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CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2023 JAN 26 PM 2: 16 831 Massachusetts Avenue, Cambridge MA 02139 OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

617-349-6100

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

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

Appeal:

REASON FOR PETITION:

/Additions/ /New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct an addition to the non-conforming structure that is increased more then 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) Section: 8.22.3 (Nonconforming Structure) Article: 8.000 Article: 10.000 Section: 10.30 (Variance). & 10.40 (Special Permit).

> Original Signature(s):

(Petitioner (s) / Owner)

DANIEL P ANDERSON

(Print Name)

Address: Tel. No. E-Mail Address: 1972 MASS AVE, CAMBRIDGE

617 354 2501 dan@andersonporter.com

Date:

about:blank

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	DOKMECI	OGLU								
					(OWNER)						
Address:	C/O DND	Homes,	One Ga	rfield	Circle	Unit (6, Bur	lington	, MA	01803	
State tha	at I/We o	own the	proper	ty loc	ated at	233-23	35 Thi	rd Stre	et,	Cambridge,	MA
which is	the sub	ject of	this z	oning	applica	tion.					
	-			-							
The recor	d title	of this	prope	rty is	in the	name o	of 231	THIRD	STRE	ET LLC	
*Pursuant	to a de	eed of d	uly re	corded	in the	date _		, M	iddl	esex South	-
County Re	egistry o	of Deeds	at Bo	ok 801	81, Pag	e 309 ;	; or				
Middlese	k Registi	ry Distr	ict of	Land	Court,	Certifi	icate	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 Middleber

Dan Dokmeciuglu personally appeared before me, The above-name this 24 of, Vo $\frac{2004}{2023}$, and made oath that the above statement is true.

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

(ATTACHMENT B -PAGE 3)

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

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

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

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

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

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

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.

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BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

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

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

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

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.

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.

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

about:blank

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

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant:Daniel P AndersonLocation:231-235 Third Street, Cambridge, MAPhone:617 354 2501

Present Use/Occupancy: <u>Business/Residential</u> Zone: <u>Industrial A-1 Zone</u> Requested Use/Occupancy: Residential

		Existing Conditions		<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
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	
<u>NO. OF DWELLING</u> <u>UNITS:</u>		1		19	19	
<u>NO. OF PARKING</u> 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.:

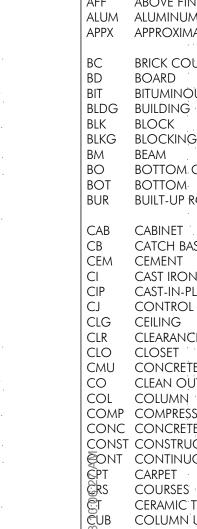
three structures exist on the lot (combined lots) a garage and two wood frame structures. Garage and one structure are to be demolished.

- 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'.









	* .
REVIATIONS	··.
ACOUSTICAL CEILING TILE ADDITIONAL ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATELY	DET DF DIA DN DR DWG
BEAM BOTTOM OF BOTTOM BUILT-UP ROOFING	EA EJ ELEC ELEV ENC EQ EQUIP ERD EWC EXIST EXP
CATCH BASIN CEMENT CAST IRON CAST-IN-PLACE CONTROL JOINT CEILING CLEARANCE CLOSET CONCRETE MASONRY UNIT CLEAN OUT COLUMN COMPRESSIBLE CONCRETE	FC FD FE FEC FFT FHC FIN FIN FIN FIN FLR FLUOR FOF FOF FOM FR FT FTG FUB

DETAIL DRINKING FOUNTAIN DIAMETER DOWN DOOR DRAWING	
EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR ENCLOSURE EQUAL EQUIPMENT EMERGENCY ROOF D ELECTRIC WATER COC EXISTING EXPANSION EXTERIOR	
FURRING CHANNEL FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CA FINISH FLOOR TRANSI FIRE HOSE CABINET FINISH FIXTURE FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FIRE-RATED FEET FOOTING FLOOR UTILITY BOX	

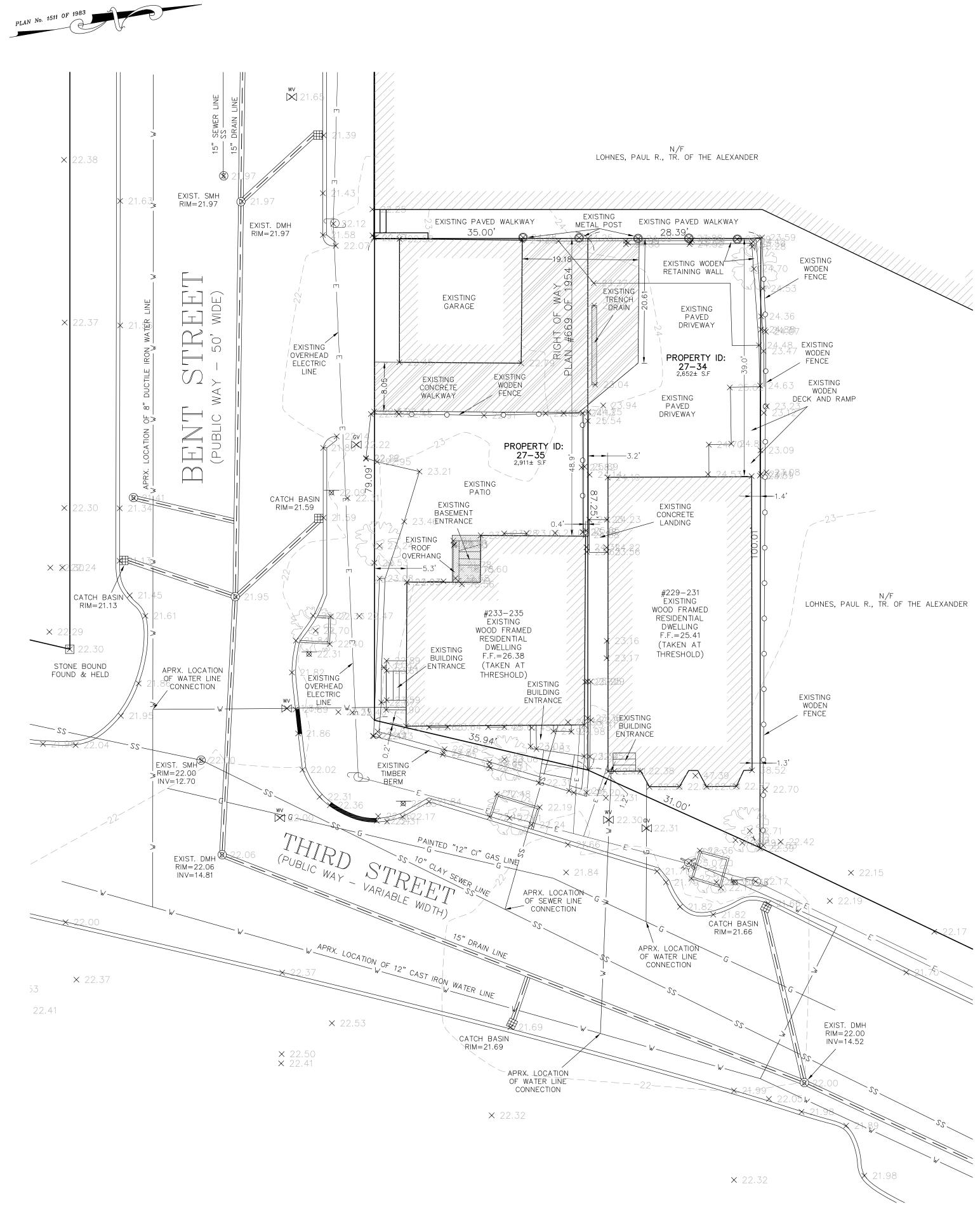
HP HT	HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HIGH POINT HEIGHT HEATER HEATING, VENTILATING, & AIR CONDITIONING
INCL	INCH INCANDESCENT INCLUDING INSULATION INTERIOR
JC JC	JANITOR'S CLOSET JOINT
LAM LAV LINO LP LTG	LAMINATED LAVATORY LINOLEUM LOW POINT LIGHTING
MAX MECH MEMB MFR MIN MISC MO	MATERIAL MAXIMUM MECHANICAL MEMBER MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING METAL

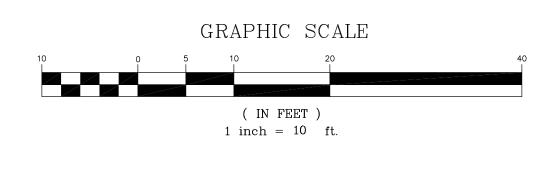
NIC	NOT IN CONTRACT		SC	Solid Core	W/
NO	NUMBER		SECT	SECTION	WC
NTS	NOT TO SCALE		SHT	SHEET	WD
			SIM	SIMILAR	WD
OC	ON CENTER		SPEC	Specifications	WF
OD	OVERFLOW DRAIN			SQUARE	W/C
OHD	OVERHEAD DOOR			STAINLESS STEEL	· · WPR
OHG	OVERHEAD GRILLE	· '. '	STA	STATION	WU
OPNG	OPENING	1	STD	STANDARD	WW
OPP	OPPOSITE		STL	STEEL	
		(1, 2)	Stor	STORAGE	. &
PC	PRECAST		STOR STRUC SUSP	STRUCTURAL	<
PGL	PLATE GLASS	·	SUSP	SUSPENDED	·
PL	PLAIE · .				
PLAM	PLASTIC LAMINATE		TBD	TO BE DETERMINED	
PLUM	PLUMBER		TD	TRENCH DRAIN	· CL
PLY	PLYWOOD		TEL	TELEPHONE	· .[
PT		· · · · · ·	ТНК	THICKNESS	· #
PTD	PAINTED		ТО	TOP OF	Ø
PTN	PARTITION	_	TOC	TOP OF CONCRETE	
PVC	POLYVINYL CHLORID	E	TOF	TOP OF FOOTING	
			TOR	TOP OF RAIL	
QT	QUARRY TILE		TOS	TOP OF STEEL	
QTY	QUANTITY		TOW	TOP OF WALL	
D			TRT	TREATED	
R	RADIUS		TYP	TYPICAL	· .
ra RD	RETURN AIR ROOF DRAIN	т		UNLESS NOTED OTHE	
REG	REGISTER	· 	UNO	UNLESS NOTED OTHER	(VVISE
REG	REVISION		VCT	VINYL COMPOSITION	тис
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REQD	REQUIRED	a terri Aga a		VERIFY IN FIELD	
RLQD				VENEER PLASTER	· .
rl RM	ROOM	* . + * j	VP VWC		2
RO	ROUGH OPENING				
RSL	RESILIENT FLOORING				÷.,
NUL					
					•
	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -				

