



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 AUG 18 PM 1:04

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 134484**

### General Information

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

Special Permit:   X  

Variance:   X  

Appeal:           

**PETITIONER:** President and Fellows of Harvard College C/O Alexandra Offiong, Harvard Planning Office

**PETITIONER'S ADDRESS:** 1350 Massachusetts Avenue, Suite 573, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 5 Sacramento St., Cambridge, MA

**TYPE OF OCCUPANCY:** Other health clinic, CZO  
4.56.e.7

**ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/Change in Use/Occupancy/ /Creation of window wells (building height)/

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

Petitioner proposes to create window wells to meet life safety requirements that will lower the average mean grade and technically increase the nonconforming height.

Convert pre-existing institutional health clinic to institutional housing.

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

Article: 4.000	Section: 4.56.c.8 (Dormitory Use)
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements - Height)
Article: 8.000	Section: 8.22.3 (Nonconforming Structure)
Article: 10.000	Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original  
Signature(s):

Alexandra J. Offiong on behalf of President and Fellows of Harvard College  
(Petitioner (s) / Owner)

Alexandra J. Offiong on behalf of President and Fellows of Harvard College  
(Print Name)

Address:

Date: Aug 13, 2021

Tel. No. 617-384-8155  
E-Mail Address: alexandra\_offiong@harvard.edu

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We President and Fellows of Harvard College  
(OWNER)

Address: c/o Justin Stratman, Harvard University Housing, 1350 Massachusetts Ave, Cambridge, MA 02138

State that I/We own the property located at 5 Sacramento Street which is the subject of this zoning application.


The record title of this property is in the name of President and Fellows of Harvard College

\*Pursuant to a deed of duly recorded in the date December 31, 1963, Middlesex South

County Registry of Deeds at Book, 10435, Page 048; or Middlesex

Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_

\_\_\_\_\_ Page \_\_\_\_\_

  
Signature by Land Owner or Authorized  
Trustee, Officer or Agent\*

Commonwealth of Massachusetts, County of

Middlesex

The above-name Justin Stratman personally appeared before me, this

25 of June, 20 21, and made oath that the above statement is true.

My Commission Expires

1/30/2026

(Notary Seal).

Erika Olson

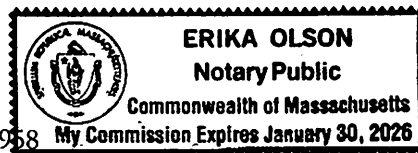
Notary

Erika Olson

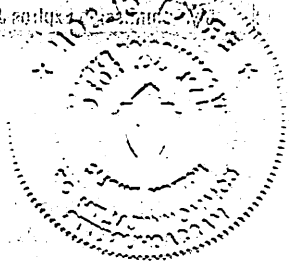
\* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Additional addresses on this lot:

- 3 Sacramento Street – Book 9176, Page 305, July 1, 1958
- 1705 Massachusetts Ave – Book 9289, Page 001, December 12, 1958



ERIK A. OLSON  
Notary Public  
My Commission Expires January 31, 2025





## **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:

President and Fellows of Harvard College, a Massachusetts educational and charitable corporation, acting by and through Harvard University Housing, seeks a special permit and two (2) variances from the requirements of the Cambridge Zoning Ordinance ("CZO") that will allow a proposed change of use and renovation of 5 Sacramento Street. The following zoning relief is requested:

**Special Permit: Dormitory Use**

(CZO 4.56.c.8) To convert building from a health care institutional use ("Other health care facility" CZO 4.45.e.7) to an educational institutional dormitory use (CZO 4.56.c.8), which is allowed upon the issuance of a special permit from the Board of Zoning Appeal if the Board determines that the new use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use.

**Variance 1: Maximum Height**

(CZO 5.31, Table 5.1 Maximum height) To exceed the maximum height permitted on the lot; Maximum allowed height is 35'. Existing height is 45.2'. Proposed height is 45.5'. Increase is 0.3', resulting from the creation of 4 window wells that change the mean grade.

**Variance 2: Alteration or Enlargement of a Nonconforming Structure and Use**

(CZO 8.22.3, not otherwise permitted by CZO 8.22.1 and 8.22.2) To permit the alteration or enlargement of a nonconforming structure not otherwise permitted by issuance of a building permit or special permit. 5 Sacramento Street is considered legally nonconforming for, height and parking.

5 Sacramento Street (1891) is a 9,260 square foot wood frame building, owned by Harvard University since 1964. This building shares a lot with three other university buildings housing Harvard affiliates: two undergraduate dormitories and one affiliated residential building occupied primarily by graduate students. While 5 Sacramento Street has no formal historic designations, it is valued as a significant historic Queen Anne house due to the high quality of its design and construction, the product of esteemed local architect, George Fogerty. The proposed project has been reviewed positively by the Executive Director of the Cambridge Historical Commission. The proposed renovation and conversion project will respect the history of the building while renewing it and improving its sustainability to provide 25 beds of housing for Harvard graduate students and faculty affiliates.

**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:**

Harvard University Housing proposes to renovate the structure at 5 Sacramento Street for use as housing for Harvard affiliates, primarily graduate student and faculty. The proposed work will meet all of the provisions of the CZO with the exception of the areas of requested zoning relief. The 5 Sacramento Street structure was built in 1891 prior to the 1924 adoption of the CZO and its provisions which govern the maximum allowable height permitted on a lot, which is legally nonconforming.

The introduction of light wells, necessary to use the basement space for living space, will increase the height calculation by 0.3' by starting the calculation lower, not by adding height to the top of the building. A literal enforcement of the zoning provisions would require that the existing basement space remain unlivable because of the inability to incorporate the required life safety code compliance modifications. Fully meeting the specific dimensional and spatial requirements associated with the required modifications within the building would result in the loss of approximately 170 square feet, representing 2 beds. Maintaining the structure in its current size and configuration would present a

hardship to Harvard University as it would limit its ability to address its housing needs within its existing buildings while meeting the required life safety obligations.

The requested zoning relief will allow Harvard to convert this large building to productive housing use. A literal enforcement of the zoning provisions would necessitate a more limited renovation scope, precluding needed building code improvements to the building. Given the City's stated desire for institutions of higher education to provide housing for their affiliates, such a loss of bedrooms is contrary to that goal.

**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:

5 Sacramento Street was originally constructed in 1891 as a large single-family residence but has been in institutional use for more than four decades. Its 45.2' height was built at a time that preceded the introduction of the Cambridge Zoning Ordinance. The Residence B zoning district has a maximum height limitation of 35', to which only ~19% of other lots in this Res-B district conform. Most lots in the district (~81%) accommodate buildings which exceed the 35' height limitation. As the proposed increase in height is a function of how low the building measurement starts due to the new light wells and will not physically add bulk to the top of the building, the proposed project will result in no impact to the perceived scale of the building. The resulting building will remain consistent with the prevailing scale in the district.

The proposed project seeks to utilize the existing basement space to create additional beds of housing for University use. This ample space is well suited for housing use so long as it can be made livable with the creation of window wells to provide necessary light, air, and emergency egress per the Massachusetts Building Code. The introduction of window wells inadvertently creates a zoning nonconformity due to the change in the height in the formula calculation.

The site is in a Residence B zoning district, which has an FAR that diminishes after the first 5,000 square feet, thus imposing stricter development provisions the larger the lot is. This lot has 42,408 square feet of land area in the Residence B zoning district, as it combines three contiguous lots under common ownership, consistent with the requirement to merge such lots. The average lot size of all other lots in this Residence B zoning district is approximately 6,454 square feet, representing approximately one-seventh the size of the 5 Sacramento site. In addition, the average FAR in the district is approximately 1.19, more than triple 0.37 FAR proposed at this site.

Harvard considered other options to meet the housing need instead of activating the basement level, but additions beyond the footprint or new structures would not comply with the very restrictive FAR limits. This project proposes to maintain the building footprint and utilize the below grade space, which will offer a more sustainable approach to meeting the housing program.

The building's large size, continued utilization for institutional use, and the large lot size are conditions that do not generally affect properties in the Residence B zoning district.

**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:

This project responds to the Cambridge Growth Policy 52, which states that "major educational institutions should be encouraged to provide housing" for their affiliates through "effective use of existing land holdings". The proposed renovation of 5 Sacramento Street will result in public benefits in terms of investing in the University's stock of housing, improving the building's life safety and accessibility, and investing in the historic resources of Cambridge. The project will replace exterior fire escapes with an interior, code compliant secondary means of egress which will dramatically improve life safety for residents of the building. The project will use sustainable methods and materials with a

goal of achieving Passive House certification. Through this project, Harvard is preserving a 130-year-old Queen Anne Victorian.

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

Both the Massachusetts Zoning Act and the Cambridge Zoning Ordinance allow nonconforming buildings to remain in place, and even to be expanded, so long as the change, extension or alteration is not substantially more detrimental to the neighborhood. The proposed project at 5 Sacramento Street can be readily accommodated on the site within the existing building footprint in a manner that does not impact the overall physical character of the lot or the surrounding neighborhood. Though the calculation of height will change with the window wells, the experience of the building's height in its context will not change through the project. The proposed project will result in no adverse impacts in terms of traffic or shadows, and the project was designed to provide public benefits of improved accessibility, life safety, and sustainable building means and methods. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance will support the intent and purpose of the Ordinance, and will permit the preservation of the nonconforming historic structure, while significantly improving its life safety and accessibility.

**\*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 5 Sacramento 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:**

Pursuant to CZO Section 4.56.c.8, institutional educational dormitory uses are generally not allowed on sites outside of the Institutional Overlay District with a Lot Status (3), which is a lot that contains an institutional use currently or within the past twenty-four months. Per footnote 6, the CZO does offer a provision for allowing dormitory uses on such sites by special permit if the Board of Zoning Appeal determines that the proposed institutional use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use.

The former institutional use at 5 Sacramento Street was a healthcare clinic operated by Riverside Community Care (formerly Riverside Outpatient Center, The Guidance Center, Cambridge Mental Health Care). This is a non-profit organization which specializes in the outpatient treatment of mental healthcare, developmental and brain injury services, early childhood and youth programs, addiction treatment, and trauma response. The clinic operated Monday-Friday 8am to 8pm and Saturdays 8am to 2pm. It employed security guards several days a week to supervise during child visitation hours. This healthcare clinic and its predecessors had occupied 5 Sacramento Street for more than four decades. In late 2020, Riverside Community Care ended their lease and relocated their operations from this site. The building is currently unoccupied.

The proposed institutional residential use will provide 25 beds of housing in 7 units serving the Harvard University affiliated community, predominantly graduate students and faculty. The building will be managed and operated by Harvard University Housing, which will offer 12-month leases at market rate.

It is important to note that the only use categories that would be allowed by right at this site would be one- and two-family dwellings (CZO 4.31.a and b). The use of such a large structure (9,260 square feet) for single- or two-family use would represent a significant underutilization of existing space for which Harvard University has no present need. Therefore Harvard, as the owner of this property for 57 years, has no viable as-of-right use options for this vacant building.

**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 pre-existing health clinic use had a total daily population of approximately 150 people per day at 5 Sacramento Street. Many clients and staff traveled to the site by automobile, which constituted approximately 40 daily trips, with parking spaces at the adjacent lot turning over several times per day.

The proposed University housing is anticipated to generate far fewer daily trips, as only approximately 10% of Harvard University Housing tenants own automobiles. Typical travel patterns to campus destinations are usually on foot, bike, or via the Harvard Shuttle. Spaces at the adjacent parking lot will be allocated to meet the required parking for the 5 Sacramento use. These spaces will be available for rent at a monthly charge by the occupants of 5 Sacramento Street and by other Harvard affiliates who live or commute to campus. It is anticipated that this residential population will have a low turnover of spaces at the site.

**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 5 Sacramento building is surrounded by other housing uses, include housing for Harvard affiliates to the west and north on the same site and private residential properties to the east. The introduction of a new University housing use will be fully in keeping with the adjacent uses. These adjacent uses will not be adversely affected by the replacement of a health clinic with another housing use.

- 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:

The proposed housing use will not create any nuisance or hazard to the health, safety and/or welfare of the occupants of 5 Sacramento or the citizens of the City. The proposed housing will instead positively impact the occupants of the building and the citizens of the City by providing additional housing stock, supporting a use highly compatible and similar to the adjacent uses, investing in an historic property, and enhancing accessibility and sustainability.

- 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 proposed institutional housing use would be consistent with the uses at the other three buildings on the site and with the predominant residential uses in the neighborhood. While the former health clinic use was well integrated into the neighborhood, the proposed institutional housing use will have fewer neighborhood impacts than the former use. The intensity of use will be less with housing including fewer daily visitors and fewer automobile trips. The nature of the housing use is more compatible with the surrounding residential use, particularly in the hours of use and the temporal use pattern of a busy clinic. The physical characteristics of the building is more compatible with an institutional housing use than a health clinic, as it was originally built as housing. The activity impacts of a clinic with special security needs, deliveries, and many daily visitors, create more impacts to the neighborhood than University housing for graduate students and faculty. Finally, Harvard's investment into this renovation for institutional housing use will have a positive impact on residential property values and enhance residential desirability.

**\*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:** President and Fellows of Harvard College

**Location:** 1350 Massachusetts Avenue, Suite 573

**Phone:** 617-384-8155

**Present Use/Occupancy:** Other health clinic, CZO 4.56.e.7

**Zone:** Residence B Zone

**Requested Use/Occupancy:** Dormitory, CZO 4.56.c.8

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	Res B only: 15,448 SF	Res B only: 15,583 SF	Res B only: 15,593 SF	(max.)
<u>LOT AREA:</u>	42,408 SF	No change	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>	0.36	0.37	0.37	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	229.3' Sacramento frontage	No change	50' frontage	
DEPTH	226.2'	No change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	23.7'	No change	15'	
REAR	N/A	N/A	N/A	
LEFT SIDE	N/A	N/A	N/A	
RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>				
HEIGHT	45.2'	45.5'	35'	
WIDTH	80.5'	No change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>	0 spaces allocated to building in University pool	7 spaces allocated to building in University pool	7 spaces allocated to building in University pool	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	18.8'	No change	15.1'	

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'.





# HARVARD UNIVERSITY

## 5 SACRAMENTO STREET

PREPARED FOR  
CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY  
KELLY BOUCHER ARCHITECTURE  
[www.boucherarchitecture.com](http://www.boucherarchitecture.com)

JULY 15, 2021

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# 5 SACRAMENTO STREET, CAMBRIDGE MA

## PROJECT SUMMARY

RECONFIGURE EXISTING MEDICAL HEALTH FACILITY INTO 7 DORMITORY UNITS (16 BEDS) FOR UNIVERSITY RESIDENTS.

