



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 OCT -5 PM 3: 22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 93767

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Women's Educational Center, Inc. C/O James J. Rafferty

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

LOCATION OF PROPERTY: 46 Pleasant St., Cambridge, MA

TYPE OF OCCUPANCY: Social Service Center

ZONING DISTRICT: Business A-3/Residence C Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

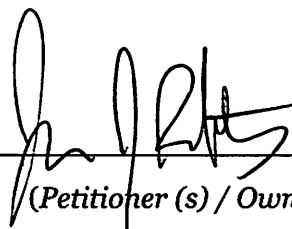
Petitioner seeks to enlarge and enclose existing side entry and construct second and third story additions and alter rear roof line to accommodate an elevator. Petitioner also seeks to convert existing shed to program space.

Exempt basement from Gross Floor Area

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31/5.34 (Tables of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 Nonconforming Structure
Article: 10.000	Section: 10.30 (Variance).
Article: 10.000	Section: 10.40 (Special Permit).
Article: 2.000	Section: Definition Of Gross Floor Area

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty
(Print Name)

Address:

10/5/2020

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: 10/11/20

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Women's Educational Center, Inc.

(Owner or Petitioner)

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

Location of Premises: 46 Pleasant Street

the record title standing in the name of Women's Educational Center, Inc.

whose address is 46 Pleasant Street, Cambridge MA 02139

(Street)

(City or Town)

(State & Zip Code)

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

Book 12146 Page 466 or _____ Registry

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



Judith Norris, Chair, Board of Trustees
(Owner)

=====

On this 18th day of August, 2020, before me, the undersigned notary public, personally appeared MADL Judith M. Norris proved to me through satisfactory evidence of identification, which were MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



AUSTIN J. GITTENS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 01/08/2027



Notary Public

My commission expires:

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the Ordinance would prevent the Petitioner from performing much needed alterations to allow for accessible egress and circulation in the building.

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

The hardship is directly related to the shape and size of the lot and the age and layout of the building.

- 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 installation of accessible entries, additional office space and a library/meeting room will not have a detrimental effect on the public good.

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

The setback, height and open space dimensions will remain unchanged as a result of the proposed modifications.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 46 Pleasant St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The Ordinance allows for the exclusion of basement space from gross floor area upon the issuance of a Special Permit as in this case, where the use of the basement as part of the Women's Center supports the character of the neighborhood.

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:

There will be no change in traffic patterns as a result of allowing the basement to be exempted from GFA.

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:

Surrounding uses will not be adversely affected since this use has existed in harmony with its abutters for several decades.

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 will occur by exempting the basement from GFA.

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

The use of the property as a Social Service Center is allowed as of right in this district.

***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:** Women's Educational Center, Inc.**Present Use/Occupancy:** Social Service Center**Location:** 907 Massachusetts Avenue**Zone:** Business A-3/Residence C Zone**Phone:** 617.492.4100**Requested Use/Occupancy:** Social Service Center

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2,796	3,091	1,880	(max.)
<u>LOT AREA:</u>	2,506	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.12	1.23	.6/.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	43.25'	no change	50'	
DEPTH	59.94'	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	4.5'	no change	10'	
REAR	1.5'	no change	20' min	
LEFT SIDE	2.5'	no change	7'6" sum of 20	
RIGHT SIDE	6.5'	no change	7'6" sum of 20	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35'+/-	no change	35'	
WIDTH	N/A	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.	no change	30/36%	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	0	no change	0 (per 3.36.3.e.1 footnote 14)	
<u>NO. OF LOADING AREAS:</u>	0	no change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	3.9'	no change	10'	

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

Pacheco, Maria

From: Decker, Marjorie - Rep. (HOU) <Marjorie.Decker@mahouse.gov>
Sent: Monday, November 2, 2020 9:56 AM
To: Pacheco, Maria
Subject: Support for Case No. BZA-93767 - Cambridge Women's Center

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

Dear Maria Pacheco,

I write today, as a Cambridge resident and State Representative for the 25th Middlesex District to convey my support of the Cambridge Women's Center's (CWC) proposed hardship application. The CWC's proposed renovations would create more space and a more inclusive, ADA accessible building. As the COVID-19 pandemic has shown, it is critical for our most vulnerable community members to have safe spaces to go within our community. The CWC provides critical day-time services, and this proposed hardship application would increase their ability to serve Cambridge community members.

The proposed renovations would provide two additional meeting rooms built as second and third floor additions to the CWC's four-story Victorian home and a renovated garage for further meeting space. Prior to the COVID-19 pandemic, the CWC space would often become full with over 30 people. The additional space would enable the CWC to further serve the Cambridge community. The proposed renovation would make the building fully ADA accessible, with four accessible bathrooms, an elevator, and an improved wheelchair lift. Previously, the CWC had only one accessible meeting room, bathroom, and floor.

The CWC has provided unique, free programming for all women in Cambridge and Greater Boston since 1971. In response to the COVID-19 pandemic, the CWC has adapted their programming to serve all on their helpline and groups remotely. In early August, they re-opened their physical space, utilizing their backyard space to offer outdoor programming providing access to laptops and wifi, emotional support, and resource navigation. They have served more than 50 people outdoors in their limited hours thus far. The services that the CWC provides are important for women in Cambridge. Small community-run non-profits are important in filling in the gaps in social services.

As a supporter of the Cambridge Women's Center and State Representative for the 25th Middlesex District, I fully support these architectural renovation plans and urge you to consider approving their hardship application requests. The proposed renovations would contribute to improving and sustaining our Cambridge community.

Thank you for your consideration.

Sincerely,

Marjorie C. Decker
State Representative - 25th Middlesex

November 2, 2020

Board of Zoning Appeals

831 Mass Ave.

Cambridge Ma 02139

Re: Support for Case No. BZA-93767 – Cambridge Women's Center

Dear Maria Pacheco,

I am writing to express my support of the Cambridge Women's Center's (CWC) proposed hardship application for Case No. BZA-93767. There are few organizations that offer such a variety of free services with such ease of access. I have been a Cambridge resident for the last seven years, I began volunteering at the CWC in 2018, and was hired in 2019 as a staff member. Through my many different lenses, I have seen firsthand how valuable the CWC is to community members of all backgrounds and life experiences.

Prior to the pandemic, the CWC saw nearly 30 members come through every day. Our center is a warm and inviting home-like environment. Women enjoy cooking in the kitchen, using the computers, chatting with others, attending groups, or simply napping and enjoying some peace and quiet. We try our best to meet everyone's individual needs, but it can be difficult in our current space. There are times when I have had to wake up an exhausted member to clear a room for an incoming group; Other times, I have had to assist members with limited mobility up the stairs to find a quiet space; Yoga classes were always at capacity, with shoes piled up outside the door; At our Autumn Open House last year, we screened our video and had community conversations in two separate rooms on the first floor and third floor in order to accommodate the overwhelming number of attendees. I will never forget the day when a member showed up at my third floor office door, clearly out of breath, just to say hello and have a conversation.

The proposed renovations to our building will help us address many issues that come up within our space, and allow us to meet the needs of more women in our community. Additional meeting rooms will allow more members to enjoy uninterrupted services throughout the day, and will allow groups to accommodate more people. Elevators and accessible bathrooms will open up options for more individuals in our community, allowing all members, volunteers, staff, and board to access our facilities to their fullest extent.

As the CWC enters its 50th year, we are committed to making our community more inclusive, equitable, and accessible to all. These proposed renovations will do a great deal for our existing community, and will help us build a more mentally, emotionally, and physically nourished community in the years to come. As a Cambridge resident, former CWC volunteer, and present staff member, I wholeheartedly support these proposed renovations and hope you will too. These improvements to the CWC space will benefit many in our community in the decades to come.

In solidarity and with gratitude,



Michelle Long

136 Columbia St. Apt 1

Cambridge, MA 02139

10 Museum Way, #1629
Cambridge, MA 02141

Ms. Maria Pacheco
Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139

Via Email: mpacheco@cambridgema.gov

Re: BZA-93767: Cambridge Women's Center

Dear Ms. Pacheco:

I am writing as a Cambridge resident to express my support of the Cambridge Women's Center's ("Center") proposed hardship application for Case No. BZA-93767. I first became aware of the Center when I reviewed its application for a grant from the Foley Hoag Foundation. Since that time, I have been a frequent contributor and champion of the Center, and the vital services it offers so many.

As I am sure you are aware, the Center was founded in 1971 and has been providing critical free programming to residents of Cambridge and its surrounding communities for almost five decades. The Center's building is the main hub and a safe space for many of its clients. Unfortunately, it is also in immediate need of repairs; the proposed hardship application would help mitigate many structural issues, make the premises accessible for those with mobility issues, and provide additional needed space.

In response to COVID-19, the Center has adapted its programming to serve people in need on its helpline and, like almost all organizations and businesses, pivoted to providing group services remotely. In early August, the Center re-opened its space, incorporating its outdoor space to conduct outdoor programming, complete with access to laptops and wifi, emotional support and important resource navigation. The Center continues to provide safe space, which, especially during the pandemic, is critical to our overall health and well-being. The Center, like other small non-profits, continues to fill critical gaps in the provision of social services.

The proposed renovations would provide three additional large meeting rooms; two built as second and third floor additions off their four-story home, and the third through a renovated garage for a more private meeting space for sensitive topics. Prior to the pandemic, the Center's inside space was often overflowing with more than 30 clients. This additional space would enable the Center not only to serve the Cambridge community and beyond, but would also create a fully ADA-compliant building, with four accessible bathrooms, an elevator, and improved wheelchair lift, a far cry from the one accessible meeting room and bathroom with which the Center currently operates.

Ms. Maria Pacheco
November 3, 2020
Page 2

As the Center gears up to celebrate 50 years of exceptional service in 2021, I can think of no better way to celebrate than with improved physical space with enhanced accessibility. As a Cambridge resident and strong believer in the vital services provided by the Center, I fully support these proposed renovations. Similarly, I encourage you to support their hardship application requests, and allow the Center to continue its support of Cambridge's most vulnerable residents.

Thank you for your consideration. Please do not hesitate to contact me if I can be of further assistance.

Very truly yours,



Carol J. Holahan

Pacheco, Maria

From: graciegeorgie <graciegeorgie@gmail.com>
Sent: Monday, November 9, 2020 7:24 AM
To: Pacheco, Maria
Subject: Case No. BZA-93767. Cambridge Women's Center

The Cambridge Women's Center opened in 1971. It is a community of people who identify as female, serves mostly those who are homeless or nearly so. The Cambridge Women's Center will celebrate its 50th anniversary in 2021. There are 1-2 paid staff & a cadre of 60-80 volunteers who lead groups, listen & assist. There are usually 20-30 people in the Center at any given time. There is a donation area where clothing, shoes, toiletries, household goods, toys may be left or taken. The computer area is for in-house use, including printers and free technical help and assistance. The kitchen is equipped for cooking with donated foods, an ever-present coffee pot, and donations of sandwiches, drinks, snacks, fruit. There is a children's room with toys & pre-arranged free babysitting, which doubles as an art room for self-directed art. There is a telephone help-line for housing assistance, emotional support. There are many ongoing volunteer-lead groups & classes in legal assistance, trauma support, LGBTQ,, music, exercise, art & crafts.

I have led the sewing group for 7 years. There are usually between 2 & 8 participants in any class. Most participants have no sewing machine at home & are fairly new at sewing. I have also led the knitting group for 2 winters. Knitting groups are usually 4-12 people & expertise ranges from new beginners to those with expertise to be able to assist others. This group has met in the living room & is generally a lively discussion group. I have also attended yoga, chi gong, 65+ discussion group and Spanish learning.

The Cambridge Women's Center is a gentle, tolerant, helpful place, a community of sisters, where people can get help and then help others. The Cambridge Women's Center provides free housing assistance, emotional support, telephone help, free classes & groups, clothing resources, quiet rooms for resting, bathrooms.

The Cambridge Women's Center is important for the community in Cambridge, and needs to continue. Please grant the hardship variance so that the Center may become fully ADA compliant and more fully support this community of women.

Karlotta Fitch
51 Gore St, Cambridge

Pacheco, Maria

From: Manisha Roy <manisharoy@comcast.net>
Sent: Saturday, November 7, 2020 11:03 PM
To: Pacheco, Maria
Subject: Reg: Case No. BZA-93767. "Cambridge Women's Center."

Dear Ms. Pacheco,

I am a Cambridge resident and have lived here over sixteen years. I have had the opportunity to attend programs at the Cambridge Women's Center way back in early 2001 when I had met Judy Norris at an exercise class of Y.M.C.A. Later I became a regular member of a group of women called '65+ Women's Group' who meet once a month. We discuss important issues related to aging and possible remedies. I enjoy the group and its members enough to make a point to attend.

This letter is to support the hardship application to your office for renovation of the building of the center. I whole heartedly support this application because the building is an old one with limited space. I have seen myself how crowded the downstairs (a small parlor, foyer, a very small kitchen and a tiny toilet) can be overflowing with twenty to thirty women. Although I have not had the time to volunteer there myself, I know from friends who do volunteer there regularly that it's a constant struggle to find space and privacy if two people want to have a private conversation. I did join a cooking class once before Christmas to learn how to make chocolate candy and about six of us had hard time finding room to work around a table. Most of the space of the small kitchen is taken by an old stove, a large refrigerator and a sink.

I know that several women volunteers and the director Judy Norris of the center spend an awful amount of time helping the women who need shelter, food, counseling, emotional support and many other kinds of help. This center has been actively offering such help to women since 1971! It's time they have a decent house with adequate space and other facilities. This center, I believe, is the only place where a woman can go when she has no other options. Therefore it's urgent that this application receives prompt attention.

Thank you for your cooperation.

Sincerely,
Manisha Roy, Ph.D., retired professor and psychotherapist

Pacheco, Maria

From: Laura McMurry <laura.mcmurry24@gmail.com>
Sent: Saturday, November 7, 2020 9:57 AM
To: Pacheco, Maria
Subject: Case No. BZA-93767 / Cambridge Women's Center

Maria Pacheco
Zoning Board, City of Cambridge

Dear Maria Pacheco,

I am writing in support of the Cambridge Women's Center's application for hardship variances when they renovate their building at 46 Pleasant St.

Over the years I have participated in a number of groups organized by the Women's Center in person (and now online at Zoom). When the house was in use pre-Covid, it was often quite crowded. Women would be attending groups, using the computer labs, resting, reading, talking with volunteers & each other, or eating a meal.

It is wonderful and necessary that the renovations will include an elevator and bathrooms on all **four** floors to render the entire house accessible. At the same time, of course, these improvements will occupy space formerly used for programming. Without corrective hardship variances, the Center would be seriously curtailed in the number of women it could serve.

I hope you will see fit to grant those hardship variances.

Thank you.
Laura McMurry
334 Harvard Street, Cambridge, MA 02139

Pacheco, Maria

From: Judith Morse <jkmorse60@mindspring.com>
Sent: Friday, November 6, 2020 4:12 PM
To: Pacheco, Maria
Subject: Case No. BZA-93767. Cambridge Women's Center

To: City of Cambridge Zoning Board
Date: November 6, 2020

I am a resident of Cambridgeport. For years (mid-80s-1998) I had a business around the corner from the Women's Center. One of the support staff came to me for body work and I heard a lot about the amazing offerings of the Center. I also knew Louisa Howe who supported the Center and for whom a legacy tile (for the birch tree memorial in the living room) was donated by her many friends. I've known several people over the years who have been "saved" by some of the programs offered by the Center. I participated in one with Elaine Westerlund in the early 90s. It is a place of refuge and support for many women who have none.

I SO strongly recommend that you support the renovations that this building needs. It is a jewel in the city and a model for other cities and states, who may be looking for ways to support the women in their communities. Women often have no safe place to go to be with other women for support and companionship, and for programs which teach them skills. The history of the women who created the Center in the 70s is something to be proud of. I think of the Center as a "feather in our cap" and something to be maintained as an institution of great worth in the city.

Please support the renovations the Center needs.

Thank you,

Judith Morse

Pacheco, Maria

From: Debbie Wooldridge <wooldridged@mac.com>
Sent: Friday, November 6, 2020 2:44 PM
To: Pacheco, Maria
Cc: judystation@yahoo.com
Subject: Case No BZA-93767

Dear Cambridge Zoning Board,

I am writing in support of the application to renovate the Women's Center Building. I moved to Cambridge in November of 2019 and this place saved my life through COVID-19. I was able to meet woman from all walks of life who to this day have been my friends and support on ZOOM. I am grateful for the Spanish-English classes, art classes and knitting group.

I leave in Kendall Square and have been able to walk or take the subway to the center before COVID-19. I have always been concerned about this beautiful old house that does need some TLC.

I see a lot of homeless woman or woman who are getting their lives on track. The staff is very welcoming and friendly. I am encourage by many of the young woman volunteers too. I am glad to see them setting examples for other woman. Please let me know if there is anything else I can do.

Paz,
Debbie

Debbie Wooldridge
Rodan & Fields Skincare Consultant
beeyou.myrandf.com
317-361-6946

Kind words are a honeycomb. Sweet to the soul & healing to the body. Proverbs 16:24

Pacheco, Maria

From: Christina Thompson <chris.t.lively@gmail.com>
Sent: Wednesday, November 11, 2020 3:49 PM
To: Pacheco, Maria
Cc: judynstation@yahoo.com
Subject: Case No. BZA-93767. Cambridge Women's Center

Dear Ms. Pacheco,

I live on Upton Street, and am a neighbor of the Cambridge Women's Center. As you know, the Women's Center offers so many important services for local women, which are needed at all times, but especially now during the COVID-19 pandemic.

I write to ask that you grant the Women's Center of Cambridge the hardship variances for their upcoming renovation.

I am happy to hear that the Cambridge Women's Center will undergo renovations soon. Part of the renovation will make the building more accessible with an elevator and accessible bathrooms on every floor. Making the building accessible is very important, but it means the Center will "lose" currently used space. I support their request to build out space over the porch and to make the garage into meeting space so they can continue their important programs and services.

I hope that you and your team will grant them these hardship variances so the Women's Center can continue their important work.

Thank you for considering this request.

Christina Lively
10 Upton Street
Cambridge MA

Pacheco, Maria

From: ROSALIND ONEILL <rosalindoneill@comcast.net>
Sent: Thursday, November 12, 2020 9:49 AM
To: Pacheco, Maria
Subject: CaseNo.BZA-93767CambridgeWomen'sCenter.

I live in the Women's Center neighborhood and attend a monthly meeting there.

The Women's Center is an oasis in the heart of Cambridge. It provides a respite for many needy women in the city. It also provides a list of services and instructions for local residents. There's always a happy vibe there.

Currently the structure is in dire straights. A renovation would provide access to many and also update many features that are not in good shape.

For Cambridge the Women's Center is necessary. I hope the funding will be allocated for the renovations.

Rosalind ONeill
411 Franklin St. #907
Cambridge MA

Pacheco, Maria

From: Estelle Disch <Estelle.Disch@umb.edu>
Sent: Friday, November 13, 2020 11:01 AM
To: Pacheco, Maria
Subject: Case No. BZA-93767. Cambridge Women's Center

Dear Maria Pacheco:

I am writing to offer my ***strongest possible support*** of the Cambridge Women's Center's application to renovate the building.

I'm a resident of Cambridge and a frequent user of the Women's Center. I attend a weekly Spanish Conversation group (currently via Zoom) and over almost 5 decades have enjoyed many events and classes at the Center. I don't need the essential services that the Center provides but I greatly appreciate that women who need a wide array of basic support can find it at there. Every time I walk through the door I internally cheer for the staff, volunteers, and donors who make this wonderful place possible. In addition to many classes and support groups, women who need to get warm, access a computer, eat or prepare a meal in a friendly kitchen, use a clean bathroom, get information about medical care or housing, get clothing, or simply hang out or rest, can do so.