	SITE LOCATION	DRAWING LIST
// WITH /C WATER CLOSET /D WOOD	Marchan 2761 (1990) (19	GENERAL G1.0 COVER SHEET
/DW WINDOW /F WIDE FLANGE //O WITHOUT /PR WATERPROOFING		ZONING Z0.1 ZONING COMPLIANCE Z1.1 ZONING COMPLIANCE
/UB WALL UTILITY BOX /WF WELDED WIRE FABRI AND	C 2849 Market ar	LANDSCAPE L1.1 PROPOSED LANDSCAPE PLAN
ANGLE INCH FOOT	N Bent St	ARCHITECTURAL A1.0 PROPOSED BASEMENT PLAN A-2.0 PROPOSED ELEVATIONS
 AT CENTERLINE CHANNEL NUMBER 	And Map Lot 17-64	A-2.1 PROPOSED ELEVATIONS A-9.1 EXISTING SITE PHOTOS
DIAMETER	CONTACTS	ZONING A1.1 PROPOSED FLOOR PLANS (NET) A1.2 PROPOSED FLOOR PLANS (NET)
	<u>ARCHITECT</u> Anderson Porter Design 1972 Massachusetts Ave, 4th Floor	A1.2PROPOSED FLOOR FLANS (NET)A1.4PROPOSED FLOOR PLANS (NET)A1.5PROPOSED FLOOR PLANS (NET)
инан та маталар Е 1. матал	Cambridge MA 02139 Dan Anderson 617.354.2501	
	<u>OWNER</u> DND Homes LLC	
	1 Garfield Circle, Unit 6 Burlingotn, MA 01803	
	Trina Murphy 781.460.8437	

RD STF	SEET	ANDERSON PORTER DESIGN
		The second secon
		The second
		SPECIAL PERMIT REVISIONS No. Description Date Image: Colspan="2">Image: Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2"Colspa
ZONING SUMMARY		
PROPERTY ADDRESS: ZONING DISTRICT:	231-235 THIRD STREET, CAMBRIDGE MA 02142 Ind. A-1	
PROJECT DESCRIPTION:	19 UNIT RESIDENTIAL DEVELOPMENT	AndersonPorterDesign
		Anderson oner Design 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: 2023.01.13 Scale: 1 1/2" = 1'-0" Drawn by: DA/DS

	LEGEND
•	BOUND
0	IRON PIN/PIPE
$\langle \bullet \rangle$	STONE POST
	TREE
<u>کر</u>	TREE STUMP
0	SHRUBS/FLOWERS
0	SIGN
٢	BOLLARD
S	SEWER MANHOLE
D	DRAIN MANHOLE
Ħ	CATCH BASIN
Ŵ	WATER MANHOLE
WV	WATER VALVE
	HYDRANT
GV GV	GAS VALVE
E	ELECTRIC MANHOLE
EL	ELECTRIC HANDHOLE
	UTILITY POLE
-¢-	LIGHT POLE
M	MANHOLE
X 148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)





NOTES:

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

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

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

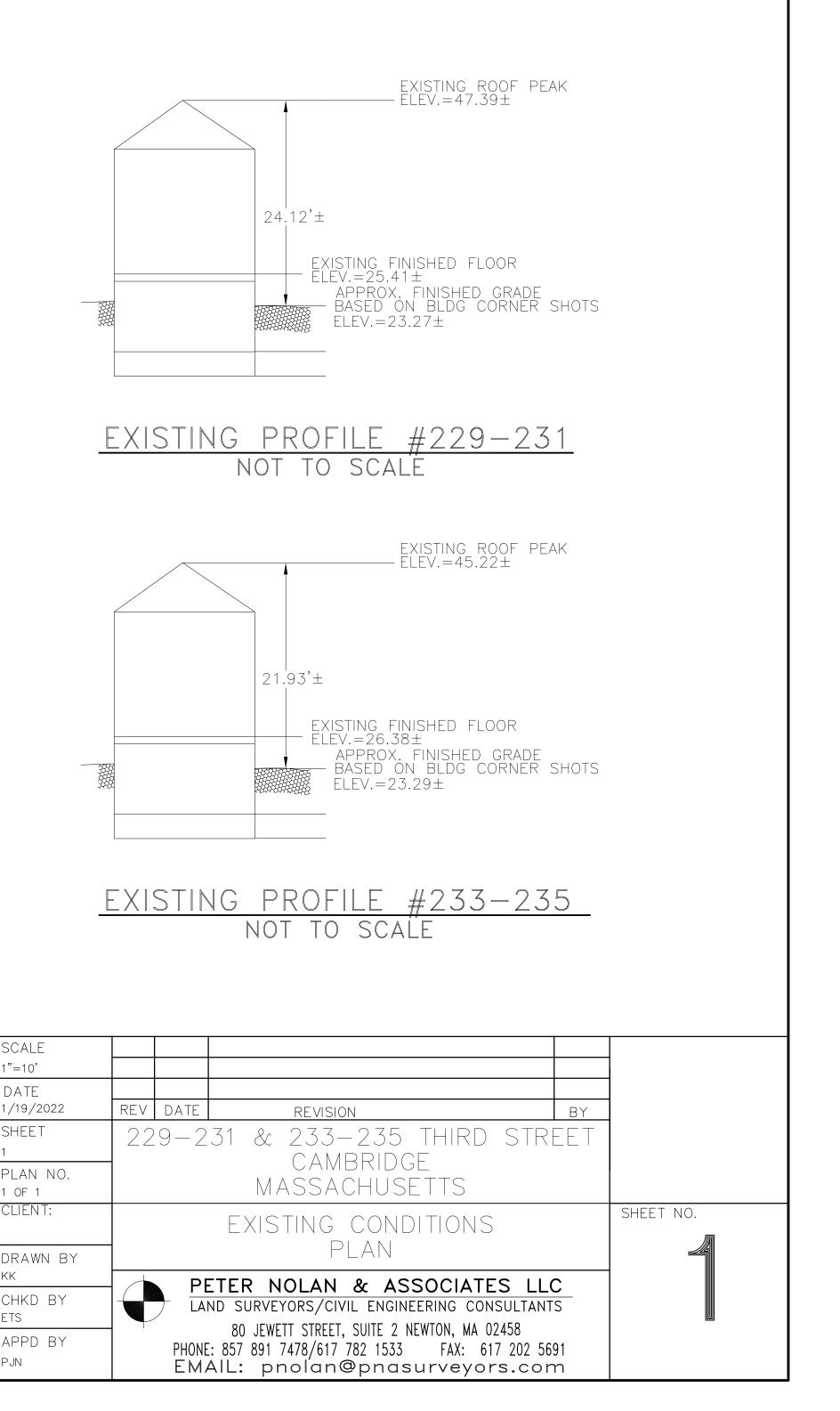
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

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

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

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

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



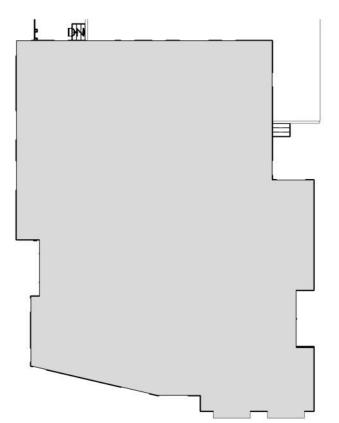


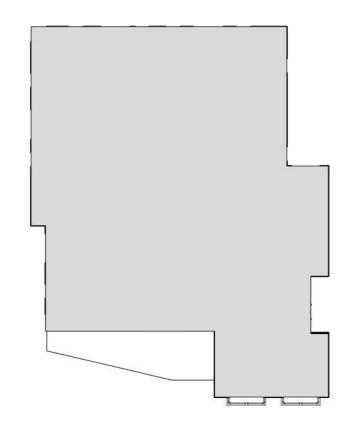




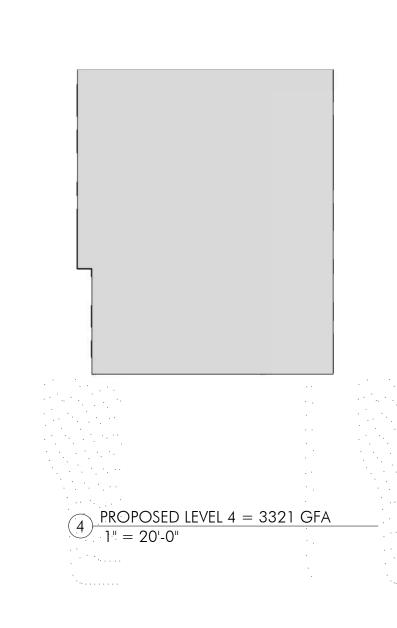
		ZONING CHART -	CAMBRIDGE			
OT SIZE:	ALLOWED / REQUIRED		EXISTING	PROPOSED	COMPLIANCE	· · · · · · · · · · · · · · · · · · ·
ONE	IA-1		1A-1 ZONE	1A-1 ZONE	COMPLIES	
JSE	RESIDENTIAL		RESIDENTIAL	RESIDENTIAL	COMPLIES	
MIN LOT SIZE	5,000 SF		±5,563 SF	±5,563 SF	COMPLIES	
MIN LOT AREA PER DWELLING UNIT	300 SF PER ECHO + 30% IHP BONU	US = 210 SF	±2,781.5 SF	±292.8 SF	COMPLIES	
MAX FLOOR AREA RATIO (FAR)	1.25 x 2.0 PER ECHO + 30% IHP B	ONUS	1.9	3.24	COMPLIES	
MAX BUILDING HEIGHT	45'		24.2	45'	COMPLIES	
AIN. YARD SETBACKS				Calculated Ac	tual	
FRONT (THIRD ST)	0.0'		0.2'	0	1.4' COMPLIES	
FRONT (BENT ST)	0.0'		5.3'		0.0' COMPLIES	
SIDE 1 (THIRD ST) SIDE 2 (BENT ST)	H+L/5 OR 10' BY SPECIAL PERMIT H+L/5 OR 10' BY SPECIAL PERMIT		1.3' 39'		0.0'. RELIEF REQUESTED 0.0' RELIEF REQUESTED	
				10 1 //.2/0 - 21.0		
MIN LOT WIDTH	50'		63.4'	63'4	COMPLIES	
RIVATE OPEN SPACE, MIN % OF LOT						
	0% OPEN SPACE REQUIRED		544 SF = 10%	1348 SF = 24%	COMPLIES	
BICYCLE PARKING	1/DWELLING UNIT		N/A	19 PARKING SPACES (1/DU) LONG TERM	COMPLIES	
<u>FOOTNOTES:</u>						

