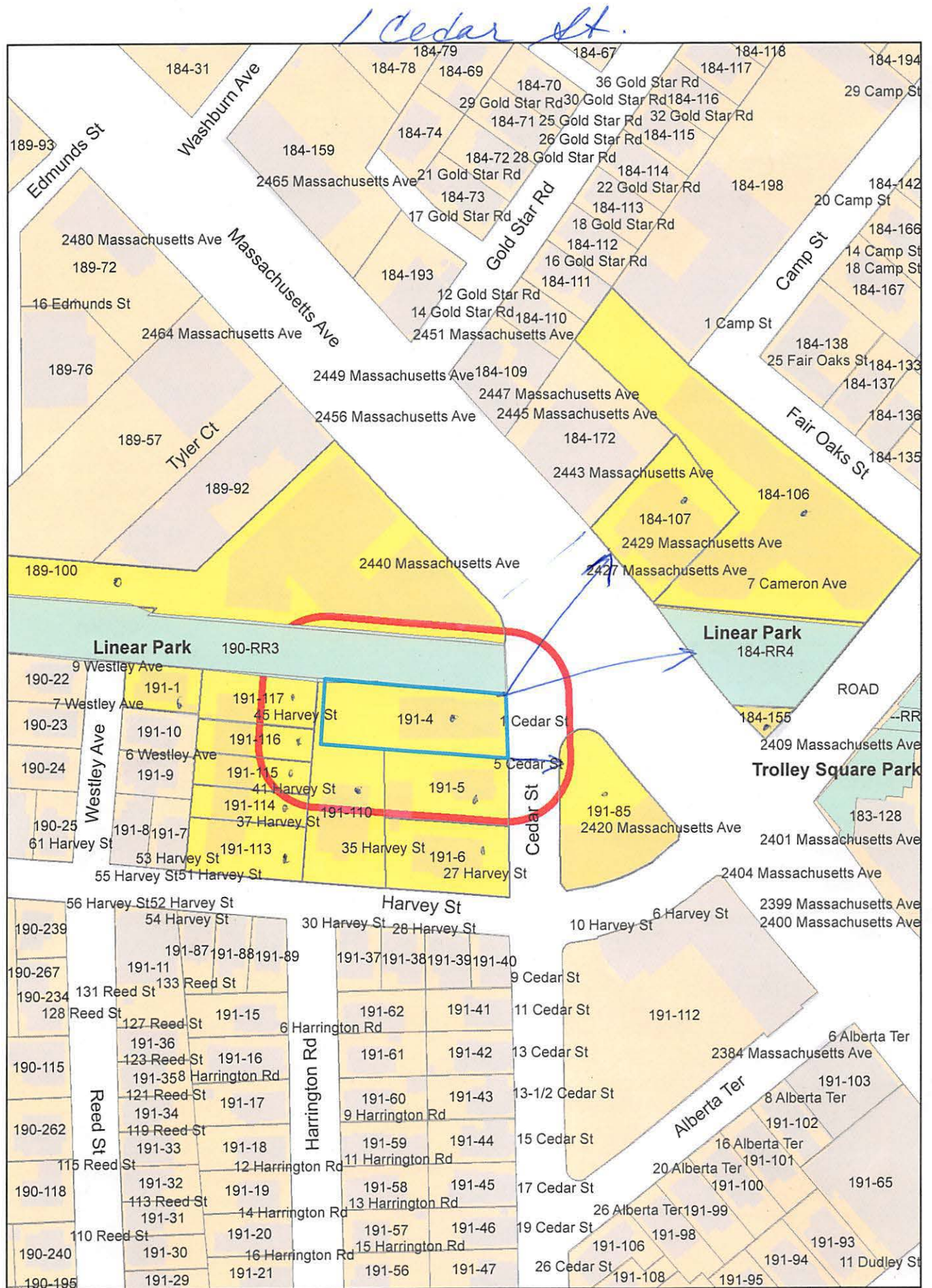
REVISIONS

No.	Description	Date

PROPOSED
RENDERINGS

AV-2

1 Cedar St Residences



1 Cedar St.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

A191-113
VAN REES, WILLEM M. & JACQUELINE LUTZ
37 HARVEY ST
CAMBRIDGE, MA 02140

191-117
PANEPINTO, JOSEPH &
KAORI HATTORI DE PANEPINTO
45 HARVEY ST
CAMBRIDGE, MA 02140

191-114
REINHORN, GAD A. & AMY BARRETT REINHORN
39 HARVEY ST
CAMBRIDGE, MA 02140

184-107
STRATTON, RANDALL & FRANCESCA CINELLI
2427 MASS AVE, UNIT #3
CAMBRIDGE, MA 02140

184-107
KERSTEN, ANNAMARIE
2427-2429 MASSACHUSETTS AVE #4
CAMBRIDGE, MA 02140

184-107
ZAPOL, ROCHELLE H.,
TR. OF THE ROCHELLE H. ZAPOL FAMILY TRUST
2427 MASSACHUSETTS AVE., #5
CAMBRIDGE, MA 02140

184-107
HO, WENDY WAI YUE
2427 MASSACHUSETTS AVE., #2
CAMBRIDGE, MA 02140

184-107
SOFFER, LEAH
2427 MASSACHUSETTS AVE., #6
CAMBRIDGE, MA 02140

184-107
TRAPA, PATRICK E.
2427 MASSACHUSETTS AVE., #7
CAMBRIDGE, MA 02140

184-106
7 CAMERON LLC,
C/O ACORN HOLDINGS LLC
300 WASHINGTON STREET #805
NEWTON, MA 02458

184-107
MOORE, MATTHEW E.
2427-2429 MASS AVE., #1
CAMBRIDGE, MA 02140

191-115
STONE, EMILY M.
41 HARVEY ST
CAMBRIDGE, MA 02140

191-116
SHUCKRA, DAVID W. &
CLIFFORD SCOTT WUNDERLICH
43 HARVEY ST
CAMBRIDGE, MA 02140

184-155
SPARTICHINO, GEORGE W. &
ROXANNE C. LEARY SPARTICHINO
2409 MASS AVE
CAMBRIDGE, MA 02140-1198

191-6
JYOTI, SURUCHI & ABHEEK JYOTI
27 HARVEY ST
CAMBRIDGE, MA 02138

191-1
RURA, SHIMON & NICOLE K. GIESE RURA
10 WESTLEY AVE
CAMBRIDGE, MA 02140

191-4
EUGENE F. LYNCH POST 30
1 CEDAR ST
CAMBRIDGE, MA 02140

191-5
MARSTON, PETER
159 PLEASANT STREET
NORTHBOROUGH, MA 01532

191-85
KOMBOURAS, KATHERINE
74 FREEMAN ST
ARLINGTON, MA 02474

191-5
CHRISTMASTREE, LORI
32 COPPER LANE
WATERFORD, ME 04088

189-100
LU, CHI
1007 BRYANT WAY #H
SUNNYVALE, CA 94087

189-100
LEE, CHIAYING
2440 MASS AVE #9
CAMBRIDGE, MA 02140

189-100
CAPANSKY, MARK A., JR & EILEEN L. MORRISON
23 BERTRAM ST.
LOWELL, MA 01851

189-100
TAKANASHI, TOMOKO
2440 MASSACHUSETTS AVE., #20
CAMBRIDGE, MA 02140

189-100
CHUKIU, PAUL
2440 MASSACHUSETTS AVE, #18
CAMBRIDGE, MA 02140

189-100
MARDIROS, ANAHID & AURELIAN MARDIROS
TRS. OF CAMBRIDGE POINT NOMINEE TRUST
C/O ANAHID MARDIROS
4 BRIDLE PATH
LYNNFIELD, MA 01940

189-100
MALACARNE, DANIEL J.
2440 MASS AVE., UNIT #10
CAMBRIDGE, MA 02140

189-100
WEI, HUNG CHIEH & CHUN MEI LIN
2440 MASSACHUSETTS AVE., #8
CAMBRIDGE, MA 02140

189-100
FOLEY, JOHN & CHERI MEHIGAN
2440 MASS AVE. UNIT#7
CAMBRIDGE, MA 02140

/ Cedar St.