However, the building is a challenge. There's a wheelchair lift but no accessible bathroom. The space is often crowded. The building is old and in need of both general repair and code upgrades. As I understand it, the request for hardship variances relates to the loss of space caused by the planned installation of an elevator and accessible bathrooms. I fully support any variances necessary to maintain (and, better, expand if possible) the space available for services.

I've heard that our Women's Center is the longest-running women's center in the US – almost 50 years of service. This is a very powerful statement about who Cambridge is and can be. In the midst of horrible poverty, homelessness, and need, we step up. I hope the City will allow these small zoning variances so that the Center can continue its essential mission.

Thanks for listening,
Estelle Disch

Estelle Disch | Phototransformations
www.estimatedisch.com
528 Franklin Street
Cambridge, MA 02139

Pacheco, Maria

From: Carol Giesecke <carolclay101@gmail.com>
Sent: Friday, November 13, 2020 12:50 PM
To: Pacheco, Maria
Subject: Case No. BZA-93767. Cambridge Women's Center

Dear Ms, Pacheco,

I am a resident of Cambridge and have valued the presence of the Women's Center around the corner from us over the years. They provide a great service to women of all incomes, nationalities, races, and abilities.

Currently, on Zoom, I am benefitting from two meetings I attend through the Center - the Spanish language conversation meeting Intercambio, and the 65+ Women's group.

I understand that they are needing remodeling to make the building up to date. They have the funds necessary for the renovations, but I would like to express my support for the Zoning Board to allow a hardship variance for the renovations.

Sincerely,

Carol C. Giesecke
4 Upton St, Cambridge, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

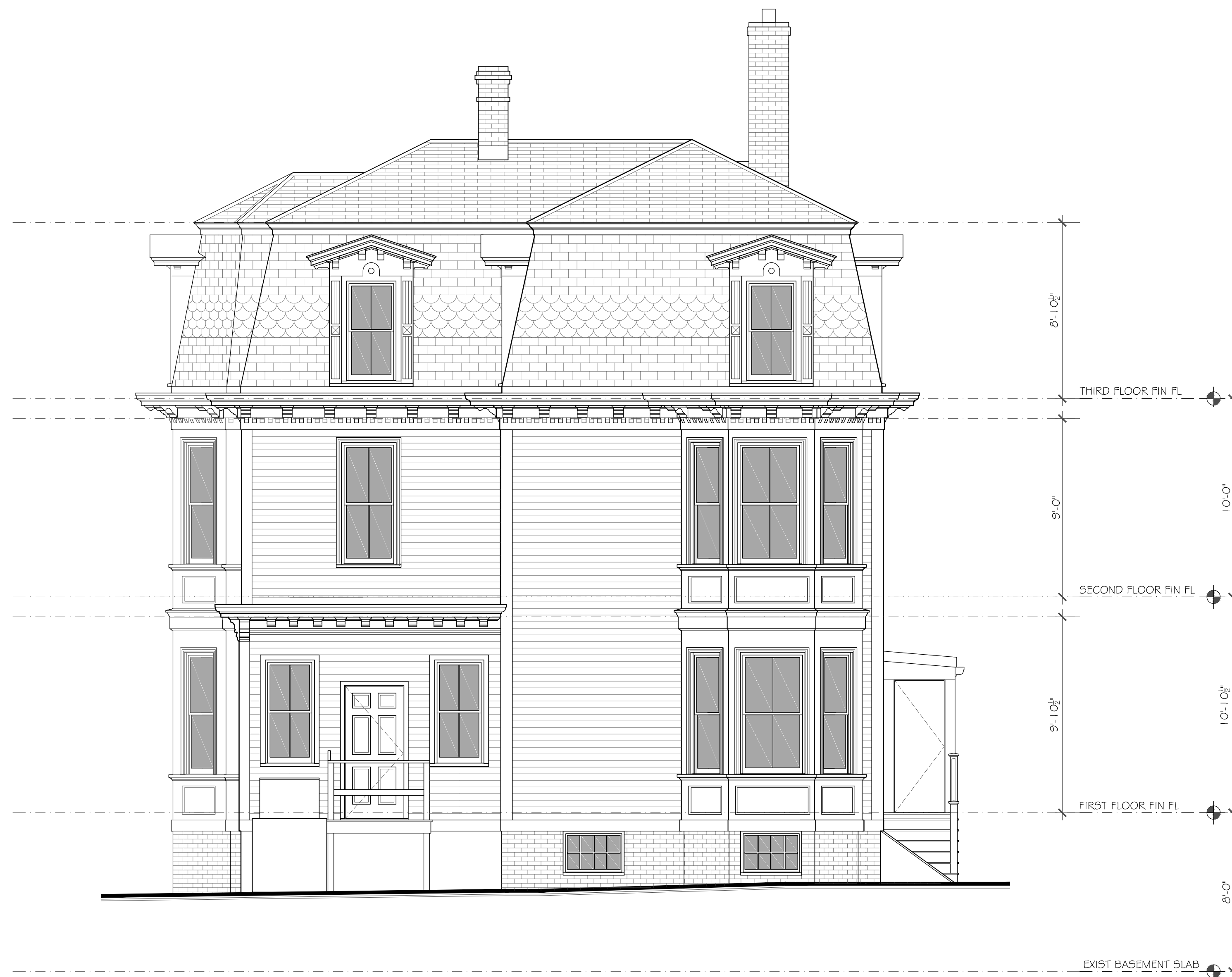
Name: Patrick Conte Date: 11/21/20
(Print)

Address: 46 Pleasant St.

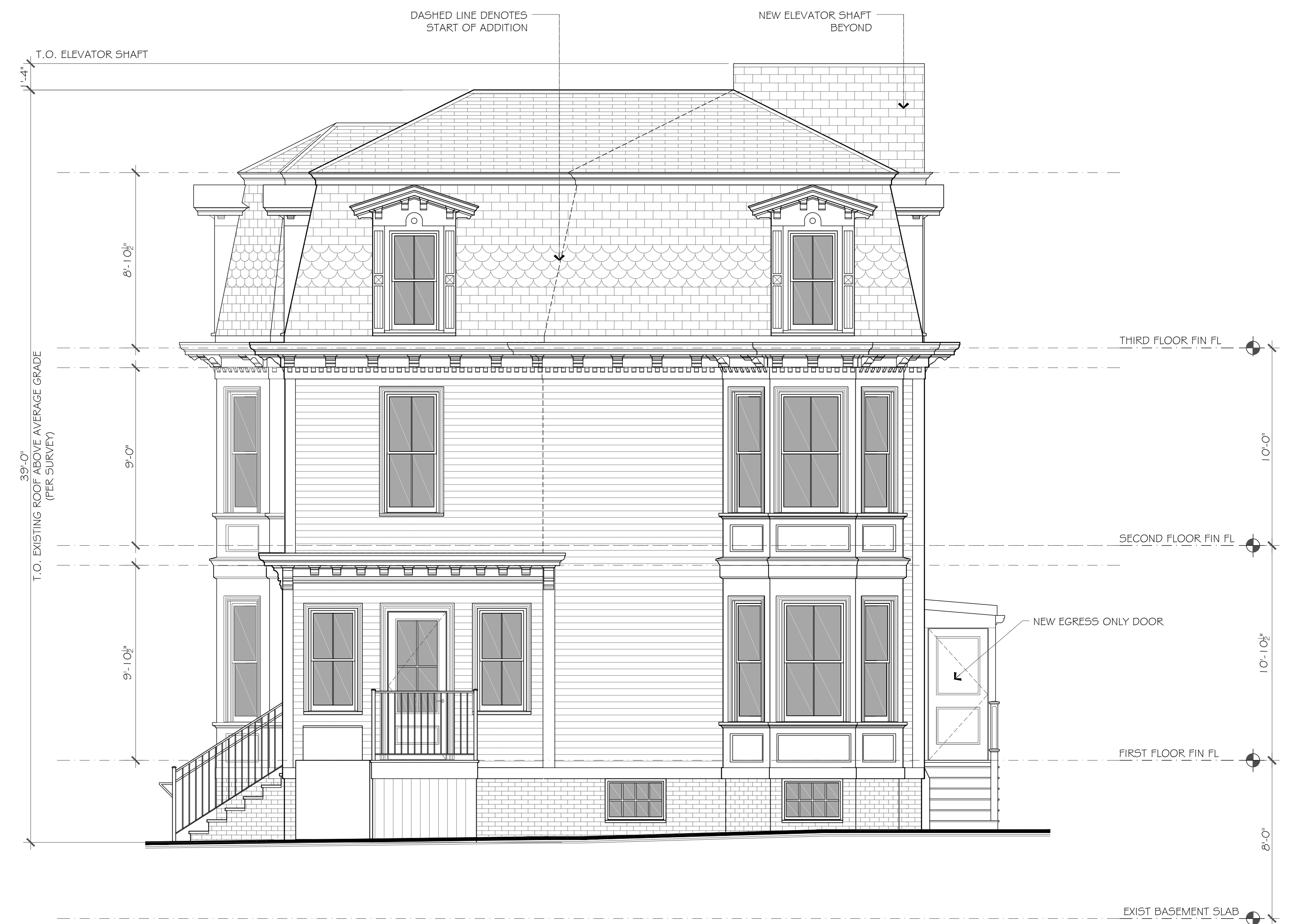
Case No. 93767

Hearing Date: 11/19/20

Thank you,
Bza Members



② EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



① PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

RENOVATIONS TO
CAMBRIDGE WOMEN'S CENTER
46 PLEASANT STREET, CAMBRIDGE MA

REVISED- 11/16/2020
AUGUST 12, 2020
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A5

Adams & Rafferty
Attorneys at Law
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, Esq.
jrafferty@adasmr Rafferty.com

(617) 492-4100
fax (617) 492-3131

November, 16, 2020

Board of Zoning Appeal
Attn: Maria Pacheco
831 Massachusetts Avenue
Cambridge, MA 02139

re: Board of Zoning Appeal Case No. 93767
46 Pleasant Street

Dear Ms. Pacheco,

Delivered herewith, please find a revised right side elevation for the above-captioned application. The new elevation depicts changes to the proposed elevator override and shaft.

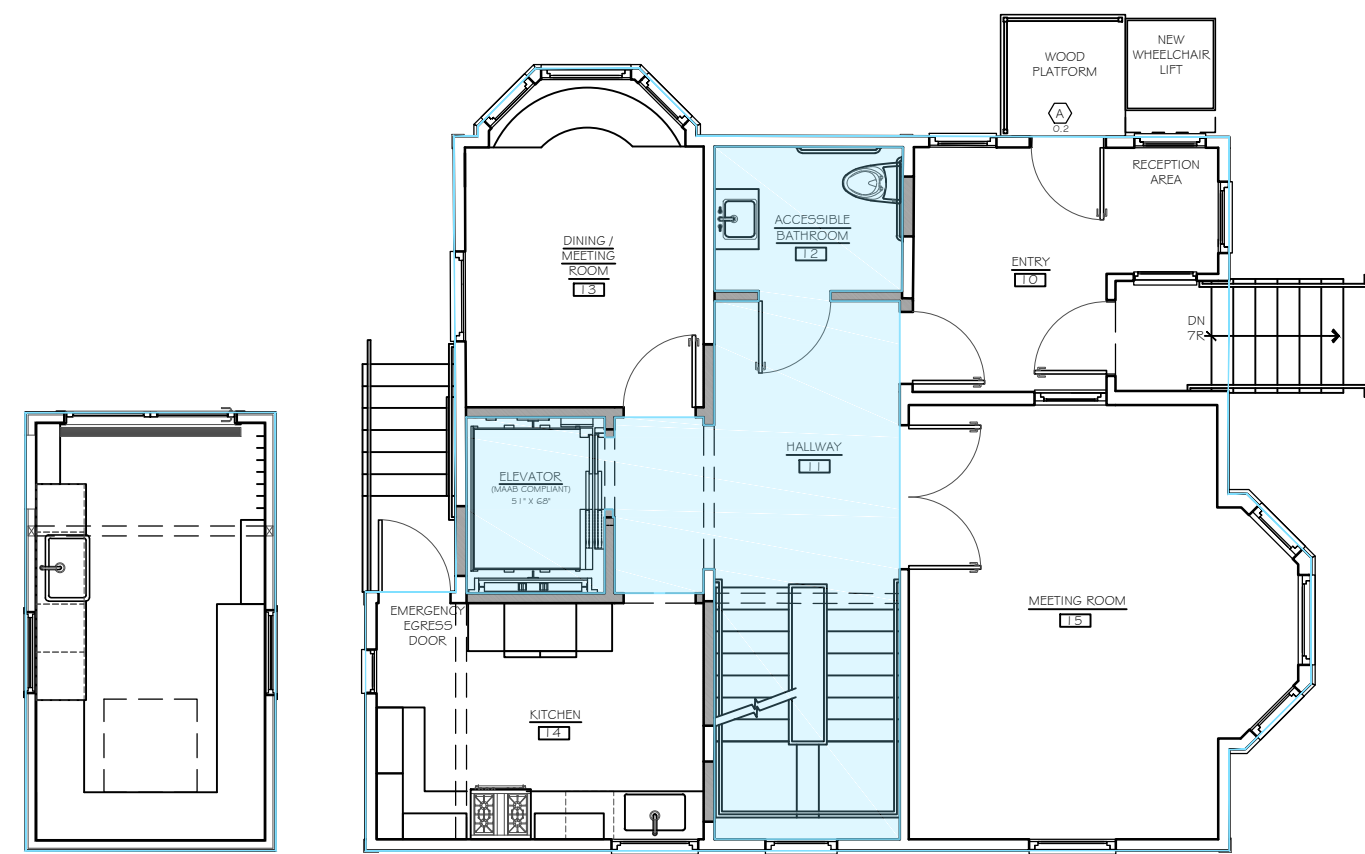
Thank you for your attention to this matter.

Please let us know if you have any questions regarding the modification.

