



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 26 PM 2:16
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 208873

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Daniel P Anderson C/O Anderson Porter Design Inc

PETITIONER'S ADDRESS: 1972 Massachusetts Avenue, Cambridge, MA 02140

LOCATION OF PROPERTY: 231-235 Third Street, Cambridge, MA

TYPE OF OCCUPANCY: Business/Residential **ZONING DISTRICT:** Industrial A-1 Zone

REASON FOR PETITION:

/Additions/ /New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct an addition to the non-conforming structure that is increased more than 25%.

Reduction in minimum required side/rear yard setback to an allowed 10' minimum.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.34 (Table of Dimensional Requirements)

Article: 8.000 Section: 8.22.3 (Nonconforming Structure)

Article: 10.000 Section: 10.30 (Variance). & 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

DANIEL P ANDERSON

(Print Name)

Address:

1972 MASS AVE. CAMBRIDGE

Tel. No.

617 354 2501

E-Mail Address:

dan@andersonporter.com

Date: _____

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

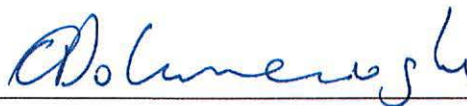
State that I/We own the property located at 233-235 Third Street, Cambridge, MA which is the subject of this zoning application.

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 Middlesex

The above-name Ozan Dokmecioglu personally appeared before me, this 24 of, Jan ~~2004~~ 2023, and made oath that the above statement is true.



My commission expires 10-28-2027 (Notary Seal).



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

BZA Application Form**SUPPORTING STATEMENT FOR A VARIANCE**

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

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

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.

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

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 an 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.

2) 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.**

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 231-235 Third Street, Cambridge, MA (location) would not be a detriment to the public interest because:

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

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

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

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.

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

The 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.

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

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.

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

The 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.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel P Anderson
Location: 231-235 Third Street, Cambridge, MA
Phone: 617 354 2501

Present Use/Occupancy: Business/Residential
Zone: Industrial A-1 Zone
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'.

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,

A handwritten signature in blue ink, appearing to read "D. Anderson", with a long horizontal flourish extending to the right.

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

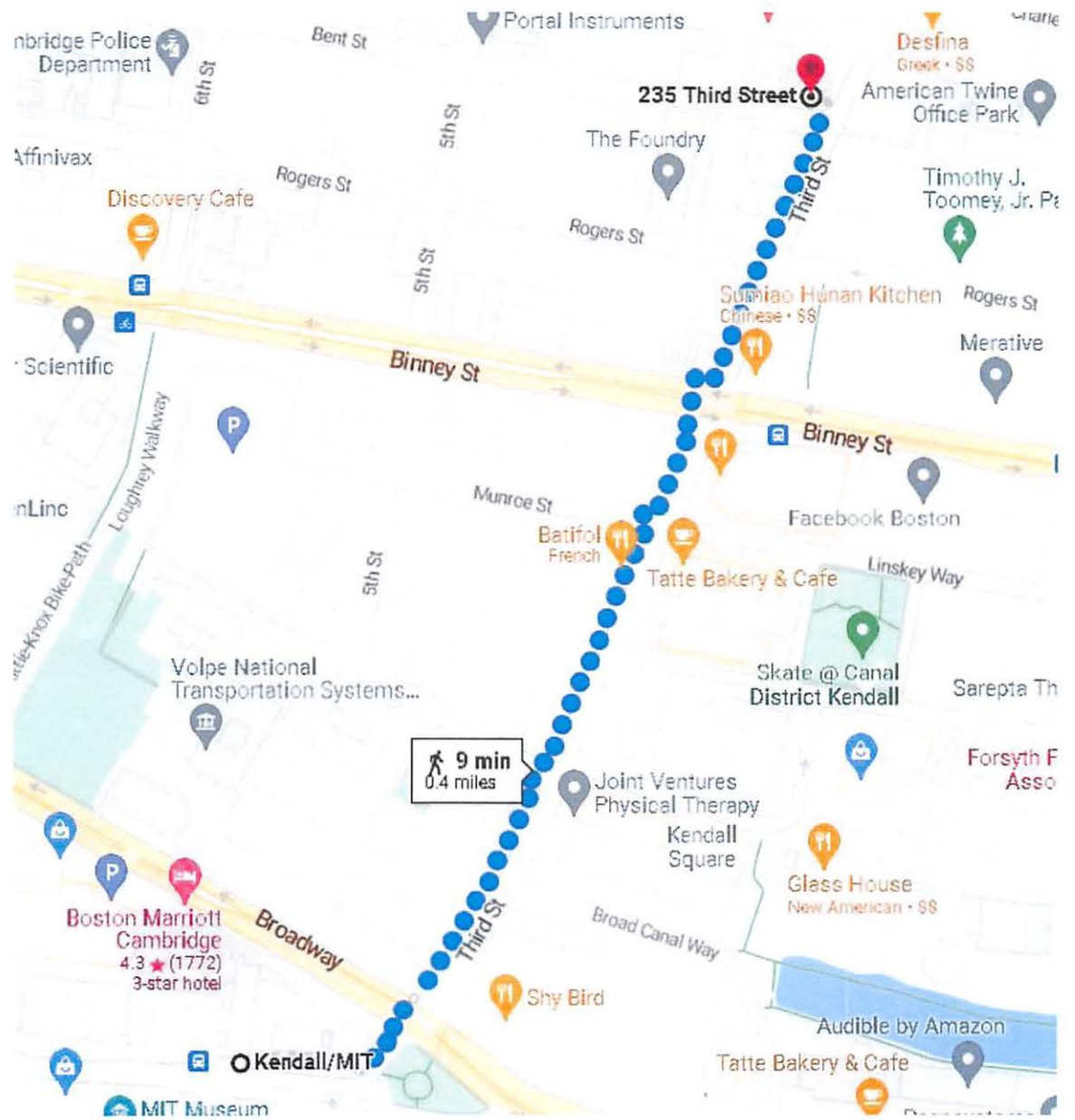


Exhibit A – Walking Distance to Kendall MIT

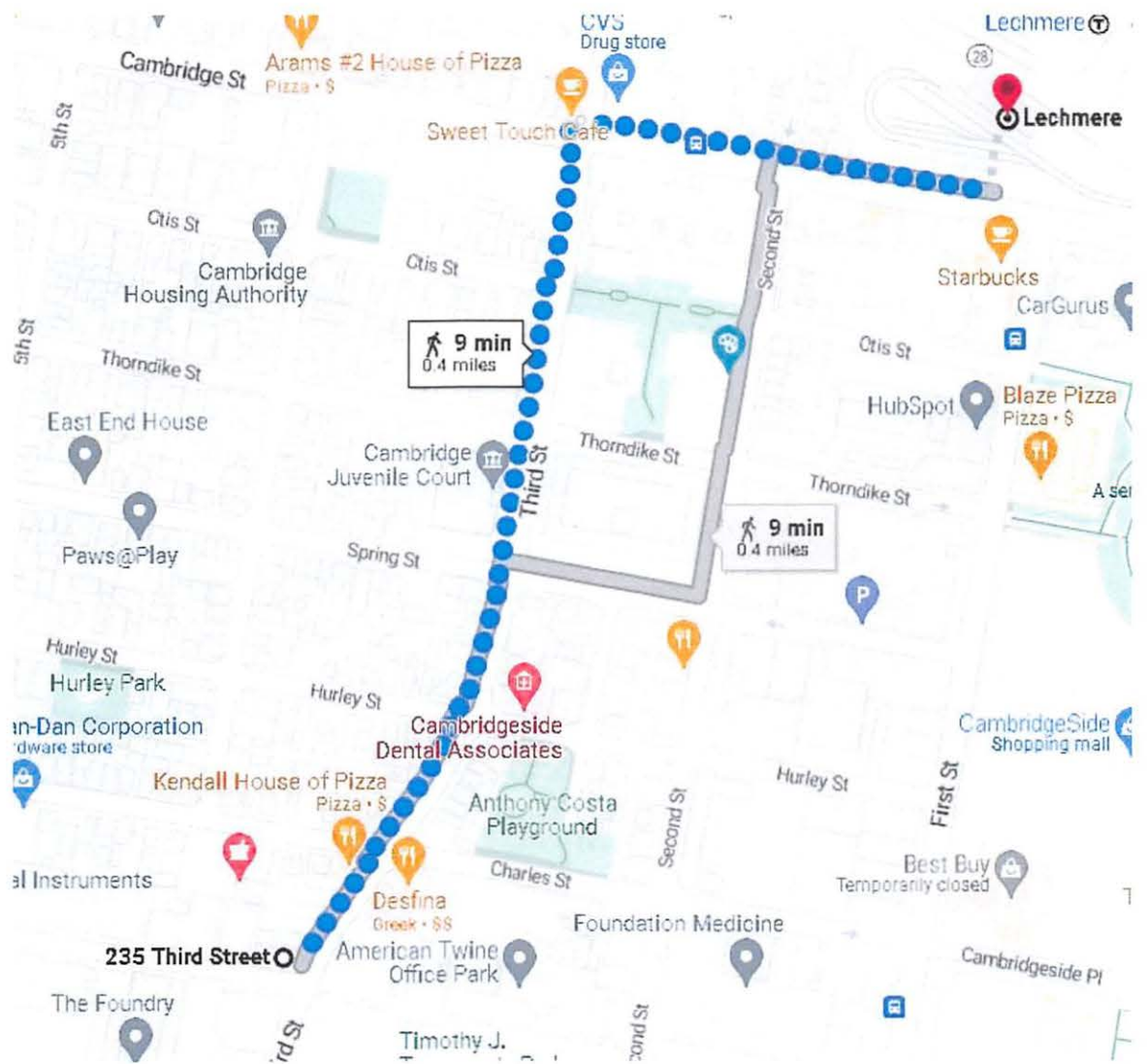


Exhibit B – Walking Distance to Lechmere Station

1 * * * * *

2 (8:09 p.m.)

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

5 BRENDAN SULLIVAN: The next case I'm going to call
6 will be 231-235 Third Street. That's 208873. That would be
7 -- Mr. Anderson, are you still on the line?

8 DAN ANDERSON: Hello, Mr. Sullivan. I am here.

9 BRENDAN SULLIVAN: Okay. Let me -- I think we can
10 dispose of this very quickly, and then I don't need to have
11 you hanging around.

12 DAN ANDERSON: I appreciate it. It's always
13 interesting and engaging to hear you guys. So not a
14 hardship here.

15 BRENDAN SULLIVAN: Okay. So let me call the case
16 then. The Board will now hear Case No. 208873 -- 231-235
17 Third Street. So you are requesting a continuance?

18 DAN ANDERSON: Yes, sir. So Dan Anderson, a
19 Partner at Anderson Porter Design. So on request from my
20 clients to have time to further engage the neighborhood, we
21 would like to request a continuance.

22 BRENDAN SULLIVAN: All right. Any -- and it's a

1 case not heard? We're into April 13? I'm sorry, could I
2 have that sheet? Either April -- or April 27?

3 DAN ANDERSON: Is it a choice between the two?
4 Because I'll take the thirteenth if it's available.

5 BRENDAN SULLIVAN: I'm sorry? Yeah, so we have
6 four and three. Yeah. Okay. And that one of them is going
7 to go away anyhow, so -- I know that one's going away. All
8 right, sorry.

9 April -- April 13, Dan?

10 DAN ANDERSON: That would be outstanding. Thank
11 you.

12 BRENDAN SULLIVAN: Okay. Let me make a motion,
13 then, to continue this matter to April 13, 2023 at 6:00 p.m.
14 on the condition that you sign a waiver to the statutory
15 requirement for a hearing and a decision to be rendered
16 thereof. That such waiver should be in the file by 5:00
17 p.m. or one week from tonight.

18 That any new submittals be in the file -- plans,
19 dimensional forms, supporting statements, by 5:00 p.m. on
20 the Monday prior to the April 13 hearing.

21 And that you change the posting sign to reflect
22 the new date of April 13, 2023 and the new time of 6:00 p.m.

1 On the motion, then, to continue this matter, Jim
2 Monteverde?

3 JIM MONTEVERDE: In favor of the continuance.

4 BRENDAN SULLIVAN: Andrea Hickey?

5 ANDREA HICKEY: Mr. Chair, I'm going to abstain.

6 But I don't think you need me anyway in order for the
7 continuance to carry.

8 BRENDAN SULLIVAN: Great. Laura Wernick?

9 LAURA WERNICK: In favor.

10 BRENDAN SULLIVAN: Matina Williams?

11 MATINA WILLIAMS: In favor.

12 BRENDAN SULLIVAN: Brendan Sullivan yes.

13 [FOUR vote YES, ONE abstains]

14 BRENDAN SULLIVAN: On the four affirmative votes,
15 this matter is continued to April 13, 2023 at 6:00 p.m.

16 DAN ANDERSON: Thank you very much. Have a good
17 evening.

18

19

20

21

22

Pacheco, Maria

From: Dan Anderson <dan@andersonporter.com>
Sent: Friday, April 7, 2023 10:13 AM
To: Pacheco, Maria
Subject: 231-235 Third Street 208873

Dear Board of Zoning Appeal;

We are writing to request a continuance for the special permit/variance application 208873 for 231-235 Third St. The project will be reviewed by the Cambridge Historic Commission on May 4. The outcome will bear on the current application.

Regards,
Dan

Daniel P. Anderson

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

o. 617 354 2501 ext. 111
m.617 794 2371

www.andersonporter.com



"Always design a thing by considering it in its larger context - a chair in a room, a room in a house, a house in an environment, an environment in a city plan."