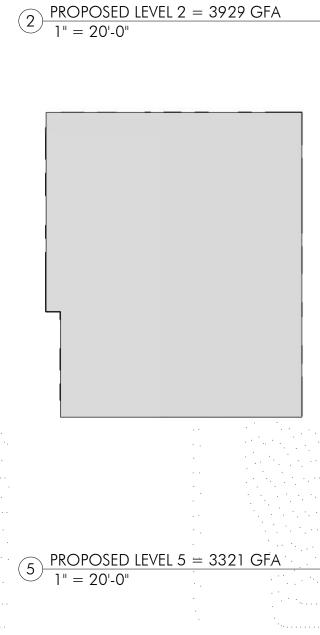
 $\bigcirc \frac{\text{ZONING CHART}}{12" = 1'-0"}$



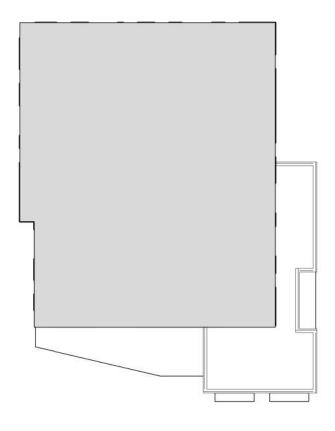


 $1 \frac{PROPOSED LEVEL 1 = 4189 GFA}{1" = 20'-0"}$





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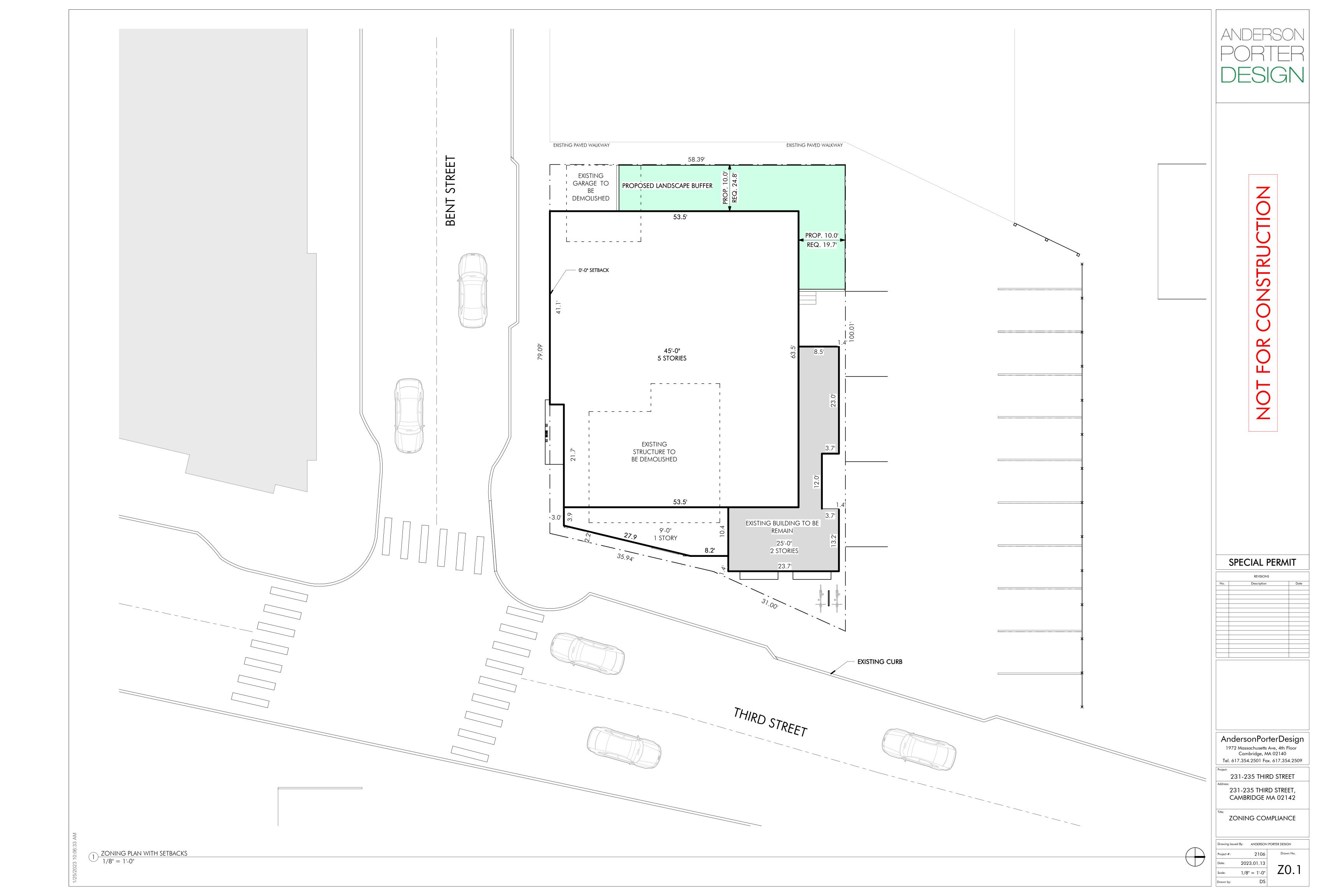


 $\bigcirc \frac{\text{PROPOSED LEVEL 3} = 3321 \text{ GFA}}{1" = 20'-0"}$

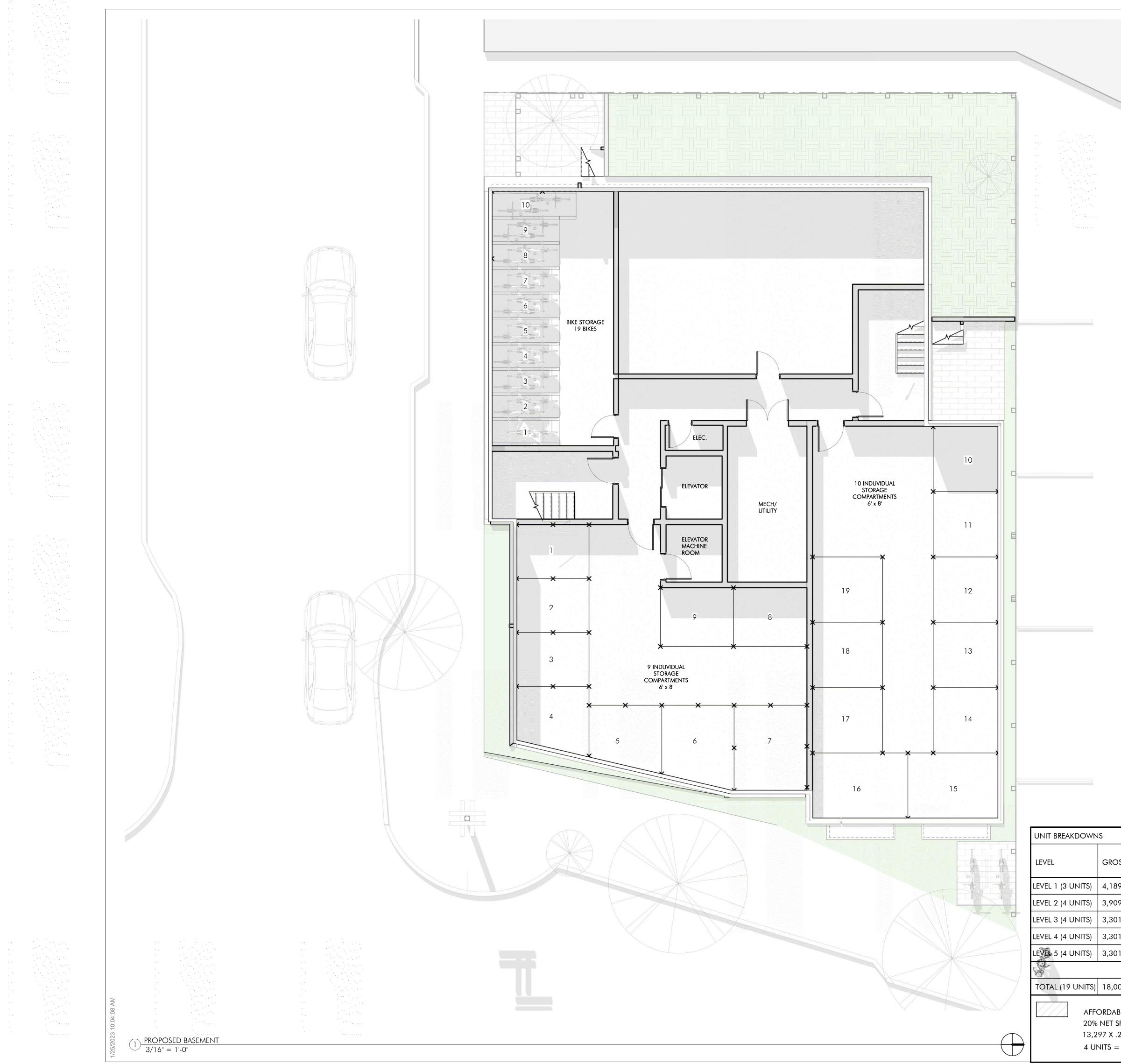


7 PROPOSED BASEMENT LEVEL - EXEMPT FROM GFA (CEILING HEIGHT 6'=11") 1" = 20'-0"









		···	
			ANDERSON PORTER DESIGN
			Sub- Sub-
		 - -	
			SPECIAL PERMIT
		* *	REVISIONS No. Description Date
		*	
			
	NET SQUARE FOOTAGE		
COSS SQUARE FOOTAGE	UNIT 1 UNIT 2 UNIT 3 UNIT 4		
189 GSF	600 SF 1128 SF 616 SF 456 SF		AndersonPorterDesign
209 GSF	838/SF 1012 SF 616 SF 582 SF	-	1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140
301 GSF	515 SF 770 SF 616/SF 582 SF	-	Tel. 617.354.2501 Fax. 617.354.2509 Project:
301 GSF	515 SF 770 SF 616 SF 582 SF		231-235 THIRD STREET
301 GSF	515 SF 770 SF 608 SF 590 SF		231-235 THIRD STREET, CAMBRIDGE MA 02142
,000 GSF	13,297 NSF		Title: PROPOSED BASEMENT PLAN
DABLE UNIT T SF AFFORDABLE K .20 = 2,660 RSF D = 2,660 RSF	(Drawing Issued By: ANDERSON PORTER DESIGN Project #: 2106 Date: 2023.01.13 Scale: As indicated Drawn by: G.A.



