



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 APR 20 PM 2:13  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 180779

### General Information

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

Special Permit:   X   Variance:   X   Appeal:       

PETITIONER: Dante Alighieri Society of Massachusetts, Inc. C/O Guy Carbone

PETITIONER'S ADDRESS: 41 Hampshire Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 41 Hampshire St., Cambridge, MA

TYPE OF OCCUPANCY: Social Club

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /New Structure/ /Exclusion of GFA in Basement/Cellar/

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

This project proposed the construction of a new structure to house an expansion of the Appellant's current programming and the addition of the Italian Consulate.

Exclusion of the basement FAR.

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

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)  
Article: 2.000 Section: 2.000 (Def of Floor Area Gross).  
Article: 4.000 Section: 4.34.d (General Office Use).

FOR THE PETITIONER  
Hereunto Duly Authorized  
Chairman New Building Committee

Original  
Signature(s):

(Petitioner (s) / Owner)

Guy A. Carbone, Esq.

(Print Name)

611 Main Street, Suite 303  
Winchester, MA 01890

Address:

Tel. No.

E-Mail Address:

617-227-3305

guy.acarbone@yahoo.com

Date: April 14, 2023

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

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

I/We Dante Alighieri Society of Massachusetts, Inc.  
(OWNER)

Address: 41 Hampshire Street, Cambridge, MA 02139

State that I/We own the property located at 41 Hampshire St., Cambridge, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Dante Alighieri Society of Massachusetts, Inc a Massachusetts corporation  
incorporated June 11, 1971 pursuant to MGL Chapter 180, inter alia for the  
purposes set forth in MGL Chapter 180, Section 4.

\*Pursuant to a deed of duly recorded in the date June 10, 1983, Middlesex South County Registry of Deeds at Book 14895, Page 228; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Angelo Firenze, President  
Angelo Firenze  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

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Commonwealth of Massachusetts, County of Middlesex

The above-named Angelo Firenze personally appeared before me, this 19<sup>th</sup> of May, 2022, and made oath that the above statement is true.

Guy A. Carbone Notary  
Guy A. Carbone

My commission expires July 29, 2027 (Notary Seal).

• If ownership is not shown in recorded deed, e.g. if by court order, present deed, or inheritance, please include documentation.



**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A VARIANCE**

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

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

In support of the required findings for the grant of a Variance under the Zoning Ordinance (the "Ordinance"), the applicant submits that the project site is burdened by its unique shape and existing structure at 41 Hampshire Street (the "Premises"), and the Variance is justified by this.

By way of background, the Premises is a corner lot with two front streets (Hampshire Street and Cardinal Medeiros Avenue), with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the "Dante Alighieri"). It is an existing non-conforming structure under the Ordinance's 37 Foot Front Yard Setback requirements at the Premises, with an existing Front Yard Setbacks of 5 feet 2<sup>7/8</sup> Inches on Hampshire Street and 63 feet and 4 <sup>1</sup>/<sub>4</sub> inches on Cardinal Medeiros Avenue.

The proposed project seeks to continue and expand the Dante Alighieri's Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the "Club Use"), and to construct a new building to be operated as the United States Consulate office for the Italian government. The existing non-conformities of the Dante Alighieri would not be altered or enlarged. Due to its corner lot condition with two front streets, and the constraints imposed by the Dante Alighieri's existing structure to remain, however, the new Consulate building requires Variances from the Ordinance's Front Yard Setback requirement along both streets, pursuant to Section 5.24.3 of the Ordinance. To address the hardship imposed, the new Consulate necessitates a Front Yard Setback of approximately 37 feet from Cardinal Medeiros Avenue and 94 feet 2 inches from Hampshire Street. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the "Consulate Use") are Allowed Uses at this location in the City's Residence C- Zone.

Specifically, the applicant submits that the location of existing Dante Alighieri structure limits its siting options for the new Consulate building at the Premises, and required compliance with the Ordinance's Front Yard setback requirements is further constrained by the asymmetrical shape of this corner lot. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its continued and expanded Club and Consulate Uses at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the new Consulate Use and its structure to comport with, and not

interfere or detract from, the Dante Alighieri's existing building and expanded programming at the Premises, and with the minimal relief under the circumstances. The new building will occupy a limited and appropriate amount of remaining land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. In this regard, the Front Yard Setback on Hampshire Street is responsive to the existing Dante Alighieri structure (to remain), and the new building's setback is consistent with the existing street line conformity along Cardinal Medeiros Avenue.

**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:**

Consisting of approximately 34,907 square feet of land with an existing structure that occupies a majority of the remaining land area, the hardship imposed by these conditions are unique to the Premises itself, as required for the requested Variance. Combined with its triangular shape and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Front Yard Setback requirements would impose and unnecessary hardship and prevent the continued and expanded Club and Consulate Uses for the proposed project. Again, these are Allowed Uses under the Ordinance (at this location), and the property's corner lot condition, triangular shape and existing structure for an established non-profit cultural organization at the Premises are distinct and supportive of the relief requested under the circumstances.

The applicant also restates that the irregularities of the property site cause major obstacles to siting the new Consulate building, without violating the setback requirements, and literal enforcement of the Ordinance would prevent the Dante Alighieri from continuing and expanding its non-profit mission and programming of cultural outreach, with a related new Consulate Use in Cambridge. Grant of the relief requested would also not negatively impact the surrounding community but, rather, allow for new and appropriate Front Yard Building Setbacks that better comport with the surrounding context of the area.

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

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

There will be no substantial detriment to the public good, as the proposed project has been carefully shaped and designed with City planning input and extensive community outreach. Grant of the relief requested will also allow for much-needed pedestrian access, open space and site improvements for an established non-profit cultural organization and relate new use at this location. With an appropriate new Front Yard Building Setback at this unique corner lot, the proposed project will comport with the context of surrounding area and enhance the existing and future sustainability of an established non-profit cultural organization thereat. It will also introduce a compatible and prominent new use to the Cambridge community, with the opening of the U.S. Consulate office for the Italian government (at the Premises). Finally, the requested Front Yard Setback Variance(s) will not negatively impact pedestrian and vehicular safety at the

immediate intersection of Hampshire Street and Cardinal Medeiros Avenue; but, rather, would result in much-needed improvements to its public realm and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (on March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and met with certain members of the local elected delegation for the area. As a result, the proposed project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood.

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

Consistent with the purpose and intent of the Ordinance, the proposed project would allow for the continued and expanded Club and new Consulate Uses at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Again, both the expanded Club and new Consulate Uses are Allowed at this location under the Ordinance. The Dante Alighieri is a long established and important non-profit cultural organization for Italian heritage at this site, and the proposed project would enhance its mission and introduce a prominent and synergistic new use thereat, with the new a U.S. Consulate for the Italian government. Its new Front Yard Building Setbacks will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received, the proposed project will improve the site and its Allowed Uses, with not detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent or the Ordinance and appropriate under the circumstances.

**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 41 Hampshire Street for the Exclusion of Basement Area from the definition of Gross Floor Area pursuant to the provisions of Section 2.00 of the Zoning Ordinance 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 proposed project features Uses which are Allowed by the underlying requirements of the Zoning Ordinance (the "Ordinance"). With the issuance of this requested Special Permit, the proposed project would comply with the Ordinance by exempting a portion of its space in a basement level from the Gross Floor Area ("GFA") from its proposed new structure at 41 Hampshire Street (the "Premises").

By way of background, the Premises consists of approximately 34,907 square feet of land with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the "Dante Alighieri"). The proposed project seeks to continue and expand the Dante Alighieri's Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the "Club Use"), and to construct a new building to be operated as the United States Consulate for the Italian government. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the "Consulate Use") are Allowed Uses at this location in the City's Residence C- Zone, but the new structure for the proposed Project is required to comply with the Ordinance's Floor Area Ratio limitation of .75 (pursuant its Table 5-1).

In support of its request, the applicant submits that its proposed exclusion of GFA into the basement level of the proposed project is consistent with the required findings for the Special Permit. Specifically, the Dante Alighieri has operated as an established non-profit cultural organization at the Premises for nearly half a century (since 1975), and the proposed project would allow for it to expand and enhance their uses into the basement level of this new structure. The exempted area includes approximately 3,343 square feet of proposed classroom, theater and support space, for the Dante Alighieri's mission of promoting and fostering the language and culture of Italy through educational and cultural offerings. Thus, the requested exemption of GFA is consistent with the requirements for the grant of the Special Permit; to support a local institution with established programs and operations at the site, for which the surrounding community has become accustomed and reliant upon.

**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 applicant again submits that the area to be exempt from GFA at its proposed project will help sustain and enhance a long-established cultural organization at this site, which has operated as a contributing part of the neighborhood for nearly half a century (since 1975). Thus, the requested exemption of GFA will not alter the character of the neighborhood or district but, rather, support its continued vibrancy at the site.

As part of its overall proposed project, the applicant also notes that it is making certain upgrades to on-site vehicular parking, bicycle storage, lockers and transit demand management practices at the Premises, to promote usage of the MBTA's rapid transit and nearby bus lines by employees, members, visitors and guests and lessen potential impacts by vehicular transportation, traffic and congestion. Thus, the grant of the requested Special Permit would allow the proposed project to comply with the Ordinance and deliver upon these collateral measures.

**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 proposed project will not adversely affect the continued operation of, or the development of adjacent uses, as permitted in the Ordinance at this location, by exemption of the basement GFA. Again, the requested GFA exemption will merely allow this long-established organization to expand and enhance its operations as a mainstay at this location. The Club Use has existed here for nearly 50 years, and the exemption of the approximately 3,340 square feet of space is de minimus in scale and supportive of the of future growth and the development of permitted adjacent uses.

**D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

No nuisance or hazard will be created by the proposed uses to the detriment of the health, safety and/or welfare of the occupant of the proposed use. Rather, the resulting grant of the requested Special Permit will help to enhance and improve the health, safety and quality of operations for the members, employees, visitors and guests of this long-existing cultural organization at the Premises. The exempted GFA is appropriate in scale and use, to support the mission and programming of an established cultural organization at the Premises, and the proposed project will allow for much-needed upgrades in open space, pedestrian access, alternatives means of transportation and public realm. As a result, the overall health and safety of its occupants will be improved by the grant of the Special Permit (as part of the proposed project).

**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:**

As a long-established and Allowed Use at the Premises for nearly half a century (since 1975), the Dante Alighieri and its proposed expansion is entirely consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance. The requested Special Permit will further this consistency, by exempting a portion of new basement space for the mission of this long-established organization at the Premises.

In further support of this required finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and it also met with certain members of the local elected delegation for the area. As a result, the proposed project, of which the requested GFA exemption is an integral part, has been carefully designed and programmed with public feedback and local support, and the grant of the Special Permit is consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.



## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Dante Alighieri Society of Massachusetts, Inc.  
**Location:** 41 Hampshire St., Cambridge, MA  
**Phone:**

**Present Use/Occupancy:** Social Club  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** General Office

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		12,800	23,175	26,180	(max.)
<u>LOT AREA:</u>		34,907	34,907	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.37	0.75	0.66	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	WIDTH	203.97	203.97	50	
	DEPTH	n/a	n/a	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	5'2"	5'2"/0	37	
	REAR	n/a corner lot	n/a corner lot	n/a corner lot	
	LEFT SIDE	5'2"(corner lot)	6.5 (corner lot)	37 (corner lot)	
	RIGHT SIDE	63'4.25"	0 (corner lot)	37 (corner lot)	
<u>SIZE OF BUILDING:</u>	HEIGHT	30	35	35	
	WIDTH	n/a	37	n/a	
	LENGTH	n/a	123.5	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		27,807	17,061	n/a	
<u>NO. OF DWELLING UNITS:</u>		n/a	n/a	n/a	
<u>NO. OF PARKING SPACES:</u>		30	21	42	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	8'9"	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.:

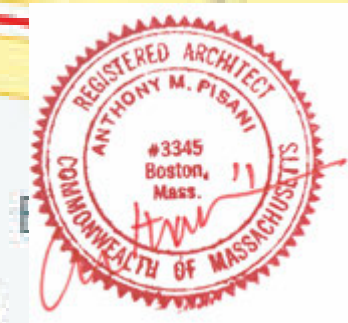
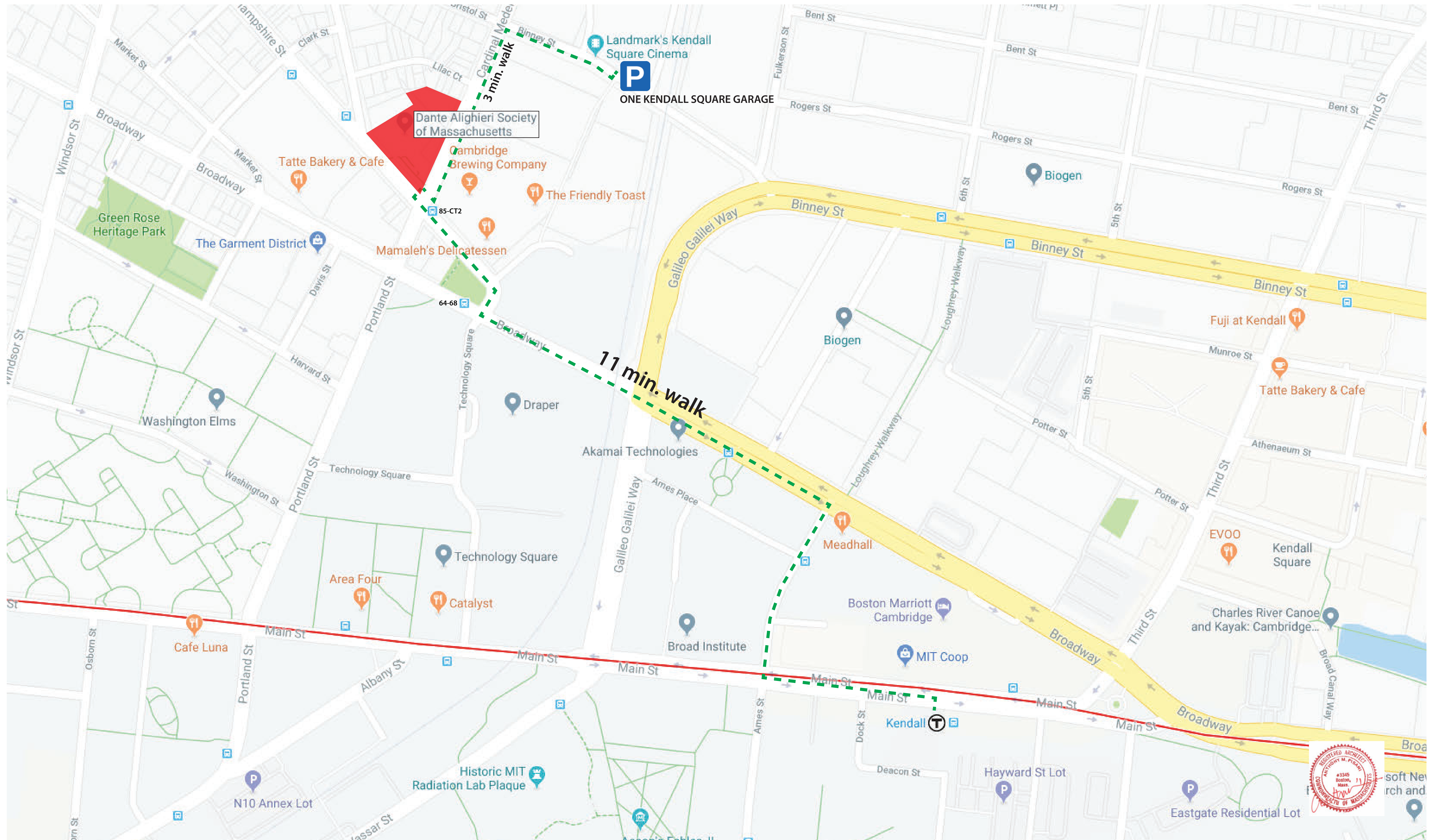
Existing Use is Section 4.33.h.1 club, lodge, or other fraternal or sororal meeting facility with the existin building being 12,610 square feet. The construction of the new structure will be glass and steal with a Viereendeel Truss.