Very truly yours,

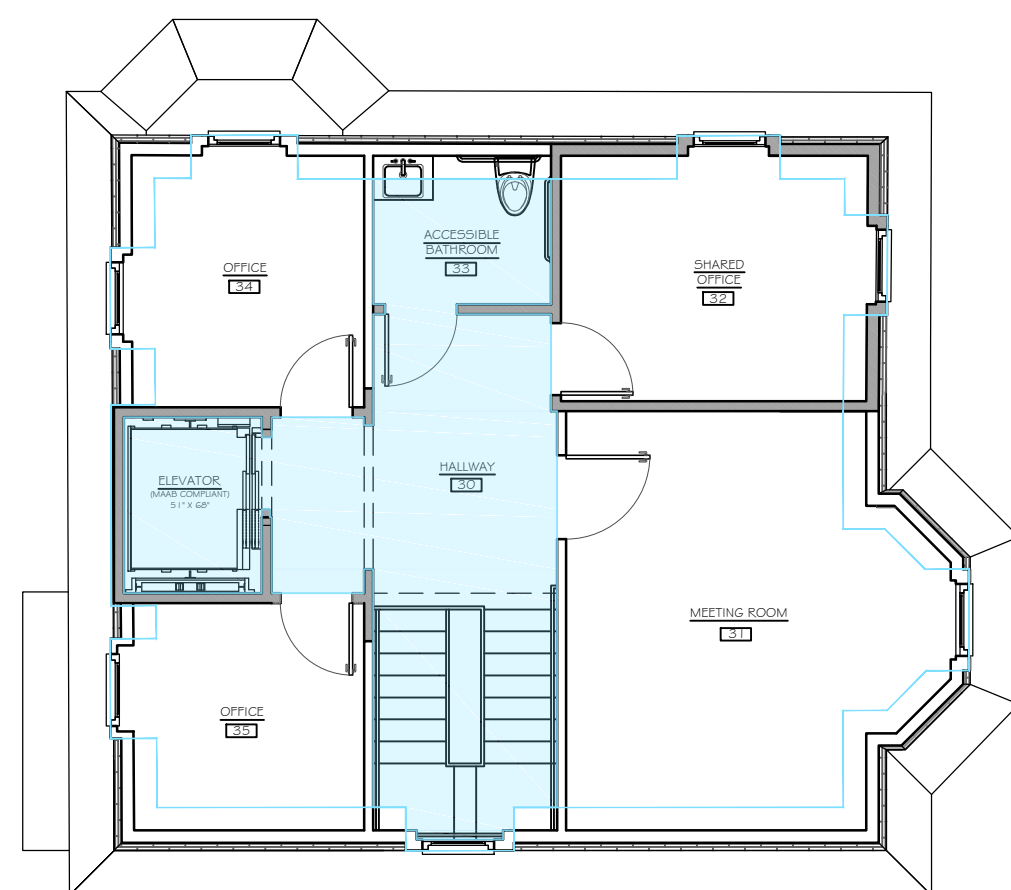

James J. Rafferty

JJR/pwc

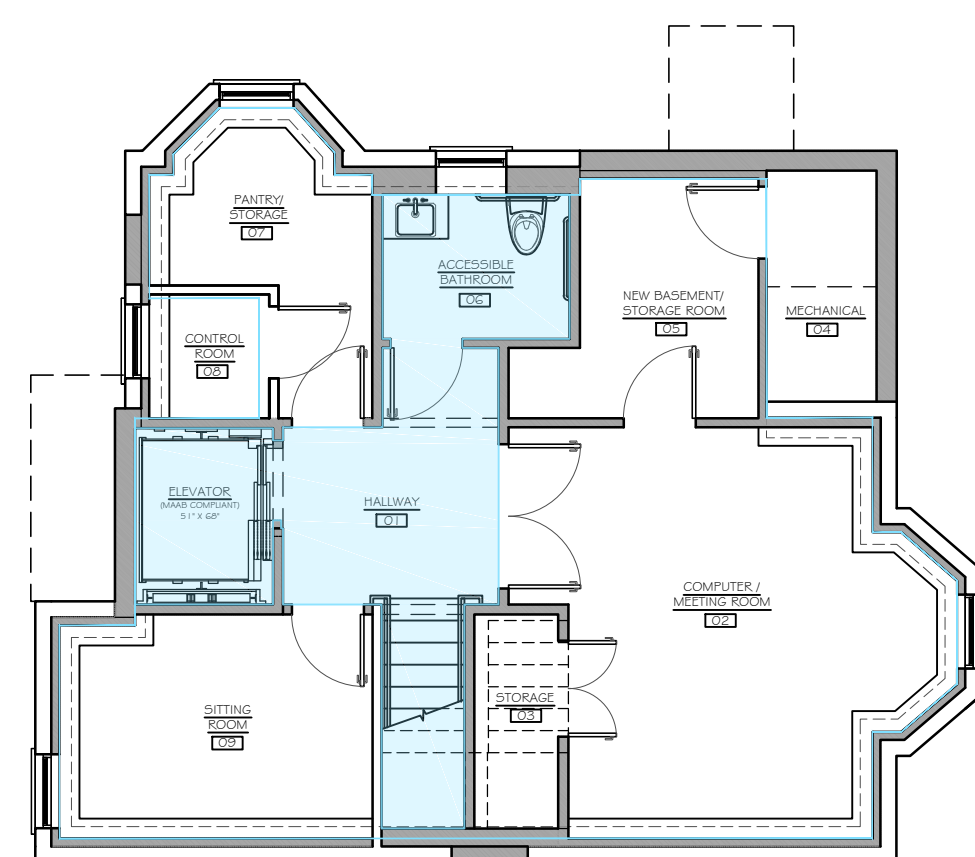


POTTING SHED
GFA: 190 SF

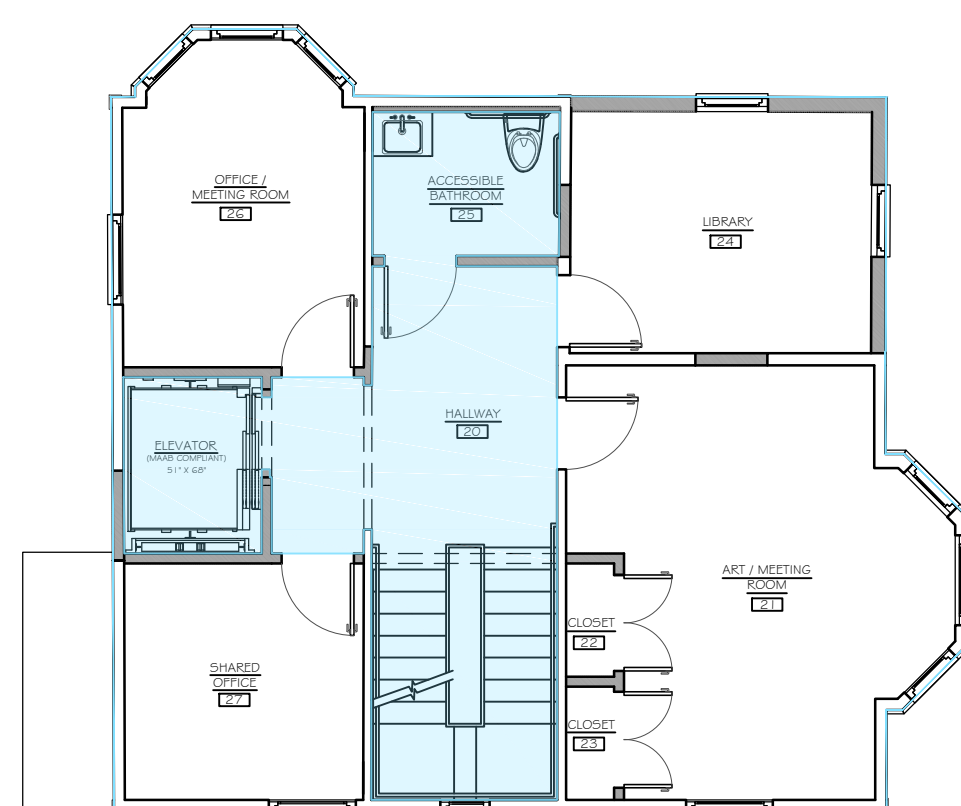
FIRST LEVEL: 1,049 SF
295 SF FOR ACCESSIBLE EGRESS, CIRCULATION
& BATHROOM



THIRD LEVEL: 844 SF
276 SF FOR ACCESSIBLE EGRESS, CIRCULATION
& BATHROOM



BASEMENT LEVEL: 836 SF
206 SF FOR ACCESSIBLE EGRESS, CIRCULATION
& BATHROOM



SECOND LEVEL: 1,008 SF
234 SF FOR ACCESSIBLE EGRESS, CIRCULATION
& BATHROOM

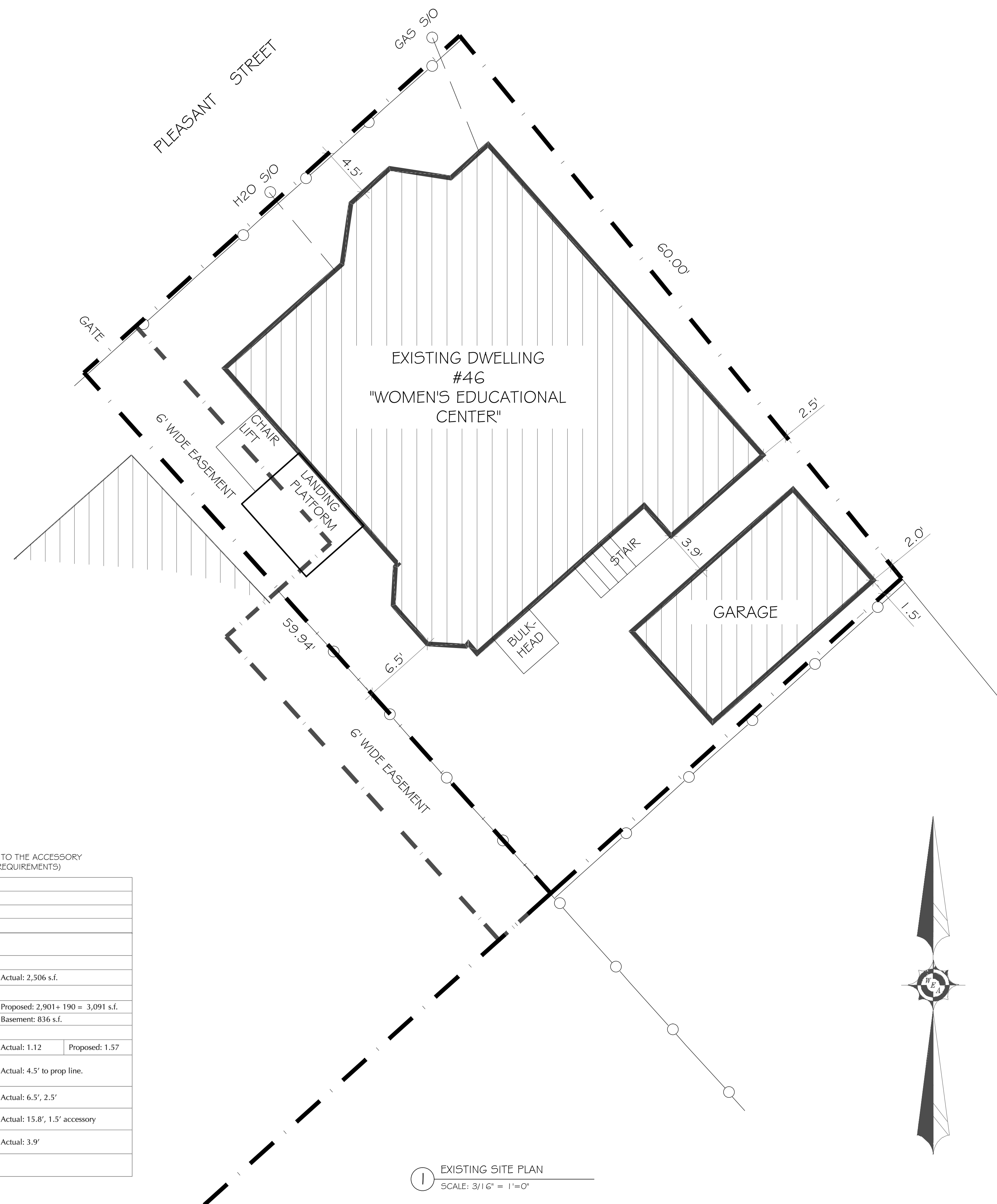
MAIN BUILDING GROSS FLOOR AREA: 3,737 SF
1,070 SF FOR ACCESSIBLE EGRESS,
CIRCULATION & BATHROOM = 29% of GFA

2 GFA DIAGRAMS
SCALE: 1/8" = 1'-0"

ZONING DATA:

PER CAMBRIDGE ZONING BY LAWS: (SCOPE OF PROPOSED WORK IS TO THE ACCESSORY STRUCTURE ONLY AND MAKES NO CHANGES TO ANY DIMENSIONAL REQUIREMENTS)

Property ID	104-144		
Zoning District	Business A-3 (BA-3) / Residence C		
Neighborhood	Cambridgeport		
Property Class	Charitable Service		
Special District (e.g. Historic, Flood, Conservation)	No		
Year Built	1920		
Lot Size	Allowable: 5,000	Actual: 2,506 s.f.	
Lot Frontage	Actual: 43.25'		
Existing Livable Area (s.f.)	Actual: 2,796 s.f.	Proposed: 2,901+ 190 = 3,091 s.f. Basement: 836 s.f.	
Usable Open Space	Allowed: 36%		
Allowable Floor Area Ratio (F.A.R.)	BA-3 - 0.75 / Res C - 0.6	Actual: 1.12	Proposed: 1.57
Front Setback	Allowed: H+L/4 or 10' Min. (measured from centerline of street)		Actual: 4.5' to prop line.
Side Setback	Allowed: H+L/5 (min. 7'-6", sum of 20)		Actual: 6.5', 2.5'
Rear Setback	Allowed: H+L/4 or 20' Min., 5' for accessory		Actual: 15.8', 1.5' accessory
Distance Between Primary and Accessory structures			Actual: 3.9'
Maximum Height/ Method of Height Computation	35', 15' for accessory		



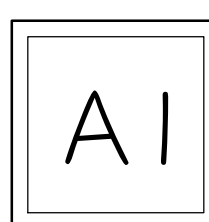
1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

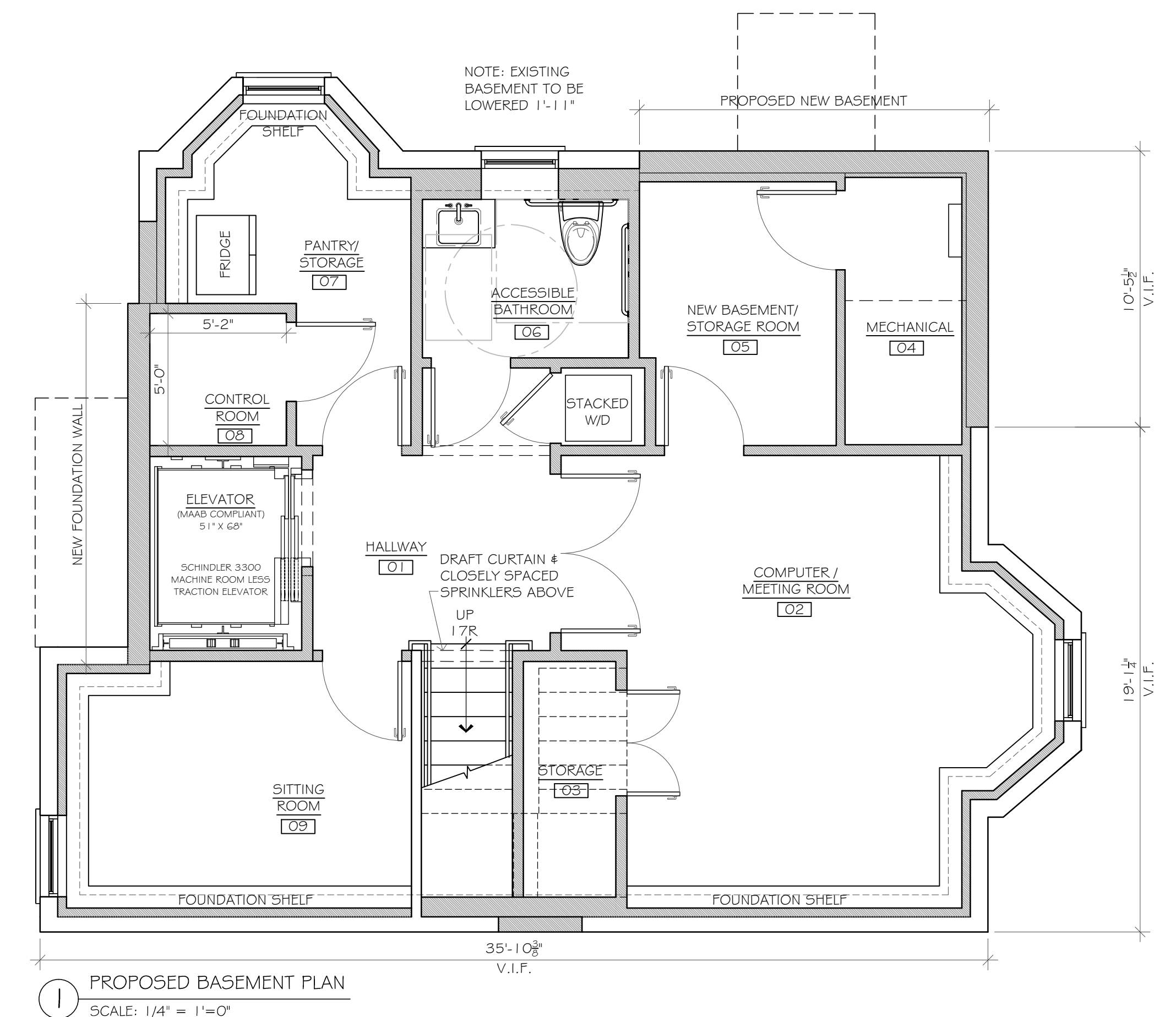
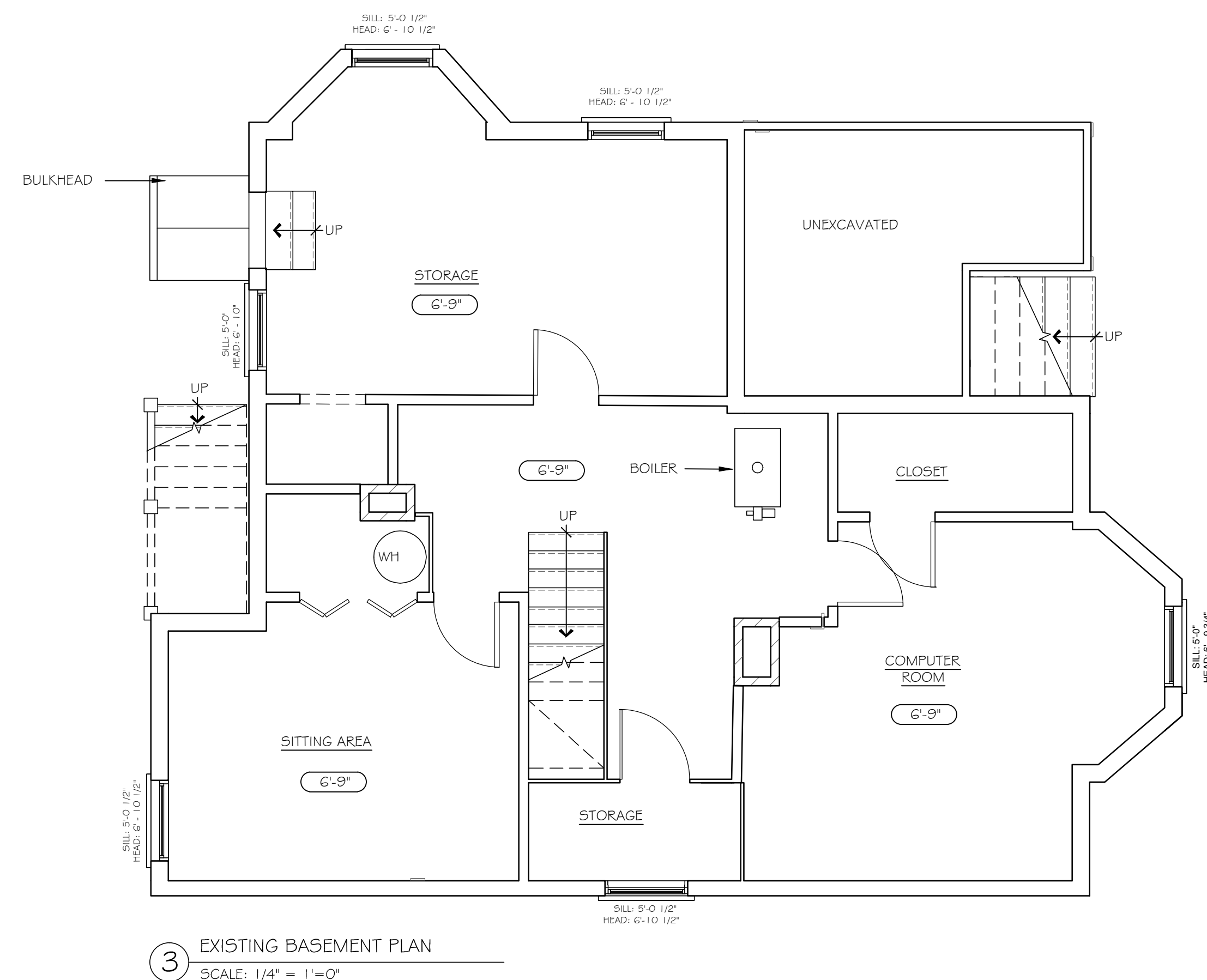
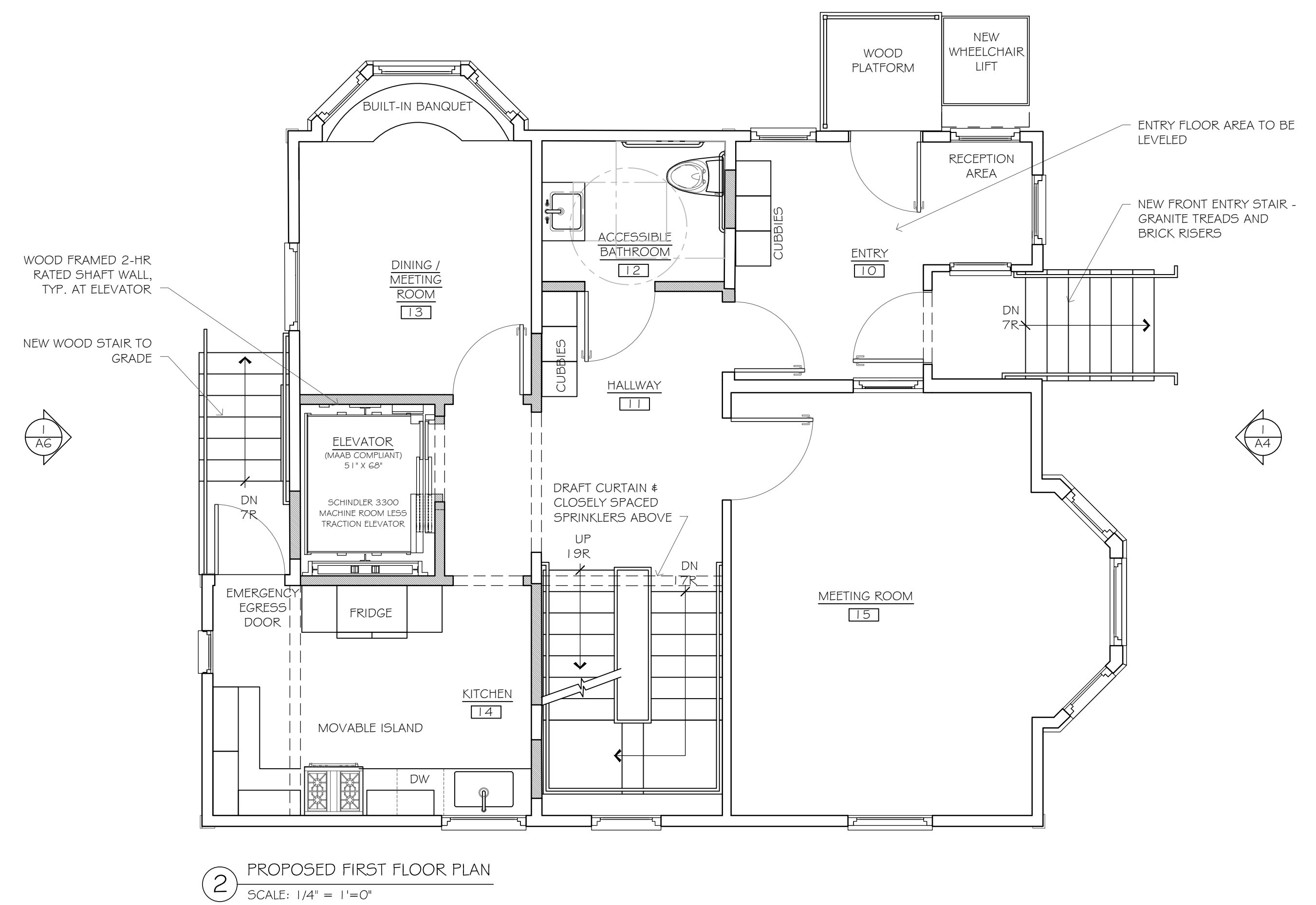
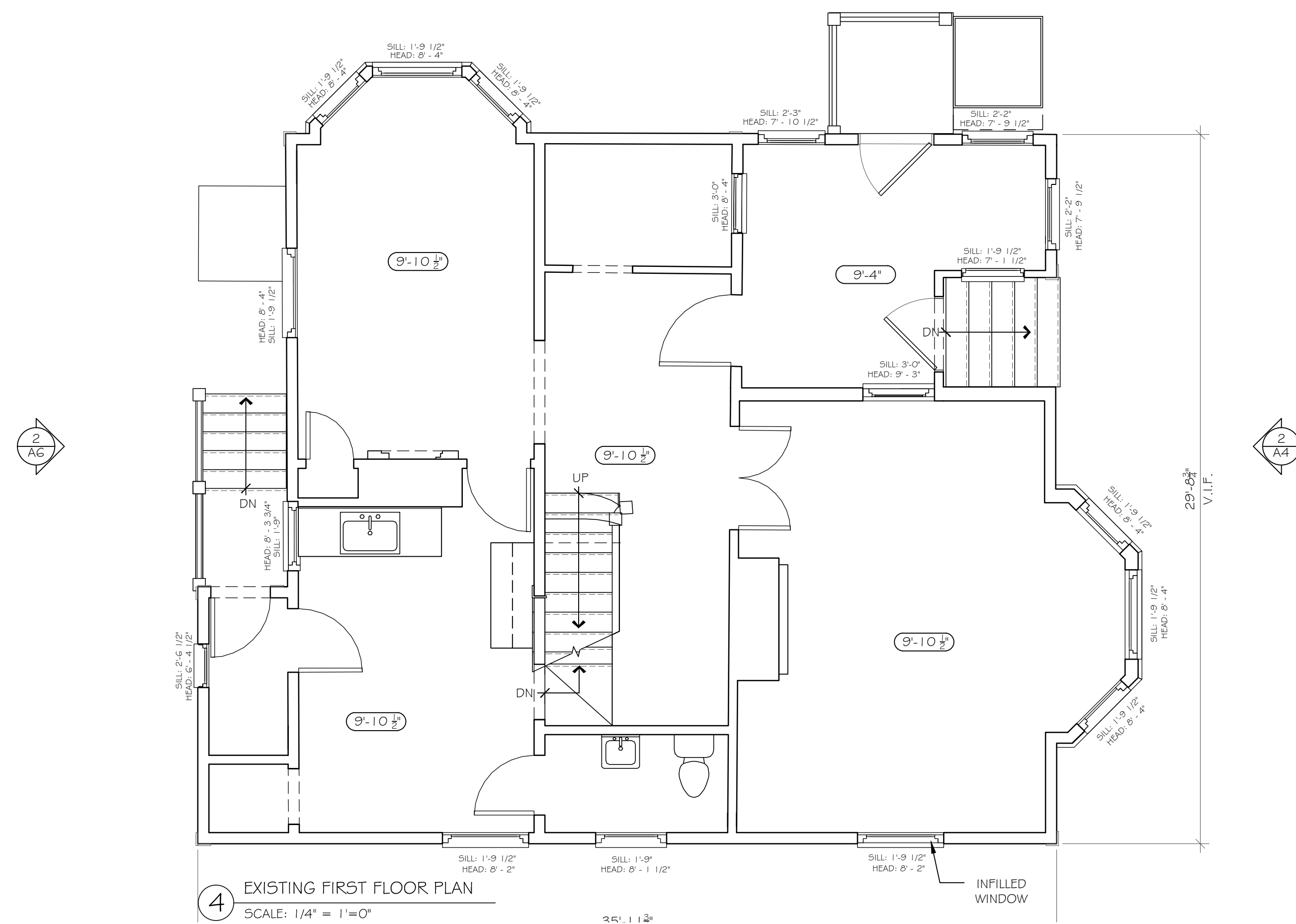


