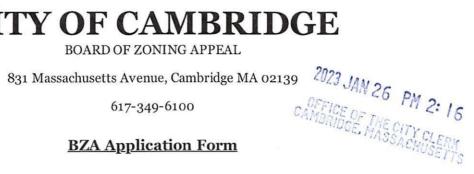


CITY OF CAMBRIDGE



BZA Number: 208873

<u>General Information</u>					
The undersigned	d hereby petition	s the Board of Zor	ning Appeal for the following:		
Special Permit:	X	Variance: X	Appeal:		
PETITIONER: Da	aniel P Anderson	C/O Anderson Po	rter Design Inc		
PETITIONER'S A	DDRESS: 1972 M	assachusetts Aver	nue, Cambridge, MA 02140		
LOCATION OF P	ROPERTY: <u>231-2</u>	35 Third Street , C	ambridge, MA		
TYPE OF OCCUP	ANCY: Business	/Residential	ZONING DISTRICT: Industrial A-1 Zone		
REASON FOR PE	TITION:				
/Additions//Nev	v Structure/				
DESCRIPTION	OF PETITION	ER'S PROPOSAL:			
To construct an	addition to the n	on-conforming str	ructure that is increased more then 25%.		
Reduction in mir	nimum required	side/rear yard setl	oack to an allowed 10' minimum.		
SECTIONS OF ZO	ONING ORDINAN	NCE CITED:			
Article: 5.000		able of Dimension	*		
Article: 8.000 Article: 10.000		(Nonconforming S Variance). & 10.40			
		Original Signature(s):	(Petitioner (s) / Owner)		
			DANIEL P ANDERSON		
			(Print Name)		
		Address:	1972 MASS AVE CAMBRIDGE		
		Tel. No. F-Mail Address:	617 354 2501 dan@andersonporter.com		

about:blank

Date: _____

1/5

BZA APPLICATION FORM -OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal). I/We Ozan DOKMECIOGLU (OWNER). Address: C/O DND Homes, One Garfield Circle Unit 6, Burlington, MA 01803 State that I/We own the property located at 233-235 Third Street, Cambridge, MA which is the subject of this zoning application. The record title of this property is in the name of 231 THIRD STREET LLC *Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 80181, Page 309; 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 ______ Adlesex The above-name Ozan Dokmeciuglus personally appeared before me, $\frac{2004}{2023}$, and made oath that the above statement is true.

My commission expires 10-28-7027 (Notary Seal).

If ownership is not shown in recorded deed, e.g. if by court order 1270 constraints on inheritance, please include documentation.

1/25/23, 3:24 PM about:blank

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 literal enforcement of the provisions of this ordinance would involve a substantial hardship for the following reasons; one of the two existing nonconforming structures is considered historic and preferably preserved, removing it would be a substantial detriment.

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

The hardship is owing to the following circumstances relating to the shape and location of the existing structure on the lot. The intent of the project is to keep this historic structure intact. The nonconforming building location does not affect generally the zoning district in which it is located.

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:

Desirable relief may be granted without substantial detriment to the public good as the proposed development creates an overall project conforming with all dimensional requirements and preserves a historic structure that contributes to the overall scale and massing of the building and streetscape. The project is and Inclusionary Housing Project located within the East Cambridge Housing Overlay District which specifically promotes new housing development in this area for the benefit of the public. The project is seeking desirable relief to reconcile the limits imposed by Article 8 with the public benefits offered by Article 20.40 East Cambridge Housing Overlay District and Article 11.200 Incentive Zoning and Inclusionary Housing.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance in that the project provides needed residential housing units with affordable components as an Inclusionary Housing Project. The development complies with the City's urban design objectives and combines two existing nonconforming lots into a single conforming lot. The project otherwise complies with all dimensional requirements of Article 5 pending special permit allowed for a suitably landscaped side yard.

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

about:blank 3/5

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BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for <u>231-235 Third Street</u>, <u>Cambridge</u>, <u>MA</u> (location) would not be a detriment to the public interest because:

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

The requirements of the Ordinace can or will be met by creating a suitably landscaped side yard as an appropriate buffer to adjacent lots.

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

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character as there will be no off street parking provided. No increased congestion from a parking exit will be created. The neighborhood is zoned industrial and has a mix of uses but not densely populated. The amount of on street parking generated by the addition of 19 residential unit should not substantially impact the area.

The continued operation of or the development of adjacent uses as permitted in the Zoning

Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of of the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed residential use. The existing commercial and industrial uses adjacent to the property will be generally unaffected as the hours of operation typically have limited overlap with the hours of primary residential use. The proposed landscape area will provide an appropriate buffer between the various uses.

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

Nuisance of hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City. The project will improve the safety and livability of the immediate area by increasing the residential use and vitality of street life. The existing structures have been vacant for some time. The proposed landscape intervention and project generally will increase the vitality and overall attractiveness of the property for the citizens of the City.

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

1/25/23, 3:24 PM about:blank

The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance. The proposed landscape buffer at the side edges of the property will improve the livability and use of the residential project and protects adjacent properties. The project preserves an existing historic structure, reduces the extent of encroachment of the nonconforming side yard, and creates a scale and massing at the street corner appropriate to the district.

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

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BZA Application Form

DIMENSIONAL INFORMATION

 Applicant:
 Daniel P Anderson
 Present Use/Occupancy: Business/Residential

Location: 231-235 Third Street, Cambridge, MA Zone: Industrial A-1 Zone

Phone: 617 354 2501 Requested Use/Occupancy: Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		4,794	18,080	18,080	(max.)
LOT AREA:		5563	5563	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.86	3.25	3.25	-
LOT AREA OF EACH DWELLING UNIT		5563	293	300 + IHP bonus	
SIZE OF LOT:	WIDTH	63.39	63.39	50	
	DEPTH	100.01	100.01	NA	
SETBACKS IN FEET:	FRONT	0.4 Third St	0.0	0.0	
	REAR	39.0	10.0	14.1 min 10.0 (SP)	
	LEFT SIDE	5.3 Bent St (Front)	0.0	0.0	
	RIGHT SIDE	1.3	1.3	17.5 min 10.0 (SP)	
SIZE OF BUILDING:	HEIGHT	24.2	45	45	
	WIDTH	48.2	77.2	NA	
·	LENGTH	23.7	62.0	NA	_
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.18	0.24	0	
NO. OF DWELLING UNITS:		1	19	19	
NO. OF PARKING SPACES:		4	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		3.2	0	min 10	

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

three structures exist on the lot (combined lots) a garage and two wood frame structures. Garage and one structure are to be demolished.

- 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'.

about:blank 2/5

TO:

Cambridge Community Development

344 Broadway

Cambridge, MA 02138

FROM: Dan Anderson

ANDERSON PORTER DESIGN

1972 Massachusetts Avenue, 4th Floor

Cambridge, MA 02140

RE: 231-235 Third Street - Parking Requirements Report

Tuesday, February 7, 2023

Cambridge Community Development,

The proposed residential project is an Inclusionary Housing Project which will contain 19 residential units with 20% of its net square footage designated as affordable and contains 0 off-street parking spaces. The reduced amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood, including specifically, among other benefits, assisting in the provision of affordable housing units in keeping with the intent of Article 6.35.1 The project location is 0.4 miles from both Kendall/MIT Station on the MBTA Red Line and Lechmere Station on the MBTA Green Line. This is an approximately 9-minute walk to either stop or 5 minutes or less by bicycle. See attached Exhibits A and B which illustrate the travel distance from the project to each of the public transportation locations.

The following is a description of the parking quantity requirements outlined in Article 6.30. The proposed residential development at 231-235 Third Street contains more than 4 units of housing and requires this written report as per 6.31 (a)

While no formal traffic studies have been performed, informal observations suggest that there is sufficient on-street parking available to meet any increase in parking load generated by this project, especially during evening hours. The daytime availability is less due to the working hours demand created by the industrial and business uses in the immediately surrounding area. The intent is to create a development project that has a reduced parking demand load, is more pedestrian friendly and favors alternative transportation. The proposed development project is in keeping with the intent and purposes of Article 22.000 Sustainable

Design and Development, particularly in the reuse of existing building structures, and the encouragement of pedestrian, bicycle and public transit use within the city.

We anticipate that the project will favor residents who prefer alternative forms of transportation, by encouraging the use of public transportation, and by supporting bicycle use by providing both long- and short-term bicycle parking. We believe that the potential parking generated by this project will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood. Additionally, the provision of off-street parking for this development containing affordable housing units, and especially as a development employing the increased FAR and Dwelling unit density provisions of Section 11.200, will increase the cost of the development, will require variance relief from other zoning requirements applicable to the development because of limitations of space on the lot, or will significantly diminish the environmental quality for all residents of the development.

Respectfully submitted.

Daniel P. Anderson, Partner Anderson Porter Design, Inc.

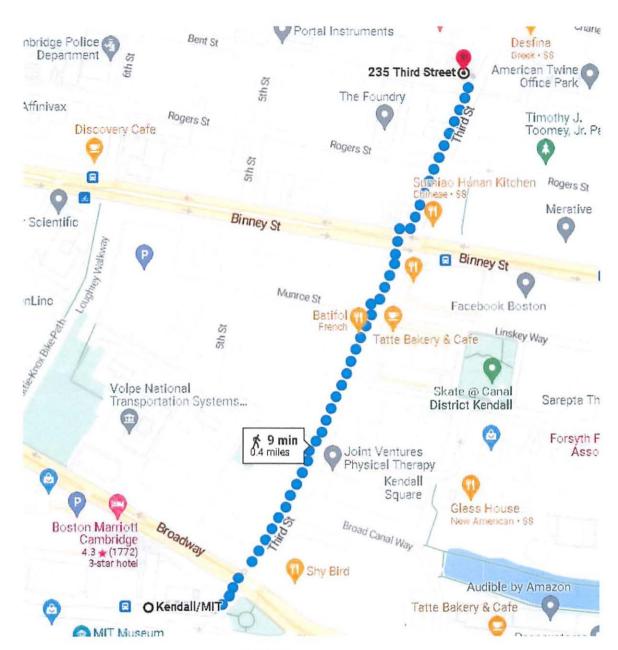


Exhibit A - Walking Distance to Kendall MIT

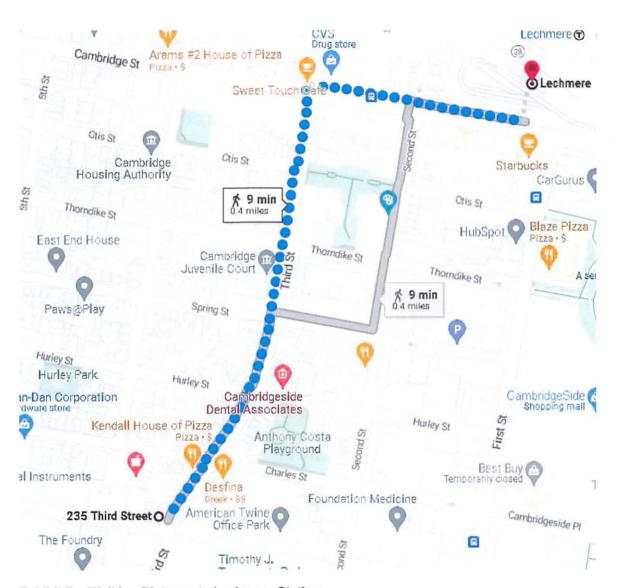


Exhibit B - Walking Distance to Lechmere Station

SPECIAL PERMIT - 231-235 THIRD STREET

231-235 Third Street, Cambridge MA 02142



ABBREVIATIONS

COMP COMPRESSIBLE

CONST CONSTRUCTION

EONT CONTINUOUS

CARPET

COURSES

CERAMIC[®]TILE

COLUMN UTILITY BOX

CONC CONCRETE

....DET DETAIL ACT ACOUSTICAL CEILING TILE ADDITIONAL DF DRINKING FOUNTAIN **ADJUSTABLE** DIA DIAMETER ABOVE FINISH FLOOR DN DOWN DR DOOR ALUM ALUMINUM APPX APPROXIMATELY DWG DRAWING BRICK COURSE EA EACH ··EJ EXPANSION JOINT BOARD BITUMINOUS ELEVATION BLDG BUILDING . ÉLEC ELECTRICAL BLK BLOCK ELEV ELEVATOR BLKG BLOCKING ENC ENCLOSURE BEAM EQ EQUAL BOTTOM. OF EQUIP EQUIPMENT BOTTOM: ERD EMERGENCY ROOF DRAIN BUR BUILT-UP ROOFING EWC ELECTRIC WATER COOLER EXIST EXISTING EXP EXPANSION CATCH BASIN EXT EXTERIOR CEMENT CAST IRON FURRING CHANNEL CAST-IN-PLACE FLOOR DRAIN CONTROL JOINT FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET JT . CLG CEILING CLR CLEARANCE FINISH FLOOR TRANSITION FHC FIRE HOSE CABINET CLO CLOSET CMU CONCRETE MASONRY UNIT FIN FINISH FIXT FIXTURE CO CLEAN OUT FLR FLOOR COL COLUMN

