



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB -3 PM 2:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 106913

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: 33 Gore LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, MA, Boston 02108

LOCATION OF PROPERTY: 33 Gore St , Cambridge, MA

TYPE OF OCCUPANCY: Multi-family residential

ZONING DISTRICT: Business A/Residence C Zone/ECHO

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

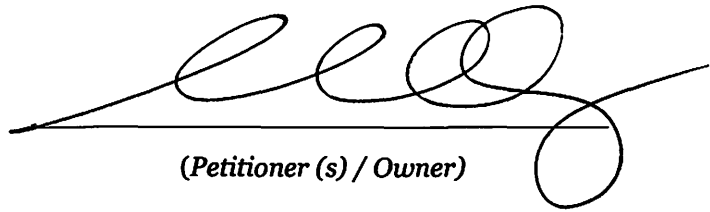
Expansion by building up and constructing addition squaring off the right-rear side of a pre-existing, non-conforming two-family dwelling, adding two-residential units to the building, which is situated on a merged lot.

Expansion by building up and constructing addition squaring off the right-rear side of a pre-existing, non-conforming two-family dwelling, adding two-residential units to the building, which is situated on a merged lot. Special permit relief necessary to extend ECHO and Res C-2B zoning to the entire lot, to allow expansion of building height up within setbacks, for a waiver of parking requirements, and to allow two tandem parking spaces in the existing driveway.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 3.000 Section: 3.32.1 (Extension of Less Restrictive Dimensional Provisions)
- Article: 5.000 Section: 5.13 (Distance Between Buildings)
- Article: 5.000 Section 5.26 (Conversion).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 6.000 Section: 6.35.1 (Reduction of Required Parking)
- Article: 6.000 Section: 6.43.1 (Access for Off-street Parking Spaces)
- Article: 6.000 Section: 6.44.1.g (Setbacks for on grade open parking spaces)
- Article: 8.000 Section: 8.22.2.c (Alteration to Non-conforming structure)

Original
Signature(s):



(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of Petitioner

33 Gore LLC

(Print Name)

Address: Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108

Tel. No. 617-543-7009

Date: February 2, 2021

E-Mail Address: sarah@trilogylaw.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I Peter Koskores, a Manager of 33 Gore LLC

(OWNER)

Addresses: **33 Gore Street, Cambridge, Massachusetts**

State that **33 Gore LLC** owns the property located at **33 Gore Street Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of **33 Gore LLC**

Pursuant to a deed dated **June 10, 2020** and duly recorded on **June 11, 2020** in the Middlesex South County Registry of Deeds at Book **74867**, Page **78**.

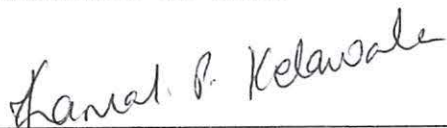


SIGNATURE BY LAND OWNER BY: Peter Koskores

Commonwealth of Massachusetts

County of Middlesex, South:

The above-named **Peter Koskores** personally appeared before me, this 29th day of **December, 2020**, and made oath that the above statement is true.



Notary Public:

My commission expires (Notary Seal).

02/27/2026



KAMAL KELAWALA-BILIMORIA
Notary Public
Commonwealth of Massachusetts
My Commission Expires Feb. 27, 2026

MEMORANDUM FOR THE RECORD

DATE: 10/10/54

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

SUBJECT: [Illegible]

[Illegible text]

(Handwritten mark)



BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I Peter Koskores, a Manager of 31 Gore LLC

(**OWNER**)

Addresses: **29-31 Gore Street, Cambridge, Massachusetts**

State that **31 Gore LLC** owns the property located at **29-31 Gore Street Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of **31 Gore LLC**

Pursuant to a deed dated **June 10, 2020** and duly recorded on **June 11, 2020** in the Middlesex South County Registry of Deeds at Book **74866**, Page **428**.

SIGNATURE BY LAND OWNER BY: Peter Koskores

Commonwealth of Massachusetts

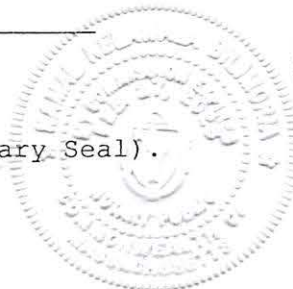
County of Middlesex, South:

The above-named **Peter Koskores** personally appeared before me, this 29th day of **December, 2020**, and made oath that the above statement is true.

Kamal B. Kelawala
Notary Public:

My commission expires (Notary Seal).

02/27/2026



KAMAL KELAWALA-BILIMORIA
Notary Public
Commonwealth of Massachusetts
My Commission Expires Feb. 27, 2026

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:

BACKGROUND AND INTRODUCTION:

The proposed renovation of this mid-19th Century, two-family dwelling seeks to expand by building up (one and a half stories) upon the existing footprint and squaring off the right-rear side of the building by 101 square feet; the renovations and expansion will result in an addition of two-residential units in the building. This pre-existing, non-conforming structure is sited on an undersized (4,470 SF) lot with narrow side yards and no front yard. Originally constructed on its own 1,035 SF lot, this property is deemed to have merged with the neighboring 31 Gore Street on account of it being held in common ownership. The neighboring 31 Gore Street property consists of a six-unit apartment building that is fully tenanted and not undergoing any changes at this time. Together, the merged lot (31 and 33 Gore Street) is located in the East Cambridge Housing Overlay District (see Section 20.40 of the Cambridge Zoning Ordinance ("CZO"), the "ECHO"), with a Base zoning in the Business A District (Residential C-2B for residential uses), with the exception of a 503 square foot triangular area (representing 11% of the area) which falls outside the ECHO, in a Residential C district.

The proposed renovation and expansion will result in an increase in total Gross Floor Area and a Floor Area Ratio of 2.0, in a dwelling unit density of 10 units, and an increase in the height of the 33 Gore Street building to 45 feet, dimensional elements which are generally allowed "as of right" under the ECHO's residential development density provisions under Section 20.40. Since the merged lot straddles the ECHO, with a small portion falling outside the overlay, and due to certain pre-existing constraints of the undersized lot, which result in technical violations of dimensional requirements and limited space for on-site parking, this project requires certain special permit relief (see Special Permit narrative), as well as variance relief, as described herein.

LITERAL ENFORCEMENT WOULD INVOLVE SUBSTANTIAL HARDSHIP REQUIRING VARIANCE:

The proposed construction increases the height of the structure to 45 feet, which is allowed residential height within this portion of the ECHO and the Residential C-2B district. This is consistent with the intent and purpose of the creation of the ECHO, to promote and incentivize residential development in this mixed commercial/residential district. In this instance, the increase in height raises an issue as to the technical compliance of the project with dimensional requirements as they relate to two issues:

(1) Minimum distance between buildings, under Section 5.13. The existing distance between the 33 Gore Street dwelling and its neighboring 31 Gore Street building is 11 feet, 1 inch and thus currently complies with Section 5.13, which requires that "the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six, or ten feet, whichever is greater." At its current height of 27 feet, applying the formula results in a calculation of 9.7 and thus a required minimum distance of 10 feet. The proposed construction will increase the height of the 33 Gore Street building to 45 feet, as permitted under the ECHO and Residential C-2B district. However, when applying the calculation under Section 5.13, the increase in height results in a small (2.7 foot) increase in the minimum required distance between buildings, to 12.7 feet. Although the actual minimum distance between the buildings on the lot will not change, the minimum distance between buildings changes (because defined as a function of building height), thus creating a technical non-compliance with this dimensional standard. Therefore, the Petitioner hereby seeks a variance from this Board asking that the Board allow for the project to proceed despite this technical non-conformity.

(2) Increase in height of building within setbacks, under Section 5.31. The building lies within the front and left side yard setbacks, and therefore the expansion up within these setbacks results in an extension of these non-conformities. In a Residential C-2B district, front and side yard setbacks are

defined as a function of building height. Thus, since the building height is increased, the defined setbacks technically increase as well. The Petitioner believes and has petitioned this Board accordingly, that the increase in height is an extension of a pre-existing non-conformity (as to the front and left side setbacks), and thus, under Section 8.22.2.c, should be allowed by this Board upon a finding of a special permit. If, however, this Board should disagree with this interpretation, then in the alternative, the Petitioner requests a variance to allow for this increase in height within front and side setbacks.

Literal enforcement of the CZO in this instance would result in severely constraining the ability of an owner to expand the residential density on this lot, as is envisioned and encouraged by the residential development density provisions of the ECHO, causing substantial hardship both financial and otherwise, where there are no alternative locations on the site in which to expand to provide the additional living space needed to support the financial feasibility of this project.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship described in this application is owing to the following unique circumstances: (a) the shape of the undersized lot that has been merged for zoning purposes due to common ownership, (b) the shape (height) and siting of the existing two-family structure (33 Gore Street) located very close to the left lot line and at the front lot line, and (c) the siting of the building with 11 feet, 1 inch between it and the neighboring structure. The circumstances of the merger are unique and generally not affecting other lots in the zoning district. Due to its age and deteriorated condition, the necessary improvements and upgrades to the 33 Gore Street dwelling will be extremely costly, and the expansion to increase living space will be financially necessary to offset construction costs.

Constrained by the undersized lot, and the existing shape and size of the structure and the desire to preserve the only available open space at the rear, the Petitioner's only viable option is to expand the building up. The fact that the Property lies in a Base zoning district in which both the minimum distance between buildings and the side setbacks are defined as a function of the height of the building means that this project (that increases the height of the structure) will result in a recalculated dimensional requirements, thus triggering a variance requirement.

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:

The requested relief may be granted without detriment to the public good. The increase in height results in changed calculations for certain dimensional requirements under the CZO (specifically, the distance between buildings and side yard setbacks), but this increase in height is a dimensional element that is expressly permitted under both the ECHO as well as the Residential C-2B district in which the project lies. Furthermore, the increased height is in keeping with the height of neighboring uses in the vicinity. The proposal does not propose to move site the buildings closer together than they exist today. The addition towards the right-rear of the building extends the existing 11 feet, 1 inch distance between buildings back towards the rear of the lot. However, this change affects the interior of a multi-family apartment lot, and will not substantially, negatively affect the residents or neighboring uses. Additionally, the increased height of the 33 Gore Street building within the left side setback will not be substantially detrimental to the public good. The substantial upgrading of all systems, new fire-code compliance (including sprinklered building) will result in improved safety and benefits for the abutters and the neighborhood. Moreover, the project will supply much-needed moderate-rate, residential rental housing that is close to public transit.

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

The granting of variance relief in this instance will be consistent with the intent and purpose of the ECHO, which is to encourage the further expansion of residential development within this quasi-

commercial/residential area. Section 20.41 provides as follows: "*Purpose.* It is the intent of this Section 20.40 to provide an incentive for residential development within the designated ECHO district as an extension of the existing residential neighborhood...." Moreover, consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will: (a) Create quality housing with valued open space for the benefit of the residents and abutters; (b) not result in use or activity not otherwise permitted in the ordinance; and (c) not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight, and pollution.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 33 Gore St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The project meets the requirements for the granting of the following special permits:

(i) The Petitioner seeks a special permit under Section 3.32.1, where more than one-half of the area of the lot lies in a less restricted district (the ECHO and the Business A/Residential C-2B district), to allow the less restrictive dimensional regulations under the ECHO and Business A/Residential C-2B district be “extend[ed] up to twenty-five (25) feet into the more restricted district” – in this case, thereby extending the less restrictive regulations of the ECHO and Residential C-2B to the small Res. C area of the lot;

(ii) The Petitioner seeks a special permit under Section 8.22.2.c to allow for the increase in the pre-existing non-conforming condition, specifically, the front and left side yard setback violations, allowing for the proposed construction to extend non-conforming walls up within the front and left side setbacks, while not creating any new non-conformities;

(iii) The Petitioner seeks a special permit under Section 6.35.1 to allow for a reduction of required on-site parking, where the Property currently has one legal parking space (for 8 units), and proposes to provide two tandem parking spaces (for 10 units). The Petitioner has submitted a “Memorandum – 33 Gore Street, Cambridge MA – Parking Analysis,” dated January 20, 2021, prepared by Trafinfo Communications, Inc., (the “Parking Analysis”) which provides data and evidence to support a finding that the project meets the criteria for a special permit parking waiver under Section 6.35.1; and

(iv) and (v) The Petitioner seeks special permits under Section 6.43.3 and 6.44.1.g to allow for parking of two cars in tandem in the existing driveway in a location within 5 feet of building walls, thus requiring relief for access and dimensional compliance.

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:

The proposed construction and addition of two dwelling units at this location will not substantially impact the established neighborhood character, nor cause congestion hazard or negative impacts in terms of traffic generated or patterns of access or egress. The existing neighborhood is best characterized as a mix of commercial and densely-built residential uses, situated less than a block off a major highway (Monsignor O'Brien Highway). It is located adjacent to an auto repair shop, rug store, multi-family apartment buildings, fire station, commercial parking lots, and a used car dealer. The proposed construction expands residential use in a manner that is consistent with uses in the neighborhood and will allow for revitalization, upgrading, and improvement to this small, somewhat deteriorated aged structure. The proposed construction does not alter the access or egress from the site, which will continue to be served by a single driveway. Parking will be better managed, by removing the open paved area behind the building and providing two tandem parking spaces. The addition of two residential apartments at this location will not materially impact traffic in this well-traveled area just off Monsignor O'Brien Highway.

Finally, as described in the "Parking Analysis," the project meets the requirements set forth under Section 6.35.1 to support a waiver of required on-site parking, where the evidence set forth in the Parking Analysis shows that a lesser amount of parking (specifically, providing 2 tandem parking spaces, instead of the 3 parking spaces otherwise required for the project) "will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood," and "that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood," namely in this case, the allowing space to landscape two green open space yards behind each of the buildings on the lot.

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

The continued operation of or development of adjacent uses would not be adversely affected by this renovation which does not materially change the nature of this proposed use (by converting from 6 to 8 units on the merged lot) or impair the adjacent large, multi-family residential apartment buildings on either side of the project, the auto repair shop and rug shop at the rear and parking lot and fire station across the street. In fact, the development of this Property will bring about welcome improvement to the neighborhood.

- 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:

No nuisance or hazard will be created as a result of the proposed special permit relief, for the reasons described above. The expansion of the residential building is in keeping with the residential development density envisioned for the neighborhood. The parking plan that is proposed for the site is an improvement over the current conditions and provides space for two vehicles to park in tandem. The proposed plan, by limiting parking to the existing driveway, and converting areas behind both buildings to newly landscaped green spaces, will provide much improved areas for residents to enjoy the open spaces on the lot. In sum, the plan balances the need for parking with the desire to provide green open space to its residents. Additionally, the plans provide for long-term bicycle parking in the basement of the 33 Gore Street building for two bicycles, thus meeting the requirements of Section 6.107, with space for two short-term bicycle parking spaces for the rear yard. This bicycle-friendly development will support residents who are anticipated to use bicycles for transportation and avoid vehicle use altogether.

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

The requested special permit relief can be granted without impairing the integrity of the District or adjoining district, because the new basement window will be in keeping with standard residential construction and consistent with neighborhood uses.

***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:** 33 Gore LLC**Present Use/Occupancy:** Multi-family residential**Location:** 12 Marshall Street**Zone:** Business A/Residence C
Zone/ECHO**Phone:** 617-543-7009**Requested Use/Occupancy:** Multi-family residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	7,159	8,940	8,940	(max.)
<u>LOT AREA:</u>	4,470	4,470	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.6	2.0	2.0	
<u>LOT AREA OF EACH DWELLING UNIT</u>	559	447	300	
<u>SIZE OF LOT:</u>				
WIDTH	60	60	50	
DEPTH	74	74	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	0	0	10.0	
REAR	22.2 (33 Gore)/14.6 (31 Gore)	21.2 (33 Gore)/14.6 (31 Gore)	20.0	
LEFT SIDE	1.75	1.75	(H+L)/5	
RIGHT SIDE	2.75	2.75	(H+L)/5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	27 (33 Gore)/31 (31 Gore)	45 (33 Gore)/31 (31 Gore)	45	
WIDTH	16 ft (33 Gore)/26 ft (31 Gore)	16 ft (33 Gore)/26 ft (31 Gore)	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	9.1%	16.9%	15.0%	
<u>NO. OF DWELLING UNITS:</u>	2 (33 Gore)/6 (31 Gore) = 8 total	4 (33 Gore)/6 (31 Gore) = 10 total	14 (allowed under the ECHO)	
<u>NO. OF PARKING SPACES:</u>	1	2 (tandem)	3	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	11 feet, 1 inch	11 feet, 1 inch	12.7	

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.

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'.



TrafInfo Communications, Inc.
10 Tower Office Park, Suite 301
Woburn, MA 01801
www.trafinfo.com

Ph.: (888) 710-5380

MEMORANDUM

TO: Christopher Koskores, Koskores Real Estate Corp.
FROM: Sudhir Murthy, P.E., PTOE and Deanna Peabody, P.E.
DATE: January 28, 2021
SUBJECT: **33 Gore Street Cambridge, MA**
Parking Analysis

INTRODUCTION

This memorandum discusses a Parking Analysis conducted by TrafInfo as per 6.35.3 – *Parking Analysis* of Article 6.000 of the Cambridge Zoning Ordinance for 33 Gore Street in Cambridge, Massachusetts associated with the Gore Street Development (the Project). This memorandum is in support of the issuance of a special permit by The Board of Zoning Appeals for *Relief from Parking Requirements*. The purpose of this memorandum is to provide evidence that the Project will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses, or otherwise adversely impact the neighborhood. Furthermore, the Project will provide positive environmental and other benefits to users of the lot and the neighborhood. As per the Zoning Ordinance, TrafInfo consulted with the City prior to writing this memorandum to determine the scope and methodology of the *Parking Analysis* herein included with the Special Permit Application of the Project.

BACKGROUND

33 Gore Street (the Project site), located in East Cambridge, is in a triangle of a mixed use area bounded by Gore Street to the south, Third Street to the west, and Massachusetts Route 28 (Monsignor O'Brien Highway) to the north. This area is in three zoning districts: C-1 (single-and two-family detached dwellings, townhouse dwellings, multifamily dwellings), C-2B (single-and two-family detached dwellings, townhouse dwellings, multifamily dwellings (apartments, condos), some institutional uses), and BA (most types of residential dwellings, most institutional uses, offices and laboratories, most retail uses). Furthermore, the project is in the Eastern Cambridge Housing Overlay (ECHO) area intended to provide an incentive for residential development as an extension of the existing residential neighborhood and to permit housing to be developed in combination with other uses permitted on a lot where a mix of uses is desirable.

33 Gore Street currently contains a 2.25 story 2 unit multi-family residential building with an existing footprint of approximately 691 gross square footage (gsf). There is an 11'-1" driveway leading to one parking space behind the structure. The Gore Street Development proposes to expand the footprint at 33 Gore Street to approximately 792 gsf, an addition of 101 gsf. In addition to the expanded footprint at the rear of the building, the proposed work includes the complete

renovation of interior spaces with new building utilities and window locations, new 3rd and 4th stories, and excavation and underpinning of the existing foundation. The building is proposed to have a total of 4 units, an increase of 2 units from existing conditions. The driveway is proposed to remain as is, however, the parking space behind the structure is proposed to be converted to ‘green’ open space for the lot. Instead, two parking spaces are proposed in the driveway itself, although they will be in tandem. It is understood that this tandem parking configuration requires a special permit, and if allowed, will result in two legal parking spaces for the Project, one more than the number of spaces that exist on the site currently.

The adjacent structure at 31 Gore Street contains 6 residential units with open ‘green’ space behind the building. The two parcels are merged only via common ownership by Koskores Real Estate Corp. It should be noted that there are no proposed changes to the structure at 31 Gore Street. However, when looking at both sites collectively, the existing 8 residential units (6 at 31 Gore Street and 2 at 33 Gore Street) are proposed to become a total of 10 units (6 at 31 Gore Street and 4 at 33 Gore Street) by the Project.



Figure 1 – Locus Map

As per Subsection 6.36, the Cambridge Zoning Ordinance requires one (1) parking space per dwelling unit. Hence, 33 Gore Street currently requires two (2) parking spaces and would require an additional two (2) parking spaces in the proposed condition for a total of four (4) parking spaces. Since one (1) legal space currently exists and two (2) tandem spaces are proposed to exist in the

future, which with a special permit will be considered “legal”, the project is seeking a relief from the required two (2) additional parking spaces.

PARKING ANALYSIS

The first step of the Parking Analysis was to estimate the project’s parking demand. The two (2) units at 33 Gore Street are currently vacant, however, the tenants of the six units at 31 Gore Street indicated that they collectively own five (5) vehicles and three (3) bicycles. It is assumed that the vehicles are parking either on street or in a nearby garage. It should also be noted that the existing parking space on site is vacant. Assuming a similar vehicle ownership rate as 31 Gore Street, the tenants of 33 Gore Street will own a maximum of three (3) to four (4) vehicles, two of which can park on site (in tandem), resulting in a maximum off-site parking demand of one (1) to three (3) vehicles. Additionally, the tenants are anticipated to own approximately two (2) bicycles.

TraffInfo conducted a field visit on Tuesday January 19, 2021 to inventory the parking availability on Gore Street between Third Street and Massachusetts Route 28. It was noted that parking on Gore Street is by permit only except on Sundays and that the parking on Gore Street between Third Street and Massachusetts Route 28 was 100% occupied at the time of the field visit except for the handicapped parking space in front of Olive Café. There were a few available spaces in the surrounding neighborhood. Since the parking along Gore Street is by permit only, the Project will not adversely affect the neighborhood by taking parking away from the businesses in the vicinity of the Project. Furthermore, the City can monitor parking demand and grant or restrict permits, as necessary.



