



# 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 \_\_\_\_\_

*[Handwritten Signature]*

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

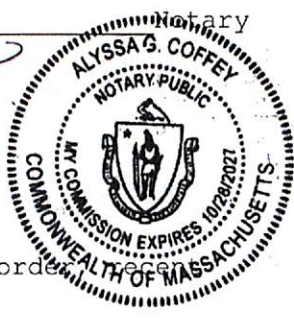
\*Written evidence of Agent's standing to represent petitioner may be requested.

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.

*[Handwritten Signature]*

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 or 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 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. 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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,794	18,080	18,080	(max.)
<u>LOT AREA:</u>		5563	5563	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.86	3.25	3.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5563	293	300 + IHP bonus	
<u>SIZE OF LOT:</u>	WIDTH	63.39	63.39	50	
	DEPTH	100.01	100.01	NA	
<u>SETBACKS IN FEET:</u>	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)	
<u>SIZE OF BUILDING:</u>	HEIGHT	24.2	45	45	
	WIDTH	48.2	77.2	NA	
	LENGTH	23.7	62.0	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.18	0.24	0	
<u>NO. OF DWELLING UNITS:</u>		1	19	19	
<u>NO. OF PARKING SPACES:</u>		4	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

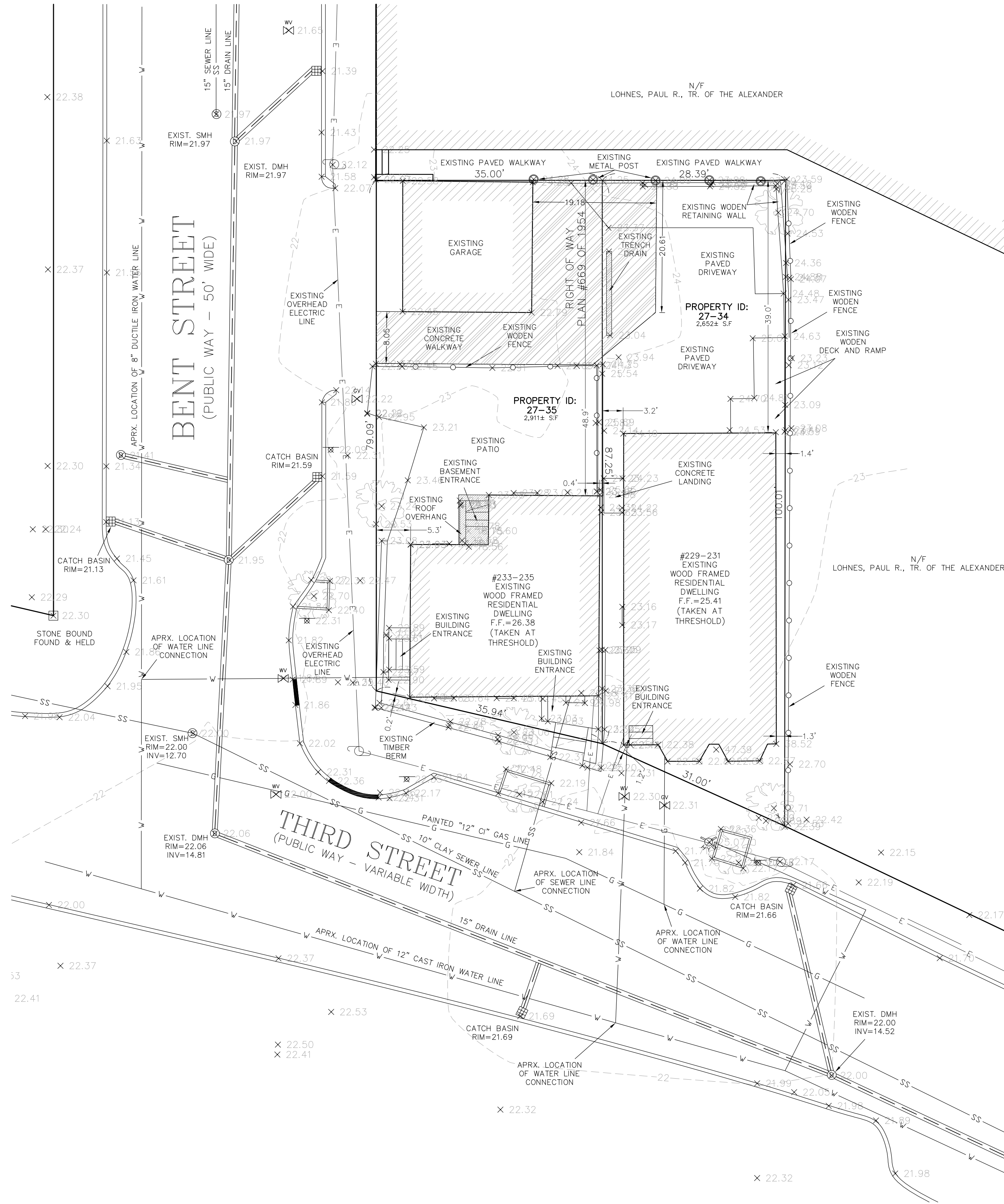
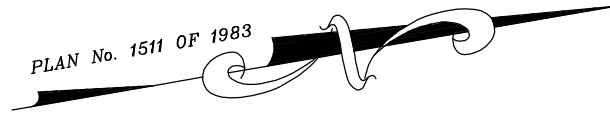
three structures exist on the lot (combined lots) a garage and two wood frame structures. Garage and one structure are to be demolished.

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'.



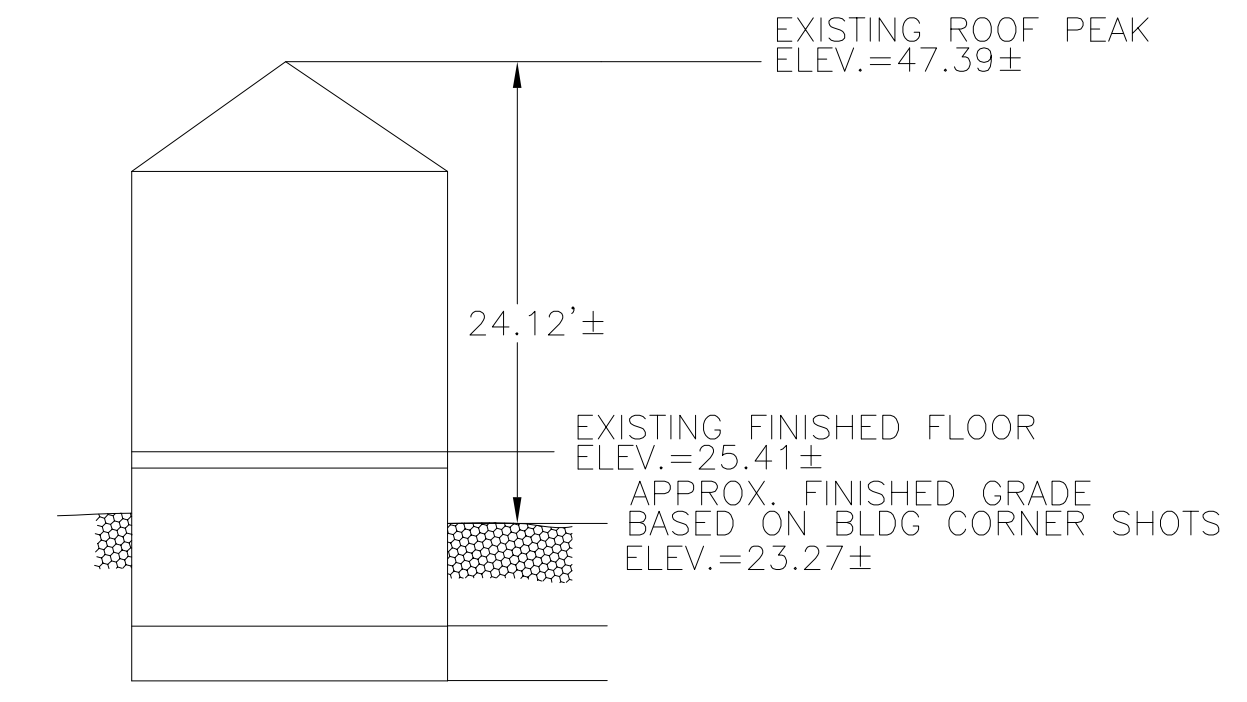
# LEGEND

	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)

