



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 15 PM 12:21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 132592

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: RPI Cambridge Street, LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 621 Cambridge St., Cambridge, MA

TYPE OF

OCCUPANCY: Retail/Manufacturing/Residential (single-fam)

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /Alteration to and new windows in rear setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Renovation and redevelopment of a pre-existing, non-conforming retail, manufacturing and residential property, converting to Office, Research & Development and/or Laboratory use, requiring a special permit. Renovations will result in modifications to, and addition of, new windows on the rear wall within the rear yard setback, requiring a special permit.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.B (Change of Use).
Article: 8.000 Section: 8.22.2.A (Alteration of Non-conforming structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq. on behalf of Petitioner, RPI
Cambridge Street, LLC

Address:

Trilogy Law LLC, 12 Marshall St., Boston, MA 02108

Tel. No.

617-543-7009

E-Mail Address:

sarah@trilogylaw.com

Date: 7/14/21

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

*I, Brett H. Levy, manager of RPI Capital Management LLC, the manager of **RPI CAMBRIDGE STREET LLC**, a Massachusetts limited liability company, and a per authorized to act with respect to the real property owned by **RPI CAMBRIDGE STREET LLC***

(OWNER)

Address: **619-629 Cambridge Street, Cambridge, Massachusetts**

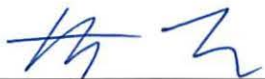
state that **RPI CAMBRIDGE STREET LLC** owns the property located at **619-629 Cambridge Street, Cambridge, Massachusetts** which is the subject of this zoning application.

The record title of this property is in the name of **RPI CAMBRIDGE STREET LLC**

pursuant to a deed dated **April 30, 2021** and duly recorded on **May 5, 2021** in the Middlesex South County Registry of Deeds at Book **77699**, Page **236**.

[Signature appears on the following page.]

RPI CAMBRIDGE STREET LLC,
By: RPI Capital Management LLC, Its Manager

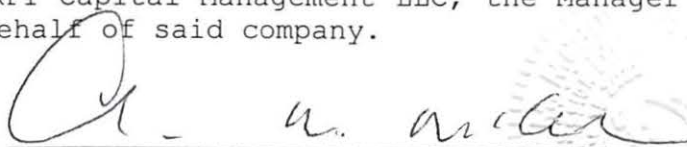


By: Brett H. Levy
Its: a Manager
Duly Authorized

Commonwealth of Massachusetts

COUNTY: Norfolk County, ss.

On this 7th day of July, 2021, before me, the undersigned notary public, personally appeared the above named **Brett H. Levy, a Manager of RPI Capital Management LLC, the Manager of RPI Cambridge Street LLC**, proved to me through satisfactory evidence of identification which was a driver's license or personally known (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of RPI Capital Management LLC, the Manager of RPI Cambridge Street LLC on behalf of said company.



Notary Public:

Commission Expires: June 15, 2023



CAROLINE M. MCGOVERN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 15, 2023



CAROLINE M. WILSON
1011 1/2 PINE
COMMUNIST PARTY
NY 10014-10014
JUN 19 1968



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 621 Cambridge 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:

This proposal is for the redevelopment of this pre-existing, non-conforming property, located in a Business A District along Cambridge Street which entails a substantial renovation of a mixed-use, property that has been occupied over the past forty-plus years for a combination of commercial uses (including a retail furniture store and the Mayflower Poultry Market) and a residential apartment in an old two-story former carriage house. The structures are in need of substantial renovation and rehabilitation. The middle single-story structure is significantly compromised with portions requiring reconstruction. This middle building and the two-story former carriage house are listed on the National Register of Historic Properties and subject to Cambridge Historic Commission jurisdiction. These plans have been simultaneously submitted for a certificate of appropriateness with the Cambridge Historical Commission. All renovations will occur within the existing structures and/or entail construction that complies in all respects with the dimensional and other zoning requirements of the Cambridge Zoning Ordinance and meets the requirements for the following special permits:

The Petitioner seeks a special permit under Section 8.22.2.b. Section 8.22.2.b provides as follows:

"In an Office, Business or Industrial District the Board of Zoning Appeal may grant a special permit for the issuance of a certificate of occupancy for the occupancy of an existing building designed and built for nonresidential use by any use permitted as of right in a Business or Industrial District in Article 4.000 of this Ordinance, provided such new use will be carried out entirely within the existing building and provided the off street parking and loading requirements in Article 6.000 for the district in which such building is located will not be further violated."

The Petitioner seeks a special permit to allow for the issuance of a certificate of occupancy for occupancy of the renovated structures to allow for the following office, research and development, and/or lab uses, as defined in Section 4.34.b, 4.34.c, 4.34.d and 4.34.f (including Technical office for research and development, laboratory & research facility subject to the restrictions in Section 4.21m).

The new uses are permitted as of right in the Business A District. The new use will be carried out entirely within the existing buildings. The property is pre-existing, non-conforming with respect to vehicle parking, in that it has no on-site parking. Required parking analyses reflect that the vehicle parking required for the newly proposed use (16 vehicles required for proposed uses) is substantially less than the parking that is required for the existing uses (22 vehicles required for existing uses). Therefore, since the parking non-conformity is diminished by the change of use, no vehicle parking is required for the renovations.

Bicycle parking is being provided, both long-term and short-term, as required per the Ordinance. Loading is provided as required per the Ordinance.

The Petitioner seeks a special permit under Section 8.22.2.a that provides for "alterations or

enlargement of a nonconforming structures, not otherwise permitted in Section 8.22.1," provided that such alterations "are not further in violation of dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure or use is located and provided such nonconforming structure or use not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming."

These plans entail renovations that result in a reduction of the gross floor area, by 574 square feet. The renovations involve certain modifications to the window openings at the rear of the building that lies within the rear yard setback, and require a special permit.

- 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 proposed redevelopment and renovations will not substantially impact the established neighborhood character, nor cause congestion hazard or negative impacts in terms of traffic generated or patterns of access or egress. The change of use from retail and the wholesale poultry market is likely to result in an improvement to the current conditions in terms of daily traffic and loading activity along Cambridge Street.

The proposed office uses will be consistent with the character of the commercial, business district, and will not cause congestion, hazard, or substantial change to the neighborhood.

The new and modified window openings at the rear of the building are minimal and will not impact neighborhood character.

- 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 continued operation of or development of adjacent uses would not be adversely affected by this renovation and redevelopment. In fact, the development of this property for office, research and development and/or lab use will result in improved business and economic activity for this area.

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

No nuisance or hazard will be created as a result of the proposed special permit relief, for the reasons described above. The proposed renovations and redevelopment will improve conditions at the Property and for those properties surrounding it, improve business and economic activity for this area, and allow for the restoration of a historic asset.

- 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 requested special permit relief can be granted without impairing the integrity of the District or adjoining district because the redevelopment and renovation will allow for necessary improvements to an aging mixed-use property, and repurposing of a historic asset.

***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:** RPI Cambridge Street, LLC**Location:** 12 Marshall Street**Phone:** 617-543-7009**Present Use/Occupancy:** Retail/Manufacturing/Residential (single-fam)**Zone:** Business A Zone**Requested Use/Occupancy:** Office, Research & Development and/or Lab

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	17,508	16,934	15,000	(max.)
<u>LOT AREA:</u>	15,000	15,000	None	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>	1.17	1.13	1.0/1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	15,000	None	600	
<u>SIZE OF LOT:</u>				
WIDTH	150	150	None	
DEPTH	100	100	None	
<u>SETBACKS IN FEET:</u>				
FRONT	0.1	0.1	0.0	
REAR	0.0	0.0	H+L/(5+2), no case less than 20	
LEFT SIDE	3.6	3.6	0.0	
RIGHT SIDE	2.0	2.0	0.0	
<u>SIZE OF BUILDING:</u>				
HEIGHT	37.4	37.4	35	
WIDTH	144.4	144.4	None	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	None	
<u>NO. OF DWELLING UNITS:</u>	1	0	25 (max, per min. lot area/d.u.)	
<u>NO. OF PARKING SPACES:</u>	0	0	0 (pre-existing non-conforming)	
<u>NO. OF LOADING AREAS:</u>	1	1	1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/a	N/a	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.

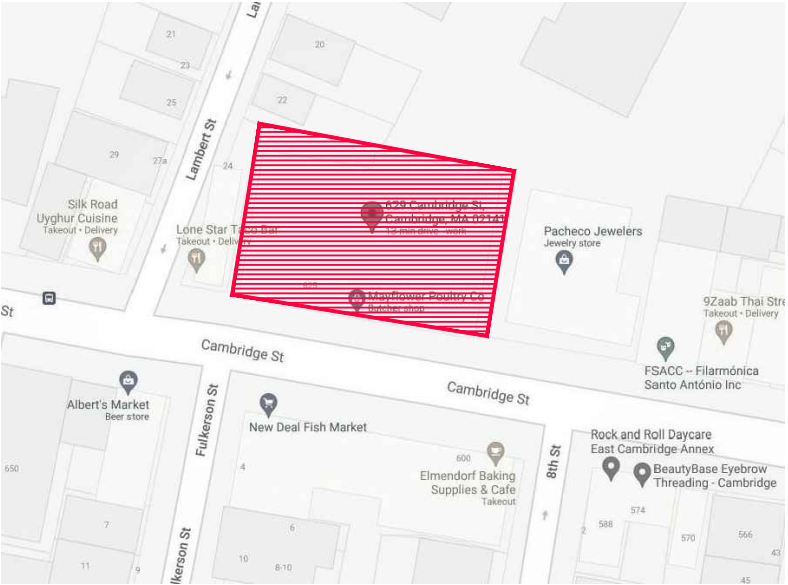
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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



CAMBRIDGE ST ELEVATION

APPLICATION FOR THE
REDEVELOPMENT OF
621-629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

LIST OF DRAWINGS		ZBA SET 13 JULY 2021
GENERAL		
T1	TITLE SHEET	X
	EXISTING PLOT PLAN	X
Z1	ZONING DIMENSIONAL TABLE	X
Z2	DIMENSIONAL SITE PLAN	X
Z3	ZONING ANALYSIS	X
EC-1	EXISTING FIRST FLOOR PLAN	X
EC-2	EXISTING SECOND FLOOR PLAN	X
EC-3	EXISTING CONDITION PHOTOS	X
3D-1	CAMBRIDGE ST RENDERING	X
A-1	PROPOSED FIRST FLOOR PLAN	X
A-2	PROPOSED SECOND FLOOR PLAN	X
A-3	EXISTING & PROPOSED CAMBRIDGE ELEVATION	X
A-4	EXISTING & PROPOSED RIGHT ELEVATION	X
A-5	EXISTING & PROPOSED REAR ELEVATION	X
A-6	EXISTING & PROPOSED LEFT ELEVATION	X



LOCUS PLAN ↑↑

PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

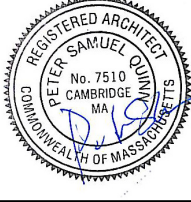
SURVEYOR

R.E. CAMERON &
ASSOCIATES, INC
681 WASHINGTON STREET
NORWOOD, MA 02062
PH (781) 769 8644

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

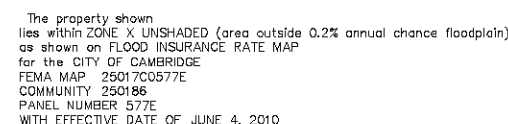
REVISION	DATE
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ZBA SET	12 JULY 2021
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DRAWN BY EC	REVIEWED BY PQ
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SHEET

T-1



MAXIMUM FLOOR AREA RATIO = 1.0/1.75
 MINIMUM LOT AREA = NONE
 MINIMUM LOT WIDTH = NONE
 MINIMUM OPEN SPACE = NONE
 MAXIMUM BUILDING HEIGHT = 35'/45'
 MINIMUM FRONT YARD SETBACK = NONE
 MINIMUM SIDE YARD SETBACK = NONE
 MINIMUM REAR YARD SETBACK = H+L/5
 WITH MINIMUM OF 20'

AREA DRAIN
BIKE RACK
BOLLARD
CATCH BASIN
CHAIN LINK FENCE
CONCRETE LIGHT POLE
DRAIN MANHOLE
ELECTRIC HANDHOLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC TRANSFORMER
FLAGPOLE
GAS GATE
GAS METER
HYDRANT
METAL LIGHT POLE
OVERHEAD WIRES
PARKING METERS
PEDESTRIAN LIGHT POLE
ROOF DRAIN
SEWER MANHOLE
SIGNS
STOCKADE FENCE
STONE WALL
TELEPHONE MANHOLE
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRASH RECEPTACLE
UNDERGROUND UTILITIES

D ——— DRAIN
E ——— ELECTRIC
G ——— GAS
S ——— SEWER
T ——— TELEPHONE
W ——— WATER
TV ——— TELEVISION
C ——— COMMUNICATION

WATER CONTROL VALVE
WATER GATE
WOOD UTILITY POLE
WOOD UTILITY POLE W/LIGHT
WROUGHT IRON FENCE



R.E. Cameron & Associates, Inc.
LAND SURVEYORS - CIVIL ENGINEERS
681 WASHINGTON STREET
NORWOOD, MA 02062
(781) 769-1777 Fax (781) 769-8544



The Land referred to herein below is situated in the County of Middlesex,
Commonwealth of Massachusetts, and is described as follows:

A certain parcel of land with the buildings thereon situated in Cambridge Middlesex County, Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situated in Cambridge Middlesex County, Massachusetts, bounded and described as follows:

SOUTHERLY on Cambridge Street, one hundred fifty (150) feet:

SOUTHERLY on Cambridge Street, one hundred fifty (150) feet;

WESTERLY on Lot 96 on Peter Turt's plan of Leachmere Point, recorded with Middlesex South District Registry of Deeds in Book 243, Page 544, one hundred (100) feet:

NORTHERLY on Lots 95 and 96 on said also one hundred fifty (150) feet

EASTER (Y on lat. 35) on grid plane and hundred (100) feet

ACCEPTED FOR PUBLICATION 12/11/2017

First American Title Insurance Company
Agent File No.: Riverside-Cambridge

7. Sidewalk Order by the City of Cambridge, dated September 13, 1971 and recorded in Book 12076, Page 476 (PLOTTED)
8. Easement dated July 12, 2004 recorded in Book 43346, Page 596 (PLOTTED)

SCALE: 1"=10' DATE: 1/21/21

DRAWN BY: SLS MATH: SLS32/28

JOB NUMBER: 4454 CHECKED BY:

COUNTY: MIDDLESEX

TITLE	
-------	--

TITLE

ALTA/NSPS
LAND TITLE SURVEY
613-629 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS

4454

[illegible]

SHEET NUMBER

4454

To RPI Cambridge Street LLC, Institution for Savings,
its successors and/or assigns, as their interests may appear,
and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

The fieldwork was completed on January 21, 2021.

Date: _____

Registered Professional Land Surveyor
Scott D. Cameron

0 5 10 20 30 40

1 INCH = 10 FT.

629 CAMBRIDGE ST, CAMBRIDGE - DIMENSIONAL TABLE - BUSINESS A (BA) ZONING DISTRICT
MODIFICATIONS TO AN EXISTING NONCONFORMING STRUCTURE PER SEC. 8.22.2.b

ZONING CRITERIA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Lot Area (sf)	None	±15,000 sft	no change	Complies
Lot Area per DU (sf)	600 min	15,000 sft	No Residential	Complies
Lot Width (ft)	N/A	±150'	no change	Complies
Lot Depth (ft)	None	±100'	no change	N/A
Gross Floor Area (sf)	15,000 sft	17,508 sft	16, 934 sft (-) 574-sf	GSF Reduced. Existing Non-Conformity, no change
FAR	1.0 Non-Res/1.75 Res	1.17	1.13	
MIN YARD Front Yard (ft)	None	0.1'	no change	Complies
Rear Yard (ft)	(H+L) / (5+2) no case <20'	0'	no change	Existing Non-Conformity no change
Side Yard (ft) Left	None	3.6'	no change	Complies
Side Yard (ft) Right	None	2'	no change	Complies
Building Height (ft)	35'	±37.4'	no change	Existing Non-Conformity no change
Private Open Space Total % of Lot Area	None	None	See sheet 3/Z3	N/A
Number of Car Parking Spaces SEE TABLE BELOW				

REQUIRED PARKING CALCULATION

Cambridge-629 Parking Calc Table -
EXISTING

Use On Plan	Area On Plan	Use Zoning	Parking Type	Min Rate Zoning	Calculation	Equals	Rounds to
Retail	5,355-sf	Retail - other 6.36.5.a.2	Car	1 per 500-sf	(5355/500)	10.7	11
			LT Bike N4	0.1 per 1,000-sf	(5,355/1,000)*0.1	0.5	1
			ST Bike N2	0.6 per 1,000-sf	(5,355/1,000)*0.6	3.2	4
			Loading B	1 after first 10,000-sf		0.0	0
Wholesale/retail poultry market	7,802-sf	Manufacture, assembly, or packaging of consumer goods 6.36.5.b	Car	1 per 800-sf	(7802/800)	9.8	10
			LT Bike N5	0.8 per 1,000-sf	(7,802/1,000)*0.8	6.2	7
			ST Bike N5	0.6 per 1,000-sf	(7,802/1,000)*0.6	4.7	5
			Loading A	1 after first 5,000-sf		1.0	1
Residential	1 unit	Not more than one fam	Car	1 per DU	1*1	1.0	1

Parking Type	Min Total Required	Total Provided
Car	22	0
LT Bike	8	0
ST Bike	9	0
Loading	0	1

Cambridge-629 Parking Calc Table -
PROPOSED

Retail	17,151-sf	Office - Research & Development 6.36.4.f	Car	1 per 1050-sf	(17,151/1050)	16.3	16
			LT Bike N2	0.22 per 1,000-sf	(17,151/1,000)*0.22	3.8	4
			ST Bike N5	0.06 per 1,000-sf	(17,151/1,000)*0.06	1.03	2
			Loading B	1 after first 10,000-sf		1.0	1

Car	16	0
LT Bike	4	10
ST Bike	2	2
Loading	1	1

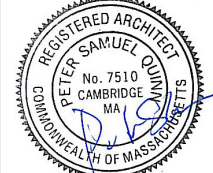
Conclusion - The existing parking non-conformity is lessened by the change of use. no parking spaces required

PETER
QUINN
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TECTS

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PLANNING
COMMUNITY DESIGN

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SEAL



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PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

ZONING
DIMENSIONAL
TABLE

SCALE AS NOTED

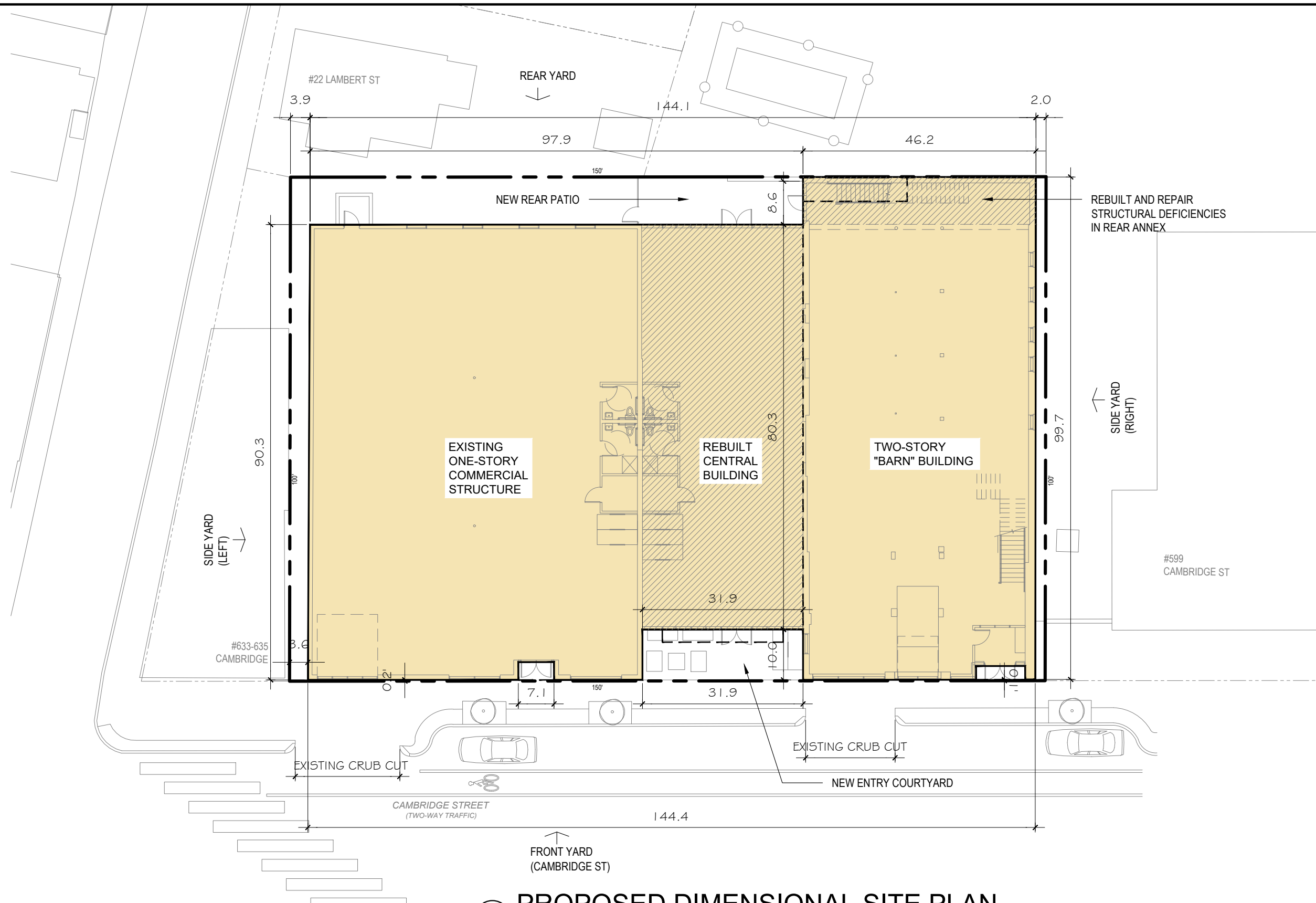
REVISION DATE

ZBA SET 12 JULY 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

Z1



1 PROPOSED DIMENSIONAL SITE PLAN

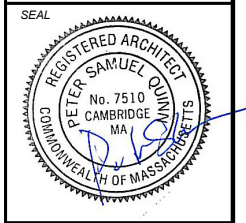
SCALE: 1/20" = 1'-0"

