CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

2021 NOV 30 AM 3:48

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 154221

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: 213 Harvard St Condominium Trust C/O Evan Smith/PT RED

PETITIONER'S ADDRESS: 103 Terrace St, Roxbury Crossing, MA 02120

LOCATION OF PROPERTY: **213 Harvard St , Cambridge, MA**

TYPE OF OCCUPANCY: 8 Unit Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New 8 unit building to replace 8 unit building lost to fire in 2020. We are changing the setbacks and gross area to account for new code requirements

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000 Section: 6.36.1.G (Multi-Family Parking Requirements).

Original Signature(s): _____

(Petitioner (s) / Owner)

Amanda Marcus
(Print Name)

Address: _____
Tel. No. 617-894-7419
E-Mail Address: Smith@placetailor.com

Date: _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 213 Harvard St Condominium Trust
(OWNER)

Address: c/o Perkins & Anctil, P.C. 6 Lyberty Way, Suite 201 Westford, MA 0181

State that I/We own the property located at 213 Harvard St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of The Trust of 213 Harvard St. Cambridge, MA.

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

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Amanda M. Marcus personally appeared before me, this 18 of November, 2021, and made oath that the above statement is true.

_____Notary

My commission expires 12/09/2021 (Notary Seal).

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

EVANGELOS TZOVARAS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 12/09/2027

(ATTACHMENT B - PAGE 3)

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The existing 8 unit building which was destroyed by fire in 2020 was non-conforming to this code for most of the same variances we are requesting. We are asking for variances in order to better site the existing non-conforming use on the site with better street front sight lines. Furthermore improve the functionality of the units for the unit owners, create required ADA accessibility, and bring stair and egress layouts into conformity with current building and life safety codes.

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 existing non-conforming 8 unit building which was destroyed by fire was poorly sited on the lot, and rather than grandfathering the existing plan we are trying to improve upon it by relocating it on the site, which would trigger the need for variances.

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:

Per Cambridge Statutes, the unit owners could request a building permit for the building previously destroyed 8 unit building without needing to request variances, but instead are taking this opportunity to Improve the building from both a siting, safety, aesthetic, and functionality perspective. If anything this design should have less impact on the public good than the old building for which the unit owners could request a grandfathered permit.

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

The existing building lost to fire already required the same variances, consequently granting the same variances for the new building does not diminish from the intent of said Ordinances.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 213 Harvard St Condominium Trust
Location: 213 Harvard St , Cambridge, MA
Phone: 617-894-7419

Present Use/Occupancy: 8 Unit Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: 8 Unit Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		10000		13107		4434	(max.)
LOT AREA:		5912		5912		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.69		2.21		.75	
LOT AREA OF EACH DWELLING UNIT		739		739		1500	
SIZE OF LOT:	WIDTH	66.14		66.14		50	
	DEPTH	88.84		88.84		NA	
SETBACKS IN FEET:	FRONT	2		5.3		4	
	REAR	30		26		20	
	LEFT SIDE	5		7.75		5	
	RIGHT SIDE	0		.5		5	
SIZE OF BUILDING:	HEIGHT	33		34.25		35	
	WIDTH	NA		54		NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		13%		9.7%		30%	
NO. OF DWELLING UNITS:		8		8		3	
NO. OF PARKING SPACES:		6		6		8	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA		NA		NA	

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.:

NA

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'.

[illegible]

[illegible]

Applicant: [illegible]
Location: [illegible]
Date: [illegible]

Prepared by: [illegible]
Other: [illegible]
Surveyor: [illegible]

	Ordinance Requirements	Variance Requirements	Proposed Conditions	
TOTAL GROSS LOT AREA	[illegible]	[illegible]	[illegible]	[illegible]
LOT AREA	[illegible]	[illegible]	[illegible]	[illegible]
RATIO OF GROSS TO NET LOT AREA	[illegible]	[illegible]	[illegible]	
LOT AREA OF EACH DWELLING UNIT	[illegible]	[illegible]	[illegible]	
SALE OF LOT	WIDTH	[illegible]	[illegible]	[illegible]
	DEPTH	[illegible]	[illegible]	N/A
SETBACKS IN FEET	FRONT	[illegible]	[illegible]	
	REAR	[illegible]	[illegible]	[illegible]
	LEFT SIDE	[illegible]	[illegible]	[illegible]
	RIGHT SIDE	[illegible]	[illegible]	[illegible]
SIZE OF BUILDING	HEIGHT	[illegible]	[illegible]	[illegible]
	WIDTH	N/A	[illegible]	N/A
PERCENT OF REQUIRED OPEN SPACE OF TOTAL AREA		[illegible]	[illegible]	[illegible]
NO. OF DWELLING UNITS		[illegible]	[illegible]	[illegible]
NUMBER OF PARKING SPACES		[illegible]	[illegible]	[illegible]
NO. OF LOADING AREAS		[illegible]	[illegible]	[illegible]
[illegible]		N/A	N/A	N/A

Describe where applicable, other out parcels in the same lot, the size of a common building, its [illegible], and [illegible] of construction (reinforced, [illegible] wood frame, concrete, brick, steel, etc.)

N/A

1. [illegible] COMPRIHENSIVE ZONING ORDINANCE ARTICLE 5.000 SECTION 5.8 (DISTRICT OF COMPREHENSIVE [illegible]
2. TOTAL GROSS LOT AREA (INCLUDING BUILDING FOOTPRINT, [illegible] ATTIC AREAS, CELLAR AREAS, [illegible] UNDER BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS, [illegible] DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF [illegible]

Pacheco, Maria

From: Victor Ancelson <victor_ancelson@yahoo.com>
Sent: Thursday, December 30, 2021 7:37 AM
To: Pacheco, Maria
Subject: CASE BZA-154221 213 Harvard Street

Subject: Abutter comments on CASE NO. BZA-154221 213 HARVARD STREET

Dear Board of Zoning Appeals

We, Victor Ancelson, Sharon Greenberg and Paula Ancelson, are the owners of 217 Harvard St unit 2R, an abutter to 213 Harvard St. (case no. BZA-154221).

We oppose granting the zoning variances for the revised design of 12/22/2022 submitted as an addendum to the initial 11/23/2021 design package. The expansion of the new building at 213 Harvard will impact our quality of life. The new building should follow the original footprint.

Thank you,

Victor Ancelson

mobile phone (631) 987-2666

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: EVAN SMITH **Date:** 12/20/21
(Print)

Address: 213 Harvard St.

Case No. BZA-154221

Hearing Date: 1/6/22

Thank you,
Bza Members

Pacheco, Maria

From: Smith, Evan <smith@placetailor.com>
Sent: Monday, March 7, 2022 5:52 PM
To: Pacheco, Maria; Singanayagam, Ranjit
Cc: Patrick W Barrett III
Subject: 213 Harvard St Continuation

Maria, Ranjit,

I am requesting a continuation of the zoning related to 213 Harvard St. We are on the docket for March 10, and would like to request to be put on a date in late May. Please let me know if you have any questions or concerns,

Thanks,

Evan

--

Evan Smith
Co-op President, Director of Development
617-894-7419
web: placetailor.com

BZA Application Form

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

DIMENSIONAL INFORMATION

2021 MAR -7 P 5:08

Applicant: 213 Harvard St Condominium Trust
Location: 213 Harvard St , Cambridge, MA
Phone: 617-894-7419

Present Use/Occupancy: 8 Unit Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: 8 Unit Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		12,504	12,213	4434	(max.)
LOT AREA:		5912	5912	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		2.12	2.07	.75	
LOT AREA OF EACH DWELLING UNIT		739	739	1500	
SIZE OF LOT:	WIDTH	66.14	66.14	50	
	DEPTH	88.84	88.84	NA	
SETBACKS IN FEET:	FRONT	0	.5	1'-8"	
	REAR	29'-5'	23'-6"	23'-6"	
	LEFT SIDE	4'-4"	4'-4"	18'-2"	
	RIGHT SIDE	0	.5	2'-10"	
SIZE OF BUILDING:	HEIGHT	35	34.33	35	
	WIDTH	NA	54	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		13%	9.7%	30%	
NO. OF DWELLING UNITS:		8	8	3	
NO. OF PARKING SPACES:		6	6	8	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA	NA	NA	

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.:

NA

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'.

213 HARVARD STREET

RESIDENCES

DRAWING LIST_ZONING	
SHEET NUMBER	SHEET NAME
G0-00	COVER
C.001	PLOT PLAN
A0-20	ZONING COMPLIANCE
A0-21	SITE PLAN COMPARISON
A0-50	GARDEN LEVEL EXISTING BUILDING
A0-51	LEVEL 1 EXISTING BUILDING
A0-52	LEVEL 2 EXISTING BUILDING
A0-53	LEVEL 3 EXISTING BUILDING
A1-00	GARDEN LEVEL FLOOR PLAN
A1-01	LEVEL 1 FLOOR PLAN
A1-02	LEVEL 2 FLOOR PLAN
A1-03	LEVEL 3 FLOOR PLAN
A1-04	ROOF PLAN
A1-05	PENTHOUSE ROOF PLAN
A2-10	EXTERIOR ELEVATIONS
A3-00	BUILDING SECTIONS

REGISTERED ARCHITECT
BRUCE M. HAMPTON
NO. 5089
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

PLACETAILOR

ARCHITECT
PLACETAILOR ELTON
HAMPTON DESIGN, LLC
103 TERRACE STREET
ROXBURY, MA 02120
617.639.0633

CLIENT
213 HARVARD STREET
CONDOMINIUM TRUST

SURVEY
BOSTON SURVEY INC.
4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
617.242.1313

CIVIL ENGINEER

STRUCTURAL ENGINEER

PREPARED FOR:
DWM PROPERTY MANAGEMENT
60 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

REFERENCES:
OWNER OF RECORD:
213 HARVARD STREET CONDOMINIUM
213 HARVARD STREET
CAMBRIDGE, MA 02139

DEED: BK 20336; PG 257
PLAN: PL 1983 #673
PL 1995 #1073
PL 1996 #370
LCC: 3611-B

NOTES
MAP/LOT: 88-63
VERTICAL DATUM: CAMBRIDGE CITY BASE
ZONING: C-1

CERTIFIED PLOT PLAN

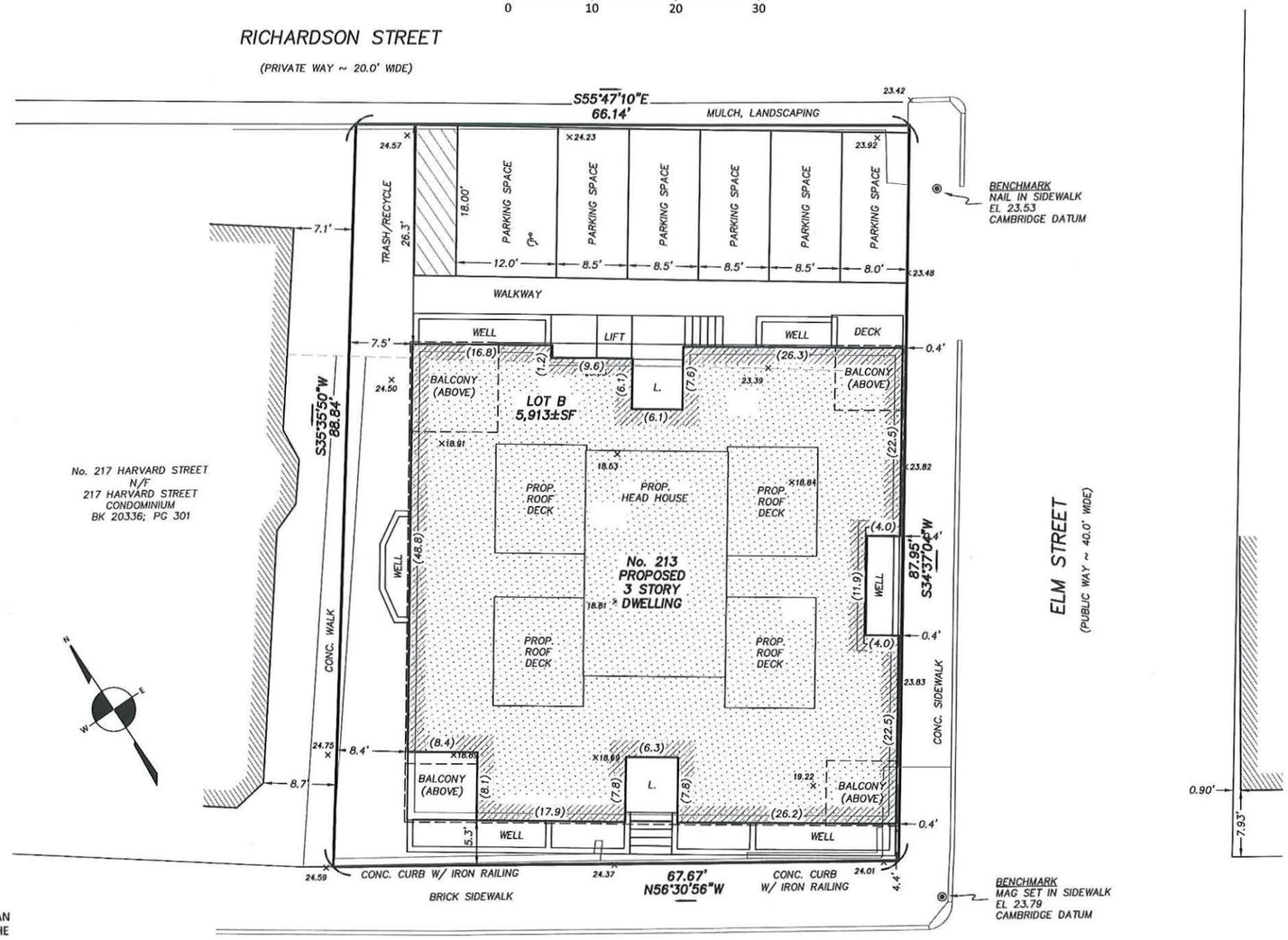
LOCATED AT

213 HARVARD STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



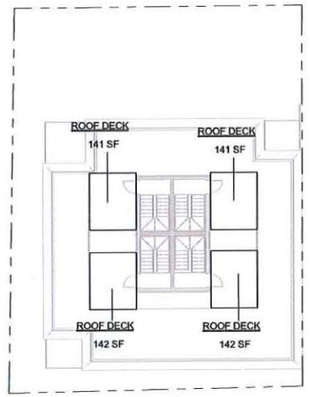
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 11, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

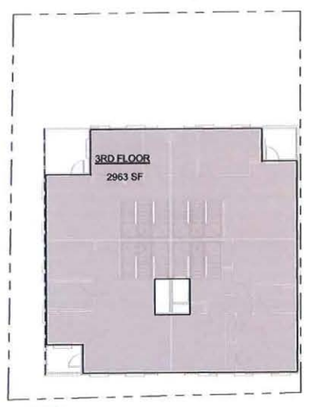
FIELD:	MO
DRAFT:	SAP, RAP
CHECK:	GCC
DATE:	03/07/22
JOB #	20-00579

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

Area Schedule (Gross Building)	
GARDEN LEVEL	2769 SF
LEVEL 1	2945 SF
LEVEL 2	3128 SF
LEVEL 3	2963 SF
T.O. ROOF STRUCTURE	141 SF
T.O. ROOF STRUCTURE	141 SF
T.O. ROOF STRUCTURE	142 SF
T.O. ROOF STRUCTURE	142 SF
GROSS AREA	12372 SF

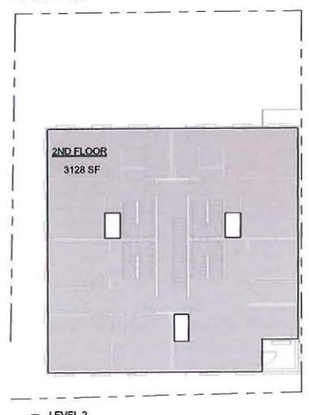


5 T.O. ROOF STRUCTURE
1/16" = 1'-0"

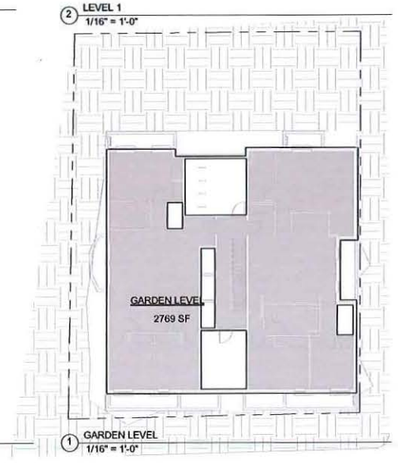


4 LEVEL 3
1/16" = 1'-0"

2 LEVEL 1
1/16" = 1'-0"



3 LEVEL 2
1/16" = 1'-0"



1 GARDEN LEVEL
1/16" = 1'-0"

ZONING CODE GENERAL NOTES

PARCEL ID: 85-63

TOTAL LOT AREA: 5,912 SF
EXISTING GROSS FLOOR AREA: 12,504
PROPOSED GROSS FLOOR AREA: 12,372 SF
ZONING DISTRICT: C-1 RESIDENCE

8 UNITS TOTAL:
2 - GROUP 1 UNITS (3 BEDROOM)
2 - 3 BEDROOM
4 - DUPLEX (3 BEDROOM)

ZONING	REQUIRED	EXISTING*	EXISTING CONFORMING	PROPOSED	PROPOSED CONFORMING
FAR (MAX.)	.75	2.12	NO	2.09	NO
HEIGHT (STORIES MAX.)	3	3	YES	3	YES
HEIGHT (FEET MAX.)	35'-0"	35'-0"	YES	35'-0"	YES
MIN. LOT SIZE	5,000 SF	5,912 SF	YES	5,912 SF	YES
MIN. USABLE OS PER LOT AREA	30 %	12.2 %	NO	20.5 %	NO
MIN. LOT AREA PER UNIT	1500 SF	739 SF	NO	739 SF	NO
MIN. FRONT SETBACK 1	1'-8" MIN.	0" MIN.	NO	4'-4" MIN.	YES
MIN. FRONT SETBACK 2	2'-10" MIN.	-1'-9" MIN.	NO	4" MIN.	NO
MIN. SIDE SETBACK	18'-2" MIN.	4'-4" MIN.	NO	4'-4" MIN.	NO
MIN. REAR SETBACK	23'-5" MIN.	29'-4.5" MIN.	YES	25'-11" MIN.	YES
MIN. OFF STREET PARKING	8 SPACES	6 SPACES	NO	6 SPACES	NO

* NEW BUILDING TO REPLACE RECENTLY BURNED DOWN STRUCTURE. NEW BUILDING TO HAVE SAME NUMBER OF UNITS, SAME NUMBER OF STORIES, AND SIMILAR SIZE & MASSING AS PREVIOUS STRUCTURE. PREVIOUS STRUCTURE SIZE & MASSING APPROXIMATED BASED ON PHOTOS & GIS MAPS PROVIDED BY CITY OF CAMBRIDGE.

FIRE PROTECTION

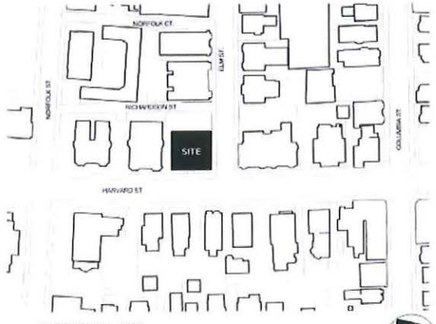
THE BUILDING SHALL COMPLY WITH NFPA 13 AND BE FULLY SPRINKLERED.

CODE SUMMARY
APPLICABLE CODES:
- 780 CMR: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (IBC 2015 WITH MA AMENDMENTS)

- 521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

- 527 CMR 1: MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS, MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (NFPA 1-2012 WITH MA AMENDMENTS)

CONSTRUCTION TYPE: 5B
OCCUPANY: R-2
NUMBER OF EXITS 1 (PER TABLE 1006.3.2(1)



LOCUS MAP - NTS

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS: 213 Harvard St. Cambridge, MA 02139

TAX ASSESSOR PARCEL #: ---

ARCHITECT: PLACETAILOR ELTON HAMPTON DESIGN, LLC
103 TERRACE STREET
ROXBURY, MA 02120

CONSULTANT

CLIENT 213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1		

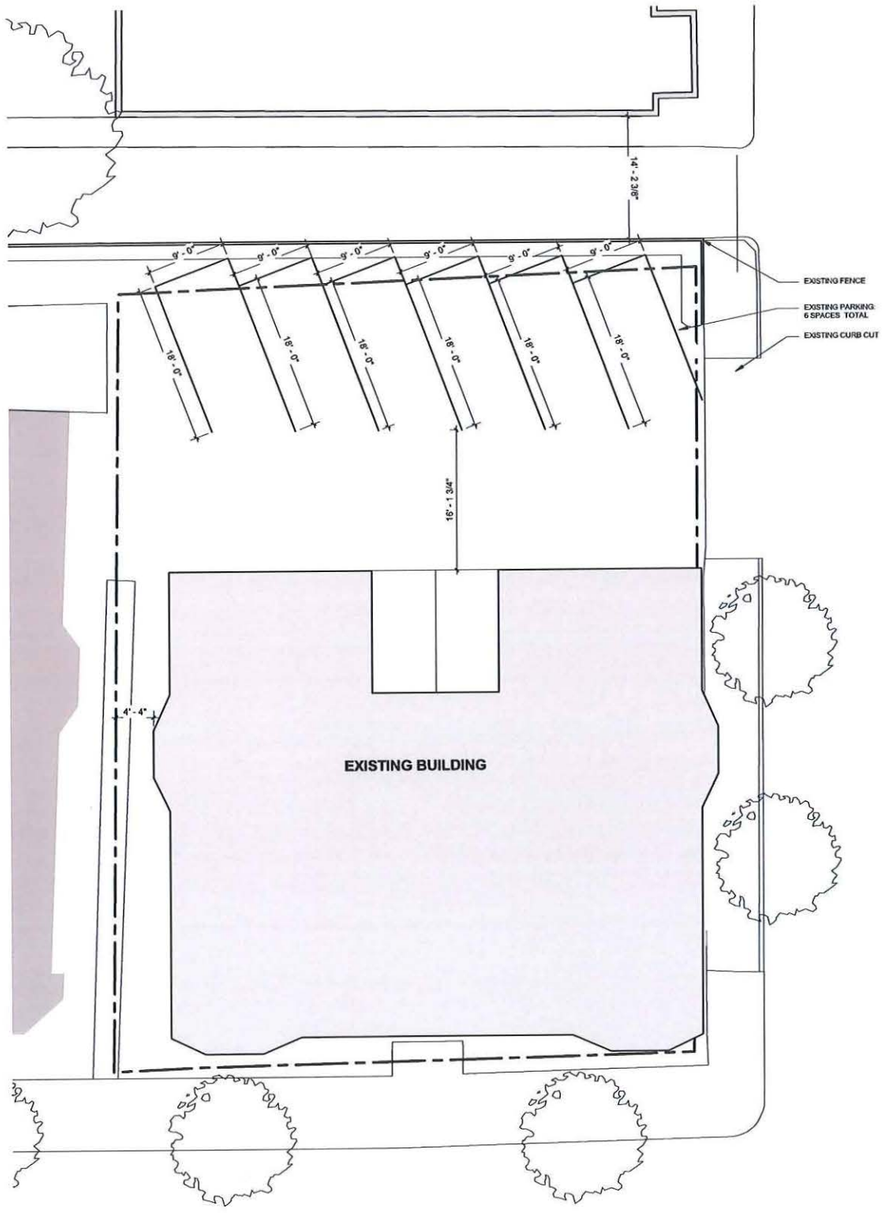
REGISTERED ARCHITECT
BRUCE M. PINAPOLE
NO. 5069
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: 03/07/2022

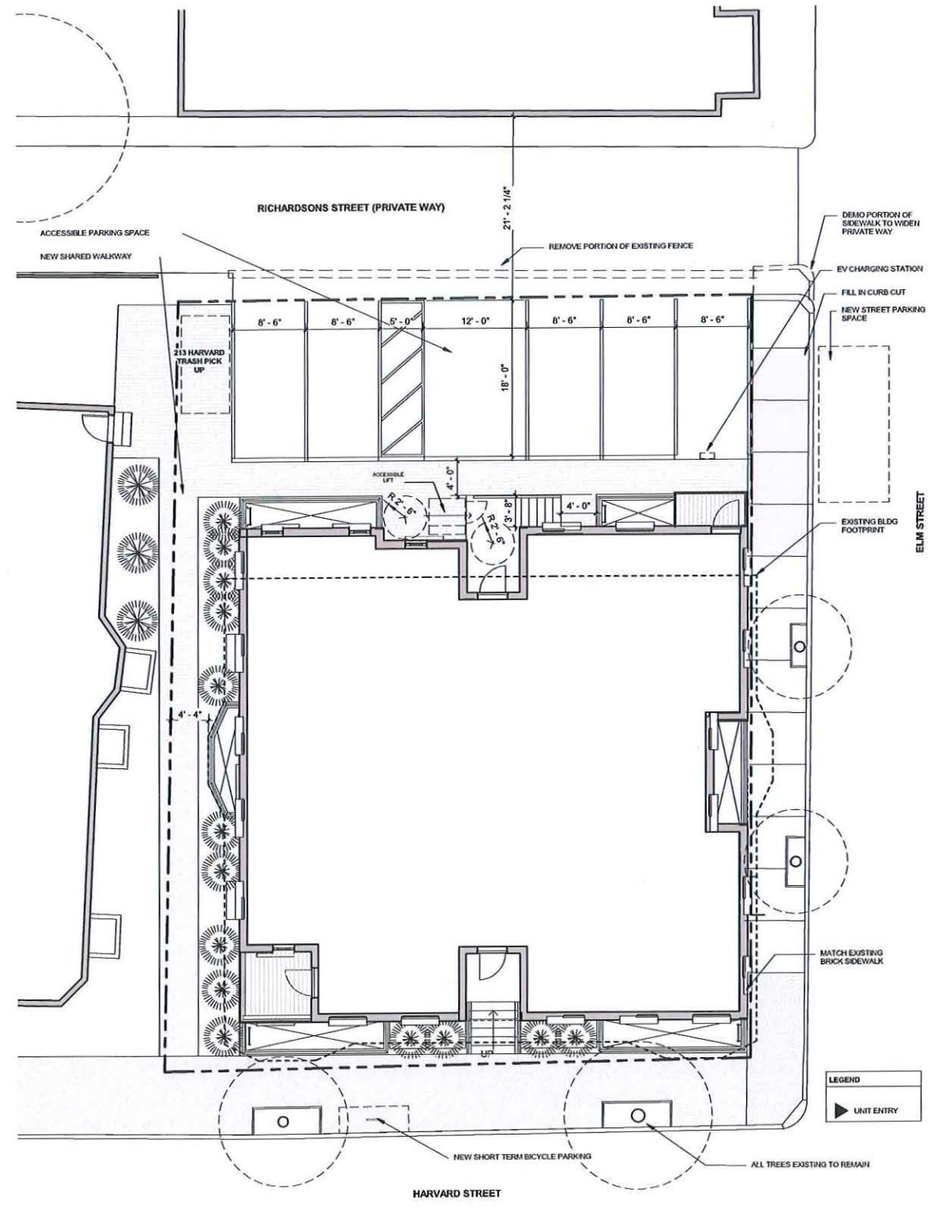
ZONING SET

ZONING COMPLIANCE

A0-20



1 EXISTING BUILDING SITE PLAN
1/8" = 1'-0"



2 NEW WORK SITE PLAN
1/8" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #.	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION

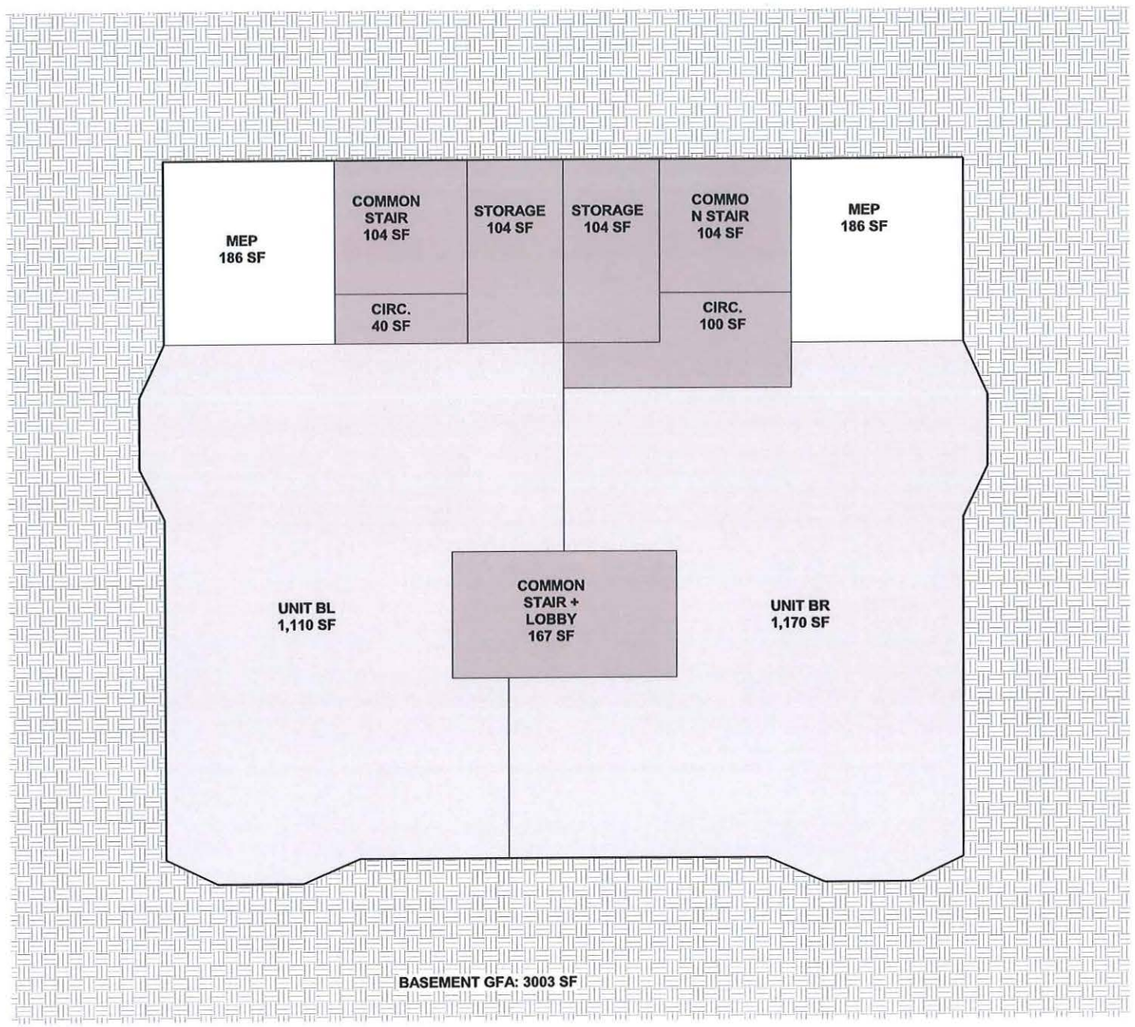
REGISTERED ARCHITECT JOSEPH M. HAMPTON NO. 5680 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

SITE PLAN COMPARISON

A0-21



2 GARDEN LEVEL EXISTING BUILDING
3/16" = 1'-0"

GROSS AREA BREAKDOWN

LV 3	
3L:	1,396 SF
3R:	1,396 SF
COMMON:	375 SF
LV 3 TOTAL:	3,167 SF
LV 2	
2L:	1,396 SF
2R:	1,396 SF
COMMON:	375 SF
LV 2 TOTAL:	3,167 SF
LV 1	
1L:	1,361 SF
1R:	1,361 SF
COMMON:	445 SF
LV 1 TOTAL:	3,167 SF
B1	
BL:	1,110 SF
BR:	1,170 SF
COMMON:	723 SF
B1 TOTAL:	3,003 SF
TOTAL GROSS AREA:	12,504 SF

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS: 213 Harvard St. Cambridge, MA 02139

TAX ASSESSOR PARCEL #: ---

ARCHITECT: PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120

CONSULTANT:

CLIENT: 213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION

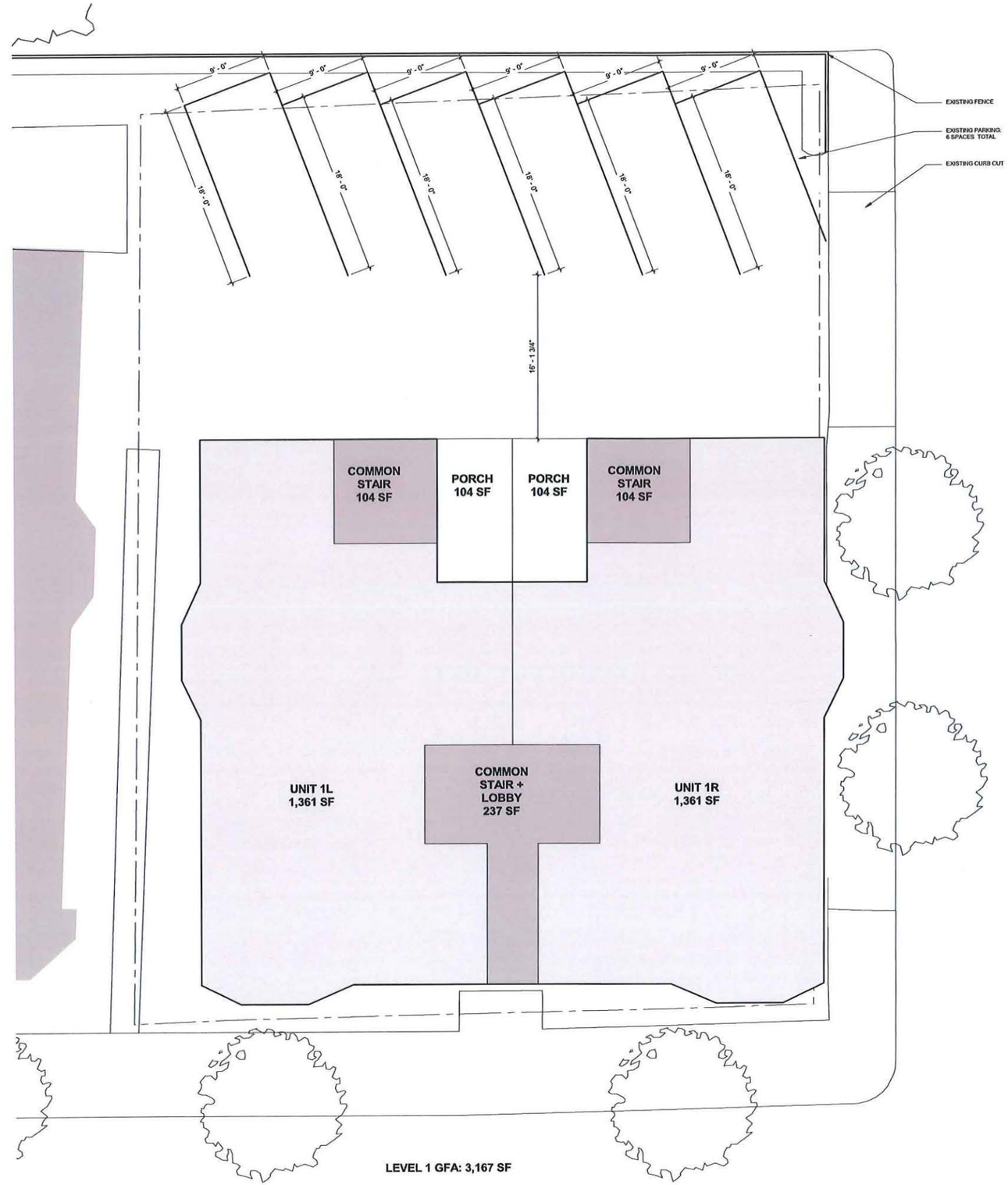
REGISTERED ARCHITECT JOSEPH M. HAMPTON NO. 5080 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

GARDEN LEVEL
EXISTING
BUILDING

A0-50



1 LEVEL 1 EXISTING BUILDING
3/16" = 1'-0"

GROSS AREA BREAKDOWN

LV 3	
3L:	1,396 SF
3R:	1,396 SF
COMMON:	375 SF
LV 3 TOTAL:	3,167 SF
LV 2	
2L:	1,396 SF
2R:	1,396 SF
COMMON:	375 SF
LV 2 TOTAL:	3,167 SF
LV 1	
1L:	1,361 SF
1R:	1,361 SF
COMMON:	445 SF
LV 1 TOTAL:	3,167 SF
B1	
BL:	1,110 SF
BR:	1,170 SF
COMMON:	723 SF
B1 TOTAL:	3,003 SF
TOTAL GROSS AREA:	12,504 SF

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

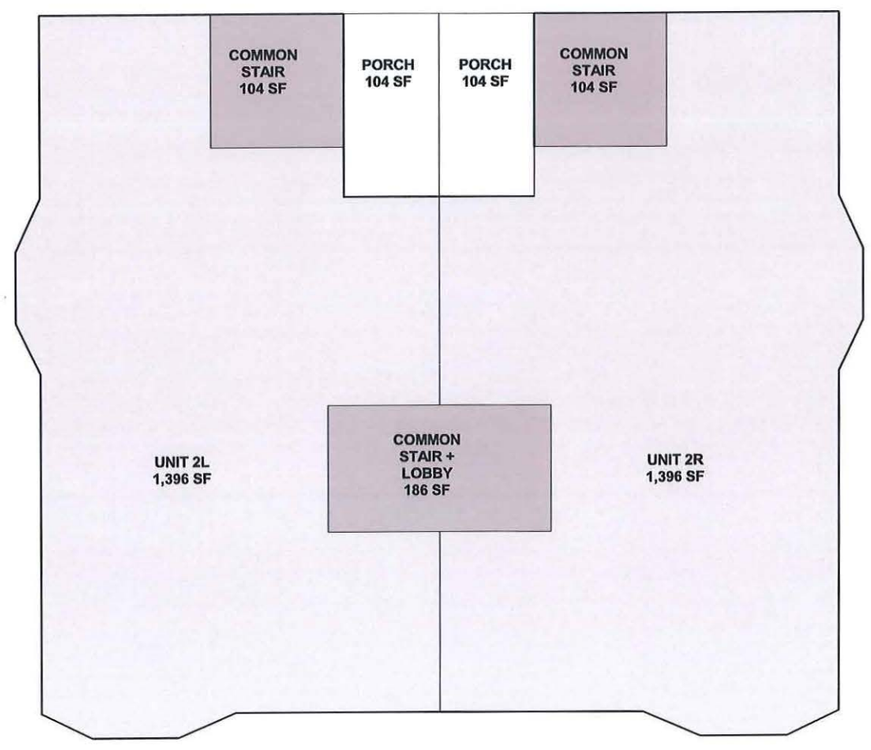
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **03/07/2022**

ZONING SET

LEVEL 1 EXISTING BUILDING

A0-51



LEVEL 2 GFA: 3,167 SF

1 LEVEL 2 EXISTING BUILDING
3/16" = 1'-0"

GROSS AREA BREAKDOWN	
LV 3	
3L:	1,396 SF
3R:	1,396 SF
COMMON:	375 SF
LV 3 TOTAL:	3,167 SF
LV 2	
2L:	1,396 SF
2R:	1,396 SF
COMMON:	375 SF
LV 2 TOTAL:	3,167 SF
LV 1	
1L:	1,361 SF
1R:	1,361 SF
COMMON:	445 SF
LV 1 TOTAL:	3,167 SF
B1	
BL:	1,110 SF
BR:	1,170 SF
COMMON:	723 SF
B1 TOTAL:	3,003 SF
TOTAL GROSS AREA:	12,504 SF

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION

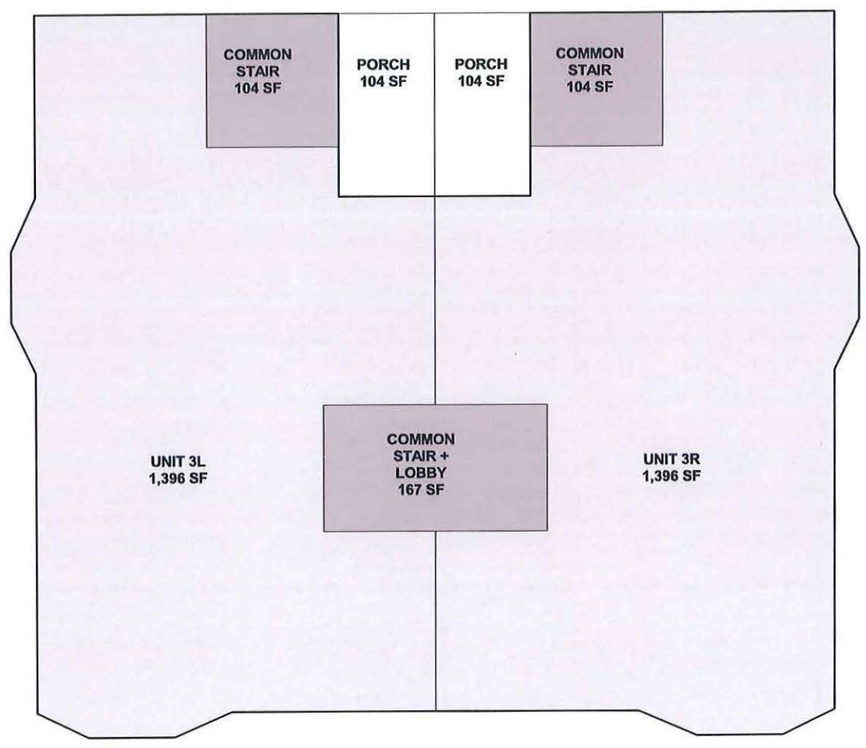
REGISTERED ARCHITECT
JOSE M. PAMPLONA
NO. 5089
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

LEVEL 2 EXISTING BUILDING

A0-52



LEVEL 3 GFA: 3,167 SF

1 LEVEL 3 EXISTING BUILDING
3/16" = 1'-0"

GROSS AREA BREAKDOWN

LV 3	
3L:	1,396 SF
3R:	1,396 SF
COMMON:	375 SF
LV 3 TOTAL:	3,167 SF
LV 2	
2L:	1,396 SF
2R:	1,396 SF
COMMON:	375 SF
LV 2 TOTAL:	3,167 SF
LV 1	
1L:	1,361 SF
1R:	1,361 SF
COMMON:	445 SF
LV 1 TOTAL:	3,167 SF
B1	
BL:	1,110 SF
BR:	1,170 SF
COMMON:	723 SF
B1 TOTAL:	3,003 SF
TOTAL GROSS AREA:	12,504 SF

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust -

MARK	DATE	DESCRIPTION

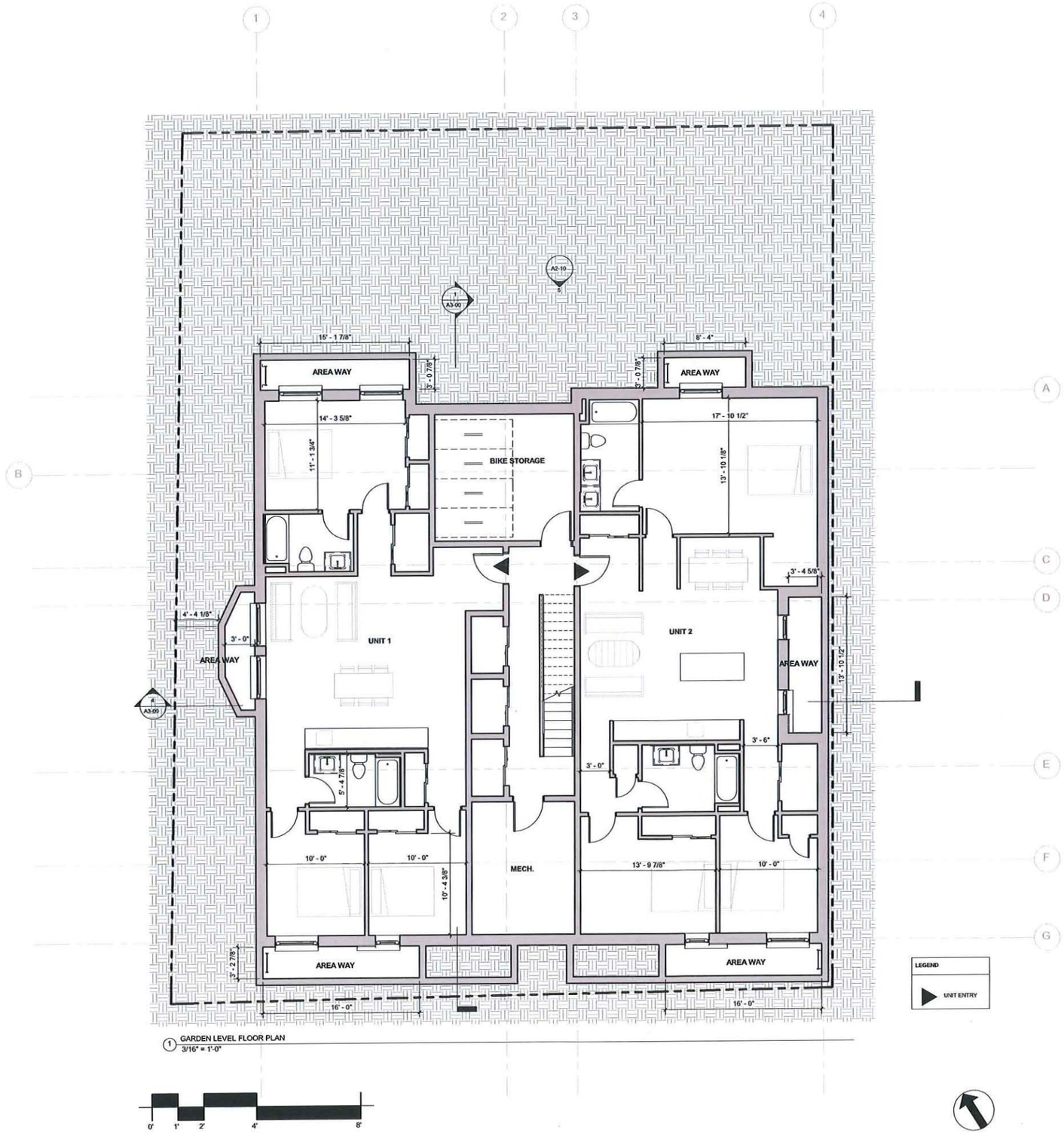
REGISTERED ARCHITECT JOHN M. HAMPTON NO. 5669 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

LEVEL 3 EXISTING BUILDING

A0-53



1 GARDEN LEVEL FLOOR PLAN
3/16" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION

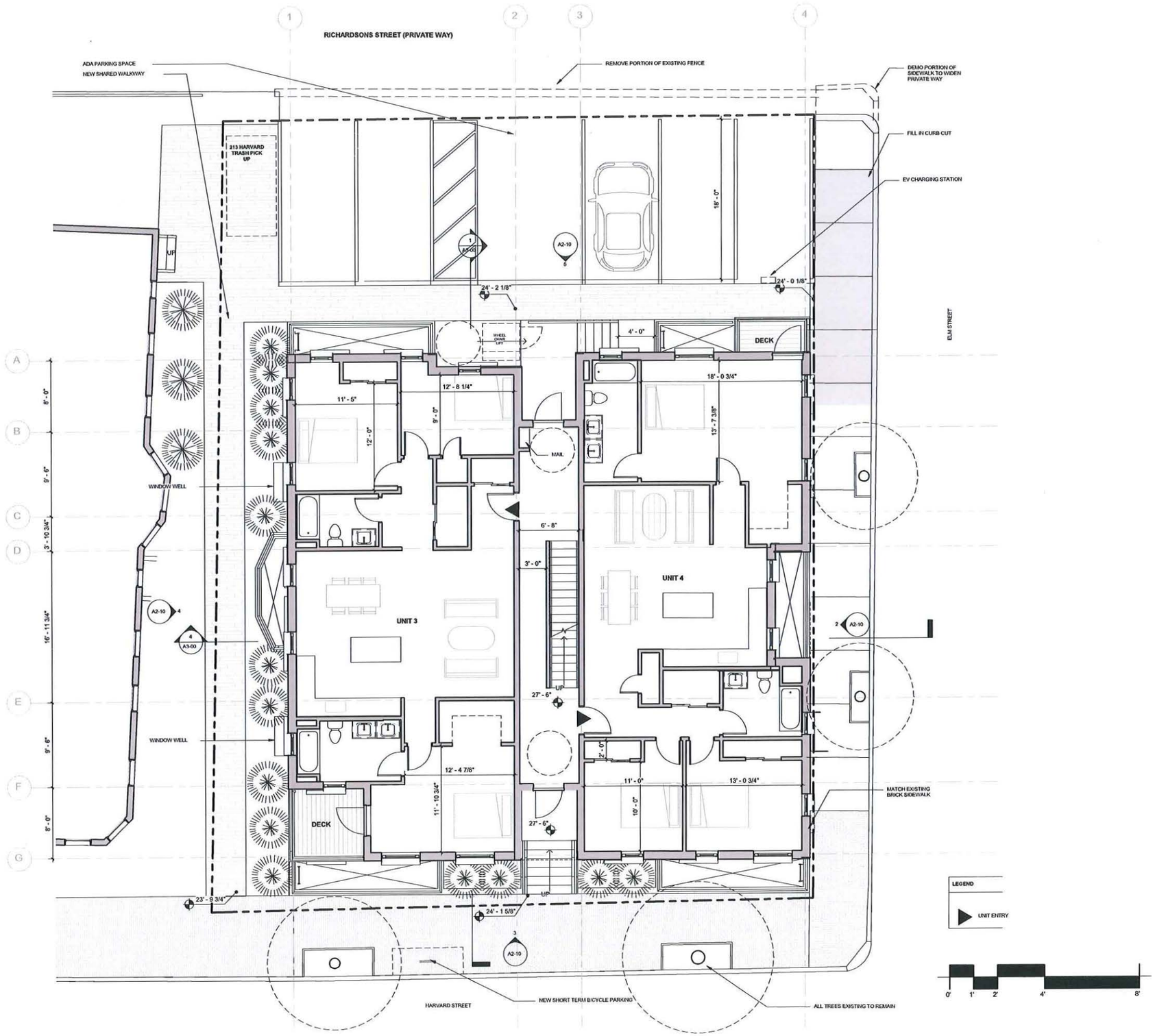
REGISTERED ARCHITECT
JOHN M. HAMPTON
NO. 5069
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