189-100
#37-2440 MASS AVE LLC
60 POSSUM RD
WESTON, MA 02493

189-100
AUNG, SANDA S.,
TRUSTEE THE SANDA S. AUNG TRUST OF 2011
2440 MASSACHUSETTS AVE., #34
CAMBRIDGE, MA 02140

189-100
RIBEIRO, NATALIE J.
2440 MASS AVE, #29
CAMBRIDGE, MA 02140

189-100
PAINE, JILLIAN
2440 MASS AVE. UNIT#24
CAMBRIDGE, MA 02140

189-100
TANG, SHIU YUEN & YUAN CHAN ZHAO
2440 MASS AVE., UNIT #16
CAMBRIDGE, MA 02139

189-100
ORCHANIAN, ZAREH & LORI M. ORCHANIAN
2440 MASS AVE., UNIT 15
CAMBRIDGE, MA 02140

189-100
SACCOMANDI, FRANCIS J., IV
17 LEE TERRACE
SHORT HILLS, NJ 07078

189-100
RODRIGUEZ-ORELLANA, MANUEL &
MARIA D. PIZARRO-FIGUEROA
100 PLEASANT ST. APT 11
ARLINGTON, MA 02476

189-100
ZHOU, DANLING
2440 MASSACHUSETTS AVE. UNIT 6
CAMBRIDGE, MA 02140

189-100
WU, YOU
2440 MASSACHUSETTS AVE., #41
CAMBRIDGE, MA 02140

189-100
LOH, WEN-LUAN
2440 MASSACHUSETTS AVE., #40
CAMBRIDGE, MA 02140

189-100
ROBINSON, GREGORY E.
2440 MASSACHUSETTS AVE 39
CAMBRIDGE, MA 02140

189-100
WHITE, CAROLE ANN
2440 MASSACHUSETTS AVE., #36
CAMBRIDGE, MA 02140

189-100
PENA, MARTA R. & THOMAS G. HOFFMAN
344A BOYLSTON ST
NEWTON, MA 02459

191-110
CASCAP REALTY, INC
231 SOMERVILLE AVE
SOMERVILLE, MA 02143

189-100
YADAV, SANJAY KUMAR
2440 MASS AVE. UNIT#28
CAMBRIDGE, MA 02140

189-100
JAS HOMEOWNERSHIP LLC
C/O JUST A START CORPORATION
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

189-100
LAMBROPOULOS, JAMES
2440 MASS AVE. UNIT#23
CAMBRIDGE, MA 02140

189-100
ZATEZALO, ALEKSANDAR & NORA ZATEZALO
2440 MASSACHUSETTS AVE UNIT 2
CAMBRIDGE, MA 02140

189-100
KOCDAG, HUSEYIN
2440 MASSACHUSETTS AVE #11
CAMBRIDGE, MA 02140

189-100
KRING, SHIRLEY ROSE
TRUSTEE OF SHIRLEY ROSE KRING REV LIV TR.
26 WASHINGTONST
BEDFORD, MA 01730

189-100
WEINER, ROBERT
2440 MASS AVE #4
CAMBRIDGE, MA 02140

189-100
TALREJA, TINA
2440 MASS AVE #38
CAMBRIDGE, MA 02140

189-100
AFEWORK, ZEMENE & MISRAK GANDI
2440 MASS AVE., UNIT #32
CAMBRIDGE, MA 02140

189-100
ROSENBERG, MICHAEL & LINDA MOUSSOURIS
TRUSTEES OF THE ROSENBERG MOUSSOURIS TR.
2440 MASSACHUSETTS AVE UNIT #30
CAMBRIDGE, MA 02140

189-100
MURRIHY, BRIAN
TRUSTEE OF BM REALTY TRUST
2440 MASS AVE. UNIT#25
CAMBRIDGE, MA 02140

189-100
CHENG, MEI KING
15 DAKIN RD
SUDBURY, MA 01776

189-100
HENAO, JUSTINE CHRISTOPHER BORREGO
3150 ROCK MANOR WAY
BUFORD, GA 30519

189-100
HUNG, CHENG-YENG & HSIU-MEI HUNG
2440 MASSACHUSETTS AVE UNIT 21
CAMBRIDGE, MA 02140

189-100
CAMBRIDGE TJ 1419 LLC,
C/O MARK G. ZUROFF, ESQ
175 HIGHLAND AVE
NEEDHAM, MA 02494

1 Cedar St.

189-100
2440 MANSHA LLC
338 TITICUT RD
RAYNHAM, MA 02767

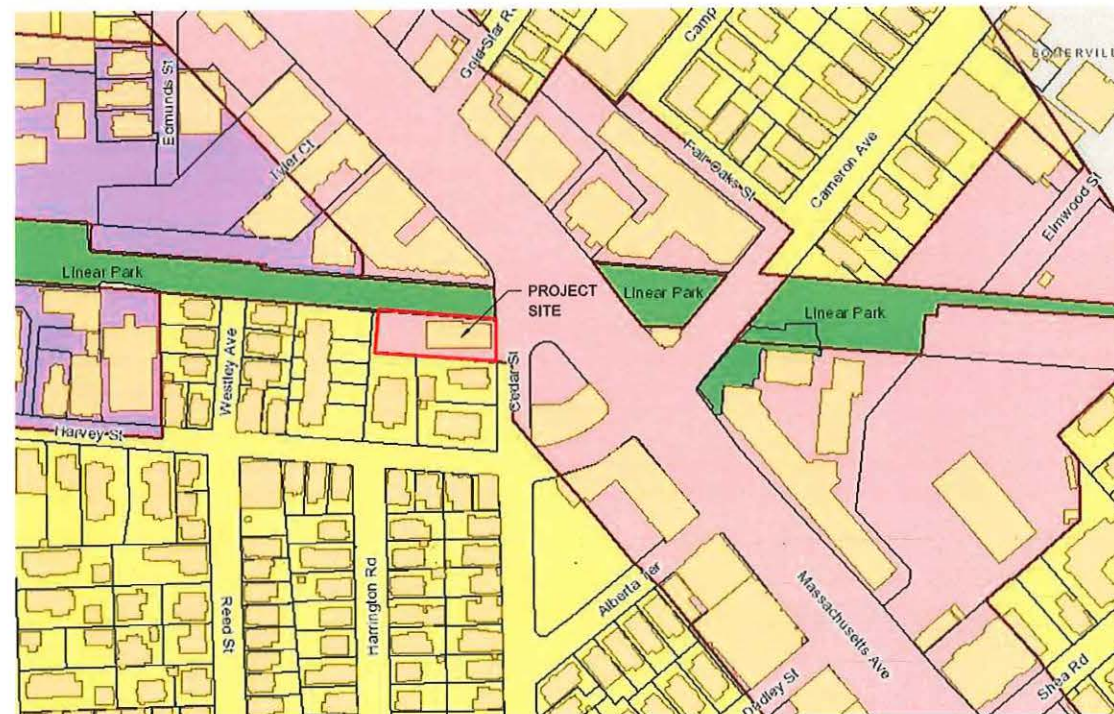
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2021 FEB - 8 P 2:43

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	02/08/2021
1-Civil		
C-1	Existing Conditions	02/25/2020
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	02/08/2021
A-021	AREA PLANS	02/08/2021
A-100	BASEMENT & FIRST & SECOND FLOOR PLAN	02/08/2021
A-101	THIRD FLOOR & ROOF PLAN	02/08/2021
A-300	EXTERIOR ELEVATIONS	02/08/2021
AV-00	SHADOW STUDY	02/08/2021
AV-1	RENDERED VIEWS	02/08/2021
AV-2	PROPOSED RENDERINGS	02/08/2021



