



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 198928

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: RE Studio LLC C/O Theodore Galante AIA LEED AP

PETITIONER'S ADDRESS: 2 Brewer St, MA, Cambridge 02138

LOCATION OF PROPERTY: 2 Brewer St., Cambridge, MA

TYPE OF OCCUPANCY: Mixed

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Proposed Garage/

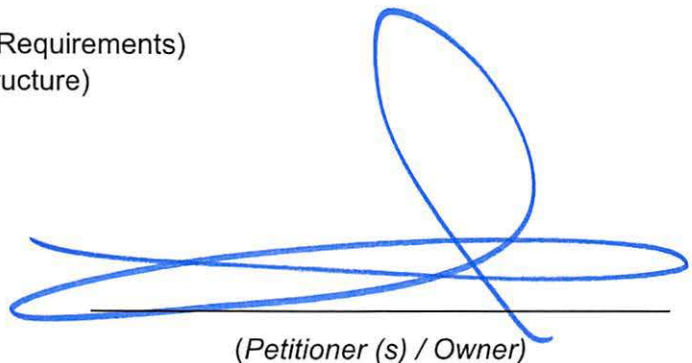
DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove a non-conforming shed and build a new single car garage while maintaining all other off street parking

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure)
Article: 4.000	Section: 4.21 (Accessory Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

THEODORE GALANTE
(Print Name)

Address:

2 BREWER STREET

Tel. No.

617-576-2500

E-Mail Address:

tg@galantearchitecture.com

Date: 11.3.22

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** RE Studio LLC**Present Use/Occupancy:** Mixed**Location:** 2 Brewer St., Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617-576-2500**Requested Use/Occupancy:** Mixed

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,656	4,915	1,927	(max.)
<u>LOT AREA:</u>		2570	2570	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.45	1.48	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	1,500	1,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	33.96	33.96	N/A	
	<u>DEPTH</u>	62.03	62.03	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	20	10	
	<u>REAR</u>	16'	0	20	
	<u>LEFT SIDE</u>	0	0	7.6	
	<u>RIGHT SIDE</u>	0	0	7.6	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35'	11'	35'	
	<u>WIDTH</u>	5.6'	18'-5"	N/A	
	<u>LENGTH</u>	34'	14'	50	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	30%	30%	
<u>NO. OF DWELLING UNITS:</u>		0	1	N/A	
<u>NO. OF PARKING SPACES:</u>		3	4	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	0	N/A	

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.:

wood frame garage next to mixed use wood frame office / house

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'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We RE Studio, LLC / co Theodore Galante
(OWNER)

Address: 2 Brewer St. Cambridge, MA 02138

State that I/We own the property located at 2 Brewer St. Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of RE Studio, LLC

*Pursuant to a deed of duly recorded in the date July 31, 2014, Middlesex South County Registry of Deeds at Book 64010, Page 155; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Theodore Galante personally appeared before me, this 4 of Oct, 2022, and made oath that the above statement is true.

Notary

My commission expires Nov 4, 2022 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent 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:

A literal enforcement of the provisions of this Ordinance would involve reduction of an off street parking space, thus placing hardship on the petitioner as well as the city

- 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 house on the property was built in 1859 and then lifted up in 1900 and a masonry building was inserted below. The unplanned, residual area remaining on the property was all that was left for parking of cars, starting in the 1940's. Today in 2021 we can only fit so many cars.

- 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:

Off street parking is maintained as it is currently used. However, as a LEED Accredited Professional, having one car is covered will require less air conditioning in summer, and less heat in winter, thus the overall city heat island effect is significantly reduced. Snow removal is also reduced by the size of one parking space, which reduces carbon producing snow removal, an environmental approval for the City

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

This proposal matches other properties with garages in the neighborhood, and hides another car. But moreover, the reduction of impact on the environment does the opposite of nullifying or substantially derogating from the intent or purpose of the ordinance, but instead allows the Ordinance to help improve our City

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

Theodore Galante
2 Brewer Street
Cambridge, MA 02138

November 28, 2022

TO: Maria Pacheco
COMPANY City of Cambridge, ISD

RE: **198928** Board of Appeal (BZA) Special Permit/Variance

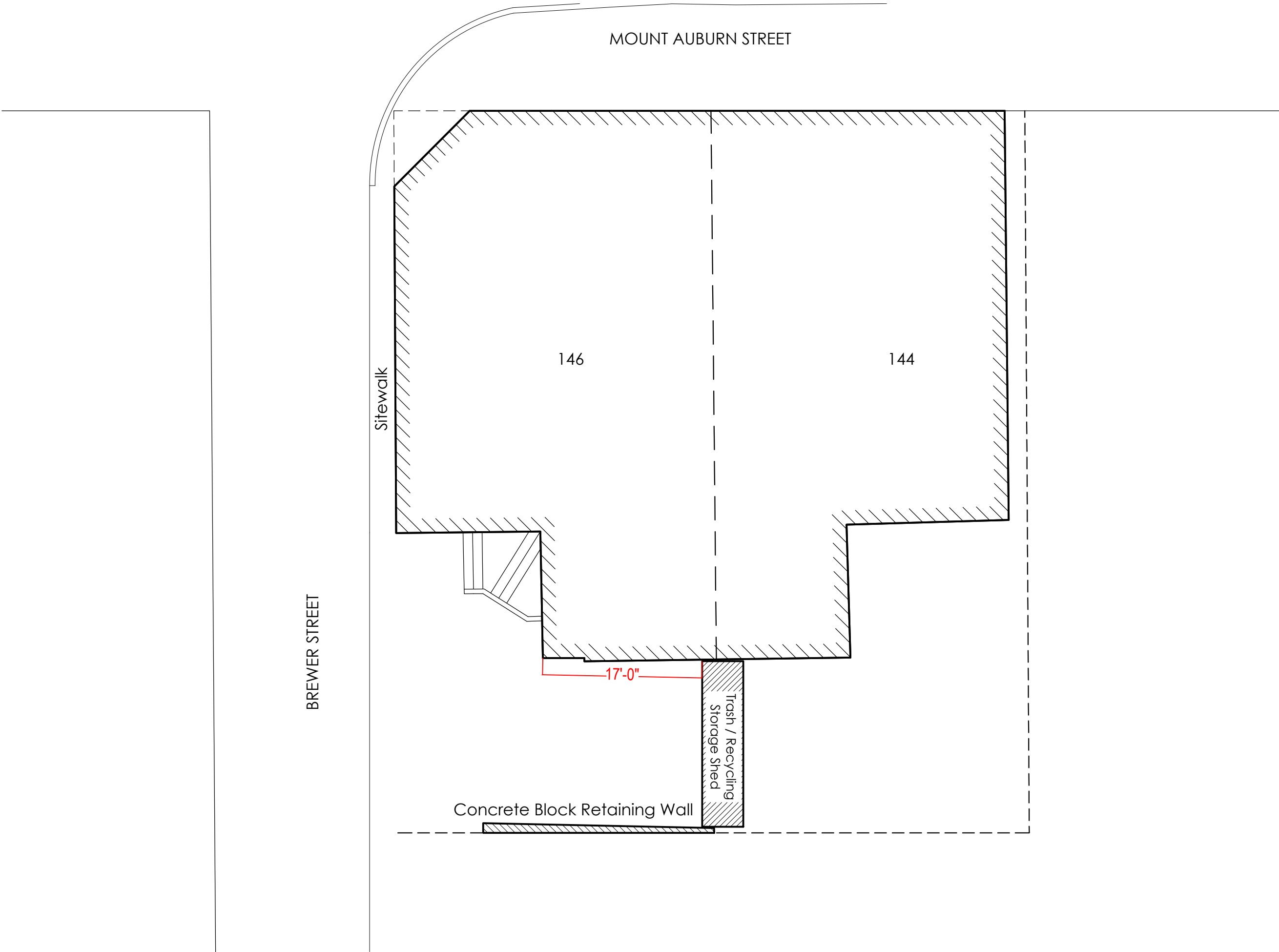
VIA EMAIL: mpacheco@cambridgema.gov

Dear Ms. Pacheco

Thank you for your help to date on the application for variance **#198928**. I respectfully withdraw this application to build a garage. Please let me know if any additional information is required.

Thank you,

Ted Galante



TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number
1507

Project Title
Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Existing Conditions
Site Plan

Date/Issued For
07.06.21

Permit

NOT FOR
CONSTRUCTION
Print 12x18

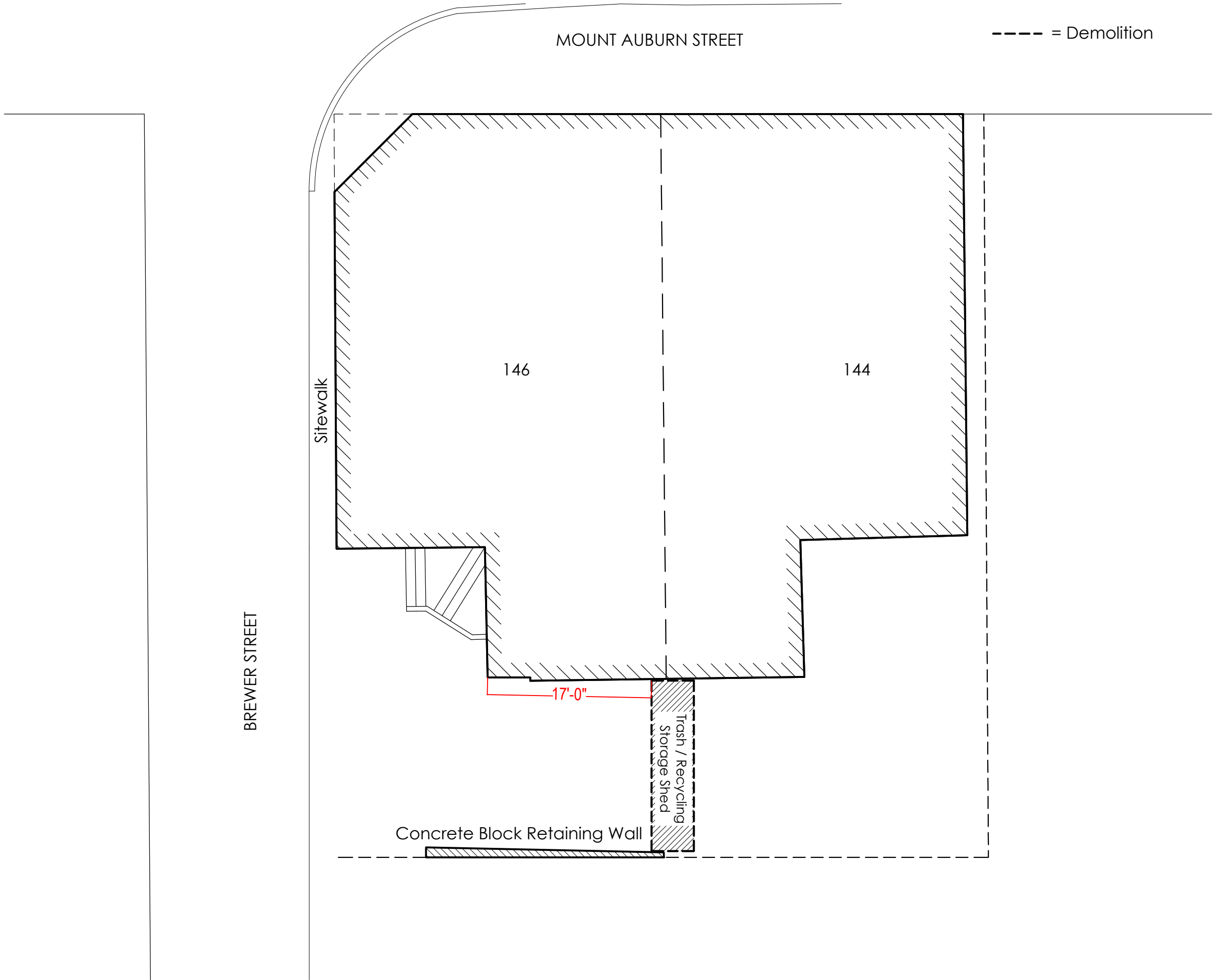
Scale
1" = 10'

Drawn By
TGAS

Drawing Number

Site 1

The Galante Architecture Studio, Inc. expressly reserves the common law copyrights in these drawings. These drawings are not to be reproduced in any manner, nor are they to be assigned to a third party without the expressed written permission and consent of The Galante Architecture Studio, Inc.



TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number
1507

Project Title
Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Demolition Site
Plan

Date/Issued For
07.06.21

Permit

NOT FOR
CONSTRUCTION
Print 12x18

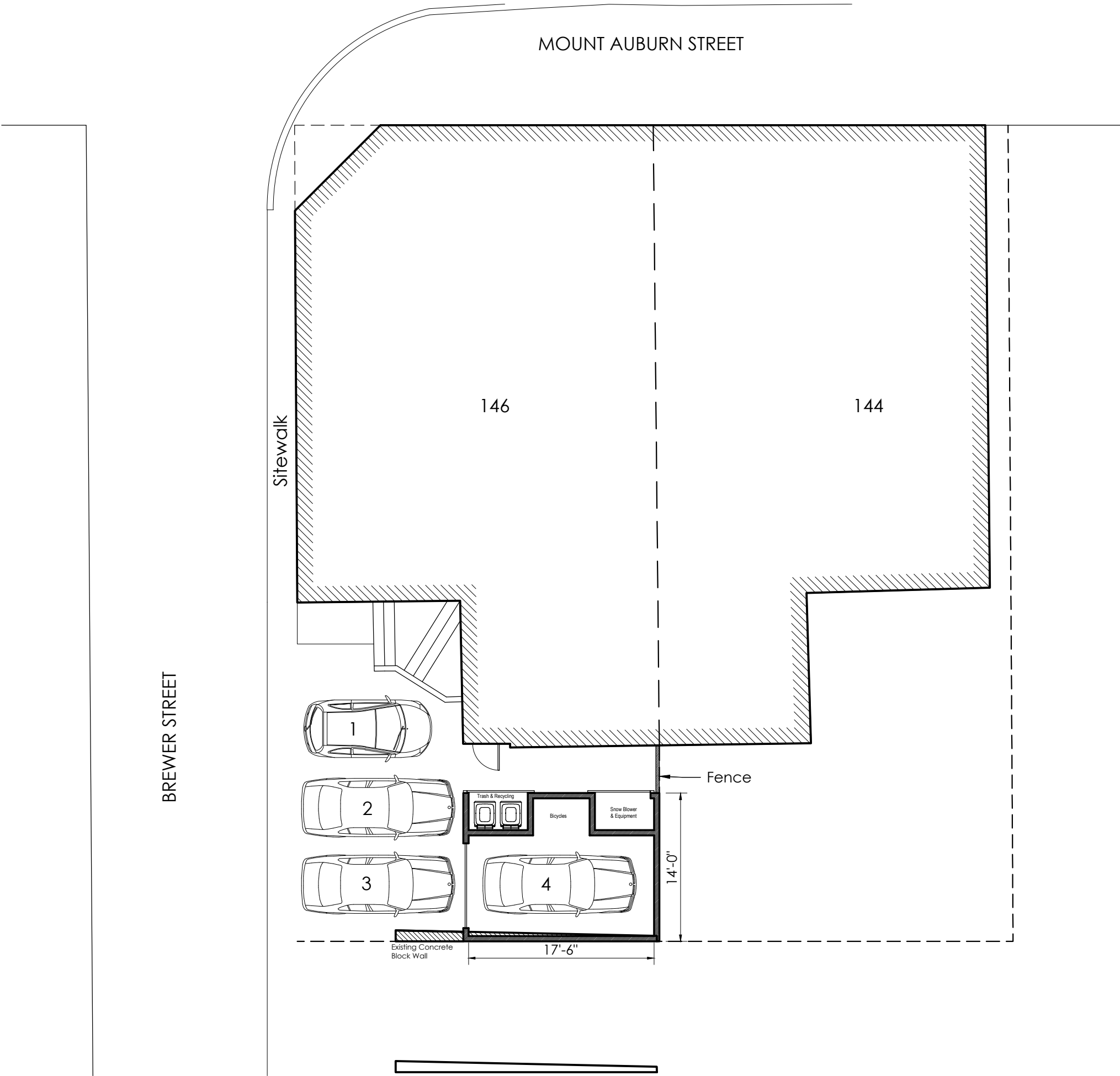
Scale
1" = 10'

Drawn By
TGAS

Drawing Number

Site 2

The Galante Architecture Studio, Inc. expressly reserves the common law copyrights in these drawings. These drawings are not to be reproduced in any manner, nor are they to be assigned to a third party without the expressed written permission and consent of The Galante Architecture Studio, Inc.



TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number
1507

Project Title
Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Proposed Site Plan

Date/Issued For
07.06.21

Permit

NOT FOR
CONSTRUCTION

Print 12x18

Scale
1" = 10'

Drawn By
TGAS

Drawing Number

Site 3

The Galante Architecture Studio, Inc. expressly reserves the common law copyrights in these drawings. These drawings are not to be reproduced in any manner, nor are they to be assigned to a third party without the expressed written permission and consent of The Galante Architecture Studio, Inc.

TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM

Project Number
1507

Project Title
Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Plan & Elevations

Date/Issued For
07.06.21

Permit

NOT FOR
CONSTRUCTION

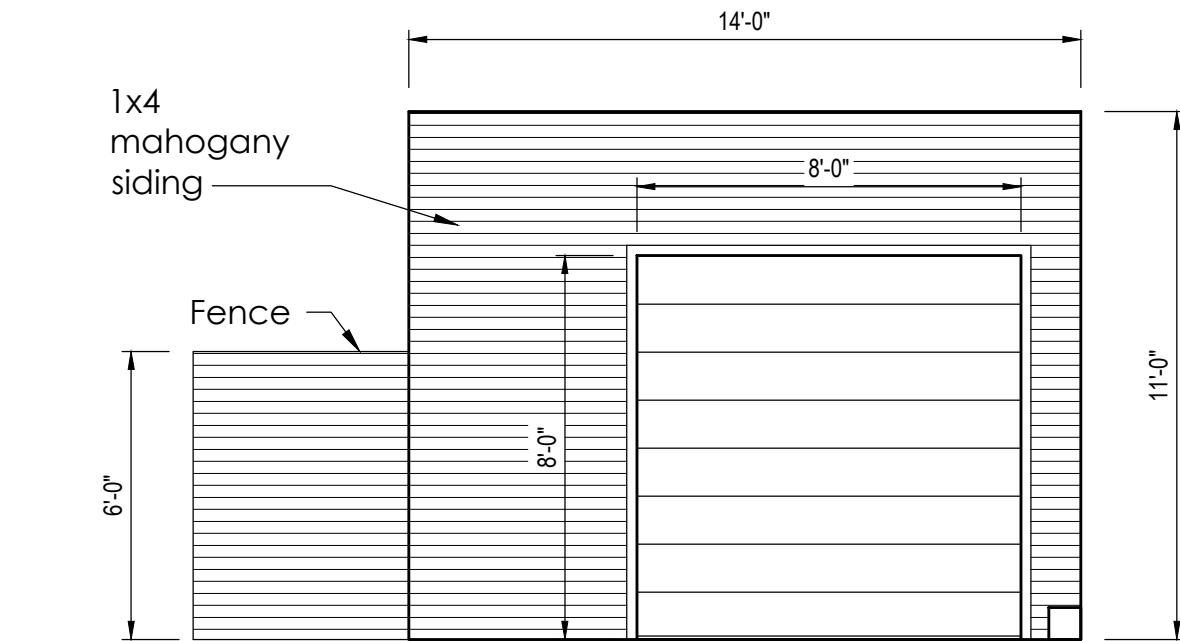
Print 12x18

Scale
1/4" = 1'-0"

Drawn By
TGAS

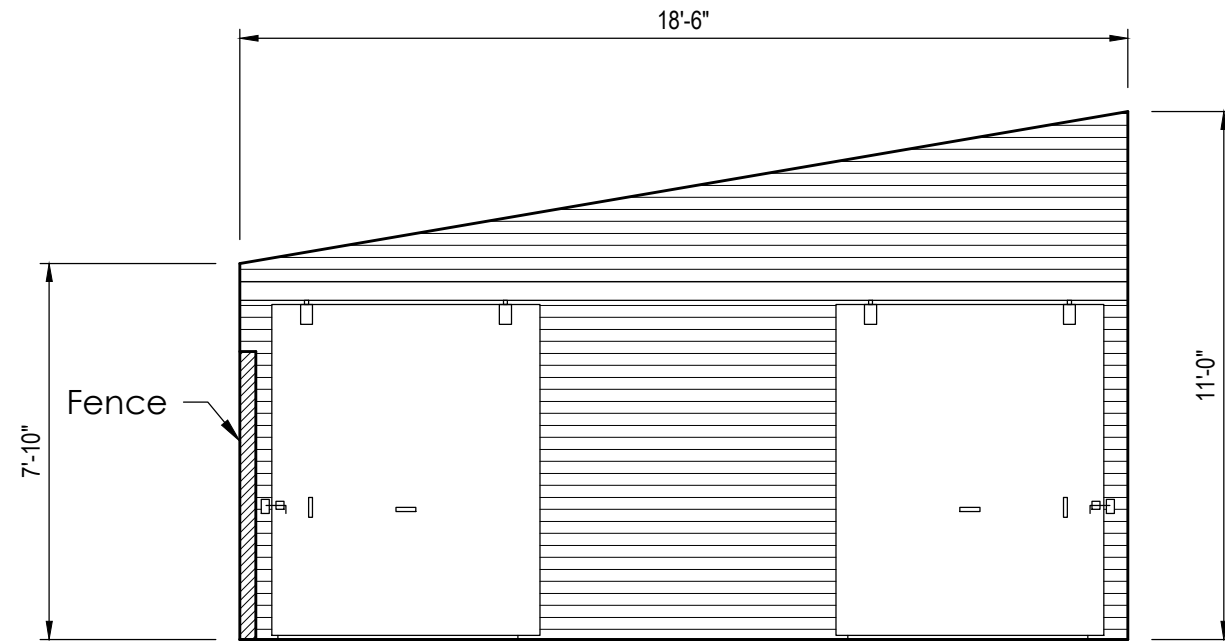
Drawing Number

A-1



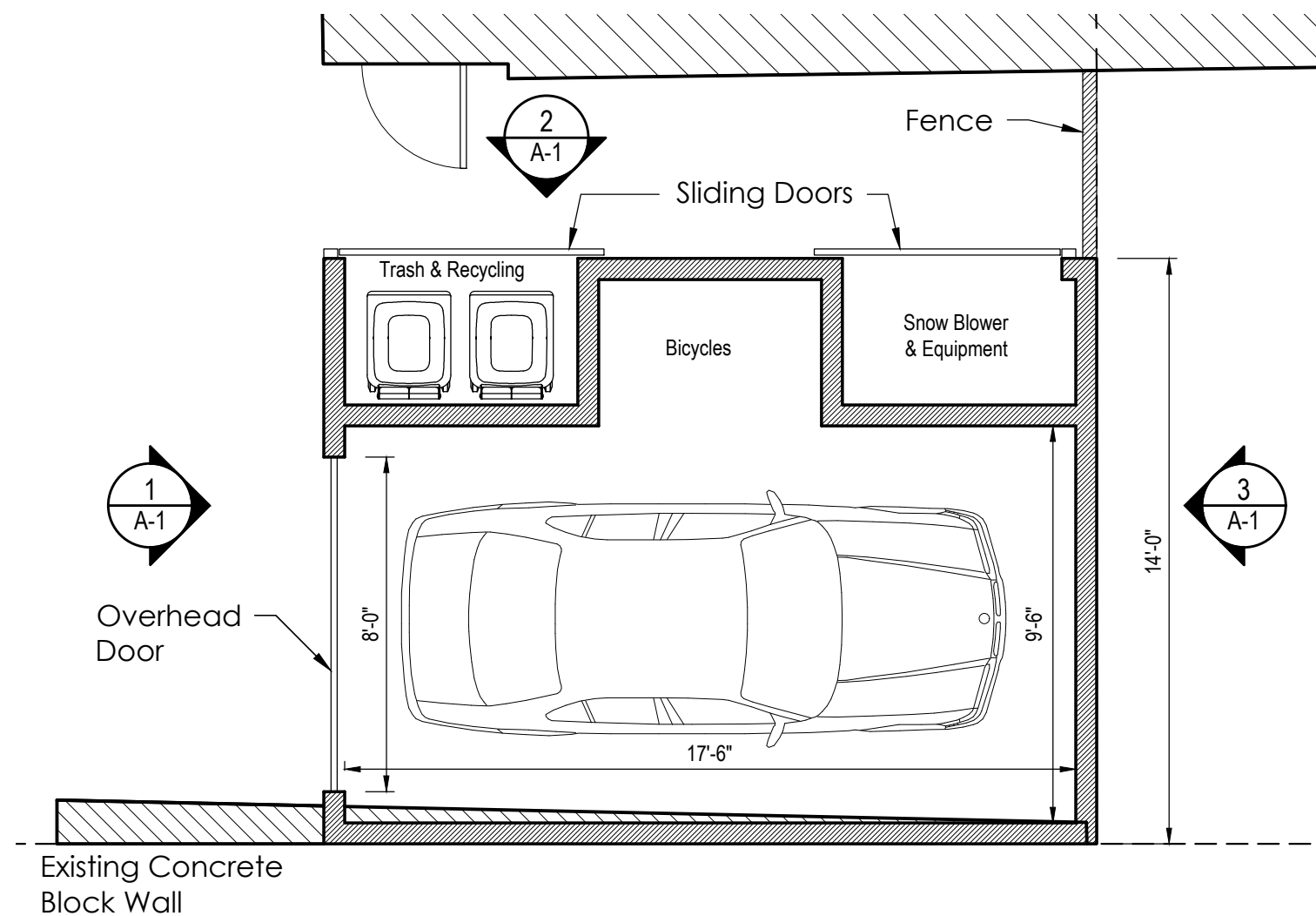
1 Elevation 1 - Front

1/4" = 1'-0"



2 Elevation 2 - Side

1/4" = 1'-0"



1
A-1

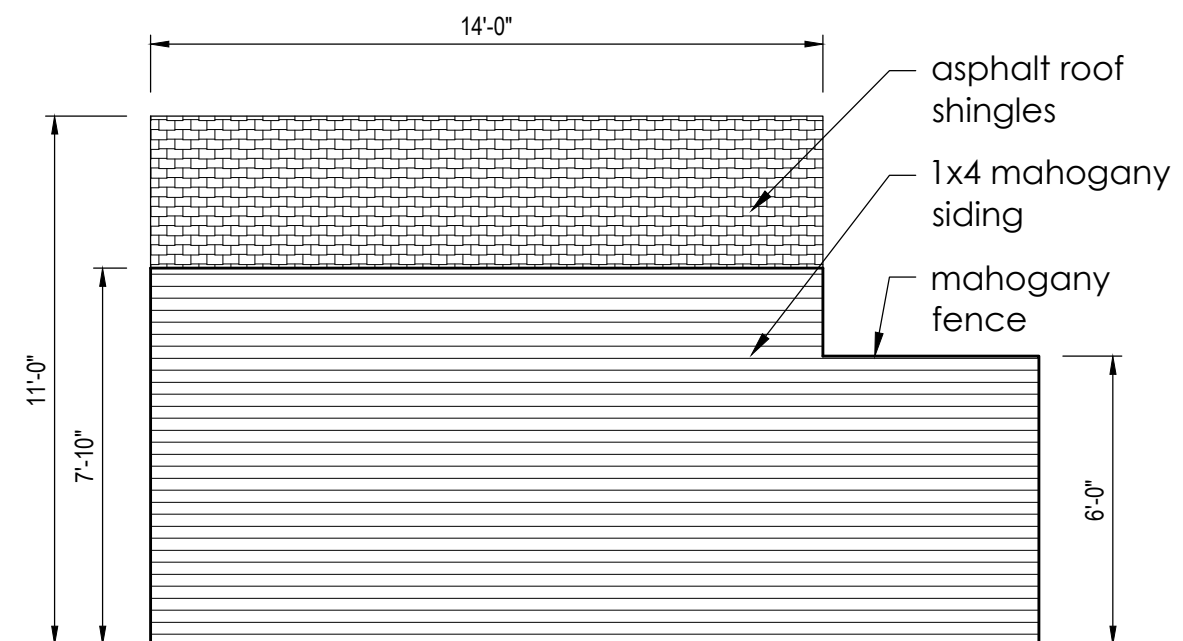
2
A-1

3
A-1

Overhead
Door

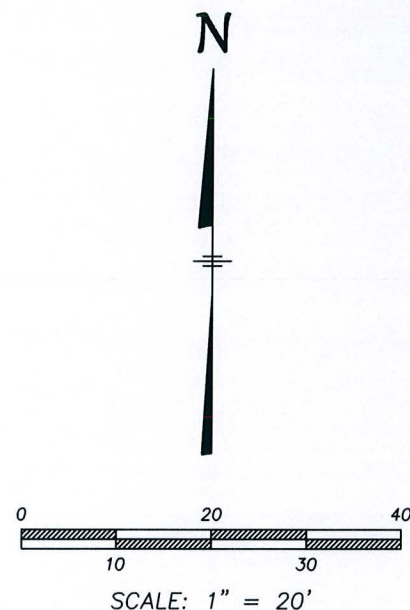
4 Garage Plan

1/4" = 1'-0"



3 Elevation 3 - Rear

1/4" = 1'-0"



CURRENT OWNER: MISAKIAN CAMBRIDGE REALTY TRUST

TITLE REFERENCE: BOOK 19516 PAGE 135

PLAN REFERENCE: PLAN No. 723 OF 1985
PLAN No. 610 OF 1980
PLAN No. 225 OF 2011
PLAN No. 145 OF 1987
PLAN No. 606 OF 2000
PLAN No. 243 OF 1998
PLAN No. 1202 OF 1997
PLAN No. 673 OF 1991
PLAN No. 918 OF 1991

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

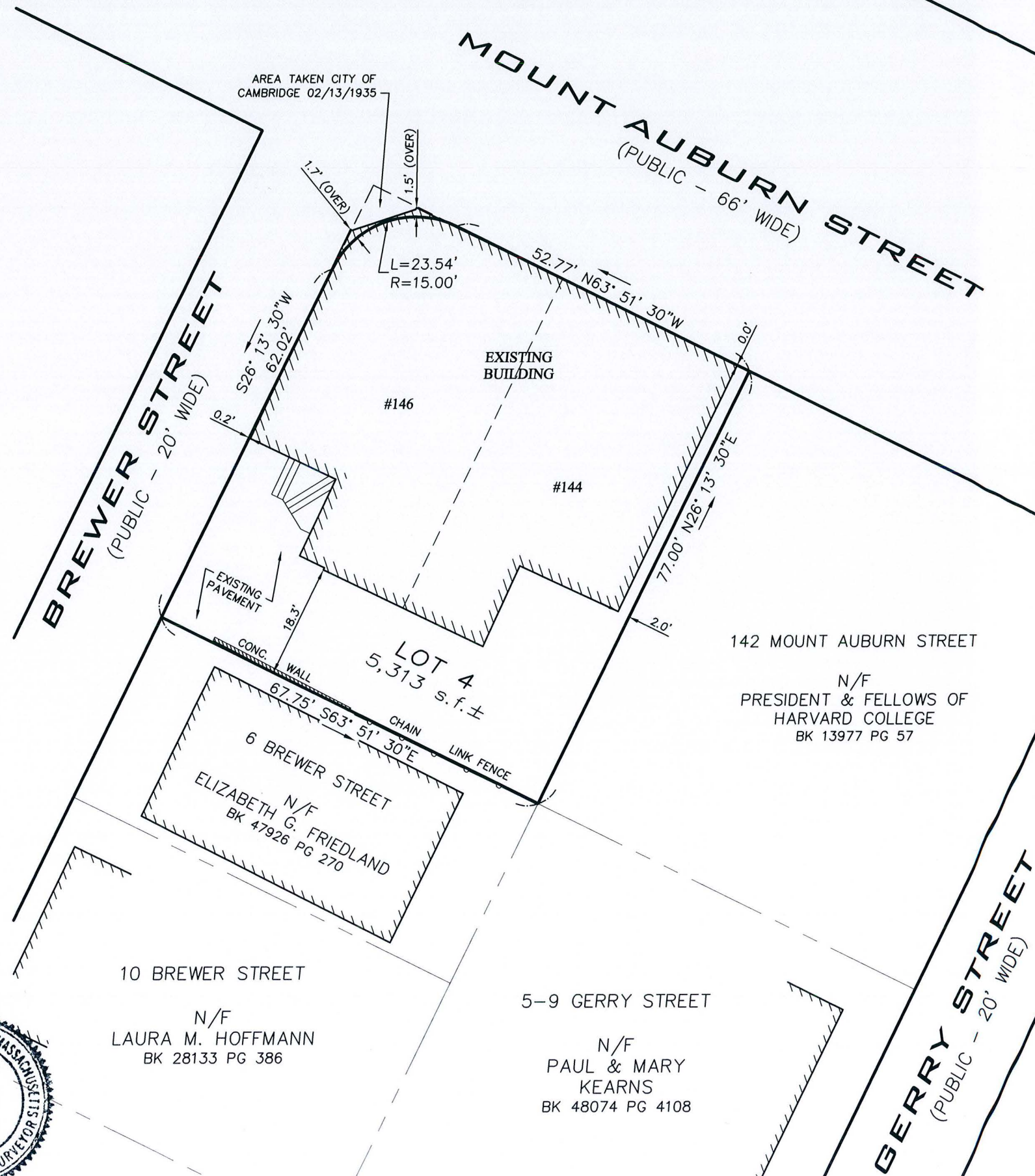
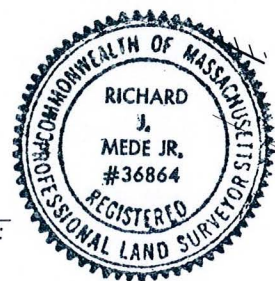
TO: RE STUDIO LLC/THEODORE GALANTE

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: DECEMBER 23, 2015
DATE OF PLAN: DECEMBER 24, 2015

RICHARD J. MEDE, JR. P.L.S.

DATE:



CERTIFIED PLOT PLAN
146 MOUNT AUBURN STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

RE STUDIO LLC/
THEODORE GALANTE

DRAWN	CHECKED	FILE No.
KKG	RJM	19295

2 Brewer St.
BZA-198928
Photos





A detailed street map of a residential neighborhood in Boston, Massachusetts, showing property boundaries, street names, and lot numbers. The map is centered around Mt Auburn St and Brewer St. A red line highlights a specific area, and blue arrows indicate directions of travel or flow. The map includes labels for streets such as Ash St, Mt Auburn St, Brewer St, Gerry St, and Chapman Pl. Lot numbers are provided for many of the properties, such as 167-50, 166-13, and 166-52. The map also shows a 'ROAD' label and a '10 Hilliard Pl' label.

2 Brewer St.

Petitioner

166-15
LEUNG, STEPHANIE
60 THORNDIKE ST
BROOKLINE, MA 02446

166-25
SAUL, DANIEL & RANELLA HIRSCH
20 PARK PLAZA, SUITE 1401
BOSTON, MA 02116

166-52
RE STUDIO LLC
C/O THEODORE GALLANTE
2 BREWER STREET
CAMBRIDGE, MA 02138

166-57
SIDDIQI, AZMAT H. & SAIRA K. SIDDIQI
19101 AUSTIN WAY
SARATOGA, CA 95070

166-57
RISKIN, SETH & DONNA MARCANTONIO
10 BREWER ST. UNIT#4
CAMBRIDGE, MA 02138

166-15
LUND, CARA A. & CRAIG C. LUND
CO-TRUSTEES THE LUND FAMILY TRUST II
23 CLAIREMONT RD
BELMONT, MA 02478

166-24
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER - RM. 1000
1350 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

166-25
KEARNS, PAUL T. & MARY KEARNS
5 GERRY ST. UNIT #5
CAMBRIDGE, MA 02138-5713

166-58
RICH, CHRISTOPHER AND NATALIE ARDEEL
TRUSTEES OF 6 BREWER ST UNIT 3 REALTY TR
11 POPLAR ROAD
WELLESLEY, MA 02482

166-13
OBRIEN-HOSPOD CAMBRIDGE REALTY, LLC
32 SECOND AVE., #329
BURLINGTON, MA 01803

166-25
SUN, ANGELA A.
9B GERRY ST
CAMBRIDGE, MA 02138

166-53
BURKE, EDWARD,
TR. THE 144 MOUNT AUBURN ST REALTY TRUST
324 QUINCY ST.
BROCKTON, MA 02302

167-58
MT AUBURN 139-141 LLC
C/O TRINITY PROPERTY MANAGEMENT
50 CHURCH ST. 5TH FLOOR
P.O. BOX 380212
CAMBRIDGE, MA 02238

166-15
HAYDEN, CATHERINE E.
30 ASH ST
CAMBRIDGE, MA 02138

166-15
MARVIL, REBECCA E.
5 BREWER ST. UNIT#4
CAMBRIDGE, MA 02139

166-15
PACIFIS LP
1770 MASS AVE #118
CAMBRIDGE, MA 02138

166-15
COHEN, LAURA
5 BREWER ST. UNIT#6
CAMBRIDGE, MA 02138

166-25
GORDON, KEVIN & DIANA LEONARD
9 GERRY ST., UNIT #9A
CAMBRIDGE, MA 02138

166-57
GU, YINGFEI
8-10 BREWER ST., #1
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA A. & SUSAN H. LABANDIBAR
TRSTEE OF THE
8-10 BREWER ST #5
CAMBRIDGE, MA 02138

166-58
FRIEDLAND, ELIZABETH G.
6 BREWER ST. UNIT#1
CAMBRIDGE, MA 02138

166-58
LAWRENCE, MOODY HOLLY
TRST OF THE HOLLY MOODY LAWRENCE III TR.
PO BOX 301450
AUSTIN, TX 78703

167-82
WILSON, ELLEN F.,
TR. 143-145 MOUNT AUBURN ST REALTY TRST
145 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA
THOMAS MORRIS FITZGERALD
8-10 BREWSTER ST UNIT 5
CAMBRIDGE, MA 02138

167-50
SHAW, TIMOTHY & MARTHA A. SHAW
TRUSTEES OF THE SHAW INVESTMENT TRUST
147 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
MARCANTONIO, DONNA L & SETH D RISKIN
8-10 BREWER ST - UNIT 3
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Stephen Lawrence <stephenlawrence@gmail.com>
Sent: Sunday, November 27, 2022 8:05 PM
To: Pacheco, Maria
Subject: Opposition to variance request BZA #198928
Attachments: 2brewerstbza198928documents.pdf

Hello Ms. Pacheco,

I'm writing to voice my opposition to BZA #198928, a petition for a variance for a proposed garage at 2 Brewer St., Cambridge, MA 02138, submitted by RE Studio LLC C/O Theodore Galante AIA LEED AP. I have attached the application to this email for easy reference.