FOR DIMENSIONAL LAYOUT ONLY. BASED ON LAND TITLE SURVEY BY
R.E. CAMERON & ASSOCIATES, INC 681 WASHINGTON STREET NORWOOD, MA 02062.
PH (781) 769 8644



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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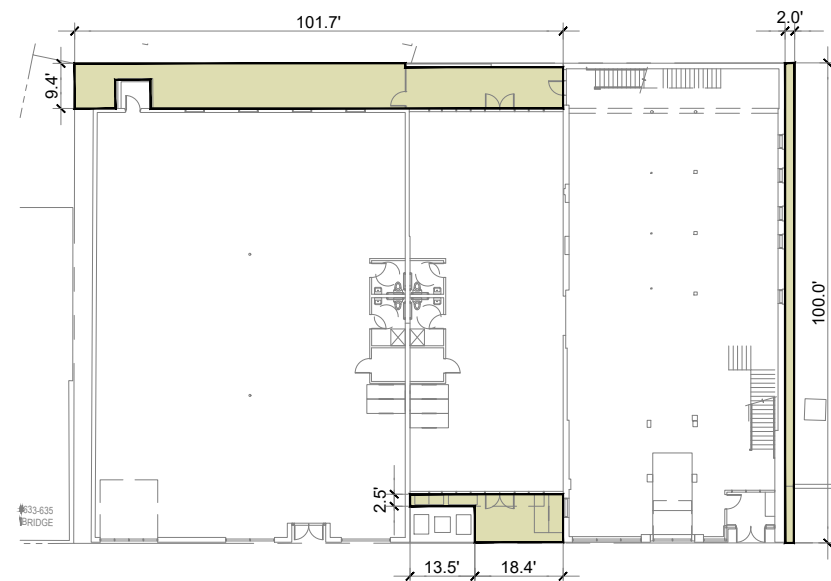
DRAWING TITLE
DIMENSIONAL
SITE PLAN

SCALE AS NOTED

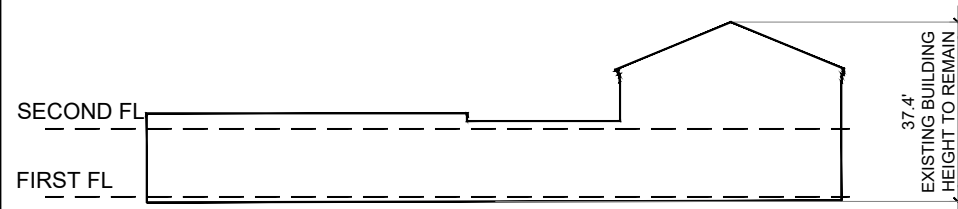
REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

SHEET

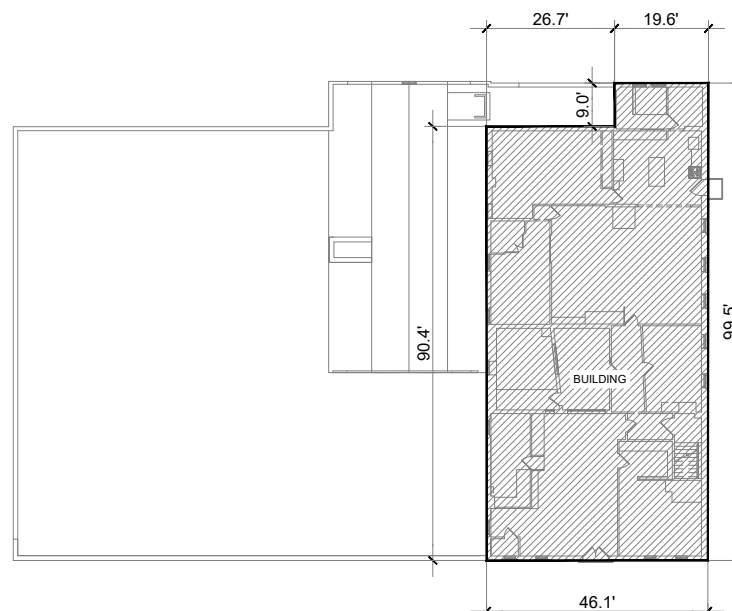
Z2



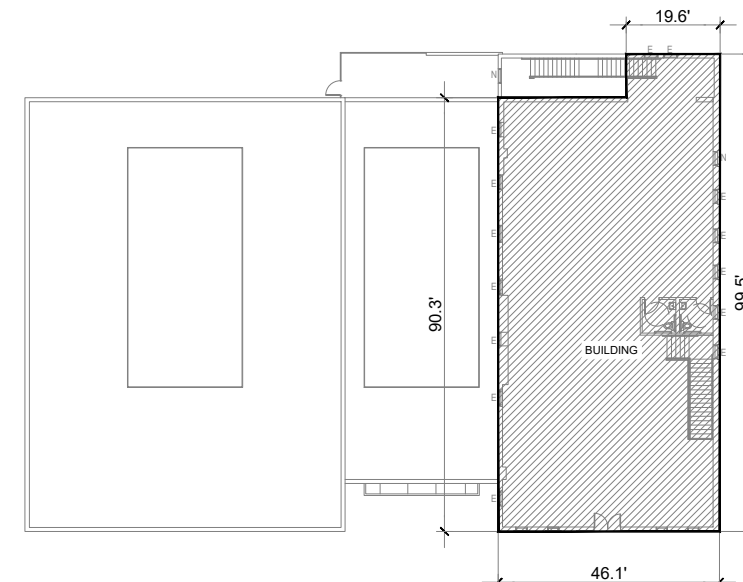
- PRIVATE OPEN SPACE LOT $\frac{0 \text{ SF}}{15,000 \text{ SF}} = 0\%$
 PERMEABLE OPEN SPACE LOT $\frac{1,295 \text{ SF}}{15,000 \text{ SF}} = 8.6\%$
 ③ PRIVATE OPEN SPACE (N/A IN BA DISTRICT)
 SCALE: 1"=40'



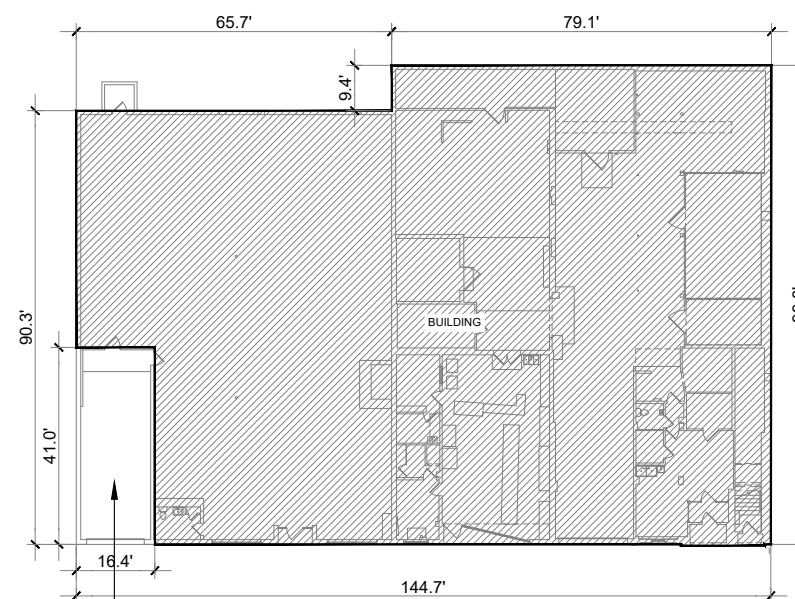
② BUILDING HEIGHT
 SCALE: 1"=40'



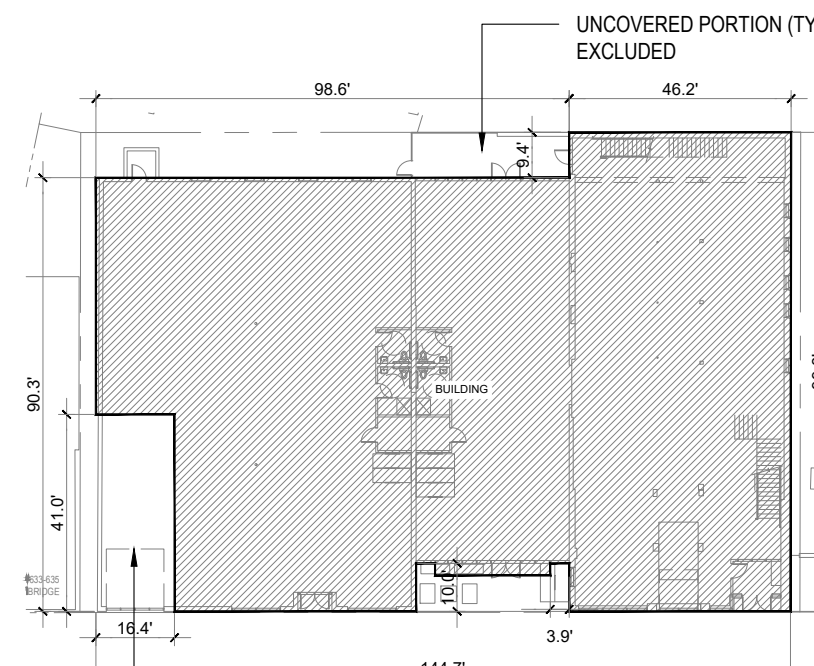
EXISTING SECOND FL = 4,351 GSF
 RESIDENTIAL



PROPOSED SECOND FL = 4,351 GSF



EXISTING FIRST FL = 13,157 GSF
 NON-RESIDENTIAL



PROPOSED FIRST FL = 12,583 GSF

GROSS SQUARE FOOTAGE SUMMARY

	EXISTING	PROPOSED	
FIRST FL	13,157	12,583	
SECOND FL	4,351	4,351	
TOTAL	17,508	16,934	(-) 574 GSF

① GROSS SQUARE FOOTAGE
 SCALE: 1"=40'

EXISTING BLENDED FAR CALCULATION
 0.75 non-res. : 0.25 res percentage
 1.0 non-res. FAR / 1.75 res FAR

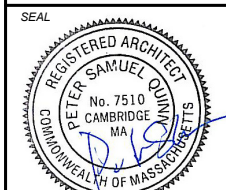
$[0.75 \times 1.0 \times 15,000\text{-SF}] + [0.25 \times 1.75 \times 15,000\text{-SF}]$
 = 11,250 nonres max + 6,562.5 res max
 = 17,812.5-GSF MAX
 = 1.19 FAR MAX

PROPOSED BLENDED FAR CALCULATION
 1 non-res. : 0.00 res percentage
 1.0 non-res. FAR / 1.75 res FAR

$[1.00 \times 1.0 \times 15,000\text{-SF}]$
 = 15,000-GSF nonres MAX
 = 1.00 FAR MAX

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989



CONSULTANT

PROJECT
 REDEVELOPMENT OF
 621-629 CAMBRIDGE ST

629 CAMBRIDGE ST
 CAMBRIDGE, MA 02141

PREPARED FOR
 RIVERSIDE
 PROPERTIES, Inc.

27 MICA LANE, SUITE 201
 WELLESLEY, MA 02481

DRAWING TITLE

ZONING
 GRAPHICS

SCALE AS NOTED

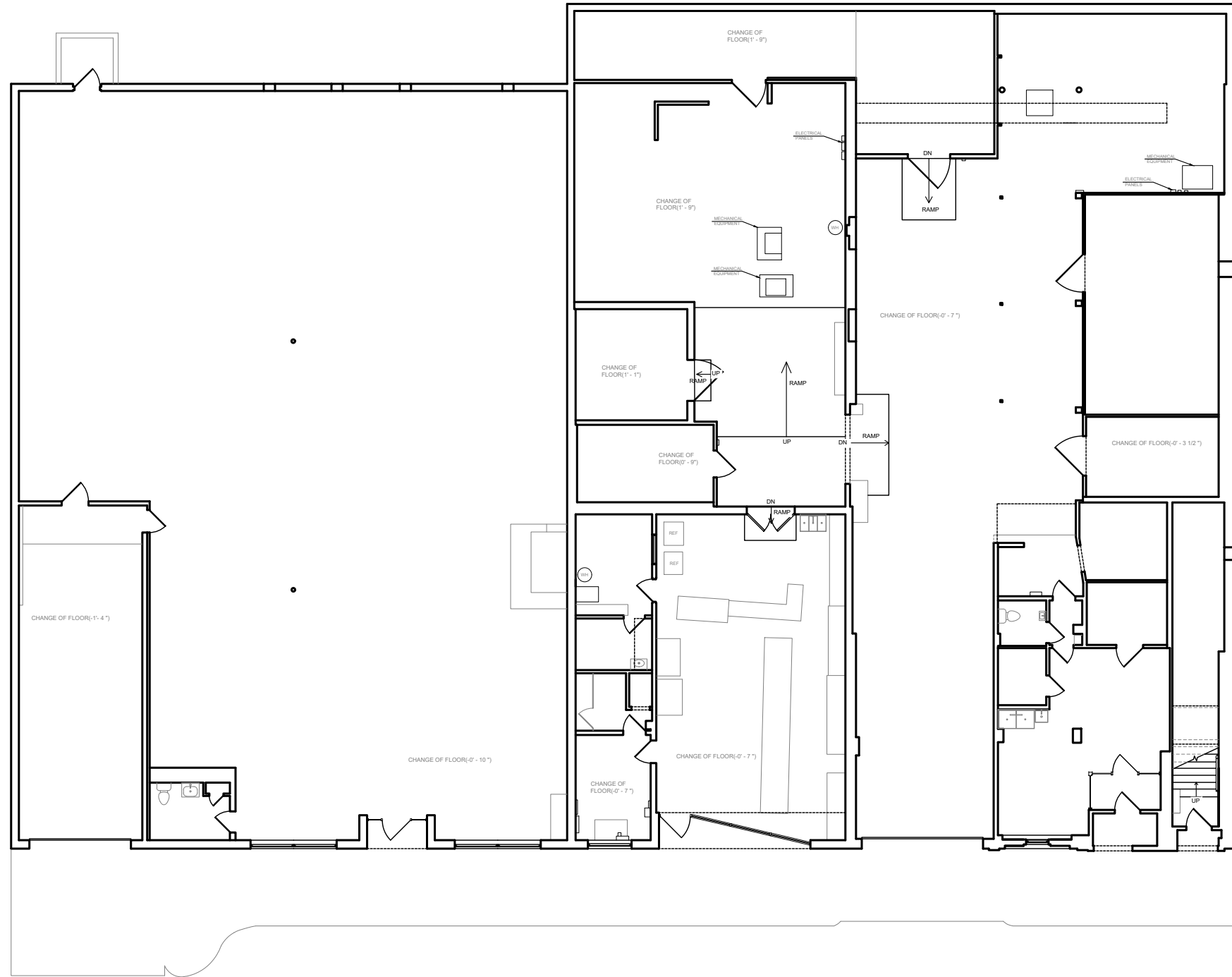
REVISION DATE

ZBA SET 12 JULY 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

Z3



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



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PROJECT
REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR
RIVERSIDE
PROPERTIES, Inc.

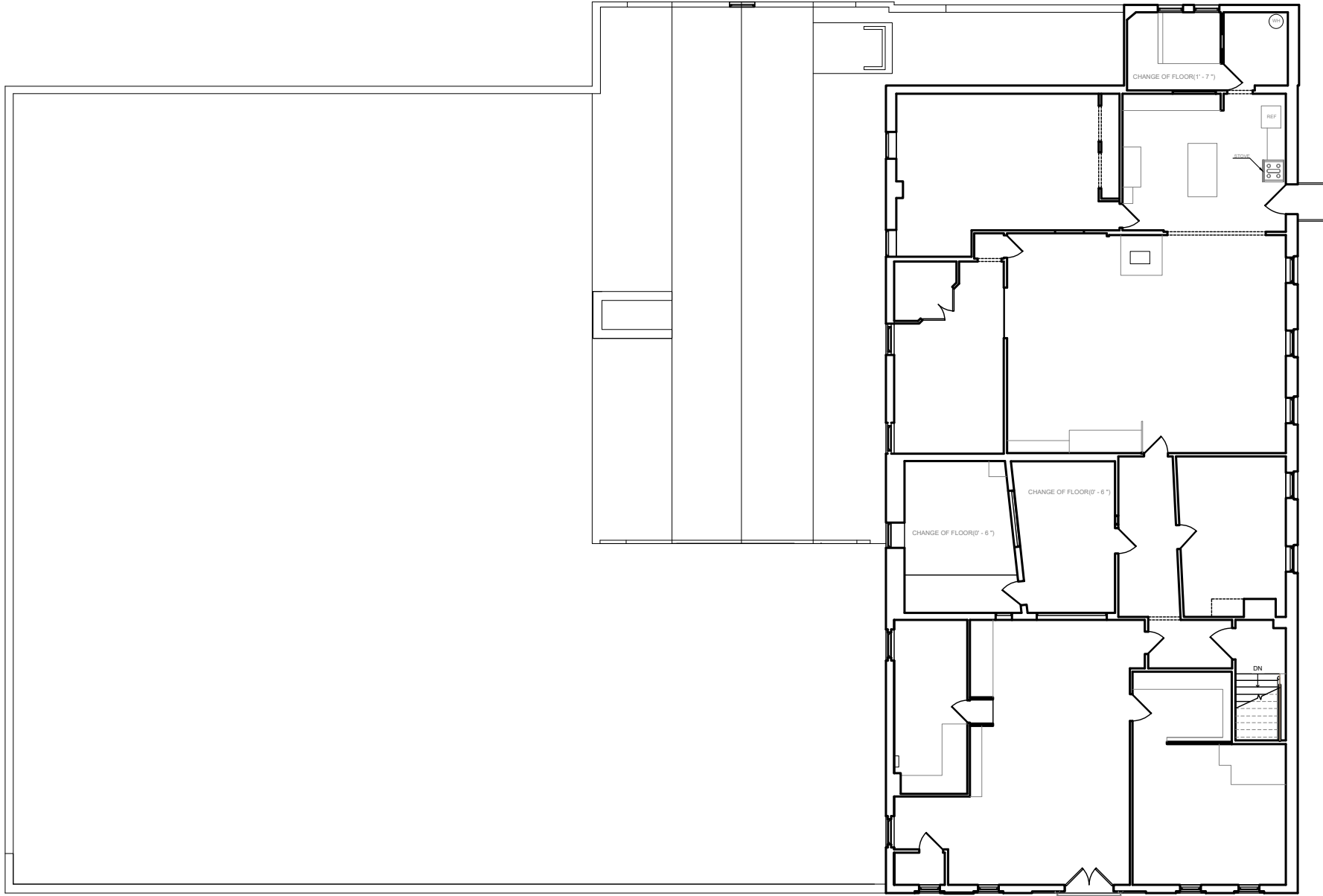
27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE
EXISTING
FIRST FLOOR
PLAN

SCALE AS NOTED

REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

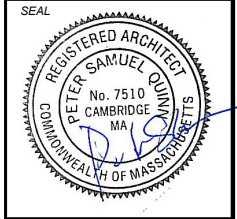
SHEET
EC-1



1 **EXISTING SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT

**REDEVELOPMENT OF
621-629 CAMBRIDGE
ST**

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

**EXISTING
SECOND
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

SHEET

EC-2



FRONT-CAMBRIDGE ST VIEW



FRONT-CAMBRIDGE ST VIEW- FIRST BUILDING



RIGHT - EXISTING FIRE ESCAPE AND EXISTING WINDOW FILLINGS



REAR ELEVATION EXISTING CONDITIONS- BARN AND MIDDLE BUILDING



RIGHT - EXISTING WINDOW FILLINGS TO BE REOPENED



REAR ELEVATION EXISTING CONDITIONS- THIRD BUILDING



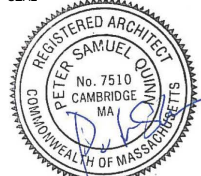
BARN LEFT SIDE - WINDOWS TO BE REPLACED

PETER
QUINN
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PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