						<u>`</u> ,	
NEIGHBORING P	ARKING LOT						
	NET SOI	JARE FOC	TAGE				
OSS SQUARE FOOTAGE		UNIT 2	UNIT 3	UNIT 4			
89 GSF	600 SF	1128 SF	616 SF	456 SF			AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor
209 GSF		1012 SF		582 SF			Cambridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509
301 GSF	515 SF	770 SF	676/SF	582 SF			Project: 231-235 THIRD STREET
301 GSF 301 GS F	515 SF 515 SF	770 SF 770 SF	616 SF 608 SF	582 SF			Address: 231-235 THIRD STREET,
			000 36	STO ST			CAMBRIDGE MA 02142
,000 GSF	13,297	INSF				· .	
ABLE UNIT							Drawing Issued By: ANDERSON PORTER DESIGN Project #: 2106 Drawn No.
x = 2,660 RSF = 2,660 RSF							Project #: 2106 Date: 2023.01.13 Scale: As indicated Drawn by: DS
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NEIGHBORING PARI	KING LOT					*				AIT	
						*		SPECIAL REVISI No. Descripti	ONS		
ROSS SQUARE FOOTAGE		JARE FOO				*					
189 GSF	UNIT 1 600 SF	UNIT 2 1128 SF		UNIT 4 456 SF		×	· · · · · · · · · · · · · · · · · · ·	AndersonPo	orterD	esian	
909 GSF	838/SF	1012 SF		582 SF		Î		1972 Massachuse Cambridge,	tts Ave, 4th MA 02140	Floor)	
301 GSF	515 SF			582 SF				Tel. 617.354.2501			
301 GSF	515 SF	770 SF	616 SF	582 SF				231-235 TH			
301 GSF	515 SF	770 SF	608 SF	590 SF		*	· .	231-235 TH CAMBRIDGE			
3,000 GSF	13,297 1	NSF						PROPOSED FLO	UK PLAI	43 (INET)	
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ANDERSON



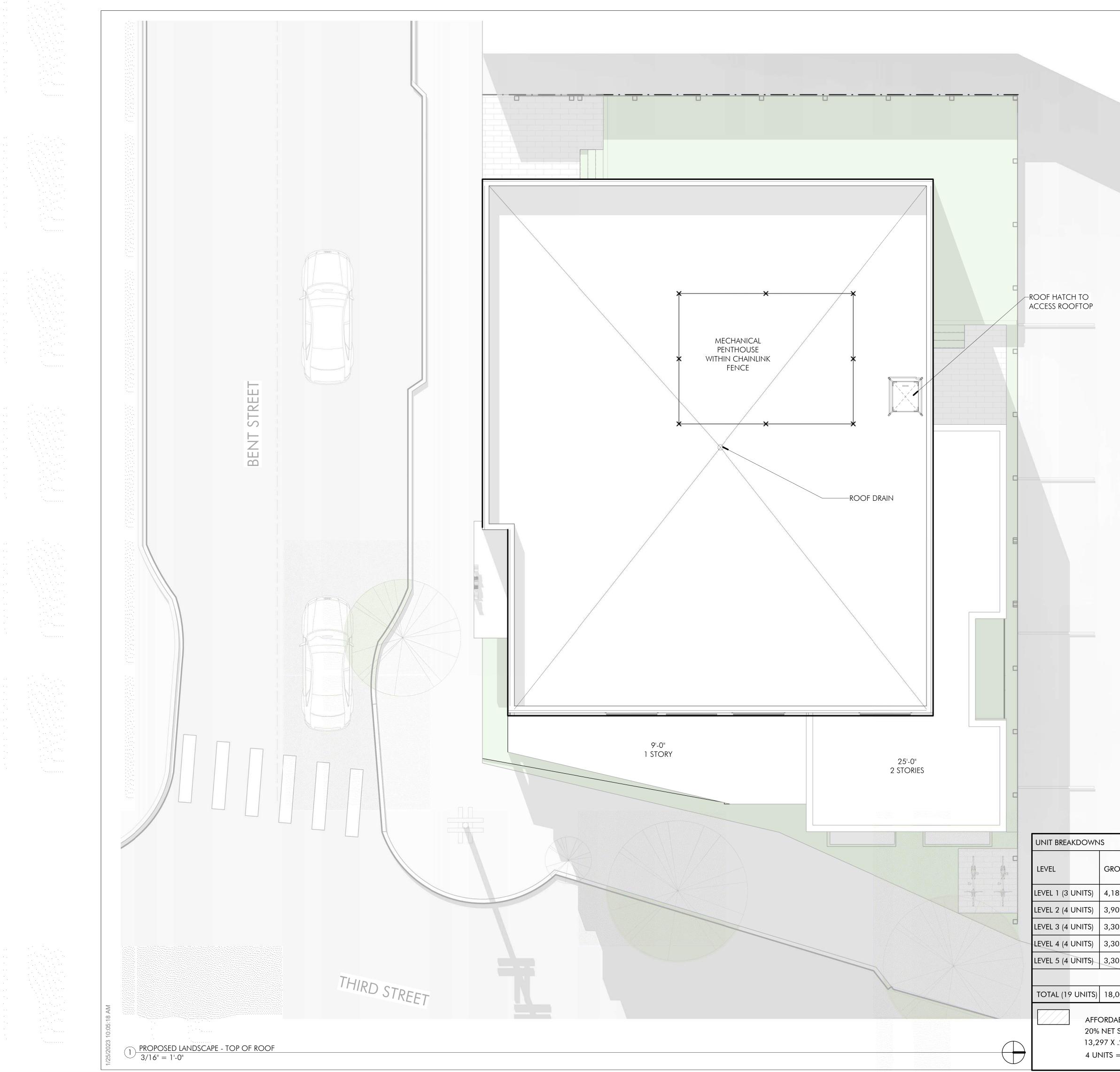
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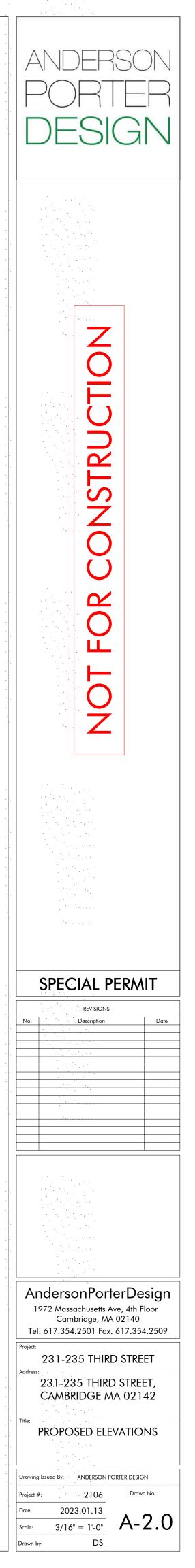
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 $2 \frac{\text{BENT STREET ELEVATION}}{3/16" = 1'-0"}$

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



















































































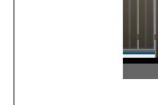
















 $2 \frac{\text{PROPOSED NORTH ELEVATION}}{3/16" = 1'-0"}$





G.A.









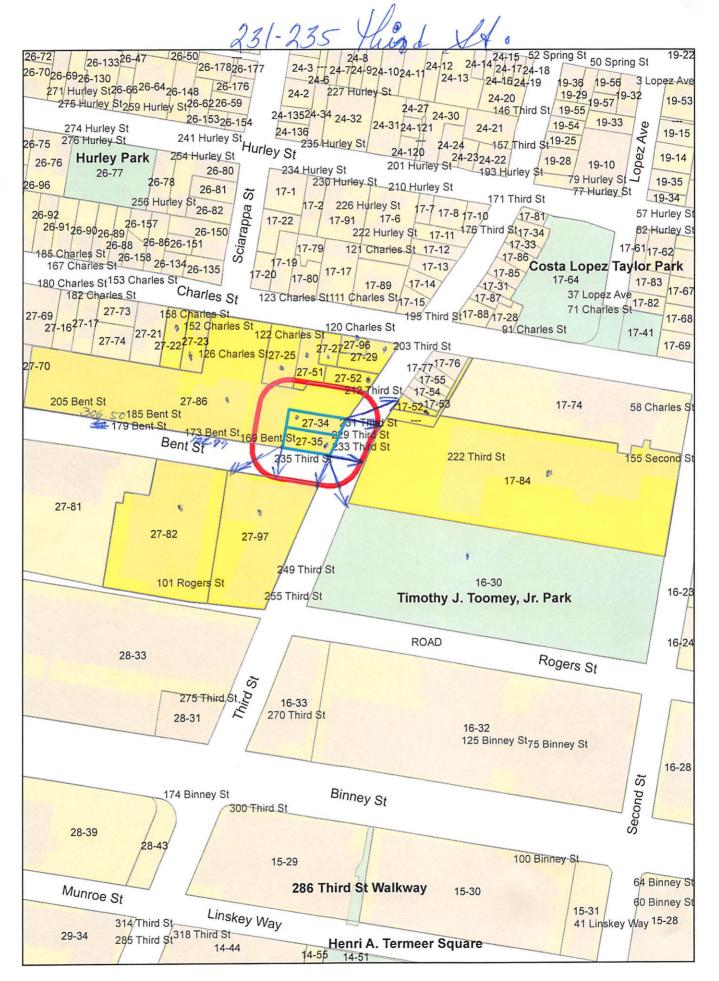


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AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140 Tel. 617,354.2501 Fax. 617.354.2509							
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Address	231-235 THIR CAMBRIDGE						
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DA/DS

Drawn by:



17-52 DUNN, CHRISTINE & FABIO J. FERNANDEZ 214 THIRD ST CAMBRIDGE, MA 02141

27-97 EQR-249 THIRD ST LLC TWO NORTH RIVERSIDE PLAZA, SUITE 400 CHICAGO, IL 60606

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

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

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

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

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

16-30 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR 27-96 BATMASIAN, JAMES H. & MARTA T. BATMASIAN 215 NORTH FEDERAL HIGHWAY BACO RATON, FL 33432

231-235 third It

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

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

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

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

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

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

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

ANDERSON PORTER DESIGN, INC. C/O DANIEL P. ANDERSON, ARCHITECT 1972 MASS AVENUE CAMBRIDGE, MA 02140

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

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

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

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

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

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

CITY OF CAMBRIDGE

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

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.
- Gertification 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 utilitiy connections shall be disconnected and capped in accordance with the approved rules and the requirements of the applicable governing authority

Construction Debris Affadavit (MGL c 40 § 54)

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

 Roll-off dumpster or container?
 EZ Disposal

				Signature
1/30/2023	Date			Mund
69071	- Bumpster License#	٥N	sək	Roll-off dumpster or container?

Hold Harmless Clause:

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

Read Before Signing:

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

Signature of Licensed Contractor

Jesse Germain

Print Name of Licensed Contractor

0 DND Homes, One Garfield Circle, Unit 6

Contractor's Address

E0810 AM ,notenihu8

Contractor's City, State, ZipCode

857-207-6254

Contractor's Telephone Number

SO SSDJ 107114 ricense Number

07/02/2023 Expiration Date:

Boylston CITY

Signature of Owner

Ozan Dokmecioglu

Print Name of owner

ssərbbA s'rənwO O/O DND Homes, One Garfield Circle, Unit 6

Burlington, MM 01803

Owner's City, State, ZipCode

4623-702-788

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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.