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'.

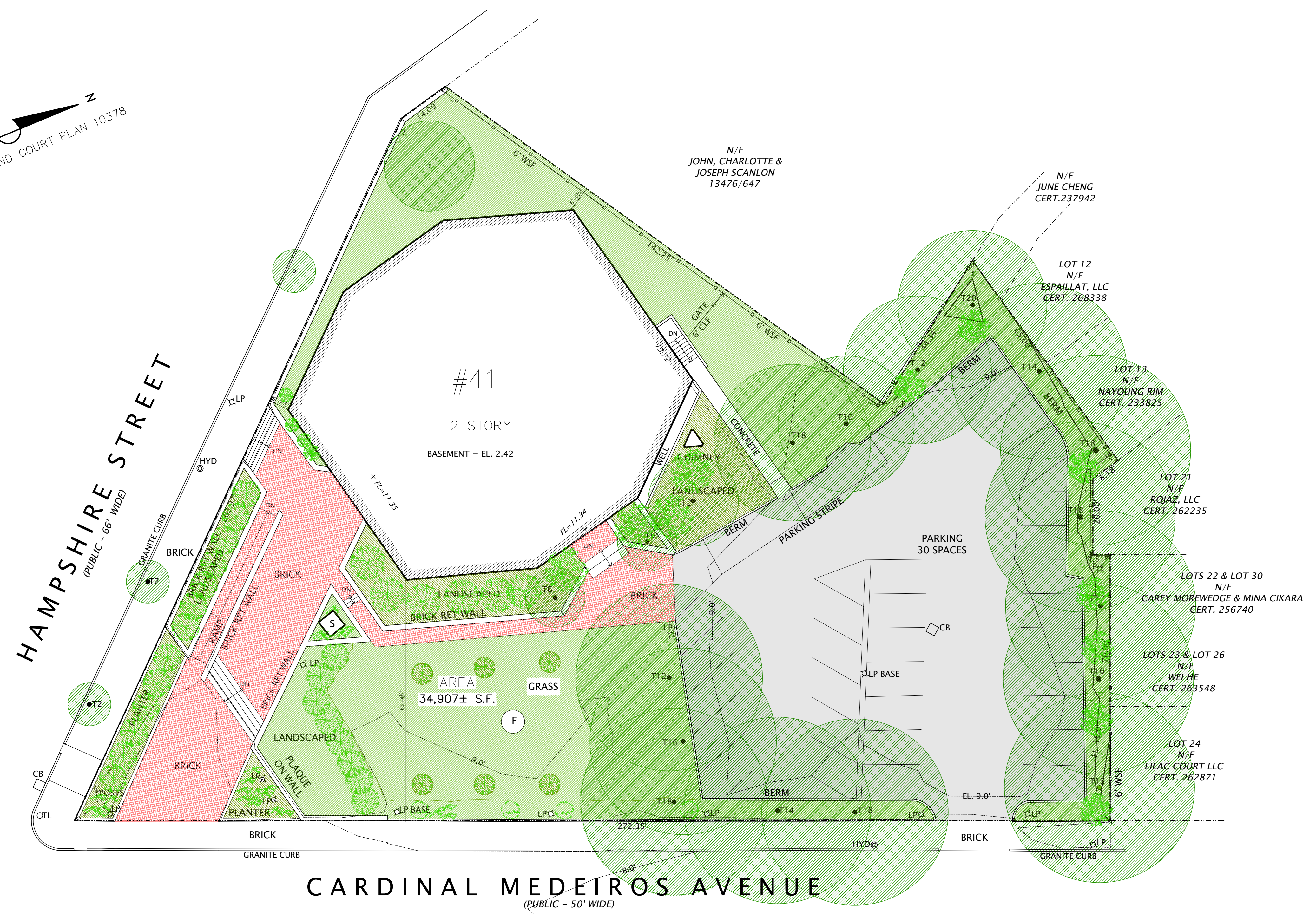












## EXISTING SITE PLAN

ORIGINAL SCALE 1/16" = 1'-0"

### OPEN SPACE (±SF)

EXISTING AREAS DERIVED FROM "TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018. REVISED JULY 14, 2020

LOT AREA = 34,907±SF

TYPE OF LOT COVERAGE	AREA (±SF)
EXISTING BUILDING FOOTPRINT	7,100
PARKING - ASPHALT PAVED	9,850
GREEN AREA OPEN SPACE (PERMEABLE) (1)	12,796
HARDSCAPE (IMPERMEABLE, NON-PARKING)	5,161
<b>TOTAL OF LOT COVERAGES</b>	<b>34,907</b>

(1) INCLUDES LAWN AREAS AND PLANTING BEDS. EXCLUDES IMPERMEABLE WALKWAYS (BRICK, ETC), RETAINING WALLS, STATUE.

RATIO OF GREEN AREA OPEN SPACE (PERMEABLE) TO LOT AREA:  
12,796 / 34,907 = 36.7%

RATIO OF ALL NON-BUILDING OR PARKING AREA TO LOT AREA:  
17,913 / 34,907 = 51.3%

GREEN AREA OPEN SPACE, INCLUDING HARD SURFACE WALKS AND TERRACES AS PERMITTED BY ARTICLE 2.000 DEFINITIONS. (HARD SURFACES NOT TO EXCEED 25% OF TOTAL GREEN AREA OPEN SPACE)

TYPE OF LOT COVERAGE	AREA (±SF)
PERMEABLE GREEN AREA OPEN SPACE	12,796
IMPERMEABLE WALKS AND TERRACES (NTE 25%)	4,265
<b>TOTAL GREEN AREA OPEN SPACE (PERMEABLE &amp; IMPERMEABLE)</b>	<b>17,061</b>

RATIO OF TOTAL GREEN AREA OPEN SPACE TO LOT AREA:  
17,061 / 34,907 = 48.9%

### GROSS FLOOR AREA (±GSF) / FAR

AREAS ESTIMATED FROM ORIGINAL PLANS, SUBJECT TO ON-SITE VERIFICATION.

FLOOR	EXISTING	EXCLUDED	GROSS FLOOR AREA
BASEMENT	7,100	6,025 (1)	1,075
1	7,100	475 (1)	6,625
2	7,100	2,000 (1) (2)	5,100
<b>TOT</b>	<b>21,300</b>	<b>8,500</b>	<b>12,800</b>
LOT AREA	34,907		
F.A.R.	12,800 / 34,907 = .37		

(1) EXCLUDE AREAS DEVOTED TO OPERATION AND MAINTENANCE OF THE BUILDING, ESTIMATED. SUCH AREAS NEED TO BE VERIFIED TO CONFIRM ACTUAL EXCLUDABLE AREAS.

(2) EXCLUSION INCLUDES 1,800 SF AT UPPER AUDITORIUM EXCLUDED FROM 2ND FLOOR AREA.

EXISTING SITE INFORMATION TAKEN FROM:

"TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018. NOTE: ELEVATIONS ON NORTH AMERICAN VERTICAL DATUM OF 1988

**OWNER**  
DANTE ALIGHIERI SOCIETY of Massachusetts, Inc.  
41 HAMPSHIRE STREET  
CAMBRIDGE MA 02139

**SURVEYOR**  
ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02129

**CIVIL ENGINEER**  
WATERFIELD DESIGN GROUP  
50 CROSS STREET  
WINTHROP MA 01890

**STRUCTURAL ENGINEER**  
ROOME & GUARRACINO LLC  
300 TRADECENTER DR., SUITE 3540  
WOBRUN MA 01801

**MEP + FP ENGINEER**  
MEA ENGINEERING ASSOCIATES, INC.  
8 WATER STREET, SUITE 8-1  
WALTHAM MA 02453

**CONSTRUCTION CONSULTANT**  
COMMODORE BUILDERS  
404 WYMAN STREET #400  
WALTHAM MA 02451



STAMP

NO.	DATE	DESCRIPTION
1	02.02.22	FAR, updates
2	03.25.22	FAR, UPDATES PER GAC MTG
3	05.25.22	UPDATE

DANTE ALIGHIERI SOCIETY  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

PROJECT 17-324

DATE	WAP DRAWN	AMP CHECKED
05/25/22		

EXISTING SITE PLAN  
DRAWING

Ex1.1

DWG. NO.

**CAMBRIDGE ZONING ORDINANCE**

**ZONING, LOT AREA**

ADDRESS:	41 HAMPSHIRE STREET, CAMBRIDGE MA 02139
ZONING DISTRICT:	RESIDENCE C-1
ZONING SUBDISTRICTS:	
LOT AREA:	34,907±SF [PER ROBER SURVEY INC.]

**USE REGULATIONS**

ARTICLE 4.000 USE, TABLE 4.50

EXISTING USE:	DANTE ALIGHIERI SOCIETY of MASSACHUSETTS
PROPOSED USE:	DANTE ALIGHIERI SOCIETY TO REMAIN. ADDITION TO HOUSE CONSULATE USE AND FUNCTIONS RELATED TO THE DANTE ALIGHIERI SOCIETY.

**DIMENSIONAL REGULATIONS**

ARTICLE 5.000 DEVELOPMENT STANDARDS, TABLE 5.1

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENT
MIN. LOT SIZE	5,000 SF	34,907± SF	EXIST TO REMAIN	CONFORMS
MIN. LOT AREA / EA DWELLING UNIT	N/A	N/A	N/A	N/A
MIN. LOT WIDTH	50'		EXIST TO REMAIN	CONFORMS
MIN. LOT FRONTAGE	NONE	20.3'	EXIST TO REMAIN	N/A
MAXIMUM ALLOWABLE FAR	.75	.37 (EST)	.66*	CONFORMS
MAXIMUM ALLOWABLE BUILDING HEIGHT	35'	30'±	NTE 35'	OK
MIN. RATIO PRIVATE OPEN SPACE TO LOT AREA	30%	N/A	N/A	NO RESIDENTIAL USE
MIN. FRONT YARD H+L/4	37'		96'	CONFORMS
MIN. SIDE YARD H+L/5	27'		1st FLR: 11'-6" 2nd FLR: 0'	VIOLATION
MIN. REAR YARD			47'	CONFORMS

FAR IS CALCULATED AS FOLLOWS:

RE: 1,775 SF AREA UNDER PROPOSED 2nd CANTILEVER IS INCLUDED. EXCLUDED NEW AREA DEVOTED TO PARKING.

\* EXCLUDED BASEMENT 3,350 SF. ASKING FOR SPECIAL PERMIT UNDER ARTICLE 2.000, DEFINITION OF "GROSS FLOOR AREA", EXCLUSION (16): EXCLUDE 3,350 SF IN BASEMENT.

**OFF-STREET PARKING**

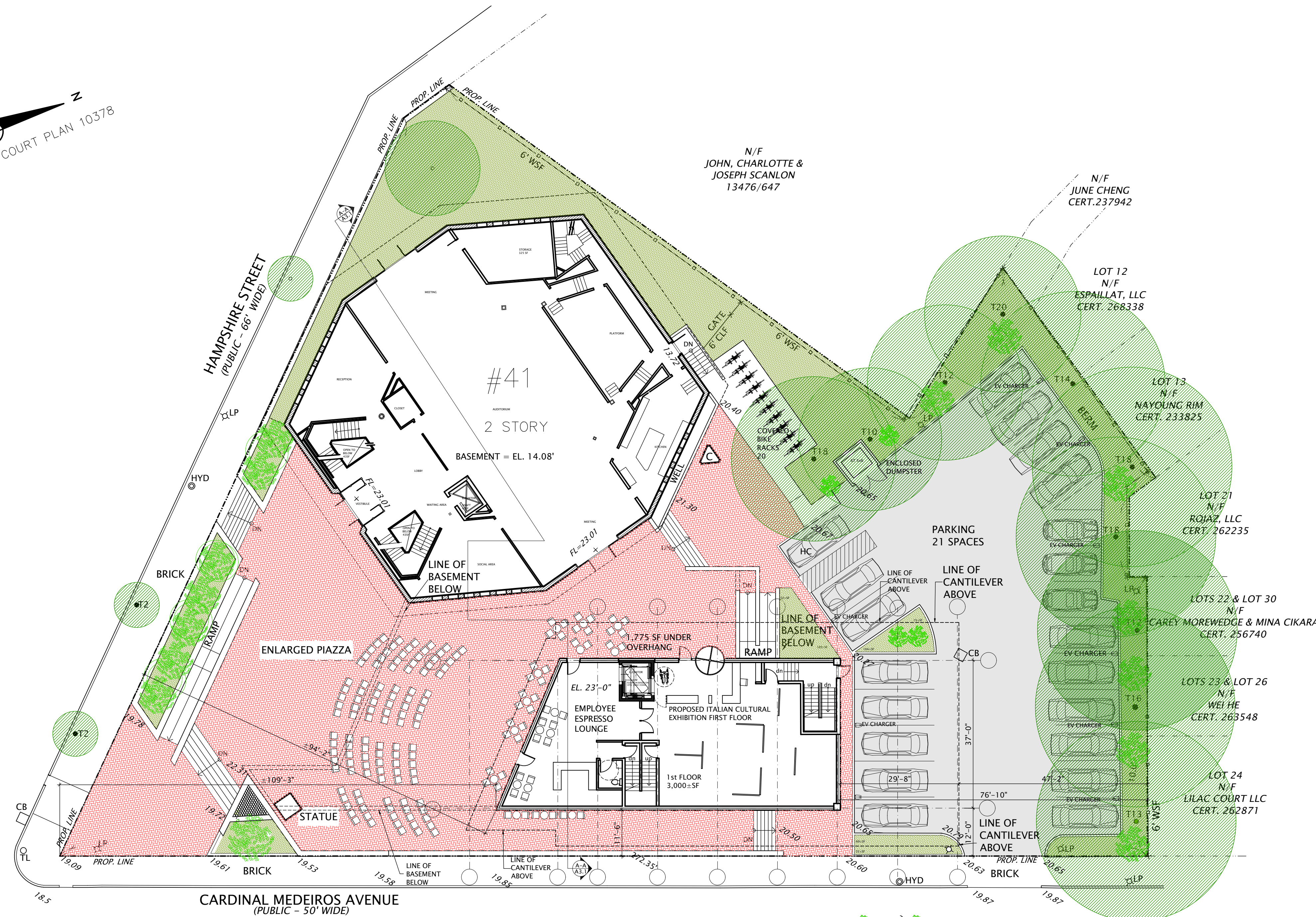
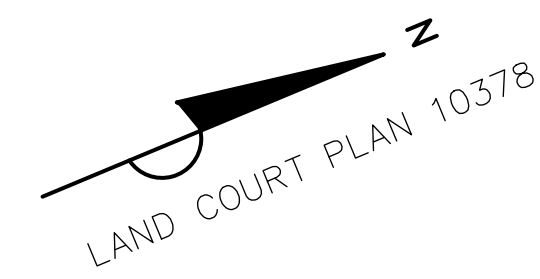
ARTICLE 6.000