EXISTING
EXTERIOR
CONDITIONS
PHOTOS

SCALE AS NOTED

REVISION	DATE

ZBA SET

12 JULY 2021

DRAWN BY

EC

REVIEWED BY

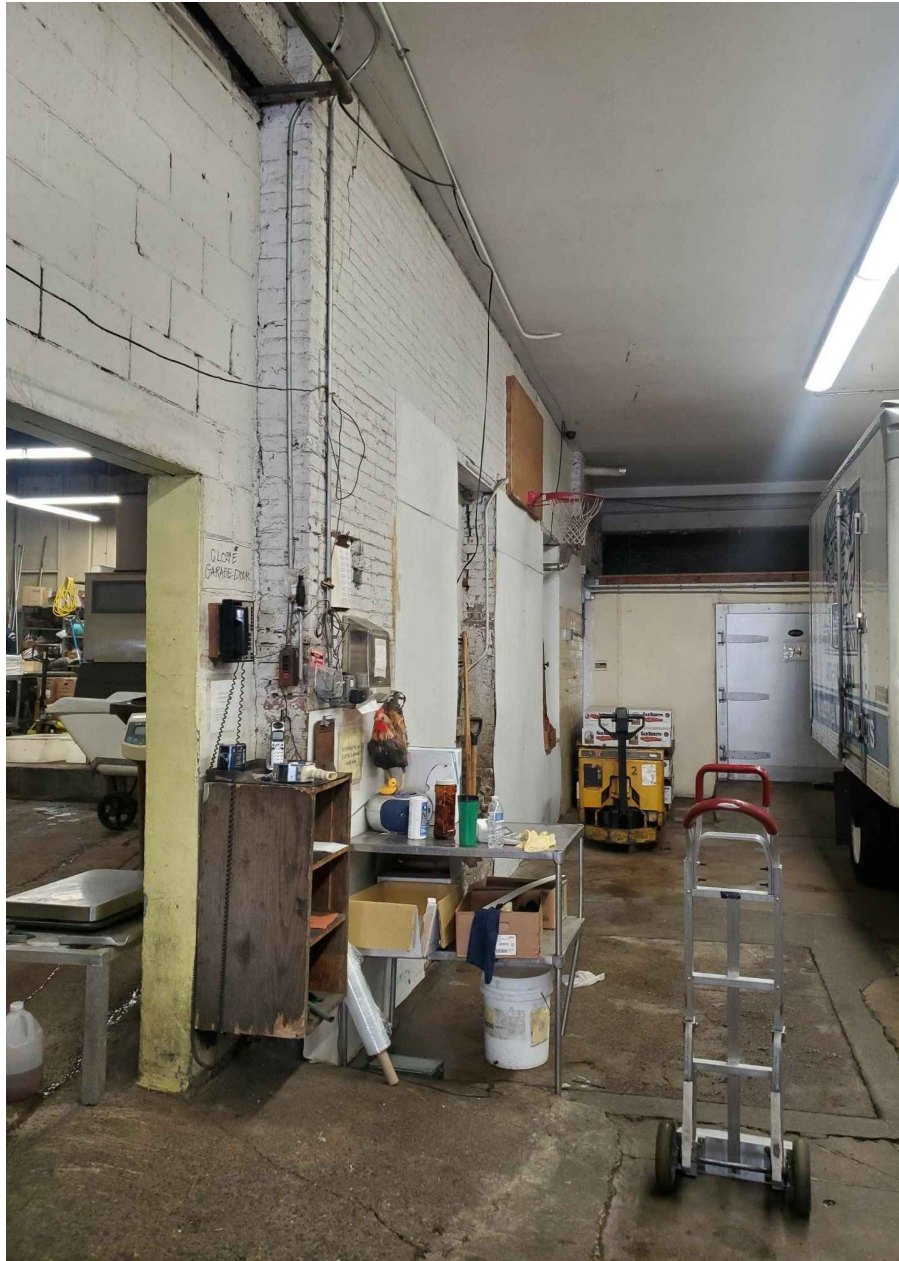
PQ

SHEET

EC-3



INTERIOR- BARN BUILDING SECOND FLOOR



INTERIOR- BARN BUILDING FIRST FLOOR



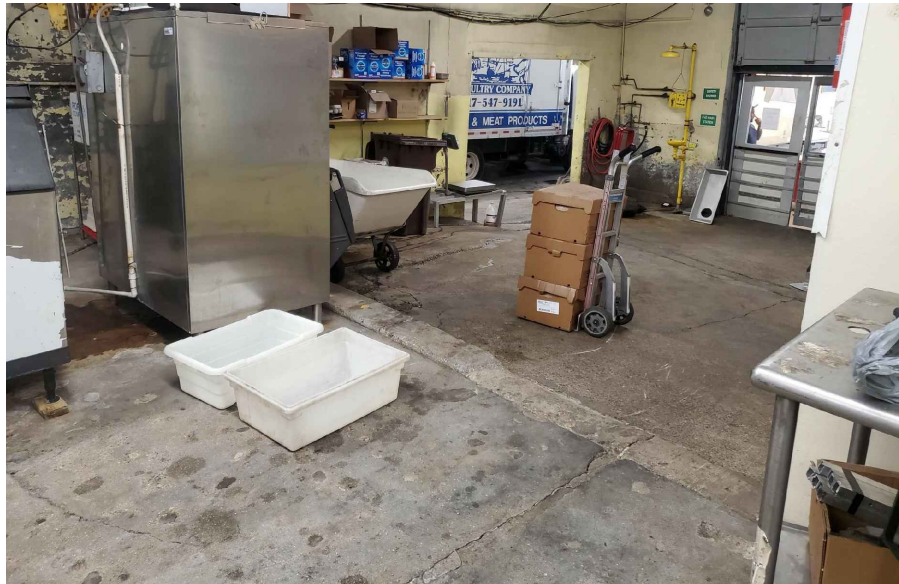
MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



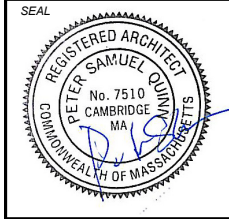
INTERIOR-FORMER MATTRESS STORE



MIDDLE BUILDING EXISTING FLOOR SLABS



MIDDLE BUILDING EXISTING FLOOR SLABS



CONSULTANT

PROJECT
REDEVELOPMENT OF
621-629 CAMBRIDGE
ST
629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR
RIVERSIDE
PROPERTIES, Inc.
27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE
EXISTING
INTERIOR
CONDITIONS
PHOTOS

SCALE AS NOTED	
REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ
SHEET	



PROPOSED VIEW EAST ON CAMBRIDGE STREET



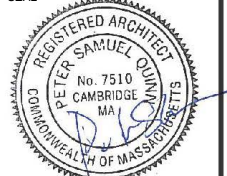
EXISTING VIEW EAST ON CAMBRIDGE STREET

PETER
QUINN
ARCHI
TECTS

**ARCHITECTURE
PLANNING
COMMUNITY DESIGN**

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

CAMBRIDGE ST
RENDERING

SCALE AS NOTED

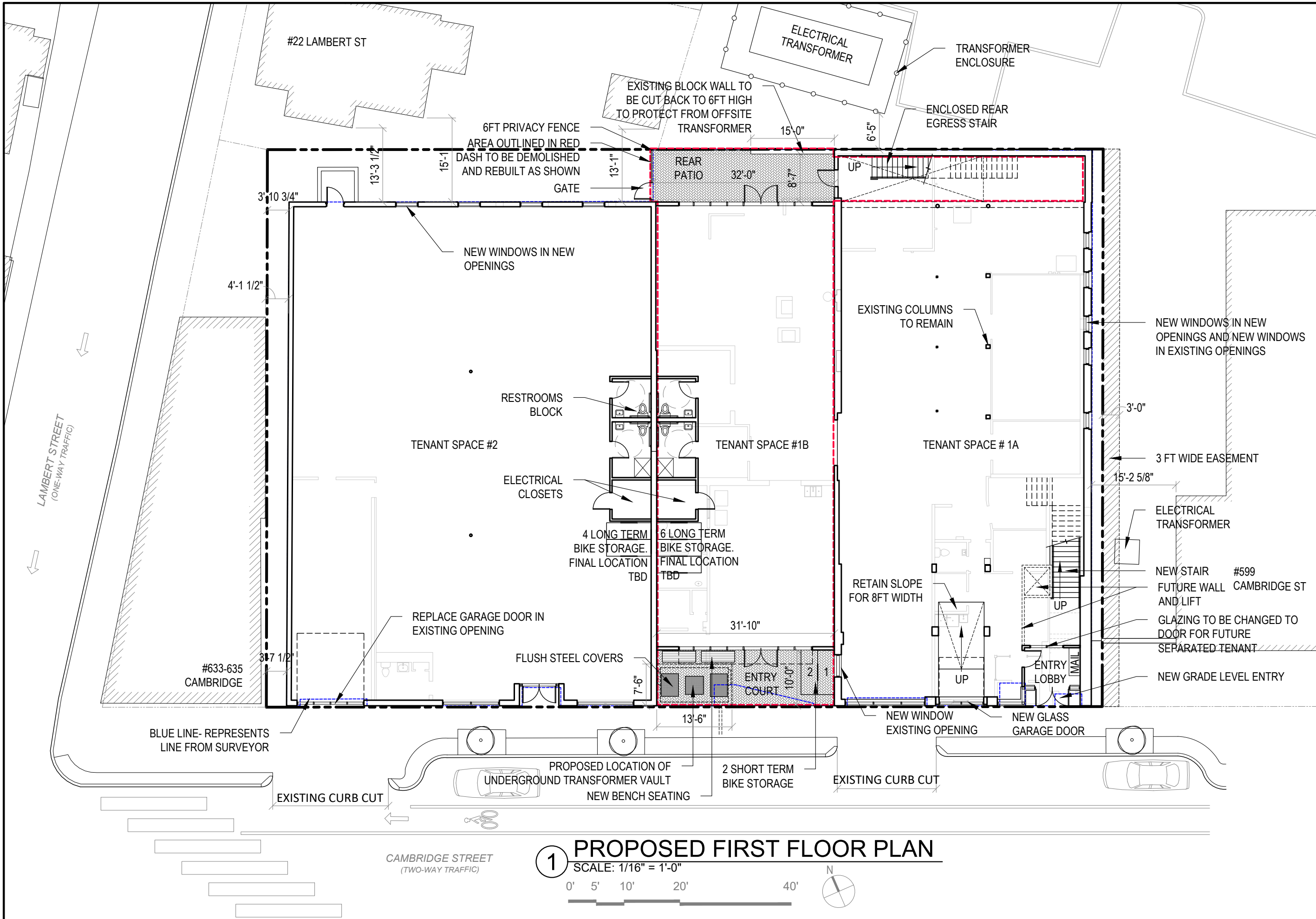
REVISION	DATE
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ZBA SET	12 JULY 2021
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<i>DRAWN BY</i> EC	<i>REVIEWED BY</i> PQ
-----------------------	--------------------------

SHEET

3D-1



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

PROPOSED
FIRST
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

ZBA SET

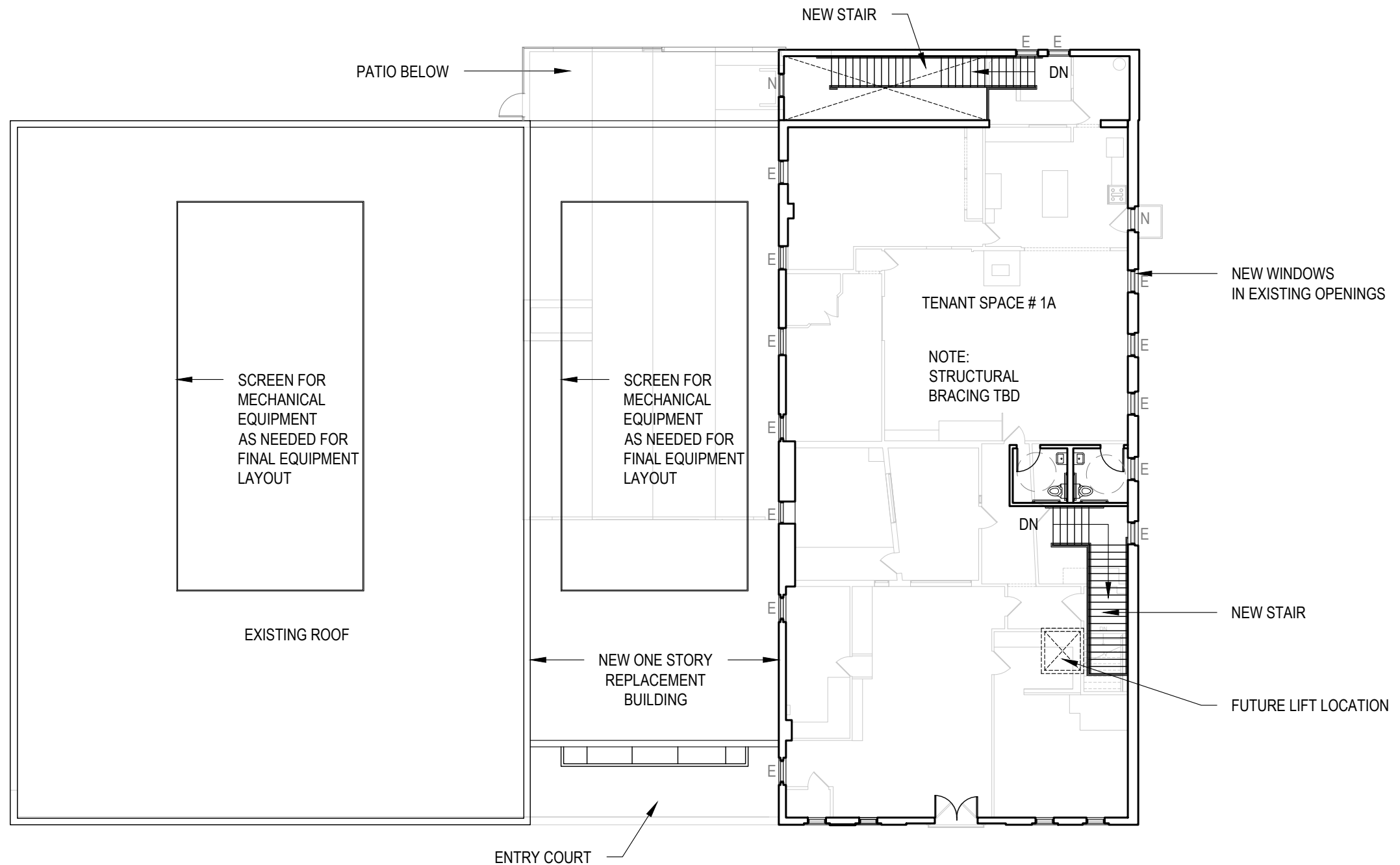
12 JULY 2021

DRAWN BY
EC

REVIEWED BY
PQ

SHEET

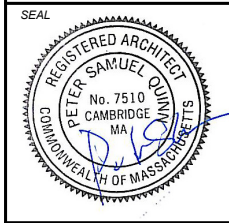
A-1



1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

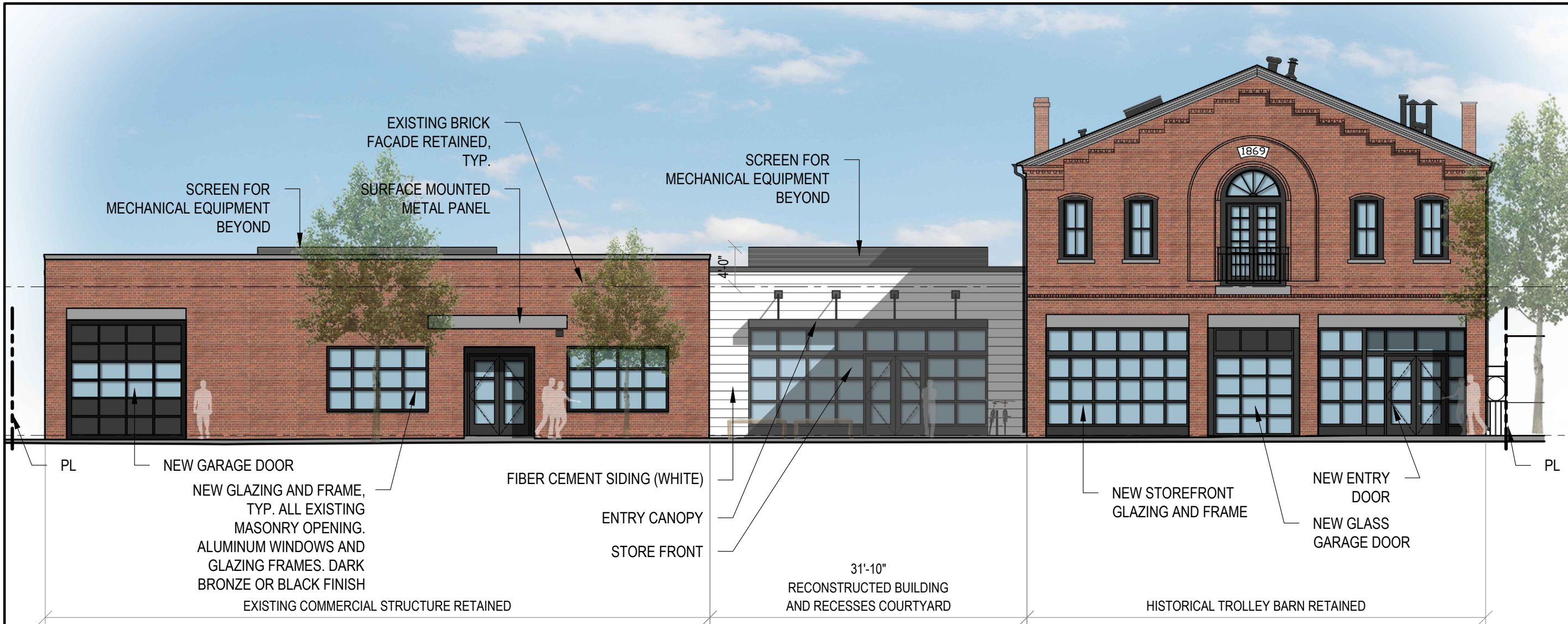
PROPOSED
SECOND
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

SHEET

A-2



1 PROPOSED FRONT ELEVATION
SCALE: 3/32" = 1'-0"



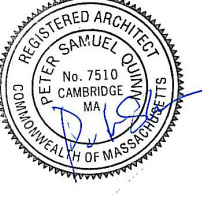
2 EXISTING FRONT ELEVATION
SCALE: 1/16" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

EXISTING &
PROPOSED
FRONT
ELEVATION

SCALE AS NOTED

REVISION	DATE

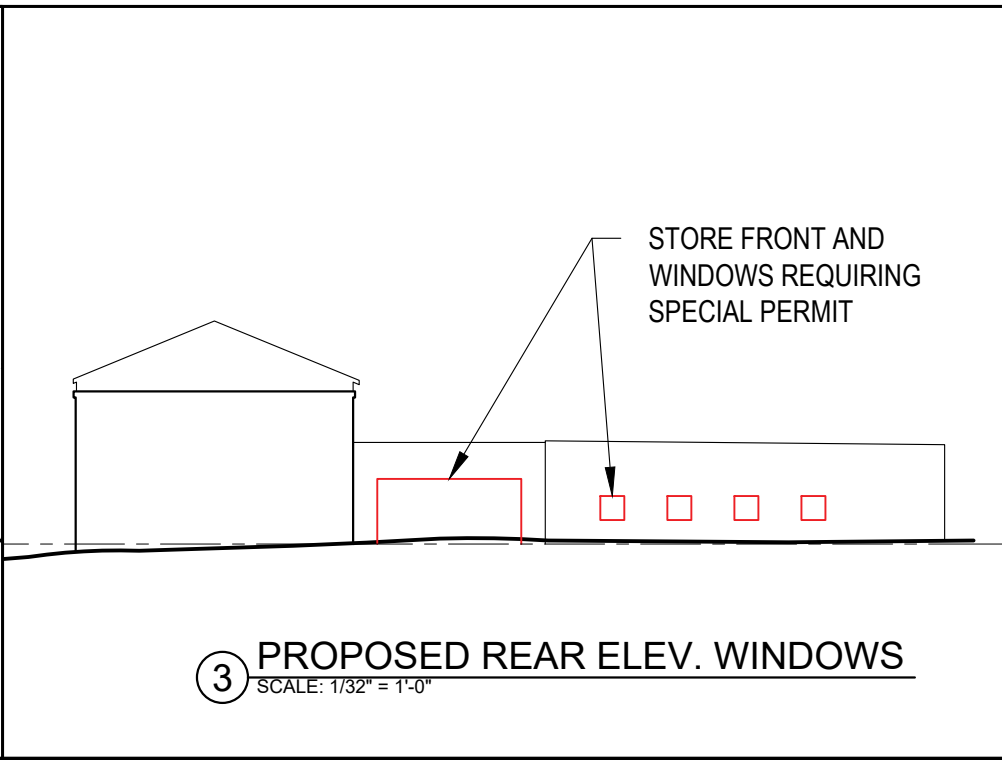
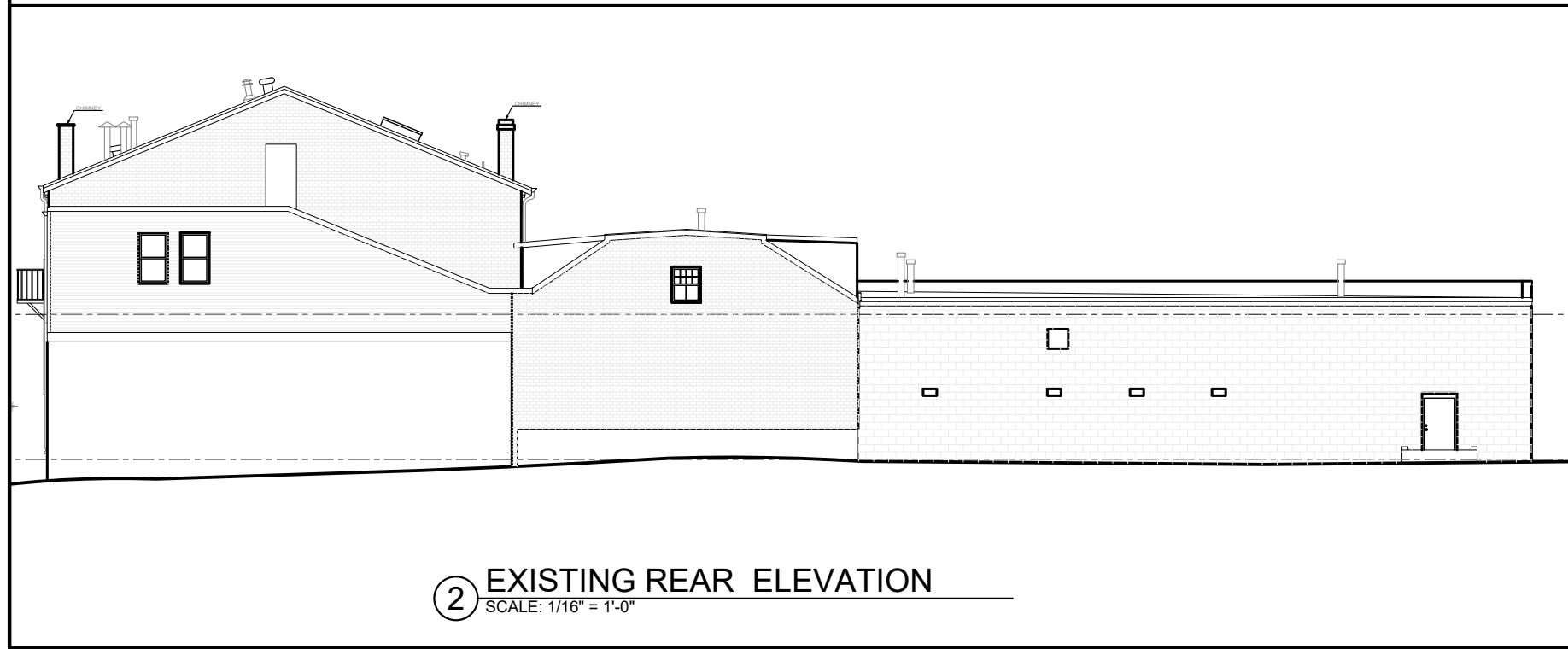
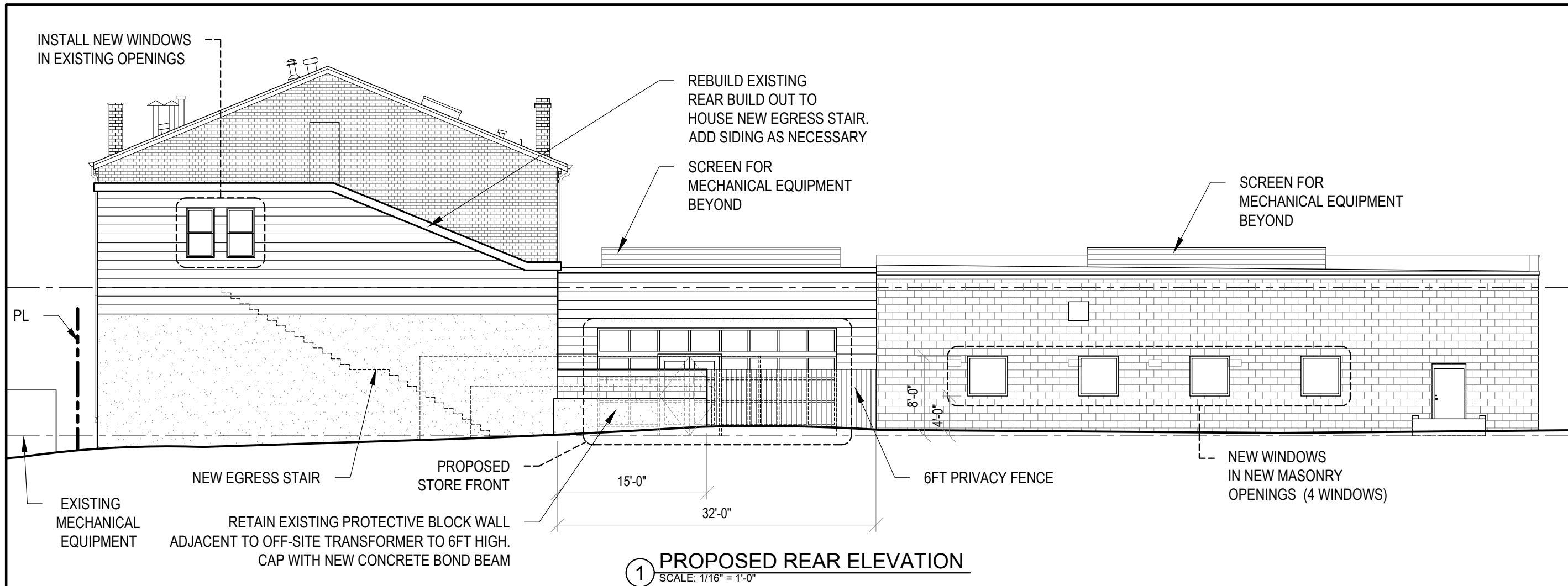
ZBA SET 12 JULY 2021