HISTORIC PRESERVATION

HISTORICALLY SENSITIVE RESTORATION PLANNED FOR THE EXISTING MAIN STRUCTURE, INCLUDING TRIM, SIDING & ORIGINAL DETAILS

DEEP ENERGY RETROFIT

CURRENTLY UNDERGOING FEASIBILITY STUDIES FOR PASSIVE HOUSE, LEED PLATINUM, LIVING BUILDING CHALLENGE CERTIFICATION WITH NET ZERO ENERGY GOAL

UPGRADE TO CONTEMPORARY STANDARDS

BUILDING CODE, ACCESSIBILITY CODE & LIFE SAFETY UPGRADES



FRONT

### PROJECT SCOPE

- PROPOSED ADDITIONS ARE LIMITED TO 3RD FLOOR REAR ELL. 2 DORMERS ARE BEING ADDED, ONE AT THE DRIVEWAY SIDE TO MATCH THE EXISTING AND A NEW SHED AT THE REAR TO PROVIDE WINDOWS TO THE INTERIOR.
- RECONFIGURATION OF THE EXISTING ACCESSIBLE RAMP TO ACCOMMODATE NEW WINDOWS AT BASEMENT
- NEW WINDOW WELLS WILL BE ADDED FOR EGRESS, LIGHT, AND AIR TO BELOW GRADE UNITS
- EXISTING FIRE ESCAPE WILL BE REMOVED.
- THE MAIN DECORATIVE CHIMNEY AT THE FRONT LEFT SIDE OF THE HOUSE WILL BE MAINTAINED. ALL OTHER CHIMNEYS WILL BE REMOVED
- EXTERIOR IMPROVEMENTS INCLUDE COVERED BIKE PARKING, ACCESSIBLE SIDEWALKS AND ENTRANCE, DEDICATED RECYCLING & TRASH STORAGE



REAR



# VARIANCE REQUEST SUMMARY

## 5 SACRAMENTO, CAMBRIDGE MA

### Special Permit Dormitory Use (CZO 4.56.c.8)

To convert building from a health care institutional use ("Other health care facility" CZO 4.45.e.7) to an educational institutional dormitory use (CZO 4.56.c.8), which is allowed upon the issuance of a special permit from the Board of Zoning Appeal if the Board determines that the new use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use

### Variance 1: Maximum Height (CZO 5.31, Table 5.1 Maximum height)

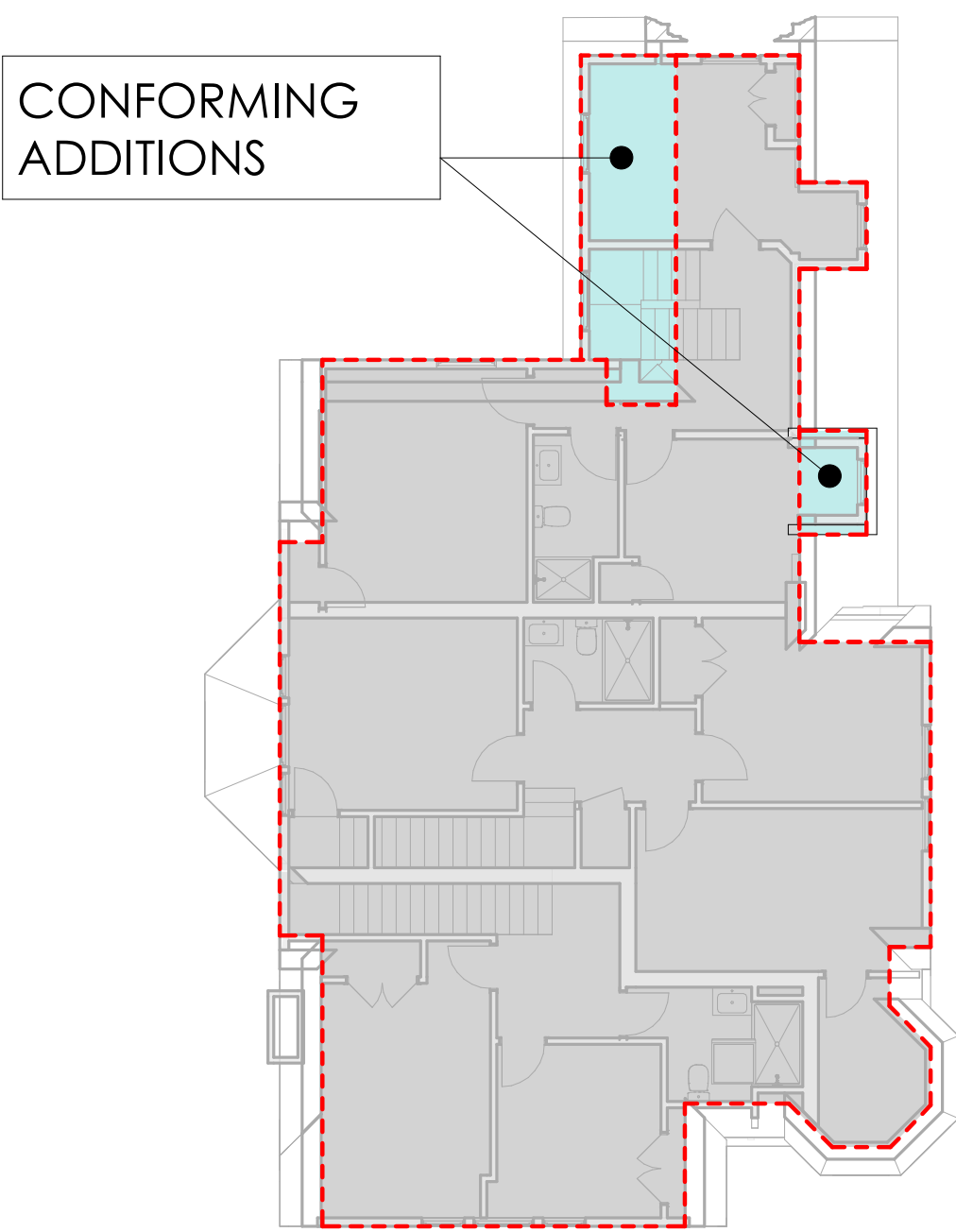
To exceed the maximum height permitted on the lot; Maximum allowed height is 35'. Existing height is 45.2'. Proposed height is 45.5'. Increase is 0.3', resulting from the creation of 4 window wells that change the mean grade.

### Variance 2: Alteration or enlargement of a nonconforming structure (CZO 8.22.3, not otherwise permitted by CZO 8.22.1 and 8.22.2) )

To permit the alteration or enlargement of a nonconforming structure not otherwise permitted by issuance of a building permit or special permit. 5 Sacramento Street is considered legally nonconforming for FAR, height, and parking.

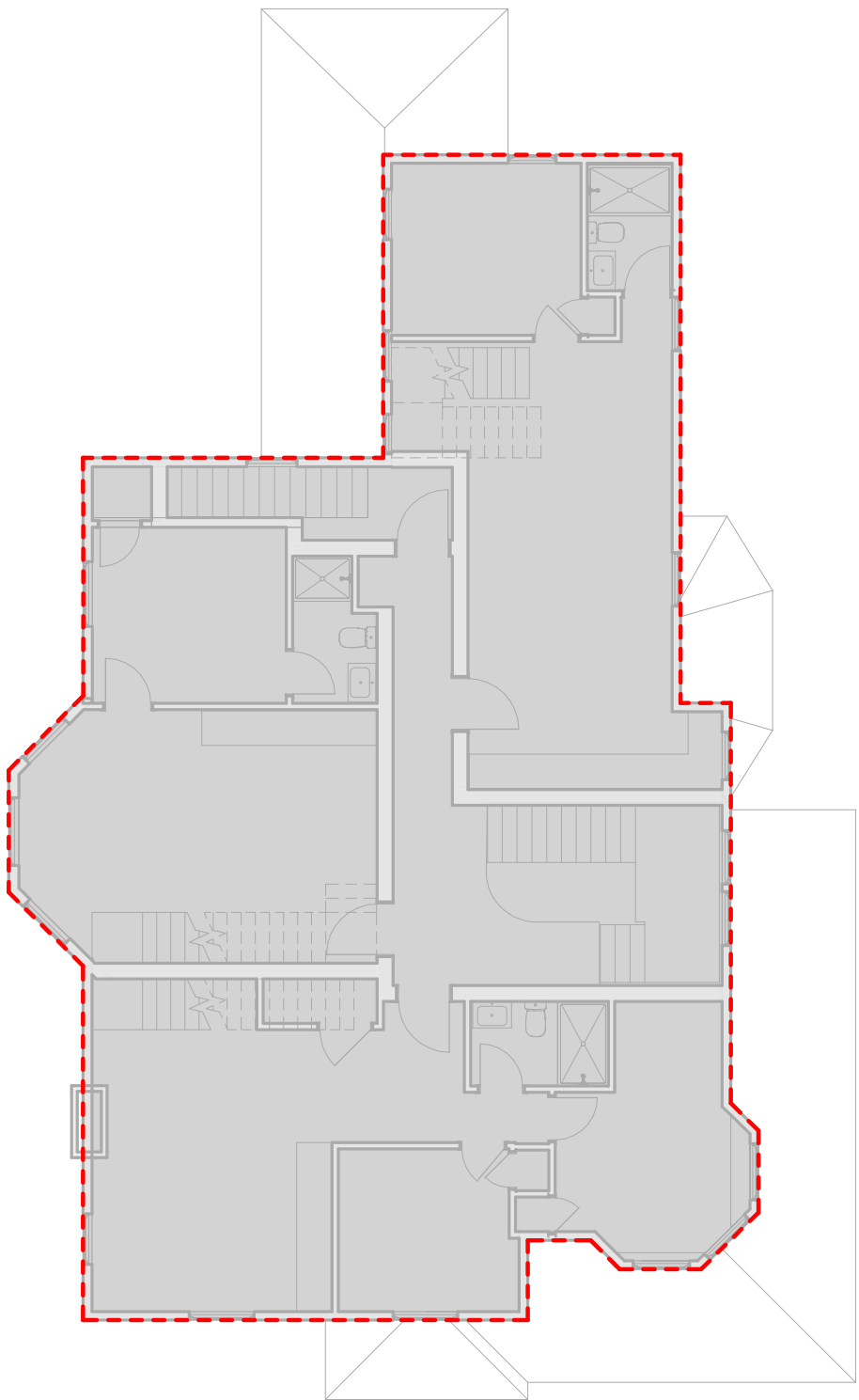
#### GFA DIAGRAM KEY

- EXIST GFA
- PROPOSED GFA



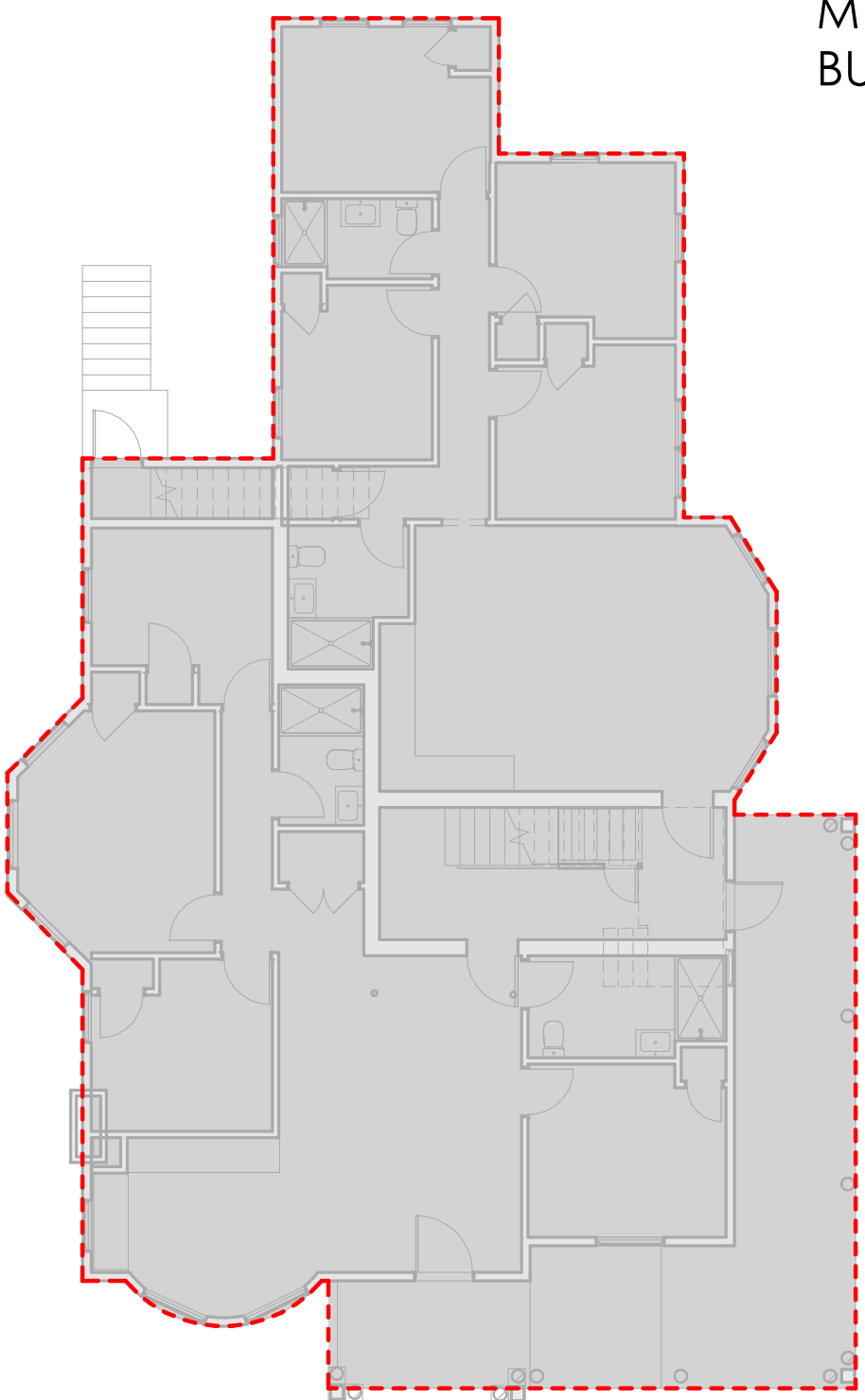
#### THIRD FL

3/32" = 1'-0"



#### SECOND FL

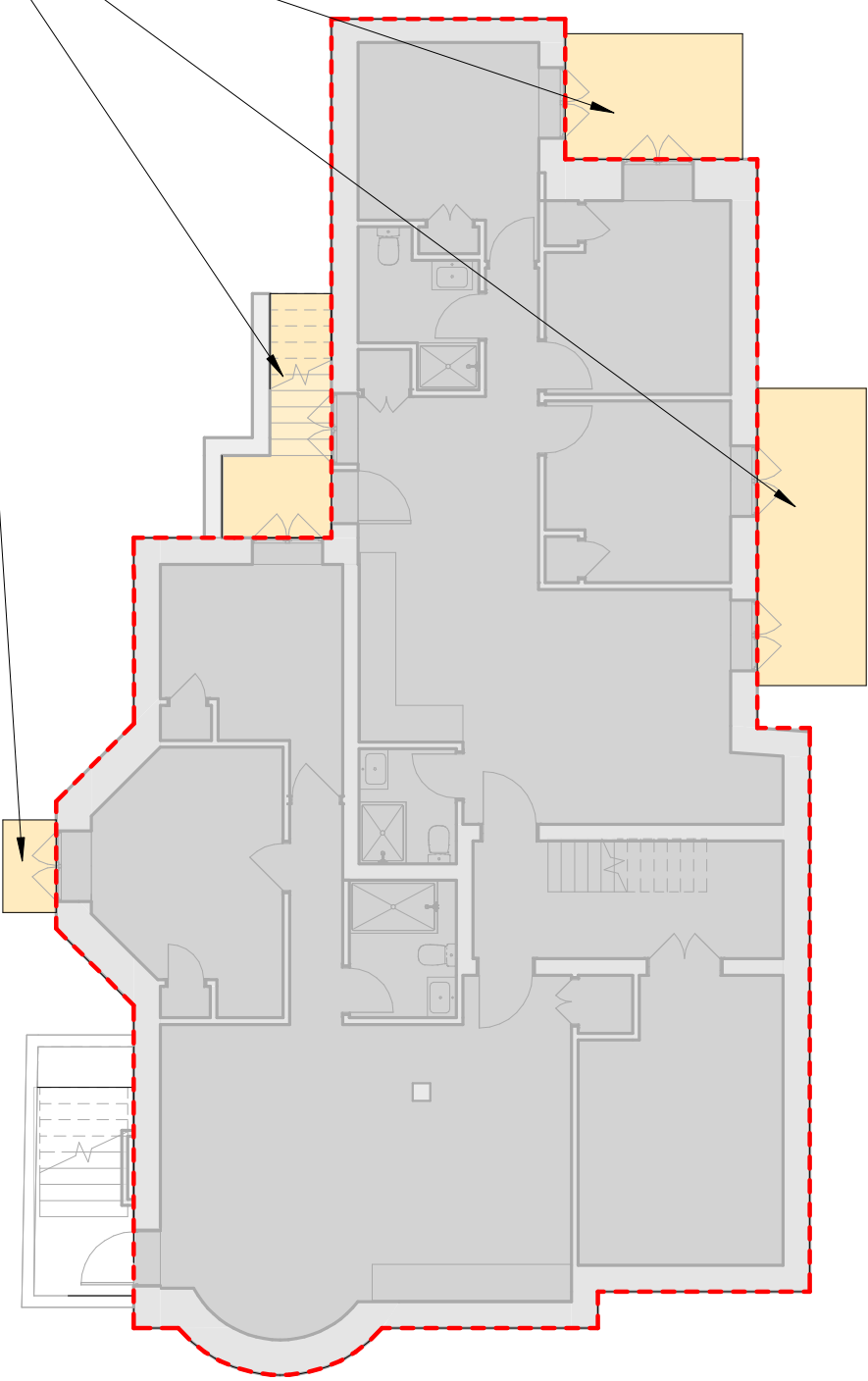
3/32" = 1'-0"



#### FIRST FL

3/32" = 1'-0"

VARIANCE  
WINDOW WELLS IMPACTING  
MEAN AVERAGE GRADE /  
BUILDING HEIGHT



#### GARDEN LEVEL

3/32" = 1'-0"