Figure 2 – Gore Street Looking East (Left) and Looking West (Right)

Due to the on-going COVID-19 pandemic, more people are working from home and therefore, there is currently a greater utilization of on-street parking even during normal working hours. This may change in the future with spaces on Gore Street being available if residents commute to work using their cars. Furthermore, given the amount of transit options in the area and the walkability and bike ability of the area, residents may own cars primarily for weekend leisure trips. Given the infrequent use of their cars, residents would be more amenable to park at some distance if spaces are not available on Gore Street in the immediate vicinity of 33 Gore Street.

The Zoning Ordinance states that in deciding, the Board of Appeals shall consider whether less off street parking is reasonable considering the following:

- (1) The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MTBA transit station.*

The First Street Municipal Garage, owned by the City, is located at 11 Spring Street / 51 First Street, with access via Spring Street. It is located approximately 0.3 miles from 33 Gore Street, a 6 minute walk, according to Google Maps. The garage has 1,110 parking spaces and is open 24/7. According to the City’s website there is reduced fee monthly parking for Cambridge residents. Cambridge residents may park at the First Street Parking Garage for a fee of \$100 per month May through November and \$50 per month December through April with a current Resident Parking Permit. The application form is available on the website.

The Project is near several transit options. The Lechmere Station on the MBTA Green Line is only 500 ft from the Project site, a two minute walk. The Community College Station on the Orange Line and the Kendall/MIT Station on the Red Line are also within a mile of the Project, which then connect to several additional bus routes. As shown in Figures 3 and 4, there are also several MBTA bus stops near the Project as well as the Cambridgeside Shuttle which transports passengers from the Cambridgeside Galleria to Kendal/MIT Station on the Red Line and the EZRide Shuttle which transports passengers between Cambridge and North Station with a link between Lechmere Station on the Green Line and Kendall/MIT Station on the Red Line. Table 1 lists the transit options in the vicinity of the Project along with the distance and travel times by mode to the stations.

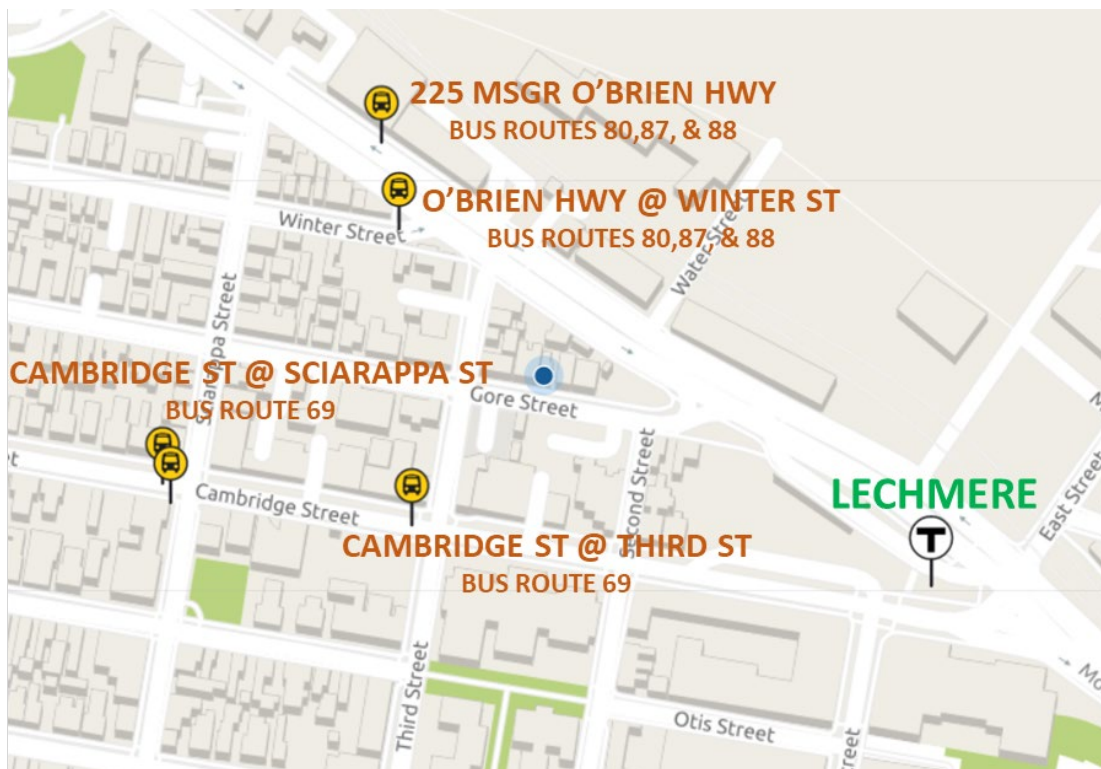


Figure 3 – Transit Options near 33 Gore Street

Table 1 – Distance and Travel Times to Nearby Transit Stations

TRANSIT STATION	DISTANCE*	WALK TIME*	BIKE TIME*
Lechmere Station, Green Line	0.1 mile	2 min	1 min
O'Brien Hwy @ Winter St Bus Route 80 (Arlington Center – Lechmere Station) Bus Route 87 (Clarendon Hill or Arlington Center – Lechmere Station) Bus Route 88 (Clarendon Hill – Lechmere Station)	0.2 mile	2 min	1 min
225 Msgr O'Brien Hwy Bus Route 80 (Arlington Center – Lechmere Station) Bus Route 87 (Clarendon Hill or Arlington Center – Lechmere Station) Bus Route 88 (Clarendon Hill – Lechmere Station)	0.1 mile	5 min	2 min
Cambridge St @ Third St Bus Route 69 (Harvard Square – Lechmere Station)	0.1 mile	2 min	1 min
Cambridge St @ Sciarappa St Bus Route 69 (Harvard Square – Lechmere Station)	0.2 mile	4 min	2 min
Community College Station, Orange Line	0.8 mile	17 min	6 min
Kendall/MIT Station, Red Line	0.7 mile	16 min	5 min

*SOURCE: GOOGLE MAPS

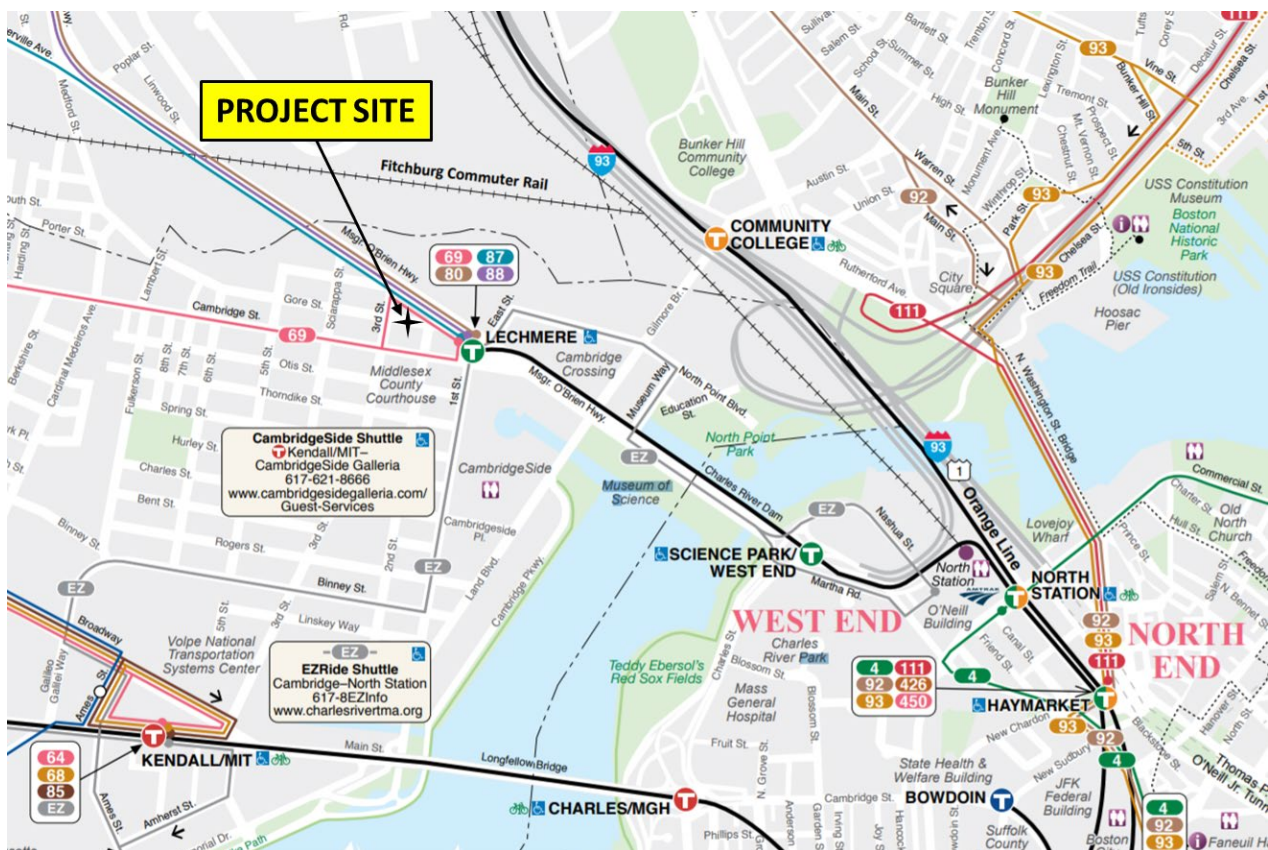


Figure 4 – MBTA Transit Map near 33 Gore Street

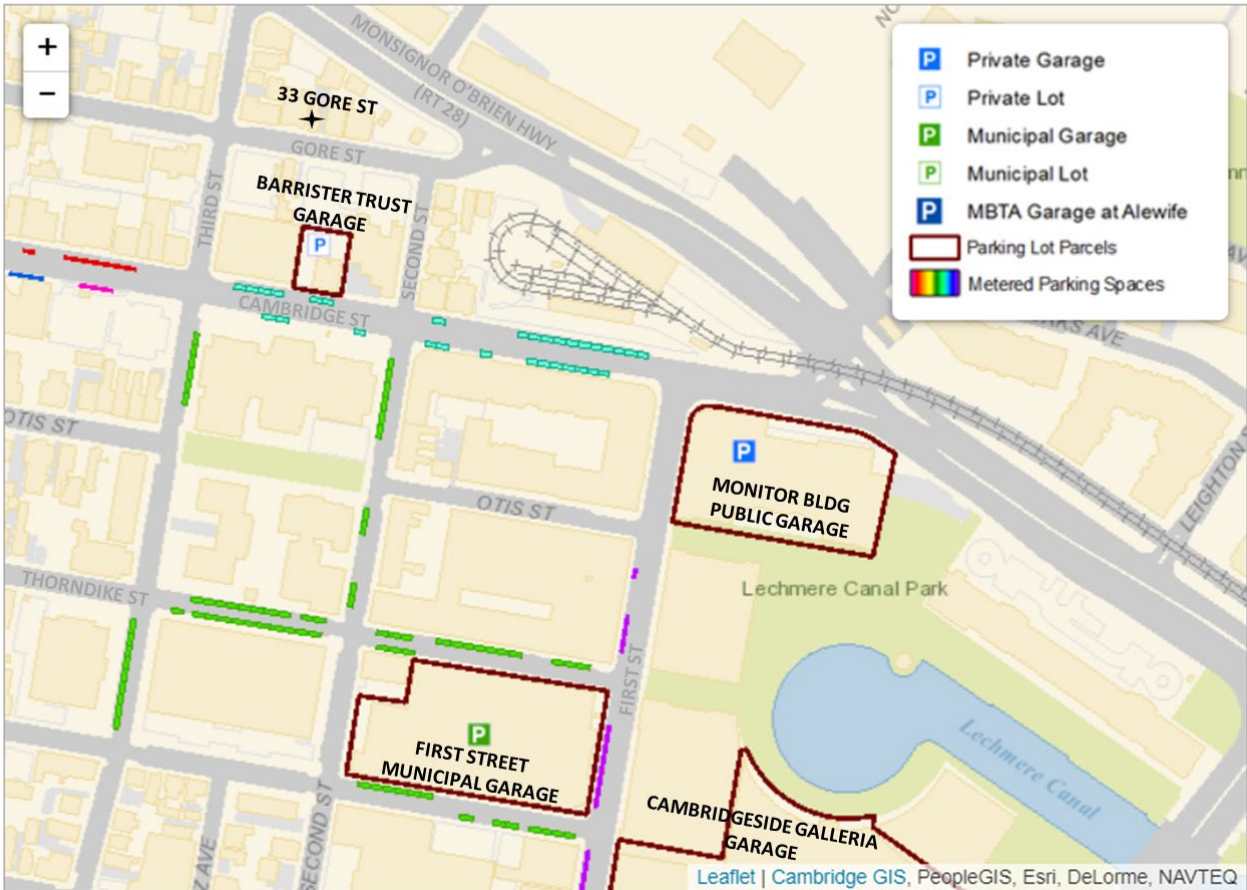
Furthermore, there are car-sharing services in the area including ZipCar which could be utilized by residents of the Project.

There are pedestrian accommodations in the area along all streets and the area is very walkable. There are 6 foot concrete sidewalks along both sides of Gore Street. Gore Street is a safety zone with a 20 mph speed limit.

There are bicycle accommodations in the area including bicycle lanes along Cambridge Street to Lechmere Station and new bike lanes and a cycle track on Massachusetts Route 28 in the vicinity of Lechmere Station. There is also a Hubway Bike sharing station at 153 Cambridge Street only 0.2 miles (4 min walk) from 33 Gore Street.

(2) The availability of public or commercial parking facilities in the vicinity of the use being served.

As mentioned above, the First Street Municipal Garage is near the Project. In addition to an opportunity for Cambridge residents to park in the garage, the garage also has public parking for \$2.00 per hour (less on weekday nights and weekends) which could be used for visitors of the Project. There are several additional private garages in the vicinity of 33 Gore Street which may provide opportunity for public parking for visitors of the residents of 33 Gore Street. These garages include the Barrister Trust garage located at 201 Cambridge Street, the Monitor Building Public Garage located at 2 Canal Park with access via Monsignor O'Brien Highway with 50 parking spaces, and the Cambridgeside Galleria located at 78-90 First Street with 2,538 parking spaces, among others. Additionally, there is metered parking in the vicinity of the Project along Cambridge Street, First Street, Thorndike Street, Second Street, and Third Street. In general, the metered parking has a 2 hour time limit and costs \$1.25 to \$1.50 per hour. At the time of TrafInfo's field visit, there were several metered parking spaces available. Figure 2 below shows the locations of public parking in the vicinity of 33 Gore Street.



SOURCE: CITY OF CAMBRIDGE TRAFFIC, PARKING, & TRANSPORTATION WEBSITE

Figure 5 – Public Parking near 33 Gore Street

(3) Shared use of off street parking spaces serving other uses having peak user demands at different times, provided that no more than seventy-five (75) percent of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces.

There are three existing off-street parking areas in the immediate vicinity of the Project: CVS, the Fire Station, and the City Car Dealership. These have significant utilization and hence do not offer an opportunity for shared parking.

(4) Age or other occupancy restrictions which are likely to results in a lower level of auto usage.

Although there will not be age or occupancy restrictions at the site, this Project is likely to attract those that would take public transit or walk/bike given the location of the Project and general trends within the City of Cambridge in general.

According the Bicycle Trends in Cambridge report from 2014, Cambridge is well suited to bicycling and more people are using their bikes every day for commuting, shopping, and general transportation. Between 2002 and 2012, the number of people bicycling in Cambridge tripled.

Cambridge is well served by rapid transit, with 5 stops on the Red Line and one stop on the Green Line (Lechmere), serving over 100,000 riders per day. In addition, 31 bus routes travel in Cambridge and carry 85,000 riders each working day. It is understood that transit ridership has decreased since the onset of COVID-19 pandemic.

(5) Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian amenities along public ways.

The proposed project adds ‘green’ open space without losing any existing parking. With the merged properties, the additional open space will meet the requirement of 15% of the lot. Providing any additional parking within the lot will impact the proposed green space. Furthermore, given the lot size of 33 Gore Street and the adjacent 31 Gore Street, there is no feasible way to provide parking without impacting adjacent properties.

(6) The provision of required parking for developments containing affordable units, and especially for developments 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.

Article 6.000 requires development of adequate parking facilities to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage automobile usage. The parking and bicycle parking standards are intended to encourage public transit, bicycle usage and walking in lieu of automobiles where a choice of travel mode exists and flexibility in providing required parking through shared or off site arrangements to accommodate the automobile in the urban environment in a less disruptive way.

Given the location of the site and the availability of other modes including walking, bicycling, riding transit, car sharing services, etc. in combination with the small site and the construction of only two additional units, it seems reasonable to issue a special permit. There is no feasible way to provide parking without impacting the residents of the site and the neighborhood.

The Project proponent is committed to providing two (2) long-term bicycle storage spaces in the basement in compliance with the City’s requirement for on-site bicycle parking.

CONCLUSIONS

The proposed Project at 33 Gore Street involves the addition of two residential units to the existing two units for a total of four residential units. Based on current automobile ownership levels at the 6-unit 31 Gore Street, the Project will have a demand of 3 to 4 cars. The Project is proposing to provide on-site parking for 2 cars parked in tandem in the driveway. This memorandum documents a *Parking Analysis* in conformance with the City of Cambridge Ordinance in support of a special permit application request relief from the parking requirements for the following reasons:

- The utilization of existing on-street parking in the immediate vicinity of the site is at 100% but this could be compounded by the on-going COVID-19 pandemic. It was noted that there were a few parking spaces unoccupied in the surrounding neighborhood.
- On-street parking in the vicinity of the Project is by permit. Therefore, the Project will not negatively affect existing businesses and other uses by taking away their parking. The City also can manage the parking permits granted.
- There are several garages with public parking in addition to metered parking along Cambridge Street and other adjacent streets near the Project which can be used by visitors to the residents of the Project. At the time of TrafInfo's field visit there was sufficient parking available.
- There is a parking garage within walking distance to the Project with reduced rates for monthly parking permits for residents of the City.
- The Project is situated within 500 feet of the Lechmere Green Line station and MBTA bus stations, and within walking distance to several MBTA bus stops and shuttle stops, as well as to the MBTA Red and Orange lines.
- All streets including Gore Street near the Project have good pedestrian accommodations with concrete sidewalks. The City of Cambridge in general is a very bikeable/walkable community.
- There are bicycle accommodations in the vicinity of the Project with delineated bike lanes on Cambridge Street and bike lanes and a new cycle track on Route 28 Monsignor O'Brien Highway. The Proponent is committed to providing two (2) long term parking spaces in the basement of 31 Gore Street with easy access via a bulkhead door.
- There is no feasible way to have the parking on site given existing property constraints. The proposed site plan layout increases the green space on site while maintaining the same one legal parking space with one additional tandem parking space. Even if the proposed green space was removed, the required parking could not be accommodated.

33 Gore St.

Relatives

20-92
LECHMERE RUG LLC,
200 MONSIGNOR O'BRIEN HWY.
CAMBRIDGE, MA 02141

20-102
DATTERO, AGNES M.
38 1/2 GORE ST.
CAMBRIDGE, MA 02141-1214

TRILOGY LAW
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

20-103
CURLEY, PATRICK A., JR.
TR. OF ALLEN REALTY TRUST
200 MSGR O'BRIEN HIGHWAY
CAMBRIDGE, MA 02141

20-16
MEOLA, DAMIAN D.
TRUSTEE OF DMD REALTY TRUST
20 THIRD ST
CAMBRIDGE, MA 02141

20-71
CAMBRIDGE CITY OF FIRE DEPT
491 BROADWAY
CAMBRIDGE, MA 02138

20-80
GAO, QING SHENG & MEI SUN
115 FARNHAM ST
BELMONT, MA 02478-3172

20-14
FERRARO, LOUIS,
TR. OF 14 TRAPELO ROAD NOMINEE TRUST
64 FLETCHER ROAD
BELMONT, MA 02478

20-15
L. J. REALTY CORPORATION
138 WOODSIDE LANE
ARLINGTON, MA 02474

20-17
BALORDI, VIRGINIA A., LOUISE ALLEN &
PAUL BALORDI
16 THIRD ST
CAMBRIDGE, MA 02141-1210

20-12
GORE ST REAL ESTATE GROUP LLC
25 EDGE HILL RD
CHESTNUT HILL, MA 02467

20-75
YONEDA PROPERTIES II MASSACHUSETTS, LLC
2502 STEVENS CREEK BLVD
SAN JOSE, CA 95128

20-93-105
31 GORE LLC
2 LINCOLN ST
SOMERVILLE, MA 02145

20-18
ALLEN, WILLIAM E. & LOUISE M. ALLEN
14 THIRD ST.
CAMBRIDGE, MA 02141

20-82
VIGLIONE, GERARDO
TR. OF THE JOSEPH VIGLIONE REALTY TRUST
54 MOUNTAIN RD
BURLINGTON, MA 01803

20-71
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

20-71
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



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.

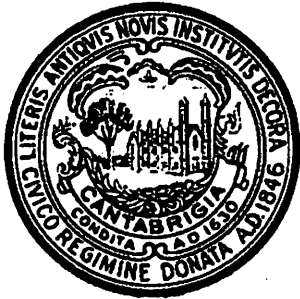
Name: Peter Koskores Date: 2-9-21
(Print)

Address: 33 Gore St

Case No. BZA-106913

Hearing Date: 2/25/21

Thank you,
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

February 18, 2021

To: The Board of Zoning Appeal

From: The Planning Board

Re: BZA – 106913 – 33 Gore Street

At its regular business meeting of February 16, 2021, the Planning Board reviewed the above-referenced Board of Zoning Appeal (BZA) case as part of its General Business. After consideration of the requests in the proposal and after hearing testimony from the applicant's representative, the Planning Board voted unanimously to forward the following comments to BZA.

