



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV -9 PM 3:02  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number:** 201486

#### General Information

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

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

**PETITIONER:** 359 Cambridge Real Estate Group LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

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

**LOCATION OF PROPERTY:** 359 Cambridge St., Cambridge, MA

**TYPE OF OCCUPANCY:** Mixed (Office, Retail, Multi-family).

**ZONING DISTRICT:** Business A Zone

#### **REASON FOR PETITION:**

/Conversion to Additional Dwelling Units/

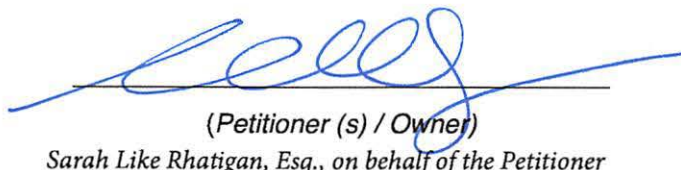
#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Convert basement-level office space to a residential dwelling unit and expand roofed porch, increasing Gross Floor Area/Floor Area Ratio above maximum allowed for the district,

#### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.26 (Conversion to Additional Dwelling Units).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.00	Section: 10.30 (Variance).

Original  
Signature(s):

  
(Petitioner (s) / Owner)  
Sarah Like Rhatigan, Esq., on behalf of the Petitioner

(Print Name)

Address:

Trilogy Law LLC, 12 Marshall St., Boston, MA 02108

Tel. No.

617-543-7009

E-Mail Address:

sarah@trilogylaw.com

**Date:**

11/7/22

**BZA Application Form****SUPPORTING STATEMENT FOR A VARIANCE**

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

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

The Petitioner seeks to convert an existing basement-level office to create an additional (7th) apartment in this pre-existing nonconforming mixed-use building. The renovations result in a negligible increase in Floor Area Ratio, where the building already exceeds the allowable Gross Floor Area (GFA) and Floor Area Ratio (FAR) for the district. The increases in GFA occur in the basement (where relocated mechanical systems frees up 135 square feet of livable space for the new apartment) and on an expanded roofed egress porch (that adds 25 square feet to GFA). Since the existing building is already nonconforming as to FAR, this proposal to convert substandard office space to a much-needed apartment, although permissible based on the minimum lot area per dwelling unit, requires a variance due to the requirements of Section 5.26 of the Ordinance. Section 5.26 states as follows: "No new dwelling unit created by the conversion of an existing dwelling into a greater number of units or by addition or enlargement of an existing dwelling shall be permitted unless the requirements of minimum lot area for each dwelling unit, maximum ratio of floor area to lot area, private open space and off street parking are satisfied for all dwelling units (in existence and proposed) in the dwelling after the conversion or enlargement." In this instance, there are no plan alternatives that would allow for the conversion of the basement-level office to a residential apartment that would satisfy the maximum FAR requirement of Section 5.26. The Petitioner faces substantial hardship, financial and operational, should it be prevented from converting this basement-level office space that is substandard, due to its location, at the far rear of a building with a narrow side pathway for access.

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

The hardship is owing to the topography where the grade slopes significantly from the street down to the rear of the structure. As a result, the basement level constitutes a Story Above Grade at the rear, meaning that all floor area in the basement is counted towards the GFA/FAR calculations for the existing and proposed building. Additionally, the shape of the structure is wide at the street, providing only a narrow 4 feet wide passageway to access the rear of the building, resulting in restricted access for an office tenant, since the building does not provide direct access to the office space from the street. Such conditions are unique to this lot and this structure and cause substantial hardship.

- 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 modifications to the structure are extremely minimal and will be hardly visible to abutting properties. The change of use of the basement area, from office to residential, should result in less impact on the neighbors, with less traffic and access/egress to the rear of the building.

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

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 proposal will:

1. Encourage the rational use of land throughout the city, including the encouragement of appropriate economic development;
2. Create quality housing within close proximity to public transportation, for the benefit of the Property, the neighborhood and the City;
3. Not substantially impact the abutters, the established neighborhood character of this mixed commercial and residential corridor of East Cambridge, nor cause congestion hazard, or negative impacts in terms of traffic or patterns of access or egress;
4. Not result in use or activity not otherwise permitted in the Ordinance;
5. Not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight, and pollution; and
6. Encourage the preservation of and reuse of preexisting structures.

**\*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:** 359 Cambridge Real Estate Group LLC
**Present Use/Occupancy:** Mixed (Office, Retail, Multi-family)
**Location:** 359 Cambridge St., Cambridge, MA
**Zone:** Business A Zone
**Phone:** 617-543-7009
**Requested Use/Occupancy:** Mixed (Retail, Multi-family)

		<b>Existing Conditions</b>	<b>Requested Conditions</b>	<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		9,935 sf	10,095 sf	8,375 sf	(max.)
<b>LOT AREA:</b>		5,000 sf	5,000 sf	5,000 sf	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		2.0	2.0	1.0/1.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		833	714	600	
<b>SIZE OF LOT:</b>	<b>WIDTH</b>	50 ft	50 ft	50 ft	
	<b>DEPTH</b>	100 ft	100 ft	--	
<b>SETBACKS IN FEET:</b>	<b>FRONT</b>	0	0	0/ 10 ft	
	<b>REAR</b>	9.0 ft	9.0 ft	20 ft	
	<b>LEFT SIDE</b>	3.5 ft	3.5 ft	10.8 ft	
	<b>RIGHT SIDE</b>	4.0 ft	4.0 ft	10.8 ft	
<b>SIZE OF BUILDING:</b>	<b>HEIGHT</b>	33 ft	33 ft	45 ft	
	<b>WIDTH</b>	91 ft	91 ft	--	
	<b>LENGTH</b>	42.5 ft	42.5 ft	--	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0.22	0.21	0.15	
<b>NO. OF DWELLING UNITS:</b>		6	7	8.3 (max)	
<b>NO. OF PARKING SPACES:</b>		0	0	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		n/a	n/a	n/a	

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

n/a

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'.



**Ordinance #2020-16 of December 21, 2020.**

**Notes on Zoning Regulations Table**

**Max. FAR** = maximum allowed ratio of gross floor area on a parcel divided by the total land area of the parcel ("floor area ratio"). Where a slash (/) separates two figures, the first applies to non-residential and the second to residential & dormitory uses.

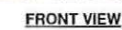
**Min. Lot Area/DU** = minimum allowed ratio of a parcel's lot area, expressed in feet, divided by the number of dwelling units on that parcel.

**Min. Setback** = minimum required distance between a parcel's lot line (front, side, or rear) and the wall of a building, in feet. The symbol (H+L) in a formula represents the height of the building plus the length of the building parallel to that lot line.


**Max. Height** = maximum allowed building height on a parcel, in feet. A slash (/) has the same meaning as under Max. FAR (see above).

**Min. OS Ratio** = minimum required ratio of usable open space on a parcel (not including parking) to total land area, expressed as a percentage.


General range of allowed uses gives an overview of the types of uses permitted by zoning in that district, but does not refer to specific allowed uses. See Article 4 of the Zoning Ordinance for the detailed Table of Use Regulations.



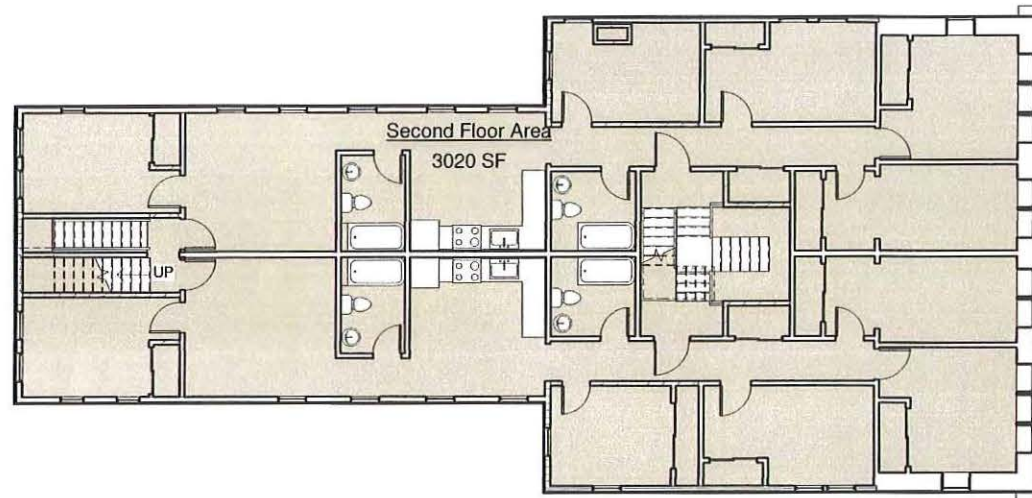
## KEY SYMBOLS

	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	EMERGENCY LIGHT
	FIRE EXTINGUISHER
	FIRE ALARM CONTROL PANEL
	EMERGENCY EXIT
	PULL STATION (HORN, STROBE, LIGHT)
	VENT
	WINDOW TYPE
	SOLID POST 5'X5'
	STEEL COLUMN 5'X5'
	1 HOUR WALL (SEE W.T.1.A.3.1)
	2 HOUR WALL (2'X6" TYP. WOOD STUD)
	NEW INTERIOR WALL 2" x 6" (TYPICAL STUDS)
	EXISTING WALL
	EXISTING MASONRY WALL
	WALL TO DEMOLISHED