LOCUS MAP



PROJECT: ONE CEDAR ST MIXED-USE

PROJECT ADDRESS:
1 CEDAR STREET
CAMBRIDGE, MASSACHUSETTS

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

OWNER
1 CEDAR ST., LLC.
ADDRESS:
24 GARF ROAD
NEWBURYPORT, MA 01950

SD SET
02/08/2021

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

2021 FEB - 8 P 2:43

CITY OF CAMBRIDGE
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Date 02/08/2021
Drawn by TC
Checked by JSK
Scale

REVISIONS

No.	Description	Date

COVER SHEET

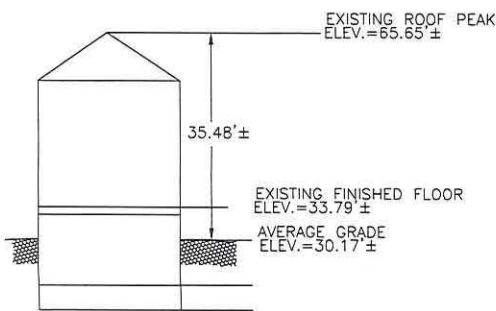
A-000

1 Cedar St Residences

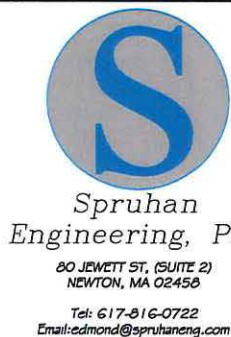
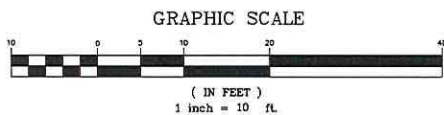
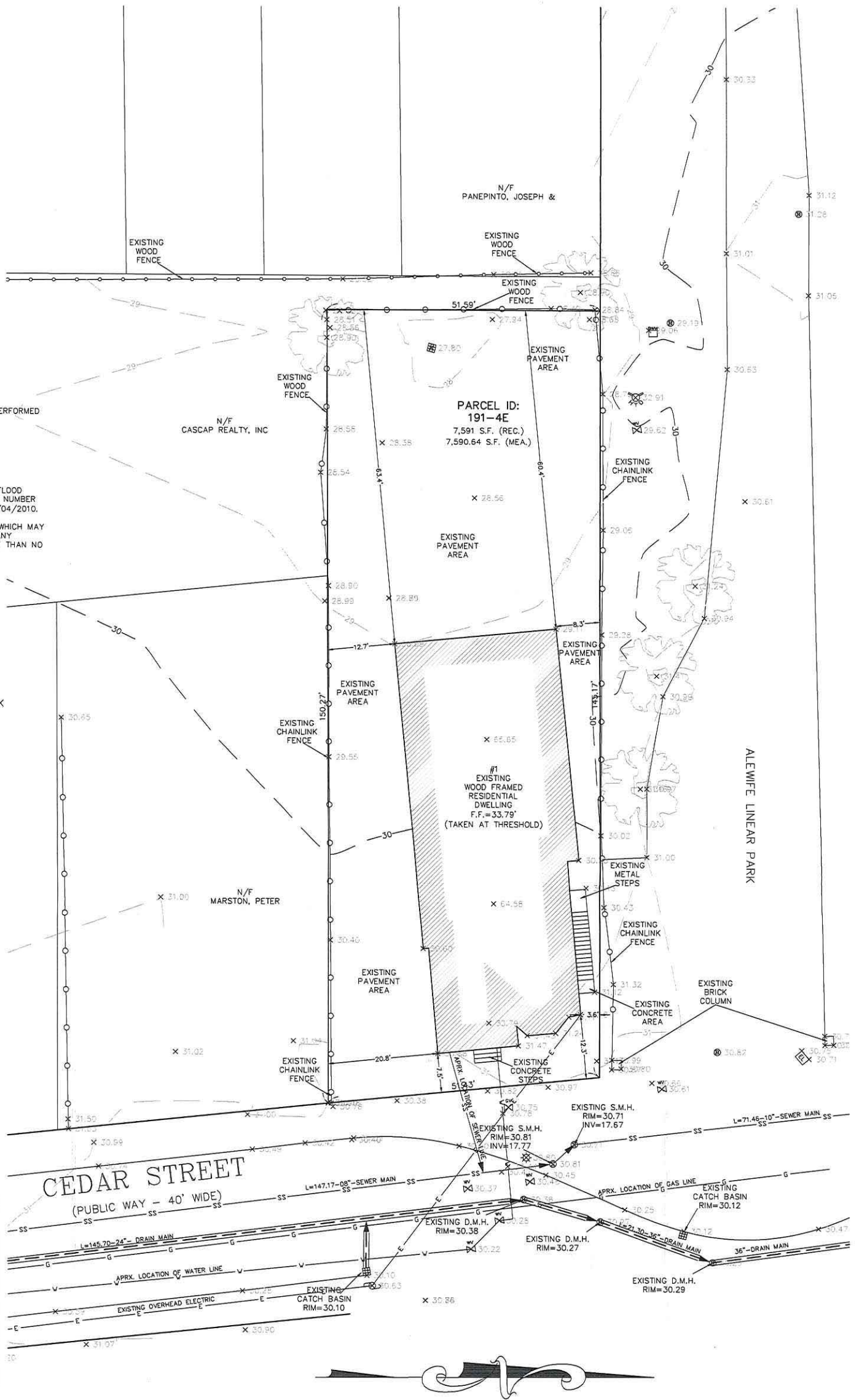
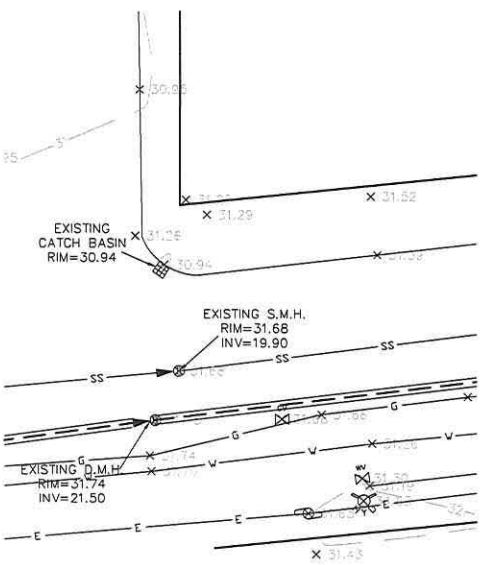
EXISTING LEGEND	
	SEWER LINE
	DRAIN LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)
	SPOT GRADE
	DRAIN MANHOLE
	TREE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 02-01-2020.
2. DEED REFERENCE: BOOK 73154 PAG468
PLAN REFERENCE: BOOK 78 PAGE 3
MIDDLESEX SOUTH REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0554E, COMMUNITY NUMBER: 0419E, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE MA, DATUM.



EXISTING PROFILE
NOT TO SCALE



1 CEDAR STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION

DATE

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DATE: 02/25/2020
DRAWN BY: A.G.
CHECKED BY: E.S.
APPROVED BY: C.C.