I am the Trustee of the Holly Moody Lawrence III Trust, which owns Unit #2 at 6 Brewer St., which is adjacent to 2 Brewer Street. Along with the other two owners of 6 Brewer St., I am opposed to this variance being granted.

The applicant is requesting to build a new garage with a wall directly on the property line between our properties. There are several ways in which this would negatively impact our property.

- 1) Water flow toward the foundation of our property. Currently, a short retaining wall along the property line directs water which falls in the parking space to flow toward Brewer Street. Replacing the retaining wall with a large garage, whose roof slopes toward Gerry St., will likely result in a significant increase in water from rain and melting snow directed toward our building. We already struggle with water and damp issues in the basement and I fear this could damage our foundation.
- 2) Blocked sunlight and view to the interior of the condo. The proposed structure will block light from coming in several windows on the ground floor of the condo, in addition to replacing the view through these windows with a blank wall.
- 3) Blocked sunlight to the exterior walkway. The proposed structure will turn our walkway into a narrowly enclosed alley, which would be dark and potentially less safe in addition to being unattractive and unpleasant to use.

The applicant argues that this proposal does not detract from the intent of the ordinance, because of the environmental benefit of having a covered garage. On the contrary, I believe that maintaining sufficient open light and space between buildings is exactly the function of this section of the ordinance.

Additionally, though I am not an expert, the described environmental benefits seem likely to be negligible, and likely to be negated by the environmental impact of the construction.

I am confused by the applicant's suggestion that the garage would increase parking space from 3 cars to 4 cars. The images which the applicant attached to the application show 4 cars parked on the property in the current configuration, with what appears to be room for a 5th, while the drawing of the proposed garage only shows room for 4.

I plan to attend the hearing on December 1 to further discuss these issues. Please let me know if you have any questions about these concerns which you would like me to address prior to the meeting. I appreciate you taking the time to read through my concerns.

Thank you,
Stephen Lawrence
1-512-508-0011
stephenlawrence@gmail.com



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 198928

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: RE Studio LLC C/O Theodore Galante AIA LEED AP

PETITIONER'S ADDRESS: 2 Brewer St, MA, Cambridge 02138

LOCATION OF PROPERTY: 2 Brewer St., Cambridge, MA

TYPE OF OCCUPANCY: Mixed

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Proposed Garage/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove a non-conforming shed and build a new single car garage while maintaining all other off street parking

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure)
Article: 4.000	Section: 4.21 (Accessory Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

THEODORE GALANTE
(Print Name)

Address:

2 BREWER STREET

Tel. No.

617-576-2500

E-Mail Address:

tg@galantearchitecture.com

Date: 11.3.22

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** RE Studio LLC**Location:** 2 Brewer St., Cambridge, MA**Phone:** 617-576-2500**Present Use/Occupancy:** Mixed**Zone:** Residence C-1 Zone**Requested Use/Occupancy:** Mixed

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		4,656	4,915	1,927	(max.)
LOT AREA:		2570	2570	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.45	1.48	.75	
LOT AREA OF EACH DWELLING UNIT		N/A	1,500	1,500	
SIZE OF LOT:	WIDTH	33.96	33.96	N/A	
	DEPTH	62.03	62.03	N/A	
SETBACKS IN FEET:	FRONT	0	20	10	
	REAR	16'	0	20	
	LEFT SIDE	0	0	7.6	
	RIGHT SIDE	0	0	7.6	
SIZE OF BUILDING:	HEIGHT	35'	11'	35'	
	WIDTH	5.6'	18'-5"	N/A	
	LENGTH	34'	14'	50	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	30%	30%	
NO. OF DWELLING UNITS:		0	1	N/A	
NO. OF PARKING SPACES:		3	4	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	0	N/A	

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.:

wood frame garage next to mixed use wood frame office / house

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'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We RE Studio, LLC / co Theodore Galante
(OWNER)

Address: 2 Brewer St. Cambridge, MA 02138

State that I/We own the property located at 2 Brewer St. Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of RE Studio, LLC

*Pursuant to a deed of duly recorded in the date July 31, 2014, Middlesex South County Registry of Deeds at Book 64010, Page 155; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Theodore Galante personally appeared before me, this 4 of Oct, 2022, and made oath that the above statement is true.

Notary

My commission expires Nov 4, 2022 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent 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:

A literal enforcement of the provisions of this Ordinance would involve reduction of an off street parking space, thus placing hardship on the petitioner as well as the city

- 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 house on the property was built in 1859 and then lifted up in 1900 and a masonry building was inserted below. The unplanned, residual area remaining on the property was all that was left for parking of cars, starting in the 1940's. Today in 2021 we can only fit so many cars.

- 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:

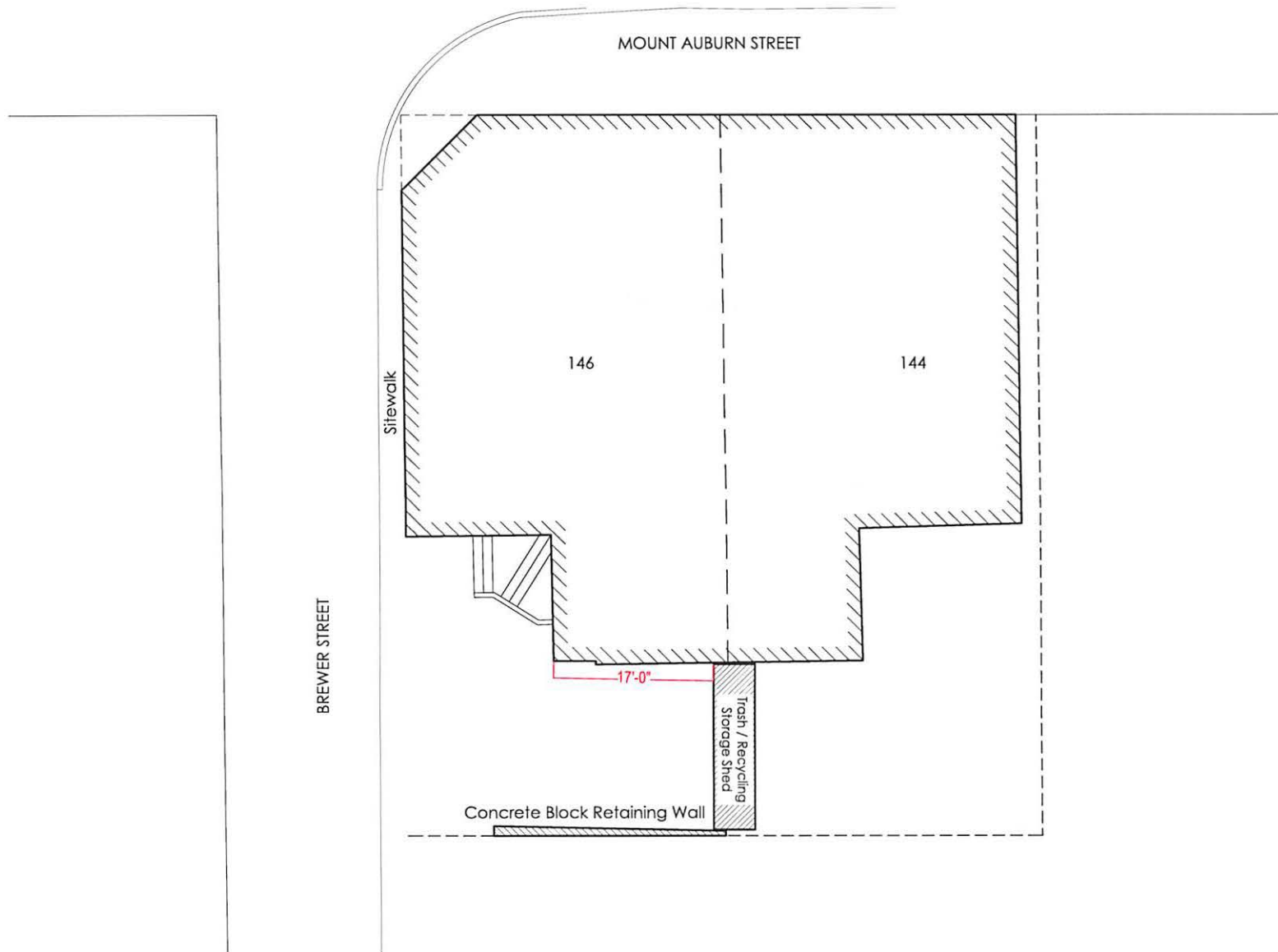
Off street parking is maintained as it is currently used. However, as a LEED Accredited Professional, having one car is covered will require less air conditioning in summer, and less heat in winter, thus the overall city heat island effect is significantly reduced. Snow removal is also reduced by the size of one parking space, which reduces carbon producing snow removal, an environmental approval for the City

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

This proposal matches other properties with garages in the neighborhood, and hides another car. But moreover, the reduction of impact on the environment does the opposite of nullifying or substantially derogating from the intent or purpose of the ordinance, but instead allows the Ordinance to help improve our City

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

THE GALANTE ARCHITECTURE STUDIO, INC. 146 MT. AUBURN STREET, CAMBRIDGE, MA 02138 TEL: 617.576.2500 WWW.GALANTEARCHITECTURE.COM



TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number

1507

Project Title

Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title

Existing Conditions
Site Plan

Date/Issued For

07.06.21

Permit

**NOT FOR
CONSTRUCTION**
Print 12x18

Scale

1" = 10'

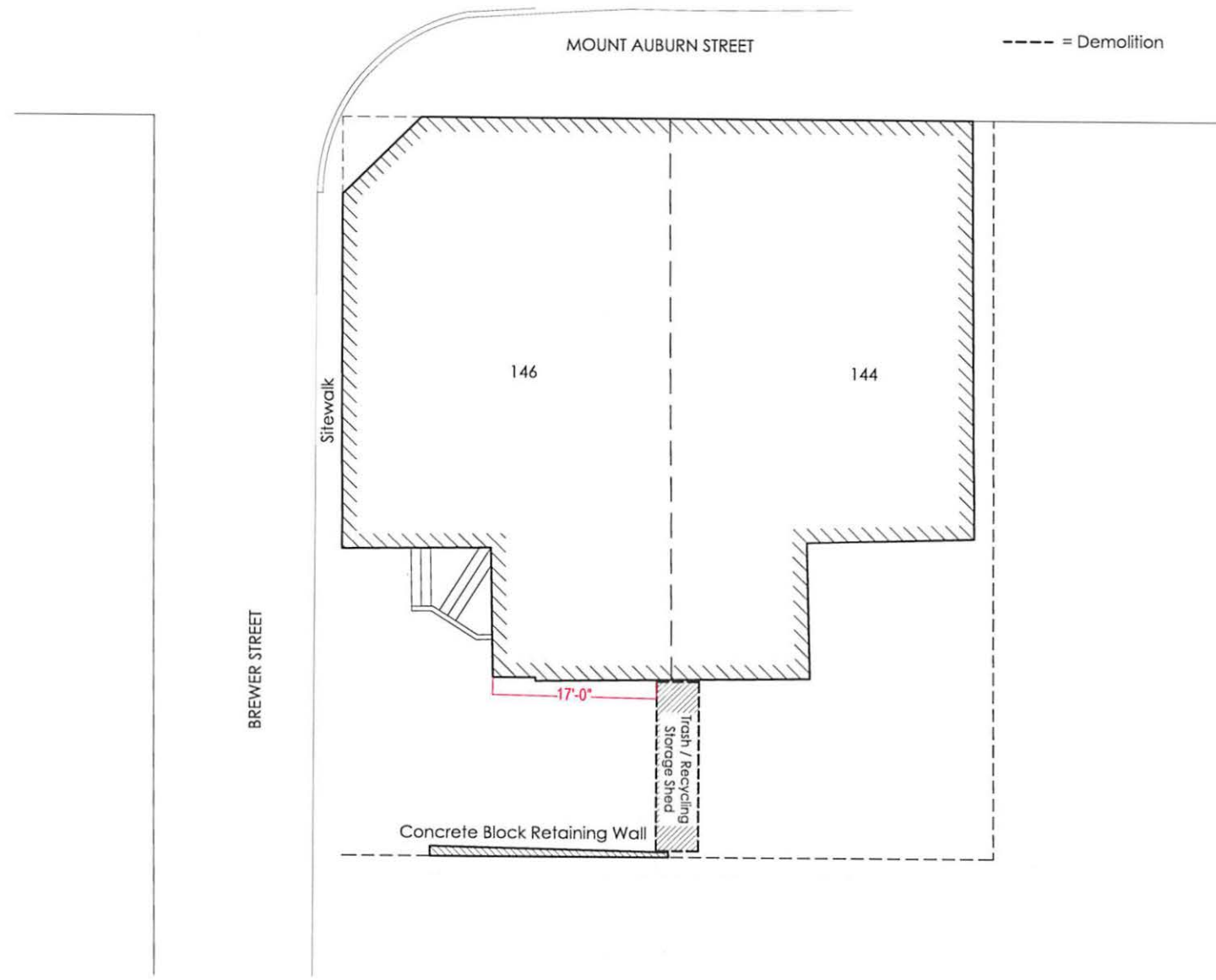
Drawn By

TGAS

Drawing Number

Site 1

146 Mt. Auburn Street Cambridge, MA 02138 146 Mt. Auburn Street Cambridge, MA 02138 146 Mt. Auburn Street Cambridge, MA 02138



TGAS
THE GALANTE
ARCHITECTURE
STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
6 1 7 5 7 6 2 5 0 0
WWW.GALANTEARCHITECTURE.COM



Project Number
1507
Project Title
Proposed Garage
146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Demolition Site
Plan

Date/Issued For
07.06.21
Permit

**NOT FOR
CONSTRUCTION**
Scale
1" = 10'

Drawn By
TGAS
Drawing Number

Site 2

TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM

Project Number

1507

Project Title

Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title

Plan & Elevations

Date/Issued For
07.06.21

Permit

**NOT FOR
CONSTRUCTION**

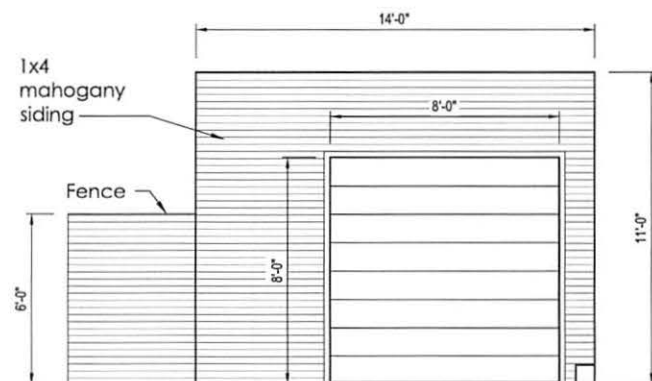
Scale
1/4" = 1'-0"

Print 12x18

Drawn By
TGAS

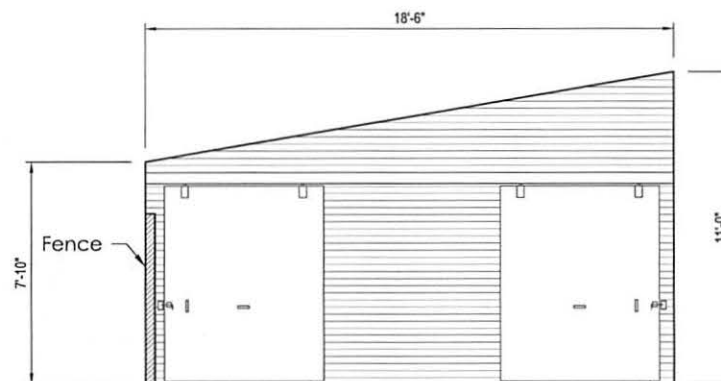
Drawing Number

A-1



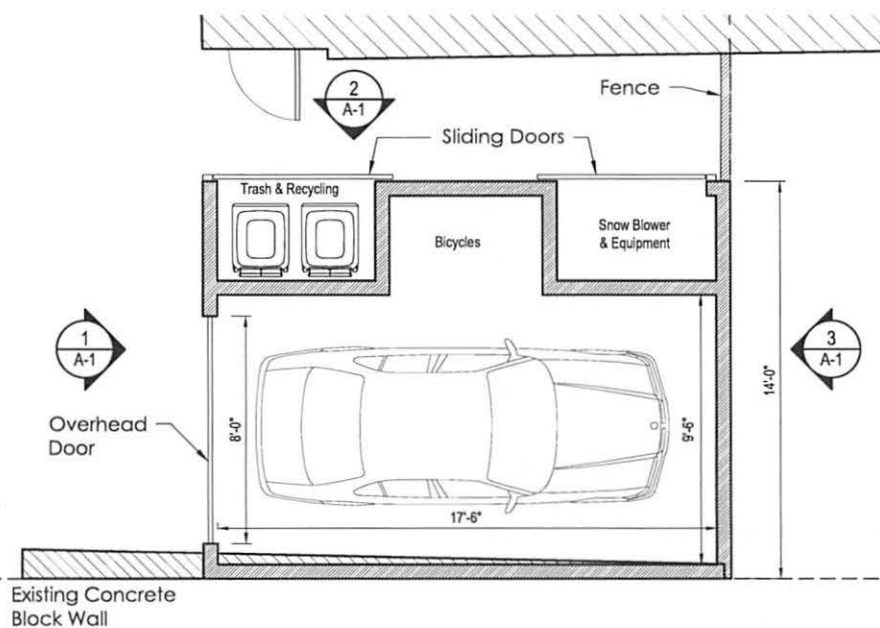
1 Elevation 1 - Front

1/4" = 1'-0"



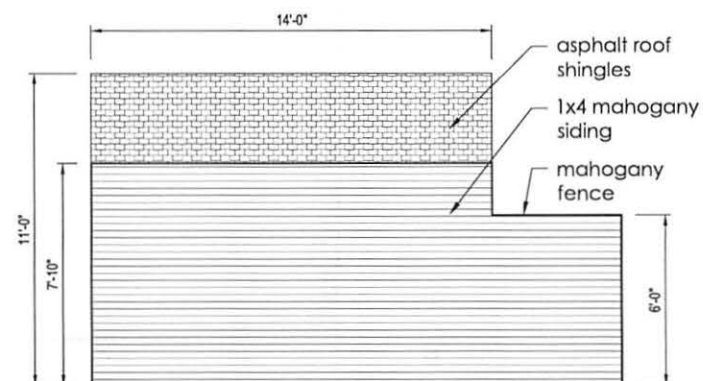
2 Elevation 2 - Side

1/4" = 1'-0"



4 Garage Plan

1/4" = 1'-0"



3 Elevation 3 - Rear

1/4" = 1'-0"