In general, the Board felt that the creation of additional dwelling units is positive and has no particular issue with the height and density. However, Board members raised concerns about increasing the height along the existing side yard setback, which is already very close to residential windows on the abutting lot. Board members also raised issues with the design of the front façade, which appears to be a plain rectangle with few windows and could be improved.

The Applicant informed the Board that this project is subject to review by the Cambridge Historical Commission and that the proposed design will be revised. The Planning Board recommends that the BZA give consideration to these concerns raised by the Board when reviewing a revised design.

February 22, 2021

Via Email

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

Re: BZA Case No. BZA106913-2021, 33 Gore Street – Request for Continuance

Dear Members of the Board:

This matter is scheduled to be heard by the Board of Zoning Appeal at a public hearing on Thursday, February 25, 2021. On behalf of the petitioners, I hereby respectfully request a continuance and ask that this matter be rescheduled for a public hearing on Thursday, April 8, 2021.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Sarah Like Rhatigan, Esq.

CC: Mr. Christopher Koskores (via email)
Mr. Peter Koskores (via email)



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 FEB 22 PM 2:35
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-106913-2021

Address: 33 Gore St.

Owner, Petitioner, or Representative: Sarah L. Khajyan, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: February 22, 2021


Signature

WARNING:
 This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Joe The Architect LLC's possession. Joe The Architect LLC is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Joe The Architect LLC (which agreement may also contain additional conditions relating to this document and its use):

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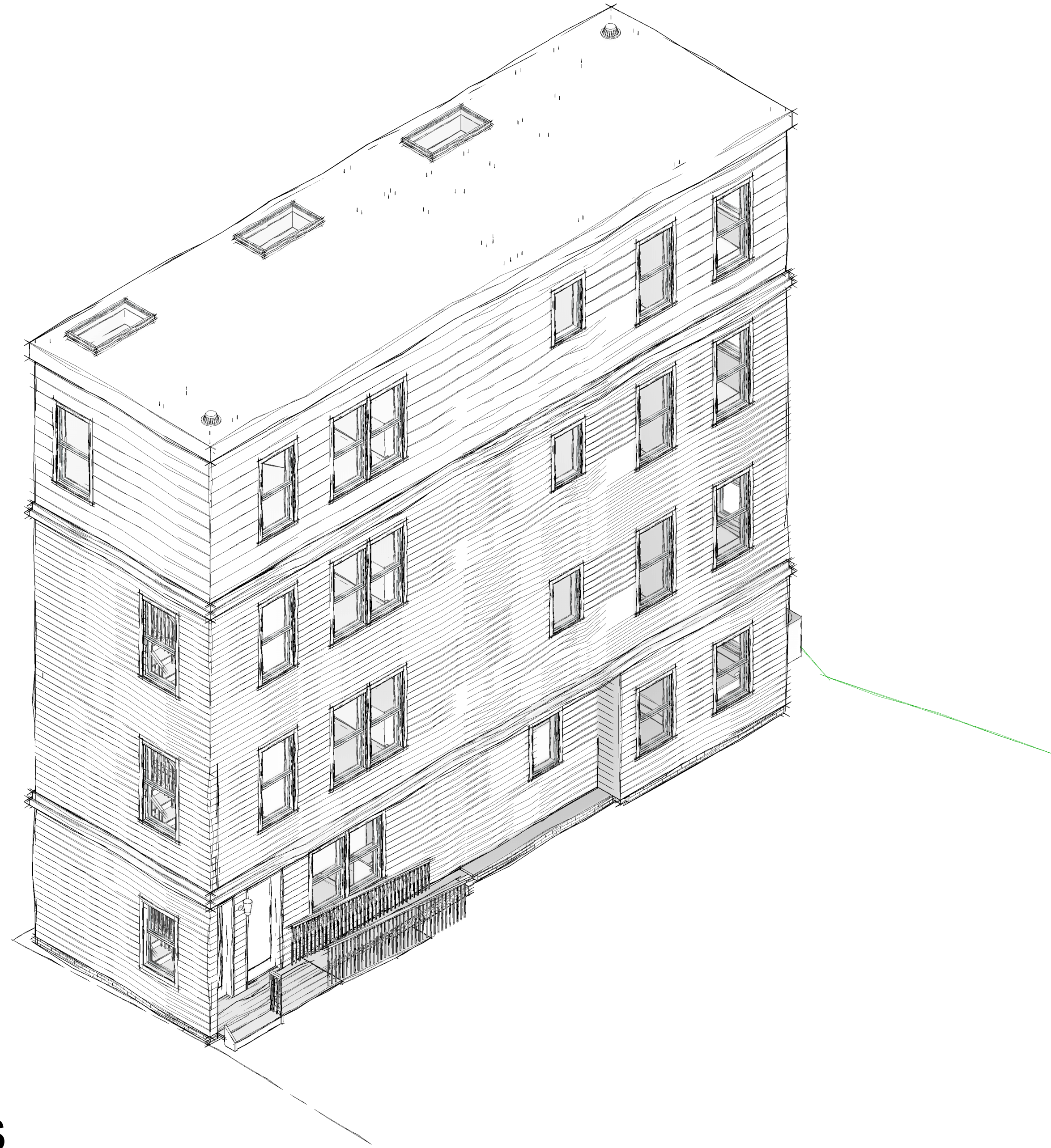
Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with I.B.C. Statutory Authorities and relevant American Standards.



project number 308 drawing number A000 revision 1 01/21/2021

Index of Drawings

A000	COVER SHEET
A001	SITE CONTEXT AND CODE ANALYSIS
A002	STANDARDS, GENERAL NOTES & ABBREVIATIONS
A010	MEANS OF EGRESS PLAN
A030	EXISTING FLOOR PLANS
A110	BASEMENT FLOOR PLAN
A111	FIRST FLOOR PLAN
A112	SECOND FLOOR PLAN
A113	THIRD FLOOR PLAN
A114	FOURTH FLOOR PLAN
A115	ROOF PLAN
A200	EXISTING EXTERNAL ELEVATIONS
A201	EXTERNAL ELEVATIONS
A202	EXTERNAL ELEVATIONS
A210	BUILDING SECTIONS



For Permit

PROJECT NAME:
Gore Street Development
 PROJECT ADDRESS:
33 Gore Street, Cambridge, MA 2141

PROJECT NO: 308
 1/27/2021 11:53:26 AM

JOE THE ARCHITECT
 343 Medford Street, Suite 4C,
 Somerville, MA 02145
 t: +1(617) 764-3593
 e: info@joethearchitect.com
 www.joethearchitect.com

CLIENT NAME:
33 Gore LLC, c/o Koskores Real Estate Corp.
 CLIENT ADDRESS:
2 Lincoln Street, Somerville, MA 02145

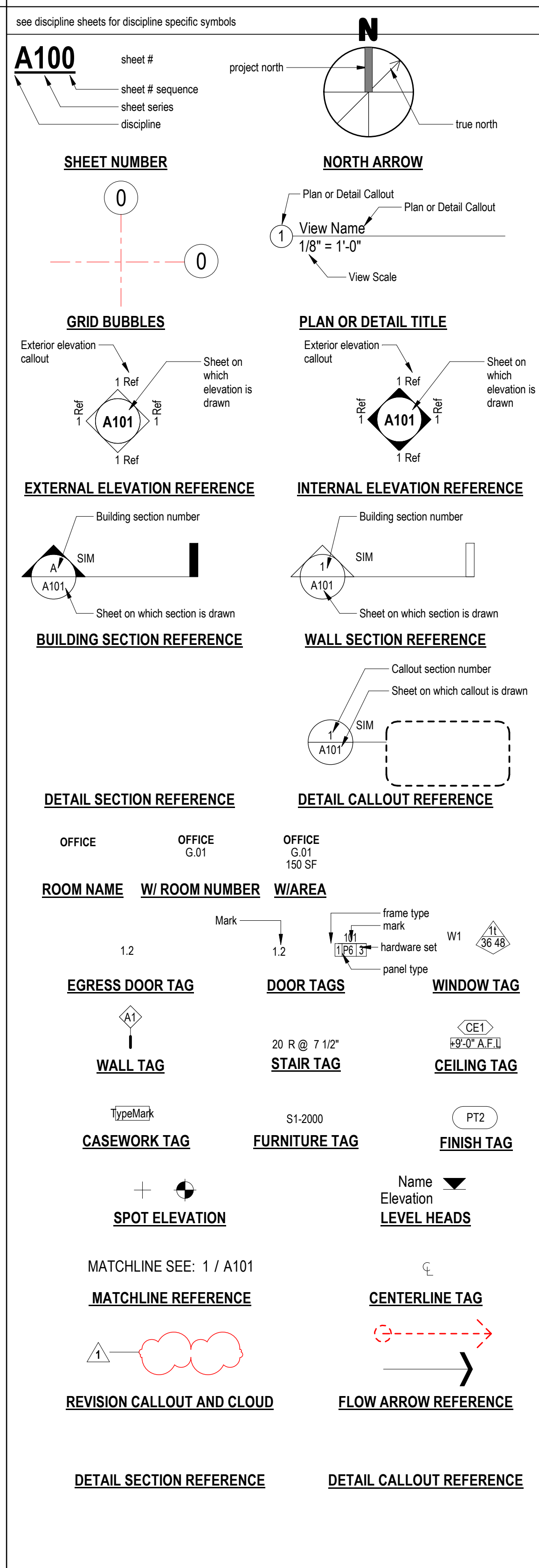
PROJECT NO: 308
 1/27/2021 11:53:26 AM

**GENERAL NOTES AND LEGENDS
ABBREVIATIONS**

A	air condition
A/C	acoustic ceiling tile
AD	area drain
ADJ	adjustable
AFF	above finished floor
AGGR	aggregate
ALUM	aluminum
AP	acoustic panel
APPX	approximate
APT	apartment
ARCH	architectural
ASB	asbestos
ASPH	asphalt
AVG	average
B	board
BD	bimutinous
BLDG	building
BLK	block
BLKG	blotting
BM	beam
BO	bottom of
B/O	by others
BOD	basis of design
BOS	bottom of steel
BR	bedroom
BSMT	basement
BTB	back to back
C	ceiling
CAB	cabinet
CB	catch basin
CER	ceramic
CF/CI	contractor furnished/ contractor installed
CF/OI	contractor furnished/ owner installed
CG	corner guard
CH	coat hook
CI	cast iron
CIP	cast in place
CJ	construction joint
CL	centerline
CLG	ceiling
CLR	clear
CLO	closet
CM	crown moulding
CMU	concrete masonry unit
CNTR	counter
COL	column
CONC	concrete
CONT	continuous
CORR	corridor
CPT	carpet
CSW	casework
CSK	countersink
CT	ceramic tile
CTR	center
CUH	cabinet unit heater
CW	curtain wall
D	deep
DBL	double
DEMO	demolition
DEPT	department
DET	detail
DF	drinking fountain
DH	double hung
DIA	diameter
DIM	dimension
DISP	dispenser
DN	down
DO	door opening
DR	door
DS	downspout
DSP	dry stand pipe
DW	dishwasher
DWG	drawing(s)
DWR	drawer
E	existing
(E)	east
EA	each
EIFS	exterior insulation and finish system
EJ	expansion joint
EL	elevation
ELEC	electrical
ELVTR	elevator
EMER	emergency
ENCL	enclosure
EOS	edge of slab
EP	electrical panel
EPX	epoxy
EQ	equipment
EQPT	equipment
ERD	existing roof drain
EWX	electrical water cooler
EZH	exhaust
EXIST	existing
EXP	exposed
EXT	exterior
F	fahrenheit
FA	fire alarm
FACP	fire alarm control panel
FB	flat bar
FBO	furnished by others
FEC	fire extinguisher cabinet
FD	floor drain
FDC	fire department connection
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FHC	fire hose cabinet
FIN	finish
FLUOR	fluorescent
FO	finished opening
FCC	face of concrete
FOM	face of masonry
FOS	face of stud
FOW	face of wall
FPL	fireplace
FPR	fire protection riser
FRRF	fireproof
FRG	fiber reinforced gypsum
FRP	fiber reinforced panel
FRT	fire retardant treatment
FS	full size
FSP	fire standpipe
FTR	fire treated
FTG	footing
FURR	furring
F&I	furnish and install
FUT	future
G	gauge
GA	galvanized
GALV	galvanized
GB	grab bar
GC	general contractor
GFRC	glass fiber reinforced concrete
GFRG	glass fiber reinforced gypsum
GL	glass / glazing
GND	ground
GT	grout
GSF	gross square foot
GWB	gypsum wall board
GYP	gypsum
H	high
HB	hose bib
HC	hollow core
HWD	hardware
HDWE	hardware
HDWR	hardware
HM	hollow metal
HORIZ	horizontal
HPT	highpoint
HR	hour
HT	height
HST	height
I	inside diameter; inside dimension
ID	inch
IN	inch
INFO	information
INSUL	insulation
INT	interior
J	janitor
JAN	janitor
JT	joint
JST	joist
K	kitchen
KIT	kitchen
L	laboratory
LAB	laboratory
LAM	laminate
LAV	lavatory
LB	pound
LED	light emitting diode
LF	linear feet
LH	left hand
LKR	locker
LT	light
LVL	laminated veneer lumber
LVR	louver
LVT	luxury vinyl tile
M	maximum
MAX	maximum
MC	medium cabinet
MDF	medium density fiberboard
MDL	modular
MECH	mechanical
MEMB	membrane
MEP	mechanical, electrical, plumbing
MFR	manufacturer
MH	manhole
MIN	minimum
MIR	mirror
MISC	miscellaneous
MLD	moulding
MO	masonry opening
MTD	mounted
MTL	metal
MUL	mullion
MWK	millwork
N	new construction
NC	not in contract
NIC	number
NO. or #	number
NOM	nominal
NSF	net square footage
NTS	not to scale
O	overall
CA	overall
OBS	obscure
OC	on center
OCC	occupancy
OD	outside diameter (DIM.)
OFF	office
OF/CI	owner furnished/contractor installed
OF/OI	owner furnished/owner installed
OFD	overflow drain
OHDR	overhead door
OH	opposite hand
OPNG	opening
OPP	opposite
ORIG	original
P	pendant
P	prefabricated
PBF	prefabricated
PBL	plumbing fixture
PCC	precast concrete
PCF	pounds per cubic foot
PERF	perforated
PL	plate
PLAM	plastic laminate
PLA	plaster
PLF	pounds per linear foot
PLYWD	plywood
POS	point of sale
PR	pair
PRCST	precast
PRT	partition
PSF	pounds per square foot
PSI	pounds per square inch
PT	paint
PTD	paper towel dispenser
PTDIR	combination paper towel dispenser and receptacle
PTL	pressure treated lumber
PTR	pressure treated
PVMT	pavement
Q	quarry tile
QT	quarry tile
QTY	quantity
R	riser; right
RA	return air
RAD	radius
RB	resilient base
RBR	rubber base
RCP	reflected ceiling plan
RD	roof drain
REF	reference
REFR	refrigerator
RELOC	relocate
REINF	reinforced
REQD	required
RESIL	resilient
REST	restroom
RGTR	register
RH	right hand
RM	room
RP	resilient panel
RO	rough opening
RSF	resilient sheet flooring
RTU	roof top unit
RWD	redwood
RWL	rain water leader
S	supply air
SA	sound attenuation blankets
SAB	solid core
SC	seat cover dispenser
SCD	schedule
SCHED	schedule
SD	smoke detector
SECT	section
SF	square footage
SH	shelf
SHR	shower
SHT	sheet
SIM	similar
SKL	skylight
SND	sanitary napkin dispenser
SNR	sanitary napkin receptacle
SNT	sealant
SOB	symbol on background
SO	soap dispenser
SPD	specification
SPEC	specification
SQ	square
SS	solid surface
SSK	service sink
SST	stainless steel
ST	stone
STA	station
STD	standard
STL	steel
STR	storage
STRL	structural
SUSP	suspended
SYM	symmetrical
T	tile
TB	towel bar
TBD	to be determined
TC	top of curb
TEL	telephone
TEMP	temporary
TER	terrazzo
T&G	tongue and groove
THK	thick
THC	top of concrete
TOC	top of concrete
TOP	top of pavement
TOS	top of slab/top of steel
TOW	top of wall
TPD	toilet paper dispenser
TR	thead
TR	thead
TV	television
TX	textile upholstery
TYP	typical
U	underwriters' laboratories
UL	unfinished
UNF	unless otherwise noted
UON	unless otherwise noted
UR	urn
V	vamish
VB	vapor barrier
VCT	vinyl composition tile
VERT	vertical
VEST	vestibule
VIF	verify in field
VNR	veneer
W	west
W	with
WB	wall base
WC	wall covering
WD	wood
W/O	without
WP	waterproof
WSCT	wainscot
WT	weight
WTC	water closet
WWM	welded wire mesh

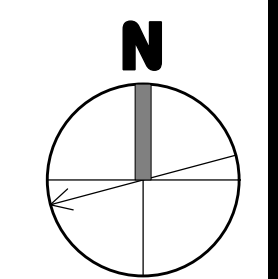
The preceding list of abbreviations is presented as a general guide and does not necessarily show all abbreviations used. Other generally accepted abbreviations may be found among the drawings.

**GENERAL NOTES AND LEGENDS
SYMBOL LEGEND**



GENERAL NOTES AND LEGENDS

- the drawings have been compiled from the best available information and are not intended to limit the scope of work. the contractor may uncover hidden conditions not shown in this contract set.
- the contractor shall perform all work described in the drawings and specifications and shall provide all items req'd for a complete functioning system, including appropriate blocking for wall mounted fixtures, shelving, accessories, etc.
- work shown but not included in this contract is noted "i.c." items to be provided by owner and installed by g.c. are so noted.
- general contractor shall make all sub-contractors and suppliers aware of the requirements of these notes. all work shall be performed in compliance with all applicable local, state and national building, life safety, electrical and plumbing codes having jurisdiction over this project.
- general contractor shall be responsible for securing all permits necessary for the completion of the work shown throughout the contract documents.
- general contractor shall layout in the field the entire work to be performed to verify dimensional relationships before proceeding with the construction and shall verify all existing conditions and locations / benchmarks before proceeding with work / installation.
- general contractor shall be responsible for the coordination of the dimensional requirements between the work of the required trades and sub-contractors.
- drawings shall not be scaled for dimensions and / or sizes. drawings may have been reproduced at a scale different than that originally drawn.
- general contractor shall field verify all existing conditions including dimensions, structure, utility lines, etc. any discrepancies found in the plans, dimensions, existing conditions or any apparent error in the classifying of a product, material or method of assembly is to be brought to the attention of the architect immediately. sk drawings will be issued when or as required.
- g.c. & all trades, are responsible for coordination of the locations of all mech., elec., plumb. fixtures & devices. if conflict exist btw drawings, exact locations shall be per architectural drawings or per field instruction of architect.
- g.c. & ea. trade subcontractor are responsible for reviewing & coordinating all trades' equipment and distribution including pipes, conduit, etc. to ensure that all fit in the allocated space. any conflict should be brought to the attention of the architect and appropriate engineer immediately, in writing.
- protect all existing walls, doors, etc. to remain. the contractor is responsible for the repair or replacement of all finishes, framing, and utilities damaged or disturbed during the course of the work, including shop applied finishes. existing finishes disturbed during the course of the work shall be repaired such that patches will not be detectable & the new surface will be continuous w/ adjacent surfaces. wall surfaces shall be smooth, durable, and stable, free of cracks, holes, dents etc.
- where new walls or construction are to meet existing repair or replace existing adjacent finishes as req. such that the joint is smooth, flush and invisible when completed.
- g.c. and trades shall cut penetrations for meq/p, security and data systems, through wall, through ceiling, through floor and through roof as required. patching of all surfaces w/ materials that match and align w/ that out shall be accomplished under the base contract, whether specifically shown or not. each trade is responsible for providing appropriate fire rated, fire rated caulk, etc. for all penetrations in fire rated separations in order to maintain/restore fire rating.
- dimensions:
 - all partition dimensions shown are to face of stud @ new wall construction u.o.n.
 - dimensions noted as "cir." mean clear dim. to face of finish.
 - all horiz. dims are shown on plans and vert. dims on interior & exterior elevations where relevant.
 - vertical dimensions are to l.o. subfloor, u.o.n.
- align electrical devices including switches, outlets, fire alarm devices, emergency lights, etc. vertically & horizontally, wherever in close proximity to each other, and unless prevented by code. see mounting heights schedule for typ. heights, see elevations for specific exceptions. align ceiling devices including smoke detectors, sprinkler heads, etc. with ceiling mounted lighting fixtures unless otherwise noted. center all between elements or within grid in both directions u.o.n.
- ea. trade is responsible for sealing air tight any penetrations made through air & vapor barriers.
- all metal & membrane flashings to be lapped positively to drain.
- separate dissimilar metals.