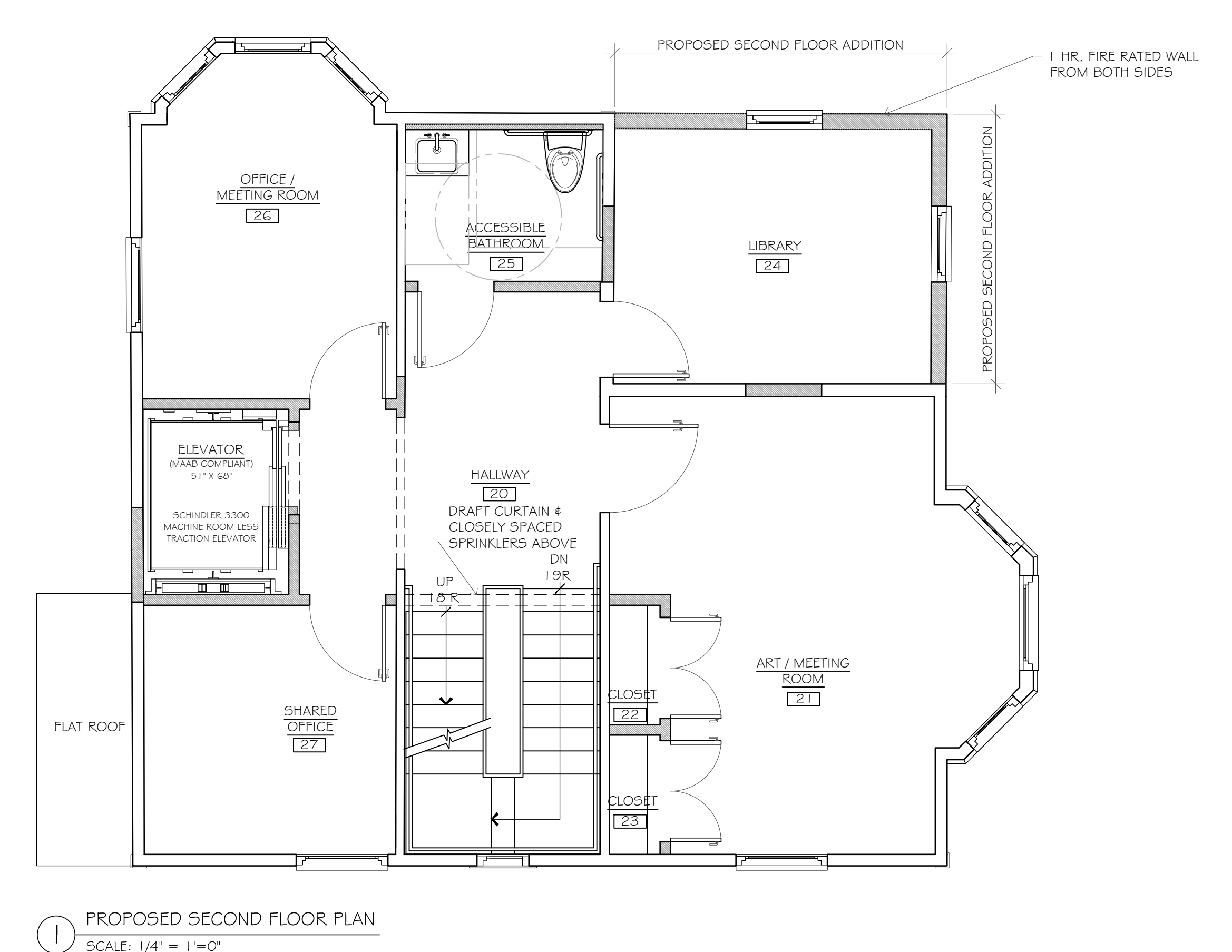
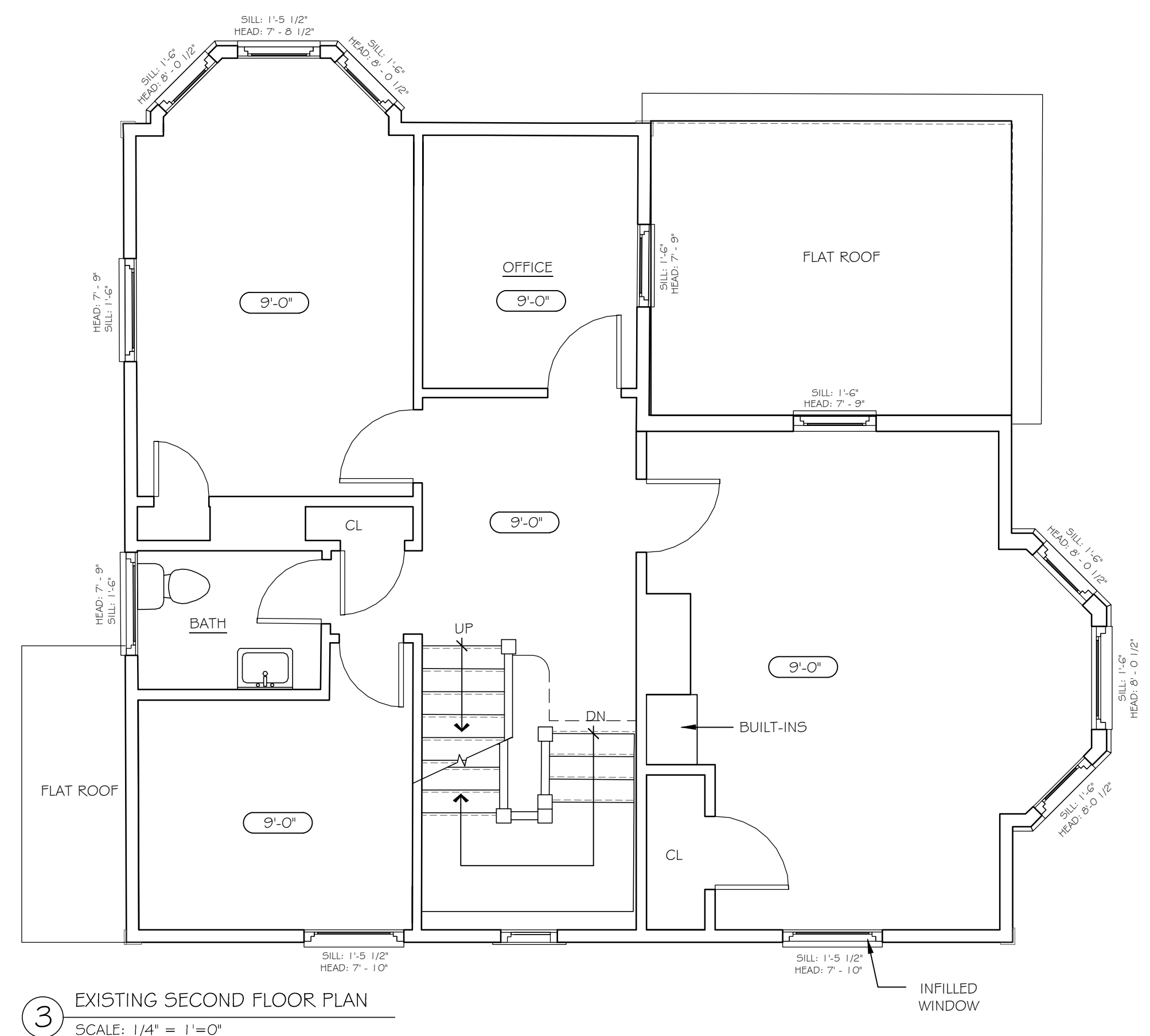
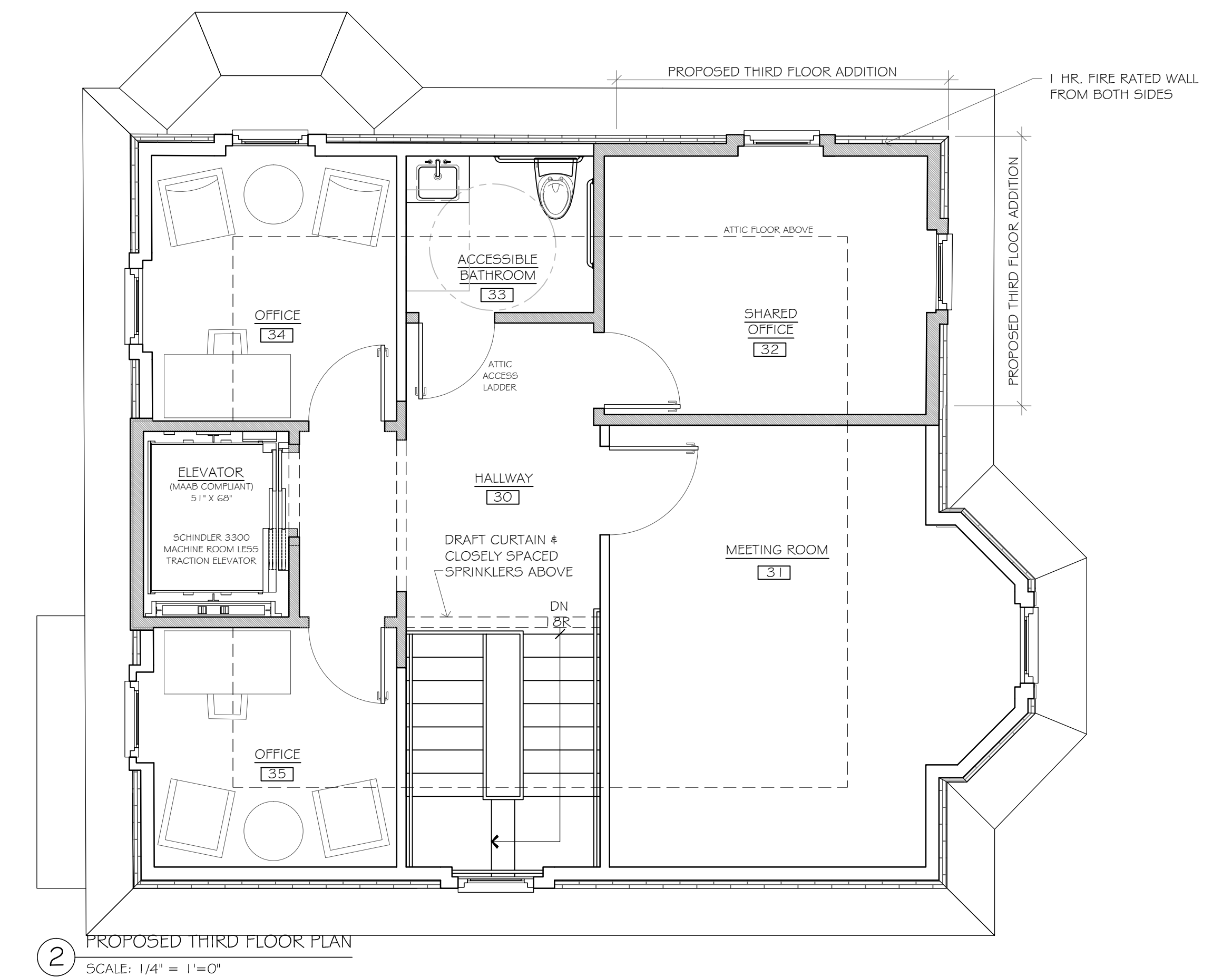
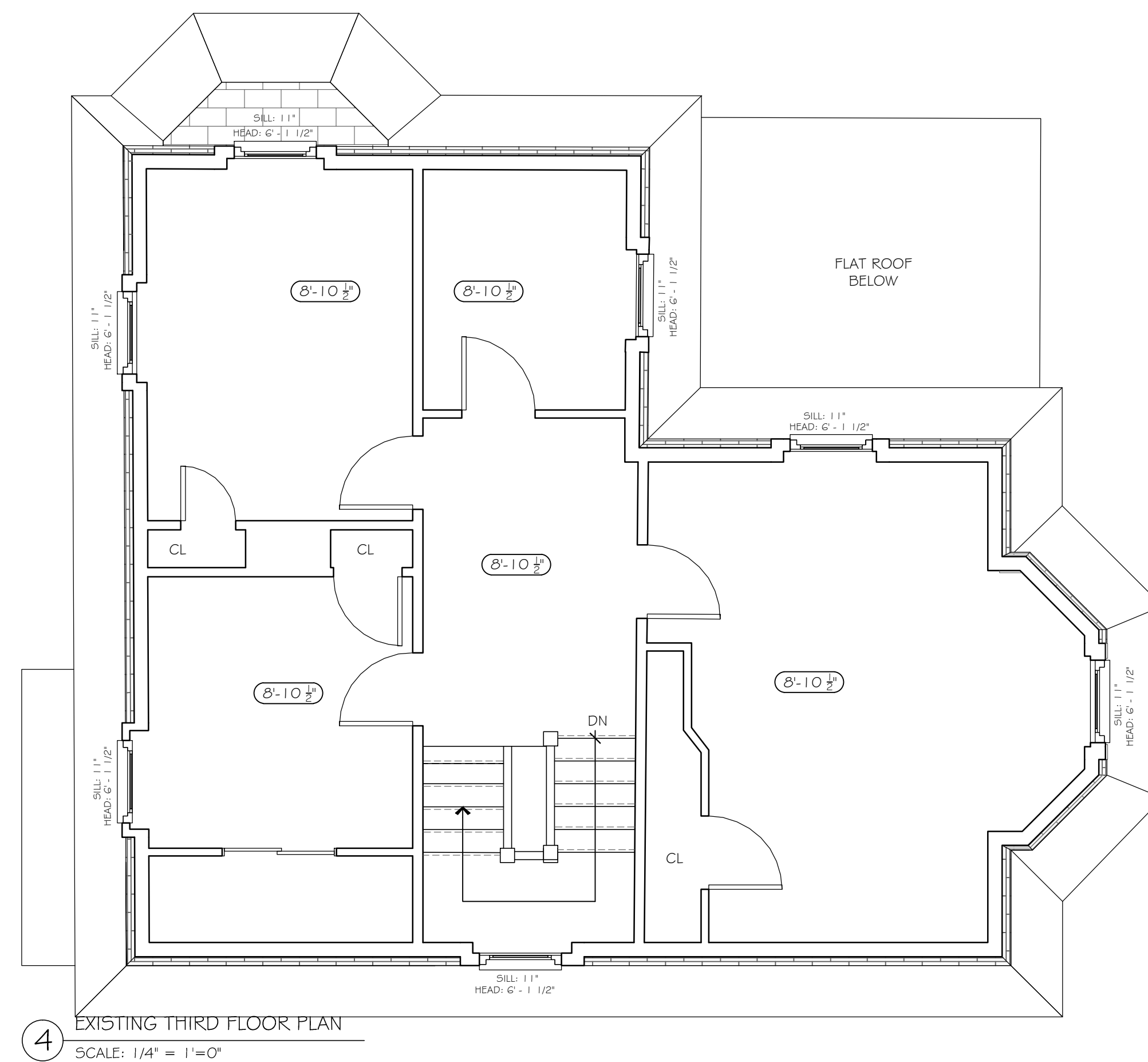
SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