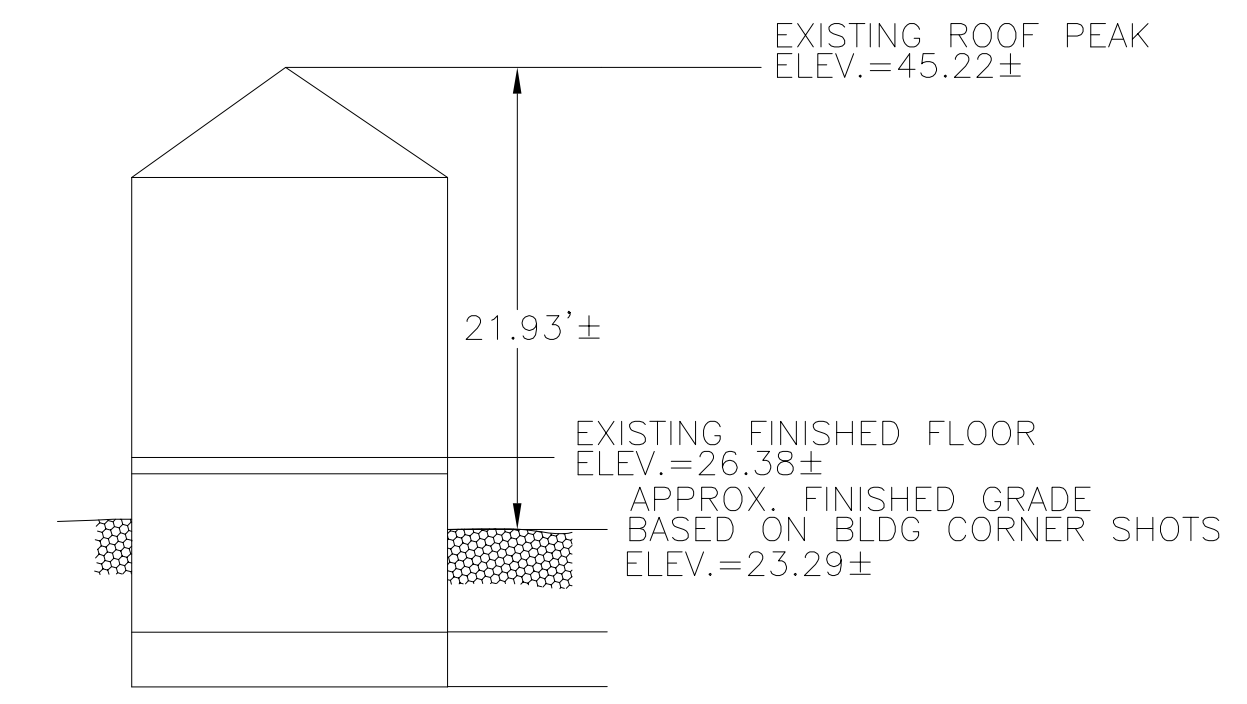


### NOTES:

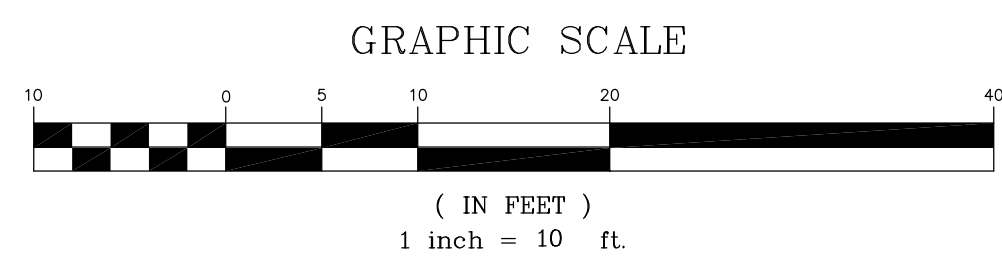
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.
- DEED REFERENCE: BOOK 50410, PAGE 470  
DEED REFERENCE: BOOK 54778 PAGE 343  
PLAN REFERENCE 1: PLAN No. 669 OF 1954  
PLAN REFERENCE 2: PLAN No. 108 OF 1983  
PLAN REFERENCE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

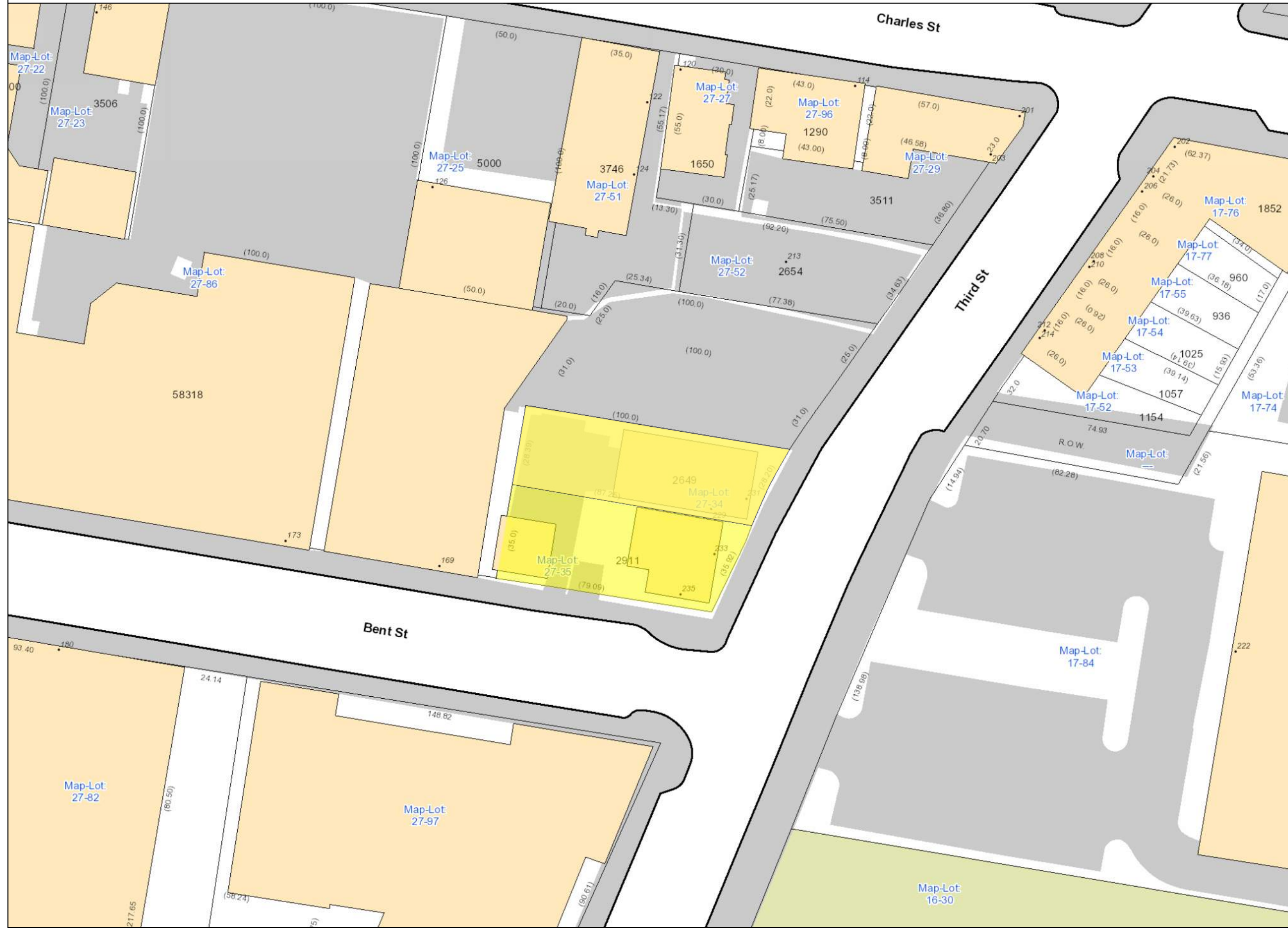


SCALE	1"=10'		
DATE	1/19/2022		
REV	DATE	REVISION	BY
SHEET	229-231 & 233-235 THIRD STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITIONS PLAN		SHEET NO.
DRAWN BY	KK		<b>1</b>
CHKD BY	ETS		
APPD BY	P.J.N		
	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS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



LEGEND

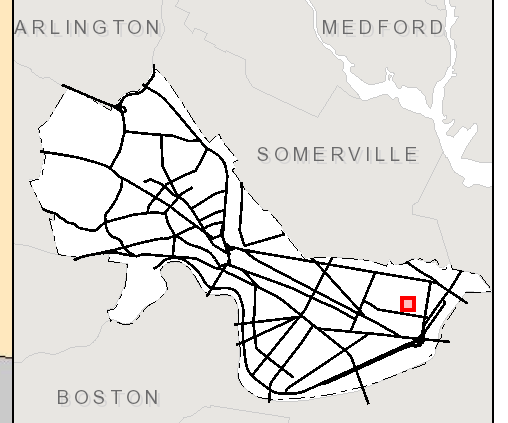
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



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](http://www.cambridgema.gov/gis)











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
<b>TOTAL (19 UNITS)</b>	<b>18,000 GSF</b>	<b>13,297 NSF</b>			

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  
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