FLUOR FLUORESCENT

FR FIRE-RATED

FTG FOOTING

FEET

FT

FOF FACE OF FINISH

FOC FACE OF CONCRETE

FOM FACE OF MASONRY

FUB FLOOR UTILITY BOX

GA GAUGE GALV GALVANIZED GC GL GENERAL CONTRACTOR NTS NOT TO SCALE GLASS GWB GYPSUM WALLBOARD GYP. GYPSUM HC HOLLOW CORE HDW HARDWARE HM HOLLOW METAL

HORIZ HORIZONTAL HP HIGH POINT HEIGHT HTR HEATER HVAC HEATING, VENTILATING, & AIR CONDITIONING IN INCH INCAN INCANDESCENT INCL INCLUDING insul insulation INT INTERIOR

JC JANITOR'S CLOSET LAM LAMINATED LAV LAVATORY LINO LINOLEUM LP LOW POINT LTG LIGHTING MAT MATERIAL MAX MAXIMUM MECH MECHANICAL MEMB MEMBER MFR MANUFACTURER

MIN MINIMUM

MTL METAL

MISC MISCELLANEOUS

MO MASONRY OPENING

OD OVERFLOW DRAIN OHD OVERHEAD DOOR OHG OVERHEAD GRILLE OPNG OPENING OPP OPPOSITE PGL PLATE GLASS PL PLATE PLAM PLASTIC LAMINATE PLUM PLUMBER PLY PLYWOOD PT PAINT PTD PAINTED PTN PARTITION PVC POLYVINYL CHLORIDE

QUARRY TILE QTY QUANTITY **RADIUS** ra return air RD ROOF DRAIN REG REGISTER REV REVISION REINF REINFORCING REQD REQUIRED RL RAIN LEADER RM ROOM RO ROUGH OPENING RSL RESILIENT FLOORING

NIC NOT IN CONTRACT

no number

SOLID CORE SECT SHT SECTION SHEET SIMILAR SPEC SPECIFICATIONS SQUARE SSTL STAINLESS STEEL STA STATION STD Standard

STL

. THK

TO TOC TOF

TOR

TOW TOP OF WALL

TREATED

STEEL STOR STORAGE STRUC STRUCTURAL SUSP SUSPENDED TRENCH DRAIN TELEPHONE THICKNESS TOP OF DIAMETER TOP OF CONCRETE TOP OF FOOTING TOP OF RAIL TOS TOP OF STEEL

WC WATER CLOSET

WF WIDE FLANGE

WPR WATERPROOFING

WUB WALL UTILITY BOX

ANGLE

INCH

FOOT

CENTERLINE

CHANNEL

NUMBER

WWF WELDED WIRE FABRIC

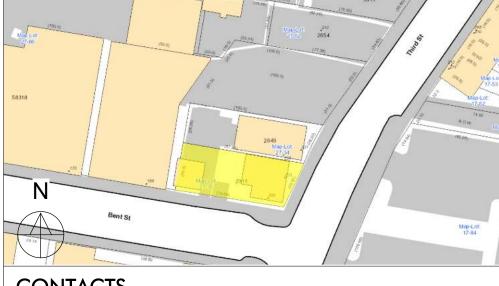
WD WOOD

WDW WINDOW

W/O WITHOUT

TYP TYPICAL UNO UNLESS NOTED OTHERWISE VCT VINYL COMPOSITION TILE VERT VERTICAL VIF VERIFY IN FIELD · VP VENEER PLASTER . VWC VINYL WALL COVERING.

SITE LOCATION



CONTACTS

Trina Murphy

781.460.8437

<u>ARCHITECT</u> Anderson Porter Design 1972 Massachusetts Ave, 4th Floor Cambridge MA 02139 Dan Anderson 617.354.2501 OWNER DND Homes LLC 1 Garfield Circle, Unit 6 Burlingotn, MA 01803

DRAWING LIST

GENERAL

A-9.1

G1.0 COVER SHEET ZONING Z0.1 ZONING COMPLIANCE ZONING COMPLIANCE

LANDSCAPE L1.1 PROPOSED LANDSCAPE PLAN

ARCHITECTURAL PROPOSED BASEMENT PLAN PROPOSED ELEVATIONS PROPOSED ELEVATIONS

ZONING A1.1 PROPOSED FLOOR PLANS (NET) PROPOSED FLOOR PLANS (NET) PROPOSED FLOOR PLANS (NET) PROPOSED FLOOR PLANS (NET) A1.5 PROPOSED FLOOR PLANS (NET)

EXISTING SITE PHOTOS

ZONING SUMMARY

	A Commence of the Commence of
PROPERTY ADDRESS:	231-235 THIRD STREET, CAMBRIDGE MA 02142
ZONING DISTRICT:	Ind. A-1
PROJECT DESCRIPTION:	19 UNIT RESIDENTIAL DEVELOPMENT

AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor

SPECIAL PERMIT

. REVISIONS

Cambridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

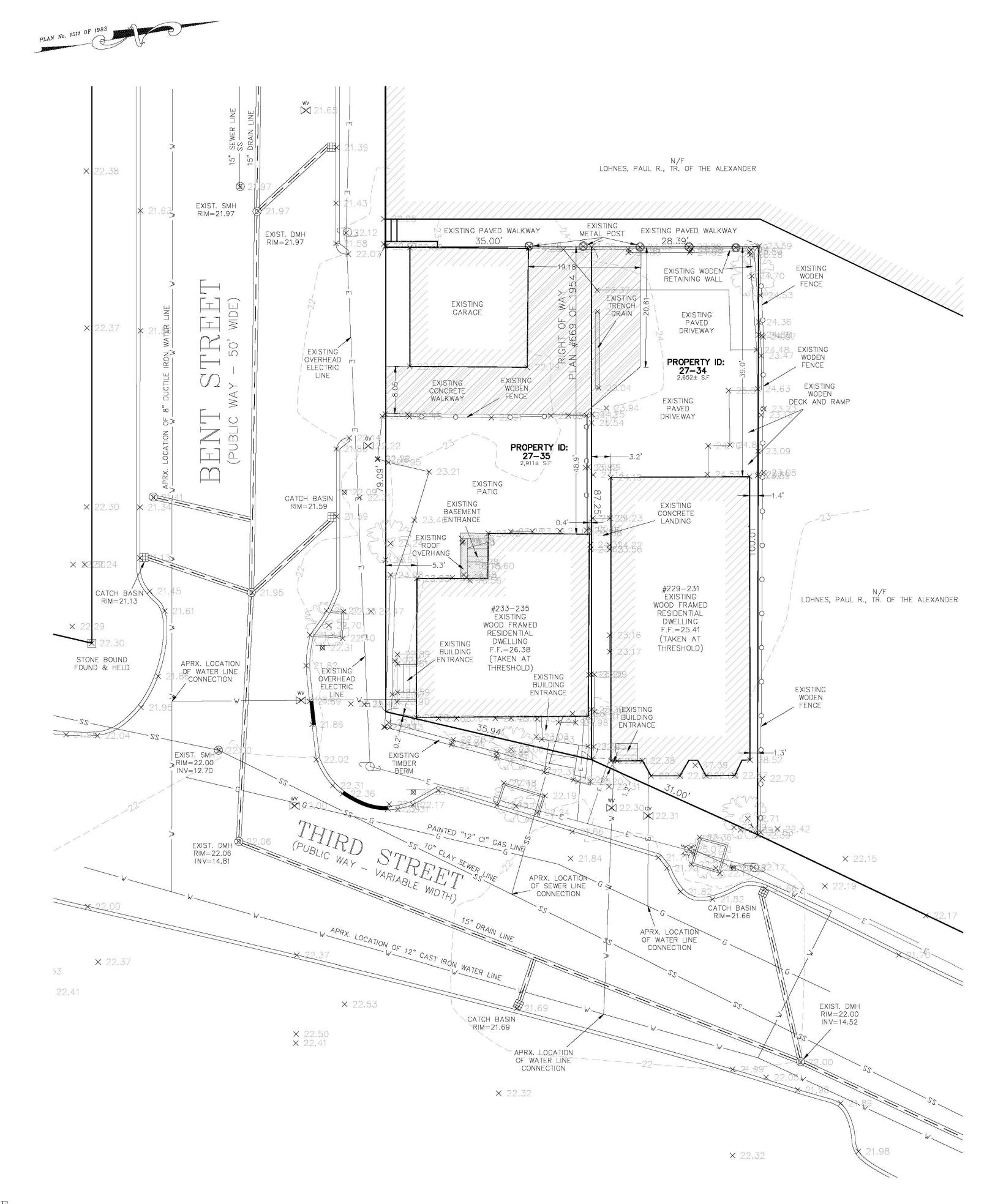
> 231-235 THIRD STREET 231-235 THIRD STREET, CAMBRIDGE MA 02142

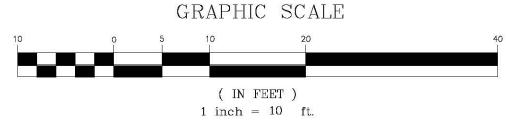
> > **COVER SHEET**

Drawing Issued By: ANDERSON PORTER DESIGN 2023.01.13 G1.0 1 1/2" = 1'-0"

DA/DS

	LEGEND
	BOUND
0	IRON PIN/PIPE
⟨∙ ⟩	STONE POST
	TREE
R	TREE STUMP
9	SHRUBS/FLOWERS
0	SIGN
0	BOLLARD
<u>(S)</u>	SEWER MANHOLE
0	DRAIN MANHOLE
Ш	CATCH BASIN
W	WATER MANHOLE
₩V	WATER VALVE
X	HYDRANT
gv ×	GAS VALVE
Ē	ELECTRIC MANHOLE
EL	ELECTRIC HANDHOLE
	UTILITY POLE
\	LIGHT POLE
M	MANHOLE
X148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
17/1//	EXISTING BUILDING
	RETAINING WALL
***************************************	STONE WALL
O	FENCE
	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
<u> </u>	GAS LINE
E	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)





NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.