DRAWN BY
EC

REVIEWED BY
PQ

SHEET

A-3



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

REGISTERED ARCHITECT
PETER SAMUEL QUINN
No. 7510
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

EXISTING &
PROPOSED
REAR
ELEVATION

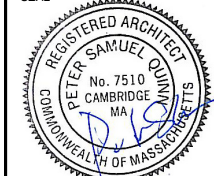
SCALE AS NOTED

REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

SHEET

A-5

SEAL



CONSULTANT

PROJECT

REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

EXISTING &
PROPOSED
LEFT
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

ZBA SET

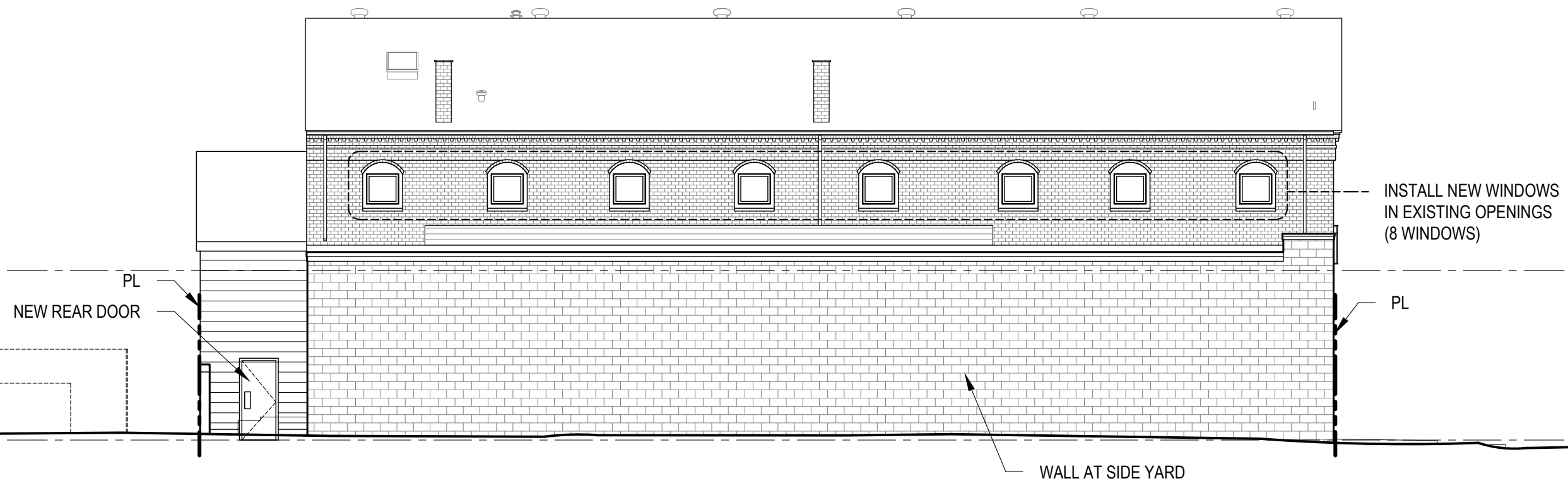
12 JULY 2021

DRAWN BY
EC

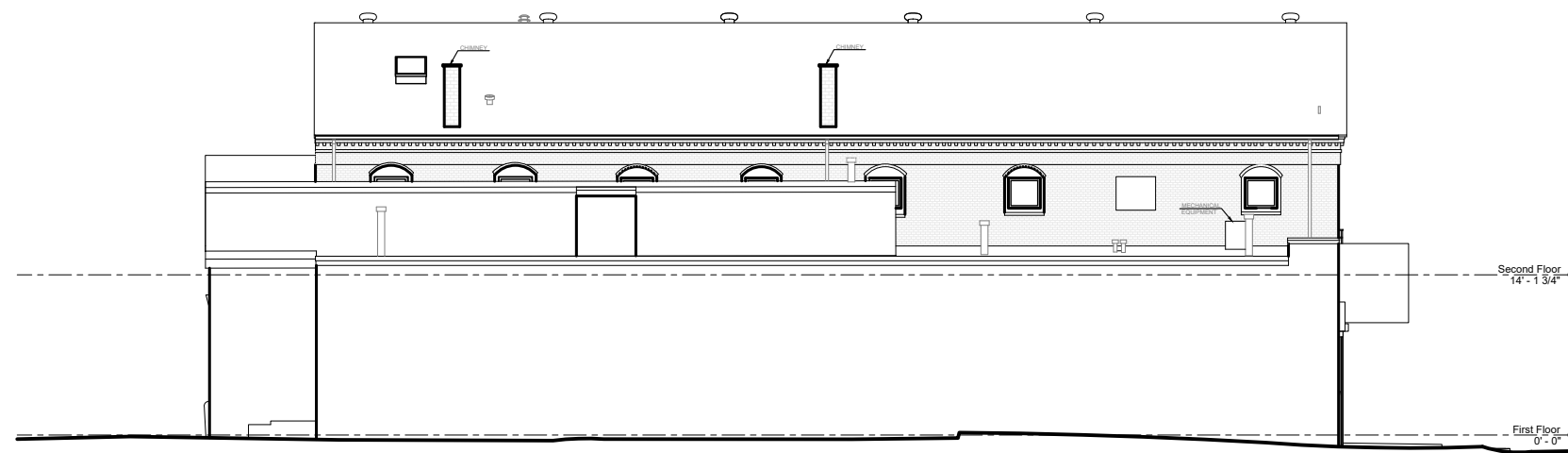
REVIEWED BY
PQ

SHEET

A-6



1 PROPOSED LEFT ELEVATION
SCALE: 1/16" = 1'-0"



2 EXISTING LEFT ELEVATION
SCALE: 1/16" = 1'-0"

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 102571
Document Type	: CERT
Recorded Date	: May 05, 2021
Recorded Time	: 02:22:32 PM
Recorded Book and Page	: 77699 / 232
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2654583
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

April 13, 2021

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

RPI CAMBRIDGE STREET LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **March 30, 2021.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **RPI CAPITAL MANAGEMENT LLC**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **RPI CAPITAL MANAGEMENT LLC, BRETT H LEVY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **RPI CAPITAL MANAGEMENT LLC**



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

April 13, 2021

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

RPI CAPITAL MANAGEMENT LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **January 14, 2014.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:
EDWARD P. BELL, MARK E. LEVY, BRETT H. LEVY

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **EDWARD P. BELL, MARK E. LEVY, BRETT H. LEVY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **EDWARD P. BELL, BRETT H. LEVY**



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

April 13, 2021

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

RPI WASHINGTON HAWKINS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **January 5, 2016**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **RPI CAPITAL MANAGEMENT LLC**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **RPI CAPITAL MANAGEMENT LLC, BRETT H LEVY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **RPI CAPITAL MANAGEMENT LLC**



In testimony of which,

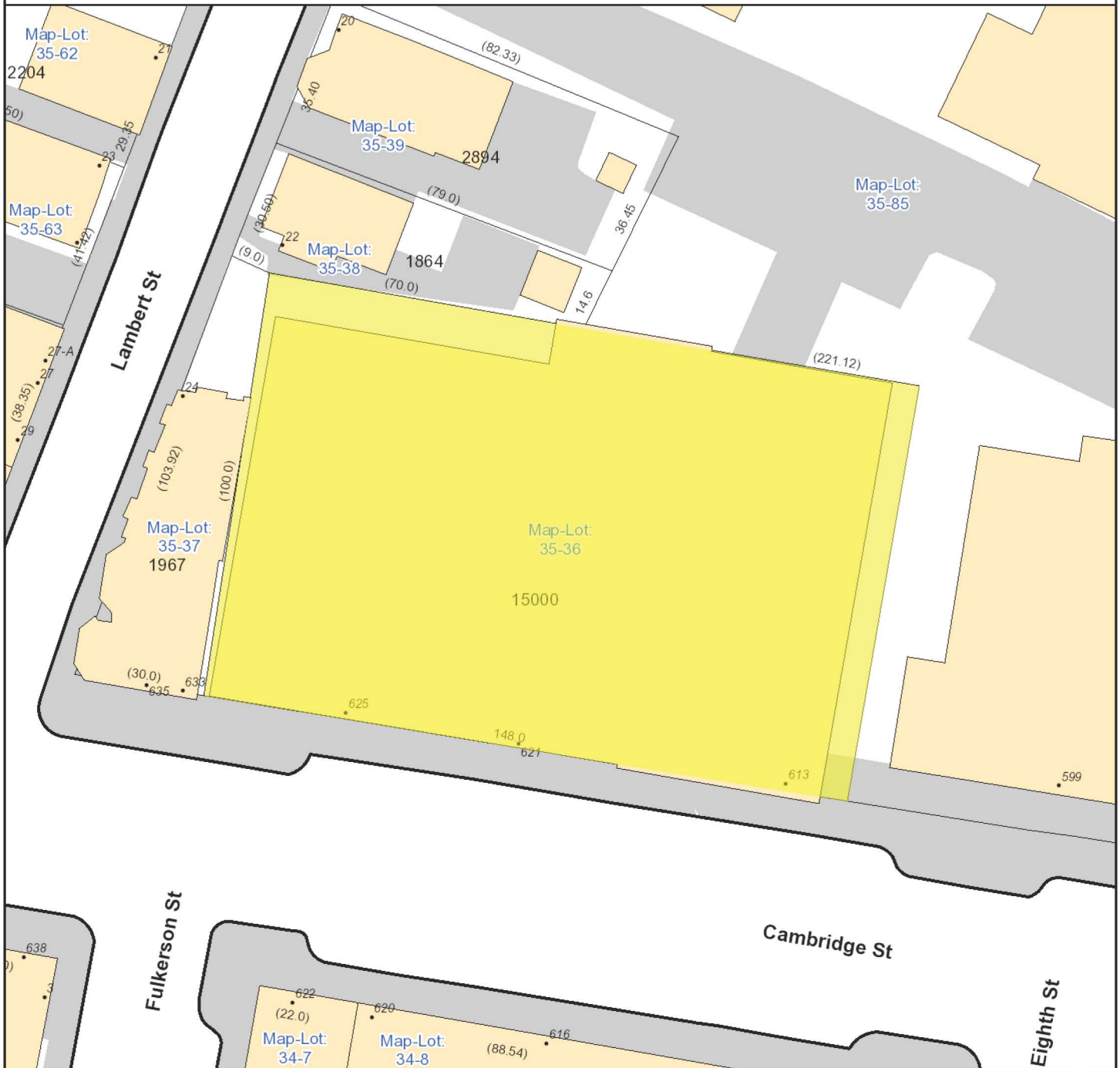
I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

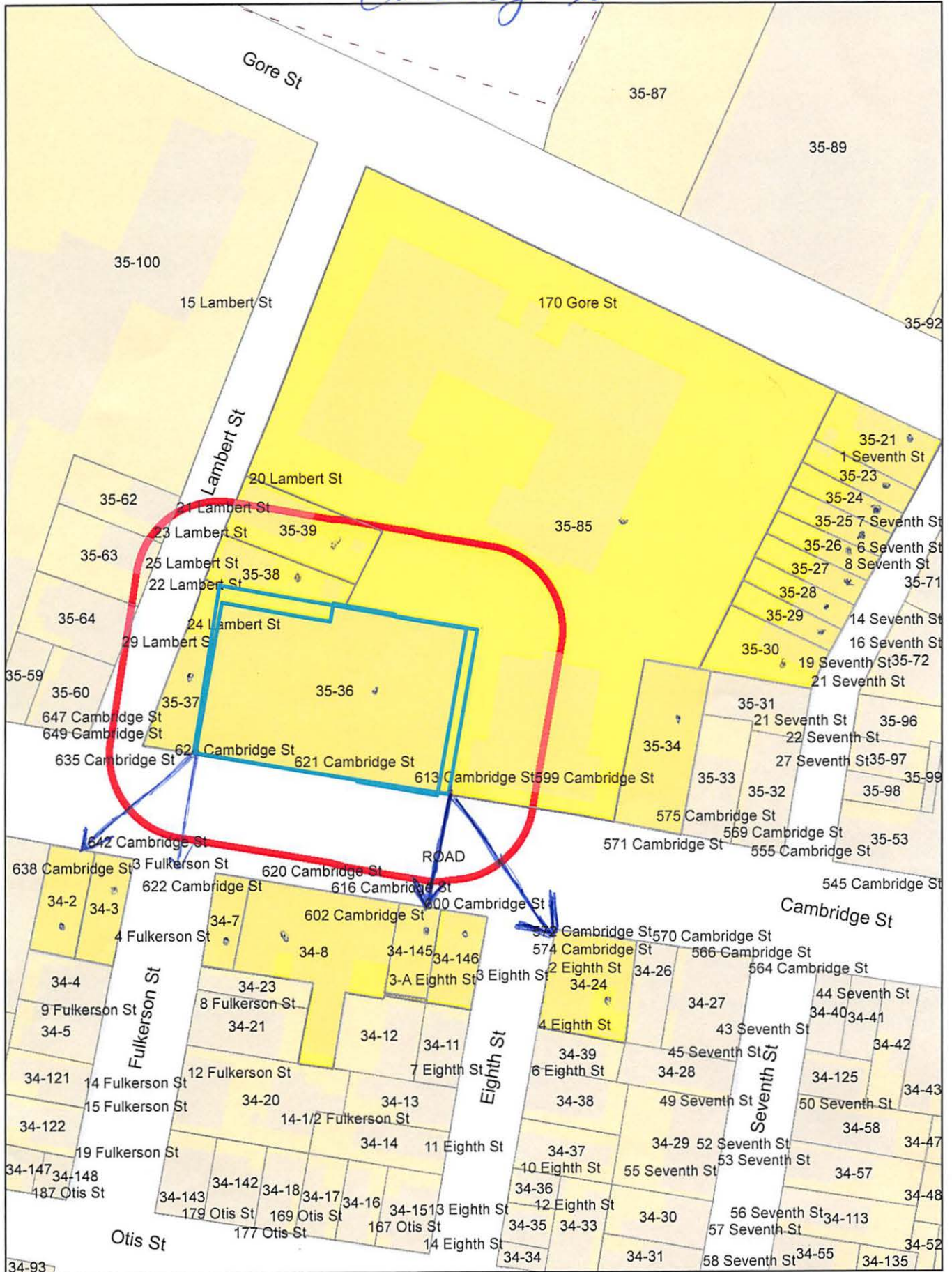
www.cambridgema.gov/gis



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



621 Cambridge St.



621 Camb St.

Petitioner 196

35-28
VORSPAN, KENNETH
15 SEVENTH ST.
CAMBRIDGE, MA 02140

35-85
ESSEX STREET MANAGEMENT, INC.
C/O CAMBRIDGE HOUSING AUTHORITY
362 GREEN ST., 3RD FLOOR
CAMBRIDGE, MA 02139

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

35-85
LIN, CHIH-CHUNG
599 CAMBRIDGE ST 402
CAMBRIDGE, MA 02141

34-2
VASQUEZ, ALBERTO E. & ROSA P. VASQUEZ
21 LAMBERT STREET
CAMBRIDGE, MA 02141

35-36
SILVER, RICHARD C. & JUDITH F. SILVER
TRU OF RICHARD C. SILVER REV. TRUST
6876 PARISIAN WAY
LAKE WORTH, FL 33467

34-145
DAR MAHJAR, INC.
4 SHELDON RD.
WATERTOWN, MA 02472

35-30
TORRES, EDUINO & LUCY TORRES
9 SPRING ST
STONEHAM, MA 02180

RPI CAMBRIDGE SREET LLC
C/O BRETT H. LEVY, MANAGER
621-629 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

35-85
COLE, KIRBY & EMILY COLE
170 GORE ST., #102
CAMBRIDGE, MA 02141

35-85
HARMON, NICOLE
170 GORE ST. UNIT#104
CAMBRIDGE, MA 02141

35-85
BENSAOU, MASAKO
353 KING STREET, APT 727
SAN FRANCISCO, CA 94158

35-85
PALERMINO, RICHARD & ELIZABETH PALERMINO
170 GORE ST., #119
CAMBRIDGE, MA 02141

35-85
CHANG, SUCHENG C. & WENDY LEE
170 GORE ST. UNIT#202
CAMBRIDGE, MA 02141

35-85
XU, XIAO
170 GORE ST., #206
CAMBRIDGE, MA 02141

35-85
BORDIERI, PAUL A., JR.
71 HIGLEY ROAD
ASHLAND, MA 01721

35-85
GENOVESE, GIULIO
170 GORE ST., #220
CAMBRIDGE, MA 02141

35-85
ESTRELLA, ANNA P.
170 GORE ST UNIT #303
CAMBRIDGE, MA 02141

35-85
BERINA, ALLA
170 GORE ST., UNIT #307
CAMBRIDGE, MA 02141

35-85
LI, YAU YEE
170 GORE ST., #308
CAMBRIDGE, MA 02141

35-85
MOUGHTY, SARAH
170 GORE ST., UNIT #313
CAMBRIDGE, MA 02141

35-85
CHIU, HENRY
161 BULLARD ST
WALPOLE, MA 02081

35-85
PATEL, NIMESH & SONAL PATEL
170 GORE ST., #402
CAMBRIDGE, MA 02141

35-85
ABRAHAM, MICHAEL TRUSTEE OF THE MICHAEL
J. ABRAHAM 2018 REVOC TRUST
170 GORE ST UNIT #405
CAMBRIDGE, MA 02141

35-85
KWONG, EDWARD
170 GORE ST., #414
CAMBRIDGE, MA 02141

35-85
WALSH, THOMAS & CAREN WALSH
170 GORE ST., #515
CAMBRIDGE, MA 02141

35-85
SEVUSH, DANIEL
599 CAMBRIDGE ST., UNIT #304C
CAMBRIDGE, MA 02139

35-85
PACHECO-PAVILLION LIMITED PARTNERSHIP
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