Eliel Saarinen

Pacheco, Maria

From: Ted Moore <ted.moore3@gmail.com>
Sent: Tuesday, February 21, 2023 1:45 PM
To: Pacheco, Maria
Subject: Comments for Board of Zoning Appeal Meeting regarding BZA-208873

Hello! East Cambridge resident here, I walk with my child on Third Street quite often and go by these properties (231-235 Third Street). I think they are beautiful homes and think it's a shame that no one is living in them. However, I don't want to see them torn down and replaced with another boxy condo building. I'm concerned we're losing our city's character to uncontrolled real-estate growth that is being encouraged by otherwise well-intentioned residents concerned with the price of housing. I support an overhaul of them to make them livable to new residents but we should not destroy our history.

Best,
-Ted Moore

Pacheco, Maria

From: Bill McAvinney <bmccavinney@earthlink.net>
Sent: Tuesday, February 21, 2023 2:35 PM
To: Pacheco, Maria
Cc: Bill McAvinney
Subject: In support of Case #BZA-208873

Dear BZA Board Members,

Cambridge has moved on from having a housing crisis to having a housing famine. Many of my friends and my son have been driven out of Cambridge by the lack of available housing. This project is asking for minimal zoning relief, and will create homes for 18 more families, not a lot, but we need all we can get. I strongly encourage you to approve the variance and special permit for this project.

Sincerely,
William McAvinney
12 Douglass St

Pacheco, Maria

From: Danielle <daniellemishkin@yahoo.com>
Sent: Wednesday, February 22, 2023 5:01 PM
To: Pacheco, Maria
Subject: Proposal BZA-208873

To the Board of Zoning Appeals,

With regards to the proposal (BZA-208873)

This proposal does not meet the necessary requirements for a hardship. Ideally the developer would incorporate existing structures into their design for this parcel. The massing as presented is out of scale for the surrounding 2-3 story buildings. Even the adjacent development across Bent street tapers down to 4 stories as it approaches the residential neighborhood. In keeping with that design principle and to avoid encroaching on the 2-3 story neighboring building, a 3-4 story building that maintains the historic structures and steps down would be more proportionate for the area.

I oppose this petition and hope the board votes accordingly.

Sincerely,

Danielle Mishkin
Spring St

Sent from my iPhone

Pacheco, Maria

From: Victoria <octoryrose@yahoo.com>
Sent: Thursday, February 23, 2023 9:55 AM
To: Pacheco, Maria; HistComm; chuckhinds@msn.com
Subject: Re: 231-235 THIRD STREET

I sent my email before (below) but sending again with a couple other addresses on the day of the Zoom meeting tonight.

Please don't demolish the two buildings at 231-235 Third Street! The little brick house is gorgeous and should never be demolished! Why can't they make their units within the two buildings without tearing them down? It would have so much more character than the cookie cutter buildings everywhere! Probably could charge more rent too! Come on people! Work hard for these buildings as well as the beautiful trees surrounding them! Victoria Ruff, 30 Sciarappa St., # 2, Cambridge, MA 02141

On Tuesday, February 7, 2023 at 12:13:09 PM EST, Victoria <octoryrose@yahoo.com> wrote:

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

East Cambridge



Planning Team

A Neighborhood Organization for the Betterment of East Cambridge

February 22, 2023

Cambridge Board of Zoning Appeal
831 Mass Ave
Cambridge, MA 02139

RE: 231-235 Third St. (BZA #208873)

Dear Chair Brendan Sullivan; Vice Chair Jim Monteverde; Members Alexander, Wernick, Hickey; and Associate Members Anderson, Leiserson, Williams, Marshall:

At the February 22, 2023 East Cambridge Planning Team (ECPT) regular meeting, architect Daniel Anderson presented a proposal to demolish an 1870s brick building and garage at 233-235 Third Street and construct an 18,080-sf building which incorporates the two-story residential structure at 229-231 Third Street. The resulting building would contain 19 residential units and no parking.

We understand the project needs significant zoning relief including a variance to construct an addition to a non-conforming structure that is increased more than 25% and a special permit to reduce side and rear yard setbacks.

After discussing the merits and details of the proposed project, ECPT voted unanimously to oppose the project as presented for the following reasons:

- The developer has not adequately involved the community in the proposal for its feedback and input. Only one abutter came to the first project outreach meeting.
- The proposed scale of the building would overwhelm the site.
- Bent Street is a transition area to the 2 and 3 story buildings in the core of East Cambridge. This building is a story higher than the adjacent building which is closer to Kendall Square.
- The addition of 19 units at this location with no parking would further burden the already crowded parking situation.
- The two buildings on the site have historical significance and their scale is more in keeping with the adjacent neighborhood. The loss of the character of these buildings, both architecturally and historically would be greatly felt.

Given the points above and that we believe the proponent did not demonstrate the required hardship for zoning relief, we ask that the Board of Zoning Appeal not grant the requested variances, nor special permit.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. Hinds', written over a light blue horizontal line.

Charles T. Hinds
President, ECPT

Pacheco, Maria

From: Tal Seiberg <tal.seiberg@gmail.com>
Sent: Thursday, February 23, 2023 10:33 PM
To: Pacheco, Maria
Subject: Support for building more housing

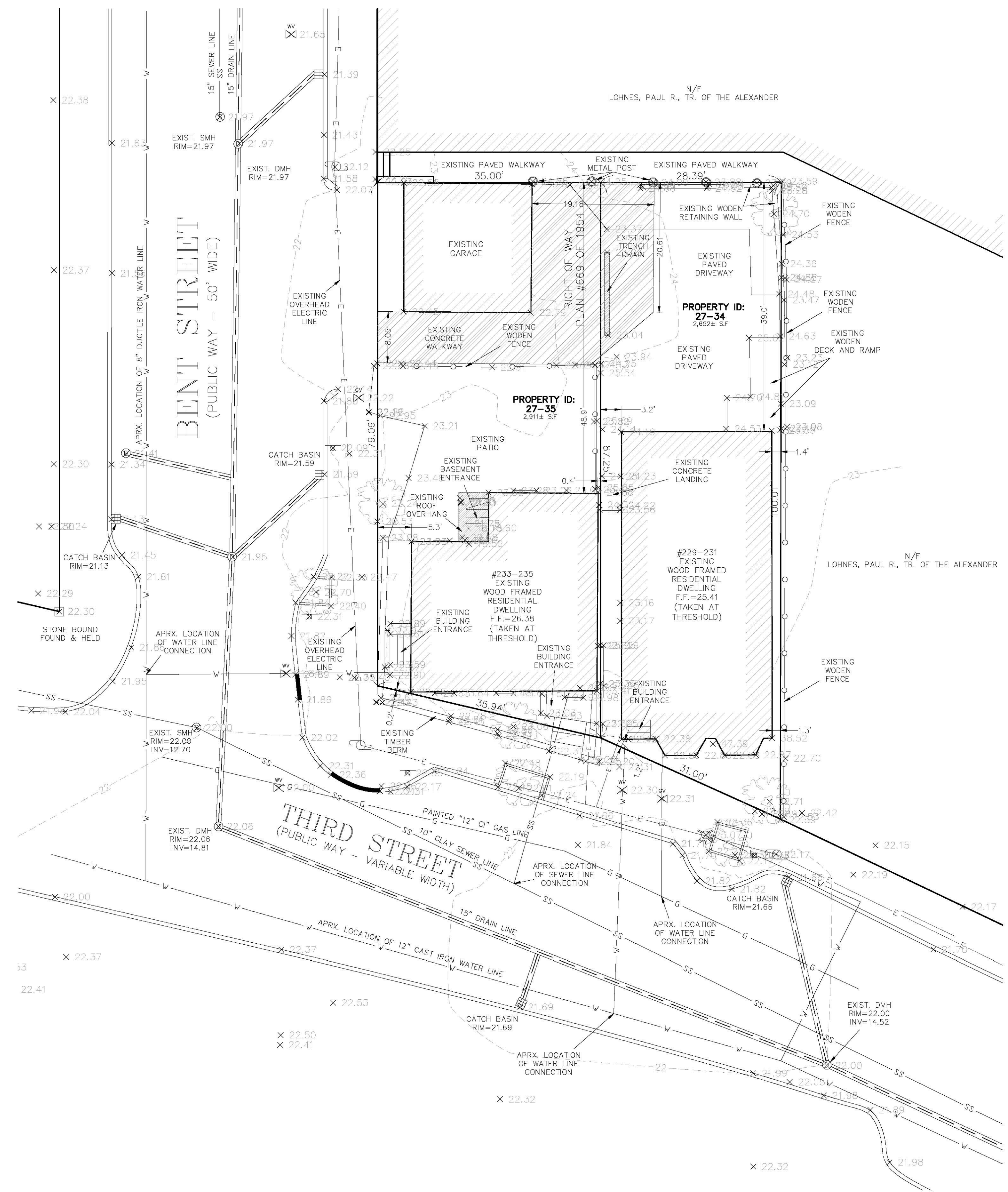
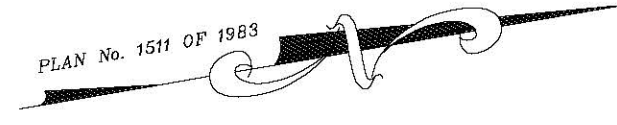
Hello,

I live in Cambridge and own an apartment here. I heard that the buildings at 231-235 Third Street are being rebuilt into a 5 story apartment building. I support this, and am excited to see more housing added to the city.

-Tal Seiberg

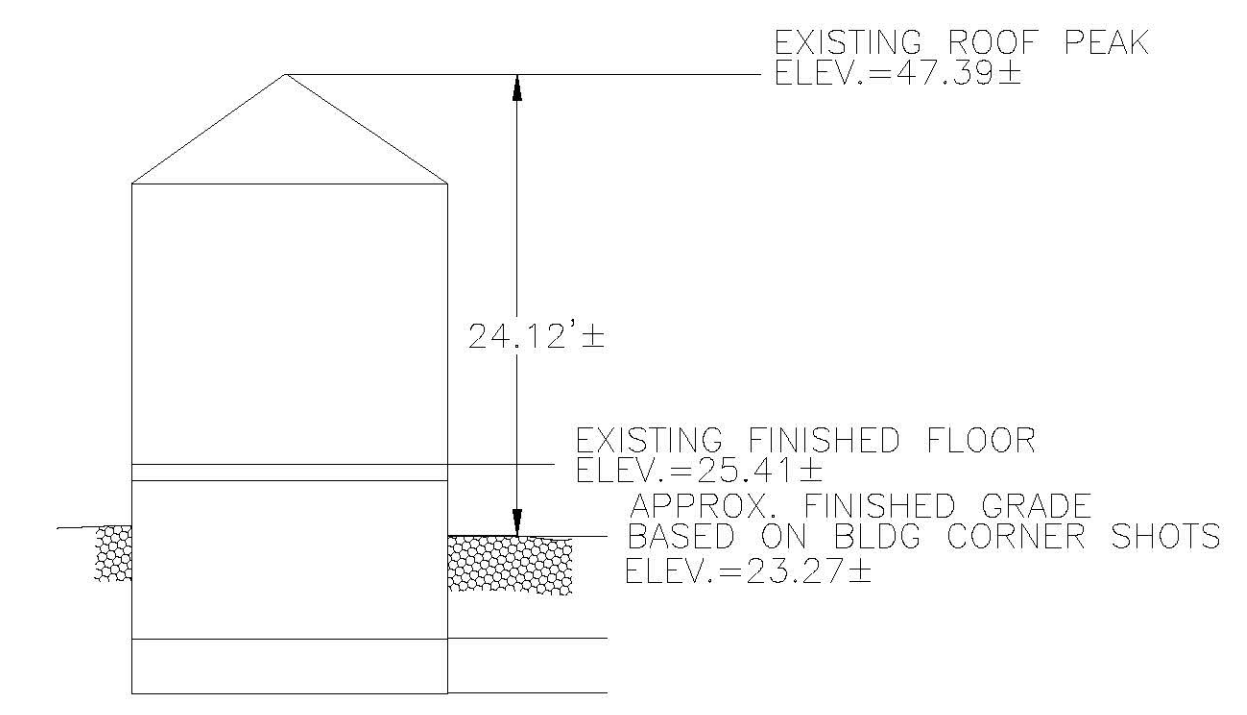
LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

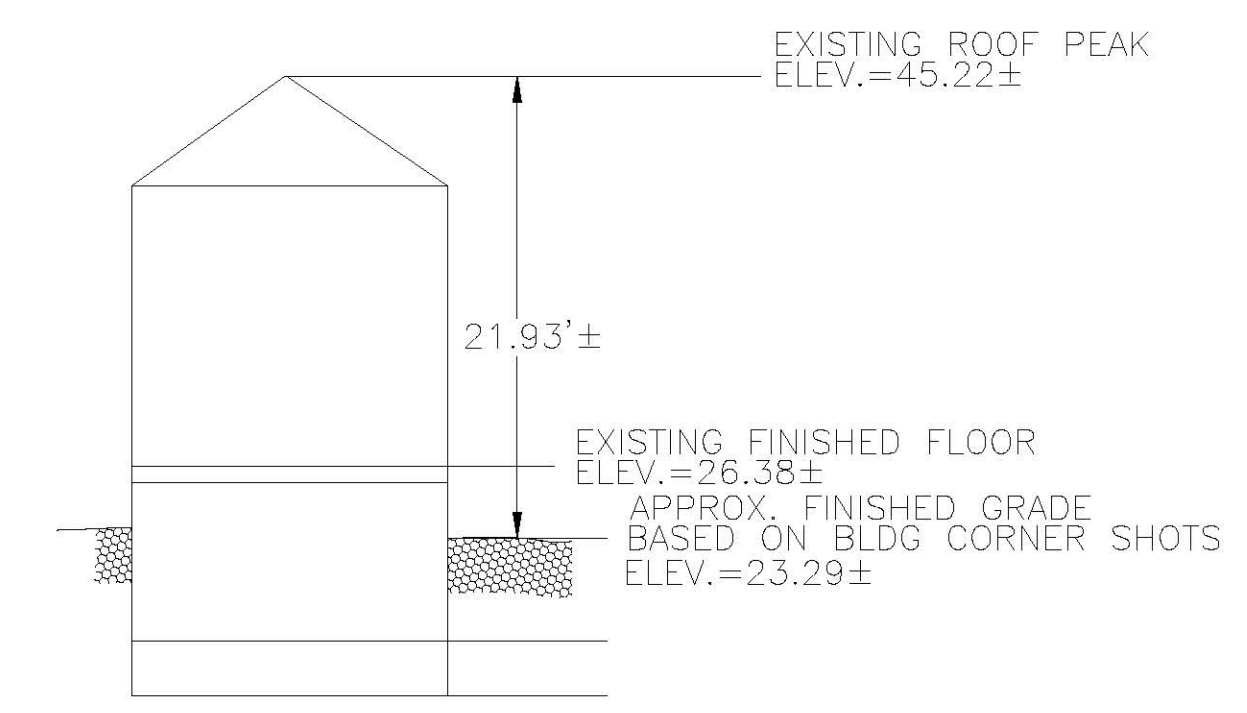


NOTES:

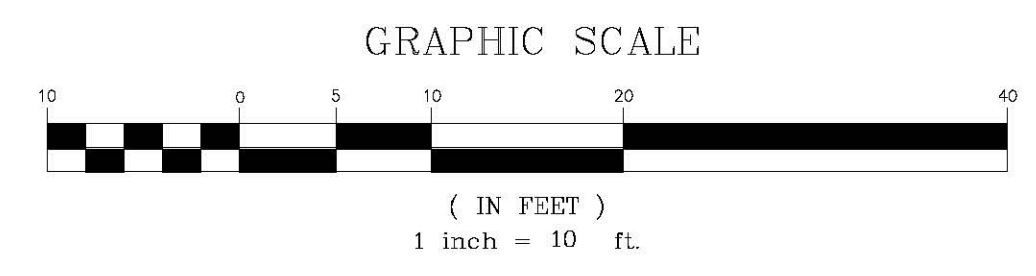
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.
- DEED REFERENCE: BOOK 50410, PAGE 470
DEED REFERENCE: BOOK 54778, PAGE 343
PLAN REFERENCE 1: PLAN NO. 669 OF 1954
PLAN REFERENCE 2: PLAN NO. 108 OF 1983
PLAN REFERENCE 3: PLAN 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
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 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: 2501866, DATED 6/4/2010.
- 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.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 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.
- 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
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	229-231 & 233-235 THIRD STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	KK
CHKD BY	ETS
APPD BY	PJN
REVISION	
BY	
EXISTING CONDITIONS PLAN	
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	
SHEET NO.	1

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



NOT FOR CONSTRUCTION

SPECIAL PERMIT

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

Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2106 Drawn No.

Date: 2023.01.13

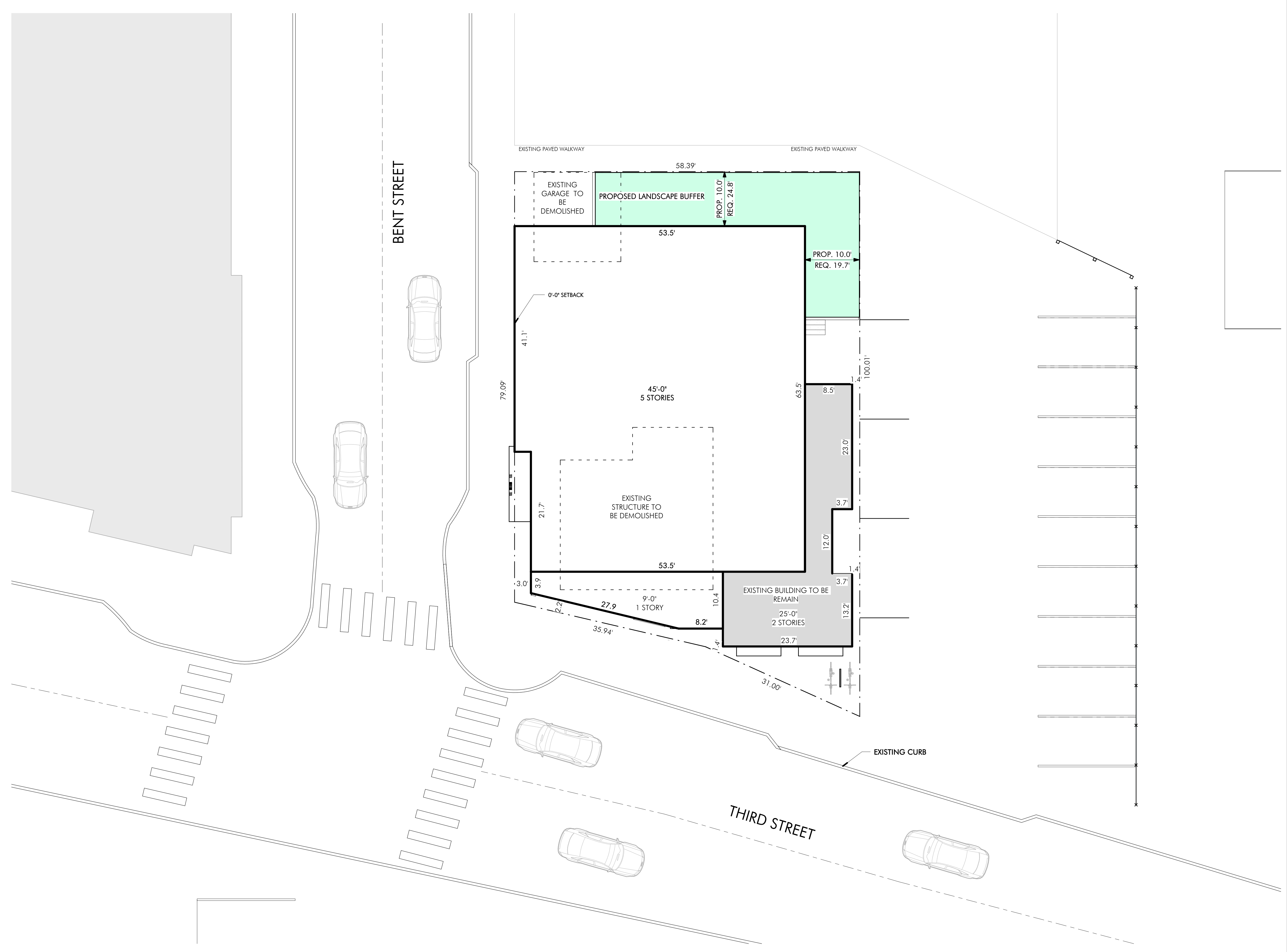
Scale: 1/8" = 1'-0"

Drawn by: DS

Z0.1

1/25/2023 10:06:33 AM

① ZONING PLAN WITH SETBACKS
1/8" = 1'-0"



NOT FOR CONSTRUCTION



LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,189 GSF	600 SF	1128 SF	616 SF	456 SF
LEVEL 2 (4 UNITS)	3,909 GSF	838 SF	1012 SF	616 SF	582 SF
LEVEL 3 (4 UNITS)	3,301 GSF	515 SF	770 SF	616 SF	582 SF
LEVEL 4 (4 UNITS)	3,301 GSF	515 SF	770 SF	616 SF	582 SF
LEVEL 5 (4 UNITS)	3,301 GSF	515 SF	770 SF	608 SF	590 SF
TOTAL (19 UNITS)	18,000 GSF	13,297 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,297 X .20 = 2,660 RSF
 4 UNITS = 2,660 RSF

SPECIAL PERMIT

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
 Address: 231-235 THIRD STREET,
 CAMBRIDGE MA 02142

Title:
 PROPOSED FLOOR PLANS (NET)

Drawing Issued By: ANDERSON PORTER DESIGN
 Project #: 2106
 Date: 2023.01.13
 Scale: As indicated
 Drawn by: DS

NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title:
PROPOSED FLOOR PLANS (NET)

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.01.13
Scale: As indicated
Drawn by: G.A.



LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,189 GSF	600 SF	1128 SF	616 SF	456 SF
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AFFORDABLE UNIT
20% NET SF AFFORDABLE
13,297 X .20 = 2,660 RSF
4 UNITS = 2,660 RSF

1/25/2023 10:04:49 AM

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

NOT FOR CONSTRUCTION



UNIT BREAKDOWNS		NET SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
		LEVEL 1 (3 UNITS)	4,189 GSF	600 SF	1128 SF
LEVEL 2 (4 UNITS)	3,909 GSF	838 SF	1012 SF	616 SF	582 SF
LEVEL 3 (4 UNITS)	3,301 GSF	515 SF	770 SF	616 SF	582 SF
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AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,297 X .20 = 2,660 RSF
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SPECIAL PERMIT

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
 Address: 231-235 THIRD STREET,
 CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS (NET)

Drawing Issued By: ANDERSON PORTER DESIGN
 Project #: 2106 Drawn No.
 Date: 2023.01.13
 Scale: As indicated
 Drawn by: G.A.

NOT FOR CONSTRUCTION

SPECIAL PERMIT

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
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142
Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.01.13
Scale: 3/16" = 1'-0"
Drawn by: DS