2. DEED REFERENCE: BOOK 50410, PAGE 470
DEED REFERENCE: BOOK 54778 PAGE 343
PLAN REFERENCE 1: PLAN No. 669 OF 1954
PLAN REFERENCE 2: PLAN NO. 108 OF 1983
PLAN REFERENCE 3: PLAN NO. 1511 OF 1983
PLAN REFERENCE 4: PLAN NO. 507 OF 2007
PLAN REFERENCE 5: LAND COURT PLAN No. 9830—A
PLAN REFERENCE 6: LAND COURT PLAN NO. 13781—A

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

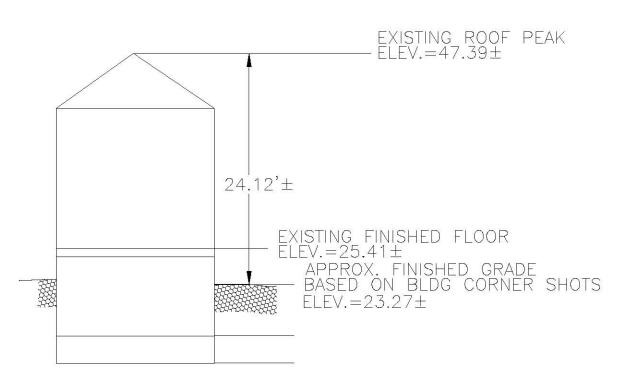
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

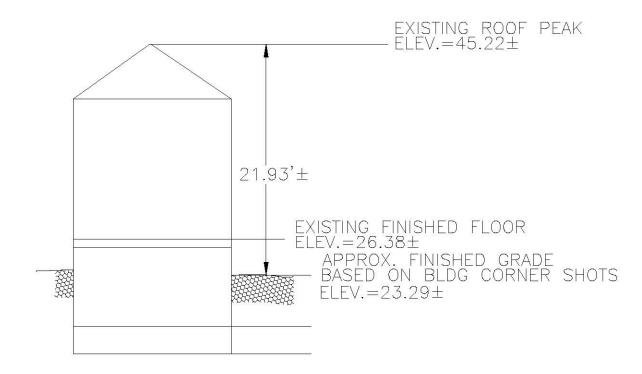
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE, CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE #229-231 NOT TO SCALE



EXISTING PROFILE #233-235
NOT TO SCALE

SCALE 1"=10'		
DATE 1/19/2022	REV DATE REVISION B	,
SHEET 1 PLAN NO. 1 OF 1	229-231 & 233-235 THIRD STREE CAMBRIDGE MASSACHUSETTS	
CLIENT: DRAWN BY	EXISTING CONDITIONS PLAN	SHEET NO.
CHKD BY ETS APPD BY PJN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	



	SPECIAL PER	MIT
	REVISIONS	
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

Tel. 617.354.2501 Fax. 617.354.2509

Project:

231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2106

Date: 2023.01.13

Scale: As indicated

Z1.

	ZC	ONING CHART - (CAMBRIDGE			
LOT SIZE:	ALLOWED / REQUIRED	A Section of the Control of the Cont	EXISTING	PROPOSED	COMPLIANCE	
ZONE	IA-1		1A-1 ZONE	1A-1 ZONE	COMPLIES	
USE	RESIDENTIAL		RESIDENTIAL	RESIDENTIAL	COMPLIES	
MIN LOT SIZE	5,000 SF		±5,563 SF	±5,563 SF	COMPLIES	
MIN LOT AREA PER DWELLING UNIT	300 SF PER ECHO + 30% IHP BONUS =	210 SF	±2,781.5 SF	±292.8 SF	COMPLIES	
MAX FLOOR AREA RATIO (FAR)	1.25 x 2.0 PER ECHO + 30% IHP BONU	JS : S : S : S : S : S : S : S : S : S :	1.9	3.24	COMPLIES	
MAX BUILDING HEIGHT	45'		24.2	45'	COMPLIES	
MIN. YARD SETBACKS FRONT (THIRD ST) FRONT (BENT ST) SIDE 1 (THIRD ST) SIDE 2 (BENT ST)	0.0' 0.0' H+L/5 OR 10' BY SPECIAL PERMIT H+L/5 OR 10' BY SPECIAL PERMIT		0.2'	Calculated 0 1.4 0 45' + $53.5'/5 = 19.7'$ 45' + $77.2'/5 = 24.5'$ Actual 10.0	COMPLIES COMPLIES RELIEF REQUESTED	
MIN LOT WIDTH	50'		63.4'	63'4	COMPLIES	
PRIVATE OPEN SPACE, MIN % OF LOT						
	0% OPEN SPACE REQUIRED		544 SF = 10%	1348 SF = 24%	COMPLIES	
BICYCLE PARKING	1/DWELLING UNIT		N/A **	19 PARKING SPACES (1/DU) LONG TERM	COMPLIES	

FOOTNOTES:

ZONING CHART
12" = 1'-0"

PROPOSED LEVEL 4 = 3321 GFA





PROPOSED GFA

Area

4189 SF 3929 SF

3321 SF

3321 SF

3321 SF

18080 SF

Level

PROPOSED LEVEL 1

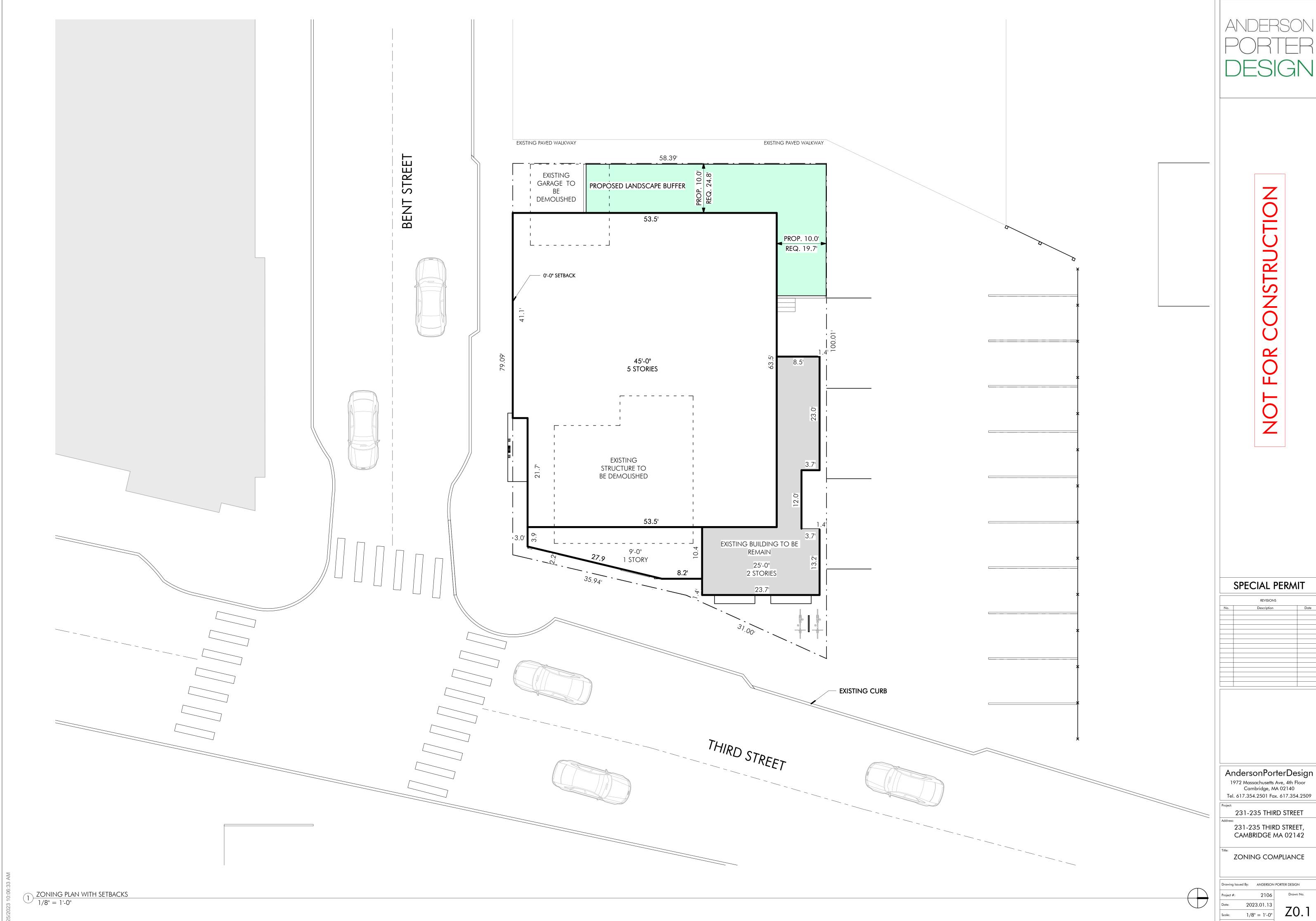
PROPOSED LEVEL 2

PROPOSED LEVEL 3

PROPOSED LEVEL 4

PROPOSED LEVEL 5.

7 PROPOSED BASEMENT LEVEL - EXEMPT FROM GFA (CEILING HEIGHT 6'=11") 1"=20'-0"



SPECIAL PERMIT

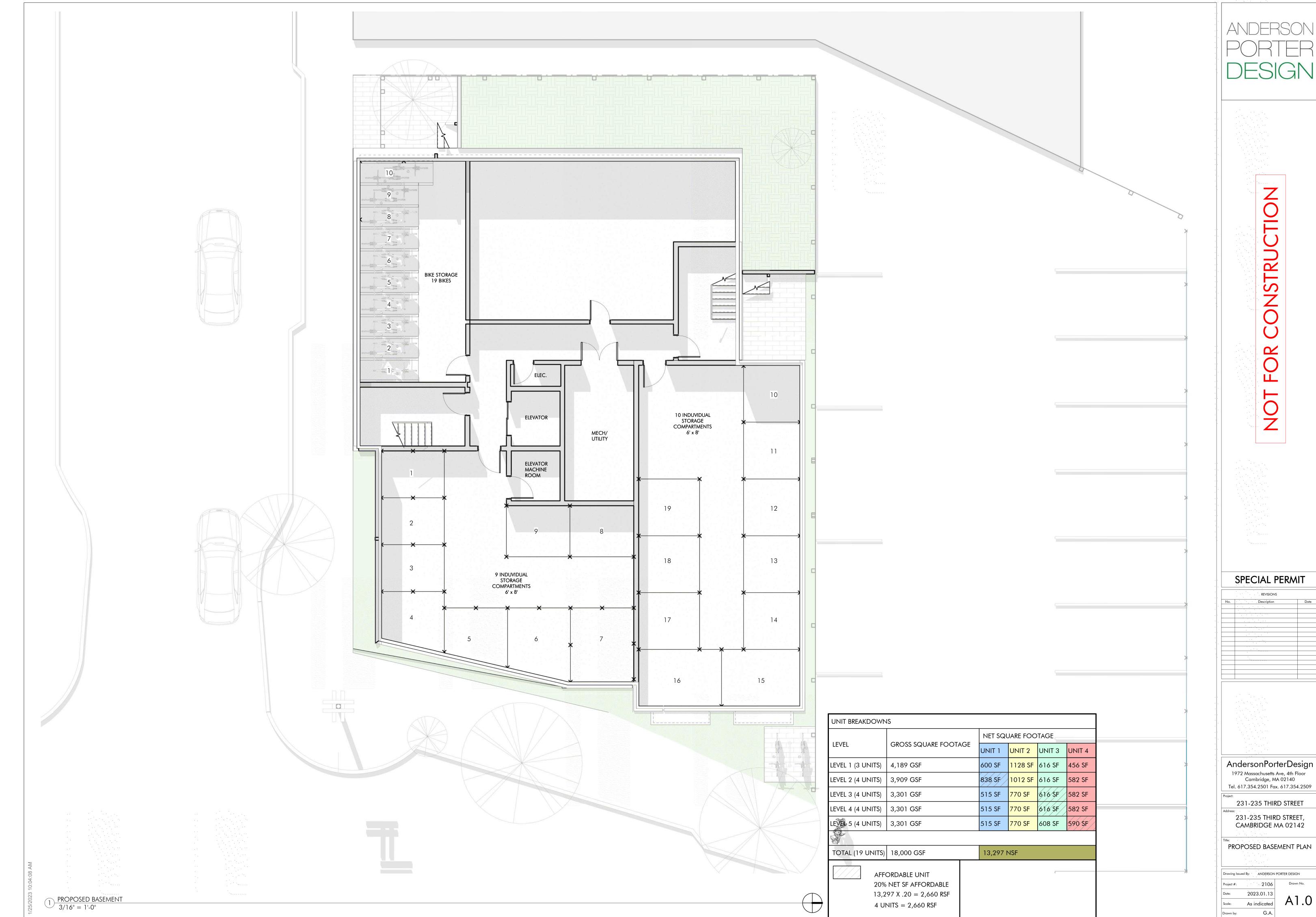
REVISIONS

1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET

Drawing Issued By: ANDERSON PORTER DESIGN





231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED BASEMENT PLAN



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS
Description

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

Tel. 617.354.2501 Fax. 617.354.2509
roject:
231-235 THIRD STREET

ddress: 231-235 THIRD STREET, CAMBRIDGE MA 02142

Title:
PROPOSED FLOOR PLANS (NET)

Project #: 2106

Date: 2023.01.13

Scale: As indicated Drawn No.



