



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 SEP 27 PM 1:13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 145977

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Massachusetts Institute of Technology C/O James J. Rafferty

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

LOCATION OF PROPERTY: 600 Main St., Cambridge, MA

TYPE OF OCCUPANCY: Technical Office and
Laboratory for Research and Development

ZONING DISTRICT: Industry B Zone

REASON FOR PETITION:

/Area beneath building overhangs/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to increase the allowed gross floor area of proposed scientific research building (approved in Planning Board Case No. 375) by authorizing publicly accessible landscaped areas beneath building overhangs within the Floor Area Ratio (FAR) of the site.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.34 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

James Rafferty, Attorney for Petitioner
(Print Name)

Address:

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

Date: September 24, 2021

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

The Ragon Institute

(Owner or Petitioner)

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

Location of Premises: 600-624 Main Street

the record title standing in the name of Massachusetts Institute of Technology

whose address is 77 Massachusetts Ave, 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 75529 Page 565 or _____ Registry

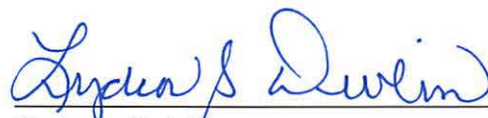
District of Land Court Certificate No. _____ Book _____ Page _____


(Authorized Agent)

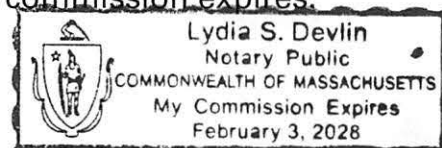
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On this 23 day of September, 2021, before me, the undersigned notary public, personally appeared Glen Shor proved to me through satisfactory evidence of identification, which were MA drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

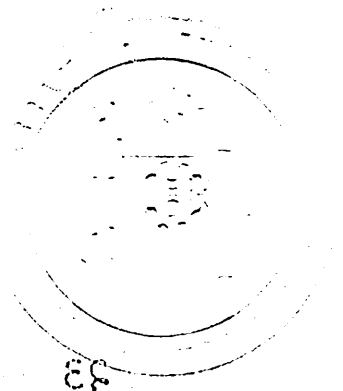



Notary Public

My commission expires:

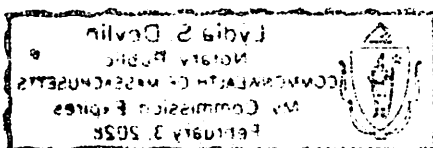
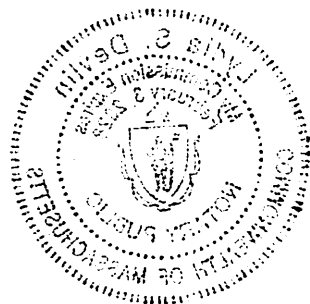


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MA Commissioner of the
General Land Office

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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 provisions of this Ordinance would preclude the Petitioner from providing covered areas beneath building overhangs that will create a unique publicly accessible open space amenity that will benefit surrounding residents and workers.

- 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 related to the lot's irregular triangle shape with all sides fronting on a public way. The building design, as crafted by the project's architects, with extensive input from the Community Development Department Design Staff, was developed with the specific intention of activating the portions of the site that front onto the public sidewalks.

- 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:

There will be no detriment to the public good by the granting of the requested variance. To the contrary, the granting of the variance will allow for the creation of publicly accessible plazas, courtyards, and landscaped areas. None of the additional square footage contained in this variance application will be located within the interior of the building, nor result in any increase in the size of the building.

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

The requested relief is consistent with the Citywide Urban Design Objectives set forth in Article 19.30 and recognized by the Planning Board in its Special Permit decision as "sensitively designed to better meet the existing neighborhood context". Similarly, the Planning Board decision notes that "the proposed Project incorporates a significant open space along the Main Street frontage which will be 100% publicly accessible and contain passive recreational areas, natural features, and opportunities for pop-up programming, small scale events and display of public artwork". Moreover, the building overhangs extend more than 20 feet high above the publicly accessible open space and are only included in the gross floor area of the building based upon the interpretation of the Gross Floor Area definition in Section 2.000 that includes 'roofed porches and balconies whether enclosed or unclosed".

***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:** Massachusetts Institute of Technology**Present Use/Occupancy:** Technical Office and Laboratory for Research and Development**Location:** 907 Massachusetts Avenue**Zone:** Industry B Zone**Phone:** 617.492.4100**Requested Use/Occupancy:** No change

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	185,810 sf	200,780 sf	185,842 sf	(max.)
<u>LOT AREA:</u>	67,579 sf	no change	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	2.75	2.97	2.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	varies	no change	none	
DEPTH	varies	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0'7"	no change	0	
REAR	N/A	N/A	N/A	
LEFT SIDE	(Portland) 10'10"	no change	0	
RIGHT SIDE	(Albany) 2'9"	no change	0	
<u>SIZE OF BUILDING:</u>				
HEIGHT	120'	no change	120'	
WIDTH	varies	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	48%	no change	0	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	120	no change	120	
<u>NO. OF LOADING AREAS:</u>	4	no change	2	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	no change	N/A	