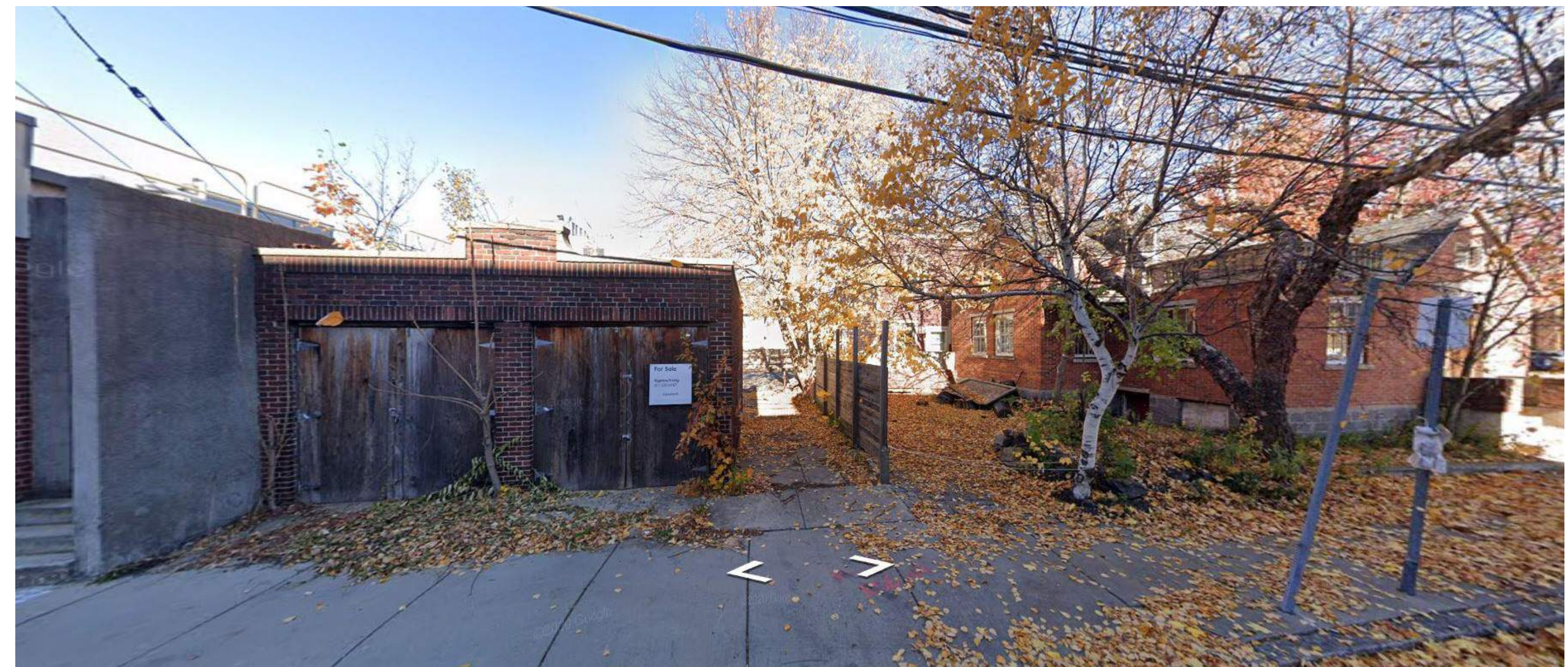
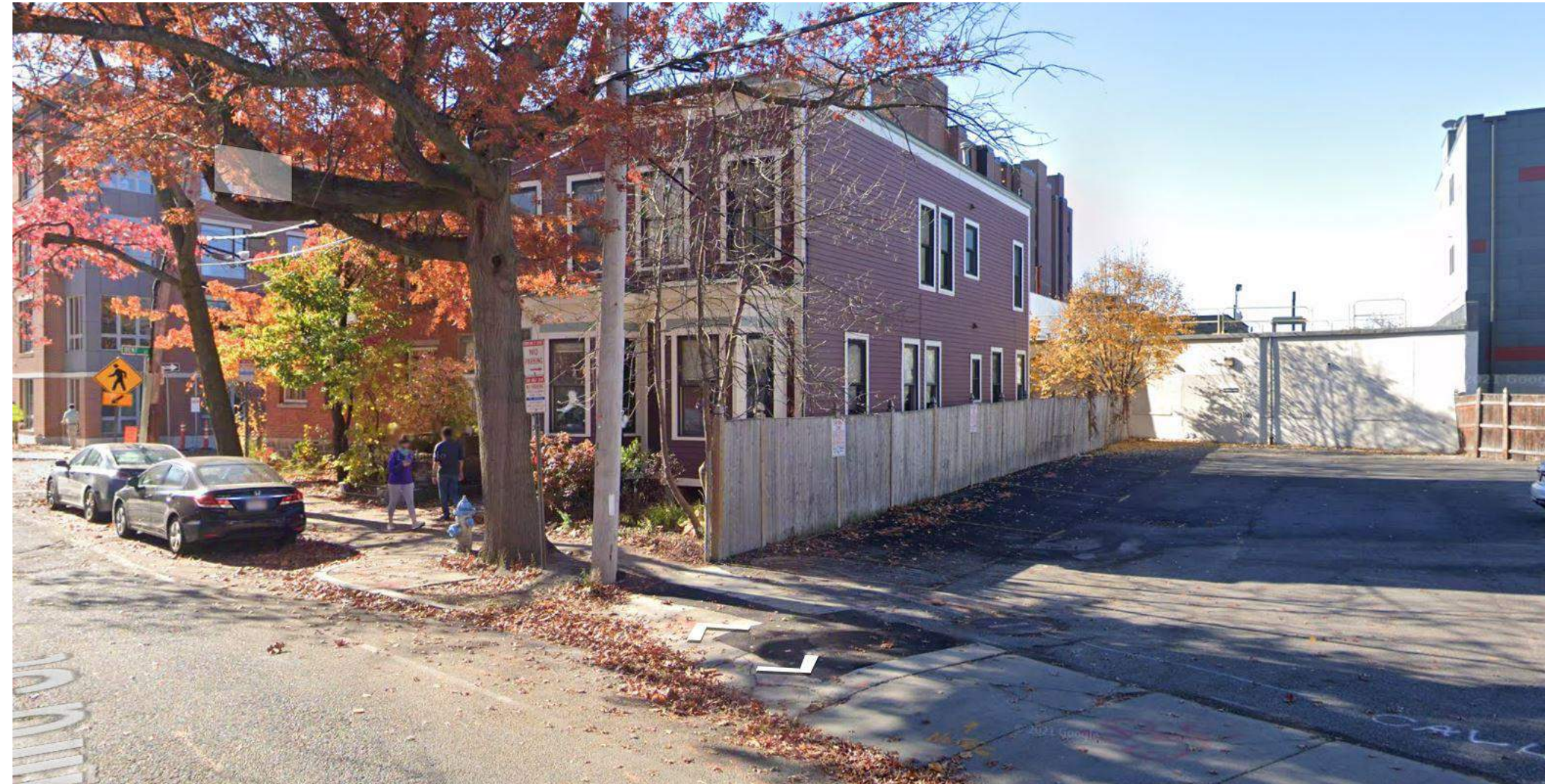
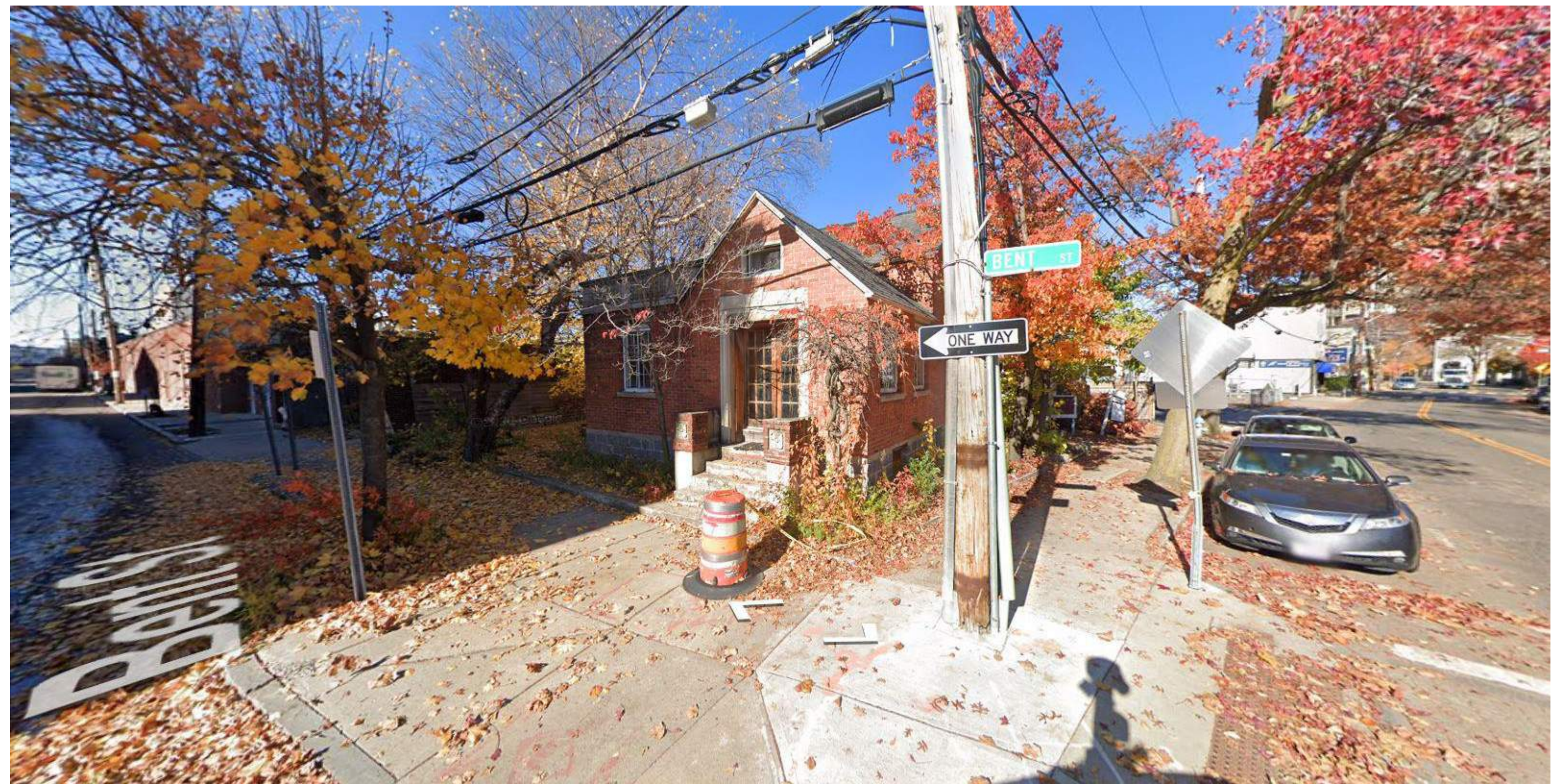
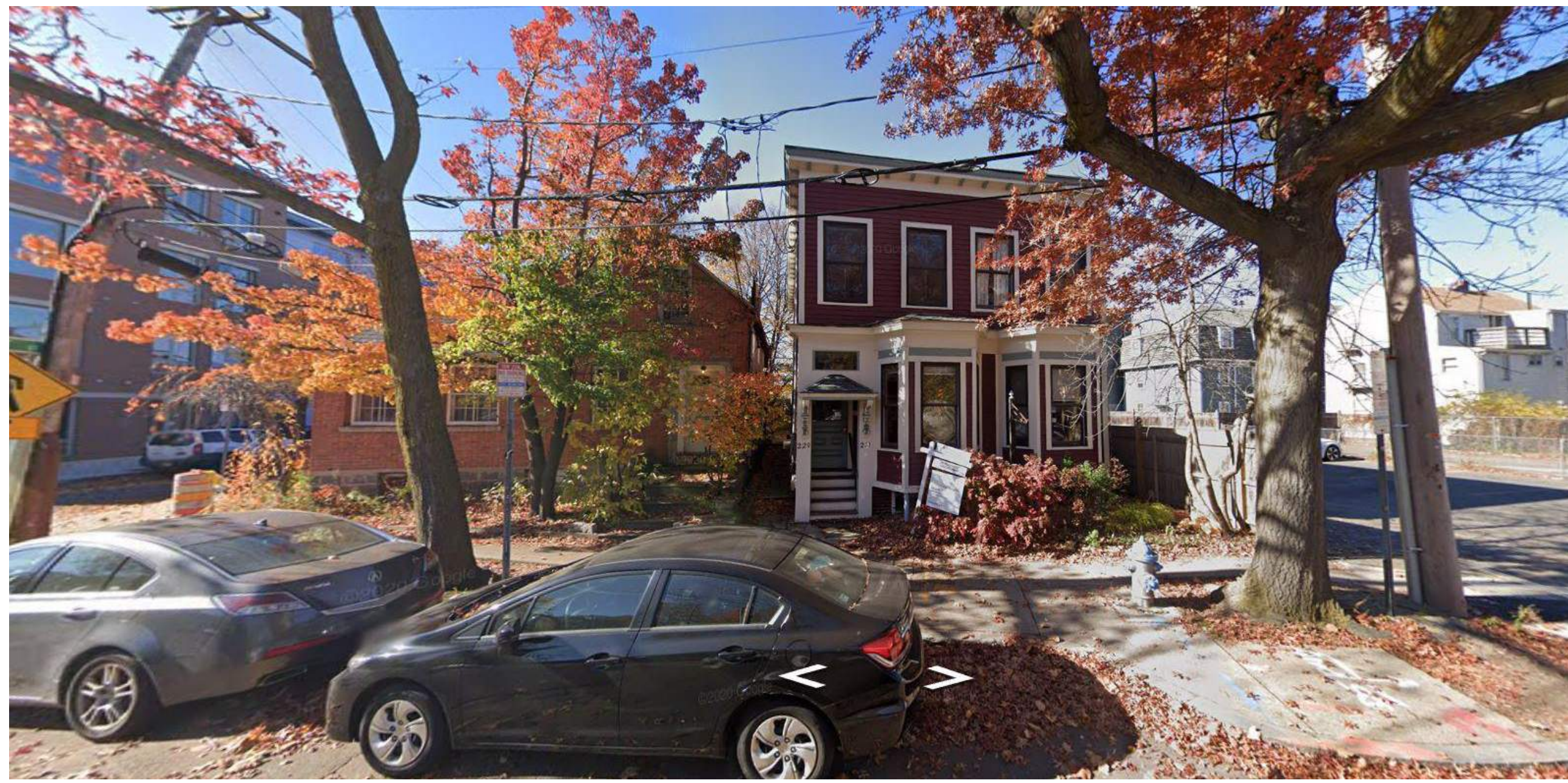
① THIRD STREET ELEVATION  
3/16" = 1'-0"