EXISTING CONDITIONS

SHEET 1 OF 1

ZONING CHART

ZONE : BUS A-2	REQUIRED	PROPOSED	REMARKS
LOT AREA, MIN S.F.	NONE	7,590 S.F. +/-	COMPLIES
LOT AREA, MIN S.F. / DU	600 S.F. / DU 7,590 S.F. / 600 SF= 12 DU ALLOWED	8 DU= 948 S.F. / DU	COMPLIES
MAX. FAR (See 5.30.11 & 5.30.12 BELOW)	1.0 FOR COMMERCIAL 1.75 FOR RESIDENTIAL	CLUB FAR= 0.28 / 2,114 SF RESIDENTIAL FAR= 1.32 / 9,981 SF TOTAL FAR= 1.6 / 12,095 SF GROSS FLOOR AREA PERMITTED= [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area] GROSS FLOOR AREA PERMITTED= [(17.5% x 1.0) x 7,590] + [(82.5% x 1.75) x 7,590] GROSS FLOOR AREA PERMITTED= (1,328 SF) + (10,958 SF) GROSS FLOOR AREA PERMITTED= 12,286 SF A + B = 100% (or 1.0) or less 17.5% + 82.5% = 100%	COMPLIES
MIN. LOT WIDTH	NONE	51.43'	COMPLIES
MIN. FRONT YARD	5'-0" (FOOTNOTE M)	5'-0"	COMPLIES
MIN. SIDE YARDS	20'-0" (LEFT) 10'-0" (RIGHT) (FOOTNOTE I)	7'-4 3/4" (LEFT) 10'-0" (RIGHT)	DOES NOT COMPLY (LEFT) COMPLIES (RIGHT)
MIN. REAR YARD	21'-8" (FOOTNOTE J)	22'-0"	COMPLIES
MAX. HEIGHT	35'-0" (FOOTNOTE K)	34'-9"	COMPLIES (SEE FOOTNOTE J)
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA	NONE	N/A	N/A
VEHICLE- PARKING	RESIDENTIAL= 1 SPACE/DU (8) CLUB= 1 PER 6 MEMBERS, 40 MEMBERS= 7 SPACES	8 SPACES (RESIDENTIAL), 4 COMPACT, 4 FULL SIZE 0 SPACES (CLUB)	COMPLIES (RESIDENTIAL) DOES NOT COMPLY (CLUB)
BICYCLE PARKING	RESIDENTIAL: LONG TERM= 1 SPACE/DU = 8 SHORT TERM= 0.10 SPACE / DU = 1 CLUB: SHORT TERM= 0.50 SPACE / 1,000 SF = 2	RESIDENTIAL: 9 LONG TERM/ SHORT TERM SPACES CLUB: 2 SHORT TERM SPACES	COMPLIES (RESIDENTIAL) COMPLIES (CLUB)

FOOTNOTES

(i) The maximum height of a building may be increased to sixty (60) feet provided the average height of the building is fifty (50) feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty (50) feet in height shall be equal to or less than the volume of space lying between the fifty (50) foot height and portions of building less than fifty (50) feet in height, as illustrated below:
Volume 1 (area of a building at a single height - 1 above fifty feet x the difference between height - 1 and fifty feet) + Volume 2 (area of building at a single height - 2 above fifty feet x the difference between the height - 2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height - 1' below fifty feet x the difference between height 1' and fifty feet) + Volume 2' (area of building at single height - 2' below fifty feet x the difference between height - 2' and fifty feet).

(j) Or two-thirds (2/3) of the height of the rear wall whichever is greater; however in the Business C and Business C-1 districts no rear yard shall be required where the rear lot line abuts a lot all of which lies in a business or industrial district.

(k) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back of a bulk control plane rising at an angle of forty-five (45) degree from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet.

Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

In addition to the above provisions, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.

(m) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

6.34 Parking Space Size Allocation . In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provided; however, no more than fifty (50) percent of the required spaces shall be designed for compact cars (as specified in Subsection 6.42). All off street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts.

6.47.8 Screening requirements may be waived in the following cases: (a) If said parking facility is already effectively screened by an existing building, wall, fence, or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained. (b) If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade. (c) If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least five (5) feet in width may be used in lieu of screening along the common property line.

5.30.11 FAR and Height

Where two numbers appear in Column (1) - Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number.

5.30.12 Calculation of Permitted Gross Floor Area on a Lot

Where two numbers regulate the permitted FAR on a lot, the Gross Floor Area of any uses proposed on the lot shall be determined by the following formula:
Gross Floor Area Permitted = [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area]

Where A equals the percentage of Gross Floor Area in the building to be used for nonresidential use(s), and Where B equals the percentage of Gross Floor Area in the building to be used for residential and dormitory use(s), and

Where A + B = 100% (or 1.0) or less, and FAR1 equals permitted FAR for nonresidential uses, and FAR2 equals permitted FAR for residential and dormitory uses.

CLUB FAR= 0.19 / 1,417 SF
RESIDENTIAL FAR= 1.48 / 11,239 SF
TOTAL FAR= 1.67 / 12,655 SF

GROSS FLOOR AREA PERMITTED= [(A x FAR1) x Lot Area] + [(B x FAR2) x Lot Area]
GROSS FLOOR AREA PERMITTED= [(11% x 1.0) x 7,590] + [(89% x 1.75) x 7,590]
GROSS FLOOR AREA PERMITTED= (834.9 SF) + (11,821.425 SF)
GROSS FLOOR AREA PERMITTED= 12,656.325 SF
A + B = 100% (or 1.0) or less
11% + 89% = 100%

Gross Floor Area shall include:

- Roofed porches and balconies whether enclosed or unenclosed;
- Unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- Elevator shafts and stairwells on each floor, not excluded in (6) below;
- Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- Interior balconies, mezzanines, and penthouses;
- Deleted
- Area of parking facilities in structures except as excluded in (2) below; and
- Any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

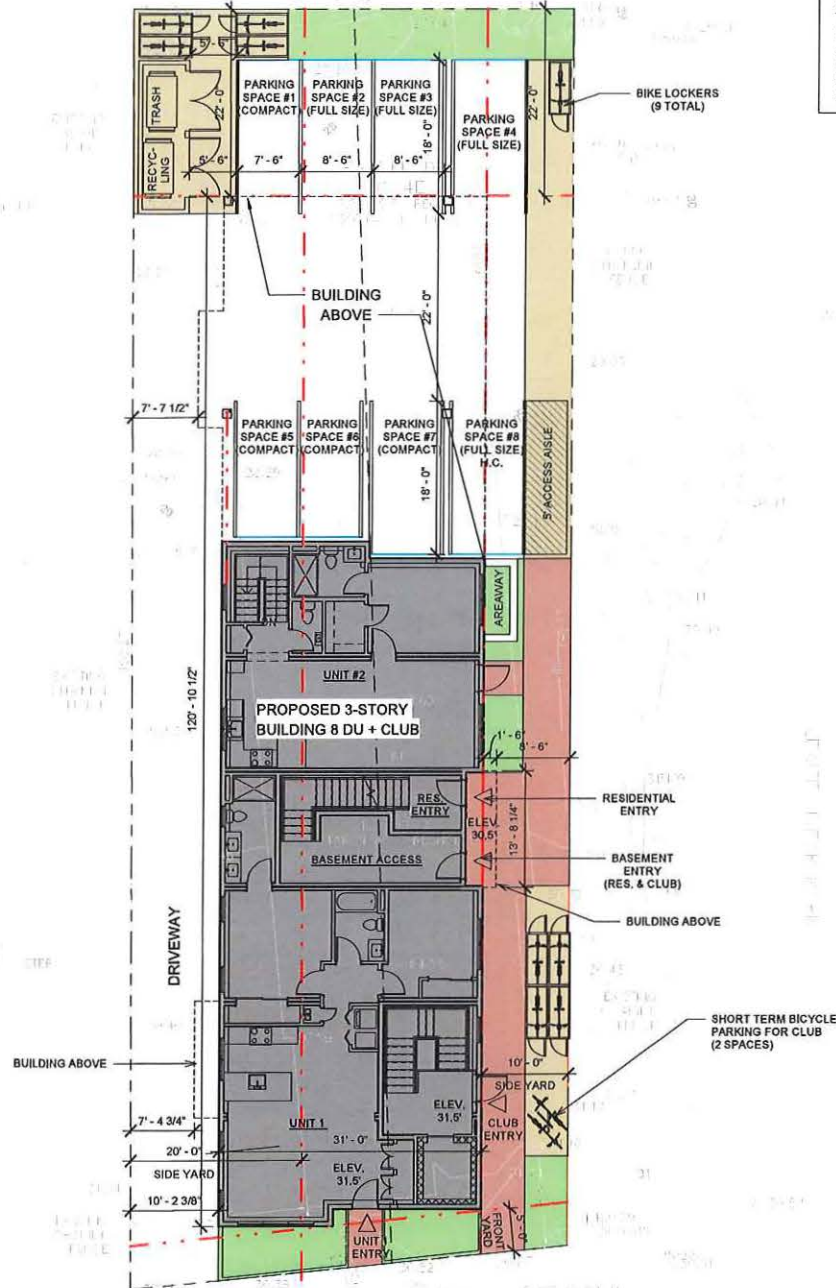
- Areas used for off street loading purposes;
- Area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- Basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- Open and lattice-work fire escapes;
- Unroofed porches and balconies no higher than the third floor;
- Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- Attic space not otherwise included in (d) above;
- Basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code;
- Bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1 whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure;
- Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- Interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- Space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sun-shading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance;
- Public Bicycle-Sharing Stations;
- Any basement or cellar living space in any single-family or two-family home;
- Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.