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consultant / contractor information:



revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development

33 Gore Street, Cambridge, MA 02141

client information:
33 Gore LLC, c/o Koskores Real Estate Corp.
2 Lincoln Street, Somerville, MA 02145

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drawing title:
STANDARDS, GENERAL NOTES & ABBREVIATIONS

project number	drawing scale	approver
308	As indicated	Approver
drawing number		revision
A002		1

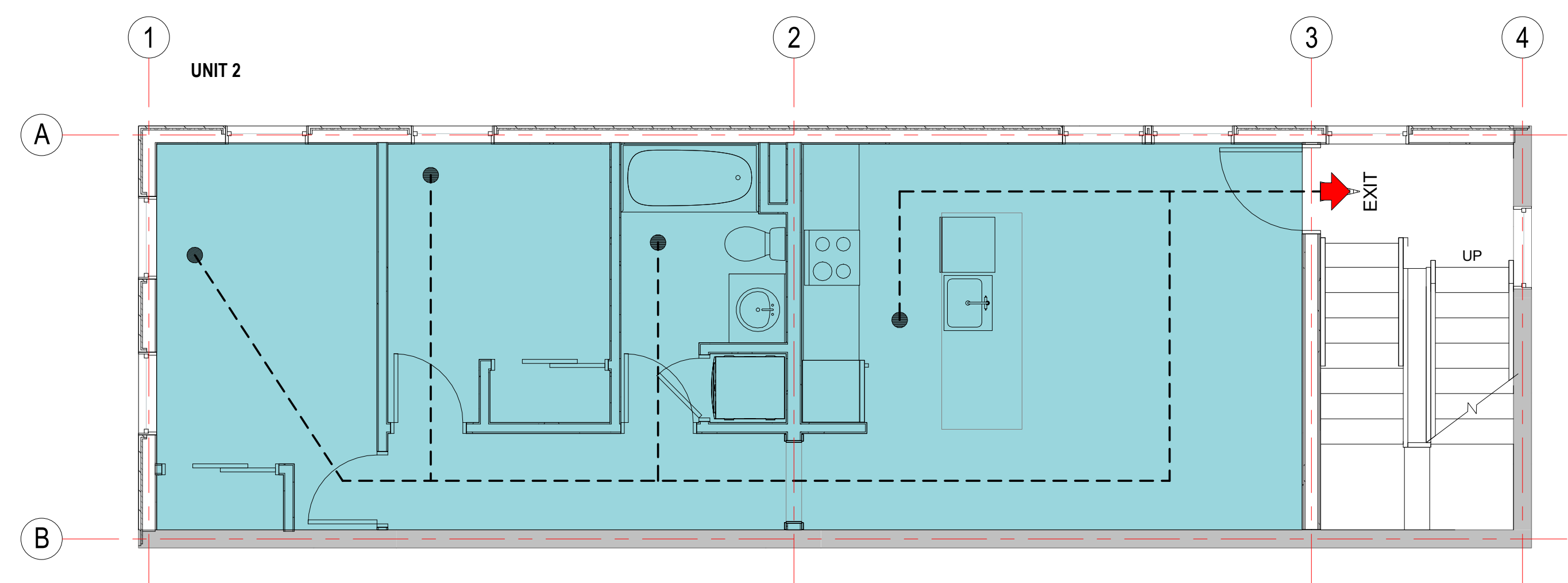
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**GENERAL NOTES AND LEGENDS
EGRESS NOTES**

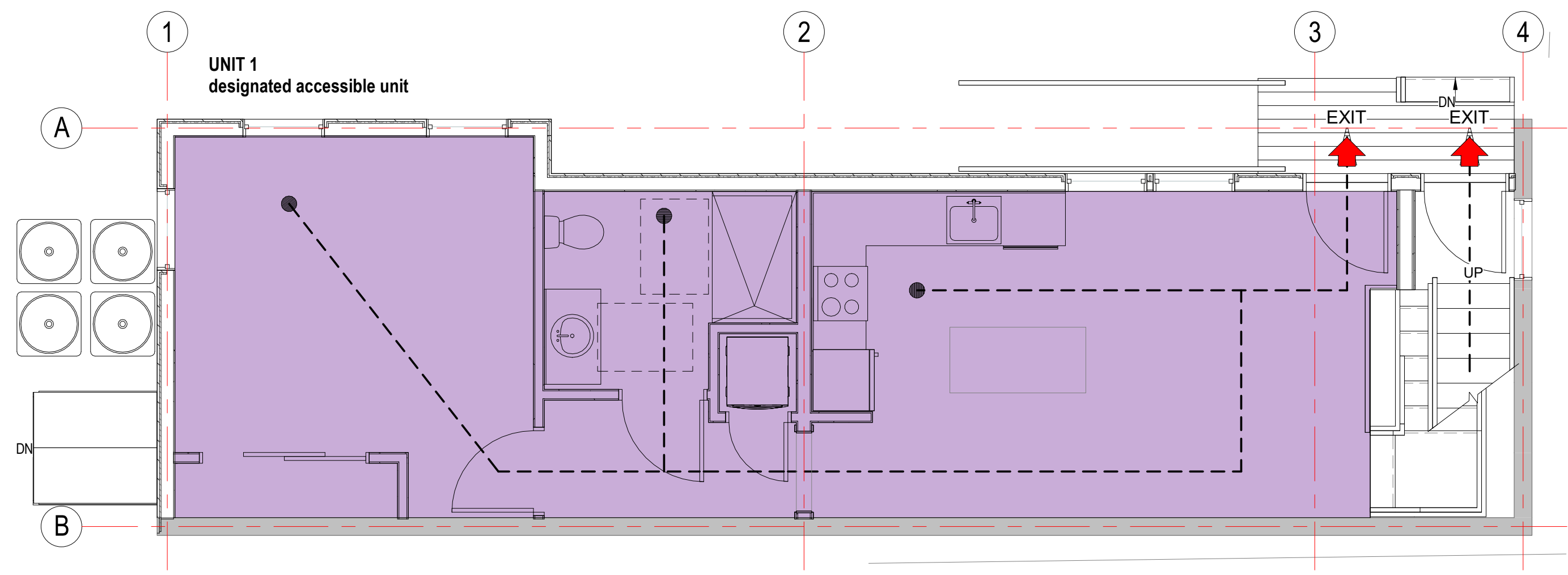
- the floor plan background for new and existing construction is shown in gray half-tone. designations for fire rated partitions, smoke partitions and other code compliance related information are shown in full black tone. refer to contract drawings to determine which components are new and which are existing.
- the fire and smoke designations for existing construction are shown for reference only and are based on information provided by the owner/client. this information has not been independently verified by Joe The Architect, LLC.
- refer to electrical drawings if applicable for locations of exit lights, emergency lights, and fire alarm system.
- refer to fire protection drawings if applicable for locations of sprinklers and fire pump.
- refer to plumbing drawings if applicable for all plumbing fixture counts.
- refer to structural drawings if applicable for all structural loads.

**GENERAL NOTES AND LEGENDS
LIFE SAFETY**

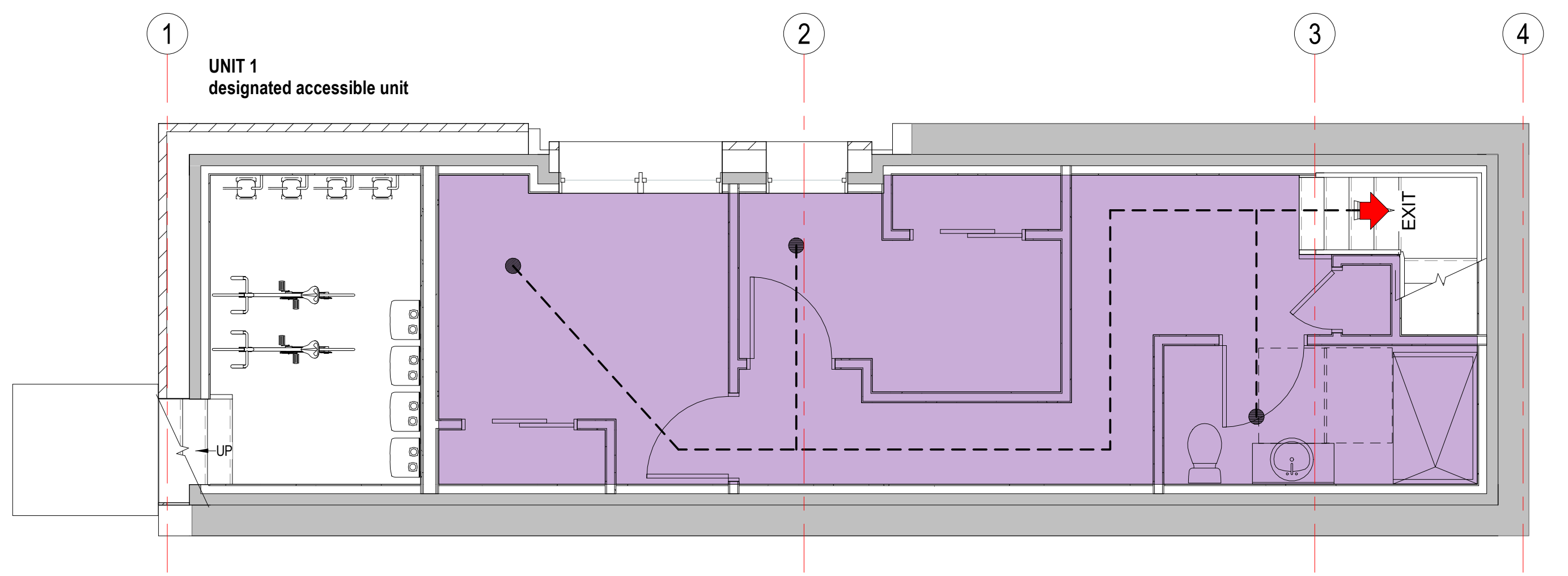
- • • • U sprinkler | standard; concealed; upright
- FS fire alarm pull station
- FACP fire alarm control panel
- RFB fire alarm remote panel
- FEC fire extinguisher cabinet
- FE fire extinguisher wall hung
- FSH fire alarm horn & strobe
- SD photoelectric smoke detector
- CM carbon monoxide detector
- SM smoke / carbon monoxide detector
- EL emergency lighting; battery pack
- EXIT exit signage with direction indicator
- building exit arrow indicator
- egress path of travel indicator
- egress exit triangle indicator
- egress exit triangle indicator; horizontal exit
- egress exit triangle indicator; exit discharge
- door mark indicator number



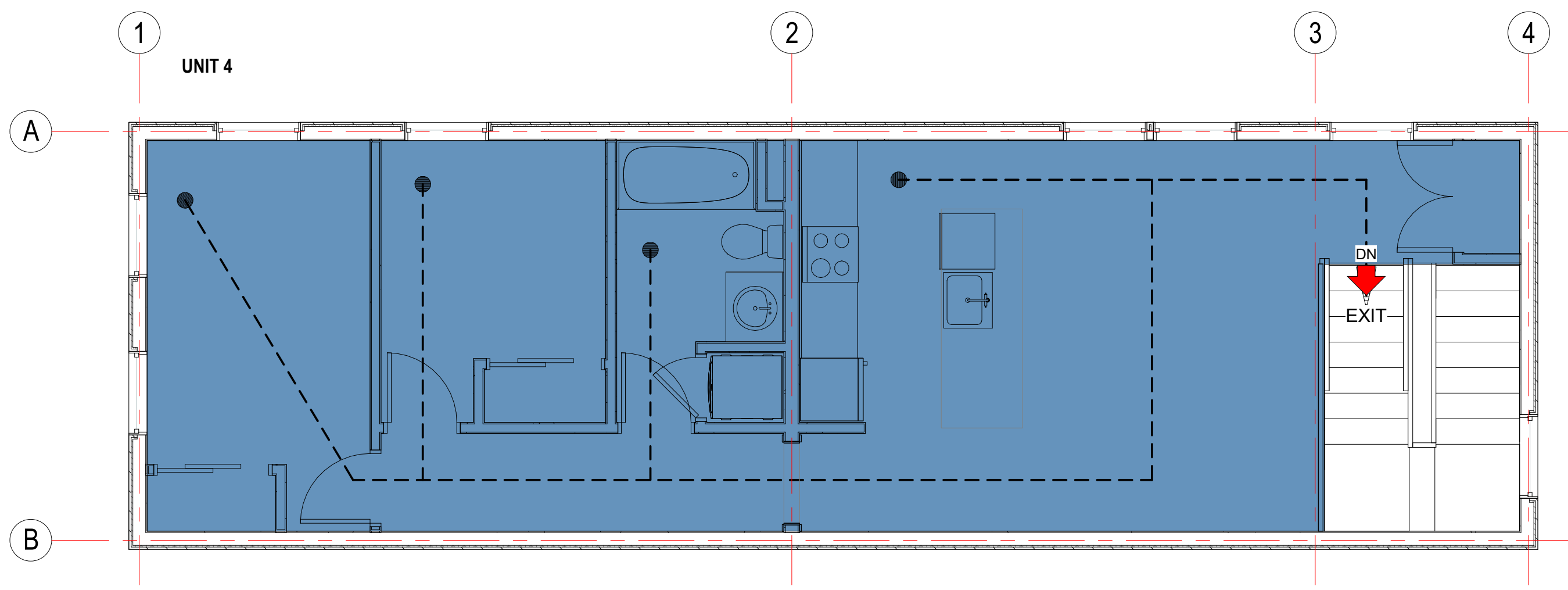
3 Second Floor Egress Plan
A010 1/4" = 1'-0"



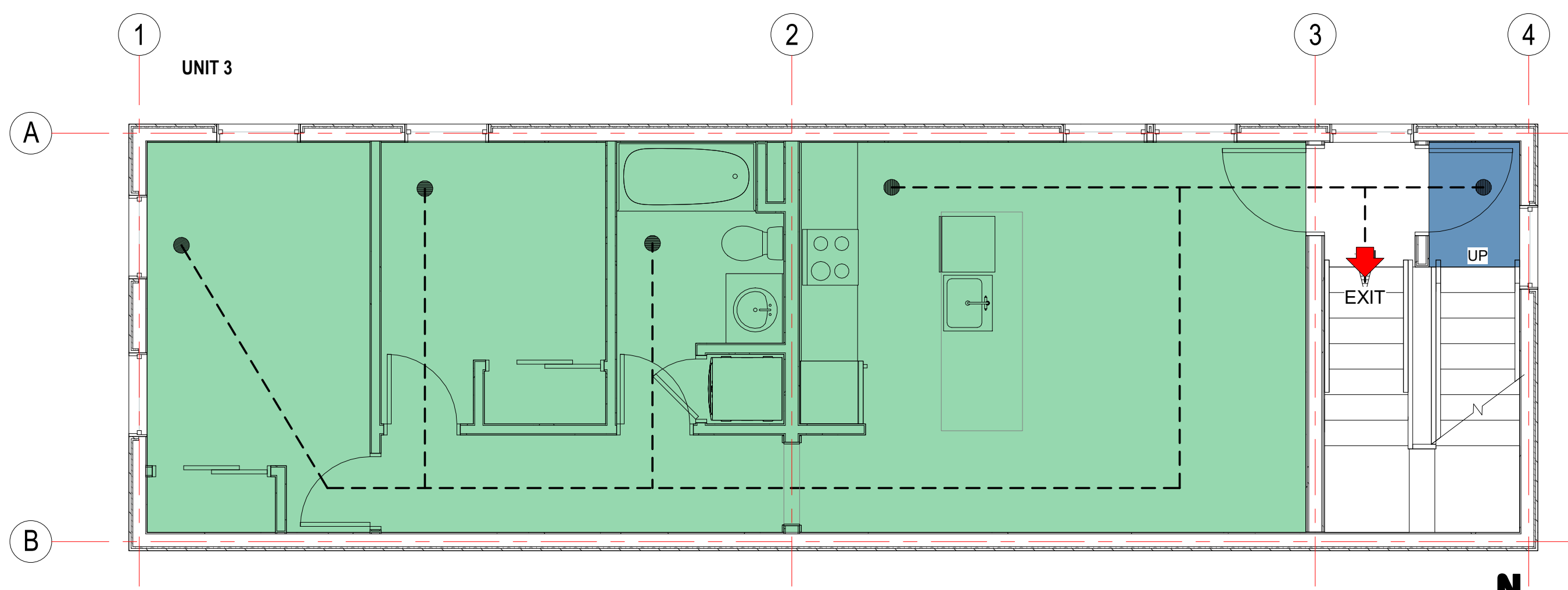
1 First Floor Egress Plan
A010 1/4" = 1'-0"



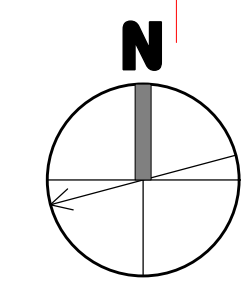
2 Basement Egress Plan
A010 1/4" = 1'-0"



5 Fourth Floor Egress Plan
A010 1/4" = 1'-0"



4 Third Floor Egress Plan
A010 1/4" = 1'-0"



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revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development

33 Gore Street, Cambridge, MA 2141

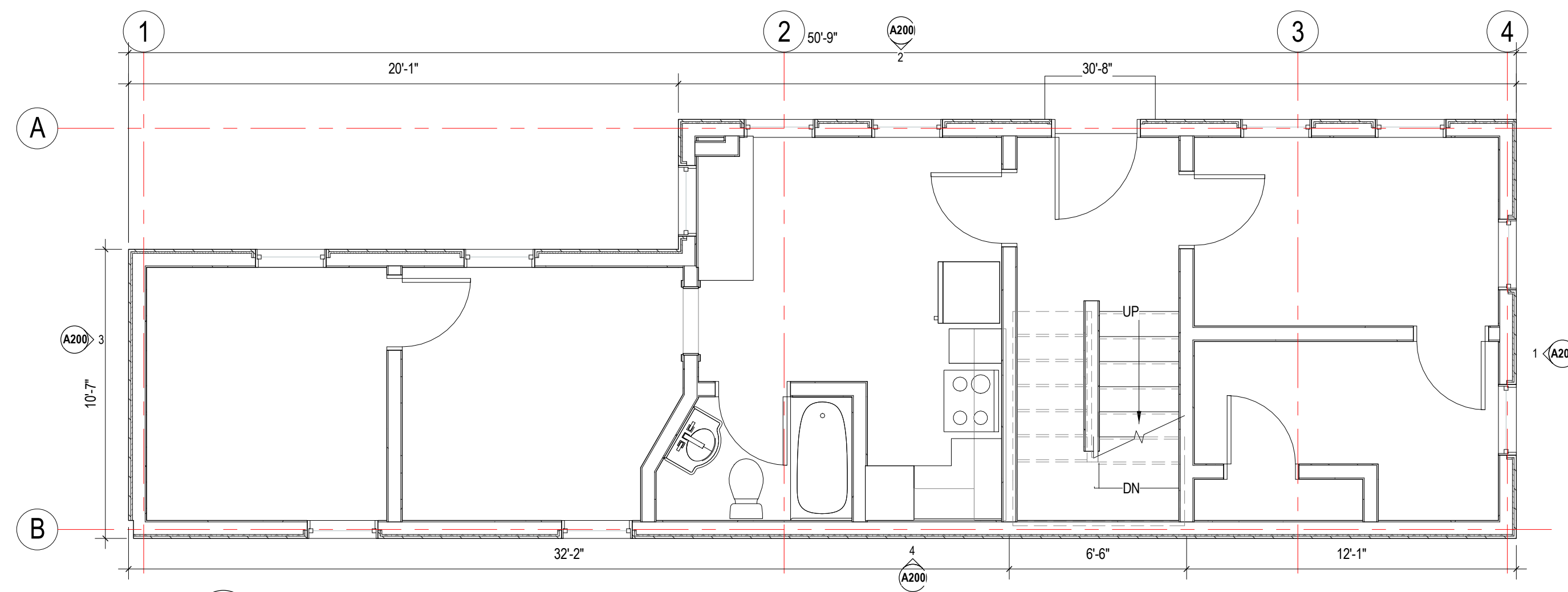
client information:
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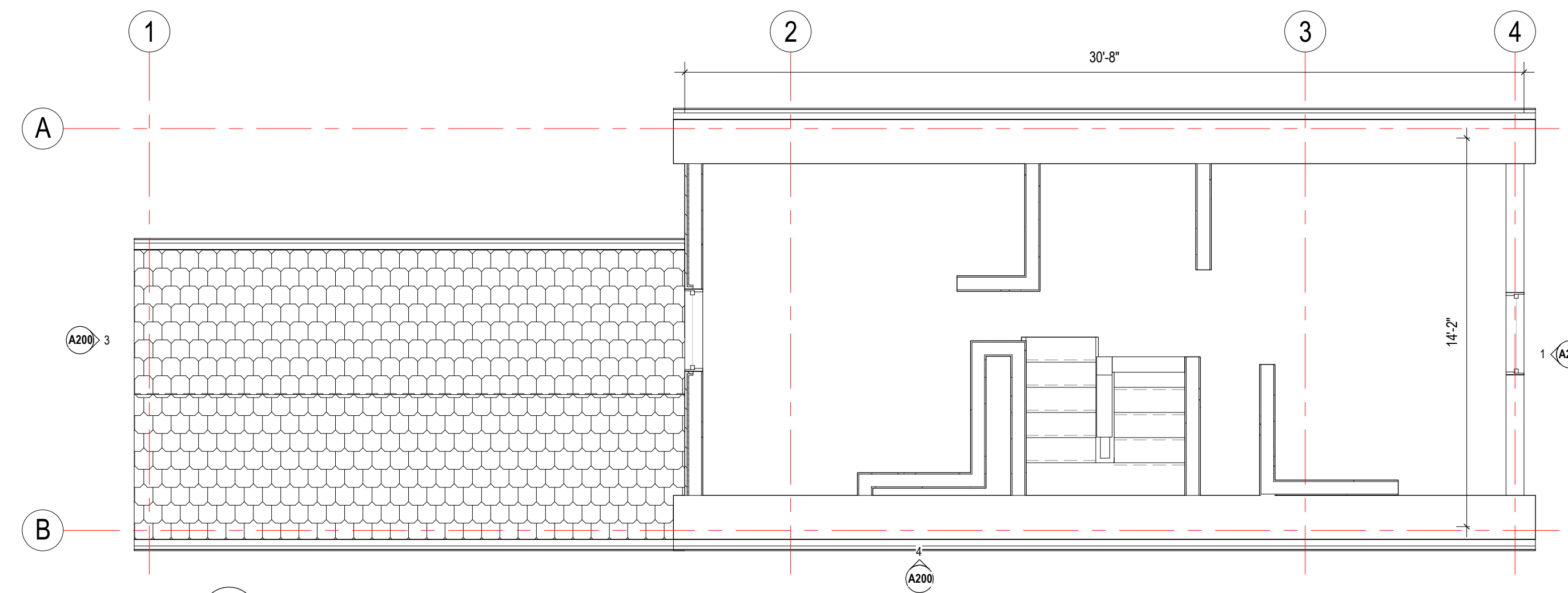
drawing title
MEANS OF EGRESS PLAN

project number	drawing scale	approver
308	As indicated	Approver
drawing number	revision	
A010	1	