**EXISTING FRONT VIEW**



**EXISTING REAR VIEW**



**PROPOSED FRONT VIEW**



**PROPOSED REAR VIEW**



FRONT VIEW OF  
5 SACRAMENTO ST



FRONT VIEW OF  
5 SACRAMENTO ST



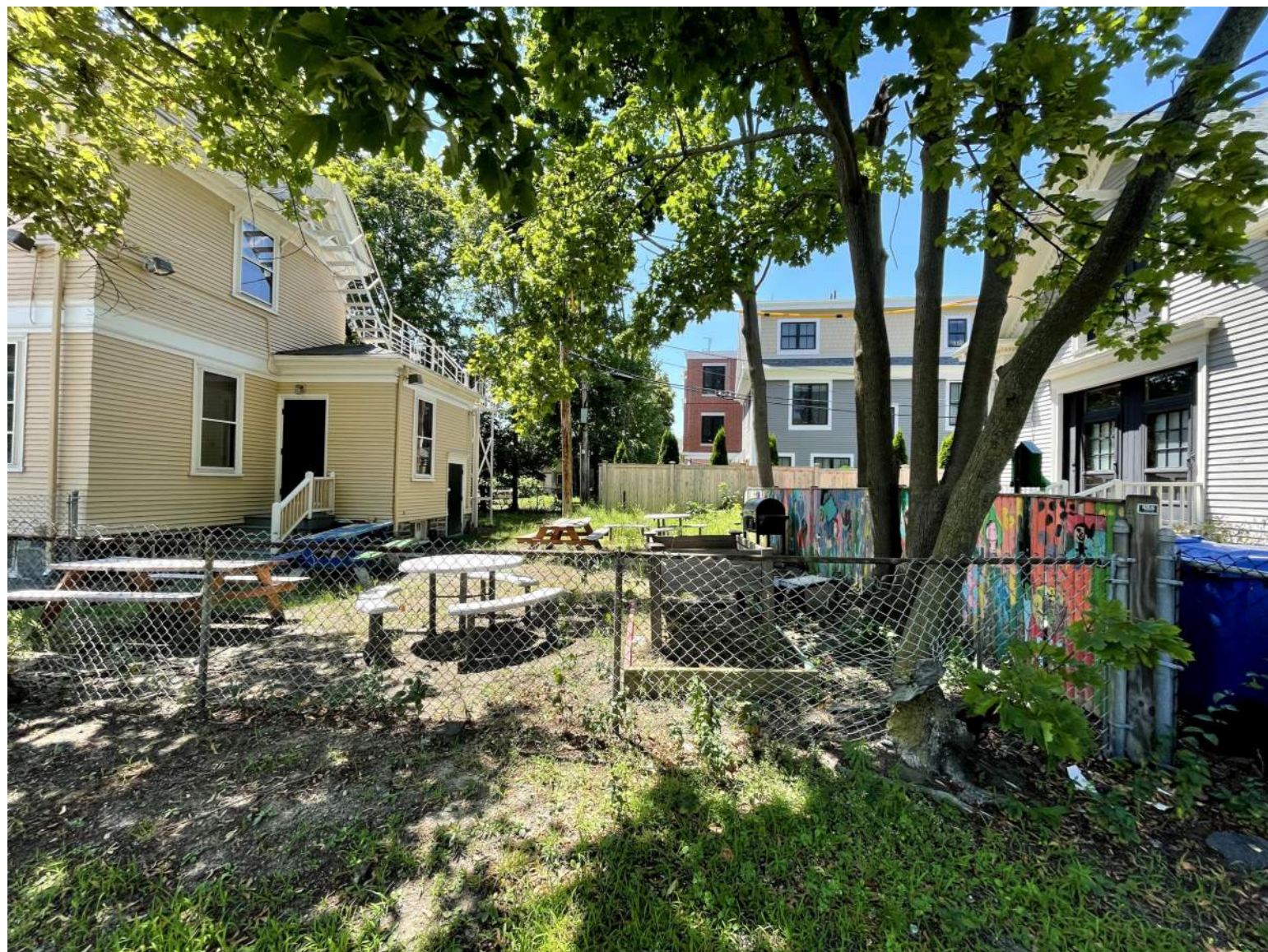
VIEW OF EXISTING  
OVERHANG &  
REAR ELL



SATELLITE VIEW OF  
SITE



REAR VIEW OF  
5 SACRAMENTO ST



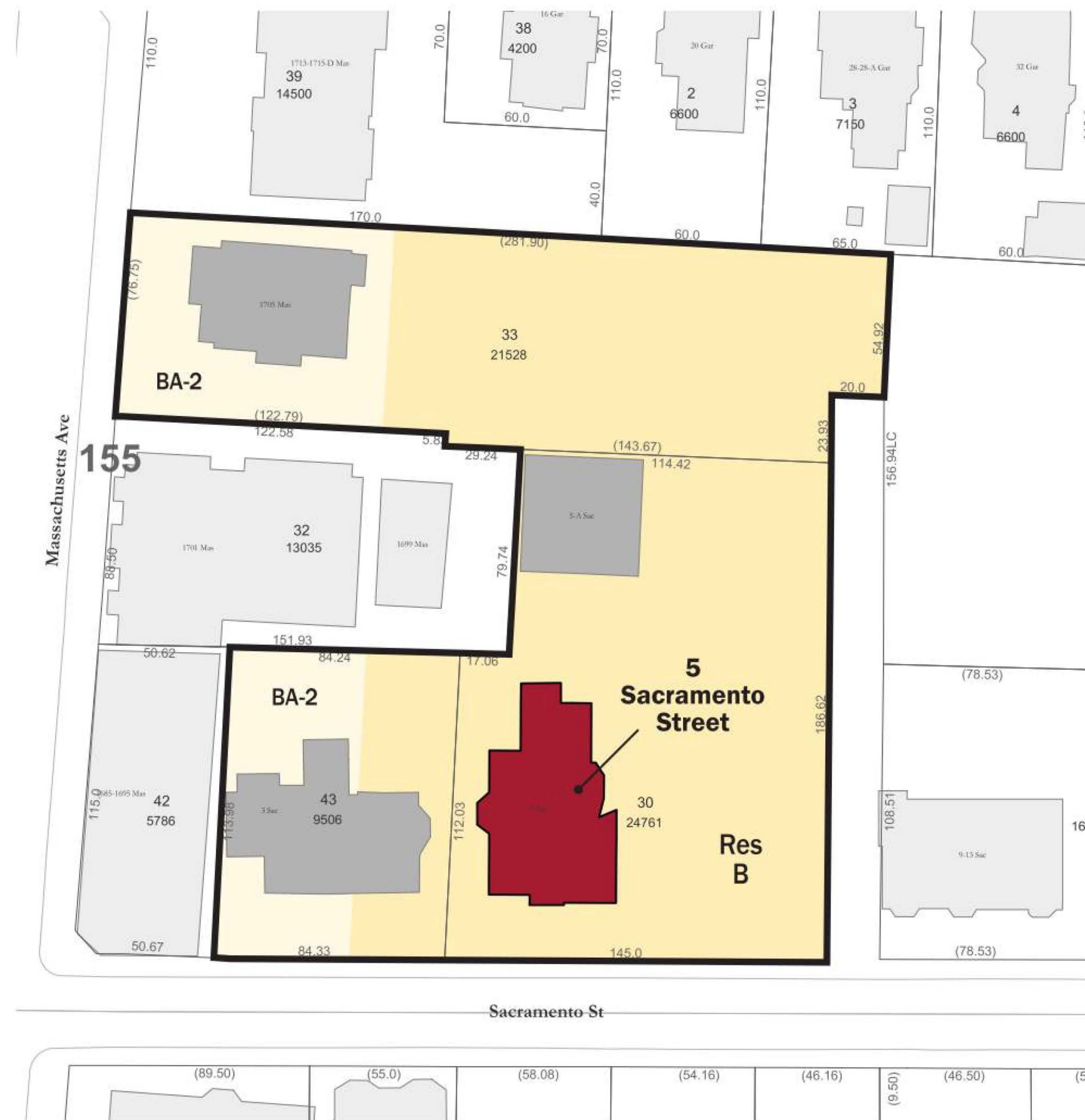
REAR VIEW OF  
5 SACRAMENTO ST






## Institutional Lot FAR Requirements

5 Sacramento Street



## FAR Requirements

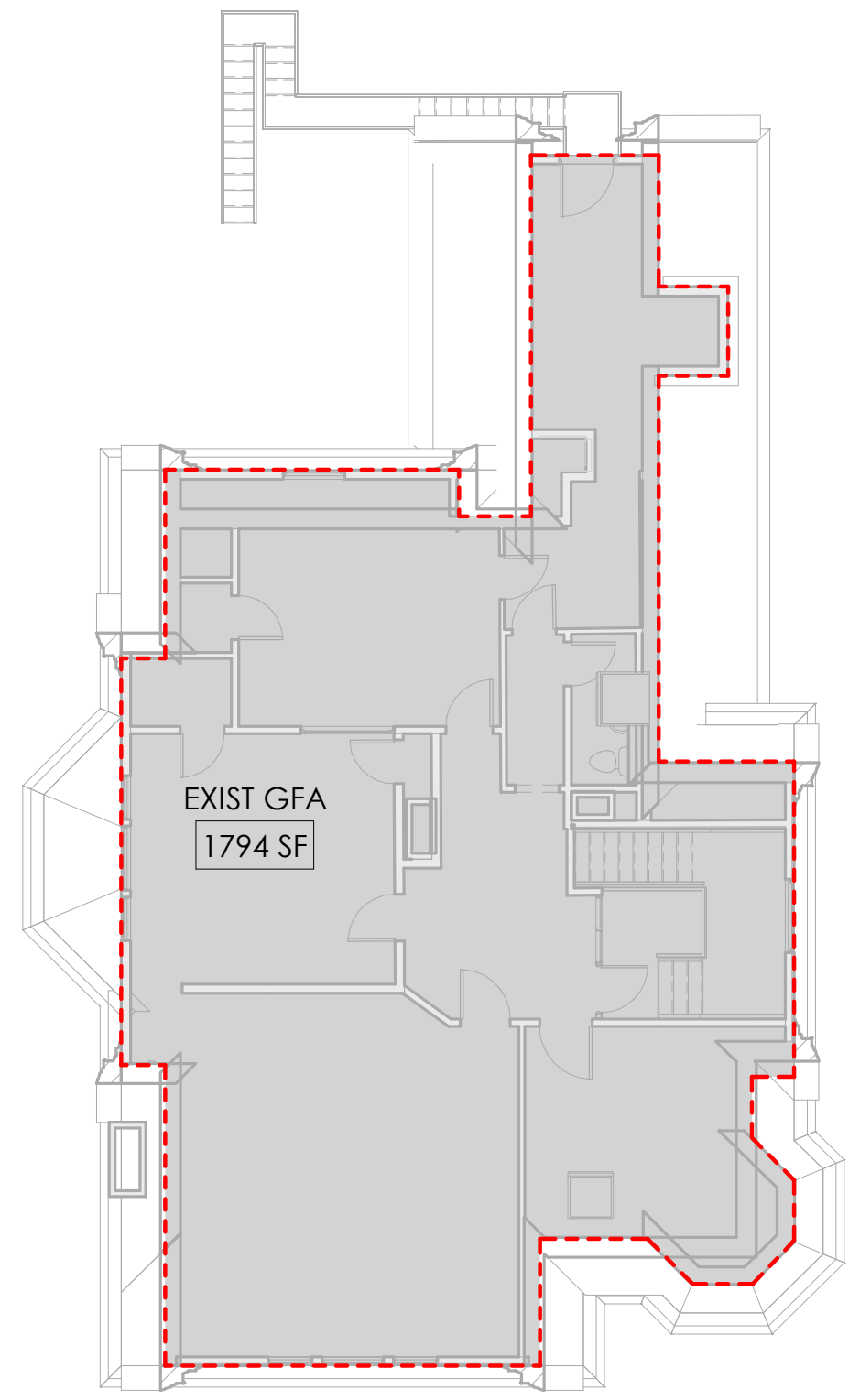
Lot	Zone	FAR			
		Max Allowed	Existing	Proposed	Result
 Institutional Lot	Res B	0.37	0.36	0.37	Compliance
	Total	0.70	0.49	0.49	Compliance