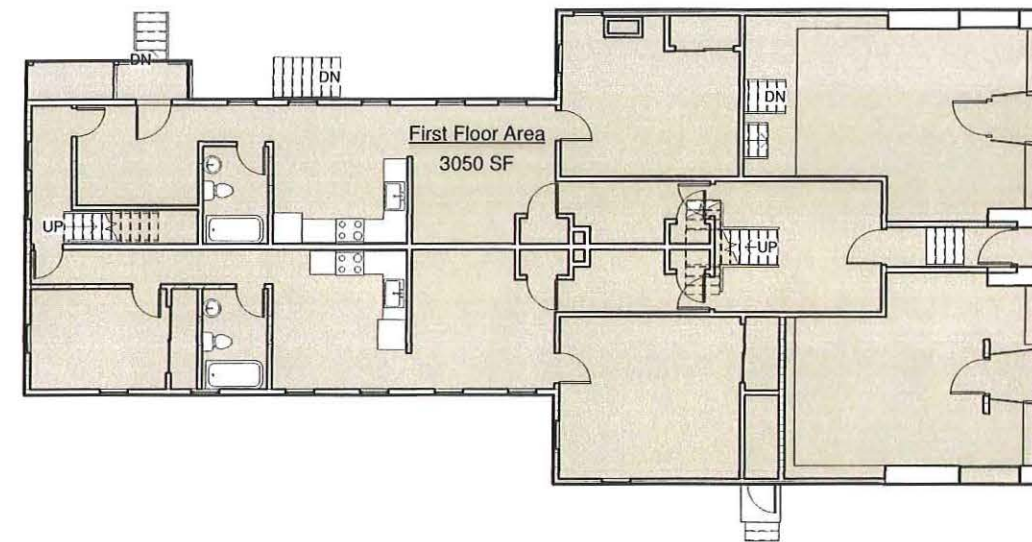
<b>NOTES</b> 1. THE BASIC WIND SPEEDS FOR CAMBRIDGE, MA IS 105 MPH 2. THE GROUND SNOW LOAD FOR CAMBRIDGE, MA IS 45 PSF CMR MASSACHUSETTS STATE BUILDING CODE 9TH EDITION.									
1. THE BASIC WIND SPEEDS FOR CAMBRIDGE, MA IS 105 MPH 2. THE GROUND SNOW LOAD FOR CAMBRIDGE, MA IS 45 PSF <u>STRETCH ENERGY CALCULATION</u>									
		<u>CLIMATE ZONES FOR MASSACHUSETTS</u>		<u>BY IECC 2012</u>	5A	TABLE R 402 1.3 IECC 2014 EQUIVALENT U-FACTORS	TABLE R 402 1. IECC 2014 INSULATION AND FENESTRATION BY COMPONENT		
CLIMATE ZONE	FENESTRATION U-F	SKYLIGHT U-FACTOR	CEILING R-FACTOR	FRAME WALL U-FAC	MASS WALL U-FAC	FLOOR U-FAC	BASEMENT U-FACTOR	CRAWL SPACE W U-FACTOR	
5 A	0.32	0.55	0.026	0.057	0.082	0.033	0.050	0.055	
CLIMATE ZONE	FENESTRATION U-F	GLAZED FENESTRATION	CEILING R-V	WOOD FM WALL R-V	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-V	SLAB R-V	CRAWL SPACE WALL R-V
5 A	0.32	NR	49	20 OR 13+5	13/17	30	15/19	10,2 FT	15/19

<p>RESIDENTIAL REMODEL 357 - 361 CAMBRIDGE STREET CAMBRIDGE MA 02141</p> <p>Owner: OXFORD REAL ESTATE GROUP</p>	<p>Moruy Civil Engineering Services</p> <p>Luis Arjona, M.Sc., P.E. 2 East Concord Street # 3 Boston, MA 02118 617 593 2730 (C) luisarjona.moruy@gmail.com</p>		<p>ANZZA</p> <p>375 High st # 2 Medford, MA 02155 Pho: 617-3724291</p>	<table border="1"><thead><tr><th colspan="2">General Notes</th></tr></thead><tbody><tr><td>Project number</td><td>Project Number</td></tr><tr><td>Date</td><td>07-11-2022</td></tr><tr><td>Drawn by</td><td>A N</td></tr><tr><td>Checked by</td><td>Luis Arjona</td></tr><tr><td colspan="2">A100</td></tr><tr><td>Scale</td><td>As indicated</td></tr></tbody></table>	General Notes		Project number	Project Number	Date	07-11-2022	Drawn by	A N	Checked by	Luis Arjona	A100		Scale	As indicated
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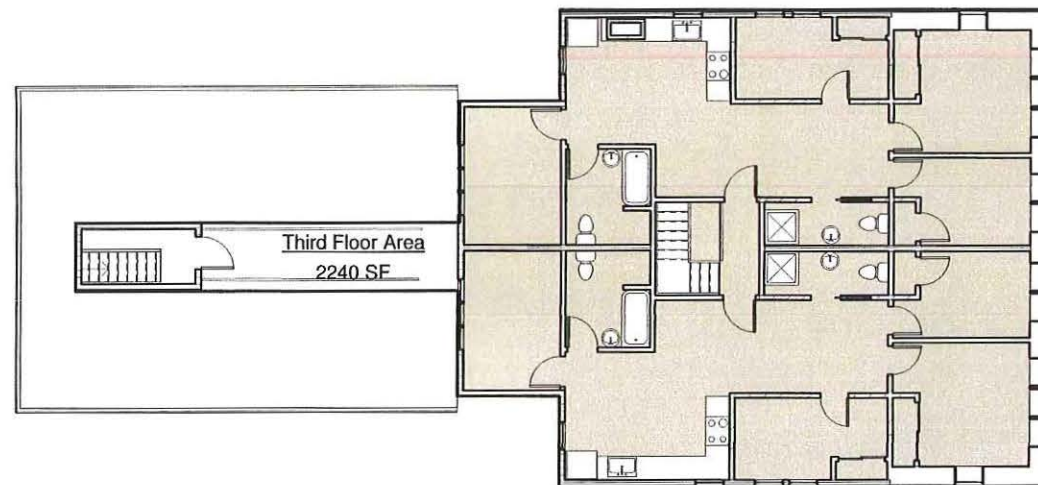




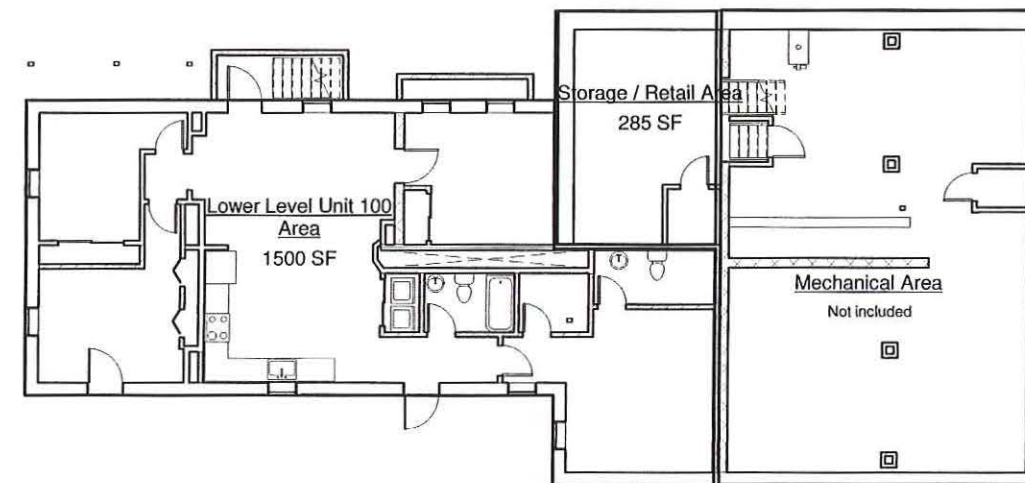
③ Second Floor Level  
1" = 10'-0"



② First Floor Level  
1" = 10'-0"



④ Third Floor Level  
1" = 10'-0"



① Lower Floor Level  
1" = 10'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

Moruy Civil Engineering Services

Luis Arjona, M.Sc., P.E.  
2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com



ANZZA

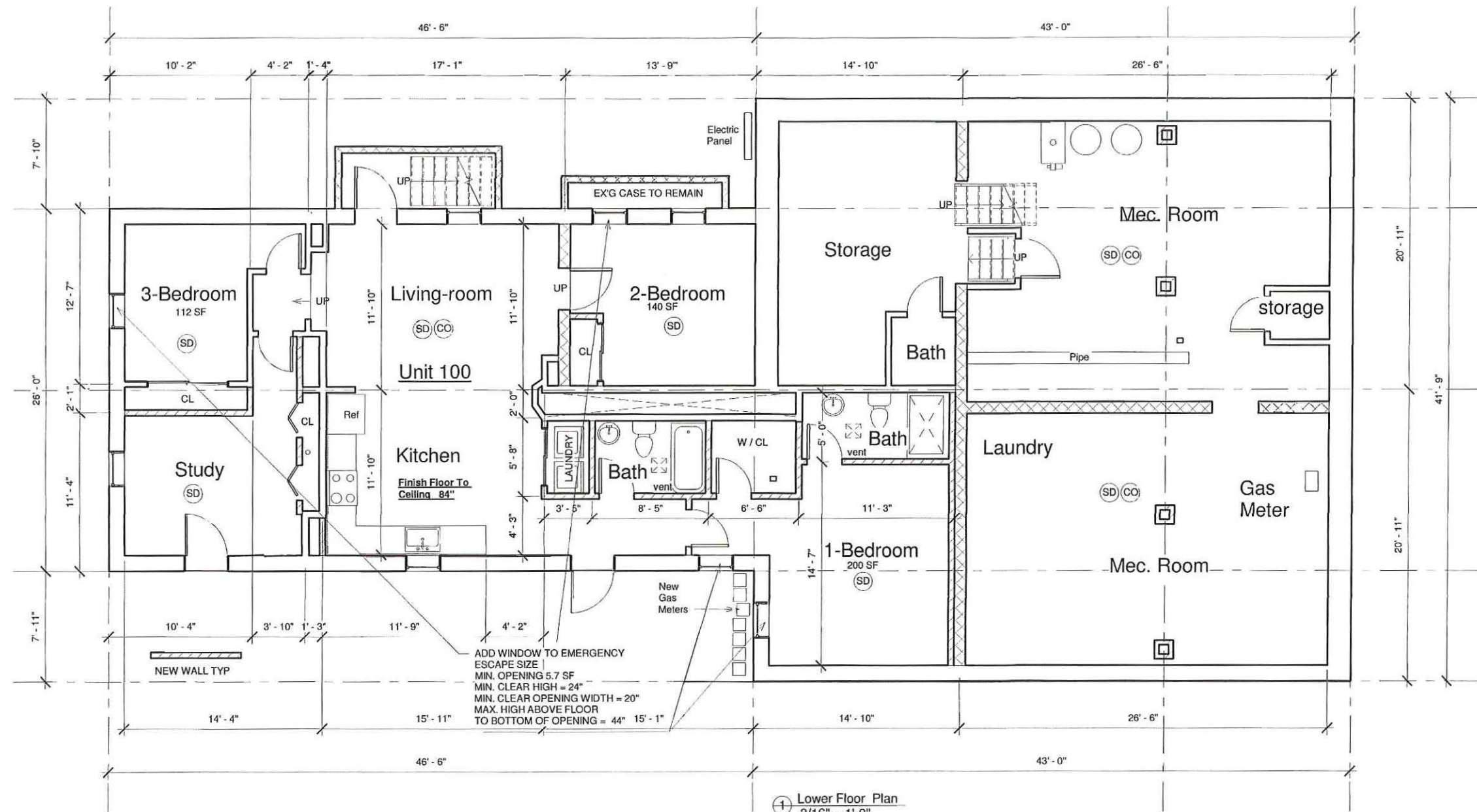
375 High st # 2 Medford, MA 02155  
Pho: 617-3724291