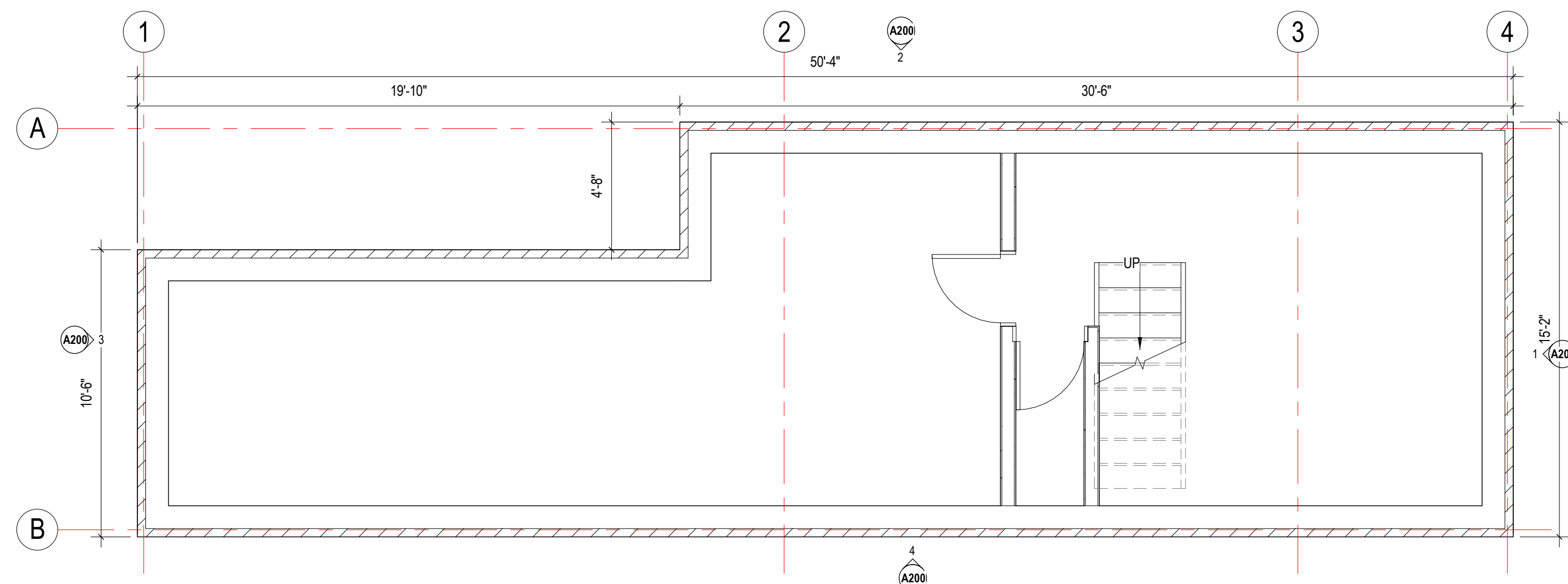
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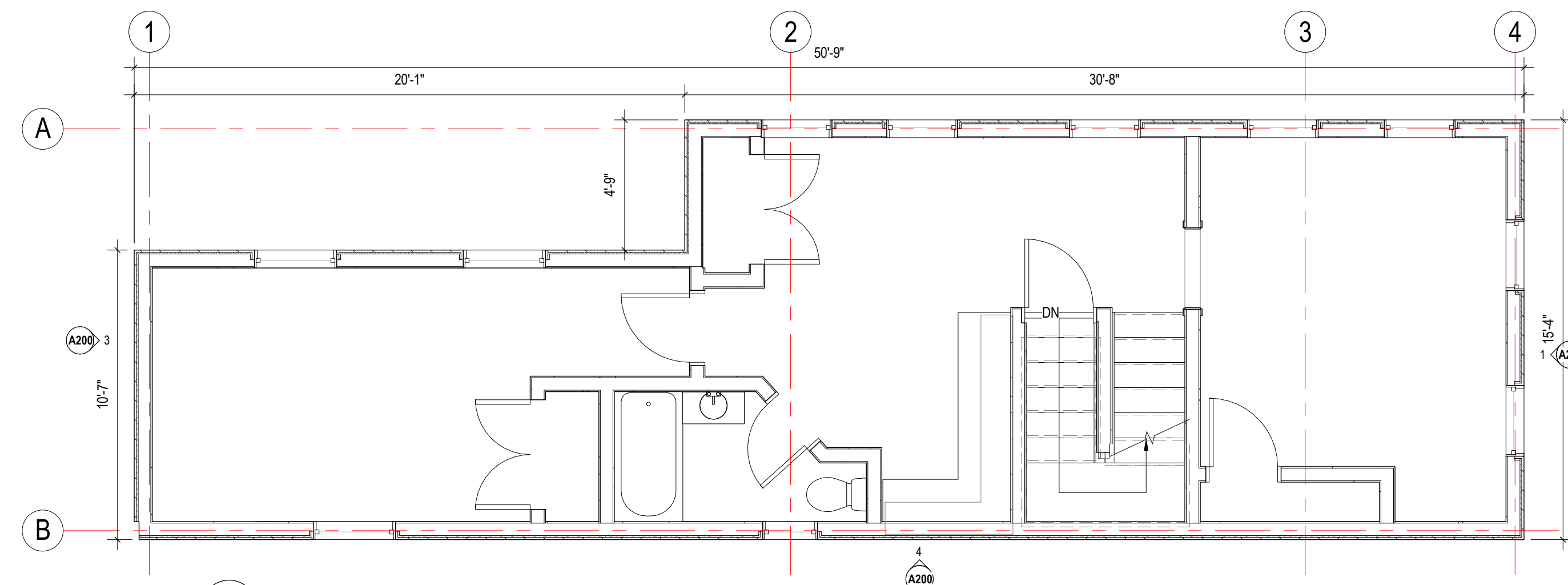
1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



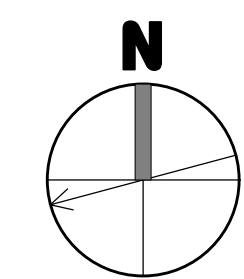
3 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



4 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



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revision	revision description	date
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drawing title
EXISTING FLOOR PLANS

project number	drawing scale	approver
308	1/4" = 1'-0"	Approver
drawing number	revision	
A030	1	

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GENERAL NOTES AND LEGENDS

- DEMOLITION**
- see interior elevations for additional information on wall finish materials and typical mounting heights required.
 - see general construction notes on sheet a000.
 - see reflected ceiling plans for ceiling finish materials. the contractor shall verify all existing conditions after demolition is completed.
 - all locations where m/f/w walls meet existing walls with new gwb finish surfaces shall align at adjacent edges unless otherwise noted.
 - existing walls shown with additional lines graphically represent new finishes and should not be scaled or dimensioned from. partitions should be built and finished according to partition and finish schedule. coordinate arseway drains and floor drains with plumbing drawings.
 - provide blocking for grab bars, plumbing fixtures, mill work at all require locations.
 - all dimensions indicated with a represent field measurements to be provided to architect and verified by contractor.
 - see door schedule for all door sizes, door info and details.
 - all glass within 16" a.f.f. and/or within 4'-0" of a door swing shall be tempered safety glass.
 - all existing walls to be patched where existing walls were removed.
 - provide leveling compound over all existing concrete floor areas to receive new floor covering. no flooring transitions are to exceed 1/2" in height.
 - provide in-wall blocking as required.
 - provide in-wall blocking for all future built-in casework where indicated.
 - patch existing gwb at all locations where a partition has been removed.
 - at all areas of mep/fp equipment removed from walls, contractor to patch / repair holes in finish from removed fasteners. blend patching to match existing finish to remain.
 - seal air tight any penetrations made through air & vapor barriers.
 - paint all (n) and (e) gwb & plaster finishes in work area unless noted
 - interior dimensions are indicated to finish wall (cmu or gypsum board) materials, u.n.o.
 - mep/fp elements shown are schematic and are provided for reference only. refer to mep/fp drawings & specifications for more information.
 - exterior masonry dimensions are indicated to centerline of joints.
 - window dimensions are to center line of opening; dimensions are nominal. see curtain wall, door & window schedule and details for actual opening dimension required.
 - provide leveling compound as req. for proper tile installation to achieve smooth, level, flush finish.
 - all material installation to be level & plumb.
 - see a140 series for all finishes.

CONSTRUCTION LEGEND

- existing full height solid, glazed or part glazed partition to remain.
- existing full height solid, glazed or part glazed partition to be demolished
- new full height solid, glazed or part glazed partition to be demolished
- existing door to be demolished
- existing wall finish to be removed, to be read in conjunction with proposed works
- existing door to remain
- new door
- demolition hatch
- partial area demolition
- NIC - Not In Construct Hatch

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revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development

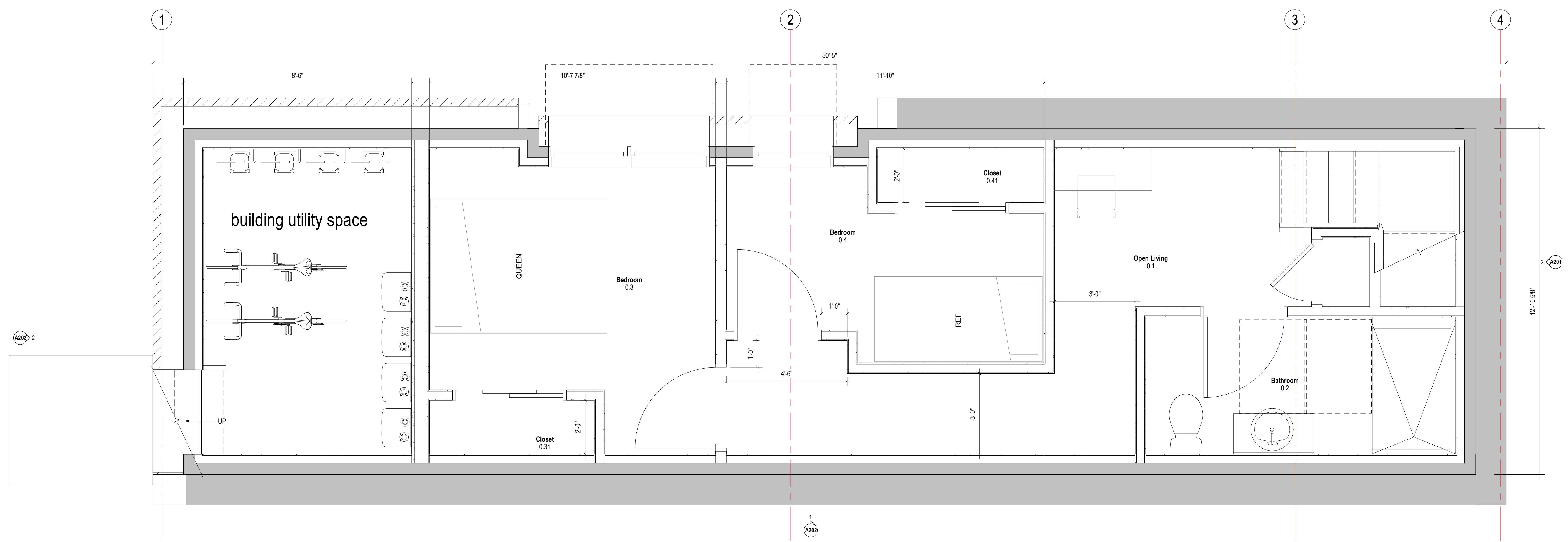
33 Gore Street, Cambridge, MA 02141

client information:
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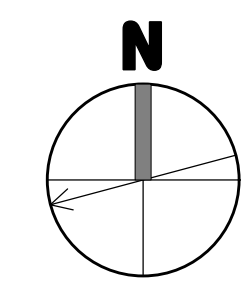
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drawing title
BASEMENT FLOOR PLAN

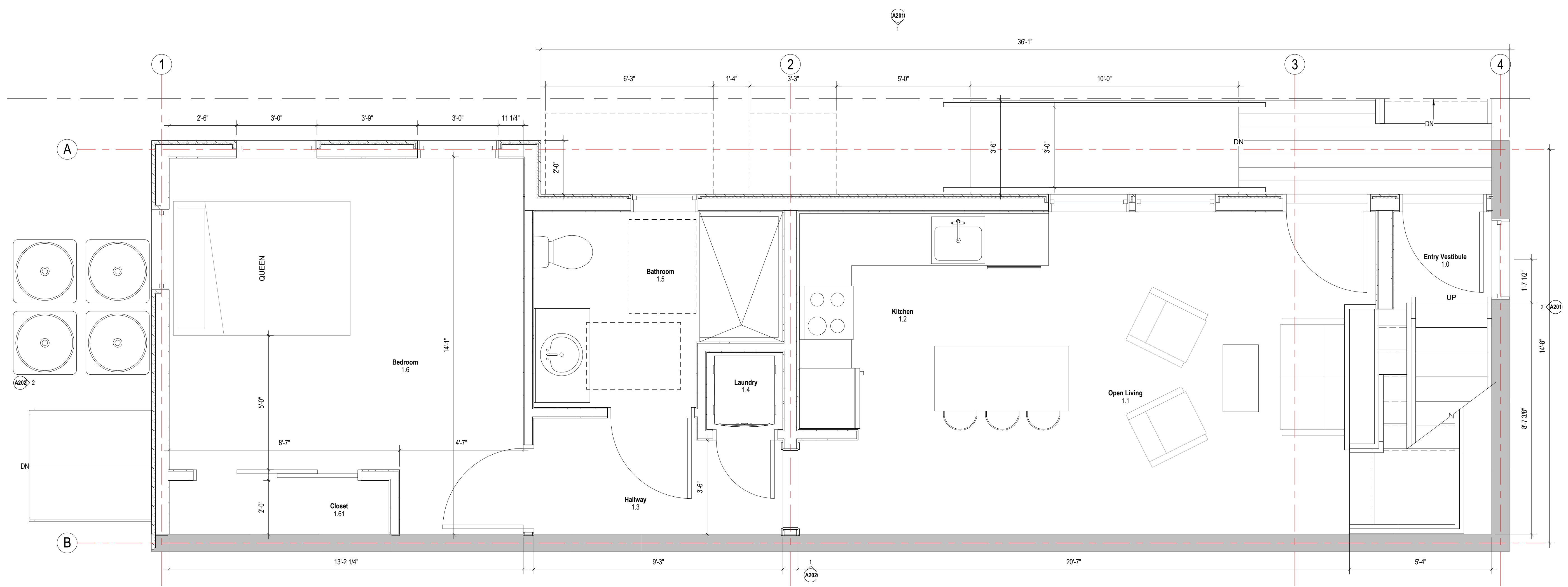
project number 308	drawing scale As indicated	approver Approver
drawing number A110	revision 1	



1 BASEMENT FLOOR PLAN
A110
1/2" = 1'-0"



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1 FIRST FLOOR PLAN
A111 1/2" = 1'-0"

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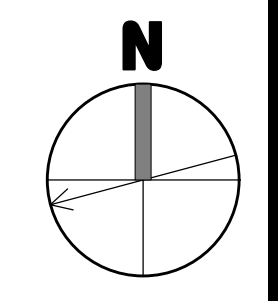
revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development
33 Gore Street, Cambridge, MA 2141
client information:
33 Gore LLC, c/o Koskores Real Estate Corp.
2 Lincoln Street, Somerville, MA 02145

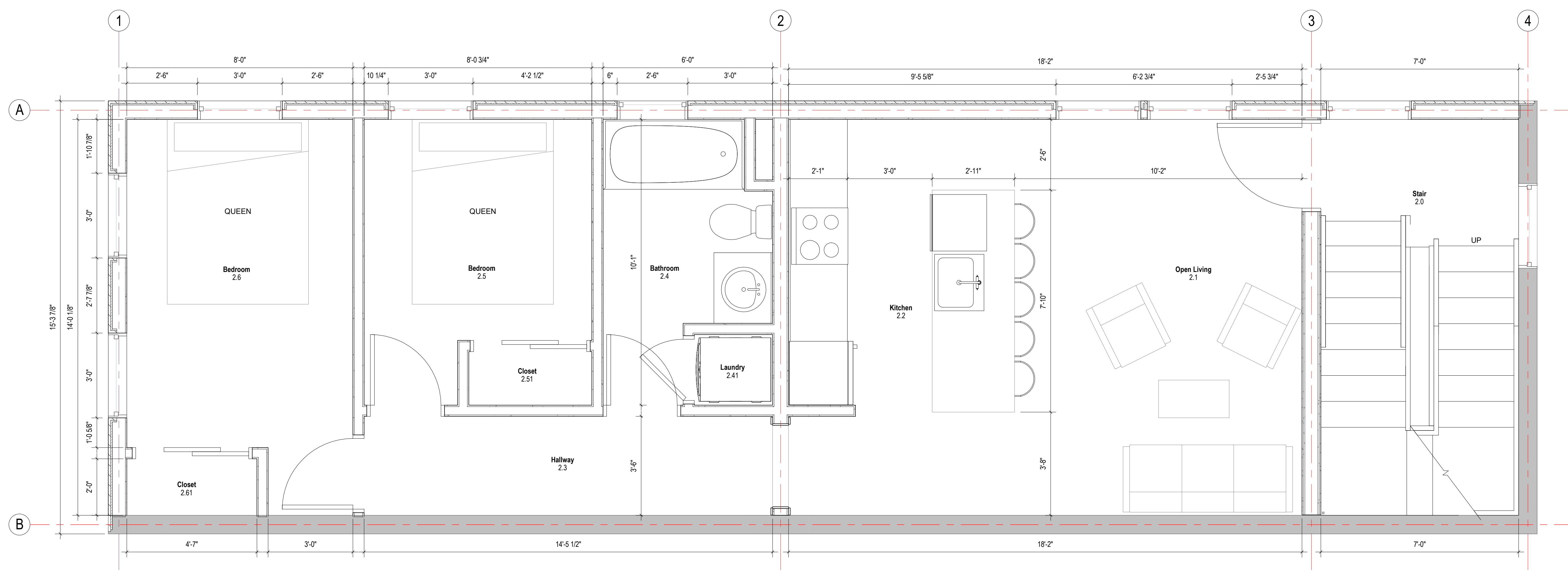
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drawing title
FIRST FLOOR PLAN

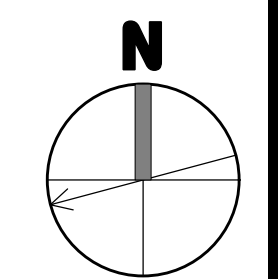
project number	drawing scale	approver
308	1/2" = 1'-0"	Approver
drawing number	revision	
A111	1	



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1 SECOND FLOOR PLAN
 A112 1/2" = 1'-0"



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consultant / contractor information:
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revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
 Gore Street Development
 33 Gore Street, Cambridge, MA 2141
 client information:
 33 Gore LLC, c/o Koskores Real Estate Corp.
 2 Lincoln Street, Somerville, MA 02145

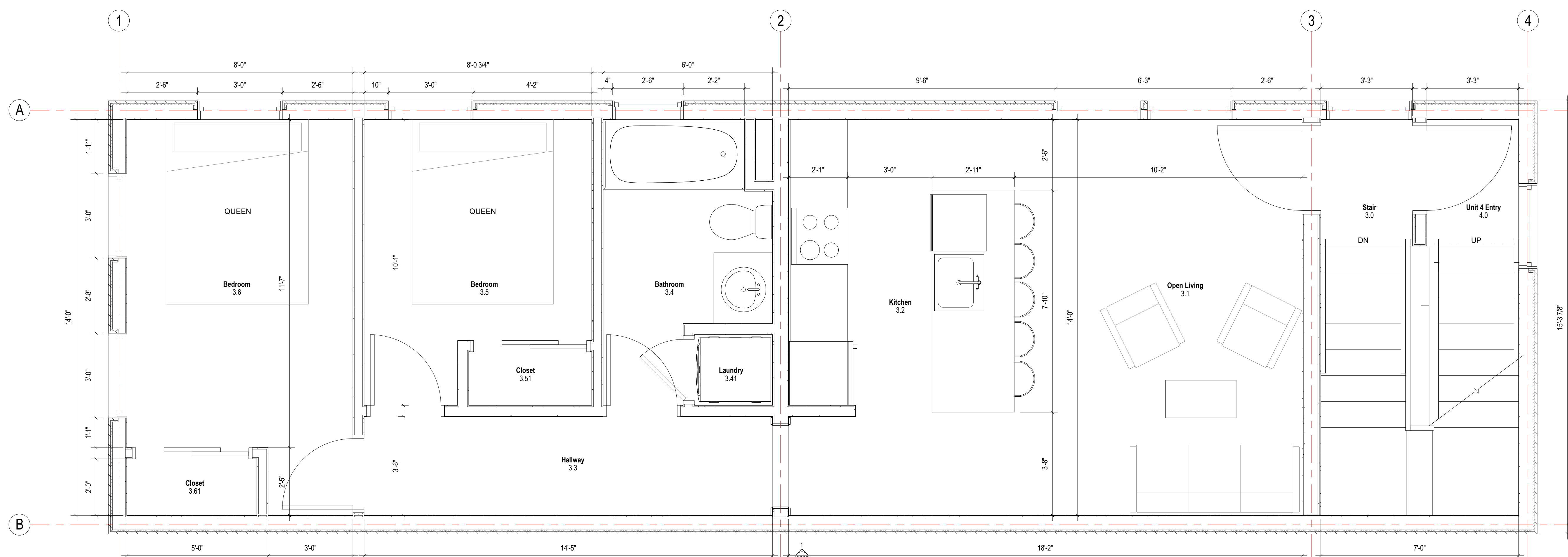
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drawing title
SECOND FLOOR PLAN