35-85
DICECCA, SALVATORE
170 GORE ST., UNIT #101
CAMBRIDGE, MA 02141

35-85
LEWIS, LEANN
TRUSTEE OF THE LEANN LEWIS TRUST
170 GORE ST UNIT #103
CAMBRIDGE, MA 02141

35-85
TSOU, HSING-II, TR. TSOU FAMILY TRUST
170 GORE ST., #106
CAMBRIDGE, MA 02141

35-85
CAMACHO, RALPH J.
170 GORE ST., #118
CAMBRIDGE, MA 02141

35-85
SINGH, SUKHWINDER L. &
JASWINDER KAUR
25 PINE ST
BELMONT, MA 02478

35-85
SHANK, KURT M.
170 GORE ST., UNIT #205
CAMBRIDGE, MA 02141

35-85
BEST, WILLIAM H. & JOAN E. BEST
170 GORE STREET, UNIT 208
CAMBRIDGE, MA 02141

35-85
LARAMEE, BRUCE WAYNE
170 GORE ST. UNIT#209
CAMBRIDGE, MA 02141

35-85
LUO, LAURA & EDWOOD NG TRUSTEE
16 DEARBORN TER
WEST NEWTON, MA 02465

35-85
HEGARTY, MARGARET T.
TR. OF THE MARGARET T. HEGARTY TRUST
170 GORE ST, UNIT #219
CAMBRIDGE, MA 02141

35-85
ZANAROTTI, STANLEY R.
170 GORE ST., UNIT #302
CAMBRIDGE, MA 02141

35-85
MOHTARAMI, MITRA &
HADI AMIRIEBRAHIMABADI
170 GORE ST., #309
CAMBRIDGE, MA 02141

35-85
RODGERS, MICHAEL A. & RUTH E. ELIOT
TRUSTEES & THEIR SUCCESSORS IN TRUST
170 GORE ST., #403
CAMBRIDGE, MA 02141

35-85
CHEN, HAIJIE
2 EARHART ST.
CAMBRIDGE, MA 02141

35-85
LEUNG, KAI CHI & AMY LEUNG
170 GORE ST., UNIT #407
CAMBRIDGE, MA 02141

35-85
LYZAR LLC
27 STURBRIDGE RD
WELLESLEY, MA 02481

35-85
MITCHELL, GRANT M.
170 GORE ST. UNIT#413
CAMBRIDGE, MA 02141

35-85
VIRK, IRFAN G. & CITY OF CAMBRIDGE TAX TITLE
170 GORE S., UNIT 415
CAMBRIDGE, MA 02141

35-85
WONG, EDWARD CHUCKFEE
170 GORE ST., #420
CAMBRIDGE, MA 02141

35-85
WANG, SANDRA J.
11535 SANTINI LANE
PORTER RANCH, CA 91326-4421

35-85
ROBERTS, LYNNE CAMILLE
170 GORE ST. UNIT \$502
CAMBRIDGE, MA 02141

35-85
ZHOU, JIAN
3170 DUBLIN DR.
SAN FRANCISCO, CA 94080

35-21
GAUDETTE, CAITLIN & THOMAS GAUDETTE
1-3 SEVENTH ST
CAMBRIDGE, MA 02141

35-26
KAUR, PARMINDER
11 SEVENTH STREET
CAMBRIDGE, MA 02141

35-38
RAPOZA, JOHN F. & ELAINE M. RAPOZA
22 LAMBERT STREET
CAMBRIDGE, MA 02141

35-85
SASSO, JAMES
599 CAMBRIDGE ST., UNIT#C2
CAMBRIDGE, MA 02141

35-85
KANNAN, KARUPPIAHN &
LAKSHMILATHA KANNAN
170 GORE ST., UNIT #107
CAMBRIDGE, MA 02141

35-85
WITHAM, PATRICIA A.
170 GORE ST., #108
CAMBRIDGE, MA 02141

35-85
RAFFI, JOHN P.
170 GORE ST., #109
CAMBRIDGE, MA 02141

35-85
HUANG, JING FENG & JING YAO ZHANG
170 GORE ST., #113
CAMBRIDGE, MA 02141

35-85
REIS, MANUEL R.
2 VINE BROOK WAY
WOBBURN, MA 01801

35-85
TANG, CYNTHIA
3-493 MILTON STREET
NANAIMO, BC V9R-2K9
-, - -

621 Camb. St

3 of 4

35-85
YANG, YONGGUANG & HUI SU
170 GORE ST #207
CAMBRIDGE, MA 02141

35-85
CHAN, GINGER YIN
57 BRADYLL RD
WESTON, MA 02493

35-85
TSOU, NANCY
170 GORE ST., #305
CAMBRIDGE, MA 02141

35-85
MOOSAVIFARD, SEDIGHEH
170 GORE ST., #306
CAMBRIDGE, MA 02141

35-85
SHARMA, SANJAY
170 GORE ST., #311
CAMBRIDGE, MA 02141

35-85
RUSSELL, WILLIAM F.
170 GORE ST., #318
CAMBRIDGE, MA 02141

34-3
VASQUEZ, ALBERTO E. , ROSA P. & GLORIA
C/O GLORIA E. ALBERTO & ROSA P. VASQUEZ
21 LAMBERT STREET
CAMBRIDGE, MA 02141

34-8
SHREE MANAKAMANA LLC
620 CAMBRIDGE ST
CAMBRIDGE, MA 02141

35-85
LIAO, RONGLIH,
TRUSTEE THE RONGLIH LIAO 2103 TRUST
170 GORE ST., #520
CAMBRIDGE, MA 02141

35-85
CHANG, AUSTIN & ALBENA KANTARDZHIEVA
170 GORE ST., #614
CAMBRIDGE, MA 02141

35-85
BRYANT, COLLEEN
599 CAMBRIDGE ST., #102
CAMBRIDGE, MA 02141

35-85
GOMEZ-YAFAL, ALICIA
599 CAMBRIDGE ST., UNIT #303
CAMBRIDGE, MA 02141

35-85
WU, XIAO & HONG FANG
599 CAMBRIDGE ST., #305
CAMBRIDGE, MA 02141

35-85
CHEN, DELAI & JING LI
599 CAMBRIDGE ST, UNIT #401
CAMBRIDGE, MA 02141

35-85
WONG, GARY L.
12 WAVERLEY AVE
WATERTOWN, MA 02472

35-85
HARN, LIN-LIN & JOSEPHINE LEUNG
170 GORE ST., UNIT #404
CAMBRIDGE, MA 02141

35-85
TIMKO, BRIAN P.
170 GORE ST., #409
CAMBRIDGE, MA 02141

35-85
ZHANG, YAN & HOWARD HAIQUAN YAO
16 FARROW ST
WINCHESTER, MA 01890

35-85
JIANG, BOTAO
170 GORE ST UNIT #419
CAMBRIDGE, MA 02141

35-85
LEVY, BRUCE G. & KAY S. WILD
170 GORE ST., #503
CAMBRIDGE, MA 02141

35-85
LAWLOR, CAROL
170 GORE ST UNIT #507
CAMBRIDGE, MA 02141

35-85
YANG, YONGGUANG & HUI SU
170 GORE ST 513
CAMBRIDGE, MA 02141

35-85
CAO, ZHIYI & NING GUO
170 GORE ST., UNIT #517
CAMBRIDGE, MA 02139

35-85
WANG, XINGCHEN & MINGU DENG
170 GORE ST., UNIT #618
CAMBRIDGE, MA 02139

35-85
NOREN, ROSEMARY A., TRUSTEE THE
ROSEMARY H. NOREN REVOC TRUST
599 CAMBRIDGE ST., #103C
CAMBRIDGE, MA 02141

35-85
WATSON, SAMUEL M.
599 CAMBRIDGE ST., #204C
CAMBRIDGE, MA 02141

35-29
GONZALEZ, MAYA
17 SEVENTH ST
CAMBRIDGE, MA 02141

35-34
PHILHARMONIC SANTO ANTONIO, INC.
575 CAMBRIDGE STREET
CAMBRIDGE, MA 02141-1106

35-85
YORK, STEPHEN P.
170 GORE ST., #105
CAMBRIDGE, MA 02141

35-85
GU, QUN YING & SHAO WEN JU
205 HOLLAND ST
SOMERVILLE, MA 02144

1021 Camb St.

4 of 6

35-85
MAMMEN, MEREEEN
170 GORE ST., #115
CAMBRIDGE, MA 02141

35-85
SHEHU, ELVIS
170 GORE ST., #120
CAMBRIDGE, MA 02141

35-85
EL-DIAN MANAGEMENT LLC
2 AUTUMN CIRCLE
HINGHAM, MA 02043

35-85
SURENDRANATH, PADMAJA
170 GORE ST., #214
CAMBRIDGE, MA 02138

35-85
LI, ADRIENNE V.
170 GORE ST., #217
CAMBRIDGE, MA 02141

35-85
CHIN, RICHARD & VICTORIA CHIN
170 GORE ST., UNIT #218
CAMBRIDGE, MA 02141

35-85
ALIANO, JOSEPH
170 GORE ST., UNIT #301
CAMBRIDGE, MA 02141

35-85
SHI, HONGYU
170 GORE ST., #310
CAMBRIDGE, MA 02141

35-85
FITZPATRICK, ANN E. &
DOROTHY A. PIETROPAOLO, TRS
170 GORE ST., #312
CAMBRIDGE, MA 02141

35-85
WANG, SANDRA & JACK OU
11535 SANTINI LANE
PORTER RANCH, CA 91326

35-85
DONG, JUNZI & SHOKO RYU
170 GORE ST., #317
CAMBRIDGE, MA 02141

35-85
BRINCOLO, ANTHONY G.
170 GORE ST., #319
CAMBRIDGE, MA 02141

35-85
HEINRICKSEN, RONALD N. &
HENRY K. ANDERSON
170 GORE ST., #401
CAMBRIDGE, MA 02141

35-85
SU, JIALIN & YANDONG ZHANG
67 PLAYERS CLUB VILLAS RD
PONTE VEDRA BEACH, FL 32082

35-85
TOMMY Y.W CHEN & SHU-MEI H. CHEN
8125 144TH AVE. SE
NEWCASTLE, WA 98059

35-85
SOHN, DOUGHLAS & MINJUNG SOHN
170 GORE ST., #418
CAMBRIDGE, MA 02141

35-85
WESOLOWSKI, MICHAEL
170 GORE ST. UNIT #505
CAMBRIDGE, MA 02141

35-85
NONNI, ANTONETTE C. & PAUL J. NONNI
170 GORE ST., UNIT #506
CAMBRIDGE, MA 02141

35-85
BERIT, JONATHAN
94 TEMPLE RD
WALTHAM, MA 02452

35-85
BLANCO, ANALIA CHANNING REAL ESTATE
ATTN: NATHAN THOMPSON
1776 MASSACHUSETTS AVE., #10
CAMBRIDGE, MA 02140

35-85
AGAFONOVA, IRINA
TRUSTEE OF 170-510 GORE ST REALTY TRUST
50 WATERTOWN ST
WATERTOWN, MA 02472

35-85
STOUDENKOVA, DANIELA Z.
170 GORE ST., #511
CAMBRIDGE, MA 02141

35-85
ADUSU, TEYE
170 GORE ST., UNIT #514
CAMBRIDGE, MA 02141

35-85
FRITH, SANDRA M.
170 GORE ST., #519
CAMBRIDGE, MA 02141

35-37
WILLIAMS, DAVID MICHAEL
633 CAMBRIDGE ST #3
CAMBRIDGE, MA 02141

35-37
HILL, STEPHEN PAUL
24 LAMBERT ST.
CAMBRIDGE, MA 02141

35-37
TREEHOUSE REALTY LLC
447 CAMBRIDGE ST
ALLSTON, MA 02134

35-37
TREEHOUSE REALTY, LLC,
477 CAMBRIDGE ST
ALLSTON, MA 02134

35-37
RICKER, JOSEPH A.
633-635 CAMBRIDGE ST - UNIT #4
CAMBRIDGE, MA 02141

34-24
LAMBERT, GERARD
572 CAMBRIDGE ST. UNIT #1
CAMBRIDGE, MA 02139

628 Camb. St.

5 of 6

34-24
LI, GLENN WEI DAJIN LI & FANGWEN HELEN GE
578 CAMBRIDGE ST., #2R
CAMBRIDGE, MA 02141

34-24
DASCOMB, CHRISTOPHER J.
2 EIGHTH ST., #3
CAMBRIDGE, MA 02141

34-24
MCCOWAN, COREY C.
578 CAMBRIDGE ST. UNIT 2F
CAMBRIDGE, MA 02139

34-24
KIEU, ALIX CHINH Q.
17 CARLISLE STREET
CAMBRIDGE, MA 02139

34-24
BABE BOOM, LLC.
66 VAUTRINOT AVE
HULL, MA 02045

34-24
BENATTIA, CHERIF & ISMA BENATTIA
655 CONCORD AVE. APT#701
CAMBRIDGE, MA 02138

34-24
HUA, TOAN L. & CHIA P. HUA & KEVIN LEE HUA
& BRIAN LEE HUA
572 CAMBRIDGE STREET #2
CAMBRIDGE, MA 02141

34-24
JESSEL, MELANIE
2 EIGHTH ST., #2
CAMBRIDGE, MA 02141

34-24
HENCIR, KATHRYN A.
578 CAMBRIDGE ST. UNIT#3R
CAMBRIDGE, MA 02141

34-24
SAMUELSON, KENDALL
2 EIGHTH ST. UNIT#1
CAMBRIDGE, MA 02139

35-85
XIANG, YANG
599 CAMBRIDGE ST, UNIT 203
CAMBRIDGE, MA 02141

35-39
REAL99 LLC
3 SARAH JANE CT
ACTON, MA 01720

35-85
SINGH, HARINDER, TRUSTEE
405 HIGHLAND ST
WESTON, MA 02493

35-27
RUBENS, JACOB & CATHERINE AHEARN
13 SEVENTH ST
CAMBRIDGE, MA 02141

35-85
YOUNG, JAY
170 GORE ST #211
CAMBRIDGE, MA 02141

35-85
ZHOU, XIANGMING
599 CAMBRIDGE ST UNIT #302
CAMBRIDGE, MA 02141

35-85
LIANG SHANRU
599 CAMBRIDGE ST - UNIT 205
CAMBRIDGE, MA 02141

35-85
HARDWICK, JOSEPH B., JR,
TRS THE JOSEPH B. HARDWICK, JR. TRUST
170 GORE ST #117
CAMBRIDGE, MA 02141

35-85
LIU GUOHUI
170 GORE ST - UNIT 504
CAMBRIDGE, MA 02141

35-85
ZHENG, BOWEN SAMANTHA R. ZHENG
170 GORE ST UNIT 417
CAMBRIDGE, MA 02141

35-85
TAPPER, JONATHANN
170 GORE ST UNIT 518
CAMBRIDGE, MA 02141

35-25
NOVAK, JOSEPH V.
63 MARTIN AVE
NORTH ANDOVER, MA 01845

35-85
HABERMAN, JOHN HYONRA HABERMAN
599 CAMBRIDGE ST UNIT #101
CAMBRIDGE, MA 02141

34-24
PAPALIA, ALAN
587 CAMBRIDGE ST UNIT 3F
CAMBRIDGE, MA 02141

35-85
CHAI, LIANG JIANHONG HU & LUCY CHAI
170 GORE ST UNIT 110
CAMBRIDGE, MA 02141

35-85
MEKRUT, JOAN
TRUSTEE OF THE JOAN G. MEKRUT 2019 TRT
4 FAIR OAKS DR
LINCOLN, RI 02865

35-85
YANG, LAN
170 GORE ST 616
CAMBRIDGE, MA 02141

35-85
CLARK, ROBERT C.
114 IRVING ST
CAMBRIDGE, MA 02138

35-23
NOWOSELSKI, KELLY
5 SEVENTH ST
CAMBRIDGE, MA 02141

35-24
NOVAK, JANICE S.
1925 DEER HILL CT
WAYZATA, MN 55391

121 Camb. St.

696

35-85
KRAISITHSIRIN, SILAWAN
599 CAMBRIDGE ST., UNIT #301C
CAMBRIDGE, MA 02141

34-7
FANTASIA, SALVATORE C. & FRANCA FANTASIA
TRUSTEE OF SALVATORE S. FANTASIA TR.
122 SPY POND PKWY
ARLINGTON, MA 02474

34-146
MCSWEENEY, JOSEPH J.
TR. OF THE CANDACE AVENUE REALTY TRUST
158 MALLAD WAY
WALTHAM, MA 02452

Pacheco, Maria

From: Mary-Ann Donofrio <madonofrio714@gmail.com>
Sent: Wednesday, August 11, 2021 8:26 PM
To: Pacheco, Maria; City Manager; City Council; MAD
Subject: BZA Case No BZA-132592

Board of Zoning Appeal
City of Cambridge
831 Mass Ave
Cambridge Ma

Dear Board of Zoning Appeal

I am writing this in regards to Case no BZA-132592 Location 621 Cambridge Street Cambridge Ma. The Petitioner is RPI Cambridge Street LLC-C/oSara L Rhatigan Esq.

I feel the Special Permit they asking for is too broad for the East Cambridge Neighborhood. It allows the Petitioner to have labs at this address. Cambridge Street has been an area where the neighbors have been able to go and patronized their local stores. Need it be a hairdresser or get a cup of coffee or get their fish. It is local business.

Labs are not local businesses. The neighbors cannot go in and help their neighbor succeed with their business. East Cambridge has enough labs around it between Cambridge Crossing, Binney Street and Kendal Square. Please do not allow this type of zoning for labs directly in the neighborhood.

Please do not allow the Special Permit for renovation and redevelopment of a pre-existing, non-conforming retail, and/or Laboratory use for this Case No BZA 132592.

Sincerely yours

Mary Ann Donofrio
120 Gore Street
Cambridge Ma 02141



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: BRETT LEVY Date: 8/3/21
(Print)

Address: 621 Cambridge St.

Case No. BZA-132592

Hearing Date: 8/19/21

Thank you,
Bza Members

Pacheco, Maria

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Monday, August 16, 2021 9:34 AM
To: Pacheco, Maria
Subject: BZA-132592 Letter of Opposition

To the Cambridge Board of Zoning Appeal,

With respect to BZA case BZA-132592, this application does not meet the hardship requirements to allow for the conversion of use.

The petition would place lab space in a residential corridor with nearby residences.

The plans grossly underestimate and provides few details for the rooftop mechanicals which will likely increase the noise and pollution in this area.

Proposed windows in the back will look out onto residential neighbors.

As shown in the petitioner map, it seems odd that the nearby neighbors on Lambert Street weren't notified of this petition as they will be directly impacted by this project.

In general, the Cambridge street corridor benefits from active retail, not closed off office and lab space.

I oppose this petition.

Sincerely,

Joe Rose
Spring St

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2021 AUG 16 P 3:53

August 16, 2021

VIA Email and In Hand Delivery

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

Re: BZA Case No. 132592-2021, 621 Cambridge Street – Revised Materials

Dear Members of the Board:

On behalf of the petitioners, please accept for filing in support of the above referenced Special Permit Application, the following revised application Plan set:

“ZBA Application Set For the Redevelopment of 621-629 Cambridge Street, Cambridge, MA 02141,” prepared by Peter Quinn Architects LLC, revision date August 16, 2021.

The enclosed are a complete, replacement set of plans and materials that reflect the following modifications that have been made to the original plans filed with the BZA Special Permit Application:

- 1) Plans were revised to retain a 1,008 SF Retail space (for retail uses permitted “as of right” under 4.35.a.1, a.2, b, e, k, q and r), to be located in a portion of the former furniture store.
- 2) Rear window openings were modified to accommodate a rear neighbor.
- 3) We updated/revised the Required Parking Calculations table (p. 3 of the plan set) confirming that the project conforms with the Special Permit requirements as to parking since the project’s vehicle parking non-conformity will be diminished as a result of the requested changes of use.

There are no corresponding changes to the dimensional table or other zoning relief being requested.

We look forward to the opportunity to present this project to the Board. Thank you for your consideration.

Sincerely,

Sarah Like Rhatigan, Esq.

CC (via email only):

Mr. Brett Levy

Mr. Peter Quinn, Peter Quinn Architects

Mr. Charles Sullivan, Cambridge Historical Committee

Mr. Patrick Magee and Mr. Jason Alves, East Cambridge Business Association

Mr. Charles Hinds, East Cambridge Planning Team

Ms. Swaathi Joseph, Cambridge Community Development Department



CAMBRIDGE ST ELEVATION

ZBA APPLICATION SET FOR THE
REDEVELOPMENT OF
621-629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

LIST OF DRAWINGS		ZBA SET 13 AUG 2021
GENERAL		
T1	TITLE SHEET	X
	EXISTING PLOT PLAN	X
Z1	ZONING DIMENSIONAL TABLE	X
Z2	DIMENSIONAL SITE PLAN	X
Z3	ZONING ANALYSIS	X
EC-1	EXISTING FIRST FLOOR PLAN	X
EC-2	EXISTING SECOND FLOOR PLAN	X
EC-3	EXISTING CONDITION PHOTOS	X
EC-4	EXISTING INTERIOR CONDITION PHOTOS	X
3D-1	CAMBRIDGE ST RENDERING	X
A-1	PROPOSED FIRST FLOOR PLAN	X
A-2	PROPOSED SECOND FLOOR PLAN	X
A-3	EXISTING & PROPOSED CAMBRIDGE ELEVATION	X
A-4	EXISTING & PROPOSED RIGHT ELEVATION	X
A-5	EXISTING & PROPOSED REAR ELEVATION	X
A-6	EXISTING & PROPOSED LEFT ELEVATION	X

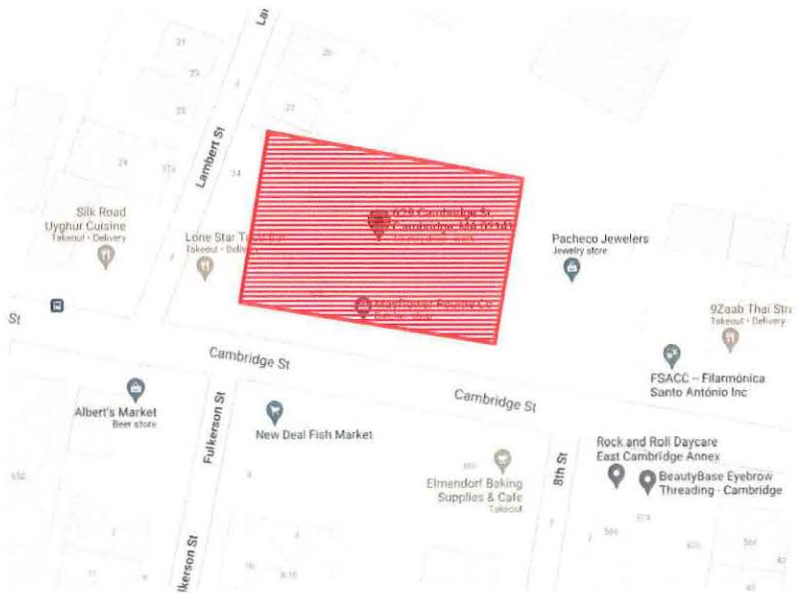
PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

R.E. CAMERON &
ASSOCIATES, INC
681 WASHINGTON STREET
NORWOOD, MA 02062
PH (781) 769 8644



LOCUS PLAN ↑

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
REDEVELOPMENT OF
621-629 CAMBRIDGE
ST

629 CAMBRIDGE ST
CAMBRIDGE, MA 02141

PREPARED FOR

RIVERSIDE
PROPERTIES, Inc.

27 MICA LANE, SUITE 201
WELLESLEY, MA 02481

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

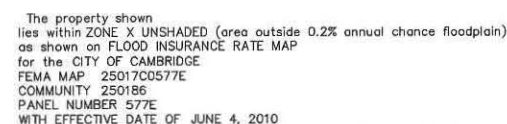
REVISION DATE

ZBA SET 13 AUG 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

T-1



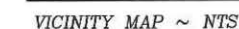
MAXIMUM FLOOR AREA RATIO = 1.0/1.75
 MINIMUM LOT AREA = NONE
 MINIMUM LOT WIDTH = NONE
 MINIMUM OPEN SPACE = NONE
 MAXIMUM BUILDING HEIGHT = 35'/45'
 MINIMUM FRONT YARD SETBACK = NONE
 MINIMUM SIDE YARD SETBACK = NONE
 MINIMUM REAR YARD SETBACK = H+L/5
 WITH MINIMUM OF 20'

N/F
MAP/LOT 35-38
22 LAMBERT ST
JOHN F & ELAINE M
RAPOZA

N/F
MAP/LOT 35-85-
599 CAMBRIDGE S
CONDOMINIUM

LEGEND

- AREA DRAIN
BIKE RACK
BOLLARD
CATCH BASIN
CHAIN LINK FENCE
CONCRETE LIGHT POLE
DRAIN MANHOLE
ELECTRIC HANDHOLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC TRANSFORMER
FLAGPOLE
GAS GATE
GAS METER
HYDRANT
METAL LIGHT POLE
OVERHEAD WIRES
PARKING METERS
PEDESTRIAN LIGHT POLE
ROOF DRAIN
SEWER MANHOLE
SIGNS
STOCKADE FENCE
STONE WALL
TELEPHONE MANHOLE
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRASH RECEPTACLE
UNDERGROUND UTILITIES
- DRAIN
ELECTRIC
GAS
SEWER
TELEPHONE
WATER
TV
COMMUNICATION
- WATER CONTROL VALVE
WATER GATE
WOOD UTILITY POLE
WOOD UTILITY POLE W/LIGHT
WROUGHT IRON FENCE



R.E. Cameron & Associates, Inc.
LAND SURVEYORS - CIVIL ENGINEERS
681 WASHINGTON STREET
NORWOOD, MA 02062
(781) 769-1777 Fax (781) 769-8644



EXHIBIT A

The Land referred to herein below is situated in the County of Middlesex, Commonwealth of Massachusetts, and is described as follows:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

SOUTHERLY on Cambridge Street, one hundred fifty (150) feet.

WESTERLY on Lot 98 on Peter Tufts' plan of Lechmere Point, recorded with Middlesex South District Registry of Deeds in Book 243, Page 544, one hundred (100) feet;

NORTHERLY on Lots 95 and 96 on said plan one hundred fifty (150) feet;

EASTERLY on Lot 351 on said plan one hundred (100) feet.

LOAN POLICY EXCEPTIONS

First American Title Insurance Company
Agent File No.: Riverside-Cambridge

7. Sidewalk Order by the City of Cambridge, dated September 13, 1971 and recorded in Book 12076, Page 476
(PLOTTED)
8. Easement dated July 12, 2004 recorded in Book 43346, Page 596
(PLOTTED)

N/F
MAP/LOT 35-85-C1
599 CAMBRIDGE ST
CONDOMINIUM

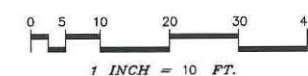
To RPI Cambridge Street LLC, Institution for Savings,
its successors and/or assigns, as their interests may appear,
and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

The fieldwork was completed on January 21, 2021.

Date: _____

Registered Professional Land Surveyor
Scott D. Cameron



SCALE: 1"=10'	DATE: 1/21/21
DRAWN BY: SLS	MATH: SLS32/28
JOB NUMBER: 4454	CHECKED BY:
COUNTY: MIDDLESEX	
TITLE:	

ALTA/NSPS
LAND TITLE SURVEY
613-629 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS

4454

Revisions	Disposition
-----------	-------------

[illegible]

SHEET NUMBER:

4454

C:\Users\admin\Documents\MY\qqa\Cambridge-629\02 Schematic Design MYY zoning saved to z 210813\Zoning Sheets.dwg, 16-Aug-21 2:06:00 PM, DWG To PDF.pc3

629 CAMBRIDGE ST, CAMBRIDGE - DIMENSIONAL TABLE - BUSINESS A (BA) ZONING DISTRICT
MODIFICATIONS TO AN EXISTING NONCONFORMING STRUCTURE PER SEC. 8.22.2.b

ZONING CRITERIA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Lot Area (sf)	None	±15,000 sft	no change	Complies
Lot Area per DU (sf)	600 min	15,000 sft	No Residential	Complies
Lot Width (ft)	N/A	±150'	no change	Complies
Lot Depth (ft)	None	±100'	no change	N/A
Gross Floor Area (sf)	15,000 sft	17,508 sft	16, 934 sft (-) 574-sf	GSF Reduced. Existing Non-Conformity, no change
FAR	1.0 Non-Res/1.75 Res	1.17	1.13	
MIN YARD				
Front Yard (ft)	None	0.1'	no change	Complies
Rear Yard (ft)	(H+L) / (5+2) no case <20'	0'	no change	Existing Non-Conformity no change
Side Yard (ft) Left	None	3.6'	no change	Complies
Side Yard (ft) Right	None	2'	no change	Complies
Building Height (ft)	35'	±37.4'	no change	Existing Non-Conformity no change
Private Open Space Total % of Lot Area	None	None	See sheet 3/Z3	N/A
Number of Parking Spaces		SEE TABLE BELOW		

REQUIRED PARKING CALCULATION

Cambridge-629 Parking Calc Table -
EXISTING

Use On Plan	Area On Plan	Use Zoning	Parking Type	Min Rate Zoning	Calculation	Equals	Rounds to
Retail	6,671-sf	Retail - other 6.36.5.a.2	Car	1 per 500-sf	(6,671/500)	13.3	13
			LT Bike N4	0.1 per 1,000-sf	(6,671/1,000)*0.1	0.7	1
			ST Bike N2	0.6 per 1,000-sf	(6,671/1,000)*0.6	4.0	4
			Loading B	1 after first 10,000-sf		0.0	0
Wholesale/retail poultry market	7,802-sf	Manufacture, assembly, or packaging of consumer goods 6.36.5.b	Car	1 per 800-sf	(7802/800)	9.8	10
			LT Bike N5	0.8 per 1,000-sf	(7,802/1,000)*0.8	6.2	7
			ST Bike N5	0.6 per 1,000-sf	(7,802/1,000)*0.6	4.7	5
			Loading A	1 after first 5,000-sf		1.0	1
Residential	1 unit	Not more than one fam	Car	1 per DU	1*1	1.0	1

Parking Type	Min Total Required	Total Provided
Car	24	0
LT Bike	8	0
ST Bike	9	0
Loading	0	1

Cambridge-629 Parking Calc Table -
PROPOSED

Office	15,926-sf	Office - Research & Development 6.36.4.f	Car	1 per 1050-sf	(15,926/1050)	15.2	15
			LT Bike N2	0.22 per 1,000-sf	(15,926/1,000)*0.22	3.5	4
			ST Bike N5	0.06 per 1,000-sf	(15,926/1,000)*0.06	0.96	1
			Loading B	1 after first 10,000-sf		1.0	1
Retail	1,008-sf	Retail 6.36.5	Car	1 per 500-sf	(1,008/500)	2.0	2
			LT Bike N4	0.1 per 1,000-sf	(1,008/1,000)*0.1	0.1	1
			ST Bike N2	0.6 per 1,000-sf	(1,008/1,000)*0.6	0.6	1
			Loading B	1 after first 10,000-sf		0.0	0

Car	17	0
LT Bike	5	12
ST Bike	2	3
Loading	1	1

Conclusion - The existing parking non-conformity is lessened by the change of use. No parking spaces required

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PREPARED FOR

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DRAWING TITLE

ZONING
DIMENSIONAL
TABLE

SCALE AS NOTED

REVISION	DATE

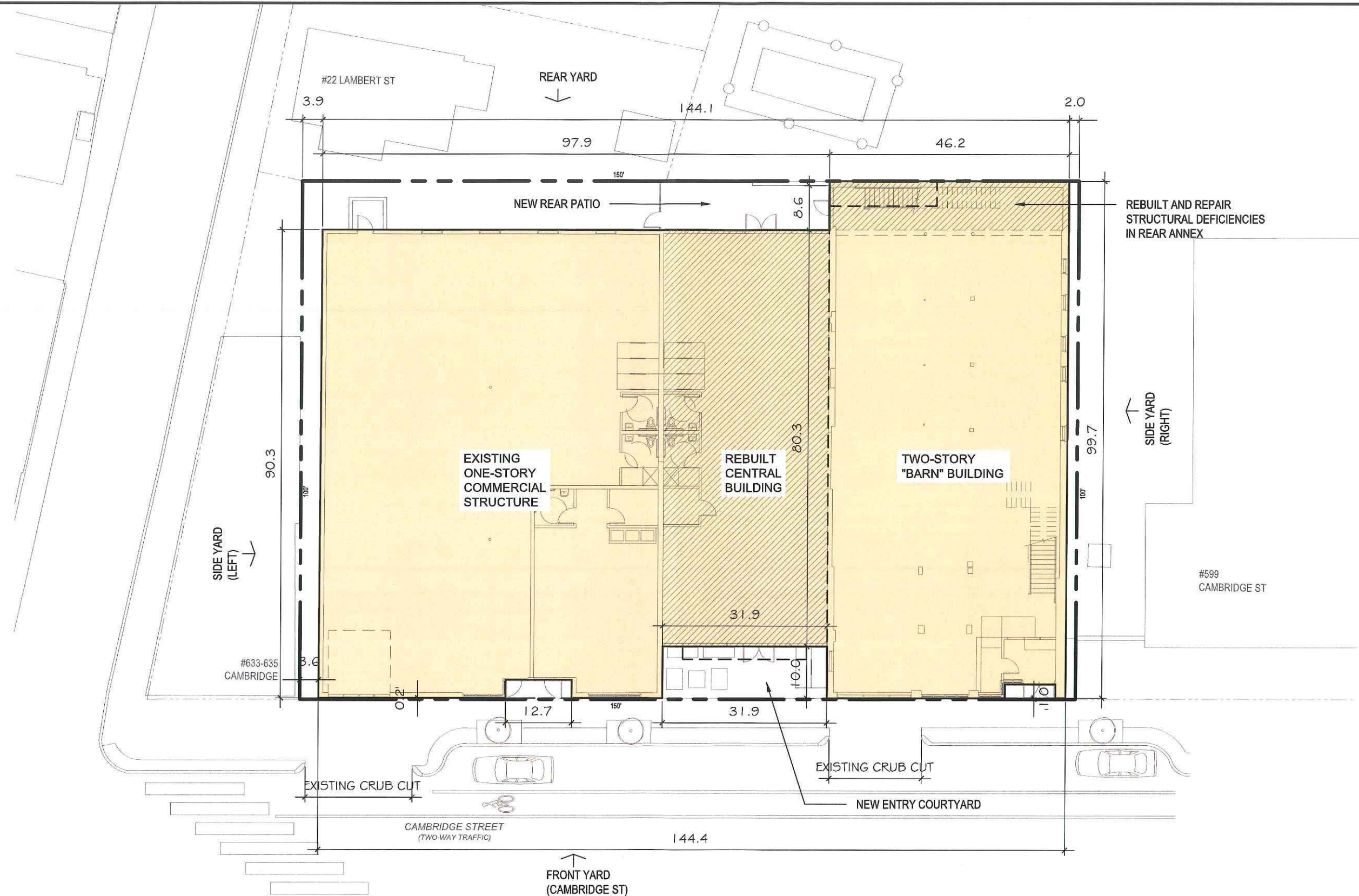
ZBA SET 13 AUG 2021

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SHEET

Z1

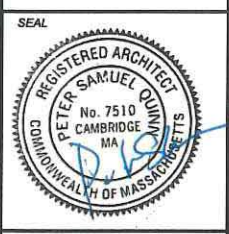
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1 PROPOSED DIMENSIONAL SITE PLAN
SCALE: 1/20" = 1'-0"
FOR DIMENSIONAL LAYOUT ONLY. BASED ON LAND TITLE SURVEY BY
R.E. CAMERON & ASSOCIATES, INC 681 WASHINGTON STREET NORWOOD, MA 02062.
PH (781) 769 8644



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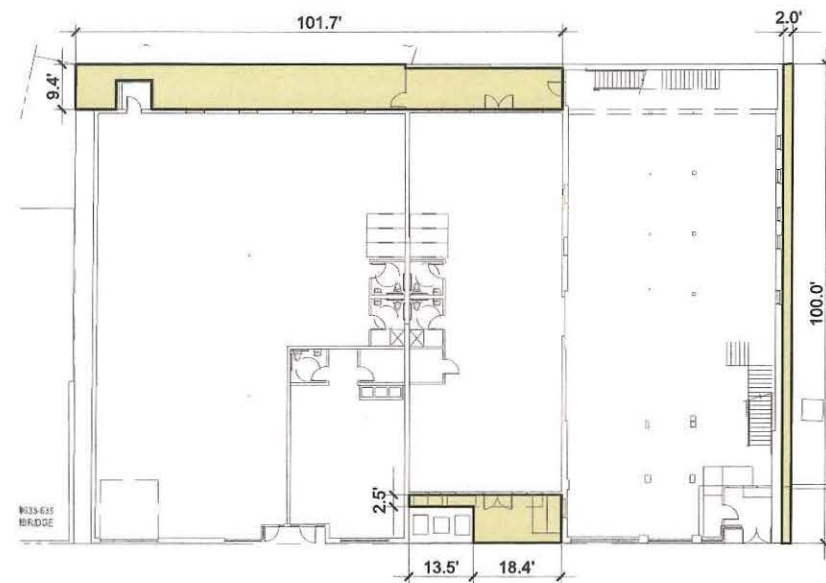
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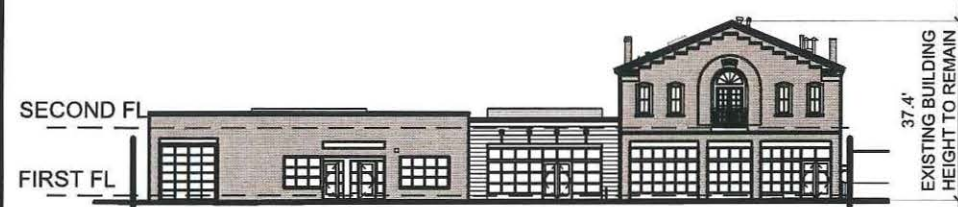
DRAWING TITLE
DIMENSIONAL
SITE PLAN

SCALE AS NOTED	
REVISION	DATE
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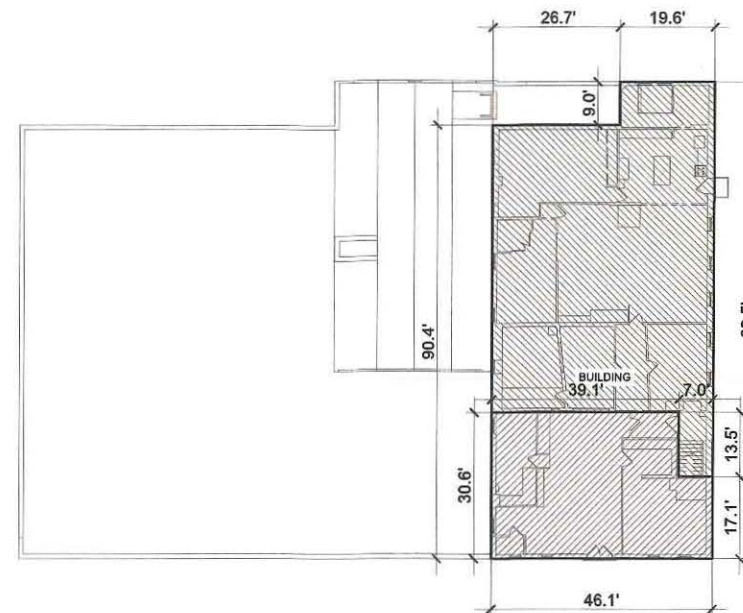
SHEET
Z2



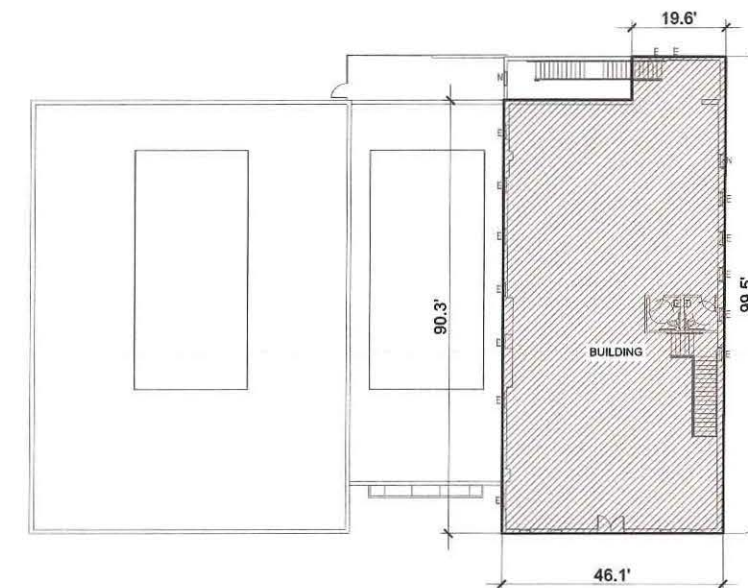
 PRIVATE OPEN SPACE	0 SF = 0%
LOT	15,000 SF
 PERMEABLE OPEN SPACE	1,295 SF = 8.6%
LOT	15,000 SF
③ PRIVATE OPEN SPACE (N/A IN BA DISTRICT)	



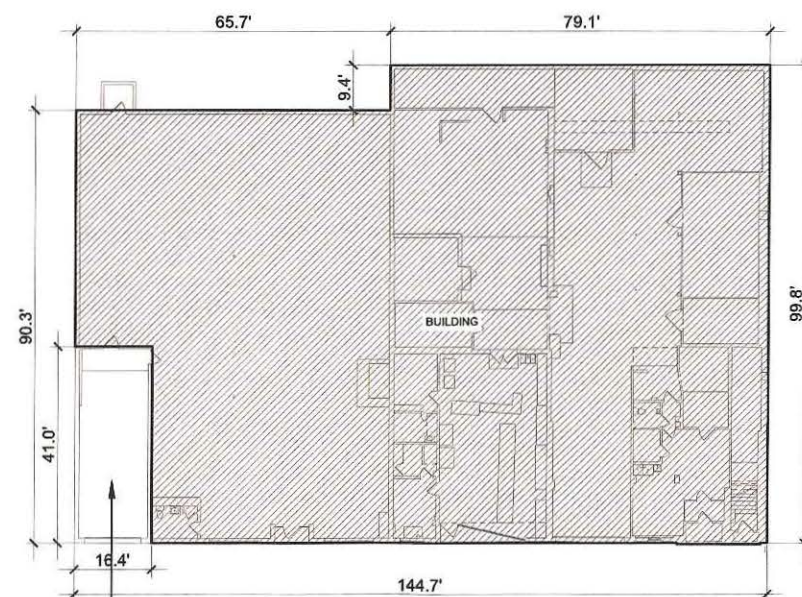
② BUILDING HEIGHT
SCALE: 1"=40'



EXISTING SECOND FL =
3,035 GSF RESIDENTIAL + 1,316 GSF NON-RESIDENTIAL

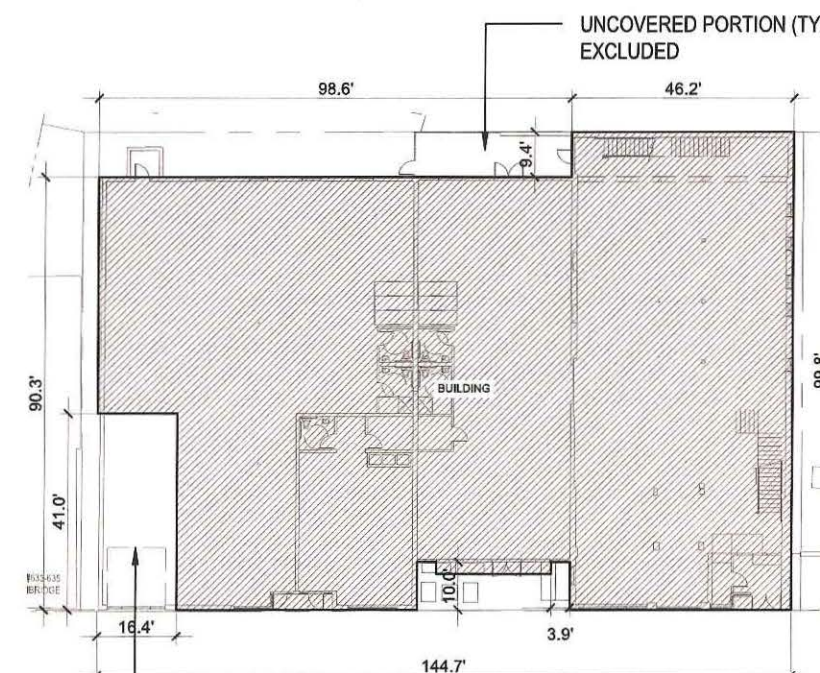


PROPOSED SECOND FL = 4,351 GSF
NON-RESIDENTIAL



EXISTING FIRST FL = 13,157 GSF
NON-RESIDENTIAL

VEHICULAR AND LOADING
AREA EXCLUDED



PROPOSED FIRST FL = 12,583 GSF
NON-RESIDENTIAL

VEHICULAR AND LOADING
AREA EXCLUDED

GROSS SQUARE FOOTAGE SUMMARY

	EXISTING	PROPOSED	
FIRST FL	13,157	12,583	
SECOND FL	4,351	4,351	
TOTAL	17,508	16,934	(-) 574 GSF

① GROSS SQUARE FOOTAGE
SCALE: 1"=40'

EXISTING BLENDED FAR CALCULATION
0.83 non-res. : 0.17 res percentage
1.0 non-res. FAR / 1.75 res FAR

$[0.83 \times 1.0 \times 15,000\text{-SF}] + [0.17 \times 1.75 \times 15,000\text{-SF}]$
= 12,450 nonres max + 4,462 res max
= 16,912-GSF MAX
= 1.12 FAR MAX