SITE PLAN LEGEND

- PROPOSED BUILDING
- BUILDING ABOVE
- LANDSCAPE
- REQUIRED SETBACKS

NOTE:

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PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

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Date 02/08/2021
Drawn by TC
Checked by JSK
Scale As indicated

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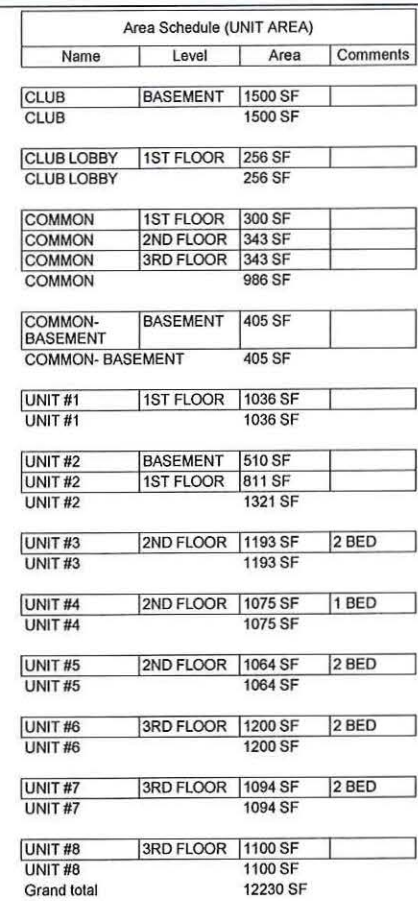
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ARCHITECTURAL SITE PLAN

A-020

1 Cedar St Residences

① SITE PLAN
1" = 10'-0"



UNIT AREA

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

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Cambridge, MA 02140

CLIENT

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ARCHITECT



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[illegible]

AREA PLANS

A-021

1 Cedar St Residences



GROSS/ FAR AREA

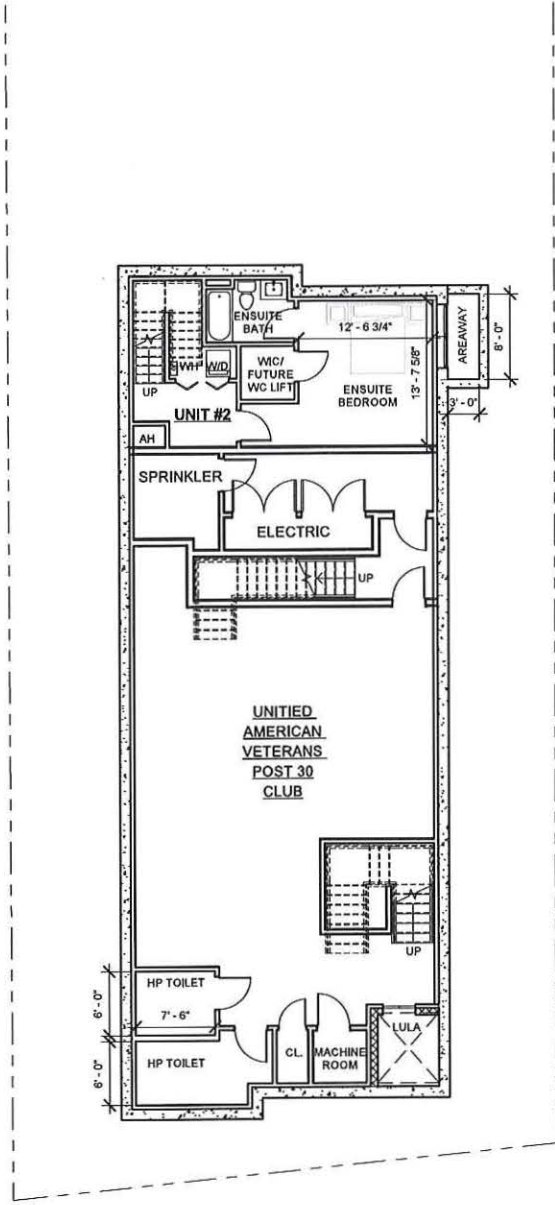
Area Schedule (Gross Building)		
Name	Level	Area
CLUB FAR	BASEMENT	1638 SF
CLUB FAR	1ST FLOOR	221 SF
CLUB FAR	1ST FLOOR	256 SF
CLUB FAR		2114 SF
NON FAR	BASEMENT	268 SF
NON FAR		268 SF
RESIDENTIAL FAR	BASEMENT	500 SF
RESIDENTIAL FAR	1ST FLOOR	2002 SF
RESIDENTIAL FAR	2ND FLOOR	3781 SF
RESIDENTIAL FAR	3RD FLOOR	3697 SF
RESIDENTIAL FAR		9981 SF
Grand total		12363 SF

22.32. Functional Green Roof Area shall be defined as area atop a roof surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area. For the purposes of maintaining the plant material, Functional Green Roof Area may be accessible by means of a roof entrance.

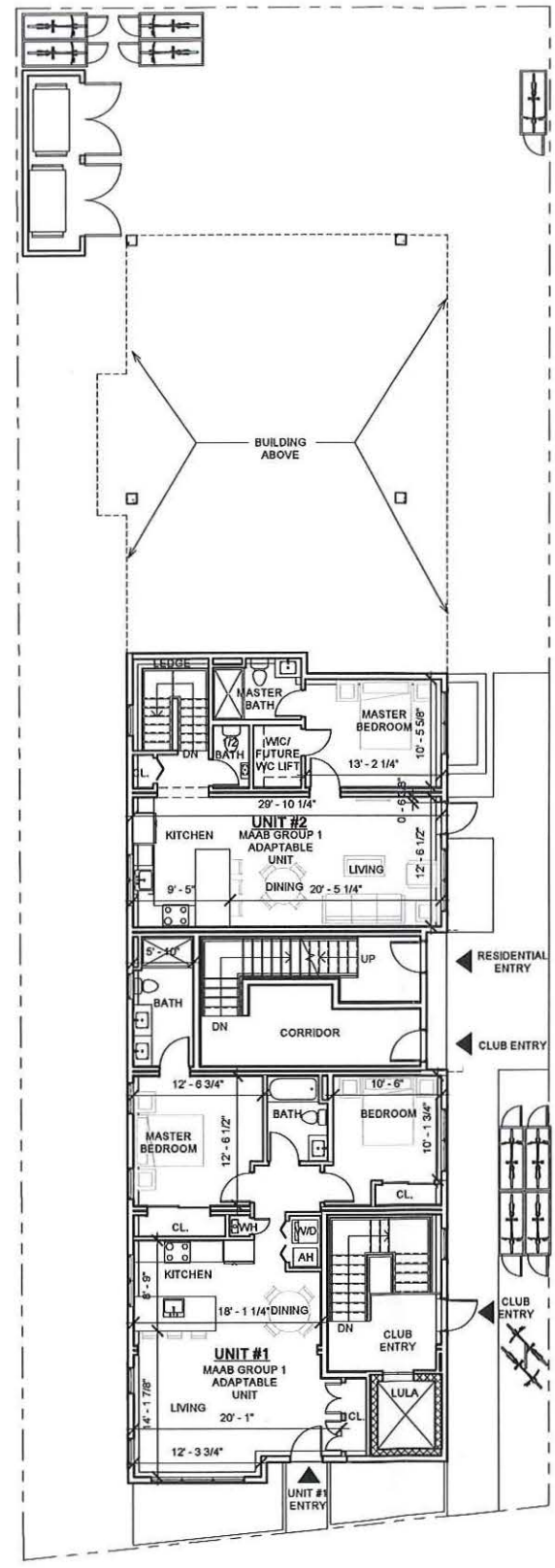
22.34 Floor Area Exemptions for Patios or Decks Adjacent to Functional Green Roof Area.