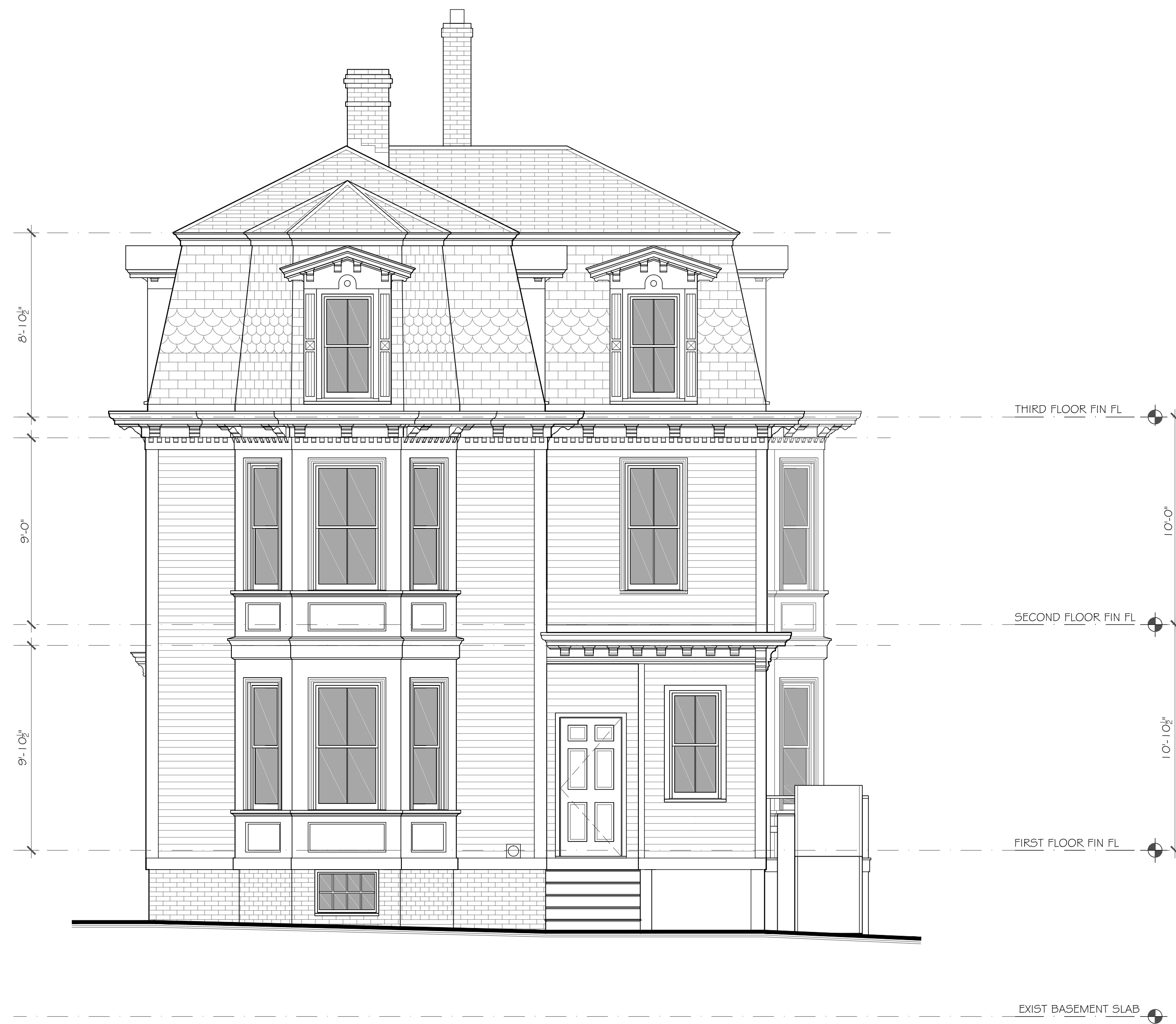
RENOVATIONS TO CAMBRIDGE WOMEN'S CENTER 46 PLEASANT STREET, CAMBRIDGE MA

AUGUST 12, 2020
SITE PLAN & ZONING
AS NOTED

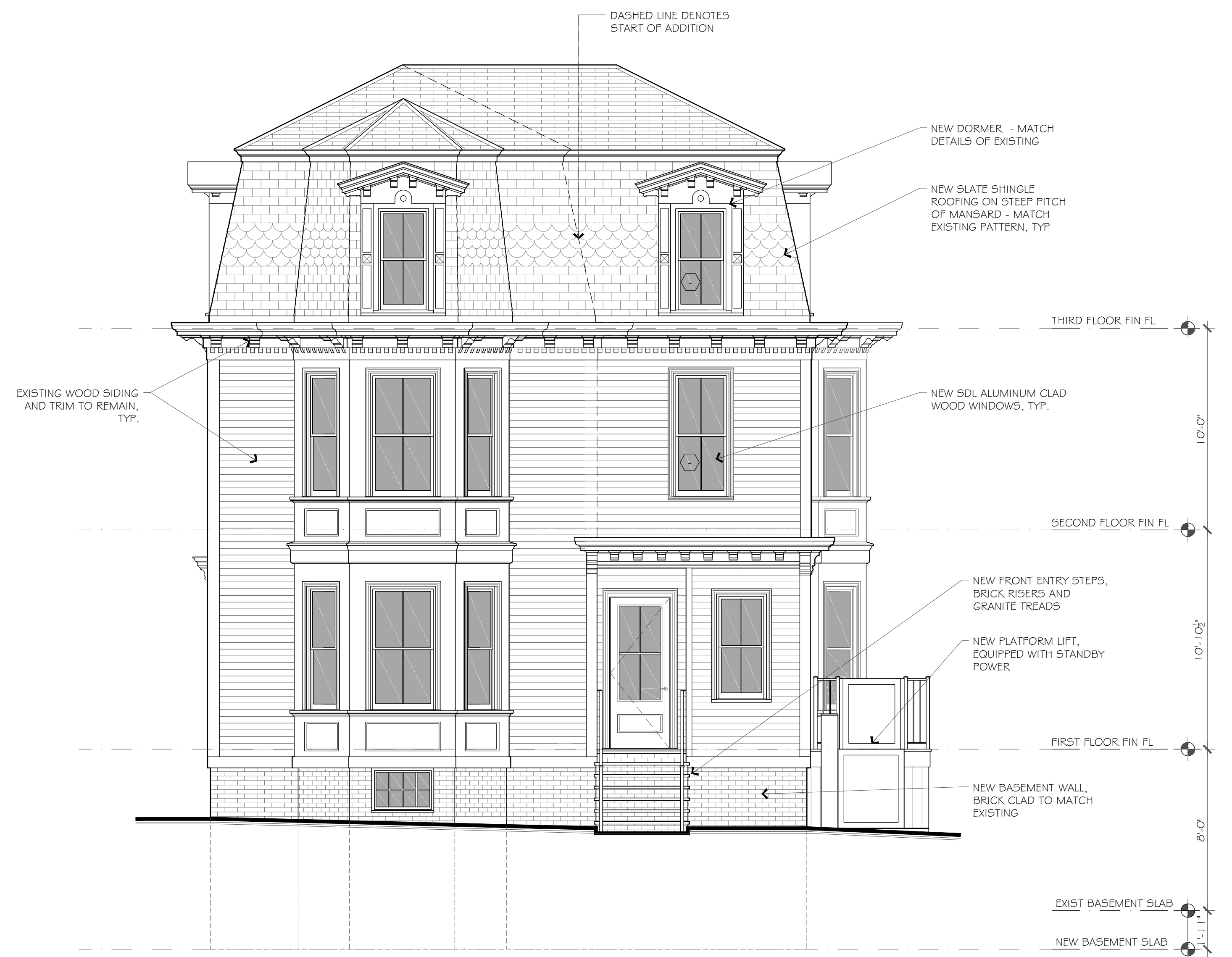








② EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

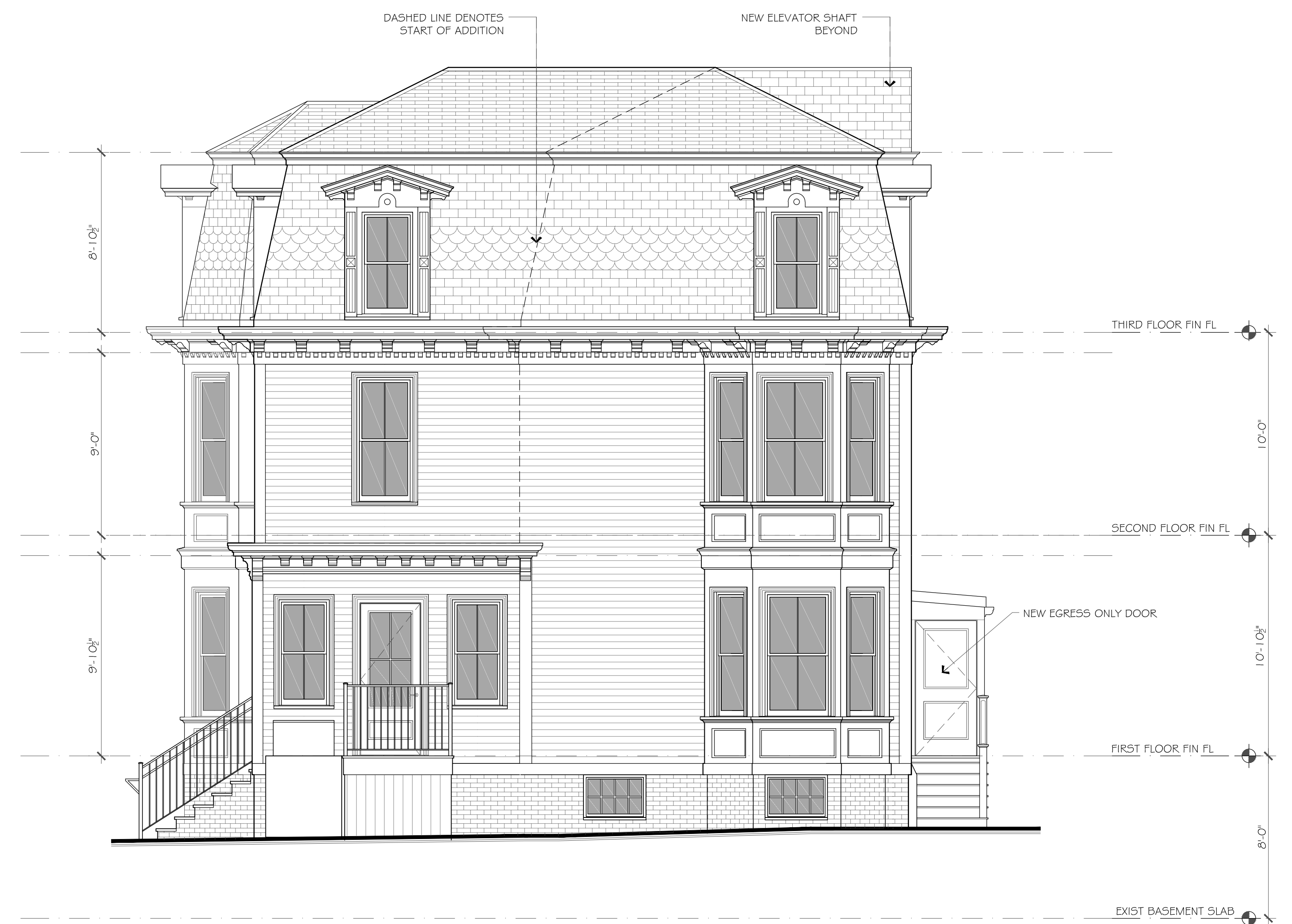
RENOVATIONS TO
CAMBRIDGE WOMEN'S CENTER
46 PLEASANT STREET, CAMBRIDGE MA

AUGUST 12, 2020
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A4



② EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



① PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

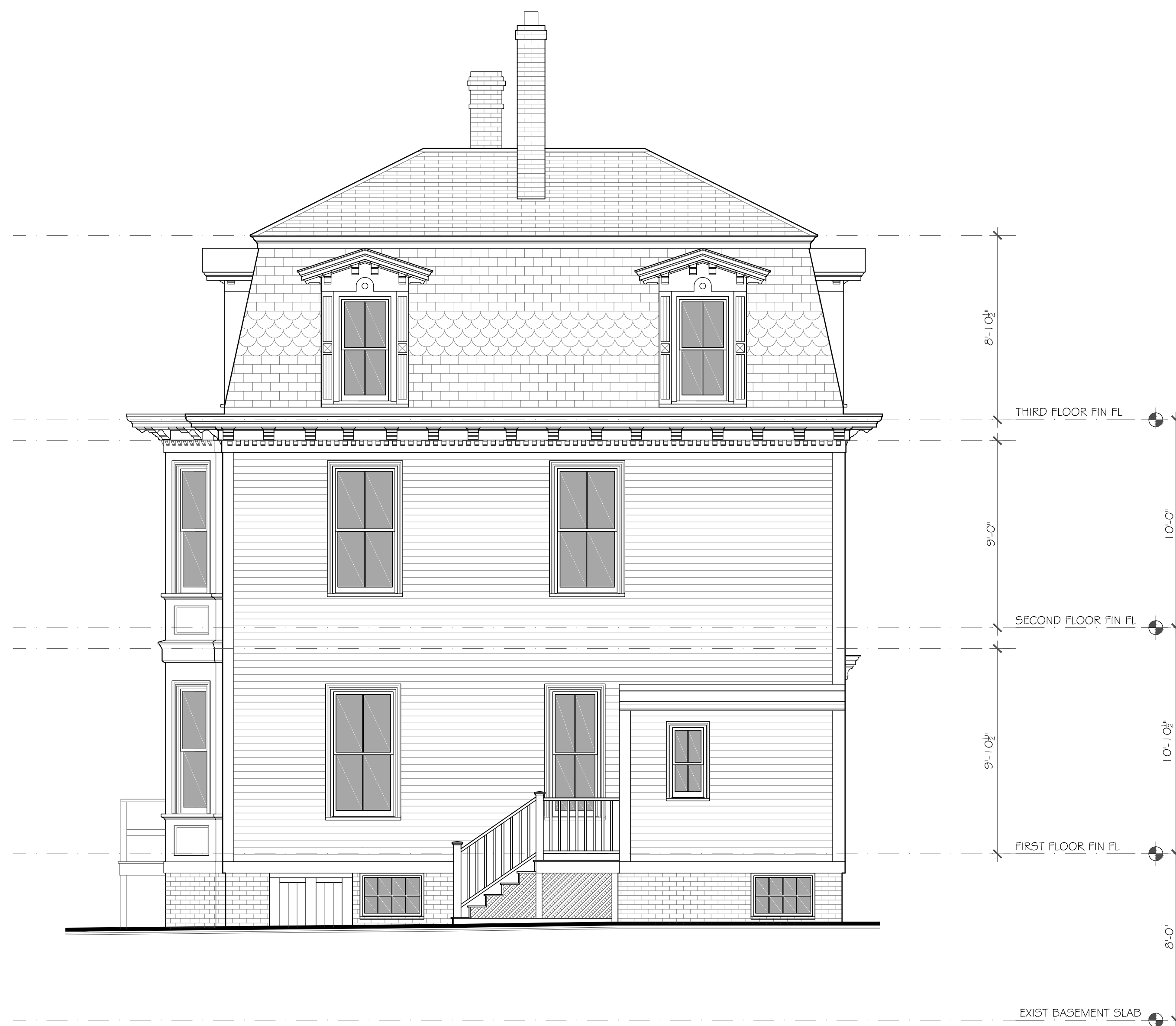


SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

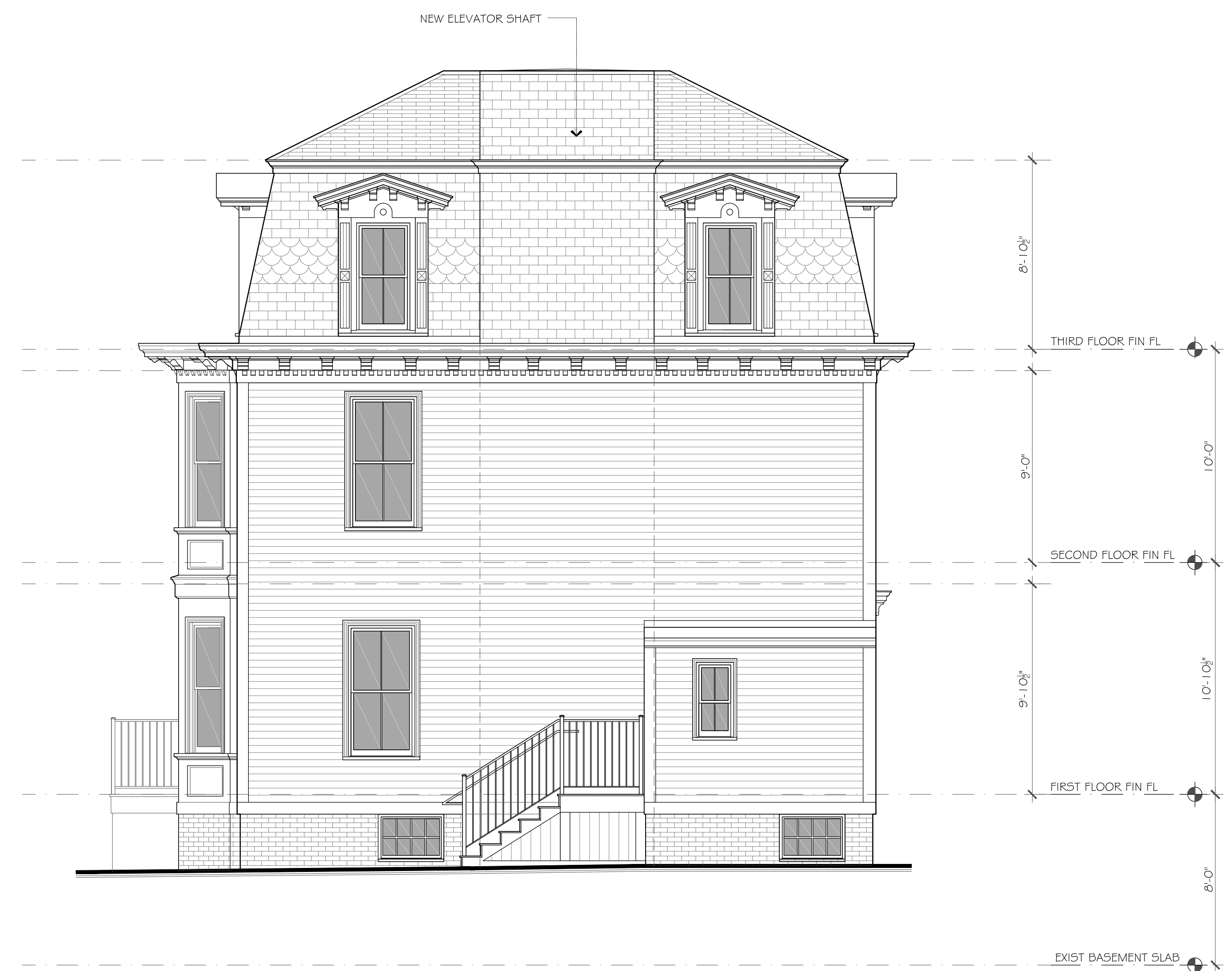
RENOVATIONS TO
CAMBRIDGE WOMEN'S CENTER
46 PLEASANT STREET, CAMBRIDGE MA

AUGUST 12, 2020
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A5



② EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



① PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