#### Proposed Floor Areas

Project number	Project Number
Date	07-11-2022
Drawn by	AN
Checked by	Luis Arjona
	A101
Scale	1" = 10'-0"

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# WINDOWS LIGHT, VENTILATION NOTE:

MARK LOWER LEVEL	FLOOR AREA	NATURAL LIGHT 8% NATURAL LIGHT 8% = 16 SF MIN.	NATURAL LIGHT 8% PROVIDED	NATURAL VENT MIN. 4%	PROVIDED
1-BEDROOM	200 SF	200 / 8% = 16 SF MIN.	(2) (B) Window 20 SF	200 / 4% = 8 SF	(2) 10 SF
2-BEDROOM	140 SF	140 / 8% = 11 SF MIN.	(2) (B) Window 20 SF	140 / 4% = 5 SF	(2) 10 SF
3-BEDROOM	112 SF	112 / 8% = 9 SF MIN.	(1) (B) Window 10 SF	112 / 4% = 5 SF	(1) 5 SF

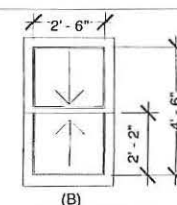
IRC 2009  
 R 303.1 HABITABLE SPACE

CALCULATION FOR NEW BEDROOMS NATURAL LIGHT AND VENTILATION  
 BY BUILDING CODE SECTION R 303.1 HABITABLE ROOMS, SHALL HAVE AN AGGREGATE GLAZING AREA  
 OF NO LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOM. NATURAL VENTILATION SHALL BE  
 THROUGH WINDOWS, DOOR, LOUVERS OR OTHER APPROVAL OPENINGS TO THE OUTDOOR AIR, AND  
 4% NATURAL VENTILATION.

## WINDOW SCHEDULE

MODEL	WINDOW SIZE	GLASS	REMARKS (B)
DOUBLE-HUNG	4'-6" X 2'-6"	INSULATED	BASED ON ANDERSEN SERIES 400

## RECHECK WINDOWS



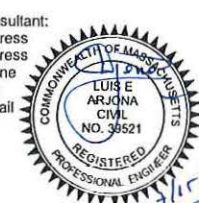
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 2 East Concord Street # 3  
 Boston, MA 02118  
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Consultant:  
 Address  
 Address  
 Phone  
 Fax  
 e-mail



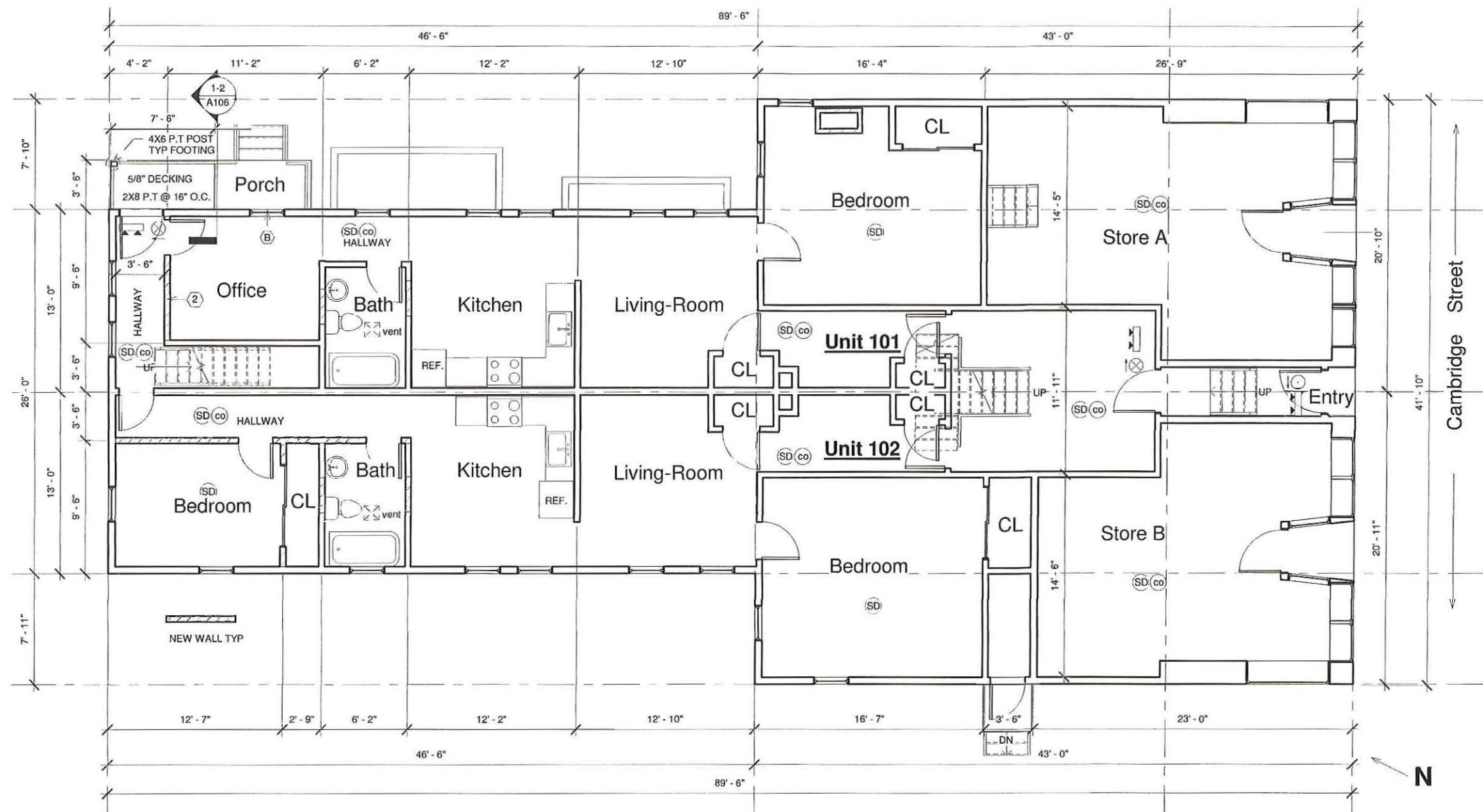
ANZZA

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 375 High st # 2 Medford, MA 02155  
 Pho: 617-3724291

## Proposed Lower Floor Plan

Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
	A102
Scale	As indicated

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① First Floor Plan  
3/16" = 1'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

### Moruy Civil Engineering Services

Luis Arjona, M.Sc., P.E.  
2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com

Consultant:  
Address  
Address  
Phone  
Fax  
e-mail



# ANZZA

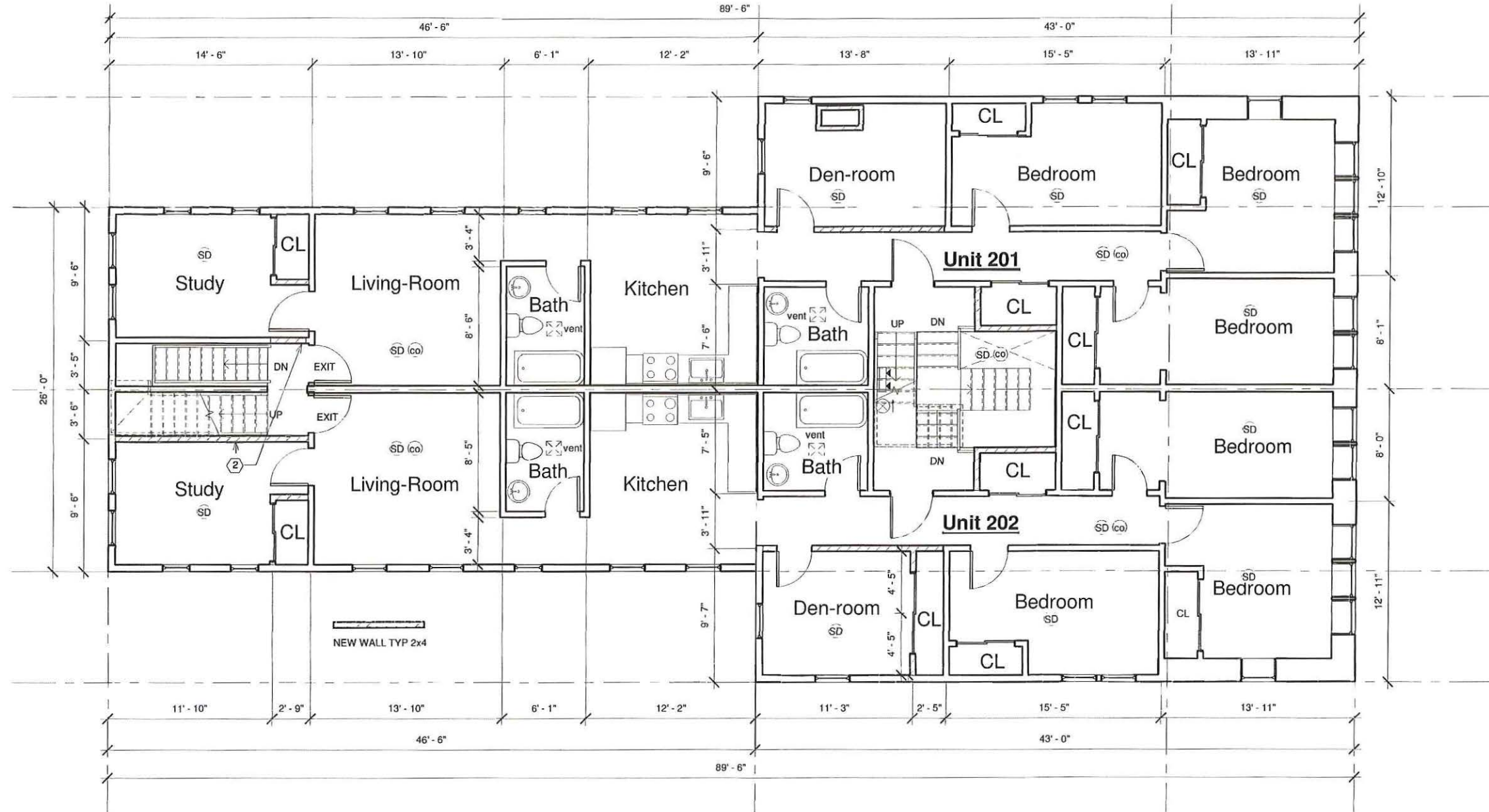
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Pho: 617-3724291

### Proposed First Floor Plan

Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
A103	
Scale	3/16" = 1'-0"

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① Second Floor Plan  
3/16" = 1'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

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Luis Arjona, M.Sc., P.E.  
2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com