	* sotsered AtleaH letnamo				
Date		Signature	Inspector		
	ΥΙCES DEPARTMENT	INSPECTIONAL SEF			
		t991t2 91idsqm6H \AL	Dept. of Public Works 617-349-4800		
	Control #.		Dig Safe 888-344-7233		
		aunavA boowbniJ 101 AM ,allivnamo2	1-800-592-2000 Nstar Gas		
		9un9vA boowbni1 101 AM ,9llivn9mo2	Nstar Electric 617-369-5400		
		Yewbeo18 194	Fire Department 617-349-4918		
		ՀՏՏ Freshpond Parkway	617-349-4770 Water Department		
		125 6th Street	617-349-3300 Police Department		
		əunəvA sttəsuhsesseM 168	Historical Commission 617-349-4683		
DATE	JAUTANDIS	SZERODA	AGENCY		

*		
gninoZ Q2I		
ISD Commissioner		· · · · · · · · · · · · · · · · · · ·
Building Inspector		
Wiring Inspector ***		····
** rotosquare Gas Inspector		
* notoeqral Health Inspector		***************************************
Inspector	Signature	Date

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.

INSPECTIONAL SERVICES DEPARTMENT **CITY OF CAMBRIDGE**

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

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

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			Signature
Date 1/30/2023		~	month and
Dumpster License# 14069	٥N	səY X	Roll-off dumpster or container?
		IssoqsiD z∃	γd/ts bezoqsib ed lliw sirdeb edT

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Read Before Signing:

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Signature of Licensed Contractor

Jesse Germain

Print Name of Licensed Contractor

Contractor's Address C/O DND Homes, One Garfield Circle, Unit 6

Burlington, MM 01803

Contractor's City, State, ZipCode

467-207-6254

Contractor's Telephone Number

107114 ricense Number

07/02/2023 Expiration Date:

CITY

SO SSDJ

Roylston

Signature of Owner

Print Name of owner Ozan Dokmecioglu

owner's Address Old DND Homes, One Garrield Circle, Unit 6

Owner's City, State, ZipCode Burlington, MA 01803

857-207-6254

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ΣΙΘΝΑΤΟRES ΑΝD CHECK POINTS

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		spector *	Environmental Health In
Date	Signature Signature		Inspector
	ΤΝΞΜΤΆΑ93Ο ΖΕΙΝΑΕΥ ΙΑΝΟΙΤΟΞ92ΝΙ		
		1497 Hampshire Street	Dept. of Public Works 617-349-4800
	Control #.		Dig Safe 888-344-7233
<u> </u>		AM ,əllivıəmo2	J-800-292-2000
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		AM ,əllivıəmo2	0075-695-219
		əunəvA boowbniJ 101	Nstar Electric
		yewbeota 194	Fire Department 617-349-4918
		250 Freshpond Parkway	617-349-4770 Water Department
		125 6th Street	617-349-3300 Police Department
		əunəvA sttəsuhsesseM 1£8	Historical Commission 617-349-4683
DATE	JAUTANDIS	SSJADDA	ΑΘΕΝCY

* * *		
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ISD CommissimmoD DSI		
Building Inspector	• January	
Wiring Inspector ***		
Plumbing and Gas Inspector **		
* Environmental Health Inspector		
Inspector	Signature	Date

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INSPECTIONAL SERVICES DEPARTMENT **CITY OF CAMBRIDGE**

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moo.s <u>amod-bnb@v</u>	ender.sarica	Email Address:		927 207 6254	, sadmu	Telephone n
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	4/12/2023	:əteb bnə tə		3/1/2023	:əteb	Project start
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A copy of the plot plan showing extent of demolition is required with the filing of this application.

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

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.

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

Construction Debris Affadavit (MGL c 40 § 54)

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

			Signature
Date 1/30/2023		~	month and
Dumpster License# 14069	٥N	səY X	Roll-off dumpster or container?
		IssoqsiD z∃	γd/ts bezoqsib ed lliw sirdeb edT

Hold Harmless Clause:

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

Read Before Signing:

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

Signature of Licensed Contractor

Jesse Germain

Print Name of Licensed Contractor

Contractor's Address C/O DND Homes, One Garfield Circle, Unit 6

Burlington, MM 01803

Contractor's City, State, ZipCode

467-207-6254

Contractor's Telephone Number

107114 ricense Number

07/02/2023 Expiration Date:

City

SO SSDJ

Roylston

Signature of Owner

Print Name of owner Ozan Dokmecioglu

owner's Address Old DND Homes, One Garrield Circle, Unit 6

Owner's City, State, ZipCode Burlington, MA 01803

857-207-6254

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ΣΙΘΝΑΤΟRES ΑΝD CHECK POINTS

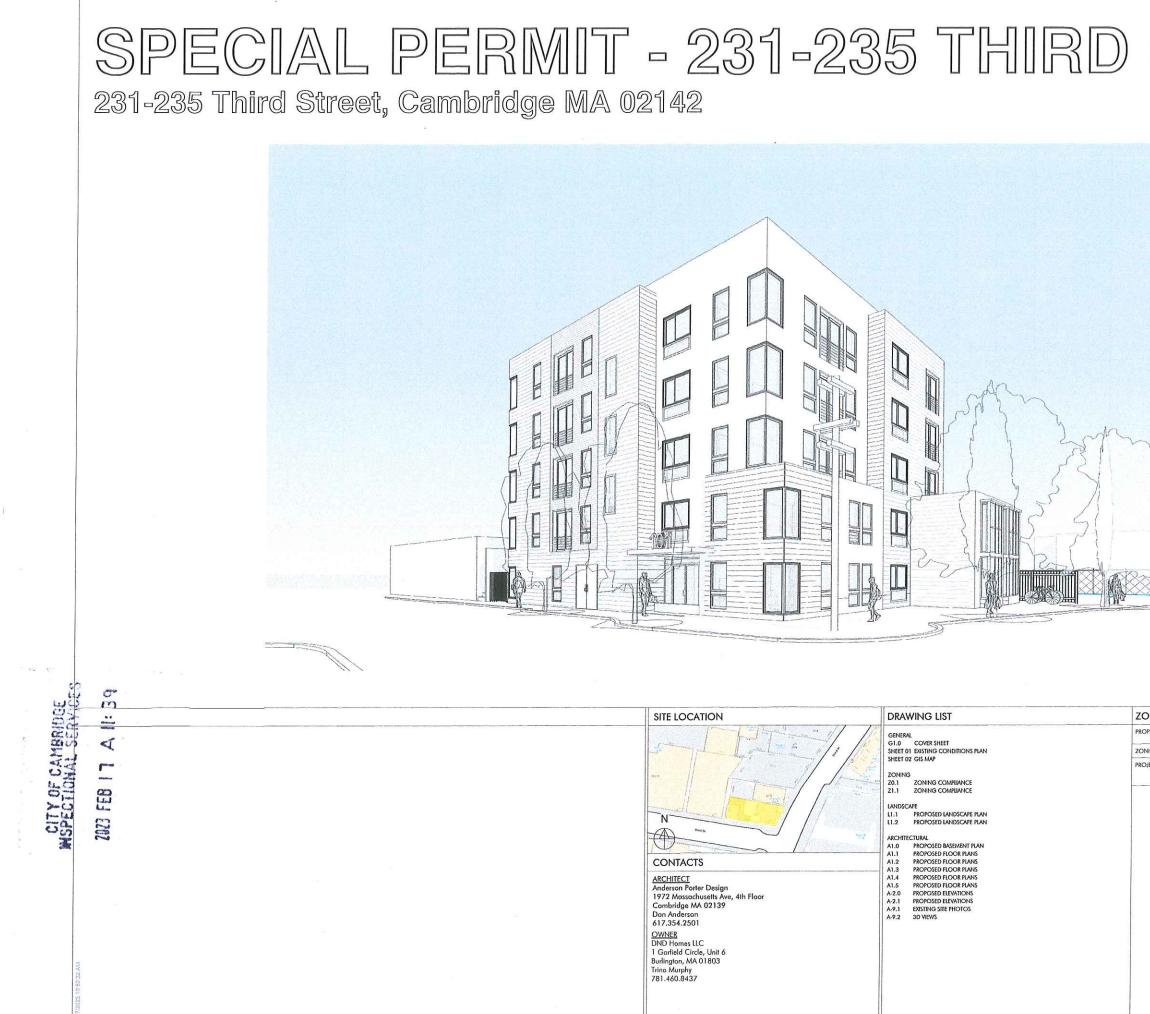
It is the responsibility of the applicant to secure signatures as listed below. Because of the possibility that a Public Hearing may be required prior to Historical Commission sign-off, it is suggested that they be contacted as early as possible in the process in order to minimize delay.

		spector *	Environmental Health In
Date	Signature Signature		Inspector
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		1497 Hampshire Street	Dept. of Public Works 617-349-4800
	Control #.		Dig Safe 888-344-7233
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		9un9vA boowbniJ 101	sed neteN
		AM ,əllivıəmo2	0075-695-219
		əunəvA boowbniJ 101	Nstar Electric
		yewbeota 194	Fire Department 617-349-4918
		250 Freshpond Parkway	617-349-4770 Water Department
		125 6th Street	617-349-3300 Police Department
		əunəvA sttəsuhsesseM 1£8	Historical Commission 617-349-4683
DATE	JAUTANDIS	SSJADDA	ΑΘΕΝCY

* * *		
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ISD CommissimmoD DSI		
Building Inspector	• January	
Wiring Inspector ***		
Plumbing and Gas Inspector **		
* Environmental Health Inspector		
Inspector	Signature	Date

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.