A-2.0

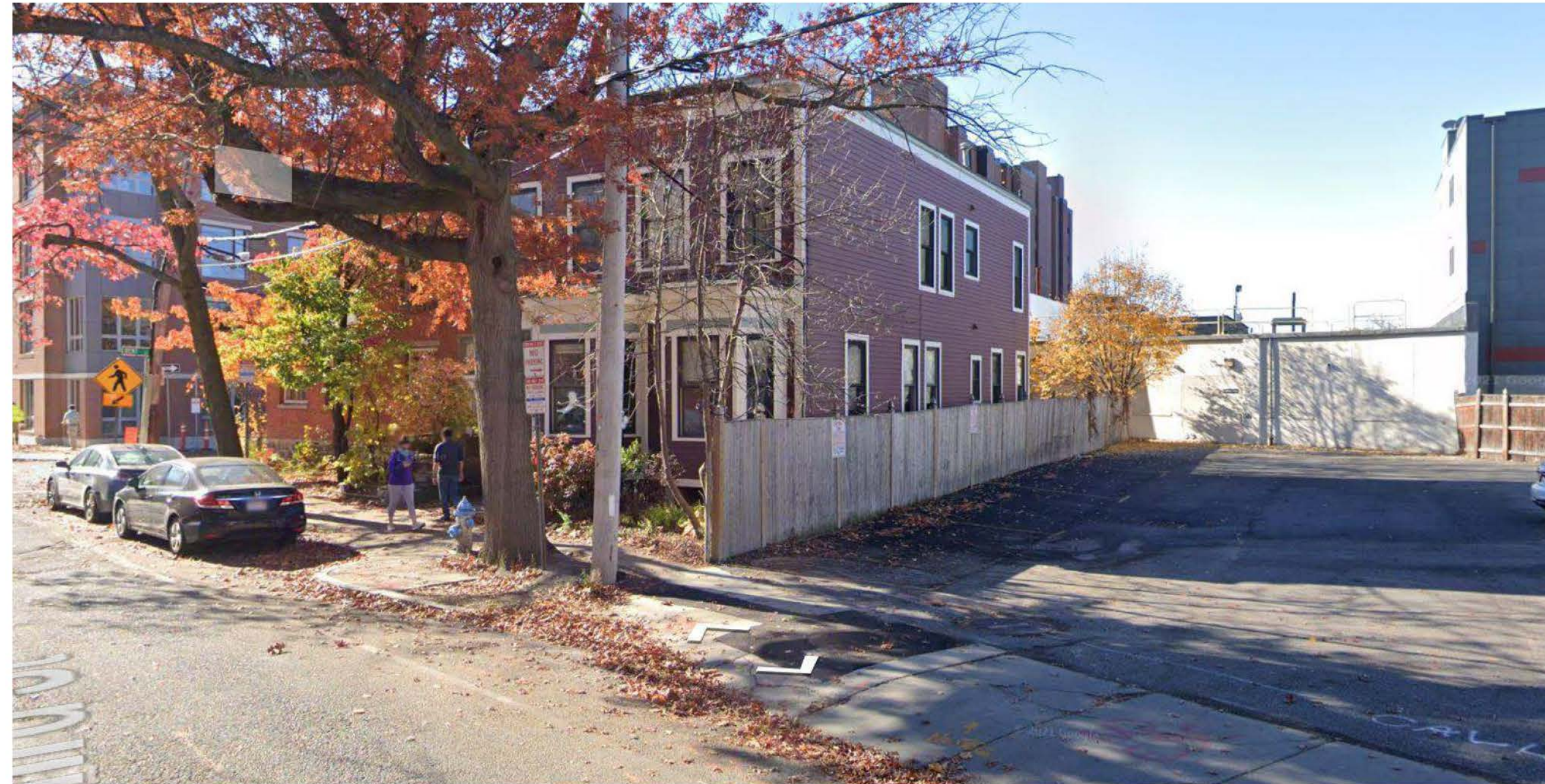
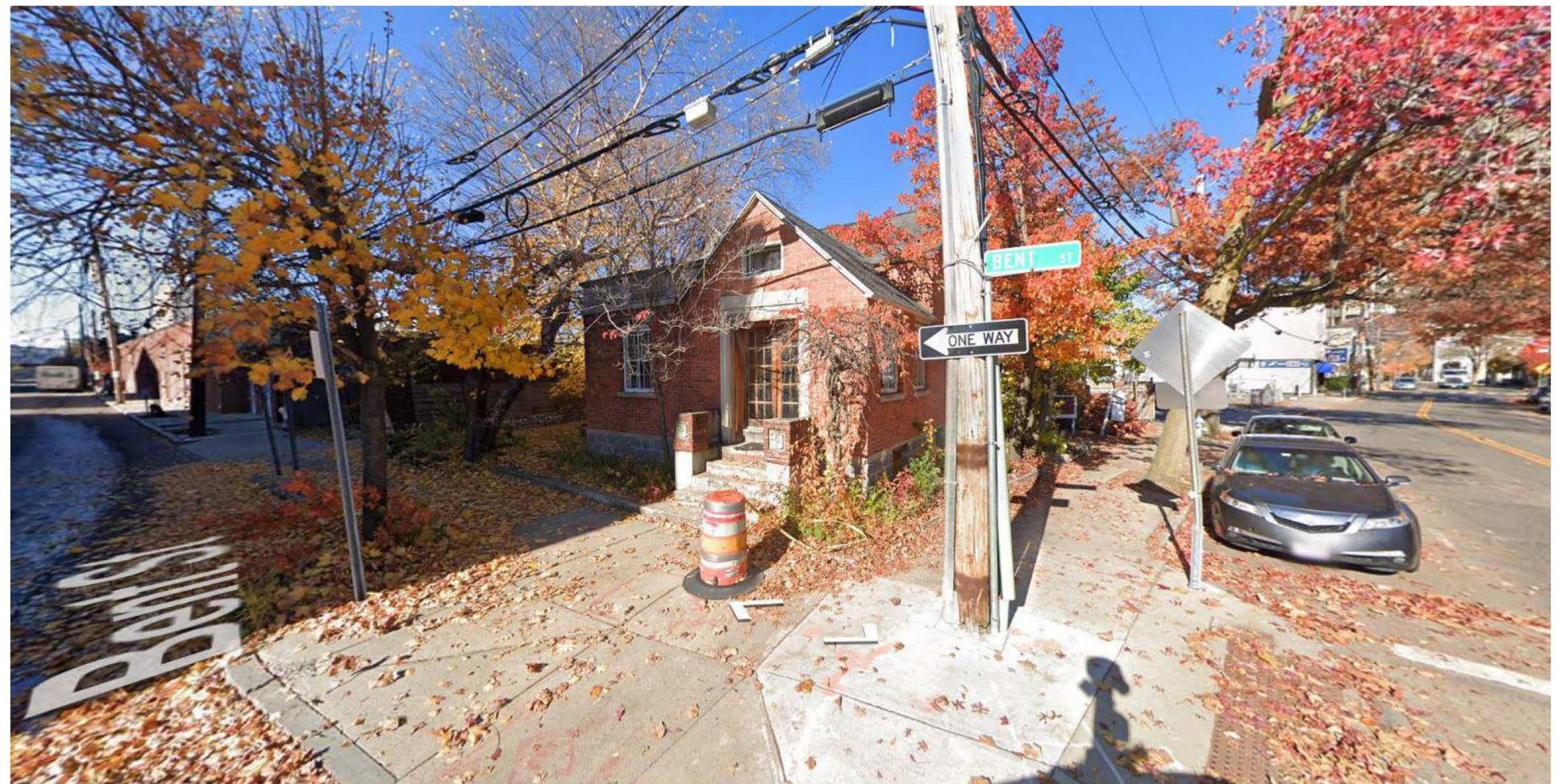
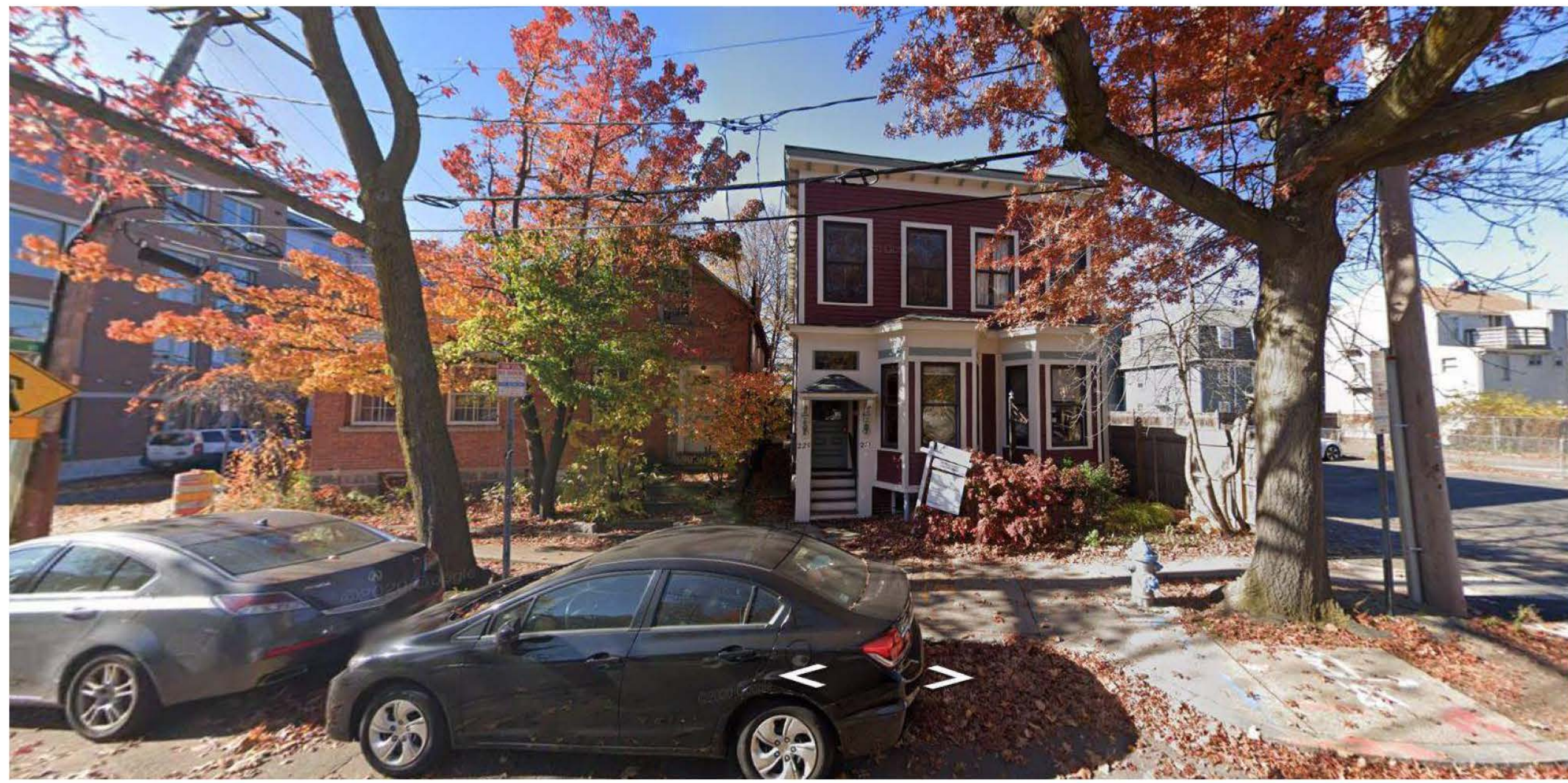


① THIRD STREET ELEVATION
3/16" = 1'-0"



② BENT STREET ELEVATION
3/16" = 1'-0"

NOT FOR CONSTRUCTION



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

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

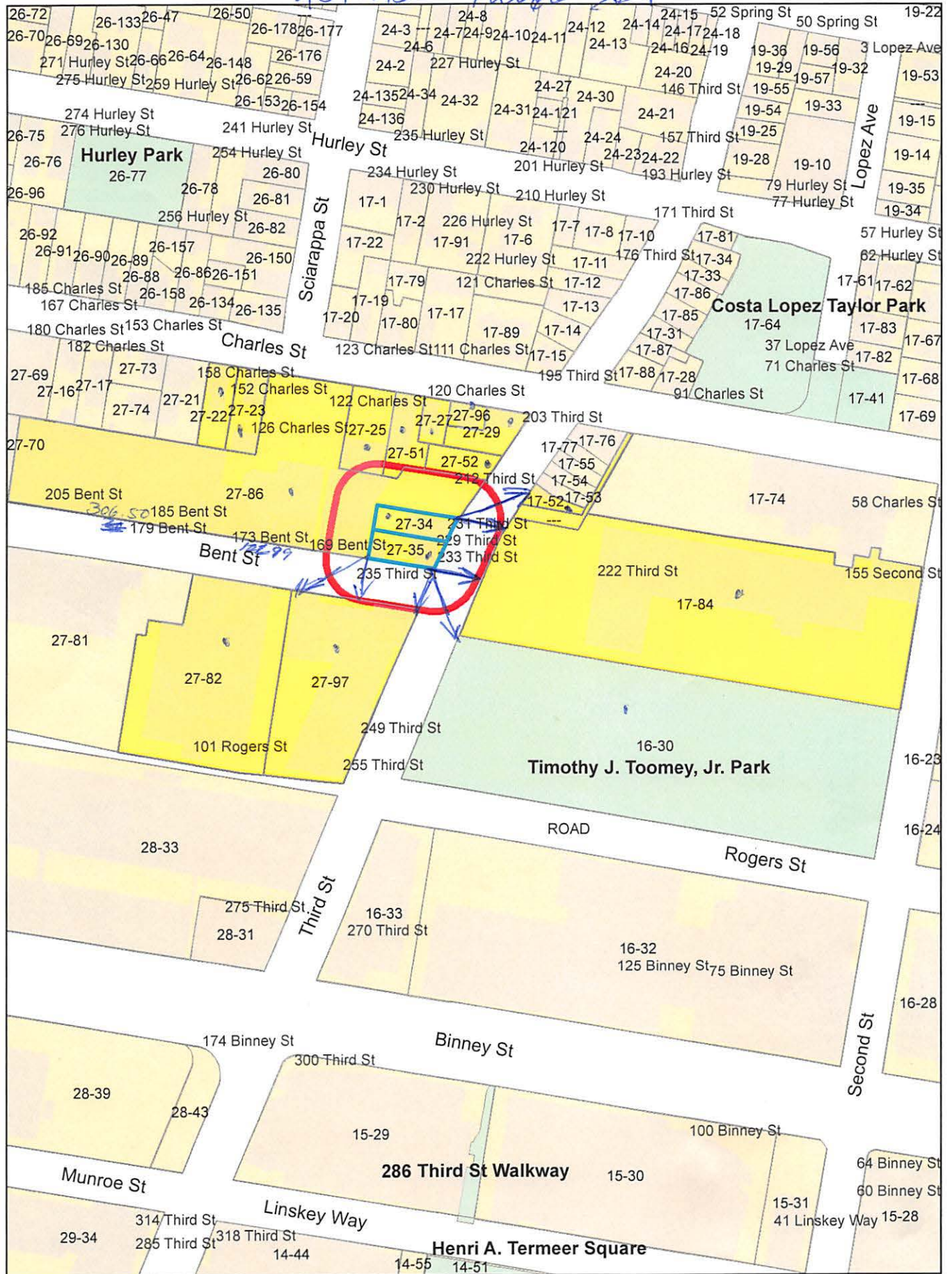
Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: EXISTING SITE PHOTOS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.01.13
Scale:
Drawn by: DA/DS

A-9.1

231-235 Third St.



231-235 Third St.

Petitioner

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

27-25
1ST CHARLES STREET LLC,
C/O GLANZ PROPERTIES, INC.
1018 BEACON ST
BROOKLINE, MA 02446

27-29
MALLAKIS, PARASKEVAS,
TR. OF MARPAR REAL
211 THIRD STREET
CAMBRIDGE, MA 02141

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

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

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

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

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

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

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

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

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

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

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

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

27-23
DEFABIO, GRAZIA E. TRUSTEE
33 BAY VIEW TERRACE
DANVERS, MA 01923

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

16-30
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

16-30
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: 3/1/2023 Project end date: 4/15/2023
Permit No: _____ Fee: _____
Date: 1/30/2023
Building location: 231 Third Street
Description of proposed work: Building Demolition

Property Owner: 231 Third Street LLC c/o DND-Homes LLC
Address: 1 Garfield Circle Unit 6 Burlington, MA 01803
Telephone Number: 857 207 6254 Email Address: ender.saricay@dnd-homes.com
Contractor: DND Homes LLC
Address: 1 Garfield Circle Unit 6 Burlington, MA 01803
Telephone number: 857 207 6254 Email Address: ender.saricay@dnd-homes.com
Material of building: wood frame with clapboard siding
Type of building construction (wood, concrete, steel, etc.): two story wood frame
How is building occupied: office No. of stories: two story
Number of residential units demolished: none
Is a Street Occupany permit (DPW) necessary?: _____ Yes X No
Is a Sidewalk Obstruction permit required?: _____ Yes X No
Estimated cost of demolition (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 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 applicaiton 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 Affidavit (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 defined by MGL c § 150A.

The debris will be disposed at/by EZ Disposal

Roll-off dumpster or container? Yes No Dumpster License# 14069

 Date 1/30/2023
Signature

Hold Harmless Clause:

The Permittee(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.



Signature of Licensed Contractor

Jesse Germain

Print Name of Licensed Contractor

C/O DND Homes, One Garfield Circle, Unit 6

Contractor's Address

Burlington, MA 01803

Contractor's City, State, ZipCode

857-207-6254

Contractor's Telephone Number

License Number **107114**

Class **CS**

Expiration Date: **07/02/2023**

City **Boylston**



Signature of Owner

Ozan Dokmecioglu

Print Name of owner

C/O DND Homes, One Garfield Circle, Unit 6

Owner's Address

Burlington, MA 01803

Owner's City, State, ZipCode

857-207-6254

Owner's Telephone Number

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 SERVICES DEPARTMENT

Inspector	Signature	Date
Environmental Health Inspector *	_____	_____
Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

* 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.