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

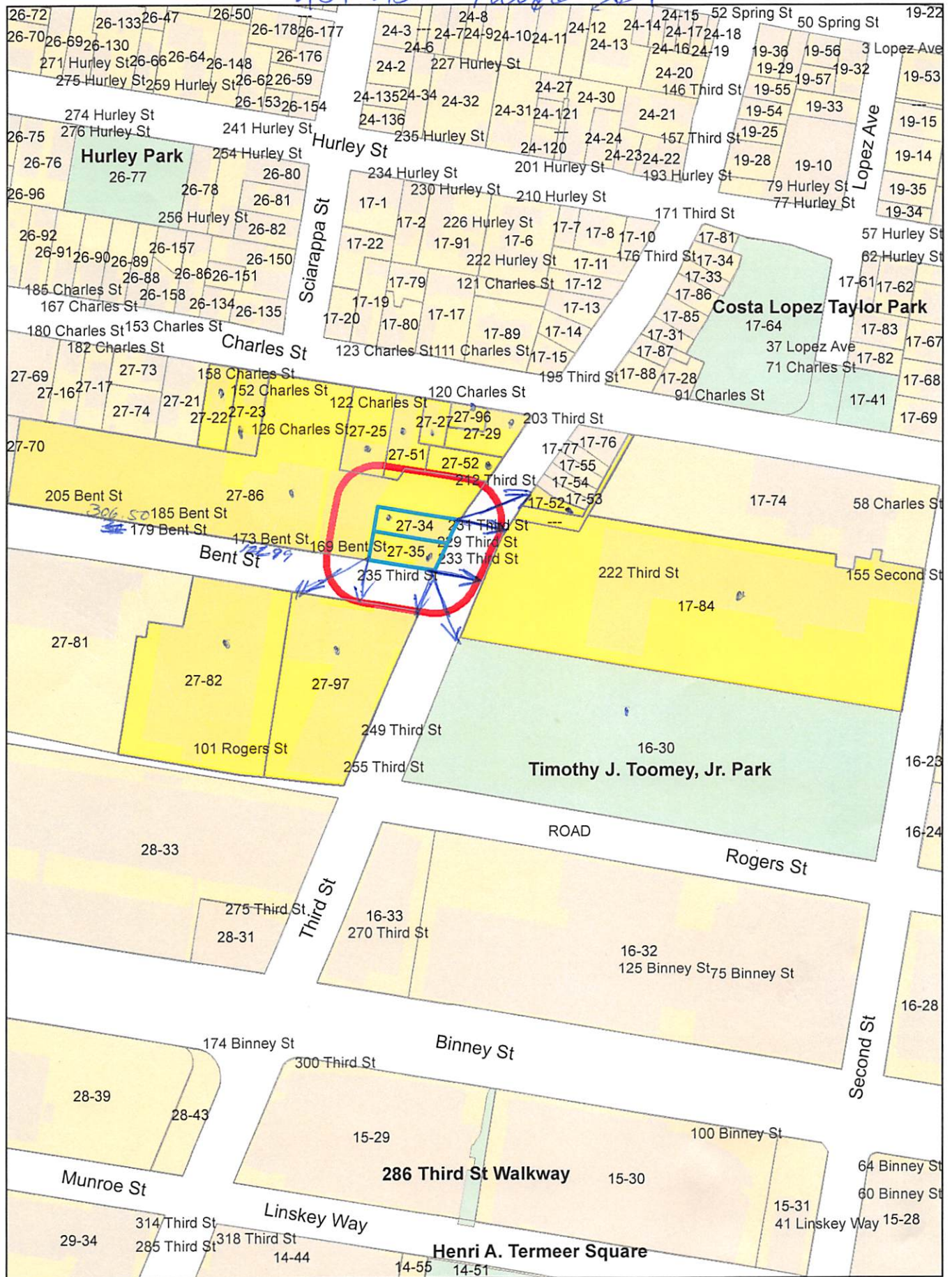
Project #: 2106 Drawn No.:

Date: 2023.01.13

Scale: A-9.1

Drawn by: DA/DS

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  
INSPECTORAL 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 Occupy permit (DPW) necessary?: Yes  No

Is a Sidewalk Obstruction permit required?: Yes  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 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 performed 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

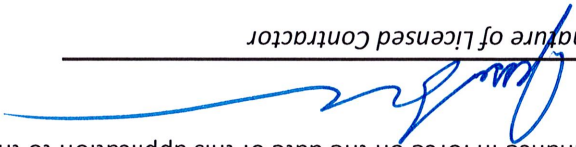


**Hold Harmless Clause:**

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

107114  
License Number

CS  
Class

07/02/2023  
Expiration Date:

Boyiston  
City

Ozan Dokmeioglu  
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

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.