GARDEN LEVEL
FLOOR PLAN

A1-00



1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

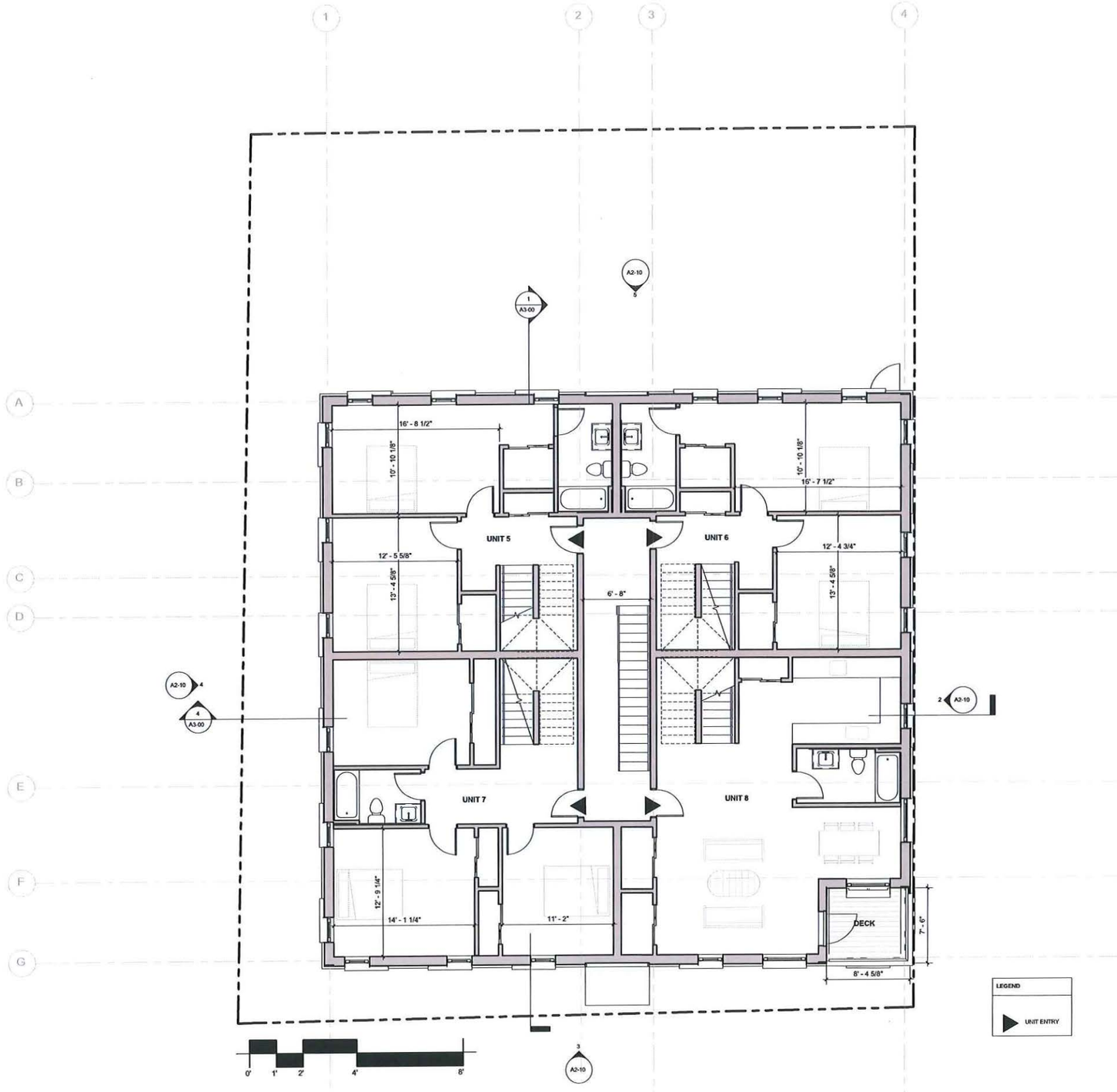
MARK	DATE	DESCRIPTION
1		

SUBMISSION DATE: **03/07/2022**

ZONING SET

LEVEL 1 FLOOR PLAN

A1-01



1 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1		

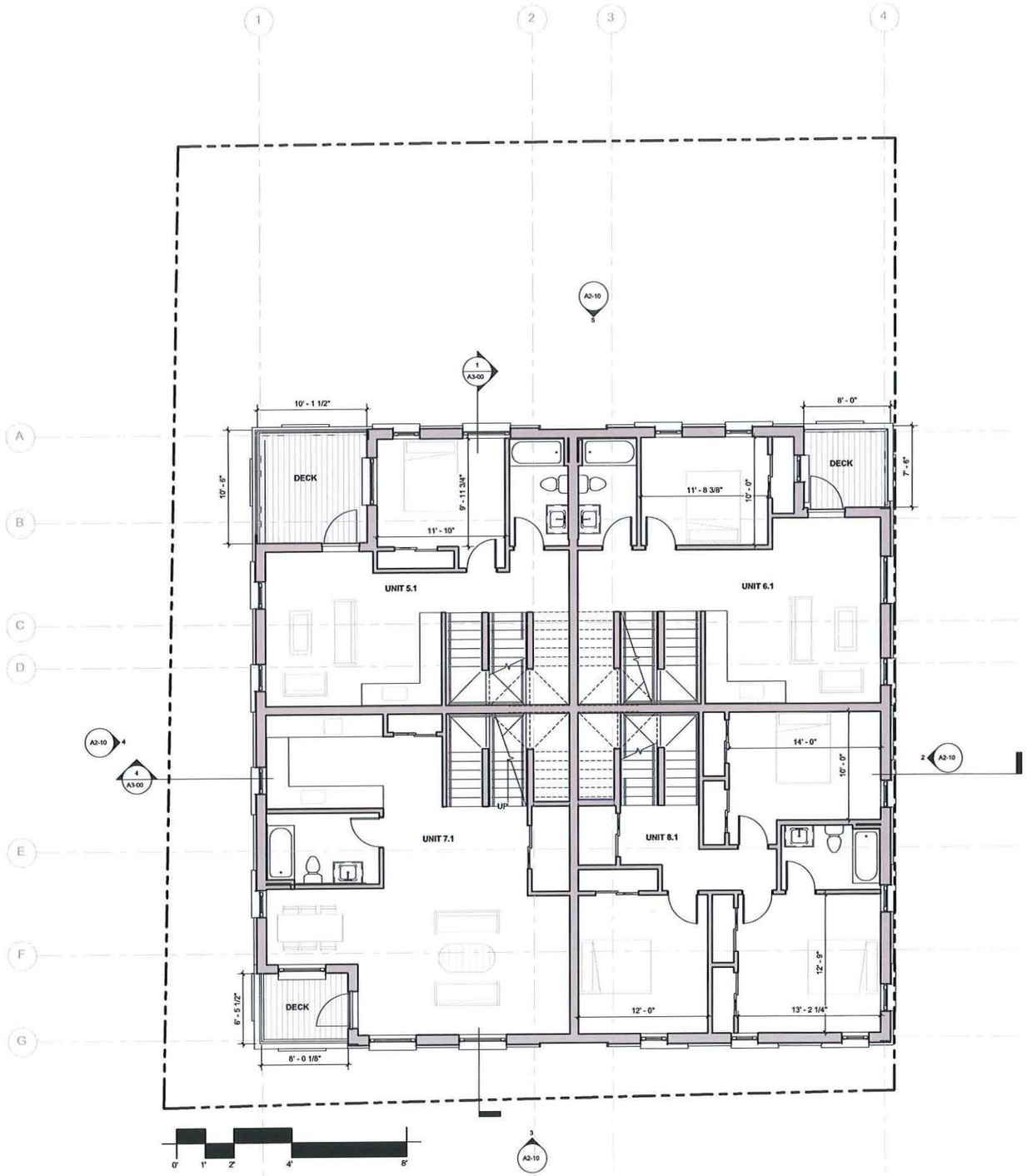
REGISTERED ARCHITECT
JAYE M. HAMPTON
NO. 5989
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

LEVEL 2 FLOOR PLAN

A1-02



1 LEVEL 3 FLOOR PLAN
3/16" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1		

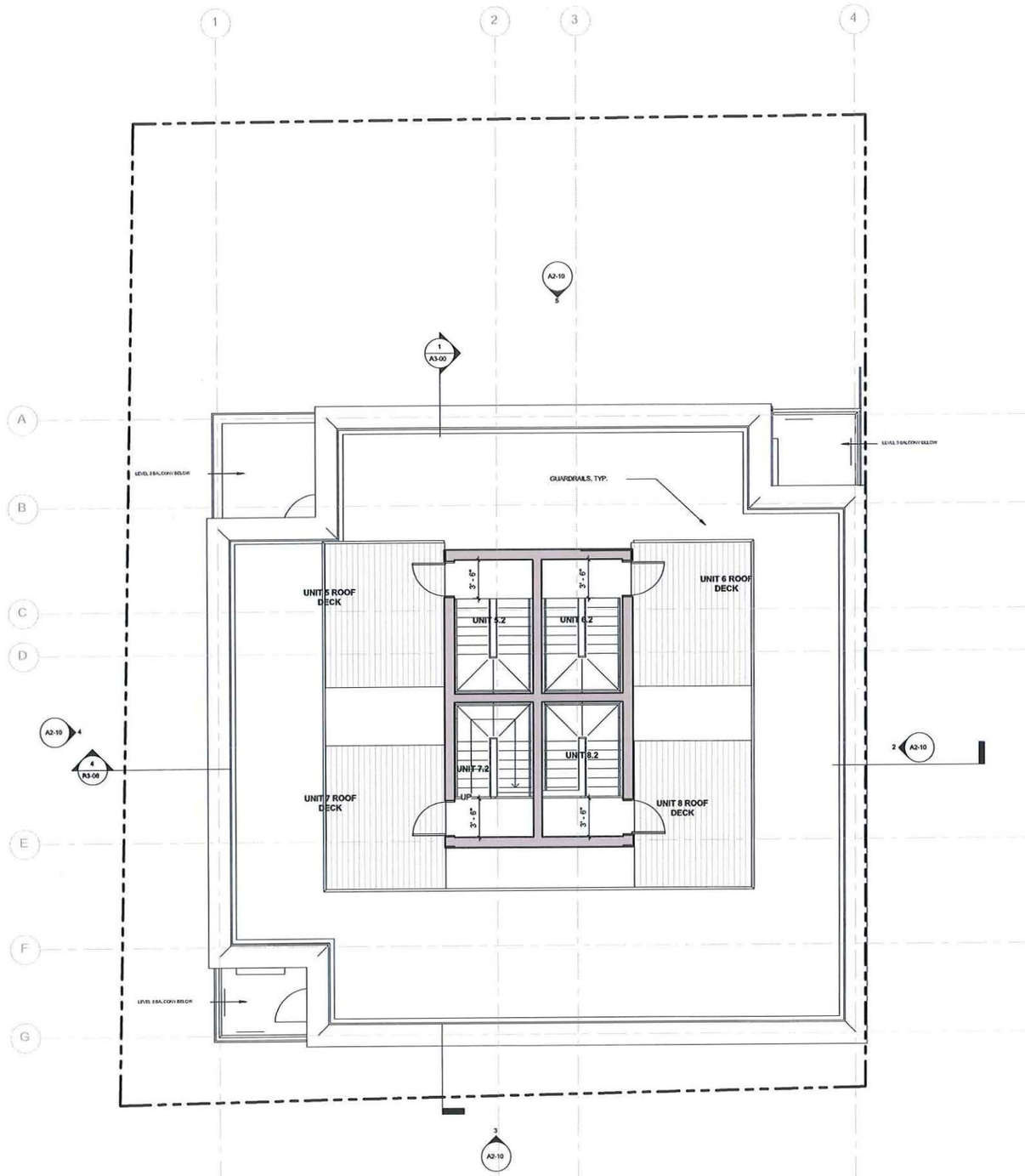
REGISTERED ARCHITECT
JOSEPH M. HAMPTON
NO. 5069
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

LEVEL 3 FLOOR PLAN

A1-03



1 ROOF PLAN
3/16" = 1'-0"

0' 1' 2' 4' 8'

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1		

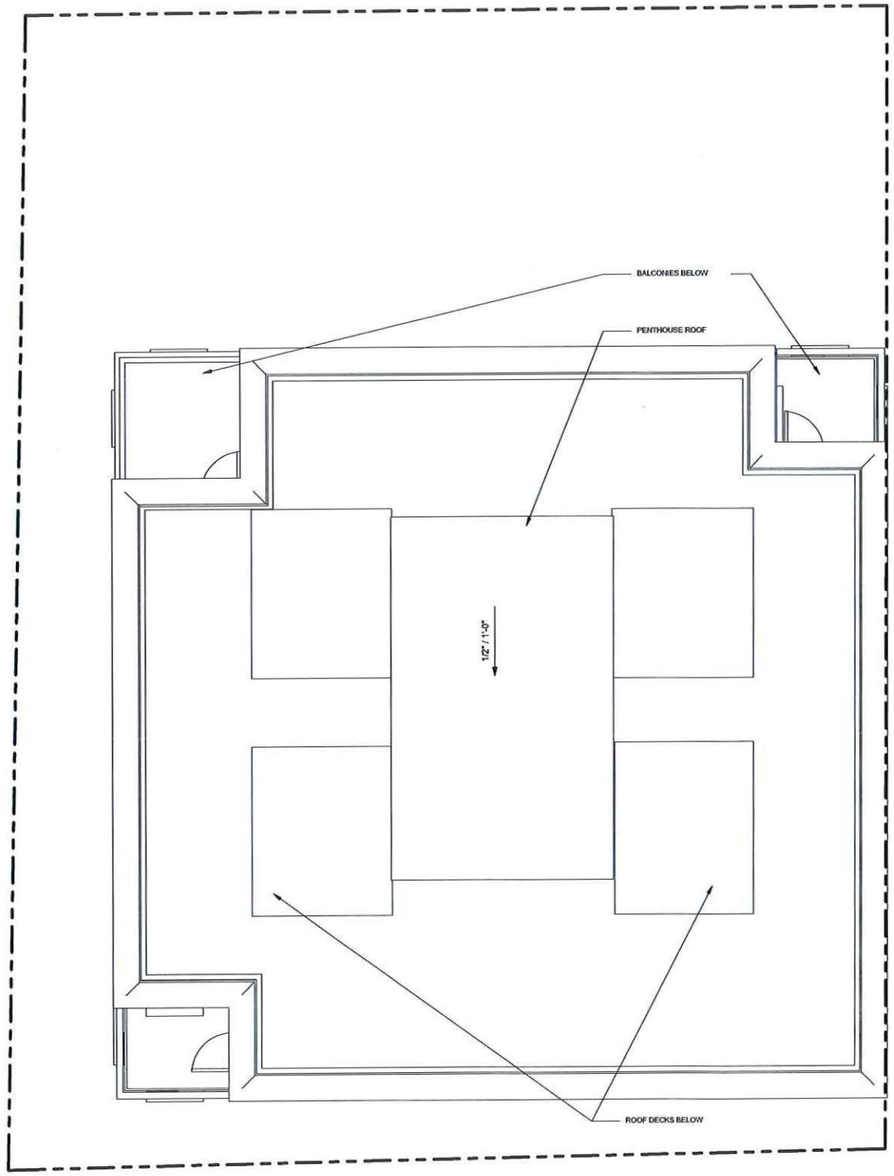
REGISTERED ARCHITECT
NO. 5089
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

ROOF PLAN

A1-04



1 SOLAR ARRAY PLAN
3/16" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT JULIE M. HAMPTON NO. 5089 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **03/07/2022**

ZONING SET

PENTHOUSE ROOF PLAN

A1-05

4 Elevation PLAN WEST
1/8" = 1'-0"

2 Elevation PLAN EAST
1/8" = 1'-0"

3 Elevation PLAN SOUTH
1/8" = 1'-0"

5 Elevation PLAN NORTH
1/8" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1		

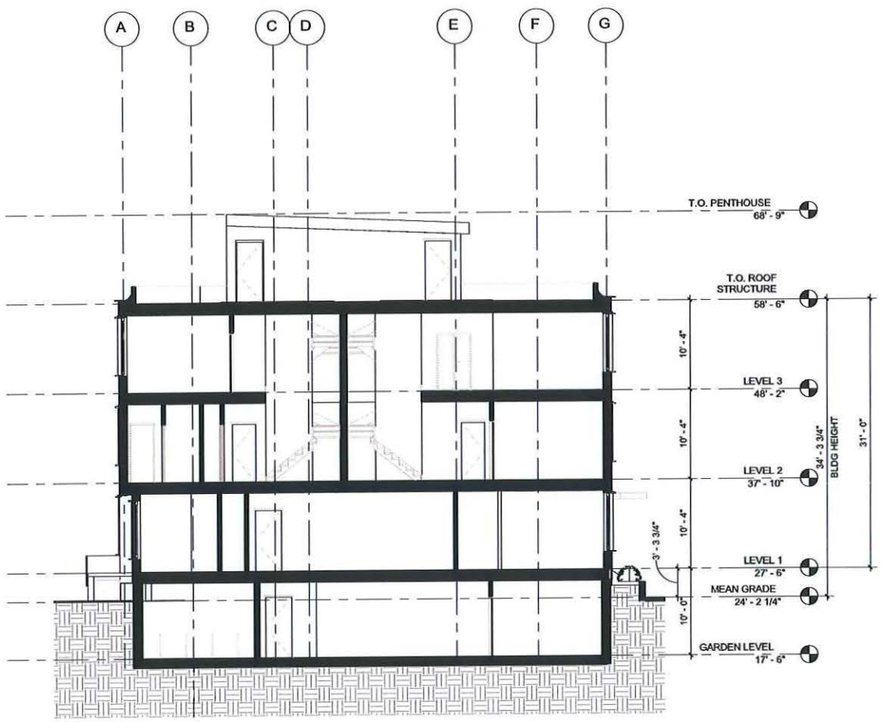
REGISTERED ARCHITECT BRUCE M. HAMPTON NO. 5089 BOSTON COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: 03/07/2022

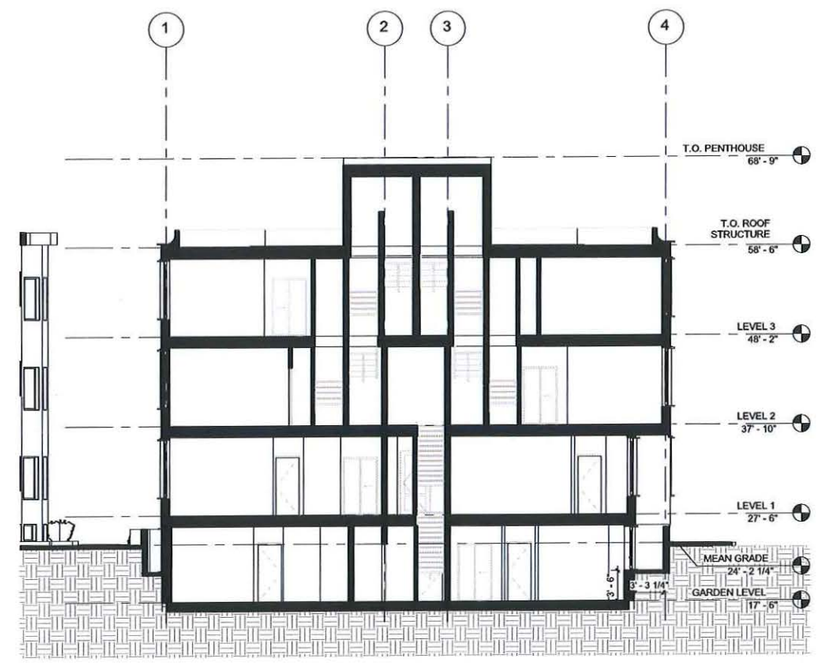
ZONING SET

EXTERIOR ELEVATIONS

A2-10



1 Section 6
1/8" = 1'-0"



4 Section 3
1/8" = 1'-0"

PLACETAILOR
elton+hampton

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR ELTON HAMPTON DESIGN, LLC 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1		

REGISTERED ARCHITECT
JOHN M. HAMPTON
NO. 5089
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: 03/07/2022

ZONING SET

BUILDING SECTIONS

A3-00

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

February 16, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-154221 213 Harvard Street

The Planning Board reviewed the revised design of this BZA application during a meeting on February 15, 2022, and decided to forward the following recommendation to the BZA.

The Planning Board is pleased to recommend that the BZA grant the necessary relief for this proposal. The applicant has listened to the Planning Board's suggestions, and collaboration with Community Development Department urban design staff has resulted in extraordinary improvements to the design. The Board recommends that the BZA allow this redevelopment to move forward as quickly as possible in order to restore the homes that were lost.

Pacheco, Maria

From: Ofer Inbar <cos@aaaaa.org>
Sent: Wednesday, January 5, 2022 9:05 AM
To: Pacheco, Maria
Subject: Case BZA-154221

I heard that the planning board voted to recommend delaying granting this variance yesterday, and I am dumbfounded. Their house burned down in a fire, they're trying to replace it so they have a place to live again, and the new building is equivalent to the former one.
Don't play with people's lives like this over trivial matters.

Don't delay them. If you want them to consider some changes in design, fine, help them do that, but grant any variance they need (both for the current design, and for the increased height the planning board seems to want) right now, so they don't have to come back for more approvals. Let them choose if the improvement is worth the extra time spent, but by all means do NOT make that time even longer by denying them an approval now.

Please write back to acknowledge receipt of this comment before the hearing tomorrow. Thanks.

(I am a Cambridge homeowner)
-- Cos

Pacheco, Maria

From: Allan Sadun <aesadun@alum.mit.edu>
Sent: Wednesday, January 5, 2022 9:06 AM
To: Singanayagam, Ranjit; Ratay, Olivia; Pacheco, Maria
Subject: Support for BZA-154221 (213 Harvard St)

Dear BZA members,

I live near the proposed structure at 213 Harvard St and write in support of it.

I understand that the new proposed design is not identical to the design of the building that burned down, but it is very similar, and the changes have been made in order to improve the code-compliance and the liveability of the units, to create more available parking, as well as to improve lighting for abutters - all worthy reasons.

We cannot and should not require them to build the building brick-for-brick identically to how the burned-down building used to be - modern architectural materials and styles have changed and that's OK.

Every month of delay is a month that the building residents go without having a permanent home to live in. There are real human costs to delay. If you have any concerns about design, I urge you to make those concerns non-binding, and to simply approve the variance. Design is less important than letting people have their homes back.

Thank you,
Allan Sadun
24 Union St

Pacheco, Maria

From: Ben Masuch <ben.masuch@gmail.com>
Sent: Tuesday, January 4, 2022 11:56 PM
To: Pacheco, Maria
Cc: Tingting Zhang
Subject: Case BZA-154221 - Notice of Opposition - 213 Harvard St.
Attachments: 213 Harvard Abutter Style.png

Dear Board of Zoning Appeals,

My name is Ben Masuch. I am the owner of 217 Harvard St, Apt 1R with my partner, Tingting Zhang. Our unit is adjacent to 213 Harvard St, the property in case BZA-154221.

Tingting and I do not support granting the zoning variances for the revised design of 12/22/2022 submitted as an addendum to the initial 11/23/2021 design package.

There are four main reasons for our opposition.

1. Increased shadow casting on 217 Harvard St., Unit 1R.
The proposed 213 Harvard St. rebuild blocks one of our windows which previously received direct sunlight in the mornings. When the original 213 Harvard building stood, we received sunlight through only two windows on this side of the building. The proposed building will block one of those windows from direct sunlight, and this will significantly affect our quality of life.

2. PlaceTailor's unsatisfactory process with abutters
The process undertaken by PlaceTailor of engaging with abutters was unsatisfactory to us.
We feel the process has been rushed and we are not adequately prepared and informed to support the current plans. The first abutter meeting was held on Dec 9, 2021. Therefore, less than one month will elapse before the hearing on Jan 6, 2022. Additionally, this includes the December holidays, of which many of us were preoccupied and not able to attend all meetings or thoroughly review the new building proposal. Tingting and I could not attend the December 22 abutter meeting because we were out of town for the holidays.
Of the two meetings we did attend (12/10 and 12/14), we felt the developer representative was aggressive, raising his voice at abutters and acting antagonistically when challenged.
When abutters asked why the units are larger than in the previous building, the developer stated that the 213 owners were trying to "break even" because they did not pay a favorable price to the seller, Pat Frieda. It was verbally stated that Pat's three units were sold for $2.1 million total, and the remaining owners need to make the new units larger to recoup the cost of this sale.
The abutters were told that if we opposed the expanded 213 plans, we would be causing 213 owners to incur losses. We were also told that if we caused delays, we would impede 213 owners from moving back into their home. We didn't appreciate the accusatory and pressured implications of these discussions.
While we greatly empathize with 213 Harvard unit owners' hardship, we do not feel that our quality of life needs to be compromised for this development project. A more thoughtful and creative architectural plan can be put forward to simultaneously address the abutters' concerns and appease the 213 owners.

3. Unknowns
There are two major unknowns that prevent us from supporting the project.
One - Since Richardson St. would be used to access the parking lot in the new plans, will 217 Harvard St residents be required to maintain Richardson St? What are the estimated annual costs?
Two - There appear to be multiple opinions on the footprint of the previous building. The 213 Harvard rebuild plans (12/22) state that they use GIS plans obtained from the City of Cambridge. At the abutter meetings, the developer suggested the plans

were unclear. Could the location of the building have differed from the GIS plans, and is there another record we should be cross-referencing? We can't support the project until we know the true footprint has been presented.

4. Aesthetic effect on community

In the initial 11/23 design package, PlaceTailor justified its modern design based on a selection of buildings from Area 4. They chose buildings outside the 213 Harvard St's Residential C1 zoning district. They made the statement that we have an "eclectic neighborhood character" with "no singular neighborhood style". We do not agree. Immediately surrounding 213 Harvard St. are turn-of-the-century buildings, and while they are composed of a mix of greek revival, colonial revival, italianate, and victorian style buildings, they were built in a similar era and provide our neighborhood with a consistent historical style. There is currently one modern house, but it was built to blend with its neighbors, using a front gabled roof and height similar to the homes next to it. Please see the attachment for a photographic summary of the abutting styles.

We do not feel that the proposed 213 Harvard building is cohesive with the existing neighborhood style. We fear its stark design will dominate our community's previously warm character, and take away our sense of place.

We absolutely hope the 213 Harvard St. owners can rebuild their home as quickly as possible. However, currently we strongly oppose the current design and zoning variances. We do not feel the building suggested in the 12/22 plans is consistent in kind and equivalence to the previous building and it will adversely affect our quality of life by increased casting of shadows on our unit.

We will be attending the hearing on January 6, 2022 to reiterate these concerns.

Thank you for your consideration.

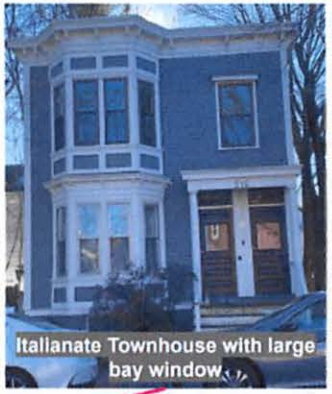
Ben Masuch and Tingting Zhang

Harvard Street - Cohesive Neighbourhood Character with Historic Style


Greek Revival with Front-Gabled Roof


Italianate with Front-Gabled Roof


Modern House with Front-Gabled Roof


Italianate Townhouse with large bay window


Victorian Second Empire with Mansard Roof

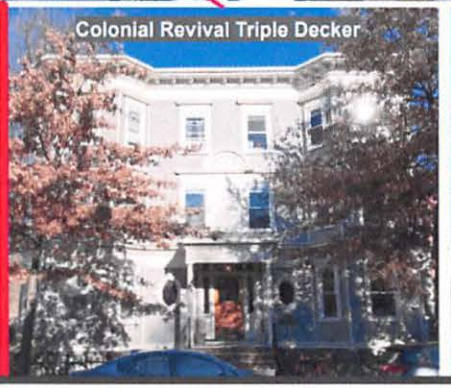

Victorian Second Empire with Mansard Roof


Colonial Revival with unique Dutch gambrel style centered gable

Harvard St. houses are built at the turn of the century. The styles are mostly colonial, Victorian and romantic revival with mansard roofs, front-gabled roofs. Even the one modern house blends cohesively with the neighbourhood.


Colonial Revival Rowhouses


New Proposed 213 Harvard Building by Placetailor


Colonial Revival Triple Decker


Colonial Revival Triple Decker

Pacheco, Maria

From: Zachary Martin <zachary.warren.martin@gmail.com>
Sent: Wednesday, January 5, 2022 7:11 AM
To: Pacheco, Maria
Subject: 213 Harvard Street -- CASE NO. BZA-154221

I am an interested citizen concerned with the lack of housing in our city to encourage you to grant any needed variances to the 213 Harvard Street proposal. While exclusionary zoning rules have long been used to limit housing supply in our city, using them to prevent 8 families from rebuilding their own homes after they were destroyed in a fire is a new low. The Planning Board's (or neighbors') aesthetic preferences should not keep people homeless after a fire.

I understand the Planning Board recommended against rebuilding these homes in part because of the lack of light in the basement units (something that was true of the old building as well). To the extent that is not simply pretextual, I would point out that the zoning code does not allow any additional height as-of-right and I strongly suspect that any effort to increase the overall height to allow for additional light in the basement would also be resisted.

Rarely is a case this straightforward and obvious. Let people have their homes back.