USE/REQUIREMENT	EXISTING	PROPOSED	COMMENT
6.36.3: 1 SP PER 1000 GSF	30 SPACES	21 SPACES	VIOLATION parking can be accommodated in garage

**BICYCLE PARKING**

City of Cambridge Bicycle Parking Guide

USE/REQUIREMENT	SHORT TERM	LONG TERM	COMMENT
College or university academic or administrative facilities	25,275 SF 25.27/.20	25,275 SF 25.27/.40	20 Covered Bicycle spaces provided
1 SP PER 1000 GSF	5.07 Bikes	10.14 Bikes	



**CONCEPTUAL 1st FLOOR PLAN / SITE PLAN**

ORIGINAL SCALE 1/16" = 1'-0"

**OPEN SPACE (±SF)**

EXISTING AREAS DERIVED FROM "TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018. REVISED JULY 14, 2020

LOT AREA: 34,907±SF

TYPE OF LOT COVERAGE	AREA
EXISTING BUILDING FOOTPRINT	7,100
PROPOSED ADDITION FOOTPRINT	3,000
PARKING	7,150
PAVED WALKWAYS, PIAZZA (IMPERMEABLE)	10,595
GREEN AREA OPEN SPACE (PERMEABLE)	5,325
PLANTED AREA BELOW 2nd FLOOR CANTILEVER	280
OTHER (RETAINING WALLS, BIKES, TRASH)	1,457
<b>TOTAL OF LOT COVERAGES</b>	<b>34,907</b>

RATIO OF GREEN AREA OPEN SPACE (PERMEABLE) TO LOT AREA:  
5,325 / 34,907 = 15.2%

GREEN AREA OPEN SPACE, INCLUDING HARD SURFACE WALKS AND TERRACES AS PERMITTED BY ARTICLE 2.000 DEFINITIONS. (HARD SURFACES NOT TO EXCEED 25% OF TOTAL GREEN AREA OPEN SPACE)

TYPE OF LOT COVERAGE	AREA (±SF)
PERMEABLE GREEN AREA OPEN SPACE	5,325
IMPERMEABLE WALKS AND TERRACES (NTE 25%)	1,775
<b>TOTAL GREEN AREA OPEN SPACE (PERMEABLE &amp; IMPERMEABLE)</b>	<b>7,100</b>

RATIO OF TOTAL TOTAL GREEN AREA OPEN SPACE TO LOT AREA:  
7,100 / 34,907 = 20.3%

**GROSS FLOOR AREA (±GSF) / FAR**

INCLUDES AREAS ESTIMATED FROM ORIGINAL PLANS, SUBJECT TO ON-SITE VERIFICATION.

FLOOR	EXISTING GFA (SEE EX 1.1)	PROPOSED	TOTAL GFA
BASEMENT	1,075 (1)	3,350	1,075 (Excl. 3,350 in BSMT)
1	6,625	3,000+1,775 (3)	11,400 (1)
2	5,100 (2)	5,600	10,700
<b>TOT</b>	<b>12,800</b>	<b>13,725</b>	<b>23,175</b>
LOT AREA	34,907		
F.A.R.	23,175 / 34,907 = .66 (MAX ALLOWABLE = .75)		

- (1) EXCLUDES AREAS DEVOTED TO OPERATION AND MAINTENANCE OF THE BUILDING, ESTIMATED. SUCH AREAS NEED TO BE VERIFIED TO CONFIRM ACTUAL EXCLUDABLE AREAS.
- (2) 1,800 SF AT EXISTING UPPER AUDITORIUM EXCLUDED FROM 2nd FLOOR AREA.
- (3) AREA AT GRADE BELOW 2nd FLOOR OVERHANG. PARKING BELOW 2nd FLOOR NOT INCLUDED.

EXISTING SITE INFORMATION TAKEN FROM:

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NOTE: ELEVATIONS ON CITY OF CAMBRIDGE VERTICAL DATUM

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CAMBRIDGE MA 02139

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ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
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**CIVIL ENGINEER**

WATERFIELD DESIGN GROUP  
50 CROSS STREET  
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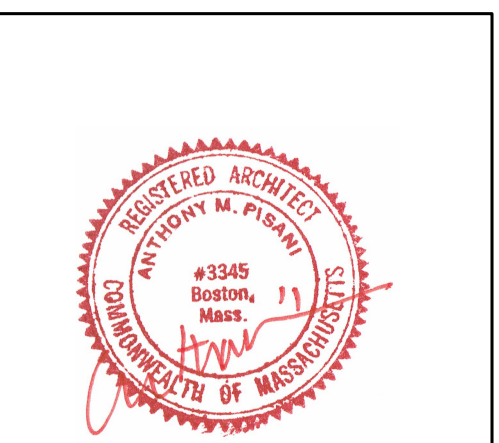
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**CONCEPTUAL SITE PLAN**

DWG. NO. **AS.1**



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HAMPSHIRE STREET

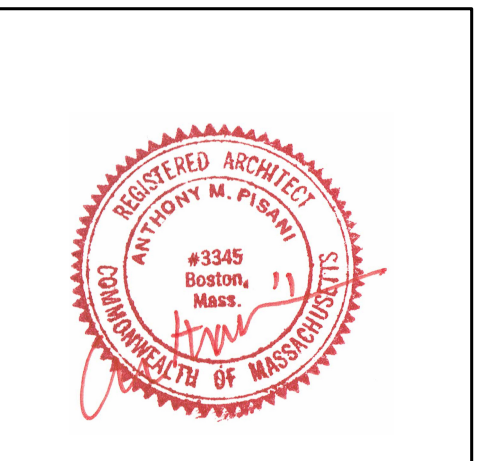
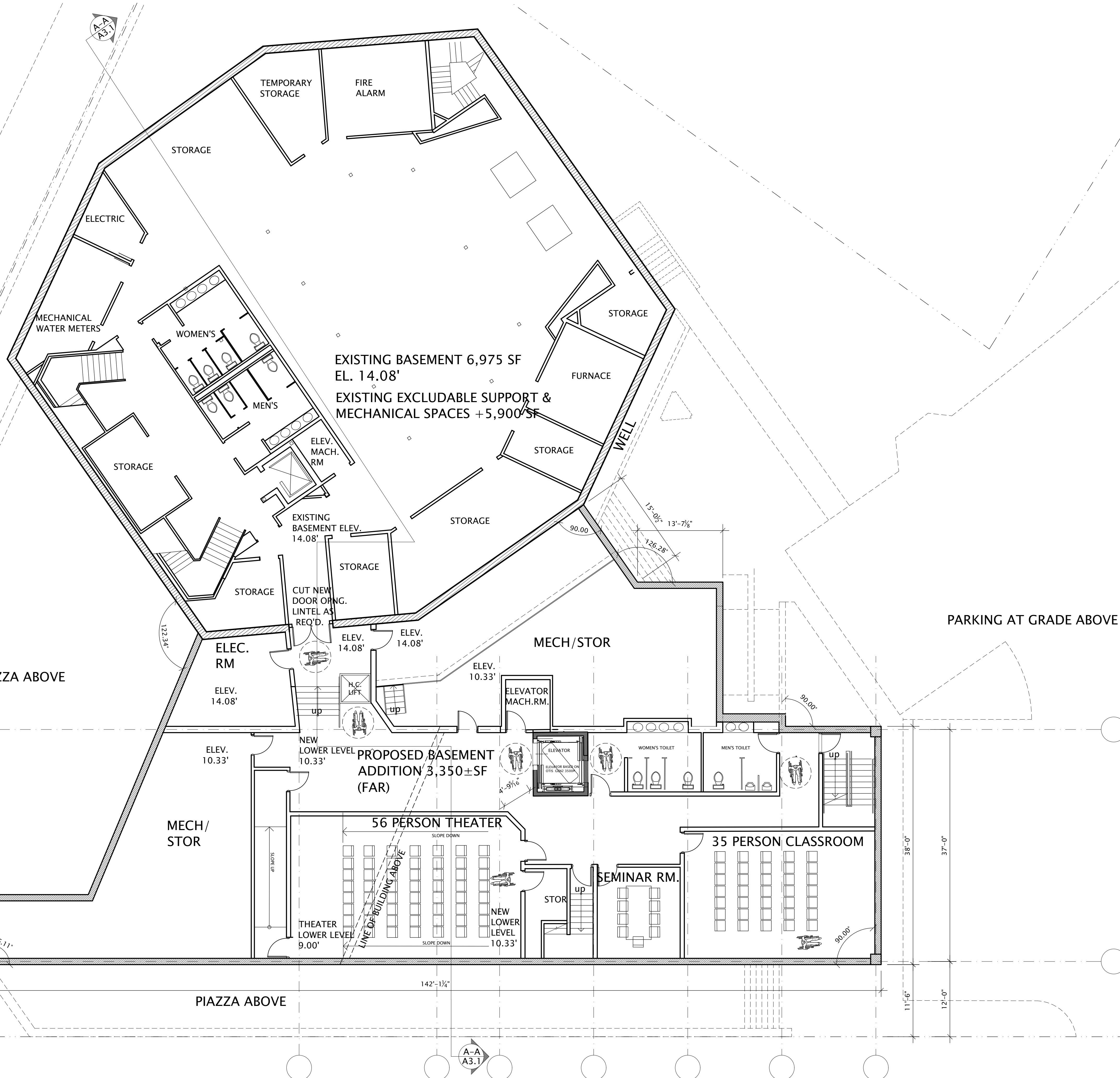
PIAZZA ABOVE

PARKING AT GRADE ABOVE

CARDINAL MEDEIROS AVENUE

SCHMATIC BASEMENT FLOOR PLAN / SITE PLAN

ORIGINAL SCALE 1/8" = 1'-0"



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BASEMENT  
 FLOOR PLAN

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**A1.B**

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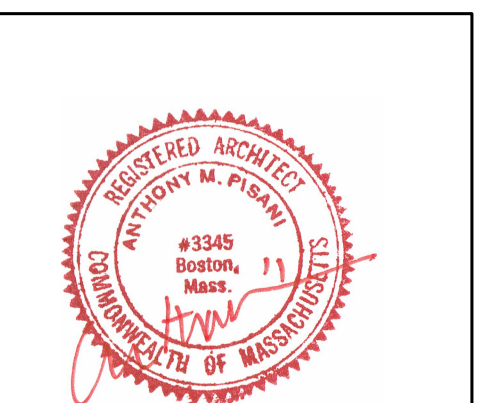
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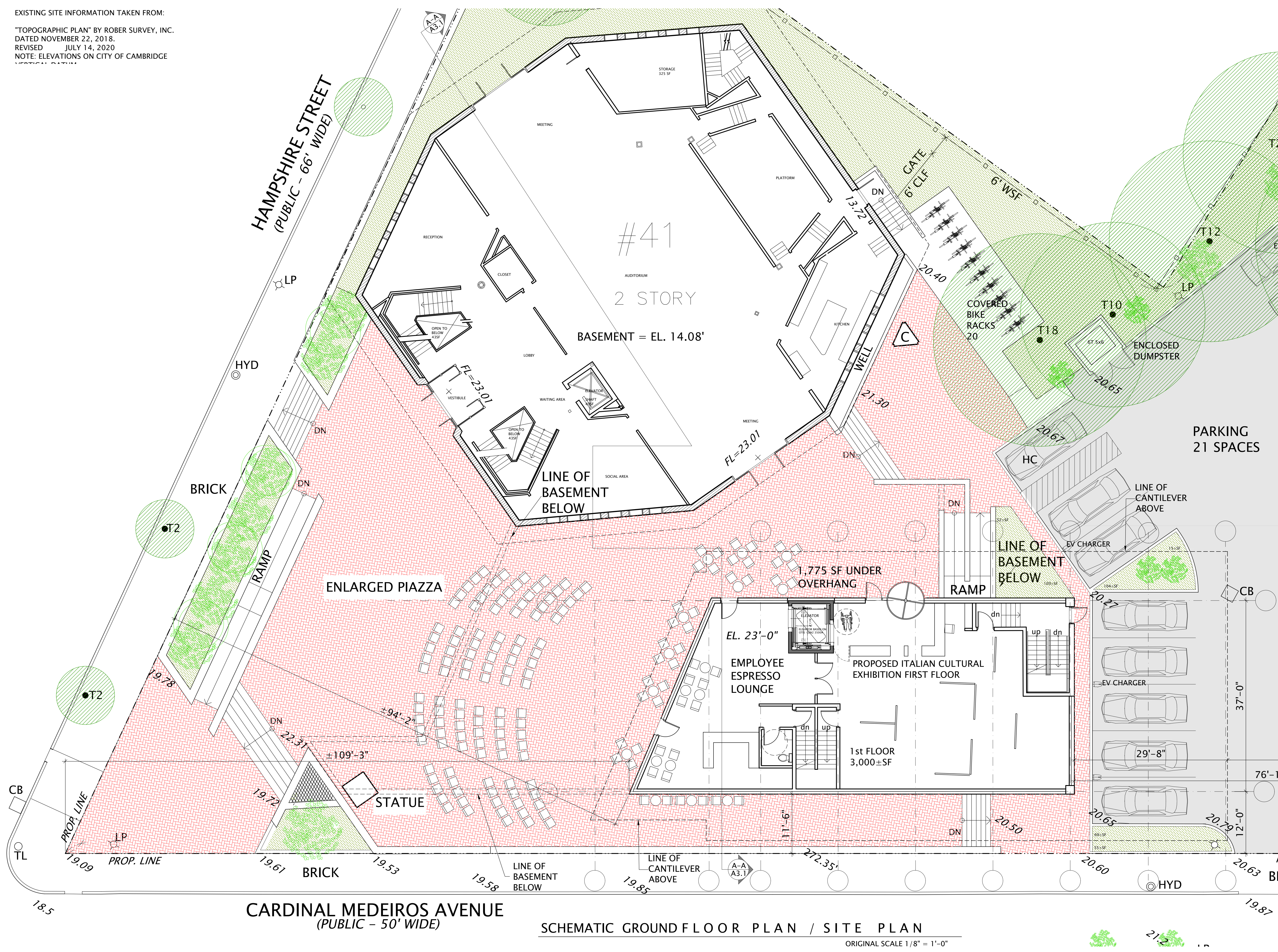
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GROUND  
 FLOOR PLAN

**A1.1**

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CARDINAL MEDEIROS AVENUE  
 (PUBLIC - 50' WIDE)

SCHMATIC GROUND FLOOR PLAN / SITE PLAN

ORIGINAL SCALE 1/8" = 1'-0"