NOT FOR CONSTRUCTIC

SPECIAL PERMIT

REVISIONS

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

231-235 THIRD STREET

Tel. 617.354.2501 Fax. 617.354.2509

Address:

231-235 THIRD STREET,
CAMBRIDGE MA 02142

PROPOSED FLOOR PLANS (NET)

 Drawing Issued By:
 ANDERSON PORTER DESIGN

 Project #:
 2106

 Date:
 2023.01.13

 Scale:
 As indicated



NOT FOR CONSTRUCTI

SPECIAL PERMIT

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1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET

231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title:
PROPOSED FLOOR PLANS (NET)

 Drawing Issued By:
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 2106

 Date:
 2023.01.13

 Scale:
 As indicated



NOT FOR CONSTRUCTIC

SPECIAL PERMIT

REVISIONS
Description

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

231-235 THIRD STREET

Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET, CAMBRIDGE MA 02142

Title:
PROPOSED FLOOR PLANS (NET)

Project #: 2106

Date: 2023.01.13

Scale: As indicated

Drawn by: G A



SPECIAL PERMIT

. REVISIONS

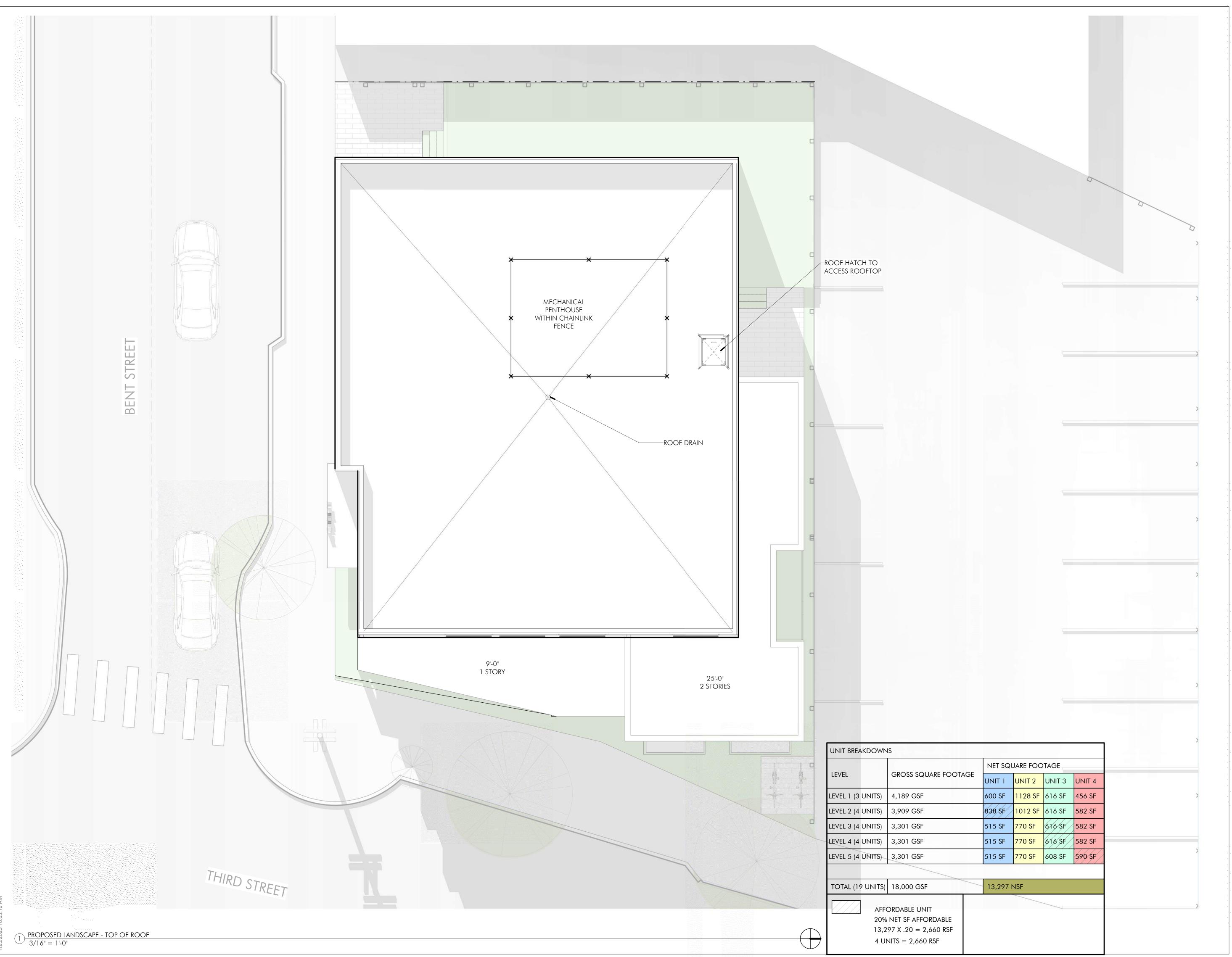
AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140

Tel. 617.354.2501 Fax. 617.354.2509 231-235 THIRD STREET

231-235 THIRD STREET,

CAMBRIDGE MA 02142

Drawing Issued By: ANDERSON PORTER DESIGN 2023.01.13 As indicated



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS

Description

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

231-235 THIRD STREET

Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED ROOF PLAN

 Drawing Issued By:
 ANDERSON PORTER DESIGN

 Project #:
 2106

 Date:
 2023.01.13

 Scale:
 As indicated

AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

2023.01.13 $\frac{2023.01.13}{3/16" = 1'-0"}$ A-2.0





 $2 \frac{\text{BENT STREET ELEVATION}}{3/16" = 1'-0"}$

AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET 231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

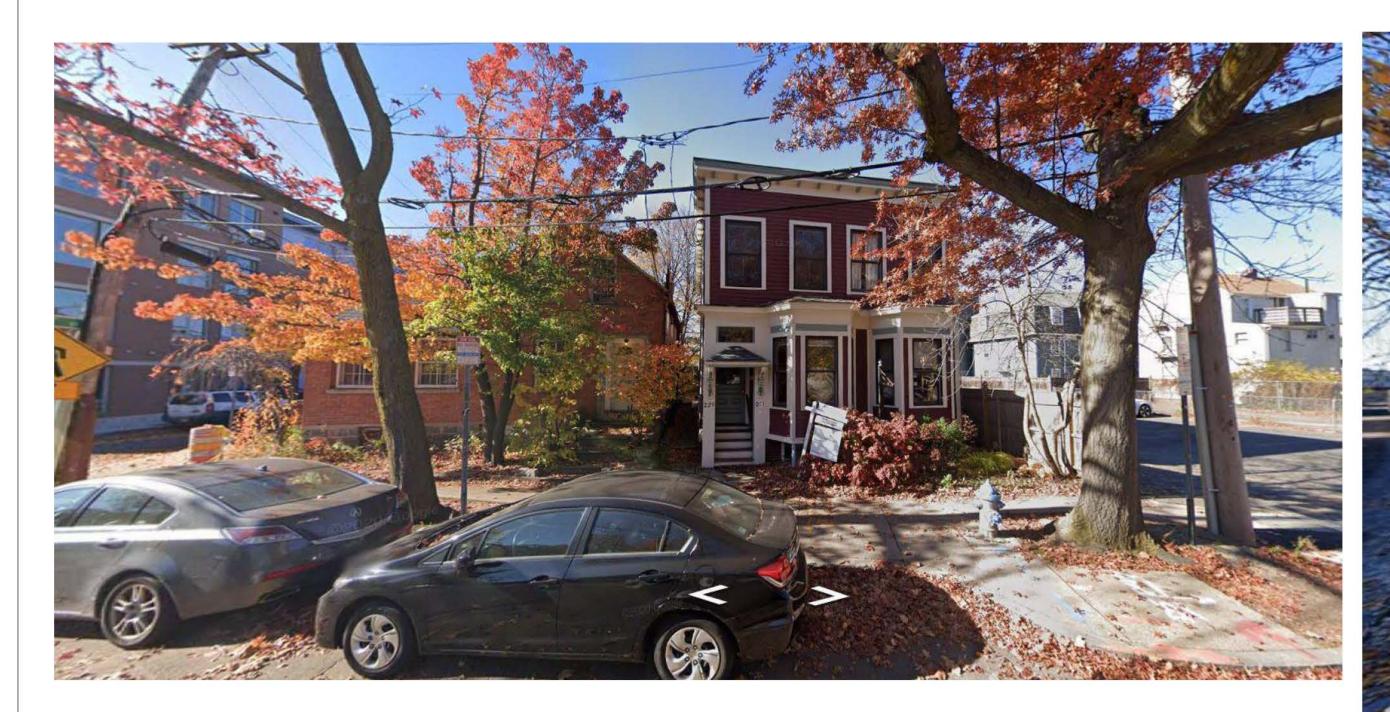
2023.01.13 $\frac{2023.01.13}{3/16" = 1'-0"}$ A-2.1 G.A.