** 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, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: 3/1/2023 Project end date: 4/15/2023
Permit No: _____ Fee: _____
Date: 1/30/2023
Building location: 235 Third Street
Description of proposed work: Building Demolition

Property Owner: 235 Third Street LLC c/o DND-Homes LLC
Address: 1 Garfield Circle Unit 6 Burlington, MA 01803
Telephone Number: 857 207 6254 Email Address: ender.saricay@dnd-homes.com
Contractor: DND Homes LLC
Address: 1 Garfield 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 siding
Type of building construction (wood, concrete, steel, etc.): one and a half story wood frame
How is building occupied: office/residential No. of stories: one and a half
Number of residential units demolished: one
Is a Street Occupany permit (DPW) necessary?: _____ Yes X No
Is a Sidewalk Obstruction permit required?: _____ Yes X No
Estimated cost of demolition (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 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 applicaiton 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:

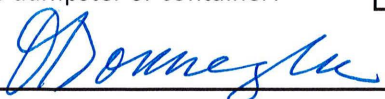
Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the applicable governing authority

Construction Debris Affidavit (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 defined by MGL c § 150A.

The debris will be disposed at/by Ez Disposal

Roll-off dumpster or container? Yes No Dumpster License# 14069


Signature


Date 1/30/2023

Hold Harmless Clause:

The Permittee(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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Signature of Licensed Contractor



Signature of Owner

Jesse Germain

Print Name of Licensed Contractor

Ozan Dokmecioglu

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

Owner's City, State, ZipCode

857-207-6254

Contractor's Telephone Number

857-207-6254

Owner's Telephone Number

License Number **107114**

Class **CS**

Expiration Date: **07/02/2023**

City **Boylston**

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Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA	_____	_____
Dig Safe 888-344-7233		Control #. _____	
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Inspector	Signature	Date
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Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

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CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

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Permit No: _____ Fee: _____
Date: 1/30/2023
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Description of proposed work: Building Demolition

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Contractor: DND Homes LLC
Address: 1 Garfield Circle Unit 6 Burlington, MA 01803
Telephone number: 857 207 6254 Email Address: ender.saricay@dnd-homes.com
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Type of building construction (wood, concrete, steel, etc.): one and a half story wood frame
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Number of residential units demolished: one
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Is a Sidewalk Obstruction permit required?: _____ Yes X No
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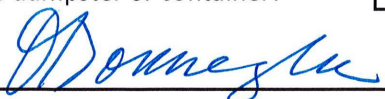
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The debris will be disposed at/by Ez Disposal

Roll-off dumpster or container? Yes No Dumpster License# 14069


Signature


Date 1/30/2023

Hold Harmless Clause:

The Permittee(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.



Signature of Licensed Contractor



Signature of Owner

Jesse Germain

Print Name of Licensed Contractor

Ozan Dokmecioglu

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

Owner's City, State, ZipCode

857-207-6254

Contractor's Telephone Number

857-207-6254

Owner's Telephone Number

License Number **107114**

Class **CS**

Expiration Date: **07/02/2023**

City **Boylston**

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 SERVICES DEPARTMENT

Inspector	Signature	Date
Environmental Health Inspector *	_____	_____
Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

* 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.

** 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.

SPECIAL PERMIT - 231-235 THIRD STREET

231-235 Third Street, Cambridge MA 02142

ANDERSON
PORTER
DESIGN



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2023 FEB 17 A 11:39

SITE LOCATION



CONTACTS

ARCHITECT
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
Burlington, MA 01803
Trina Murphy
781.460.8437

DRAWING LIST

- GENERAL**
G1.0 COVER SHEET
SHEET 01 EXISTING CONDITIONS PLAN
SHEET 02 GIS MAP
- ZONING**
Z0.1 ZONING COMPLIANCE
Z1.1 ZONING COMPLIANCE
- LANDSCAPE**
L1.1 PROPOSED LANDSCAPE PLAN
L1.2 PROPOSED LANDSCAPE PLAN
- ARCHITECTURAL**
A1.0 PROPOSED BASEMENT PLAN
A1.1 PROPOSED FLOOR PLANS
A1.2 PROPOSED FLOOR PLANS
A1.3 PROPOSED FLOOR PLANS
A1.4 PROPOSED FLOOR PLANS
A1.5 PROPOSED FLOOR PLANS
A2.0 PROPOSED ELEVATIONS
A2.1 PROPOSED ELEVATIONS
A9.1 EXISTING SITE PHOTOS
A9.2 3D VIEWS

ZONING SUMMARY

PROPERTY ADDRESS:	231-235 THIRD STREET, CAMBRIDGE MA 02142
ZONING DISTRICT:	Ind. A-1
PROJECT DESCRIPTION:	RENOVATION OF EXISTING AND NEW ADDITION - 19 RESIDENTIAL UNITS

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

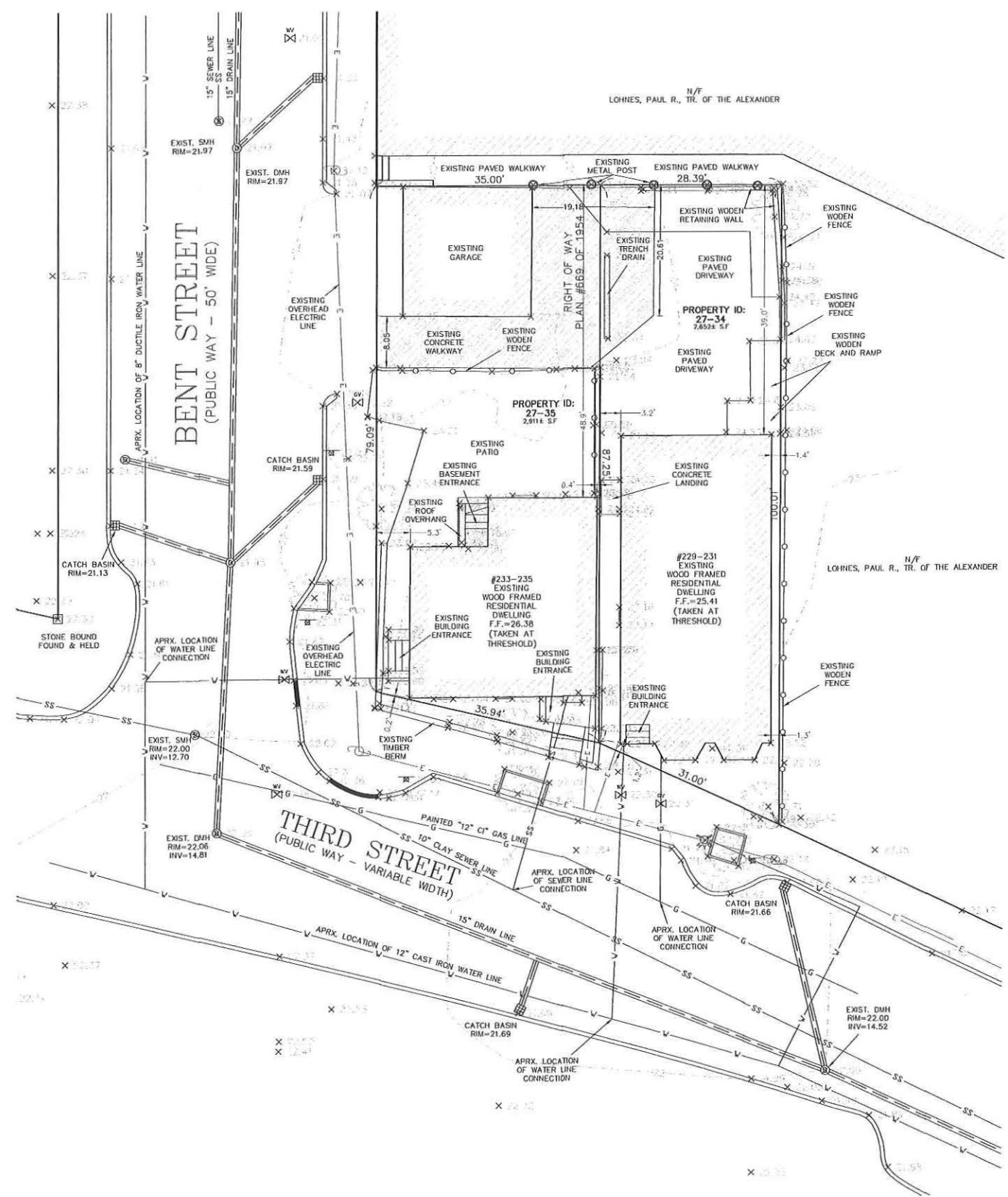
Title:
COVER SHEET

Drawing Level By: ANDERSON PORTER DESIGN

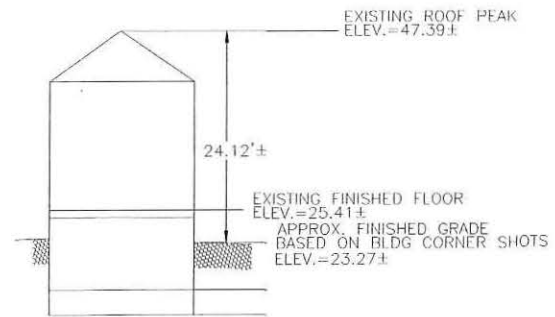
Project #:	2106	Drawn By:
Date:	2023.02.17	
Scale:	1 1/2" = 1'-0"	G1.0
Drawn by:	DA/DS	

2/17/2023 10:50:32 AM

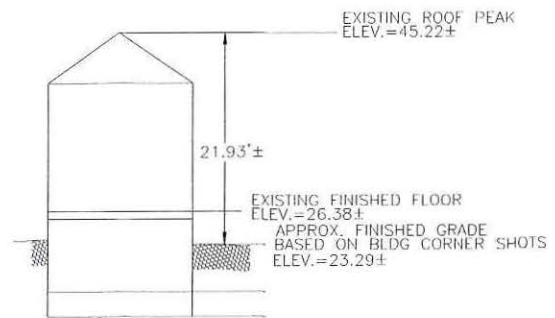
LEGEND	
[]	BOUND
[]	IRON PIN/PIPE
[]	STONE POST
[]	TREE
[]	TREE STUMP
[]	SHRUBS/FLOWERS
[]	SIGN
[]	BOLLARD
[]	SEWER MANHOLE
[]	DRAIN MANHOLE
[]	CATCH BASIN
[]	WATER MANHOLE
[]	WATER VALVE
[]	HYDRANT
[]	GAS VALVE
[]	ELECTRIC MANHOLE
[]	ELECTRIC HANDHOLE
[]	UTILITY POLE
[]	LIGHT POLE
[]	MANHOLE
[]	SPOT GRADE
[]	TOP OF WALL
[]	BOTTOM OF WALL
[]	EXISTING BUILDING
[]	RETAINING WALL
[]	STONE WALL
[]	FENCE
[]	TREE LINE
[]	SEWER LINE
[]	DRAIN LINE
[]	WATER LINE
[]	GAS LINE
[]	UNDERGROUND ELECTRIC LINE
[]	OVERHEAD WIRES
[]	CONTOUR LINE (MJR)
[]	CONTOUR LINE (MNR)



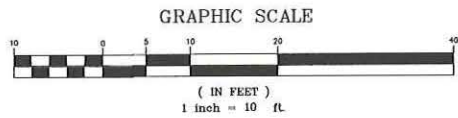
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.
 2. DEED REFERENCE: BOOK 50410, PAGE 470
DEED REFERENCE: BOOK 54778, PAGE 343
PLAN REFERENCE 1: PLAN NO. 669 OF 1954
PLAN REFERENCE 2: PLAN NO. 108 OF 1983
PLAN REFERENCE 3: PLAN NO. 1511 OF 1983
PLAN REFERENCE 4: PLAN NO. 507 OF 2007
PLAN REFERENCE 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