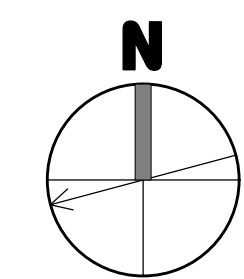
project number 308	drawing scale 1/2" = 1'-0"	approver Approver
drawing number A112	revision 1	

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1 THIRD FLOOR PLAN
A113 1/2" = 1'-0"



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project title:
Gore Street Development
33 Gore Street, Cambridge, MA 2141
client information:
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2 Lincoln Street, Somerville, MA 02145

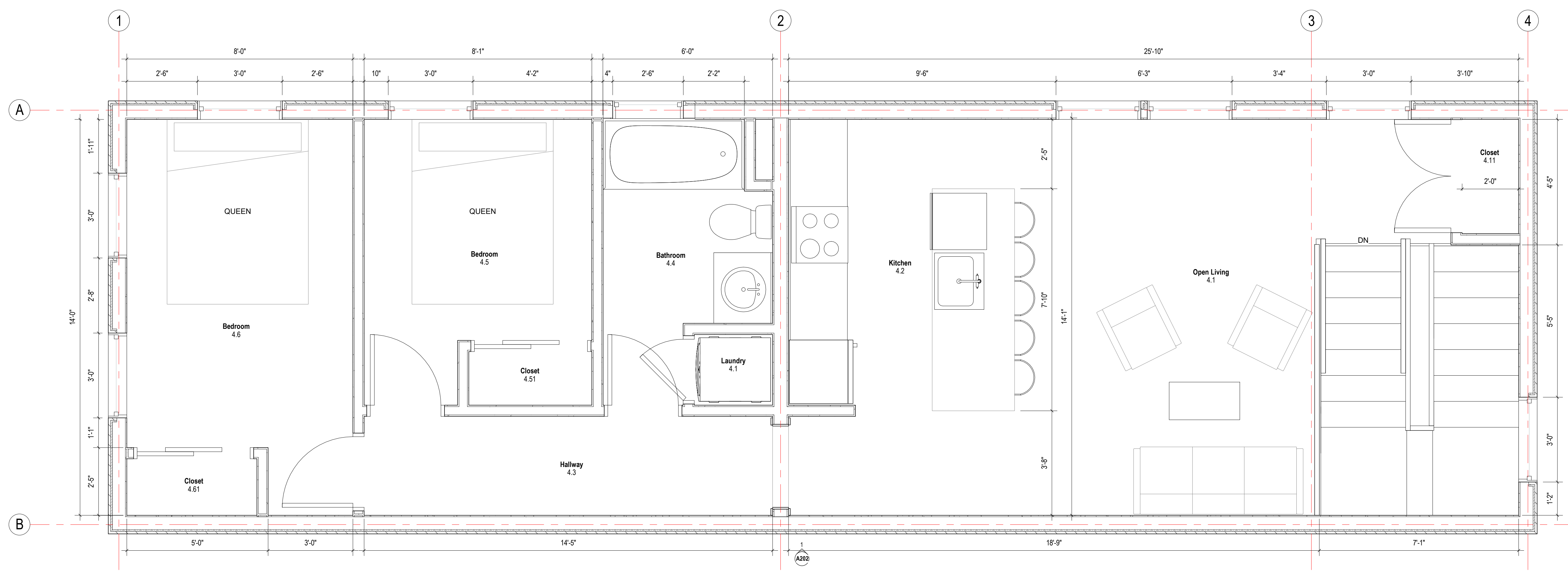
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drawing title
THIRD FLOOR PLAN

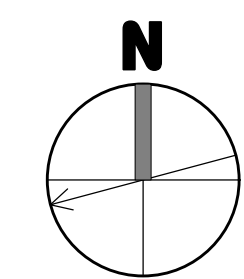
project number 308	drawing scale 1/2" = 1'-0"	approver Approver
drawing number A113	revision 1	

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1 FOURTH FLOOR PLAN
A114 1/2" = 1'-0"



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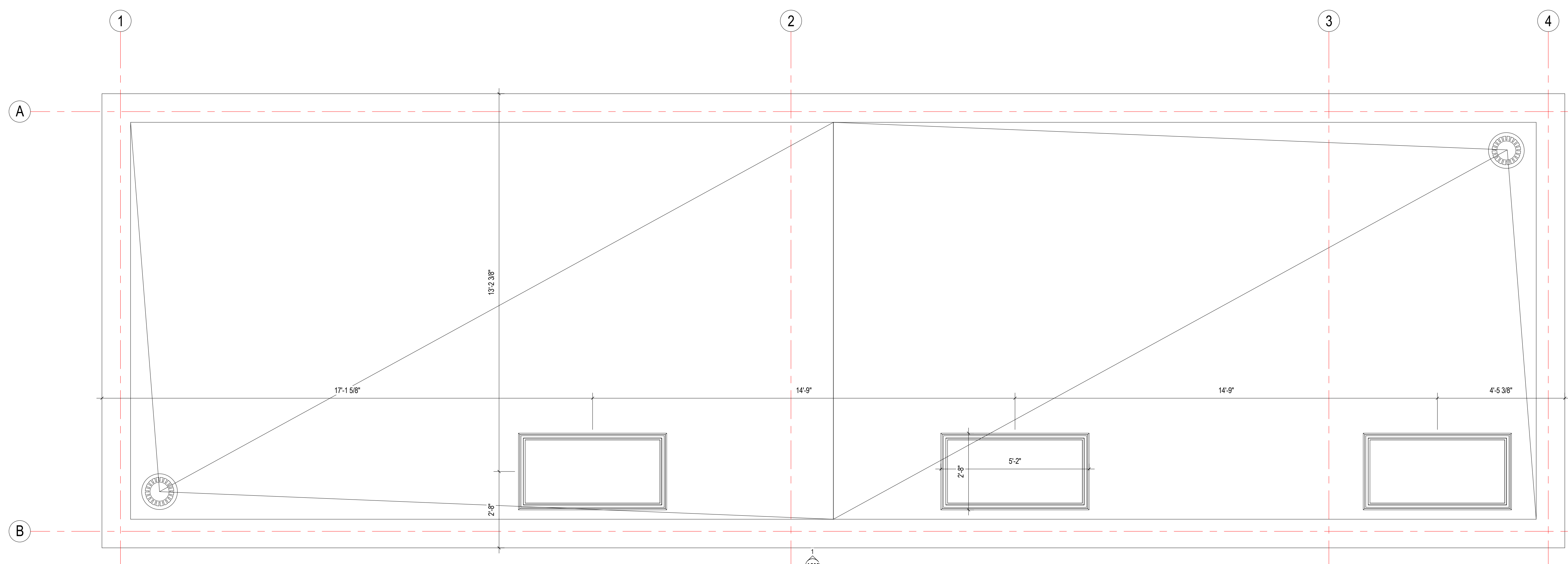
project title:
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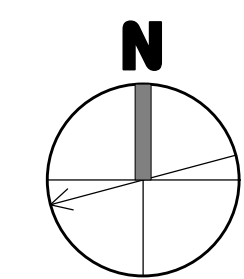
drawing title
FOURTH FLOOR PLAN

project number	drawing scale	approver
308	1/2" = 1'-0"	Approver
drawing number	revision	
A114	1	

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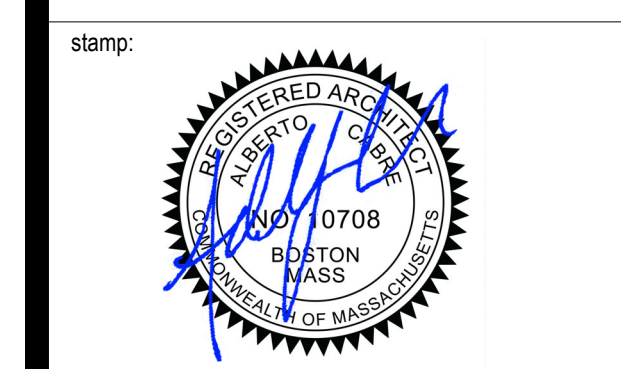
1 ROOF PLAN
A115 1/2" = 1'-0"



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Gore Street Development
33 Gore Street, Cambridge, MA 2141

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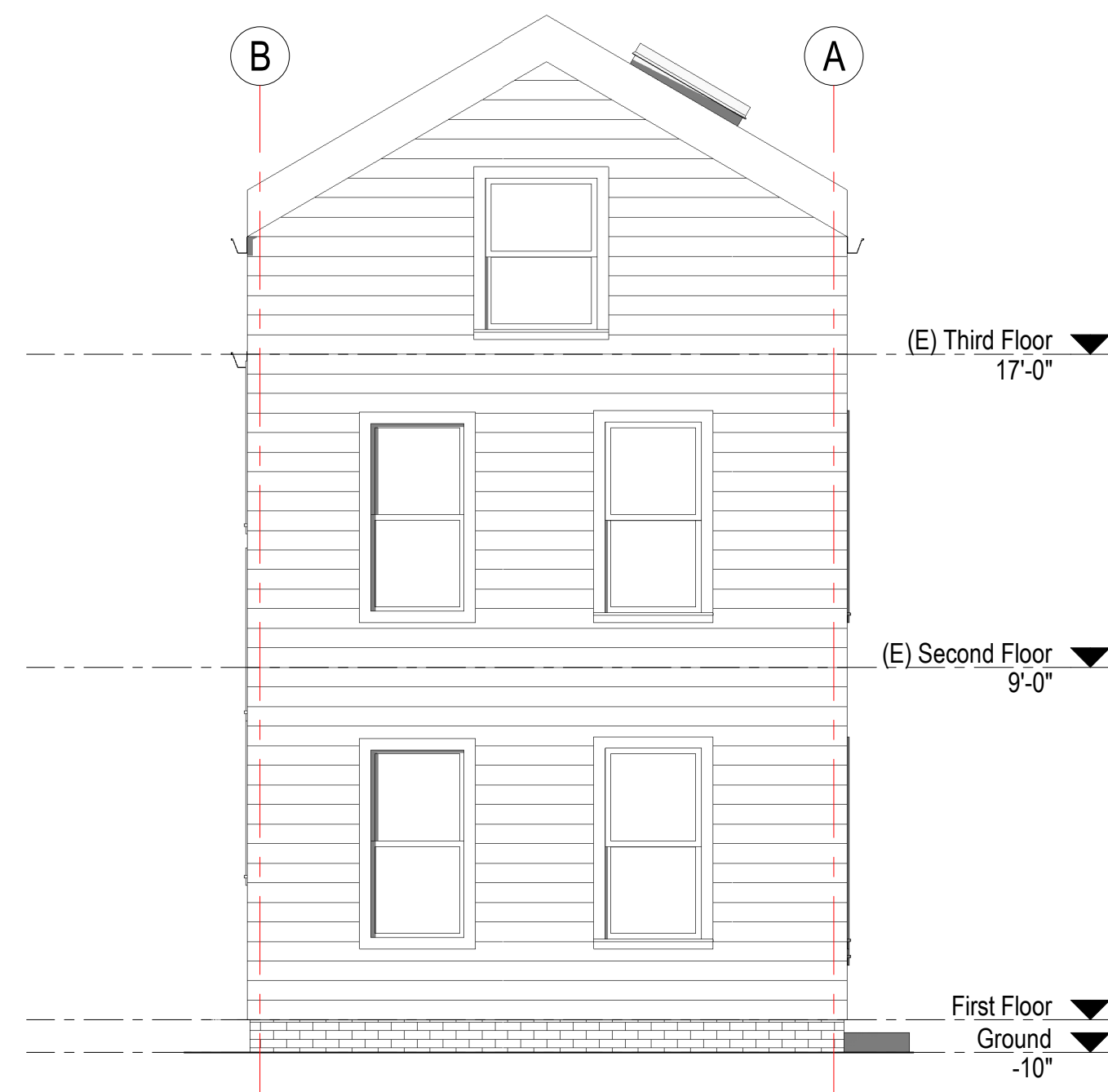
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drawing title
ROOF PLAN

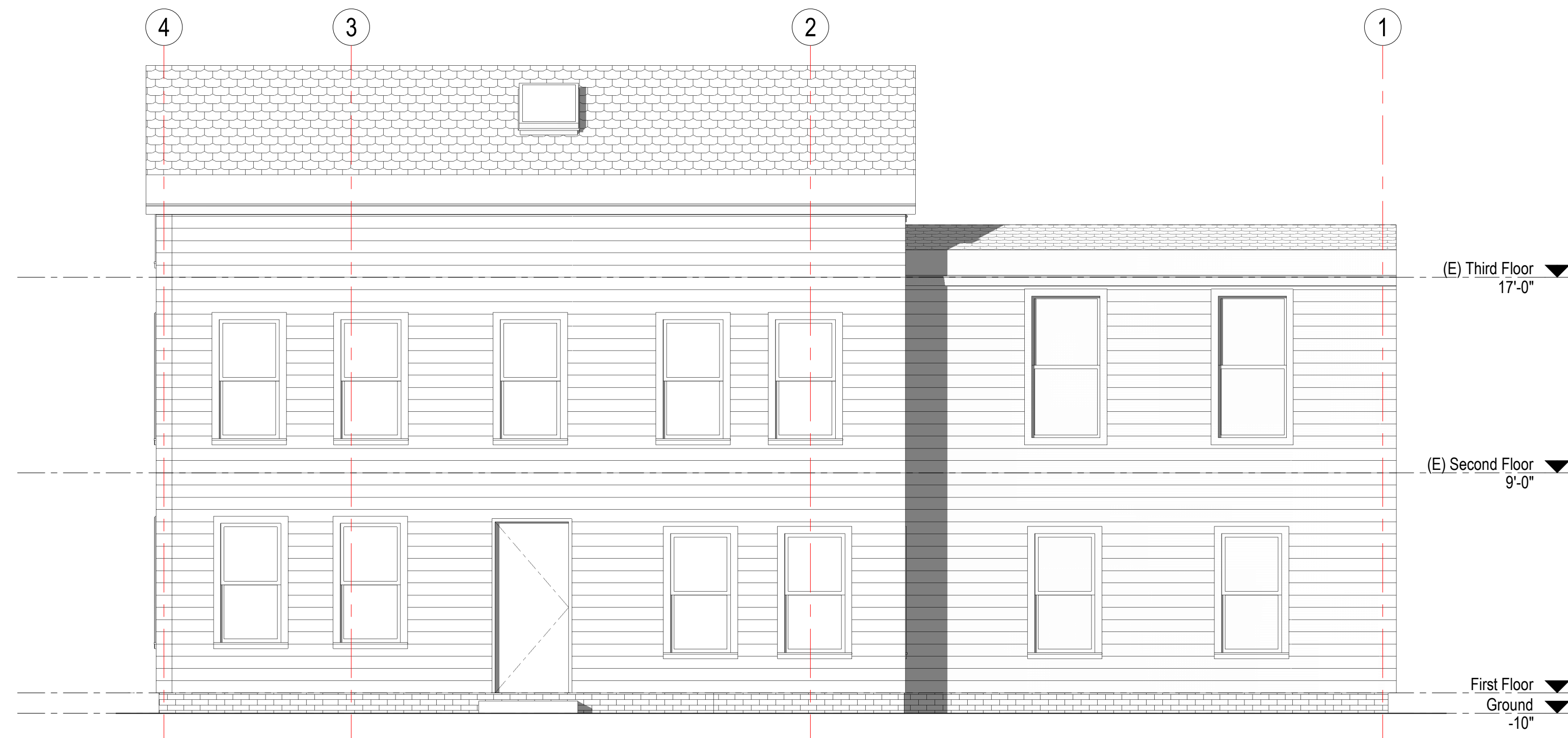
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drawing number A115	revision 1	

NOT FOR CONSTRUCTION

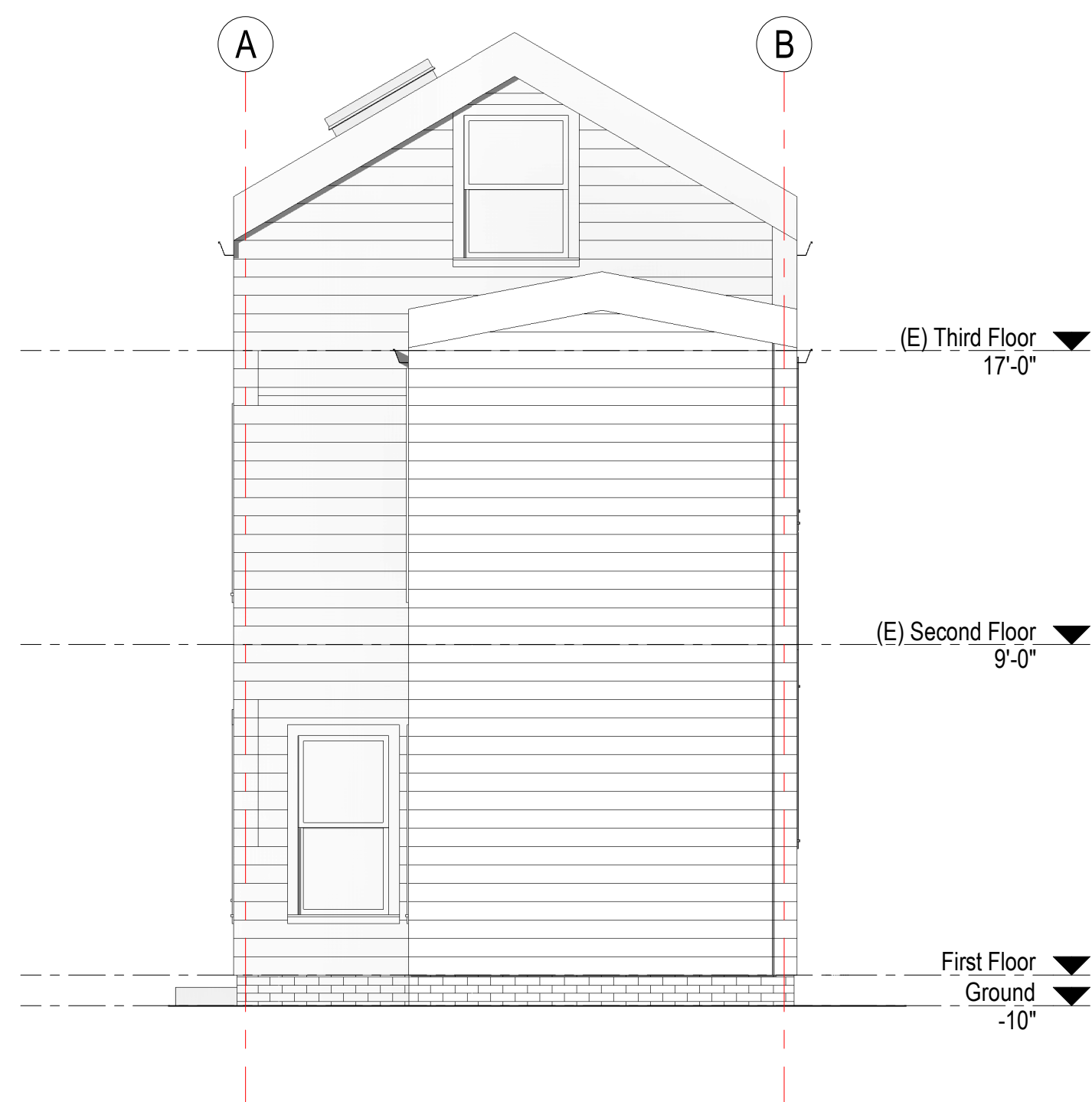
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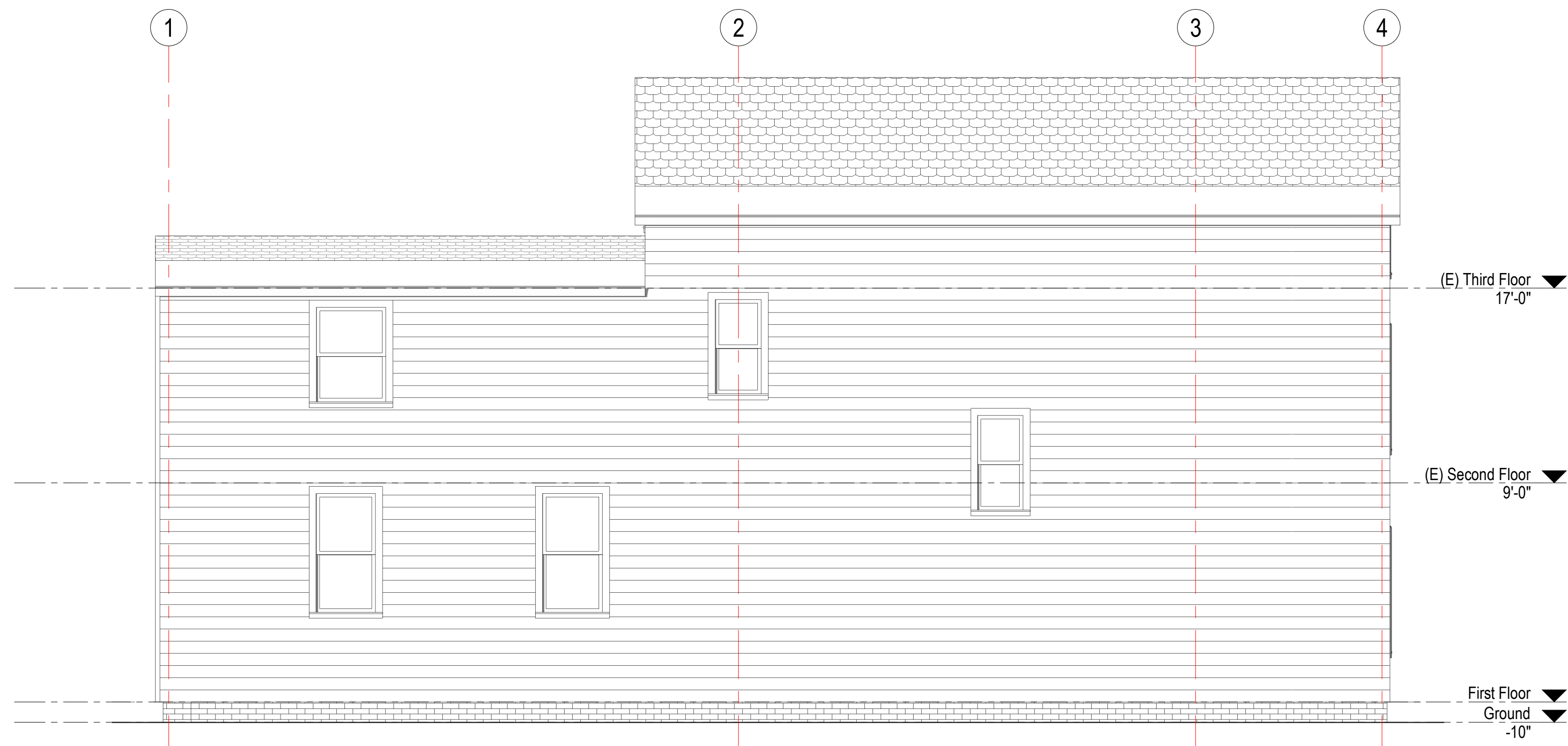
1 Existing South Elevation
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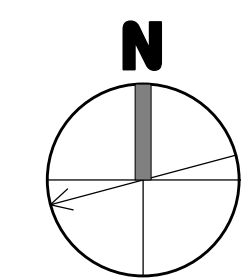
2 Existing East Elevation
A200 1/4" = 1'-0"