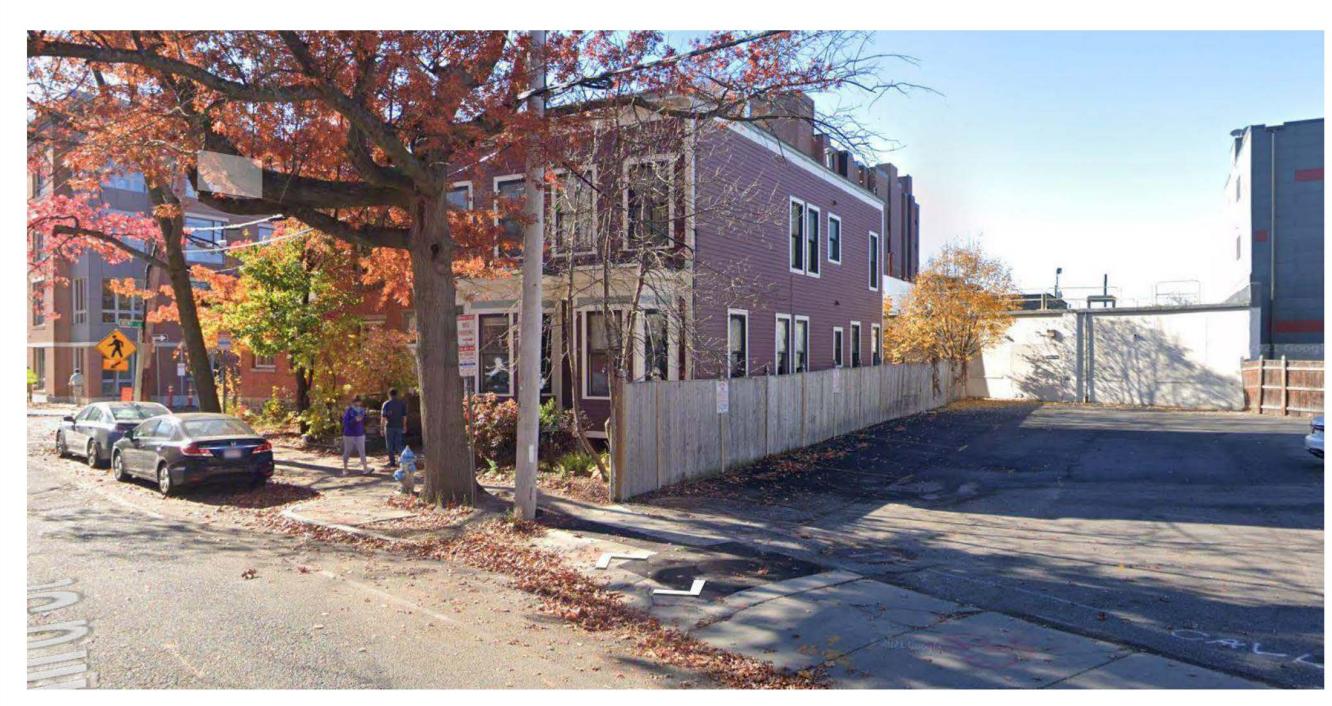


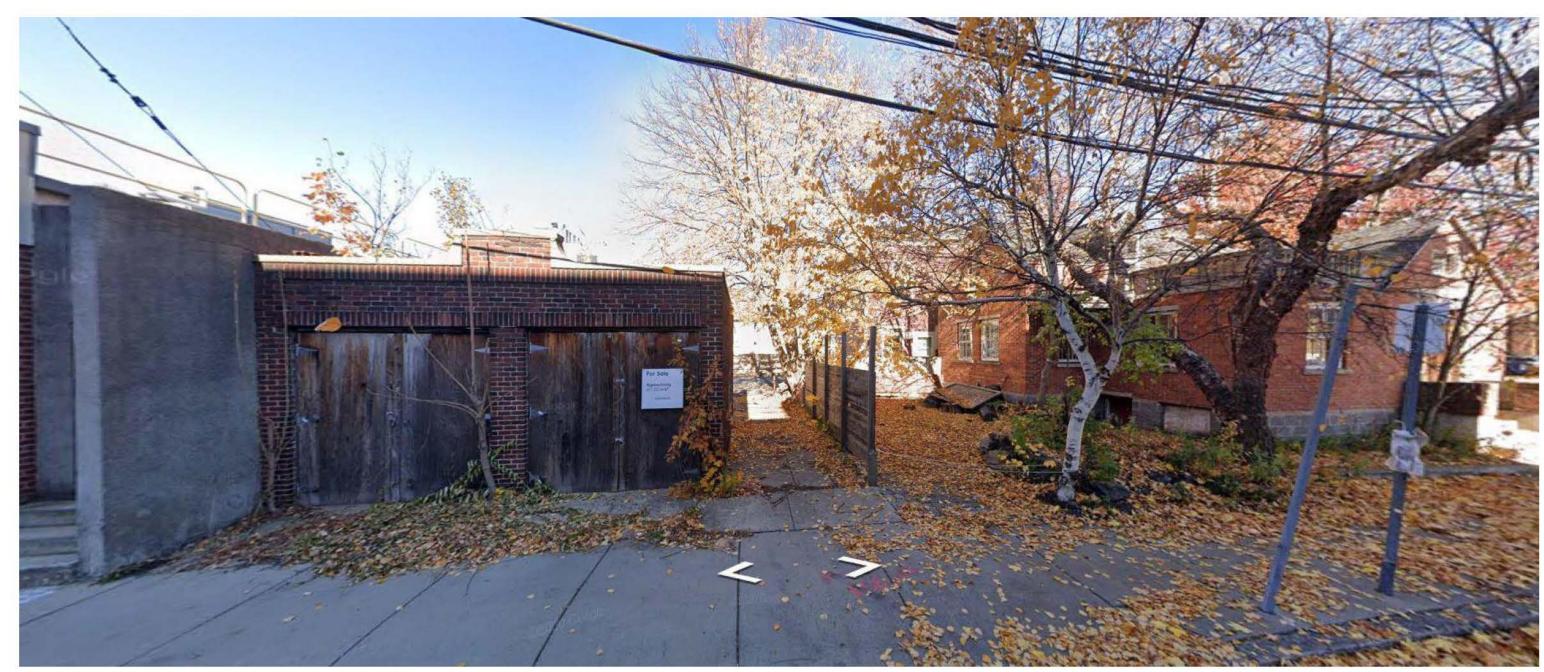
PROPOSED NORTH ELEVATION

3/16" = 1'-0"













SPECIAL PERMIT

No. Description Da

AndersonPorterDesign

1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

Tel. 617.354.2501 Fax. 617.354.2509

Project:

231-235 THIRD STREET

Address:

231-235 THIRD STREET,

CAMBRIDGE MA 02142

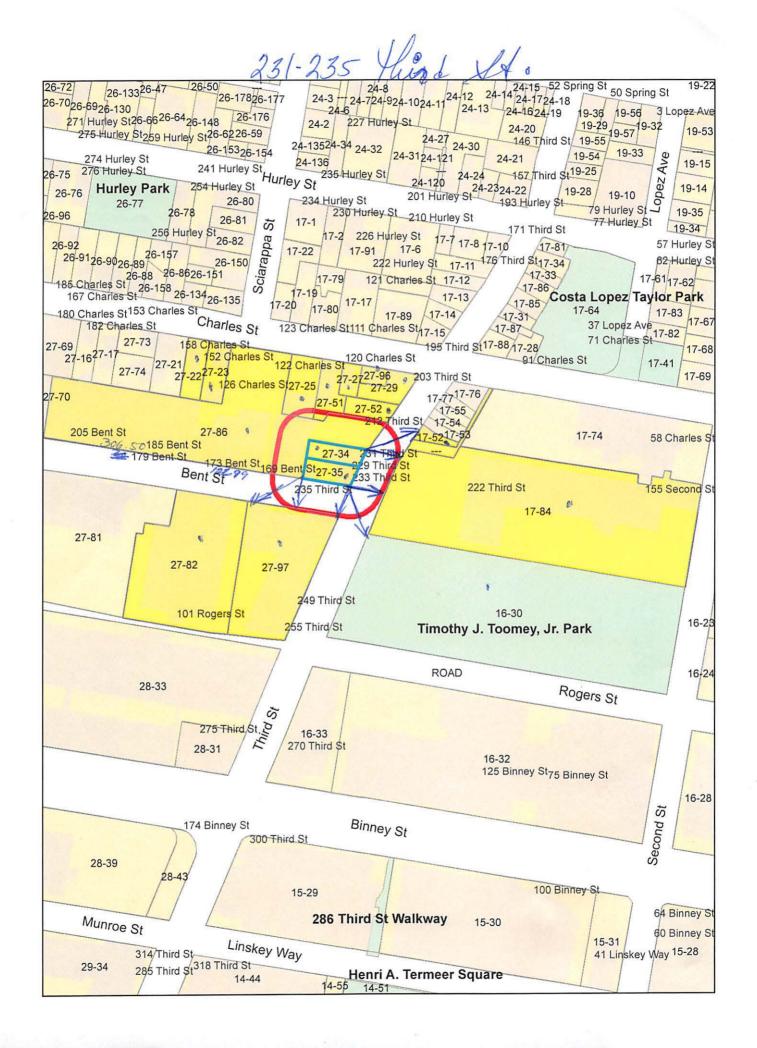
EXISTING SITE PHOTOS

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2106

Date: 2023 01 13

2023.01.13 DA/DS



231-235 Hand St

17-52 DUNN, CHRISTINE & FABIO J. FERNANDEZ 214 THIRD ST CAMBRIDGE, MA 02141 27-96 BATMASIAN, JAMES H. & MARTA T. BATMASIAN 215 NORTH FEDERAL HIGHWAY BACO RATON, FL 33432 ANDERSON PORTER DESIGN, INC. C/O DANIEL P. ANDERSON, ARCHITECT 1972 MASS AVENUE CAMBRIDGE, MA 02140

27-97

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

27-82 CITY OF CAMBRIDGE C/O HEMA KAILASAM 255 MAIN ST. 8TH FLOOR CAMBRIDGE, MA 02142

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

27-35
231 THIRD STREET LLC
ONE GARFIELD CIR - UNIT 6
BURLINGTON, MA 01803

27-22 152 CHARLES ST LLC 10 OVERLOOK RIDGE DR - #330 MALDEN, MA 02148

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

16-30 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR 27-25 1ST CHARLES STREET LLC, C/O GLANZ PROPERTIES, INC. 1018 BEACON ST BROOKLINE, MA 02446

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

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

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

27-34
231 THIRD STREET LLC
C/O DND HOMES LLC
271 LINCOLN ST. SUITE 10
LEXINGTON, MA 02421

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

16-30 CITY OF CAMBRIDGE C/O YI-AN HUANG CITY MANAGER 27-29 MALLAKIS, PARASKEVAS, TR. OF MARPAR REAL 211 THIRD STREET CAMBRIDGE, MA 02141

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

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

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

27-27 HAN YONGKUI MA LINNA 61 VALLEY RD LEXINGTON, MA 02421

27-52 THIRD STREET CAMBRIDGE LLC 152 VASSAL LN CAMBRIDGE, MA 02138

CITY OF CAMBRIDGE INSPECTIONAL SERVICES DEPARTMENT

831 Massachusetts Avenue Cambridge, Ma 02139 617-349-6100

Ranjit Singanayagam, Commissoner

DEMOLITION PERMIT APPLICATION

Project start date:	3/1/2023	Project end date:	4/15/2023	
Permit No:		Fee:		
Date: 1/30/202	23			
Building location:	231 Third Street			
Description of proposed	l work: <u>Buildin</u>	g Demolition		
Property Owner:	231 Third Street LLC	c/o DND-Homes LLC		
Address: 1 Garfield	d Circle Unit 6 Burling	ton, MA 01803		
Telephone Number:	857 207 6254	Email Address:	ender.saricay@dnd-home	s.com
Contractor: DND Ho	mes LLC			
Address: 1 Garfield	d Circle Unit 6 Burling	ton, MA 01803		
Telephone number:	857 207 6254	Email Address:	ender.saricay@dnd-home	s.com
Material of building:	wood frame with cla	pboard siding		
Type of building constru	action (wood, concrete, st	teel, etc.): two story	wood frame	
How is building occupied	d: <u>office</u>		No. of stories: <u>two story</u>	
Number of residential u	nits demolished:	none		
Is a Street Occupany per	rmit (DPW) necessary?:	Yes	<u>X</u> No	
Is a Sidewalk Obstructio	n permit required?:	Yes	<u>x</u> No	
Estimated cost of demo	lition (copy of contract m	ust be attached) :	\$15,000	

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinaces is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

PLEASE NOTE:

- a. Site will be inspected by the building official prior to demolition .
- **b.** A copy of any environmental assessments for the site may be required by this Department before the work is allowed to start.
- **c.** As a minimum, a narrative description of the demolition plan is required prior to issuance of the demolition permit.
- **d.** Applicant is required to submit evidence that demolition has been coordinated with abutting property owners. In addition, abutting property owners and the building inspector are to be notified 24 hours prior to start of demolition.
- **e.** Certification that the structure does not contain asbestos must be provided from a licensed contractor. Asbestos removal and disposal must be preformed by a licensed asbestos removal contractor. Permits are required by this Department and the State prior to asbestos removal.
- **f.** Certification must be provided by a licensed exterminator that the premises are free from rodent infestation.
- **g.** If the fire hydrant is used for dust control during demolition, a separate permit from the Water Department is required.

The following sections, quoted directly from the Massachusetts State Building Code 8th Edition, are requirements of this permit.

105.5 Expiration of Permit:

Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within 6 months after it's issuance.

105.6 Revocation of Permits:

The Building Commissioner shall evoke a permit or approval issued under the provisions of this code in the case of any false statements or misrepresentation of fact in the application or the plan on which the permit or approval was based.

3303.4 Vacant Lot

Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.6 Utility Connections:

Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the applicable governing authority

Construction Debris Affadavit (MGL c 40 § 54)

As result of the provisions of MGL c § 54, I acknowledge that as a condition of the Demolition permit, all debris resulting from the construction activity governed by this Demolition permit shall be disposed of in a properly licensed waste disposal facility, as defind by MGL c § 150A.