CURRENT OWNER: MISAKIAN CAMBRIDGE REALTY TRUST

TITLE REFERENCE: BOOK 19516 PAGE 135

PLAN REFERENCE: PLAN No. 723 OF 1985
 PLAN No. 610 OF 1980
 PLAN No. 225 OF 2011
 PLAN No. 145 OF 1987
 PLAN No. 606 OF 2000
 PLAN No. 243 OF 1998
 PLAN No. 1202 OF 1997
 PLAN No. 673 OF 1991
 PLAN No. 918 OF 1991

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJUTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

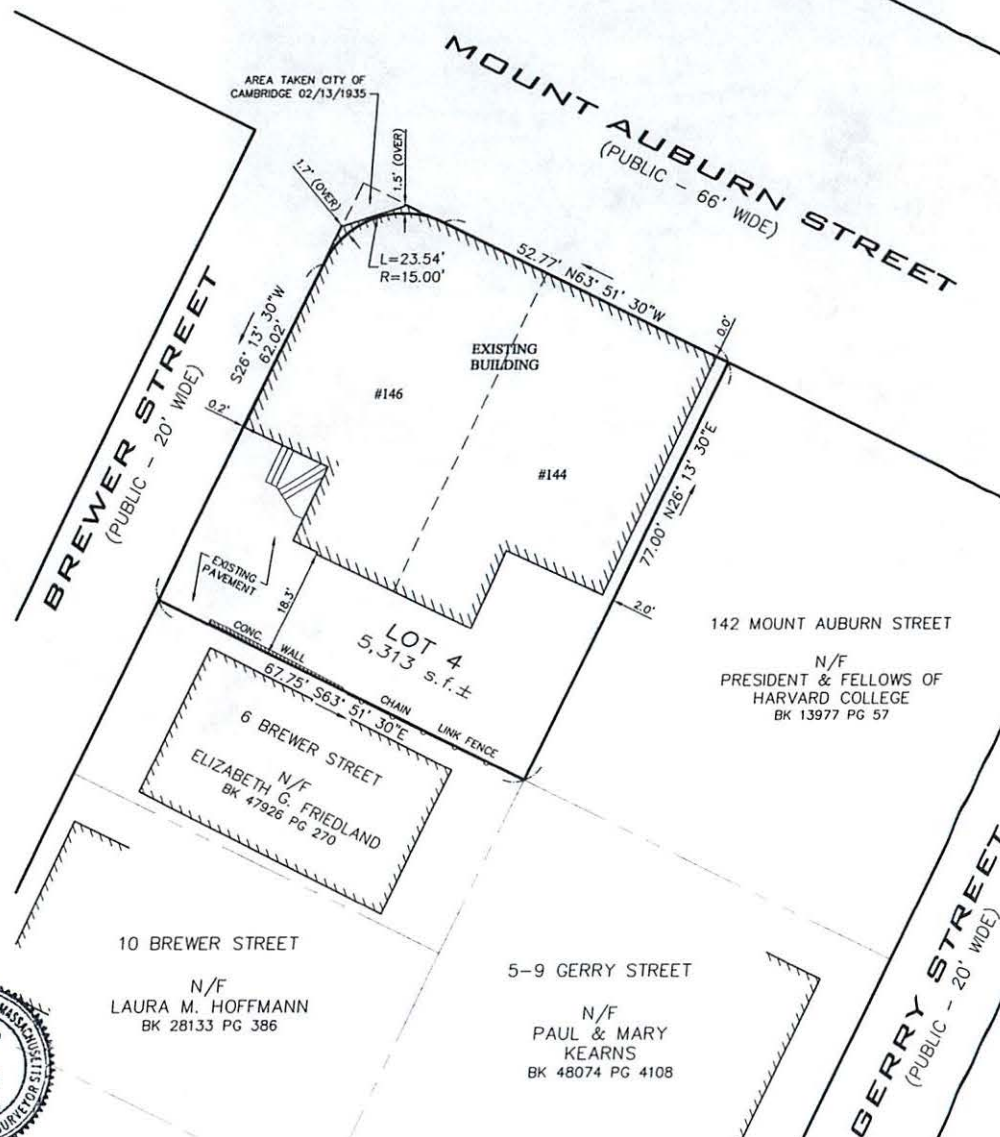
TO: RE STUDIO LLC/THEODORE GALANTE

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: DECEMBER 23, 2015
 DATE OF PLAN: DECEMBER 24, 2015

Richard J. Mede, Jr.
 RICHARD J. MEDE, JR. P.L.S.

12/24/2015
 DATE:



CERTIFIED PLOT PLAN
 146 MOUNT AUBURN STREET
 CAMBRIDGE, MA.
 (MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:

RE STUDIO LLC/
 THEODORE GALANTE

DRAWN	CHECKED	FILE No.
KKG	RJM	19295

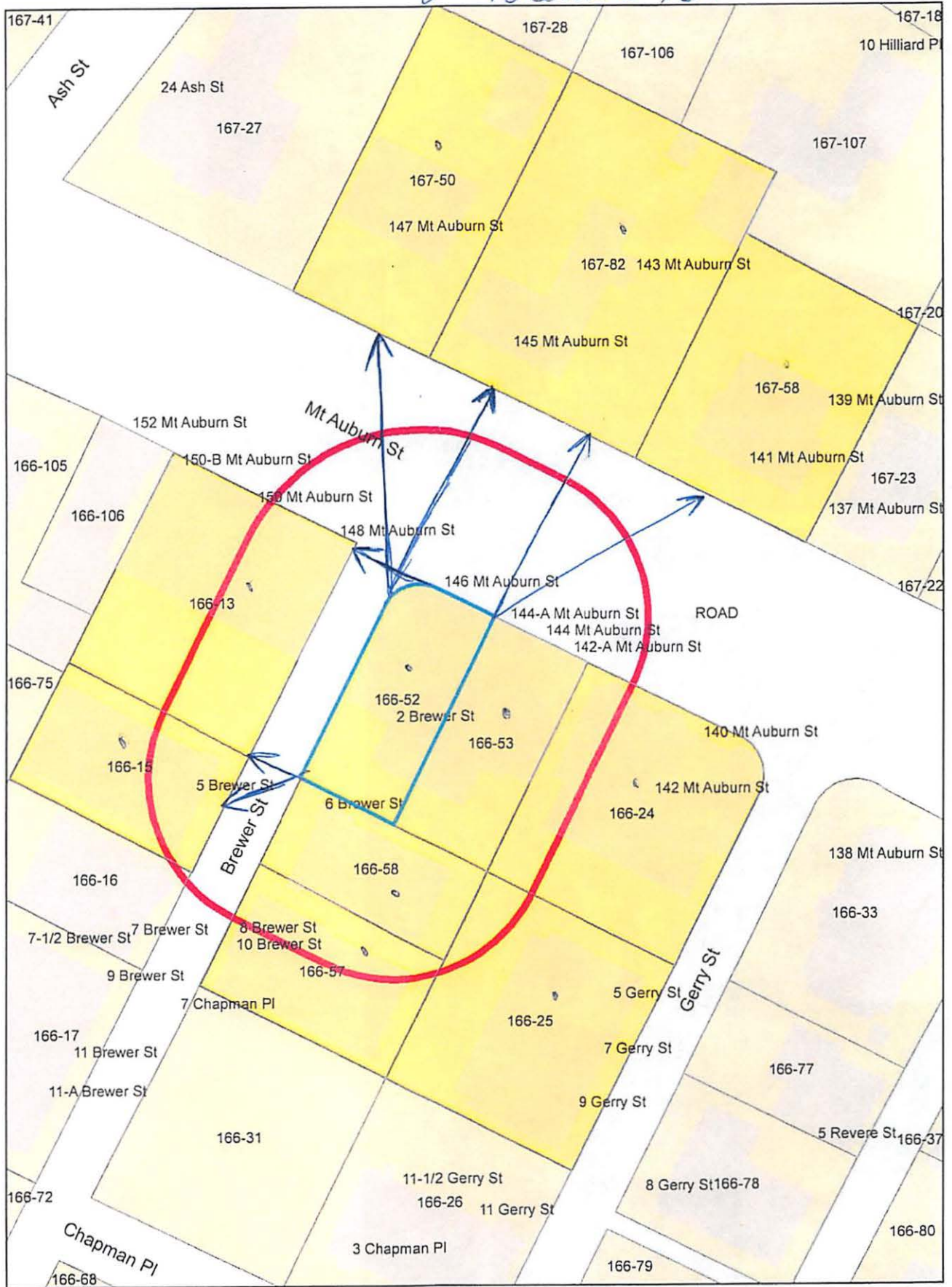


2 Brewer St.
BZA-198928
Photos





2 Brewer St.



2 Brewer St.

Petitioner

166-15
LEUNG, STEPHANIE
60 THORNDIKE ST
BROOKLINE, MA 02446

166-25
SAUL, DANIEL & RANELLA HIRSCH
20 PARK PLAZA, SUITE 1401
BOSTON, MA 02116

166-52
RE STUDIO LLC
C/O THEODORE GALLANTE
2 BREWER STREET
CAMBRIDGE, MA 02138

166-57
SIDDIQI, AZMAT H. & SAIRA K. SIDDIQI
19101 AUSTIN WAY
SARATOGA, CA 95070

166-57
RISKIN, SETH & DONNA MARCANTONIO
10 BREWER ST. UNIT#4
CAMBRIDGE, MA 02138

166-15
LUND, CARA A. & CRAIG C. LUND
CO-TRUSTEES THE LUND FAMILY TRUST II
23 CLAIREMONT RD
BELMONT, MA 02478

166-24
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER - RM. 1000
1350 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

166-25
KEARNS, PAUL T. & MARY KEARNS
5 GERRY ST. UNIT #5
CAMBRIDGE, MA 02138-5713

166-58
RICH, CHRISTOPHER AND NATALIE ARDEEL
TRUSTEES OF 6 BREWER ST UNIT 3 REALTY TR
11 POPLAR ROAD
WELLESLEY, MA 02482

166-13
OBRIEN-HOSPOD CAMBRIDGE REALTY, LLC
32 SECOND AVE., #329
BURLINGTON, MA 01803

166-25
SUN, ANGELA A.
9B GERRY ST
CAMBRIDGE, MA 02138

166-53
BURKE, EDWARD,
TR. THE 144 MOUNT AUBURN ST REALTY TRUST
324 QUINCY ST.
BROCKTON, MA 02302

167-58
MT AUBURN 139-141 LLC
C/O TRINITY PROPERTY MANAGEMENT
50 CHURCH ST. 5TH FLOOR
P.O. BOX 380212
CAMBRIDGE, MA 02238

166-15
HAYDEN, CATHERINE E.
30 ASH ST
CAMBRIDGE, MA 02138

166-15
MARVIL, REBECCA E.
5 BREWER ST. UNIT#4
CAMBRIDGE, MA 02139

166-15
PACIFIS LP
1770 MASS AVE #118
CAMBRIDGE, MA 02138

166-15
COHEN, LAURA
5 BREWER ST. UNIT#6
CAMBRIDGE, MA 02138

166-25
GORDON, KEVIN & DIANA LEONARD
9 GERRY ST., UNIT #9A
CAMBRIDGE, MA 02138

166-57
GU, YINGFEI
8-10 BREWER ST., #1
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA A. & SUSAN H. LABANDIBAR
TRSTEE OF THE
8-10 BREWER ST #5
CAMBRIDGE, MA 02138

166-58
FRIEDLAND, ELIZABETH G.
6 BREWER ST. UNIT#1
CAMBRIDGE, MA 02138

166-58
LAWRENCE, MOODY HOLLY
TRST OF THE HOLLY MOODY LAWRENCE III TR.
PO BOX 301450
AUSTIN, TX 78703

167-82
WILSON, ELLEN F.,
TR. 143-145 MOUNT AUBURN ST REALTY TRST
145 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA
THOMAS MORRIS FITZGERALD
8-10 BREWSTER ST UNIT 5
CAMBRIDGE, MA 02138

167-50
SHAW, TIMOTHY & MARTHA A. SHAW
TRUSTEES OF THE SHAW INVESTMENT TRUST
147 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
MARCANTONIO, DONNA L & SETH D RISKIN
8-10 BREWER ST - UNIT 3
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Christopher Rich <chris.rich62@gmail.com>
Sent: Monday, November 28, 2022 11:34 AM
To: Pacheco, Maria
Subject: Opposition to variance request BZA #198928
Attachments: 2brewerbtba198928documents (1).pdf

Dear Ms. Pacheco and members of the Zoning Board of Appeals,

We are writing in opposition to BZA #198928, a petition for a variance for a proposed garage at 2 Brewer St., Cambridge, MA 02138, submitted by RE Studio LLC C/O Theodore Galante AIA LEED AP. For reference, the petition is attached to this email.

We are the Trustees of the 6 Brewer Street Unit 3 Realty Trust, which owns Unit #3 at 6 Brewer Street, which is adjacent to 2 Brewer Street. We are also former long-time residents of Brewer Street, and we are deeply concerned about the negative impact both on our property and on the character and safety of the Brewer Street neighborhood, should the petitioner's variance be granted.

The petitioner's application proposes erecting an 11-foot high one-car garage extending along the property line between 2 Brewer Street and 6 Brewer Street, in direct violation of the long-standing setback requirements for our residential neighborhood. While the petition acknowledges that this proposed structure would require multiple zoning variances, **the petition fails to disclose that the resulting structure would create a long, narrow alley between the proposed garage and the 6 Brewer residence.**

Like most of the buildings on Brewer Street, 6 Brewer is a three-story wood-frame residential building constructed more than 100 years ago, well before current zoning regulations were enacted. The 6 Brewer Street residence is situated only three feet from the property line, consistent with a number of the similar surrounding residences on Brewer Street, including adjacent properties at 5 Brewer Street and 8-10 Brewer Street, and in keeping with the building standards for the neighborhood in the late 1800's and early 1900's.

As the members of the Zoning Board know well, Cambridge has over the past century created and enforced numerous setback regulations in its residential neighborhoods to limit the building density and maintain an open, safe, livable environment for its residents. The petitioner's application proposes to overturn those quality-of-life principles through the granting of a variance – not to enhance quality of life in the neighborhood, but simply to cover the petitioner's car during business hours. In the process, **the proposed garage would create significant and permanent damage to his neighbors at 6 Brewer Street and to the safety and character of the Brewer Street neighborhood.**

The construction of a one-car garage, as proposed in the petitioner's application, would create a negative impact on 6 Brewer Street and the surrounding neighborhood in numerous ways:

- Creation of a long, narrow alleyway between 2 Brewer Street and 6 Brewer Street. Given the existing configuration of the 6 Brewer Street building, the construction of the proposed garage would create a long 3-foot wide alley! This narrow alleyway would stretch nearly 18 feet between the properties, and it would, from the street, tower at a height of 11 feet. Creation of a narrow alley contravenes both the letter and the underlying intent of the zoning setback regulations for the Brewer Street neighborhood.
- Loss of sunlight and view for 6 Brewer residents. There are a number of first-floor windows at 6 Brewer that face out toward 2 Brewer Street. These windows currently provide natural light and an open view for both the first-floor residents at 6 Brewer as well as for the 6 Brewer entrance foyer and stairway. The proposed garage would block sunlight to most of those windows and replace the open view with a monolithic blank wall only three feet away from those 6 Brewer Street windows. This would create a permanent quality-of-life impingement on the residents of 6 Brewer Street.
- Enclosure of the 6 Brewer exterior walkway. The walkway along the side of the 6 Brewer Street residence is used regularly, primarily to provide access between the street and the rear entrance to the building. The building's rear entrance provides the only direct passage to the basement, where residents store their possessions, including bicycles. The addition of a tall wall directly abutting the property line will effectively close in the walkway, thus making it more difficult for 6 Brewer residents to move their bicycles and other possessions in and out of the building. The closing in of the walkway on both sides will also make the new alley a natural collection point for leaves, branches, litter, and other debris, which will further impede the ability of 6 Brewer residents to use the walkway.
- Water flow toward the 6 Brewer Street building foundation. The Brewer Street neighborhood slopes down from Mt. Auburn Street toward the Charles River, and the current low retaining wall at the edge of the 2 Brewer Street parking lot directs rainwater toward the street. Replacing the low retaining wall with a large garage, with a roof sloping backward toward the adjacent parking lot behind 144 Mt. Auburn Street, will likely result in a significant increase in water from rain and melting snow flowing toward the back part of the 6 Brewer foundation. As with most of the buildings in the neighborhood (including 2 Brewer Street), 6 Brewer has a century-old stone and masonry foundation that is prone to dampness and leaks; increasing the amount of water flow toward our basement will likely add to those issues and potentially damage our foundation.
- Loss of an off-street parking space. Despite the petitioner's claim that "Off street parking is maintained as it is currently used", the petitioner regularly parks FIVE cars in the 2 Brewer Street lot. As the petitioner's own application clearly indicates, the construction of the proposed garage would reduce the available off-street parking to a maximum of FOUR vehicles. As such, a current off-street parking space would be eliminated, worsening the existing on-street parking issues in the neighborhood.
- Exacerbation of an existing hazard to pedestrians. Already, the petitioner struggles to properly park four (or five) vehicles in the 2 Brewer parking lot; whenever two vehicles are parked front-to-back, the vehicles must be parked bumper-to-bumper to fit into the lot. When larger vehicles are parked front-to-back in the lot, the vehicles closest to the street often protrude across the sidewalk and occasionally even into Brewer Street, which is a narrow one-way street. The addition of an enclosed garage structure will exacerbate this situation, as it will – by definition – take up more space than a single car. The inevitable result will be that cars parked at 2 Brewer will more frequently block the sidewalk – forcing pedestrians to walk into the street to get past the parked cars. At worst, a large vehicle, such as a contractor's van, could potentially extend far enough into the street to impede the passage of emergency vehicles.
- Loss of open space in the neighborhood. Due to the historical density of residences on Brewer Street, the largest open areas are parking lots, not only at 2 Brewer but also behind 144 Mt. Auburn, across the street behind Darwin's, and two buildings away at 8-10 Brewer Street. The construction of an 11-foot-high garage (to cover only the petitioner's vehicle) would diminish and break up the already limited open space, thus detracting from the livability and character of the neighborhood.

- Creation of a potential safety issue for the neighborhood. Because the parking lots at 2 Brewer and 144 Mt. Auburn collectively create a significant open space between the buildings, any activity in the 2 Brewer and 144 Mt. Auburn parking lots or on the 6 Brewer walkway is easily visible, thus discouraging any illicit activities such as vandalism, public urination, vagrancy, and loitering. However, the construction of the proposed garage will create two narrow enclosed spaces – the 17-foot-long alleyway between the garage and 6 Brewer and another 17-foot-long dead-end alley between the 2 Brewer main structure and the garage – as well as hiding the parking lot at 144 Mt. Auburn from street view. Both of the new narrow passageways and the newly-shielded parking lot at 144 Mt. Auburn would be ongoing magnets for illicit activity, detracting from the safe character of the neighborhood and endangering neighborhood residents and visitors. In particular, the 6 Brewer Street entrance would be directly adjacent to the newly-created alleyway, posing a safety risk to the residents of 6 Brewer (most of whom are 60+ years old) every time they enter or exit their home.