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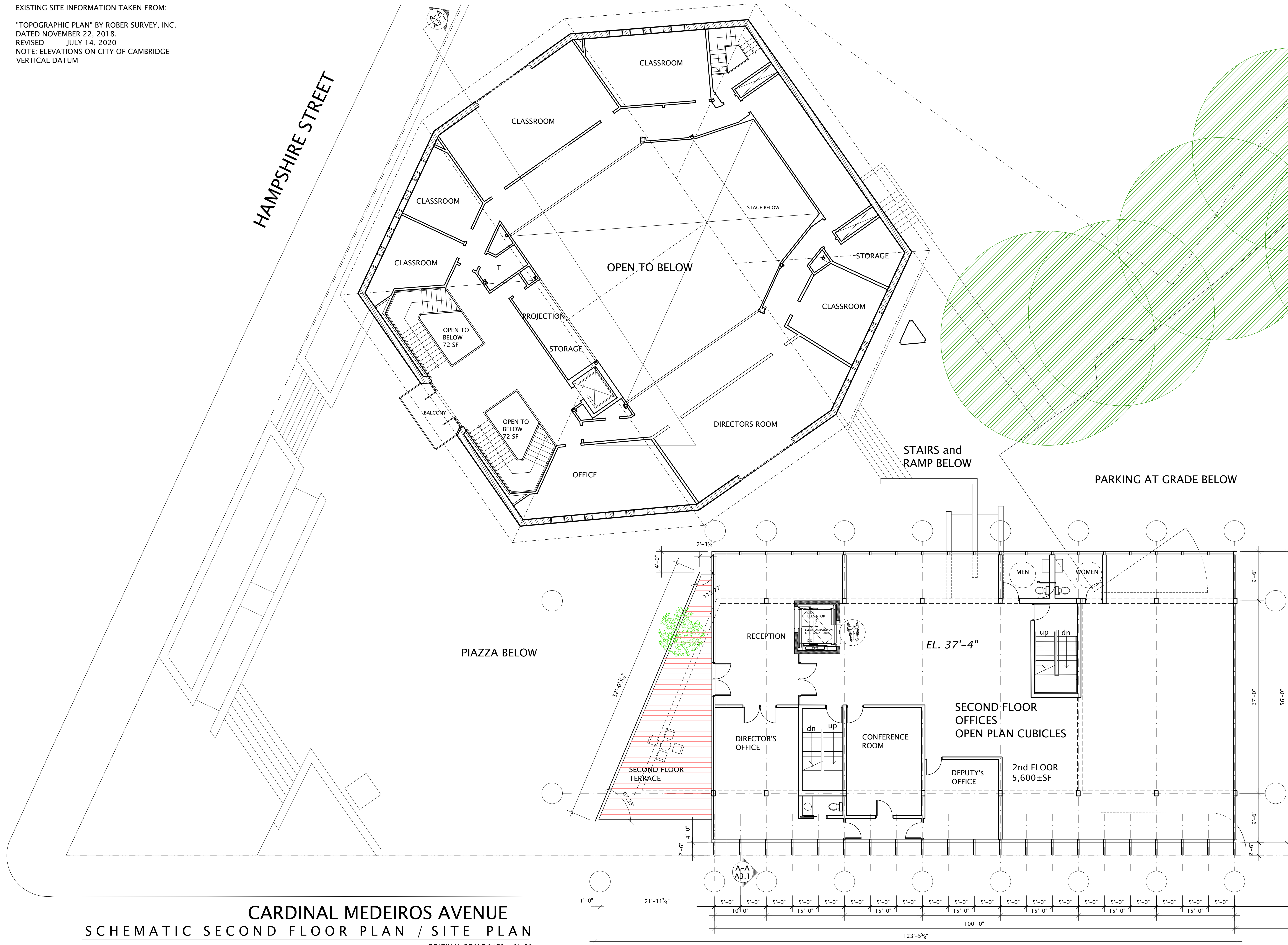
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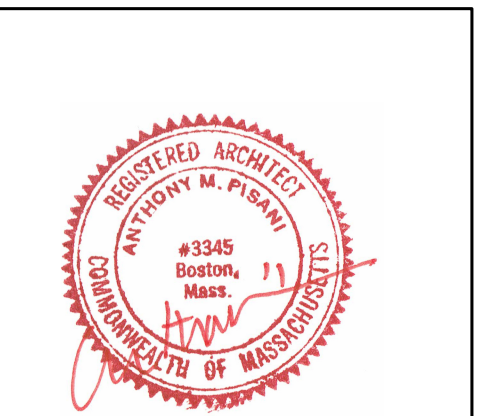
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HAMPSHIRE STREET



**CARDINAL MEDEIROS AVENUE**  
**SCHEMATIC SECOND FLOOR PLAN / SITE PLAN**

ORIGINAL SCALE 1/8" = 1'-0"



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**SECOND FLOOR PLAN**

DWG. NO. **A1.2**

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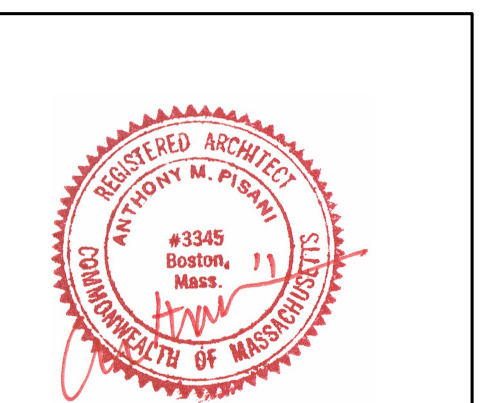
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**ROOF PLAN**

DRAWING

**A1.3**

DWG. NO.

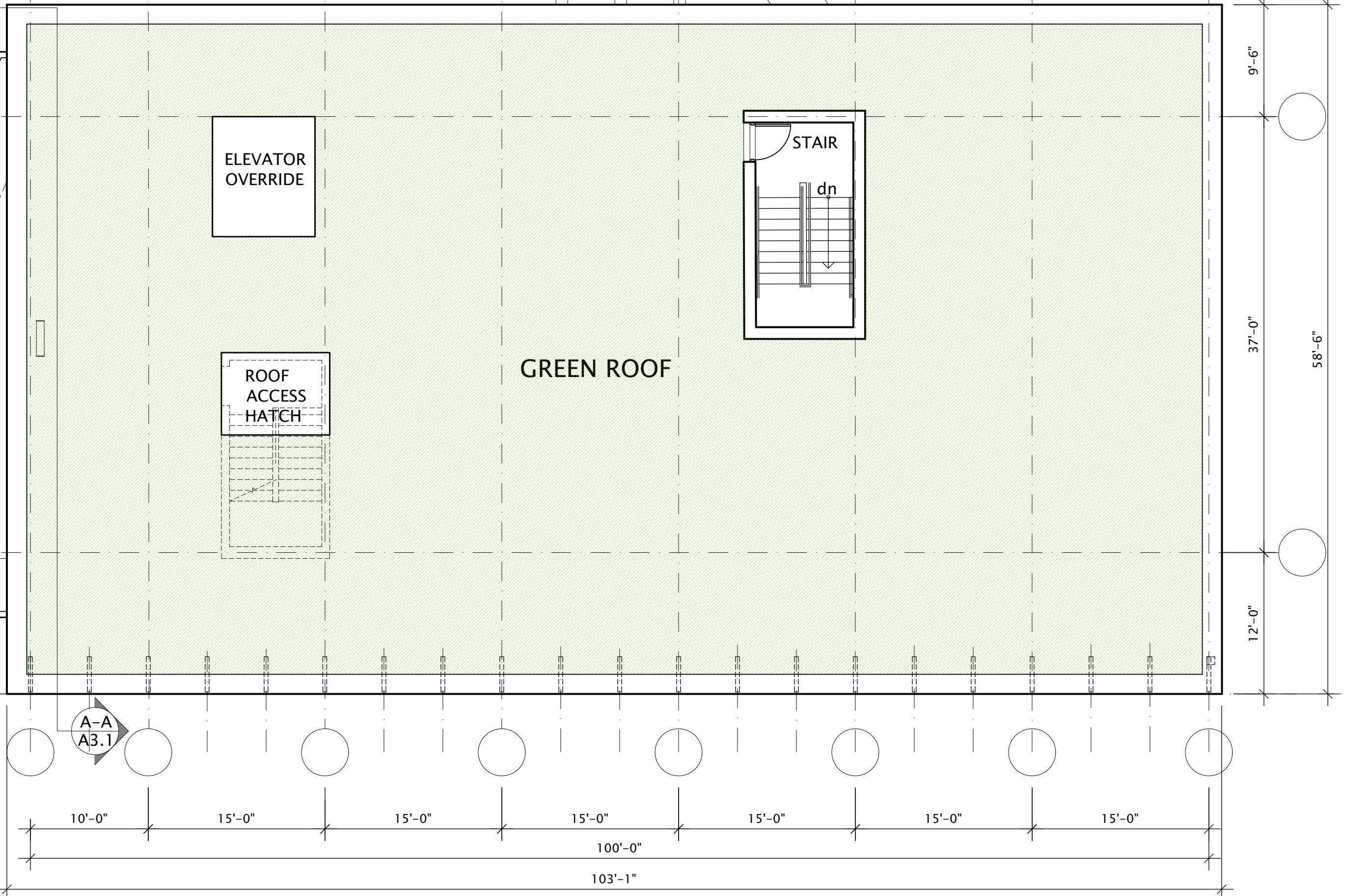
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HAMPSHIRE STREET

PIAZZA BELOW

SECOND FLOOR  
 TERRACE BELOW

PARKING AT GRADE BELOW



CARDINAL MEDEIROS AVENUE

**SCHEMATIC ROOF PLAN**

ORIGINAL SCALE 1/8" = 1'-0"

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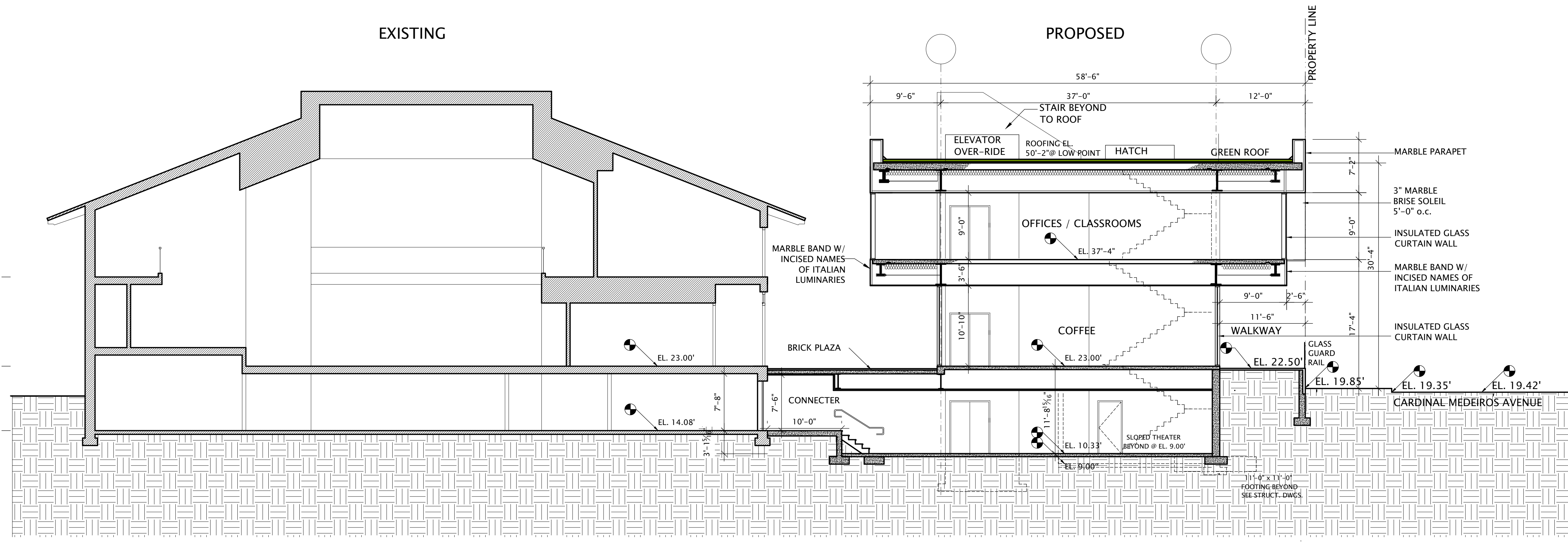
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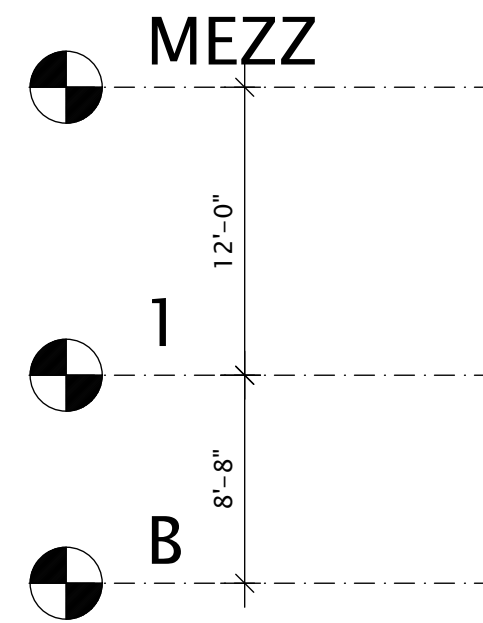
SECTION A-A  
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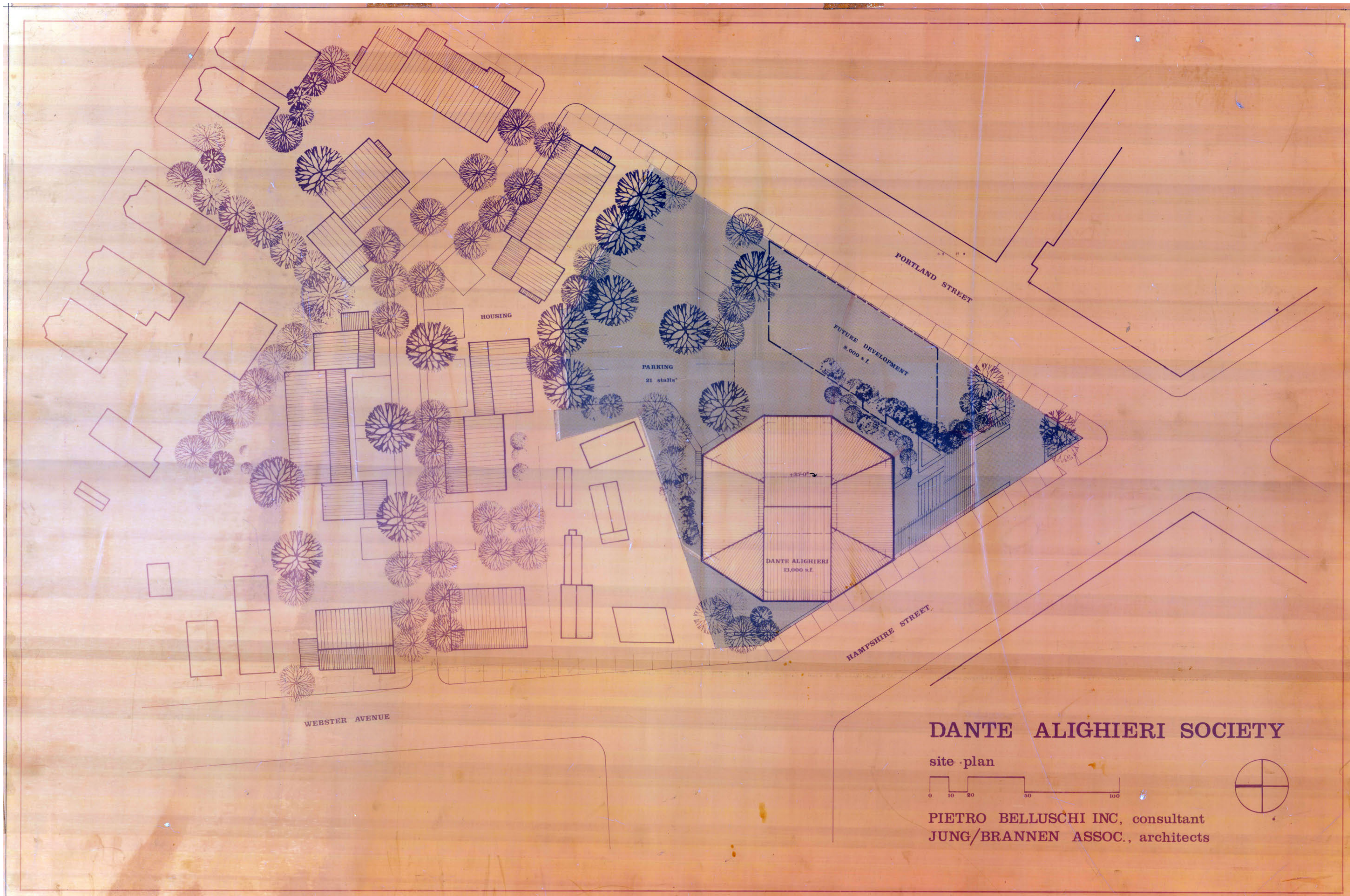
**A3.1**  
DWG. NO.