The debris will be disposed at/by	EZ Disp	oosal		
Roll-off dumpster or container?	X	No	Dumpster License#	14069
Munch			Date	1/30/2023
Signature				

Hold Harmless Clause:

The Permitee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

Read Before Signing:

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

ordinance in force or	n the date of this application to the	best of his/her ability.		
Chew Ir		Donnelle		
Signature of Licensed	d Contractor	Signature of Owner		
Jesse Germain Print Name of Licens	ad Contractor	Ozan Dokmecioglu Print Name of owner		
Frint Nume of Licens	eu contractor	Trine Name of Owner		
C/O DND Homes,	One Garfield Circle, Unit 6	C/O DND Homes, One Garfield Circle, Unit 6		
Contractor's Address		Owner's Address		
Burlington, MA 01	1803	Burlington, MA 01803		
Contractor's City , Sto	ate, ZipCode	Owner's City , State, ZipCode		
857-207-6254		857-207-6254		
Contractor's Telepho	ne Number	Owner's Telephone Number		
License Number	107114			
Class	CS			
Expiration Date:	07/02/2023			
City Boylsto	on			

SIGNATURES AND CHECK POINTS

It is the responsibility of the applicant to secure signatures as listed below. Because of the possibility that a Public Hearing may be required prior to Historical Commission sign-off, it is suggested that they be contacted as early as possible in the process in order to minimize delay.

AGENCY	ADDRESS	SIGNATURE	DATE
Historical Commission 617-349-4683	831 Massachusetts Avenue		
Police Department 617-349-3300	125 6th Street		
Water Department 617-349-4770	250 Freshpond Parkway		
Fire Department 617-349-4918	491 Broadway		
Nstar Electric 617-369-5400	101 Lindwood Avenue Somerville, MA		
Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA		
Dig Safe 888-344-7233		Control #.	
Dept. of Public Works 617-349-4800	147 Hampshire Street		
	INSPECTIONAL SER	VICES DEPARTMENT	
Inspector	Signature		Date
Environmental Health Inspe	ector *		
Plumbing and Gas Inspecto	r **		
Wiring Inspector ***			
Building Inspector			
ISD Commissioner			

* Environmental Health Inspector will require certification from a licensed pest control contractor that the premises are free from rodent infestation and extermination has been done.

ISD Zoning

- Plumbing and Gas Inspector will require certification from a licensed plumber that plumbing connections to structure(s) being demolished are properly separated and capped.
- *** Wiring Inspector will require certification from a licensed electrician that any power sources, including telephone, communications and fire alarm cables to or from the structure(s) being demolished have been deactivated and removed or secured such that they will not present a hazard to the public or adjacent properties during demolition.

CITY OF CAMBRIDGE INSPECTIONAL SERVICES DEPARTMENT

831 Massachusetts Avenue Cambridge, Ma 02139 617-349-6100

Ranjit Singanayagam, Commissoner

DEMOLITION PERMIT APPLICATION

Project start date:	3/1/2023	Project end date:	4/15/2023
Permit No:		Fee:	
Date: 1/30/20	23		
Building location:	235 Third Street		
Description of propose	d work: Building D	emolition	
Proposity Ourses	235 Third Street LLC c/o	DND Homos LLC	
Property Owner:			
Address: 1 Garfiel	d Circle Unit 6 Burlington	, MA 01803	
Telephone Number:	857 207 6254	Email Address:	ender.saricay@dnd-homes.com
Contractor: DND Ho	omes LLC		
Address: 1 Garfiel	d Circle Unit 6 Burlington	, MA 01803	
Telephone number:	857 207 6254	Email Address:	ender.saricay@dnd-homes.com
Material of building:	wood frame with brick s	iding	
Type of building constr	uction (wood, concrete, steel,	etc.): one and a	a half story wood frame
How is building occupie	ed: office/residential		No. of stories: one and a half
Number of residential u	units demolished: one)	_
Is a Street Occupany pe	ermit (DPW) necessary?:	Yes	<u>X</u> No
Is a Sidewalk Obstruction	on permit required?:	Yes	XNo
Estimated cost of demo	olition (copy of contract must	be attached) :	\$15,000

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinaces is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

PLEASE NOTE:

- a. Site will be inspected by the building official prior to demolition .
- **b.** A copy of any environmental assessments for the site may be required by this Department before the work is allowed to start.
- **c.** As a minimum, a narrative description of the demolition plan is required prior to issuance of the demolition permit.
- **d.** Applicant is required to submit evidence that demolition has been coordinated with abutting property owners. In addition, abutting property owners and the building inspector are to be notified 24 hours prior to start of demolition.
- **e.** Certification that the structure does not contain asbestos must be provided from a licensed contractor. Asbestos removal and disposal must be preformed by a licensed asbestos removal contractor. Permits are required by this Department and the State prior to asbestos removal.
- **f.** Certification must be provided by a licensed exterminator that the premises are free from rodent infestation.
- **g.** If the fire hydrant is used for dust control during demolition, a separate permit from the Water Department is required.

The following sections, quoted directly from the Massachusetts State Building Code 8th Edition, are requirements of this permit.

105.5 Expiration of Permit:

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105.6 Revocation of Permits:

The Building Commissioner shall evoke a permit or approval issued under the provisions of this code in the case of any false statements or misrepresentation of fact in the application or the plan on which the permit or approval was based.

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3303.6 Utility Connections:

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Construction Debris Affadavit (MGL c 40 § 54)

As result of the provisions of MGL c § 54, I acknowledge that as a condition of the Demolition permit, all debris resulting from the construction activity governed by this Demolition permit shall be disposed of in a properly licensed waste disposal facility, as defind by MGL c § 150A.

The debris will be disposed at/by	Ez Disposal			
Roll-off dumpster or container?	X Yes	No	Dumpster License#	14069
M) owne flu Signature	د		_ Date	e 1/30/2023

Hold Harmless Clause:

The Permitee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

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ordinance in force on t	the date of this application to the	best of his/hability.		
assur In		Mangle		
Signature of Licensed (Contractor	Signature of Owner		
Jesse Germain		Ozan Dokmecioglu		
Print Name of Licensed Contractor		Print Name of owner		
C/O DND Homes, One Garfield Circle, Unit 6 Contractor's Address		C/O DND Homes, One Garfield Circle, Unit 6 Owner's Address		
Burlington, MA 01803 Contractor's City , State, ZipCode		Burlington, MA 01803		
contractor's City, Stat	e, zipcode	Owner's City , State, ZipCode		
857-207-6254		857-207-6254		
Contractor's Telephone Number		Owner's Telephone Number		
License Number	107114			
Class	CS			
Expiration Date:	07/02/2023			
City Boylston				

SIGNATURES AND CHECK POINTS

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star Electric 101 Lindwood Avenue 17-369-5400 Somerville, MA				
Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA			
Dig Safe 888-344-7233		Control #.		
Dept. of Public Works 617-349-4800	147 Hampshire Street		-	
	INSPECTIONAL SE	RVICES DEPARTMENT		
Inspector	Signature		Date	
Environmental Health I	nspector *		_	
Plumbing and Gas Inspe	ector **			
Wiring Inspector ***				
Building Inspector				_
ISD Commissioner				
	·			_

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ISD Zoning

- Plumbing and Gas Inspector will require certification from a licensed plumber that plumbing connections to structure(s) being demolished are properly separated and capped.
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831 Massachusetts Avenue Cambridge, Ma 02139 617-349-6100

Ranjit Singanayagam, Commissoner

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Property Owner:			
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Telephone Number:	857 207 6254	Email Address:	ender.saricay@dnd-homes.com
Contractor: DND Ho	omes LLC		
Address: 1 Garfiel	d Circle Unit 6 Burlington	, MA 01803	
Telephone number:	857 207 6254	Email Address:	ender.saricay@dnd-homes.com
Material of building:	wood frame with brick s	iding	
Type of building constr	uction (wood, concrete, steel,	etc.): one and a	a half story wood frame
How is building occupie	ed: office/residential		No. of stories: one and a half
Number of residential u	units demolished: one)	_
Is a Street Occupany pe	ermit (DPW) necessary?:	Yes	<u>X</u> No
Is a Sidewalk Obstruction	on permit required?:	Yes	XNo
Estimated cost of demo	olition (copy of contract must	be attached) :	\$15,000

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The debris will be disposed at/by	Ez Disposal			
Roll-off dumpster or container?	X Yes	No	Dumpster License#	14069
M) owne flu Signature	د		_ Date	e 1/30/2023

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Read Before Signing:

Boylston

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ordinance in force or	n the date of this application to the l	best of his/hen ability.
asuro		Mungle
Signature of Licensed	d Contractor	Signature of Owner
Jesse Germain		Ozan Dokmecioglu
Print Name of Licens	ed Contractor	Print Name of owner
C/O DND Homes Contractor's Address	, One Garfield Circle, Unit 6	C/O DND Homes, One Garfield Circle, Unit 6 Owner's Address
Burlington, MA 01 Contractor's City , St		Burlington, MA 01803 Owner's City , State, ZipCode
857-207-6254		857-207-6254
Contractor's Telepho	ne Number	Owner's Telephone Number
License Number	107114	
Class	<u>CS</u>	
Expiration Date:	07/02/2023	
City Boylsto	n	

SIGNATURES AND CHECK POINTS

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Water Department 617-349-4770	250 Freshpond Parkway		<u></u>	
Fire Department 617-349-4918	491 Broadway			
Nstar Electric 617-369-5400	101 Lindwood Avenue Somerville, MA			
Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA			
Dig Safe 888-344-7233		Control #.		
Dept. of Public Works 617-349-4800	147 Hampshire Street		-	
	INSPECTIONAL SE	RVICES DEPARTMENT		
Inspector	Signature		Date	
Environmental Health I	nspector *		_	
Plumbing and Gas Inspe	ector **			
Wiring Inspector ***				
Building Inspector				_
ISD Commissioner				

* Environmental Health Inspector will require certification from a licensed pest control contractor that the premises are free from rodent infestation and extermination has been done.

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SPECIAL PERMIT - 231-235 THIRD STREET

231-235 Third Street, Cambridge MA 02142



NOT FOR CONSTRUCTION

SPECIAL PERMIT

	Na.	Dustriction	Data
	-		
-			
-			

ZONING SUMMARY 231-235 THIRD STREET, CAMBRIDGE MA 02142 RENOVATION OF EXISTING AND NEW ADDITION -19 RESIDENTIAL UNITS

PROPERTY ADDRESS:

ZONING DISTRICT:

PROJECT DESCRIPTION

1972 Massochuselts Ave, 4th Floor Combridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET

231-235 THIRD STREET,

2023.02.17 G1.0 1 1/2" = 1'-0"

COVER SHEET

CITY OF CAMBRIDGE MSPECTIONAL SERVICES V 2023 FEB 17

SITE LOCATION CONTACTS

ARCHITECT Anderson Porter Design 1972 Massachusetts Ave, 4th Floor Cambridge MA 02139

Don Anderson 617.354.2501

DRAWING LIST

G1.0 COVER SHEET
SHEET 01 EXISTING CONDITIONS PLAN
SHEET 02 GIS MAP

ZONING COMPLIANCE

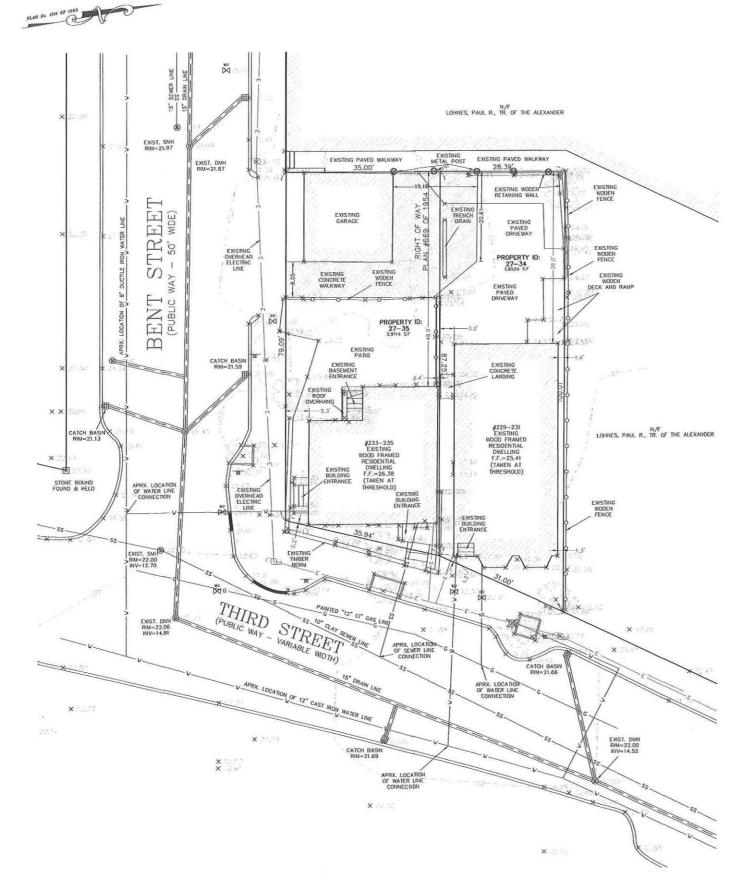
PROPOSED LANDSCAPE PLAN PROPOSED LANDSCAPE PLAN

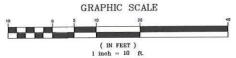
PROPOSED BASEMENT PLAN
PROPOSED FLOOR PLANS
PROPOSED FLOOR PLANS PROPOSED FLOOR PLANS PROPOSED FLOOR PLAN