While the petitioner makes no mention of any of these negative impacts on his immediate neighbors or on the surrounding Brewer Street neighborhoods, he makes highly self-serving assertions about the benefits. He claims that his proposed garage “matches other properties with garages in the neighborhood”, but in fact there are NO other garages on Brewer Street. He claims having a single car covered will “significantly” reduce the overall city heat island effect – an absurd overstatement in a city of 115,000 residents – but disguises the negative environmental impact of a lost off-street parking space. He asserts that “snow removal is reduced by the size of one parking space”... but of course the snow does not magically disappear – it simply slides off his sloped garage roof onto the parking lot of a neighbor, who will now have to remove that snow.

But most egregiously, the petitioner claims that “This proposal... allows the Ordinance to help improve our City” when in fact the petitioner’s proposal helps improve only HIS OWN situation, at the expense of his neighbors and in contravention of Cambridge zoning regulations. If the petitioner, who is an architect, truly wishes to cover his car, he could do so without violating the City’s long-established setback regulations by modifying his structure at 2 Brewer rather than seeking a variance to build an oversized one-car garage that would sit only three feet from a multi-family residence. Instead, he seeks to maximize his benefit at the expense of his neighbors.

Tellingly, though the petitioner has been at 2 Brewer Street for many years, he has never once discussed his proposal with any of the owners or residents at 6 Brewer Street. In fact, though we have owned our 6 Brewer unit for 20+ years and are listed in the petitioner’s application, the petitioner has to date not provided us with any notification of his intent to seek a variance, despite the fact that the 6 Brewer Street owners will clearly suffer the greatest negative impact if the variance is granted.

In summary, we urge the Zoning Board of Appeals to reject the petitioner’s application, to prevent significant and permanent damage to his neighbors and a contravention of the City’s zoning regulations.

Sincerely,

Christopher Rich & Natalie Ardeel



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 198928

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: RE Studio LLC C/O Theodore Galante AIA LEED AP

PETITIONER'S ADDRESS: 2 Brewer St, MA, Cambridge 02138

LOCATION OF PROPERTY: 2 Brewer St., Cambridge, MA

TYPE OF OCCUPANCY: Mixed

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Proposed Garage/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove a non-conforming shed and build a new single car garage while maintaining all other off street parking

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
 Article: 8.000 Section: 8.22.3 (Non-Conforming Structure)
 Article: 4.000 Section: 4.21 (Accessory Structure).
 Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

THEODORE GALANTE
(Print Name)

Address:

2 BREWER STREET

Tel. No.

617-576-2500

E-Mail Address:

tg@galantearchitecture.com

Date: 11.3.22

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** RE Studio LLC**Location:** 2 Brewer St., Cambridge, MA**Phone:** 617-576-2500**Present Use/Occupancy:** Mixed**Zone:** Residence C-1 Zone**Requested Use/Occupancy:** Mixed

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,656	4,915	1,927	(max.)
<u>LOT AREA:</u>		2570	2570	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.45	1.48	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	1,500	1,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	33.96	33.96	N/A	
	<u>DEPTH</u>	62.03	62.03	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	20	10	
	<u>REAR</u>	16'	0	20	
	<u>LEFT SIDE</u>	0	0	7.6	
	<u>RIGHT SIDE</u>	0	0	7.6	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35'	11'	35'	
	<u>WIDTH</u>	5.6'	18'-5"	N/A	
	<u>LENGTH</u>	34'	14'	50	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	30%	30%	
<u>NO. OF DWELLING UNITS:</u>		0	1	N/A	
<u>NO. OF PARKING SPACES:</u>		3	4	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	0	N/A	

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.:

wood frame garage next to mixed use wood frame office / house

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'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

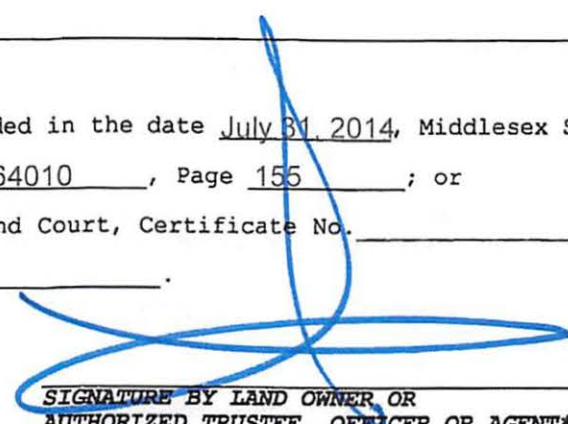
I/We RE Studio, LLC / co Theodore Galante
(OWNER)

Address: 2 Brewer St. Cambridge, MA 02138

State that I/We own the property located at 2 Brewer St. Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of RE Studio, LLC

*Pursuant to a deed of duly recorded in the date July 31, 2014, Middlesex South County Registry of Deeds at Book 64010, Page 155; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

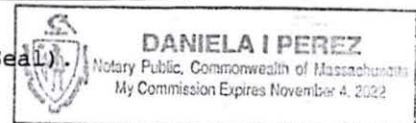
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Theodore Galante, personally appeared before me, this 4 of Oct, 2022, and made oath that the above statement is true.

Notary

My commission expires Nov 4, 2022 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent 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:

A literal enforcement of the provisions of this Ordinance would involve reduction of an off street parking space, thus placing hardship on the petitioner as well as the city

- 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 house on the property was built in 1859 and then lifted up in 1900 and a masonry building was inserted below. The unplanned, residual area remaining on the property was all that was left for parking of cars, starting in the 1940's. Today in 2021 we can only fit so many cars.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

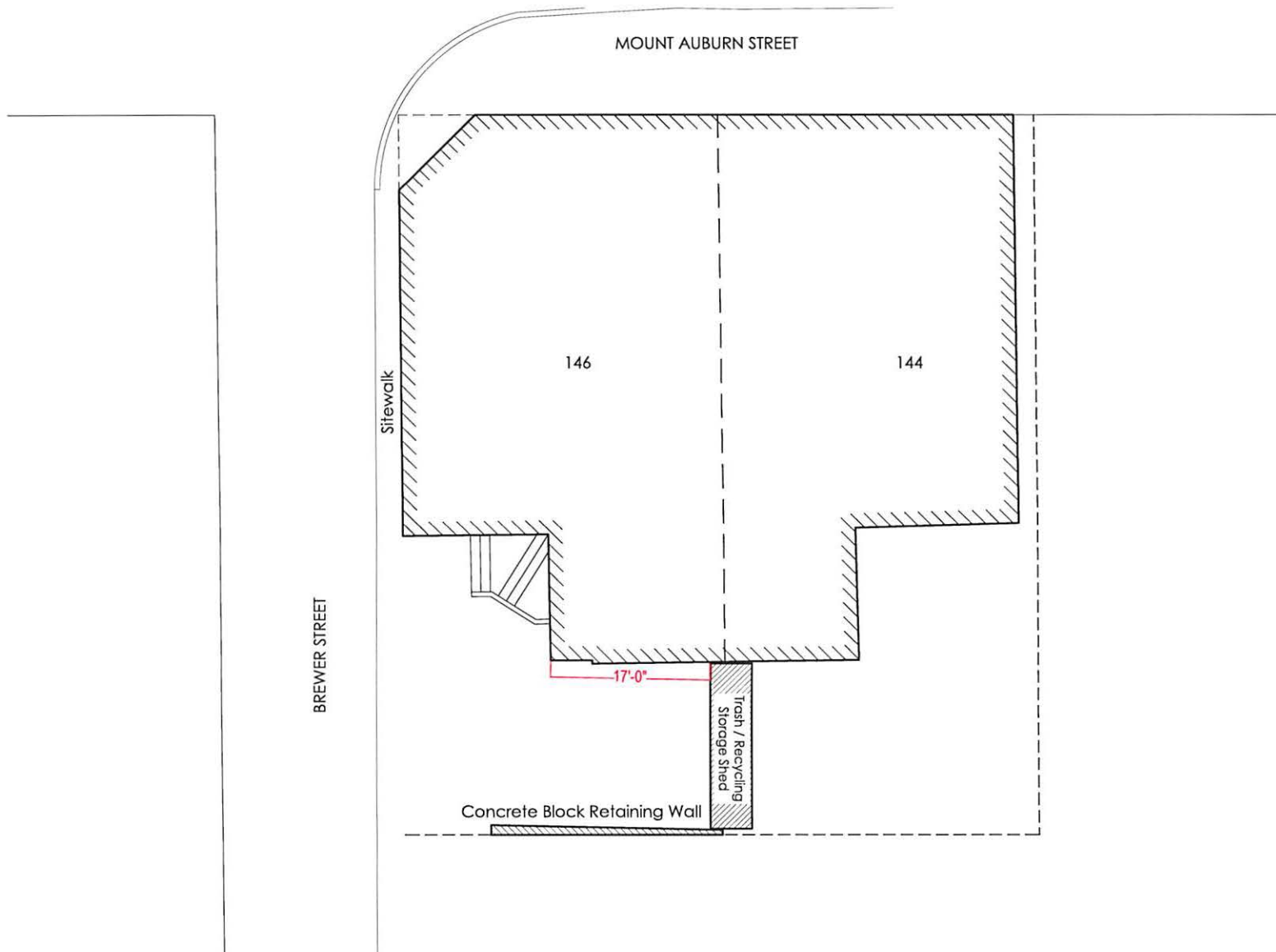
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Off street parking is maintained as it is currently used. However, as a LEED Accredited Professional, having one car is covered will require less air conditioning in summer, and less heat in winter, thus the overall city heat island effect is significantly reduced. Snow removal is also reduced by the size of one parking space, which reduces carbon producing snow removal, an environmental approval for the City

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

This proposal matches other properties with garages in the neighborhood, and hides another car. But moreover, the reduction of impact on the environment does the opposite of nullifying or substantially derogating from the intent or purpose of the ordinance, but instead allows the Ordinance to help improve our City

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



TGAS
THE GALANTE
ARCHITECTURE
STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
617 576 2500
WWW.GALANTEARCHITECTURE.COM



Project Number
1507
Project Title
Proposed Garage
146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Existing Conditions
Site Plan

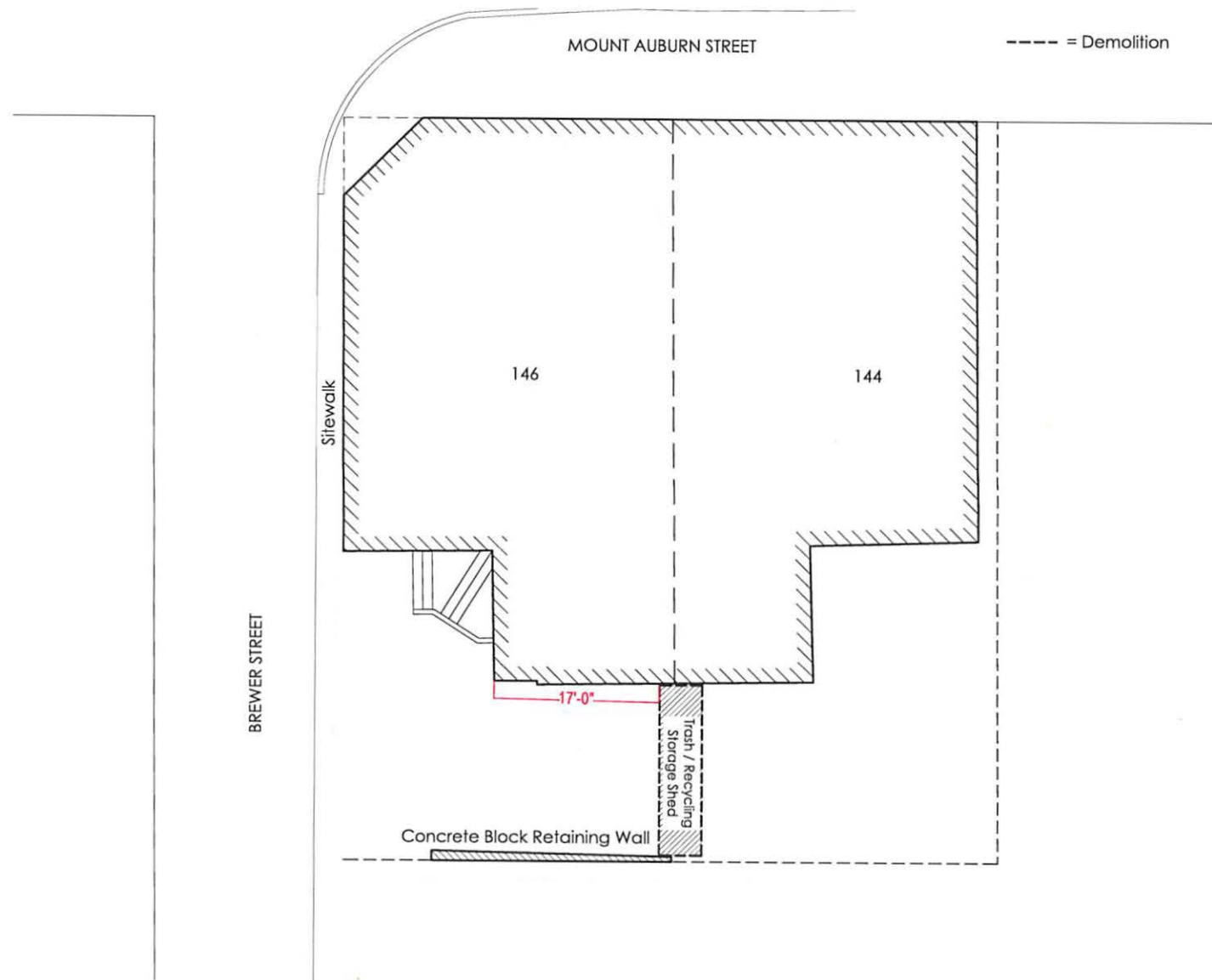
Date/Issued For
07.06.21
Permit

**NOT FOR
CONSTRUCTION**
Print 12x18

Scale
1" = 10'
Drawn By
TGAS
Drawing Number

Site 1

NOT FOR CONSTRUCTION



TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number

1507

Project Title

Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title

Demolition Site
Plan

Date/Issued For

07.06.21

Permit

**NOT FOR
CONSTRUCTION**
Print 12x18

Scale

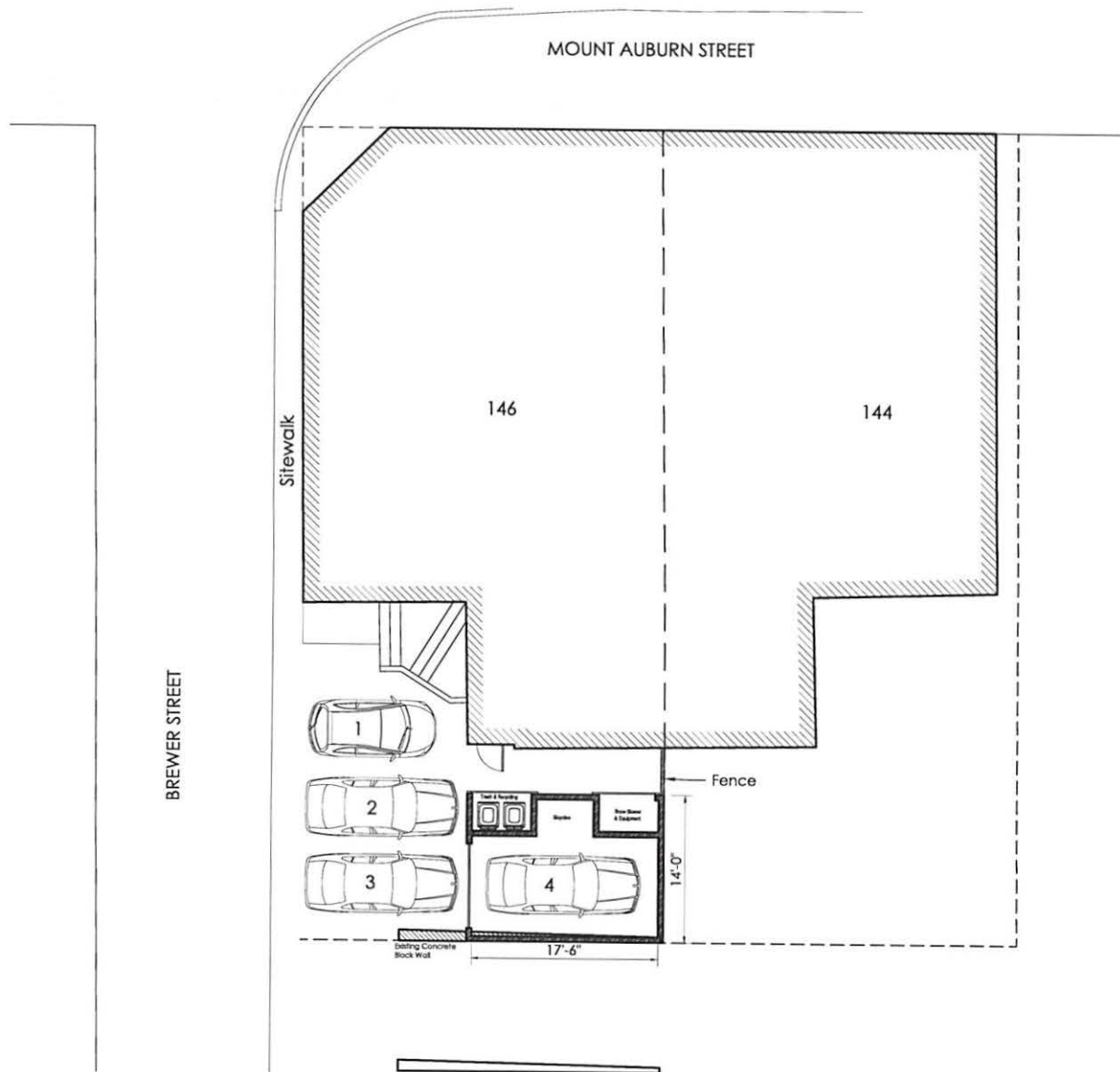
1" = 10'

Drawn By

TGAS

Drawing Number

Site 2



Project Number

1507

Project Title

Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title

Proposed Site Plan

Date/Issued For

07.06.21

Permit

NOT FOR
CONSTRUCTION

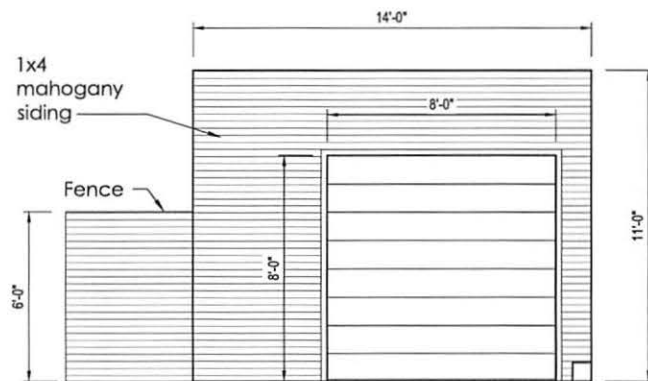
[Print 12x18](#)

Scale
1" = 10'

