



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017277-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : C.E.M Realty Trust - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 300 Bent St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Industry A-1/ECHO

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to enclose portions of two story covered entry on pre-existing building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.34 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 3, 2020

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Paul R. Lohnes, Trustee, C.E.M. Realty Trust
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 300 Bent Street

the record title standing in the name of C.E.M. Realty Trust

whose address is 75 Cambridge Parkway, Cambridge MA 02142-1229
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 15559 Page 348 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Paul R. Lohnes
(Trustee)


=====

Commonwealth of Massachusetts
County of Middlesex

ss

On this 25th day of February, 2020, before me, the undersigned notary public, personally appeared Paul R. Lohnes, known to me, and who also proved to me through satisfactory evidence of identification, which was his Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Steven D. Rosenberg
Steven D. Rosenberg, Notary Public
My commission expires August 28, 2020



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 Ordinance would prevent the Petitioner from enclosing portions of hte existing covered entryway.

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

The hardship is directly related to the size of the lot and the size of the existing structure.

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

1) Substantial detriment to the public good for the following reasons:

There will not be any detriment to the public good as a result of hte enclosure of this pre-existing entryway. To the contrary, access into the building will be improved by the enclosure of this entry.

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

The proposed enclosure will meet the Ordinance's stated purpose of promoting rational use of land without derogating from any of it's other intents. The enclosure represents a diminus increase in gross floor area of only 138 square feet.

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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** Data Storage

LOCATION: 300 Bent St Cambridge, MA **ZONE:** Industry A-1/ECHO

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Data Storage

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		90,000 sf	90,138 sf	51,561	(max.)
<u>LOT AREA:</u>		41,249 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²		2.18	2.18	1.25/1.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>	WIDTH	204.46'	no change	50'	(min.)
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	.39'	no change	0'	(min.)
	REAR	0'	no change	0'	(min.)
	LEFT SIDE	0'	no change	0'	(min.)
	RIGHT SIDE	4.5'	no change	0'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	+/-43'	no change	45'	(max.)
	LENGTH	N/A	no change	N/A	
	WIDTH	N/A	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		N/A	no change	N/A	(min.)
<u>NO. OF DWELLING UNITS:</u>		0	no change	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		+/- 6 spaces	no change	N/A	(min./max)
<u>NO. OF LOADING AREAS:</u>		1	no change	1	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		N/A	N/A	N/A	(min.)

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

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'.



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BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
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2020 MAR 12 PM 3:13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Plan No: BZA-017277-2020

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Original Signature(s) :

(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

Address : 907 Massachusetts Avenue, Suite 300

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 3, 2020

CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

April 15, 2020

James J. Rafferty, Esq.
907 Mass Avenue – Suite 300
Cambridge, MA 02139

RE: 300 Bent Street – BZA-017277-2020

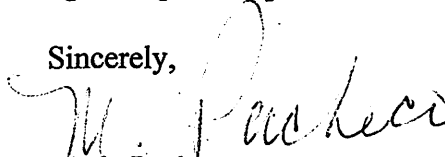
Dear Mr. Rafferty,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