**SIGNATURES AND CHECK POINTS**

AGENCY	ADDRESS	SIGNATURE	DATE
Historical Commission	831 Massachusetts Avenue	_____	_____
Police Department	125 6th Street	_____	_____
Water Department	250 Freshpond Parkway	_____	_____
Fire Department	491 Broadway	_____	_____
Nstar Electric	101 Lindwood Avenue Somerville, MA	_____	_____
Nstar Gas	101 Lindwood Avenue Somerville, MA	_____	_____
Dig Safe	888-344-7233	_____	_____
Dept. of Public Works	617-349-4800 147 Hampshire Street	_____	_____
Control #.		_____	_____

**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  
INSPECTORAL 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 Occupy permit (DPW) necessary?: Yes  No   
 Is a Sidewalk Obstruction permit required?: Yes  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 application to the best of his/her ability.

Signature

Date 1/30/2023

Roll-off dumpster or container?

Yes

No

Dumpster License# 14069

The debris will be disposed at/by

Ez Disposal

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.

**Construction Debris Affidavit (MGL c 40 § 54)**

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

**3303.6 Utility Connections:**

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.

**3303.4 Vacant Lot**

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.

**105.6 Revocation of Permits:**

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.

**105.5 Expiration of Permit:**

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

- 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 performed 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.

**PLEASE NOTE:**

**Hold Harmless Clause:**

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\_\_\_\_\_  
*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*

107114

\_\_\_\_\_  
*License Number*

CS

\_\_\_\_\_  
*Class*

07/02/2023

\_\_\_\_\_  
*Expiration Date:*

Boylston

\_\_\_\_\_  
*City*

\_\_\_\_\_  
*Signature of Owner*

Ozan Dokmecioğlu

\_\_\_\_\_  
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Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

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INSPECTORAL SERVICES DEPARTMENT  
831 Massachusetts Avenue  
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 Contractor: DND Homes LLC

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Dig Safe	888-344-7233	_____	_____
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Control #.		_____	_____

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Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

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# 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


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 Issued By: ANDERSON PORTER DESIGN  
Project #: 2106  
Date: 2023.02.17  
Scale: 1/2" = 1'-0"  
Drawn by: DAVS

G1.0

**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 Gorfield 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
- A-2.0 PROPOSED ELEVATIONS
- A-2.1 PROPOSED ELEVATIONS
- A-9.1 EXISTING SITE PHOTOS
- A-9.2 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

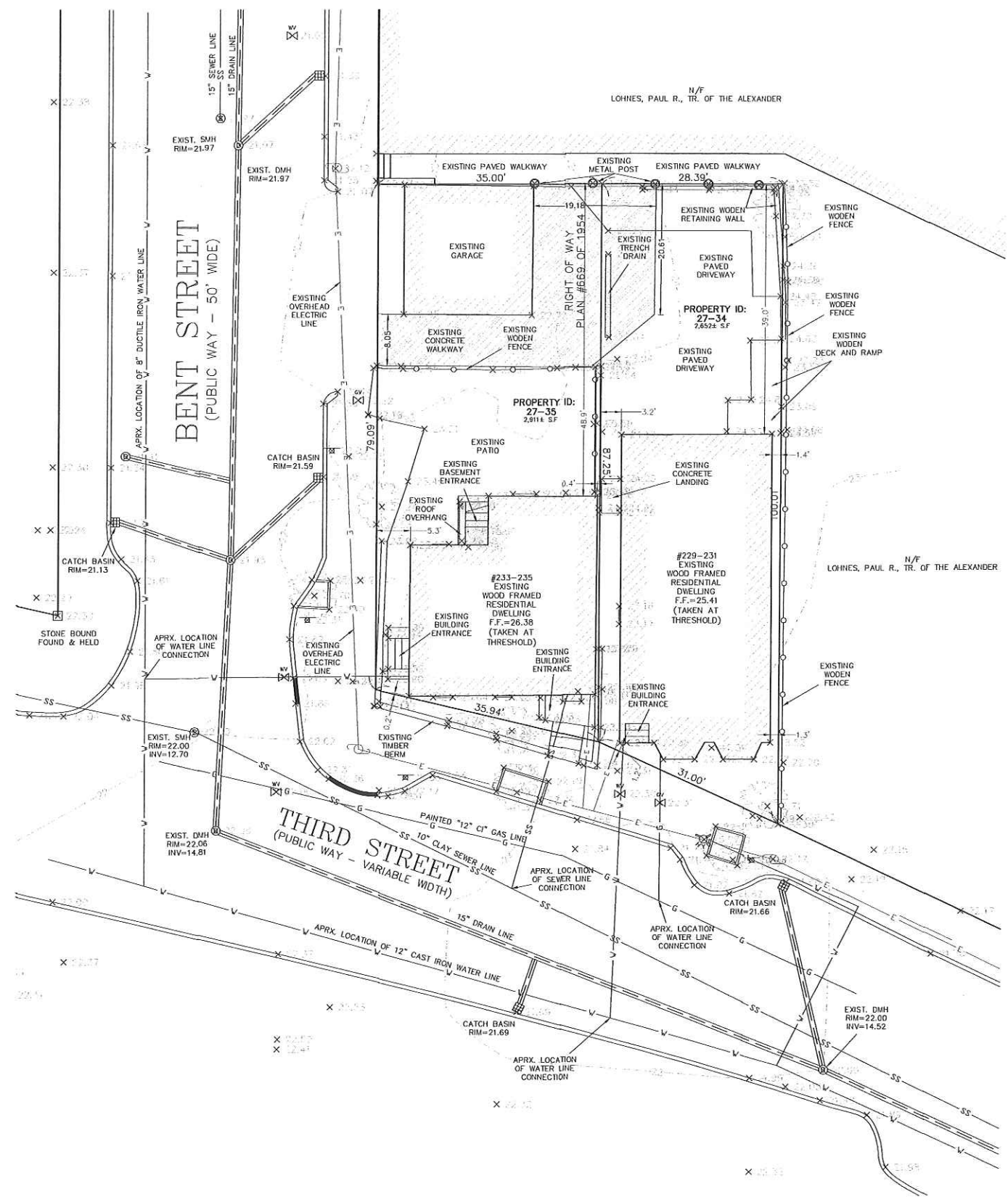
CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2023 FEB 17 A 11:39

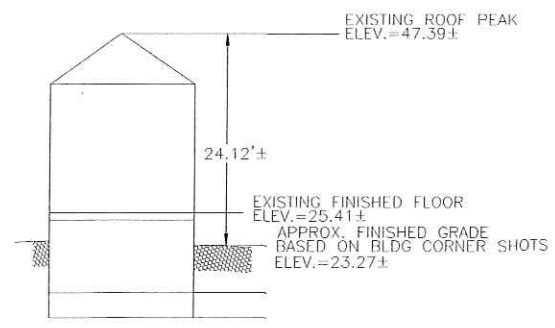
2017/02/23 10:50:32 AM

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
X	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)

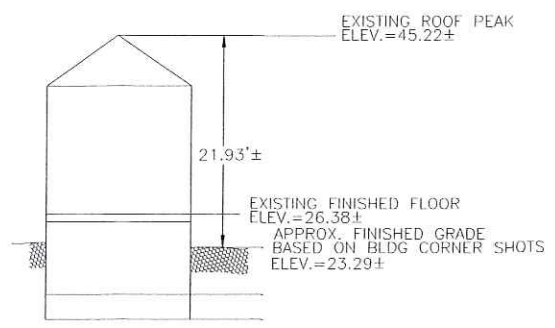
PLAN No. 1511 OF 1983



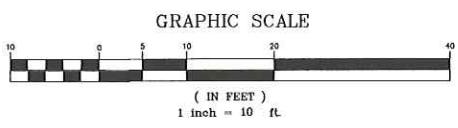
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021.
  2. DEED REFERENCE: BOOK 50410, PAGE 470  
DEED REFERENCE: BOOK 54778, PAGE 343  
PLAN REFERENCE 1: PLAN No. 669 OF 1954  
PLAN REFERENCE 2: PLAN No. 108 OF 1983  
PLAN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