Consultant:  
Address  
Address  
Phone  
Fax  
e-mail



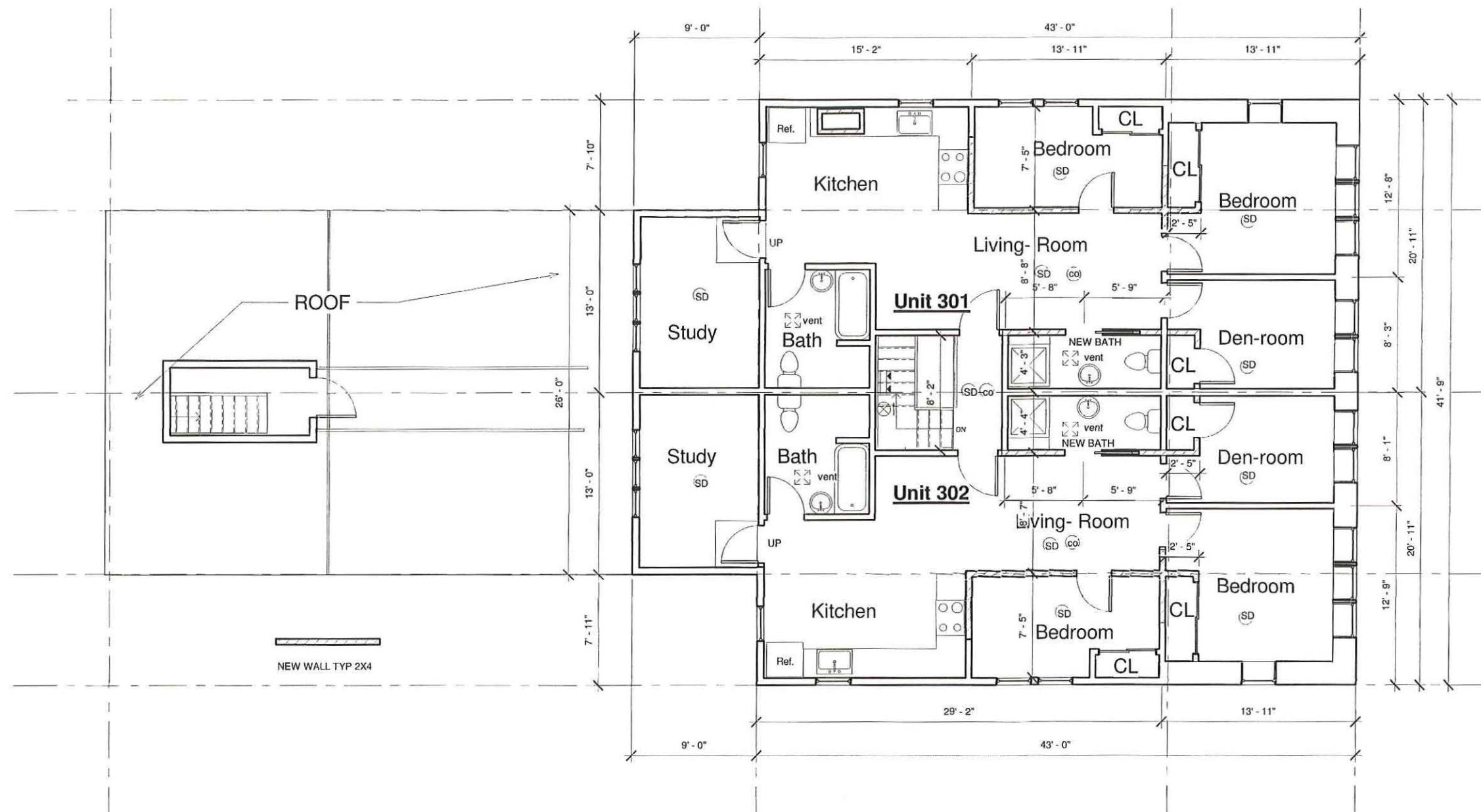
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Pho: 617-3724291

### Proposed Second Floor Plan

Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
	A104
Scale	3/16" = 1'-0"

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Third Floor Plan  
3/16" = 1'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

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Luis Arjona, M.Sc., P.E.  
2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com

Consultant:  
Address  
Address  
Phone  
Fax  
e-mail

COMMONWEALTH OF MASSACHUSETTS  
LUISE ARJONA  
CIVIL  
NO. 29521  
REGISTERED  
PROFESSIONAL ENGINEER

ANZZA

www.anzzadesign.com  
375 High st # 2 Medford, MA 02155  
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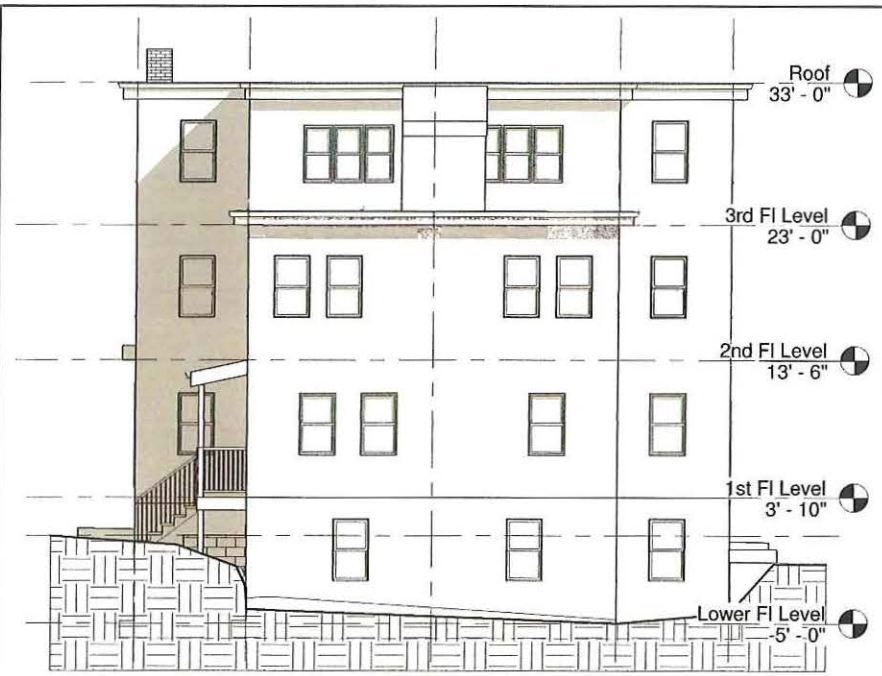
Proposed Third Floor	
Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
A105	
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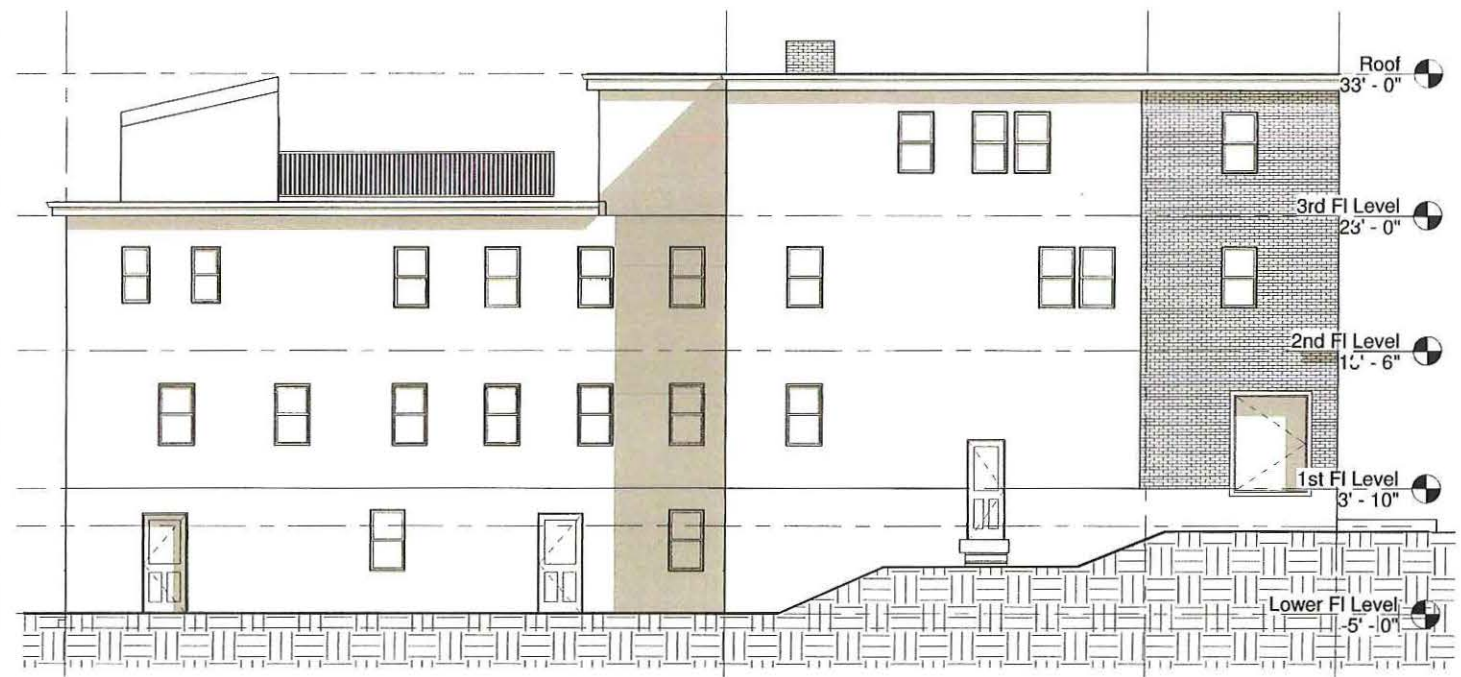




③ Right Side  
1/8" = 1'-0"



② Rear Elevation  
1/8" = 1'-0"



④ Left Side  
1/8" = 1'-0"



① Front Elevation ( Cambridge St View)  
1/8" = 1'-0"

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357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

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ANZZA

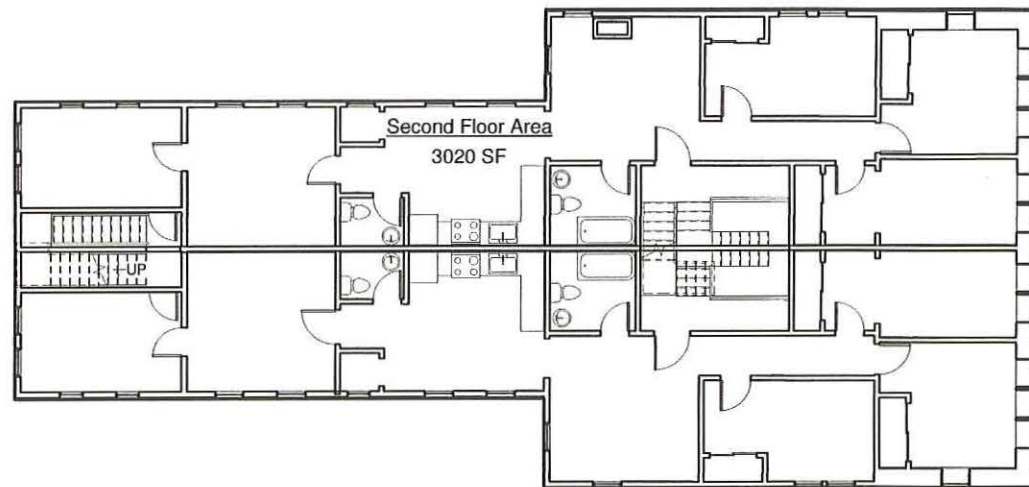
375 High st # 2 Medford, MA 02155  
Pho: 617-3724291

