

BZA-149063

BZA APPLICATION FORM

GENERAL INFORMATION

2021 NOV -2 PM 12:17

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

Special Permit: _____ Variance: x Appeal: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Just A Start Corporation for JAS Consolidated Properties LLC

PETITIONER'S ADDRESS: 1035 Cambridge St. #12, Cambridge, MA 02141

LOCATION OF PROPERTY: 55 Norfolk Street

TYPE OF OCCUPANCY: Office ZONING DISTRICT: Bus. A [other portion of lot is Res. B]

REASON FOR PETITION:

<u>x</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

This proposal is to add an approximately 385 sq. ft. addition to a small office building on the site of affordable rental

housing, to provide office space for delivering services and informational programs to residents and Just A Start clients

and community members. This addition will be to the back of the current office space, and will comply with all applicable
site, building, and program accessibility requirements.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.13, (Distance between buildings)

Article 5 Section 5.27.2, (Maximum GFA), 5.31 (Table of Dimensional Requirements), 5.33

Article 10 Section 10.30 (Variance)

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

(Petitioner(s)/Owner)

Noah Sawyer, Authorized Agent
(Print Name)

Address: c/o Just A Start

1035 Cambridge St. #12, Cambridge, MA 02141

Tel. No.: 617-918-7516

E-Mail Address: noahsawyer@justastart.org

Date: 10/28/21

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 JAS Consolidated Properties LLC, by its managing member, JAS Consolidated MM LLC
(OWNER)

Address: c/o Just A Start Corporation, 1035 Cambridge Street #12 Cambridge, MA 02141

State that I/We own the property located at 55-59 Norfolk Street, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
JAS Consolidated Properties LLC

*Pursuant to a deed of duly recorded in the date Nov. 30, 2017, Middlesex South
County Registry of Deeds at Book 70317, Page 369; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

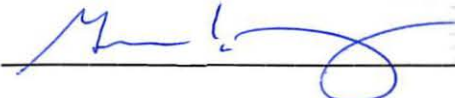


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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


Commonwealth of Massachusetts, County of Middlesex

The above-name Carl Nagy-Koehler personally appeared before me,
this 30th of September, 2021, and made oath that the above statement is true.



Notary

My commission expires 11/16/23 (Notary Seal).


GERALDINE M. ZIPSER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 16, 2023

- If ownership is not shown in recorded deed, e.g. if by court order, 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:**

A literal enforcement of the ordinance provisions would make it impossible for Just A Start to utilize this building effectively for delivery of needed services for its residents and other program participants.

JAS acquired this building as part of its acquisition and redevelopment of 59 Norfolk Street as affordable housing. Although the building is centrally located to a number of JAS rental properties, it's small size and lack of accessible entry and bathroom have made it impossible to use it consistently for training and meeting or office space for JAS training or resident services programs. Having this building largely vacant over most of our ownership has been a hardship.

Relief allowing more space, private offices, and handicap accessibility to the whole building would eliminate that hardship, and create space for services for low and moderate income people in this centrally located structure.

- 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:**

This site is unique in being within two different zoning districts and having two existing building with different uses, built very close to each other, in those separate zoning districts before current zoning requirements came into effect. 59 Norfolk Street was built in 1886, as a number of residence hotels were built in that area of Central Square.

The 55 Norfolk structure was built in 1928. It has seen a variety of uses, and also spent periods vacant. To make effective use of it as office and/or program space requires expansion of the space and HC accessibility.

Those changes would be allowed if it were on a lot solely within the Bus. A area. The hardship is in not being able to make changes that would be appropriate and allowable in the Bus. A area, if it were not a divided lot.

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

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

The changes to this office are away from the street behind the existing structure, and will have minimal visual impact.

The active use of this building that would be possible with its expansion would serve both residents of property and many other local residents participating in the Just A Start programs which would have offices there.

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

This small addition will allow more active pedestrian-friendly use, and greater accessibility for people with disabilities, and will meet the specific goal of the Central Square Action plan, for active street front uses in the Square's Business districts.

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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Just A Start Corporation PRESENT USE/OCCUPANCY: Office

LOCATION: 55 Norfolk Street ZONE: Bus. A [another part of lot is Res. B]

PHONE: 617-918-7516 Noah Sawyer REQUESTED USE/OCCUPANCY: Office

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS²</u>
TOTAL GROSS FLOOR AREA:	11,525 res. + 535 office	11,525 res. + 920 office	4,593 sq.ft. (max.)
LOT AREA:	8,196 sq. ft.		5000 sq. ft. (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	1.47	1.51	0.56 (max.)
LOT AREA FOR EACH DWELLING UNIT:	1,025 sq.ft.	unchanged	approx. 1,650 (min.)
SIZE OF LOT:			
WIDTH	83.2 ft		50 ft. (min.)
DEPTH	93 ft. in Bus A; 121 ft. in Res. B		
Setbacks in Feet:			
FRONT	0 ft. [Bus. A]	0 ft.	0 ft. [Bus. A] (min.)
REAR	52.5 ft. [Bus. A]	26 ft.	20 ft. (min.)
LEFT SIDE	0.8 ft. [Bus. A]	0.8 ft.	0 ft. [Bus. A] (min.)
RIGHT SIDE	9.8 ft. [Res. B]	unchanged	(min.)
SIZE OF BLDG.:			
HEIGHT	14 ft. [Bus. A]	20 ft.	35 ft. (max.)
LENGTH	38.0 ft.	64.1 ft.	n/a
WIDTH	15.1 ft.	15.1 ft.	n/a
RATIO OF USABLE OPEN SPACE in Bus. A TO LOT AREA: ³	approx. 918 sq.ft./1503	approx. 533 sq.ft./1503	0 sq. ft./ 0%
in Res. B	1,380 sq. ft./ none 15x15	unchanged	2,678 sq. ft./ 40% (min.)
NO. OF DWELLING UNITS: in Res. B	8	8	existing/no change (max.)
NO. OF PARKING SPACES: for Bus. A	0	0	0* (min./max)
NO. OF LOADING AREAS: for Bus. A	0	0	0** (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	±7 ft.	±7 ft.	11.3 ft. (min.)

* exempt from parking - Art. 6.32.1, ** exempt from loading - Art. 6.83, also exempt from bicycle parking - Art. 6.103.2(b)

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

The office bldg. for which this approximately 385 sq. ft. addition is planned is on the same lot as an 8 unit brick masonry building, with a 2,440 sq. ft. footprint, which is in the Res. B district. Parking on the site is in the Res. B area and is for residential use.

A shared walkway serves the two buildings. The addition will be one story, wood-frame construction, with a partially pitched roof, on a concrete slab.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING EASEMENT 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'.

55 NORFOLK STREET

PROPOSED RENOVATION/ADDITION

CAMBRIDGE, MA

OWNER / DEVELOPER
JUST-A-START CORPORATION
1035 Cambridge Street #12
Cambridge, MA 02141

ARCHITECT
WINSLOW ARCHITECTS, INC.
Arlington, MA

CIVIL ENGINEER
CAMERON & ASSOCIATES
Norwood, MA

MEP ENGINEER
NORIAN SIANI ENGINEERING
43 Bradford Street
W. Concord, MA 01742

STRUCTURAL ENGINEER
DM BERG CONSULTANTS
100 Crescent Road
Needham, MA 02494



DEVELOPMENT SUMMARY

ZONING REVIEW / GENERAL NOTES

SCHEDULE OF DRAWINGS

- G-0.01 : TITLE SHEET
- C-1.01 : SITE + DEMOLITION PLAN
- A-1.01 : PLANS
- A-2.01 : ELEVATIONS
- A-3.01 : SECTIONS

Date issued:
05.11.20



Project:

55 NORFOLK ST
Cambridge MA

Drawing:

TITLE SHEET

Revisions:		
No.	Description	Date
1	DRAFT PLANS	12.13.19
2	PERMIT DRAFT PLANS	3.27.20

Stamp:

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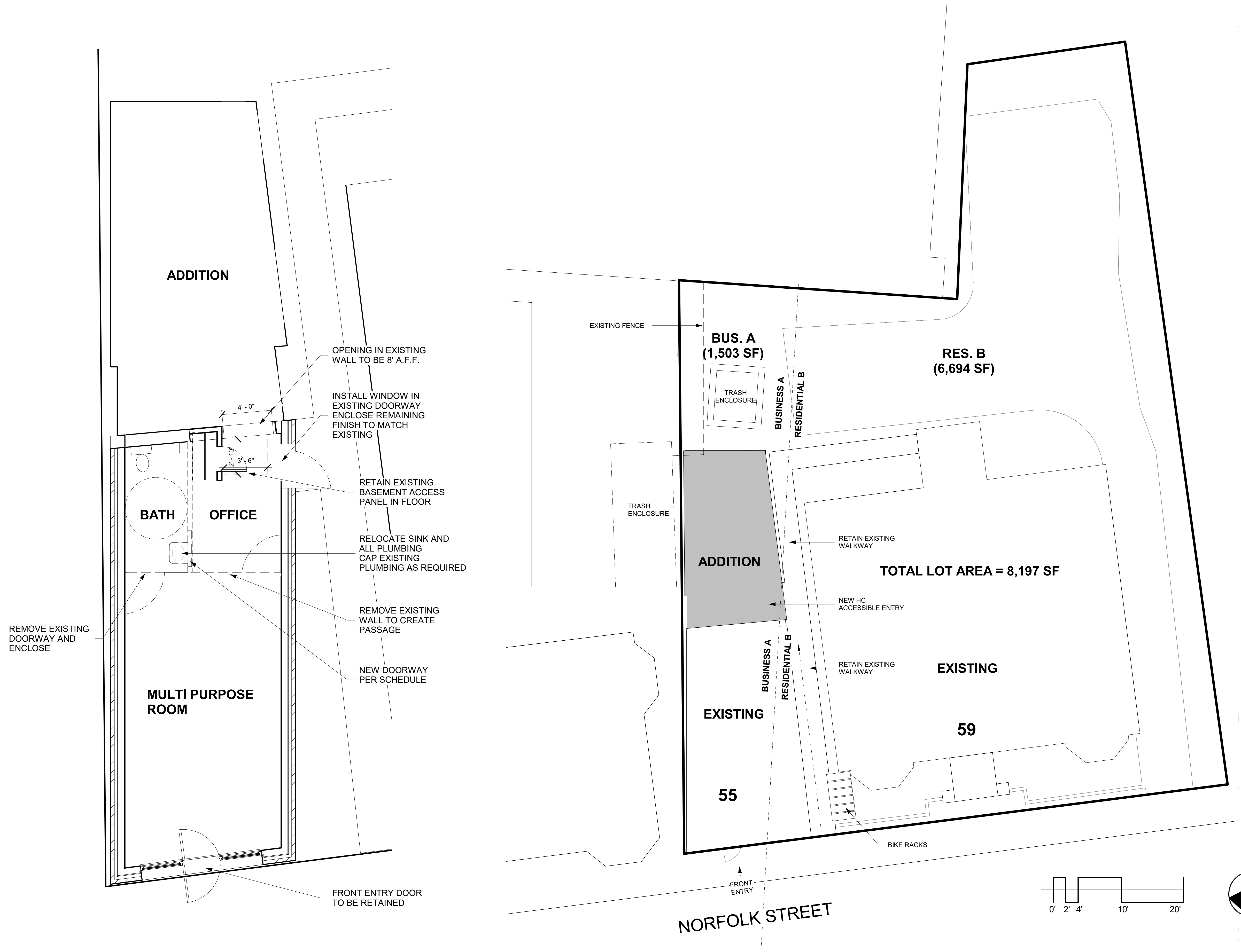
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Project number:

19570

Sheet:

G-0.01




1 DEMOLITION PLAN
1/4" = 1'-0"

- LEGEND
- DEMOLISHED
 - EXISTING

GENERAL NOTES

Date issued:


05.11.20


WINSLOW
ARCHITECTS
INC

89 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P: 781 648.6600
F: 781 648.6601
www.winslowarchitects.com

Owner/Developer:

JUST-A-START
CORPORATION


Just-A-Start Corporation

Project:

55 NORFOLK ST
Cambridge MA

Drawing:

SITE +
DEMOLITION
PLAN

Revisions:

No.	Description	Date
1	DRAFT PLANS	12.13.19

Stamp:

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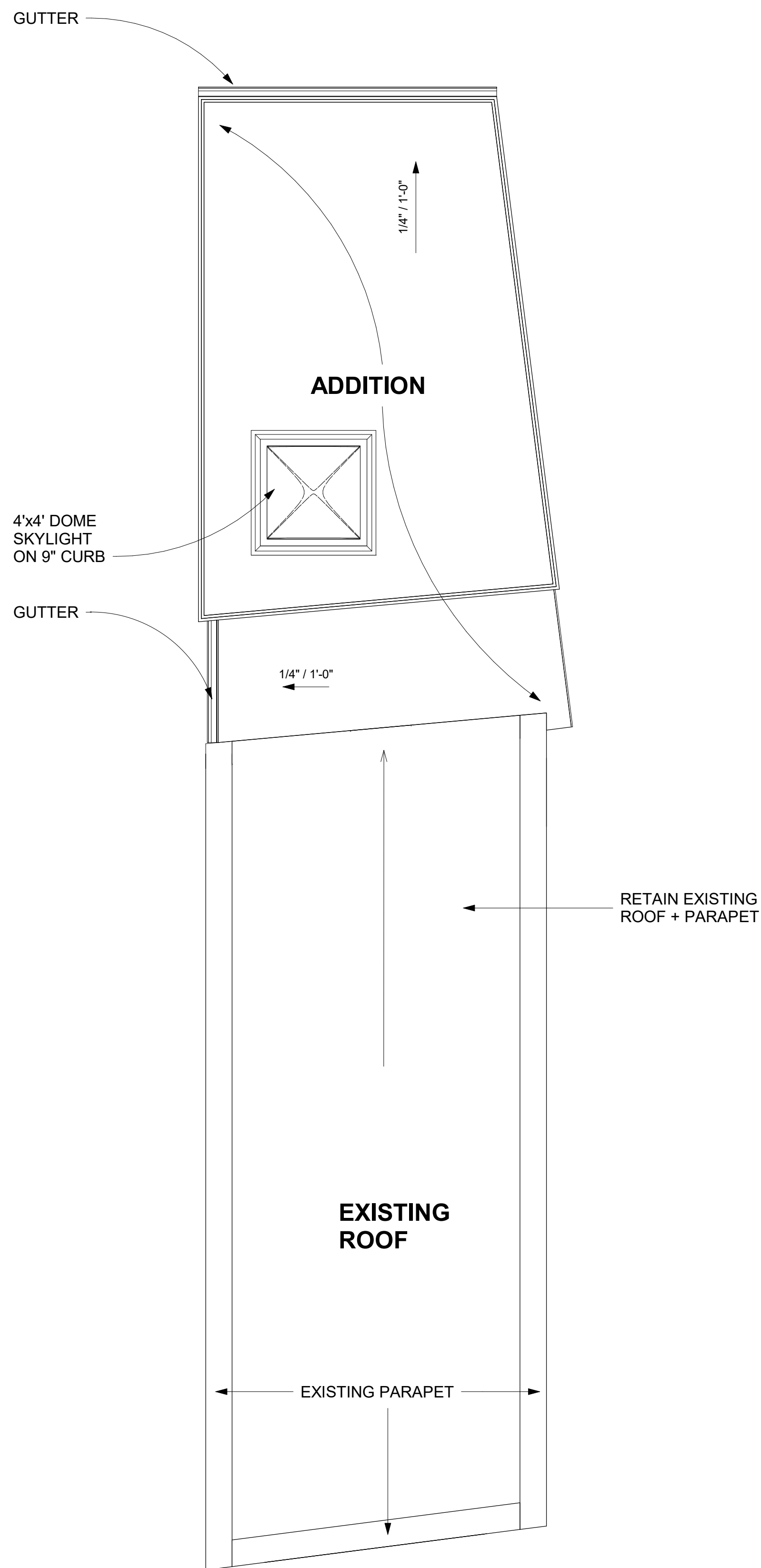
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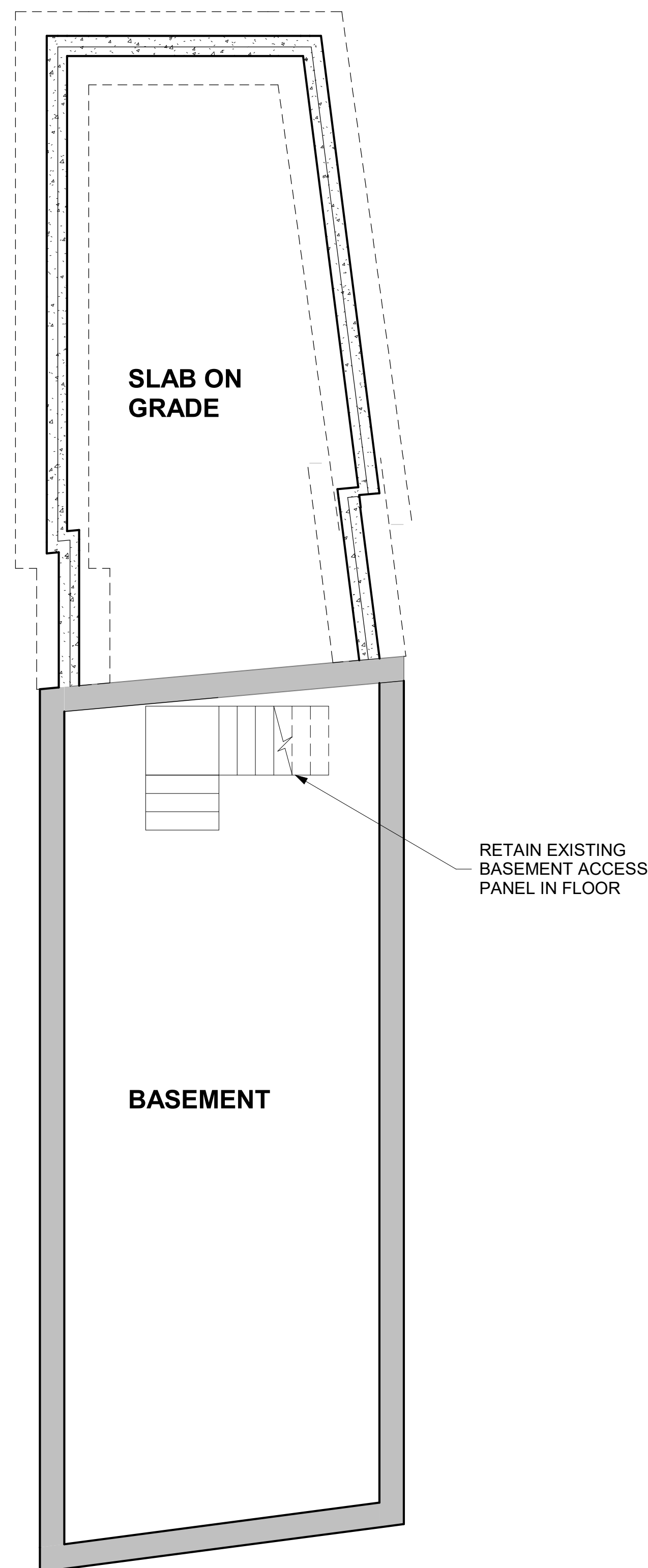
Sheet:

C-1.01

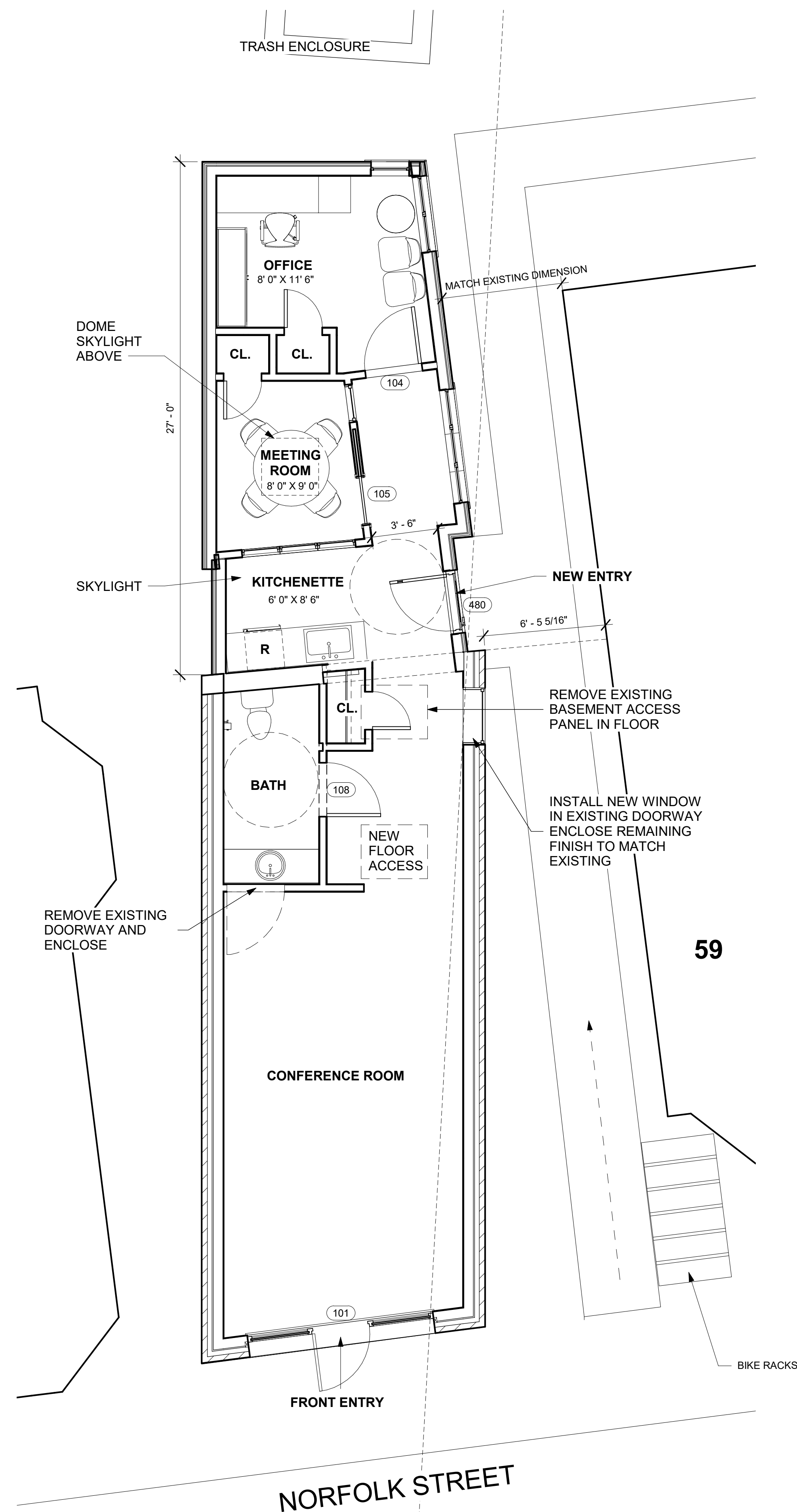
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② EXISTING ROOF
1/4" = 1'-0"



③ BASEMENT / FOUNDATION PLAN
1/4" = 1'-0"



① FIRST FLOOR
1/4" = 1'-0"

Date issued:

05.11.20



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www.winslowarchitects.com

Owner/Developer:

JUST-A-START
CORPORATION



Project:

55 NORFOLK ST
Cambridge MA

Drawing:

PLANS

Revisions:

No.	Description	Date
1	DRAFT PLANS	12.13.19

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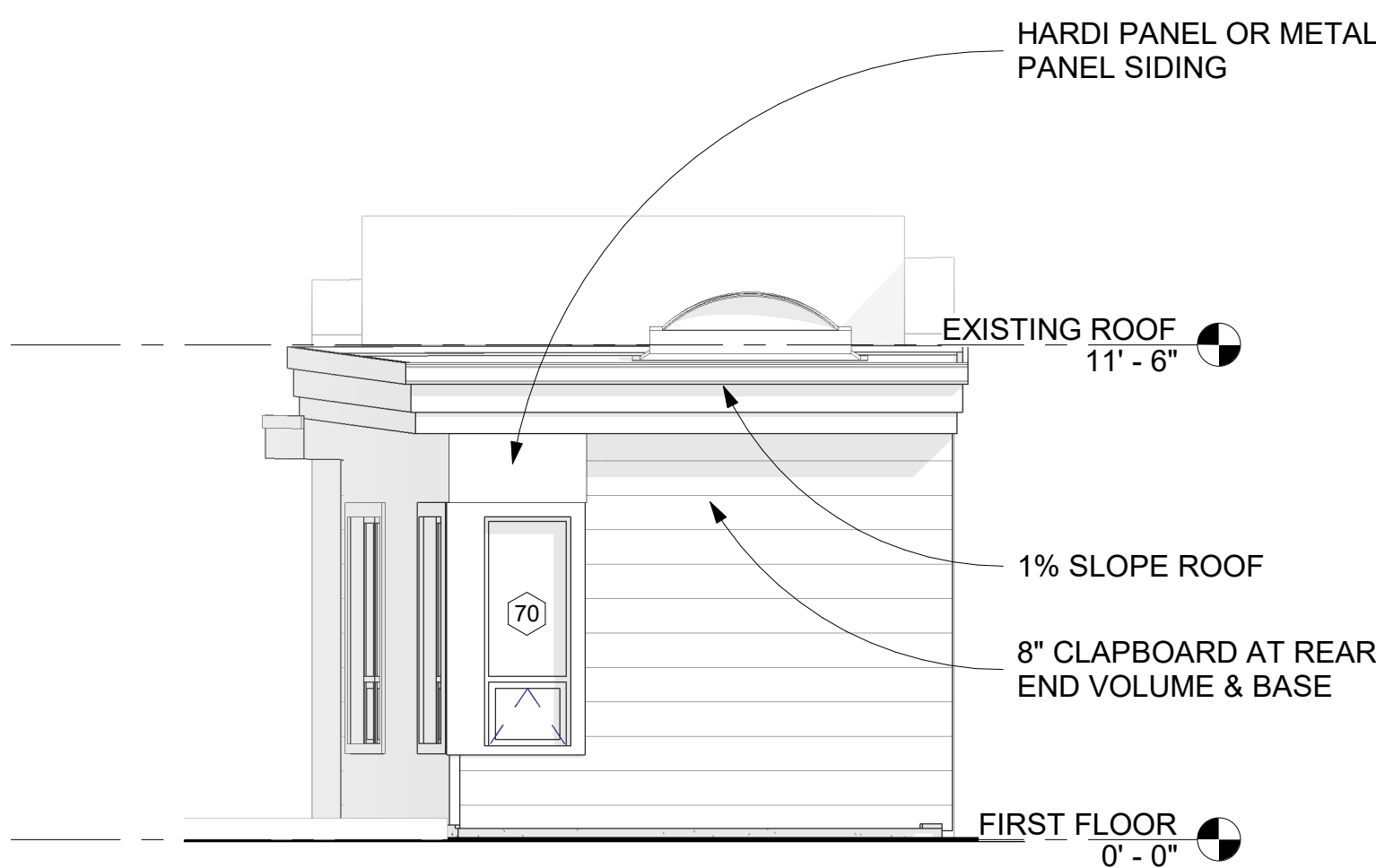
Project number:

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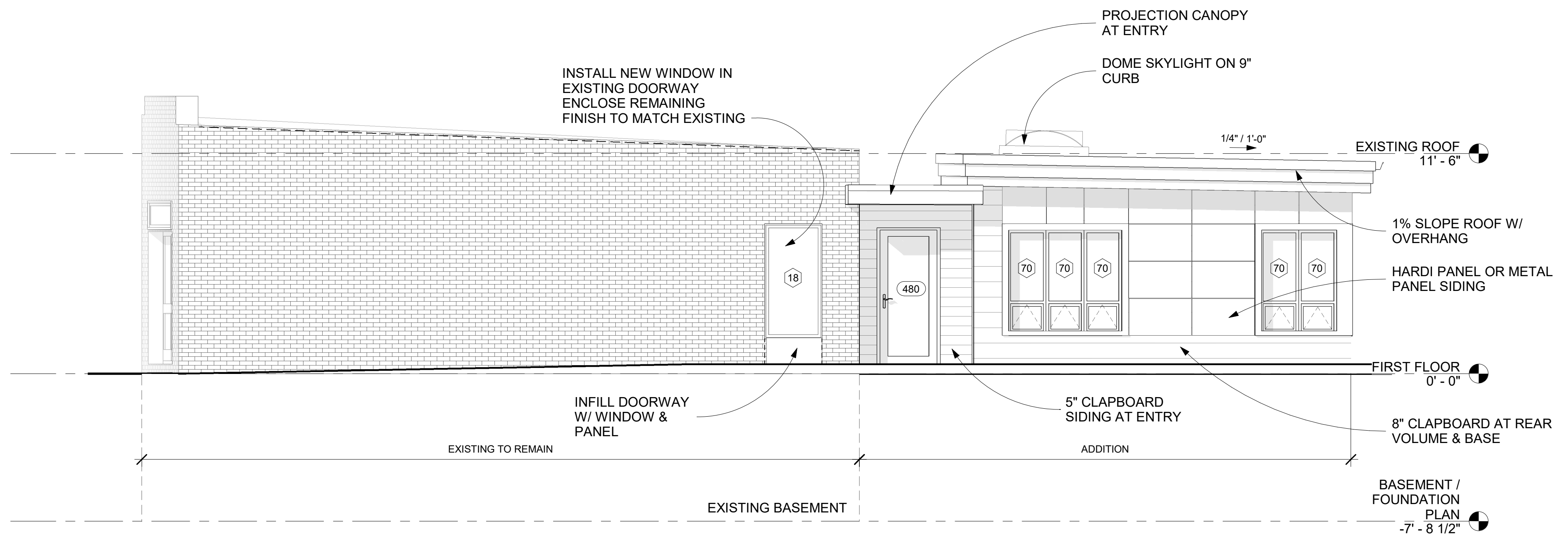
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A-1.01