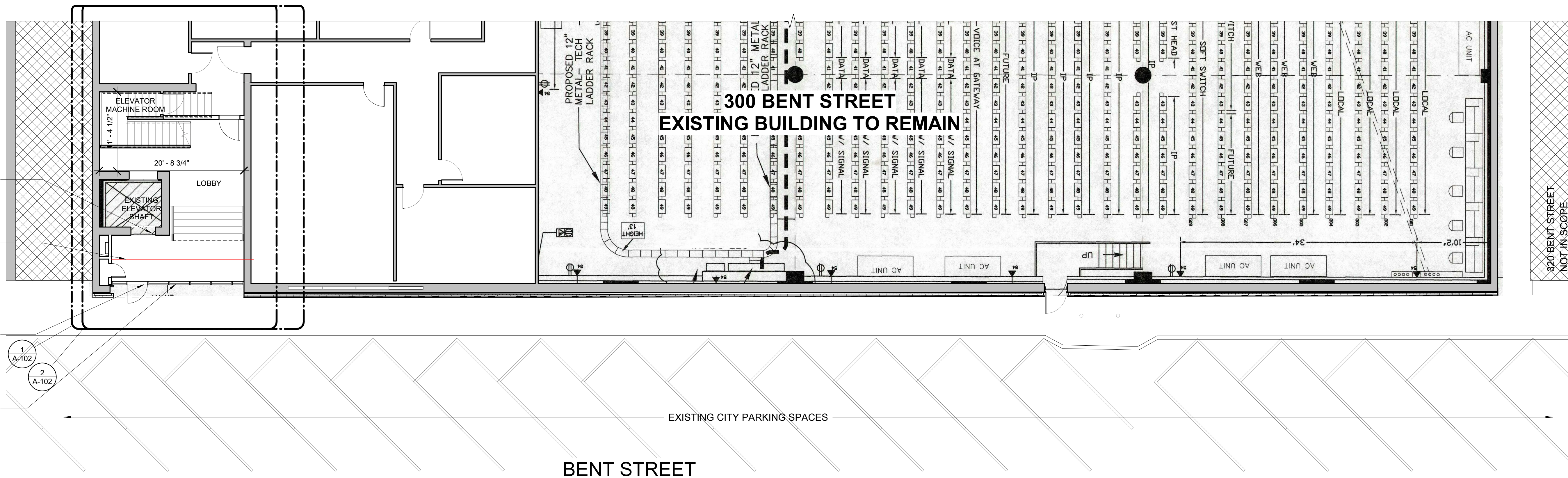
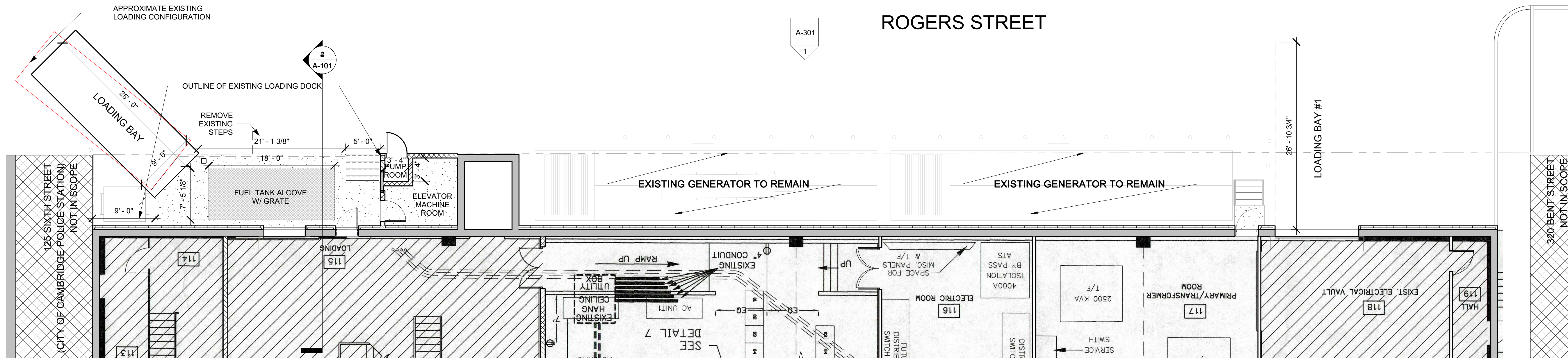
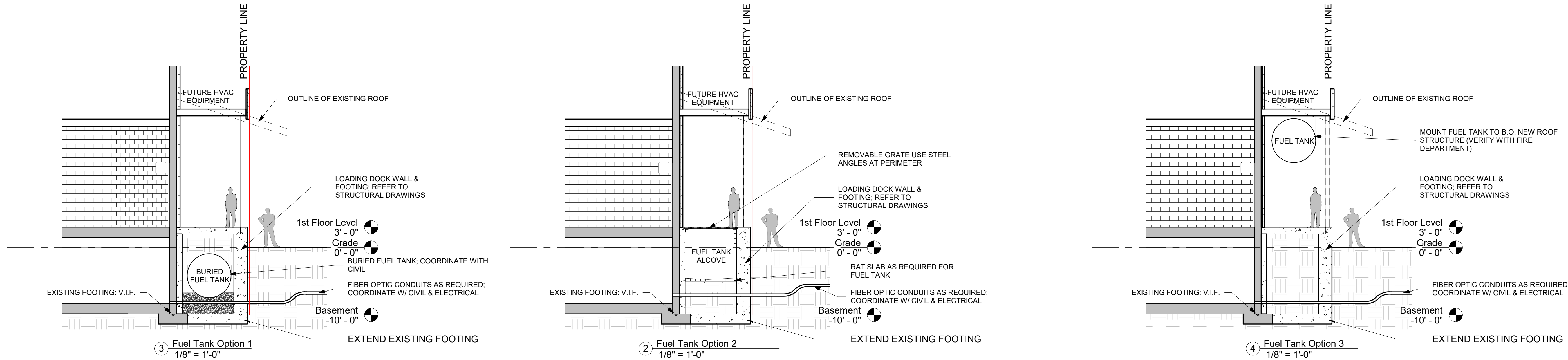
Sincerely,