### Elevations

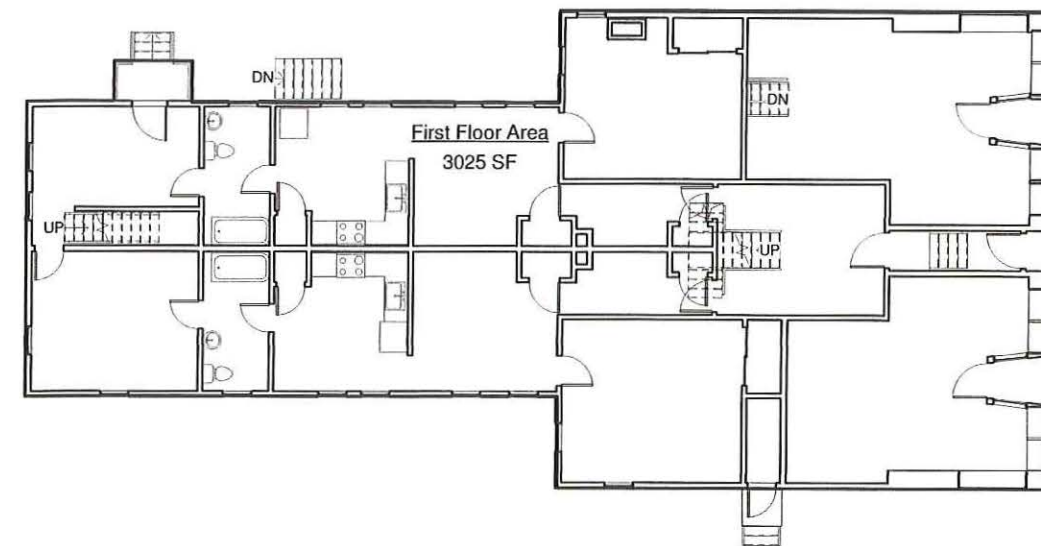
Project number	Project Number
Date	07-11-2022
Drawn by	AN
Checked by	Luis Arjona
	A106
Scale	1/8" = 1'-0"

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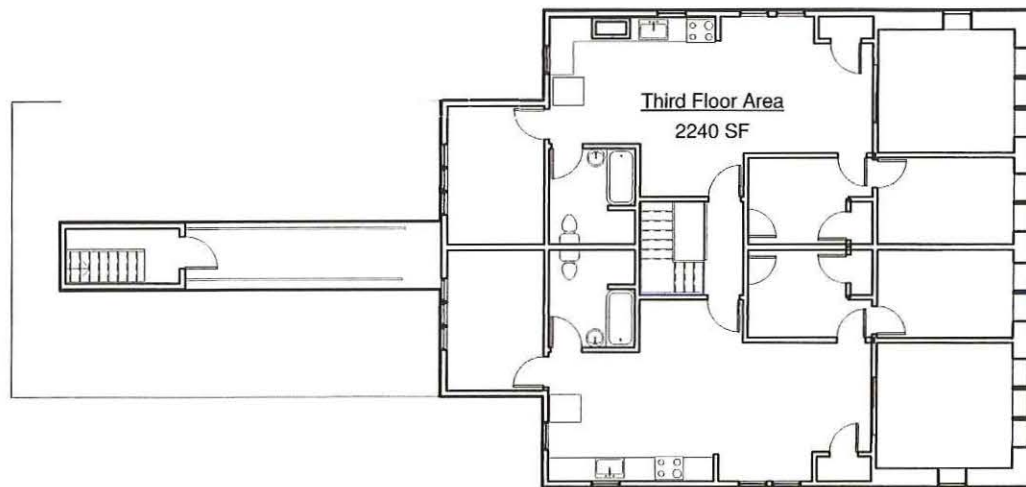




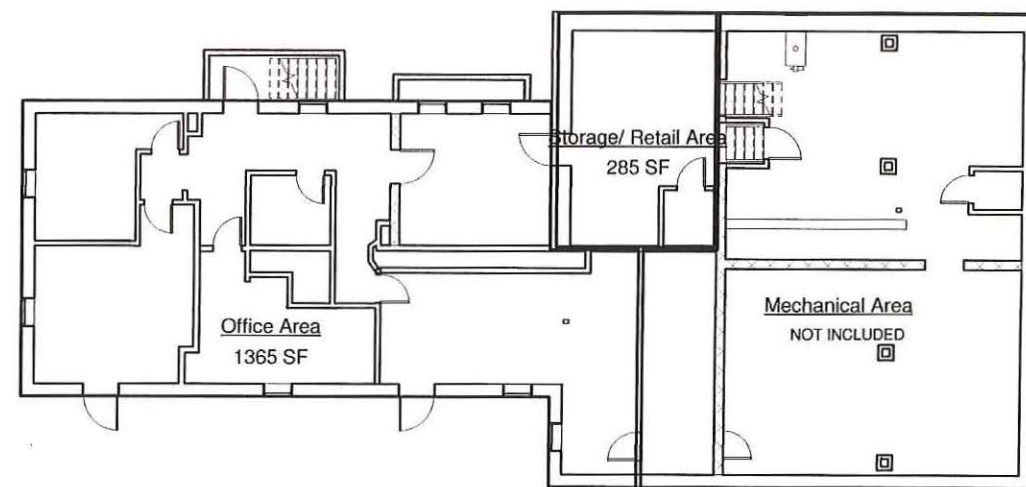
③ Second Floor Level  
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② First Floor Level  
1" = 10'-0"



④ Third Floor Level  
1" = 10'-0"



① Lower Floor Level  
1" = 10'-0"

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375 High st # 2 Medford, MA 02155  
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### Existing Floor Areas

Project number	Project Number
Date	07-11-2022
Drawn by	A N
Checked by	Luis Arjona
EX101	
Scale	1" = 10'-0"

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## DEMOLITION NOTES

0 - REFER TO GENERAL NOTES, DWG. T1.0 FOR ADDITIONAL COMMENTS REGARDING DEMOLITION AND REMOVALS.

1- REMOVE EXISTING WALL TO EXTENT REQUIRED FOR NEW WORK.

2- REMOVE EXISTING FINISHES, INCLUDING BUT NOT LIMITED TO: CARPET, CERAMIC TILE, RESILIENT FLOORING, BASE AND WALL COVERINGS WHERE INDICATED AND AS REQUIRED. PREPARE SURFACES TO RECEIVE NEW FINISHES.

3- REMOVE EXISTING CEILING, INCLUDING SUSPENSION SYSTEM WHERE INDICATED AND AS REQUIRED. PREPARE SURFACES TO RECEIVE NEW FINISHES.

4- REMOVE EXISTING PARTITIONS AND ALL APPURTINANCES INCLUDING, BUT NOT LIMITED TO: DOORS, FRAMES, STANDING AND RUNNING TRIM, EQUIPMENT, ACCESSORIES AND CASEWORK. PATCH FLOOR, WALLS AND CEILINGS AS REQUIRED TO RECEIVE NEW FINISHES.

5- REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE.

6- REMOVE EXISTING DOOR FRAME AND ASSOCIATED HARDWARE.

7- REWORK EXISTING PLUMBING FITTINGS. REFER TO PLUMBING DRAWINGS FOR WORK REQUIRED.

8- REMOVE/REWORK EXISTING SPRINKLER PIPING AND HEADS AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

9- REMOVE EXISTING LIGHTING AND ASSOCIATED WIRING BACK TO PANEL AS REQUIRED FOR NEW LAYOUT.

10- REMOVE EXISTING RUNNING TRACK INCLUDING CONCRETE UNDERLAYMENT AND RAMP. CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO ORIGINAL SLAB. UNDER NO CIRCUMSTANCES SHOULD THE ORIGINAL SLAB BE CUT OR OTHERWISE PENETRATED.

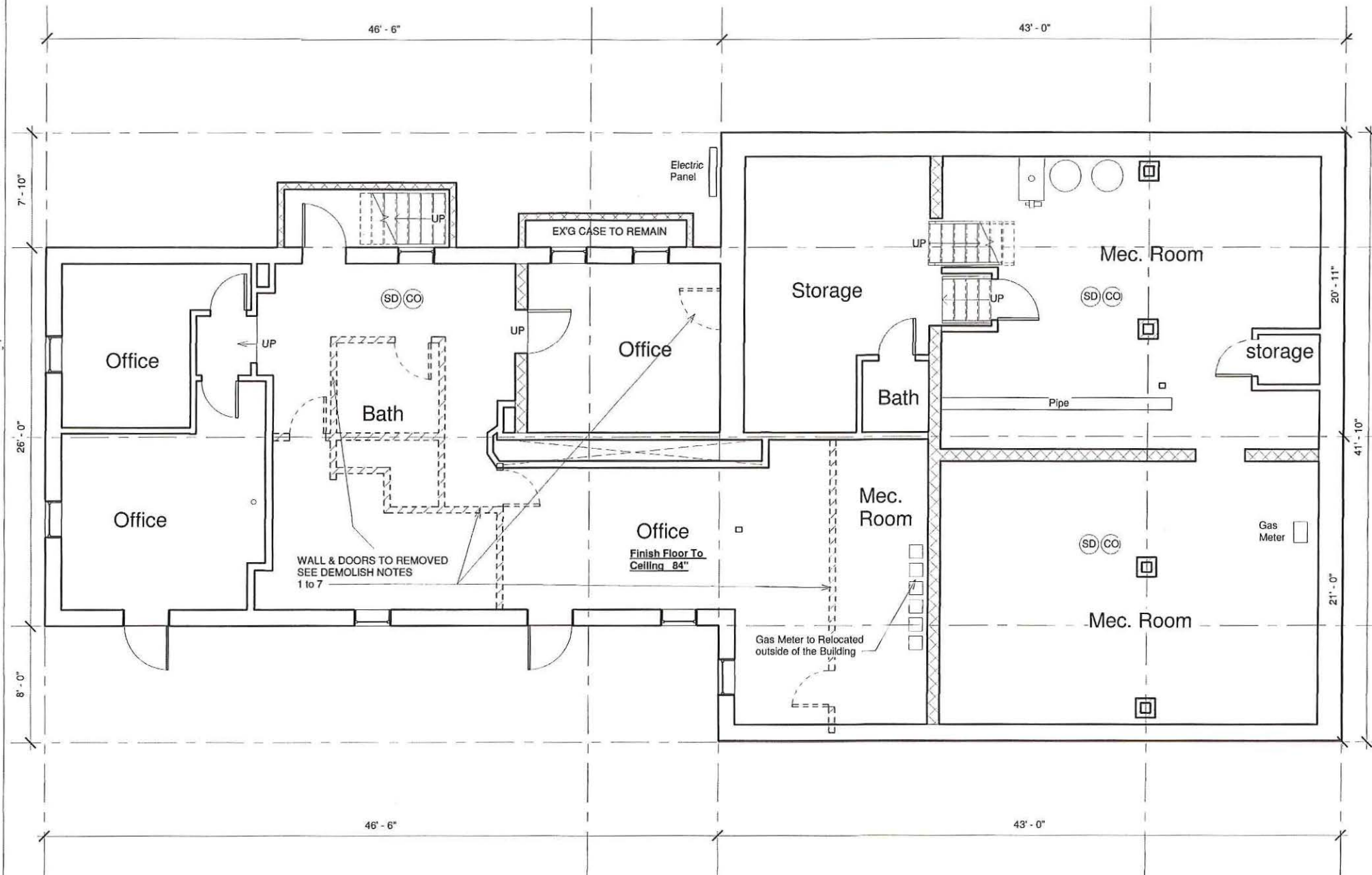
11- REMOVE LOCKERS AND RELATED APPURTINANCES INCLUDING BUT NOT LIMITED TO BASE AND SPACERS.