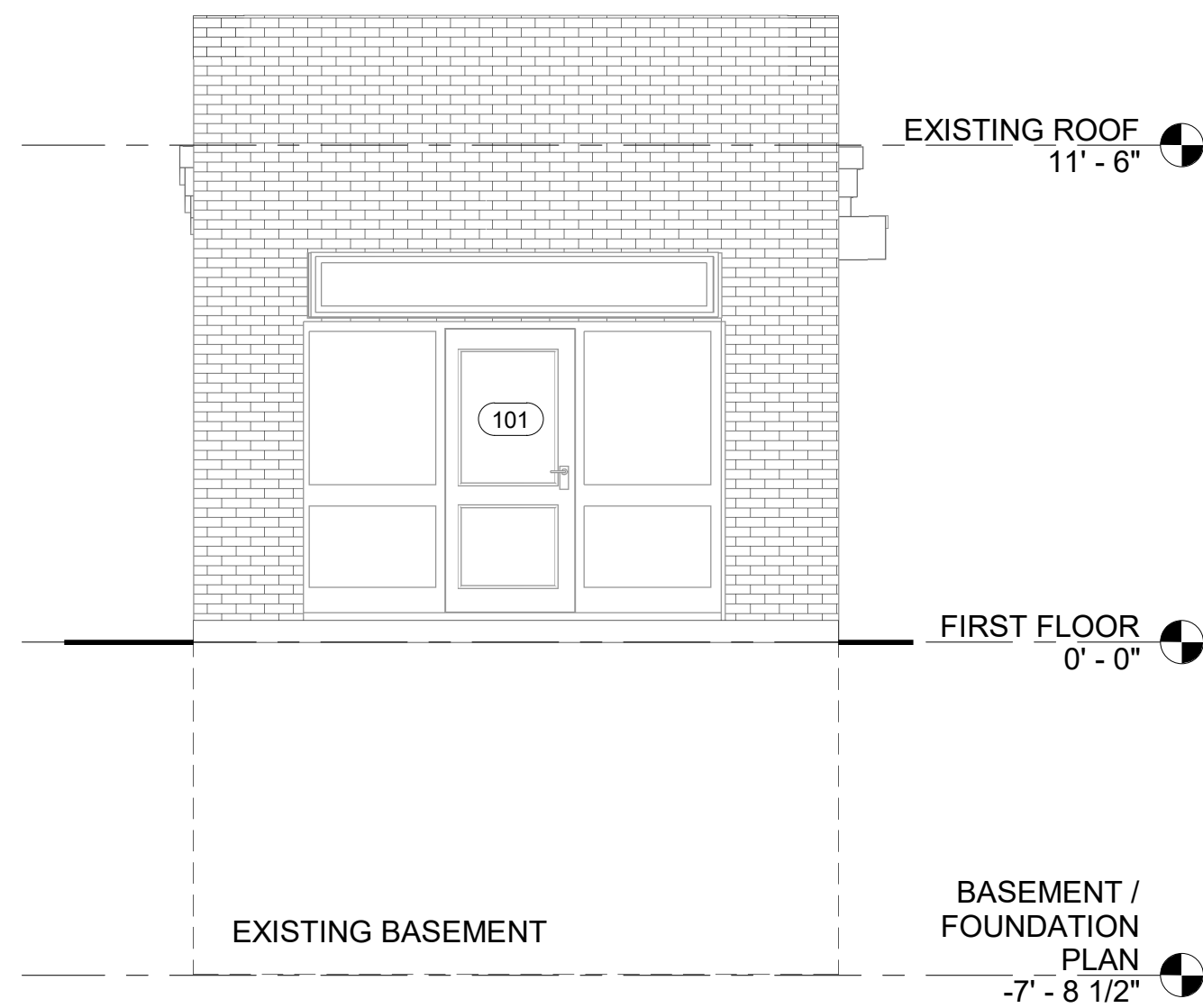
5/11/2020 5:41:49 PM



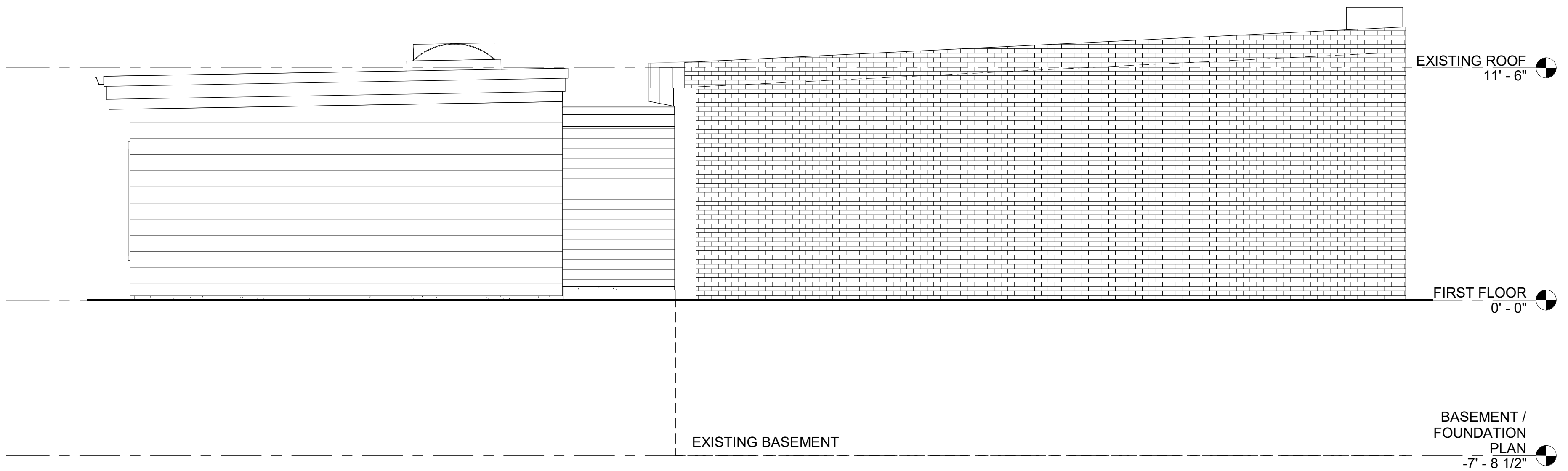
2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"



3 EAST
1/4" = 1'-0"



4 SOUTH
1/4" = 1'-0"

Date issued:

05.11.20



89 MASSACHUSETTS AVE.
ARLINGTON, MA 02474

P: 781 648.6600
F: 781 648.6601

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Owner/Developer:

JUST-A-START
CORPORATION



Project:

55 NORFOLK ST
Cambridge MA

Drawing:

BUILDING
ELEVATIONS

Revisions:

No.	Description	Date
1	DRAFT PLANS	12.13.19

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Project number:

19570

Sheet:

A-2.01

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89 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P: 781 648.6600
F: 781 648.6601
www.winslowarchitects.com

Owner/Developer:

JUST-A-START
CORPORATION



Project:

55 NORFOLK ST
Cambridge MA

Drawing:

SECTIONS

Revisions:

No.	Description	Date

Stamp:

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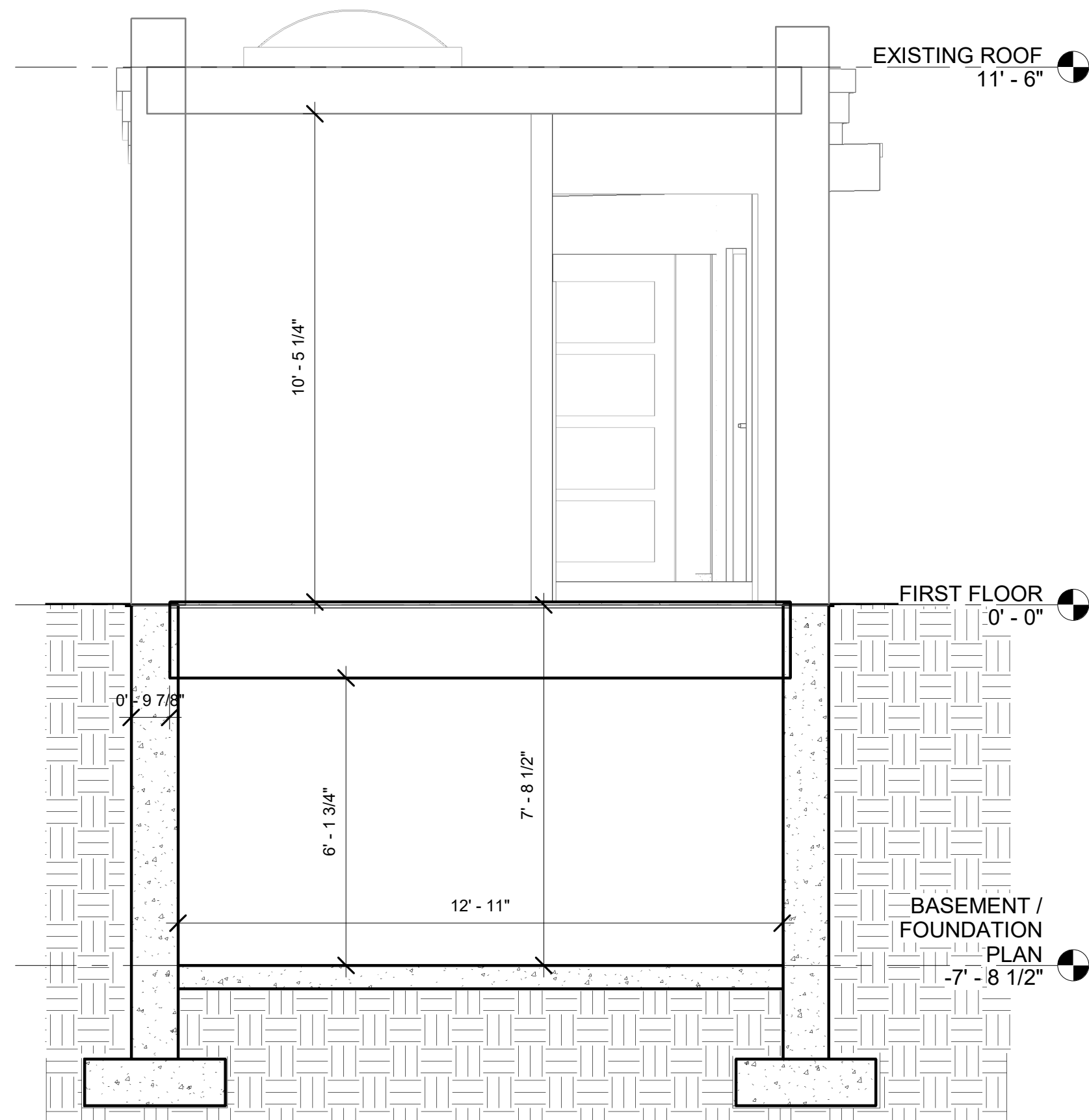
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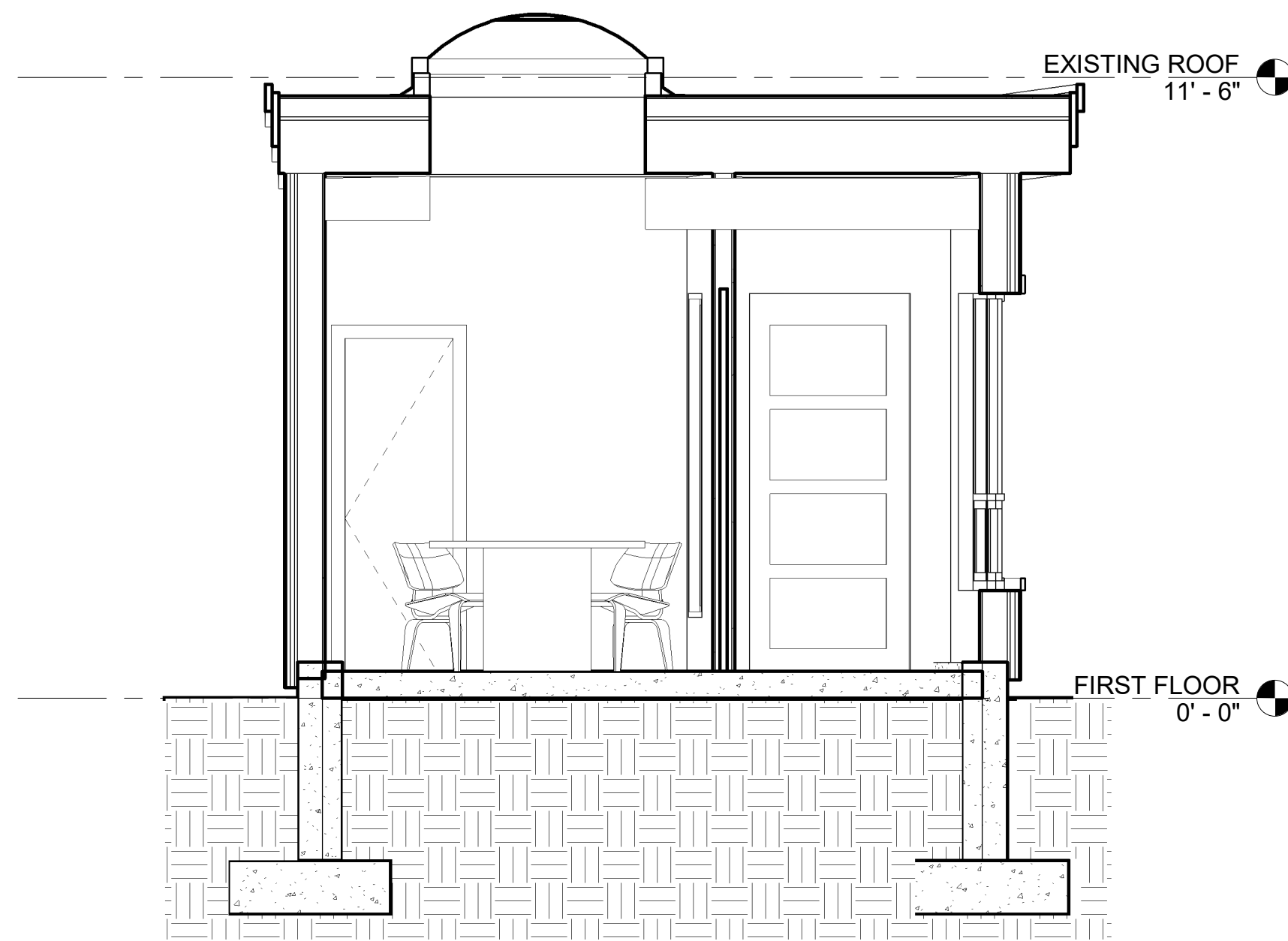
19570

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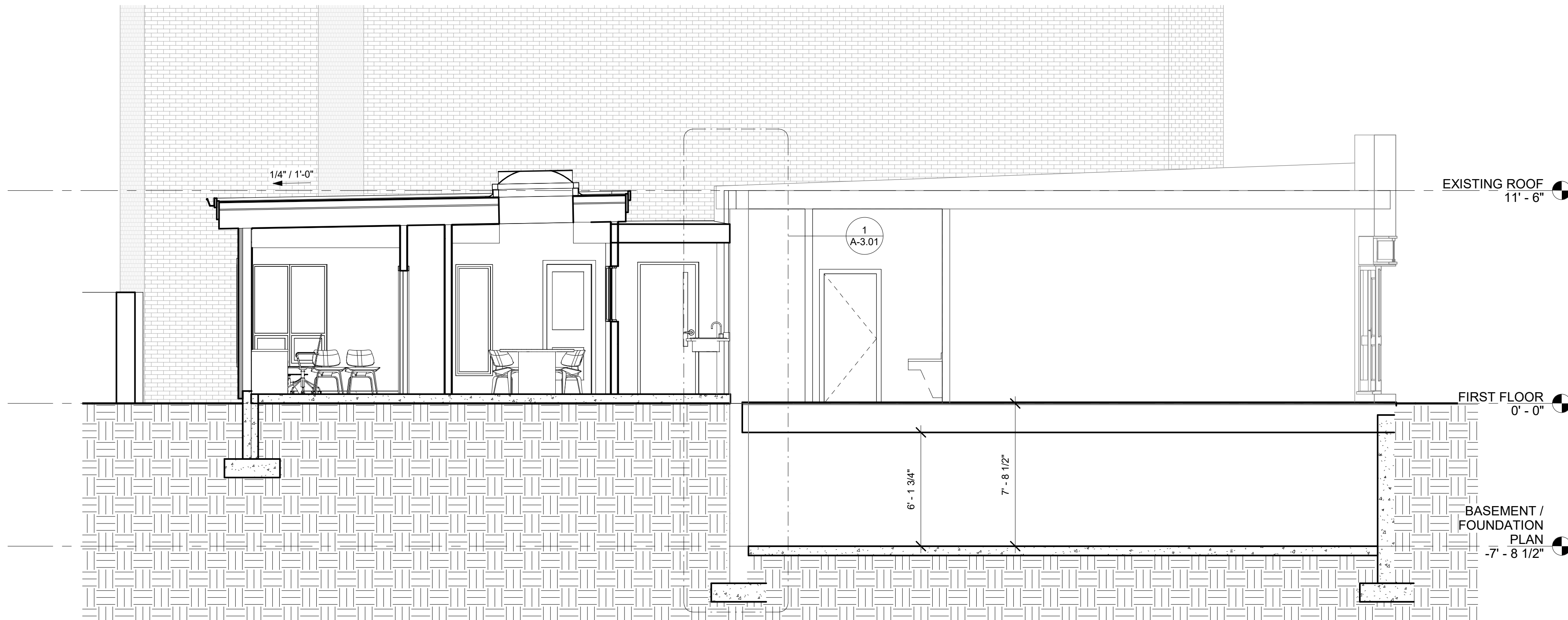
A-3.01