Sincerely,

Zachary Martin
8 King Street
Cambridge, MA 02140

213 HARVARD STREET
RESIDENCES

PLACETAILOR

DRAWING LIST_ZONING		
SHEET NUMBER	SHEET NAME	11.12.21 ZONING SET
G0-00	COVER	•
	PLOT PLAN	
A0-20	ZONING COMPLIANCE	•
A1-00	GARDEN LEVEL FLOOR PLAN	•
A1-01	LEVEL 1 FLOOR PLAN	•
A1-02	LEVEL 2 FLOOR PLAN	•
A1-03	LEVEL 3 FLOOR PLAN	•
A1-04	ROOF PLAN	•
A1-05	SOLAR ARRAY PLAN	•
A2-10	EXTERIOR ELEVATIONS	•
A3-00	BUILDING SECTIONS	•

ARCHITECT
PLACETAILOR, INC.
103 TERRACE STREET
ROXBURY, MA 02120
617.639.0633

CLIENT
213 HARVARD STREET
CONDOMINIUM TRUST

SURVEY
BOSTON SURVEY INC.
4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
617.242.1313

CIVIL ENGINEER

STRUCTURAL ENGINEER

PROJECT:
213 HARVARD ST

PROJECT ADDRESS: **213 Harvard St. Cambridge, MA 02139**

TAX ASSESSOR PARCEL #: **- - -**

ARCHITECT: **PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120

CONSULTANT

CLIENT **213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ANDRES BERNAL
051379
MA
COMMONWEALTH OF MASSACHUSETTS

ZONING SET

SUBMISSION DATE: **11/12/2021**

PREPARED FOR:
DWM PROPERTY MANAGEMENT
60 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

REFERENCES:
OWNER OF RECORD:
213 HARVARD STREET CONDOMINIUM
213 HARVARD STREET
CAMBRIDGE, MA 02139

DEED: BK 20336; PG 257
PLAN: PL 1983 #673
PL 1995 #1073
PL 1996 #370
LCC: 3611-B

NOTES
MAP/LOT: 88-63
VERTICAL DATUM: CAMBRIDGE CITY BASE
ZONING: C-1

CERTIFIED PLOT PLAN

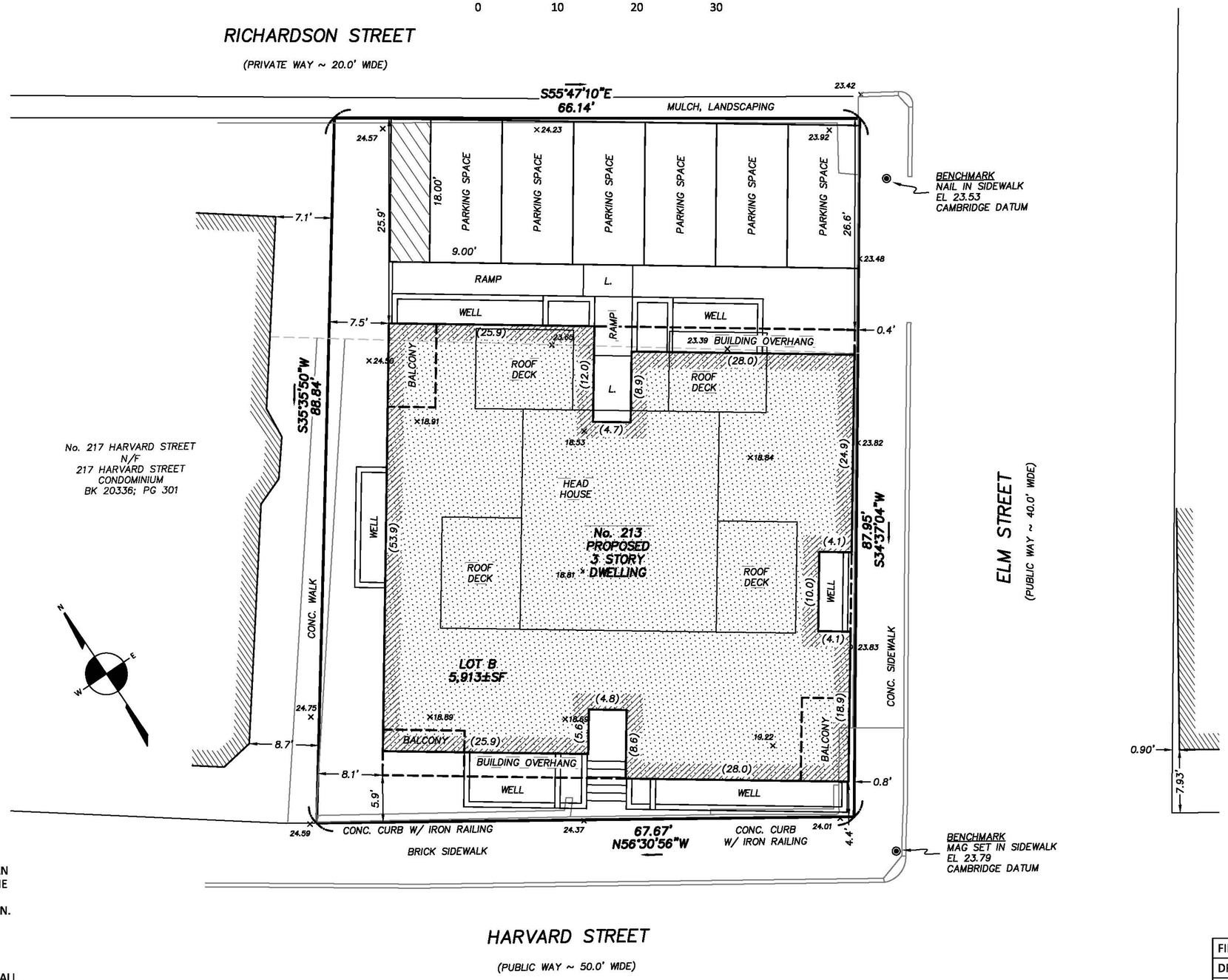
LOCATED AT

213 HARVARD STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 11, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

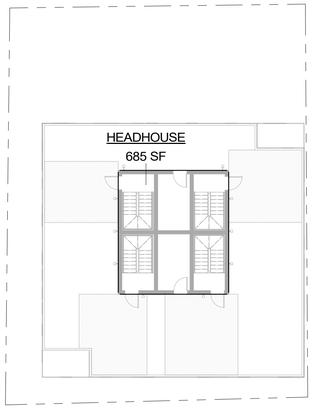
FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	SAP, RAP
CHECK:	GCC
DATE:	11/11/21
JOB #	20-00579

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

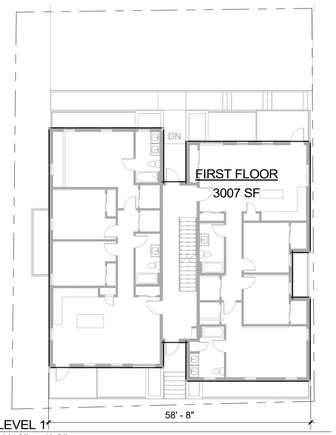
Area Schedule (Gross Building)

GARDEN LEVEL	3031 SF
LEVEL 1	3007 SF
LEVEL 2	3184 SF
LEVEL 3	3208 SF
T.O. ROOF STRUCTURE	685 SF
GROSS AREA	13114 SF

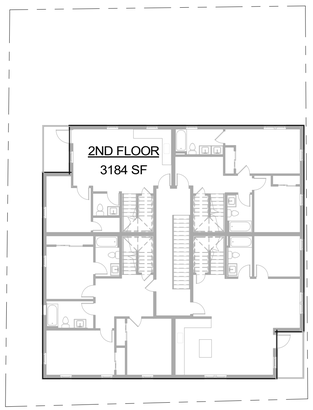


5 T.O. ROOF STRUCTURE
1/16" = 1'-0"

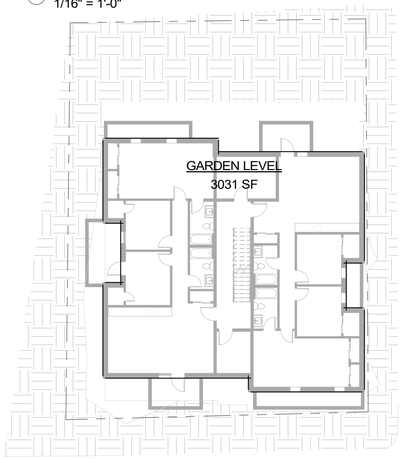
4 LEVEL 3
1/16" = 1'-0"



2 LEVEL 1
1/16" = 1'-0"



3 LEVEL 2
1/16" = 1'-0"



1 GARDEN LEVEL
1/16" = 1'-0"

ZONING CODE GENERAL NOTES

PARCEL ID: 88-63

TOTAL LOT AREA: 5,912 SF
GROSS PROPOSED SF: 13107 SF
ZONING DISTRICT: C-1 RESIDENCE

8 UNITS TOTAL:
2 - GROUP 1 UNITS (3 BEDROOM)
2 - 3 BEDROOM
4 - DUPLEX (3 BEDROOM)

ZONING	PROPOSED
FAR (MAX.)	2.22
HEIGHT (STORIES MAX.)	3
HEIGHT (FEET MAX.)	34'-8"
MIN. LOT SIZE	5,912 SF
MIN. USABLE OS PER LOT AREA	9.7 %
MIN. LOT AREA PER UNIT	739 SF
MIN. FRONT SETBACK 1	4'-4" MIN.
MIN. FRONT SETBACK 2	6" MIN.
MIN. SIDE SETBACK	7'-6" MIN.
MIN. REAR SETBACK	25'-11" MIN.
MIN. OFF STREET PARKING	6 SPACES

NOTE: NEW BUILDING TO REPLACE RECENTLY BURNED DOWN STRUCTURE. NEW BUILDING TO HAVE SAME NUMBER OF UNITS, SAME NUMBER OF STORIES, AND SIMILAR SIZE & MASSING AS PREVIOUS STRUCTURE.

FIRE PROTECTION

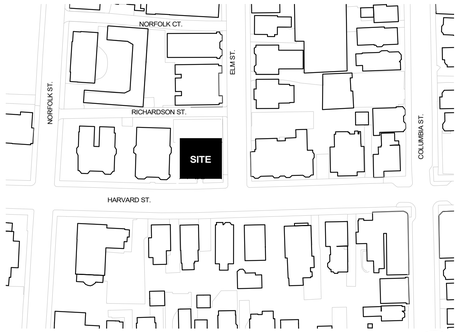
THE BUILDING SHALL COMPLY WITH NFPR 13 AND BE FULLY SPRINKLERED.

CODE SUMMARY
APPLICABLE CODES:
- 780 CMR: MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION (IBC 2015 WITH MA AMENDMENTS)

- 521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

- 527 CMR 1: MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS, MASSACHUSETTS
COMPREHENSIVE FIRE SAFETY CODE (NFPA 1-2012 WITH MA AMENDMENTS)

CONSTRUCTION TYPE: 5B
OCCUPANY: R-2
NUMBER OF EXITS 1 (PER TABLE 1006.3.2(1)



LOCUS MAP - NTS

PROJECT:
213 HARVARD ST

PROJECT ADDRESS: **213 Harvard St. Cambridge, MA 02139**

TAX ASSESSOR PARCEL #: **- - -**

ARCHITECT: **PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120

CONSULTANT

CLIENT **213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTI
551379
MA
COMMONWEALTH OF MASSACHUSETTS

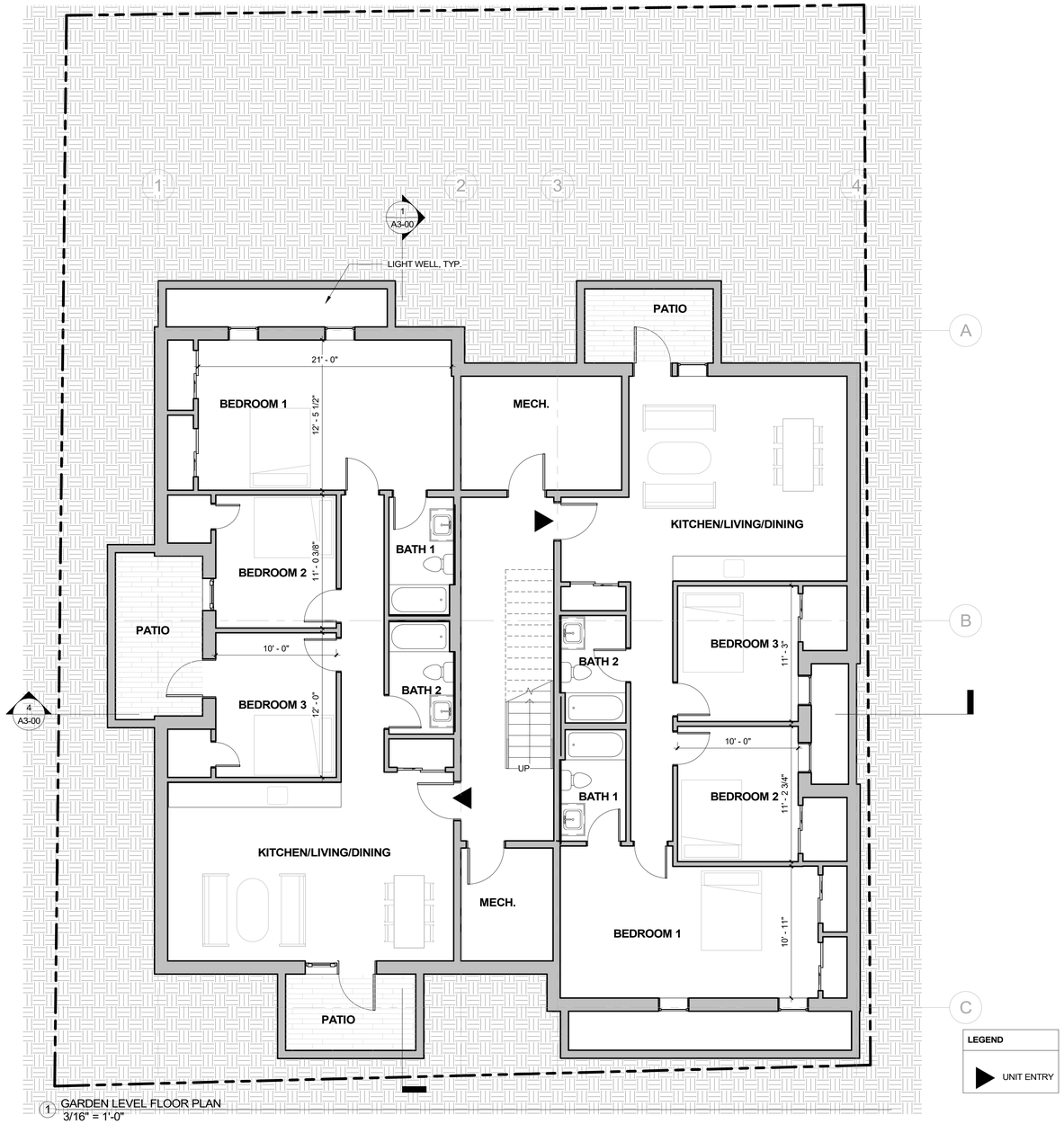
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

ZONING COMPLIANCE

A0-20



1 GARDEN LEVEL FLOOR PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTI
951379
MA
COMMONWEALTH OF MASSACHUSETTS

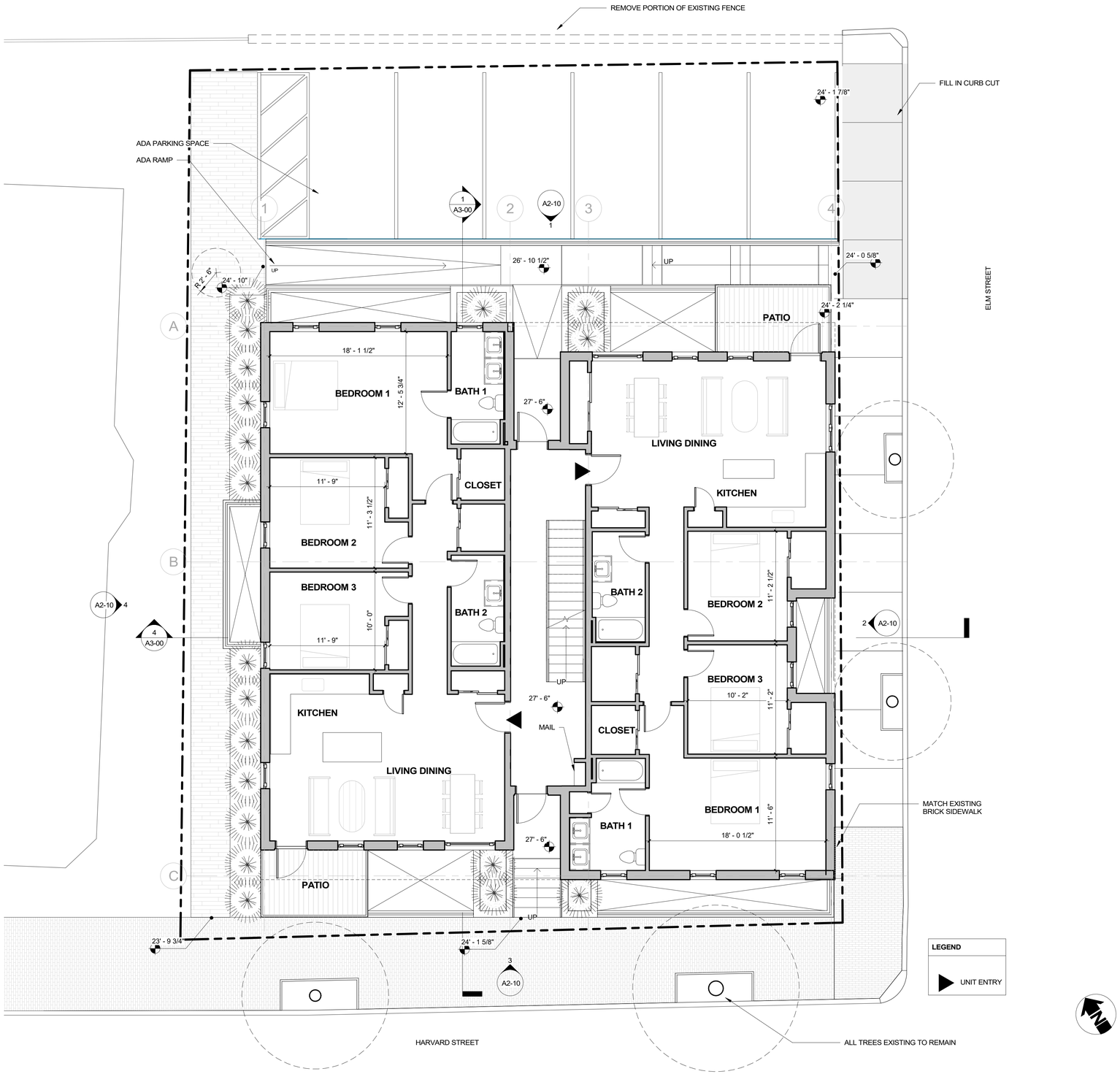
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

GARDEN LEVEL FLOOR PLAN

A1-00



1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTI
951379
MA
COMMONWEALTH OF MASSACHUSETTS

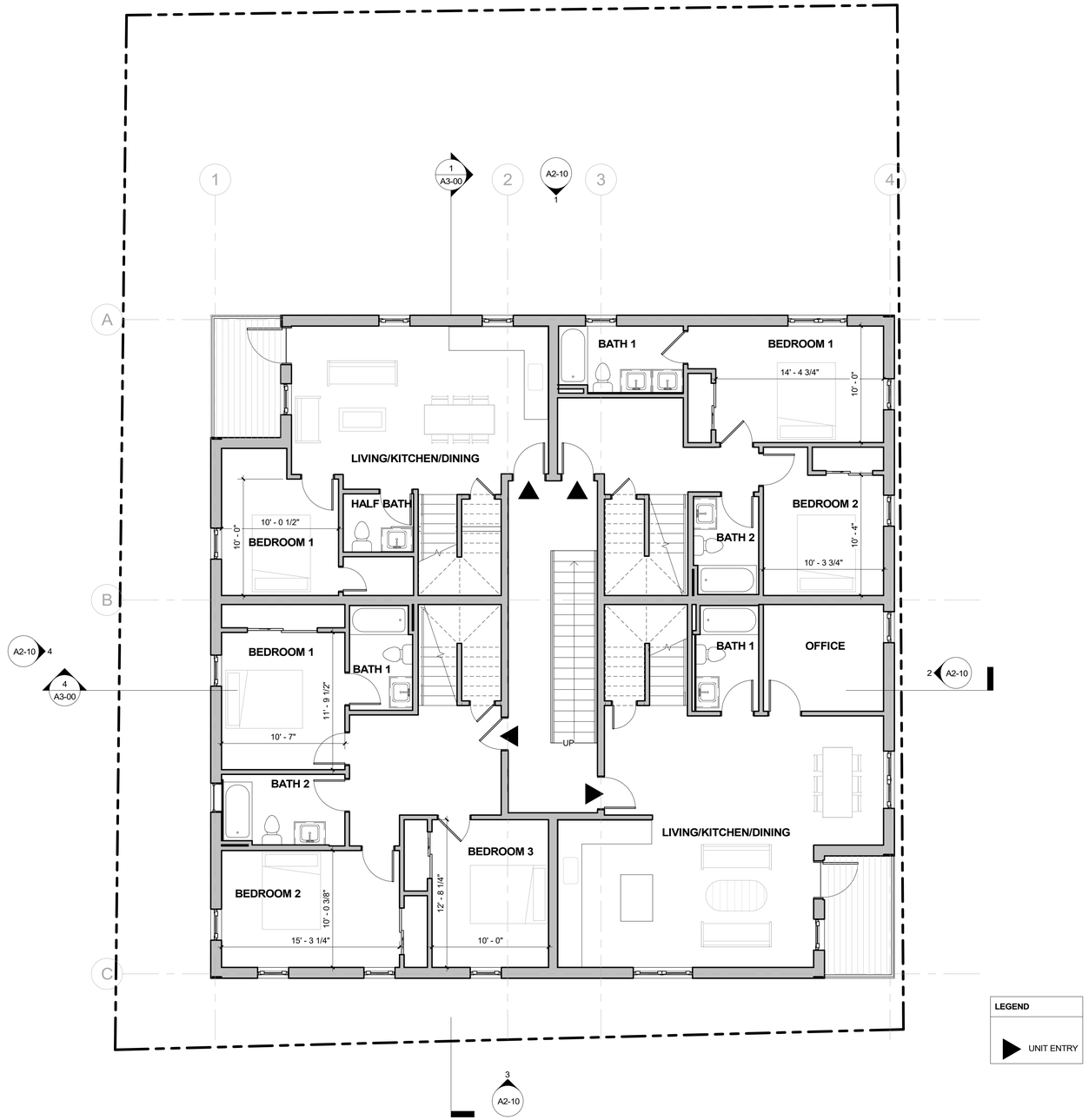
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

LEVEL 1 FLOOR PLAN

A1-01



1 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEJANDRES BERTI
551379
MA
COMMONWEALTH OF MASSACHUSETTS

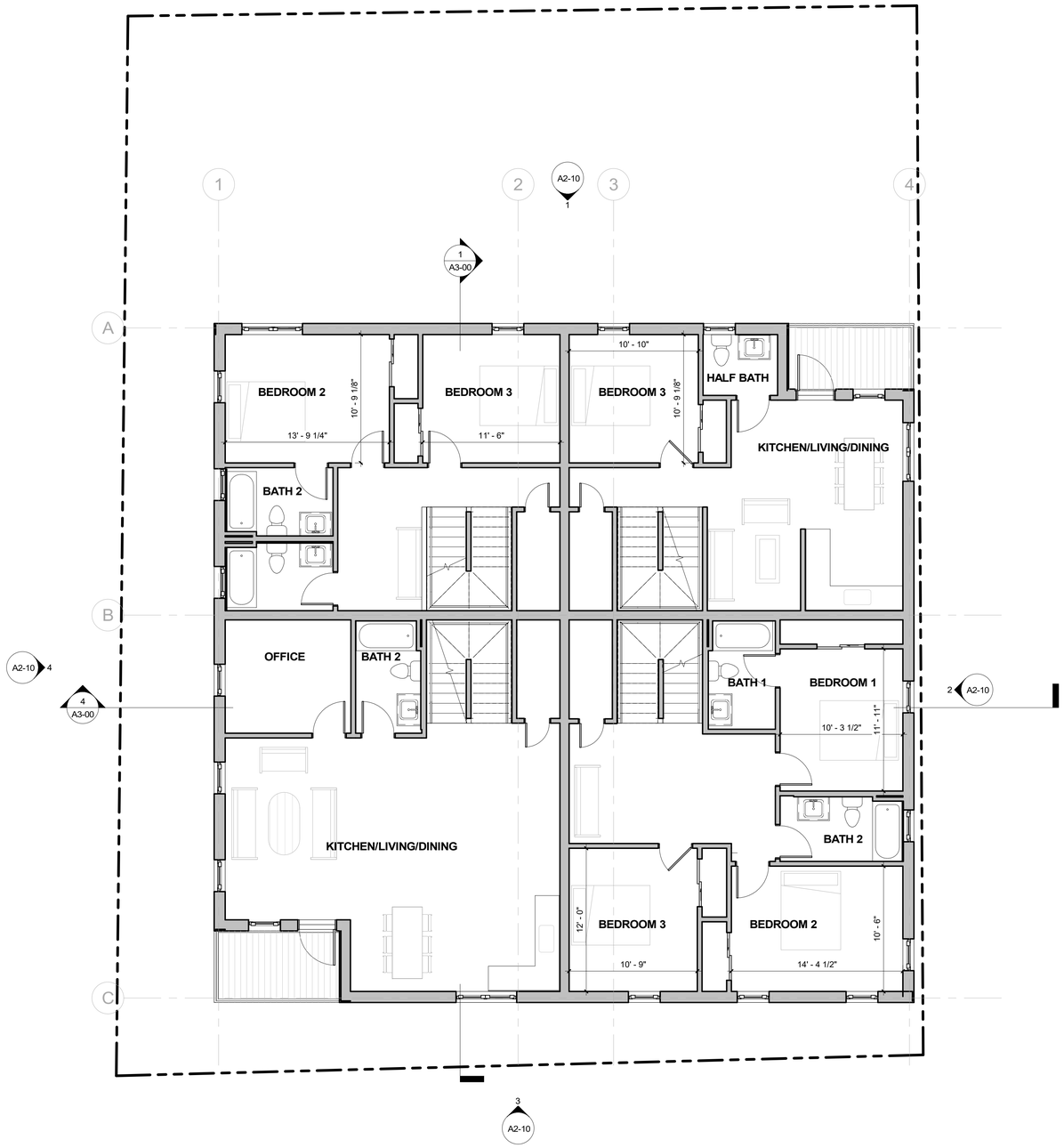
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