Maria Pacheco
Administrative Assistant

ZONING CHART				
ZONE : Ind. A-1 41,249 S.F.	REQUIRED	EXISTING	PROPOSED	REMARKS
MAX. FAR	1.25 (51,561) / 1.5 (61,873)	2.181 (90,000 S.F. PER ASSESSORS DATABASE)	2.185 (90,138 S.F.) PER CALCULATION BELOW	PRE-EXISTING NONCONFORMITY
LOT AREA, MIN S.F.	5,000 S.F.	41,249 S.F.	41,249 S.F. (NO CHANGE)	COMPLIES
LOT AREA, MIN S.F. / DU	700 S.F. / DU	N/A	N/A	N/A
MIN. LOT WIDTH	50' - 0"	206.46'	206.46' (NO CHANGE)	COMPLIES
MIN. FRONT YARD (BENT ST)	0'	.39'	0'	COMPLIES
MIN SIDE YARDS	0'	L: PARTY WALL R: 4.5'	L: PARTY WALL R: 4.5' (NO CHANGE)	COMPLIES
MIN REAR YARD	0'	0'	0' (NO CHANGE)	COMPLIES
MAX HEIGHT	45' - 0"	+/- 43'	+/- 43' (NO CHANGE)	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	N/A	N/A	N/A	N/A
PARKING	1 / 1,600 S.F. (STORAGE WAREHOUSE, COLD STORAGE PLANT, STORAGE BUILDING) 56 SPACES REQUIRED	+/- 6 SPACES	+/- 6 SPACES (NO CHANGE)	PRE-EXISTING NONCONFORMITY
BICYCLE PARKING	N/A	N/A	N/A	N/A

22.43.1 FLOOR AREA EXEMPTION FOR ADDED EXTERIOR INSULATION. WHERE THE THICKNESS OF A SOLID, NON-REMOVABLE EXTERIOR WALL OF A BUILDING IS GREATER THAN SIX INCHES, SUCH WALL BEING COMPRISED ENTIRELY OF STRUCTURAL MATERIAL, INSULATING MATERIAL, AND INTERIOR AND EXTERIOR FINISHES, ANY GROSS FLOOR AREA THAT IS FURTHER THAN 6 INCHES FROM THE INNERMOST SOLID PLANE OF THE EXTERIOR WALL MAY BE EXCLUDED FROM THE CALCULATION OF GROSS FLOOR AREA OF A BUILDING.



PROJECT NAME
**300 BENT FACADE
RENOVATION**

PROJECT ADDRESS
300 BENT ST
CAMBRIDGE, MA

CLIENT
**THE DENUNZIO
GROUP**

ARCHITECT
**DESIGN
KHALSA**

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:
CIVIL
CONTROL POINT ASSOCIATES, INC
ADDRESS:
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

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REGISTRATION

Project number 18129
Date 02/25/2020
Drawn by ERS
Checked by JSK
Scale 1/8" = 1'-0"