Harvard Planning Office

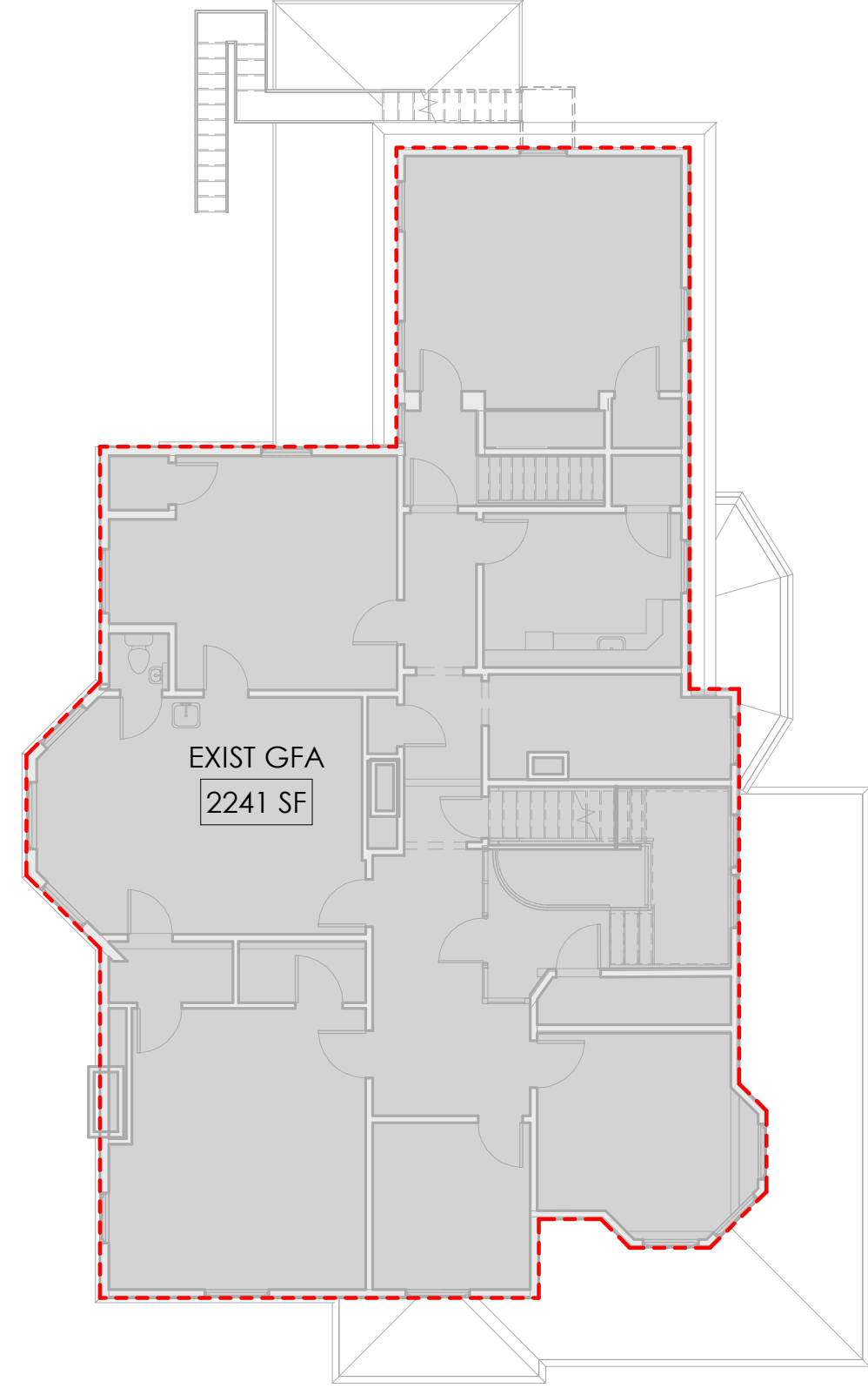
July 2021



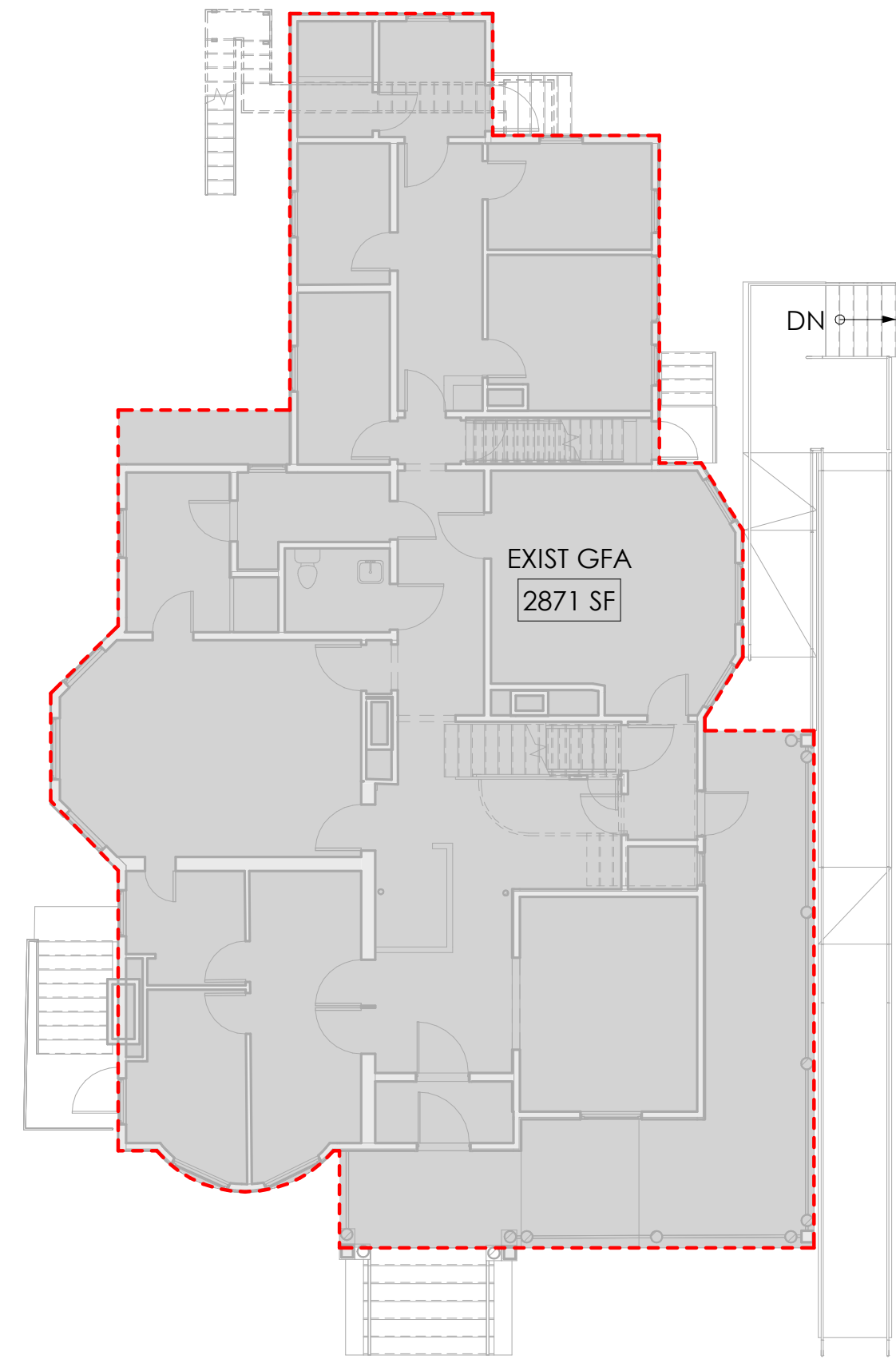




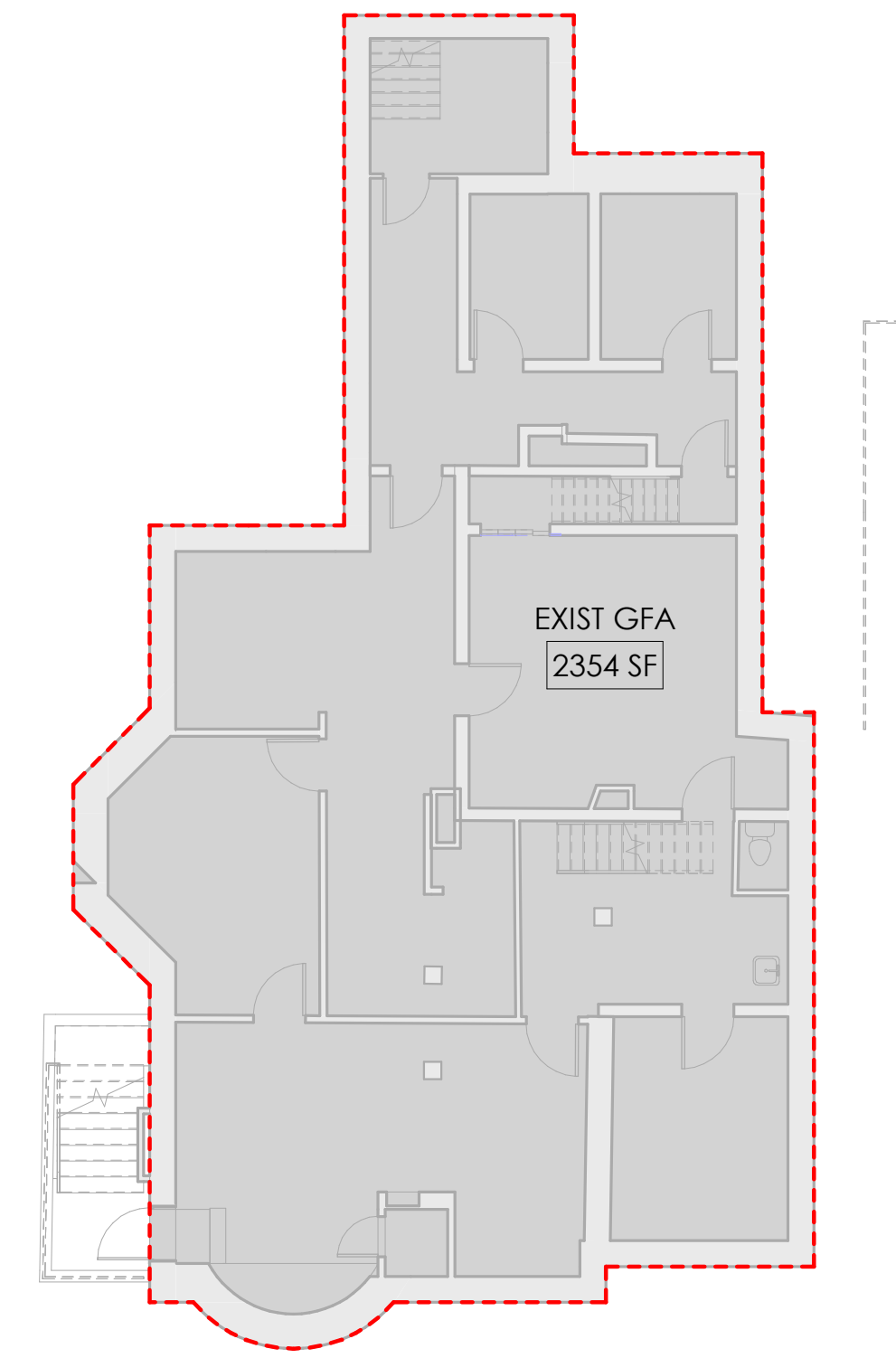
3RD FLOOR EXISTING AREA PLANS  
1" = 10'-0"



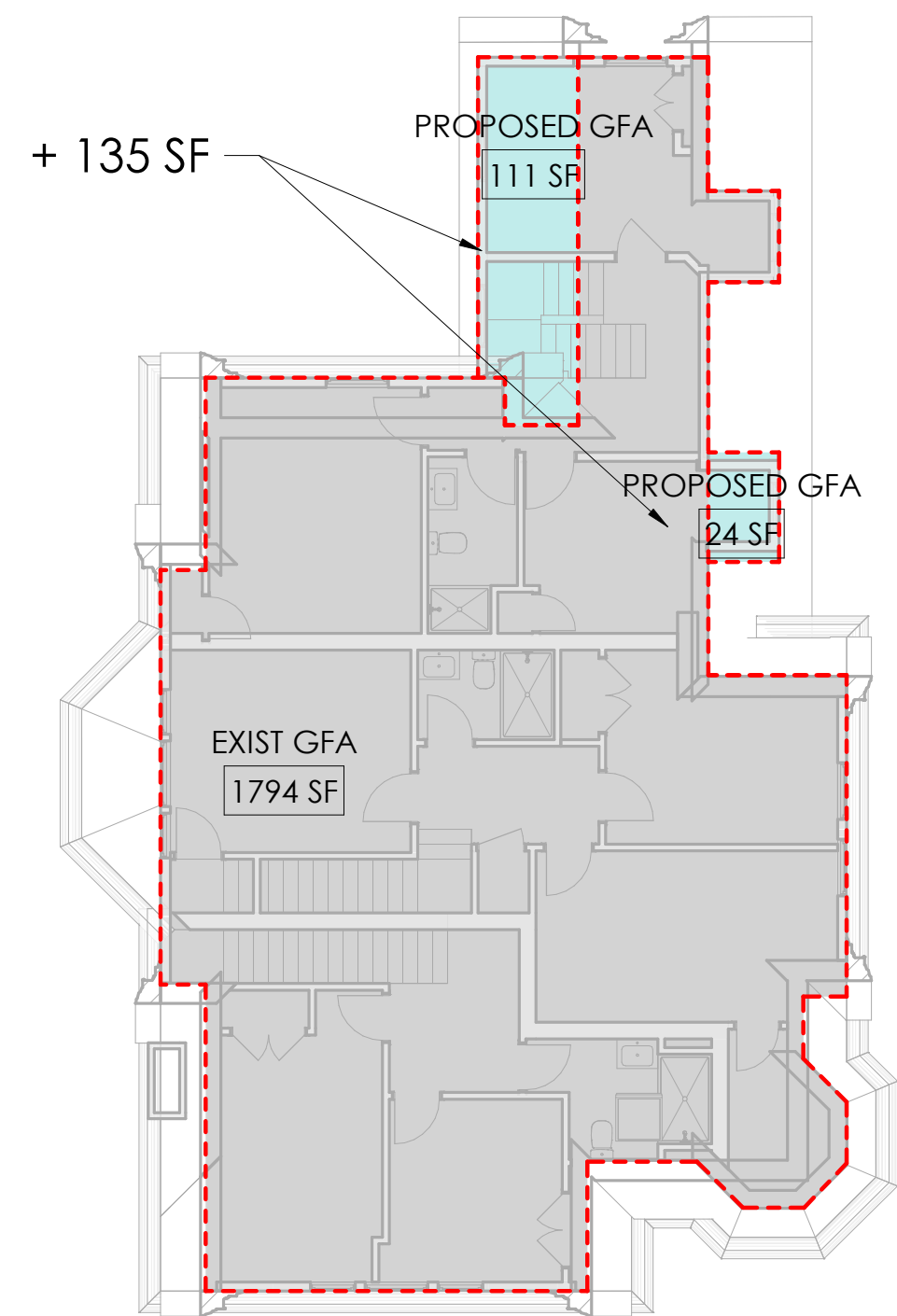
2ND FLOOR EXISTING AREA PLANS  
1" = 10'-0"



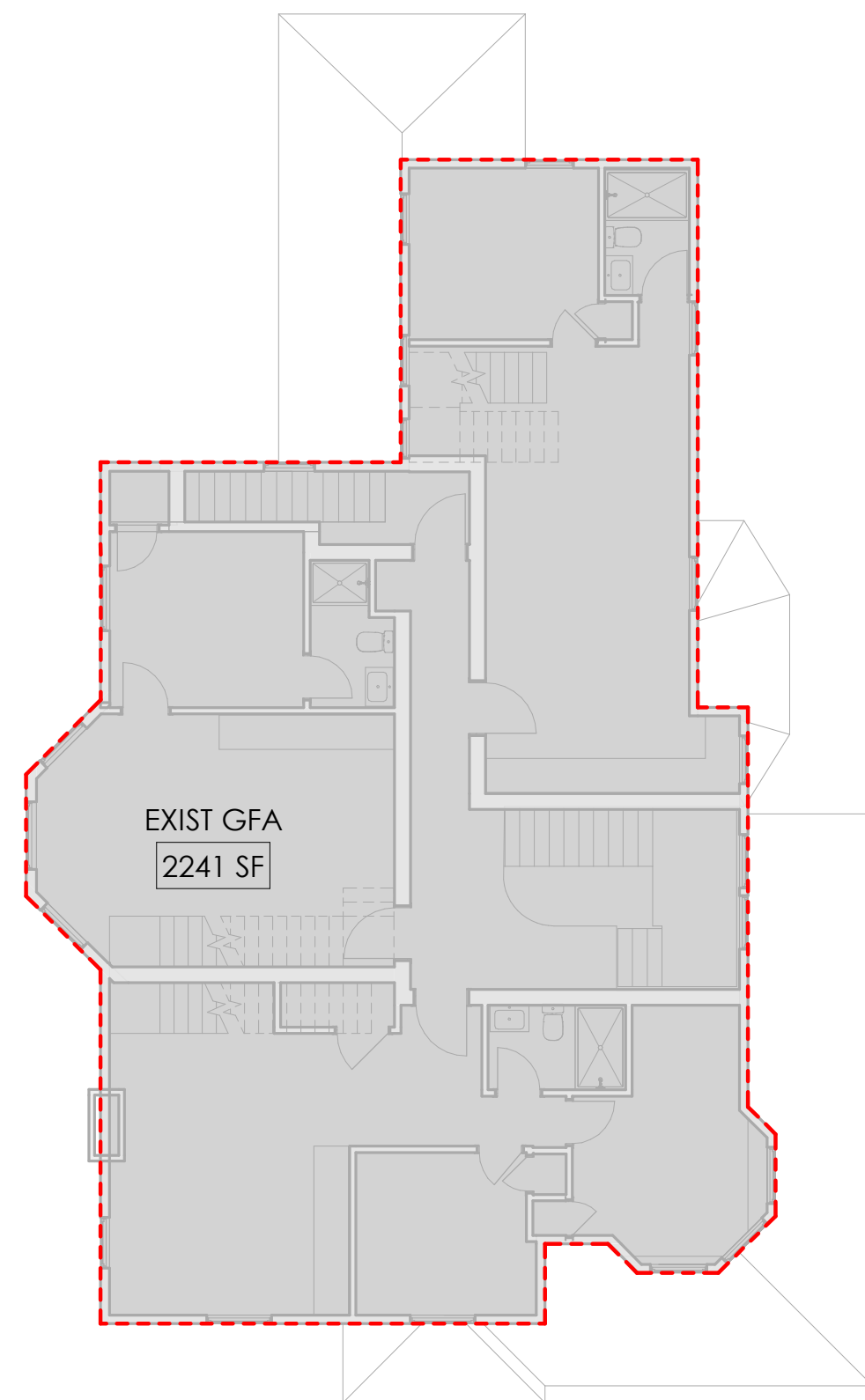
1ST FLOOR EXISTING AREA PLANS  
1" = 10'-0"



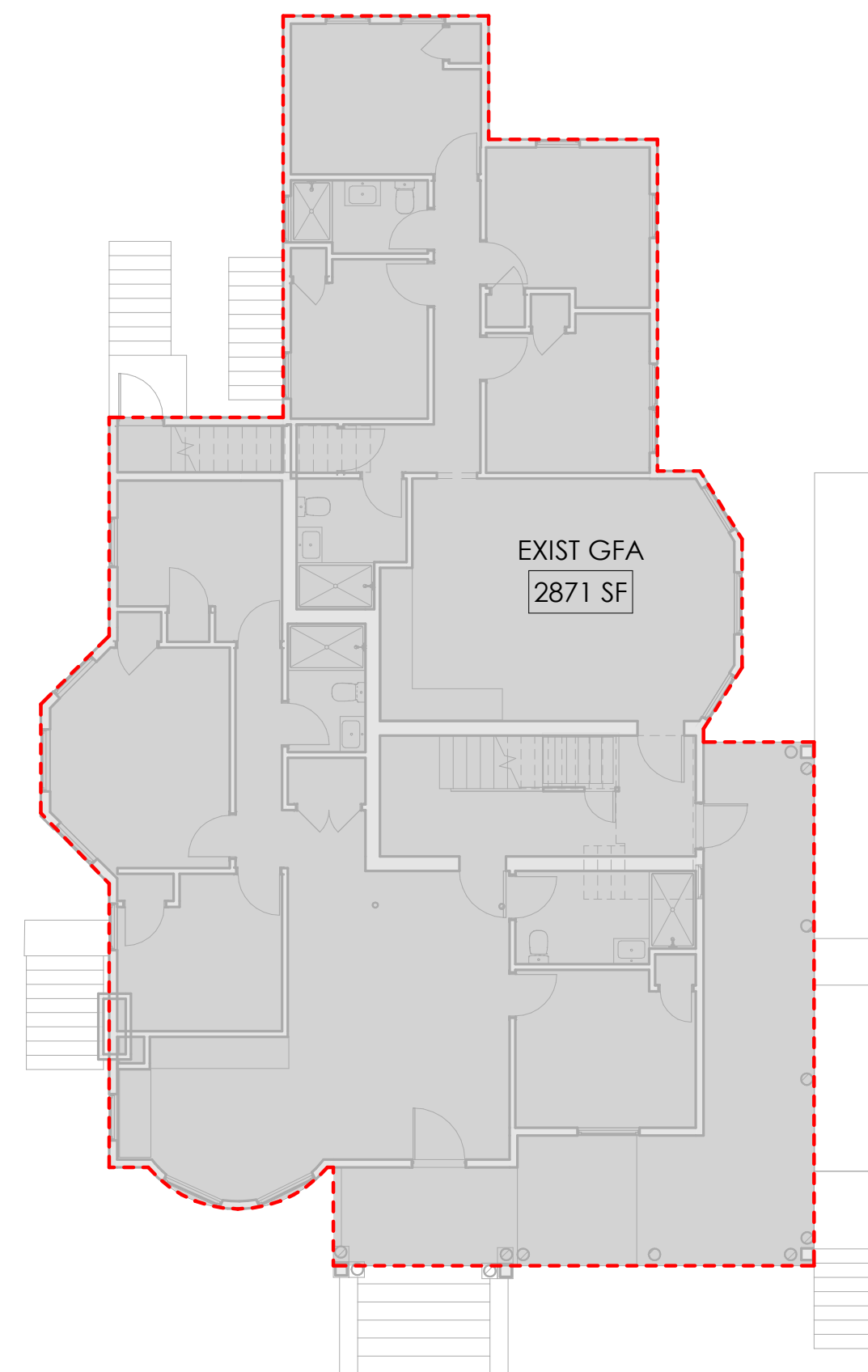
GARDEN LEVEL EXISTING AREA PLANS  
1" = 10'-0"