**SCHEMATIC TRANSVERSE SECTION**  
ORIGINAL SCALE 1/8" = 1'-0"

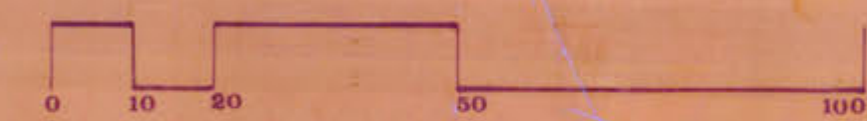
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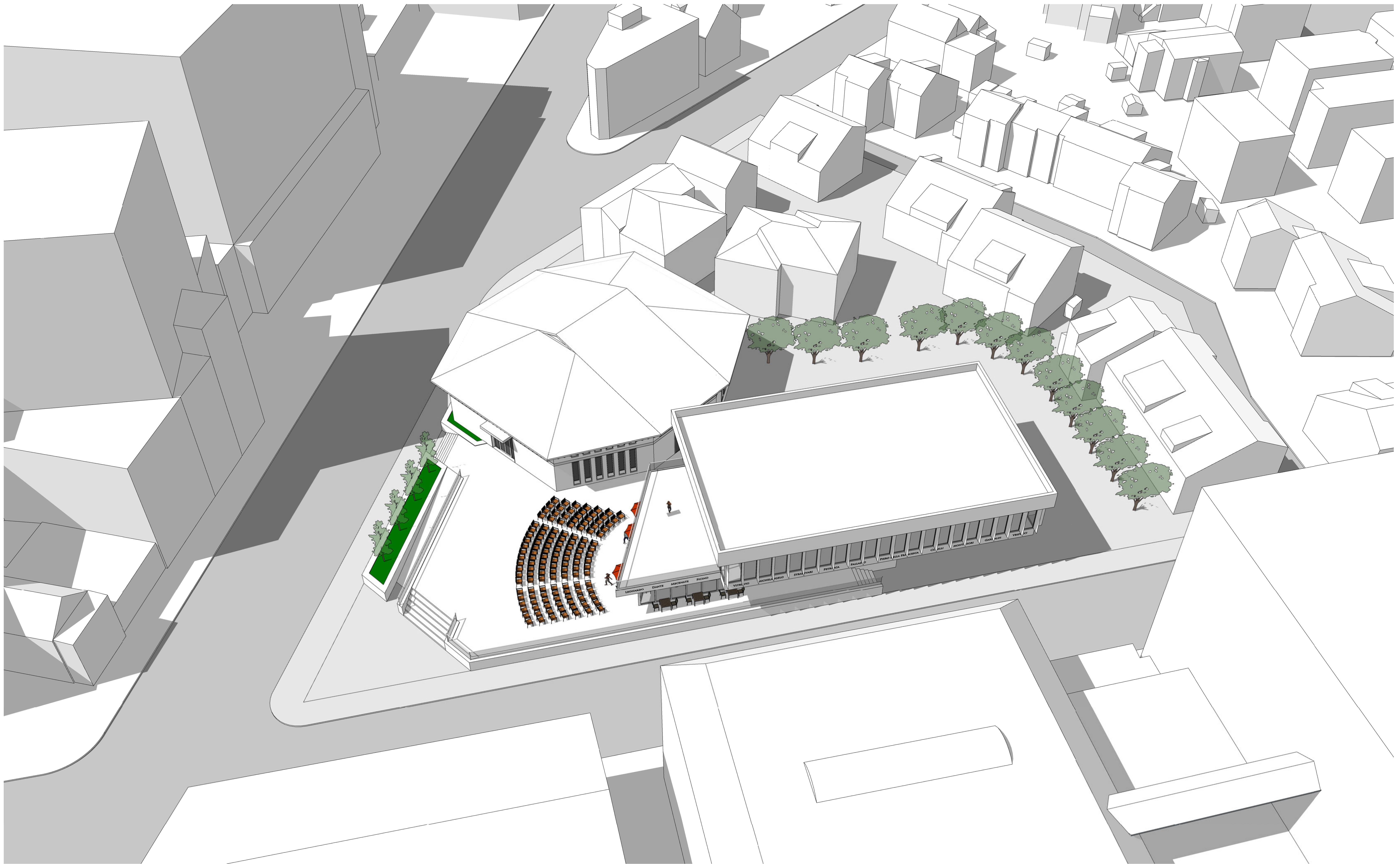
site plan



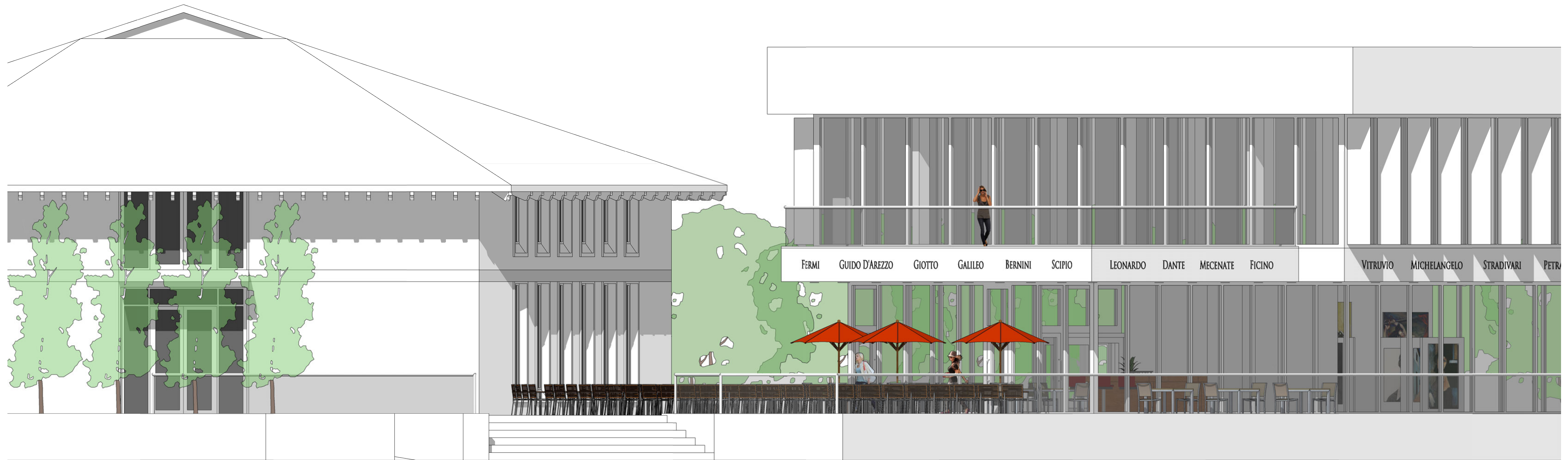
PIETRO BELLUSCHI INC, consultant  
 JUNG/BRANNEN ASSOC., architects