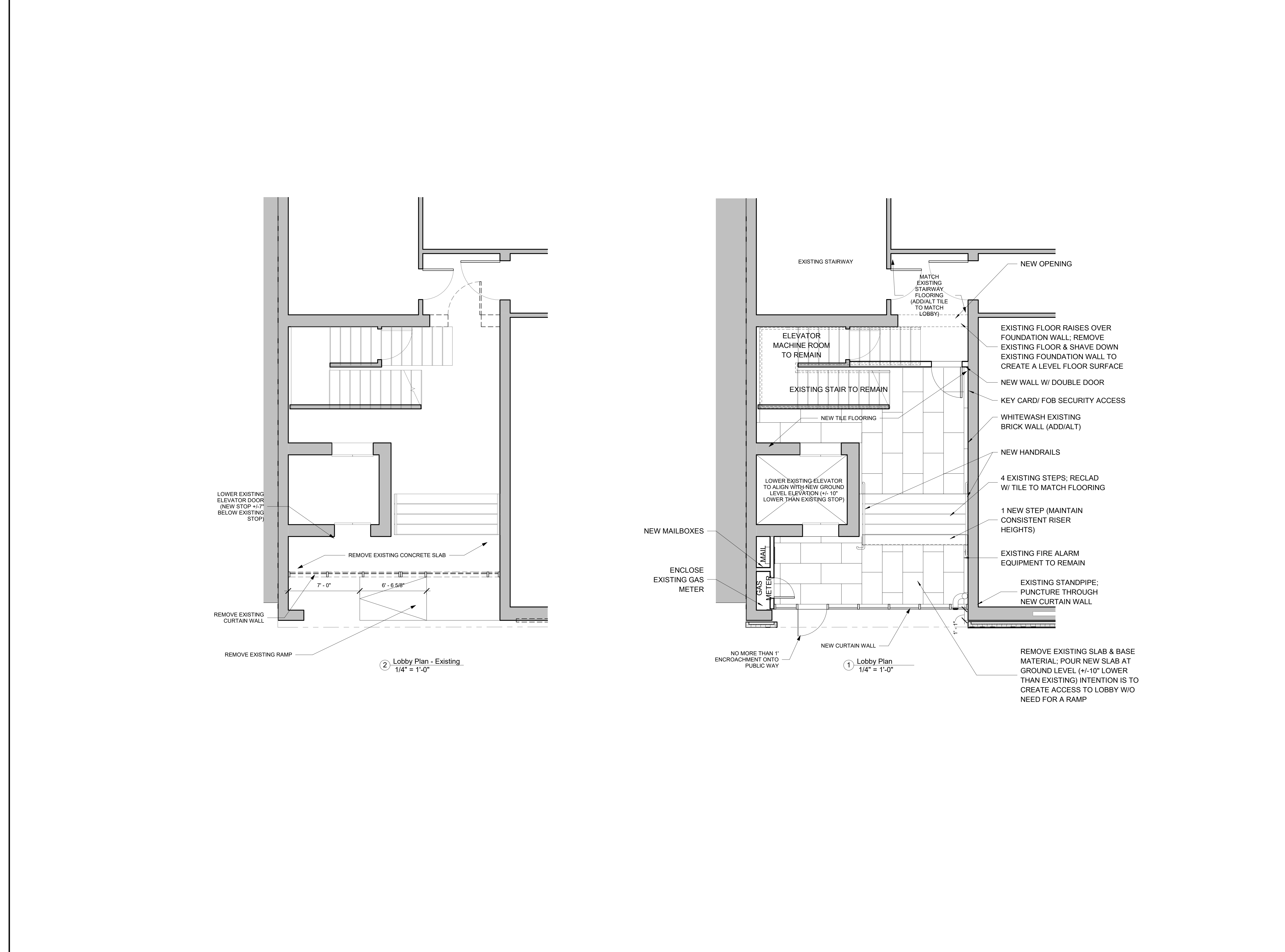
REVISIONS

No.	Description	Date

Proposed Floor
Plan

A-101

300 BENT FACADE RENOVATION



PROJECT NAME

300 BENT FACADE RENOVATION

PROJECT ADDRESS

300 BENT ST
CAMBRIDGE, MA

CLIENT

THE DENUNZIO GROUP

ARCHITECT

DESIGN



KHALSA

17 IVALOO STREET SUITE 400