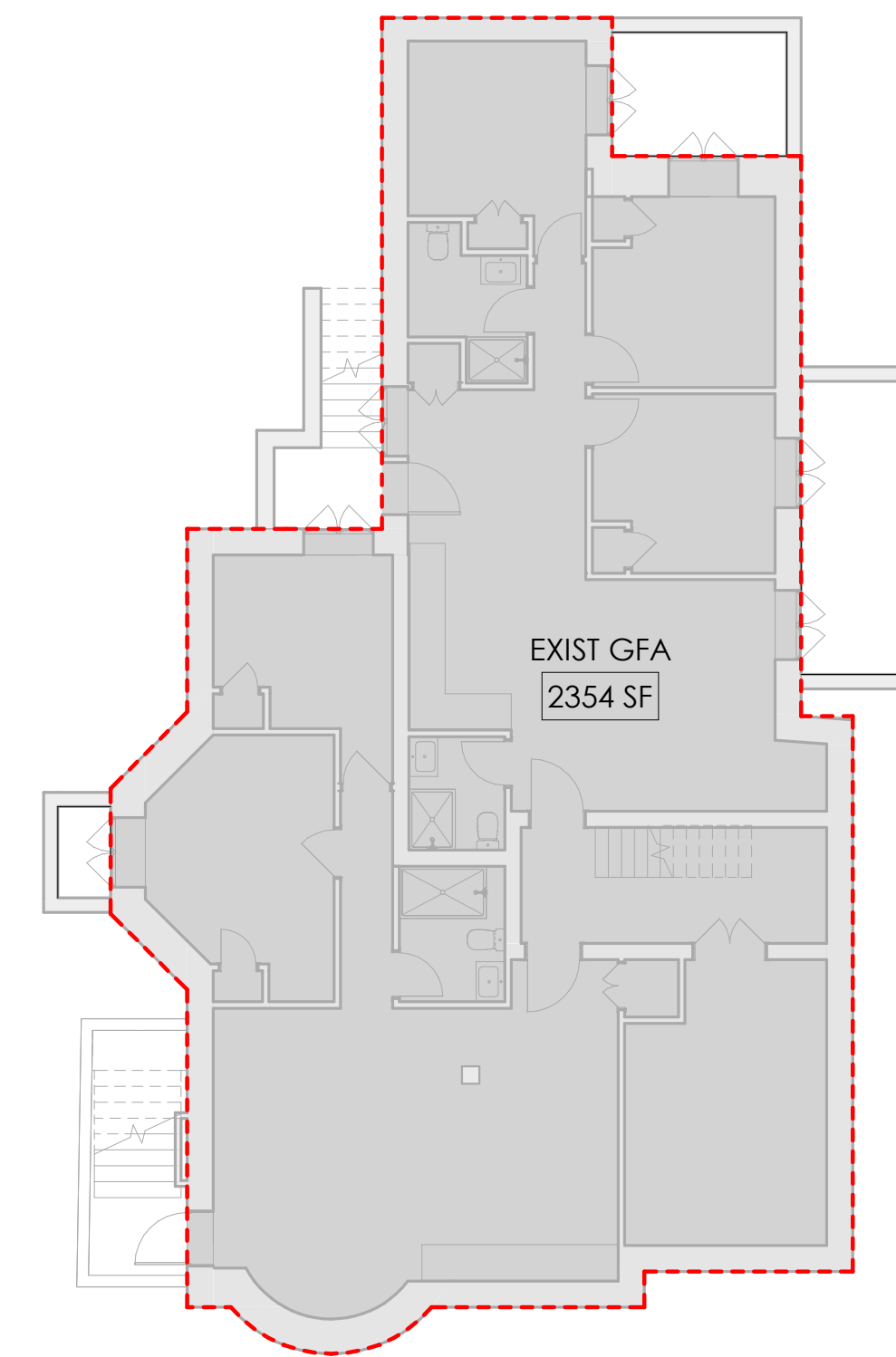
3RD FLOOR PROPOSED AREA PLAN  
1" = 10'-0"



2ND FLOOR PROPOSED AREA PLAN  
1" = 10'-0"



1ST FLOOR PROPOSED AREA PLAN  
1" = 10'-0"



GARDEN LEVEL PROPOSED AREA PLAN  
1" = 10'-0"

GFA - EXISTING &...	
Level	Area

EXIST GFA	
GARDEN LEVEL	2354 SF
3RD FLOOR	1794 SF
1ST FLOOR	2871 SF
2ND FLOOR	2241 SF
9260 SF	

PROPOSED GFA	
3RD FLOOR	111 SF
3RD FLOOR	24 SF
135 SF	
TOTAL GFA	9395 SF

#### GFA DIAGRAM KEY

- EXIST GFA
- PROPOSED GFA



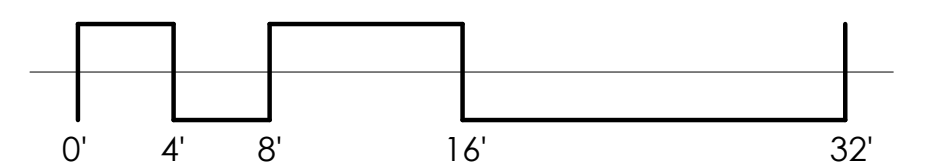
Date 07.15.21

Drawing no. A007

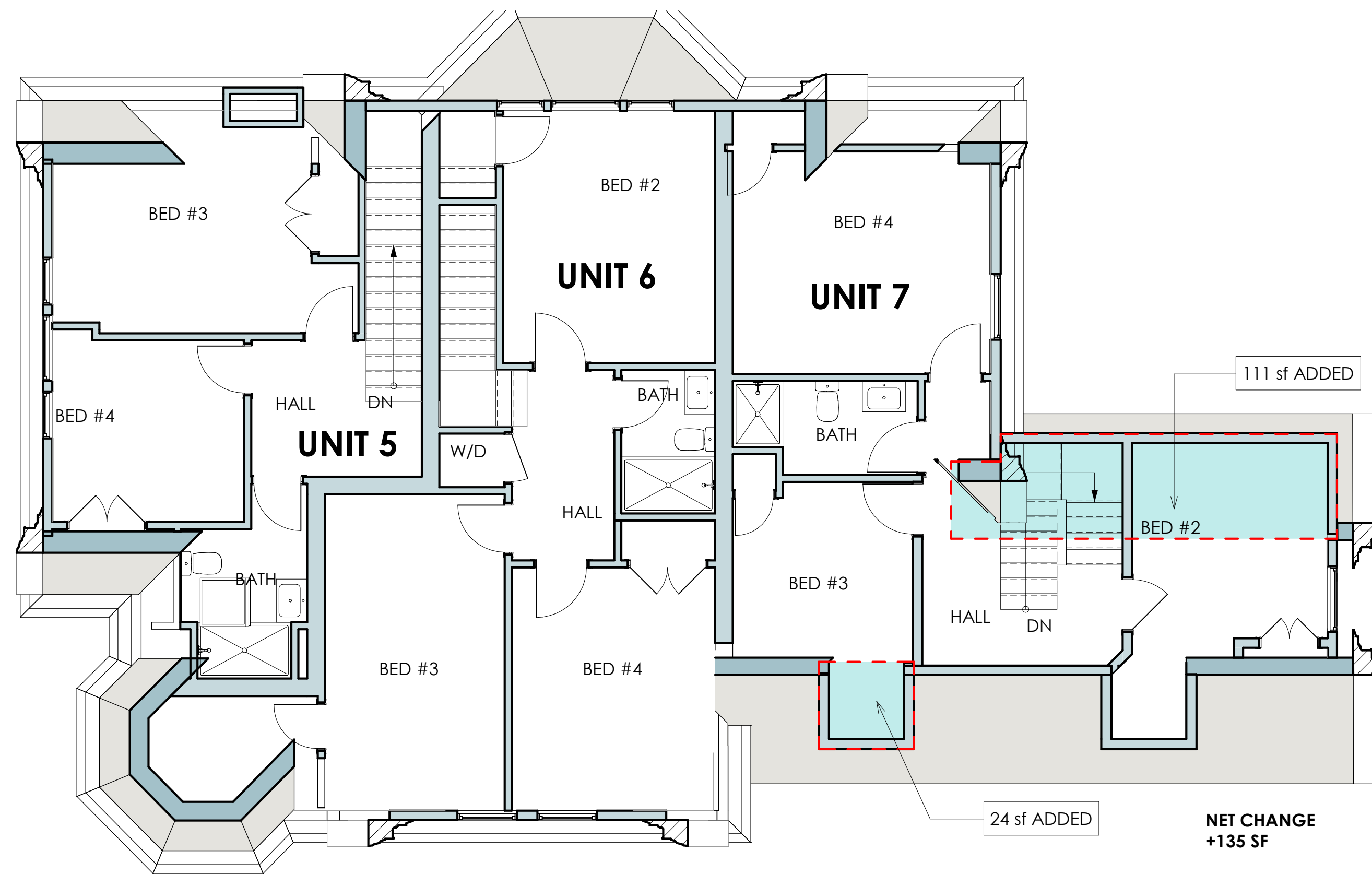


## PROPOSED SITE PLAN

1/8" = 1'-0"

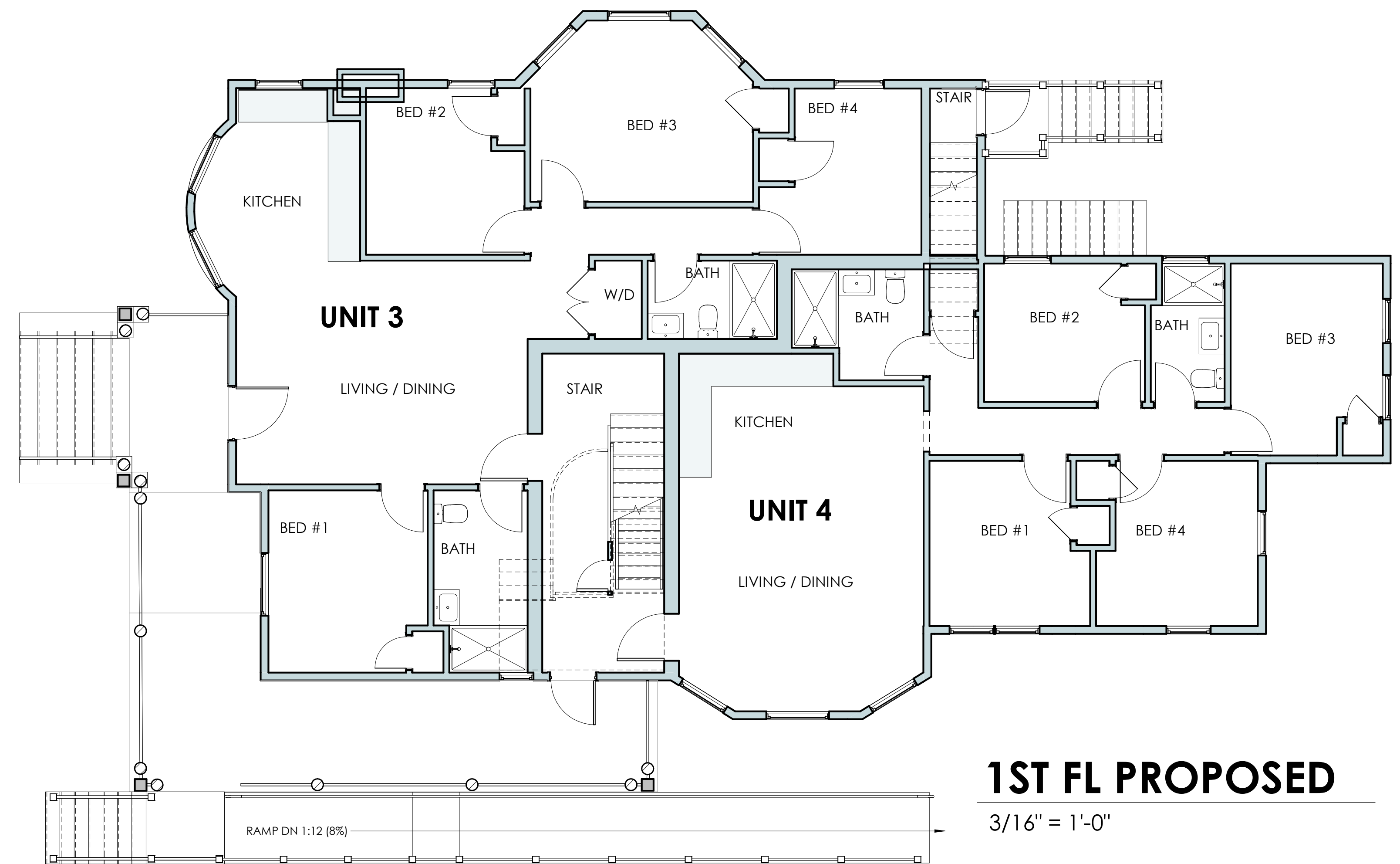






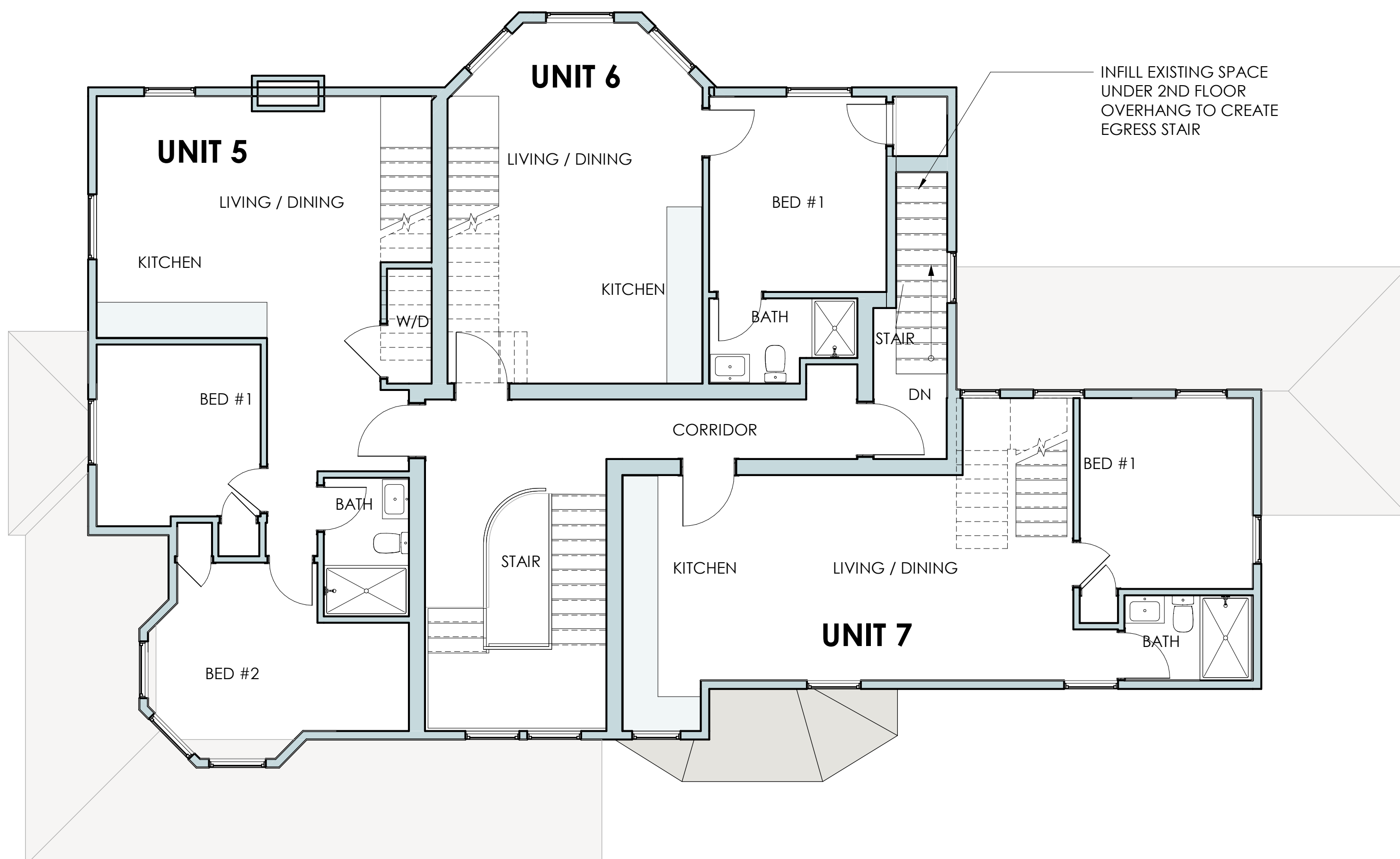
### 3RD FL PROPOSED

3/16" = 1'-0"