LEVEL 2 FLOOR PLAN

A1-02



1 LEVEL 3 FLOOR PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTI
551379
MA
COMMONWEALTH OF MASSACHUSETTS

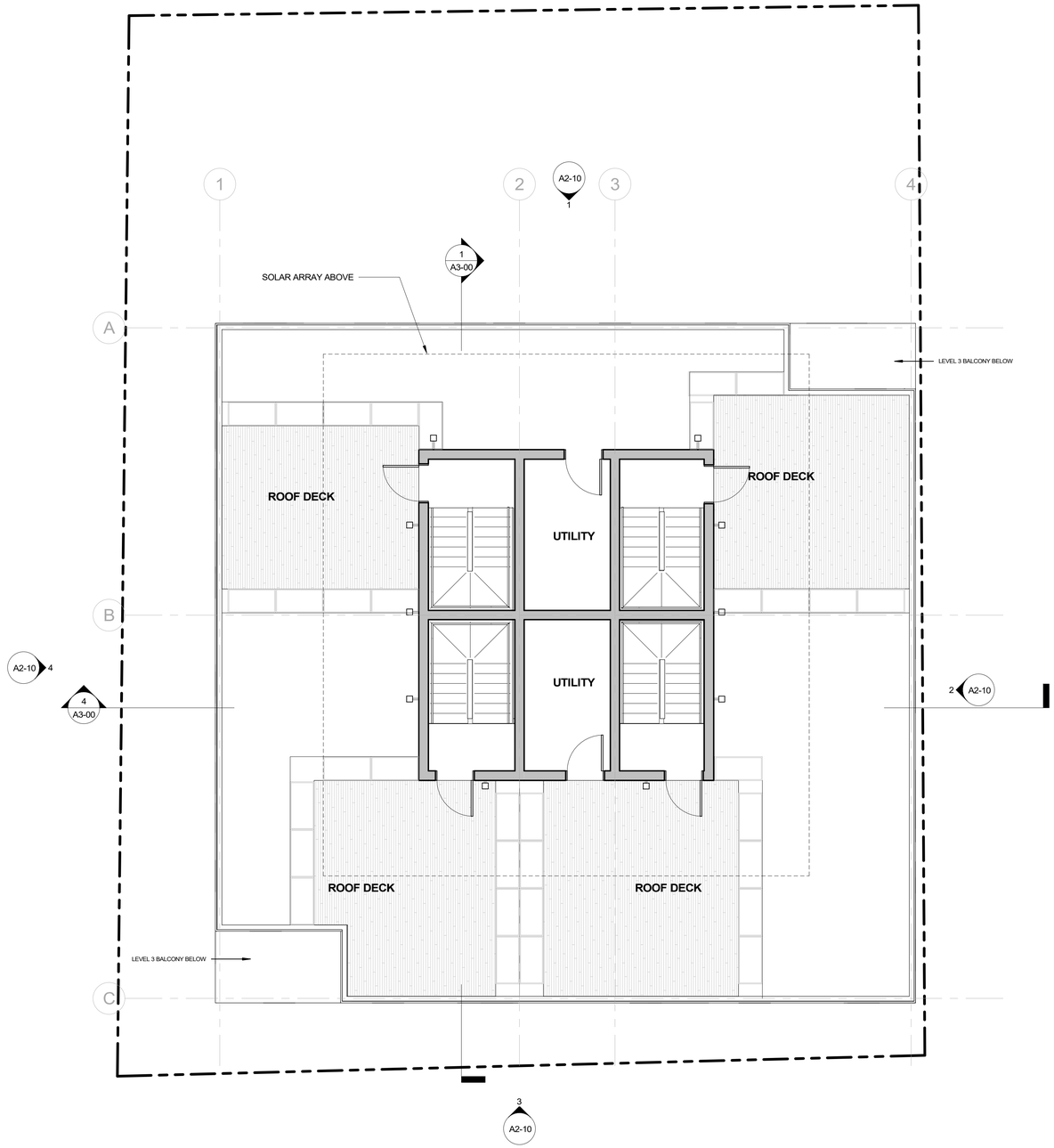
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

LEVEL 3 FLOOR PLAN

A1-03



1 ROOF PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ANDRES BERT
951379
MA
COMMONWEALTH OF MASSACHUSETTS

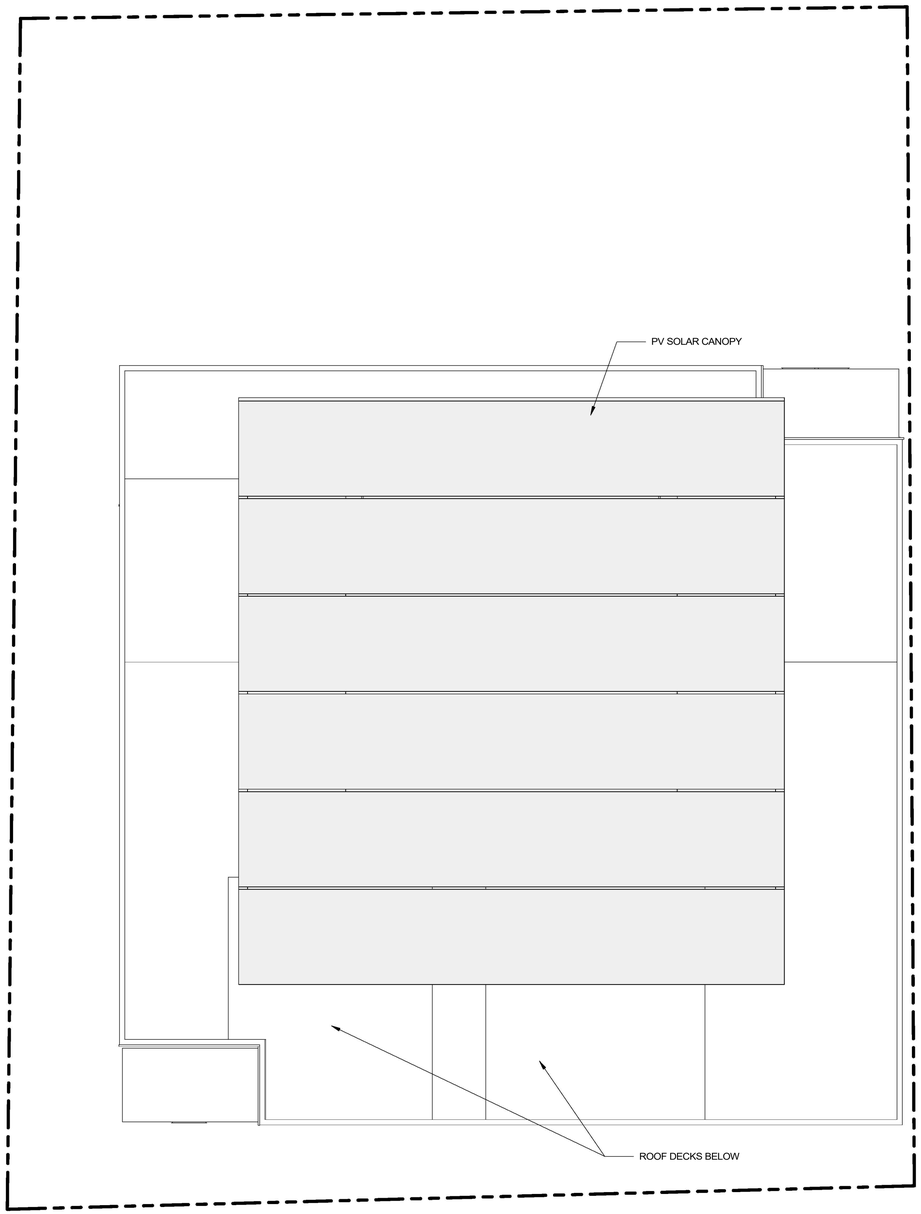
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

ROOF PLAN

A1-04



1 SOLAR ARRAY PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTI
551379
COMMONWEALTH OF MASSACHUSETTS
MA

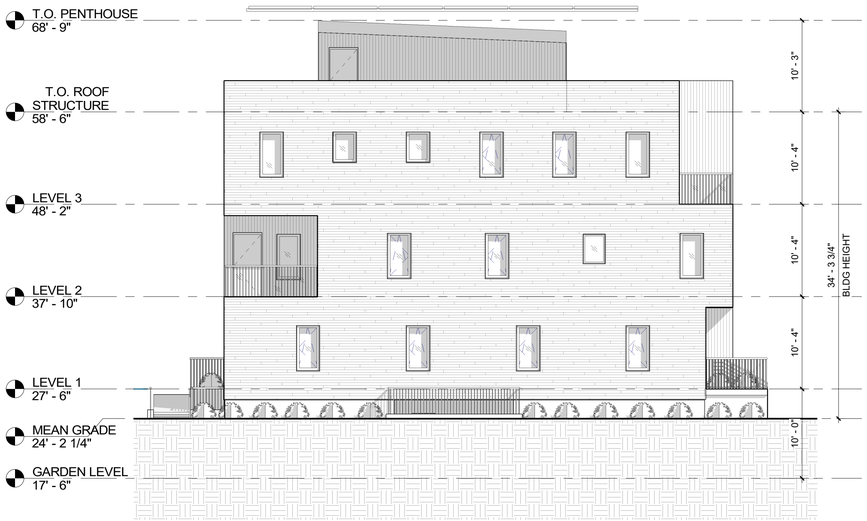
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

SOLAR ARRAY PLAN

A1-05



4 Elevation PLAN WEST
1/8" = 1'-0"

2 Elevation PLAN EAST
1/8" = 1'-0"

3 Elevation PLAN SOUTH
1/8" = 1'-0"

1 Elevation PLAN NORTH
1/8" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTI
951379
MA
COMMONWEALTH OF MASSACHUSETTS

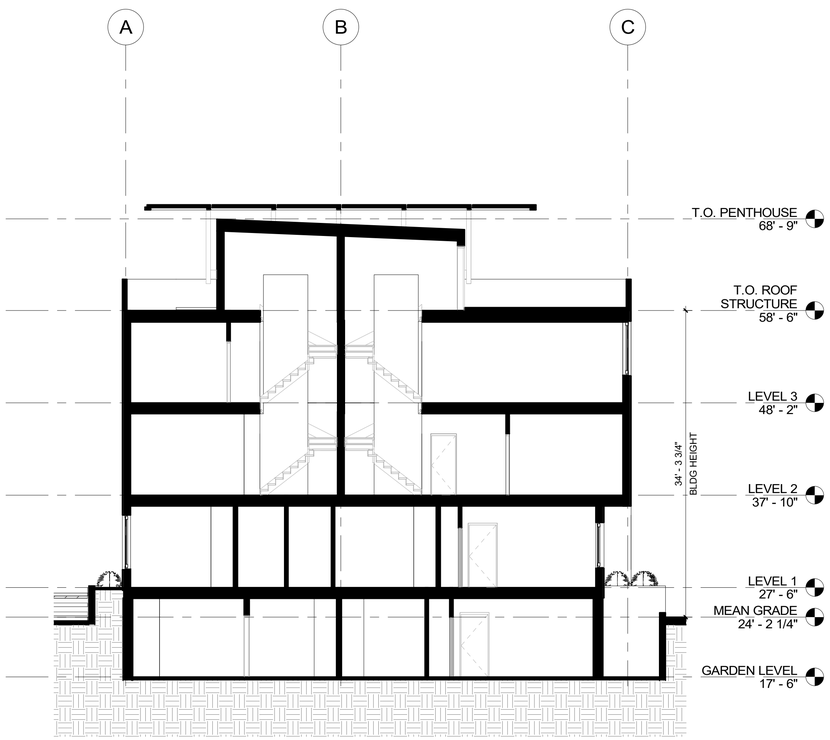
MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

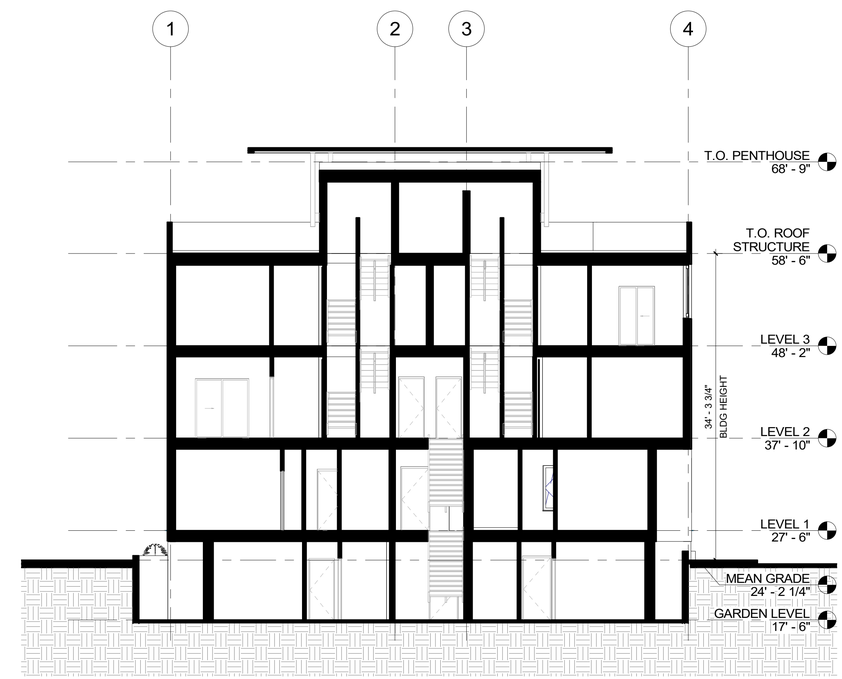
ZONING SET

EXTERIOR ELEVATIONS

A2-10



1 Section 6
1/8" = 1'-0"



4 Section 3
1/8" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	**213 Harvard St. Cambridge, MA 02139**
TAX ASSESSOR PARCEL #:	**- - -**
ARCHITECT:	**PLACETAILOR, INC.** 103 TERRACE STREET ROXBURY, MA 02120

CONSULTANT

CLIENT	**213 Harvard Street Condominium Trust**

REGISTERED ARCHITECT
ALEXANDRES BERTIL STRANDVALL
551379
MA
COMMONWEALTH OF MASSACHUSETTS

MARK	DATE	DESCRIPTION

SUBMISSION DATE: **11/12/2021**

ZONING SET

BUILDING SECTIONS

A3-00

Pacheco, Maria

From: Christopher Schmidt <crschmidt@crschmidt.net>
Sent: Wednesday, January 5, 2022 1:21 PM
To: Singanayagam, Ranjit; Ratay, Olivia; Pacheco, Maria
Subject: 213 Harvard St. BZA Case Support

[Please forward to the appropriate folks for the BZA hearing on Jan 6th, 2022.]

To whom it may concern,

This Thursday, the BZA will be hearing a case regarding a variance to allow for rebuilding an 8-unit home after a fire destroyed it in mid-2020. I would urge you to support this project and grant the variance on Thursday night.

- The project is of similar scale and bulk to the existing home that burned down, bringing back the homes of the condo owners that were completely destroyed. It adds improved accessibility features (commensurate with being built under modern building codes) and modern building elements to mitigate heating and cooling related emissions.
- After 18 months of delay during a pandemic which has disrupted many things related to building new buildings -- supply chains, labor availability, etc. -- any additional delay would have the potential to impose a significant hardship on the families displaced by fire.
- These homes don't just represent "units" or arbitrary housing: this is 8 families who lost their homes, and simply want to come back to them.

I believe the Planning Board last night offered a recommendation that this building go through additional design review with CDD Design staff. I hope that the BZA is able to grant the variance to allow these homeowners to proceed, and allows any design review that is preferable to be advisory rather than required, given the already significant hurdles in getting a home built at all.

To what extent the city has a role here at all, I believe that we should take on the task of moving forward as quickly as possible to help these Cantabrigians return to where they belong: their homes.

Thank you for your consideration.

Christopher Schmidt
17 Laurel St.
Cambridge, MA

Ratay, Olivia

From: Alex Wang <awswim@gmail.com>
Sent: Wednesday, January 5, 2022 7:24 PM
To: Ratay, Olivia
Subject: Board of Zoning Appeal BZA-154221

Hello board members,

I write in support of the plans for the 213 Harvard St. reconstruction. This building burned down in a fire last year, displacing 20 of our neighbors. I live less than 1000 feet away from the site and walk by it often.

My understanding is that the Planning Board recommended the proposal undergo additional design work. The current state of the site is a constant reminder of the wound the fire left in our neighborhood. I urge you to expedite the rebuilding process so this wound can be healed without delay.

Thank you,
Alex Wang
45 Market St., previously 258 Harvard St.

CAMBRIDGE CITY COUNCIL

Alanna Mallon
Vice-Mayor

January 6, 2022

Constantine Alexander, Chair
Board of Zoning Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Re: Case No. BZA-154221
213 Harvard St., Cambridge, MA 02139

Dear Chairman Alexander,

The 213 Harvard Street fire of May 2020 displaced 20 people, and for the last 18 months the residents of this building have been without stable housing during both a pandemic and a housing crisis. In order to rebuild in compliance with updated building regulations, there is an increased need for GFA which requires a variance from this body. I am writing today to strongly urge the Board of Zoning Appeals to approve the necessary variances so we may get these residents back into their homes as soon as possible.

As you may know, residents wait months, sometimes even years to move through the necessary hurdles to fully rebuild after a fire and move back into their homes. This variance will be the first step in a long process of building and construction permits, and I hope that you can approve this variance tonight and ensure a swift rebuild of these homes.

Sincerely,

Alanna Mallon
Cambridge Vice-Mayor

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 349-4280 FAX (617) 349-4287 TTY/TDD: (617) 349-4242 EMAIL: amallon@cambridgema.gov

Ratay, Olivia

From:	English, Diarra
Sent:	Thursday, January 6, 2022 11:34 AM
To:	Ratay, Olivia
Cc:	Mallon, Alanna
Subject:	Letter of Support BZA Case #154221
Attachments:	BZA Harvard Street.docx

Hi Olivia,
Please find the attached letter of support from the Vice Mayor on Case #154221. Let me know if there is anything else you need.
Best,
Diarra

Diarra English
She/Her/Hers
Aide to Vice Mayor Alanna Mallon

Ratay, Olivia

From: Bea Masters <beamasters@gmail.com>
Sent: Thursday, January 6, 2022 5:37 PM
To: Ratay, Olivia
Subject: Re: Support for Case BZA-154221

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi,

Forwarding my message below to you since I got Maria Pacheco's automated response!

Thanks,

Beatrice

On Thu, Jan 6, 2022 at 5:18 PM Bea Masters <beamasters@gmail.com> wrote:

Dear Cambridge Zoning Board members,

I will be at the zoning board meeting tonight, but wanted to send my thoughts and comments in an email.

I was a resident of 213 Harvard Street until the fire that burned the building down 18 months ago. I lived there as a renter, which means the fire broke my lease, cutting my financial ties to the building. I was lucky enough to be able to go to my family in Somerville on the night of the fire, and I have made a home here in Somerville. The fire and its aftermath were incredibly traumatic for me, but I am glad that I was only a renter and I was able to walk away to rebuild my life elsewhere.

My former neighbors in the owner-occupied units are still fighting to rebuild their homes. Their trauma has been extended by the fact that their beloved homes are still a hole in the ground and they have to live somewhere temporary. Please support their plan to rebuild as quickly as possible so that they can restart their lives on Harvard Street.

Thank you!

Beatrice Masters (she/her)
25 Russell Street, Somerville, MA 02144
(Formerly 213 Harvard St, Apt 1L, Cambridge MA 02139)
beamasters@gmail.com
765 409 1734

Pacheco, Maria

From: Rebecca Mandel <rnmandel@gmail.com>
Sent: Wednesday, January 5, 2022 6:15 PM
To: Pacheco, Maria
Subject: Rebuild of 213 Harvard st

Hello!

I'm writing in support of your granting the zoning variances for the rebuild at 213 Harvard Street (Case BZA-154221). The once and future residents have gone through hell the past year and a half getting to the point where they can rebuild, buying out a member who was acting in bad faith. Please help these residents to take up residence once again in the heart of Cambridge and help them see a path to rebuild their homes and lives.

Thank you for your consideration,
Rebecca Mandel
5 Hawthorne Park Cambridge, 02138

Pacheco, Maria

From: Sarah Andrews <seandrews29@gmail.com>
Sent: Thursday, January 6, 2022 5:08 PM
To: Pacheco, Maria
Subject: Case BZA-154221

Dear Ms. Pacheco,

I want to voice my support for the rebuilding plan for the hole in the ground at 213 Harvard Street. I am a neighbor who walks her dog down Harvard St every morning and for 18 months, I've wondered why nothing has happened with the space. The people who lived there have been displaced for so long. Aesthetics should not stand in the way of people returning to their home, especially in a town like Cambridge where housing can be hard to come by.

My best,
Sarah Andrews
20 Portsmouth St

Pacheco, Maria

From: Nicole Aschoff <nicolea9@gmail.com>
Sent: Monday, March 7, 2022 9:34 AM
To: Ratay, Olivia
Cc: Pacheco, Maria
Subject: Re: please add me to the speaker's list for case no BZA-154221
Attachments: Abutter Concerns case no BZA-154221.pdf

Dear Maria and Olivia,
My name is Nicole Aschoff -- I'm an abutter in case no BZA-154221 scheduled to be discussed this Thursday. I'd like to submit an updated document outlining our concerns about the variances requested and also to put myself and my husband Pankaj Mehta on the speaker's list. I've attached the document here. Please let me know if I've done anything incorrectly or if you need additional information from me.
Kind regards,
Nicole

On Mon, Jan 3, 2022 at 2:43 PM Nicole Aschoff <nicolea9@gmail.com> wrote:
Thanks so much Olivia!

On Mon, Jan 3, 2022 at 2:35 PM Ratay, Olivia <oratay@cambridgema.gov> wrote:

Hi Nicole,

I will add your name to the presenters list. I sent out an email on Thursday to applicants with information about the Thursday night meeting and how to register, I will forward it on to you.

Regards,

Olivia Ratay

Inspectional Services

617-349-6110

From: Pacheco, Maria <mpacheco@cambridgema.gov>
Sent: Monday, January 3, 2022 2:32 PM
To: Ratay, Olivia <oratay@cambridgema.gov>
Subject: FW: please add me to the speaker's list for case no BZA-154221

March 7, 2022

Dear Board of Zoning Appeal

This letter corresponds to CASE NO. BZA-154221 regarding the variances requested by 213 Harvard St. **We, the residents and owners of 217 Harvard Street Units 1R, 2R, and 3R**, hereby submit this document to register our concerns regarding the rebuilding plans submitted by the residents of 213 Harvard Street, the building directly adjacent to ours that **shares core common spaces and services with our building including parking, trash and recycling, a sidewalk spanning our two property lines, and other open spaces**. Before the fire the **two buildings had nearly identical footprints in terms of size** with 8 units in each building.

On May 31, 2020, 213 Harvard Street was severely damaged by a fire and had to be torn down shortly thereafter. 217 Harvard Street, which is approximately 10 feet away from 213, also suffered extensive damage and we have spent the past year and a half performing major repairs on our building. We are happy to see that 213 will begin rebuilding, but we have serious concerns about the proposed rebuilding plans that we feel will diminish our quality of life, the value of our homes, and potentially alter the character of our neighborhood.

We submitted a version of this report in December in response to the plans we received from 213's developer and also conveyed our concerns to the residents of 213 on numerous occasions including after the first BZA meeting in January. 213 said they would take our concerns into account, but we have not had a meeting with them since December and it is our understanding that in February they submitted and received approval for a new set of plans from the Cambridge Planning Board. 213 did not send us those plans but we were able to access them from the Planning Board website. Using those plans as a guide we are pleased to see that 213 has made some positive aesthetic changes to the proposed building's exterior which will better integrate the building into our neighborhood. But we have several remaining concerns that echo our original concerns regarding the proposed rebuild.

1. Our first major concern is that **213's proposed rebuild reconfigures the building's original footprint, blocking 217's sightline and reducing light to the right-side apartments of 217 relative to the original footprint of 213.** 213 says that altered footprint is necessary to meet ADA and other code requirements. While this is no doubt a partial explanation, from the plans it seems clear that the new footprint also allows for *the construction of luxury townhouse condos on the upper floors of the building*. Whereas the old building consisted of units much like those in 217 (2 bedrooms/1 bath in all units except the basement), the new plan calls for 3-bedroom, 2.5- bath townhouse condos with additional interior staircases to reach 4 new roof decks.

It is indisputable that 213 has the right to improve the original design of their condos. But not, we feel, at the expense of 217. Specifically, the original orientation of the two buildings enabled 217 residents in 1R, 2R, and 3R to have a clear sightline from both of our kitchen windows, a

crucial feature given that nearly all of our windows face 213. These kitchen windows provide both the ability to look at something other than a building and light, brightening both the kitchen and living rooms of apartments 3R, 2R, and 1R. 213's rebuilding plan extends the footprint of the building back, reducing our unobstructed view to only one kitchen window and diminishing the natural light to the right-side apartment windows facing Elm Street. To our understanding, 213 also plans to add four roof decks with railings and potentially a headhouse that will add height and shadow to the building. (See Figure 1 at end of document.)

This loss of sightlines and natural light will reduce our quality of life and negatively impact our homes' property value. **We feel strongly that it is unfair for 213 to diminish our sightlines and light in order to increase the size and property values of their units.**

2. Our second major concern is that **213's proposed rebuild reconfigures our common spaces and negatively reconfigures our private, off-street parking lot to which three units in 217 have a legally deeded right to use** (see Appendix 1 for copies of easements and additional pictures of Richardson St). It moves the **entrance to our shared parking lot from a public road to a private way** (i.e. from Elm St to Richardson St), creating undue burdens on the residents of 217 with deeded parking spots.

To specify further: Three units from 217 have deeded parking spots (in the form of easements on the current parking spots 1,4,5) and three units from 213 have deeded parking spots. The parking lot is a private, fenced lot with access from Elm Street (see Figures 1 and 2). The fence, which extends along the entire rear property line of 217 and 213, shields the trash, patio area, and parking lot from Richardson Street (a dark alley/private way) and also serves to prevent foot traffic from using our property as a path from Sennott Park to Columbia Street (a common walking route). **Changing the parking entrance from Elm St to Richardson St. has detrimental consequences.** Compared to Elm St., Richardson St. is poorly maintained and is not cleaned by the city often resulting in glass and trash in the alleyway. It is also not clear to us who is responsible for maintaining Richardson Street (plowing, road maintenance, etc.) and 217 is not in favor of taking on this additional expense and responsibility.

The current fenced, private off-street parking area also provides numerous additional benefits, including: (1) privacy from the surrounding buildings, (2) protection from people who use Richardson's darkness to urinate and engage in other illicit activities, (3) prevention of trash from blowing onto our property from Richardson and Elm Street, (4) extension of the protected play and patio area, (5) a traffic free space to safely move from our vehicles to our homes, (6) desperately needed green space (before the fire there was greenery running along the ground between the cars and the fence), (7) a barrier protecting us from being plowed in during snowstorms.