Drawn By
TGAS

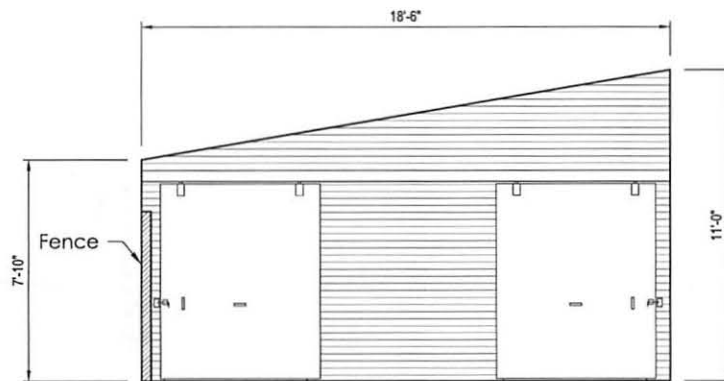
Drawing Number

Site 3



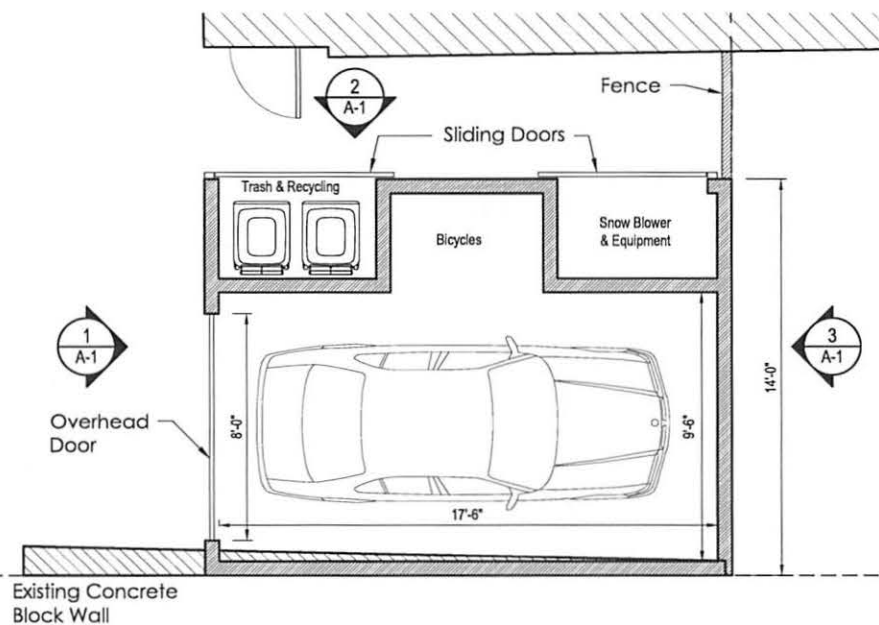
1 Elevation 1 - Front

1/4" = 1'-0"



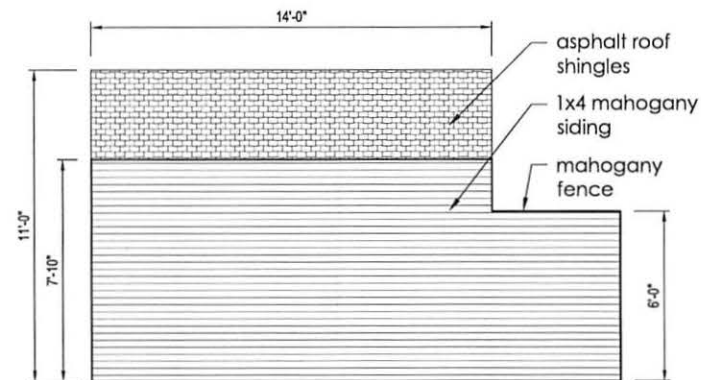
2 Elevation 2 - Side

1/4" = 1'-0"



4 Garage Plan

1/4" = 1'-0"



3 Elevation 3 - Rear

1/4" = 1'-0"

TGAS
THE GALANTE
ARCHITECTURE
STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
617 576 2500
WWW.GALANTEARCHITECTURE.COM

Project Number
1507

Project Title
Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Plan & Elevations

Date/Issued For
07.06.21

Permit

**NOT FOR
CONSTRUCTION**

Print 12x18

Scale
1/4" = 1'-0"

Drawn By
TGAS

Drawing Number

A-1



CURRENT OWNER: MISAKIAN CAMBRIDGE REALTY TRUST

TITLE REFERENCE: BOOK 19516 PAGE 135

PLAN REFERENCE: PLAN No. 723 OF 1985
 PLAN No. 610 OF 1980
 PLAN No. 225 OF 2011
 PLAN No. 145 OF 1987
 PLAN No. 606 OF 2000
 PLAN No. 243 OF 1998
 PLAN No. 1202 OF 1997
 PLAN No. 673 OF 1991
 PLAN No. 918 OF 1991

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: RE STUDIO LLC/THEODORE GALANTE

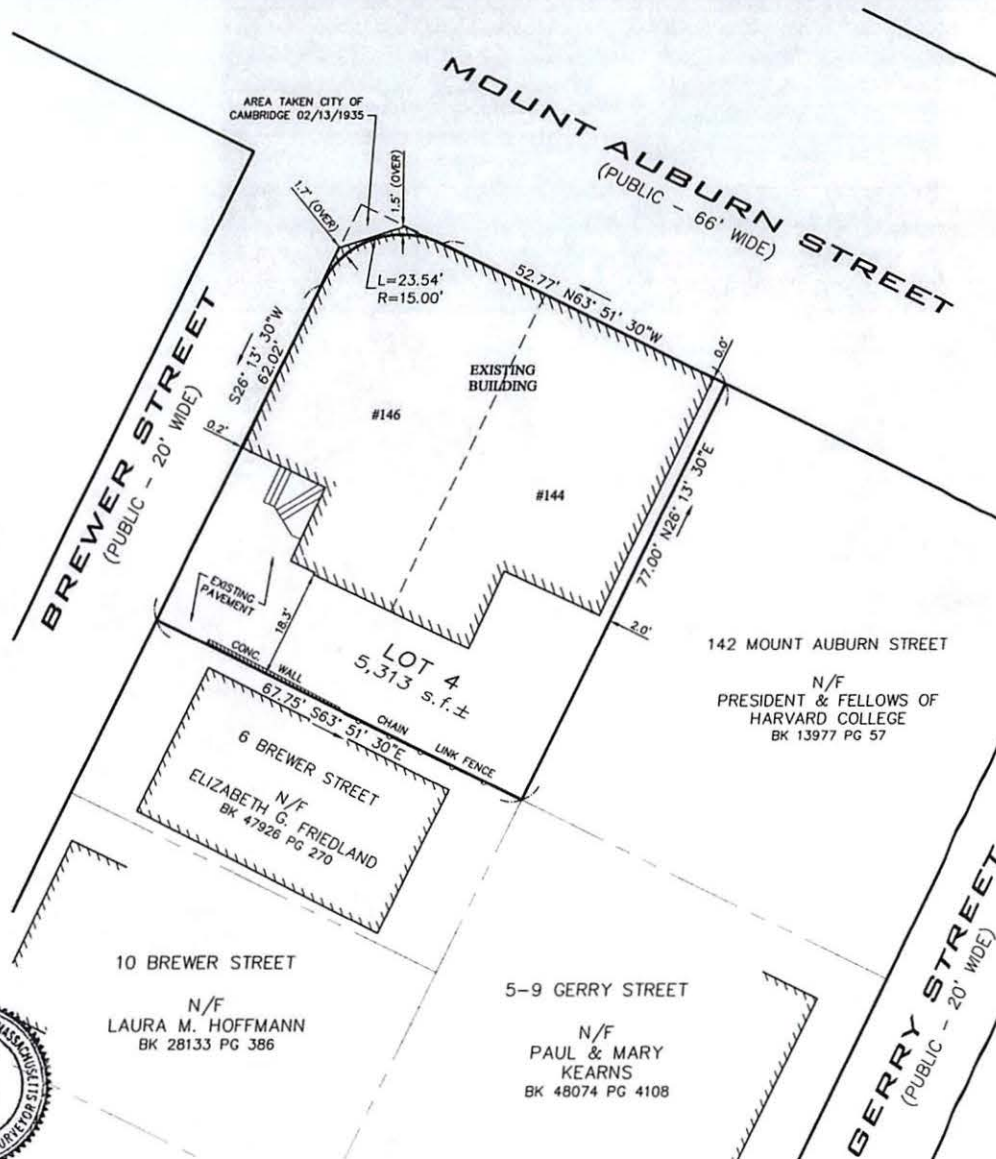
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: DECEMBER 23, 2015
 DATE OF PLAN: DECEMBER 24, 2015

RICHARD J. MEDE, JR. P.L.S.

12/24/2015

DATE:



CERTIFIED PLOT PLAN
 146 MOUNT AUBURN STREET
 CAMBRIDGE, MA.
 (MIDDLESEX COUNTY)

MEDFORD ENGINEERING & SURVEY
 ANGELO E. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax 781-396-9052

PREPARED BY:

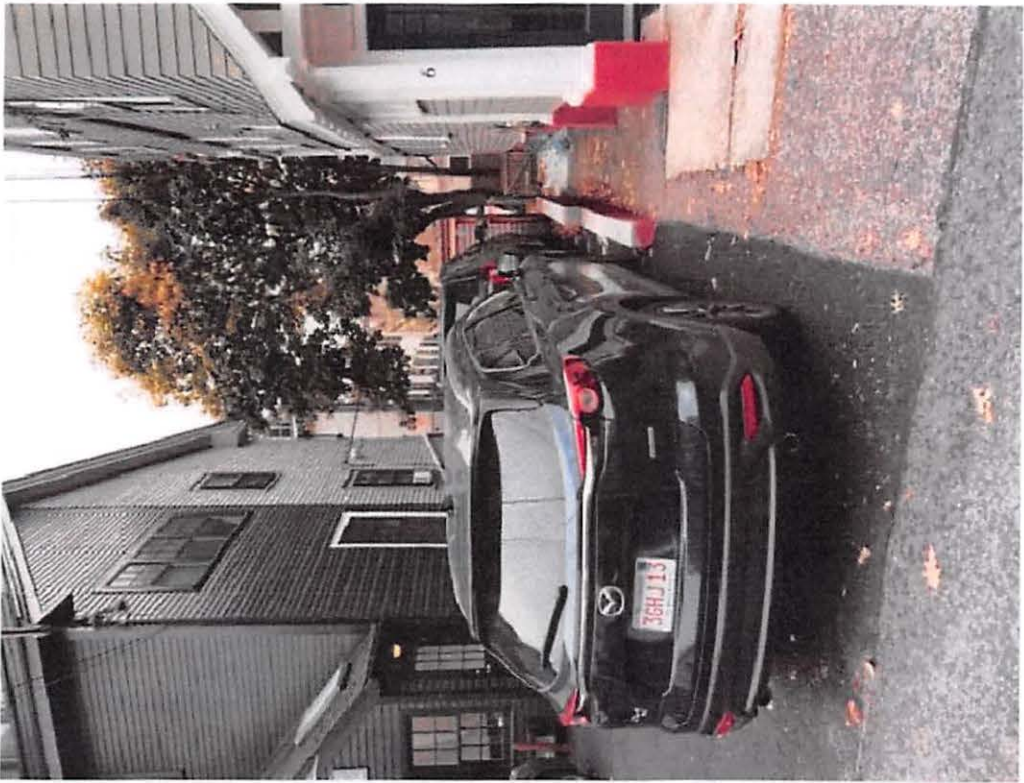
PREPARED FOR:

RE STUDIO LLC/
 THEODORE GALANTE

DRAWN	CHECKED	FILE No.
KKG	RJM	19295

2 Brewer St.
BZA-198928
Photos





2 Brewer St.

Petitioner

166-15
LEUNG, STEPHANIE
60 THORNDIKE ST
BROOKLINE, MA 02446

166-25
SAUL, DANIEL & RANELLA HIRSCH
20 PARK PLAZA, SUITE 1401
BOSTON, MA 02116

166-52
RE STUDIO LLC
C/O THEODORE GALLANTE
2 BREWER STREET
CAMBRIDGE, MA 02138

166-57
SIDDIQI, AZMAT H. & SAIRA K. SIDDIQI
19101 AUSTIN WAY
SARATOGA, CA 95070

166-57
RISKIN, SETH & DONNA MARCANTONIO
10 BREWER ST. UNIT#4
CAMBRIDGE, MA 02138

166-15
LUND, CARA A. & CRAIG C. LUND
CO-TRUSTEES THE LUND FAMILY TRUST II
23 CLAIREMONT RD
BELMONT, MA 02478

166-24
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER - RM. 1000
1350 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

166-25
KEARNS, PAUL T. & MARY KEARNS
5 GERRY ST. UNIT #5
CAMBRIDGE, MA 02138-5713

166-58
RICH, CHRISTOPHER AND NATALIE ARDEEL
TRUSTEES OF 6 BREWER ST UNIT 3 REALTY TR
11 POPLAR ROAD
WELLESLEY, MA 02482

166-13
OBRIEN-HOSPOD CAMBRIDGE REALTY, LLC
32 SECOND AVE., #329
BURLINGTON, MA 01803

166-25
SUN, ANGELA A.
9B GERRY ST
CAMBRIDGE, MA 02138

166-53
BURKE, EDWARD,
TR. THE 144 MOUNT AUBURN ST REALTY TRUST
324 QUINCY ST.
BROCKTON, MA 02302

167-58
MT AUBURN 139-141 LLC
C/O TRINITY PROPERTY MANAGEMENT
50 CHURCH ST. 5TH FLOOR
P.O. BOX 380212
CAMBRIDGE, MA 02238

166-15
HAYDEN, CATHERINE E.
30 ASH ST
CAMBRIDGE, MA 02138

166-15
MARVIL, REBECCA E.
5 BREWER ST. UNIT#4
CAMBRIDGE, MA 02139

166-15
PACIFIS LP
1770 MASS AVE #118
CAMBRIDGE, MA 02138

166-15
COHEN, LAURA
5 BREWER ST. UNIT#6
CAMBRIDGE, MA 02138

166-25
GORDON, KEVIN & DIANA LEONARD
9 GERRY ST., UNIT #9A
CAMBRIDGE, MA 02138

166-57
GU, YINGFEI
8-10 BREWER ST., #1
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA A. & SUSAN H. LABANDIBAR
TRSTEE OF THE
8-10 BREWER ST #5
CAMBRIDGE, MA 02138

166-58
FRIEDLAND, ELIZABETH G.
6 BREWER ST. UNIT#1
CAMBRIDGE, MA 02138

166-58
LAWRENCE, MOODY HOLLY
TRST OF THE HOLLY MOODY LAWRENCE III TR.
PO BOX 301450
AUSTIN, TX 78703

167-82
WILSON, ELLEN F.,
TR. 143-145 MOUNT AUBURN ST REALTY TRST
145 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA
THOMAS MORRIS FITZGERALD
8-10 BREWSTER ST UNIT 5
CAMBRIDGE, MA 02138

167-50
SHAW, TIMOTHY & MARTHA A. SHAW
TRUSTEES OF THE SHAW INVESTMENT TRUST
147 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
MARCANTONIO, DONNA L & SETH D RISKIN
8-10 BREWER ST - UNIT 3
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Liz Friedland <friedlandliz@yahoo.com>
Sent: Monday, November 28, 2022 1:34 PM
To: Pacheco, Maria
Subject: Case No: BZA - #198928, 2 Brewer Street, Cambridge, MA 02138
Attachments: 2brewerstbza198928documents.pdf

To: Mary Pacheco and members of the Board of Zoning Appeals

Re: **Opposition to Variance Request BZA #198928**

I am the owner/occupant of the abutting property at 6 Brewer Street, Unit #1 and am writing in opposition to the variance request submitted by RE Studio LLC C/o Theodore Galante AIA LEED AP. The petition is attached to this email, for reference. My primary concerns are:

Existing (Non-Conforming) Shed

1. The variance request comes from a petitioner who, as a professional architect, knowingly built a structure that clearly extends well beyond the property lines of 2 Brewer Street and, therefore, violates Zoning.
2. The removal of the non-conforming shed should not be considered an incentive to grant permission for a new garage structure. It is clear that the non-conforming shed should have been removed after its construction. Why wasn't the petitioner required to remove it immediately upon notification by the City of Cambridge?

Proposed Garage Structure

3. The drawing shows the proposed garage structure with 2 walls sitting on the abutting property lines - 6 Brewer and 144 Mt Auburn, with no regard for setback requirements.

* There is no elevation of the proposed garage structure on the south side, facing 6 Brewer. Was this intentional? Why was this elevation omitted?

4. On the south side of 2 Brewer - north side of 6 Brewer, it is not clear whether all of the existing cement block retaining wall will be removed. The retaining wall is comprised of 2 levels. Looking at the proposed garage structure from the front (westerly) elevation, the edge of the lower retaining wall is in the drawing.

5. The 2 Brewer Street property is elevated and slopes down, and therefore a cement block retaining wall exists at the south side of the property. Obviously, the retaining wall is intended to serve a purpose with regard to the flow of water.

* Who is going to be liable for potential damages to the 6 Brewer Street foundation?

Note: A similar retaining wall exists across the street, at the north side of 5 Brewer Street, since the adjacent property is also elevated and slopes down.

6. The proposed garage structure creates a narrow (roughly 3 feet) alleyway, at the north side of 6 Brewer, which would lead to a build-up of debris, water, and ice and snow in the winter, thereby hampering safe passage from the back egress along the north side of 6 Brewer.

The build-up of snow is already a problem in the area. The slope of the garage structure will result in snow accumulation on neighboring properties.

It also blocks light to 6 Brewer, presents a safety concern at night, and reduces building access in the event of an emergency.

7. There doesn't appear to be a precedence for new garage structures in the neighborhood. The very few that exist were grandfathered in.

8. The 100 + year old character of the Brewer Street neighborhood is not enhanced by blocking the open space that exists between Brewer and Gerry streets.

9. Cars parked at 2 Brewer Street, are end-to-end and can occasionally extend beyond the "sidewalk" - it would appear that the garage structure as presented with a car in front of it would contribute to the 2nd car extension, depending upon its length.

Note: As an abutting resident neighbor, I am unaware of any attempt by the petitioner to communicate directly with me about this, as a matter of neighborly courtesy and respect for property.

I am urging Zoning Board of Appeals to reject the petitioner's application, to prevent damage to neighboring properties in addition to the concerns presented above.

Thank you for your consideration.

Sincerely,

Liz Friedland



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 198928

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: RE Studio LLC C/O Theodore Galante AIA LEED AP

PETITIONER'S ADDRESS: 2 Brewer St, MA, Cambridge 02138

LOCATION OF PROPERTY: 2 Brewer St., Cambridge, MA

TYPE OF OCCUPANCY: Mixed

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Proposed Garage/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove a non-conforming shed and build a new single car garage while maintaining all other off street parking

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure)
Article: 4.000	Section: 4.21 (Accessory Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

THEODORE GALANTE
(Print Name)

Address:

2 BREWER STREET

Tel. No.