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

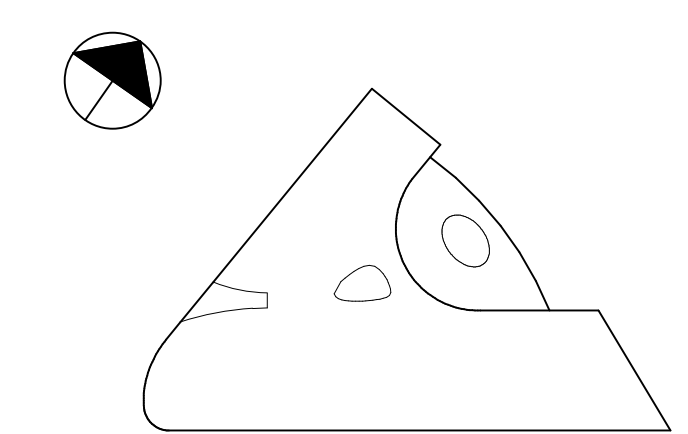
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

BZA Application Form

A2.P2

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#	DATE	DESCRIPTION
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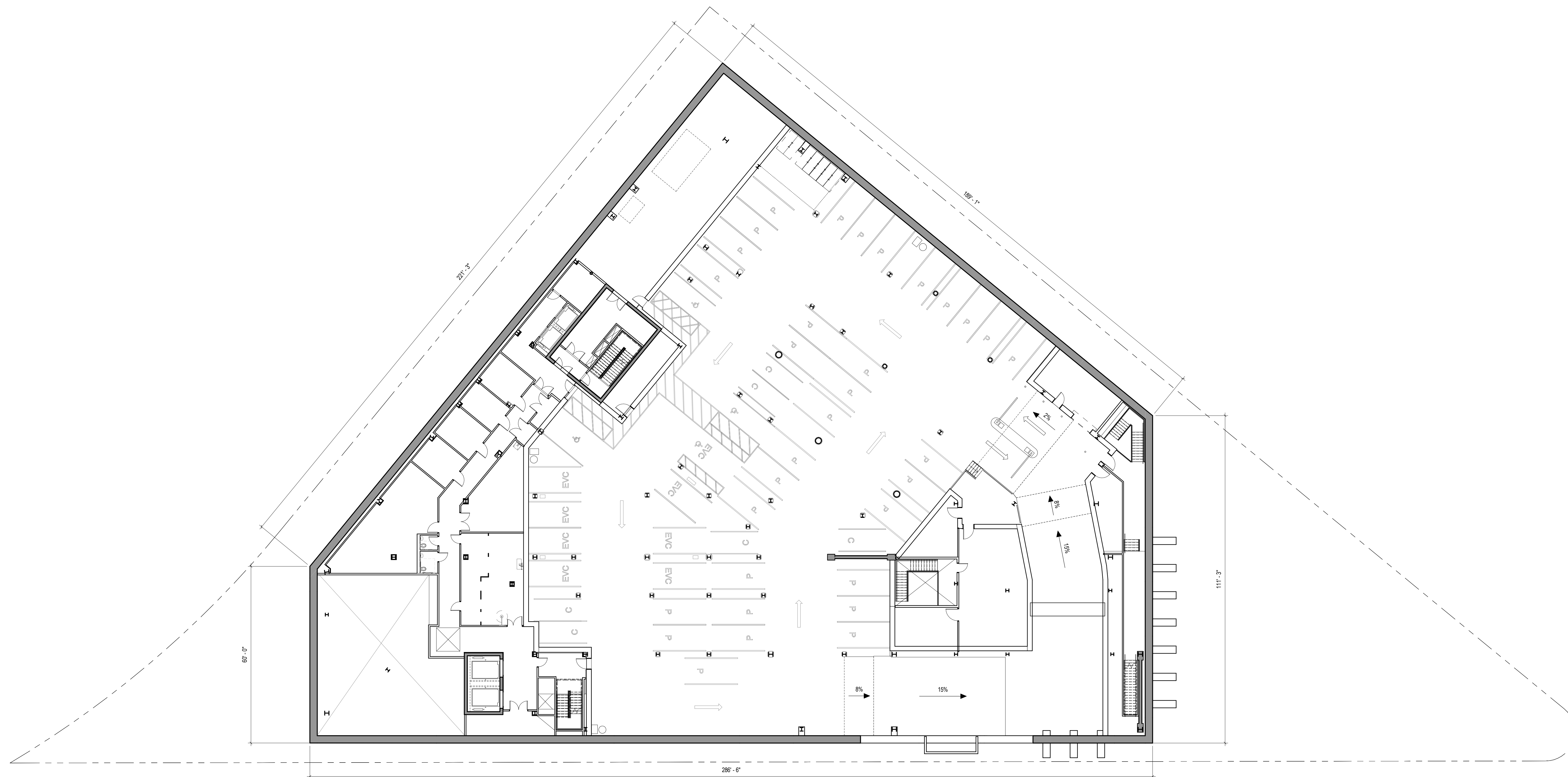