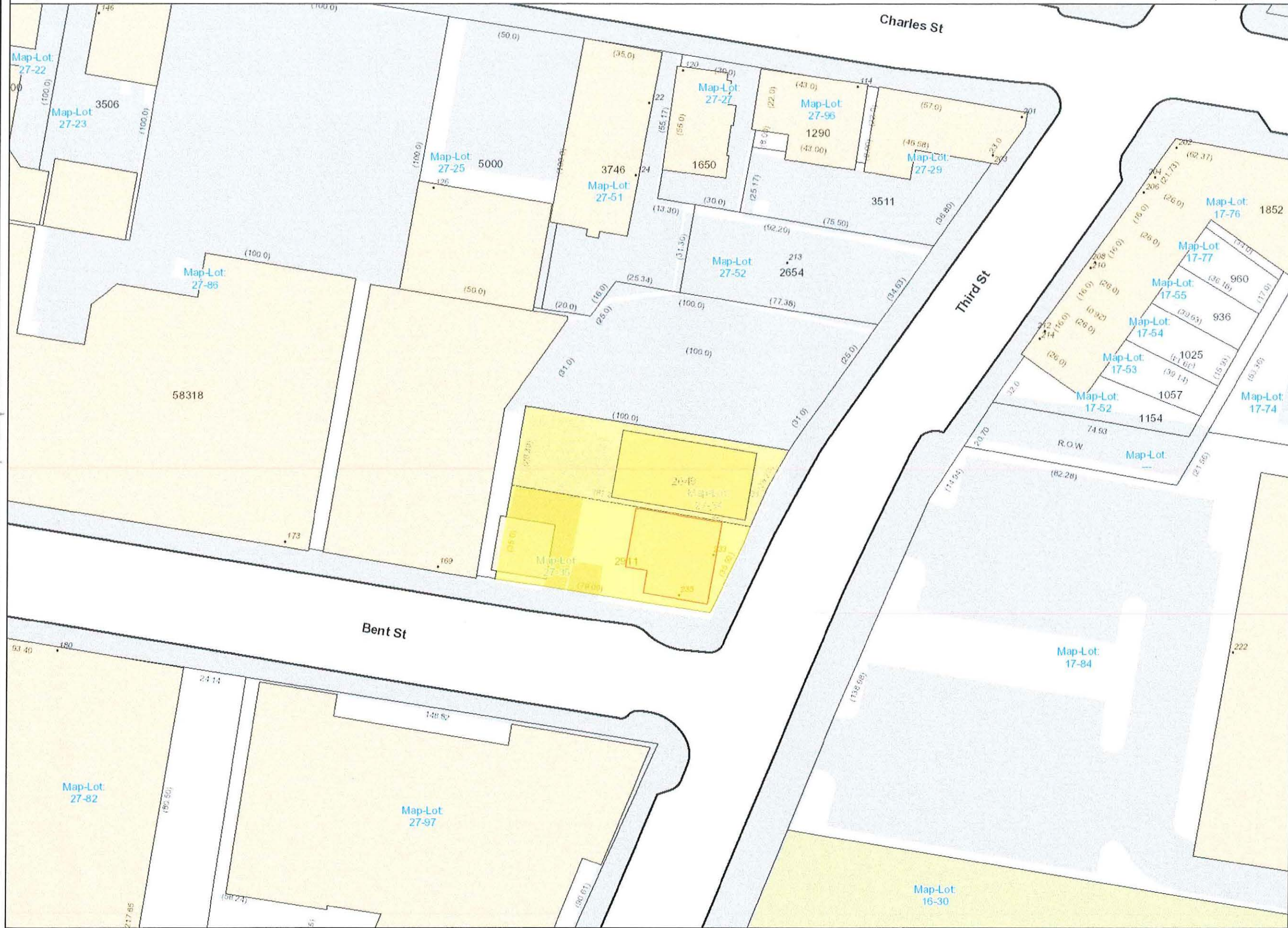
EXISTING PROFILE #233-235
NOT TO SCALE



SCALE	1"=10'			
DATE	1/19/2022	REV	DATE	REVISION
SHEET	1			
PLAN NO.	1 OF 1			
CLIENT:	229-231 & 233-235 THIRD STREET CAMBRIDGE MASSACHUSETTS			
DRAWN BY	KK			
CHKD BY	ETS			
APPD BY	PJN			
				SHEET NO. 1
	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			

LEGEND

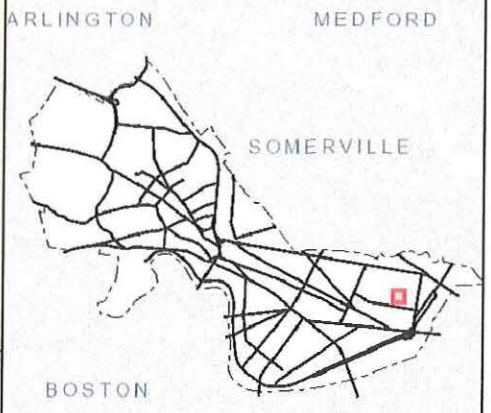
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



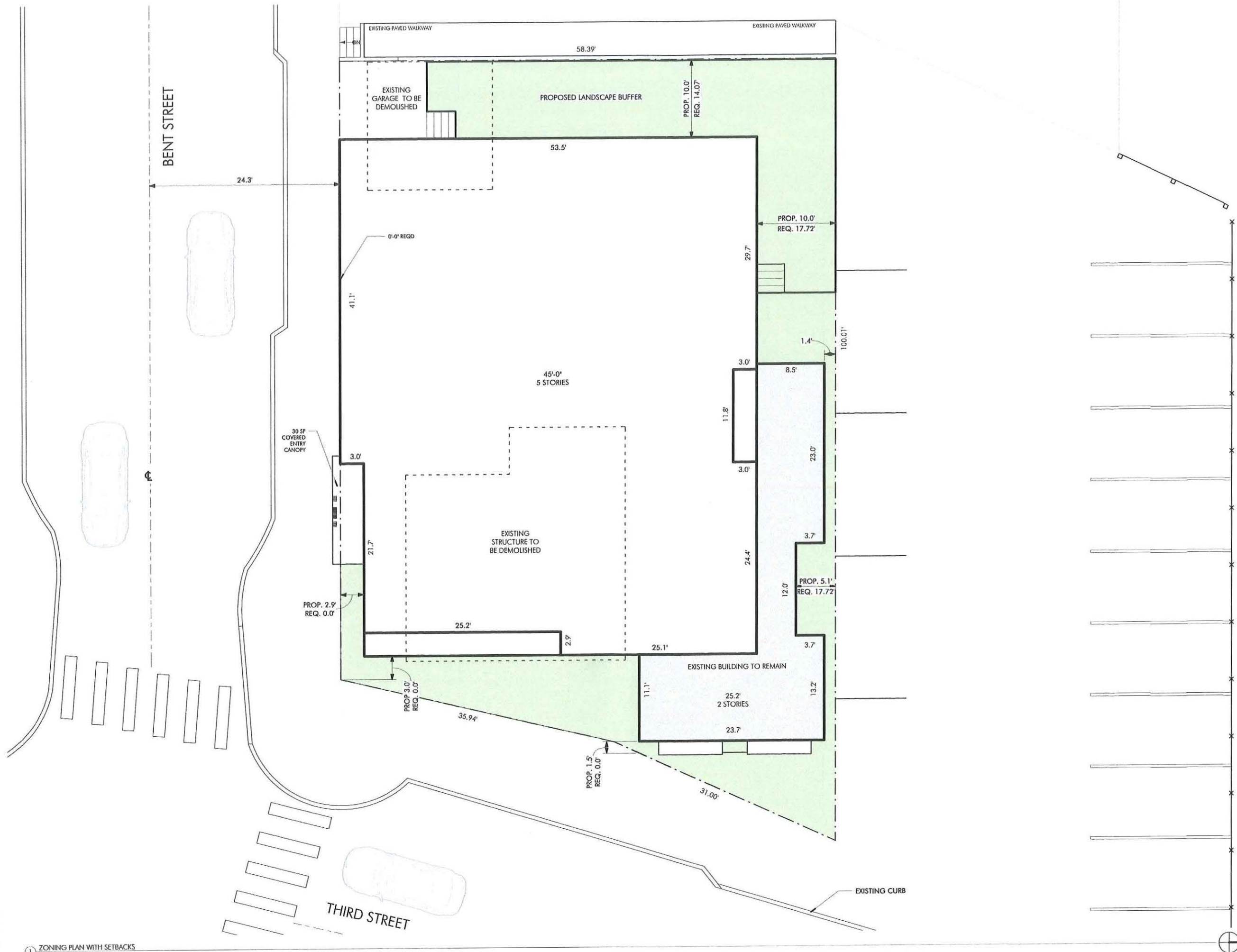
City of Cambridge
Massachusetts 1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



NOT FOR CONSTRUCTION



1 ZONING PLAN WITH SETBACKS
3/16" = 1'-0"

SPECIAL PERMIT

REVISIONS	
No.	Description

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

Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.02.17
Scale: 3/16" = 1'-0"
Drawn by: DS

Z1.1

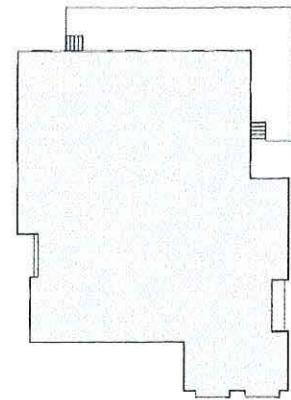
ZONING CHART - CAMBRIDGE

LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	IA-1	IA-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 SF	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			Calculated	
FRONT (THIRD ST)	0.0'	0.2'	-	Actual 1.4'
FRONT (BENT ST)	0.0'	5.3'	-	0.0'
SIDE 1 (THIRD ST)	H+L/5 OR 10' BY SPECIAL PERMIT	1.3'	45' + 53.5/7 = 14.1'	10.0'
SIDE 2 (BENT ST)	H+L/5 OR 10' BY SPECIAL PERMIT	39'	45' + 77.2/7 = 17.5'	10.0'
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

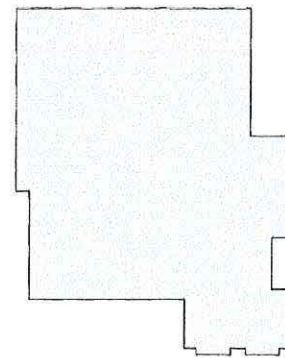
Level	Area
PROPOSED LEVEL 1	4045 SF
PROPOSED LEVEL 2	4015 SF
PROPOSED LEVEL 3	3340 SF
PROPOSED LEVEL 4	3340 SF
PROPOSED LEVEL 5	3340 SF
	18080 SF

FOOTNOTES:

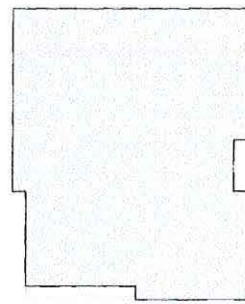
ZONING CHART
12" = 1'-0"



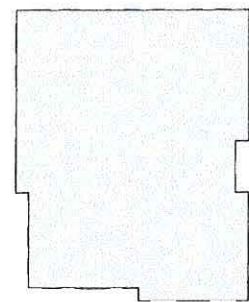
1 PROPOSED LEVEL 1 = 4045 GFA
1" = 20'-0"



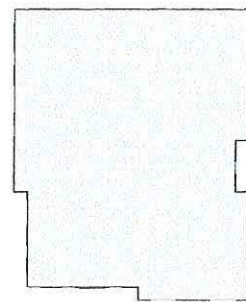
2 PROPOSED LEVEL 2 = 4015 GFA
1" = 20'-0"



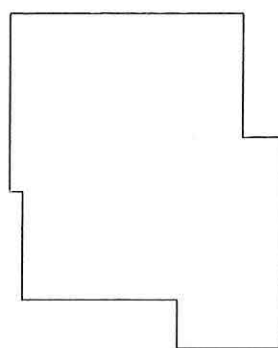
3 PROPOSED LEVEL 3 = 3340 GFA
1" = 20'-0"



4 PROPOSED LEVEL 4 = 3340 GFA
1" = 20'-0"



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



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



6 PROPOSED BUILDING HEIGHT
1/8" = 1'-0"

NOT FOR CONSTRUCTION

SPECIAL PERMIT

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
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: ZONING COMPLIANCE

Drawing issued by: ANDERSON PORTER DESIGN
Project #: 2106 Drawn No.:
Date: 2023.02.17
Scale: As indicated
Drawing: DS Z0.1

ZONING LEGEND

OPEN SPACE AREA - 1,348 SF
 TOTAL LOT AREA - 5,563 SF
 - 24% OPEN



NOT FOR CONSTRUCTION

SPECIAL PERMIT

No.	Description	Date

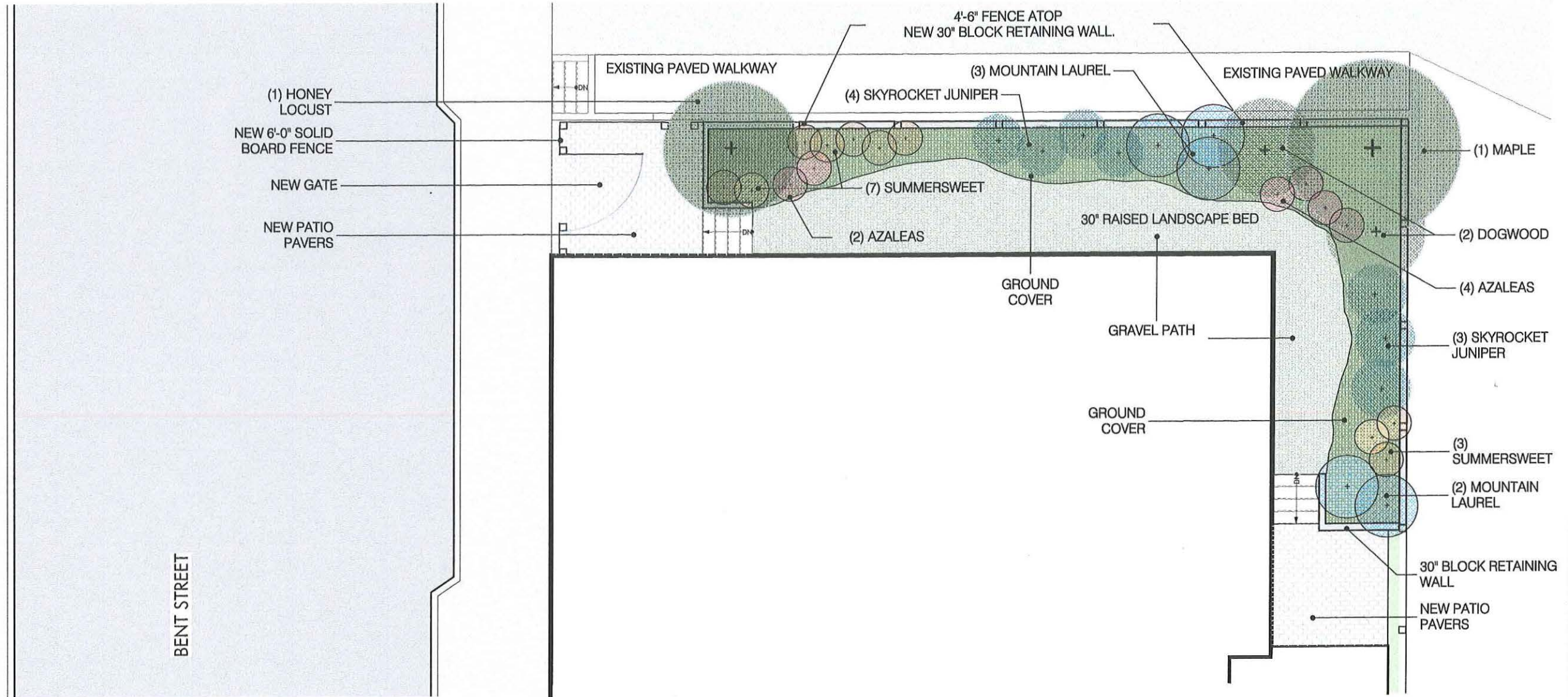
AndersonPorterDesign
 1972 Massachusetts Ave., 4th Floor
 Cambridge, MA 02140
 Tel. 617.354.2501 Fax. 617.354.2509