12- REMOVE LOCKERS AND RELATED APPURTINANCES INCLUDING BUT NOT LIMITED TO LOCKER BASE AND SPACER. STORE FOR FUTURE RELOCATION.

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14- REMOVE RUBBER MATS. STORE FOR FUTURE USE.

15- REMOVE RECEPTION DESK, RELATED CASEWORK AND HARDWARE. PATCH FLOOR AS REQUIRED TO RECEIVE NEW FINISHES.



1 Existing Lower Floor Plan  
3/16" = 1'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

## Moruy Civil Engineering Services

Luis Arjona, M.Sc., P.E.  
2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com

Consultant:  
Address  
Phone  
Fax  
e-mail



ANZZA

www.anzzadesign.com  
375 High st # 2 Medford, MA 02155  
Pho: 617-3724291

## Existing Lower Level

Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
	EX102
Scale	As indicated

7/11/2022 8:45:50 PM



**DEMOLITION NOTES**

0 - REFER TO GENERAL NOTES, DWG. T1.0 FOR ADDITIONAL COMMENTS REGARDING DEMOLITION AND REMOVALS.

1- REMOVE EXISTING WALL TO EXTENT REQUIRED FOR NEW WORK.

2- REMOVE EXISTING FINISHES, INCLUDING BUT NOT LIMITED TO: CARPET CERAMIC TILE, RESILIENT FLOORING, BASE AND WALL COVERINGS WHERE INDICATED AND AS REQUIRED. PREPARE SURFACES TO RECEIVE NEW FINISHES.

3- REMOVE EXISTING CEILING, INCLUDING SUSPENSION SYSTEM WHERE INDICATED AND AS REQUIRED. PREPARE SURFACES TO RECEIVE NEW FINISHES.

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5- REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE.

6- REMOVE EXISTING DOOR FRAME AND ASSOCIATED HARDWARE.

7- REWORK EXISTING PLUMBING FITTINGS. REFER TO PLUMBING DRAWINGS FOR WORK REQUIRED.

8- REMOVE/REWORK EXISTING SPRINKLER PIPING AND HEADS AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

9- REMOVE EXISTING LIGHTING AND ASSOCIATED WIRING BACK TO PANEL AS REQUIRED FOR NEW LAYOUT.

10- REMOVE EXISTING RUNNING TRACK INCLUDING CONCRETE UNDERLAYMENT AND RAMP. CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO ORIGINAL SLAB. UNDER NO CIRCUMSTANCES SHOULD THE ORIGINAL SLAB BE CUT OR OTHERWISE PENETRATED.

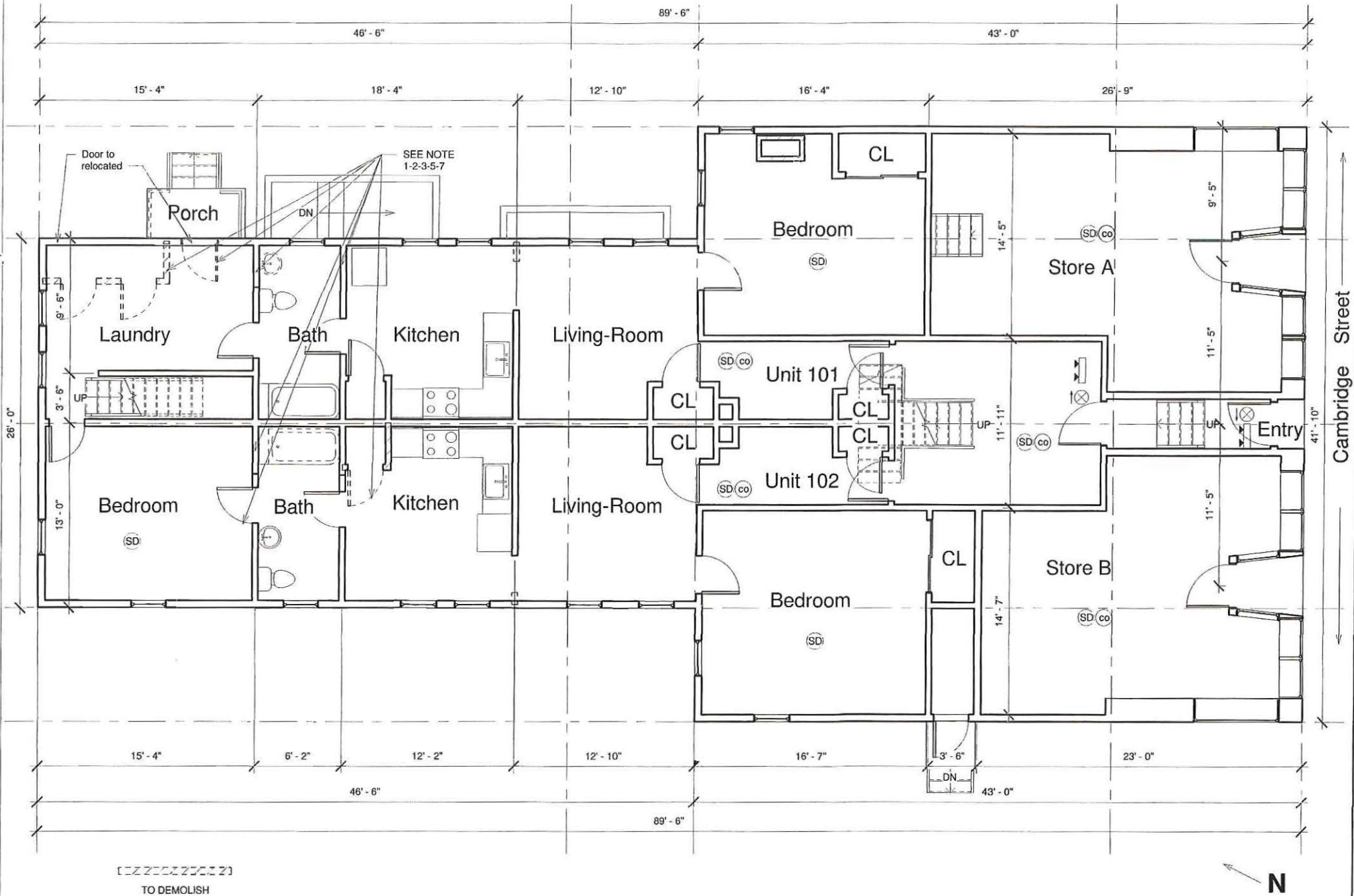
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12- REMOVE LOCKERS AND RELATED APPURTINANCES INCLUDING BUT NOT LIMITED TO LOCKER BASE AND SPACER. STORE FOR FUTURE RELOCATION.

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① Existing First Floor Plan  
3/16" = 1'-0"

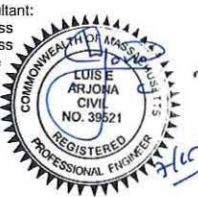
RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

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2 East Concord Street # 3  
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luisarjona.moruy@gmail.com

Consultant:  
Address  
Address  
Phone  
Fax  
e-mail



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375 High St. #2 Medford, MA 02155  
Pho: 617-3724291