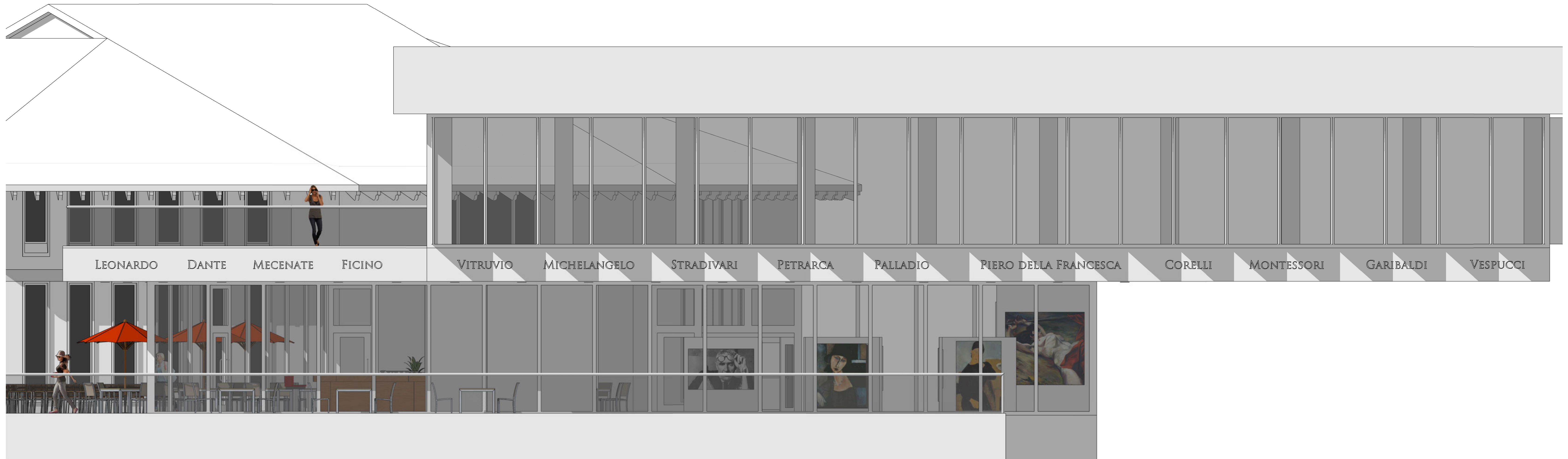


CUT-AWAY SECTION SHOWING VIEREENDEEL TRUSS









LEONARDO

DANTE

MECENATE

FICINO

VITRUVIO

MICHELANGELO

STRADIVARI

PETRARCA

PALLADIO

PIERO DELLA FRANCESCA

CORELLI

MONTESSORI

GARIBALDI

VESPUCCI



FERMI

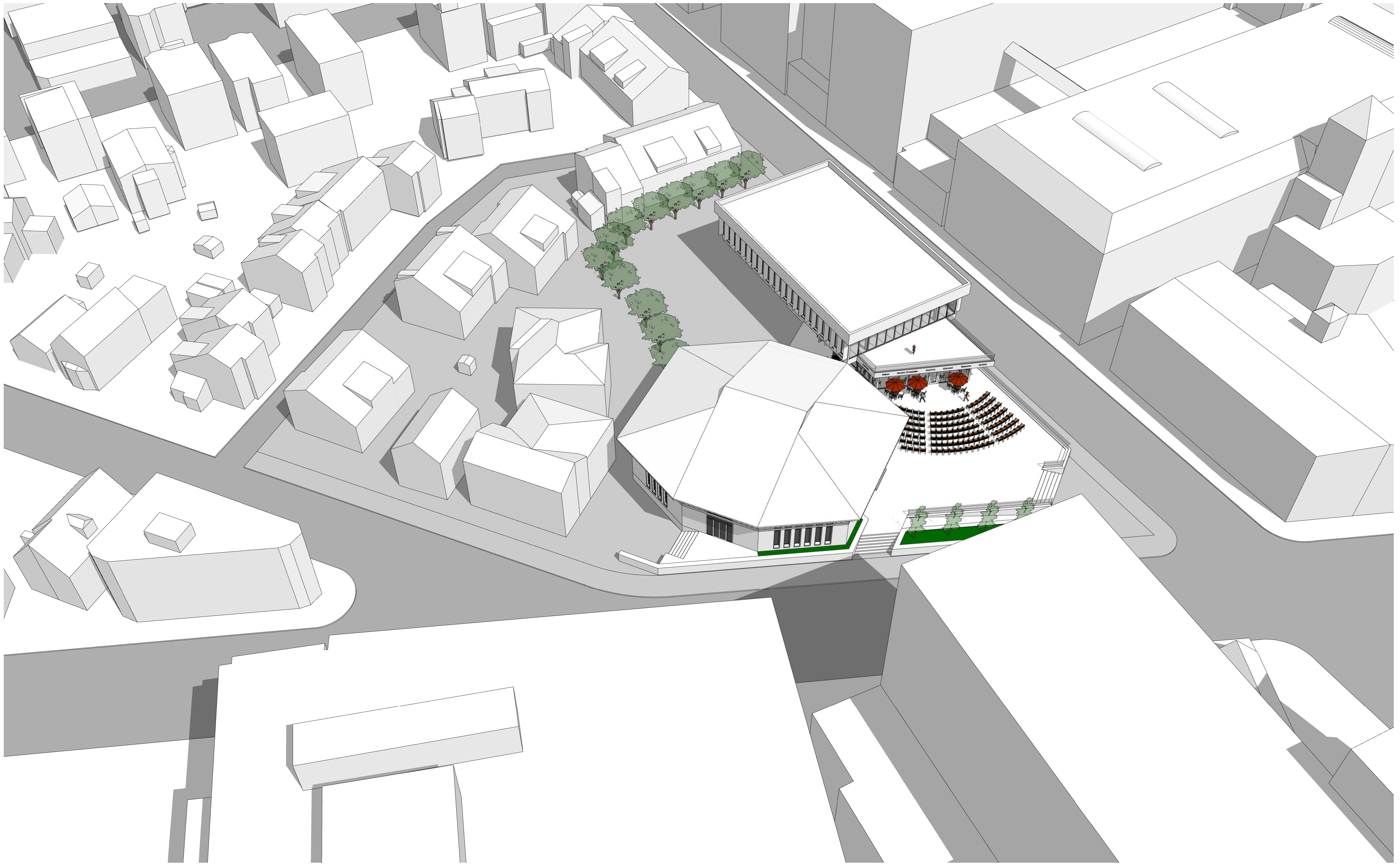
GUIDO D'AREZZO

GIOTTO

GALILEO

BEE

CAFFÈ







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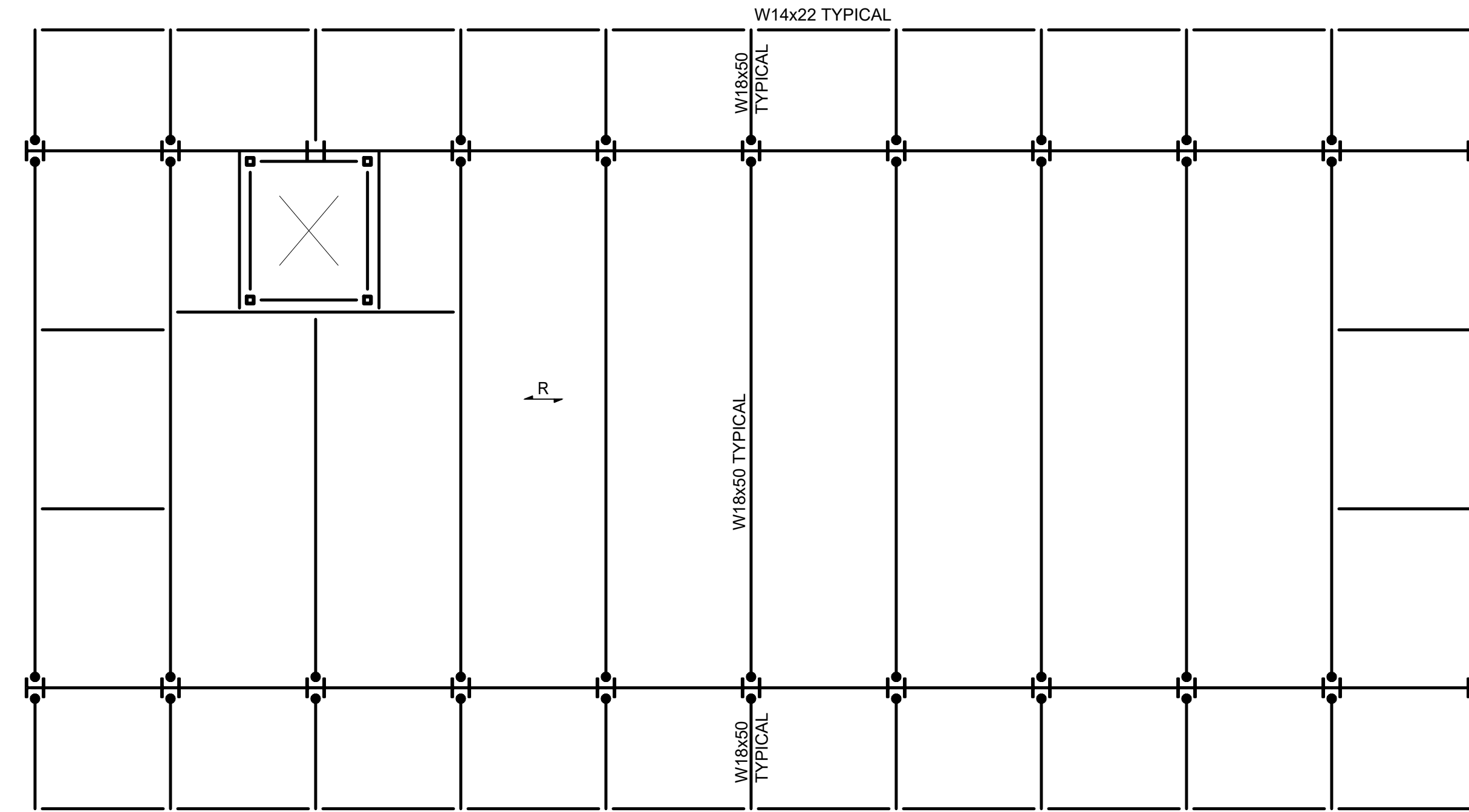
SECOND FLOOR  
FRAMING PLAN  
DRAWING

S1.2

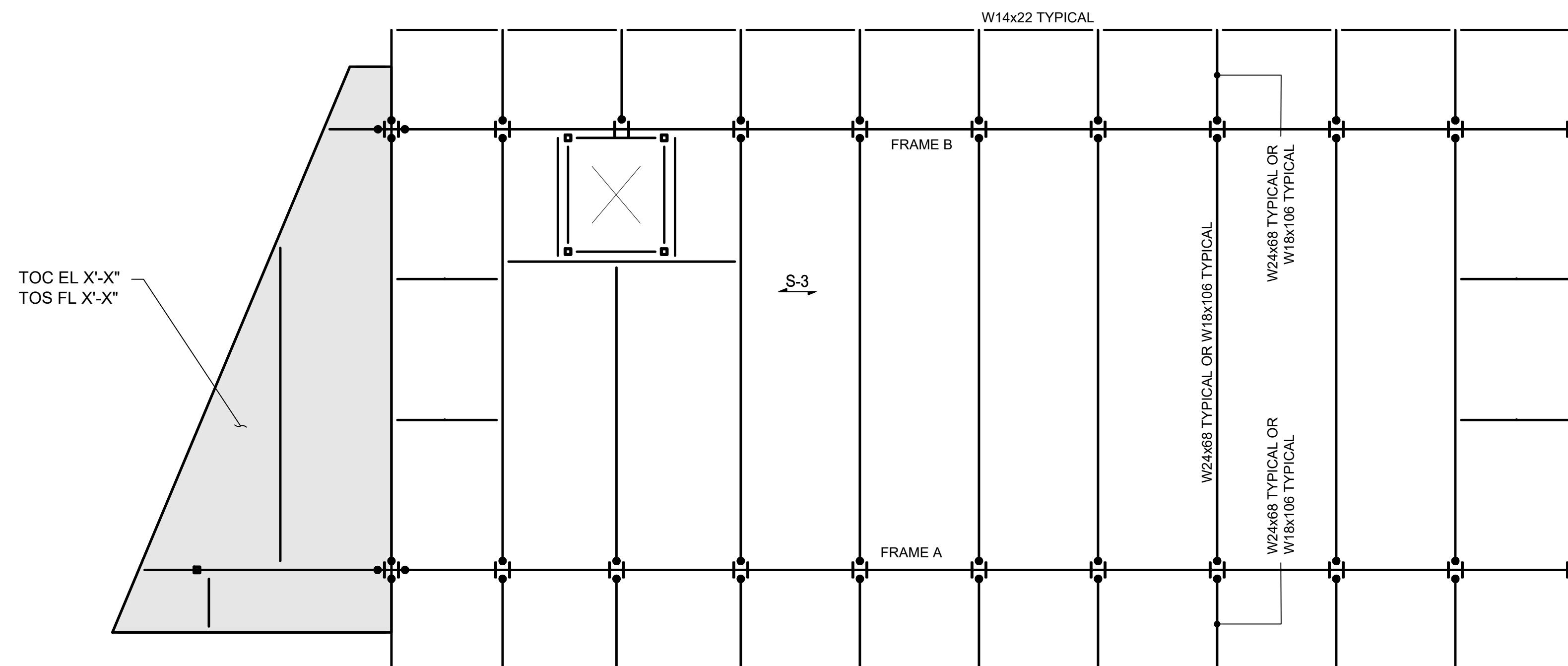
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NOTES:

- FOR GENERAL NOTES SEE S0.1.
- FOR TYPICAL DETAILS SEE S0.2, S0.3, & S0.4.
- FOR STEEL COLUMN SCHEDULE & DETAILS SEE S2.1.
- TOP OF STEEL EL SEE PLAN.
- TOP OF SLAB EL SEE PLAN.
- BEAMS EQUALLY SPACED BETWEEN COLUMN GRIDS UNLESS NOTED OTHERWISE.
- (X-X) ETC INDICATES BOTTOM OF FOOTING ELEVATIONS.
- "F1" ETC INDICATES FOOTING TYPE SEE THIS DRAWING FOR SCHEDULE.
- INDICATES MOMENT CONNECTION SEE S0.4.
- INDICATES MOMENT CONNECTION FOR SEISMIC FRAMES SEE S0.4.
- S-3 INDICATES SPAN OF 2" - 20 GAGE GALVANIZED STEEL COMPOSITE FLOOR DECK w/ 3/4" LIGHTWEIGHT CONCRETE TOPPING SLAB (TOTAL THICKNESS = 5/4"). REINFORCE w/ 6x6-W2.9xW2.9 WWF.
- R INDICATES SPAN OF 3" DEEP, 18 GAGE GALVANIZED STEEL ROOF DECK.



ROOF FRAMING PLAN  
SCALE: 3/8" = 1'-0"



SECOND FLOOR FRAMING PLAN  
SCALE: 3/8" = 1'-0"

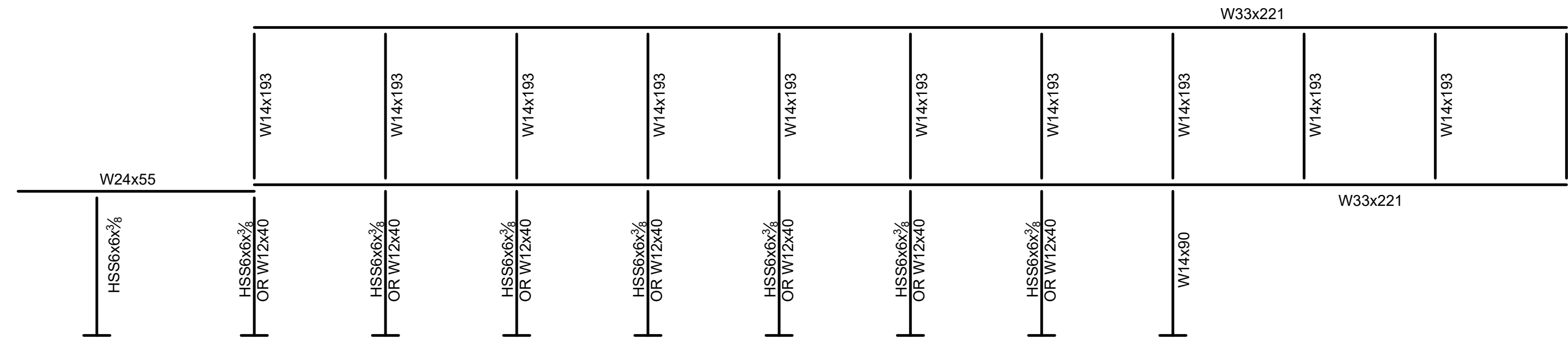
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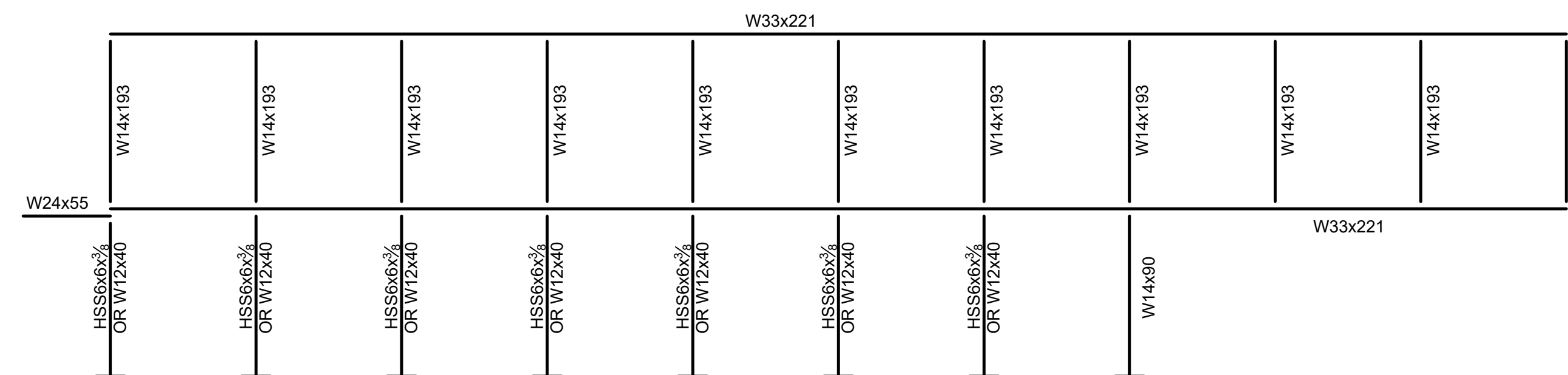
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FRAME A  
SCALE: 1/8" = 1'-0"



FRAME B  
SCALE: 1/8" = 1'-0"

- NOTES:
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  - FOR TYPICAL DETAILS SEE S0.2, S0.3, & S0.4.

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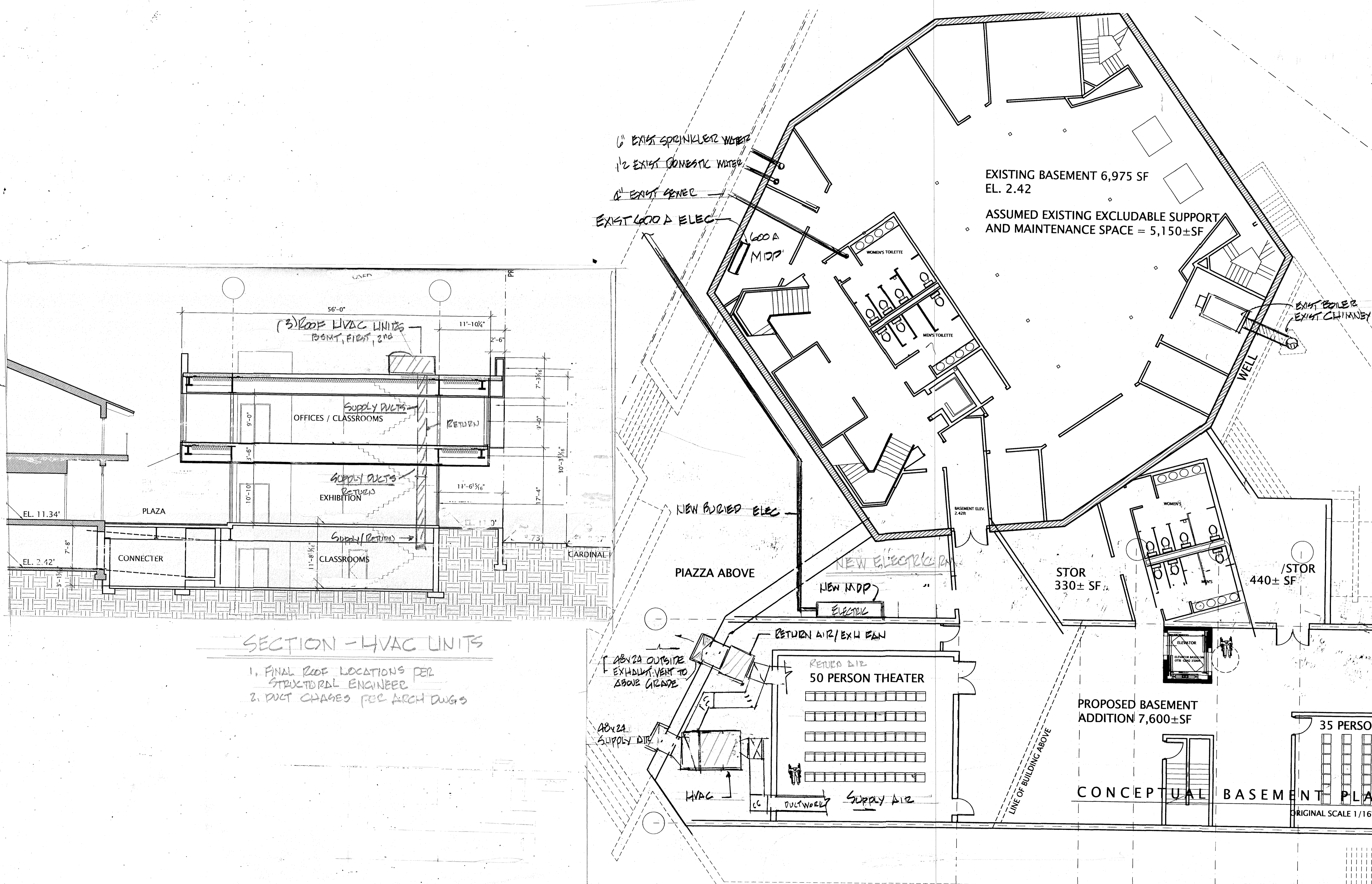
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FRAME ELEVATIONS

DRAWING

**S2.1**  
DWG. NO.





1/2" EXIST SPRINKLER WATER  
 1/2" EXIST DOMESTIC WATER  
 1" EXIST GENE  
 EXIST 400 A ELEC

EXISTING BASEMENT 6,975 SF  
 EL. 2.42  
 ASSUMED EXISTING EXCLUDABLE SUPPORT  
 AND MAINTENANCE SPACE = 5,150±SF

**SECTION - HVAC UNITS**

1. FINAL ROOF LOCATIONS PER STRUCTURAL ENGINEER
2. DUCT CHANGES PER ARCH DWGS

ABX2A OUTSIDE EXHAUST VERT TO ABOVE GRADE  
 ABX2A SUPPLY DUCT  
 HVAC

RETURN AIR/EXH FAN  
 50 PERSON THEATER

PROPOSED BASEMENT ADDITION 7,600±SF

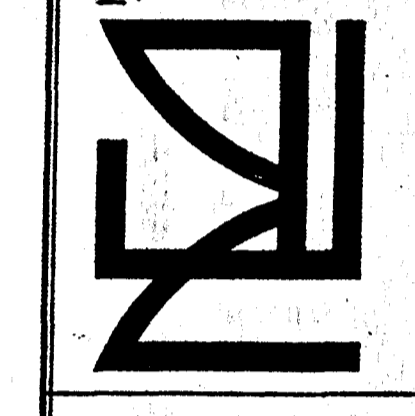
35 PERSON

CONCEPTUAL BASEMENT PLAN

ORIGINAL SCALE 1/16"

BASEMENT FLOOR UTILITIES

**MEA ENGINEERING ASSOC., INC.**  
 Mechanical/Electrical Engineers  
 8 Water Street, Suite 8-1  
 Waltham, MA 02453  
 PHONE NO. (781) 894-8730  
 FAX NO. (781) 847-3542  
 email: muce9@aol.com



No.	Date	Description

CLIENT: ANTE ALIQUET CAMBRIDGE

SCALE	
DESIGNED	
DRAWN	
CHECKED	
FILE NAME	
PLOTTED	
ISSUE DATE	7/14/2001
JOB NO.	

MEA ENGINEERS

TITLE:

Proposed UTILITIES

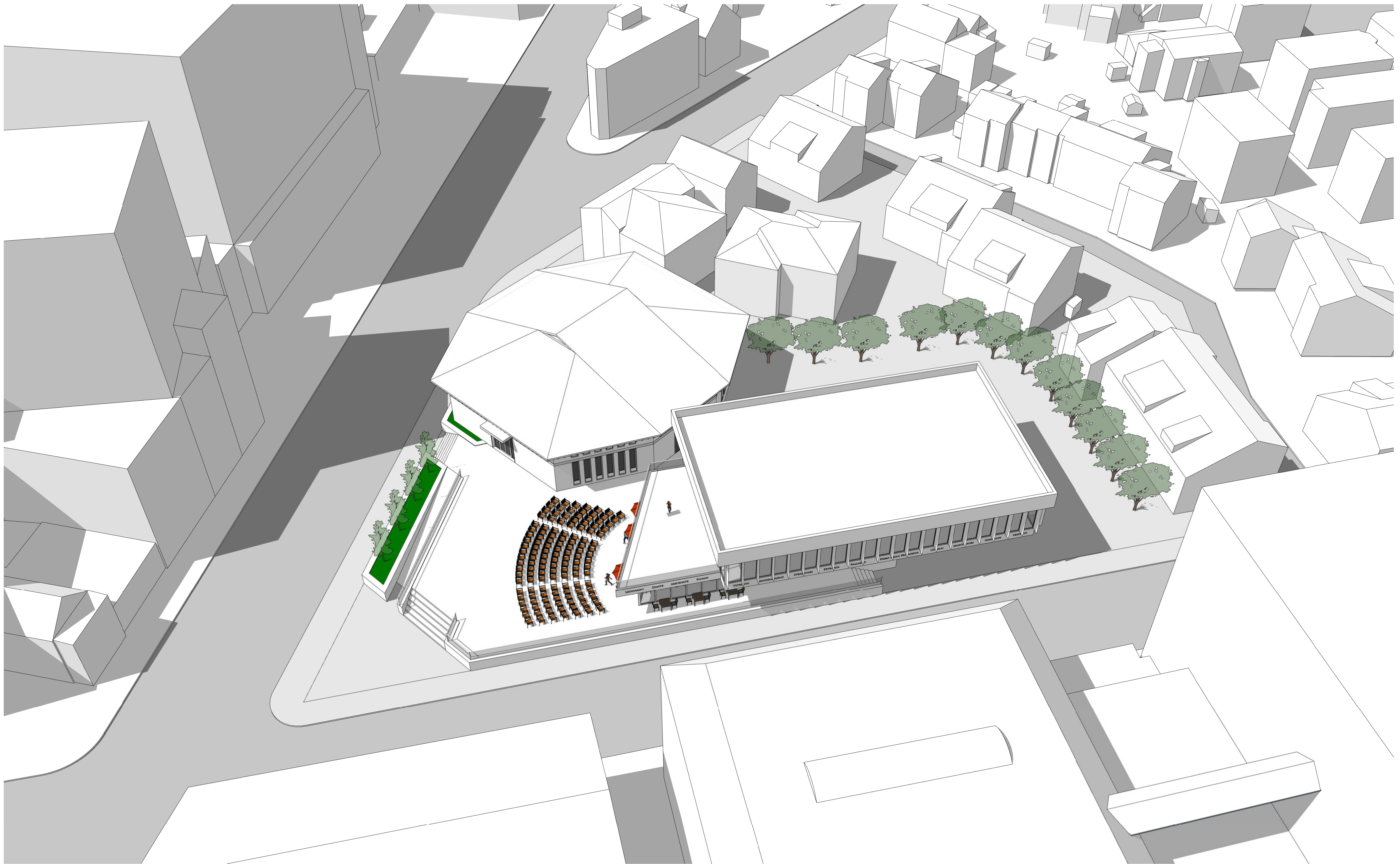
M-1

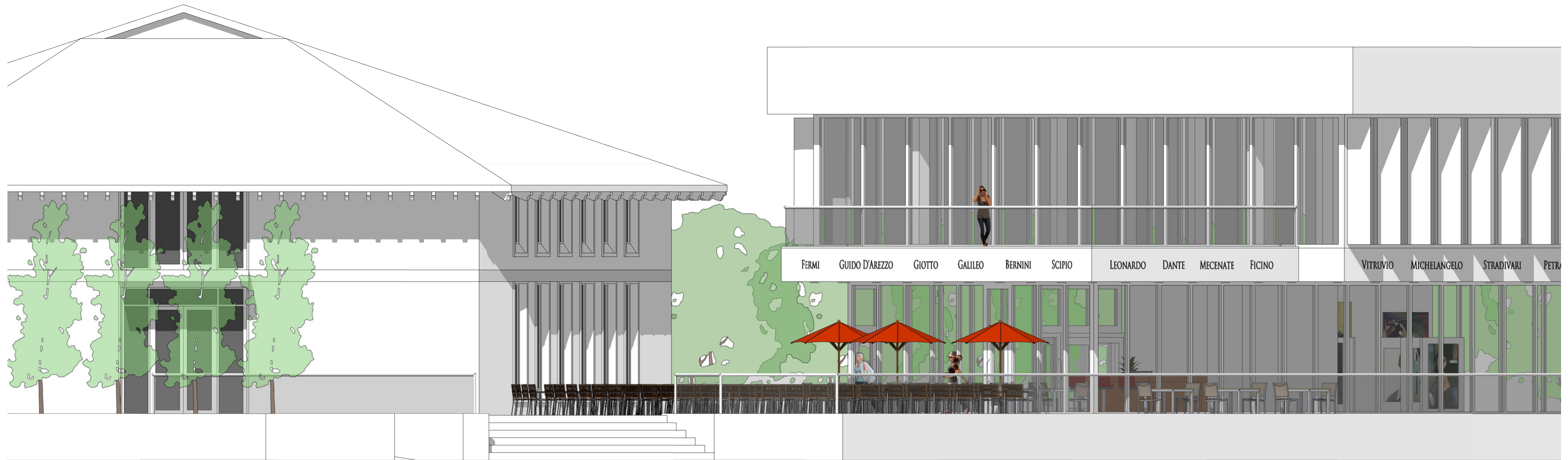
SHEET 1 OF 1

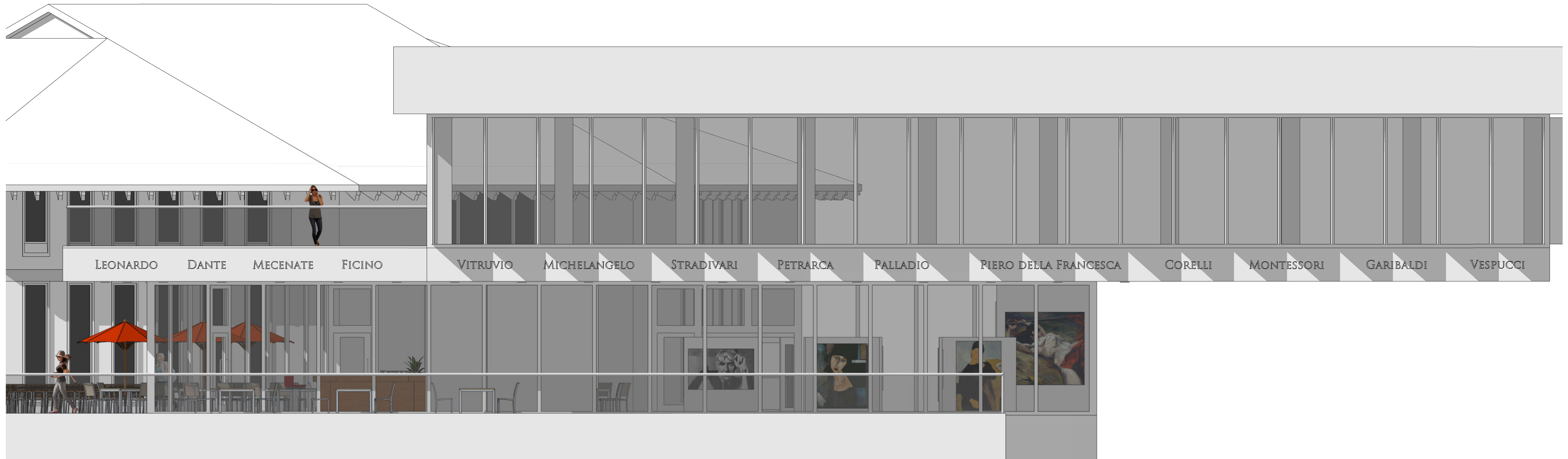




CUT-AWAY SECTION SHOWING VIEREENDEEL TRUSS







LEONARDO

DANTE

MECENATE

FICINO

VITRUVIO

MICHELANGELO

STRADIVARI

PETRARCA

PALLADIO

PIERO DELLA FRANCESCA

CORELLI

MONTESSORI

GARIBALDI

VESPUCCI



FERMI

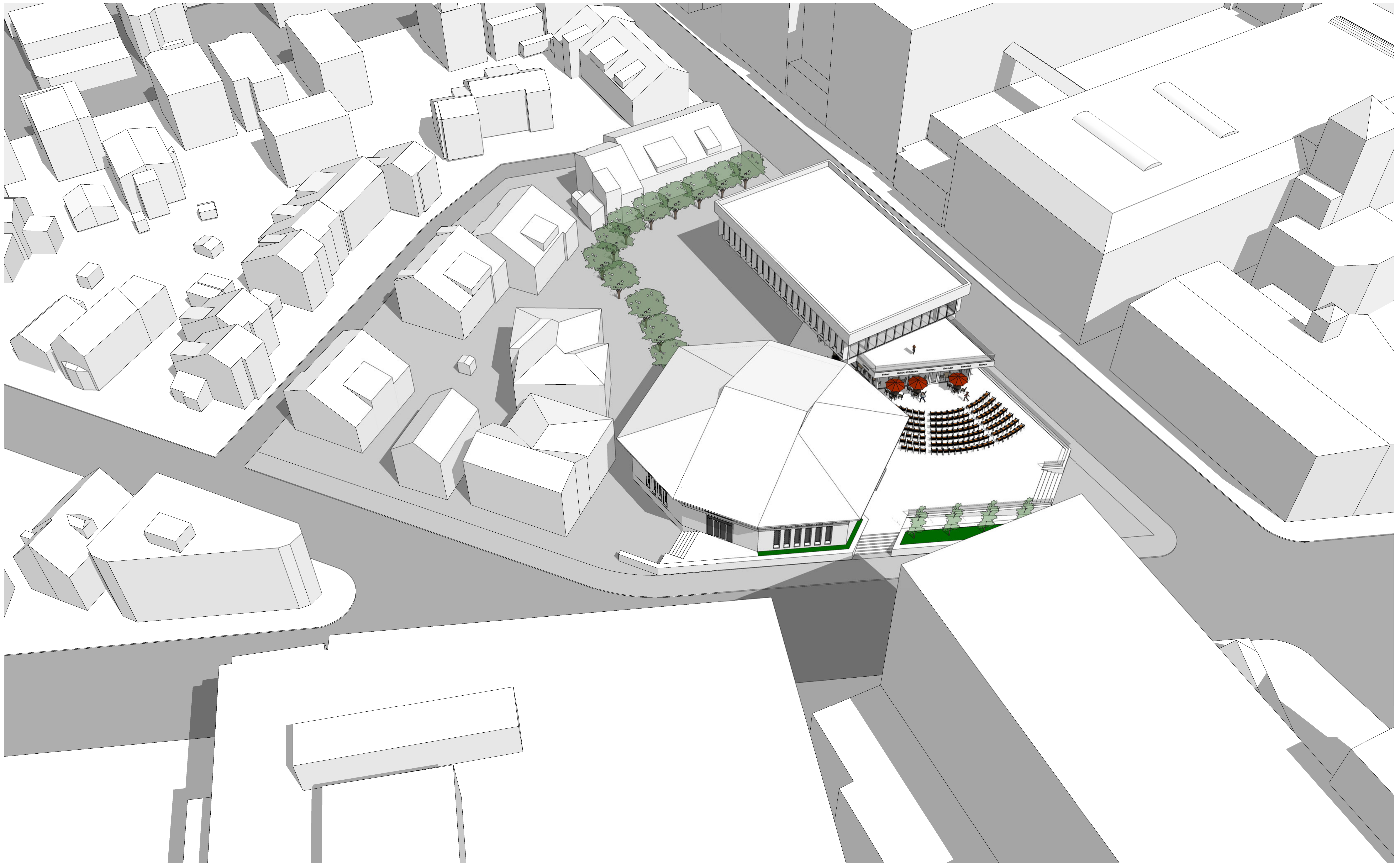
GUIDO D'AREZZO

GIOTTO

GALILEO

BEE

CAFFÈ









**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:**

In support of the required findings for the grant of a Variance under the Zoning Ordinance (the “Ordinance”), the applicant submits that the project site is burdened by its unique shape and existing structure at 41 Hampshire Street (the “Premises”), and the Variance is justified by this.

By way of background, the Premises is a corner lot with two front streets (Hampshire Street and Cardinal Medeiros Avenue), with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the “Dante Alighieri”). It is an existing non-conforming structure under the Ordinance’s 37 Foot Front Yard Setback requirements at the Premises, with an existing Front Yard Setbacks of 5 feet 2<sup>7/8</sup> Inches on Hampshire Street and 63 feet and 4 ¼ inches on Cardinal Medeiros Avenue.

The proposed project seeks to continue and expand the Dante Alighieri’s Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the “Club Use”), and to construct a new building to be operated as the United States Consulate office for the Italian government. The existing non-conformities of the Dante Alighieri would not be altered or enlarged. Due to its corner lot condition with two front streets, and the constraints imposed by the Dante Alighieri’s existing structure to remain, however, the new Consulate building requires Variances from the Ordinance’s Front Yard Setback requirement along both streets, pursuant to Section 5.24.3 of the Ordinance. To address the hardship imposed, the new Consulate necessitates a Front Yard Setback of approximately 37 feet from Cardinal Medeiros Avenue and 94 feet 2 inches from Hampshire Street. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the “Consulate Use”) are Allowed Uses at this location in the City’s Residence C- Zone.