**CONSTRUCTION
DOCUMENTS**

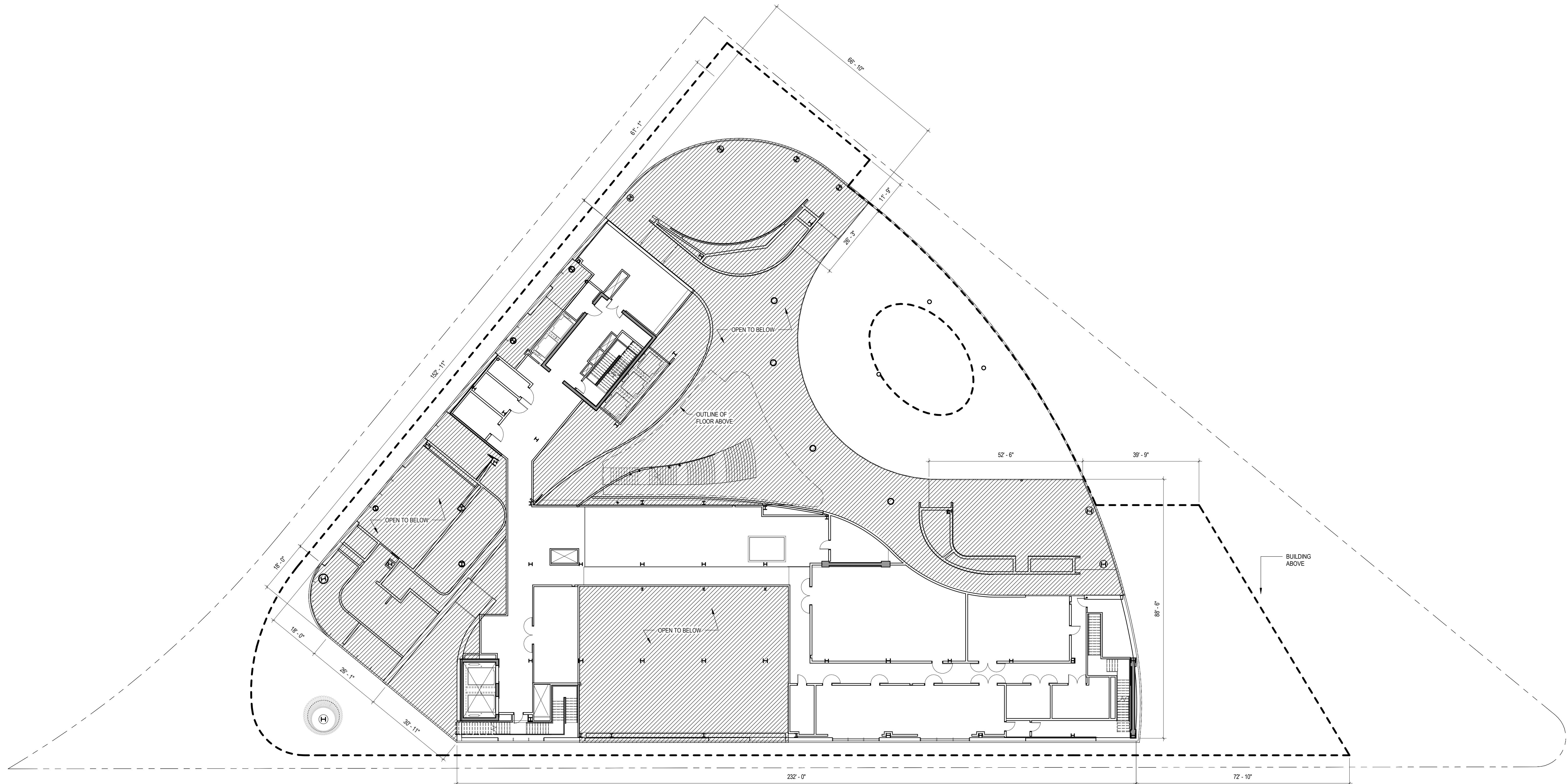
FLOOR PLAN - LEVEL P1

Drawing Scale 1/16" = 1'-0"	
Project Number 18200.00	
Date Issued 10/01/2021	

A2.P1



A2.01

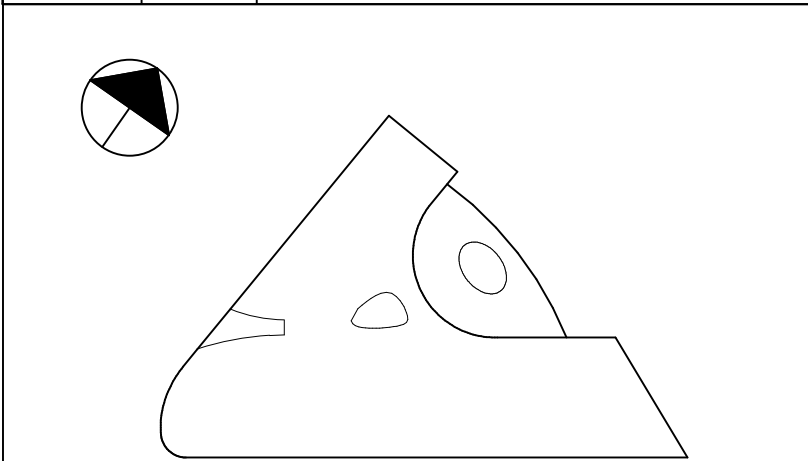


A2.02

MEP/FPI/IT/Structural	Lab Planning
<p>Arup USA Inc. 60 State Street Boston, MA 02109 (617) 864-2987 www.arup.com</p>	<p>Jacobs 303 S.Broadway, SteG20 Tarrytown, NY 10591 (914) 333-1110 www.jacobs.com</p>
Civil Engineering	Geotechnical Engineer
<p>Bristol Engineering 675 Mass Ave, 5th Flr. Cambridge, MA 02139 (617) 682-7303 www.bristolea.com</p>	<p>Haley & Aldrich 465 Medford St, S2200 Boston, MA 02129-1400 (617) 886- 7400 www.haleyaldrich.com</p>
Life Safety	Building Envelope
<p>Code Red Consultants 154 Tumpike Rd, Ste 200 Southborough, MA 01772 (617) 500-7633 www.crcfire.com</p>	<p>Studio NYL 64 Pleasant Street Watertown, MA 02472 (303) 558-3145 www.studionyl.com</p>
Childcare Architect	Vertical Conveyance
<p>Studio MLA 320 Washington St, Fl 2 Brookline, MA 02445 (617) 608-1551 www.studiomla.com</p>	<p>VDA 100 Summer St, S1600 Boston, MA 02110 (617) 574-5099 www.vdassoc.com</p>
Acoustics/ Vibration	AudioVisual
<p>Acentech 33 Moulton Street Cambridge, MA 02138 (617) 499-8000 www.acentech.com</p>	<p>AVH Technology Partners 423 Brookline Ave, S242 Boston, MA 02215 (888) 283-7828 www.avhtp.com</p>