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REGISTRATION

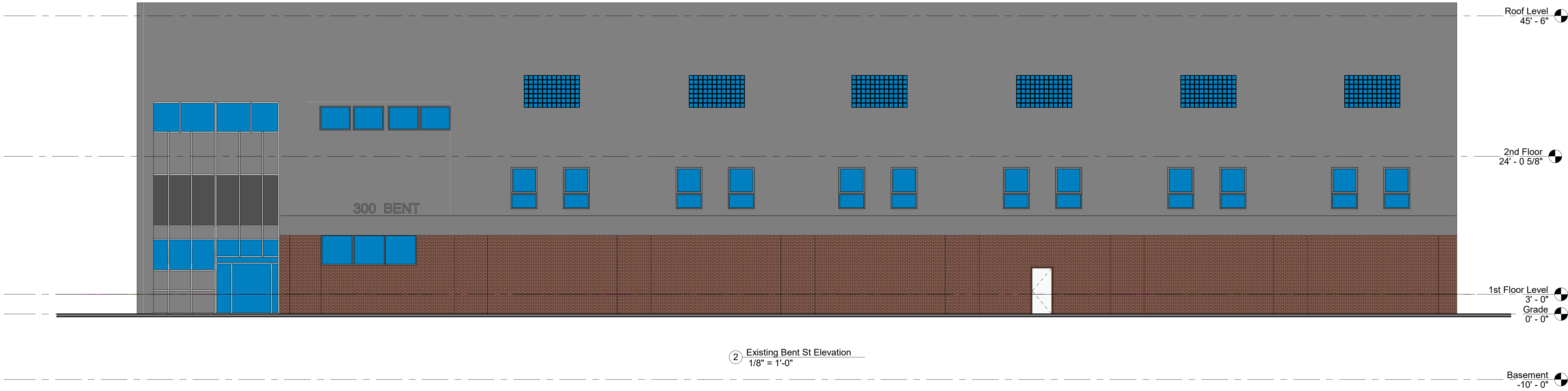
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REVISIONS		
No.	Description	Date

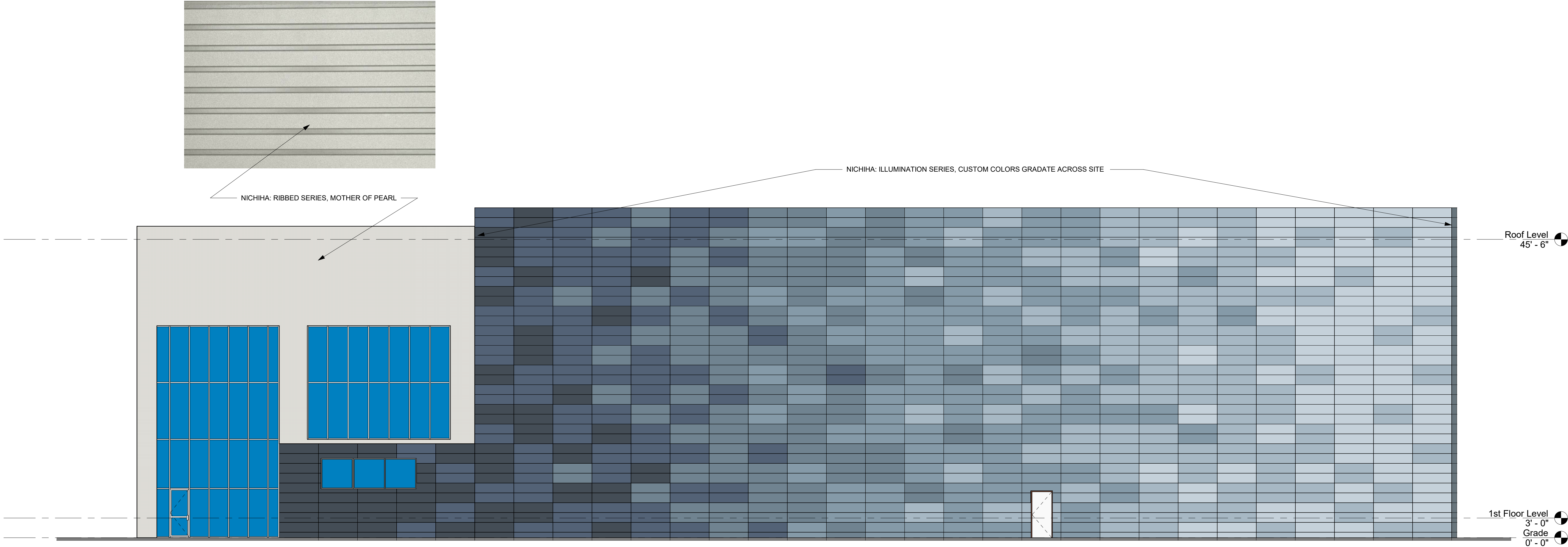
Lobby Plan

A-102

300 BENT FACADE RENOVATION



② Existing Bent St Elevation
1/8" = 1'-0"