617-576-2500

E-Mail Address:

tg@galantearchitecture.com

Date: 11.3.22

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** RE Studio LLC**Location:** 2 Brewer St., Cambridge, MA**Phone:** 617-576-2500**Present Use/Occupancy:** Mixed**Zone:** Residence C-1 Zone**Requested Use/Occupancy:** Mixed

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,656	4,915	1,927	(max.)
<u>LOT AREA:</u>		2570	2570	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.45	1.48	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	1,500	1,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	33.96	33.96	N/A	
	<u>DEPTH</u>	62.03	62.03	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	20	10	
	<u>REAR</u>	16'	0	20	
	<u>LEFT SIDE</u>	0	0	7.6	
	<u>RIGHT SIDE</u>	0	0	7.6	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35'	11'	35'	
	<u>WIDTH</u>	5.6'	18'-5"	N/A	
	<u>LENGTH</u>	34'	14'	50	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	30%	30%	
<u>NO. OF DWELLING UNITS:</u>		0	1	N/A	
<u>NO. OF PARKING SPACES:</u>		3	4	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	0	N/A	

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.:

wood frame garage next to mixed use wood frame office / house

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'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

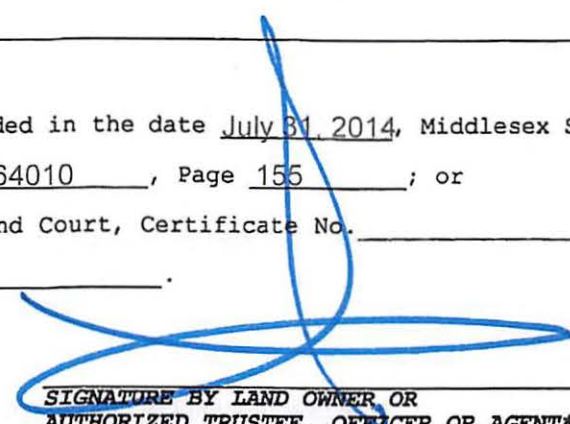
I/We RE Studio, LLC / co Theodore Galante
(OWNER)

Address: 2 Brewer St. Cambridge, MA 02138

State that I/We own the property located at 2 Brewer St. Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of RE Studio, LLC

*Pursuant to a deed of duly recorded in the date July 31, 2014, Middlesex South County Registry of Deeds at Book 64010, Page 155; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

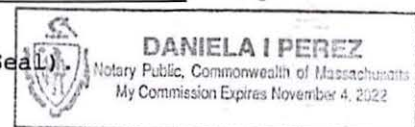
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Theodore Galante, personally appeared before me, this 4 of Oct, 2022, and made oath that the above statement is true.

Notary

My commission expires Nov 4, 2022 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent 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:

A literal enforcement of the provisions of this Ordinance would involve reduction of an off street parking space, thus placing hardship on the petitioner as well as the city

- 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 house on the property was built in 1859 and then lifted up in 1900 and a masonry building was inserted below. The unplanned, residual area remaining on the property was all that was left for parking of cars, starting in the 1940's. Today in 2021 we can only fit so many cars.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

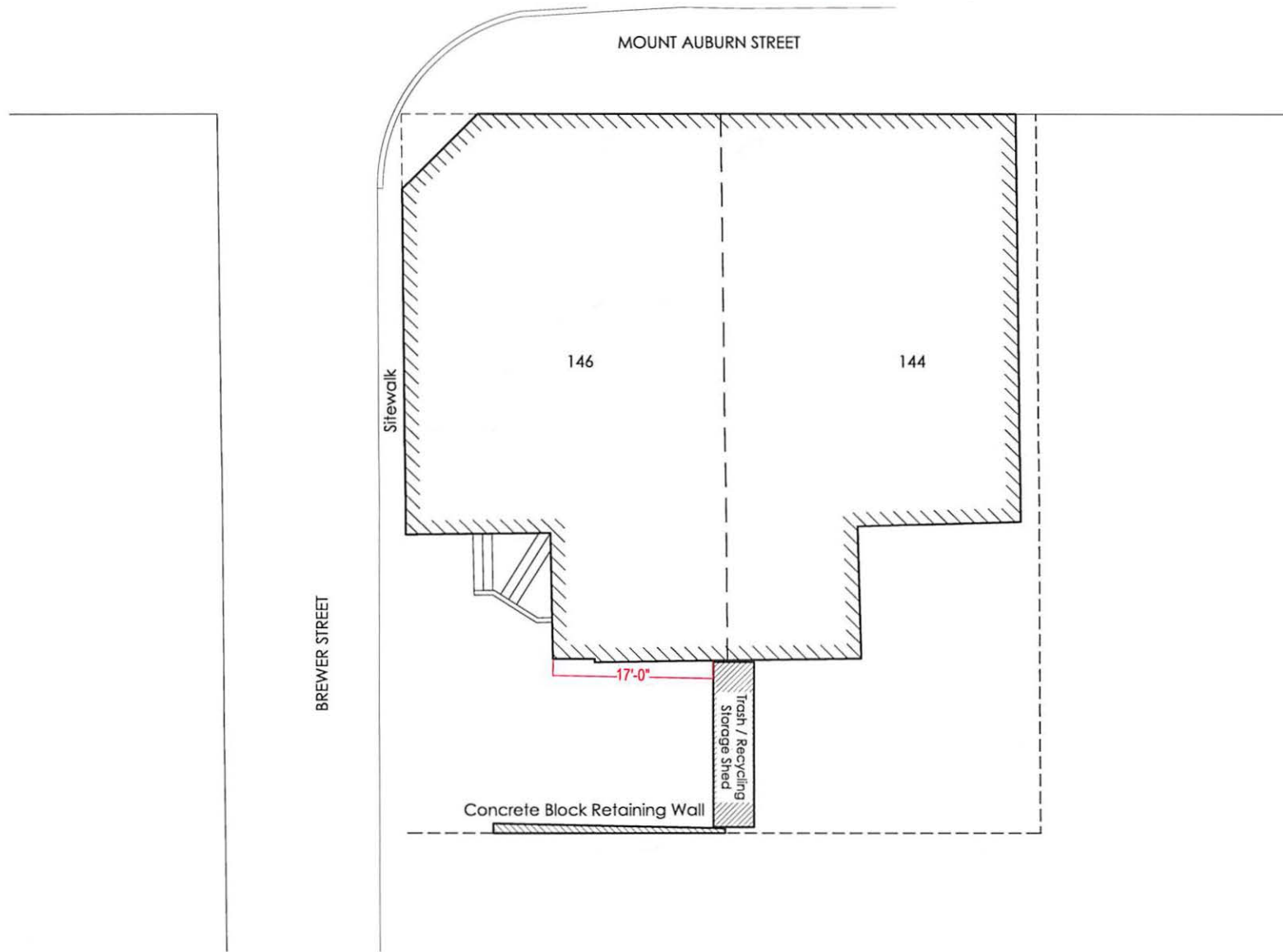
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Off street parking is maintained as it is currently used. However, as a LEED Accredited Professional, having one car is covered will require less air conditioning in summer, and less heat in winter, thus the overall city heat island effect is significantly reduced. Snow removal is also reduced by the size of one parking space, which reduces carbon producing snow removal, an environmental approval for the City

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

This proposal matches other properties with garages in the neighborhood, and hides another car. But moreover, the reduction of impact on the environment does the opposite of nullifying or substantially derogating from the intent or purpose of the ordinance, but instead allows the Ordinance to help improve our City

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



TGAS
 THE GALANTE
 ARCHITECTURE
 STUDIO INC
 146 MT AUBURN ST CAMBRIDGE, MA 02138
 6 1 7 5 7 6 2 5 0 0
 WWW.GALANTEARCHITECTURE.COM



Project Number
 1507

Project Title
 Proposed Garage

146 Mt. Auburn Street
 Cambridge, MA
 02138

Drawing Title
 Existing Conditions
 Site Plan

Date/Issued For
 07.06.21

Permit

**NOT FOR
 CONSTRUCTION**
 Print 12x18

Scale
 1" = 10'

Drawn By
 TGAS

Drawing Number

Site 1

TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

4 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number

1507

Project Title

Proposed Garage

146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title

Demolition Site Plan

Date/issued For

07.06.21

Permit

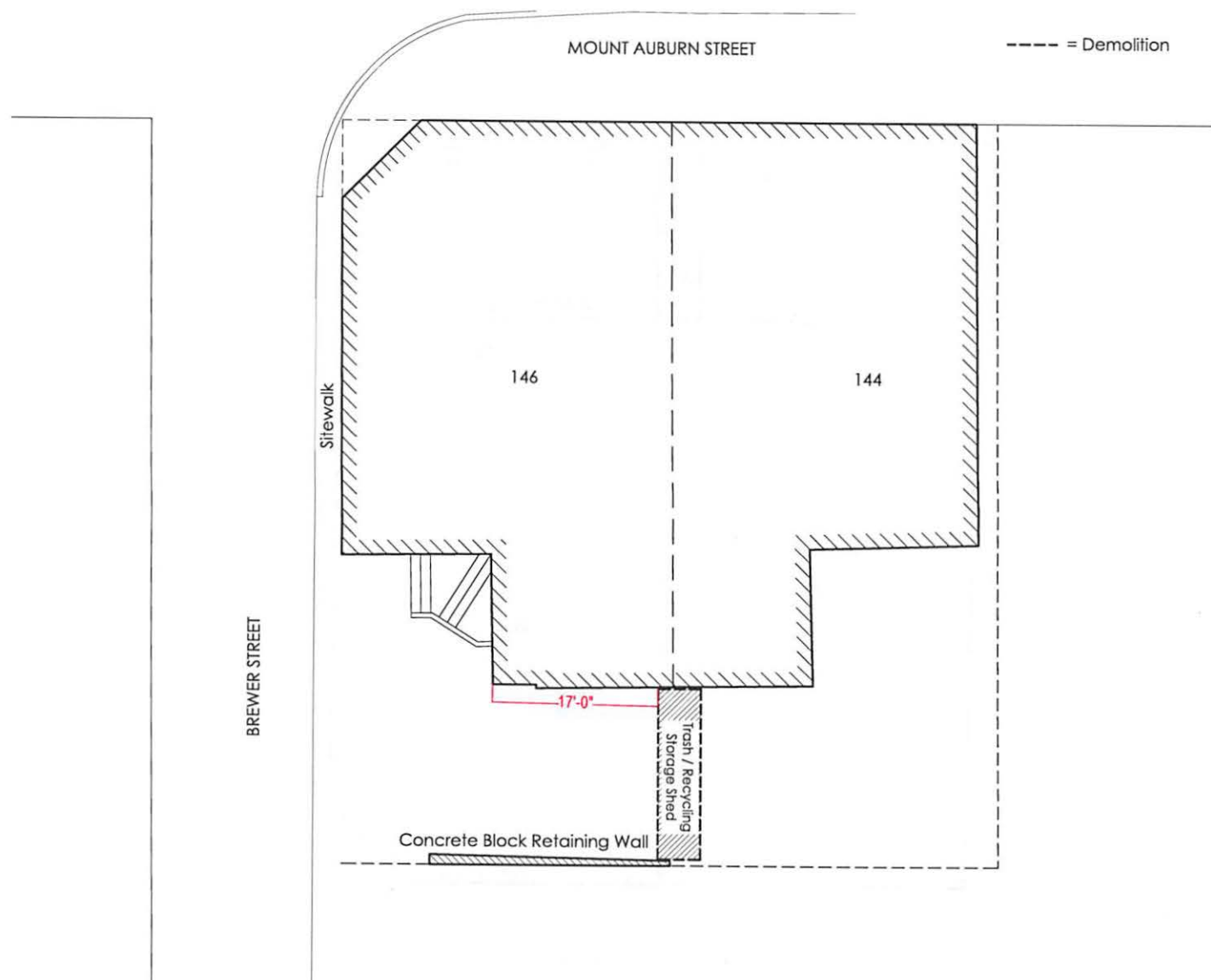
NOT FOR
CONSTRUCTION

Scale
1" = 10'

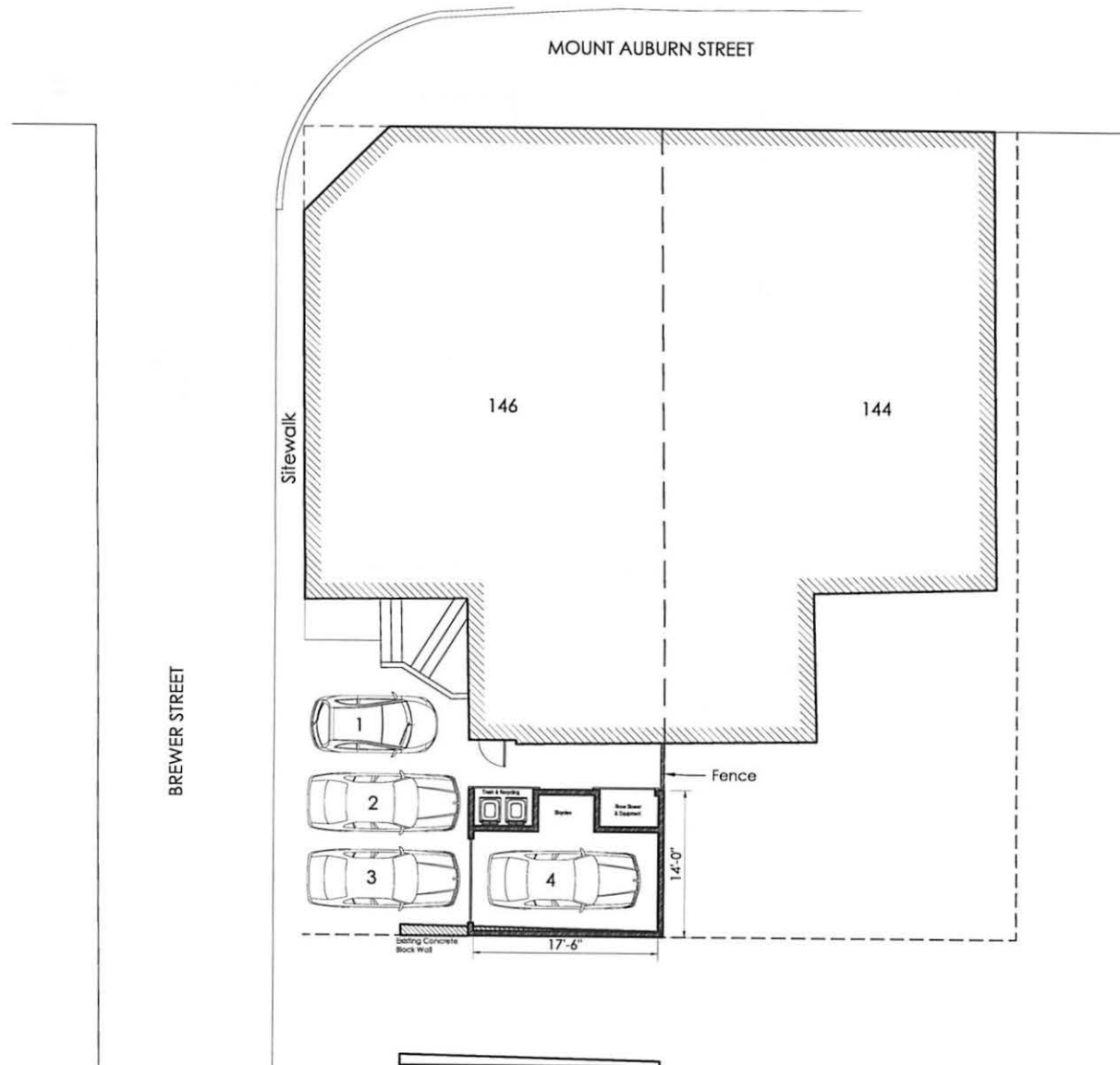
Drawn By
IGAS

Drawing Number

Site 2



Not for Construction. This drawing is for informational purposes only. It is not to be used for construction. The information contained herein is for informational purposes only. It is not to be used for construction. The information contained herein is for informational purposes only. It is not to be used for construction.



TGAS
THE GALANTE
ARCHITECTURE
STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
6 1 7 5 7 6 2 5 0 0
WWW.GALANTEARCHITECTURE.COM



Project Number
1507
Project Title
Proposed Garage
146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Proposed Site Plan

Date/Issued For
07.06.21
Permit

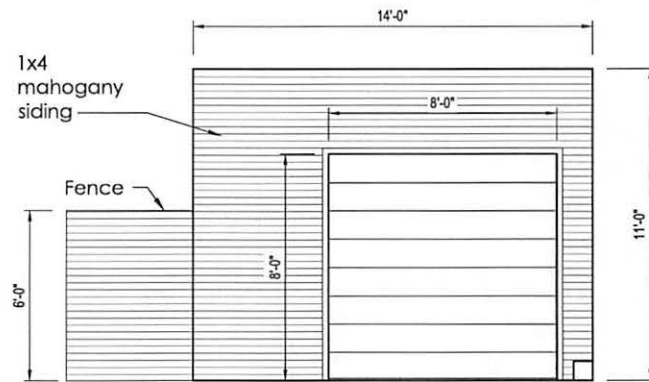
**NOT FOR
CONSTRUCTION**

Scale
1" = 10'

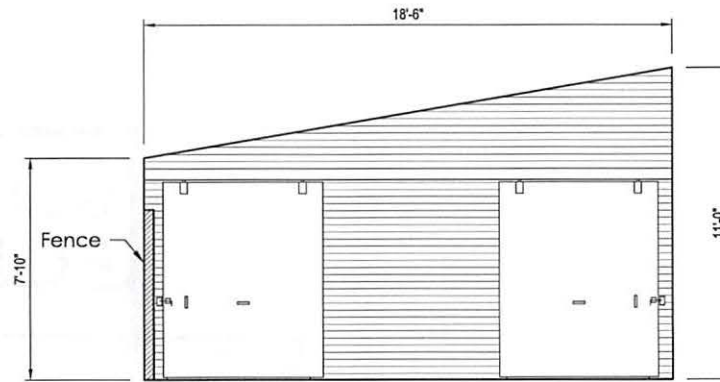
Drawn By
TGAS

Drawing Number
Site 3

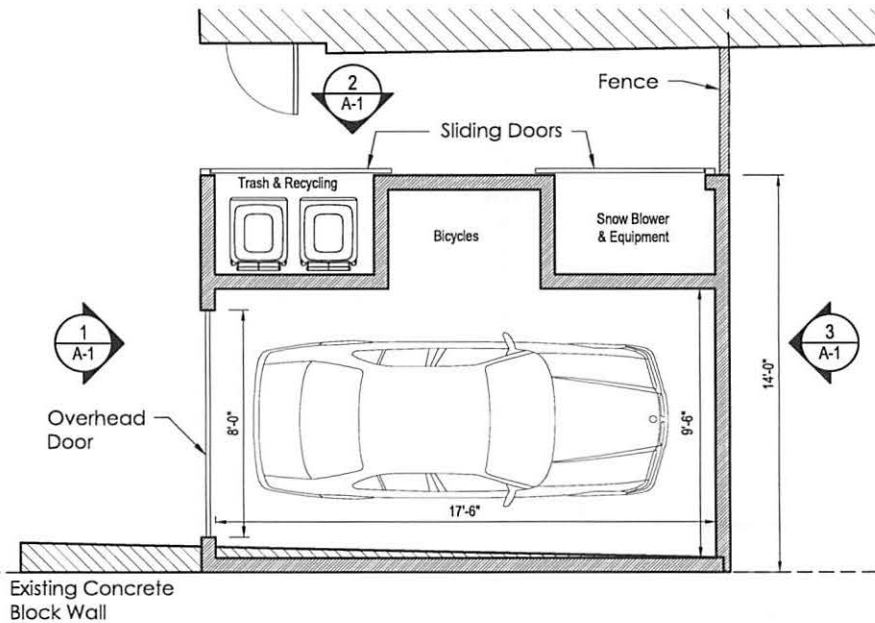
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