Parking	
<p>Walker Consultants 20 Park Plaza, S1202 Boston, MA 02116 (617) 350-5040 walkerconsultants.com</p>	

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#	DATE	DESCRIPTION
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**CONSTRUCTION
DOCUMENTS**

FLOOR PLAN - LEVEL 3

Drawing Scale 1/16" = 1'-0"	
Project Number 18200.00	
Date Issued 10/01/2021	

A2.04

Architect / Landscape Architect

Payette Associates Inc.
290 Congress Street, Fifth Floor
Boston, MA 02210-1005
(617) 895-1000
www.payette.com

MEP/FP/IT/Structural

Arup USA Inc.
60 State Street
Boston, MA 02109
(617) 864-2987
www.arup.com

Lab Planning

Jacobs
303 S. Broadway, SteG20
Tarrytown, NY 10591
(914) 333-1110
www.jacobs.com

Civil Engineering

Bristol Engineering
675 Mass Ave, 5th Flr.
Cambridge, MA 02139
(617) 682-7303
www.bristolea.com

Geotechnical Engineer

Haley & Aldrich
465 Medford St, S2200
Boston, MA 02129-1400
(617) 886- 7400
www.haleyaldrich.com

Life Safety

Code Red Consultants
154 Turnpike Rd, Ste 200
Southborough, MA 01772
(617) 500-7633
www.crcfire.com

Building Envelope

Studio NYL
64 Pleasant Street
Watertown, MA 02472
(303) 558-3145
www.studionyl.com

Childcare Architect

Studio MLA
320 Washington St, Fl 2
Brookline, MA 02445
(617) 608-1551
www.studiomla.com