PROPOSED ELEVATIONS

OWNER
DND Homes LLC
1 Garfield Circle, Unit 6
Burlington, MA 01803

	LEGEND		
0	BOUND		
0	IRON PIN/PIPE		
0	STONE POST		
100	TREE		
Pl	TREE STUMP		
0	SHRUBS/FLOWERS		
0	SIGN		
0	BOLLARD		
(5)	SEWER MANHOLE		
0	DRAIN MANHOLE		
III	CATCH BASIN		
®	WATER MANHOLE		
W	WATER VALVE		
X	HYDRANT		
×	GAS VALVE		
©	ELECTRIC MANHOLE		
E.	ELECTRIC HANDHOLE		
CD:	UTILITY POLE		
₩	LIGHT POLE		
0	MANHOLE		
X1-5-15	SPOT GRADE		
77.	TOP OF WALL		
54	BOTTOM OF WALL		
(727 S)	EXISTING BUILDING		
epitaunis/esine	RETAINING WALL		
************	STONE WALL		
0	FENCE		
1.1.2.3	TREE LINE		
S	SEWER LINE		
- g	DRAIN LINE		
	WATER LINE		
	GAS LINE		
	UNDERGROUND ELECTRIC LINE		
OHW-	OVERHEAD WIRES		
145	CONTOUR LINE (MJR)		
	CONTOUR LINE (MNR)		





NOTES:

1, INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.

2. DEED REFERENCE: BOOK 50410, PAGE 470 DEED REFERENCE: BOOK 54778 PAGE 343 PLAN REFERENCE: 1: PLAN No. 669 OF 1954 PLAN REFERENCE 2: PLAN NO. 108 OF 1983 PLAN REFERENCE 3: PLAN NO. 1511 OF 1983 PLAN REFERENCE 4: PLAN NO. 507 OF 2007 PLAN REFERENCE 4: LAND COURT PLAN No. 9830-A PLAN REFERENCE 6: LAND COURT PLAN NO. 13781-A

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

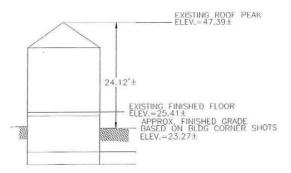
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

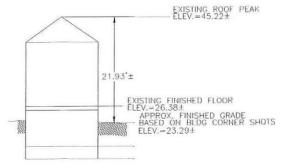
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



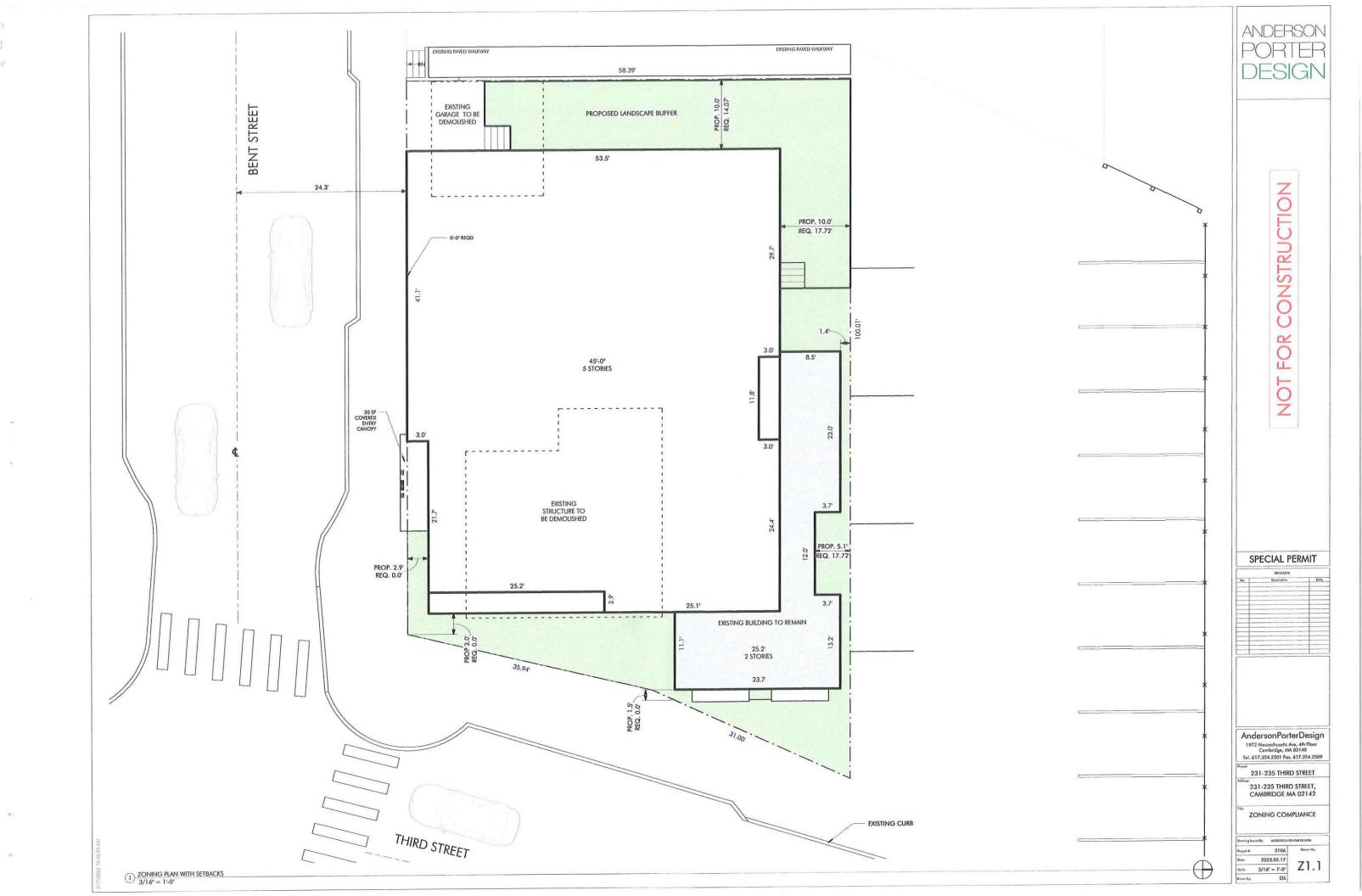
EXISTING PROFILE #229-231 NOT TO SCALE



EXISTING PROFILE #233-235
NOT TO SCALE

SCALE 1"=10'					
DATE 1/19/2022	REV	DATE	REVISION	BY	
SHEET	22	9-2	31 & 233-235 THIRD STRI CAMBRIDGE	EET	
PLAN NO. OF 1			MASSACHUSETTS		
CLIENT:			EXISTING CONDITIONS		SHEET NO.
ORAWN BY		DE	PLAN ETER NOLAN & ASSOCIATES LLC		1
CHKD BY			ND SURVEYORS/CIVIL ENGINEERING CONSULTANT		
APPD BY	1 ^	PHONE	80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 : 857 891 7478/617 782 1533 FAX: 617 202 56 AIL: pnolan@pnasurveyors.com	91 n	





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Ande	rsonPorterDesign
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Tel. 617.354.2501 Fax. 617.354.2509 231-235 THIRD STREET

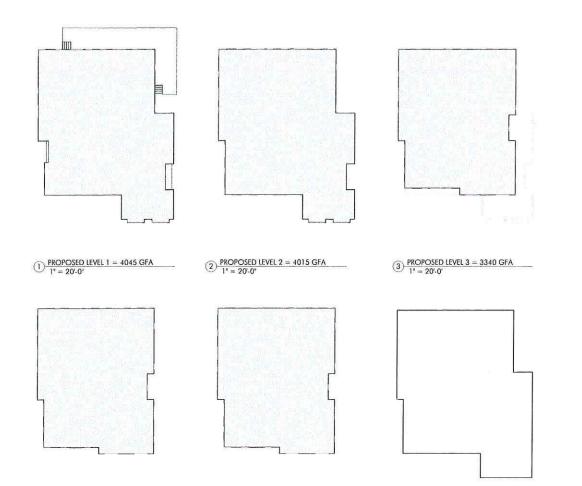
231-235 THIRD STREET, CAMBRIDGE MA 02142

ZONING COMPLIANCE

raving has	nd Dy:	ANDERSON PO	DATES DESIGN
reject#;		2106	Drave No.
of ec	20	23.02.17	70.1
refer	As	indicated	Z0. I
1,900 E		De	

	ZONING CHAR	T - CAMBRIDGE		
LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	IA-1	1A-1 ZONE	IA-1 ZONE	COMPLIES
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMPLIES
MIN LOT SIZE	5,000 SF	±5,563 SF	±5,563 SF	COMPLIES
MIN LOT AREA PER DWELLING UNIT	300 SF PER ECHO + 30% IHP BONUS 230	±2,781.5 SF	±292.8 5F	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.25 x 2.0 PER ECHO + 30% IHP BONUS 3.25	1.9	3.25	COMPLIES
MAX BUILDING HEIGHT	45'	24.2	45'	COMPLIES
MIN, YARD SETBACKS FRONT (THIRD ST) FRONT (BENT ST) SIDE 1 (THIRD ST) SIDE 2 (BENT ST)	0.0° 0.0° H+L/5 OR 10° BY SPECIAL PERMIT H+L/5 OR 10° BY SPECIAL PERMIT	0,2' 5,3' 1,3' 39'		COMPLIES
MIN LOT WIDTH	50'	63.4'	63'4	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	0% OPEN SPACE REQUIRED	544 SF	1348 SF	COMPLIES
BICYCLE PARKING	1/DWELLING UNIT	N/A	19 PARKING SPACES (1/DU) LONG TERM	COMPLIES

FOOTNOTES:



	PROPOSED TOP OF RO
	27/15-23
	PROPOSED LEVEL
	PROPOSED LEVE 48.
	PROPOSED LEVE 39.
	PROPOSED LEVEL
	b AVERAGE GRAJ 29.2 PROPOSED LEVEL

PROPOSED GFA SCHEDULE Level Area
PROPOSED LEVEL 1 4045 SF PROPOSED LEVEL 2 4015 SF PROPOSED LEVEL 3 3340 SF PROPOSED LEVEL 4 3340 SF PROPOSED LEVEL 5 3340 SF

18080 SF

PROPOSED LEVEL 4 = 3340 GFA

1" = 20'-0'

5 PROPOSED LEVEL 5 = 3340 GFA 1" = 20'-0"



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SPECIAL PERMIT

AndersonPorterDesign 1972 Massochutetts Ave, 4th Floor Combridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