PROPOSED BLENDED FAR CALCULATION
1 non-res. : 0.00 res percentage
1.0 non-res. FAR / 1.75 res FAR

$[1.00 \times 1.0 \times 15,000\text{-SF}]$
= 15,000-GSF nonres MAX
= 1.00 FAR MAX

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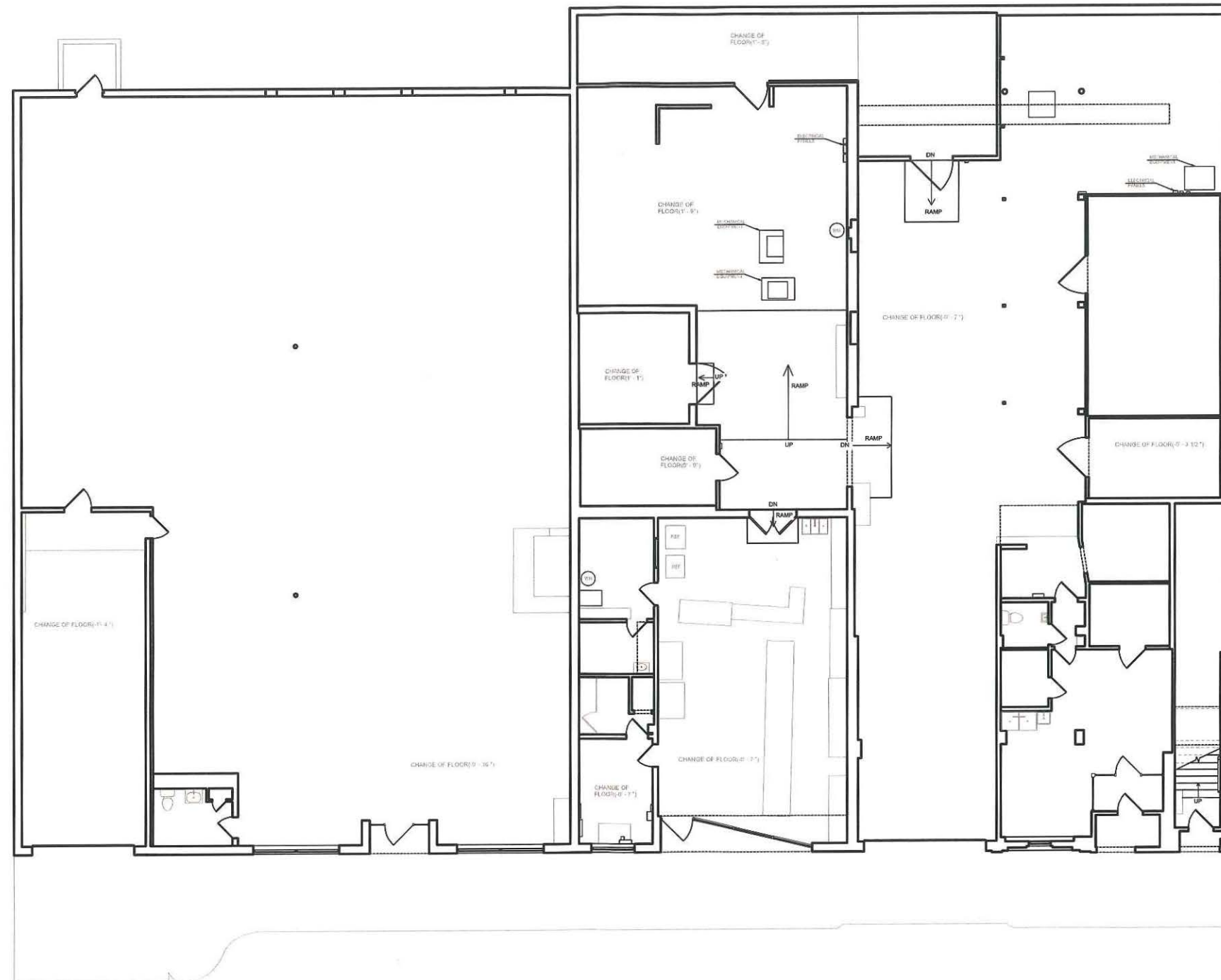
EXISTING
FIRST FLOOR
PLAN

SCALE AS NOTED

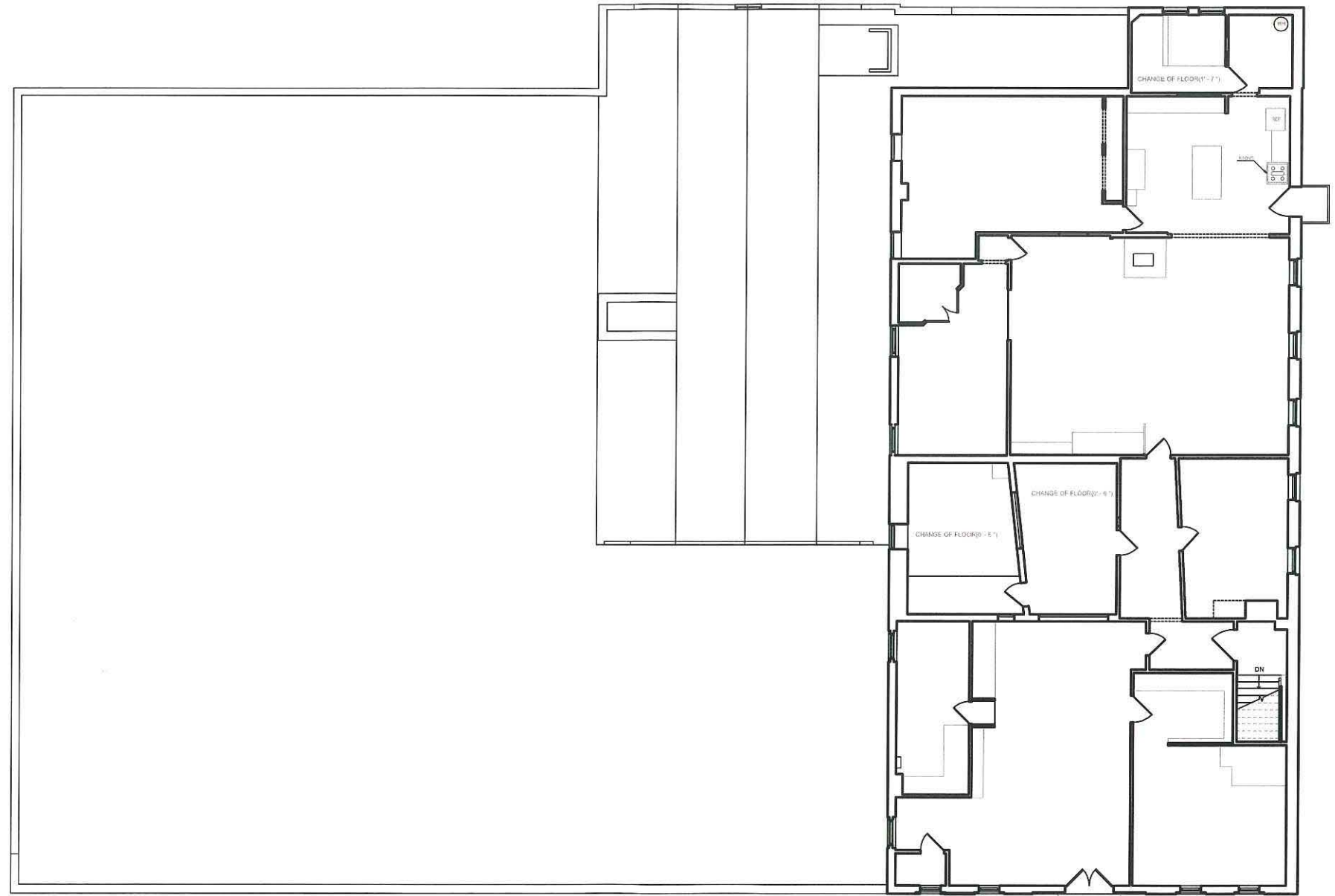
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BA SET	13 AUG 2021
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EC-1



1 EXISTING FIRST FLOOR PLAN



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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EXISTING
SECOND
FLOOR PLAN

SCALE AS NOTED

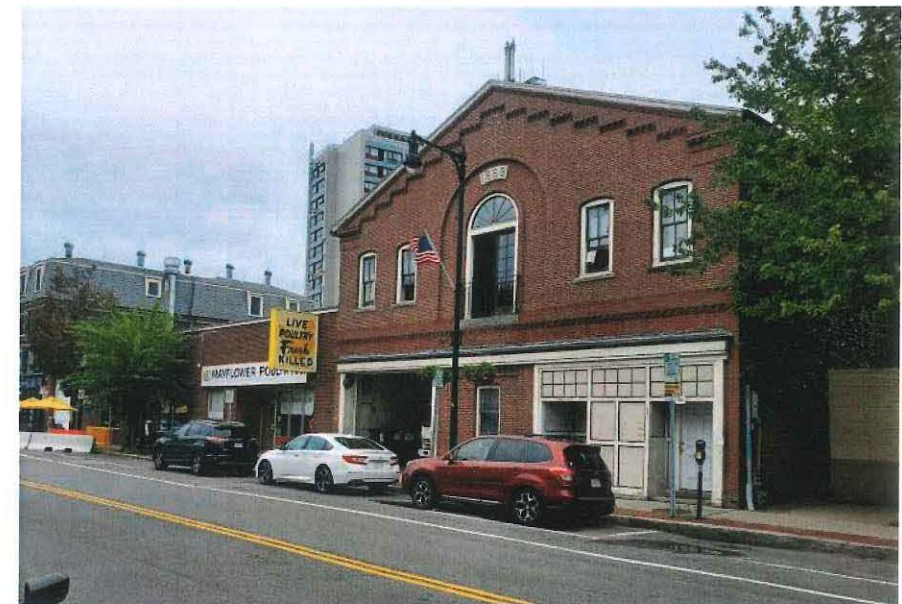
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EC-2



FRONT-CAMBRIDGE ST VIEW



FRONT-CAMBRIDGE ST VIEW- FIRST BUILDING



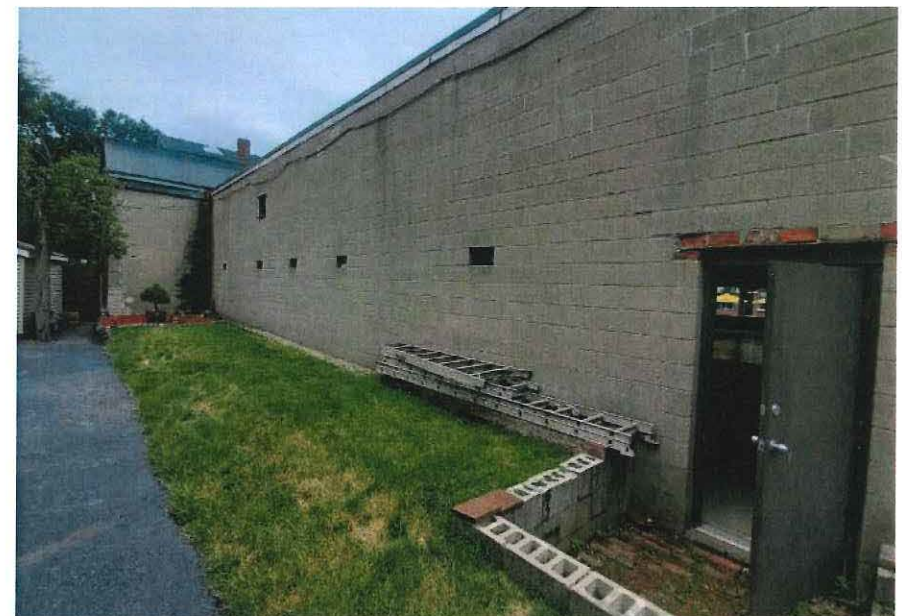
RIGHT - EXISTING FIRE ESCAPE AND EXISTING WINDOW FILLINGS



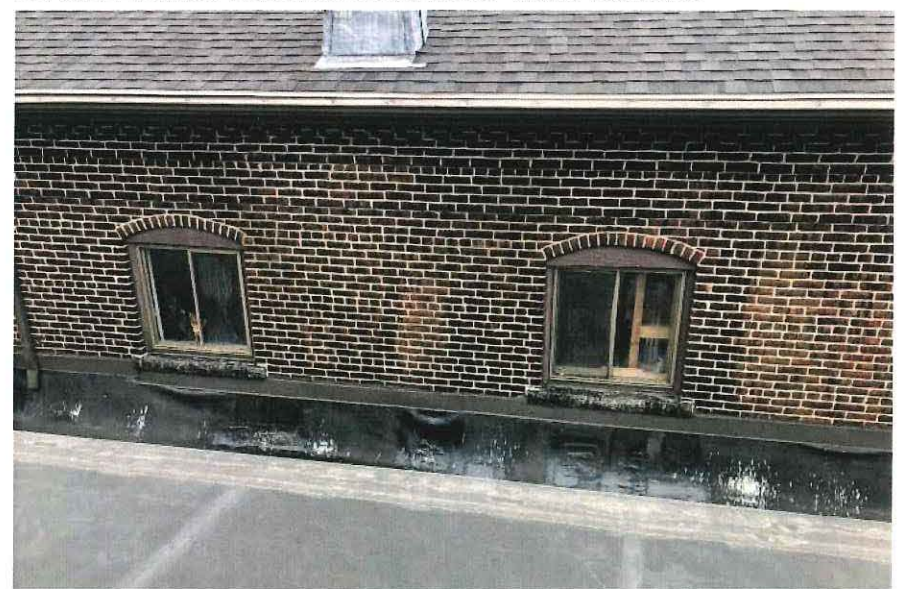
REAR ELEVATION EXISTING CONDITIONS- BARN AND MIDDLE BUILDING



RIGHT - EXISTING WINDOW FILLINGS TO BE REOPENED



REAR ELEVATION EXISTING CONDITIONS- THIRD BUILDING

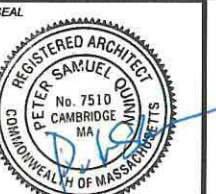


BARN LEFT SIDE - WINDOWS TO BE REPLACED

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EXISTING
EXTERIOR
CONDITIONS
PHOTOS

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EC-3



INTERIOR- BARN BUILDING SECOND FLOOR



INTERIOR- BARN BUILDING FIRST FLOOR



MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



INTERIOR- FORMER MATTRESS STORE



MIDDLE BUILDING EXISTING FLOOR SLABS



MIDDLE BUILDING EXISTING FLOOR SLABS

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EXISTING
INTERIOR
CONDITIONS
PHOTOS

SCALE AS NOTED

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EC-4



PROPOSED VIEW EAST ON CAMBRIDGE STREET



EXISTING VIEW EAST ON CAMBRIDGE STREET

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DRAWING TITLE

CAMBRIDGE ST
RENDERING

SCALE AS NOTED

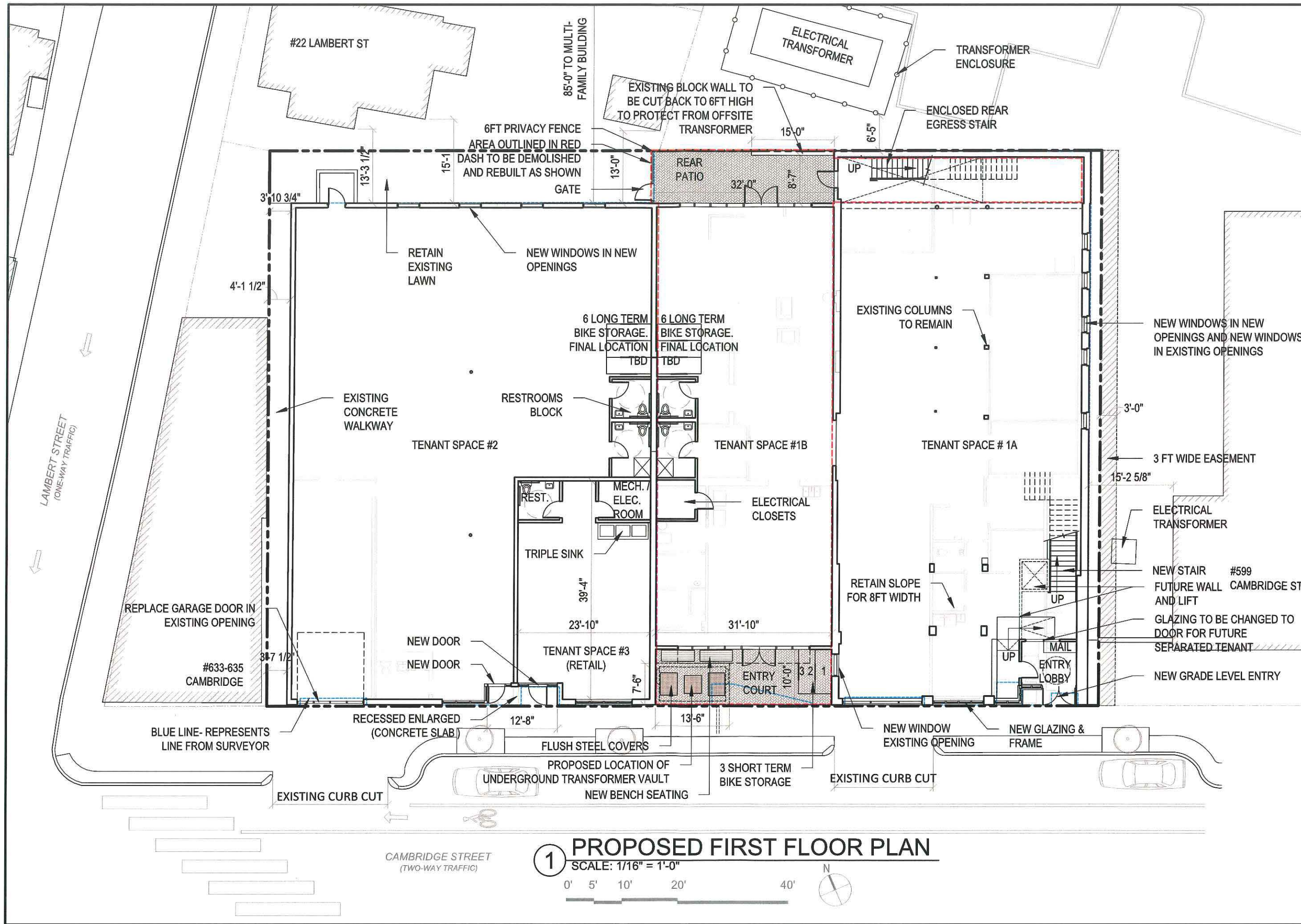
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DRAWING TITLE

PROPOSED
FIRST
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

ZBA SET

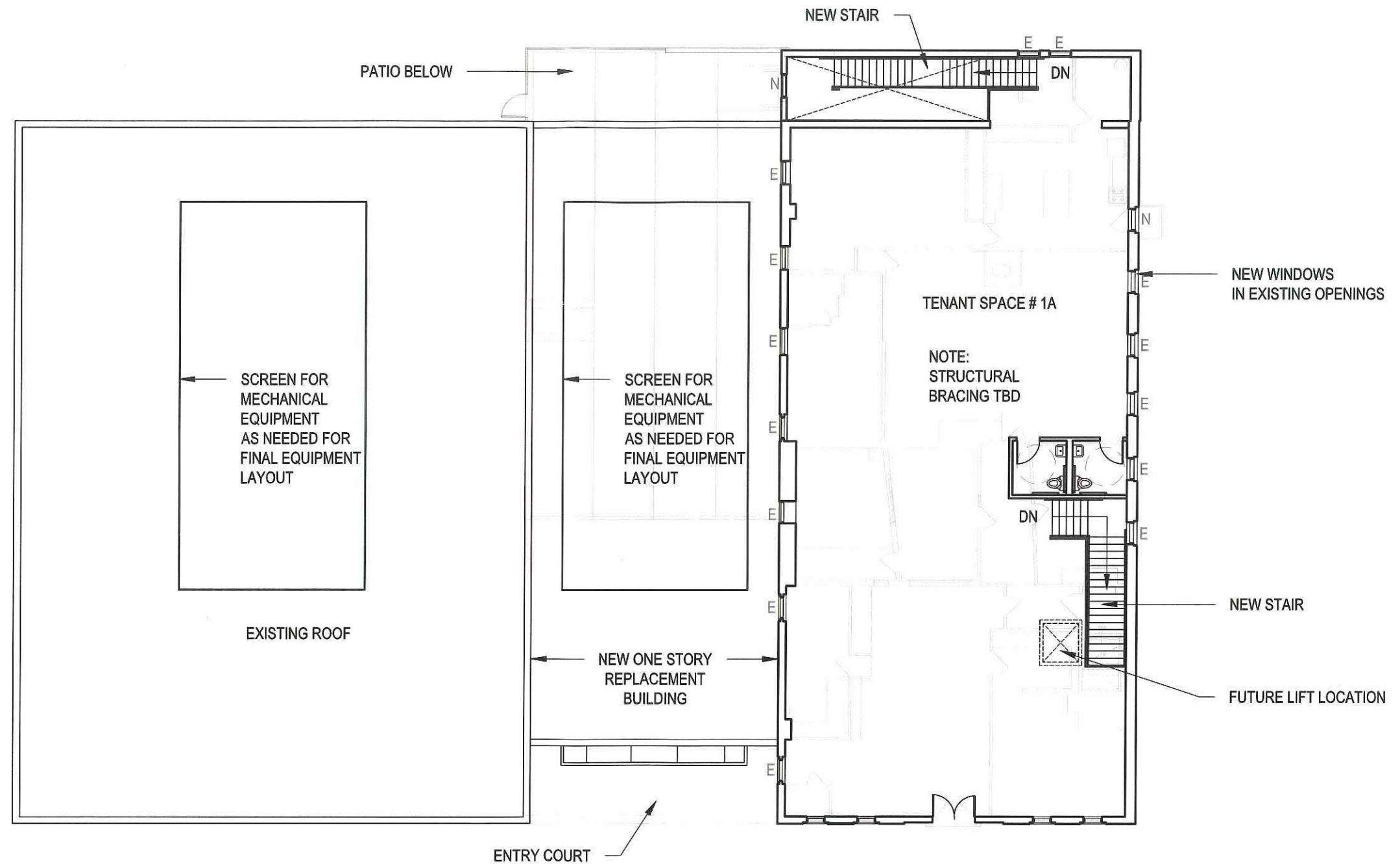
13 AUG 2021

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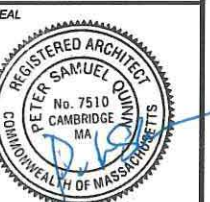
REVIEWED BY
PQ