Vertical Conveyance

VDA
100 Summer St, S1600
Boston, MA 02110
(617) 574-5099
www.vdassoc.com

Acoustics/ Vibration

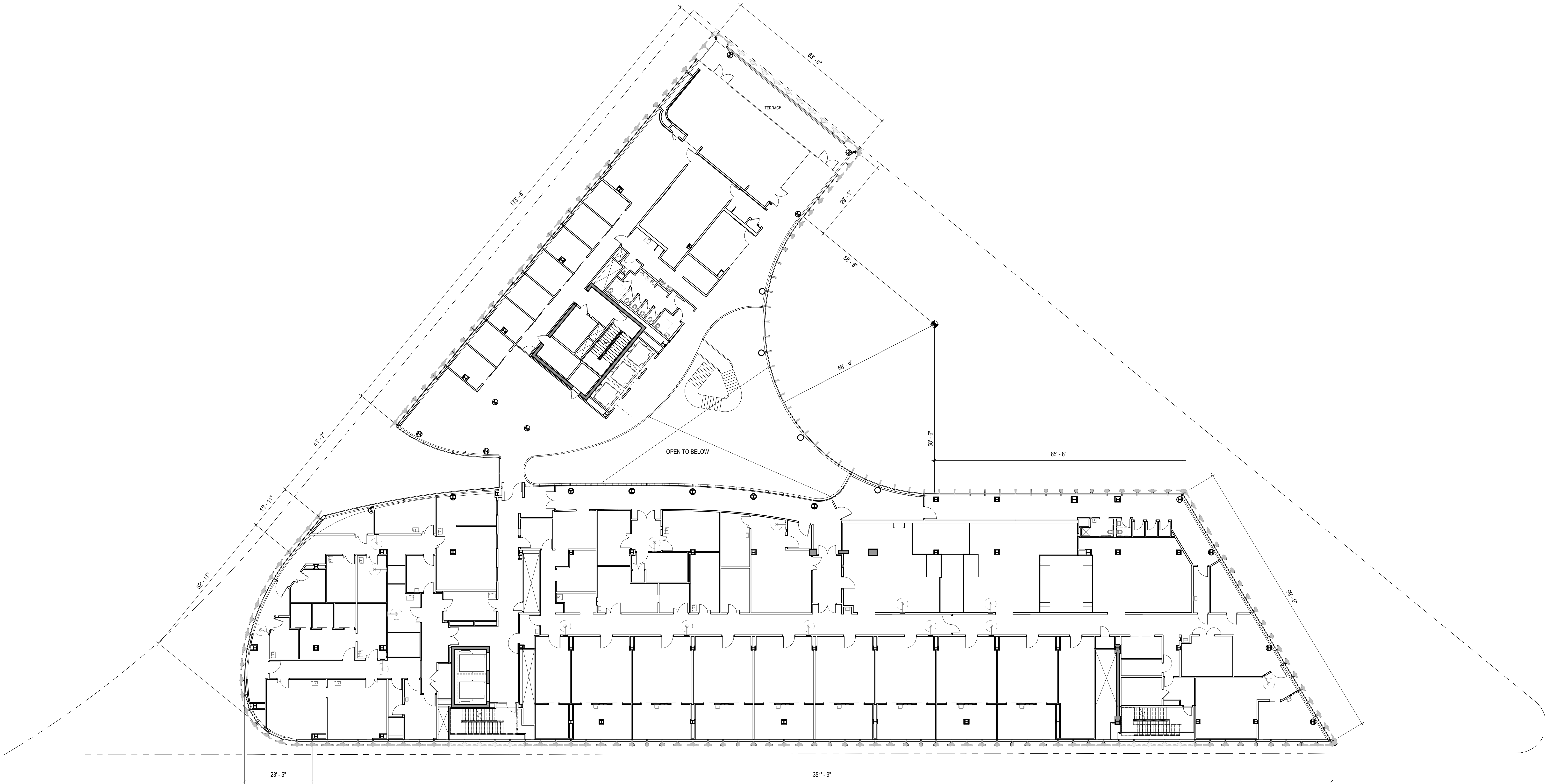
Acentech
33 Moulton Street
Cambridge, MA 02138
(617) 499-8000
www.acentech.com

AudioVisual

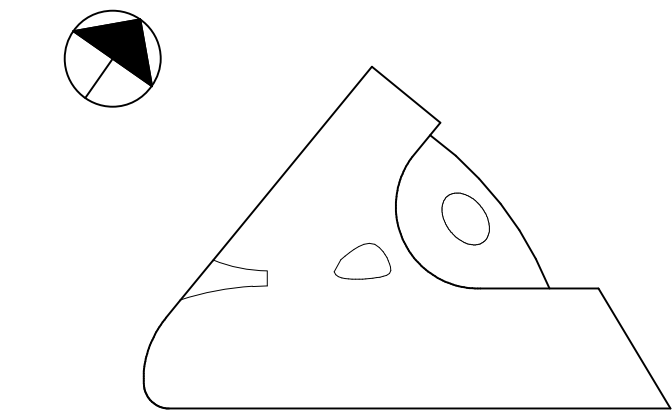
AVH Technology Partners
423 Brookline Ave, S242
Boston, MA 02215
(888) 283-7828
www.avhnp.com

Parking

Walker Consultants
20 Park Plaza, S1202
Boston, MA 02116
(617) 350-5040
walkerconsultants.com



#	DATE	DESCRIPTION
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CONSTRUCTION DOCUMENTS

FLOOR PLAN - LEVEL 5

Drawing Scale	
Project Number	
Date Issued	

Architect / Landscape Architect

Payette Associates Inc.
290 Congress Street, Fifth Floor
Boston, MA 02210-1005
(617) 895-1000
www.payette.com

MEP/FP/IT/Structural

Arup USA Inc.
60 State Street
Boston, MA 02109
(617) 864-2987
www.arup.com

Lab Planning

Jacobs
303 S. Broadway, SteG20
Tarrytown, NY 10591
(914) 333-1110
www.jacobs.com

Civil Engineering

Bristol Engineering
675 Mass Ave, 5th Flr.
Cambridge, MA 02139
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www.bristolea.com