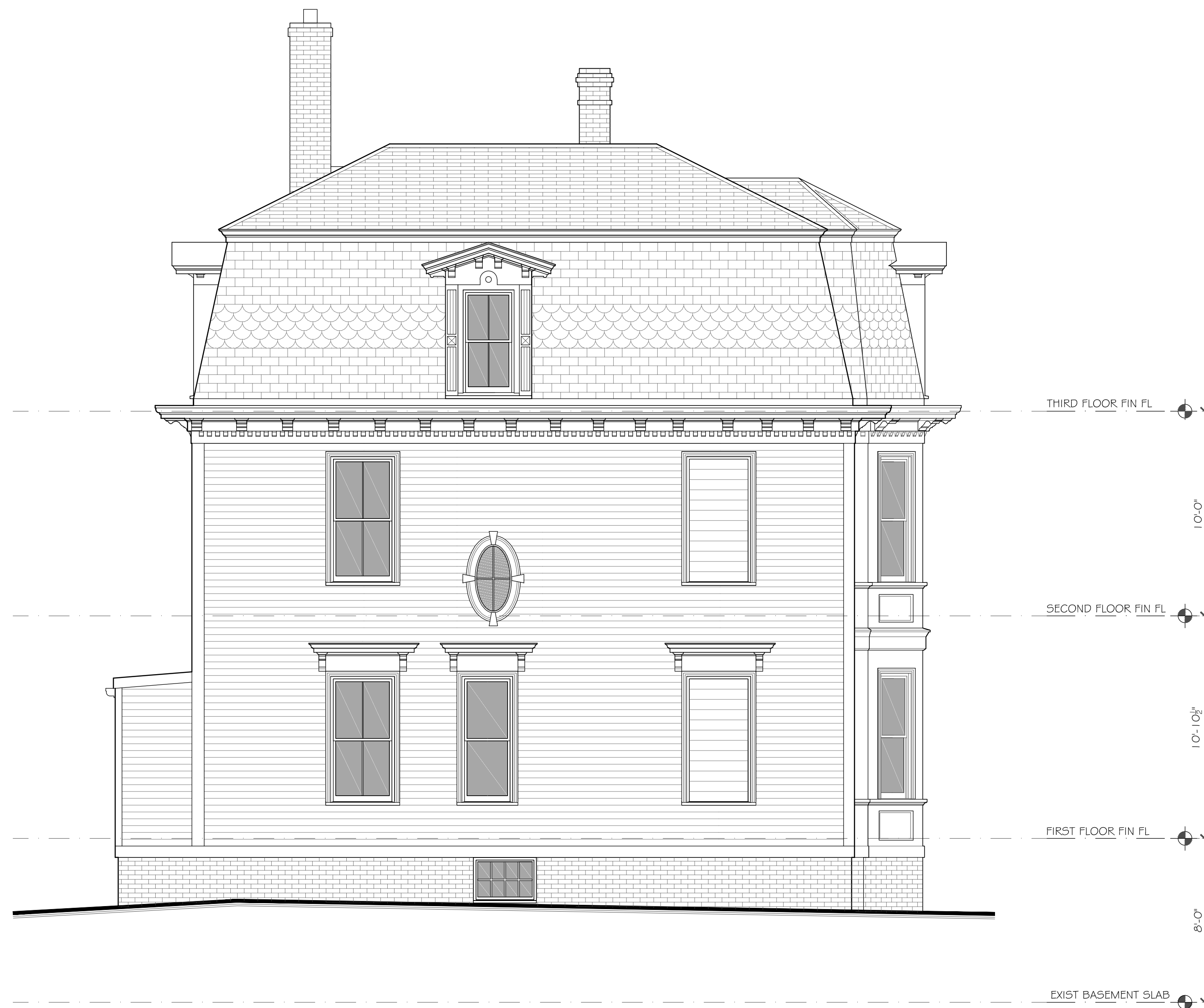


SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

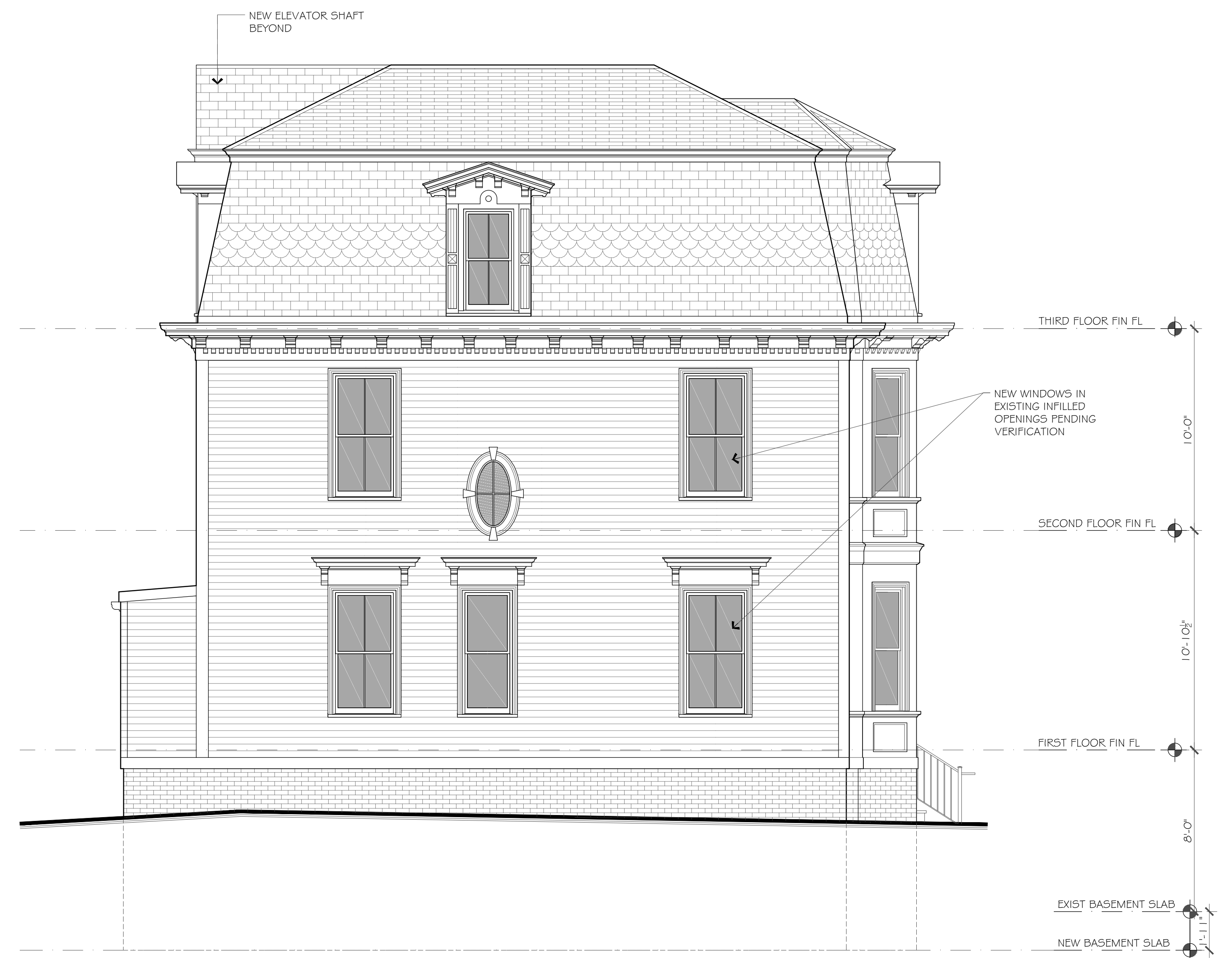
RENOVATIONS TO
CAMBRIDGE WOMEN'S CENTER
46 PLEASANT STREET, CAMBRIDGE MA

AUGUST 12, 2020
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A6



② EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



① PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

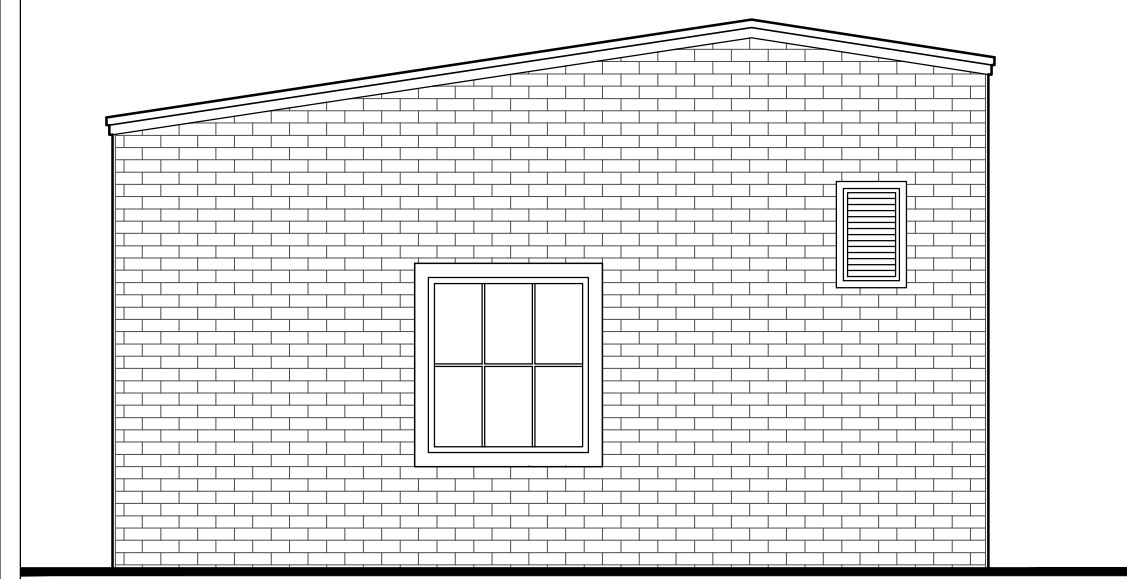


SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

RENOVATIONS TO
CAMBRIDGE WOMEN'S CENTER
46 PLEASANT STREET, CAMBRIDGE MA

AUGUST 12, 2020
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

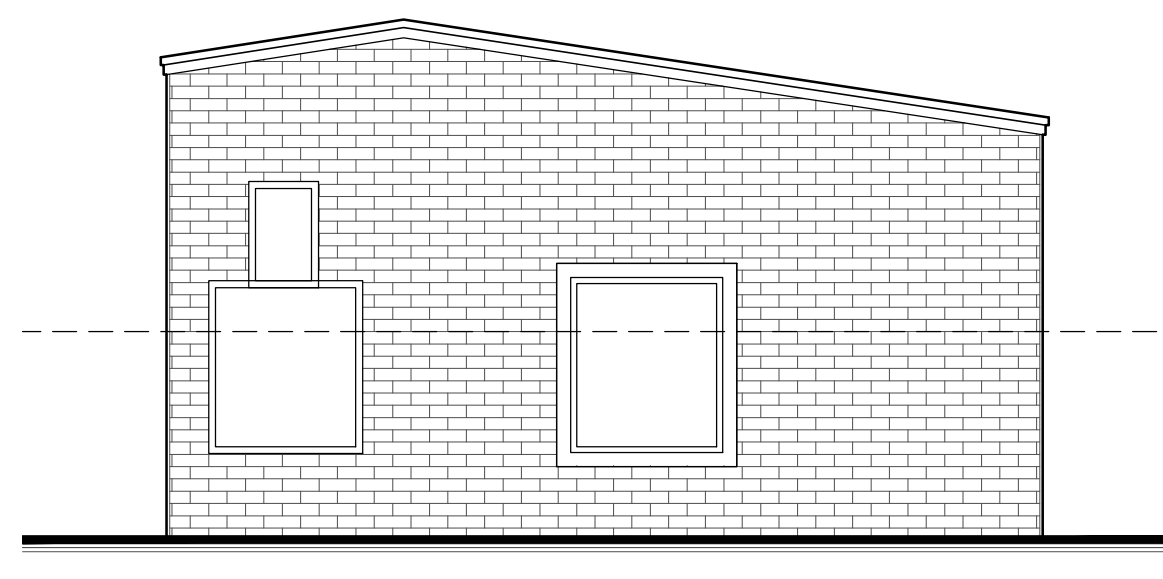
A7



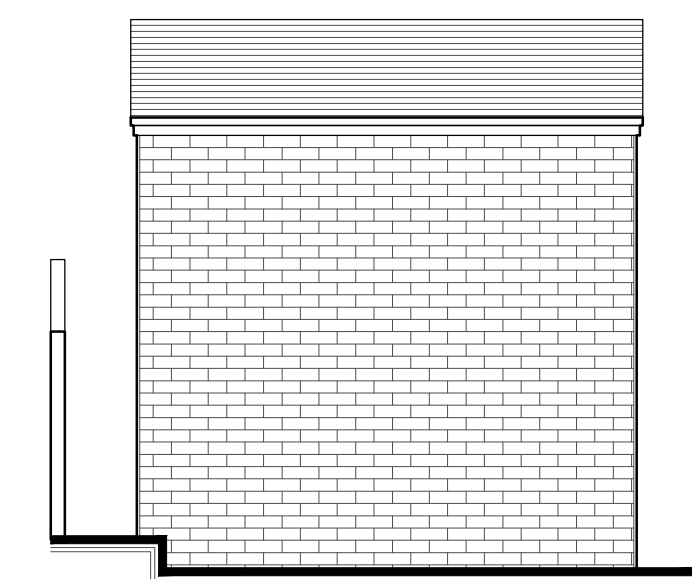
12 EXISTING N-W SHED ELEVATION
SCALE: 1/4" = 1'-0"



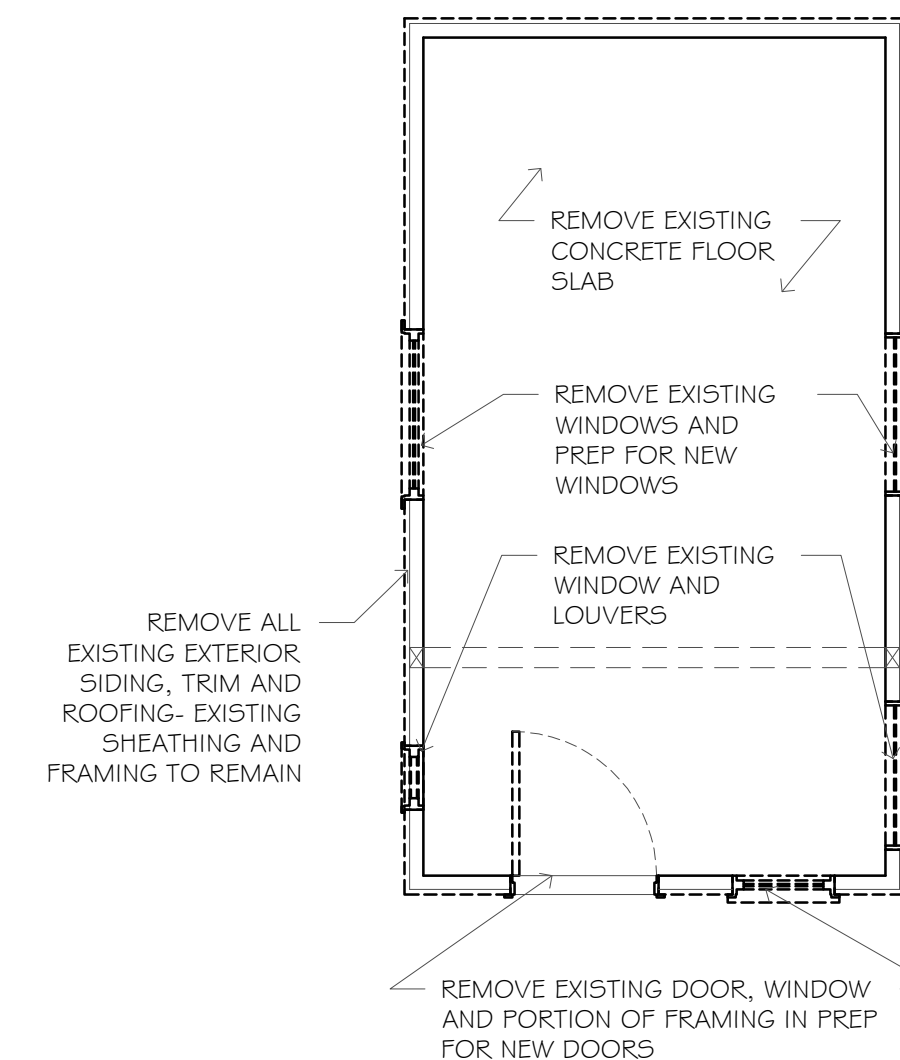
11 EXISTING S-W SHED ELEVATION
SCALE: 1/4" = 1'-0"



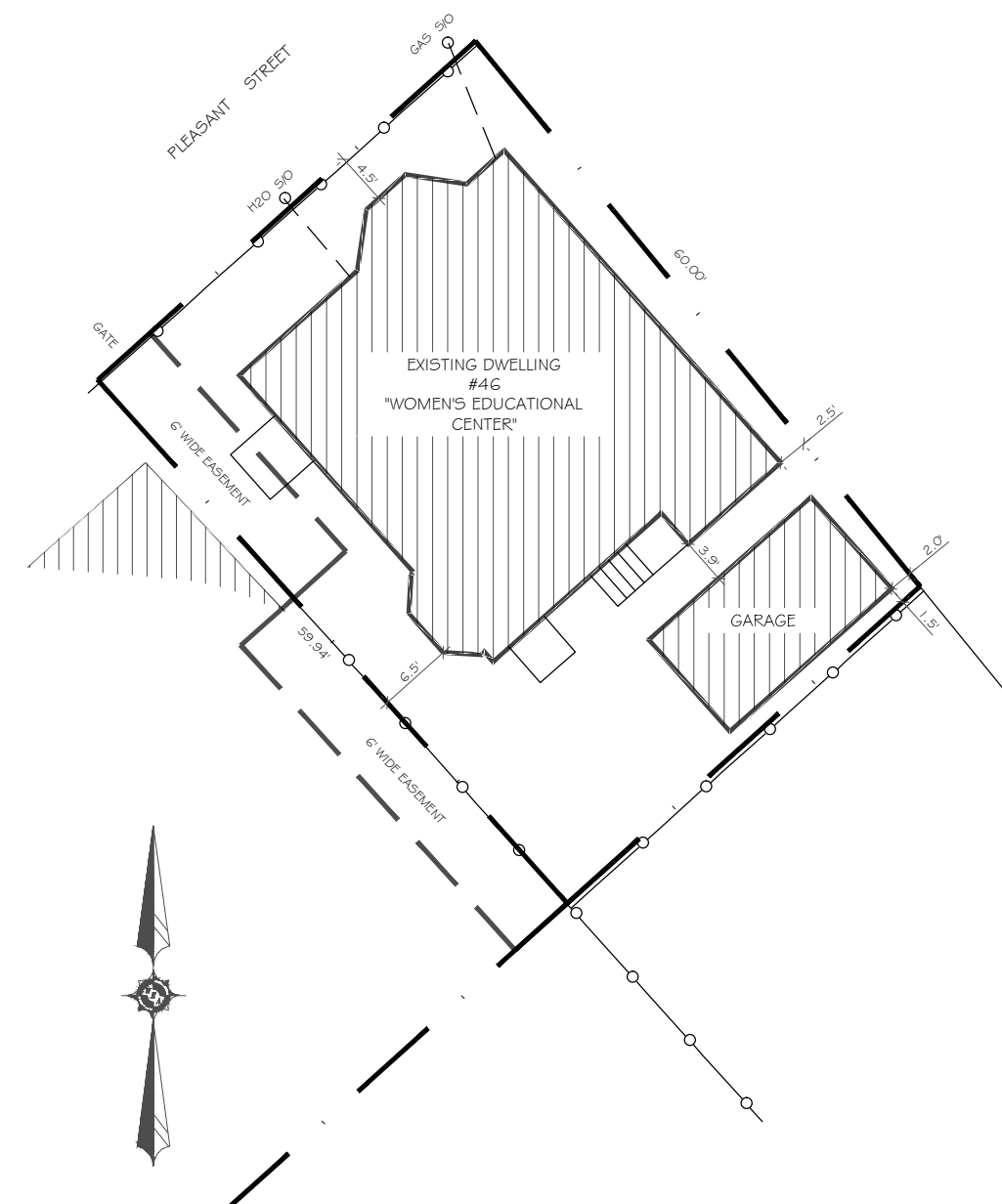
10 EXISTING S-E SHED ELEVATION
SCALE: 1/4" = 1'-0"