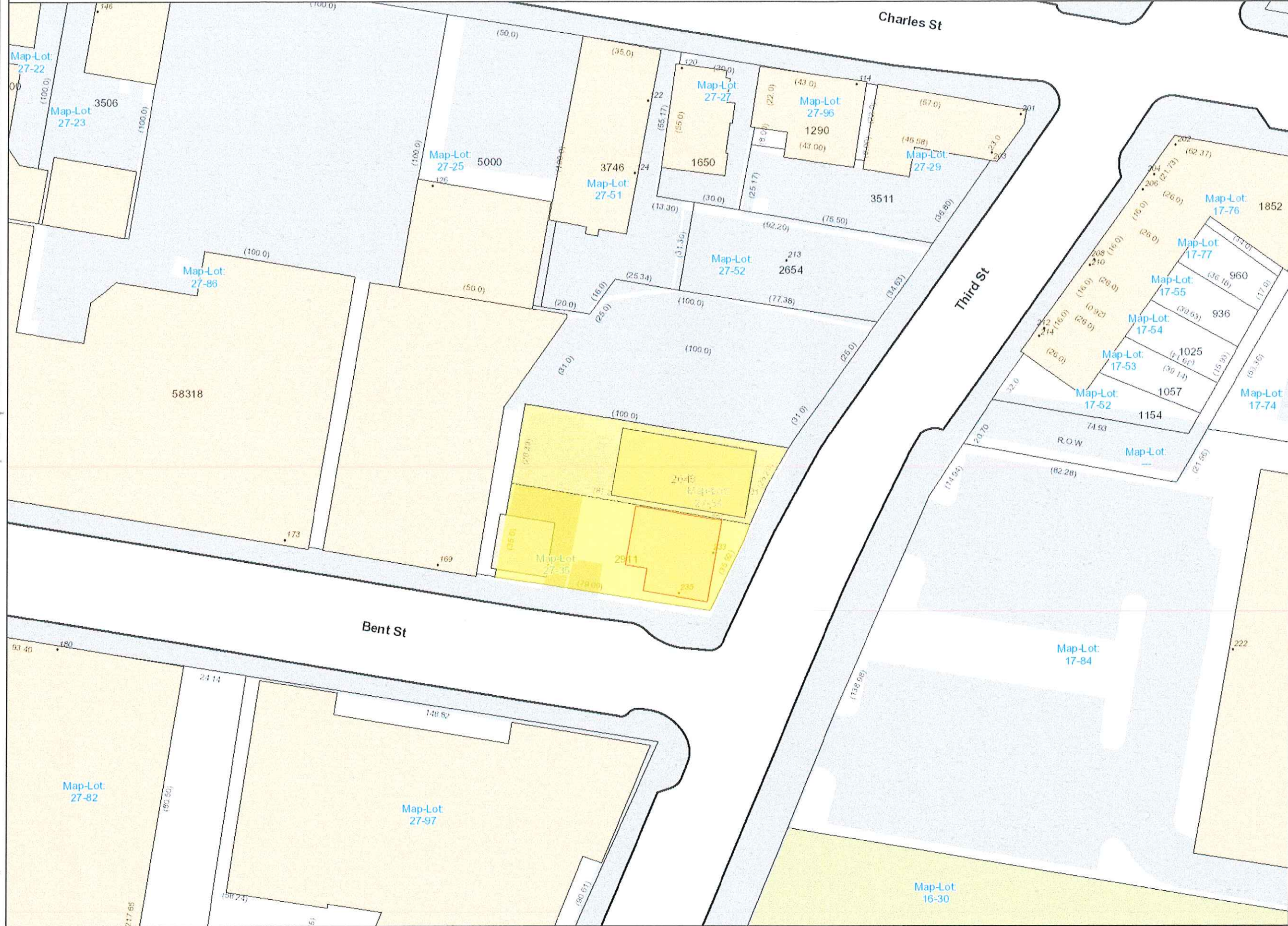
EXISTING PROFILE #233-235  
NOT TO SCALE



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

LEGEND

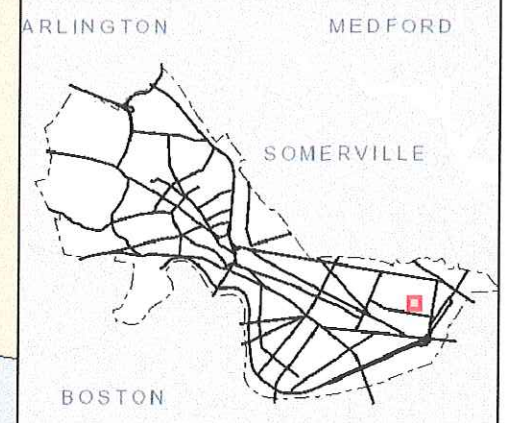
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



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](http://www.cambridgema.gov/gis)







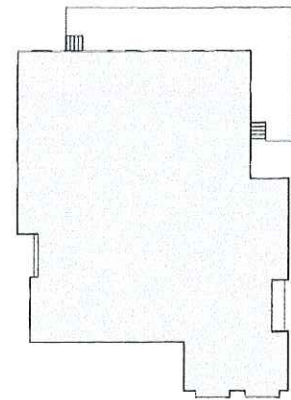
ZONING CHART - CAMBRIDGE

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

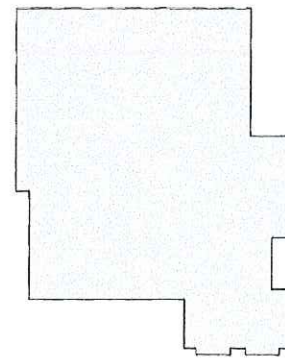
Level	Area
PROPOSED LEVEL 1	4045 SF
PROPOSED LEVEL 2	4015 SF
PROPOSED LEVEL 3	3340 SF
PROPOSED LEVEL 4	3340 SF
PROPOSED LEVEL 5	3340 SF
	18080 SF

FOOTNOTES:

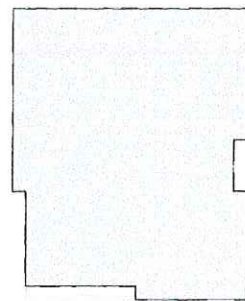
ZONING CHART  
12" = 1'-0"



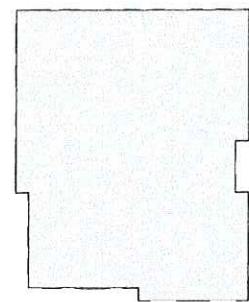
1 PROPOSED LEVEL 1 = 4045 GFA  
1" = 20'-0"



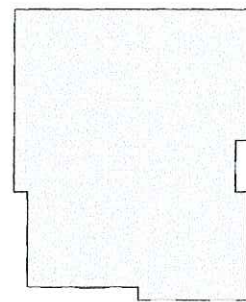
2 PROPOSED LEVEL 2 = 4015 GFA  
1" = 20'-0"



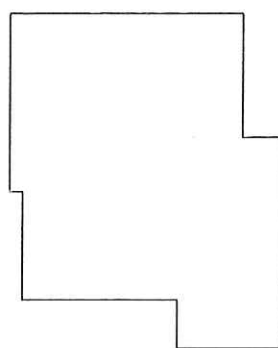
3 PROPOSED LEVEL 3 = 3340 GFA  
1" = 20'-0"



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
Date:	2023.02.17
Scale:	As indicated
Drawn by:	DS
Drawn No.:	Z0.1









NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

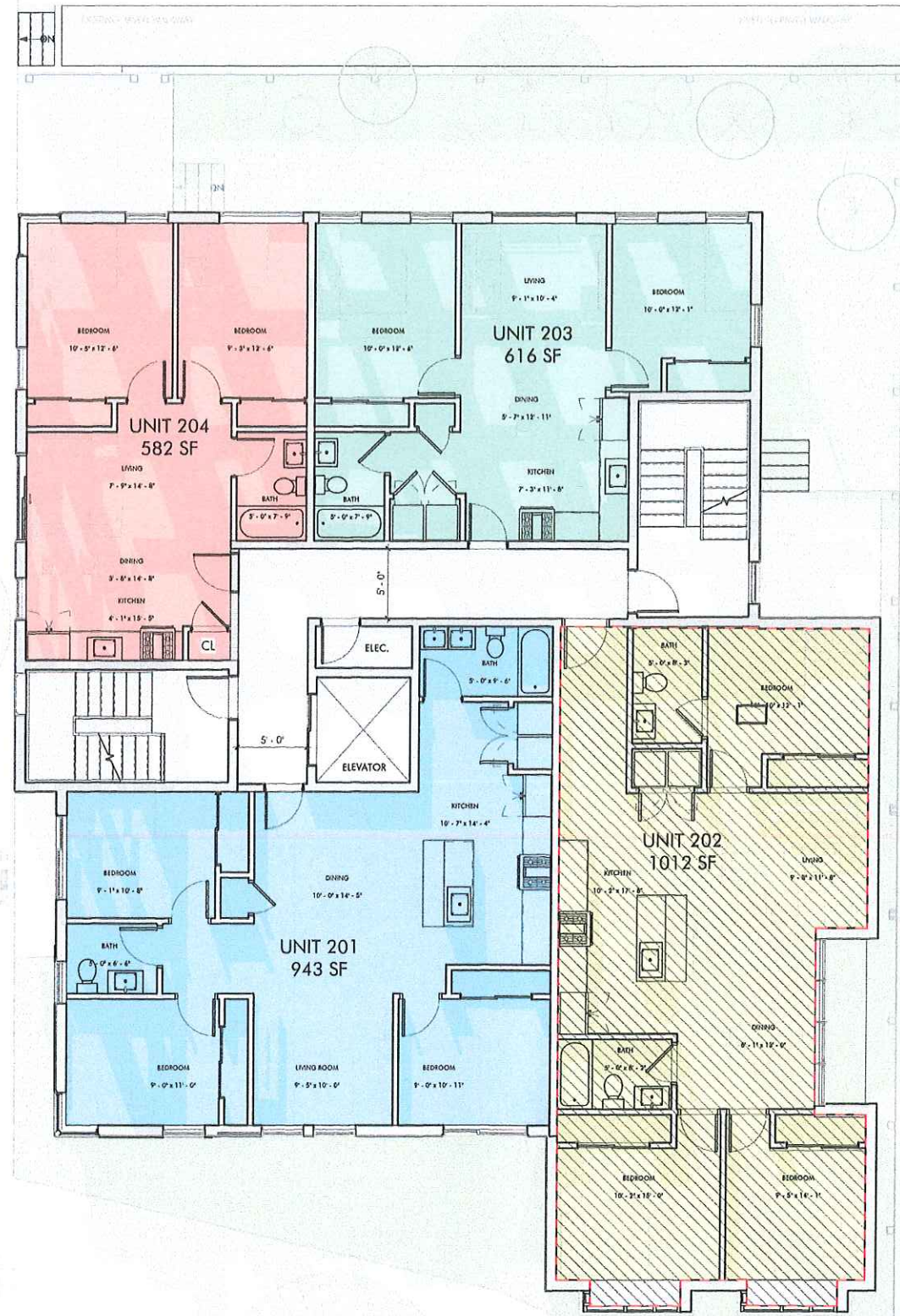
AndersonPorterDesign  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