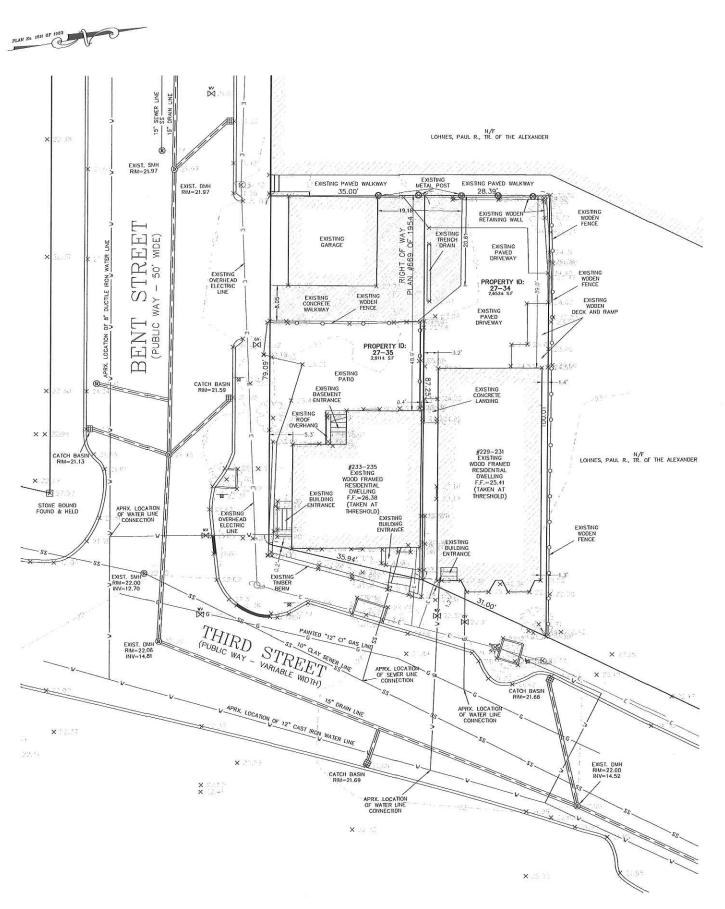


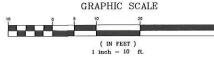
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DNING SUMMARY DPERTY ADDRESS:	231-235 THIRD STREET, CAMBRIDGE MA 02142	SPECIAL PERMIT
NING DISTRICT: DJECT DESCRIPTION:	Ind. A-1 RENOVATION OF EXISTING AND NEW ADDITION - 19 RESIDENTIAL UNITS	AndersonPorterDesign 1972 Massochuselts Ave, 4lh Floor Combridge, MA 02140 Tel. 617.354.2501 For. 617.354.2509 Printe 231-235 THIRD STREET Mátvas 231-235 THIRD STREET, CAMBRIDGE MA 02142 Trfe: COVER SHEET Date 2003.02.17 Safe: 1 1/2* = 1:-07 Gan.0 G1.0

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NY.	TREE					
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0	BOLLARD					
6	SEWER MANHOLE					
0	DRAIN MANHOLE					
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	WATER LINE					
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	UNDERGROUND ELECTRIC LINE					
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and the second	CONTOUR LINE (MNR)					





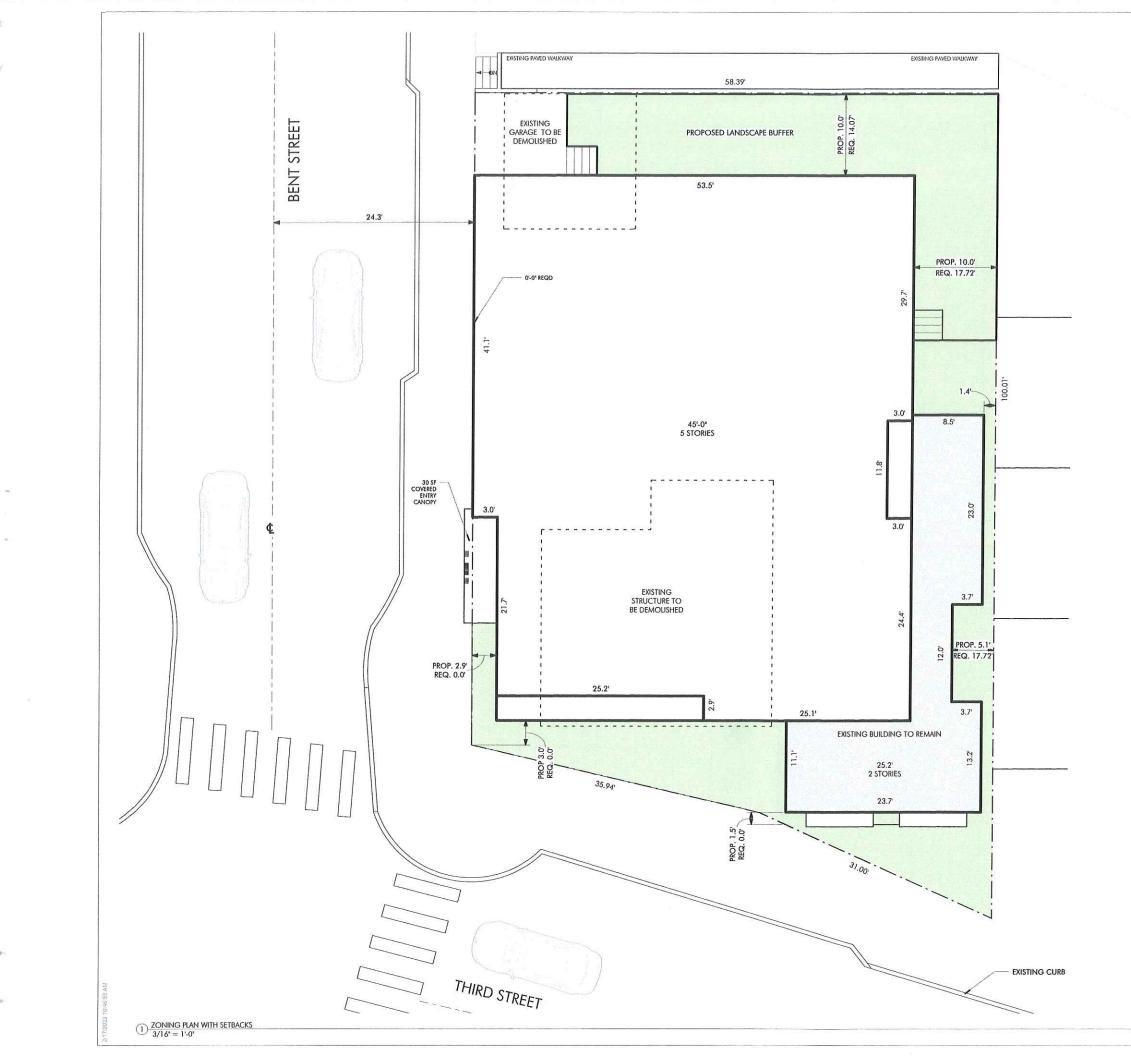
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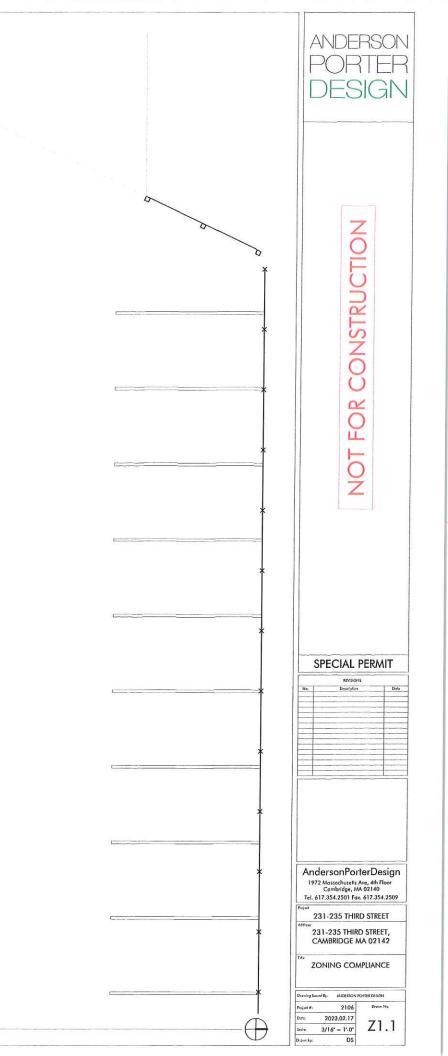
NOTES 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/30/2021. 3. THIS PLAN IS NOT INTENDED TO BE RECORDED. 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD 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. 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. EXISTING ROOF PEAK - ELEV.=47.39± 24.12'± EXISTING FINISHED FLOOR ELEV.=25.41± APPROX. FINISHED GRADE BASED ON BLDG CORNER SHOTS ELEV.=23.27± EXISTING PROFILE #229-231 NOT TO SCALE EXISTING ROOF PEAK ELEV.=45.22± 21.93'± EXISTING FINISHED FLOOR ELEV.=26.38± APPROX, FINISHED GRADE BASED ON BLOG CORNER SHOTS ELEV.=23.29± EXISTING PROFILE #233-235 NOT TO SCALE REV DATE BY REVISION 229–231 & 233–235 THIRD STREET CAMBRIDGE MASSACHUSETTS SHEET NO. EXISTING CONDITIONS PLAN

2. DEED REFERENCE: BOOK 50410, PAGE 470 DEED REFERENCE: BOOK 54778 PAGE 343 PLAN REFERENCE: I: 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. 9830-A 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD. 8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS A 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com







	ZONING CHART -	CAMBRIDGE		
LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	IA-1	1A-1 ZONE	1A-1 ZONE	COMPLIES
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMPLIES
MIN LOT SIZE	5,000 SF	±5,563 SF	±5,563 SF	COMPLIES
MIN LOT AREA PER DWELLING UNIT	300 SF PER ECHO + 30% IHP BONUS 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 FRONT (THIRD ST) FRONT (BENT ST) SIDE 1 (THIRD ST) SIDE 2 (BENT ST)	0.0' 0.0' H+L/5 OR 10' BY SPECIAL PERMIT H+L/5 OR 10' BY SPECIAL PERMIT	0.2' 5.3' 1.3' 39'		COMPLIES COMPLIES RELIFF REQUESTED RELIEF REQUESTED
MIN LOT WIDTH	50'	63.4'	63'4	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	0% OPEN SPACE REQUIRED	544 SF	1348 SF	COMPLIES
BICYCLE PARKING	1/DWELLING UNIT	N/A	19 PARKING SPACES (1/DU) LONG TERM	COMPLIES

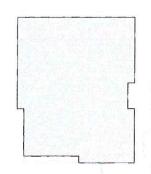
FOOTNOTES:

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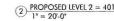
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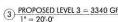
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1 PROPOSED LEVEL 1 = 4045 GFA 2 PROPOSED LEVEL 2 = 4015 GFA 1" = 20-0"







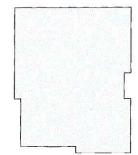




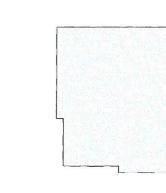




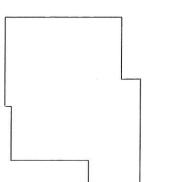




(4) PROPOSED LEVEL 4 = 3340 GFA 1" = 20'-0'