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

Title
PROPOSED LANDSCAPE PLAN

Drawing based by: ANDERSON PORTER DESIGN
 Project #: 2106 Date: 2023.02.17
 Scale: 3/16" = 1'-0" Drawn by: DS
L1.1

NOT FOR CONSTRUCTION



① PROPOSED LANDSCAPE ENLARGED
1/4" = 1'-0"

SPECIAL PERMIT

EDITIONS		
No.	Description	Date

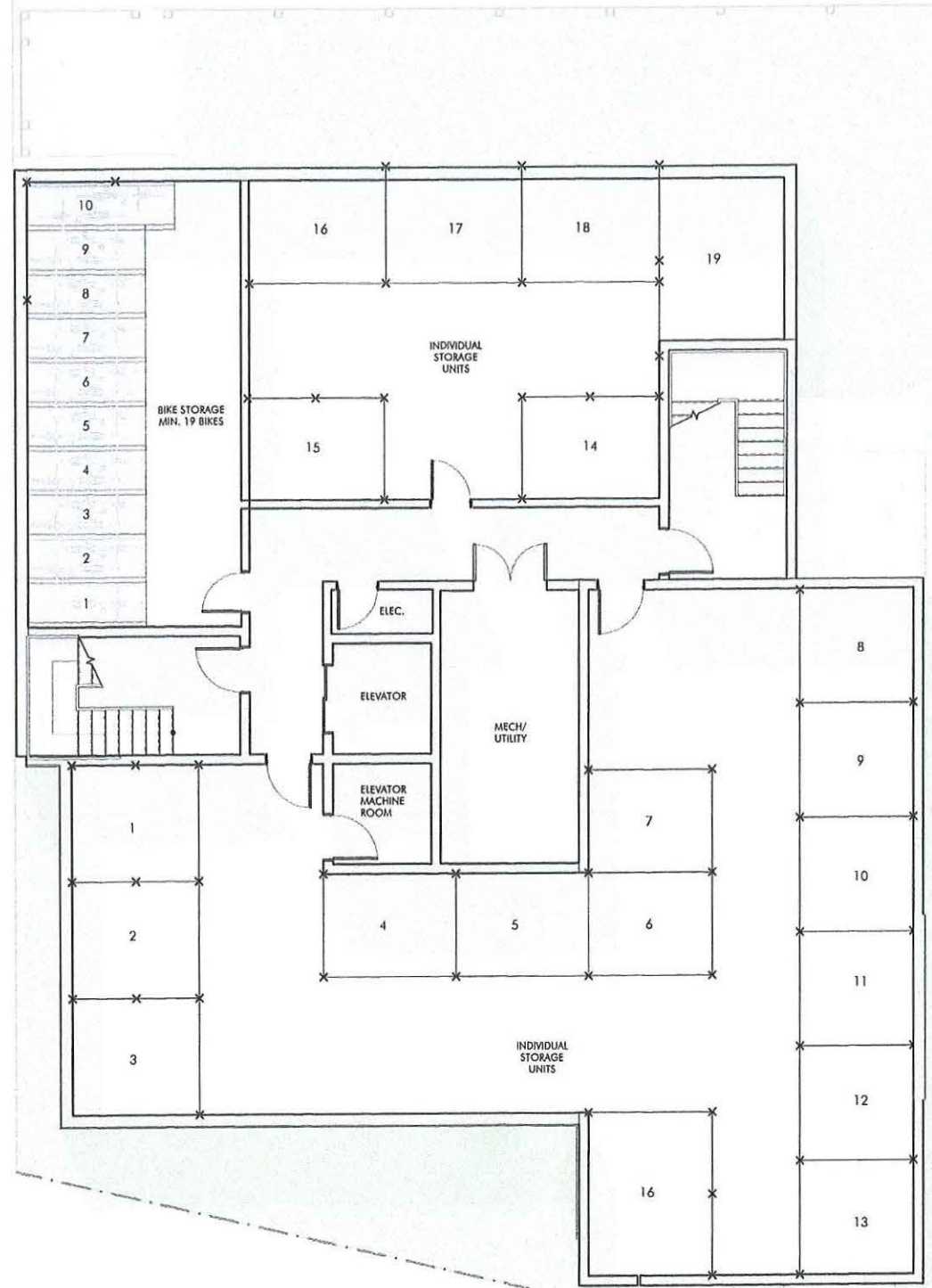
AndersonPorterDesign
1973 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED LANDSCAPE PLAN

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2106
Date:	2023.02.17
Scale:	1/4" = 1'-0"
Drawn by:	Author

NOT FOR CONSTRUCTION



UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,044 GSF	567 SF	1126 SF	1085 SF	
LEVEL 2 (4 UNITS)	4,015 GSF	943 SF	1012 SF	616 SF	582 SF
LEVEL 3 (4 UNITS)	3,340 GSF	515 SF	803 SF	616 SF	582 SF
LEVEL 4 (4 UNITS)	3,340 GSF	515 SF	803 SF	616 SF	582 SF
LEVEL 5 (4 UNITS)	3,340 GSF	515 SF	803 SF	588 SF	619 SF
TOTAL (19 UNITS)	18,080 GSF	13,484 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,484 X .20 = 2,697 RSF
 4 UNITS = 2,697 RSF

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

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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

PROPOSED BASEMENT PLAN

Drawing based by: ANDERSON PORTER DESIGN
 Project #: 2106
 Date: 2023.02.17
 Series: As Indicated
 Drawn by: G.A.

A1.0

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SPECIAL PERMIT

REVISIONS		
No.	Description	Date

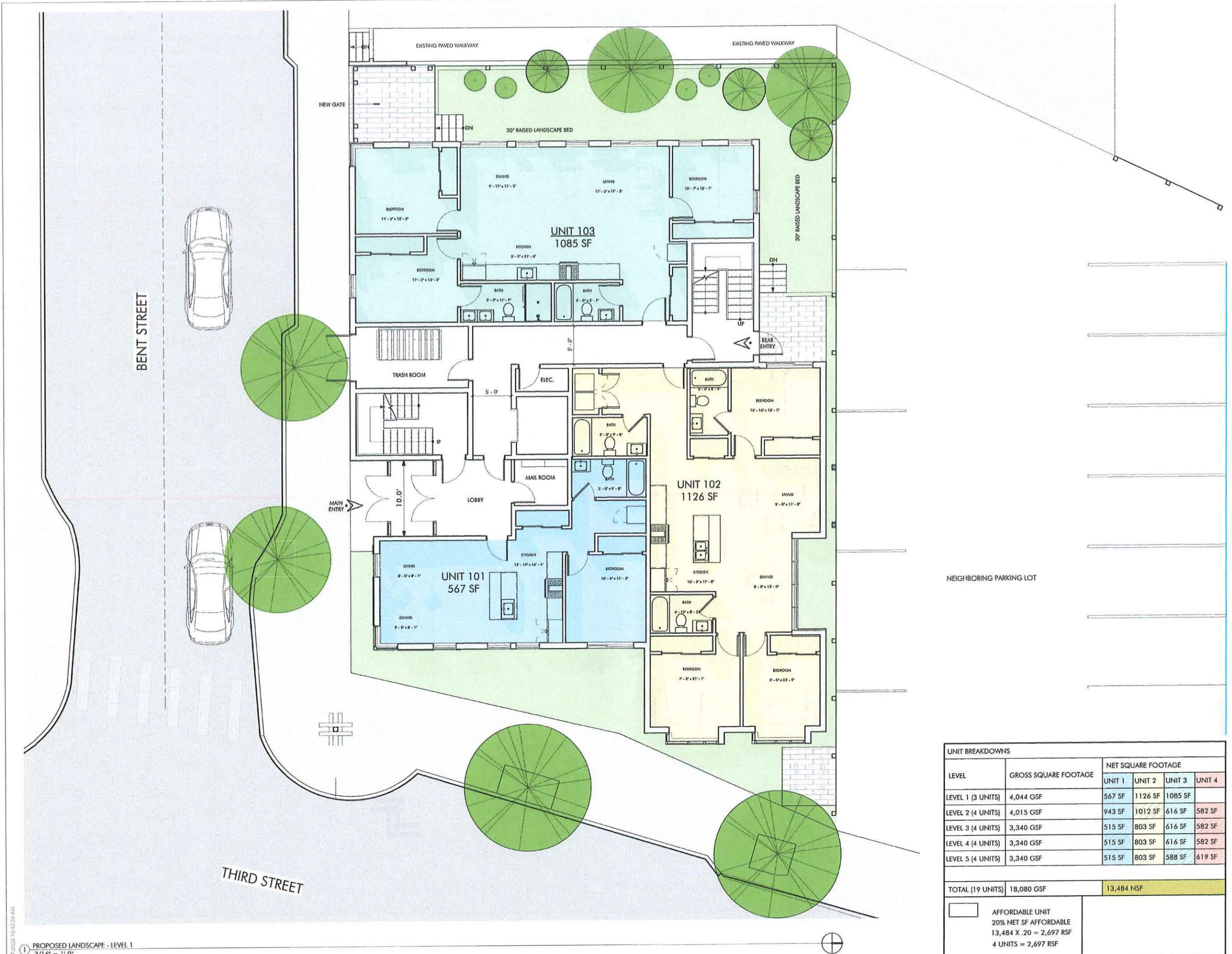
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.02.17
Scale: As Indicated
Drawn By: DS

A1.1



UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,044 GSF	567 SF	1126 SF	1085 SF	
LEVEL 2 (4 UNITS)	4,015 GSF	943 SF	1012 SF	616 SF	582 SF
LEVEL 3 (4 UNITS)	3,340 GSF	515 SF	803 SF	616 SF	582 SF
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LEVEL 5 (4 UNITS)	3,340 GSF	515 SF	803 SF	588 SF	619 SF
TOTAL (19 UNITS)	18,080 GSF	13,484 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,484 X .20 = 2,697 RSF
 4 UNITS = 2,697 RSF

2017/2023 10:42:29 AM
 1 PROPOSED LANDSCAPE - LEVEL 1
 3/16" = 1'-0"

NOT FOR CONSTRUCTION

SPECIAL PERMIT

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
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.02.17
Scale: As indicated
Drawn by: DS
Drawn No: A1.2



UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,044 GSF	567 SF	1126 SF	1085 SF	
LEVEL 2 (4 UNITS)	4,015 GSF	943 SF	1012 SF	616 SF	582 SF
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TOTAL (19 UNITS)	18,080 GSF	13,484 NSF			

AFFORDABLE UNIT
20% NET SF AFFORDABLE
13,484 X .20 = 2,697 RSF
4 UNITS = 2,697 RSF

BENT STREET

THIRD STREET

2017/2023 10/14/23/27 A11
1 PROPOSED LANDSCAPE - LEVEL 2
3/16" = 1'-0"

NOT FOR CONSTRUCTION

SPECIAL PERMIT

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
Address
231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title
PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.
Date: 2023.02.17
Scale: As Indicated
Drawn by: G.A. **A1.3**



UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,044 GSF	567 SF	1126 SF	1085 SF	
LEVEL 2 (4 UNITS)	4,015 GSF	943 SF	1012 SF	616 SF	582 SF
LEVEL 3 (4 UNITS)	3,340 GSF	515 SF	803 SF	616 SF	582 SF
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LEVEL 5 (4 UNITS)	3,340 GSF	515 SF	803 SF	588 SF	619 SF
TOTAL (19 UNITS)	18,080 GSF	13,484 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,484 X .20 = 2,697 RSF
 4 UNITS = 2,697 RSF