22-2A.1 In non-residential zoning districts and in Residence C-1A, C-2, C-2A, C-3, C-3A, and C-3D zoning districts where a rooftop surface above the third floor includes Functional Green Roof Area as defined in Section 22.32 above, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, shall be exempted from the calculation of Gross Floor Area of the building, provided that the total space exempted from the calculation shall not exceed 10 percent (10%) of the total amount of Functional Green Roof Area on the building and that all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges.

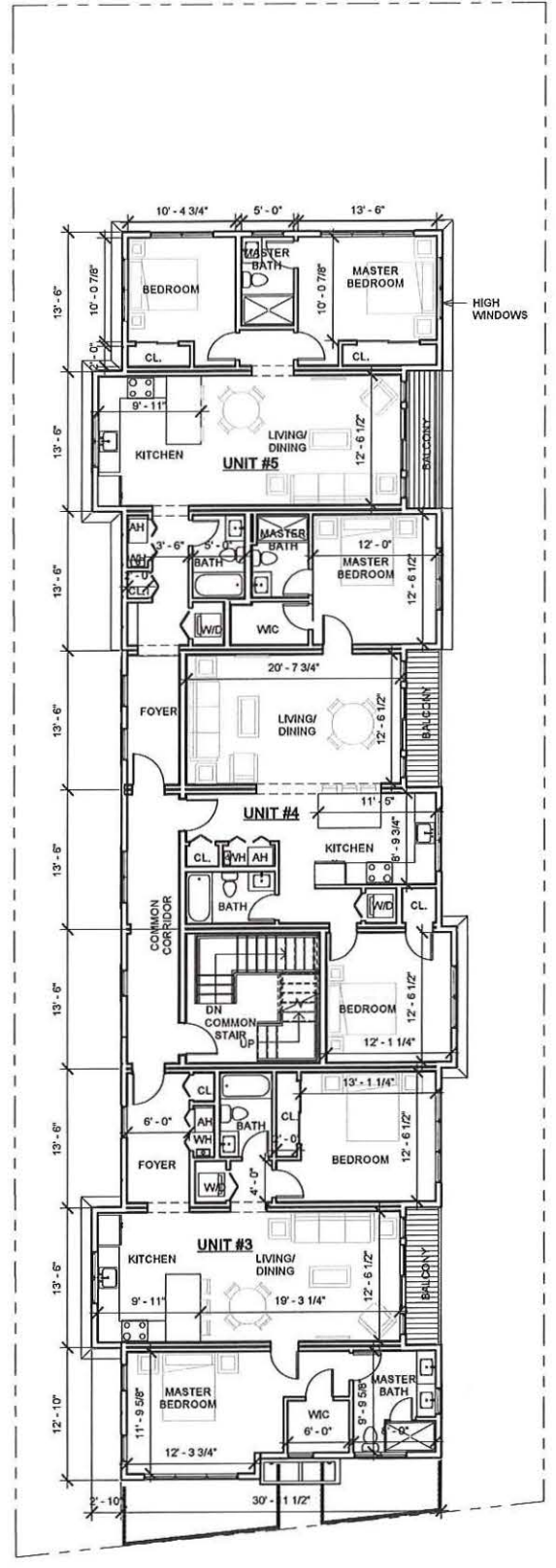
— FUNCTIONAL GREEN ROOF AREA= 2,751 SF
TOTAL DECK AREA= 412 SF
 $412 / 2,751 = 0.149$
TOTAL DECK AREA IS 14.9% OF
TOTAL FUNCTIONAL GREEN ROOF AREA



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



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



3 2ND FLOOR
1/8" = 1'-0"

PROJECT NAME
1 Cedar St Residences

PROJECT ADDRESS
1 Cedar Street
Cambridge, MA 02140

CLIENT
1 CEDAR ST., LLC.

ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

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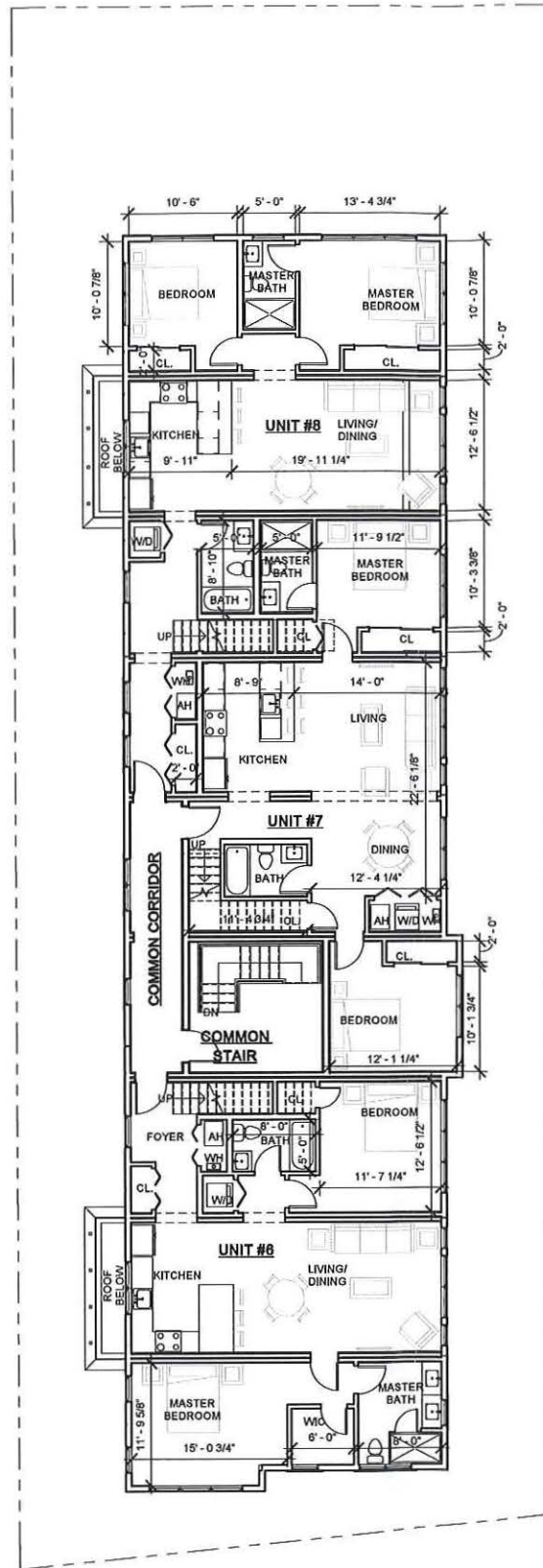
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Date 02/08/2021
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Scale 1/8" = 1'-0"