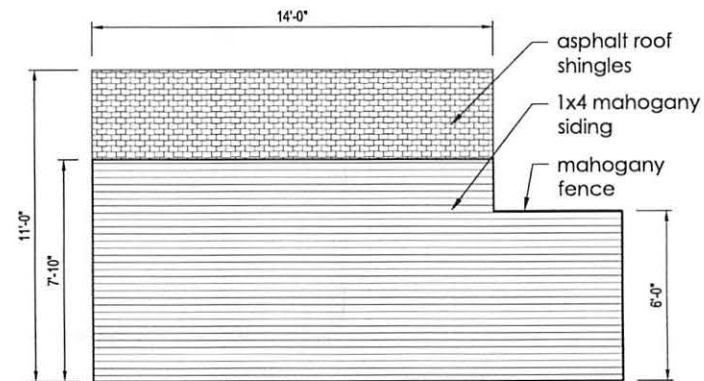
1 Elevation 1 - Front
1/4" = 1'-0"



2 Elevation 2 - Side
1/4" = 1'-0"



4 Garage Plan
1/4" = 1'-0"



3 Elevation 3 - Rear
1/4" = 1'-0"

TGAS
THE GALANTE
ARCHITECTURE
STUDIO INC
146 MT AUBURN ST CAMBRIDGE, MA 02138
617 574 2500
WWW.GALANTEARCHITECTURE.COM

Project Number
1507
Project Title
Proposed Garage
146 Mt. Auburn Street
Cambridge, MA
02138

Drawing Title
Plan & Elevations

Date/Issued For
07.06.21
Permit

**NOT FOR
CONSTRUCTION**

Print 12x18
Scale
1/4" = 1'-0"
Drawn By
TGAS
Drawing Number

A-1



CURRENT OWNER: MISAKIAN CAMBRIDGE REALTY TRUST

TITLE REFERENCE: BOOK 19516 PAGE 135

PLAN REFERENCE: PLAN No. 723 OF 1985
 PLAN No. 610 OF 1980
 PLAN No. 225 OF 2011
 PLAN No. 145 OF 1987
 PLAN No. 606 OF 2000
 PLAN No. 243 OF 1998
 PLAN No. 1202 OF 1997
 PLAN No. 673 OF 1991
 PLAN No. 918 OF 1991

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

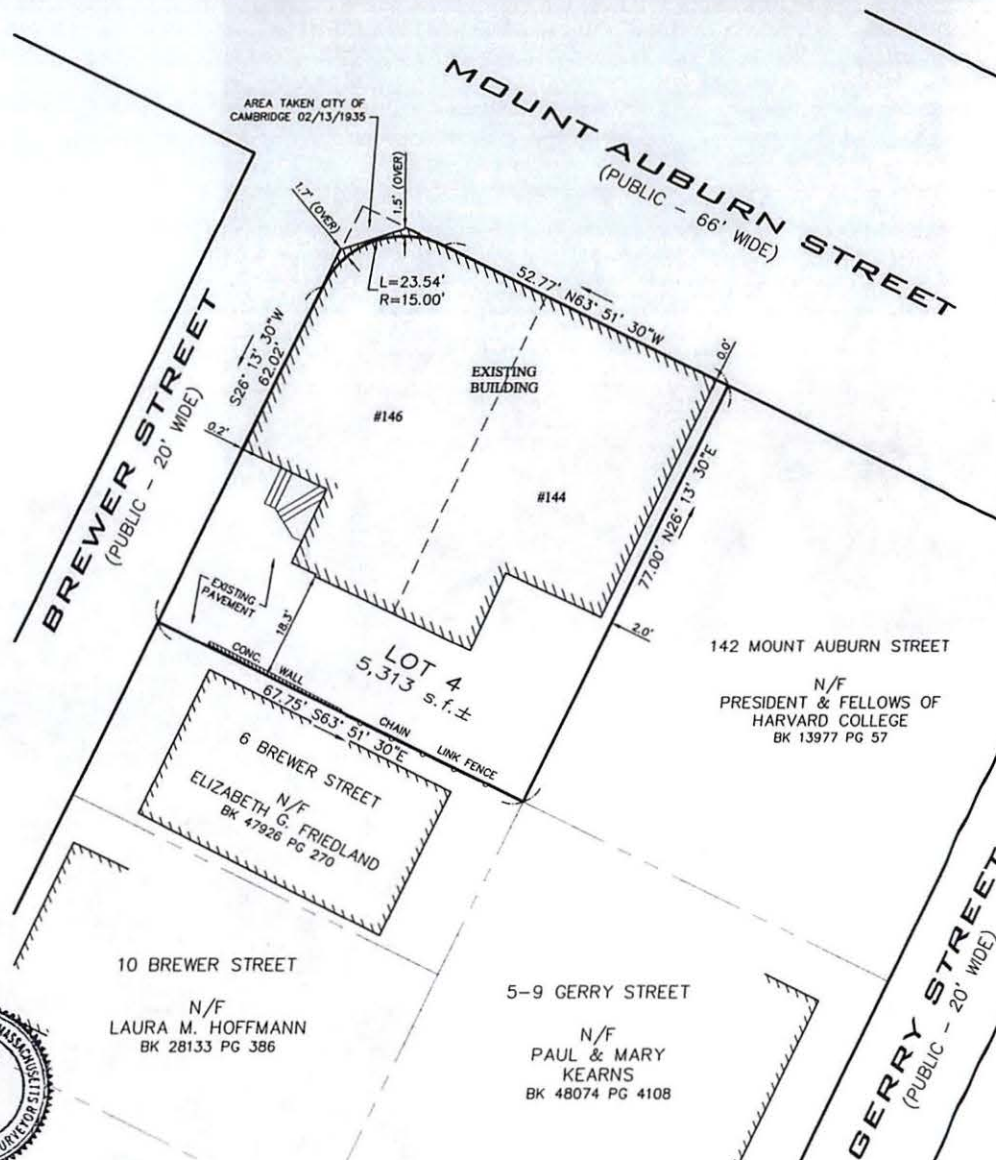
TO: RE STUDIO LLC/THEODORE GALANTE

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: DECEMBER 23, 2015
 DATE OF PLAN: DECEMBER 24, 2015

RICHARD J. MEDE, JR. P.L.S.

DATE:



CERTIFIED PLOT PLAN
 146 MOUNT AUBURN STREET
 CAMBRIDGE, MA.
 (MIDDLESEX COUNTY)

MEDFORD ENGINEERING & SURVEY
 ANGELO E. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-0052

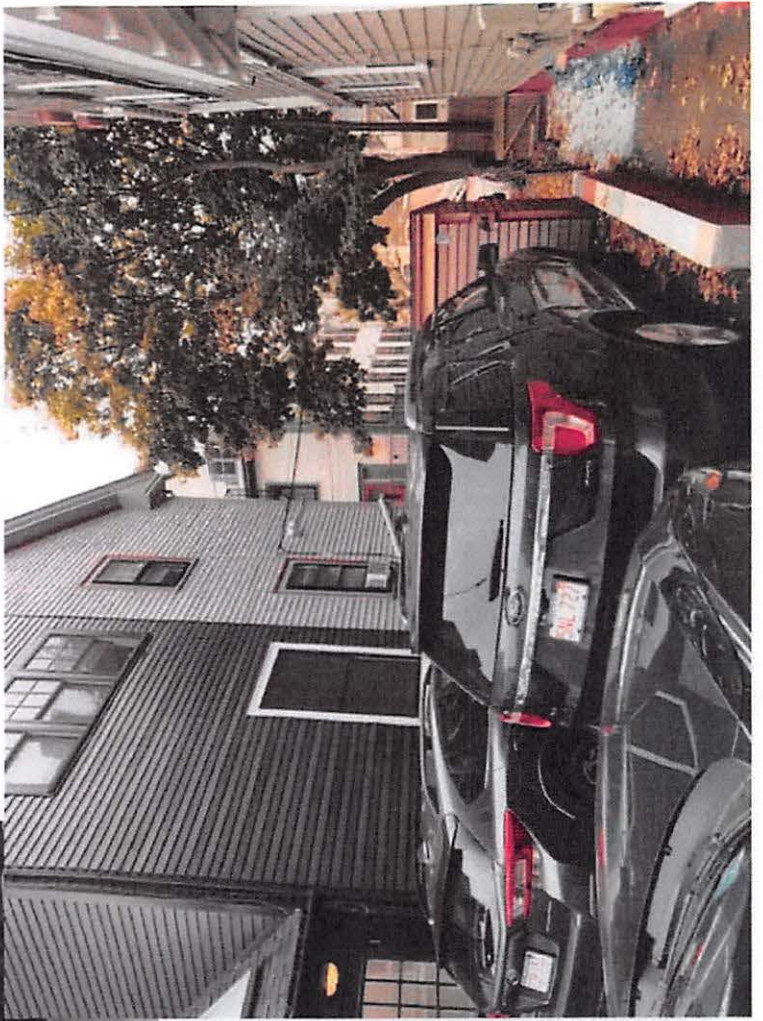
PREPARED BY:

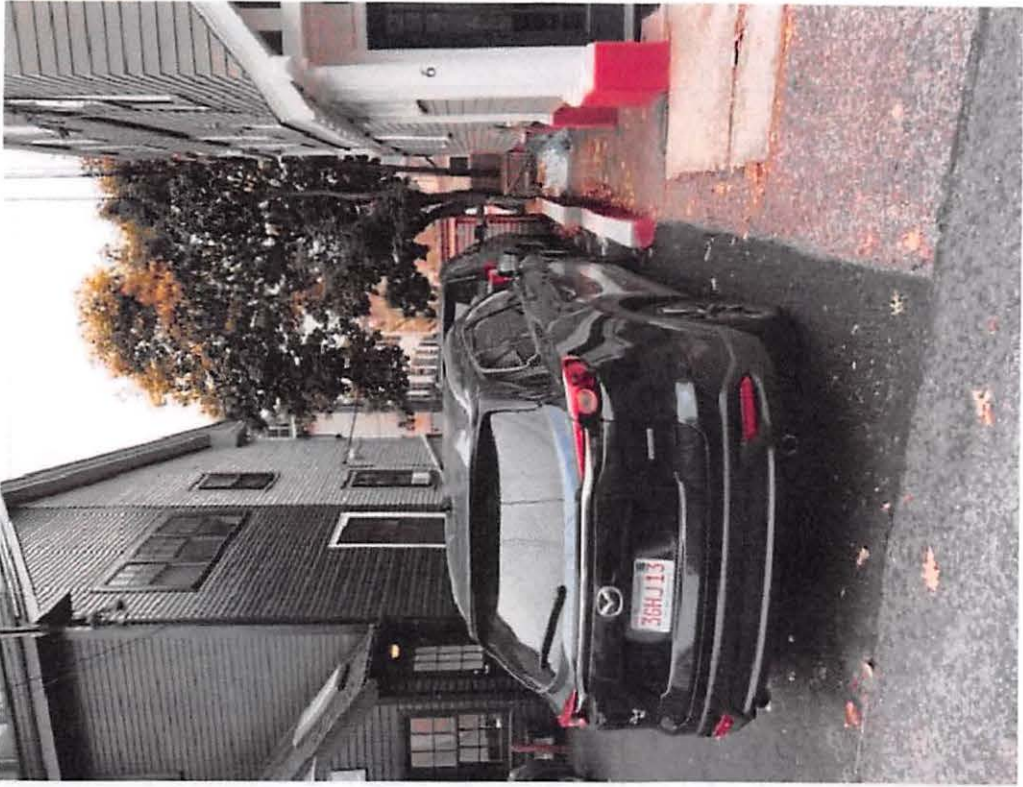
PREPARED FOR:

RE STUDIO LLC/
 THEODORE GALANTE

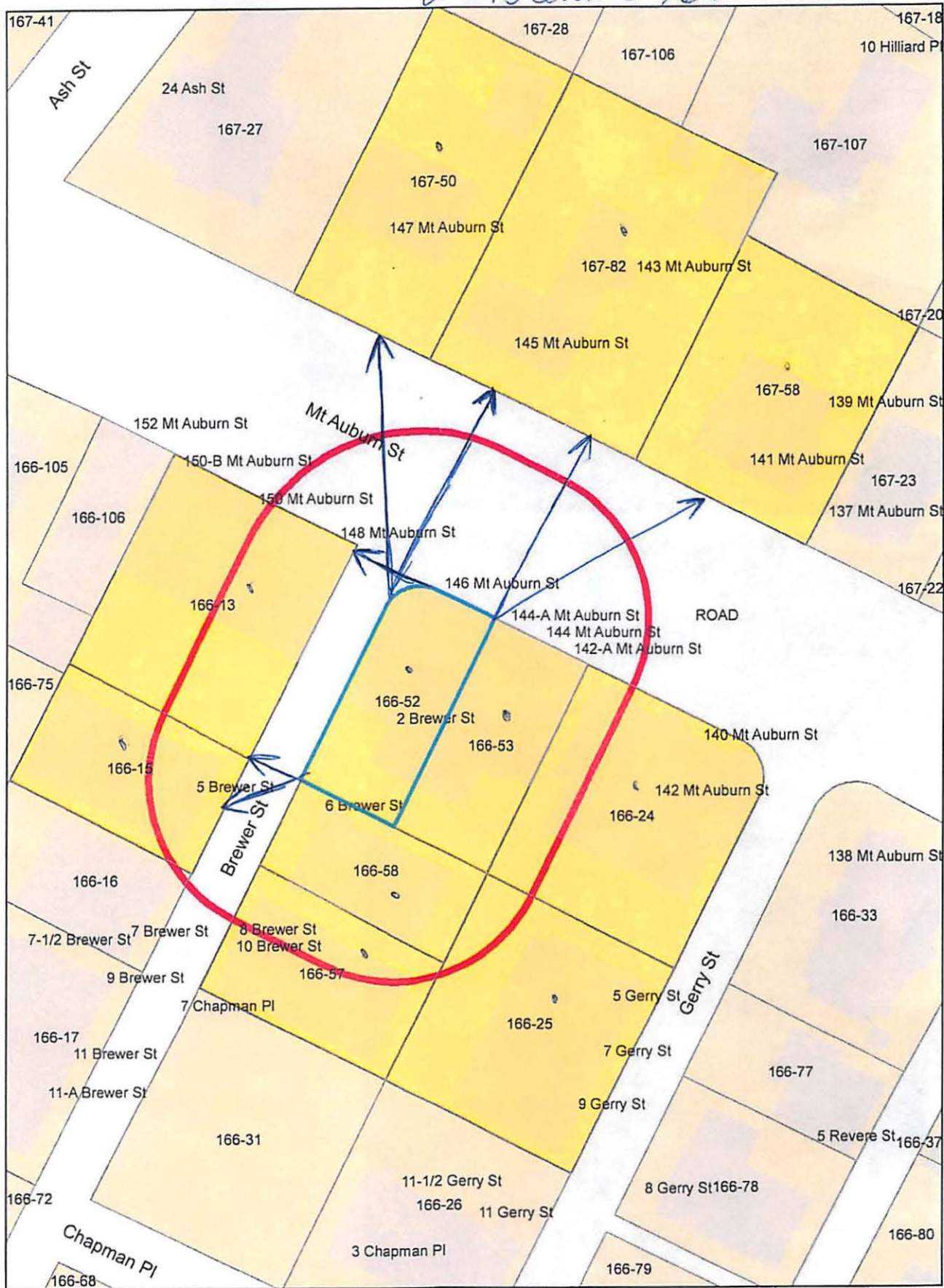
DRAWN	CHECKED	FILE No.
KKG	RJM	19295

2 Brewer St.
BZA-198928
Photos





2 Brewer St.



2 Brewer St.

Retention

166-15
LEUNG, STEPHANIE
60 THORNDIKE ST
BROOKLINE, MA 02446

166-25
SAUL, DANIEL & RANELLA HIRSCH
20 PARK PLAZA, SUITE 1401
BOSTON, MA 02116

166-52
RE STUDIO LLC
C/O THEODORE GALLANTE
2 BREWER STREET
CAMBRIDGE, MA 02138

166-57
SIDDIQI, AZMAT H. & SAIRA K. SIDDIQI
19101 AUSTIN WAY
SARATOGA, CA 95070

166-57
RISKIN, SETH & DONNA MARCANTONIO
10 BREWER ST. UNIT#4
CAMBRIDGE, MA 02138

166-15
LUND, CARA A. & CRAIG C. LUND
CO-TRUSTEES THE LUND FAMILY TRUST II
23 CLAIREMONT RD
BELMONT, MA 02478

166-24
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER - RM. 1000
1350 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

166-25
KEARNS, PAUL T. & MARY KEARNS
5 GERRY ST. UNIT #5
CAMBRIDGE, MA 02138-5713

166-58
RICH, CHRISTOPHER AND NATALIE ARDEEL
TRUSTEES OF 6 BREWER ST UNIT 3 REALTY TR
11 POPLAR ROAD
WELLESLEY, MA 02482

166-13
OBRIEN-HOSPOD CAMBRIDGE REALTY, LLC
32 SECOND AVE., #329
BURLINGTON, MA 01803

166-25
SUN, ANGELA A.
9B GERRY ST
CAMBRIDGE, MA 02138

166-53
BURKE, EDWARD,
TR. THE 144 MOUNT AUBURN ST REALTY TRUST
324 QUINCY ST.
BROCKTON, MA 02302

167-58
MT AUBURN 139-141 LLC
C/O TRINITY PROPERTY MANAGEMENT
50 CHURCH ST. 5TH FLOOR
P.O. BOX 380212
CAMBRIDGE, MA 02238

166-15
HAYDEN, CATHERINE E.
30 ASH ST
CAMBRIDGE, MA 02138

166-15
MARVIL, REBECCA E.
5 BREWER ST. UNIT#4
CAMBRIDGE, MA 02139

166-15
PACIFIS LP
1770 MASS AVE #118
CAMBRIDGE, MA 02138

166-15
COHEN, LAURA
5 BREWER ST. UNIT#6
CAMBRIDGE, MA 02138

166-25
GORDON, KEVIN & DIANA LEONARD
9 GERRY ST., UNIT #9A
CAMBRIDGE, MA 02138

166-57
GU, YINGFEI
8-10 BREWER ST., #1
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA A. & SUSAN H. LABANDIBAR
TRSTEE OF THE
8-10 BREWER ST #5
CAMBRIDGE, MA 02138

166-58
FRIEDLAND, ELIZABETH G.
6 BREWER ST. UNIT#1
CAMBRIDGE, MA 02138

166-58
LAWRENCE, MOODY HOLLY
TRST OF THE HOLLY MOODY LAWRENCE III TR.
PO BOX 301450
AUSTIN, TX 78703

167-82
WILSON, ELLEN F.,
TR. 143-145 MOUNT AUBURN ST REALTY TRST
145 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
WILLIAMS, NICOLA
THOMAS MORRIS FITZGERALD
8-10 BREWSTER ST UNIT 5
CAMBRIDGE, MA 02138

167-50
SHAW, TIMOTHY & MARTHA A. SHAW
TRUSTEES OF THE SHAW INVESTMENT TRUST
147 MT AUBURN ST
CAMBRIDGE, MA 02138

166-57
MARCANTONIO, DONNA L & SETH D RISKIN
8-10 BREWER ST - UNIT 3
CAMBRIDGE, MA 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: TED CIAVATTE Date: 11.17.22
(Print)

Address: 2 Brewer St.

Case No. BZA-198928

Hearing Date: 12-1-22

Thank you,
Bza Members