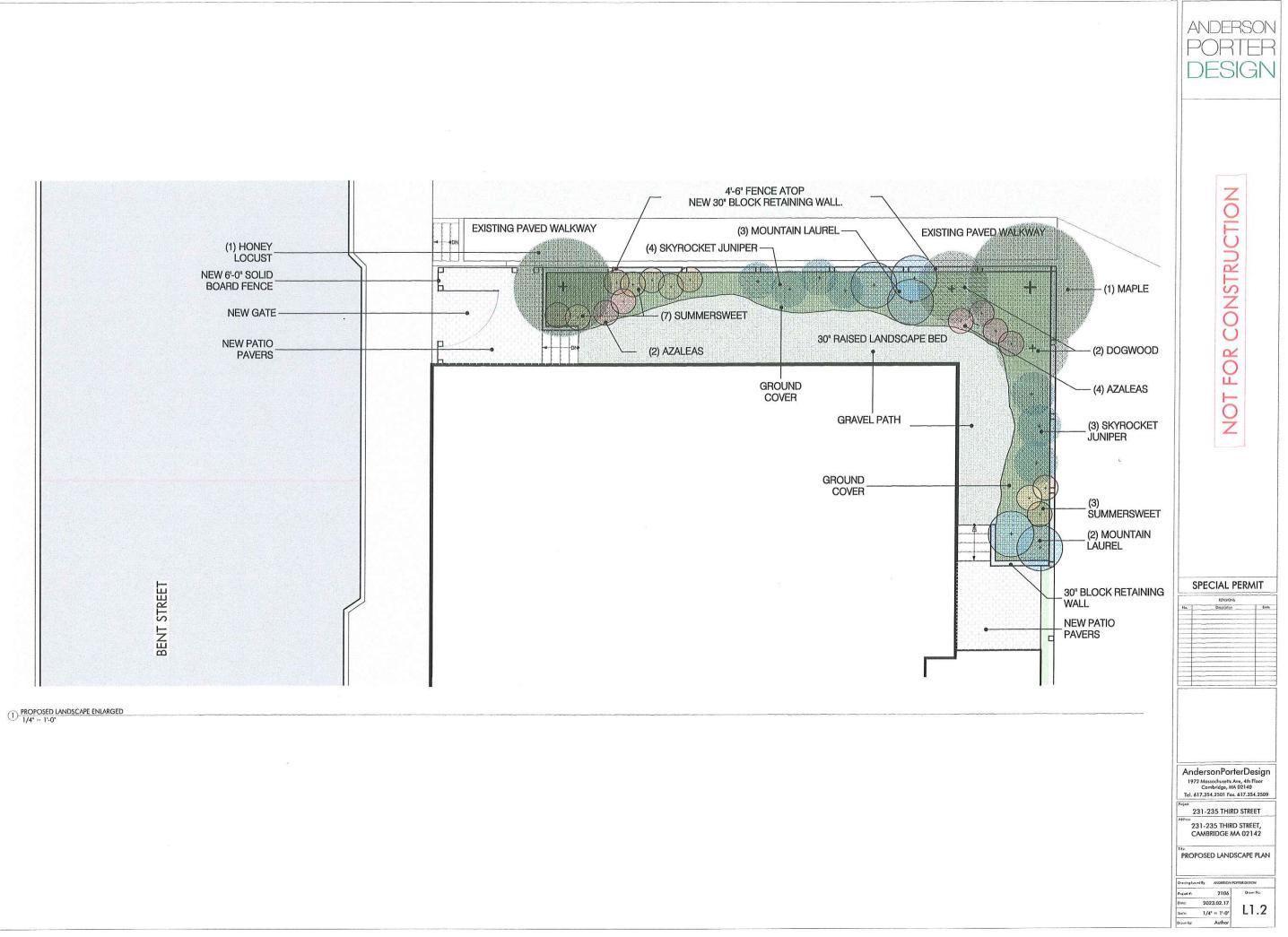


(5) <u>PROPOSED LEVEL 5 = 3340 GFA</u> 1" = 20'-0"



PROPOSED GFA SCHEDULELevelAreaPROPOSED LEVEL 14045 SFPROPOSED LEVEL 24015 SFPROPOSED LEVEL 33340 SFPROPOSED LEVEL 33340 SFPROPOSED LEVEL 53340 SF18080 SF	ANDERSON PORTER DESIGN
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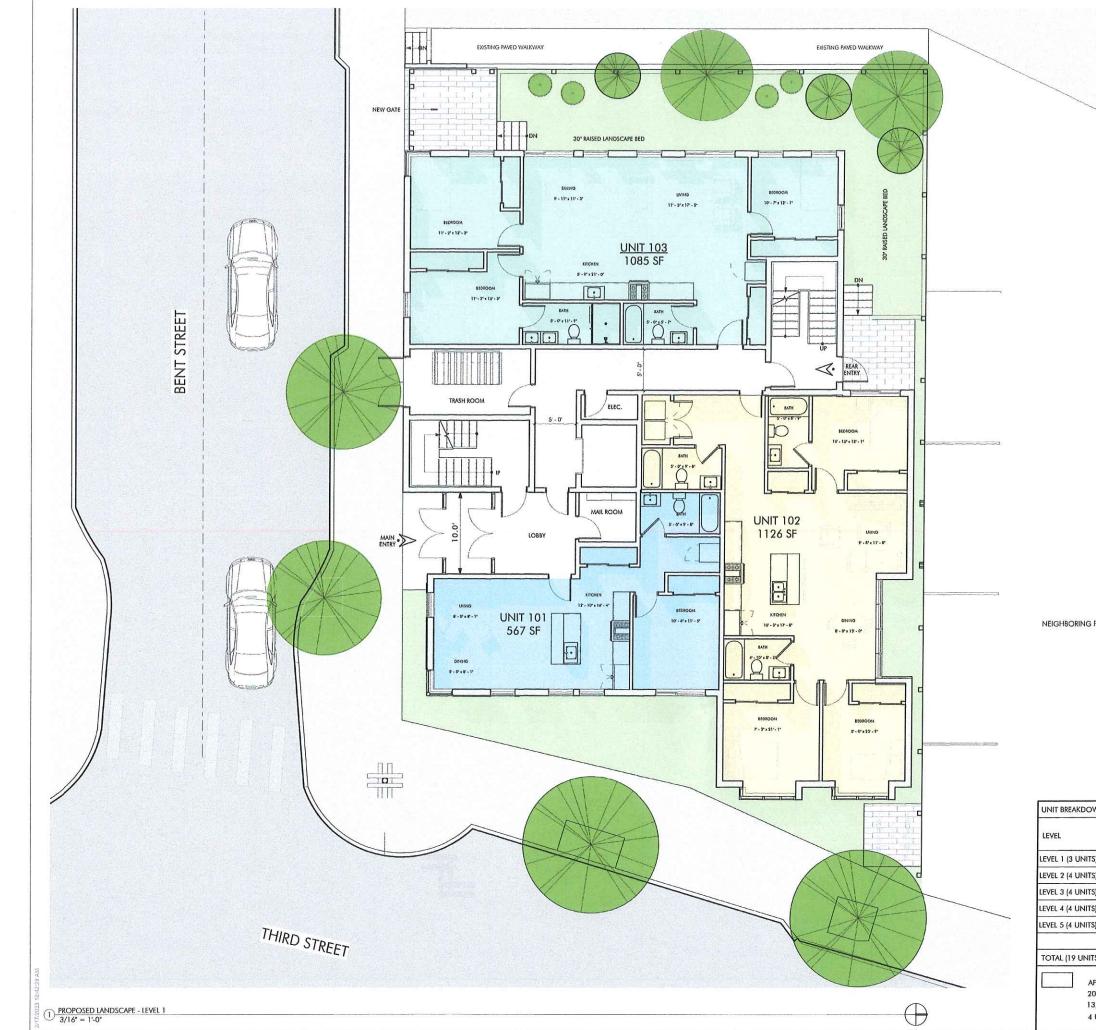




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TOTAL (19 UNITS

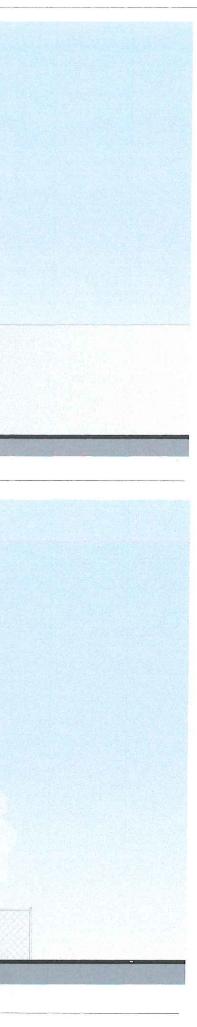
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S)	3,340 GSF	515 SF	803 SF	616 SF	582 SF		231-235 THIRD STREET,
S)	3,340 GSF	515 SF	803 SF	588 SF	619 SF		CAMBRIDGE MA 02142
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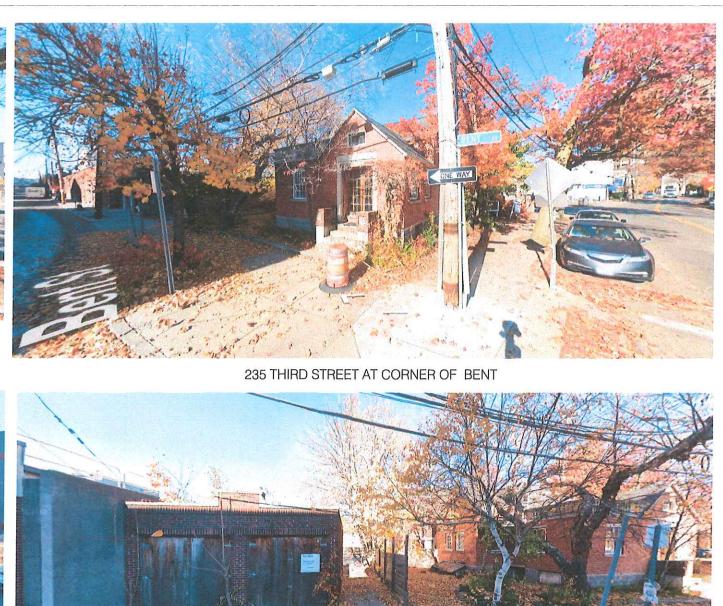


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235 THIRD STREET

231 THIRD STREET





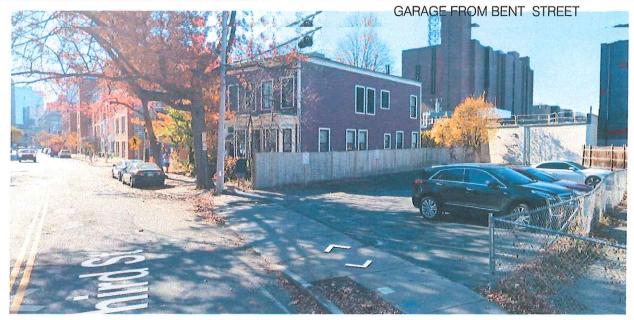


235 THIRD STREET

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231 THIRD STREET



PARKING LOT AT THIRD STREET

235 THIRD STREET FROM BENT

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DA/D











From:	Victoria <octoryrose@yahoo.com></octoryrose@yahoo.com>
Sent:	Tuesday, February 7, 2023 12:13 PM
То:	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

From:	Joseph Rose <cambridgemoxie@yahoo.com></cambridgemoxie@yahoo.com>
Sent:	Tuesday, February 14, 2023 9:56 AM
То:	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

From: Sent: To: Subject: Elizabeth Doyle <eliz.chandler17@gmail.com> Friday, February 17, 2023 10:54 AM Pacheco, Maria BZA-208873

Dear Ms. Pacheco and Board Members

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

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

I oppose this petition and hope the board votes accordingly.