213's rebuild proposes to completely eliminate the fence on the 213 property line and to reconfigure the parking lot so that cars will have to enter from Richardson. This is problematic

not only because it negates the benefits mentioned above, but also because it changes the parking orientation of the cars in a manner that doesn't appear feasible. We have historically parked our cars on a diagonal, which is necessary to create enough space to pull in and out of the parking lot safely. The proposed plan has each car parking straight in with no consideration of the fact that Richardson is extremely narrow and has two-way traffic making it much less safe to park, and to exit the car and reach our building. Finally, we note that in contrast with what is indicated on the Certified Plot Plan, when measuring Richardson St. ourselves we found that it was actually closer to 14 feet wide excluding sidewalk, not 20 feet wide as indicated in the submitted documents. (see Appendix 1 on parking). 213's developer says this discrepancy is because the fence running along our two properties is illegally placed. This may be the case, but this fence has been in place for decades and creates the benefits we outlined above. **We simply ask that, modulo minor changes needed for code upgrades, the parking and fence configuration remain as it was when we purchased our homes because the benefits it provides were an important reason why we chose to live at 217.** (See Figures 1, 2, and 3)

3. 217 and 213 have historically shared significant common space in the rear of our two buildings (see Figures 1 and 2) including trash and recycling. The breakdown of this common space is that all trash, (most) recycling, grills, patio space, and a shared gate exit to Richardson Street are housed on 217's rear property while six parking spots are housed on 213's rear property. We also have a shared sidewalk (which sits on both of our properties) and gate that connects to Harvard Street. While the parking spaces have legal easements guaranteeing use by 217, 213's right to use our trash, recycling, and common spaces is outlined in 217's master deed which can be modified. **It is our understanding that 213 plans to continue using our trash and grill/patio area, and while we are happy to continue this arrangement with 213, it is predicated on the understanding that the common spaces of both 213 and 217 are arranged for the collective benefit of both buildings.** If 213 wishes to maintain this historical arrangement, we feel strongly that they should collaborate with us on the common area design of our two buildings and take our concerns about parking, privacy, and safety seriously.

4. **Finally, the design and size of the proposed building will impact the character of the neighborhood.** The proposed rebuild of 213 shows a modern and somewhat stark design that is at odds with the character of our historic neighborhood. While we are pleased that the current plans demonstrate a more integrated design, we remain concerned that 213's plans appear to include four large roof decks. With the exception of a third-floor deck on one building on Elm and Harvard, roof decks are not present in any other buildings in our neighborhood. We worry about the negative impact these decks will have in terms of noise and privacy, especially given that 213 is such a large building and sits so close to 217.

For these reasons, we respectfully request that you reject 213's request for variances as they stand until we can have a dialogue that meaningfully addresses the concerns we have raised.

We are confident that provided such a dialogue we can reach a consensus on a design that benefits everyone.

Sincerely,

Residents, owners, occupants of 217 Harvard St:

Pankaj Mehta (3R -owner/occupant),
Nicole Aschoff (3R- owner/occupant, Board of Trustees Member 217 Harvard St),
Ben Masuch (1R- owner/occupant, Board of Trustees Member 217 Harvard St),
Ting-Ting Zhang(1R -owner/occupant),
Victor Ancelson (2R – owner)

Figure 1:

Figure 2:

Figure 3:

1 * * * * *

2 (6:06 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,

4 Jim Monteverde, Matina Williams, and Jason

5 Marshall

6 BRENDAN SULLIVAN: The next case I will hear is

7 Case #154 221 -- 213 Harvard Street. Anybody for the

8 petitioner on the line for that matter?

9 COLLECTIVE: You skipped one.

10 BRENDAN SULLIVAN: We are in receipt of

11 correspondence from Mr. Evan Smith, who is the present

12 Director of Development at the 213 Harvard Street

13 Condominium and the subject of this case.

14 "I am requesting a continuation of the zoning

15 related to 213 Harvard Street. We are on the docket for

16 March 10, and would like to put a request to be put on a

17 date in late May. Please let me know if you have any other

18 questions or concerns. Thanks.

19 Mr. Evan Smith."

20 Date of May 19? Let me make a motion, then, to

21 continue this matter until May 19, 2022 at 6:00 p.m. on the

22 condition that the petitioner change the posting sign to

1 reflect the new date of May 19, 2022 and the new time of
2 6:00 p.m.
3 Further, that any new submittals that are not --
4 CONSTANTINE ALEXANDER: The new sign must be the
5 14 days --
6 BRENDAN SULLIVAN: As Mr. Alexander says, the sign
7 must be maintained for a period of 14 days prior to the May
8 19 hearing.
9 Further, if there are any new submittals that are
10 not in the file now, that those new submittals be in the
11 file by the 5:00 p.m. on the Monday prior to May 19, and
12 that new dimensional forms to reflect any new submittals
13 should also be attached and up to date on that time.
14 On the motion then, to continue this matter until
15 May 19, Mr. Alexander?
16 CONSTANTINE ALEXANDER: I vote in favor.
17 BRENDAN SULLIVAN: Jim Monteverde?
18 JIM MONTEVERDE: In favor.
19 BRENDAN SULLIVAN: Jason Marshall?
20 JASON MARSHALL: Yes, in favor.
21 BRENDAN SULLIVAN: Matina Williams?
22 [Pause]

1 In favor of continuing the matter?
2 MATINA WILLIAMS: Yes.
3 BRENDAN SULLIVAN: Yes, and Brendan Sullivan yes.
4 [All vote YES]
5 BRENDAN SULLIVAN: This matter is continued until
6 May 29, 2022.
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22

Pacheco, Maria

From: Andy Brody <abrody@abrody.com>
Sent: Wednesday, March 9, 2022 4:13 PM
To: Singanayagam, Ranjit; Ratay, Olivia; Pacheco, Maria
Subject: Neighbor comment on 213 Harvard Street - Case BZA-154221
Attachments: pit.jpg

Dear Board of Zoning Appeals,

I live at 207 Harvard St, in one of four adjacent townhomes. Today I'm writing to you about the large hole in the ground at 213 Harvard St, aka Case BZA-154221.

My front door is about 100 ft from the hole, just across Elm St. I walk by the pit every day.

Now the problem with this pit is that it isn't a very good home. You can't live in a pit, at least not unless you're Andy Dwyer from "Parks and Recreation".

But unlike the famous pit from "Parks and Rec", this pit is not sitting empty because a developer ran out of money. I was very surprised to discover that this remains a big hole in the neighborhood because of zoning, because of rules that were never even applied to the prior structure.

I support granting the zoning variances for the proposed design package. I find the proposed plan to be tasteful, appropriate, and in good keeping with other structures in the neighborhood.

I urge the board to approve these variances as soon as possible. As you know, the proposed plans are largely the same as the prior grandfathered structure in function and impact.

While I attended the meeting on January 6th, 2022, the board did not open public comment on this case during the meeting. I was upset that the board voted to delay this case without hearing public comment. It sounded like this vote was motivated by aesthetic concerns raised by a single abutter, and perhaps by some vague concerns about appearance raised by the Planning Board members at their earlier meeting.

Those voices are not representative of the community at large. A few adjacent condo owners should not be given veto power to keep their neighbors homeless. I hope the BZA members will reconsider their duty to the public good.

The hardship imposed on the petitioners by the BZA's action could not be more clear. The board should act with the urgency that such a case merits.

Delay does not serve the public interest, and it seems the board has also failed to consider the harm inflicted upon the whole neighborhood by the continued eyesore of this pit.

Please allow homes to be built to replace this pit!

Thank you,

Andy Brody
207 Harvard St

Pacheco, Maria

From: Kang, Minkoo <kang@placetailor.com>
Sent: Thursday, May 12, 2022 2:23 PM
To: Pacheco, Maria
Cc: Smith, Evan; Singanayagam, Ranjit
Subject: 213 Harvard St Continuation

Dear Maria, Ranjit

I am requesting a continuation of the zoning related to 213 Harvard St. We are on the docket for May 19th and would like to request to be put on a later date. Please let me know if you have any questions or concerns. Thank you.

Best,
Minkoo Kang

Google Maps 216 Harvard St

Image capture: Jul 2019 © 2021 Google

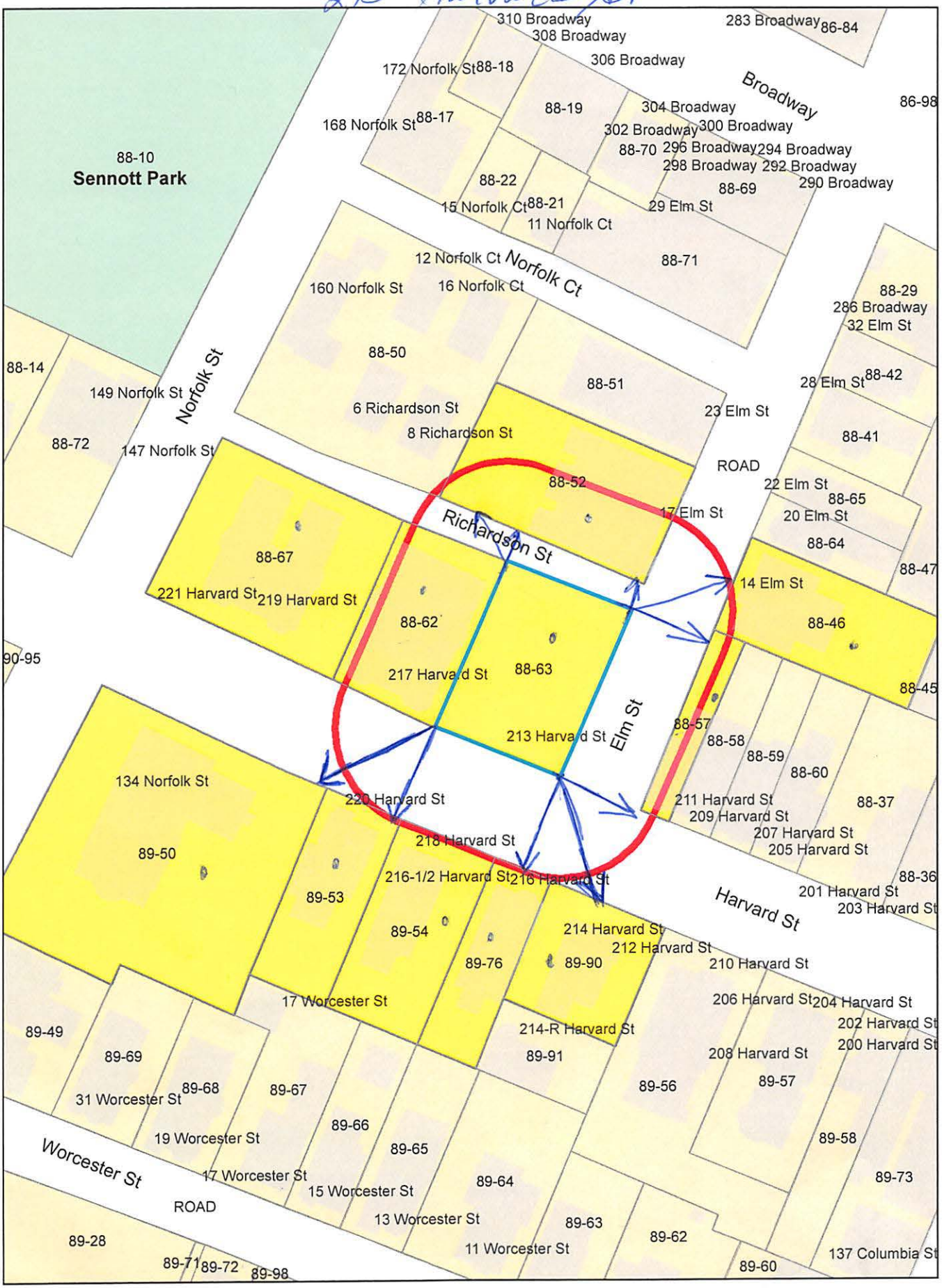
Cambridge, Massachusetts

Google

Street View - Jul 2019

Currently shown: Jul 2019

213 Harvard St.



213 Harvard st.

Petitioner

88-63
METHRATTA, RENS & SWETHA SUBRAMANIAN
213 HARVARD ST., #1/R
CAMBRIDGE, MA 02139

88-63
FREDA, PASQUALE,
TR. OF 213 HARVARD #3L TRUST
213 HARVARD ST
CAMBRIDGE, MA 02139

213 HARVARD ST. CONDOMINIUM TRUST
C/O EVAN SMITH/PT RED
103 TERRACE STREET
ROXBURY CROSSING, MA 02120

88-63
FREDA, PASQUALE,
TR. OF 213 HARVARD #BR TRUST
213 HARVARD ST
CAMBRIDGE, MA 02139

88-67
HOLT, CHRISTINA T.
221 HARVARD ST., UNIT #3
CAMBRIDGE, MA 02139

88-63
MARCUS, AMANDA M. &
ALASDAIR C. POST-QUINN
213 HARVARD ST. # B/L
CAMBRIDGE, MA 02139

88-46
PUREKA, MICHAEL T. & YUAN-MIN CHONG
14-2 ELM ST
CAMBRIDGE, MA 02139

88-62
SHERMAN, PAUL & LYNN HSU
21 GIBSON RD.
NEWTON, MA 02460

88-62
GOLDHABER-FIEBERT, JEREMY & SARA
TRS. THE GOLDHABER-FIEBERT FAMILY TRUST
217 HARVARD ST., UNIT #2/L
CAMBRIDGE, MA 02139

88-63
CHIANG, JENNIFER & JACOB AUGUSTUS HOWE
213 HARVARD ST., #2/R
CAMBRIDGE, MA 02139

88-52
MARIA C. SALVIA,
TRS. OF 17-23 ELM STREET REALTY TRUST
45 MT. VERNON ST. APT. #4B
BOSTON, MA 02108

88-62
ANCELSON, VICTOR, SHARON GREENBERG &
PAULA BETH ANCELSON
217 HARVARD ST., #2/R
CAMBRIDGE, MA 02139

88-62
RAPINAC, TODD JAMES &
JOCELYNE FARIZY-RAPINAC
FLAT 21 TIFFANY HEIGHTS
59 STANDEN RD.
LONDON, -- SW18 5TF

88-62
MEHTA, PANKAJ & NICOLE ASCHOFF
217 HARVARD ST., #3/R
CAMBRIDGE, MA 02139

88-62
MURPHY, JENNIFER
217 HARVARD ST. UNIT B/L
CAMBRIDGE, MA 02139

88-62
PAYACK, PETER PAUL
217 HARVARD ST. #B/R
CAMBRIDGE, MA 02139

88-63
LOEWUS-DEITCH, DANIEL
213 HARVARD STREET #2/L
CAMBRIDGE, MA 02139

88-63
FREDA, PASQUALE,
TR. OF 213 HARVARD #3R TRUST
213 HARVARD ST
CAMBRIDGE, MA 02139

88-67
SUNG, YUNG-CHI
219-221 HARVARD ST., #221/1
CAMBRIDGE, MA 02139

88-46
LAGOS, ROBERT S.
14 ELM ST. 14/1
CAMBRIDGE, MA 02139

88-67
MACHLOCHLAINN, IAN
219 HARVARD ST
CAMBRIDGE, MA 02139

89-76
BAILEY, STEPHEN J. & BEATRICE BERNIER
216 1/2 HARVARD ST
CAMBRIDGE, MA 02139-2717

89-90
SANTA CONSTANZA, SOCIETA IMMOBILIARE
212 HARVARD ST
CAMBRIDGE, MA 02139-2717

89-50
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
134 NORFOLK STREET
CAMBRIDGE, MA 02139

88-57
THILLY, GRETHE
229 HIGH ST.
BROOKLINE, MA 02445

89-53
CRANE, JUSTIN & SARAH K. ROSZLER
3 ST GERARD TERRACE
CAMBRIDGE, MA 02140

89-53
MILLER, CRISTANNE C. & JEROLD C. FRAKES
465 NORWOOD AVE
BUFFALO, NY 14222

88-57
WANG, YAN & SHUJI LI
211 HARVARD ST., #1
CAMBRIDGE, MA 02139

89-54
FARLEY, ALEXANDER HAMILTON &
RICHARD JOHN FARLEY
218 HARVARD ST., #1
CAMBRIDGE, MA 02139

89-54
TICOTSKY, REBECCA
301 HARDY POND RD
WALTHAM, MA 02451

213 Harvard St.

89-54
HUANG, LUWEN
218 HARVARD ST., #2
CAMBRIDGE, MA 02139

88-67
EASTON, MATTHEW & LYNN CLARK
219 HARVARD ST. UNIT 2
CAMBRIDGE, MA 02139

88-62
ZHANG, TINGTING BENJAMIN
ALISTER ROSS MASUCH
217 HARVARD ST UNIT 1-R
CAMBRIDGE, MA 02139

88-63
LI. XIAO & ELTON SHUM
213 HARVARD ST UNIT #1-L
CAMBRIDGE, MA 02139

88-57
LE YING LU YI
211 HARVARD ST UNIT 2
CAMBRIDGE, MA 02139

88-67
PHILLIPS, MATHEW JOSEPH
JENNA CATHERINE TROUP PHILLIPS
221 HARVARD ST UNIT #2
CAMBRIDGE, MA 02139

88-67
HENRIE CONOR & EMMA NOTO
219 HARVARD ST - UNIT 1
CAMBRIDGE, MA 02139

88-46
DELANCEY, JOHN CHARLES AND
HELENA MING-CHU CHANG
16 ELM ST
CAMBRIDGE, MA 02139

213 HARVARD STREET
RESIDENCES

PLACETAILOR

DRAWING LIST_ZONING		
SHEET NUMBER	SHEET NAME	11.12.21 ZONING SET
G0-00	COVER	•
	PLOT PLAN	
A0-20	ZONING COMPLIANCE	•
A1-00	GARDEN LEVEL FLOOR PLAN	•
A1-01	LEVEL 1 FLOOR PLAN	•
A1-02	LEVEL 2 FLOOR PLAN	•
A1-03	LEVEL 3 FLOOR PLAN	•
A1-04	ROOF PLAN	•
A2-10	EXTERIOR ELEVATIONS	•
A3-00	BUILDING SECTIONS	•
A3-10	SHADING STUDIES	•

ARCHITECT
PLACETAILOR, INC.
103 TERRACE STREET
ROXBURY, MA 02120
617.639.0633

CLIENT
213 HARVARD STREET
CONDOMINIUM TRUST

SURVEY
BOSTON SURVEY INC.
4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
617.242.1313

CIVIL ENGINEER

STRUCTURAL ENGINEER

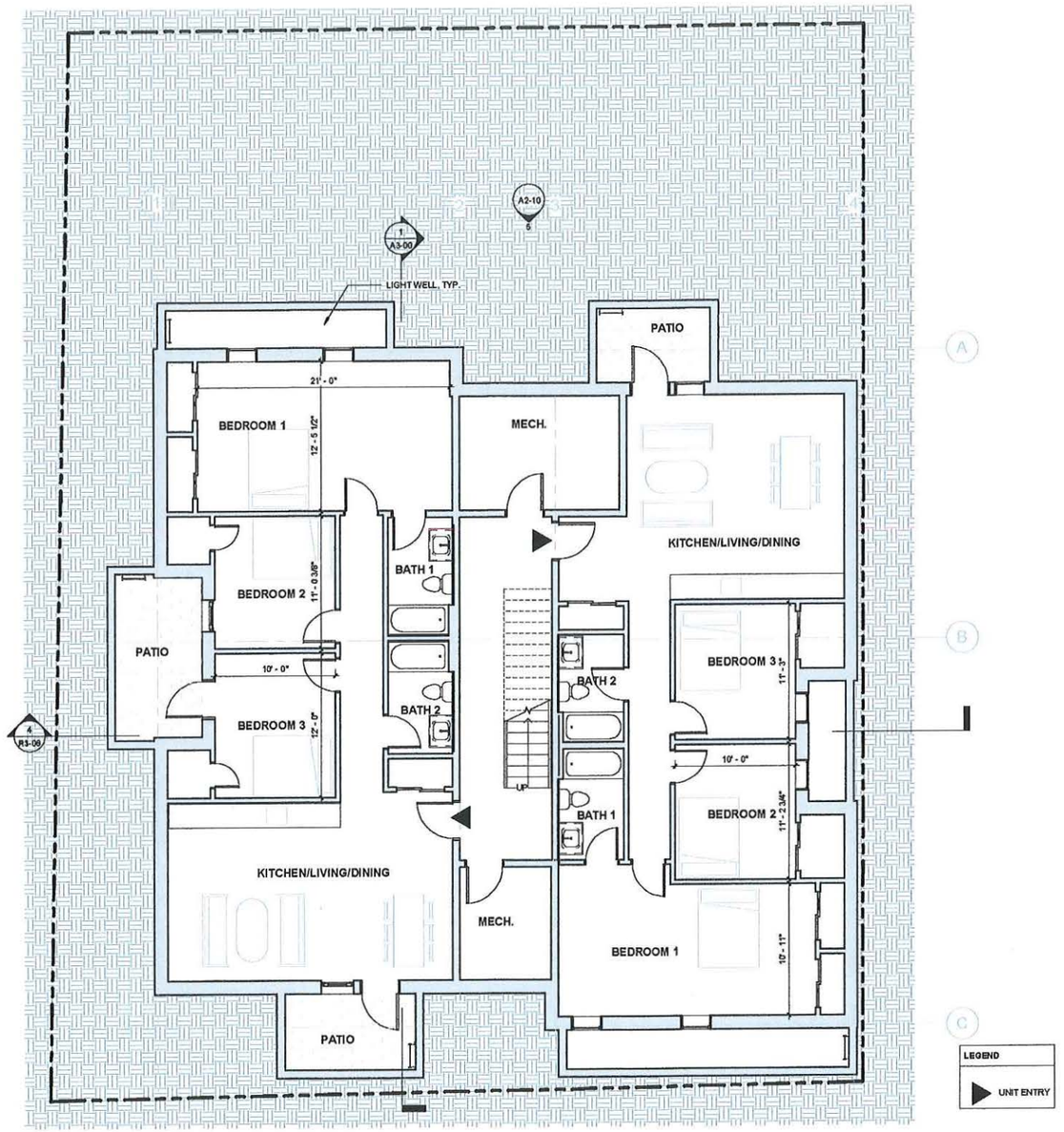
PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

Revised 1/3/22 MP

ZONING SET
R1

SUBMISSION DATE: **01/03/2022**



1 GARDEN LEVEL FLOOR PLAN
3/16" = 1'-0"

0' 1' 2' 4' 8'

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION

SUBMISSION DATE: **01/03/2022**

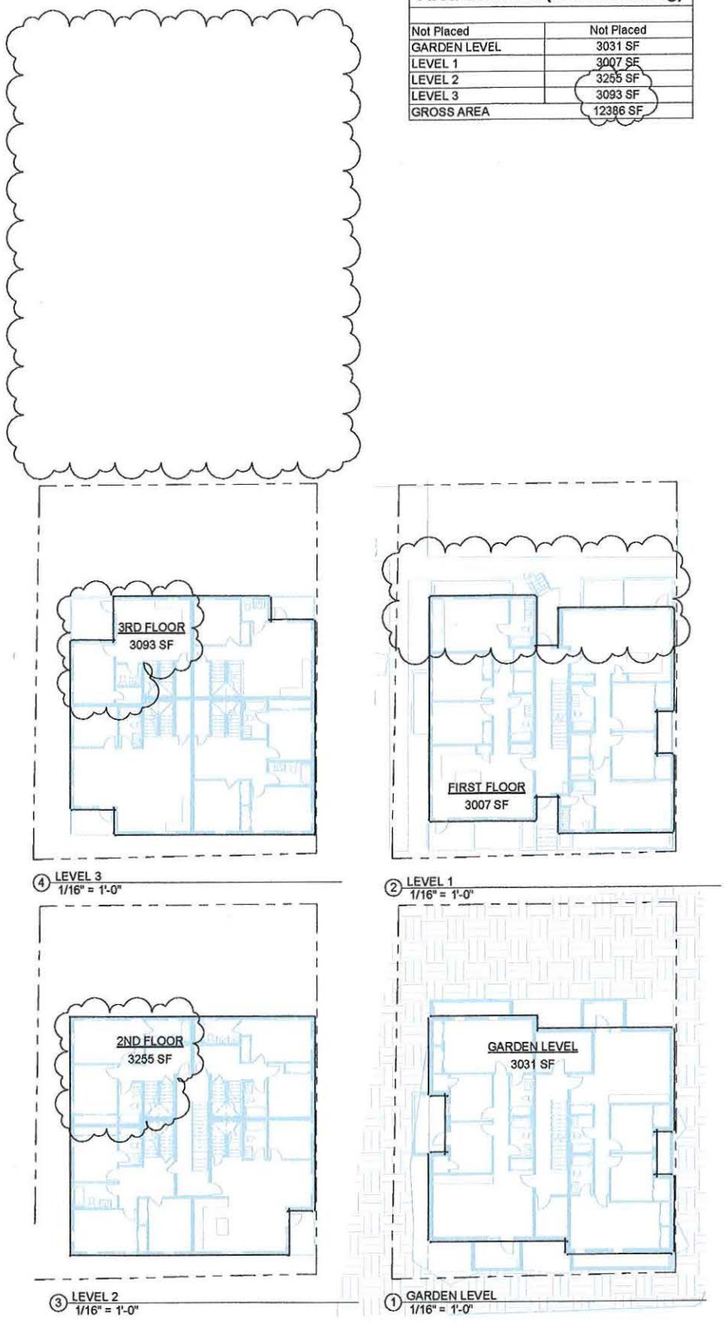
ZONING SET R1

GARDEN LEVEL FLOOR PLAN

A1-00

Area Schedule (Gross Building)

Not Placed	Not Placed
GARDEN LEVEL	3031 SF
LEVEL 1	3007 SF
LEVEL 2	3255 SF
LEVEL 3	3093 SF
GROSS AREA	12386 SF



4 LEVEL 3
1/16" = 1'-0"

2 LEVEL 1
1/16" = 1'-0"

3 LEVEL 2
1/16" = 1'-0"

1 GARDEN LEVEL
1/16" = 1'-0"

ZONING CODE GENERAL NOTES

PARCEL ID: 89-63

TOTAL LOT AREA: 5,912 SF
GROSS PROPOSED SF: 12386 SF
ZONING DISTRICT: C-1 RESIDENCE

8 UNITS TOTAL:
2 - GROUP 1 UNITS (3 BEDROOM)
2 - 3 BEDROOM
4 - DUPLEX (3 BEDROOM)

ZONING	REQUIRED	EXISTING*	PROPOSED
FAR (MAX.)	.75	2.18	2.10
HEIGHT (STORIES MAX.)	3	3	3
HEIGHT (FEET MAX.)	35'-0"	34'-8"	34'-8"
MIN. LOT SIZE	5,000 SF	5,912 SF	5,912 SF
MIN. USABLE OS PER LOT AREA	30 %	12.2 %	20.5 %
MIN. LOT AREA PER UNIT	1500 SF	739 SF	739 SF
MIN. FRONT SETBACK 1	2'-3" MIN.	0" MIN.	4'-4" MIN.
MIN. FRONT SETBACK 2	3'-7" MIN.	-1'-9" MIN.	4" MIN.
MIN. SIDE SETBACK	18'-4" MIN.	6'-11" MIN.	7'-6" MIN.
MIN. REAR SETBACK	20'-0" MIN.	29'-4.5" MIN.	28'-11" MIN.
MIN. OFF STREET PARKING	8 SPACES	6 SPACES	6 SPACES

* NEW BUILDING TO REPLACE RECENTLY BURNED DOWN STRUCTURE. NEW BUILDING TO HAVE SAME NUMBER OF UNITS, SAME NUMBER OF STORIES, AND SIMILAR SIZE & MASSING AS PREVIOUS STRUCTURE. PREVIOUS STRUCTURE SIZE & MASSING APPROXIMATED BASED ON PHOTOS & GIS MAPS PROVIDED BY CITY OF CAMBRIDGE.