**Existing First Floor Plan**

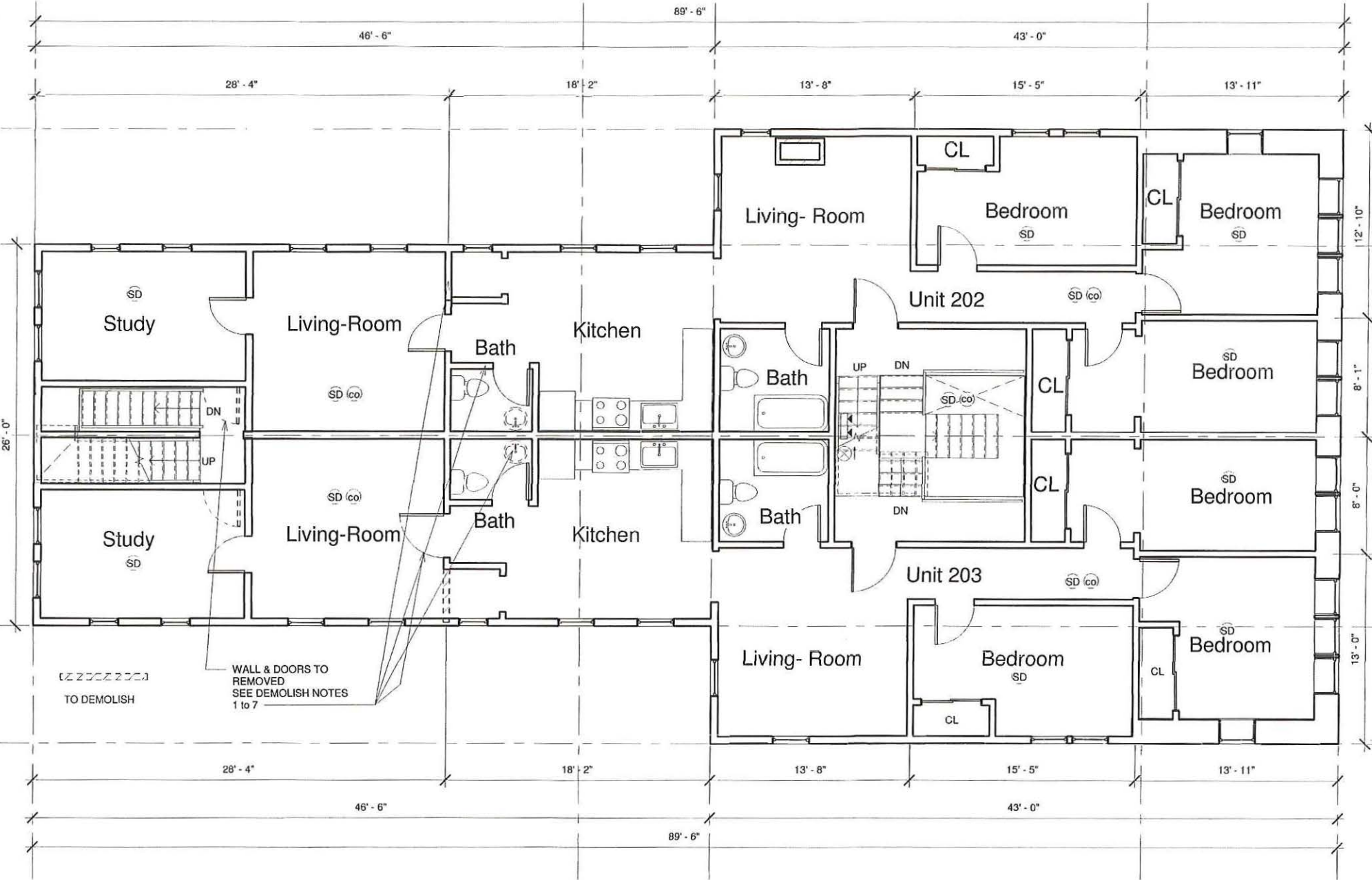
Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
	EX103
Scale	As indicated

7/11/2022 8:45:50 PM



DEMOLITION NOTES

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Existing Second Floor Plan  
3/16" = 1'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

Moruy Civil Engineering Services

Luis Arjona, M.Sc., P.E.  
2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com

Consultant:  
Address  
Address  
Phone  
Fax  
e-mail



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www.anzzadesign.com  
375 High St # 2 Medford, MA 02155  
Pho: 617-3724291

Existing Second Floor  
Plan

Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
	EX104
Scale	As indicated

7/11/2022 8:45:51 PM



## DEMOLITION NOTES

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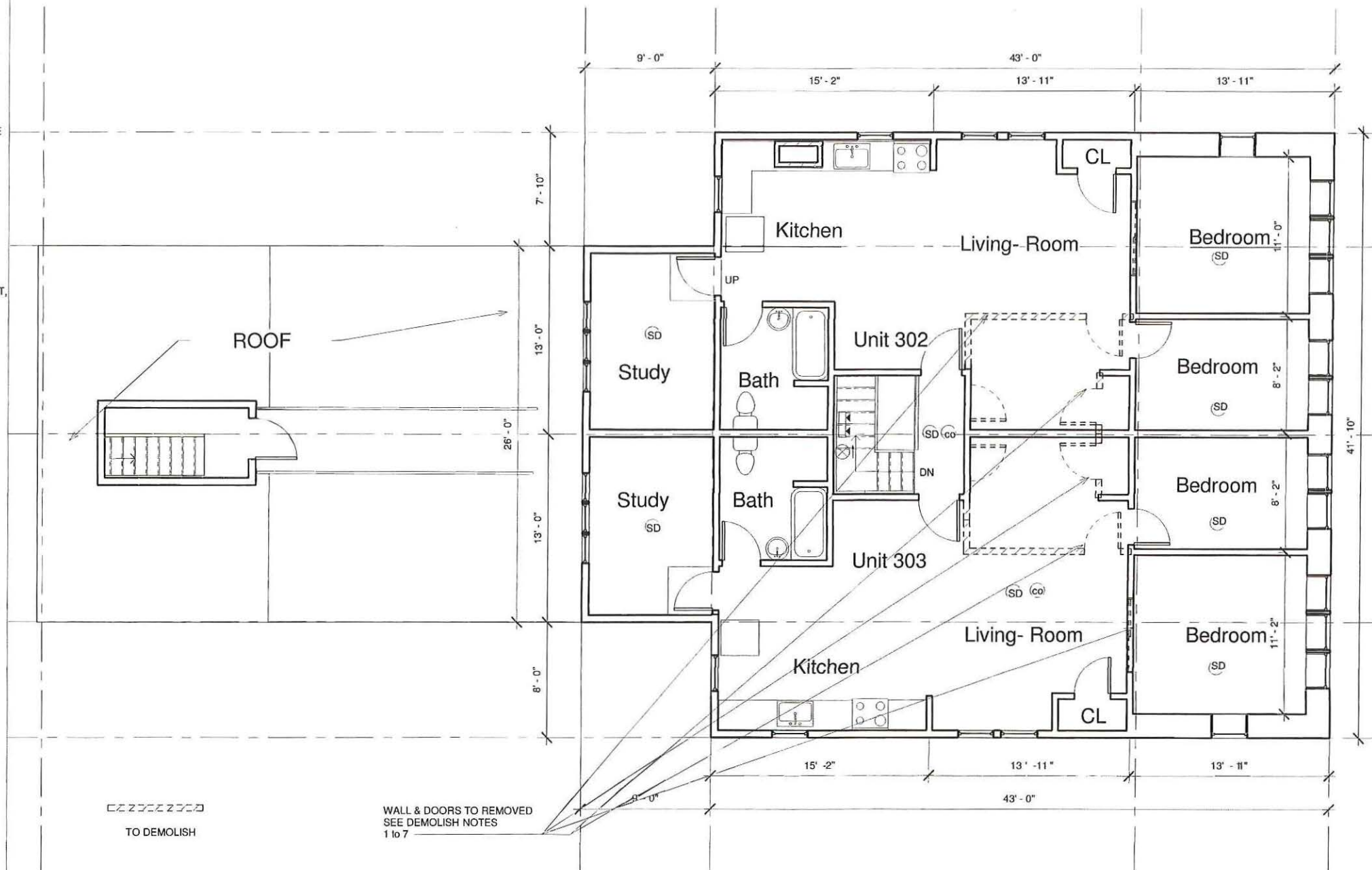
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RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

Moruy Civil Engineering Services

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2 East Concord Street # 3  
Boston, MA 02118  
617 593 2730 (C)  
luisarjona.moruy@gmail.com

Consultant:  
Address  
Address  
Phone  
Fax  
e-mail



ANZZA

www.anzzadesign.com  
375 High st # 2 Medford, MA 02155  
Pho: 617-3724291

Existing Third Floor

Project number	Project Number
Date	07-11-2022
Drawn by	Antinea Noguera
Checked by	Luis Arjona
	EX105
Scale	As indicated

7/11/2022 8:45:52 PM

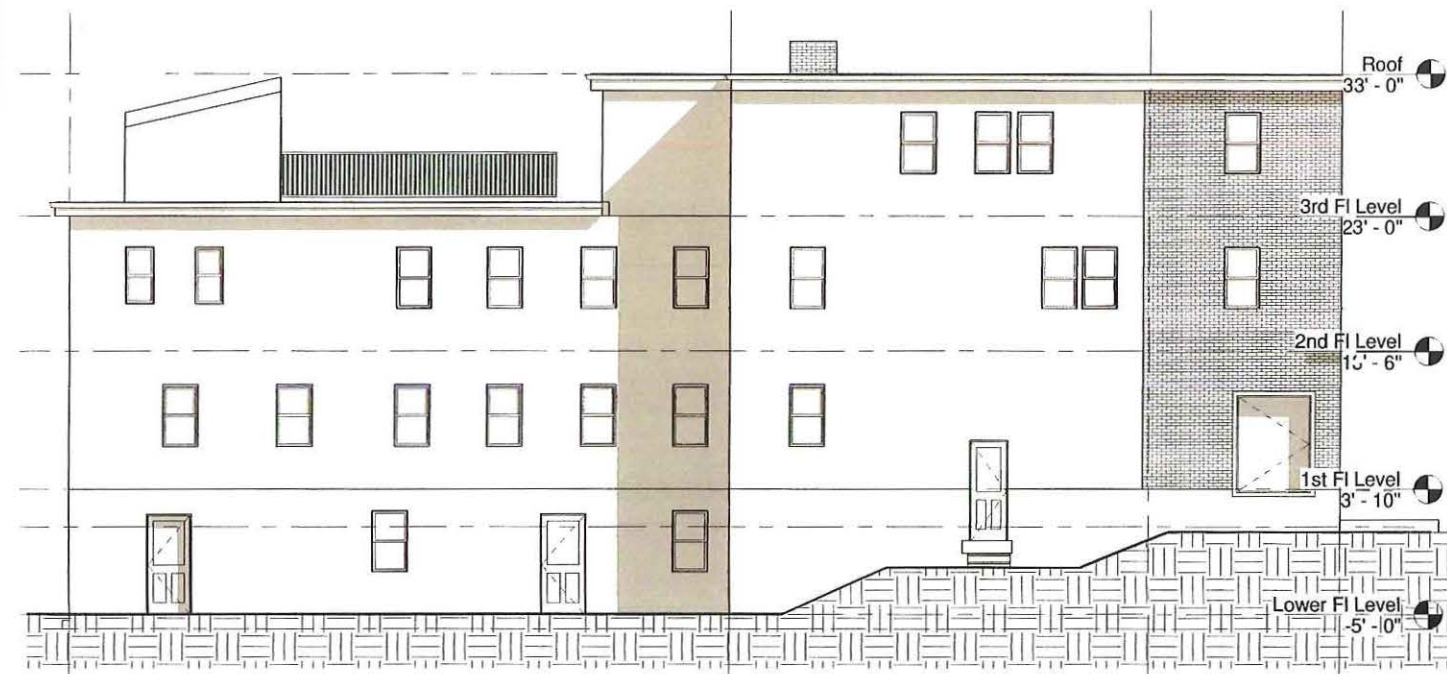




③ Right Side  
1/8" = 1'-0"



② Rear Elevation  
1/8" = 1'-0"



④ Left Side  
1/8" = 1'-0"



① Front Elevation ( Cambridge St View)  
1/8" = 1'-0"