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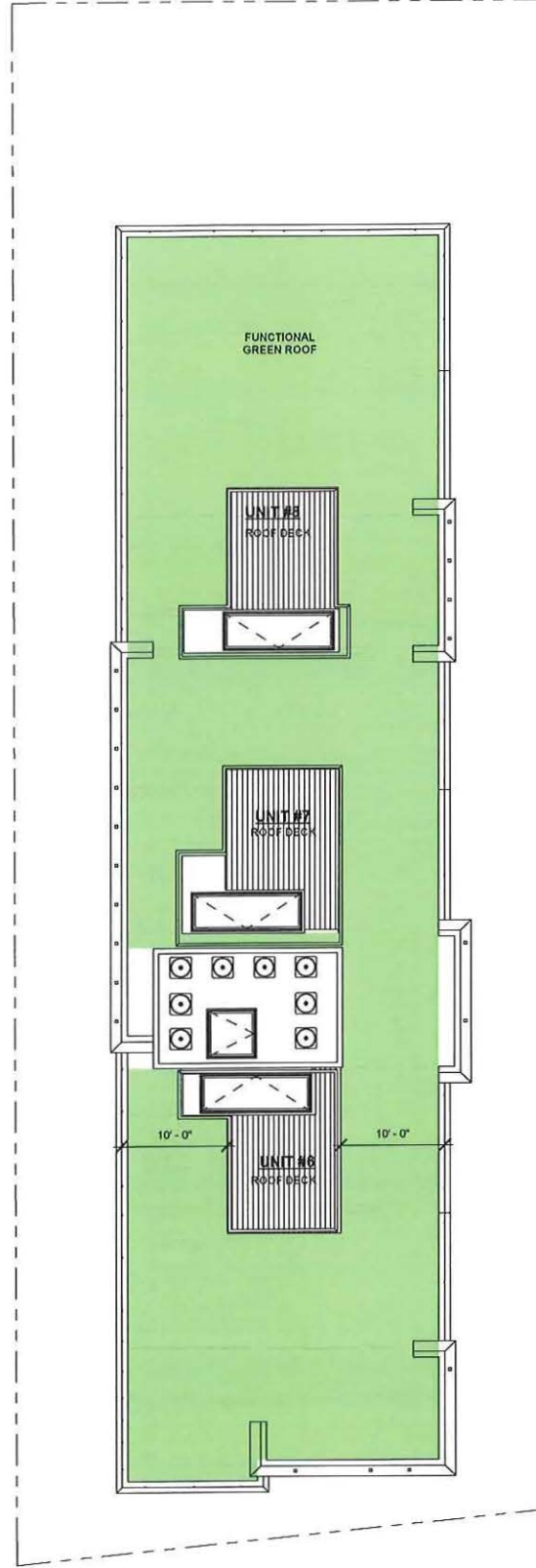
**BASEMENT &
FIRST & SECOND
FLOOR PLAN**

A-100

1 Cedar St Residences



① 3RD FLOOR
1/8" = 1'-0"



② T.O. ROOF
1/8" = 1'-0"

PROJECT NAME

1 Cedar St Residences

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No.	Description	Date

THIRD FLOOR &
ROOF PLAN

A-101

1 Cedar St Residences



① EAST (FRONT) ELEVATION
1/8" = 1'-0"



② NORTH (RIGHT) ELEVATION
1/8" = 1'-0"



③ WEST (REAR) ELEVATION
1/8" = 1'-0"



④ SOUTH (LEFT) ELEVATION
1/8" = 1'-0"

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS
1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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No.	Description	Date

EXTERIOR
ELEVATIONS

A-300

1 Cedar St Residences

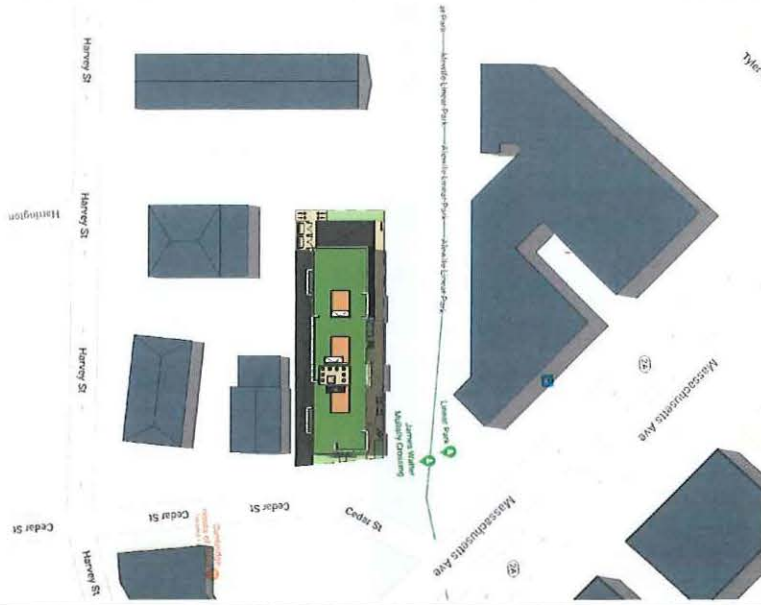


SUMMER SOLSTICE

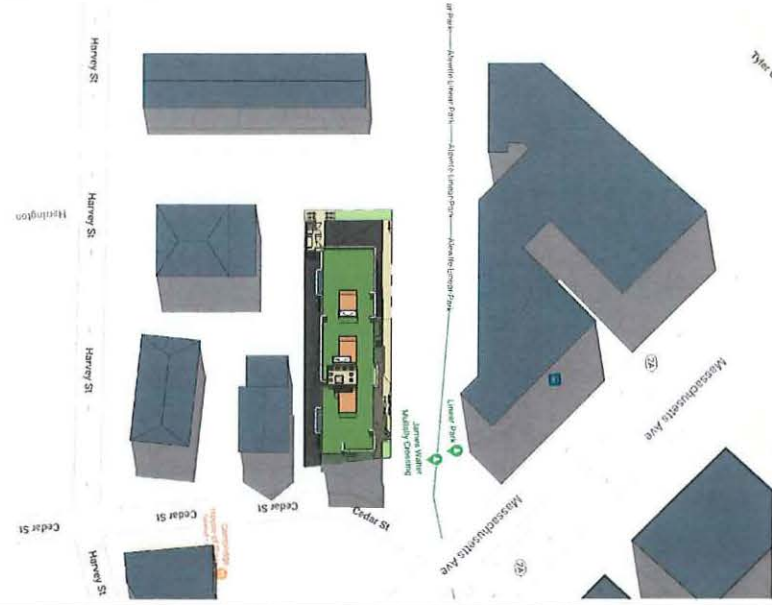
MORNING (9 AM - 10 AM)