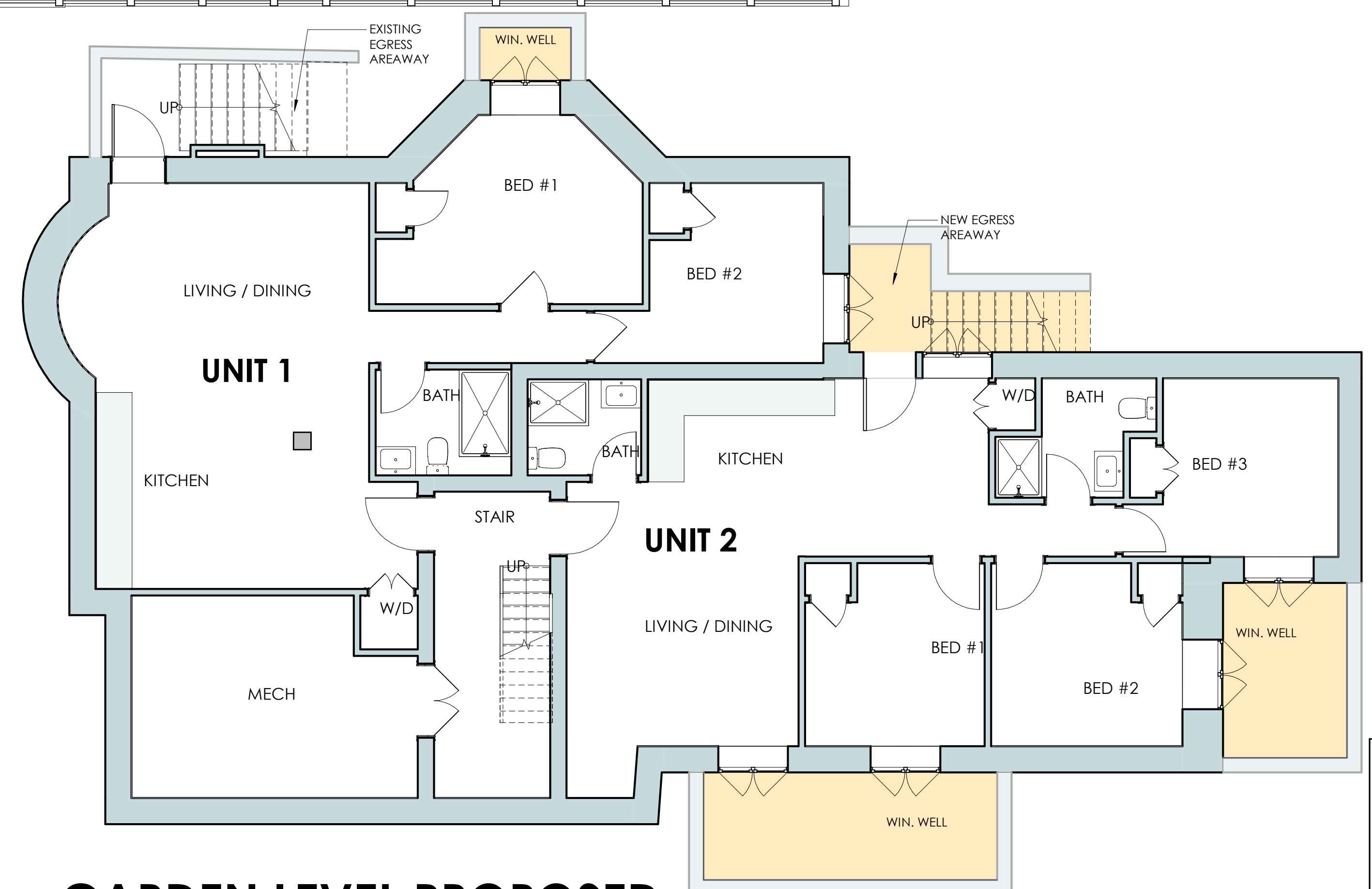
### 1ST FL PROPOSED

3/16" = 1'-0"



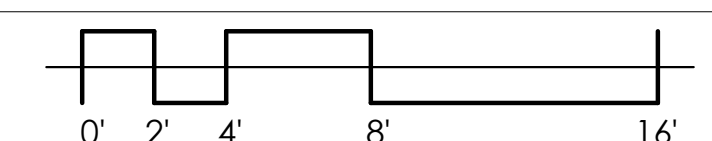
### 2ND FL PROPOSED

3/16" = 1'-0"



### GARDEN LEVEL PROPOSED

3/16" = 1'-0"



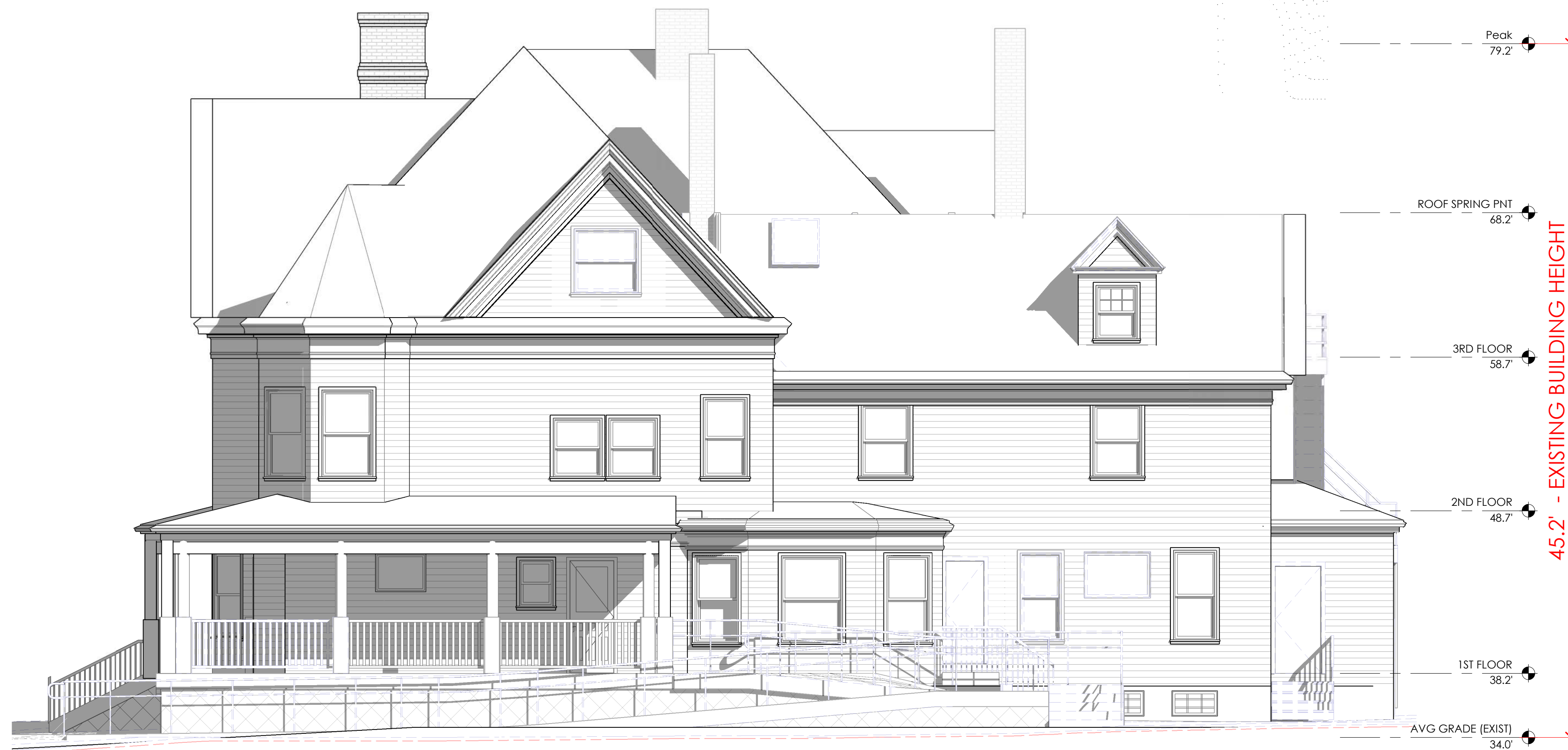
PROPOSED PLANS  
APPLICATION FOR SPECIAL PERMIT & ZONING VARIANCE - JULY 2021

5 SACRAMENTO ST, CAMBRIDGE MA



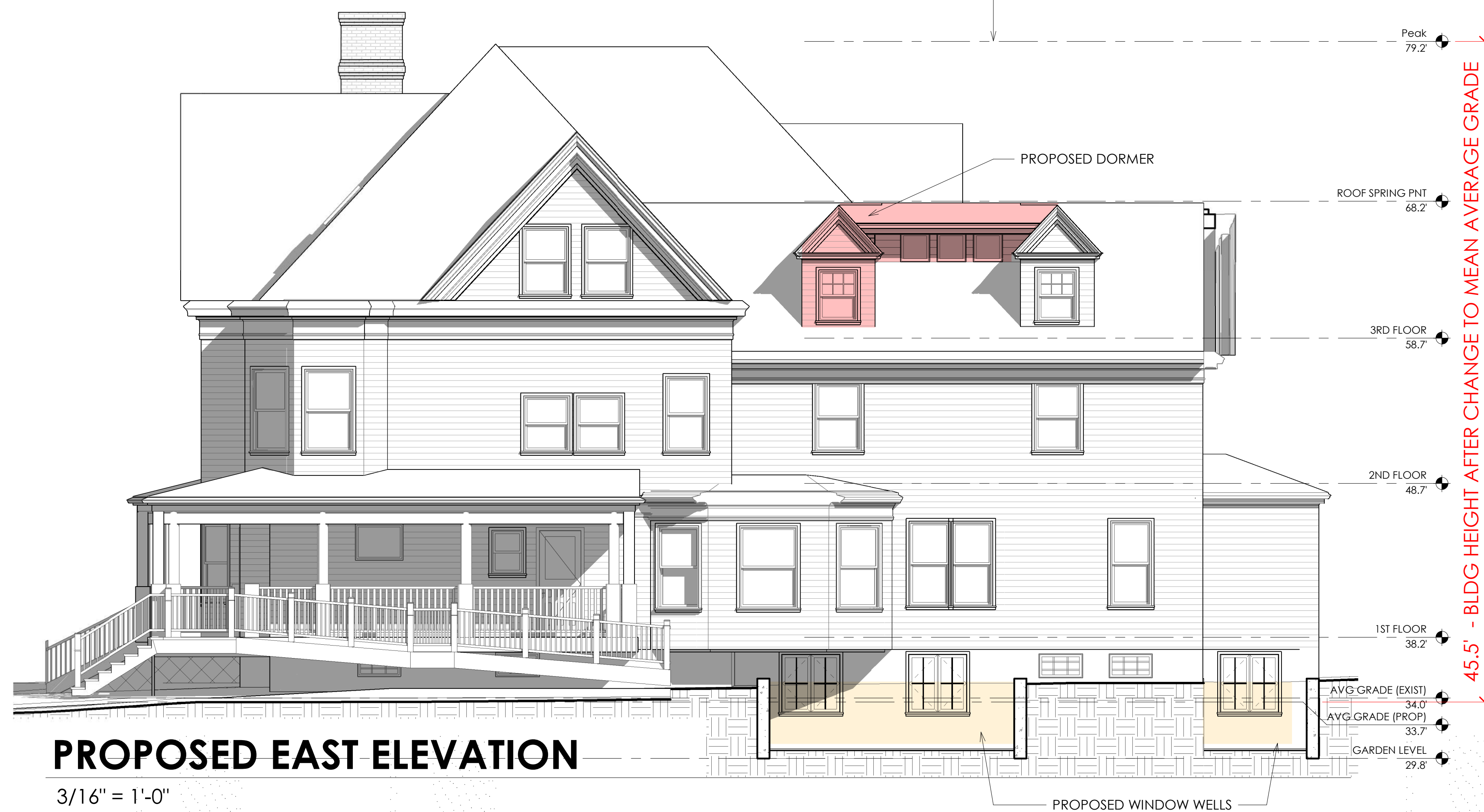
Date  
07.15.21  
Drawing no.  
A009





## EXISTING EAST ELEV

3/16" = 1'-0"

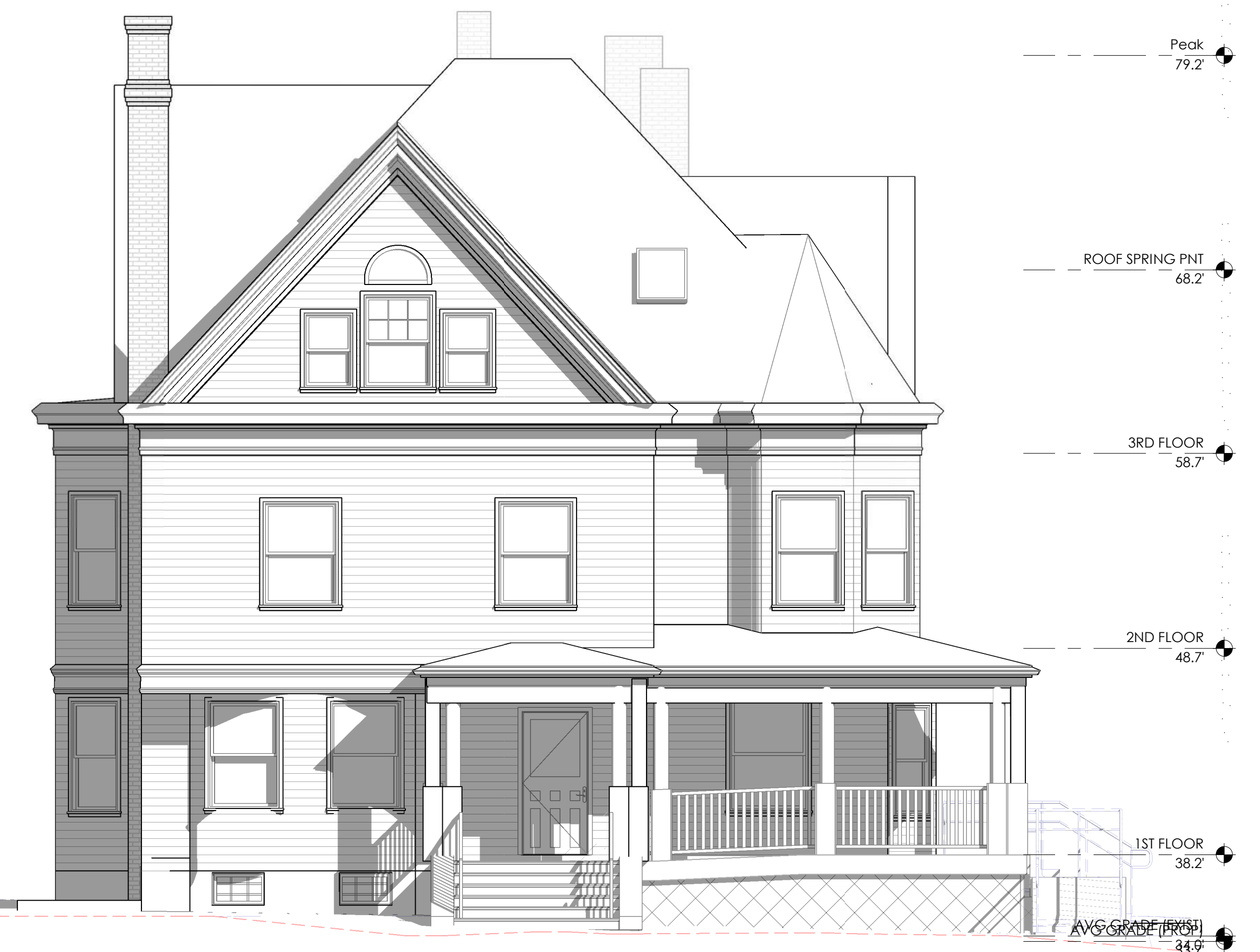


## PROPOSED EAST ELEVATION

3/16" = 1'-0"