3 Existing North Elevation
A200 1/4" = 1'-0"



4 Existing West Elevation
A200 1/4" = 1'-0"



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drawing title
EXISTING EXTERNAL ELEVATIONS

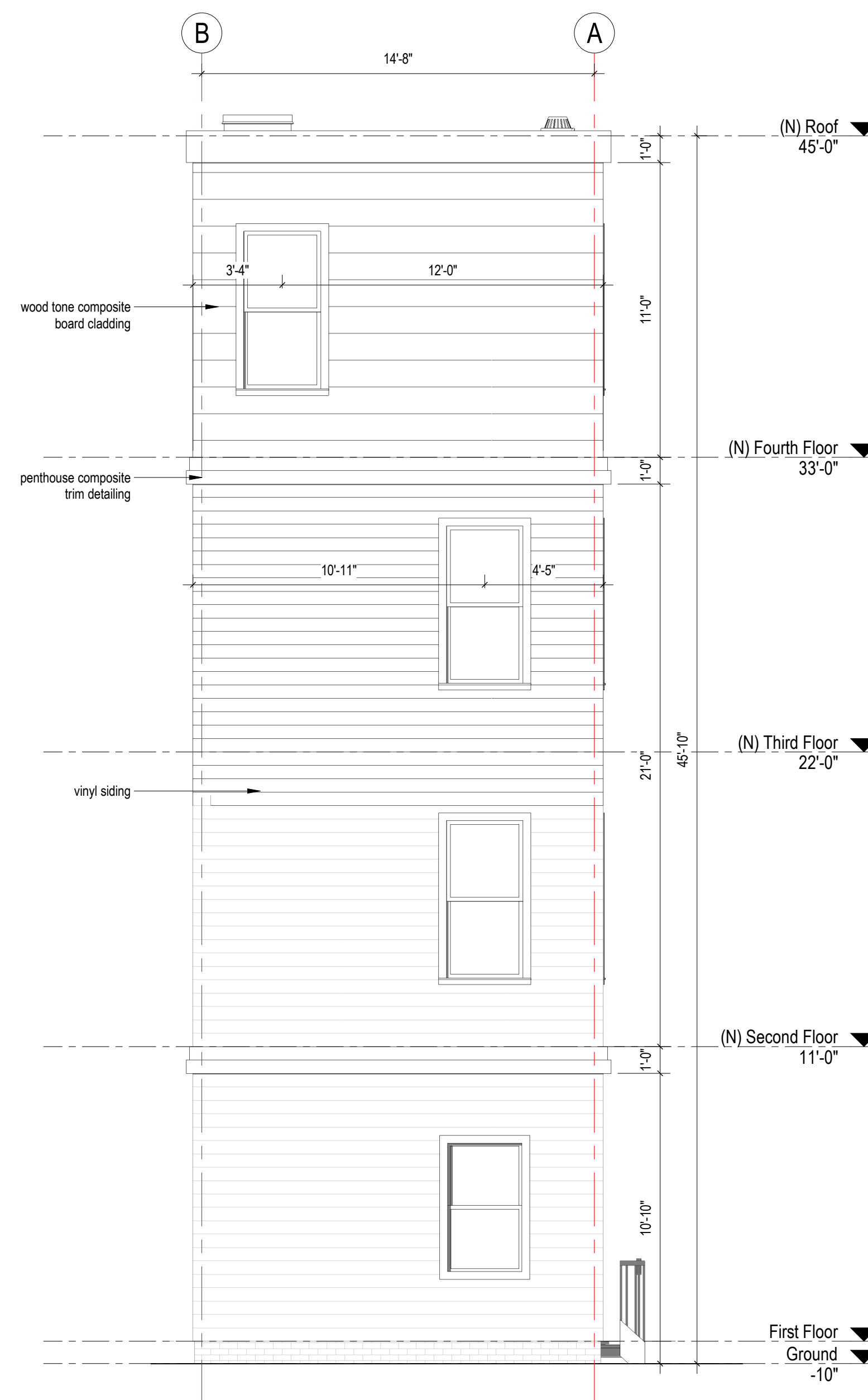
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drawing number A200	revision 1	

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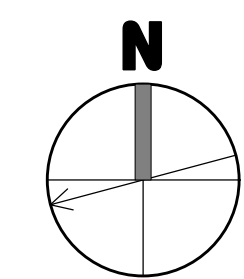
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1 PROPOSED EAST ELEVATION
A201 1/4" = 1'-0"



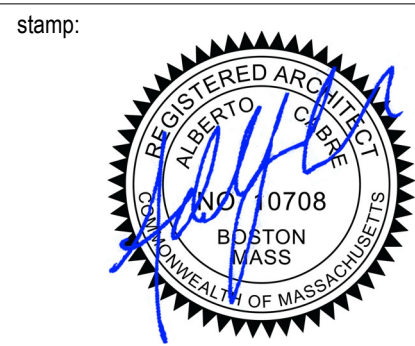
2 PROPOSED SOUTH ELEVATION
A201 1/4" = 1'-0"



For Permit

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consultant / contractor information:



revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development
33 Gore Street, Cambridge, MA 2141
client information:
33 Gore LLC, c/o Koskores Real Estate Corp.
2 Lincoln Street, Somerville, MA 02145

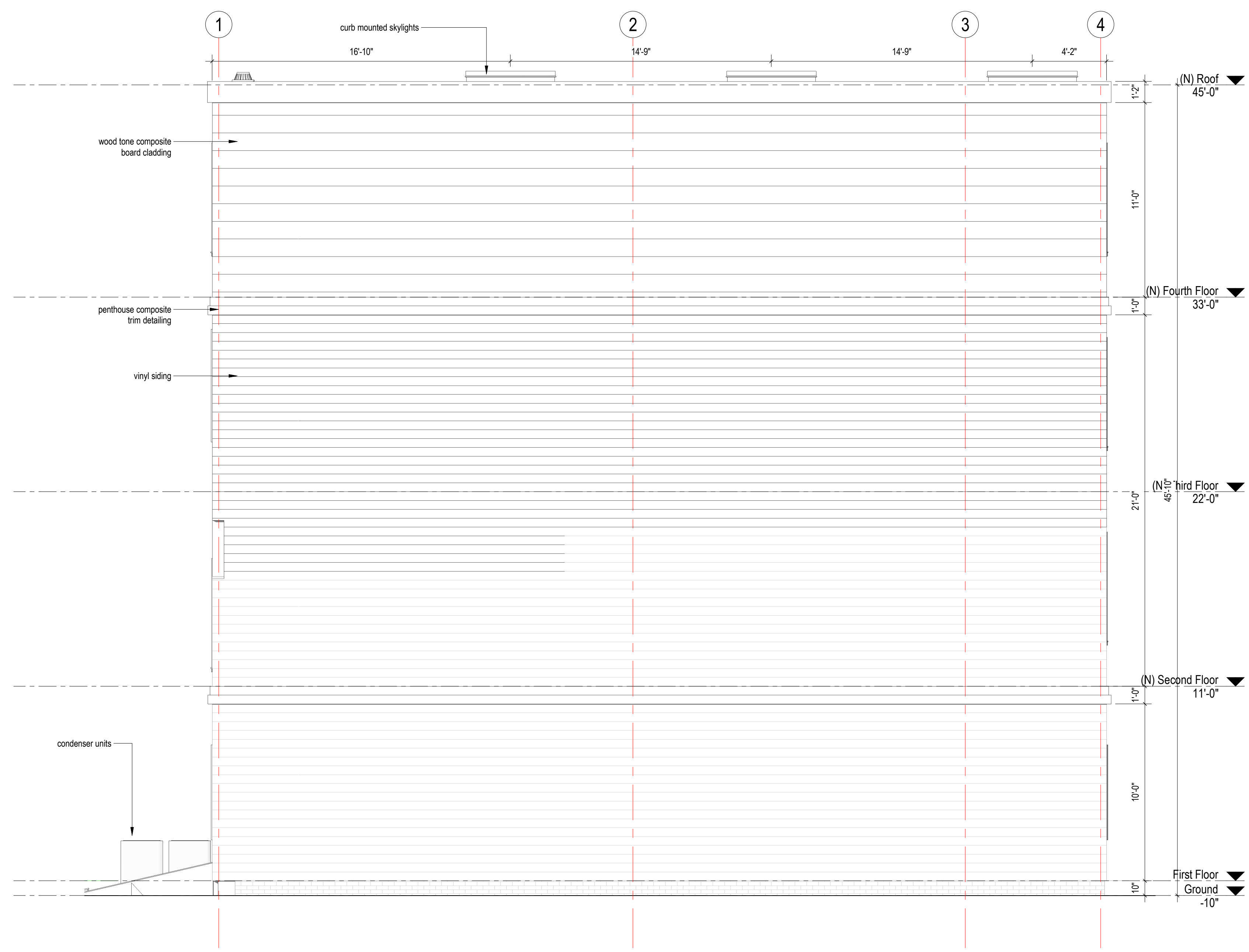
J t A
JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
EXTERNAL ELEVATIONS

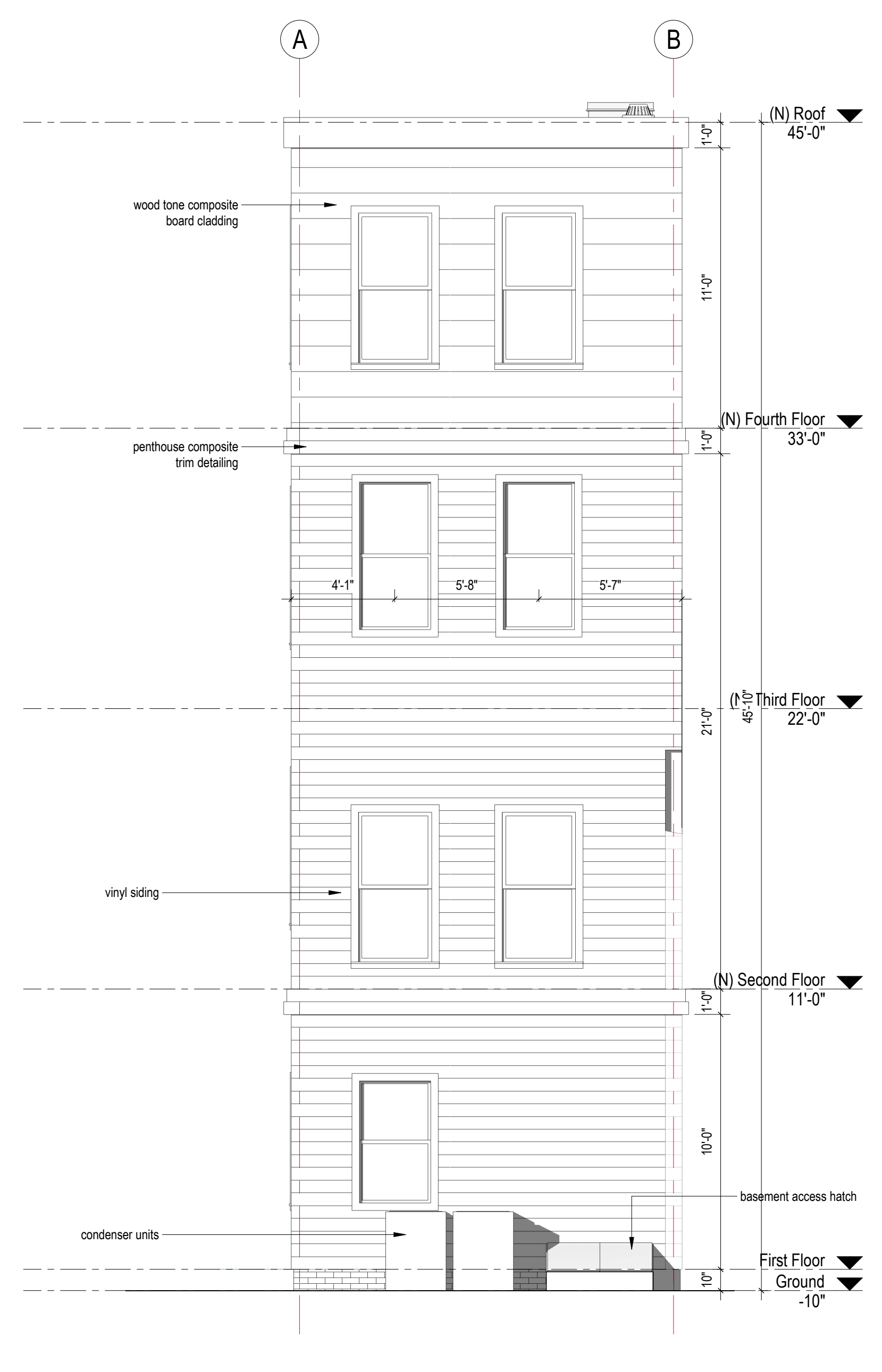
project number	drawing scale	approver
308	1/4" = 1'-0"	Approver
drawing number	revision	
A201	1	

NOT FOR CONSTRUCTION

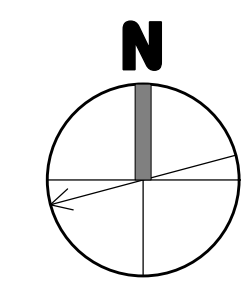
1/27/2021 11:33:44 AM



1 PROPOSED WEST ELEVATION
A202 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
A202 1/4" = 1'-0"



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consultant / contractor information:



revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development
33 Gore Street, Cambridge, MA 2141

client information:
33 Gore LLC, c/o Koskores Real Estate Corp.
2 Lincoln Street, Somerville, MA 02145

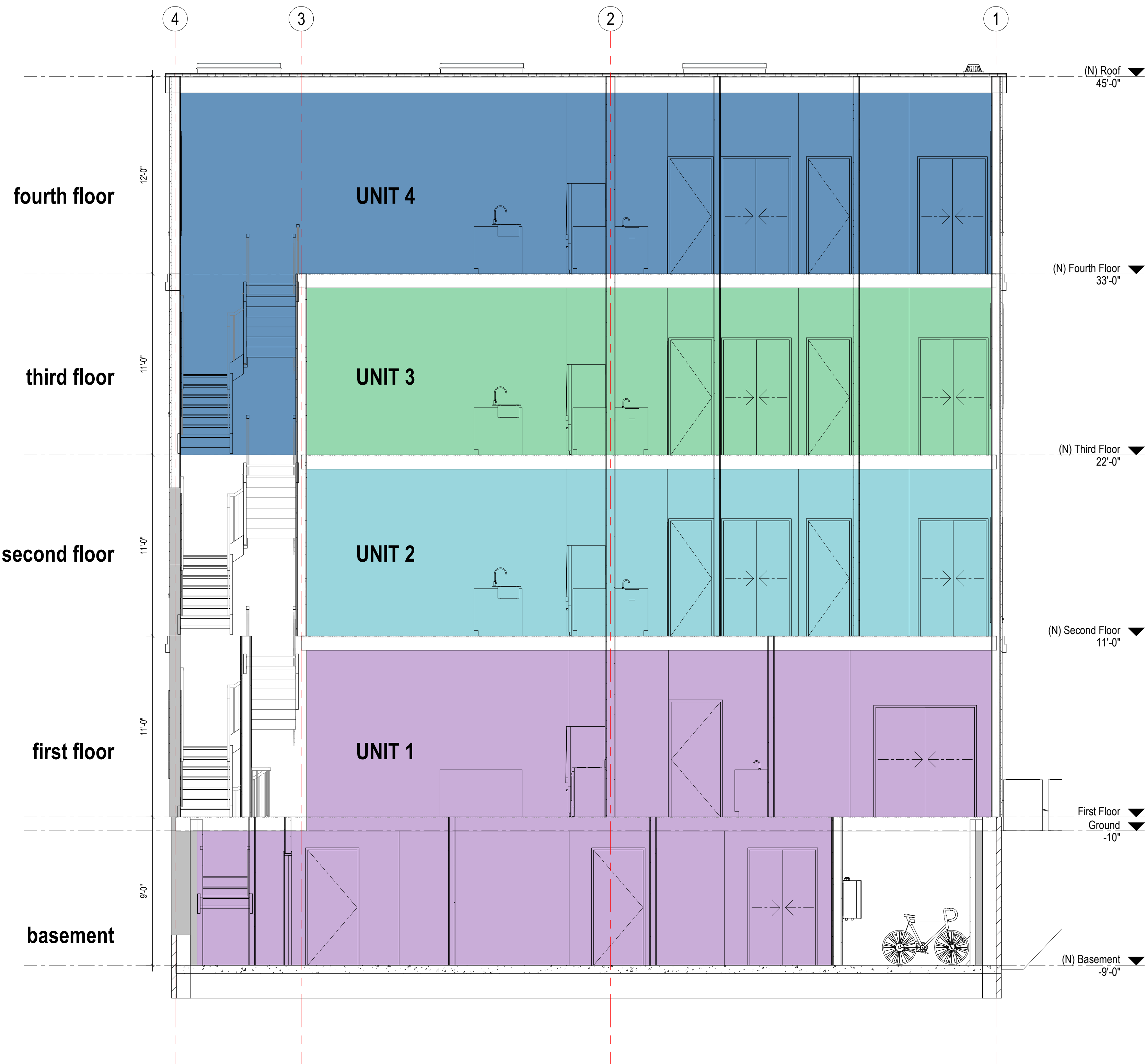
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JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
EXTERNAL ELEVATIONS

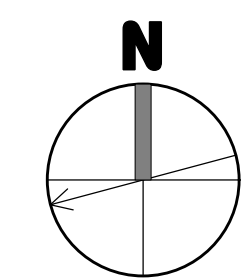
project number 308	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A202	revision 1	

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1/27/2021 11:53:47 AM



1 UNIT DIVISION SECTION
A210 1/4" = 1'-0"



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consultant / contractor information:



revision	revision description	date
1	SPECIAL PERMIT	01/21/2021

project title:
Gore Street Development

33 Gore Street, Cambridge, MA 2141

client information:
33 Gore LLC, c/o Koskores Real Estate Corp.
2 Lincoln Street, Somerville, MA 02145

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drawing title
BUILDING SECTIONS

project number 308	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A210	revision 1	

NOT FOR CONSTRUCTION

1/27/2021 11:33:51 AM

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 5, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0577E
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
 KOSKORES REAL ESTATE CORPORATION
 C/O PETER KOSKORES
 PO BOX 911
 WINCHESTER, MA 01890

REFERENCES:
 OWNER OF RECORD:
 FRAZIER S. PROFFITT
 29-31 GORE STREET
 CAMBRIDGE, MA 02143

DEED: BK 46307; PG 162
 BK 71333; PG 409
EASEMENT: BK 40902; PG 495
PLAN: BK 243; PG END
 PL 1929 #182
 PL 1930 #227
 PL 1939 #11
 PL 1946 #1244
LCC: 3287-A
 11264-A
 13190-B
 29873-B