FIRE PROTECTION

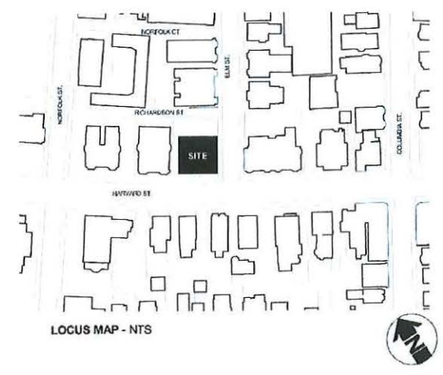
THE BUILDING SHALL COMPLY WITH NFPR 13 AND BE FULLY SPRINKLERED.

CODE SUMMARY
APPLICABLE CODES:
- 780 CMR: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (IBC 2015 WITH MA AMENDMENTS)

- 521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

- 527 CMR 1: MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS, MASSACHUSETTS
COMPREHENSIVE FIRE SAFETY CODE (NFPA 1-2012 WITH MA AMENDMENTS)

CONSTRUCTION TYPE: 5B
OCCUPANY: R-2
NUMBER OF EXITS 1 (PER TABLE 1006.3.2(1)



LOCUS MAP - NTS

PROJECT:
213 HARVARD ST

PROJECT ADDRESS: 213 Harvard St. Cambridge, MA 02139

TAX ASSESSOR PARCEL #: ---

ARCHITECT: PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120

CONSULTANT

CLIENT 213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

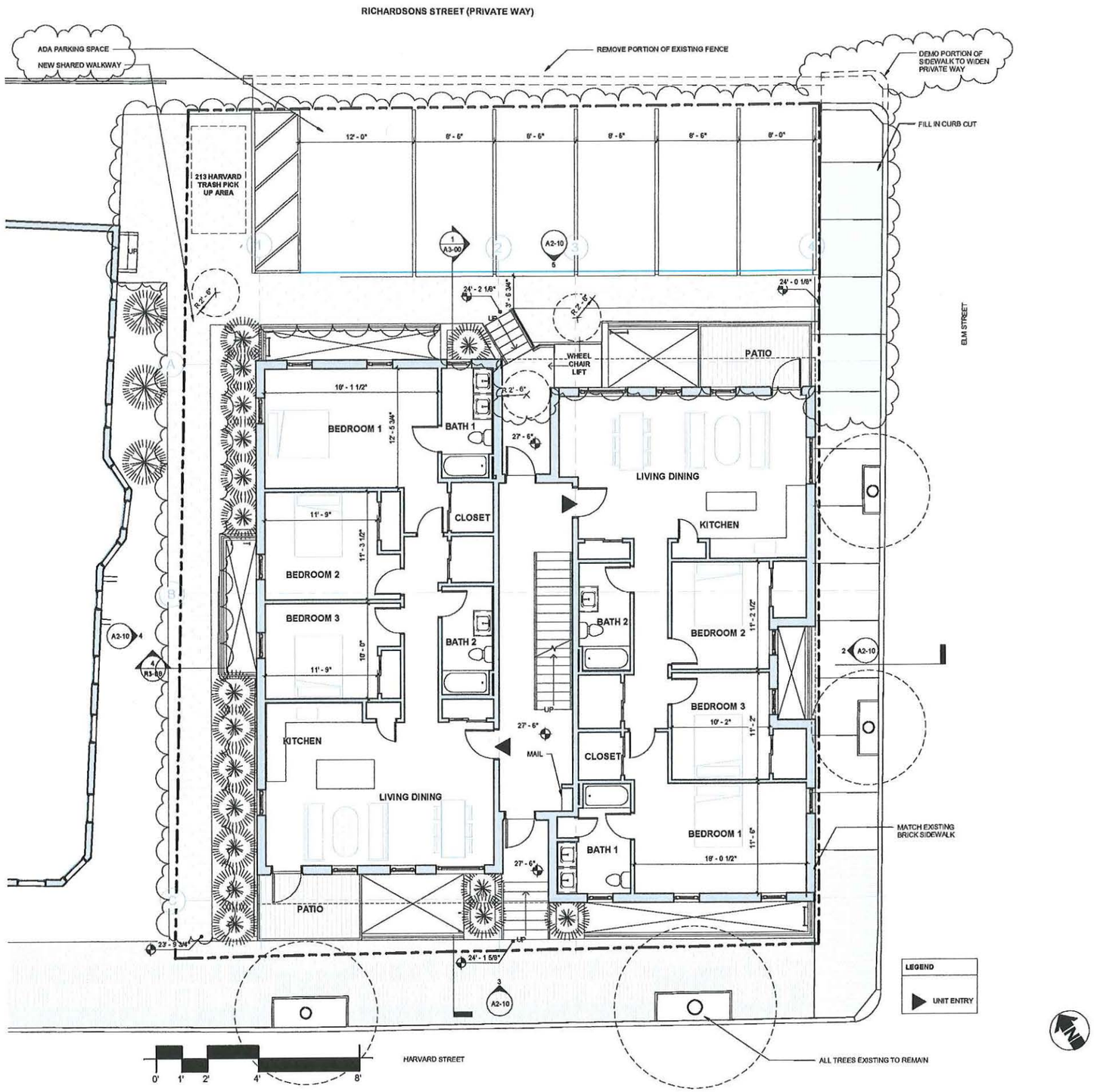
REGISTERED ARCHITECT PETER M. HAMILTON NO. 6668 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

ZONING COMPLIANCE

A0-20



1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	***
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

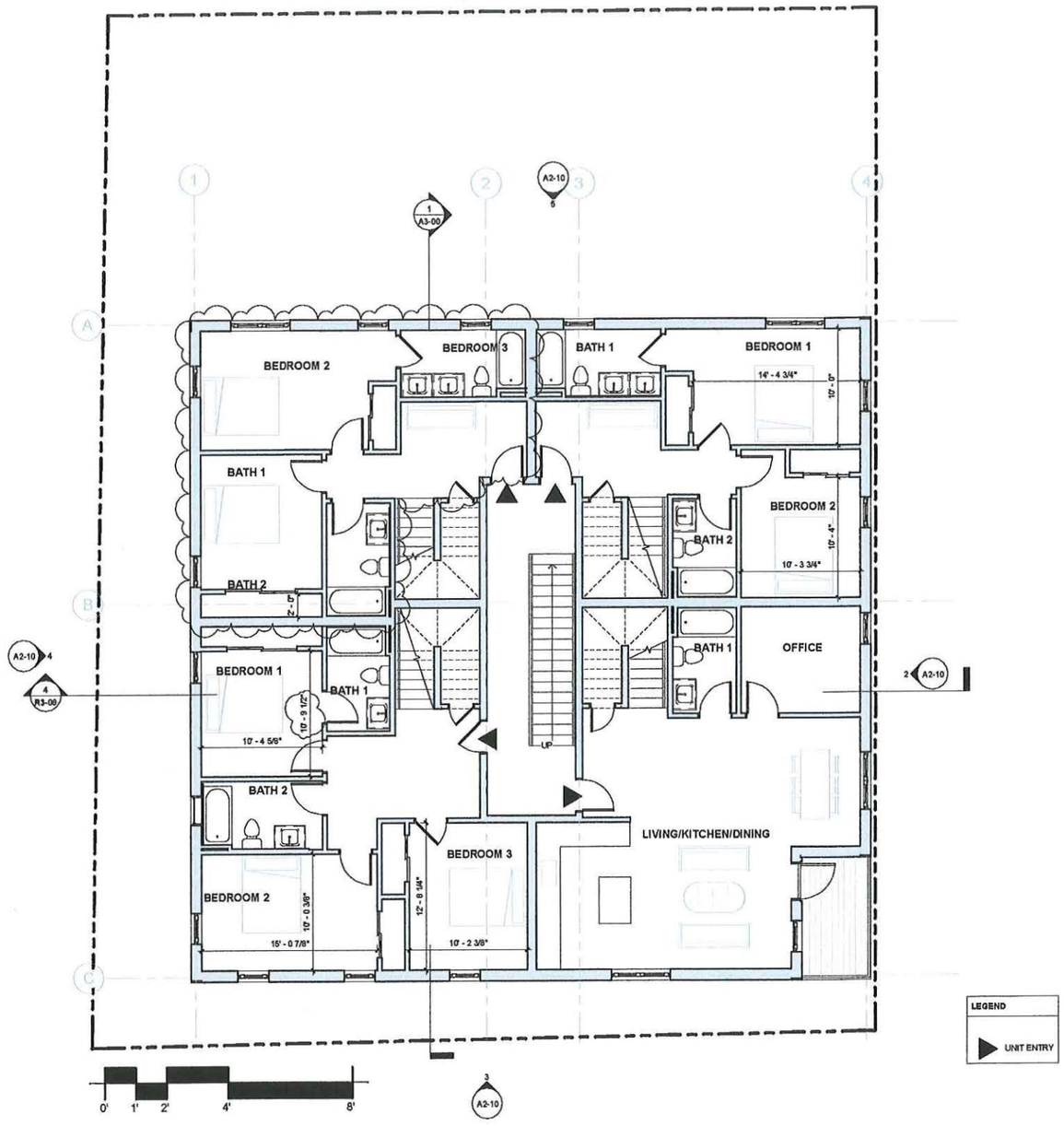
MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

LEVEL 1 FLOOR PLAN

A1-01



LEGEND

UNIT ENTRY

1 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

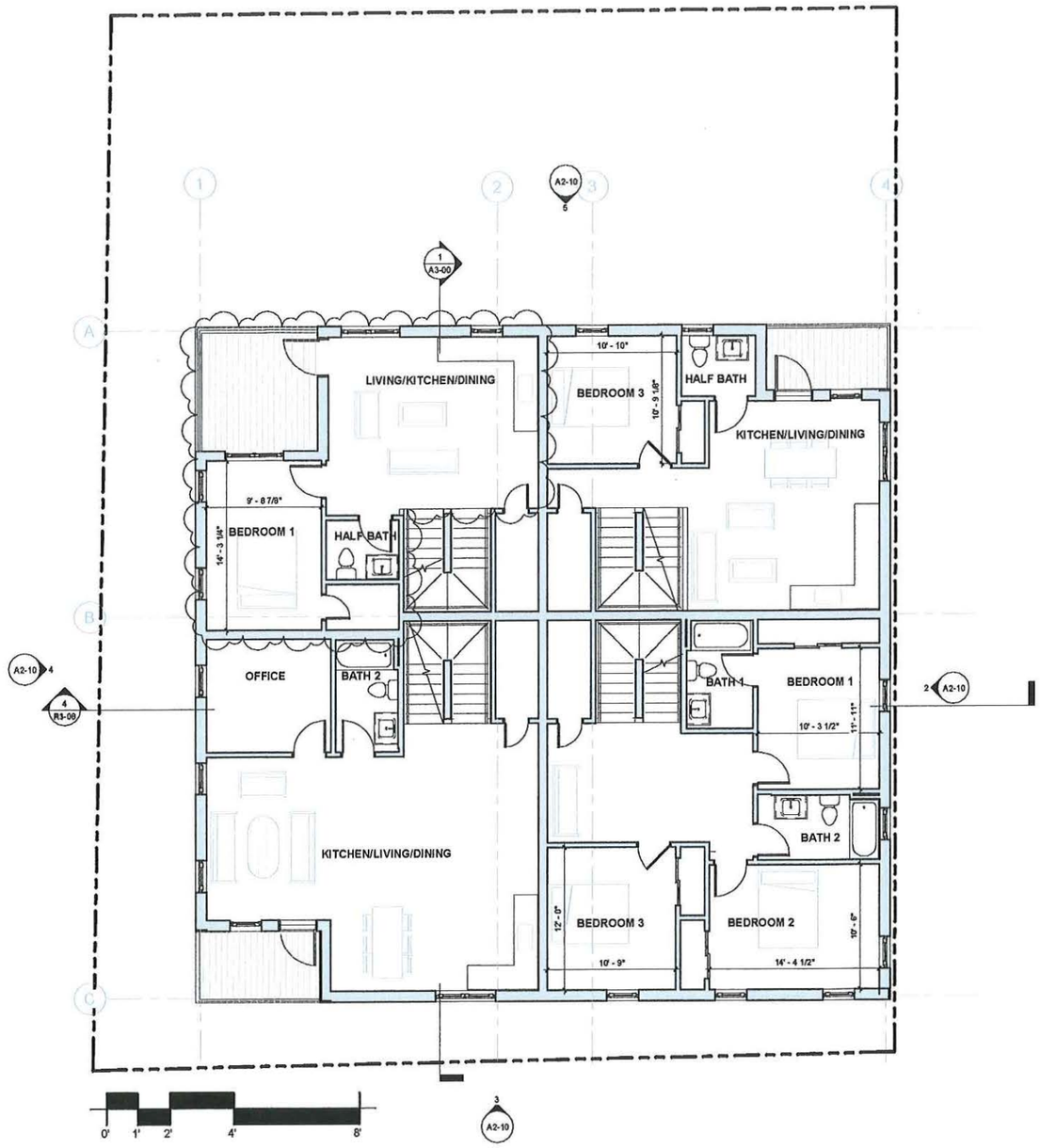
MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

LEVEL 2 FLOOR PLAN

A1-02



1 LEVEL 3 FLOOR PLAN
3/16" = 1'-0"

PROJECT:
213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

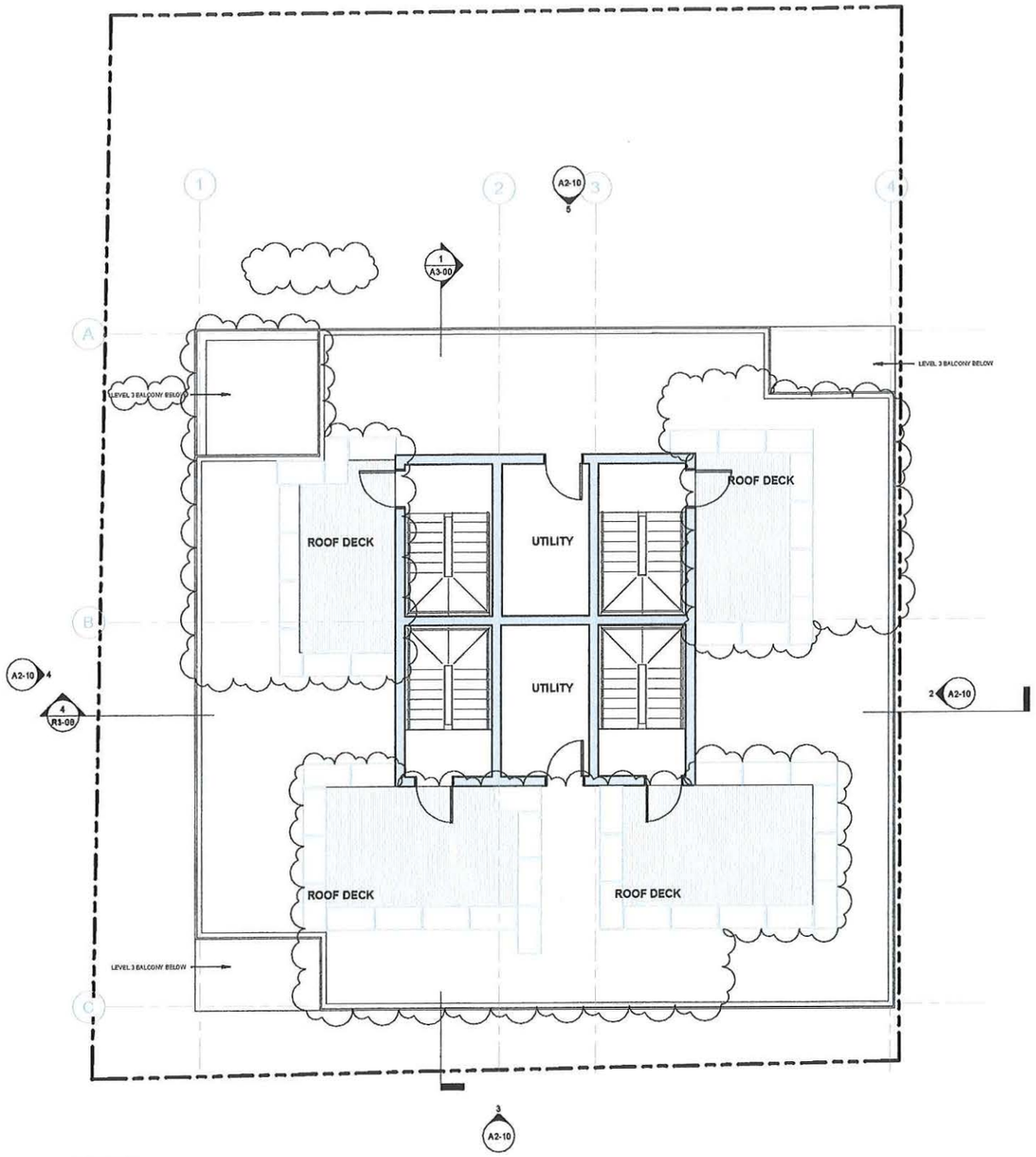
MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

LEVEL 3 FLOOR PLAN

A1-03



1 ROOF PLAN
3/16" = 1'-0"

0' 1' 2' 4' 8'

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

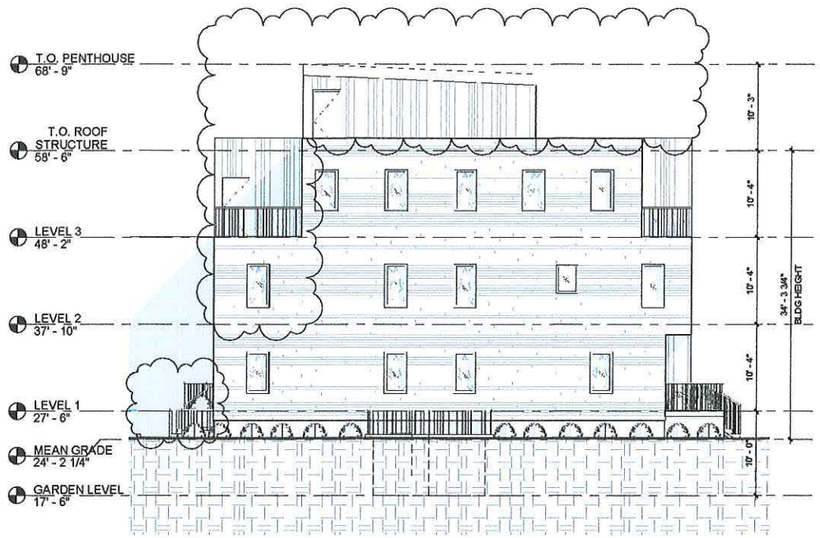
MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

ROOF PLAN

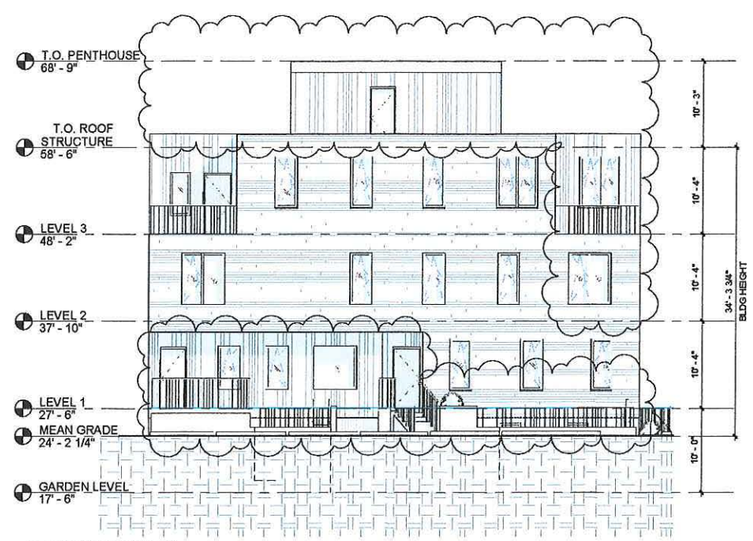
A1-04



4 Elevation PLAN WEST
1/8" = 1'-0"

2 Elevation PLAN EAST
1/8" = 1'-0"

3 Elevation PLAN SOUTH
1/8" = 1'-0"



5 Elevation PLAN NORTH
1/8" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

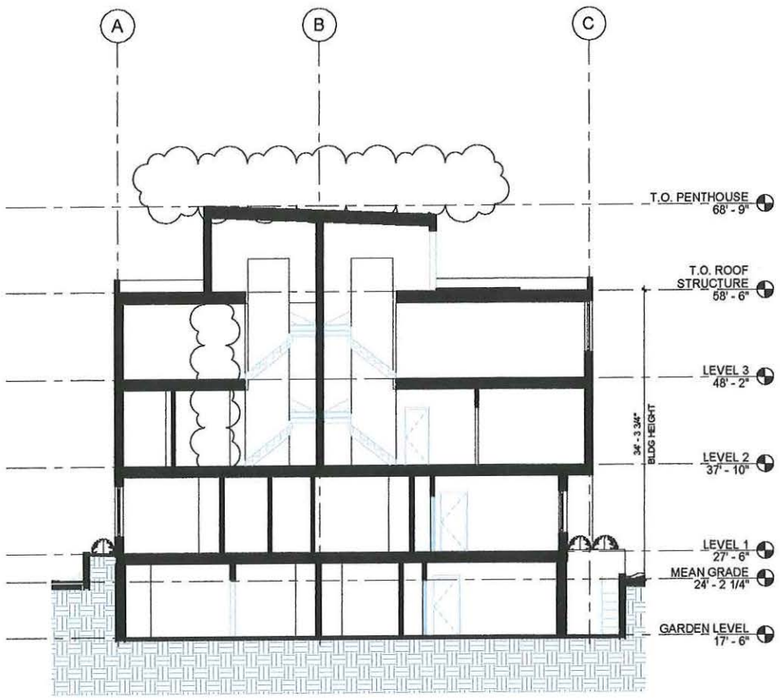
REGISTERED ARCHITECT PAUL M. TRUPIANO NO. 5969 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **01/03/2022**

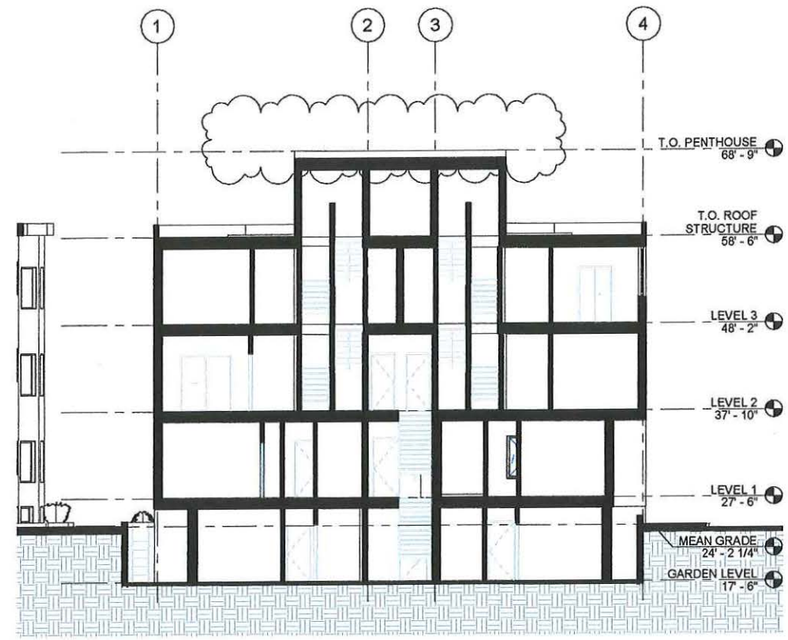
ZONING SET R1

EXTERIOR ELEVATIONS

A2-10



1 Section 6
1/8" = 1'-0"



4 Section 3
1/8" = 1'-0"

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

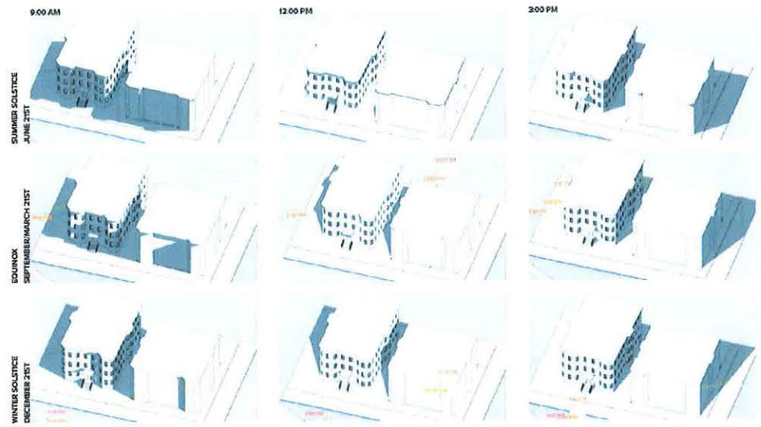
MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