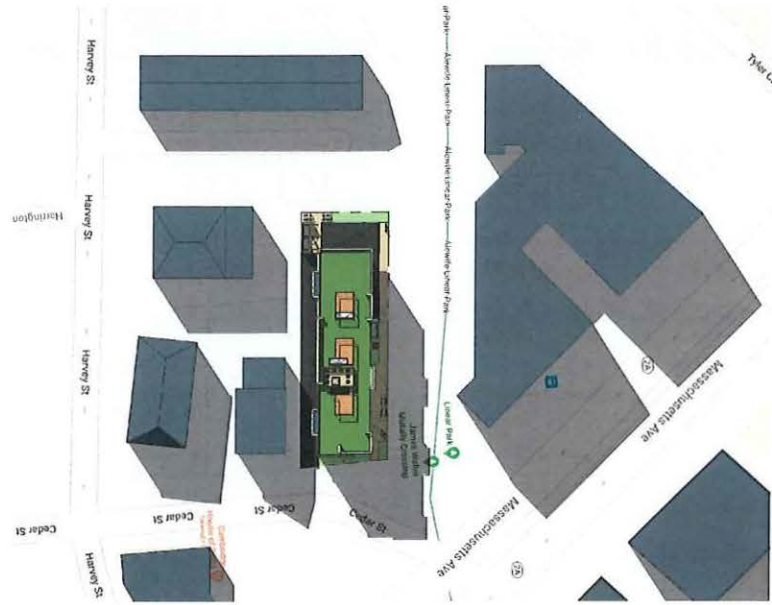
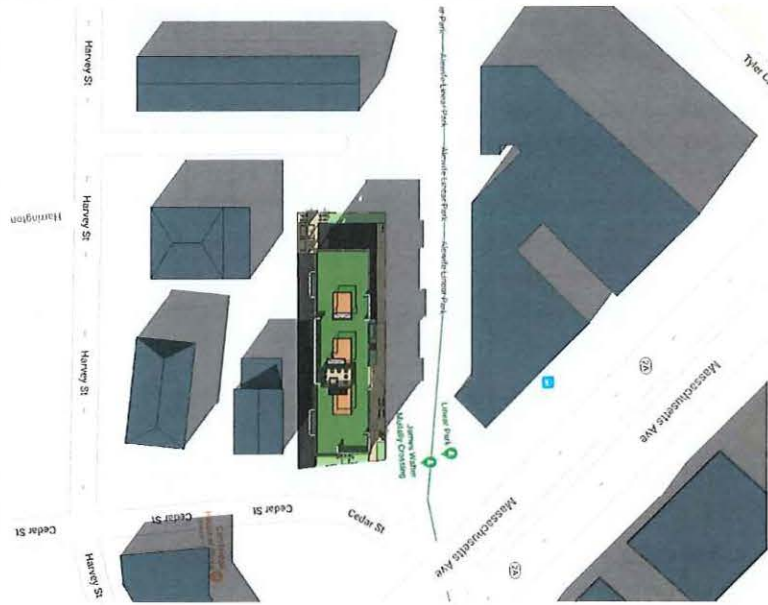
NOON (12 PM - 1 PM)



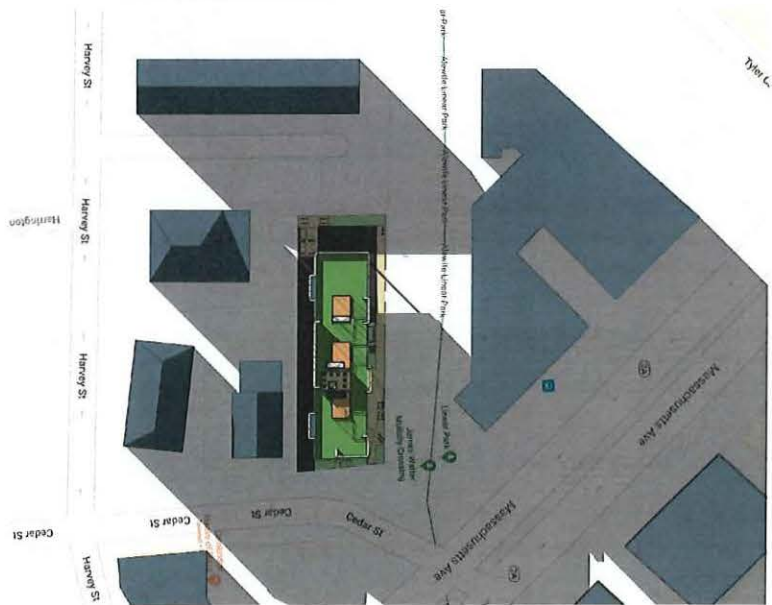
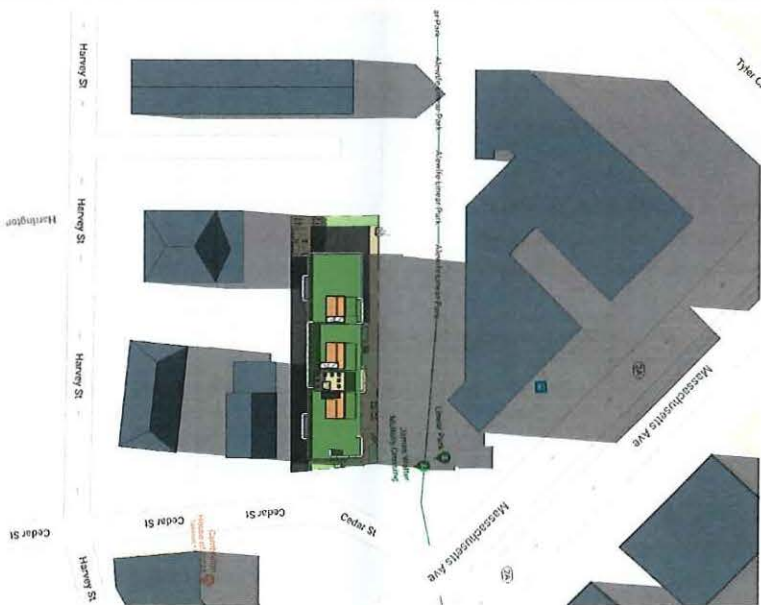
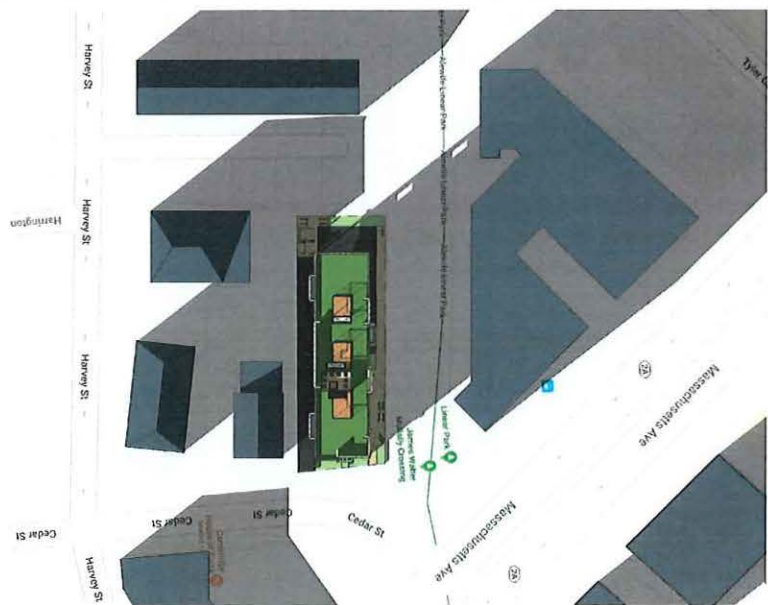
AFTERNOON (3PM - 4 PM)



FALL / SPRING
EQUINOX



WINTER SOLSTICE



PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



KHALSA

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Scale 1" = 50'-0"

REVISIONS

No.	Description	Date

PROPOSED
SHADOW STUDY

AV-00

1 Cedar St Residences



FRONT VIEW (CEDAR STREET)



SIDE VIEW (ALONG LINEAR PARK)



REAR VIEW



SIDE VIEW (ALONG DRIVEWAY)

PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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SOMERVILLE, MA 02143
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Scale

REVISIONS

No.	Description	Date

**RENDERED
VIEWS**

AV-1

1 Cedar St Residences



PROJECT NAME

1 Cedar St Residences

PROJECT ADDRESS

1 Cedar Street
Cambridge, MA 02140

CLIENT

1 CEDAR ST., LLC.

ARCHITECT



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

CONSULTANTS:

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REGISTRATION



Project number 20012
Date 02/08/2021
Drawn by Author
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Scale

REVISIONS

No.	Description	Date

PROPOSED
RENDERINGS

AV-2

1 Cedar St Residences



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members