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

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
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
<b>TOTAL (19 UNITS)</b>	<b>18,080 GSF</b>	<b>13,484 NSF</b>			

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 10:42:57 AM

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



NOT FOR CONSTRUCTION

SPECIAL PERMIT

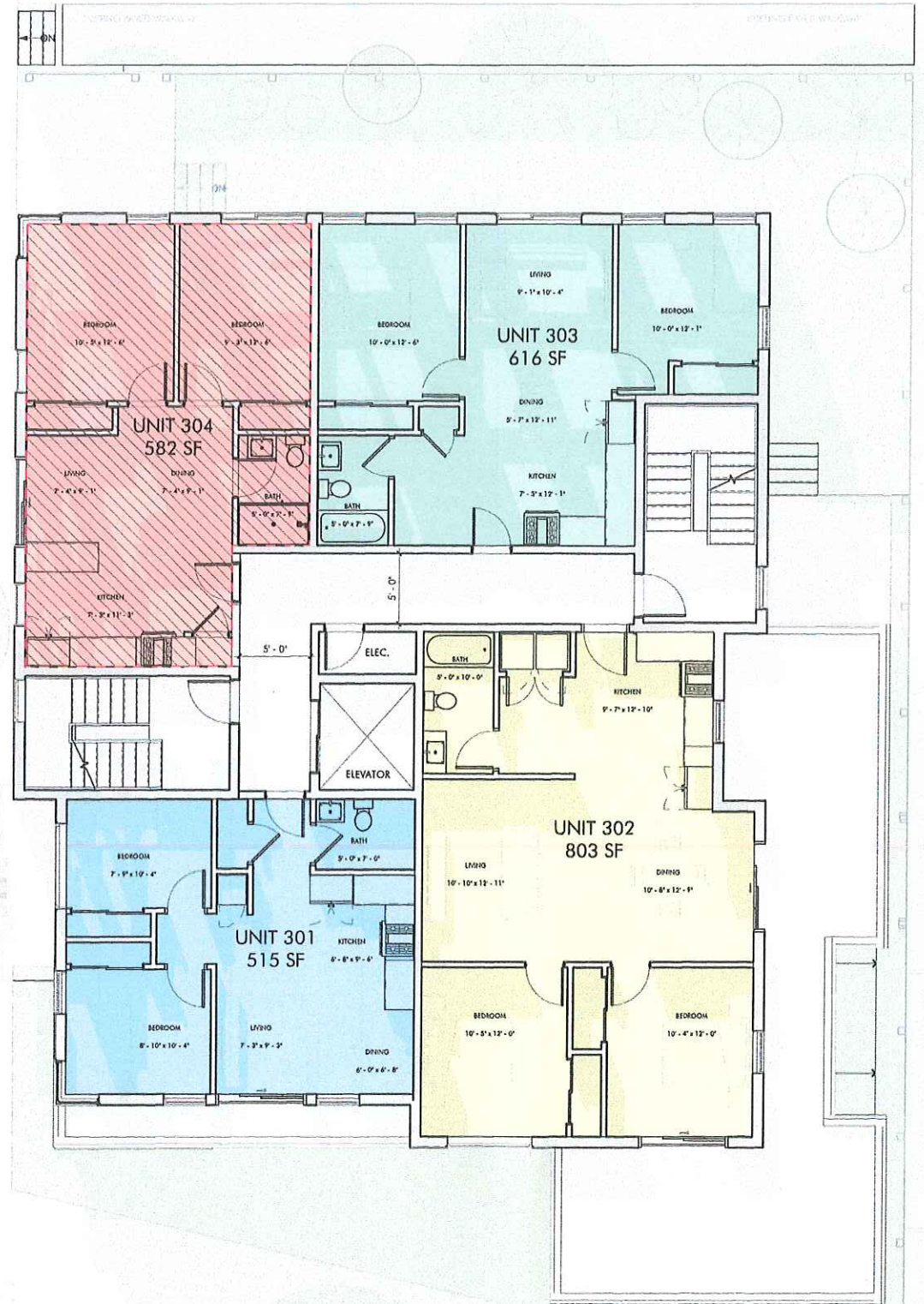
REVISIONS		
No.	Description	Date

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

PROPOSED FLOOR PLANS

Drawing based 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
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
<b>TOTAL (19 UNITS)</b>	<b>18,080 GSF</b>	<b>13,484 NSF</b>			
<input type="checkbox"/> AFFORDABLE UNIT 20% NET SF AFFORDABLE 13,484 X .20 = 2,697 RSF 4 UNITS = 2,697 RSF					

2/17/2023 10:43:33 AM  
1 PROPOSED LANDSCAPE - LEVEL 3  
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 Record 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
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
<b>TOTAL (19 UNITS)</b>	<b>18,080 GSF</b>	<b>13,484 NSF</b>			

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 10:41:16 AM

1 PROPOSED LANDSCAPE - LEVEL 4  
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
Date:	2023.02.17
Scale:	3/16" = 1'-0"
Drawn by:	DS
Drawn No.:	A-2.0

2/17/2023 10:45:26 AM





① VIEW FROM CORNER OF BENT AND THIRD



② VIEW FROM THIRD STREET



③ BIRDS EYE VIEW



④ VIEW FROM BENT STREET

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: 3D VIEWS

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

2/17/2023 10:46:22 AM

**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



TO: Cambridge Community Development  
344 Broadway  
Cambridge, MA 02138

FROM: Dan Anderson  
ANDERSON PORTER DESIGN  
1972 Massachusetts Avenue, 4<sup>th</sup> 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.