Geotechnical Engineer

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www.acentech.com

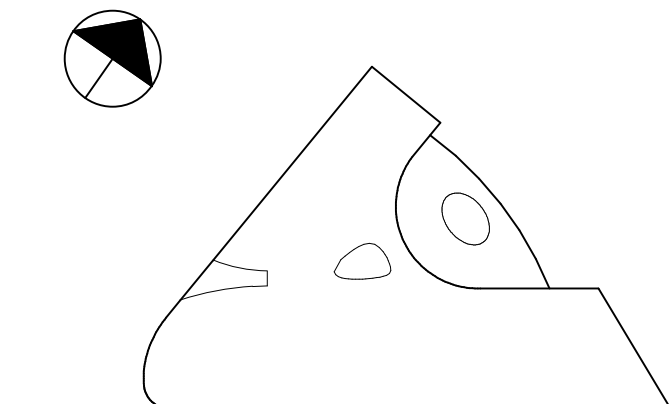
AudioVisual

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(617) 350-5040
walkerconsultants.com

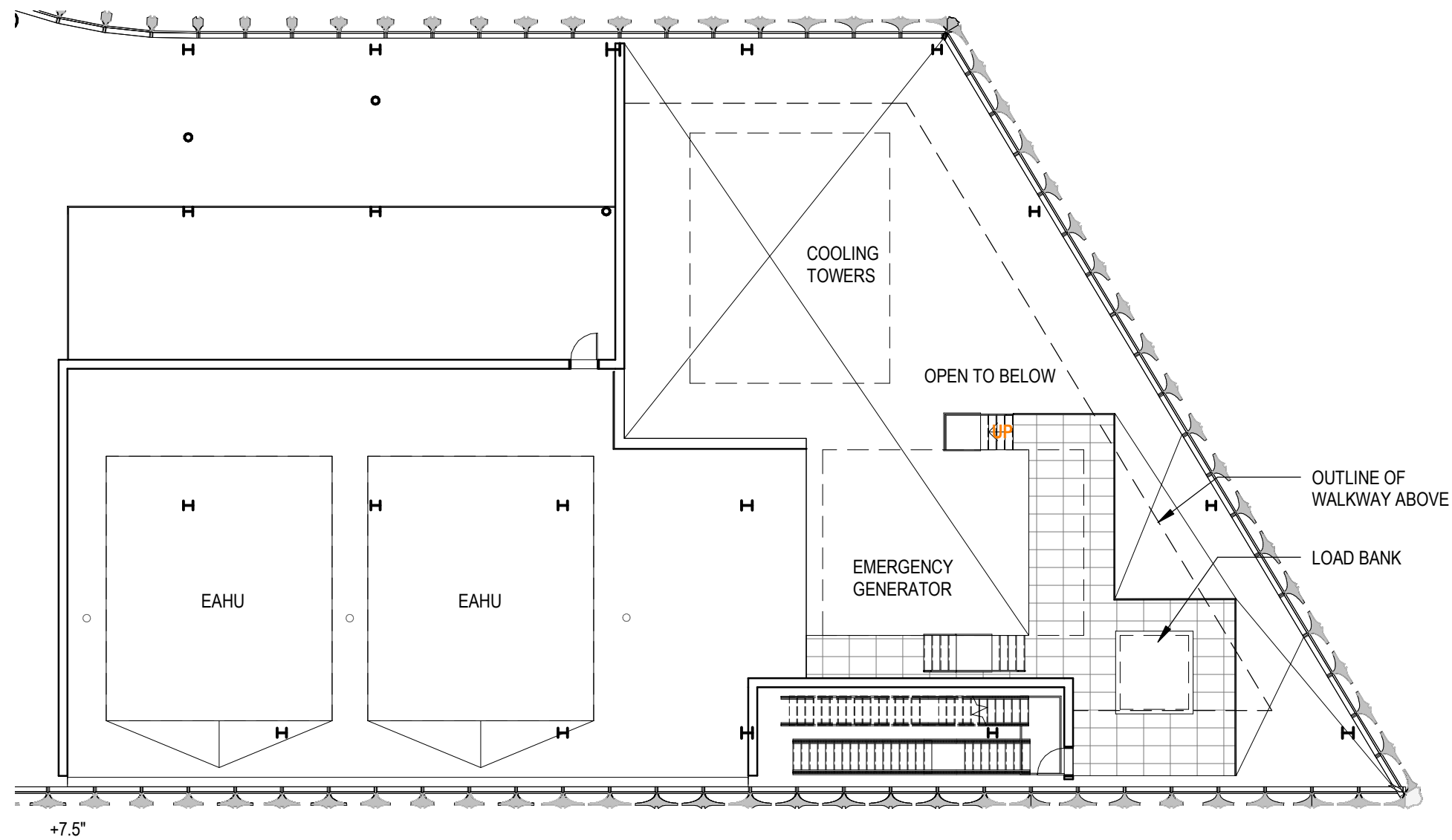
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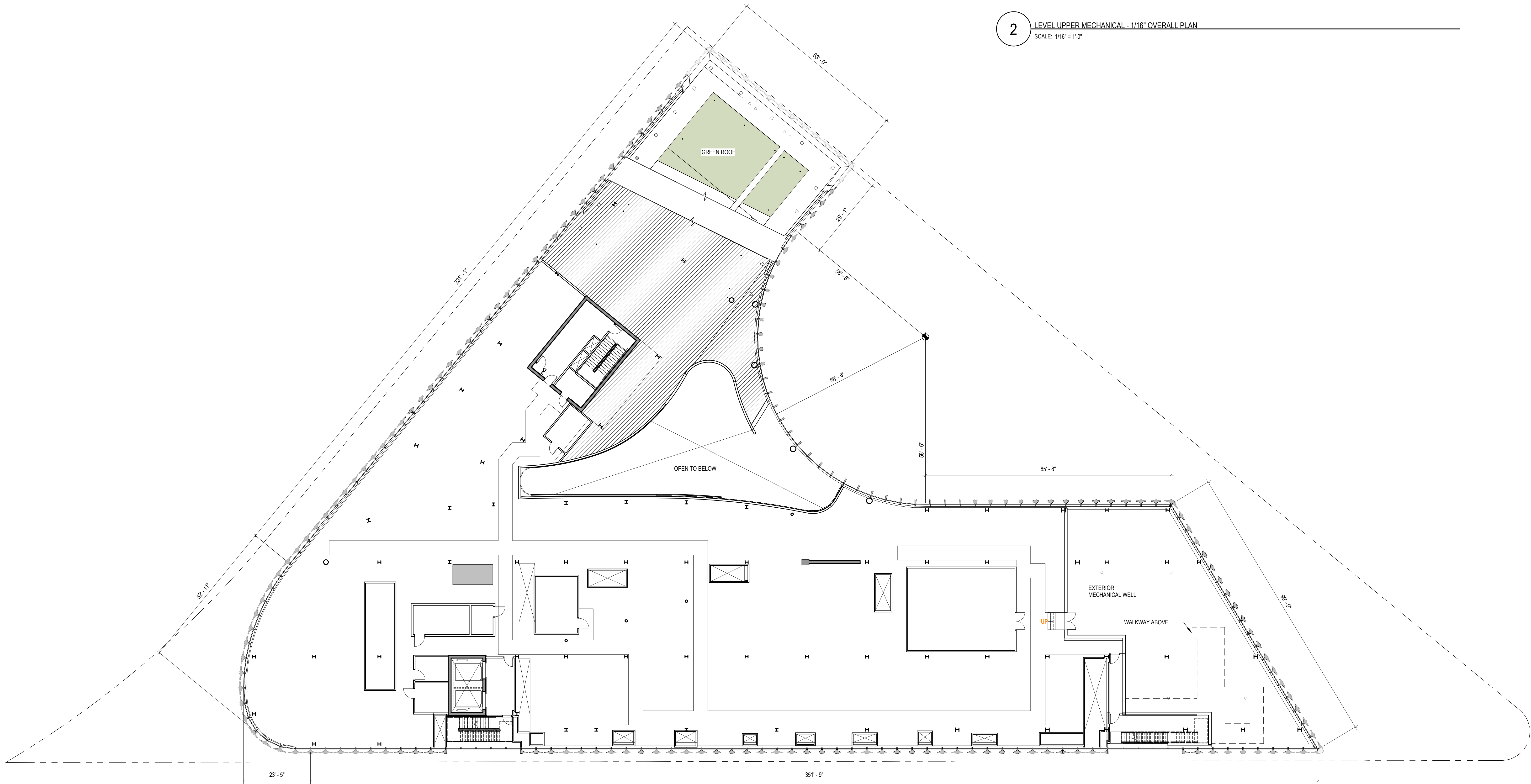
CONSTRUCTION DOCUMENTS

FLOOR PLAN - MECHANICAL LEVEL

Drawing Scale	1/16" = 1'-0"
Project Number	18200.00
Date Issued	10/01/2021



2 LEVEL UPPER MECHANICAL - 1/16" OVERALL PLAN
SCALE: 1/16" = 1'-0"



1 LEVEL MECHANICAL - 1/16" OVERALL PLAN
SCALE: 1/16" = 1'-0"

AERIAL VIEW LOOKING SOUTHWEST



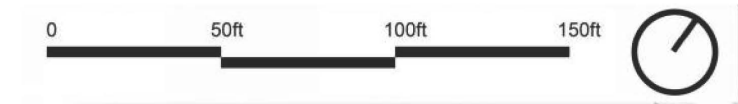
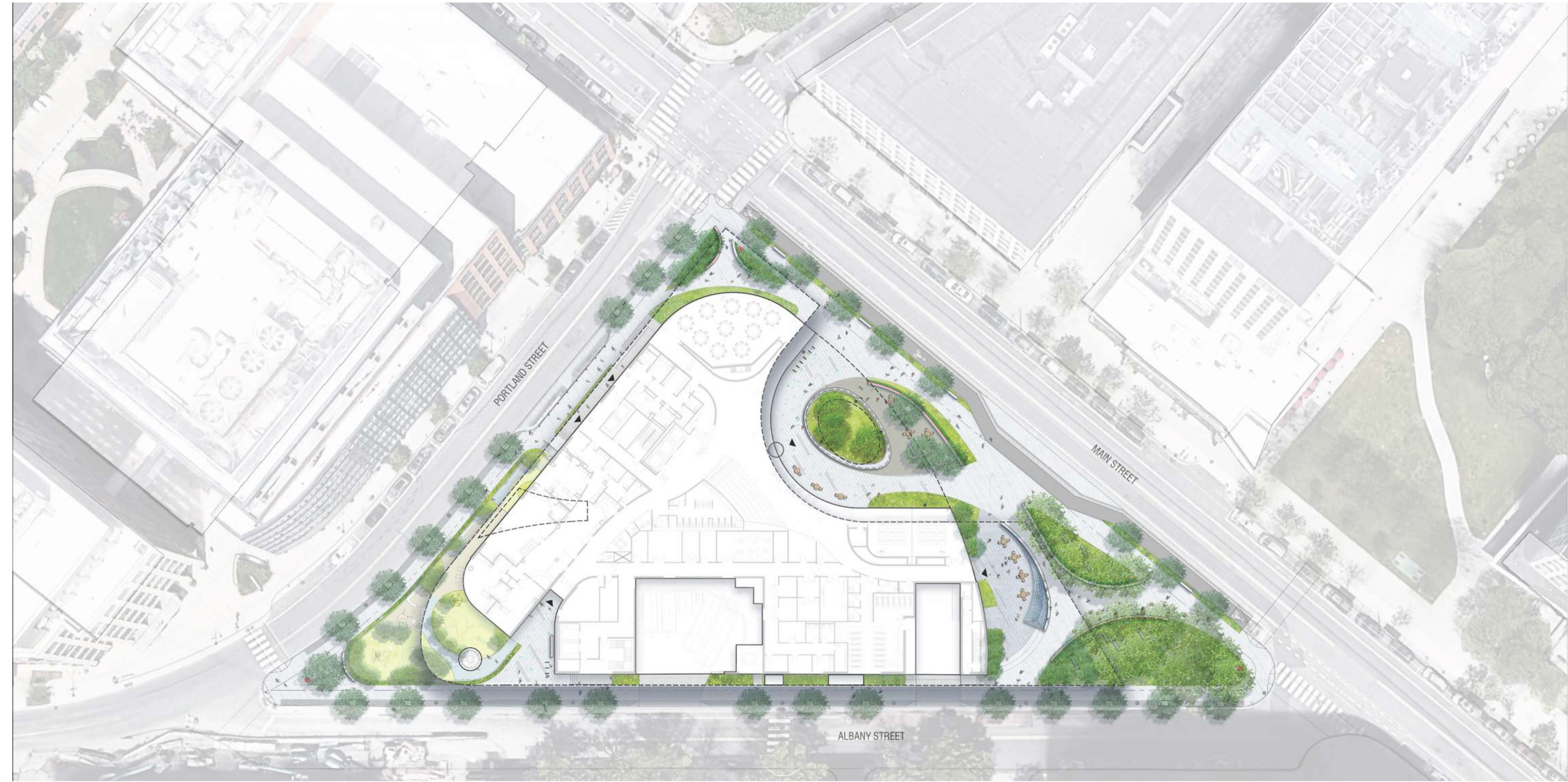
VIEW FROM MAIN ST
LOOKING EAST



VIEW FROM ALBANY STREET
LOOKING NORTH



OVERALL SITE PLAN



RENDERING OF LINEAR PARK



BIKE LANE (BITUMINOUS PAVING)

CAST IN PLACE CONCRETE
SEATING AREA WITH PRECAST
CONCRETE BENCH

CAST IN PLACE CONCRETE
SIDEWALK

HISTORIC / COMMUNITY MARKER

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

PERMEABLE PAVER



RENDERING OF OCULUS PLAZA

- BIKE LANE (BITUMINOUS PAVING)
- CAST IN PLACE CONCRETE SIDEWALK
- PRECAST CONCRETE BENCH WITH INTEGRATED LED LIGHTING
- PUBLIC PERFORMANCE SPACE
- PRECAST CONCRETE PLANTER WITH INTEGRATED LED LIGHTING
- PRECAST CONCRETE PAVER



RENDERING OF RAGON PLAZA

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

COMMUNITY VENDOR AREA

WATER FEATURE

CAST IN PLACE CONCRETE PAVING

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING



[illegible]

600 Main St.

53-61-63-64
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENTS MANAGEMENT CO
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

71-56
MIT 650 MAIN STREET, LLC
C/O BULFINCH PROPERTY MGMT LLC
116 HUNTINGTON AVE., SUITE 600
BOSTON, MA 02116

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

43A-28-16-21
MIT REAL ESTATE, LLC,
C/O ARE-TECH SQ, LLC/ MIT REAL ESTAT
P.O. BOX 847
CARLSBAD, CA 92018

72A-1
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

71-57
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
77 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139