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A-1



1 SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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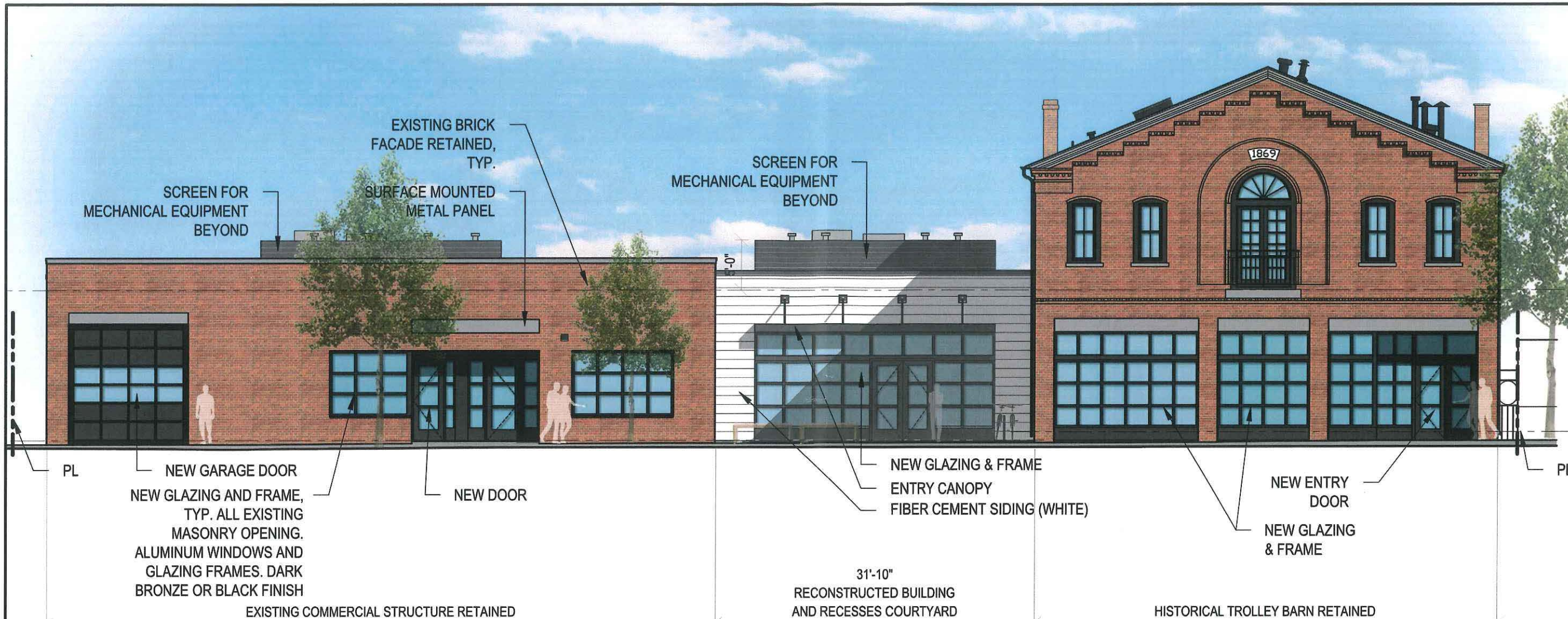
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DRAWING TITLE
**PROPOSED
 SECOND
 FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE
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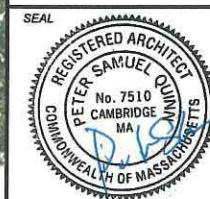
1 PROPOSED FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING FRONT ELEVATION
SCALE: 1/16" = 1'-0"

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DRAWING TITLE

EXISTING &
PROPOSED
FRONT
ELEVATION

SCALE AS NOTED

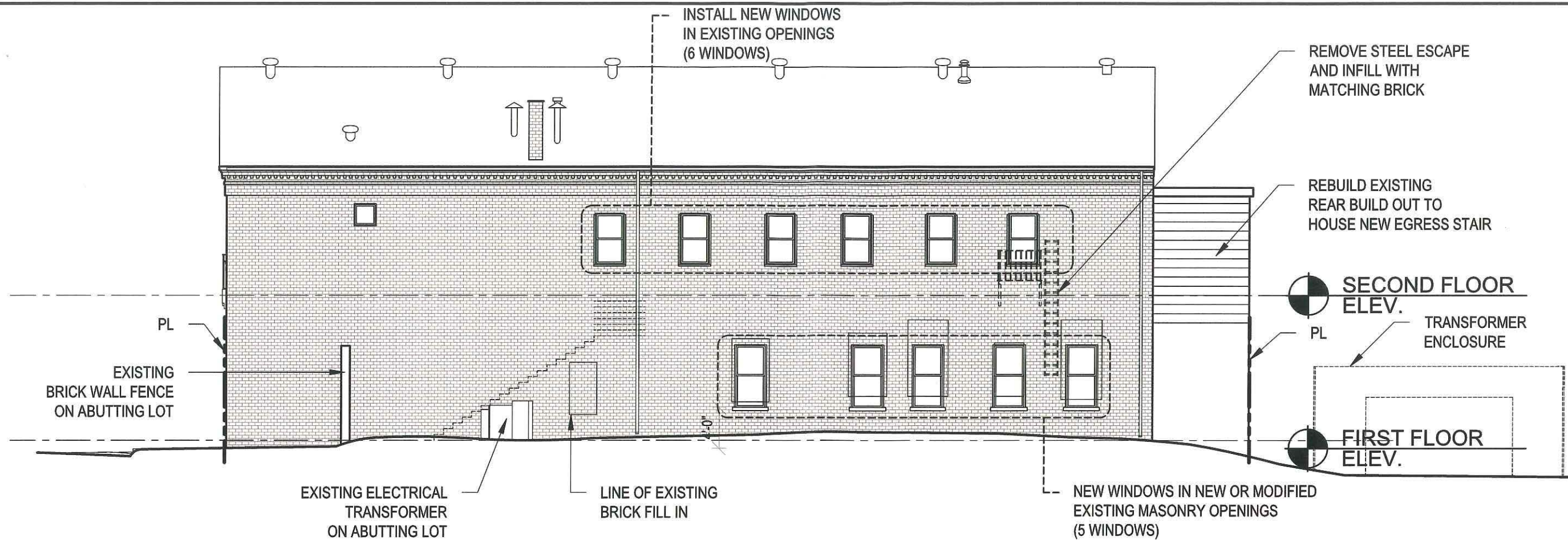
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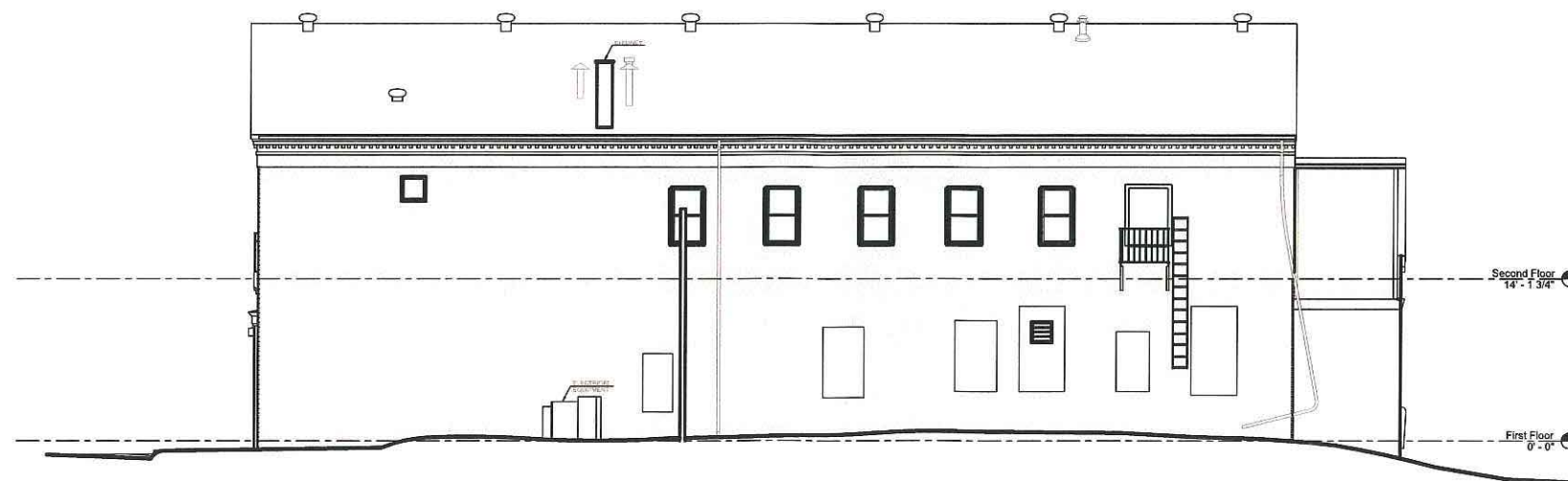
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A-3



1 PROPOSED RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



2 EXISTING RIGHT ELEVATION
SCALE: 1/16" = 1'-0"

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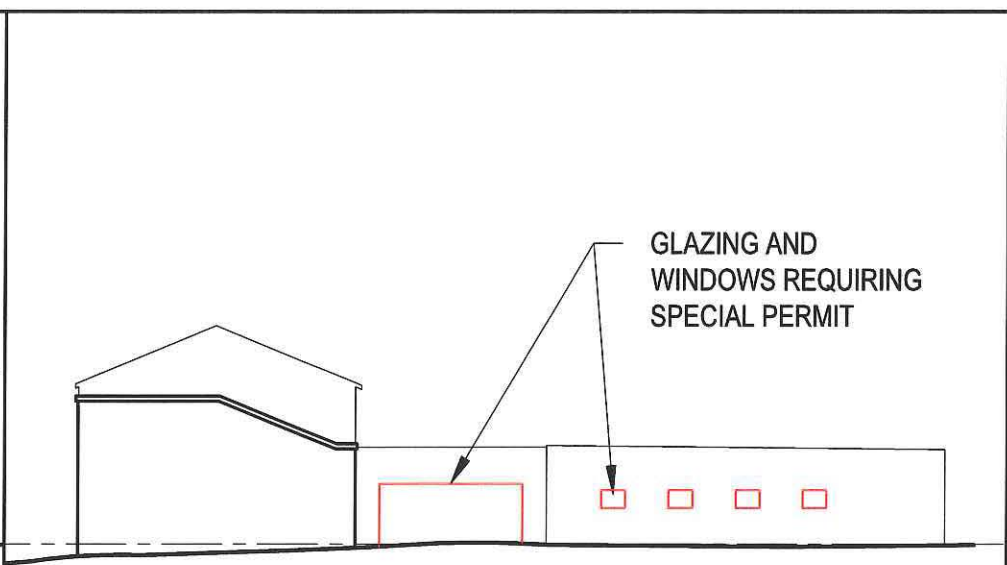
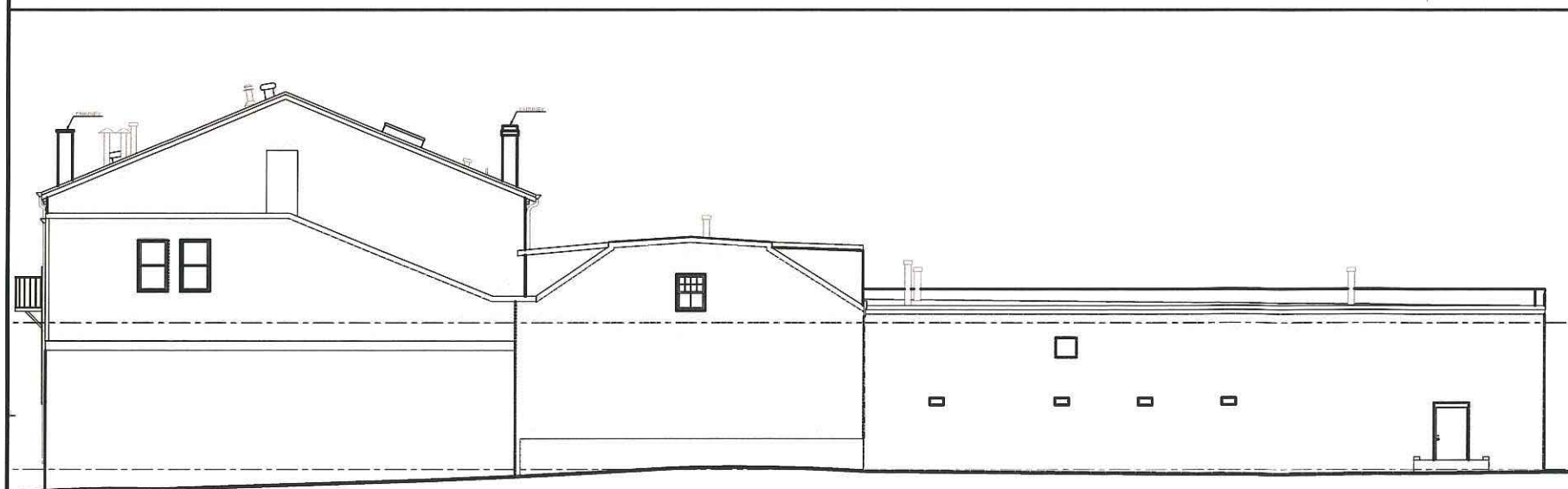
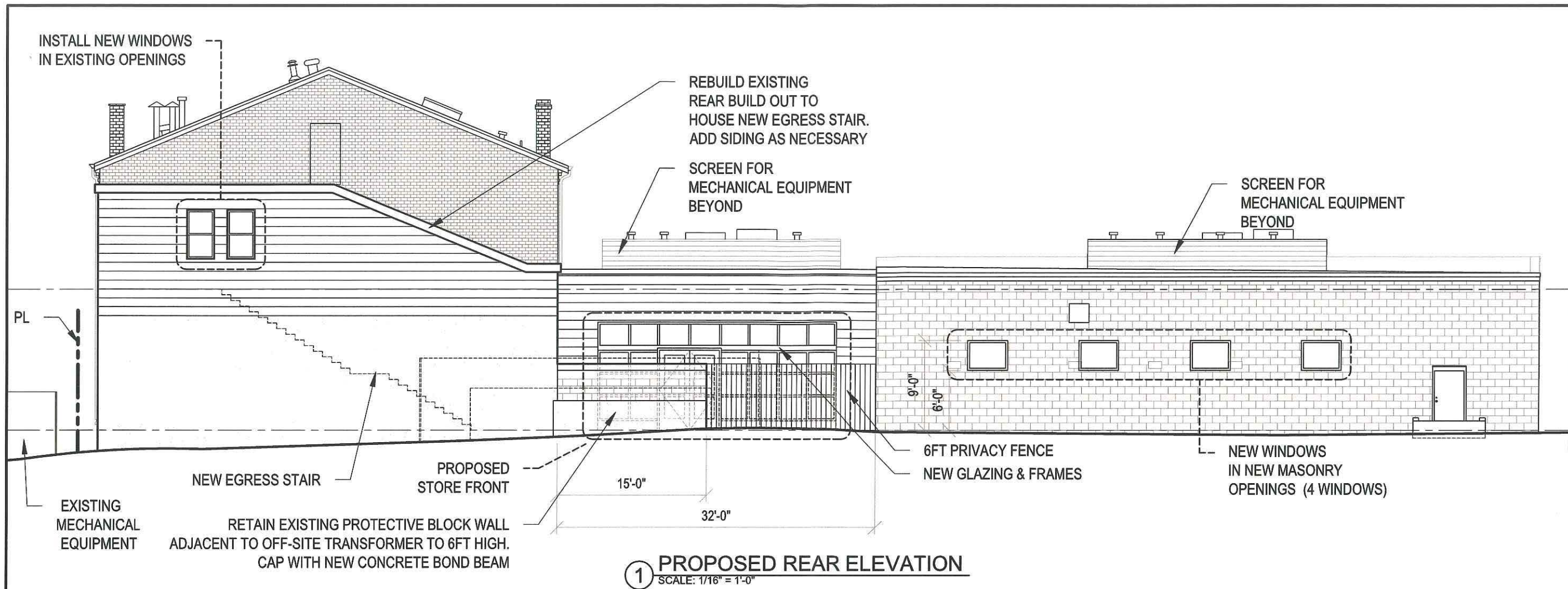
DRAWING TITLE
EXISTING &
PROPOSED
RIGHT
ELEVATION

SCALE AS NOTED

REVISION	DATE
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A-4



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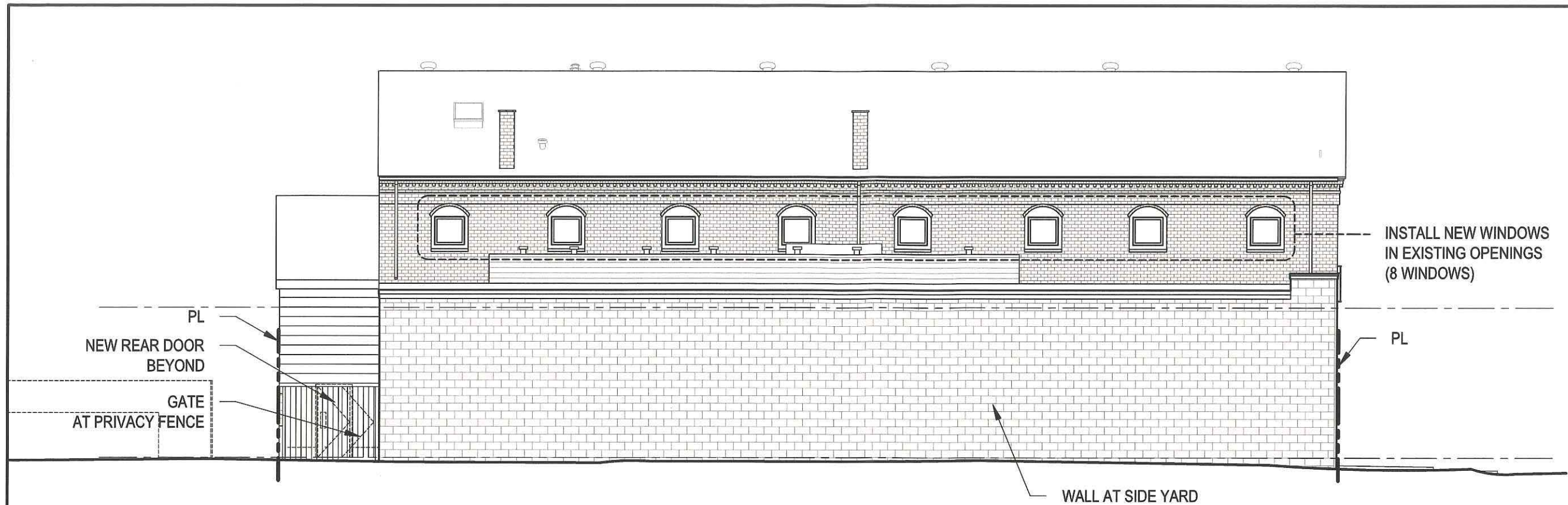
DRAWING TITLE
EXISTING & PROPOSED
REAR
ELEVATION

SCALE AS NOTED

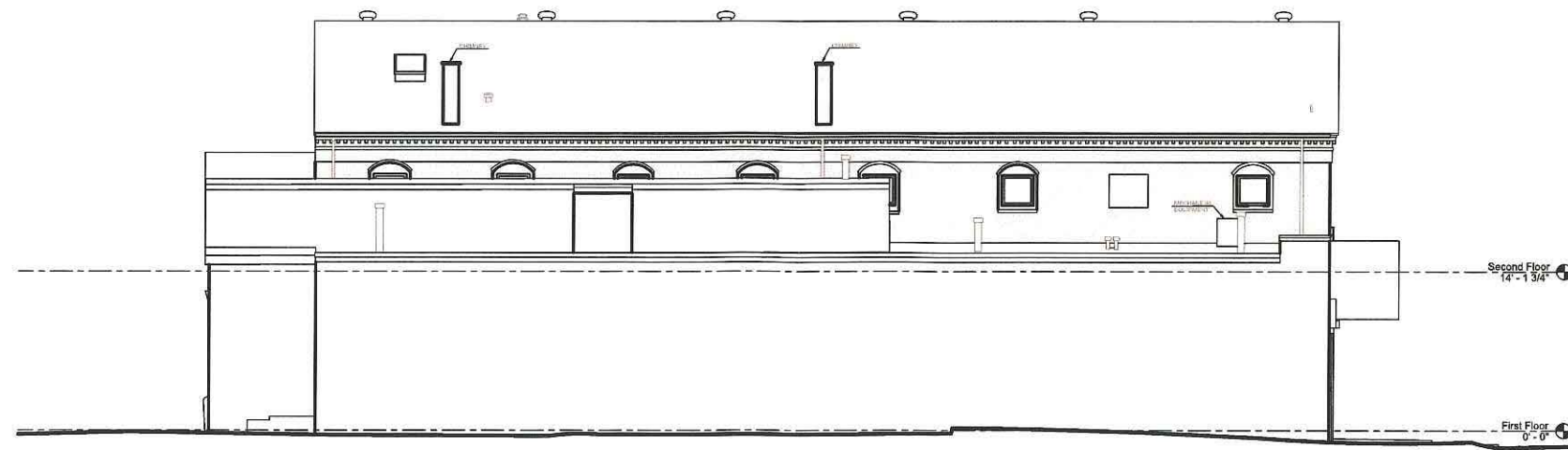
REVISION	DATE
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A-5



1 PROPOSED LEFT ELEVATION
SCALE: 1/16" = 1'-0"

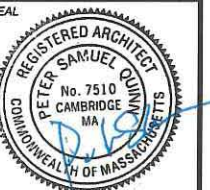


2 EXISTING LEFT ELEVATION
SCALE: 1/16" = 1'-0"

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DRAWING TITLE
EXISTING &
PROPOSED
LEFT
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA SET	13 AUG 2021
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A-6