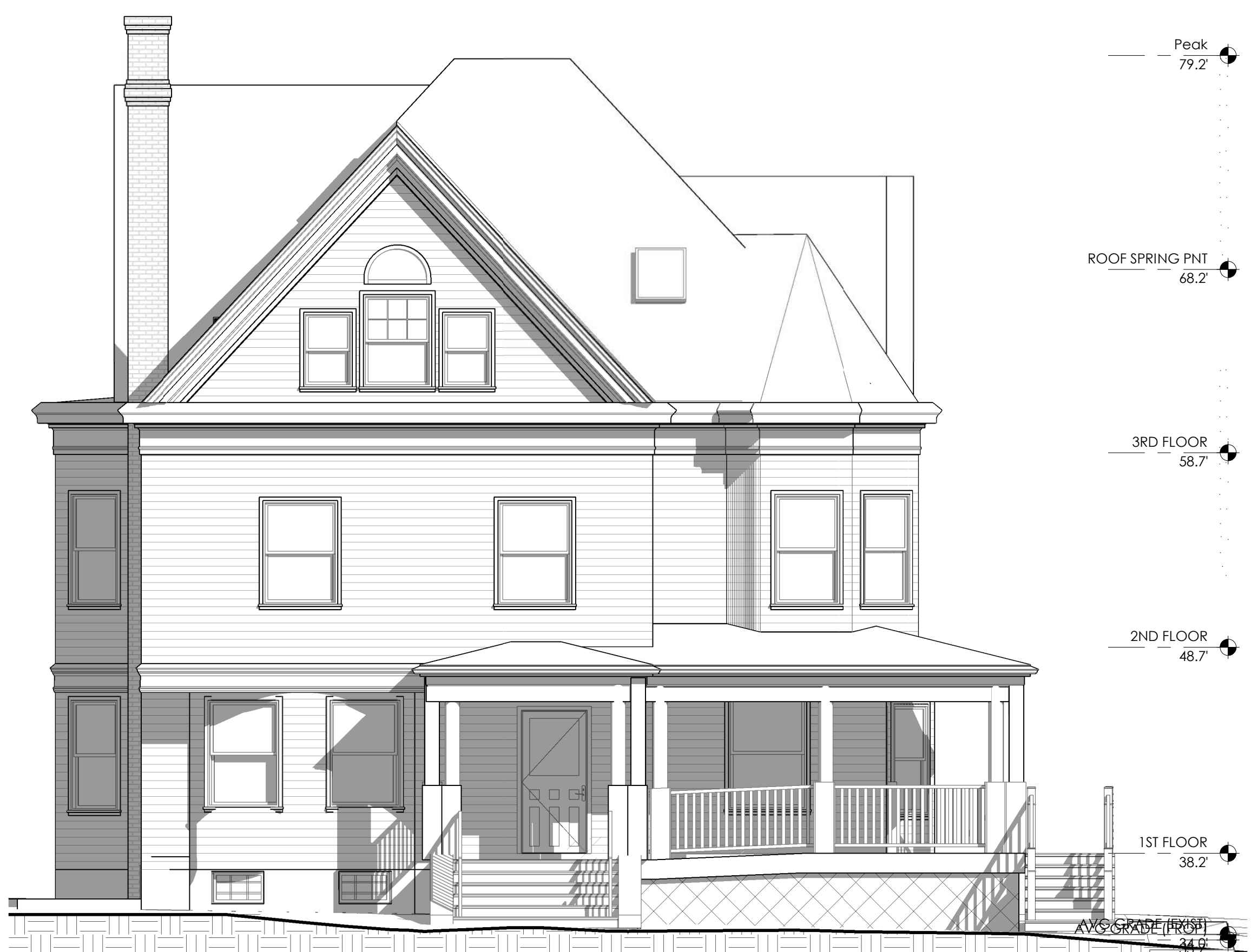
EXISTING & PROPOSED ELEVATIONS

APPLICATION FOR SPECIAL PERMIT & ZONING VARIANCE - JULY 2021



## EXISTING SOUTH ELEV

3/16" = 1'-0"



## PROPOSED SOUTH ELEVATION

3/16" = 1'-0"



**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitecture.com  
PHONE: (617) 627-3527

Date  
07.15.21

Drawing no.  
A010

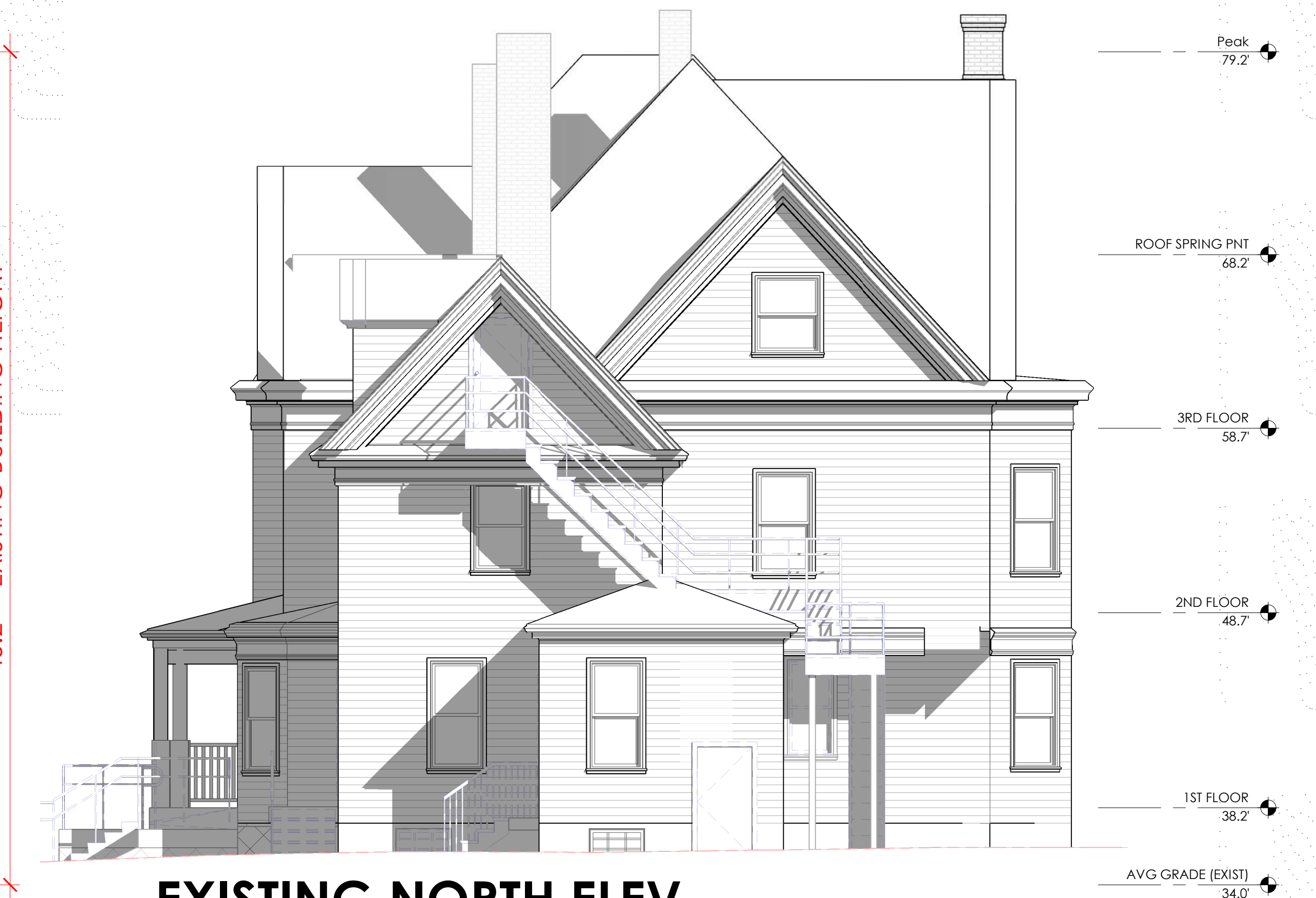
5 SACRAMENTO ST, CAMBRIDGE MA





**EXISTING WEST ELEV**

3/16" = 1'-0"



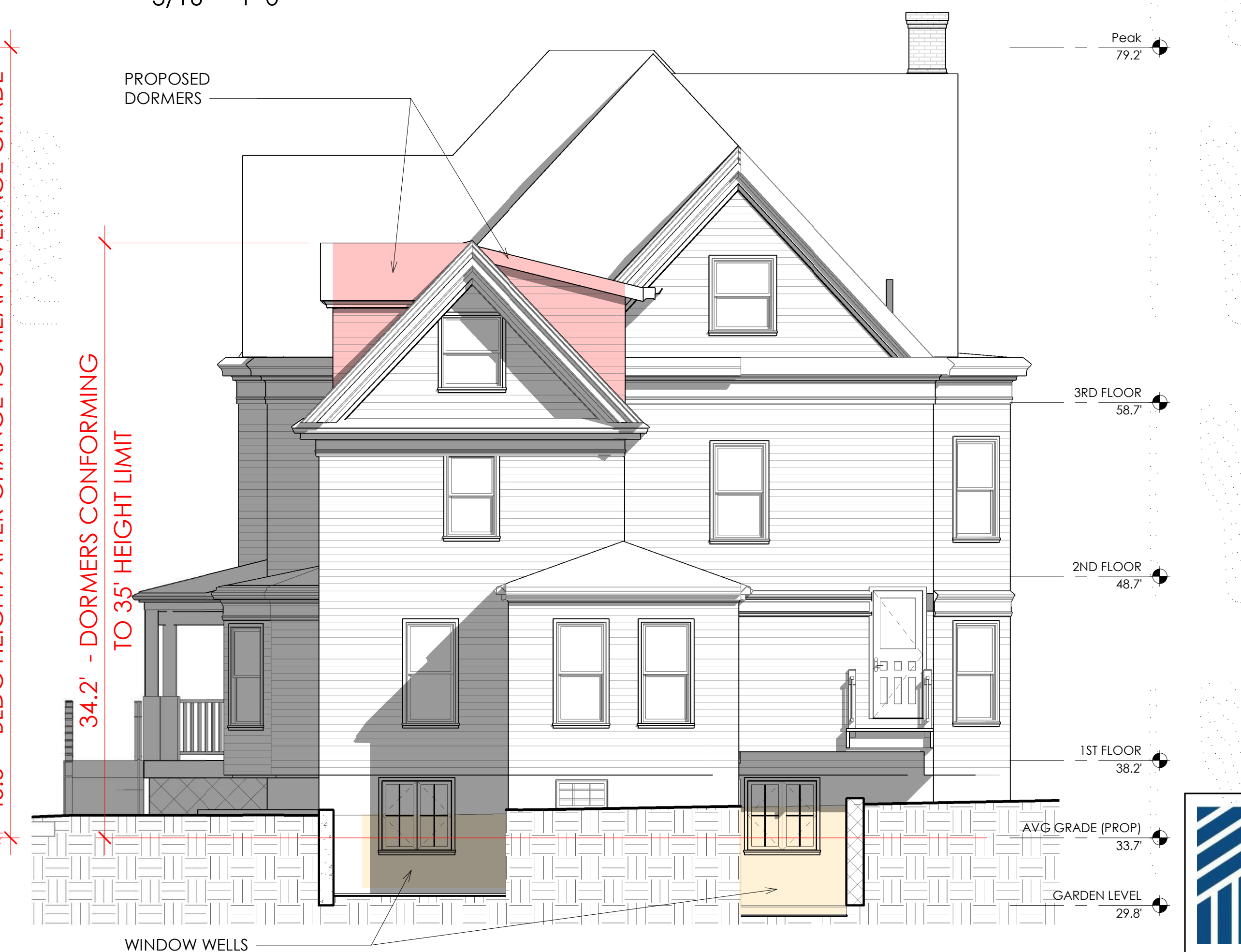
**EXISTING NORTH ELEV**

3/16" = 1'-0"



**PROPOSED WEST ELEVATION**

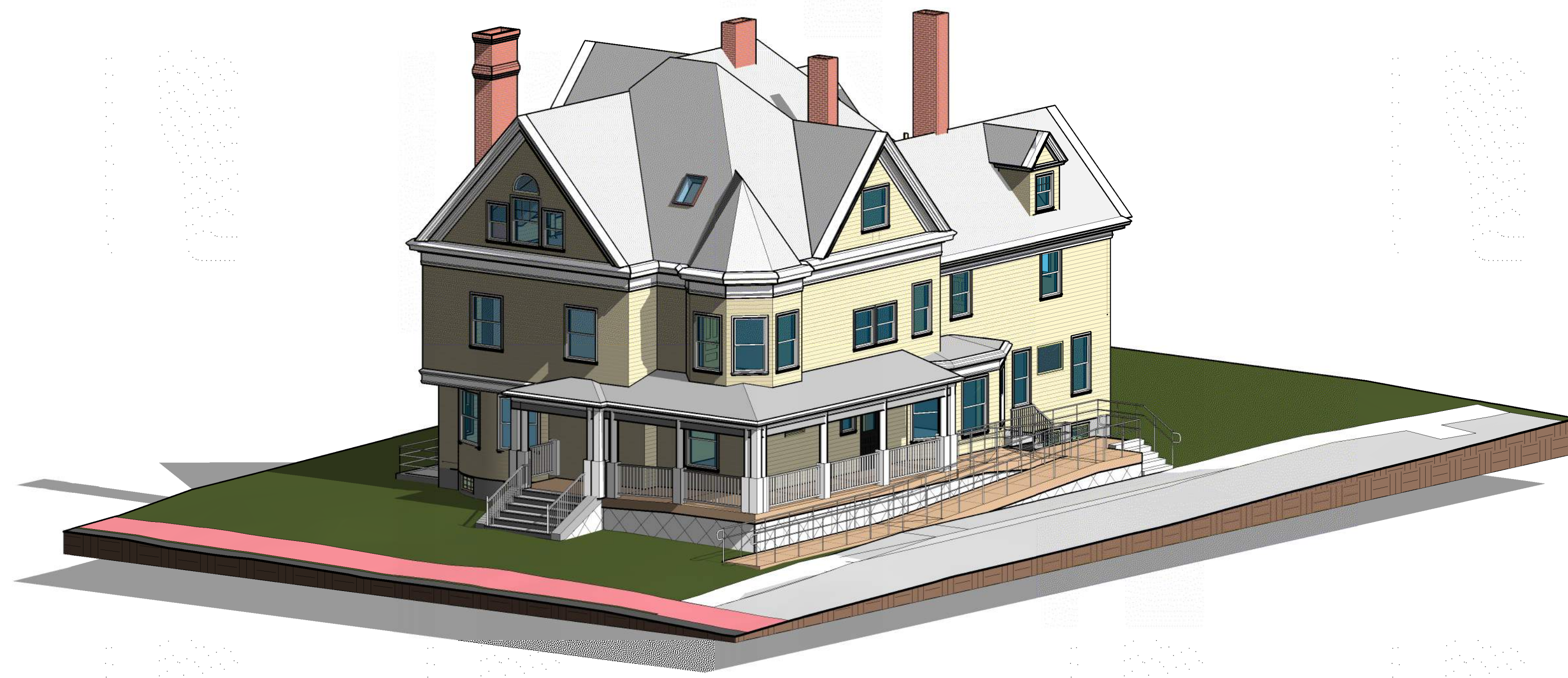
3/16" = 1'-0"