Sincerely,

Elizabeth Doyle Hurley St.



City of Cambridge

MASSACHUL TS BOARD OF ZUNING APPEAL

2 Bds

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

### BZA

## **POSTING NOTICE – PICK UP SHEET**

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

Name: DND HOMES LLC	Date: 2/3 / 23
(Print)	•
Address: _ 231-235 Third 14.	· · ·
Case No. BZA - 208873	
Hearing Date: 2/23/23	

Thank you, Bza Members

1972 Massachusetts Cambridge MA 02140 617 354 2501 tel

- TO: Cambridge Community Development 344 Broadway Cambridge, MA 02138
- FROM: Dan Anderson ANDERSON PORTER DESIGN 1972 Massachusetts Avenue, 4th Floor Cambridge, MA 02140
  - RE: 231-235 Third Street Parking Requirements Report

Tuesday, February 7, 2023

Cambridge Community Development,

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

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

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

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

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

Respectfully submitted,

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

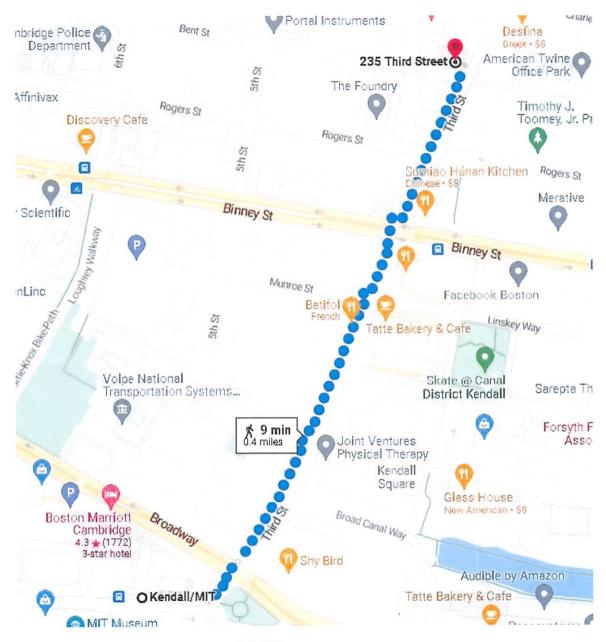


Exhibit A – Walking Distance to Kendall MIT

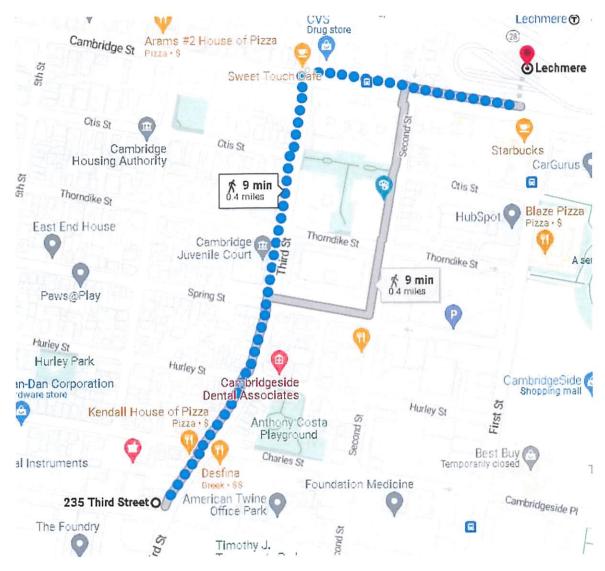


Exhibit B – Walking Distance to Lechmere Station

February 23, 2023

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1	* * * *
2	(8:09 p.m.)
З	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	

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

From:Ted Moore <ted.moore3@gmail.com>Sent:Tuesday, February 21, 2023 1:45 PMTo:Pacheco, MariaSubject: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 overhaul of them to make them livable to new residents but we should not destroy our history.

Best, -Ted Moore

From: Sent: To: Cc: Subject: Bill McAvinney <bmcavinney@earthlink.net> Tuesday, February 21, 2023 2:35 PM Pacheco, Maria Bill McAvinney 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

From:	Danielle <daniellemishkin@yahoo.com></daniellemishkin@yahoo.com>
Sent:	Wednesday, February 22, 2023 5:01 PM
То:	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

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



## 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,

G. n.K

Charles T. Hinds President, ECPT

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

From: Sent: To: Subject: Dan Anderson <dan@andersonporter.com> Monday, May 22, 2023 5:35 PM Pacheco, Maria 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



"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

Page 12

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, 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.

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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?

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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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From:	Dan Anderson <dan@andersonporter.com></dan@andersonporter.com>			
Sent:	Monday, July 10, 2023 4:19 PM			
То:	Pacheco, Maria			
Subject:	231-235 Third Street - Continuance Request			

Dear Chair and BZA Members;

We are requesting a continuance of the application for 231-235 Third Street.

The project has applied for demolition of existing structures and is still in progress with the Cambridge Historic Commission.

We are working with CHC staff and a CHC architectural review committee to address comments on design appropriateness.

We respectfully request a continuance to complete this process. Regards,

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

From: Sent:	Chelsea Payne <noreply-webcontactform@cambridgema.gov> Wednesday, May 24, 2023 12:07 AM</noreply-webcontactform@cambridgema.gov>
To:	Pacheco, Maria
Subject:	Opposition Letter Against BZA-208873

Sender's Email: chelsea0payne@gmail.com Sender's Name: Chelsea Payne Sent from a web contact form at https://www.cambridgema.gov/inspection/contactforms/zoningdivision/mariapacheco

To the Board of Zoning Appeals:

Regarding proposal (BZA-208873)

The currently existing buildings are historic and add to the character of the neighborhood. It would be a disservice to the community for either to be demolished and replaced with a towering five story building.

If this proposal is to go through, this will be yet another historical street corner of Cambridge razed and converted to modern luxury apartments lacking any of the character or charm that makes Cambridge unique. It will also increase local parking demands and add further traffic to an already congested area.

We strongly oppose this petition and hope the board votes accordingly.

Thank you, Chelsea Payne & Eric Hagman; Cambridge St

## Alexander Graham Bell Trust

June 14, 2023

City of Cambridge Board of Zoning Appeal 831 Massachusetts Ave Cambridge, MA 02139

Re: 231-235 Third Street (BZA Number 208873)

To The Board of Zoning Appeal,

I am writing on the behalf of Alexandra Graham Bell Trust (140 Charles St/227 Third St), in relation to the proposed development of 231-235 Third Street.

The tenants of this building have expressed concerns as to the magnitude of this construction project in relation to their work and lab space. Large scale vibrations and disruptions are detrimental to the tenant's work and research. If the vibration is big enough, an entire vivarium can be disrupted resulting in the research being contaminated and eventually destroyed.

With such a large project on a relatively small parcel, Alexandra Graham Bell wants to know what the City of Cambridge and developer plan to do to mitigate any damages and lost revenue caused by this potential construction hardship.

East Cambridge has become a center for research and development for many companies moving into this area of Cambridge. Several of these companies have become alarmed at what this construction project could have on their scientific research.

In addition to the disruption caused by this construction to the tenants, the back alleyway connecting the Third Street parking lot to the front entrances on Bent Street could also be harmed and damaged. As renderings show from the applicant, the archway to this alleyway is connected to the existing garage located at 235 Third Street.

If you could provide further details to the owners of Alexandra Graham Bell Trust and the tenants of this building that proper safeguards will be put in place if the variance and special permit are approved it would be appreciated.

Sincerely.

75 CAMBRIDGE PARKWAY, SUITE 100 | CAMBRIDGE, MA 02142-1237 PHONE: (617) 864-0097 | FAX: (617) 864-1807 | E-MAIL: LAVERTY3@YAHOO.COM

# 

ka youlu aaaliinaayo Kariya waxaa karaa Shiri tirtiraadi ka kuu karaa Qoo bariyaa kuu kari

가는 문화가 가지만 한 것이라고 있었다. 것이라는 것이라는 것이다. 또한 이 가장을 알려가 있는 것이다. 이 가지만 있었다. 이 이 이 가장 수도 있었다. 한 것이다. 이 가장 가지 수 가지만 하는 것이다. 이 이 문화가 가지만 않았는 수 가장을 받으면 하는 것이 있었다. 이 가장은 것이 있다. 이 가지만 하는 것이 하는 것이 같은 것이 같은 것이 같은 것이다. 이 가 하는 것이 하는 것이 같은 것, Apprend 이 이 가지만 하는 것이 하는 것이다. 이 가지만 않는 것이 하는 것이 같은 것이 같은 것이 같은 것이다.

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May 25, 2023

Page 44

1	* * * *					
2	(6:53 p.m.)					
3	Sitting Members: Jim Monteverde, Wendy Leiserson, Matina					
4	Williams, Stephen Ng, and Zarya Miranda					
5	JIM MONTEVERDE: Then we have two cases that will					
6	be continued, and the first is Case No. 208873 231-235					
7	Third Street. No one here? Should we just continue it and					
8	so let's pick one. 7:13. Okay. Then continuance.					
9	We have a letter correspondence from Dan					
10	Anderson from Anderson Porter Design stating that, "I'd like					
11	to request a continuance for the case and send any documents					
12	that may need to be signed for continuance."					
13	So on the matter of the continuance, I'll make a					
14	motion, then, to continue this matter to July 15, 2023 on					
15	the condition that the petitioner change the posting sign to					
16	reflect the new date of June 29, 2023 and the time at 6:00					
17	p.m.					
18	Also, in furtherance that the petitioner sign a					
19	waiver of the statutory requirements for a hearing. Said					
20	waiver can be obtained from Maria Pacheco or Olivia Ratay					
21	with the Inspectional Services Department.					
22	Also sign it and return it to us by a week from					

the Monday prior. 1 Failure to do so will de facto cause this Board to 2 give an adverse ruling on this particular case. We would 3 ask that you sign it and get it back to us. This will allow 4 us to hear the case on July 13. 5 Also, if there are any new submittals or changes 6 to the drawings, that those be on file by 5:00 p.m. on the 7 Monday prior to the July 13 date. 8 Also, if there are any changes to the dimensional 9 form and potentially the supporting statement also be 10 changed and submitted along with the new documents. 11 On the motion, then, to continue this matter, 12 13 Zarya? ZARAYA MIRANDA: In favor. 14 JIM MONTEVERDE: Wendy? 15 WENDY LEISERSON: In favor. 16 JIM MONTEVERDE: Matina? 17 MATINA WILLIAMS: In favor. 18 JIM MONTEVERDE: Steven? 19 STEVEN NG: In favor. 20 [All vote YES] 21 JIM MONTEVERDE: Thank you. Four in favor (sic). 22

May 25, 2023

1	Continued.	We have on	e more.	
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