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
GROUP

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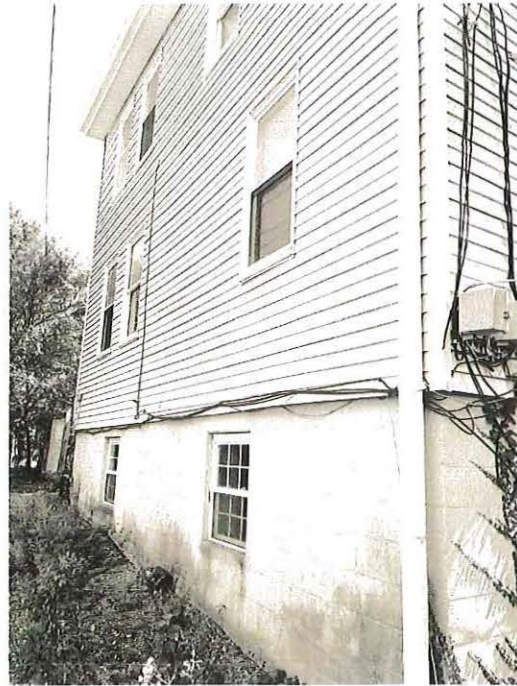
375 High st # 2 Medford, MA 02155  
Pho: 617-3724291

Existing Elevations

Project number	Project Number
Date	07-11-2022
Drawn by	AN
Checked by	Luis Arjona
	EX106
Scale	1/8" = 1'-0"

10/26/2022 5:28:22 PM





REAR VIEW



RIGTH SIDE REAR VIEW



RIGTH SIDE VIEW



LEFT VIEW



LEFT SIDE REAR VIEW



LEFT SIDE VIEW

RESIDENTIAL REMODEL  
357 - 361 CAMBRIDGE STREET  
CAMBRIDGE MA 02141

Owner: OXFORD REAL ESTATE  
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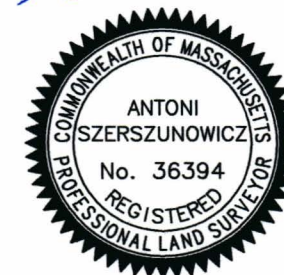
www.anzzadesign.com  
375 High st # 2 Medford, MA 02155  
Pho: 617-3724291

Pictures Existing Building

Project number	Project Number
Date	07-11-2022
Drawn by	AN
Checked by	Checker
EX107	
Scale	

10/26/2022 5:37:11 PM





Author: E. J. M. M. M. M.

**PLOT PLAN**  
357-361 CAMBRIDGE STREET  
**CAMBRIDGE, MASS.**

SCALE : 1"= 20'

MAY 31, 2022

**AGH ENGINEERING**

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





359 - 361 Cambridge Street, Cambridge





359 - 361 Cambridge Street, Cambridge -- Street View Aerial





359 - 361 Cambridge Street, Cambridge - Street View Aerial







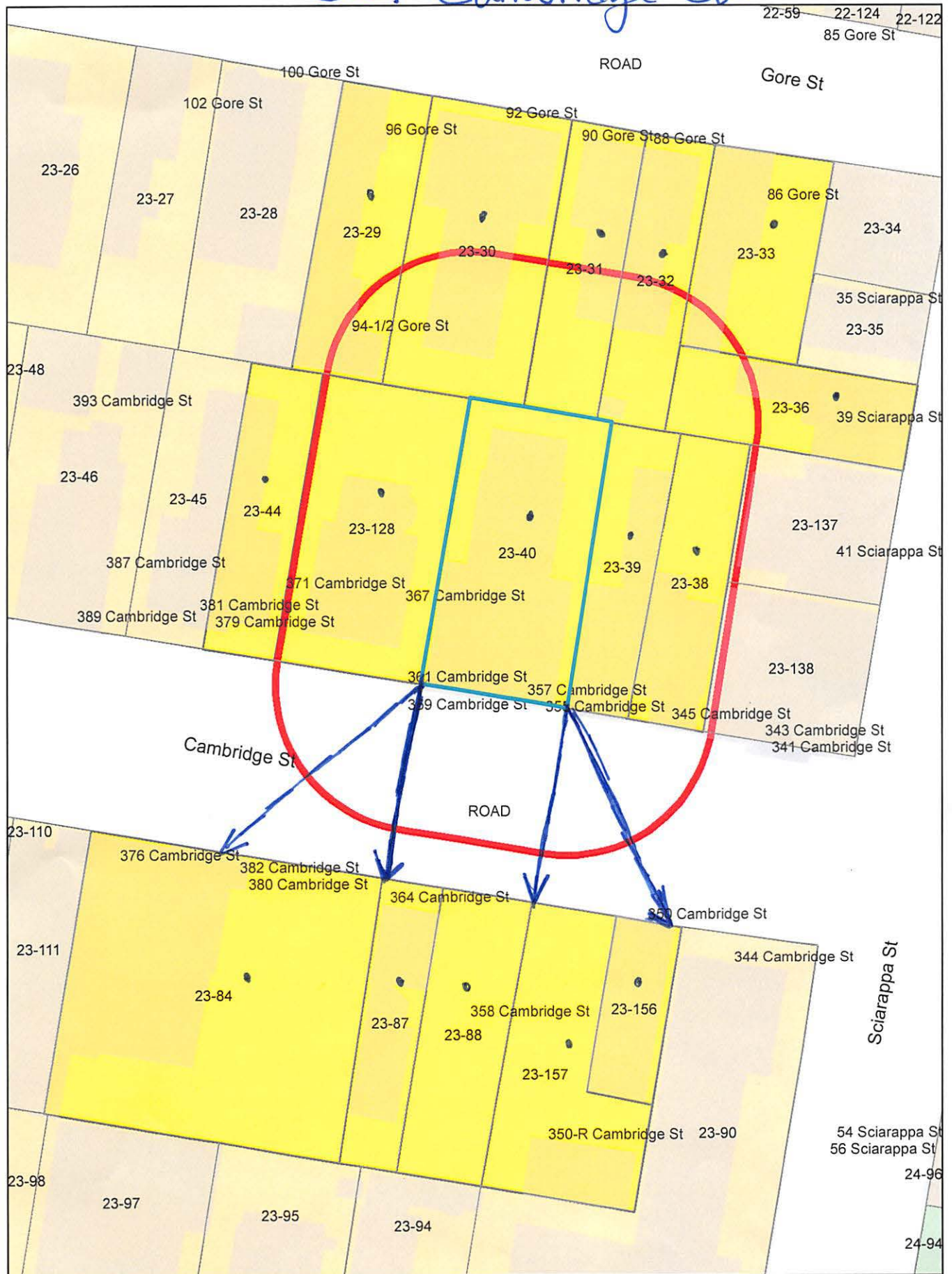



$$1'' = 35 \text{ ft}$$

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

-

# 359 Cambridge St.



359 Cambridge St. Petitioner

23-29  
DONOVAN, OWEN P.  
96 GORE ST #2B  
CAMBRIDGE, MA 02141

23-33  
PEFINE, KENNETH P.  
86 GORE STREET  
CAMBRIDGE, MA 02141

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

23-31  
PANAGIOTIS TSENGOS  
90 GORE ST.  
CAMBRIDGE, MA 02141

23-39  
MOORE, JOHN F., NANCY A. MOORE &  
KEVIN COLMAN  
TRS 349-351 CAMBRIDGE ST TR  
351 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-40  
359 CAMBRIDGE REAL ESTATE GROUP LLC  
25 EDGE HILL RD  
CHESTNUT HILL, MA 02467

23-88  
ROGERS, MANUEL, JR.  
392 CAMBRIDGE STREET  
CAMBRIDGE, MA 02141-1204

23-128  
CIAMPA, JOSEPH, LINDA CIAMPA &  
SUSAN ALBANESE CIAMPA  
17 DEVONSHIRE RD  
MIDDLETON, MA 01757

23-38  
LEVANTAKIS, JOHN & THEODOROS LEVANTAKIS,  
TRS. OF T & J REALTY TRUST  
7 STAGECOACH LANE  
LYNNFIELD, MA 01940

23-84  
ROGERS, MARY ESTATE OF  
C/O MANUEL ROGERS JR.  
392 CAMBRIDGE ST  
CAMBRIDGE, MA 02141-1204

23-30  
GORE STREET PROPERTIES LLC,  
C/O JOAO A. PINTO  
1124 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

23-87  
ROGERS, MANUEL, JR.  
392 CAMBRIDGE STREET  
CAMBRIDGE, MA 02141

23-44  
GUIDA ANTHONY L  
TRS ANTHONY L GUIDA IRREVOCABLE TR  
379 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-29  
ZHAO DAN  
94 1/2 -96 GORE ST UNIT 3  
CAMBRIDGE, MA 02141

23-36  
FANG, FANG  
9 REED ST  
LEXINGTON, MA 02421

23-32  
ZHOU, YI & SHUNIAN HE  
111 CULLINANE DR  
MARLBOROUGH, MA 01752

23-32  
HOCHBERG, JACOB & JESSIE LEVIT-SHORE  
88 GORE ST. UNIT 2  
CAMBRIDGE, MA 02138

23-156  
350 CAMBRIDGE STREET LLC  
390 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-29  
ROBERTS, AYATA  
94 1/2 GORE ST UNIT #2  
CAMBRIDGE, MA 02141

23-157  
ROGERS, MANUEL, JR  
392 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-29  
O'KEEFE, KARA G.  
538 GREEN ST UNIT #1  
CAMBRIDGE, MA 02139

23-29  
GALLEGO, GUSTAVO A.  
96 GORE ST #1  
CAMBRIDGE, MA 02141



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

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

**Emmanuel Doe, Manager of 359 Cambridge Real Estate Group LLC, a Massachusetts limited liability company (the "LLC")**

(OWNER)

Address: with a principal place of business at 25 Edge Hill Road, Chestnut Hill, MA 02467

states that **359 Cambridge Real Estate Group LLC** owns the property located at **359-361 Cambridge Street, Cambridge, MA 02141** which is the subject of this zoning application.

The record title of this property is in the name of **359 Cambridge Real Estate Group LLC, a Massachusetts limited liability company**

pursuant to a deed dated **May 26, 2022** and duly recorded in the Middlesex South County Registry of Deeds at Book **80213**, Page **351**;

**359 Cambridge Real Estate Group LLC**  
**a Massachusetts limited liability company**

BY:

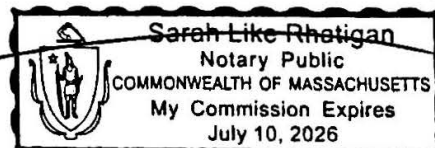
Name: Sarah Like Rhatigan, Attorney for Emmanuel Doe  
A A Manager, duly authorized for Emmanuel Doe

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

----- Commonwealth of  
Massachusetts, County of Middlesex

The above-named **Sarah Like Rhatigan, Attorney for Emmanuel Doe, Manager of 359 Cambridge Real Estate Group LLC**, personally appeared before me, this 7th day of November, 2022, and made oath that the above statement is true.

[Signature] Notary  
My commission expires (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation. N/A