NOT FOR CONSTRUCTION

SPECIAL PERMIT

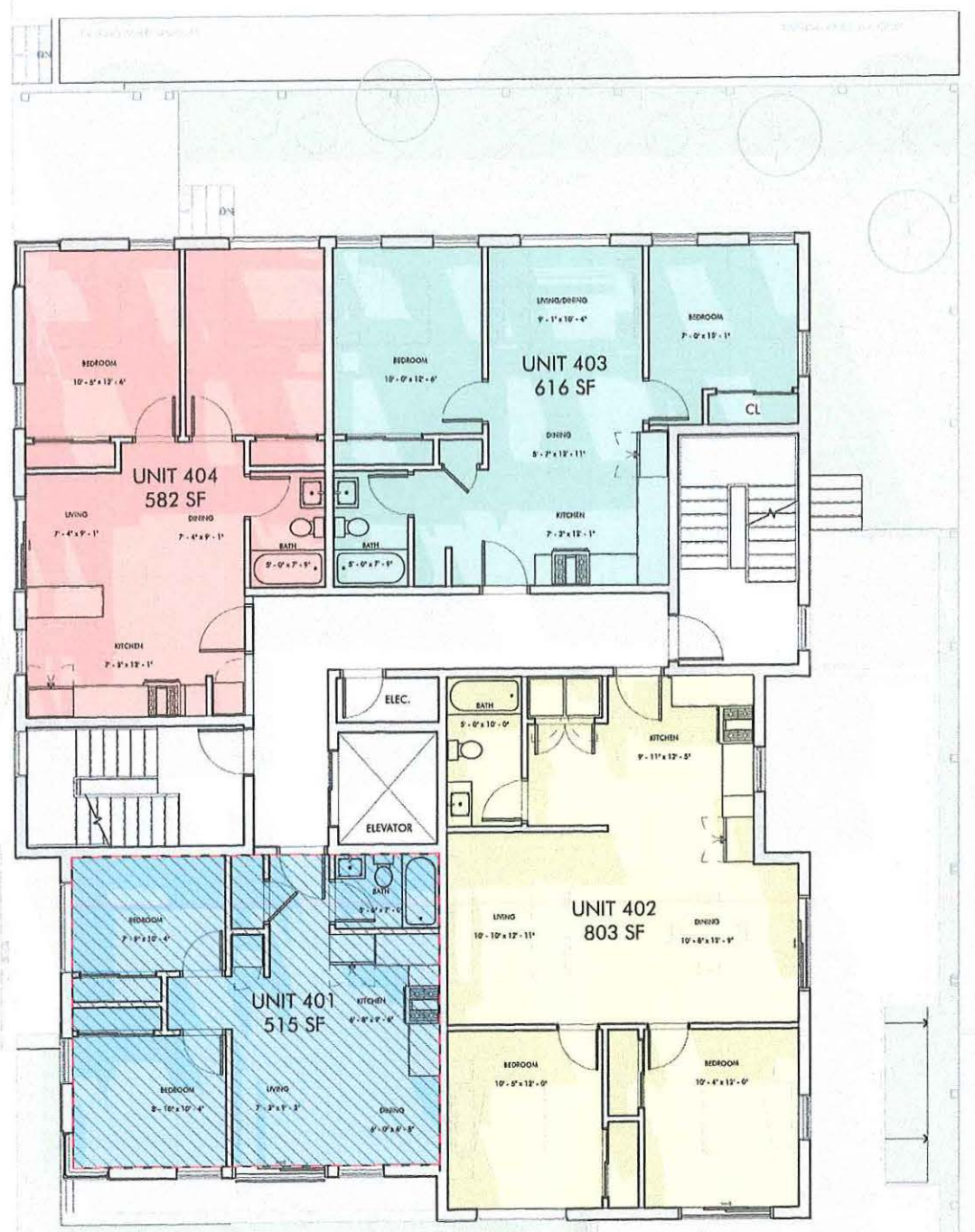
REVISIONS		
No.	Description	Date

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

Project: 231-235 THIRD STREET
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

PROPOSED FLOOR PLANS

Drawing issued by: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.:
Date: 2023.02.17
Scale: As indicated
Drawn by: G.A. **A1.4**



UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,044 GSF	567 SF	1126 SF	1085 SF	
LEVEL 2 (4 UNITS)	4,015 GSF	943 SF	1012 SF	616 SF	582 SF
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TOTAL (19 UNITS)	18,080 GSF	13,484 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,484 X .20 = 2,697 RSF
 4 UNITS = 2,697 RSF

BENT STREET

THIRD STREET

2/17/2023 10:41:15 AM



NOT FOR CONSTRUCTION

SPECIAL PERMIT

FEES/CHGS		
No.	Description	Cost

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

Proposed Floor Plans

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106
Date: 2023.02.17
Scale: As Indicated
Drawing: G.A.
Drawn No: A1.5



UNIT BREAKDOWNS					
LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (3 UNITS)	4,044 GSF	567 SF	1126 SF	1085 SF	
LEVEL 2 (4 UNITS)	4,015 GSF	943 SF	1012 SF	616 SF	582 SF
LEVEL 3 (4 UNITS)	3,340 GSF	515 SF	803 SF	616 SF	582 SF
LEVEL 4 (4 UNITS)	3,340 GSF	515 SF	803 SF	616 SF	582 SF
LEVEL 5 (4 UNITS)	3,340 GSF	515 SF	803 SF	588 SF	619 SF
TOTAL (19 UNITS)	18,080 GSF	13,484 NSF			

AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 13,484 X .20 = 2,697 RSF
 4 UNITS = 2,697 RSF

BENT STREET

THIRD STREET

2/17/2023 10:45:02 AM

1 PROPOSED LANDSCAPE - LEVEL 5
3/16" = 1'-0"



NOT FOR CONSTRUCTION



① THIRD STREET ELEVATION
3/16" = 1'-0"



② BENT STREET ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

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
Address: 231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title: PROPOSED ELEVATIONS

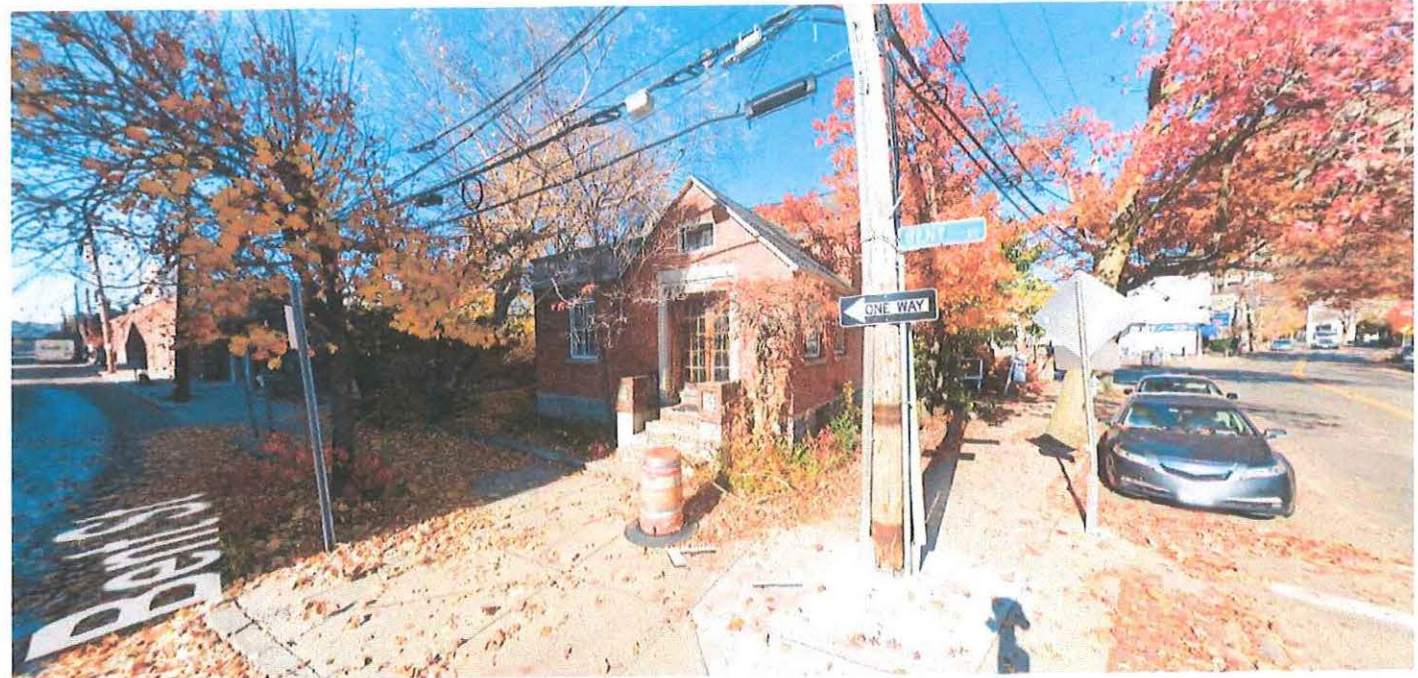
Drawing Issued By: ANDERSON PORTER DESIGN	
Project #: 2106	Drawn No.:
Date: 2023.02.17	
Scale: 3/16" = 1'-0"	A-2.0
Drawn by: DS	

NOT FOR CONSTRUCTION



235 THIRD STREET

231 THIRD STREET

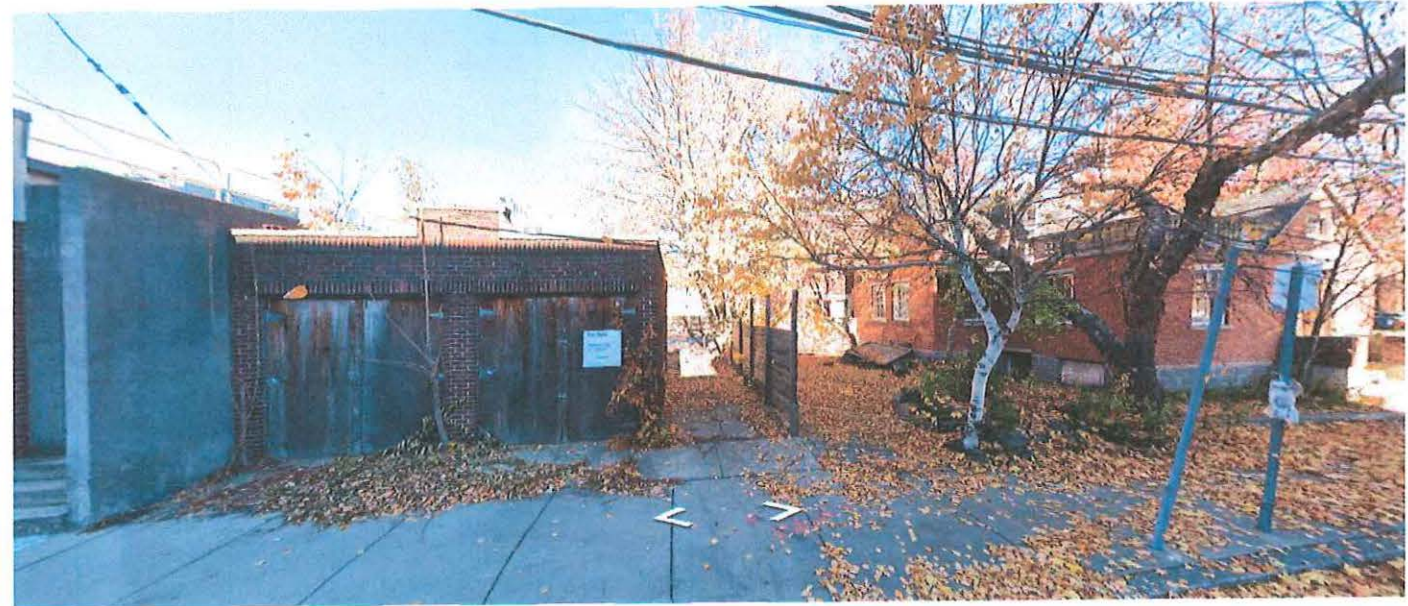


235 THIRD STREET AT CORNER OF BENT



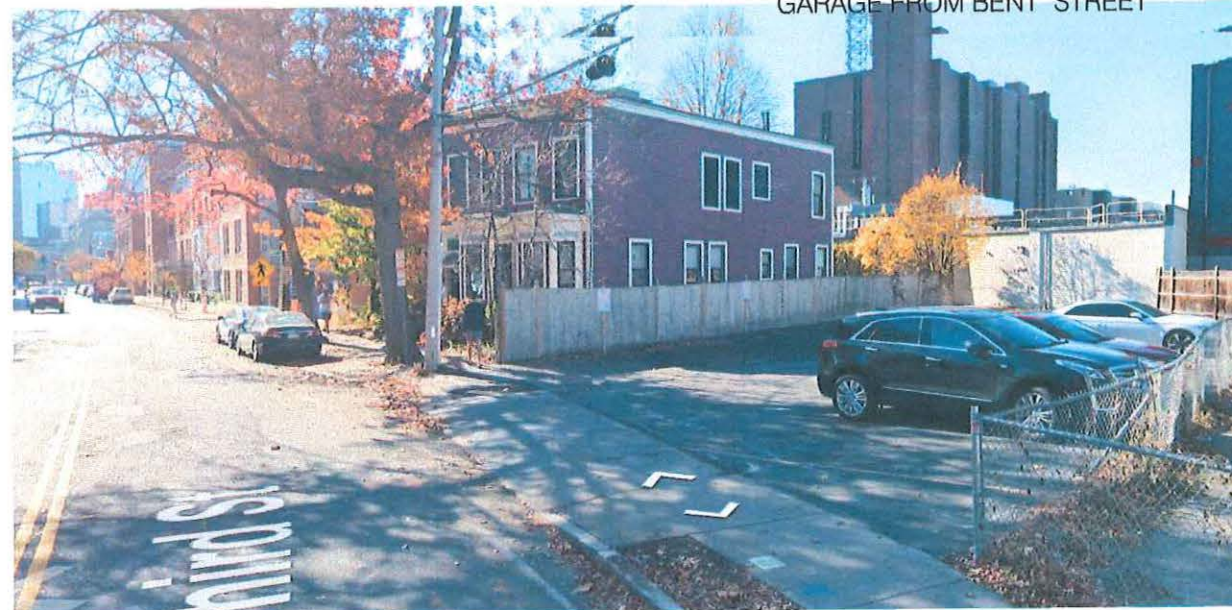
235 THIRD STREET

231 THIRD STREET



GARAGE FROM BENT STREET

235 THIRD STREET FROM BENT



PARKING LOT AT THIRD STREET

SPECIAL PERMIT

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
Address
231-235 THIRD STREET,
CAMBRIDGE MA 02142

Title
EXISTING SITE PHOTOS

Drawn by: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.
Date: 2023.02.17
Scale:
Drawn by: DA/DS

NOT FOR CONSTRUCTION



① VIEW FROM CORNER OF BENT AND THIRD



② VIEW FROM THIRD STREET



③ BIRDS EYE VIEW



④ VIEW FROM BENT STREET

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1977 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

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2106 Draw No.
Date: 2023.02.17
Scale: A-9.2
Drawn by: G.A.

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: Pacheco, Maria
Subject: 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

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: ENDER GARLICK DND HOMES LLC Date: 2/3/23
(Print)

Address: 231-235 Third St

Case No. BZA-208873

Hearing Date: 2/23/23

Thank you,
Bza Members