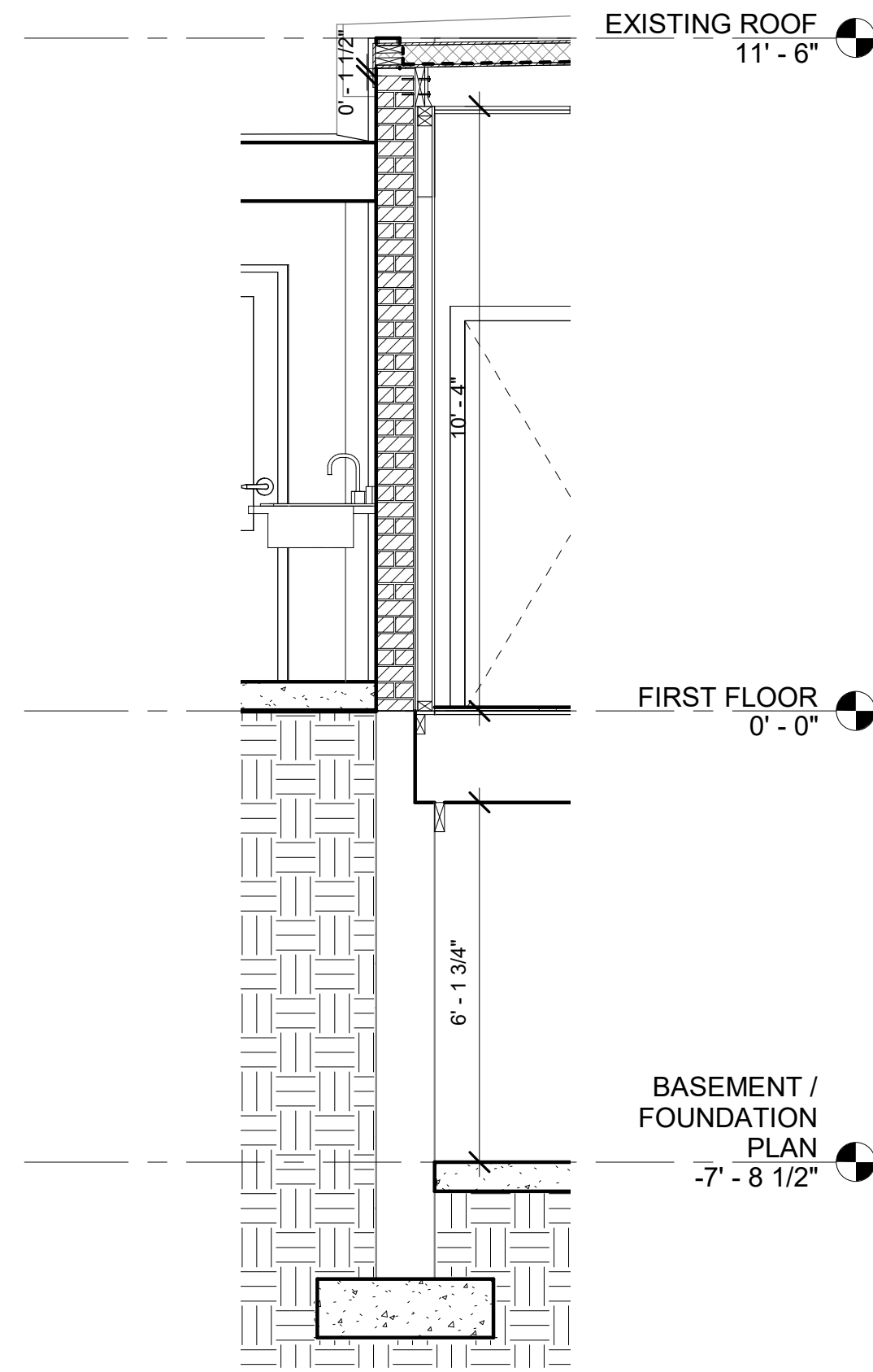
③ Section 1
3/8" = 1'-0"



② Section 2
3/8" = 1'-0"



④ Section 4
1/4" = 1'-0"



① Section 3
3/8" = 1'-0"



That certain parcel of land situate

ZONE B ~ RESIDENCE B

ZONE BA BUSINESSC 4

PORTION OF LOT 1,503 S.F.

CENTER LINE OF ROAD



45



DRAWN BY: S I S MATH:

ISSUED NUMBER: 1100	CHECKED BY:
---------------------	-------------

JOB NUMBER: 4168	CHECKED BY:

TITLE:

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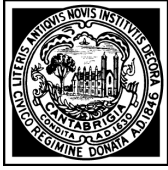
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55



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

To: City of Cambridge Planning Board
City of Cambridge Board of Zoning Appeals
From: Central Square Advisory Committee
Date: 7/24/20
Re: 55 Norfolk St.

The Central Square Advisory Committee (the "Committee") met on Wednesday, July 22, 2020 to review and comment on the following project.

- **55 Norfolk St:** Seeking a zoning variance for a small rear commercial addition (385sf) to their current offices.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study").

* * *

The meeting minutes from the Committee meeting are summarized below. The applicant presented their project and took questions and comments from the committee members. Public comment was taken after the presentation and its subsequent committee discussion.

55 Norfolk St Presentation

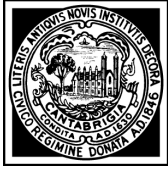
- Lauren Curry, Just-a-Start
- John Winslow, project architect
- Noah Sawyer, Just-a-Start

The applicant seeks to add a small addition to the rear of the existing structure on site. It is a single-story extension of only 385 square feet. The committee members were supportive of the project, in general. The project would provide universal access to their building by putting in a small sidewalk to the back of the building. It currently does not have appropriate universal access. The small addition provides additional office and meeting space for Just-a-Start

Committee Questions and Comments

- Q1: Both of these units are in the BA district, so are there not lot line requirements?
 - A1: There is zero set back in this district.
- Q2: Are there any overlapping services with the MIT job connector, what are your hours of operation, and how long will construction last?
 - A2: At present there are not any overlapping services. The office will be open from 9-5 on weekends and 5-8 during the week. Construction is scheduled to last 4-6 months.
- Q3: Is it possible to join deeds from the two properties owned by Just-a-Start so there is no concern about compliance with setbacks.
 - A3: There is no reason to do so because the relief being asked is distance to adjacent building, not proximity to the lot line.
- Q4: Is it possible to have windows along the side of the rear addition? It would nice to get natural light.

344 Broadway
Cambridge, MA 02139
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Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

IRAM FAROOQ

*Assistant City Manager for
Community Development*

SANDRA CLARKE

*Deputy Director
Chief of Administration*

KHALIL MOGASSABI

*Deputy Director
Chief of Planning*

- A4: It is not possible due to state building code, but there is the possibility to look into an opaque window or glass block that wouldn't have to do with fire code ratings the way an operable window would.
- Q6: Who has access to the building and its services?
 - A6: Only Just-a-Start employees and visitors have access.

Public Questions/Comment

Public questions for this project were relatively few and questioned who had access to the building from the public, for example, is it available to meet with tenants. The building addition is not for management, but for programmatic services, so tenants may attend financial training classes, for instance.