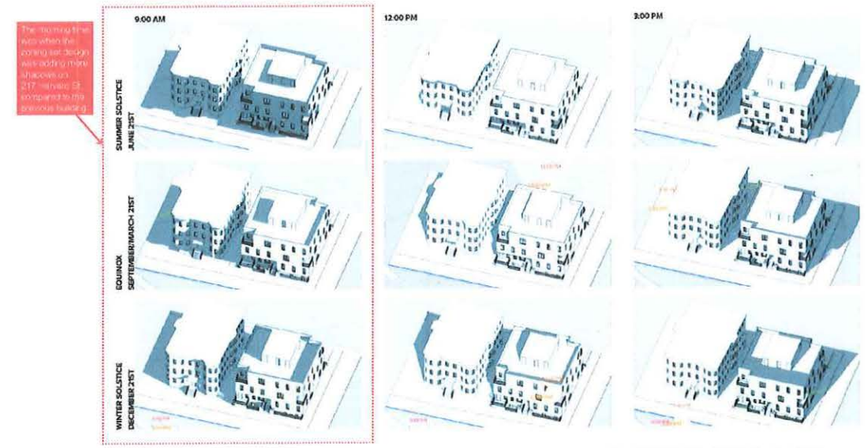
BUILDING SECTIONS

A3-00



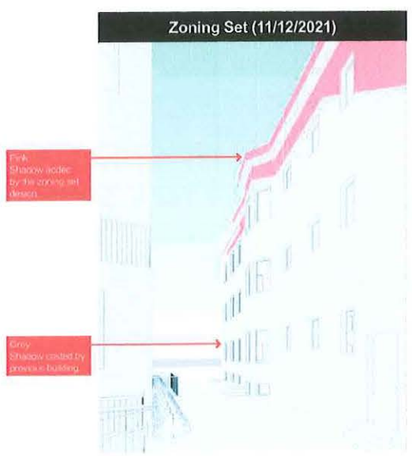
PLACETAILOR REAL ESTATE DEVELOPMENT 213 HARVARD ST. 15 — 25

SUN STUDY FROM PREVIOUS MEETING
PREVIOUS BUILDING

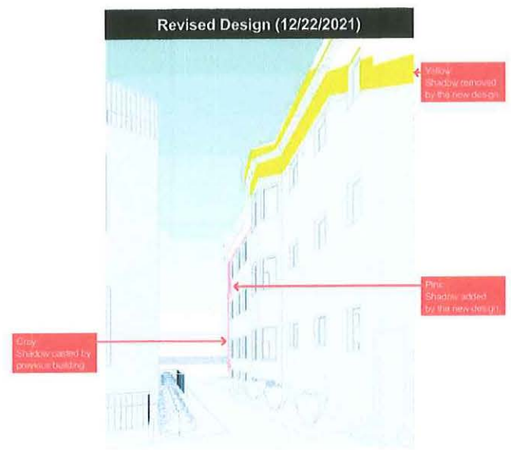


PLACETAILOR REAL ESTATE DEVELOPMENT 213 HARVARD ST. 16 — 25

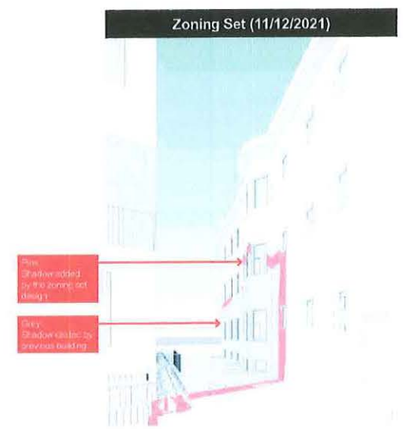
SUN STUDY FROM PREVIOUS MEETING
ZONING SET



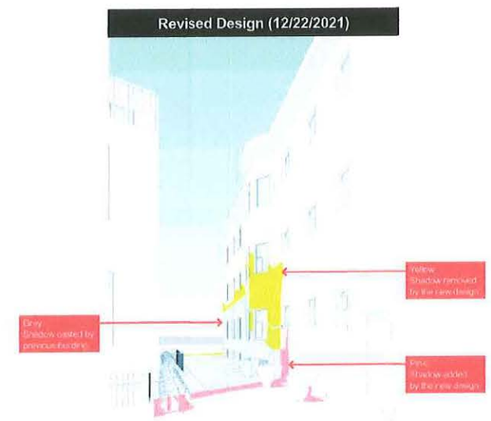
PLACETAILOR REAL ESTATE DEVELOPMENT 213 HARVARD ST. 19 — 25



WINTER SOLSTICE, 9:00 AM, 12/21
SHADOW STUDY COMPARISON

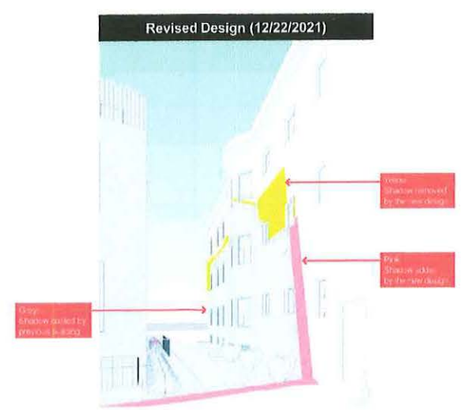


PLACETAILOR REAL ESTATE DEVELOPMENT 213 HARVARD ST. 17 — 25



SUMMER SOLSTICE, 9:00 AM, 06/21
SHADOW STUDY COMPARISON

PLACETAILOR REAL ESTATE DEVELOPMENT 213 HARVARD ST. 18 — 25



FALL EQUINOX, 9:00 AM, 09/21
SHADOW STUDY COMPARISON

PROJECT:

213 HARVARD ST

PROJECT ADDRESS:	213 Harvard St. Cambridge, MA 02139
TAX ASSESSOR PARCEL #:	---
ARCHITECT:	PLACETAILOR, INC. 103 TERRACE STREET ROXBURY, MA 02120
CONSULTANT	
CLIENT	213 Harvard Street Condominium Trust

MARK	DATE	DESCRIPTION
1	1/3/22	Zoning Revision 1

REGISTERED ARCHITECT BRADY M. PORTER No. 6288 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

SUBMISSION DATE: **01/03/2022**

ZONING SET R1

SHADING STUDIES

A3-10

Pacheco, Maria

From: Pankaj Mehta <pankajmehta@protonmail.com>
Sent: Tuesday, December 21, 2021 11:10 PM
To: Pacheco, Maria
Subject: Comments on CASE NO. BZA-154221
Attachments: HousingReport-v1-main.pdf

Dera BZA,
Please find attached detailed comments on the request for variances by 213 Harvard St from residents and owners of the immediately adjacent property 217 Harvard St. In addition, to these more technical comments, we also plan to submit more detailed personal testimony and speak at the public hearing. Thank you for your time and consideration.

Due to some pictures, I have divided the file into a main and appendix attached to seperate emails. I am also including link to the full file in Dropbox folder here in email.

https://www.dropbox.com/s/iwklix671b8urmx/HousingReport-v1.pdf?dl=0

best,
Pankaj Mehta
on behalf of 217 Harvard St 1R,2R, and 3R.

Pankaj Mehta
https://physics.bu.edu/~pankajm/

Dear Board of Zoning Appeal

This letter corresponds to CASE NO. BZA-154221 regarding the variances requested by 213 Harvard St. **We, the residents and owners of 217 Harvard Street Units 1R, 2R, and 3R**, hereby submit this document to register our opposition to the rebuilding plans submitted by the residents of 213 Harvard Street, the building directly adjacent to ours that **shares core common spaces and services with our building including parking, trash and recycling, a sidewalk spanning our two property lines, and other open spaces**. Before the fire the **two buildings had nearly identical footprints in terms of size** with 8 units in each building having combined interior living spaces of 9220 sq ft in 217 and 9277 sq ft in 213 and total building footprints of 10,000 sq ft.

On May 31, 2020, 213 Harvard Street was severely damaged by a fire and had to be torn down shortly thereafter. 217 Harvard Street, which was approximately 10 feet away from 213, also suffered extensive damage and we have spent the past year and a half performing major repairs on our building. We are happy to see that the 213 will begin rebuilding, but we have serious concerns about the proposed rebuilding plans that we feel will diminish both our quality of life, the value of our homes, and fundamentally alter the character of our neighborhood.

We have four major concerns about the current plans that we list in detail below:

1. Our first major concern is that **213's proposed rebuild significantly expands the building's original footprint, dramatically reducing light to the right-side apartments of 217, significantly increasing the FAR, and decreasing open space**. Both 217 and 213 were built circa the 1890s and have a high FAR (see Figure 1) that leaves very little free space around the two buildings. Both 213 and 217 Harvard St are in zoning district C1 which allows a maximum FAR of 0.75 and a minimum open space to lot ratio of 0.3. Even under the original footprints of the two buildings, the FARs for our two buildings were in violation of Cambridge zoning codes. The new plans call for a further *expansion of the FAR of 213 from 1.69 to 2.21* and a *reduction of the open space ratio from* 0.13 to 0.097, and an increase in the height of the building. The chief effect of this expansion is to *increase the gross floor area from 10,000 sq. ft to 13000 sq ft allowing for the construction of luxury apartments*. Whereas the old building consisted of units much like those in 217 (2 bedrooms/1 bath in all units except the basement), the new plan calls for duplex 3-bedroom, 2.5- bath apartments with roof decks. This further expansion of 213's footprint will decrease the already minimal open space in this block, negatively impacting not only 217 but also the neighborhood character.

Moreover, the original orientation of the two buildings enabled crucial morning light to reach 217's kitchen windows (see Figure 2), lighting both the kitchen and living areas of apartments 3R, 2R, and 1R. 213's rebuilding plan extends the footprint of the building back, radically diminishing the natural light to the right-side apartment windows facing Elm Street. 213 also plans to add a roof deck with a large headhouse that will further block light. One version of 213's plans also include a solar array that is effectively a fourth-floor addition onto the building.

This will not only block even more light from shining onto 217 but will also be the only building on the block with a fourth-floor structure.

This loss of natural light will not only reduce our quality of life but also negatively impact our homes' property value — homes with more natural light have a higher relative resale value than homes that lack natural light.

We purchased our homes with the expectation of a certain amount of natural light, outside space, and neighborhood style. It is not tenable that 213 proposes to eliminate this light in order to increase the size and property values of their units.

Figure 1. Pre-fire layout of 213 and 217 Harvard St properties. There are shared common areas, parking spaces, trash, and recycling. As is evident, the FAR and OS are already significantly lower than the District C1 zoning codes of 0.75 and 0.3 respectively.

2. Our second major concern is that **213's proposed rebuild dramatically reconfigures our common spaces and destroys our private, off-street parking lot to which three units in 217 have a legally deeded right to use** (see Appendix 1 for copies of easements and additional pictures of Richardson St). It furthermore moves the **entrance to the shared parking lot from a public road to a private way** (i.e. from Elm St to Richardson St), creating undue burdens on the residents of 217 with deeded parking spots.

To specify further: Three units from 217 have deeded parking spots (in the form of easements on the current parking spots 1,4,5) and three units from 213 have deeded parking spots. The parking lot is a private, fenced lot with access from Elm Street (see Figures 1 and 2). The fence, which extends along the entire rear property line of 217 and 213, shields the trash, patio area, and parking lot from Richardson Street (a dark alley/private way) and also serves to prevent foot traffic from using our property as a path from Sennott Park to Columbia Street (a common walking route). **The changing of the parking entrance from Elm St to Richardson St. has multiple detrimental consequences.** Compared to Elm St., Richardson St. is (1) poorly maintained, (2) is not cleaned by the city often resulting in glass and trash in the alleyway, and (3) is also not plowed by the city during the winter.

Furthermore, the current **fenced, private off-street parking area provides numerous additional benefits**, including: (1) crucial privacy from the surrounding buildings, (2) protection from people who use Richardson's darkness to urinate and engage in other illicit activities, (3) prevention of trash from blowing onto our property from Richardson and Elm Street, (4) extension of the protected play and patio area, (5) provision of a traffic free space to safely move from our vehicles to our homes, (6) provision of desperately needed green space (before the fire there was greenery running along the ground between the cars and the fence), (7) protection from being snowed in by street plows during snowstorms.

Figure 2. Side view from Elm St into 213 and 217 Harvard St. properties before fire.

213's rebuild proposes to completely eliminate the fence on the 213 property line and reconfigure the parking lot so that cars will have to enter from Richardson. This is problematic not only because it **negates the benefits mentioned above**, but also because it changes the parking orientation of the cars in a manner that is not even feasible. We have historically parked our cars on a diagonal, which is necessary to create enough space to pull in and out of the parking lot safely. The proposed plan has each car parking straight in with no consideration

of the fact that Richardson is extremely narrow and has two-way traffic making it much less safe to park, and to exit the car and reach our building. Finally, we note that in contrast with what is indicated on the Certified Plot Plan, when measuring Richardson St. ourselves we found that it was actually closer to 14 feet wide excluding sidewalk, not 20 feet wide as indicated in the submitted documents (see Appendix 1 on parking).

We purchased our homes with a deeded right to the parking lot as it is currently configured and we insist that it be maintained in its current form, modulo minor changes needed to comply with code upgrades.

Figure 3. Style and size of proposed building do not fit with the historical character of the neighborhood.

3. 217 and 213 have historically shared significant common space in the rear of our two buildings (see Figures 1 and 2) including trash and recycling. The breakdown of this common space is that all trash, recycling, grills, patio space, and a shared gate exit to Richardson Street are housed on 217's rear property while six parking spots are housed on 213's rear property. We also have a shared sidewalk (which sits on both of our properties) and gate that separates the two buildings and connects to Harvard Street. While the parking spaces have legal easements guaranteeing use by 217 (see Appendix 1), there is no corresponding legal easement guaranteeing 213 the right to use our trash, recycling, or common spaces. While we are happy to continue this arrangement with 213, it is predicated on the understanding that the common spaces of both 213 and 217 are arranged for the collective benefit of both buildings. The current plans do not reflect this historical arrangement. *It is unclear from the current blueprint how trash and recycling will be handled in the new building plan*. In particular**, the inclusion of**

such ***a trash/recycling area on 213's property is likely to further reduce the open space ratio even below the proposed 0.097*** (compared to the zoning requirement of 0.3).

4. **Finally, the design and size of the house will significantly change the character of the neighborhood.** As can be seen in Figure 3, an extremely large building with a modern and stark design will dominate the character of our historic neighborhood. Harvard St. houses are built at the turn of the century. The styles are mostly colonial, Victorian and romantic revival with mansard roofs, and front-gabled roofs. Even the one modern house blends cohesively with the neighborhood. The size and design of the proposed building significantly alters the aesthetic and feel of the neighborhood.

For all of these reasons, we ask that you reject 213's rebuilding proposal as it currently stands.

Sincerely,

Residents, owners, occupants of 217 Harvard St:

Pankaj Mehta (3R -owner/occupant),
Nicole Aschoff (3R- owner/occupant, Board of Trustees 217 Harvard St),
Ben Masuch (1R- owner/occupant, Board of Trustees 217 Harvard St),
Ting-Ting Zhang(1R -owner/occupant),
Victor Ancelson (2R – owner)

Pacheco, Maria

From: Pankaj Mehta <pankajmehta@protonmail.com>
Sent: Tuesday, December 21, 2021 11:12 PM
To: Pacheco, Maria
Subject: Re: Comments on CASE NO. BZA-154221
Attachments: HousingReport-v1-Appendix.pdf

Please find here Appendix to our comment.

best,
Pankaj

Pankaj Mehta
https://physics.bu.edu/~pankajm/

------- Original Message -------
On Tuesday, December 21st, 2021 at 11:10 PM, Pankaj Mehta <pankajmehta@protonmail.com> wrote:

> Dera BZA,
> Please find attached detailed comments on the request for variances by 213 Harvard St from residents and owners of the immediately adjacent property 217 Harvard St. In addition, to these more technical comments, we also plan to submit more detailed personal testimony and speak at the public hearing. Thank you for your time and consideration.
>
> Due to some pictures, I have divided the file into a main and appendix attached to seperate emails. I am also including link to the full file in Dropbox folder here in email.
>
> https://www.dropbox.com/s/iwklix671b8urmx/HousingReport-v1.pdf?dl=0
>
> best,
> Pankaj Mehta
> on behalf of 217 Harvard St 1R,2R, and 3R.
>
> ---
> Pankaj Mehta
> https://physics.bu.edu/~pankajm/

Appendix 1: Additional Figure and easements related to parking.

Below are figures showing Richardson St. a private way on which new parking spots are to be built. The alley is quite narrow (14ft not 20ft as indicated in schematics) and barely a car length wide compromising safety. Additionally, it is not maintained by the city (street cleaning/snow removal), and at night is quite dark,

Figure 4. Pictures of private way Richardson St.

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Page: 1 of 2 01/15/2016 01:05 PM

GRANT OF PARKING EASEMENT

BETH T LOGAN, of Cambridge, Middlesex County (hereinafter called the "Grantor") in consideration of and in full consideration of the sum of ONE and 00/100 ($1.00) DOLLAR paid, grant to

PANKAJ MEHTA and NICOLE ASCHOFF of 217 Harvard Street, Unit 3-R, Cambridge, Middlesex County (hereinafter called the "Grantee") and easement in gross for the exclusive easement and right to use **Parking Space 4** (hereinafter called the "Parking Space"), in the Condominium known as 213 Harvard Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed Dated January 22, 1990, recorded with Middlesex South Registry of Deeds in Book 20336, Page 257, as the same may be amended from time to time by instruments of record with said registry of Deeds (hereinafter called "Master Deed").

This easement and right of use shall be conveyed only with the Unit to which such rights are granted and shall not be severable from such Unit, provided, however, that notwithstanding the foregoing, a Unit Owner may convey such Owner's exclusive easement and right of use to another Unit Owner of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium (Master Deed recorded with said Deeds, Book 20336, Page 301, as may be amended from time to time by instruments recorded with said Registry of Deeds, the effect of which shall be that at all times the exclusive easement and right to use said parking space or parking areas shall be held by Unit Owners of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium; further, no Unit Owner may lease such Owner's exclusive easement and right to use such parking space(s) or parking area(s) unless such lease is to another Unit Owner of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium, or to a tenant occupying any Unit in either the 213 Harvard Street Condominium or the 217 Harvard Street Condominium. The cost of maintenance, repair, and replacement of any parking spaces for which an Owner of any Unit of the 217 Harvard Street Condominium shall have an exclusive easement and right of use shall be assessed to such Unit Owner by the Trustees of the 213 Harvard Street Condominium and shall be collected by the Trustees of the 213 Harvard Street Condominium in the same manner that such expenses would be collected under the provisions of the Master Deed of the 213 Harvard Street Condominium and the 213 Harvard Street Condominium Trust.

217 Harvard Street, Unit 3R, Cambridge, MA

By acceptance of this Parking Easement, the Grantee agrees to comply with and be bound by all of the provisions of the Master Deed and Declaration of Trust for the 213 Harvard Street Condominium Trust (the "Trust"), which Declaration of Trust is dated January 22, 1990, recorded with said Deeds, Book 20336, Page 272, as the same may be amended from time to time by instruments recorded with said Registry of Deed, and the provisions and restrictions set for in this Grant of Easement.

Executed as a sealed instrument this 13 day of January, 2016.

Beth T Logan, Grantor

Pankaj Mehta, Grantee

Nicole Aschoff, Grantee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 13 day of January, 2016 before me, the undersigned notary public, personally appeared Beth T Logan, proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

ROBERT R TRANT
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 13, 2022

Q-H

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Page: 1 of 2 05/21/2012 03:02 PM

217 HARVARD STREET CONDOMINIUM
GRANT OF PARKING EASEMENT

Just A Start Corporation, a Massachusetts nonprofit corporation with offices at 1035 Cambridge Street #12, Cambridge MA 02141 (the Grantor), in consideration of One Dollar ($1.00) paid, grants to Peter Paul Payack, of 217 Harvard Street #BR, Cambridge, MA 02139 (the Grantee) an easement in gross for the exclusive easement and right to use Parking Space 5 (the Parking Space) in 213 Harvard Street Condominium established by Master Deed dated January 22, 1990 and recorded with South Middlesex Registry of Deeds at Book 20336, Page 257 for use with Unit B-R of 217 Harvard Street Condominium (the Unit) also being conveyed by the Grantor to the Grantee by unit deed being recorded herewith.

Property 217 Harvard St. Unit B-R Cambridge

This easement and right of use shall be conveyed only with the Unit and shall not be severable from the Unit, provided however, that notwithstanding the foregoing, a Unit Owner may convey such Owner's exclusive easement and right of use to another Unit Owner of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium (Master Deed recorded with said Deeds, Book 20336, Page 301), as the same may be amended, the effect of which shall be that at all times the exclusive easement and right to use said parking spaces or parking areas shall be held by Unit Owners of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium; further, no Unit Owner may lease such Unit Owner's exclusive easement and right to use such parking space(s) or parking area(s) unless such lease is to another Unit Owner of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium, or to a tenant occupying any Unit in either the 213 Harvard Street Condominium or the 217 Harvard Street Condominium. The cost of maintenance, repair and replacement of any parking spaces for which an Owner of any Unit of the 217 Harvard Street Condominium shall have an exclusive easement and right of use shall be assessed to such Unit Owner by the Trustees of the 213 Harvard Street Condominium and shall be collected by the Trustees of the 213 Harvard Street Condominium in the same manner that such expenses would be collected under the provisions of the Master Deed of the 213 Harvard Street Condominium and the 213 Harvard Street Condominium Trust.

By acceptance of this Parking Easement, the Grantee agrees to comply with and be bound by all of the provisions of the Master Deed and Declaration of Trust for 213 Harvard Street Condominium Trust dated January 22, 1990 recorded with said Deeds, Book 20336, Page 272, as amended from time to time, and the provisions and restrictions set forth in this Grant of Parking Easement.

For Grantor's title, see Grant of Parking Easement recorded with South Middlesex Registry of Deeds in Book 54914, Page 197.

This conveyance does not constitute the sale of all or substantially all of Grantor's assets.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its President, hereunto duly authorized, this May 7, 2012, at Cambridge, Massachusetts.

Just-A-Start Corporation
By:

John Henn, President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. MAY 7, 2012

Then personally appeared John Henn, proved to me through satisfactory identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the within document, who acknowledged that he is the President of Just-A-Start Corporation, duly authorized, and that he executed the foregoing instrument in such capacity as his free act and deed, and the free act and deed of Just-A-Start Corporation, before me, the undersigned Notary Public.

LAUREN P. CURRY, Notary Public
My commission expires: 4.27.18

LAUREN P. CURRY
Notary Public
My Commission Expires April 27, 2018

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On June 29, 2010, before me, the undersigned notary public, personally appeared Lisa Ann Binsfeld, proved to me through satisfactory evidence of identification, which was MA I.D., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Mark H Donahue

MARK H DONAHUE, Notary Public

My Commission Expires: 2/16/12

Bk: 40854 Pg: 584
Recorded: 09/12/2003
Document: 00001315 Page: 1 of 2

2

GRANT OF PARKING EASEMENT

PASQUALE FREDA, Trustee of the 213 Harvard #3R Trust, u/d/t dated 1/23/90, recorded with the Middlesex South District Registry of Deeds, Book 20340, Page 420, (hereinafter called the "Grantor") in consideration and in full consideration of the sum of ONE and 00/100 ($1.00) DOLLAR paid, grants to

Todd James Rapinac and Jocelyne Farizy-Rapinac,
husband and wife, tenants by the entirety

Cambridge, Massachusetts 02139 (hereinafter called the "Grantee") an easement in gross for the exclusive easement and right to use the Parking Space 1 (hereinafter called the "Parking Space"), in the Condominium known as 213 Harvard Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated January 22nd, 1990, recorded with Middlesex South Registry of Deeds Book 20336, Page 257, as the same may be amended from time to time by instruments recorded with said Registry of Deeds (hereinafter called "Master Deed").

This easement and right of use shall be conveyed only with the Unit to which such rights are granted and shall not be severable from such Unit, provided, however, that notwithstanding the foregoing, a Unit Owner may convey such Owner's exclusive easement and right of use to another Unit Owner of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium (Master Deed recorded with said Deeds, Book 20336, Page 301, as may be amended from time to time by instruments recorded with said Registry of Deeds), the effect of which shall be that at all times the exclusive easement and right to use said parking spaces or parking areas shall be held by Unit Owners of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium; further, no Unit Owner may lease such Owner's exclusive easement and right to use such parking space(s) or parking area(s) unless such lease is to another Unit Owner of the 213 Harvard Street Condominium or the 217 Harvard Street Condominium, or to a tenant occupying any Unit in either the 213 Harvard Street Condominium or the 217 Harvard Street Condominium. The cost of maintenance, repair, and replacement of any parking spaces for which an Owner of any Unit of the 217 Harvard Street Condominium shall have an exclusive easement and right of use shall be assessed to such Unit Owner by the Trustees of the 213 Harvard Street Condominium and shall be

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collected by the Trustees of the 213 Harvard Street Condominium in the same manner that such expenses would be collected under the provisions of the Master Deed of the 213 Harvard Street Condominium and the 213 Harvard Street Condominium Trust.

By acceptance of this Parking Easement, the Grantee agrees to comply with and be bound by all of the provisions of the Master Deed and the Declaration of Trust for the 213 Harvard Street Condominium Trust (the "Trust), which Declaration of Trust is dated January 22nd, 1990, recorded with said Deeds, Book 20336, Page 272, as the same may be amended from time to time by instruments recorded with said Registry of Deeds, and the provisions and restrictions set forth in this Grant of Easement.

IN WITNESS WHEREOF, PASQUALE FREDA, Trustee of the 213 Harvard #3R Trust has caused this Grant of Parking Easement to be duly executed this 5th day of September, 2003.

Pasquale Freda Trustee

PASQUALE FREDA, Trustee

Todd James Rapinac, Grantee

F. Rapinac

Jocelyne Farizy Rapinac, Grantee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. 9/5, 2003

Then personally appeared the above named PASQUALE FREDA, Trustee of the 213 Harvard #3R Trust, and acknowledged the foregoing instrument to be his free act and deed on behalf of said Trust, before me.

Notary Public: Bruce J. Emery
My Commission Expires:
May 17, 2007

[misc\steinbergh-kentst-parking-easement-ua-1]

Pacheco, Maria

From: Peter Paul Payack <pppayack@gmail.com>
Sent: Saturday, January 1, 2022 10:17 PM
To: Pacheco, Maria
Subject: Abutter comments, Case # BZA-154221

Dear Maria and the Cambridge Board of Zoning Appeals,

My name is Peter and I own 217 Harvard Street Unit BR, an abutter to 213 Harvard Street. I support granting the zoning variances for the revised building design that Placetailor provided us on 12/22/21.

My only concern has to do with their proposed redesign of our parking area. We were told 1 of our 6 parking spaces needs to be made ADA-compliant. I completely understand the idea and the need, but we don't have a normal parking lot—we have 6 individually numbered parking spaces that are deeded to 6 specific units within the 2 buildings (spot #5 is deeded to my unit, for example). Spot #6, which they're proposing to make ADA-compliant, is deeded to Unit BR in 213 I believe, so only the owner of that 1 specific unit will have access to it. Even if another owner or tenant actually needed the ADA space, they wouldn't be able to use it.

Feel free to contact me by phone or email if you have any questions or concerns.

Sincerely,
Peter Paul Payack
(617-921-0574)

Pacheco, Maria

From: Jennifer Murphy <jfmurphy@gmail.com>
Sent: Wednesday, December 29, 2021 3:50 PM
To: Pacheco, Maria
Subject: Abutter comments on CASE NO. BZA-154221 213 HARVARD STREET

Dear Board of Zoning Appeals:

I am Jennifer Murphy, owner of 217 Harvard St unit BL, an abutter to 213 Harvard St. (case no. BZA-154221)
I support granting the zoning variances for the revised design of 12/22/2022 submitted as an addendum to the initial 11/23/2021 design package.

Sincerely,
Jennifer Murphy
617 501-2652
jfmurphy@gmail.com