231-235 THIRD STREET 231-235 THIRD STREET, CAMBRIDGE MA 02142

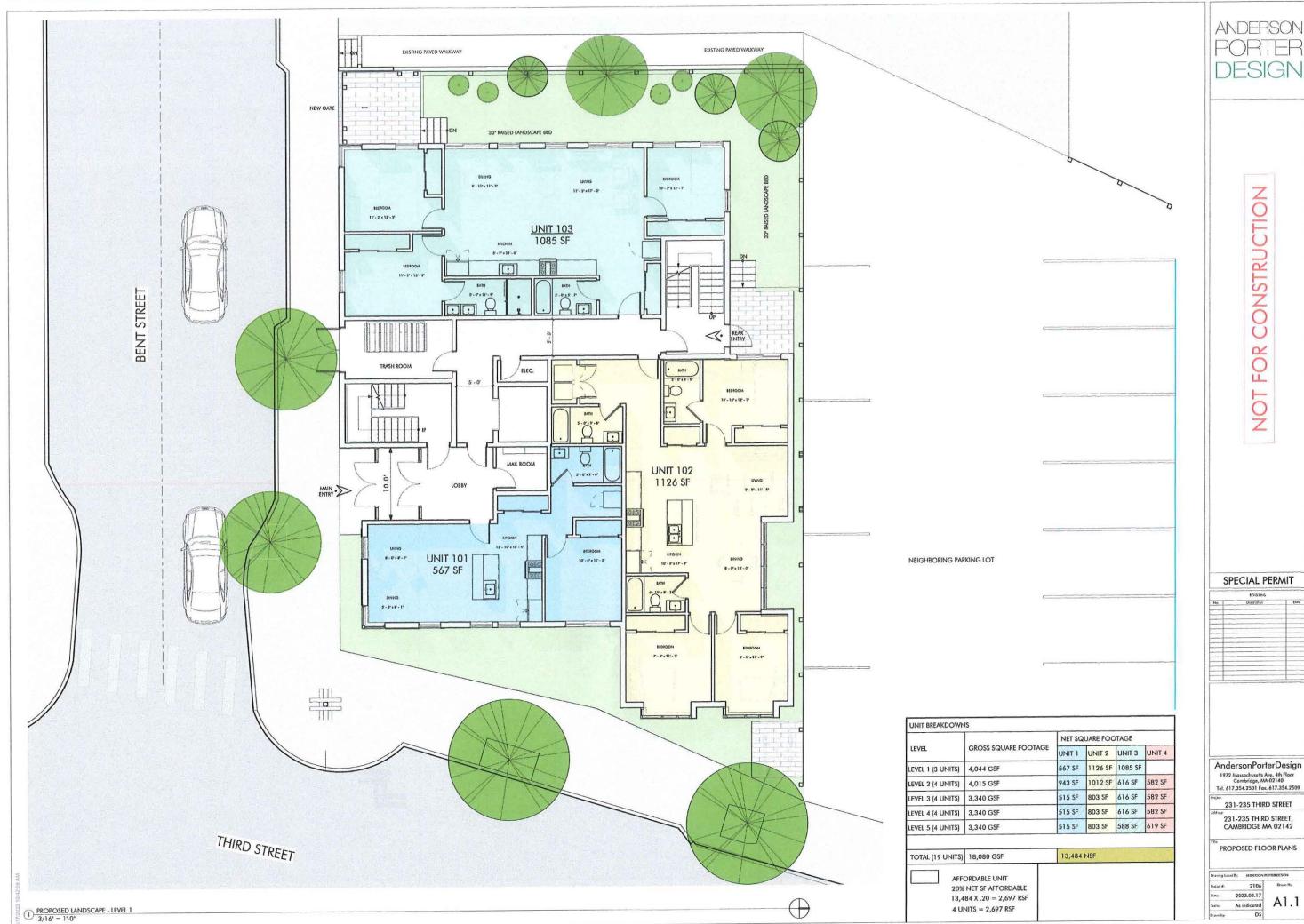
PROPOSED LANDSCAPE PLAN

L1.2

4'-6" FENCE ATOP NEW 30" BLOCK RETAINING WALL. EXISTING PAVED WALKWAY EXISTING PAVED WALKWAY (3) MOUNTAIN LAUREL -(1) HONEY LOCUST (4) SKYROCKET JUNIPER -NEW 6'-0" SOLID BOARD FENCE - (1) MAPLE NEW GATE -- (7) SUMMERSWEET 30" RAISED LANDSCAPE BED NEW PATIO _ PAVERS (2) AZALEAS (2) DOGWOOD GROUND COVER - (4) AZALEAS GRAVEL PATH (3) SKYROCKET JÚNIPER GROUND COVER _(3) SUMMERSWEET (2) MOUNTAIN LAUREL BENT STREET _30" BLOCK RETAINING WALL NEW PATIO PAVERS

1) PROPOSED LANDSCAPE ENLARGED





PENSIONS			
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NOT FOR CONSTRUCTION

SPECIAL PERMIT

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231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED FLOOR PLANS

2106 2023.02.17 2023.02.17 As indicated A1.2



ANDERSON PORTER DESIGN

NOT FOR CONSTRUCTION

SPECIAL PERMIT

RNSC45
No. Description Detail

AndersonPorterDesign
1972 Massochuselts Ave, 4th Floor
Combridge, MA 02140
Tel. 617.354.2501 Fac. 617.354.2509

231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED FLOOR PLANS



NOT FOR CONSTRUCTION

SPECIAL PERMIT

AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140 Tel. 617.354.2501 Fac. 617.354.2509

231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

Policid 4: 2106
Date: 2023.02.17
Seele: As indicated

A1.4



231-235 THIRD STREET

231-235 THIRD STREET, CAMBRIDGE MA 02142

PROPOSED ELEVATIONS

THIRD STREET ELEVATION

3/16' = 1'-0"



231-235 THIRD STREET

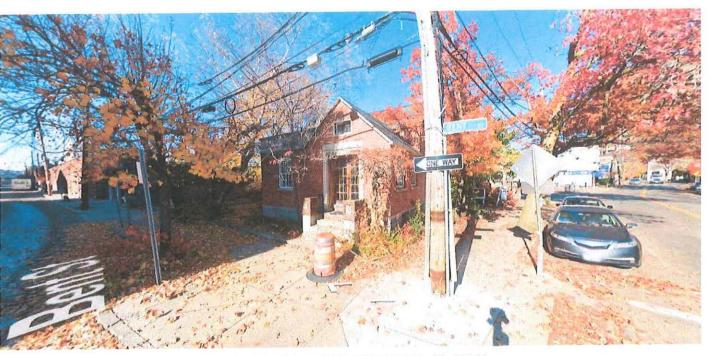
231-235 THIRD STREET, CAMBRIDGE MA 02142

EXISTING SITE PHOTOS



235 THIRD STREET

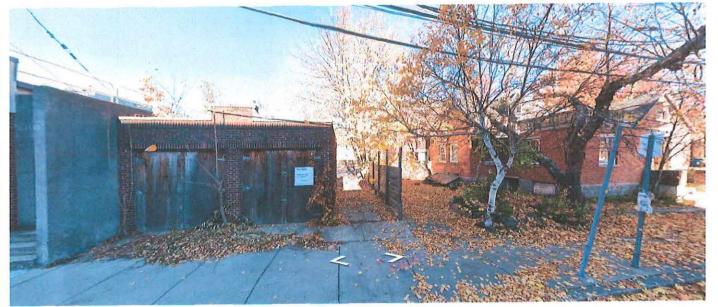
231 THIRD STREET



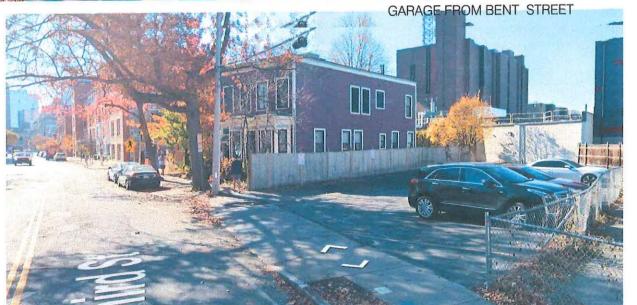
235 THIRD STREET AT CORNER OF BENT



231 THIRD STREET 235 THIRD STREET



235 THIRD STREET FROM BENT



PARKING LOT AT THIRD STREET

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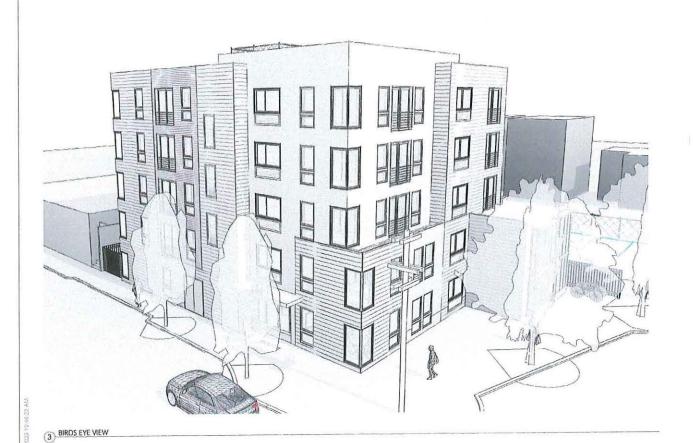
231-235 THIRD STREET 231-235 THIRD STREET, CAMBRIDGE MA 02142

3D VIEWS

2106 2023.02.17

(2) VIEW FROM THIRD STREET

(1) VIEW FROM CORNER OF BENT AND THIRD





4 VIEW FROM BENT STREET

Pacheco, Maria

From:

Victoria <octoryrose@yahoo.com>

Sent:

Tuesday, February 7, 2023 12:13 PM

To:

Pacheco, Maria

Subject:

231-235 THIRD STREET

Isn't 235 Third Street a historic building? That should not be raised! Do we really need MORE ugly apartment boxes in this city? That beautiful building as well as the building next door should not be demolished. Please don't let it happen!

Victoria Ruff, 617-710-0136 30 Sciarappa St., Cambridge

Pacheco, Maria

From:

Joseph Rose <cambridgemoxie@yahoo.com>

Sent:

Tuesday, February 14, 2023 9:56 AM

To:

Pacheco, Maria

Subject:

Opposition Letter for BZA-208873

To the Board of Zoning Appeals,

With regards to the proposal (BZA-208873)

These parcels provide an amazing gateway into the neighborhood and undoubtedly promote the historic character of the neighborhood.

The proposal razes the historic, one story brick building (235 Third St) and guts the historic character of the second building (231 Third St) in order to construct a looming 5 story, 20 unit apartment building with no retail component (one of the properties had previously been a law office.)

From what I can tell, there is no demonstrable hardship that is met by this proposal. As proposed, it:

- -removes the historic nature of the existing buildings
- -lacks any retail component
- -lacks sufficient set back requirements for neighbors
- -seems daunting in a high visibility corridor into the neighborhood

I oppose this petition and hope the board votes accordingly.

Sincerely,

Joe Rose Spring St

Pacheco, Maria

From:

Elizabeth Doyle <eliz.chandler17@gmail.com>

Sent:

Friday, February 17, 2023 10:54 AM

To: Subject: Pacheco, Maria BZA-208873

Dear Ms. Pacheco and Board Members

I am writing to express my strong opposition to proposal BZA 208873. The two currently existing buildings, a one-story brick building (235 Third St) and a two-story building (231 Third St) formerly a law office, offer residents and visitors a unique gateway into historic East Cambridge. To permit their demolition and the construction of a 5 story, 20 unit apartment building would deprive the neighborhood of a small oasis of historic charm, violate set-back requirements for neighbors and would forego the opportunity for a retail component on any future development.

From what I can tell, there is no demonstrable hardship that is met by this proposal.

I oppose this petition and hope the board votes accordingly.

Sincerely,

Elizabeth Doyle Hurley St.



City of Cambridge

MASSACHUL TS

BOARD OF ZUNING 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: DND HOMES LLC (Print)	Date: 2/3 / 23
Address: 231-235 Yhird St.	· · · · · · ·
Case No. BZA - 208873	*
Hearing Date: $\frac{2/23/23}{}$	

Thank you, Bza Members