Specifically, the applicant submits that the location of existing Dante Alighieri structure limits its siting options for the new Consulate building at the Premises, and required compliance with the Ordinance’s Front Yard setback requirements is further constrained by the asymmetrical shape of this corner lot. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its continued and expanded Club and Consulate Uses at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the new Consulate Use and its structure to comport with, and not

interfere or detract from, the Dante Alighieri's existing building and expanded programming at the Premises, and with the minimal relief under the circumstances. The new building will occupy a limited and appropriate amount of remaining land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. In this regard, the Front Yard Setback on Hampshire Street is responsive to the existing Dante Alighieri structure (to remain), and the new building's setback is consistent with the existing street line conformity along Cardinal Medeiros Avenue.

**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:**

Consisting of approximately 34,907 square feet of land with an existing structure that occupies a majority of the remaining land area, the hardship imposed by these conditions are unique to the Premises itself, as required for the requested Variance. Combined with its triangular shape and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Front Yard Setback requirements would impose and unnecessary hardship and prevent the continued and expanded Club and Consulate Uses for the proposed project. Again, these are Allowed Uses under the Ordinance (at this location), and the property's corner lot condition, triangular shape and existing structure for an established non-profit cultural organization at the Premises are distinct and supportive of the relief requested under the circumstances.

The applicant also restates that the irregularities of the property site cause major obstacles to siting the new Consulate building, without violating the setback requirements, and literal enforcement of the Ordinance would prevent the Dante Alighieri from continuing and expanding its non-profit mission and programming of cultural outreach, with a related new Consulate Use in Cambridge. Grant of the relief requested would also not negatively impact the surrounding community but, rather, allow for new and appropriate Front Yard Building Setbacks that better comport with the surrounding context of the area.

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

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

There will be no substantial detriment to the public good, as the proposed project has been carefully shaped and designed with City planning input and extensive community outreach. Grant of the relief requested will also allow for much-needed pedestrian access, open space and site improvements for an established non-profit cultural organization and relate new use at this location. With an appropriate new Front Yard Building Setback at this unique corner lot, the proposed project will comport with the context of surrounding area and enhance the existing and future sustainability of an established non-profit cultural organization thereat. It will also introduce a compatible and prominent new use to the Cambridge community, with the opening of the U.S. Consulate office for the Italian government (at the Premises). Finally, the requested Front Yard Setback Variance(s) will not negatively impact pedestrian and vehicular safety at the

immediate intersection of Hampshire Street and Cardinal Medeiros Avenue; but, rather, would result in much-needed improvements to its public realm and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (on March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and met with certain members of the local elected delegation for the area. As a result, the proposed project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood.

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

Consistent with the purpose and intent of the Ordinance, the proposed project would allow for the continued and expanded Club and new Consulate Uses at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Again, both the expanded Club and new Consulate Uses are Allowed at this location under the Ordinance. The Dante Alighieri is a long established and important non-profit cultural organization for Italian heritage at this site, and the proposed project would enhance its mission and introduce a prominent and synergistic new use thereat, with the new a U.S. Consulate for the Italian government. Its new Front Yard Building Setbacks will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received, the proposed project will improve the site and its Allowed Uses, with not detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent or the Ordinance and appropriate under the circumstances.

**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 41 Hampshire Street for the Exclusion of Basement Area from the definition of Gross Floor Area pursuant to the provisions of Section 2.00 of the Zoning Ordinance 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 proposed project features Uses which are Allowed by the underlying requirements of the Zoning Ordinance (the "Ordinance"). With the issuance of this requested Special Permit, the proposed project would comply with the Ordinance by exempting a portion of its space in a basement level from the Gross Floor Area ("GFA") from its proposed new structure at 41 Hampshire Street (the "Premises").

By way of background, the Premises consists of approximately 34,907 square feet of land with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the "Dante Alighieri"). The proposed project seeks to continue and expand the Dante Alighieri's Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the "Club Use"), and to construct a new building to be operated as the United States Consulate for the Italian government. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the "Consulate Use") are Allowed Uses at this location in the City's Residence C- Zone, but the new structure for the proposed Project is required to comply with the Ordinance's Floor Area Ratio limitation of .75 (pursuant its Table 5-1).

In support of its request, the applicant submits that its proposed exclusion of GFA into the basement level of the proposed project is consistent with the required findings for the Special Permit. Specifically, the Dante Alighieri has operated as an established non-profit cultural organization at the Premises for nearly half a century (since 1975), and the proposed project would allow for it to expand and enhance their uses into the basement level of this new structure. The exempted area includes approximately 3,343 square feet of proposed classroom, theater and support space, for the Dante Alighieri's mission of promoting and fostering the language and culture of Italy through educational and cultural offerings. Thus, the requested exemption of GFA is consistent with the requirements for the grant of the Special Permit; to support a local institution with established programs and operations at the site, for which the surrounding community has become accustomed and reliant upon.

**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 applicant again submits that the area to be exempt from GFA at its proposed project will help sustain and enhance a long-established cultural organization at this site, which has operated as a contributing part of the neighborhood for nearly half a century (since 1975). Thus, the requested exemption of GFA will not alter the character of the neighborhood or district but, rather, support its continued vibrancy at the site.

As part of its overall proposed project, the applicant also notes that it is making certain upgrades to on-site vehicular parking, bicycle storage, lockers and transit demand management practices at the Premises, to promote usage of the MBTA's rapid transit and nearby bus lines by employees, members, visitors and guests and lessen potential impacts by vehicular transportation, traffic and congestion. Thus, the grant of the requested Special Permit would allow the proposed project to comply with the Ordinance and deliver upon these collateral measures.

**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 proposed project will not adversely affect the continued operation of, or the development of adjacent uses, as permitted in the Ordinance at this location, by exemption of the basement GFA. Again, the requested GFA exemption will merely allow this long-established organization to expand and enhance its operations as a mainstay at this location. The Club Use has existed here for nearly 50 years, and the exemption of the approximately 3,340 square feet of space is de minimums in scale and supportive of the of future growth and the development of permitted adjacent uses.

**D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

No nuisance or hazard will be created by the proposed uses to the detriment of the health, safety and/or welfare of the occupant of the proposed use. Rather, the resulting grant of the requested Special Permit will help to enhance and improve the health, safety and quality of operations for the members, employees, visitors and guests of this long-existing cultural organization at the Premises. The exempted GFA is appropriate in scale and use, to support the mission and programming of an established cultural organization at the Premises, and the proposed project will allow for much-needed upgrades in open space, pedestrian access, alternatives means of transportation and public realm. As a result, the overall health and safety of its occupants will be improved by the grant of the Special Permit (as part of the proposed project).

**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:**

As a long-established and Allowed Use at the Premises for nearly half a century (since 1975), the Dante Alighieri and its proposed expansion is entirely consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance. The requested Special Permit will further this consistency, by exempting a portion of new basement space for the mission of this long-established organization at the Premises.

In further support of this required finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and it also met with certain members of the local elected delegation for the area. As a result, the proposed project, of which the requested GFA exemption is an integral part, has been carefully designed and programmed with public feedback and local support, and the grant of the Special Permit is consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.





41 Hampshire St.

*(Petitioner)*  
GUY A. CARBONE, ESQ.  
611 MAIN STREET, SUITE 303  
WINCHESTER, MA 01890

42-13  
CAMBRIDGE ELECTRIC LIGHT CO.  
NSTAR ELECTRIC CO.  
P.O. BOX 270  
HARTFORD, CT 06141-0270

40-258  
DANTE ALIGHIERI SOCIETY OF MASS., INC.  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

40-255  
MOREWEDGE, CAREY & MINA CIKARA  
22 LILAC CT  
CAMBRIDGE, MA 02139

40-227  
SPRINGER, SARAH & DOMINIC PEDULLA  
30 VOLUNTEER WAY  
LEXINGTON, MA 02420

McDermott Quilty & Miller LLP  
C/o Thomas P. Miller, Esq.  
28 State Street – Suite 802  
Boston, MA 02109

41-38  
ARE-MA REGION NO. 59 LLC  
PO BOX 847  
CARLSBAD, CA 92018

42-87  
BROADWAY/HAMPSHIRE ASSOCIATES LIMITED  
PARTNERSHIP  
ONE APPLETON ST.  
BOSTON, MA 02116

40-197  
DANTE ALIGHIERI SOCIETY OF MASS., INC.  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

40-9  
MORWAY, JOHN B.  
TR. OF HATFIELD & MORWAY NOMINEE TR  
41 SACRAMENTO ST.  
CAMBRIDGE, MA 02138

40-208  
COTTON, LAURENCE F. & THUAN TIN COTTON  
C/O TIN COTTON  
3564 NE KNOTT  
PORTLAND, OR 97212

40-209  
LANGDO, THOMAS A. & JUNE F. CHENG  
11 LILAC CT  
CAMBRIDGE, MA 02139

40-210  
ESPAILLAT LLC  
12 LILAC CT  
CAMBRIDGE, MA 02141

40-236  
DESROCHES, ALEXANDER S.  
94-1051 MAWAHO ST.  
WAIPAHU, HI 96797

42-7  
34 -40 HAMPSHIRE STREET LLC  
C/O LAST2 DEVELOPMENT LLC  
529 MAIN ST P200  
CHARLESTOWN, MA 02129

40-8  
SCANLON, CHARLOTTE E., A LIFE ESTATE  
C/O JOHN B. MORWAY  
41 SACRAMENTO ST  
CAMBRIDGE, MA 02138-1930

40-232  
MCMAHON, GRAHAM & JOSEPH GUARINO, JR.  
5 LILAC CT  
CAMBRIDGE, MA 02141-1911

42-6  
33-40 HAMPSHIRE STREET LLC C/O LAST2  
DEVELOPMENT LLC  
529 MAIN ST P200  
CHARLESTOWN, MA 02129

42-86  
BMR-HAMPSHIRE LLC, C/O RYAN LLC  
P.O. BOX 847  
CARLSBAD, CA 92018

40-223  
HE, WEI  
21 WINSLOW ST  
CAMBRIDGE, MA 02140

40-256  
LILAC COURT LLC  
6 BEACON ST., SUITE 1010  
BOSTON, MA 02108

42-5  
34-40 HAMPSHIRE STREET LLC  
C/O LAST2 DEVELOPMENT LLC  
529 MAIN ST SUITE P200  
CHARLESTOWN, MA 02129

40-221  
THALER, ALEXANDRA D. & JESSE D. THALER  
21 LILAC CT  
CAMBRIDGE, MA 02141

40-235  
KUCSKO GEORG DHANDE MEHAK  
3 LILAC CT  
CAMBRIDGE, MA 02141

40-228  
WANG ZI SUN YULIANG LEON  
6 LILAC CT  
CAMBRIDGE, MA 02141

40-211  
RIM NAYOUNG MICHAEL I ELLENBOGEN  
250 PRESIDENT ST - UNIT 309  
BALTIMORE, MD 21202

40-205  
FENIOSKY, PENA-MORA &  
MINOSCA ALCANTARA  
8 LILAC CT.  
CAMBRIDGE, MA 02141

41-29  
ARE-MA REGION NO.59, LLC  
PO BOX 837  
CARLSBAD, CA 92018

**Pacheco, Maria**

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**From:** GR <gilberto.russo.md.phd@gmail.com>  
**Sent:** Wednesday, May 10, 2023 9:17 AM  
**To:** Pacheco, Maria  
**Subject:** Case No. BZA-180779

Dear Ms. Pacheco:

Please kindly forward the following, concerning the above referenced to the Chairman of the Board of Zoning Appeals Brendan Sullivan. Thank you in advance for your assistance in this matter.

Respectfully,  
Gilberto Russo, M.D., Ph.D.

""

May 10 2023

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

RE: Case No. BZA-180779  
Petitioner: Dante Alighieri Society of Massachusetts, Inc.  
41 Hampshire Street Cambridge MA 02141

Chairman Sullivan:

With regard to the above referenced Petition, the Hearing for which is presently scheduled on Thursday, May 25, 2023 at 8:00 PM, please accept the following.

I am the owner of the property located at 24 Lilac Court which immediately abuts the real estate owned by the Petitioner. I am a long time resident of our City, a professor at MIT and Harvard now a vascular surgeon, with a history of contributions to the City e.g., as a member of the Advisory Committee on Covid and previously (I am a MA registered Professional Engineer) as a pro bono consultant to the Bldg Dept. I am definitely vested in the City of Cambridge through MIT, Harvard, my property and my residence.

I am familiar with the project being proposed by the Society as a result of two previous meetings scheduled by the Society for the benefit of its neighbors. The first meeting was held on Saturday, March 9, 2019 and the second on Saturday, April 30, 2022. In addition, I have consulted the Society's web site which includes information concerning the proposed new building.

I am fully satisfied with my findings. Hence, based on the foregoing, I endorse and strongly support the Petition by the Society requesting two variances, one variance for setback on Cardinal Medeiros Avenue and another variance for General Office Use related to the Italian Consulate, and a special permit involving floor area ratio.

I do thank you for your attention to the contents of this letter and I hope that my statement is of assistance to you and to your Board.

Sincerely yours,

Gilberto Russo, M.D., Ph.D.  
24 Lilac Court Cambridge, MA

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*in the interest of a timely response,  
text entered fast w speech recognition sware  
w/o thorough page-proof reading,  
sorry for unavoidable typos*

To: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

From: Sue Grillo (joy\_as\_may@yahoo.com)

Bcc: [guya.carbone@yahoo.com](mailto:guya.carbone@yahoo.com)

Case No: BZA-180779

Date: Monday, May 22, 2023

Dear Ms.Pacheco:

Please forward the following, concerning the above-referenced to the Chairman of the Board of Zoning Appeals Brendan Sullivan. Thank you for your assistance in this matter.

Sincerely,

Sue Robinson Grillo

May 22, 2023

Brendan Sullivan, Chairman

Board of Zoning Appeal

City of Cambridge

831 Massachusetts Avenue

Cambridge, MA 02139

Re: Case No. BZA-180779

Petitioner: Dante Alighieri Society of Massachusetts, Inc.

41 Hampshire Street, Cambridge, MA 02141

**Chairman Sullivan:**

**I am the resident owner of the property at 20 Lilac Court, which my late husband, Dr. Hermes Grillo, purchased in 1982, when Lilac Court next to the Dante was first built. I have lived, studied and worked in Cambridge for most of the past 65 years, and watched the dramatic changes in Kendall Square for the past 35 years.**

**I am familiar with the history of the Dante Society, and have participated in classes and events there, and occasional meetings about common neighborhood concerns. I have also attended the recent meetings to review the plans to expand and incorporate the Italian Consulate on this site. I am very pleased the complex will anchor this corner as a low-rise community and cultural center, complementing the imposing commercial district nearby and along Broadway.**

**I respect and support the need for special variances and earnestly request you look favorably on this petition, as I believe this new building will greatly benefit our neighborhood.**

**Sincerely yours,**

**Sue Robinson Grillo**

**20 Lilac Court**

**Cambridge, MA 02141**



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

*2 Bds*

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name: Guy A. Carbone, Esq. Date: 5/8/23  
(Print)

Address: 41 Hampshire St.

Case No. BZA-180779

Hearing Date: 5/25/23

Thank you,  
Bza Members