Committee Members Present

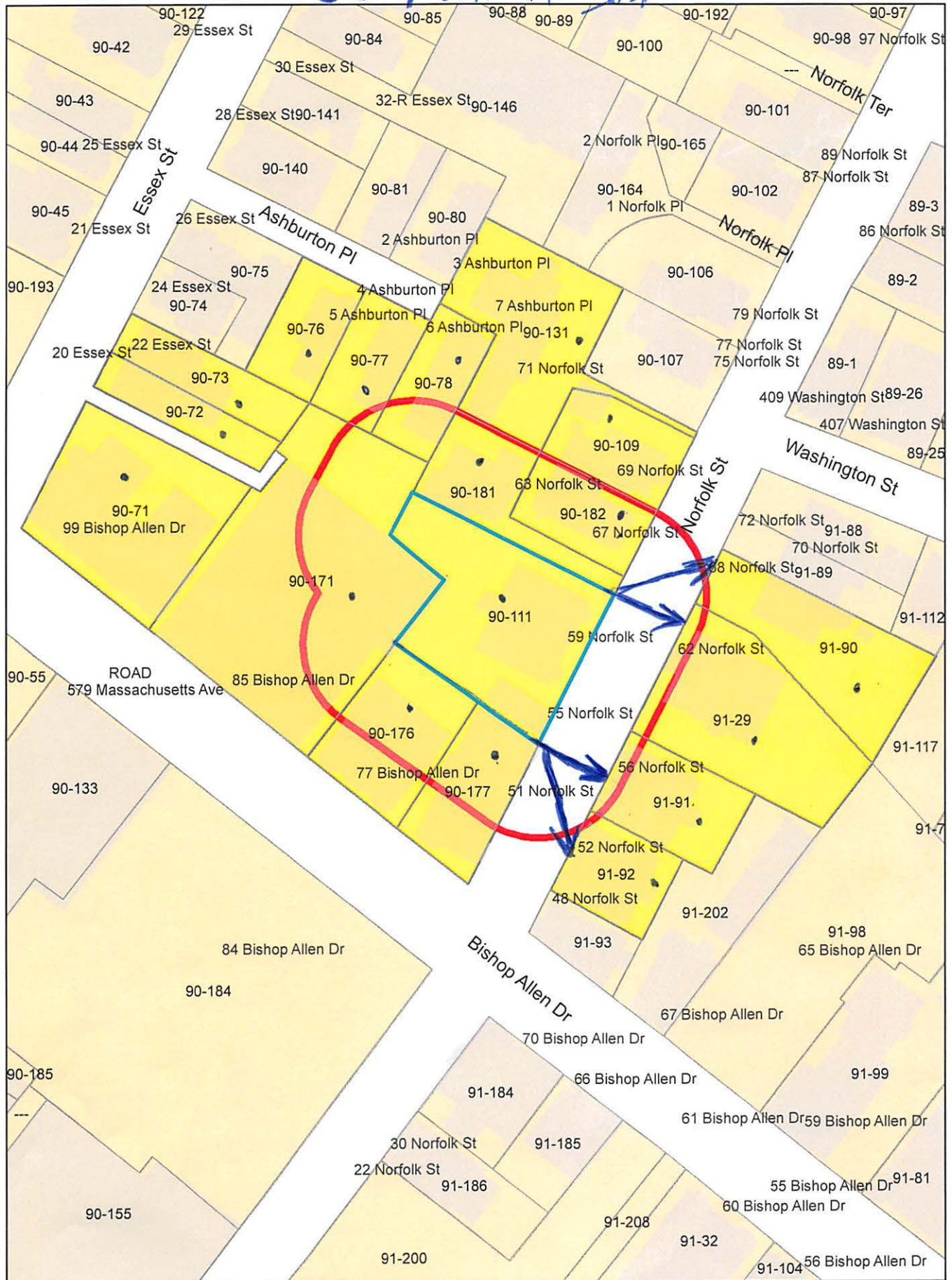
- Melissa Greene
- Esther Hanig
- Tahir Kapoor
- Robert Winters
- Joel Altstein
- Christopher Sol Gully
- Michael Monestime

Submitted on behalf of the Committee,

Drew Kane, Land Use Planner

Community Development Department

55 Norfolk St.



55 Norfolk St.

Petitioner

90-73
RUBIN, NORMAN & PAMELA J. MATZ
22 ESSEX ST
CAMBRIDGE, MA 02139

90-77
JARCHO, JOHN A., JEAN L. CUMMING
5 ASHBURTON PL
CAMBRIDGE, MA 02139

JUST-A-START CONSOLIDATED LLC
C/O NOAH SAWYER
1035 CAMBRIDGE STREET – SUITE 12
CAMBRIDGE, MA 02141

90-109
INCE, REGINALD M, RUFUS BOWEN,
FITZ A SPRINGER, TRS
THE BRETHEN OF THE GOSPEL ROOM
69 NORFOLK
CAMBRIDGE, MA 02139

90-111
JAS CONSOLIDATED PROPERTIES LLC
C/O JAS CORPORATION
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

90-131
KENDALL, OLIVER O. & JAMES W. MCKOWEN
71 NORFOLK ST., #1
CAMBRIDGE, MA 02139

90-181
KELLEHER, HUGH
63-65 NORFOLK ST., #2
CAMBRIDGE, MA 02139

90-72
VANBEUZEKOM, YASEMIN P.
20 ESSEX ST
CAMBRIDGE, MA 02139

90-76
PHILLIPS, BARRY & NANCY MARGARET RYAN
4 ASHBURTON PL
CAMBRIDGE, MA 02139-2610

90-131
PITE, ERIC & NDEYE O. DIOP
71-73 NORFOLK ST. #2
CAMBRIDGE, MA 02139

90-176
BISHOP ALLEN APARTMENTS, LLC
C/O JUST A START CORP
243 BROADWAY
CAMBRIDGE, MA 02139

90-182
LIU, ALICE & ERICA LIU
67 NORFOLK ST., #4
CAMBRIDGE, MA 02139

91-92
NORFOLK PROPERTIES CORP
907 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-171
SAINT PAUL AFRICAN METHODIST EPISCOPAL
CHURCH, INC. &
CITY OF CAMBRIDGE TAX TITLE
39 BISHOP R.E ALLEN DR.
CAMBRIDGE, MA 02139-3498

90-181
MOTT, R. ADRIAN & AIMEE S. MOTT
63-65 NORFOLK ST., #1
CAMBRIDGE, MA 02139

90-182
FORDE, IAN C.
67 NORFOLK ST., UNIT #2
CAMBRIDGE, MA 02139

90-182
CHIODO, AMY L.
45 HINKLEY ST., #2
SOMERVILLE, MA 02145

90-131
SMITH, JACQUELYN A., TRUSTEE THE
JACQUELYN A. SMITH 2015 LIV TRUST
7 ASHBURTON PL., #3
CAMBRIDGE, MA 02139

90-177 /91-29
BISHOP ALLEN APARTMENTS, LLC
C/O JUST A START CORP
243 BROADWAY
CAMBRIDGE, MA 02139

90-182
BERBECO, STEVEN MICAH &
DAISEY MAY BERBECO TRUSTEES
SGH PROPERTY MANAGEMENT
715 BOYLSTON ST
BOSTON, MA 02116

90-78
AIMES, NOEL & RICHLANE AIMES
6 ASHBURTON PL.
CAMBRIDGE, MA 02139-2610

91-90
DUBOULOZ, STEPHAN, ANNE-FLORENCE
DUBOULOZ & DAN BENJAKUL
105 CHESTNUT ST.
CAMBRIDGE, MA 02139

91-91
NORFOLK PROPERTIES CORP
907 MASS AVE
CAMBRIDGE, MA 02139

90-182
RAYO, AMY
67 NORFOLK ST UNIT 6
CAMBRIDGE, MA 02139

90-182
BERBECO, STEVEN &
DAISY MAY BERBECO, TRUSTEES
SGH PROPERTY MANAGEMENT
715 BOYLSTON ST
BOSTON, MA 02116

90-71
THE CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST
CAMBRIDGE, MA 02142