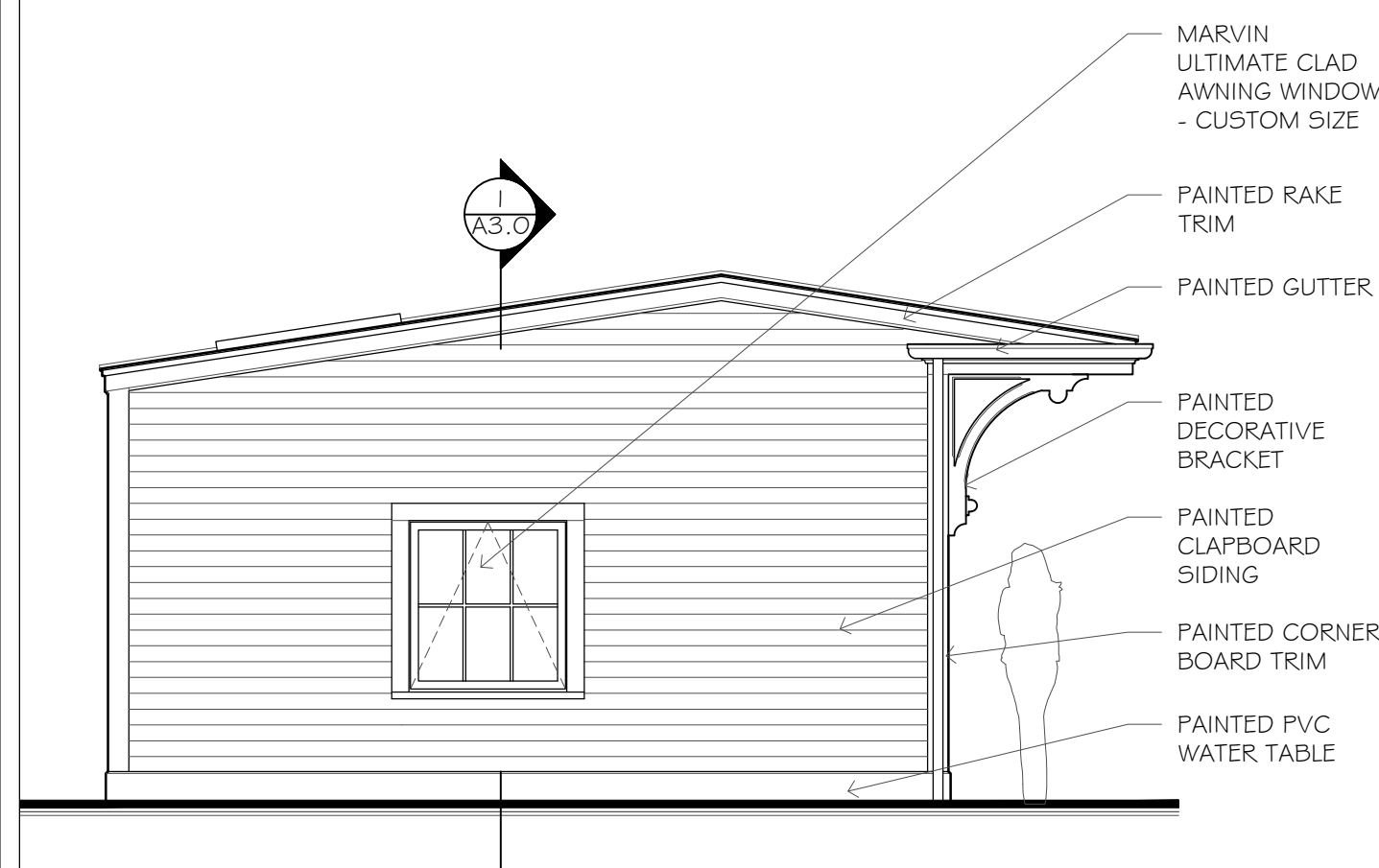
9 EXISTING N-E SHED ELEVATION
SCALE: 1/4" = 1'-0"



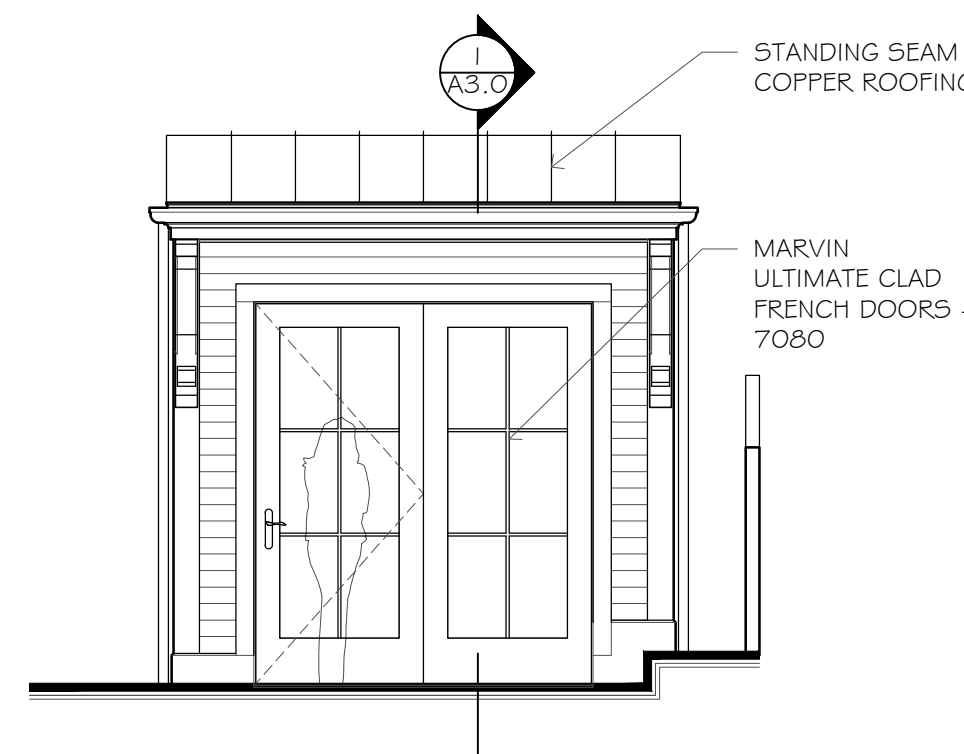
8 SHED EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"



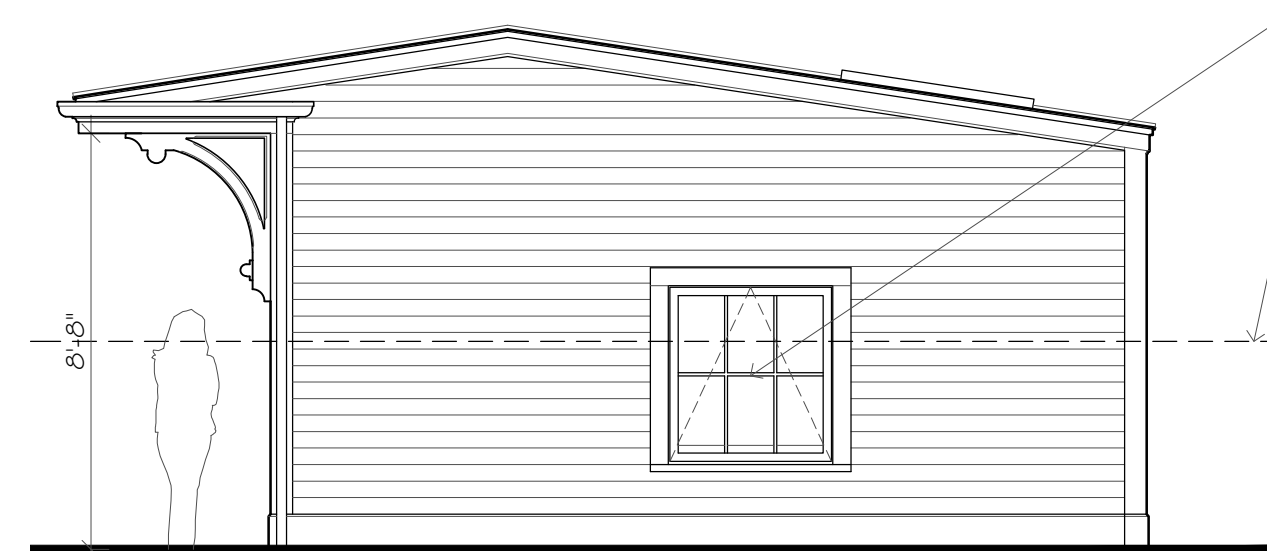
7 GARAGE/SHED SITE PLAN
SCALE: N.T.S.



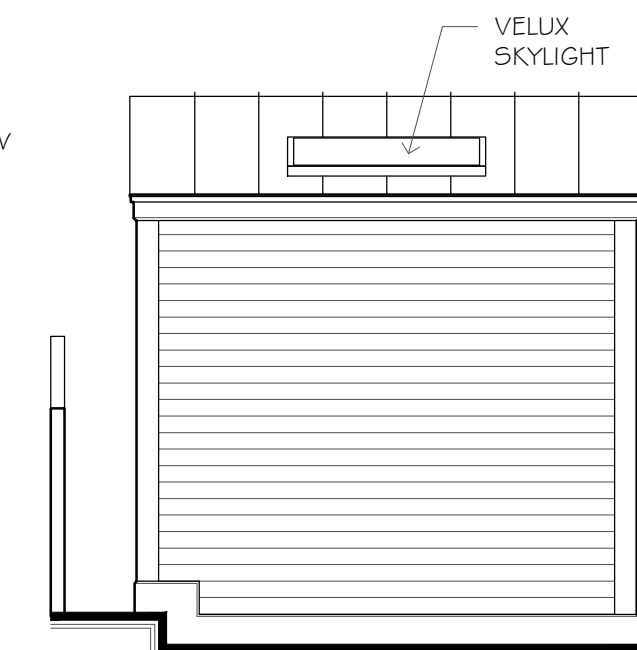
6 PROPOSED N-W SHED ELEVATION
SCALE: 1/4" = 1'-0"



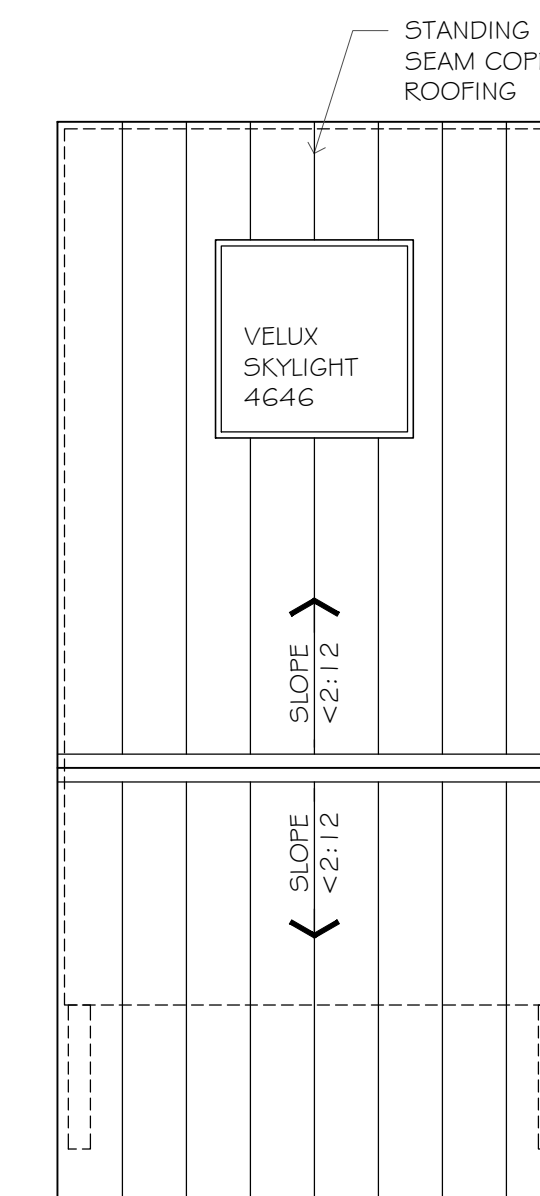
5 PROPOSED S-W SHED ELEVATION
SCALE: 1/4" = 1'-0"



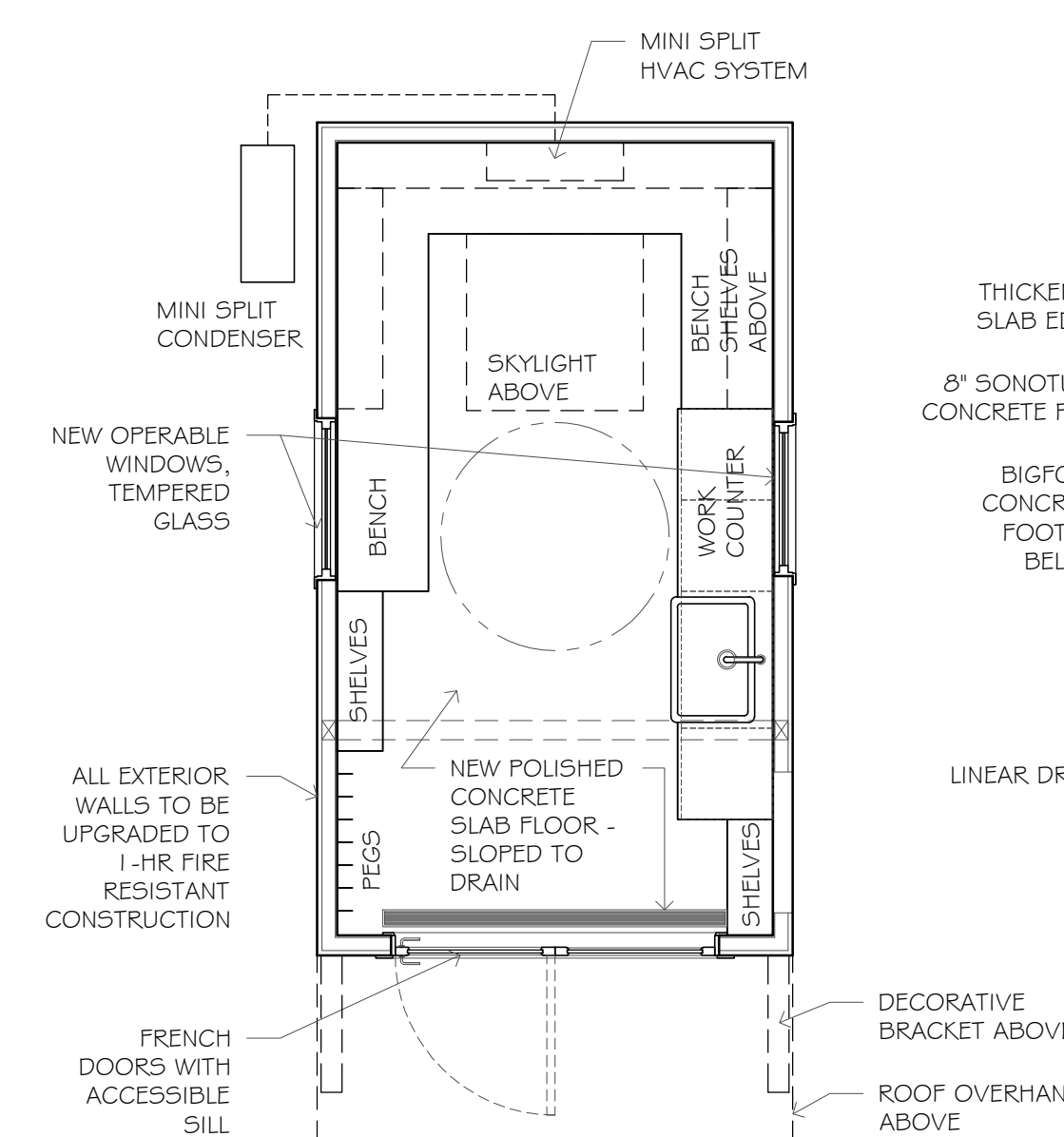
4 PROPOSED S-E SHED ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED N-E SHED ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SHED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SHED PLAN
SCALE: 1/4" = 1'-0"



SPACECRAFT ARCHITECTURE
5 RAYMOND STREET
LEXINGTON MA 02421
781-674-2100
SPACECRAFTARCH.COM

46 PLEASANT STREET
CAMBRIDGE, MA

AUGUST 12, 2020
GARAGE / SHED RENOVATION
SCALE: AS NOTED

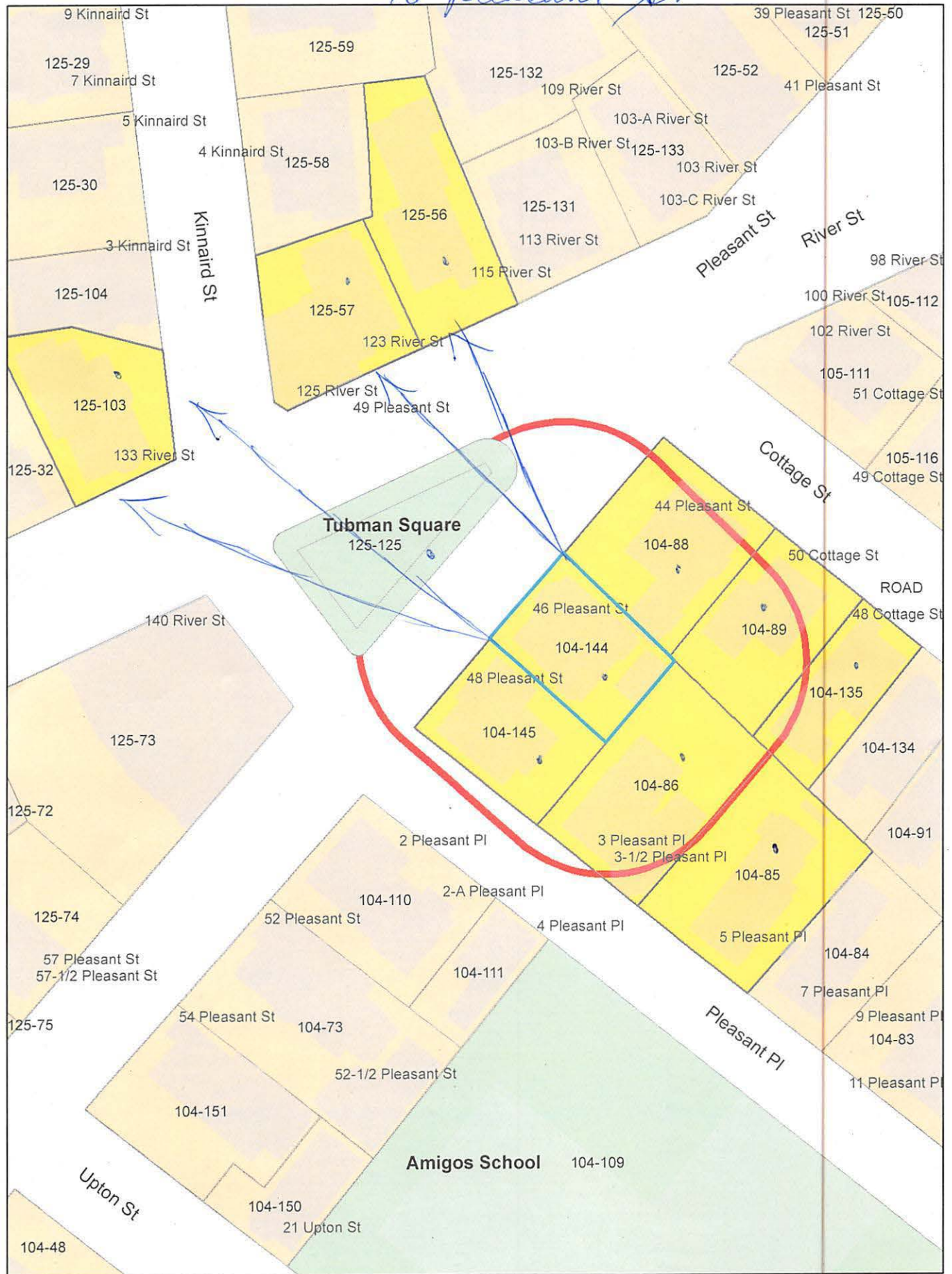
A8



LOW ANGLE ZONE
RESERVED
PARKING
NO PARKING
STREET CLEANING
8 AM - 2 PM
SECOND MONDAY
EACH MONTH
APRIL 1st to DEC 31st
EXCEPT HOLIDAYS

46
The Museum Center
for the Deaf

46 Pleasant St.



46 Pleasant St.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - 3RD FL
CAMBRIDGE, MA 02139

104-85
SOCHA, DONNA & PETER J. MCCARTHY
5 PLEASANT PL
CAMBRIDGE, MA 02139

104-88
GAO, QUING SHENG & MEI SUN
44 PLEASANT ST., #2R
CAMBRIDGE, MA 02139

104-89
FREMONT, HELEN & DONNA THAGARD,
TRS THE FREGARD REV LIV TRUST
102 GAINSBOROUGH ST., #404E
BOSTON, MA 02115

104-145
ZMIJEWSKI-LIM, SUZANNE &
CHRISTOPHER LIM
48 PLEASANT ST
CAMBRIDGE, MA 02139

104-144
WOMENS EDUCATIONAL CENTERS INC.
46 PLEASANT STREET
CAMBRIDGE, MA 02139

104-86
BUIRKLE, RICHARD J.
3-3 1/2 PLEASANT PL., UNIT #2
CAMBRIDGE, MA 02139

125-56
RYBO, JENS & THERESA A. THOMPSON
115 RIVER ST
CAMBRIDGE, MA 02139

125-57
DOBELIS, ARTHUR N. &
CITY OF CAMBRIDGE TAX TITLE
263 HICKS ST#4
BROOKLYN, NY 11201

125-103
YANG, FRANKLIN BIQI ZHANG
133 RIVER ST UNIT 3
CAMBRIDGE, MA 02139

104-135
BAKER, KENNETH J.,
TRUSTEE THE KENNETH J. BAKER REV LIV TR
48 COTTAGE ST
CAMBRIDGE, MA 02139

125-103
CIBOROWSKI, MATTHEW & STACEY YESENOSKY
133 RIVER ST UNIT #2
CAMBRIDGE, MA 02139

125-125
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

125-103
REGALADO, ANTONIO E. STEPHANIE A. RUDLOE
133 RIVER ST 1
CAMBRIDGE, MA 02139

104-86
MCCAGG, WINSLOW,
TR. THE G.S. WINSLOW MCCAGG REV TRUST
645 BISHOP MEADE RD
MILLWOOD, VA 22646

125-125
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

125-125
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

Ruth G Erickson
987 Memorial Drive, Apt 371
Cambridge, MA 02138
917 912 4351
rge_mini@yahoo.com

26 October 2020

Ms. Maria Pacheco
Zoning Administrator
Board of Zoning Appeals
City of Cambridge
831 Massachusetts Ave
Cambridge, MA 02139

Re; Reference Number #93767

Dear Ms. Pacheco,

I am writing to convey my enthusiastic support of the Cambridge Women's Center's (Center) proposed renovation permit process with Opus Builders. The proposed renovations would include a second and third floor addition to the four-story home. The additional will enable the Center to better serve the community and grow their sustainability. It would create a fully ADA accessible building, further enabling their ability to serve all women in the Cambridge and Greater Boston area.

When the Center's activities were beginning in 1970 and 1971, I was marching for women's rights in Cambridge and my mother was marching against the Vietnam War in Washington, DC. If either of us has known about the Center, we would have been drawn to it.

In 2016 when I retired, we moved back to Cambridge, and I decided to find opportunities to give back in Cambridge. Since then I have volunteered at Mt. Auburn Hospital, the Cambridge Public Schools, and the Center. I have been volunteering at the Center since November 2017, I joined the Board in January 2019, and I am currently the Treasurer.

The Center has provided unique free programming for all women throughout Cambridge and Greater Boston since 1971. In response to COVID-19, the Center has adapted their programming to serve all folks on their helpline remotely and offering their groups online. In early August, they re-opened their physical space to utilize their backyard space to offer outdoor programming with access to laptops & wifi, emotional support, material resources and resource navigation.

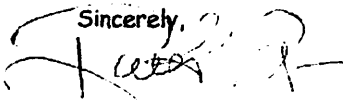
Small non-profits are important in filling in the gaps in social services. COVID has taught us how important community is, and this renovation plan would allow the Center to have a stronger future, and better able to serve the community.

As a supporter of the Cambridge Women's Center, volunteer and Board member, I fully support these architectural renovation plans, and urge you to consider approving their hardship application and variance requests.

The Cambridge Women's Center was founded in 1971, and their formal IRS name is Women's Educational Center, Inc. Their federal tax ID is: 23-7131753

Thank you for your consideration.

Sincerely,


Ruth G. Erickson

October 25, 2020

Board of Zoning Appeals
831 Mass Ave.
Cambridge Ma 02139

Dear Ms. Pacheco,

I am writing to express my support of the Cambridge Women's Center's (CWC) proposed hardship application for Case No. BZA-93767.

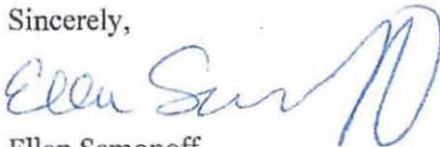
The Cambridge Women's Center has for many years played an important role in the City as a place to provide services and support to women from all walks of life. In the past two years, the Women's Center has been playing a very important role in meeting the needs of underserved women in the community. Last year, I visited the Women's Center to understand more about their services and needs. I was able to see firsthand the challenges of the building that make it less accessible and appropriate to serve the large number of women who need and want their services. After seeing the Women's Center in action and based on their good work, the City provided the Women's Center with new funding as part of the 2021 budget.

In response to COVID-19, the Center has adapted their programming to serve folks on their helpline and groups remotely. In early August, they re-opened their space to utilize their backyard to offer outdoor programming with access to laptops & WIFI, emotional support and resource navigation. The City recognized the critical role that the Women's Center is playing by providing a \$10,000 grant that was provided to not for profit organization providing important services in the pandemic. In addition, the City also provided separate grant funding to the Women's Center through ESG funds to support their continued work with vulnerable women during the pandemic.

The proposed renovations would provide critical additional space for services and accessibility which is vital to ensure appropriate services to women in need. As a supporter of the Cambridge Women's Center and Assistant City Manager for Human Services, I very much hope that the Board will be able to support the hardship application.

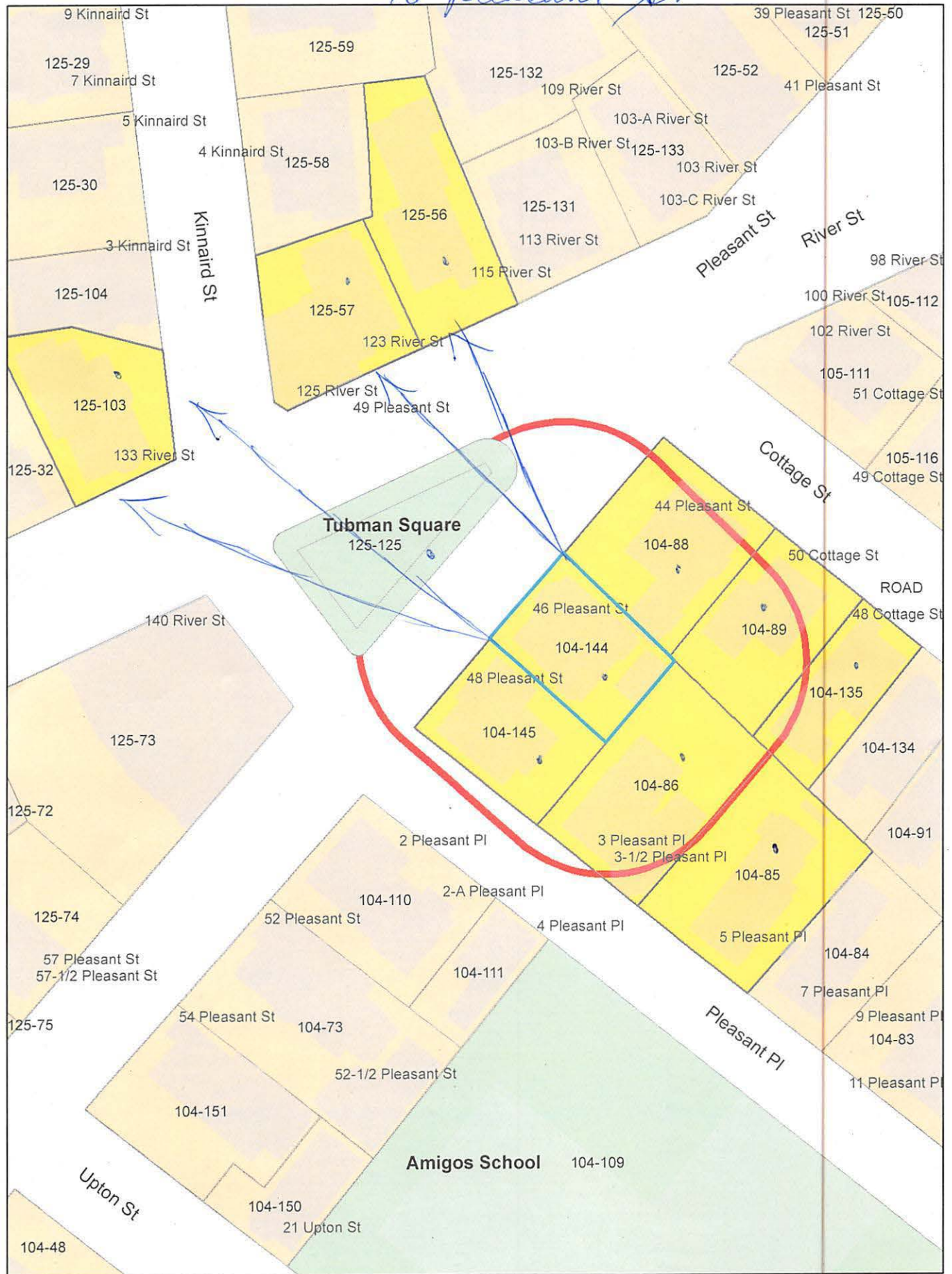
Thank you for your consideration.

Sincerely,



Ellen Semonoff
Assistant City Manager for Human Services

46 Pleasant St.



46 Pleasant St.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - 3RD FL
CAMBRIDGE, MA 02139

104-85
SOCHA, DONNA & PETER J. MCCARTHY
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104-145
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48 PLEASANT ST
CAMBRIDGE, MA 02139

104-144
WOMENS EDUCATIONAL CENTERS INC.
46 PLEASANT STREET
CAMBRIDGE, MA 02139

104-86
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3-3 1/2 PLEASANT PL., UNIT #2
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BAKER, KENNETH J.,
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CIBOROWSKI, MATTHEW & STACEY YESENOSKY
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CAMBRIDGE, MA 02139

125-125
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

125-103
REGALADO, ANTONIO E. STEPHANIE A. RUDLOE
133 RIVER ST 1
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MCCAGG, WINSLOW,
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645 BISHOP MEADE RD
MILLWOOD, VA 22646

125-125
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

125-125
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

29 October 2020

Theresa A. Tobin
20 Glenwood Avenue
Cambridge MA. 02139

Ms. Maria Pacheco, mpacheco@cambridgema.gov
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA. 02139

Dear Ms. Pacheco:

I am writing in support of the Cambridge Women's Center hardship application for the renovation of their building (case # 93767). I couldn't be more enthusiastic about this project.

I have lived in Cambridgeport for 16 years, and worked in Cambridge at M.I.T for 43 years. When I first moved here, in order to increase my understanding of the community and to give back to it, I volunteered at the Central Square Branch of the Cambridge Public Library in their literacy program; it was a wonderful experience. I retired in 2014 and since then have been a volunteer in The Cambridge Women's Center. When I first volunteered as their librarian, I worked nearly full time in getting an existing library, packed away in boxes, into shape for our community members. It took almost two years to catalog the over 3,000 books online, weeding out outdated and duplicate materials. After finishing this, I volunteered to be part of the direct provision of services to our community and oversaw our internship program, mentoring and supervising the interns for a year. Since then, I volunteer approximately 10 hours a week advising our members on housing, food, trauma recovery services, etc. and also maintain the library.

The Women's Center is a special place. Inhabiting a Victorian era home, has proved to be very beneficial to the women of Cambridge and the Greater Boston Area. Like most homes, the kitchen is the center of the space. Many women in our community do not have access to a kitchen and the Community Center gives them space and the ingredients to exercise the art of cooking and ultimately share that food with others. Conversations that happen in the kitchen, living room, and computer room can do more for individuals that is usually recognized. All volunteers and interns are trained in active listening and encouraged to interact with our community members when on duty.

The programming in the Center is abundant and responsive to contemporary need. All interns and volunteers are encouraged to share their expertise with the entire community and scheduling unique or continuing classes is straight forward and easy. In my time there, this has resulted in an year long Art Therapy program led by an intern studying for a Master's degree in art therapy, a yoga class taught by a volunteer with yoga training, and a poetry class led by an intern in social work who was also a poet. All

the programs and services of the Cambridge Women's Center are free to the public and, our commitment to this is unshakeable. I urge you to check out our website, www.cambridgewomenscenter.org

This renovation of the Cambridge Center will enhance all of the activities of the center, making the entire house wheelchair accessible, providing new spaces, larger kitchen and private spaces for consultation with the more the 70 volunteers, interns and staff. As the experience of the COVID-19 pandemic has shown us, community is important to nurture and sustain. The only way to fight this virus is community support for mitigation actions, like the use of face masks, cooperation with testing and tracing programs, the practice of social distancing, and support for good hygiene. The Cambridge Women's Center has been active in promulgating these actions and the volunteers, interns and staff all reflect this in their actions.

Our 50th anniversary is coming up soon, it would be wonderful to have this project in the pipeline for our next 50 years. Thank you for your attention to this matter.

Be well.

Sincerely,

Theresa A. Tobin

Curator, Noam Chomsky's Papers, **Retired**
MIT Libraries
tat@mit.edu

Pacheco, Maria

From: Mary Devlin <mcdevlin61@gmail.com>
Sent: Wednesday, October 28, 2020 10:27 AM
To: Pacheco, Maria
Cc: Jessye Kass
Subject: Letter of Support for Cambridge Women's Center #93767

Dear Maria,

I am a resident of Cambridge (153 Magazine St), a Board member of the Cambridge Commission on Persons with Disabilities, and a volunteer at the Cambridge Women's Center (CWC). I wholeheartedly support the CWC application to do a full building renovation of their site at 46 Pleasant Street.

While I do not speak for the CCPD I can attest from personal experience that the elevator and accessible bathrooms included in the renovation plans would dramatically increase the accessibility of the site so more women can take advantage of the program offerings. Too often we would need to shuffle groups and workshops to accommodate women who are not able to climb the stairs to the second and third floors. The increase in number of bathrooms will give more women the privacy they deserve to take care of their personal needs...something that is often missing in shelters and non-existent for women living on the streets. As often happened during my volunteer shifts the site would become crowded because of the number of women looking for a safe place to make a meal, use a computer, have some private space, or looking for quiet conversation. The additional space included in the plan would allow for more program space and more women to get their social/material/personal needs met, especially during these times when those needs are increasing.

I appreciate you taking the time to consider their application and this letter of support.

Sincerely,
Mary Devlin

eliminating racism empowering women

ywca

YWCA Cambridge
7 Temple Street
Cambridge, MA 02139

T: 617-491-8050
F: 617-491-4108
www.ywcam.org
www.ywca.org

October 29, 2020

VIA Email

Maria Pacheco
Board of Zoning Appeals
831 Mass Ave.
Cambridge Ma 02139

Dear Members of the Board of Zoning Appeals:

I am delighted to write this letter on behalf of YWCA Cambridge in support of the Cambridge Women's Center's proposed hardship application for renovation of their building. The proposed renovation would include a second and third floor addition to their existing four-story home. The addition of critical program space will help to ensure that the Center is able to serve a growing need in the community and also will enhance their sustainability. The renovations also will create a fully ADA-accessible building, thus increasing their ability to serve many more women in the Greater Boston and Cambridge areas

The Center has provided unique free programming for women in Cambridge and Greater Boston since 1971. In response to COVID-19, the Center has adapted their programming to serve people remotely on their helpline and by offering their groups online. In early August, they re-opened their physical space, utilizing their backyard for outdoor programming with access to laptops and WiFi, as well as emotional support and resource navigation. Without doubt, the Cambridge Women's Center is a critical community resource.

It's important to note that many women who reside at the YWCA's Tanner Residence have benefited enormously from the CWC as a place to be during the day to receive additional support, a sense of community, food, classes, and much more. The proposed renovations would allow the CWC to provide even more resources and support to the Cambridge community at a time when more program space is desperately needed.

Small non-profits such as the CWC are important in filling in the gaps in our social services network. COVID has taught us how important community is. This planned renovation would allow the Cambridge Women's Center to play an even greater role in meeting filling the gap and meeting the needs of women in our community.

YWCA Cambridge is another non-profit leader that provides support and services to women in need, and who also has experienced the benefits to our residents, clients and staff, of renovating our program space. As such, you may be assured that without reservation we fully support and approve of the Cambridge Women's Center's renovation plans, and we urge you to approve their hardship application request.

Thank you for your consideration. Please contact me if you have questions or need more information.

Best regards,

A handwritten signature in cursive script, reading "Eva Martin Blythe".

Eva Martin Blythe
Executive Director



CAMBRIDGE CITY COUNCIL

Alanna Mallon

Vice Mayor

October 14th, 2020

Constantine Alexander, Chair
Board of Zoning Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Re: Case No. BZA-93767
46 Pleasant St., Cambridge, MA 02139

Dear Chair Alexander,

I am writing on behalf of Jessye Kass, Director of the Cambridge Women's Center, which operates out of a four-story Victorian home at 46 Pleasant Street. The Cambridge Women's Center has submitted a hardship application for a planned full building renovation, including a second and third floor addition off of empty space above its porch, a potential garage repair to create additional functional space, four accessible bathrooms, and an elevator to all four floors, which would make the building fully ADA compliant.

The Cambridge Women's Center was founded in 1971 after a large group of women occupied an under-utilized, Harvard-owned building on 888 Memorial Drive to draw attention to the need for dedicated women's spaces, affordable housing, childcare, and education. Their ten-day occupation of the building drew support from women outside the building's walls, inspired feminist movements across the country, and only ended when arrests were imminent. One individual, Susan Lyman, was impressed by their courageous action and donated \$5,000, which was used as a down-payment on the house that the Cambridge Women's Center still operates out of to this day.

Before the COVID public health crisis transformed our lives, the Cambridge Women's Center welcomed as many as thirty to forty guests into their space each day. Without an elevator, accessibility was a major concern, and groups sometimes had to be turned away due to lack of space. These issues, along with the need for added space to comply with physical distancing guidelines, mean there is a desperate need for renovations. As the Board knows, the economic impacts of COVID have resulted in a greater community need for daytime services and programming, especially within the vulnerable population the Cambridge Women's Center primarily serves. I fully support this hardship application, as these renovations would ensure the Cambridge Women's Center can offer fully accessible space to a broader group of people, and fill in a growing need gap in the community it has been serving for nearly fifty years.

I encourage the Board to approve this hardship application. Please do not hesitate to contact my office with any further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Alanna Mallon".

Alanna Mallon
Cambridge Vice-Mayor

Maria Pacheco
Board of Zoning Appeals
831 Mass Ave.
Cambridge Ma 02139

Dear Maria Pacheco,

I am writing as a Cambridge resident to express my support of the Cambridge Women's Center's (CWC) proposed hardship application for Case No. BZA-93767.

I am a board member for the CWC, so my bias for their proposed project is probably apparent. However, the reason I am a board member is because I have a deep and personal understanding of the ways in which the services offered by CWC can impact someone's life having availed myself of similar services in my youth. Also, as a former nonprofit professional in Cambridge, I understand just how rare the low-barrier, anonymous, responsive, and trauma-informed care that CWC provides really are.

Founded in 1971, the Cambridge Women's Center has been providing unique free programming to residents of Cambridge and beyond for over 48 years after opening their doors in 1972. Their building is in immediate need of repairs, and the proposed hardship application would help mitigate many structural issues, as well as providing needed space and accessibility access.

The proposed renovations would provide three additional large meeting rooms; two built as second and third floor additions off their four-story home, and the third through a renovated garage for a more private meeting space for sensitive topics. Prior to the pandemic, their inside space was often overflowing with more than 30 folks. This additional space would enable the CWC to further serve the Cambridge community and beyond. In addition, this proposed renovation would create a fully ADA accessible building, with four accessible bathrooms, an elevator, and improved wheelchair lift. Previously, they have only had one accessible floor limiting folks with accessibility needs to one meeting room, and one bathroom.

This increased space and accessibility would be incredibly beneficial to the Cambridge community, especially as the CWC celebrates 50 years in the spring of 2021. As a neighbor and supporter of the CWC, I fully support these proposed renovations. I encourage you to support their hardship application requests, as this will support our most vulnerable Cambridge residents.

Thank you for your consideration.

Sincerely,

Amber Gomes
24 Concord Ave
Apt 315
Cambridge, MA 02138