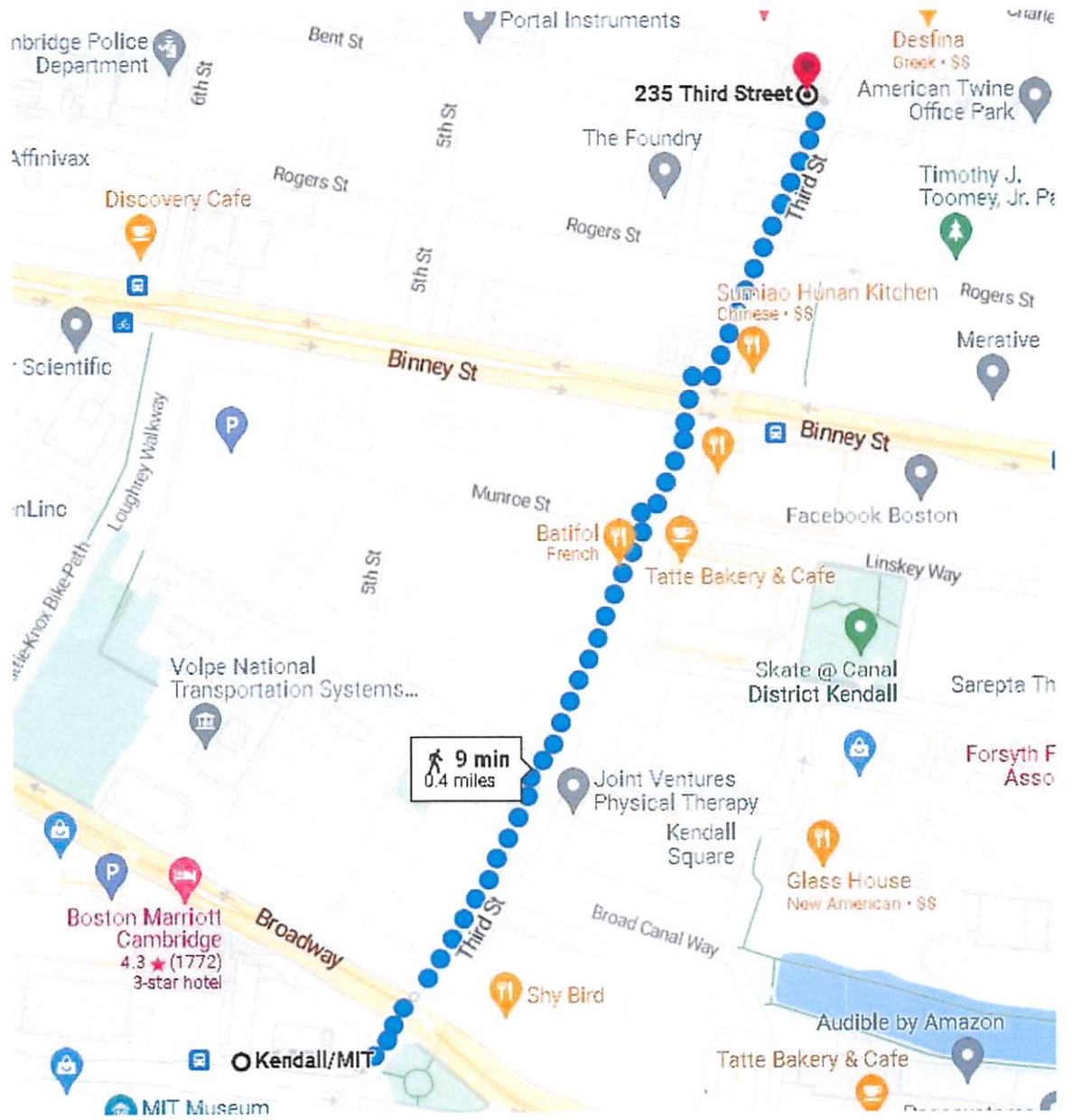
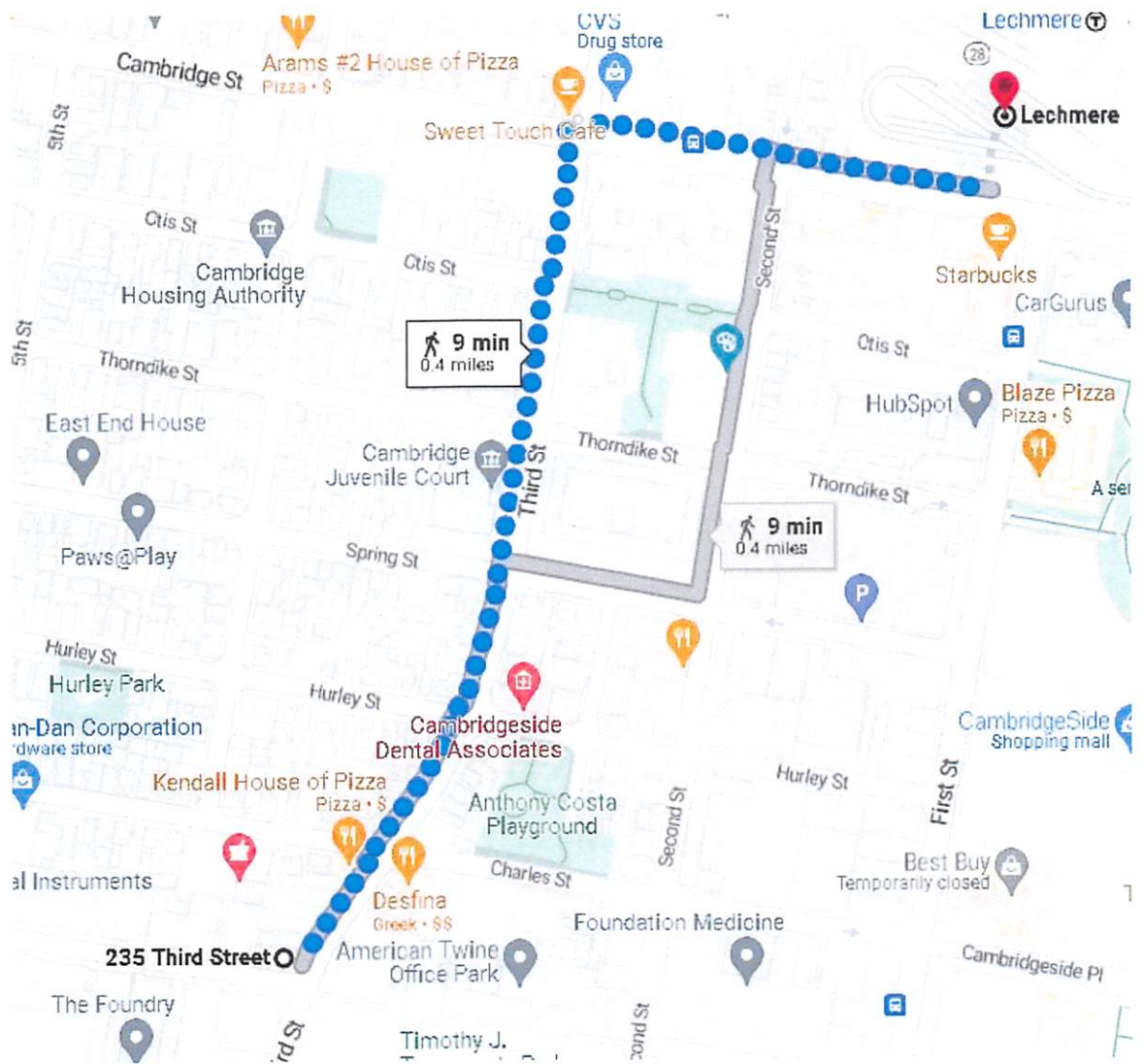


Exhibit A – Walking Distance to Kendall MIT



**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](http://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 <bmcavinney@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. T. Hinds', written in a cursive style.

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

## Pacheco, Maria

---

**From:** Dan Anderson <dan@andersonporter.com>  
**Sent:** Monday, May 22, 2023 5:35 PM  
**To:** Pacheco, Maria  
**Subject:** 231-235 Third St - continuance request

Hi Maria;  
I'd like to request a continuance for the following case scheduled for Thursday.  
208873 – 231-235 Third St  
Please send any documents that may need to be signed for continuance.  
Best,  
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](http://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

1 \* \* \* \* \*

2 (6:08 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea  
4 Wendy Leiserson, and Laura Wernick

5 BRENDAN SULLIVAN: Now I will call the next case,  
6 which will be 231-235 Third Street, <sup>BZA-208873</sup> which is a request to  
7 continue this matter. And reading your letter, we go to  
8 Historical after May 4. So we have May 25 that's available.  
9 It is a case not heard.

10 Are you available on May 25?

11 DAN ANDERSON: I believe that we would like to  
12 have a little bit longer. If we go into -- actually --

13 BRENDAN SULLIVAN: No.

14 DAN ANDERSON: No, May 25 will work.

15 BRENDAN SULLIVAN: Okay. All right. So on the  
16 motion, then, to continue this matter, Case No. 208873 --  
17 231-235 Third Street, Jim Monteverde?

18 JIM MONTEVERDE: Accepts.

19 BRENDAN SULLIVAN: Laura Wernick?

20 LAURA WERNICK: Yes.

21 BRENDAN SULLIVAN: Wendy Leiserson?

22 WENDY LEISERSON: Yes.



1 BRENDAN SULLIVAN: And Matina Williams?

2 [Pause]

3 Brendan Sullivan in favor of the continuance.

4 [All vote YES]

5 BRENDAN SULLIVAN: Four affirmative votes; this  
6 matter is continued until May 25, 2023 at 6:00 p.m. on the  
7 condition that the petitioner change the posting sign to  
8 reflect the new date of May 25, 2023 and the time at 6:00  
9 p.m.

10 That any further changes to the documents that are  
11 in the file now be submitted and in the file be submitted by  
12 5:00 p.m. on the Monday prior to the May 25, 2023 hearing.  
13 Anything else, I guess? No? Okay. So --

14 LAURA WERNICK: Mr. Chair?

15 BRENDAN SULLIVAN: Yes.

16 LAURA WERNICK: I don't think I'm on any of the  
17 other continuing cases, and I wasn't going to sit for -- and  
18 I'm not planning -- I can't sit this evening. But I  
19 understand that you have a -- you're short a member for the  
20 continuing cases, at least? Should I stay on for --

21 BRENDAN SULLIVAN: Yeah. I -- are you, your  
22 scheduled for the evening anyhow, Laura, are you not?

1 LAURA WERNICK: No, I'm not.

2 BRENDAN SULLIVAN: You are not?

3 LAURA WERNICK: No. Just for the continuing  
4 cases. And I think -- I didn't hear any of the other -- I  
5 wasn't in on any of the continuing cases, in all honesty.  
6 So I really shouldn't be hearing those now.

7 BRENDAN SULLIVAN: All right. I'm having  
8 difficulty understanding. What's she saying?

9 Yeah. All right. So Laura, what we have is  
10 myself, Jim, Andrea, yourself, and Wendy sitting for the  
11 rest of the evening. Is that --

12 LAURA WERNICK: I had said that I cannot -- I had  
13 said that I could not make this evening.

14 BRENDAN SULLIVAN: Oh.

15 LAURA WERNICK: That is Jim -- be on the  
16 continuing case.

17 BRENDAN SULLIVAN: Oh. We maybe have a problem.

18 WENDY LEISERSON: Yeah, Laura, you're on the 401  
19 Concord, right?

20 LAURA WERNICK: The 401 Concord was the continuing  
21 case that I -- I thought, yeah. I'm sorry, that's the one I  
22 need to be on.

1           WENDY LEISERSON: Yeah. We're still -- all right,  
2           which one are we on? We're doing this out of order. I  
3           think that's what's causing the confusion; it's out of order  
4           of the docket.

5           LAURA WERNICK: Yeah.

6           WENDY LEISERSON: Yeah.

7           BRENDAN SULLIVAN: All right. Let me just dispose  
8           of Third Street. So having received four affirmative votes,  
9           Third Street is continued until May 25, 2023.

10          LAURA WERNICK: Okay.

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