① Proposed Bent St Elevation
1/8" = 1'-0"

PROJECT NAME

300 BENT FACADE
RENOVATION

PROJECT ADDRESS

300 BENT ST
CAMBRIDGE, MA

CLIENT

THE DENUNZIO
GROUP

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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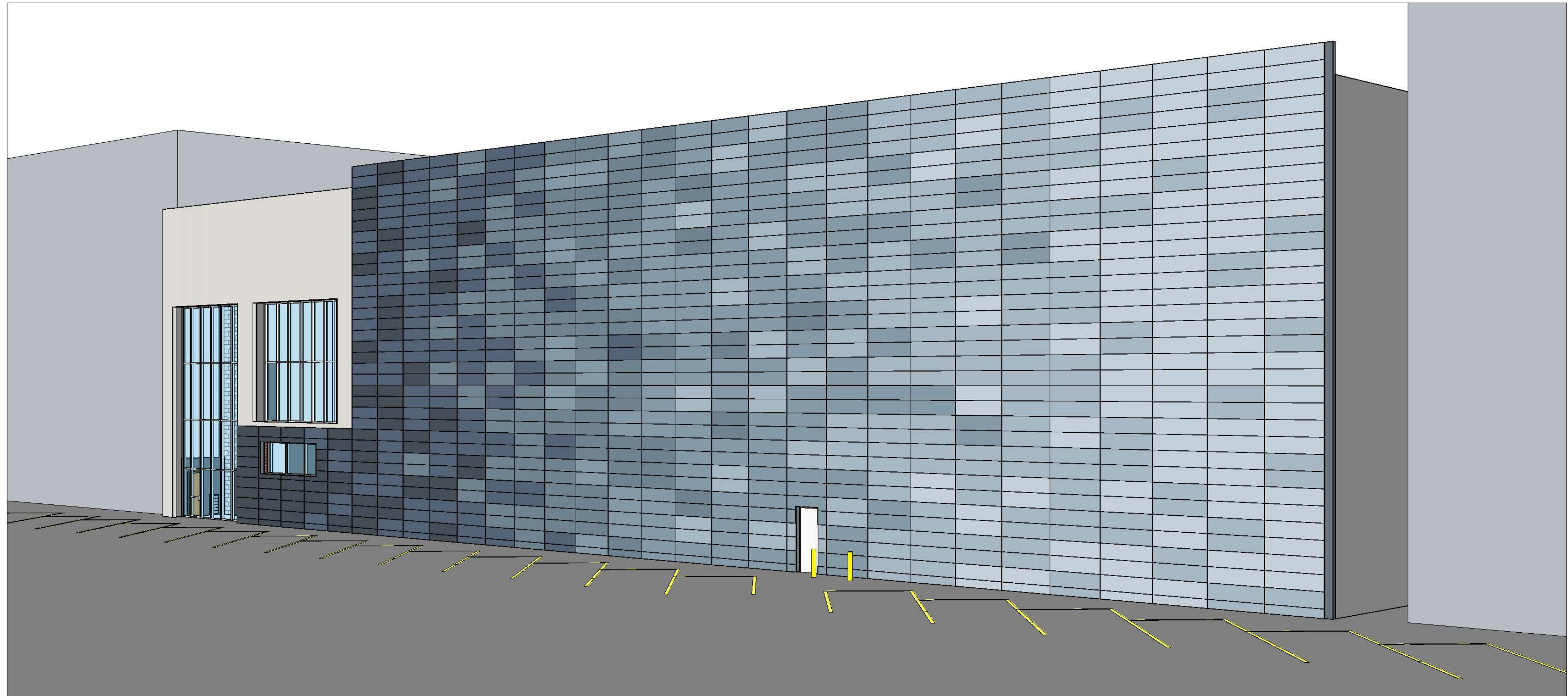
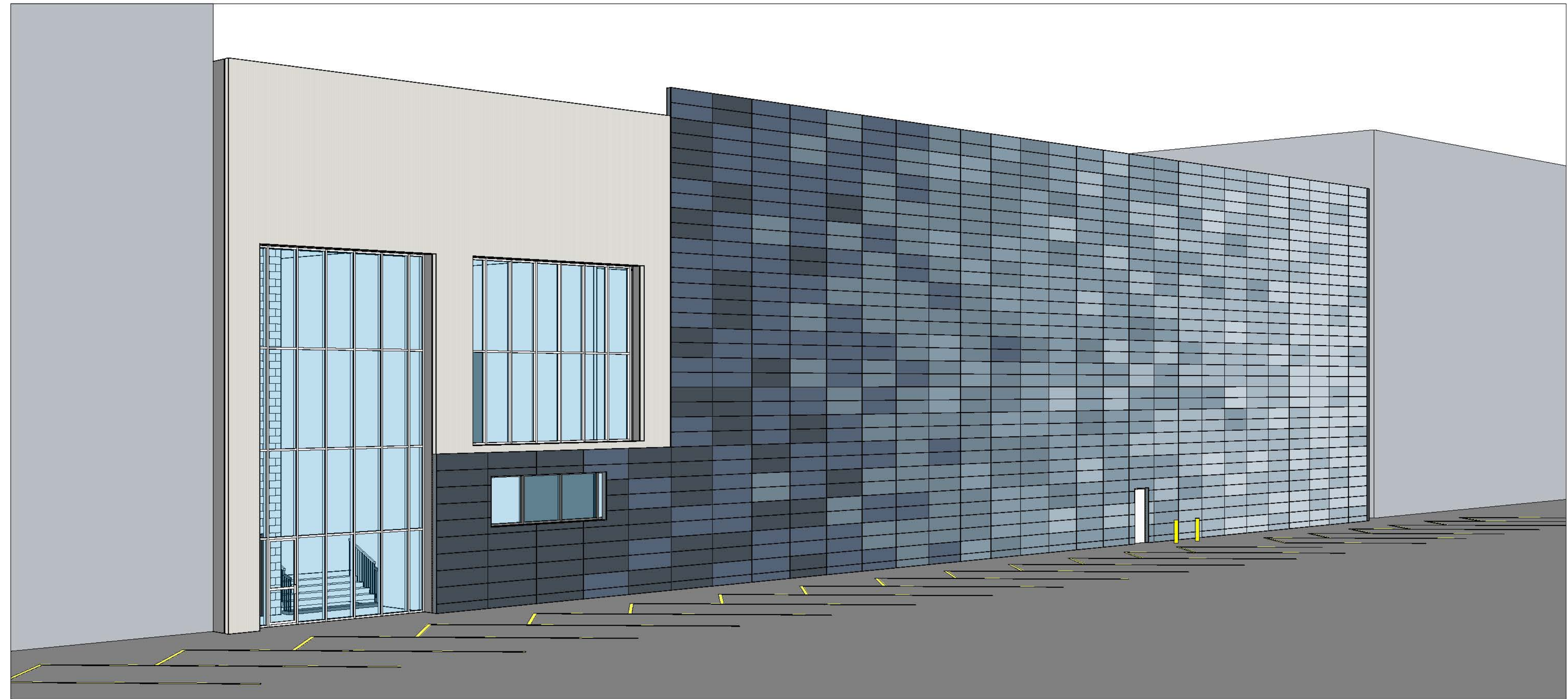
REVISIONS