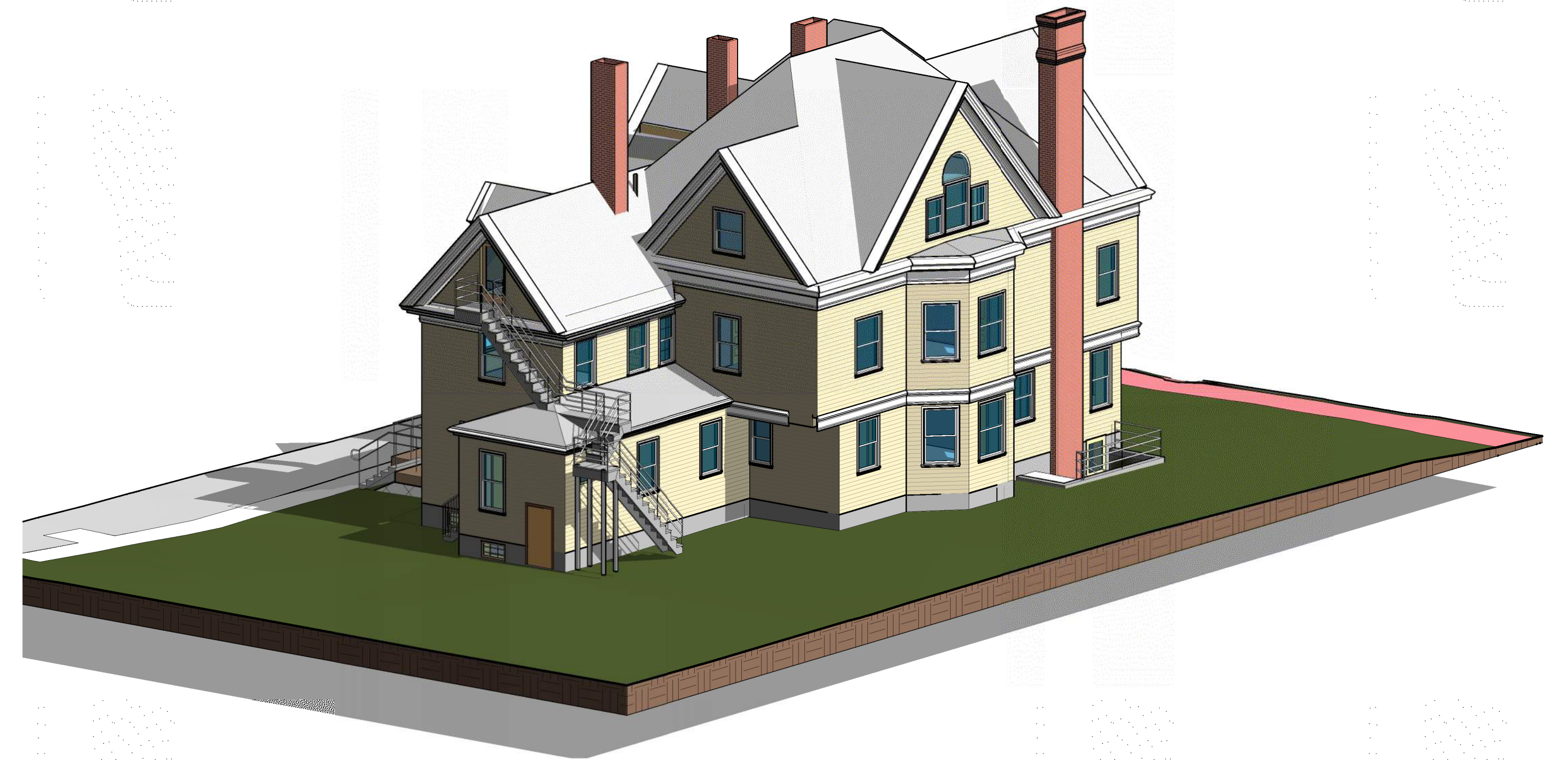
**PROPOSED NORTH ELEVATION**

3/16" = 1'-0"





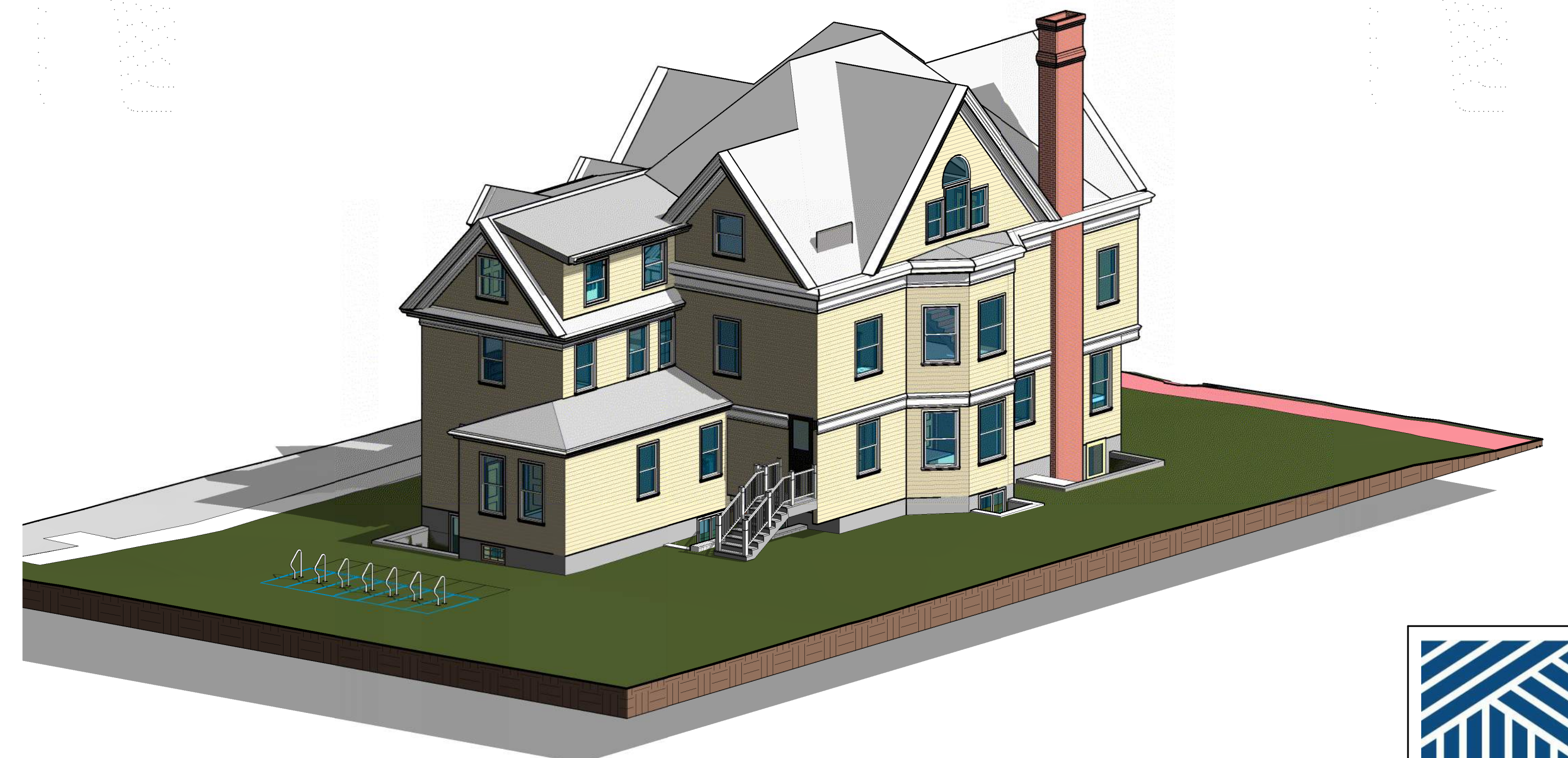
**EXISTING SE 3D VIEW**



**EXISTING NW 3D VIEW**



**PROPOSED SE 3D VIEW**



**PROPOSED NW 3D VIEW**



PARCEL BLOCK MAP

APPLICATION FOR SPECIAL PERMIT & ZONING VARIANCE - JULY 2021



City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

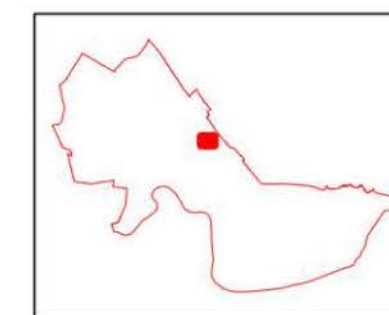
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number  
155 Block Number  
10 Cam Street Number  
(125.0) Deed Dimension  
100 Parcel size in Sq. Ft.  
44.0LC Land Court Dimension  
65.0 Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2020 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 12.5 25 50 Feet  
1 inch = 28 feet



Parcel Block Map

155



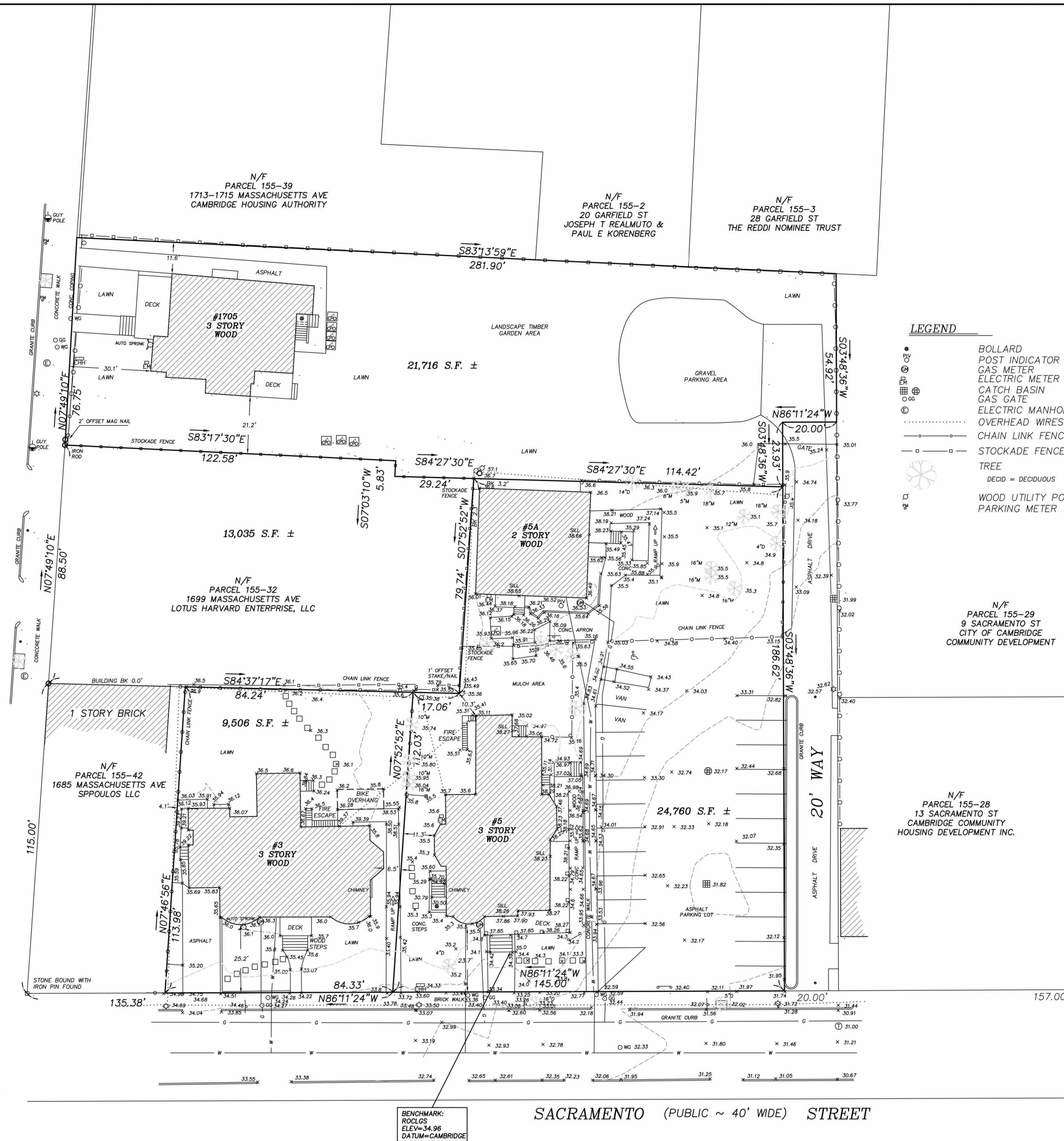
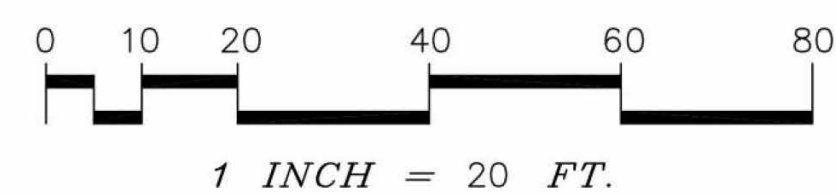
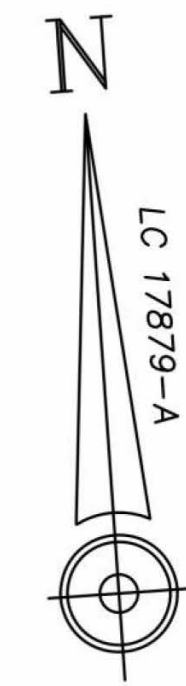
K B A  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitecture.com  
phone: (617) 827-3327

Date  
07.15.21

Drawing no.  
A013

5 SACRAMENTO ST, CAMBRIDGE MA





SCALE: 1"=20'	DATE: 6/21/21
DRAWN BY: SLS	MATH: SLS30/3
JOB NUMBER: 2086	CHECKED BY:
COUNTY: MIDDLESEX	

TITLE:

**PLOT PLAN  
3, 5 and 5A  
SACRAMENTO STREET  
1705 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS**

[illegible]



[illegible]

155-28  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT INC.  
C/O WINN COMPANIES  
810 MEMORIAL DR., SUITE 102  
CAMBRIDGE, MA 02139

155-38  
JUNG, SUSAN  
16 GARFIELD ST., #3  
CAMBRIDGE, MA 02138

155-5  
LEPORE, JILL M. & TIMOTHY R. LEEK  
36 GARFIELD ST  
CAMBRIDGE, MA 02138-3895

155-29-25  
CAMBRIDGE CITY OF COMM DEV  
57 INMAN ST  
CAMBRIDGE, MA 02139

156-71  
FRIEDEN, SUSAN D. & KARL A, FRIEDEN  
12 SACRAMENTO ST  
CAMBRIDGE, MA 02138

156-2  
CUNHA, JOHN H., JR. & CATHERINE RONDEAU  
8 SACRAMENTO ST.  
CAMBRIDGE, MA 02138

156-68  
ROSE REALTY LLC,  
1675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

155-3  
REDDI, REKHA P.,  
TRUSTEE THE REDDI NOMINEE TRUST  
14008 OUTLOOK STREET  
OVERLAND PARK, KS 66223

155-40  
ST. CLAIR, PETER & CAROL SEPKOSKI  
21-23 SACRAMENTO PL. UNIT #1  
CAMBRIDGE, MA 02138

155-8  
BEACH, NATHAN DICKERSON  
REBECCA RUTH BEACH, TRS  
41 ELMWOOD ST., #1  
SOMERVILLE, MA 02144

155-30-43-33  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM #1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

155-32  
LOTUS HARVARD ENTERPRISE, LLC.  
1712 MASS AVE  
CAMBRIDGE, MA 02138

155-22  
ENOS, LYDIA V.  
11 SACRAMENTO PL  
CAMBRIDGE, MA 02138

155-29-25  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

155-2  
REALMUTO, JOSEPH T. & PAUL E. KORENBERG  
20 GARFIELD ST  
CAMBRIDGE, MA 02138

155-42  
1685 MASS AVE LLC  
626 MAIN ST  
ACTON, MA 01720

156-70  
HOGSTADIUS, ANN-CHARLOTTE,  
TR. THE ANN-CHARLOTTE HOGSTADIUS TR  
10 SACRAMENTO ST  
CAMBRIDGE, MA 02138

155-38  
OSBORNE, REGINA A  
16 GARFIELD ST  
CAMBRIDGE, MA 02138-1802

155-41  
PENNISTON, JOHN T. &  
JOYCE K. PENNISTON TRUSTEES  
17-19 SACRAMENTO PL  
CAMBRIDGE, MA 02138-3895

155-7  
HILLIS, WILLIAM DANIEL & TAYLOR M. MILSAL,  
TRS THE 54 GARFIELD STREET NOMINEE TRUST  
405 ROBBIN RD  
RINDGE, NH 03461

PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O ALEXANDRA OFFIONG,  
HARVARD PLANNING OFFICE  
1350 MASS AVENUE – SUITE 573  
CAMBRIDGE, MA 02138

155-4  
MCNERNEY, ANDREW P. &  
ELIZABETH MCNERNEY  
32 GARFIELD ST  
CAMBRIDGE, MA 02138

155-24  
HILTON, TAMATHA S. & WILLIAM HILTON  
23 SACRAMENTO ST  
CAMBRIDGE, MA 02138

155-29-25  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

155-6  
WOODS, MARK & C. SUSAN WILLIAMS WOODS  
44 GARFIELD STREET  
CAMBRIDGE, MA 02138

156-63  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

156-72  
TYSON, ELIZABETH B.  
14 SACRAMENTO ST UNIT #3  
CAMBRIDGE, MA 02138

155-39  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

156-72  
ROIJEN, THEODORA VAN  
14 SACRAMENTO ST. UNIT#2  
CAMBRIDGE, MA 02138-1813

155-40  
SCHINDLINGER MICHAEL D & CHEN IRENE TRS  
CHEN SCHINDLINGER FAMILY TR  
1423 S BEVERLY GLEN BLVD - APT D  
LOS ANGELES, CA 90024

5 Sacramento St.

292

156-72

JAIKUMAR MRINALINI

14 SACRAMENTO ST - UNIT 1

CAMBRIDGE, MA 02138

155-38

RAO BEGINNINGS, LLC

16 GARFIELD ST., #2

CAMBRIDGE, MA 02138