CITY OF CAMBRIDGE ENGINEERING RECORDS
 SURVEY #6578
 SURVEY #R337
 SURVEY 200 MCGRATH_SURVEY2019
 FB 163; PG 40

NOTES:
 PARCEL ID: 20-12
 20-14
 ZONING: BA, RES.C
 DATUM: CAMBRIDGE CITY BASE



SITE PLAN OF LAND

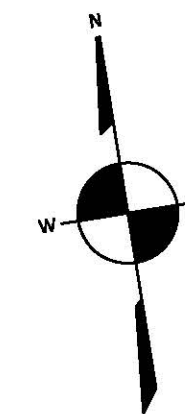
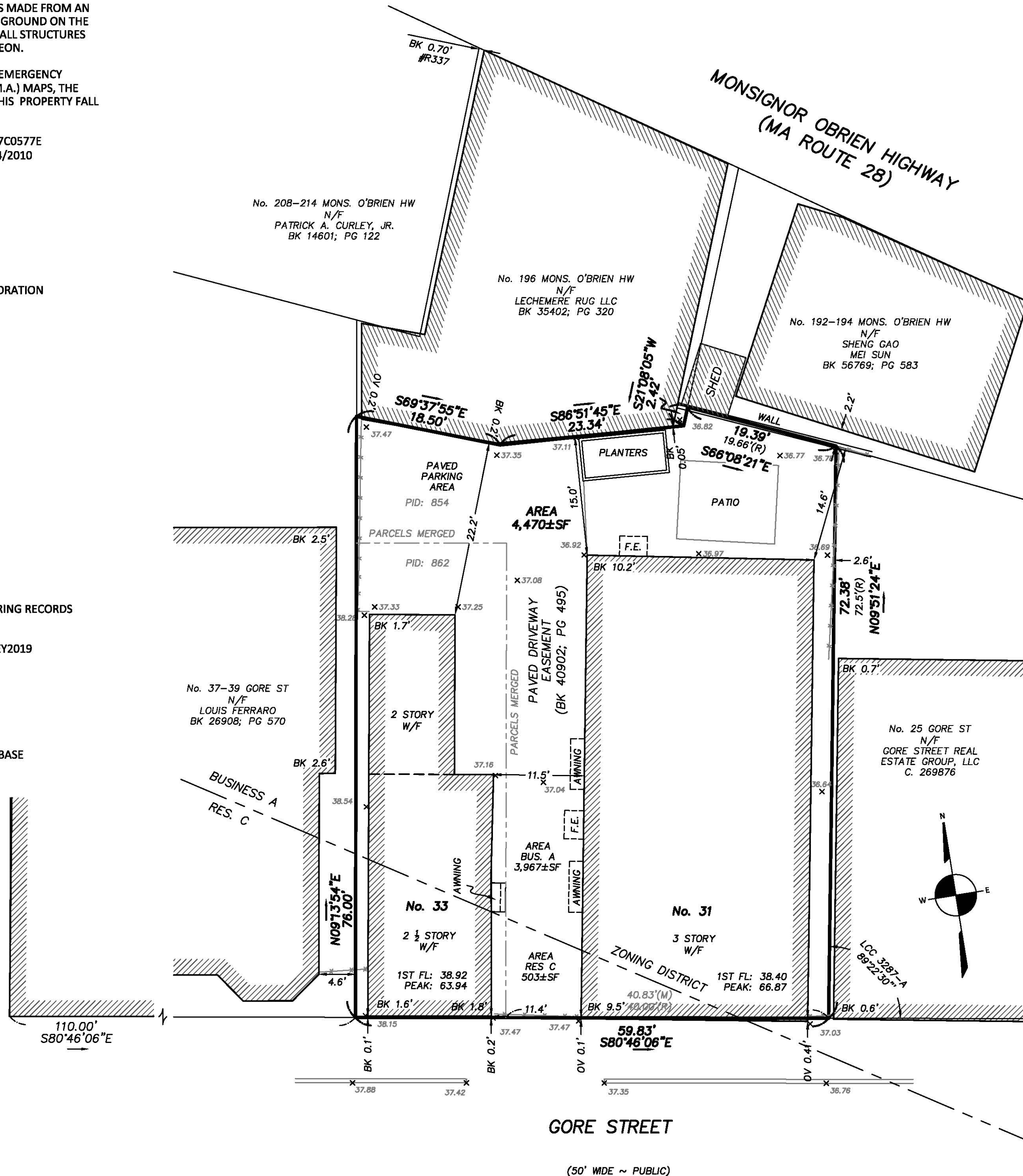
LOCATED AT
31 & 33 GORE STREET
CAMBRIDGE, MA

DATE: MAY 7, 2020 SCALE: 1.0 INCH = 10.0 FEET



NOTES:
 BOUNDARY SHOWN DELINEATES CITY OF CAMBRIDGE PARCEL ID'S 854 & 862 MERGED IN COMMON OWNERSHIP.

THIRD STREET
 (50' WIDE ~ PUBLIC)



GORE STREET

(50' WIDE ~ PUBLIC)

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	10/15/20
JOB #	20-00224











I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 5, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0577E
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
 KOSKORES REAL ESTATE CORPORATION
 C/O PETER KOSKORES
 PO BOX 911
 WINCHESTER, MA 01890

REFERENCES:
 OWNER OF RECORD:
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 29-31 GORE STREET
 CAMBRIDGE, MA 02143

DEED: BK 46307; PG 162
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CITY OF CAMBRIDGE ENGINEERING RECORDS
 SURVEY #6578
 SURVEY #R337
 SURVEY 200 MCGRATH_SURVEY2019
 FB 163; PG 40

NOTES:
 MAP/LOT: 20-12
 20-14
 ZONING: BA, RES.C
 DATUM: CAMBRIDGE CITY BASE



SITE PLAN OF LAND

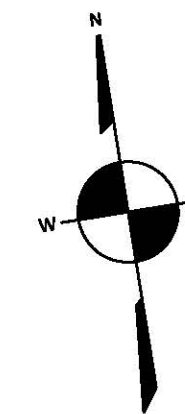
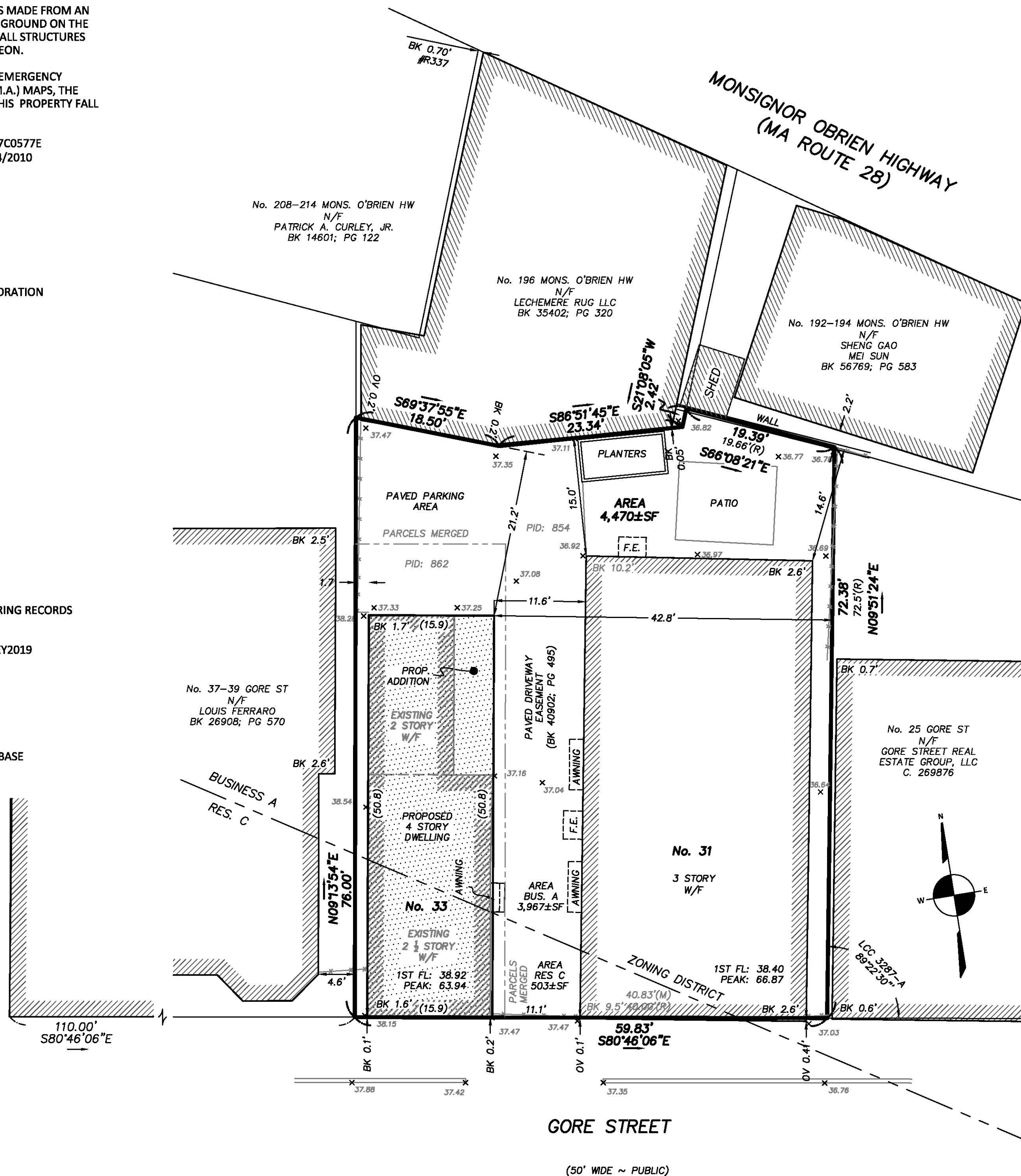
LOCATED AT
31 & 33 GORE STREET
CAMBRIDGE, MA

DATE: DECEMBER 9, 2020 SCALE: 1.0 INCH = 10.0 FEET



NOTES:
 BOUNDARY SHOWN DELINEATES CITY OF CAMBRIDGE PARCEL ID'S 854 & 862 MERGED IN COMMON OWNERSHIP.

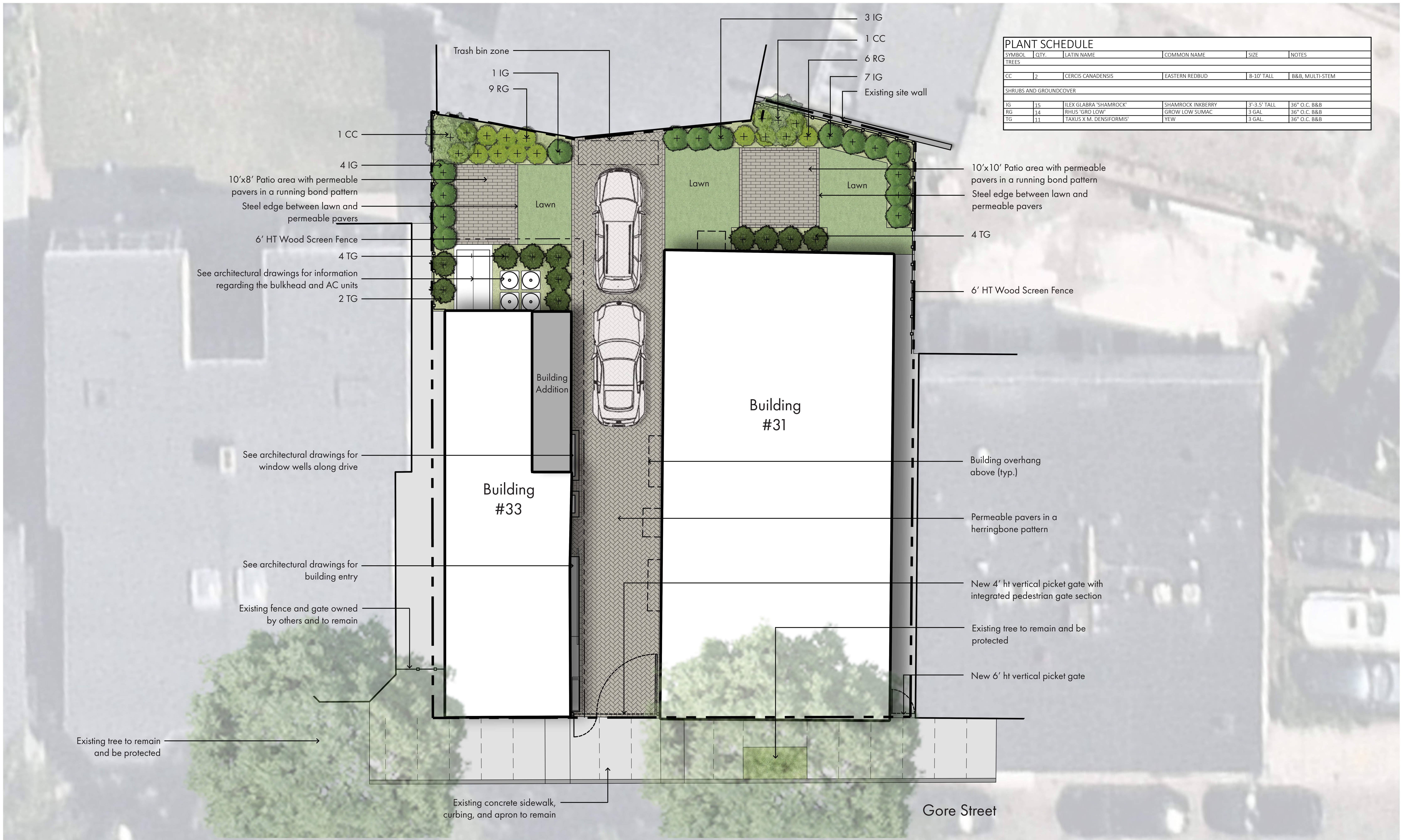
THIRD STREET
 (50' WIDE ~ PUBLIC)



GORE STREET

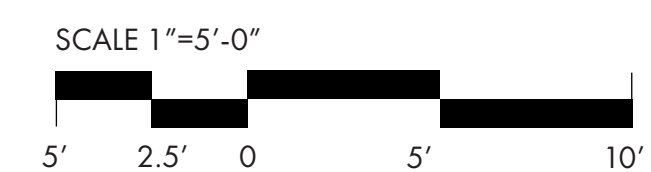
(50' WIDE ~ PUBLIC)

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	12/09/20
JOB #	20-00224



PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	8-10' TALL	B&B, MULTI-STEM
SHRUBS AND GROUNDCOVER					
IG	15	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3"-3.5" TALL	36" O.C. B&B
RG	14	RHUS 'GRO LOW'	GROW LOW SUMAC	3 GAL.	36" O.C. B&B
TG	11	TAXUS X M. DENSIFORMIS	YEW	3 GAL.	36" O.C. B&B

31+33 Gore Street | Landscape Plan
Cambridge, MA



Gore Street Development

33 gore street, cambridge, ma

Exterior Design Renderings

01 / 14 /2021

aerial view





street view

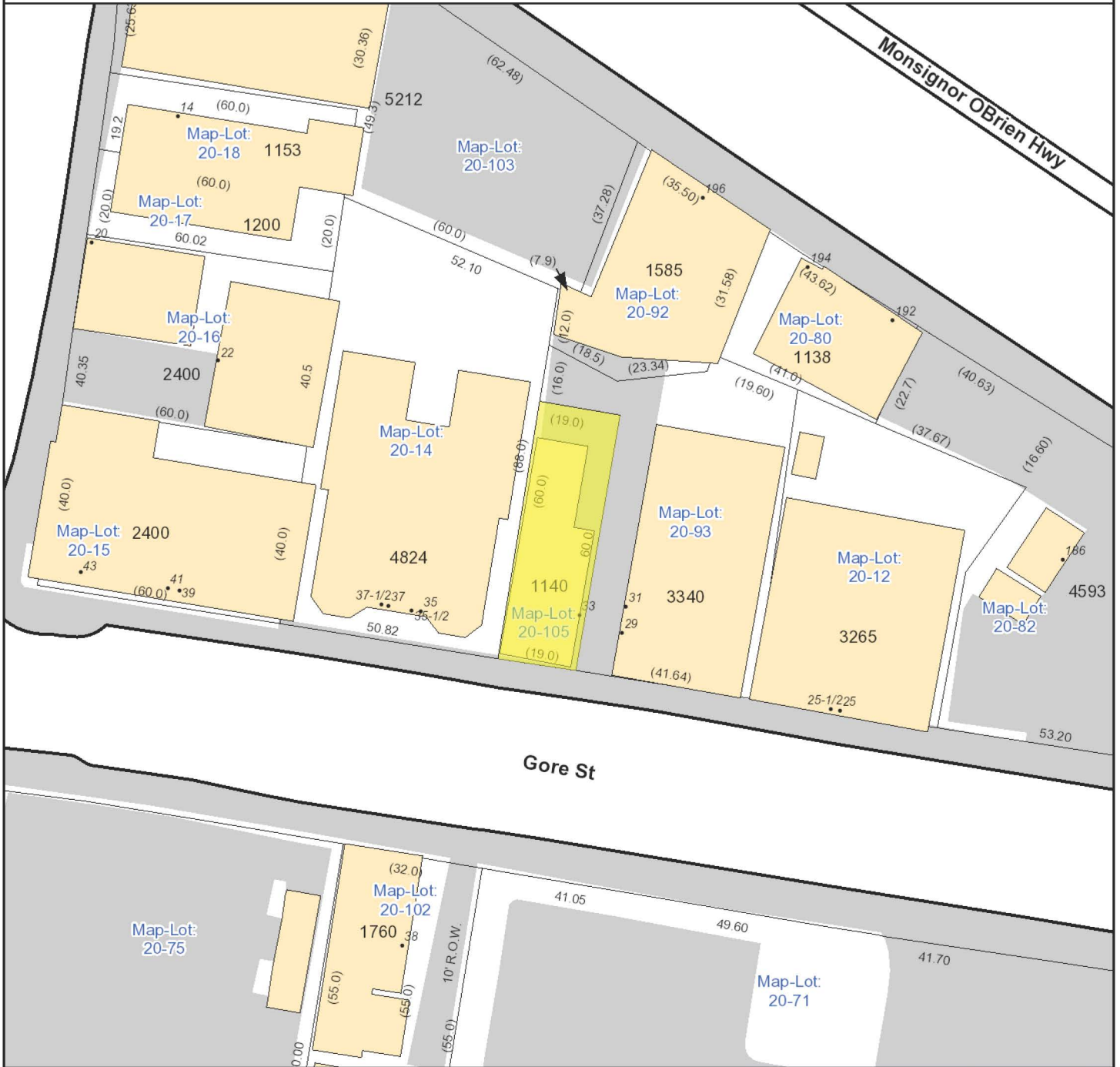




street view







City of Cambridge
Massachusetts

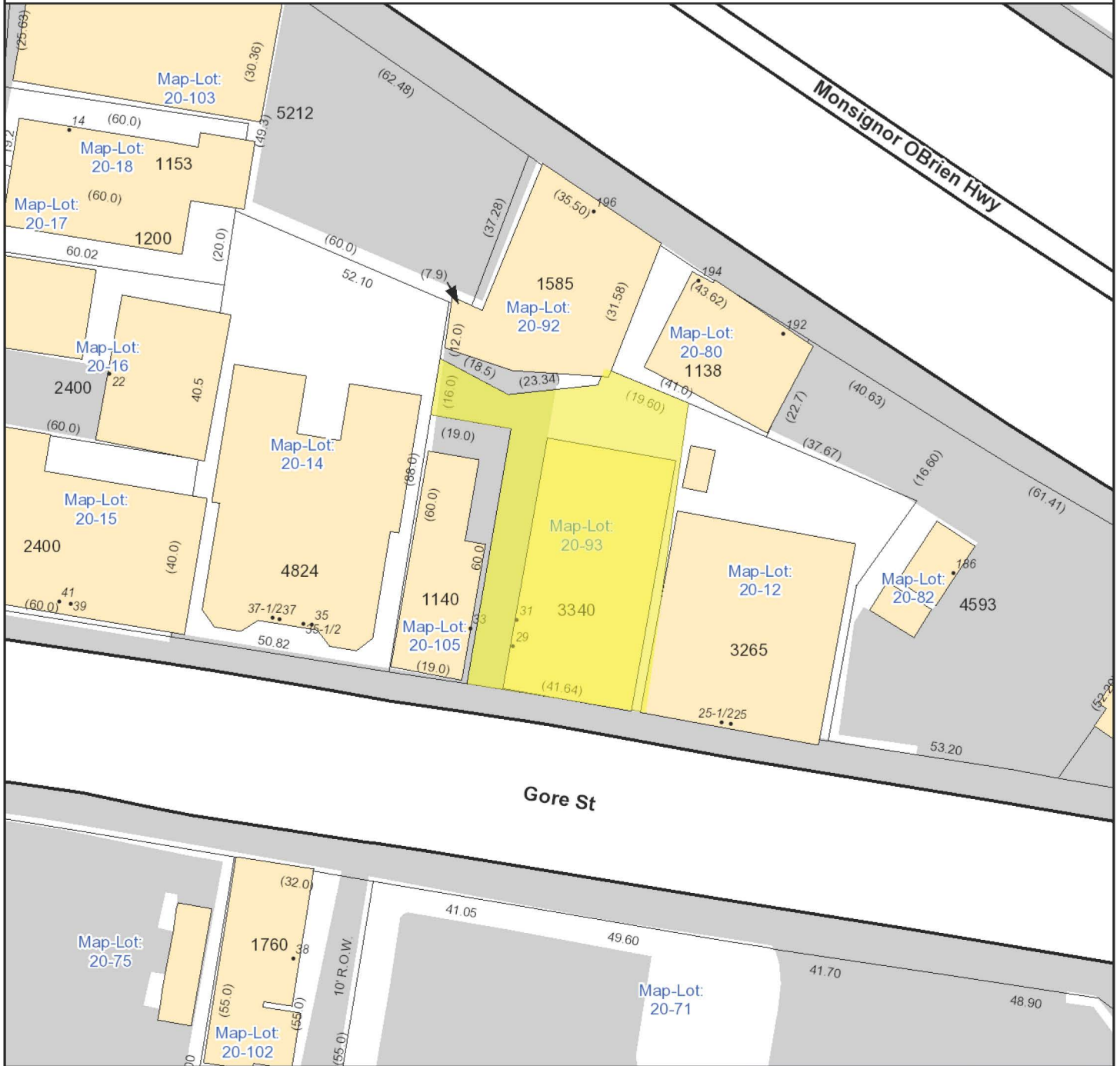
1" = 35 ft

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





City of Cambridge
Massachusetts

1" = 35 ft

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