No.	Description	Date

Bent Street
Elevations

A-300

300 BENT FACADE RENOVATION



PROJECT NAME

300 BENT FACADE RENOVATION

PROJECT ADDRESS

300 BENT ST
CAMBRIDGE, MA

CLIENT

**THE DENUNZIO
GROUP**

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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ADDRESS:
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Scale	

REVISIONS

[illegible]

Perspectives

AV-1

300 BENT FACADE RENOVATION



PROJECT NAME
300 BENT FACADE RENOVATION
PROJECT ADDRESS
300 BENT ST CAMBRIDGE, MA
CLIENT
THE DENUNZIO GROUP

ARCHITECT

KHALSA
17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682
CONSULTANTS:
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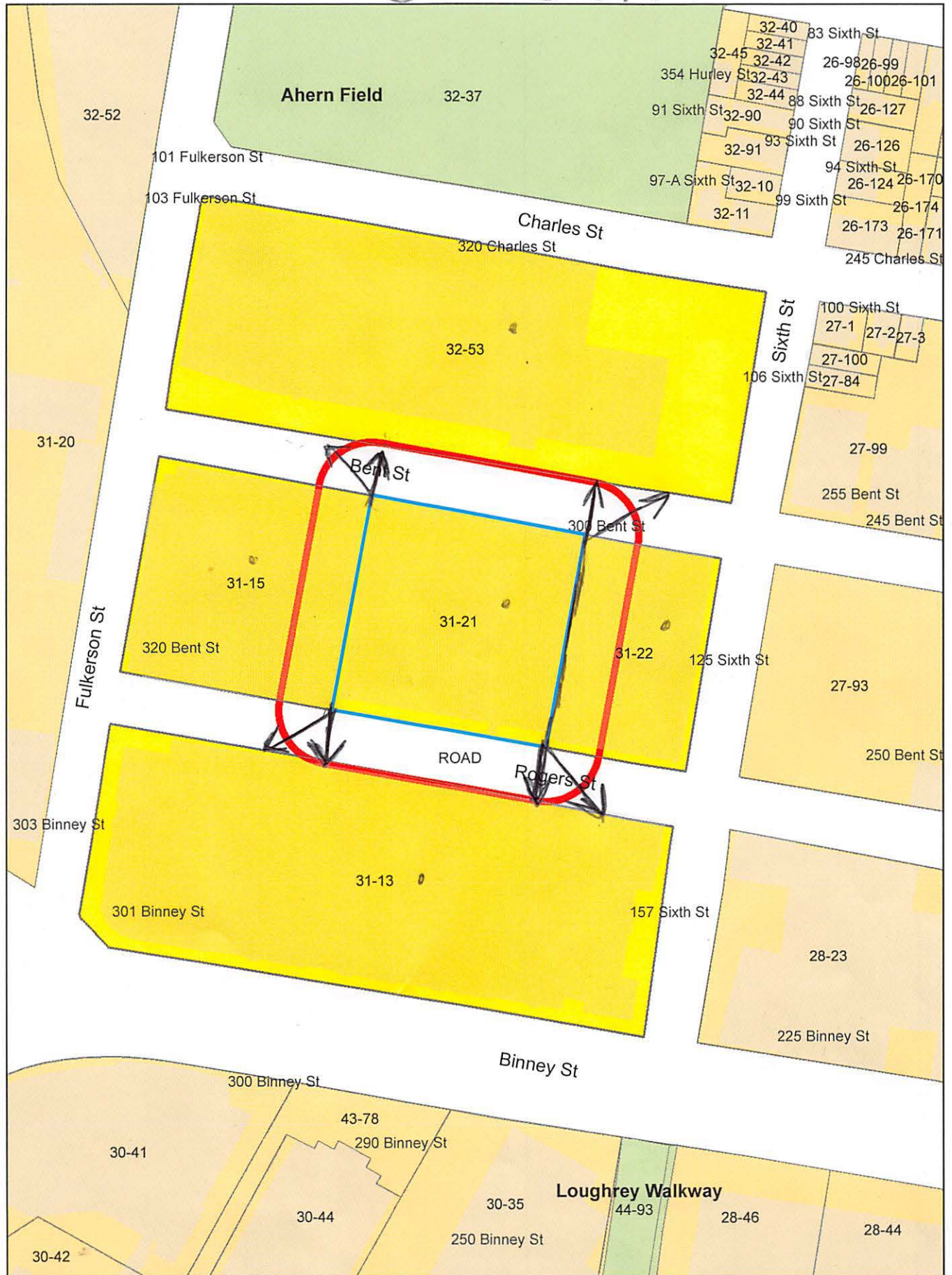
REGISTRATION

Project number	18129
Date	02/25/2020
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS		
No.	Description	Date

Existing Perspectives
AV-1B
300 BENT FACADE RENOVATION

300 Bent St.



300 Bent St.

31-13-15
MBA-ROGERS STREET, LLC C/O RYAN LLC
PO BOX 847
CARLSBAD, CA 92018

32-53
BMR-320 CHARLES LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

31-21
LOHNES, TRUSTEE PAUL R. C.E.M. REALTY TRUST
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1237

31-22
CITY OF CAMBRIDGE
POLICE DEPARTMENT
125 SIXTH STREET
CAMBRIDGE, MA 02141-2001

31-22
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

31-22
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER