



# 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**

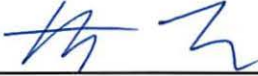
state that **RPI CAMBRIDGE STREET LLC** owns the property located at **619-629 Cambridge Street, Cambridge, Massachusetts** which is the subject of this zoning application.

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

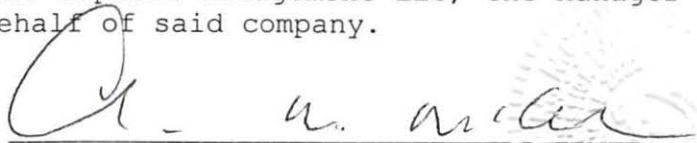


By: **Brett H. Levy**  
Its: **a Manager**  
Duly Authorized

-----  
Commonwealth of Massachusetts

COUNTY: Norfolk County, ss.

On this 7<sup>th</sup> 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



COMMUNITY DEVELOPMENT  
CORPORATION  
100 N. MONTGOMERY ST.  
ALBANY, N.Y. 12202



## 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

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	17,508	16,934	15,000	(max.)
<b><u>LOT AREA:</u></b>	15,000	15,000	None	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b>	1.17	1.13	1.0/1.75	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	15,000	None	600	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	150	150	None	
DEPTH	100	100	None	
<b><u>SETBACKS IN FEET:</u></b>				
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	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	37.4	37.4	35	
WIDTH	144.4	144.4	None	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	0	0	None	
<b><u>NO. OF DWELLING UNITS:</u></b>	1	0	25 (max, per min. lot area/d.u.)	
<b><u>NO. OF PARKING SPACES:</u></b>	0	0	0 (pre-existing non-conforming)	
<b><u>NO. OF LOADING AREAS:</u></b>	1	1	1	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	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'.

September 25, 2021

Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue, 1<sup>st</sup> Fl.  
Cambridge, MA 02139

RE: 621 Cambridge Street, Cambridge, MA

Dear Members of the Board of Zoning Appeal:

Since 1995 I have lived and now own a condominium unit located at 599 Cambridge Street, Cambridge. I live on the first floor and the window in my living room and bedroom face the Mayflower Poultry building. RPI Cambridge Street LLC has shared their proposal for renovations and redevelopment of the property located at 621 Cambridge Street. In keeping with the original building the renovations would restore several windows on the first floor facing my living room and bed room, eliminating the privacy I have known since I moved here.

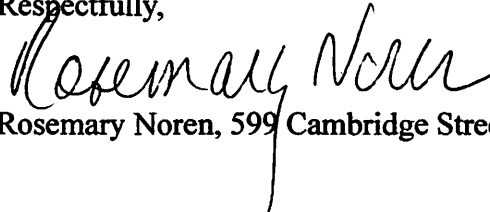
RPI, in addition to their presentations at Zoning Board and Historical Commission meetings have held public meetings. This has given the neighborhood, residents and business owners, the opportunity to express our interest and concerns about the project, Questions have been welcomed and efforts are being made to mitigate concerns.

In my case, Brett Levy, has actually come on site to review with me the impact of RPI's proposed changes on me and another owner resident in the same position. I find this to be remarkable and do not recall any other developer so willing to consider all opinions. They have also found a solution for my problem. The bottom panes of the windows to be installed will be translucent and more than 6 feet above the interior grade of the building. I have been assured that this means users of the carriage house first floor will not look directly into my home. This plan still allows sunlight to enter the first floor of the carriage house.

I support RPI's plans which will result in revitalization of this important, historic building. Redevelopment as an office use (with possible R&D) in this location will bring economic activity to the area, with employees who may frequent local retail, restaurant, and cafes. Their willingness to also include a retail unit will keep continuity on the Cambridge Street retail corridor. I recommend that the Board of Zoning Appeal approve their applications.

Thank you.

Respectfully,

  
Rosemary Noren, 599 Cambridge Street



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## Pacheco, Maria

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**From:** Charles Hinds <chuckhinds@msn.com>  
**Sent:** Thursday, August 19, 2021 4:19 PM  
**To:** Pacheco, Maria  
**Subject:** Letter from ECPT to BZA regarding 621 Cambridge St (BZA# 132592)  
**Attachments:** Letter to the BZA regarding 621 Cambridge Street (BZA#132592).pdf

Hi Marie,

Attached please find a letter from the East Cambridge Planning Team to the Cambridge Board of Zoning appeal regarding 621 Cambridge St (BZA# 132592). Can you forward to Board members in advance of the meeting on August 19, 2021. Let me now if you have any questions. My apologies for the late submission.

Very truly yours,  
Chuck Hinds  
President  
East Cambridge Planning Team

Mobile: 617-407-0574

*A neighborhood organization serving East Cambridge since 1965.*

East Cambridge  
**ECPT**  
Planning Team

East Cambridge  
ECPT  
Planning Team

*A Neighborhood Organization for the Betterment of East Cambridge*

August 19, 2021

Cambridge Board of Zoning Appeal  
831 Mass Ave  
Cambridge, MA 02139

**RE: 613-629 Cambridge St (BZA-132592)**

Dear Chair Constantine Alexander; Vice Chair Brendan Sullivan, Members Wernick, Hickey, Green, Monteverde; and Associate Members Anderson, Hammer, Williams, Marshall:

On July 28, 2021, representatives of RPI Cambridge Street LLC, presented a proposal to renovate/redevelop the three building located at 613-629 Cambridge St to the East Cambridge Planning Team (ECPT). The buildings are currently configured as two retail spaces and one residential unit.

The proposal included the restoration of the historically significant Union Railway Car Barn (c1869) located at 613 Cambridge St, the demolition and reconstruction of the middle building at 621 Cambridge St and renovation of the existing building at 625-629 Cambridge St. As presented, the intent of the owner is to create one continuous office space to be occupied by a single tenant, for use as an office or laboratory.

Members at the meeting felt positively on:

- The preservation and restoration of the Union Railway Car Barn
- The design of the new middle building and overall look of the project

Negatives on the proposal:

- Loss of the residential unit
- Loss of all retail at the site
- Possibility of use as a laboratory with large mechanicals on the roof

After the presentation, the ECPT members present discussed the proposal and resolved to not support the project at this time as ECPT still has questions and concerns regarding potential uses for the site, loss of retail businesses, and increased stress on already congested parking in the area.

Since that meeting, the proponents have tried to address our concerns by adding a 1,000sf retail unit at ground level, which we appreciate. However, the possibility of lab use is alarming. We already have reportedly a new BLS-2 Lab being built out at 271 Cambridge St for Seres Therapeutics and another possible lab at an adjacent lot. The primary Envision Cambridge goals for Cambridge Street are to provide opportunities for affordable housing and support local retail and service providers, not the creation of labs. East Cambridge has plenty of room for labs in Kendall Square and at Cambridge Crossing. We thank the Planning Board for their support in this matter at their August 17, 2021 meeting.

Very truly yours,



Charles T. Hinds  
President, ECPT

## **Pacheco, Maria**

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**From:** john paul <jpx\_bus@yahoo.com>  
**Sent:** Tuesday, August 17, 2021 5:09 PM  
**To:** Singanayagam, Ranjit; Daglian, Sisia; Pacheco, Maria  
**Subject:** 621 CAMBRIDGE STREET CASE NO. BZA-132592

Hello to all on the ZBA,

Regarding: **621 CAMBRIDGE STREET CASE NO. BZA-132592**

Please note! .....converting to Office, Research & Development **and/or Laboratory use**, (requiring a special permit)

Please, please, please! The citizens of the neighborhood of East Cambridge overwhelmingly do not want the loss of street level retail, nor the inclusion of laboratory use on Cambridge Street. This is really important to the neighborhood.

Whatever can be done to prevent the loss of retail here, and the conversion of this unique historic building which can allow for a larger scale of retail, restaurant facility etc. is sincerely appreciated!

Thank you sincerely,

John Paul  
Everaldo Develis  
90 Spring Street  
Cambridge, MA



# City of Cambridge

MASSACHUSETTS

2021 AUG 19 PM 2:01

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-132592

Address: 621 Cambridge St.

Owner,  Petitioner, or  Representative: Sarah L. Phatigan, Esq.  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law, until February 28, 2022.

Date: 8/18/21

[Signature]  
Signature

August 18, 2021

VIA Email

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

Re: BZA Case No. 132592-2021, 621 Cambridge Street, Cambridge, MA - Request For Continuance

Dear Members of the Board:

This matter has been scheduled for public hearing on August 19, 2021. The Petitioners hereby request that the Board allow for a continuance of the hearing of this matter until Thursday, October 7<sup>th</sup>, 2021.

Thank you for your consideration of this request.

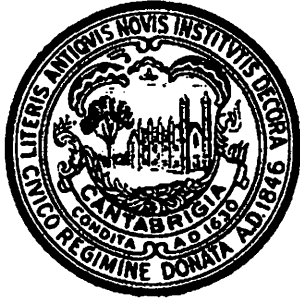
Sincerely,



Sarah Like Rhatigan, Esq.

CC (via email only):

Mr. Brett Levy  
Mr. Peter Quinn, Peter Quinn Architects



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

August 18, 2021

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-132592 621 Cambridge Street

The Planning Board reviewed this BZA application during a meeting on August 17, 2021 and decided to forward the following comments to BZA.

The Board has concerns related to the compatibility of the proposed use with the surrounding neighborhood, and urges the BZA to take into account issues including the noise and visual impact of rooftop mechanicals on nearby residential and retail uses, which include outdoor dining. The Board also believes that maintaining a storefront retail use would be preferable to support the character of the street, but acknowledges that the viability of retail space is challenging in general and would prefer not to see the space remain vacant. The Board also supports the retention of existing residential uses in the second floor of the building to improve compatibility with the area, potentially increasing the number of units.

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(6:45 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Laura Wernick, Matina Williams and Jason Marshall

BRENDAN SULLIVAN: The Board will now hear Case Number 132592 -- 621 Cambridge Street. The Board is in receipt of a letter from the applicant.

"Dear members of the Board,

This matter has been scheduled for public hearing on August 19, 2021. The petitioner hereby requests that the Board allow for a continuance of a hearing of this matter until Thursday, October 7, 2021. Thank you for your consideration. Sincerely, Sarah Rhatigan."

BRENDAN SULLIVAN: There will not be any public comment on the continuance. Any comment by members of the Board regarding a continuance?

[Pause]

BRENDAN SULLIVAN: On the motion, then, to continue this matter as per the request, October 7 2021 at 6:00 p.m. on the condition that the petitioner sign a waiver to the statutory requirement for a hearing and a decision to



1 be rendered thereof that the posting sign be changed to  
2 reflect the new time and date of October 7, 2021 at 6:00  
3 p.m.

4 And that should any revisions to the original  
5 submittals, that they be submitted by 5:00 p.m. on the  
6 Monday prior to the October 7 date.

7 On the motion, then, to continue: Jim?

8 JIM MONTEVERDE: Yes, I agree.

9 BRENDAN SULLIVAN: Matina?

10 MATINA WILLIAMS: Yes.

11 BRENDAN SULLIVAN: Laura?

12 LAURA WERNICK: Yes.

13 BRENDAN SULLIVAN: Jason?

14 JASON MARSHALL: Jason Marshall yes.

15 BRENDAN SULLIVAN: And Brendan Sullivan said yes  
16 to the continuance.

17 [All vote YES]

18 BRENDAN SULLIVAN: Matter is continued. On a note  
19 to any of the public that may be listening, the BZA case  
20 126224 -- 107 First Street is requesting a continuance.

21 I will call the case at the appropriate time, and  
22 that the 8:00 scheduled case at 1923 Mass Avenue is also

1    apparently asking for a continuance.    And I will again call  
2    that case at the appropriate time and deal with that just  
3    for your edification.

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CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

October 4, 2021

2021 SEP 30 P 2:54

*MP*

VIA IN HAND DELIVERY

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

Attn: Maria Pacheco, Zoning Administrator

Re: Board of Zoning Appeal Case No. BZA-132592-2021—Supplemental Filing In Support of Special Permit for 621-629 Cambridge Street, Cambridge, MA

Dear Members of the Board and Ms. Pacheco:

Enclosed here for filing is are the following materials:

- a) Proposed Building and Site Section, prepared by Peter Quinn Architects
- b) Cambridge Historical Commission Certificate of Appropriateness dated September 29, 2021.

Note: Cambridge Historical Commission reviewed and approved the same plans as those filed with this Application for Special Permit, including the Proposed Building and Site Section enclosed here.

Thank you.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Brett Levy  
Mr. Peter Quinn



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

Property:                   **613-629 Cambridge Street**

Applicant:                 **RPI Cambridge Street LLC**

Attention:                 **Brett Levy, Manager**  
                                  **RPI Cambridge Street, LLC**  
                                  **22 Mica Lane #201**  
                                  **Wellesley, Mass. 02481**

**Sarah Rhatigan, Esq.**  
**Trilogy Law**  
**12 Marshall Street**  
**Boston, Mass. 02108**

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Renovate the two-story former carbarn at #613 Cambridge Street including changes to the ground floor windows and doors and changes to the window openings on the side elevations. Construct a new egress stair at the rear.
2. Demolish the one-story center building at #621 and construct a new one-story replacement building, set back from the sidewalk to create a small entry courtyard. Construct a mechanical screen on the roof and install rooftop mechanicals. Construct a patio at the rear of the new building.
3. Renovate the existing building at #625-629 including new windows and doors on the front and new windows on the rear elevation. Construct a mechanical screen on the roof and install rooftop mechanicals.

Work is to be carried out as indicated on the plans by Peter Quinn Architects titled "Redevelopment of 621-629 Cambridge St," and dated August 13, 2021.

**Approval is granted on the condition that the construction details of the masonry repairs and restoration of the historic car barn including mortar and pointing samples be reviewed with and approved by the CHC staff.**

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: **4631**

Date of Certificate: **September 29, 2021**

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on **September 29, 2021**.

By Susannah B. Tobin/slb , Vice Chair.

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk

## N. Charles Mental Health Research v. City of Cambridge

97 Mass. App. Ct. 1107 (Mass. App. Ct. 2020) · 142 N.E.3d 100

Decided Mar 26, 2020

19-P-275

03-26-2020

NORTH CHARLES MENTAL HEALTH RESEARCH AND TRAINING FOUNDATION, INC., & another v. CITY OF CAMBRIDGE.

### MEMORANDUM AND ORDER PURSUANT TO RULE 1:28

The plaintiffs appeal from a judgment of the Land Court, declaring that their use of certain property located in a "Residential B" zoning district for behavioral healthcare services, counseling services, or talk therapy sessions does not constitute a "General Office" use under the Cambridge zoning ordinance (ordinance).<sup>3</sup> We discern no error, and affirm.

<sup>3</sup> "General Office" use is not among the uses permitted in the "Residential B" zoning district. However, the subject property enjoys grandfather protection for certain uses falling within the "General Office" use classification, based on the conduct of such uses prior to the enactment of the Cambridge zoning ordinance and continuing to the present.

**Background.** We incorporate by reference the summary of undisputed facts set forth in the written memorandum of decision entered by the Land Court judge, drawn from the parties' joint statement. Of particular pertinence to our analysis are the following. The ordinance does not define "General Office" use. The ordinance sets out a variety of specific use regulations governing

various institutional uses in residential zones, including health care facilities and social service or community centers. In particular, a clinic affiliated with a hospital or accredited medical school is prohibited, while a clinic connected to a community center or standing alone must obtain a special permit. A "social service center"<sup>4</sup> may be located in a residential zone upon obtaining a special permit, while a "community center"<sup>5</sup> is prohibited.

<sup>4</sup> A "social service center" is a "facility where counseling, limited short-term custodial care or similar special services are provided to persons on a walk-in or appointment basis under the aegis of a nonprofit agency."

<sup>5</sup> A "community center" is "a multipurpose family center, community facility or other social service establishment not elsewhere classified in this Ordinance where a variety of recreational, educational, social, health care or counseling services are provided under the aegis of a non-profit agency."

Before plaintiff North Charles Mental Health Research and Training Foundation, Inc. (North Charles), leased the property and began its use at that location, prior uses of the property from 2008-2014 included toy design, offices for a "cloud" telecommunications service provider, and a contracting firm engaged in HVAC and sheet metal design and servicing.

After entering into a lease for the property, but before commencing occupancy and operations there, North Charles applied for and obtained a

simply a continuation of the previous commercial uses that enjoyed grandfather protection, or instead is a change or extension of the prior uses, outside the protection provided by G. L. c. 40A, § 6. See Powers v. Building Inspector of Barnstable, 363 Mass. 648, 653 (1973) ; Bridgewater v. Chuckran, 351 Mass. 20, 23 (1966).<sup>8</sup> "Our case law has applied a three-pronged test ... to make the requisite determination. 'Under that test, we inquire: (1) "Whether the [current] use reflects the 'nature and purpose' of the [prior] use," (2) "Whether there is a difference in the quality or character, as well as the degree, of use," and (3) "Whether the current use is 'different in kind in its effect on the neighborhood.' " " Orange v. Shay, 68 Mass. App. Ct. 358, 361 n.10 (2007), quoting Derby Ref. Co. v. Chelsea, 407 Mass. 703, 712 (1990).

<sup>8</sup> The framework employed by the parties is nonetheless informative, since in assessing the extent to which the present use merely continues, or conversely departs from, the previously grandfathered uses, it is helpful to consider the extent to which the characteristics of each use fall within the various use classifications created by the ordinance, and how the ordinance treats those various classifications (e.g., as permitted by right or only by special permit in the districts in which they are allowed at all).

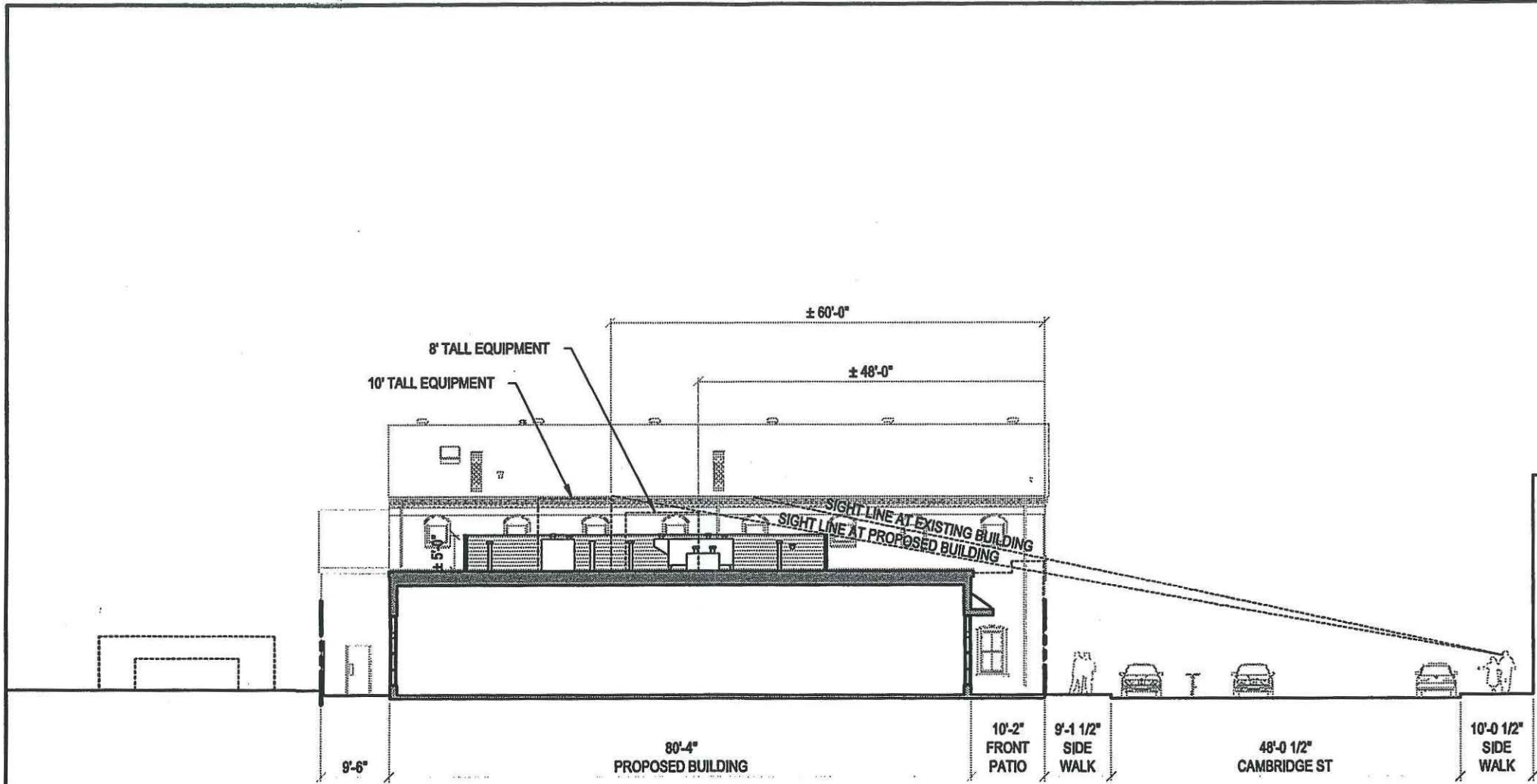
As the Land Court judge observed, the description of its use by North Charles itself, that the vast majority of the services provided at the property are individual and group talk therapy sessions, reveals that it fits the definition of a "social service center" as that use is defined in the ordinance. See note 3, supra. But use as a "social service center" is treated as an "institutional use," and regulated as such, distinct from a general office use and -- even in those districts in which it is allowed at all -- allowed only by special permit. "It is a basic canon of statutory interpretation that 'general language must yield to that which is more

specific.' " TBI Inc. v. Board of Health of N. Andover, 431 Mass. 9, 18 (2000), quoting Risk Mgt. Found. of Harvard Med. Insts., Inc. v. Commissioner of Ins., 407 Mass. 498, 505 (1990). Moreover, as the Land Court judge also observed, the purposes of the regulations applicable to institutional uses (of which a social service center is one) include "to minimize the development of activities which are different from and incompatible with activity patterns customarily found in lower density residential neighborhoods." Because North Charles's use fits precisely within a specifically defined use category under the ordinance, distinct from the general commercial uses on which prior use of the property was protected as a lawfully commenced preexisting nonconforming use, and because the regulatory framework applicable to that (institutional) use category is based on its identifiably different impacts on the surrounding area, the BZA and the Land Court judge correctly recognized that it is not exempt from current zoning as a lawfully commenced preexisting nonconforming use.

Conclusion. The judgment shall be modified to declare that the use of the property for behavioral healthcare services, counseling services, or talk therapy sessions is not a lawfully commenced preexisting nonconforming use exempting the property from applicable provisions of the current Cambridge zoning ordinance. As so modified, the judgment is affirmed.

So ordered.

Affirmed as modified.



① **PROPOSED SITE SECTION**  
SCALE: 1/16" = 1'-0"

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN  
PETER QUINN ARCHITECTS LLC  
209 ELM STREET, SUITE 201  
SOMERVILLE, MA 02144  
PH 877-364-2888



CONSULTANT

PROJECT  
REDEVELOPMENT OF  
621-629 CAMBRIDGE  
ST

629 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

PREPARED FOR  
RIVERSIDE  
PROPERTIES, Inc.

27 WICA LAKE, SUITE 201  
WELLESLEY, MA 02481

DRAWING TITLE  
**PROPOSED  
BUILDING  
AND SITE  
SECTION**

SCALE AS NOTED  
REVISION | DATE

REVISION	DATE

DATE SET 13 AUG 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

**A-7**





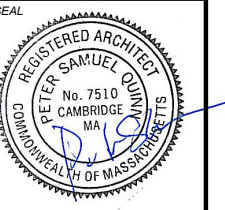
CAMBRIDGE ST ELEVATION

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

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

LIST OF DRAWINGS		ZBA SET 13 JULY 2021
<b>GENERAL</b>		
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



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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  
COVER SHEET

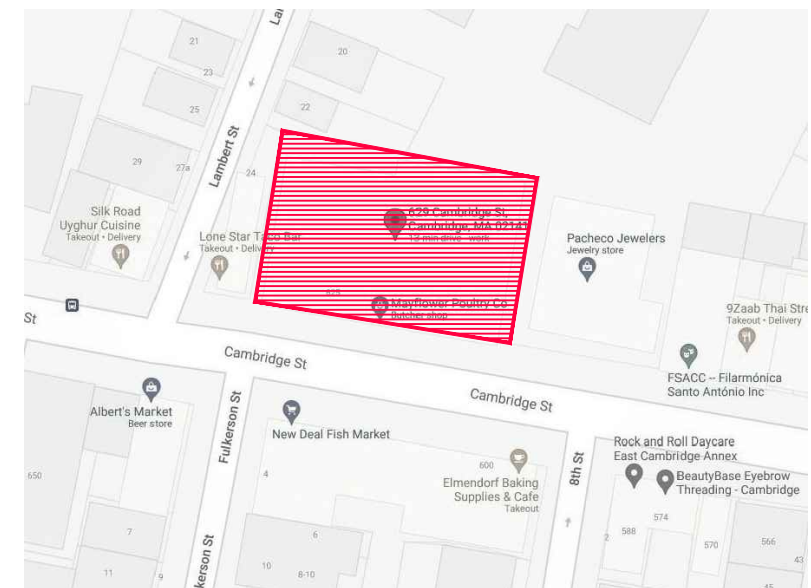
PREPARED BY:

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 ↑

SCALE AS NOTED

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

SHEET

**T-1**



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
			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

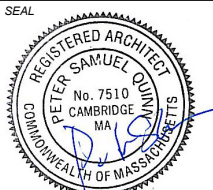
Parking Type	Min Total Required	Total Provided
Car	22	0
LT Bike	8	0
ST Bike	9	0
Loading	0	1

Cambridge-629 Parking Calc Table -  
 PROPOSED

Use On Plan	Area On Plan	Use Zoning	Parking Type	Min Rate Zoning	Calculation	Equals	Rounds to
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

Parking Type	Min Total Required	Total Provided
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



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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

ZONING  
 DIMENSIONAL  
 TABLE

SCALE AS NOTED

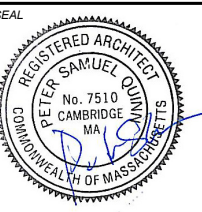
REVISION | DATE

ZBA SET | 12 JULY 2021

DRAWN BY | REVIEWED BY  
 EC | PQ

SHEET

**Z1**



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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

**DIMENSIONAL  
SITE PLAN**

SCALE AS NOTED

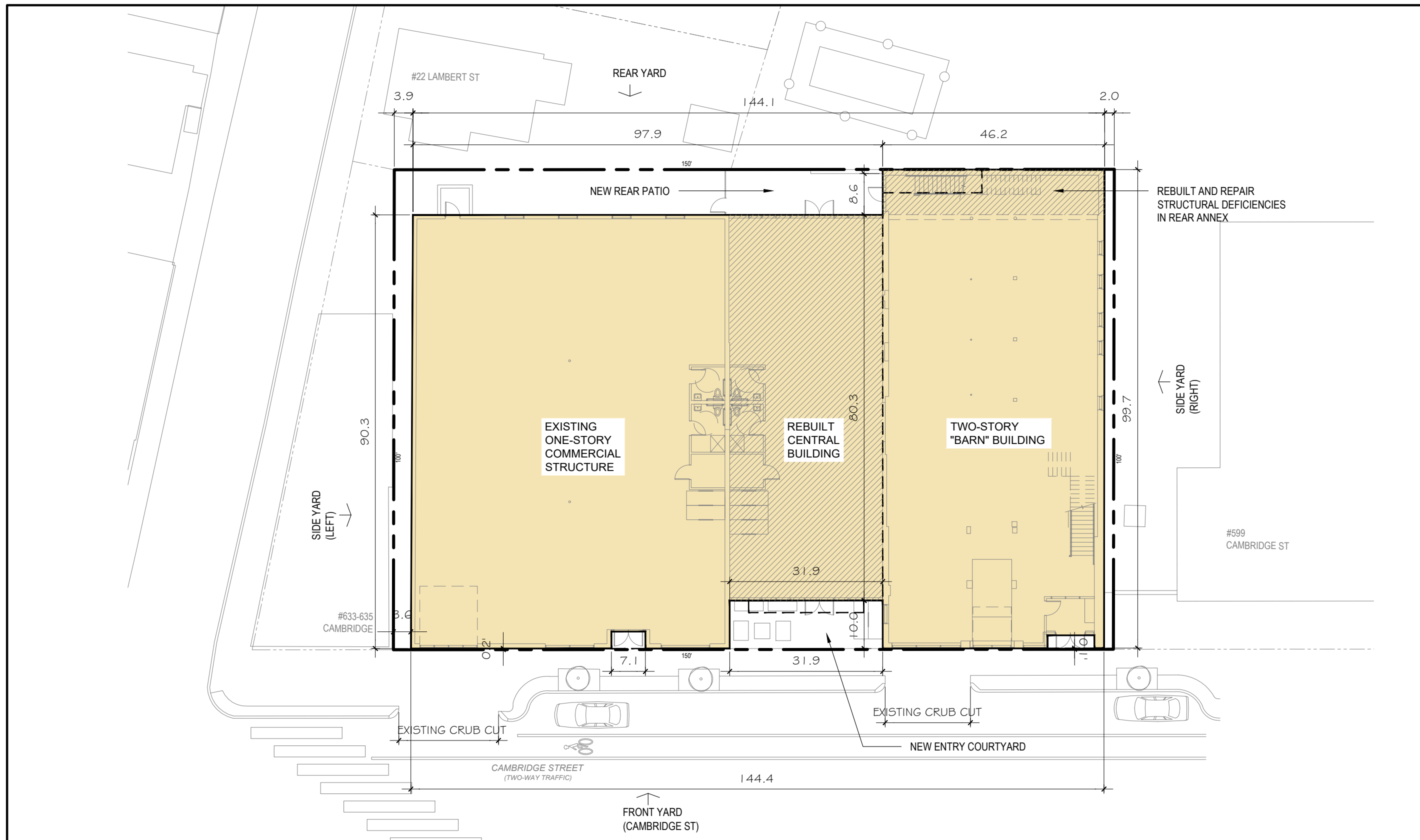
REVISION	DATE

ZBA SET	12 JULY 2021
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DRAWN BY EC	REVIEWED BY PQ
----------------	-------------------

SHEET

**Z2**

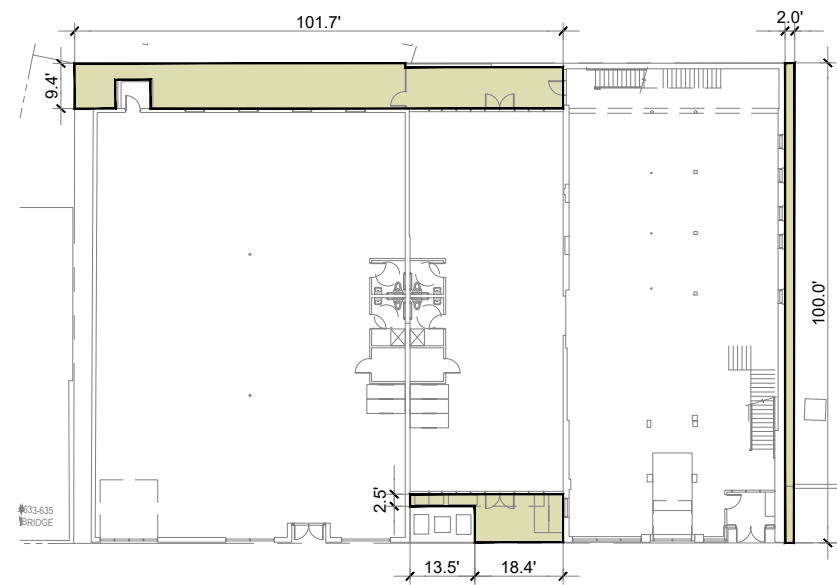


**1 PROPOSED DIMENSIONAL SITE PLAN**

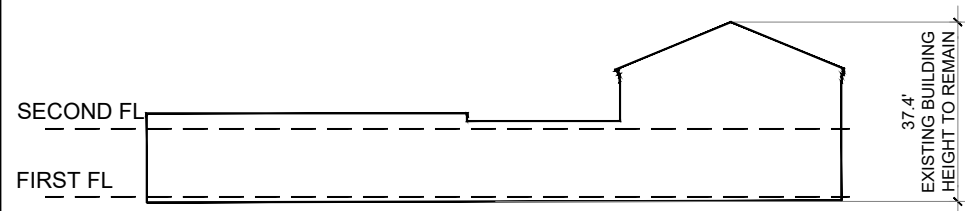
SCALE: 1/20" = 1'-0"

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

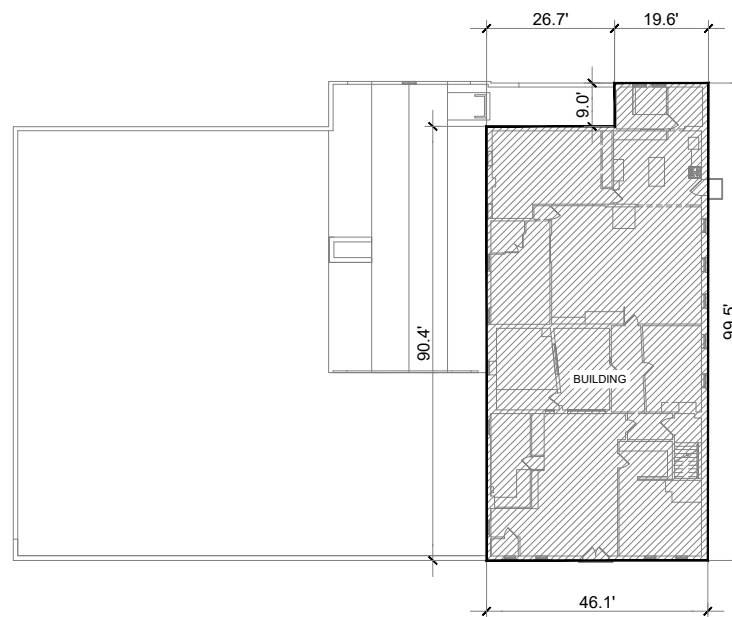




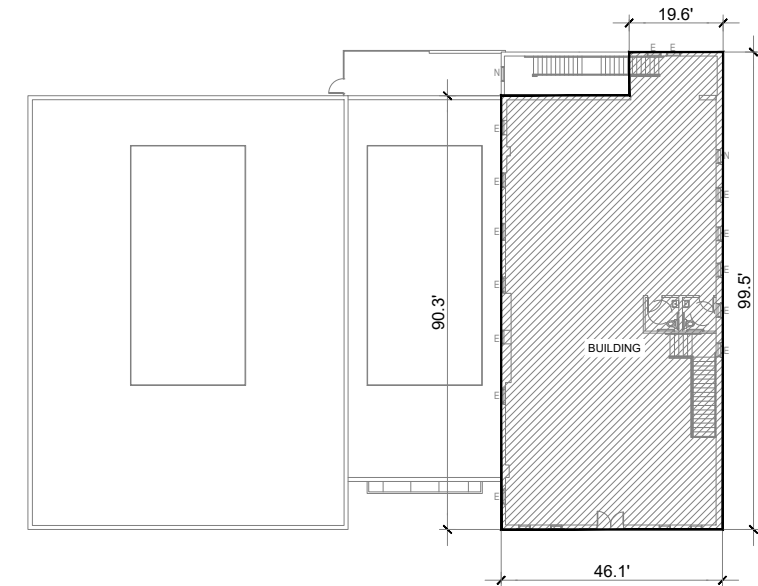
- PRIVATE OPEN SPACE LOT  $\frac{0 \text{ SF}}{15,000 \text{ SF}} = 0\%$
- PERMEABLE OPEN SPACE LOT  $\frac{1,295 \text{ SF}}{15,000 \text{ SF}} = 8.6\%$
- PRIVATE OPEN SPACE (N/A IN BA DISTRICT) SCALE: 1"=40'



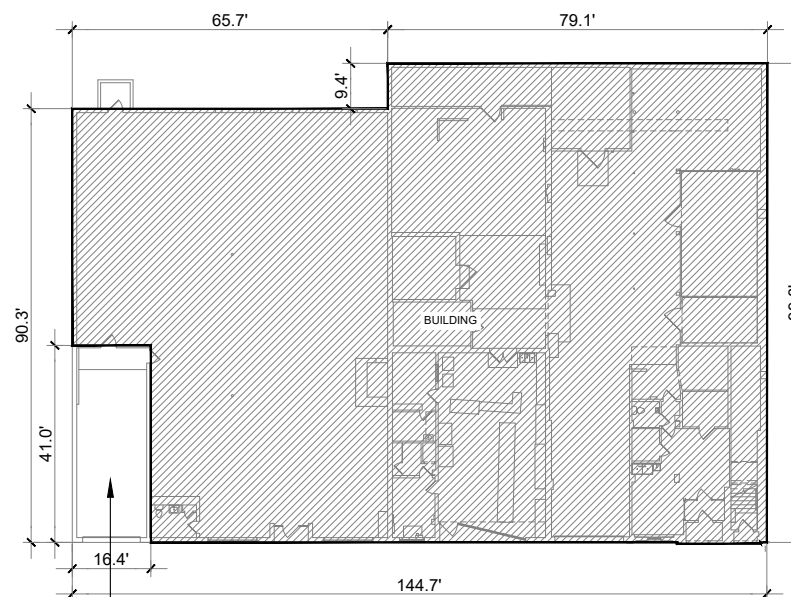
② BUILDING HEIGHT  
SCALE: 1"=40'



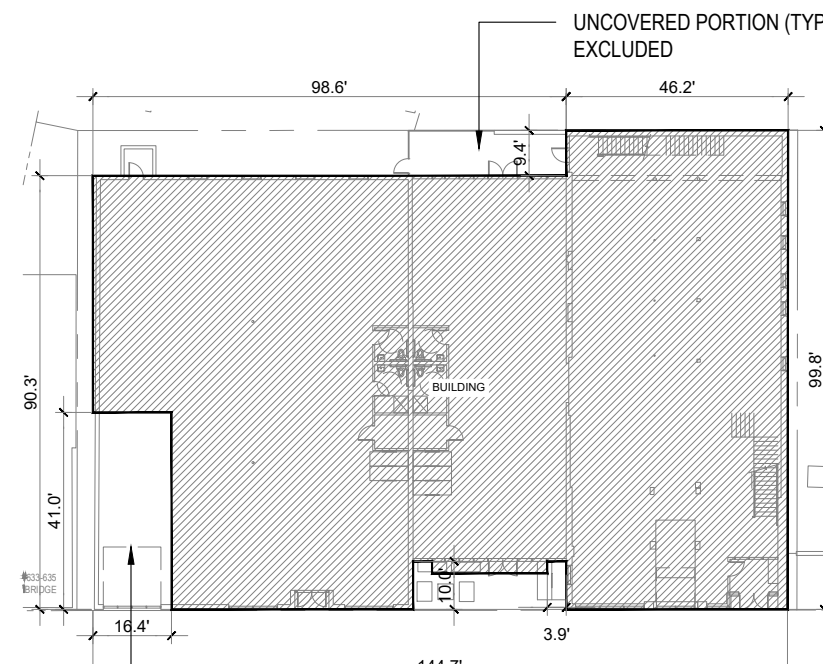
EXISTING SECOND FL = 4,351 GSF  
RESIDENTIAL



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

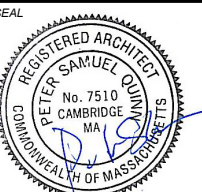
① GROSS SQUARE FOOTAGE  
SCALE: 1"=40'

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



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

SEAL



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PROJECT

REDEVELOPMENT OF  
 621-629 CAMBRIDGE  
 ST

629 CAMBRIDGE ST  
 CAMBRIDGE, MA 02141

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RIVERSIDE  
 PROPERTIES, Inc.

27 MICA LANE, SUITE 201  
 WELLESLEY, MA 02481

DRAWING TITLE

EXISTING  
 FIRST FLOOR  
 PLAN

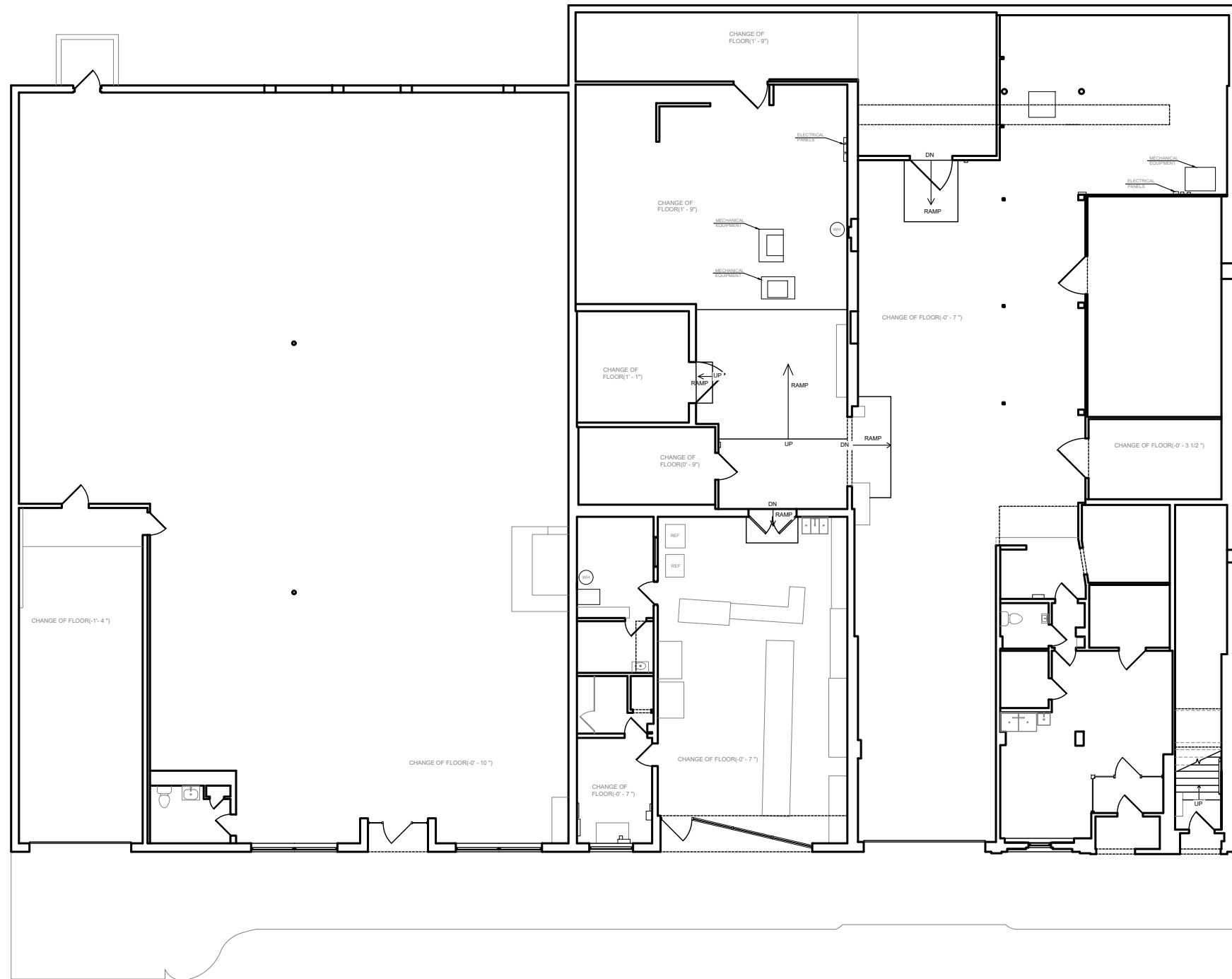
SCALE AS NOTED

REVISION	DATE

ZBA SET	12 JULY 2021
DRAWN BY EC	REVIEWED BY PQ

SHEET

**EC-1**



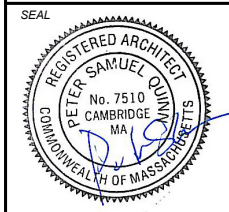
**1** EXISTING FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



**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



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

PREPARED FOR  
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 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



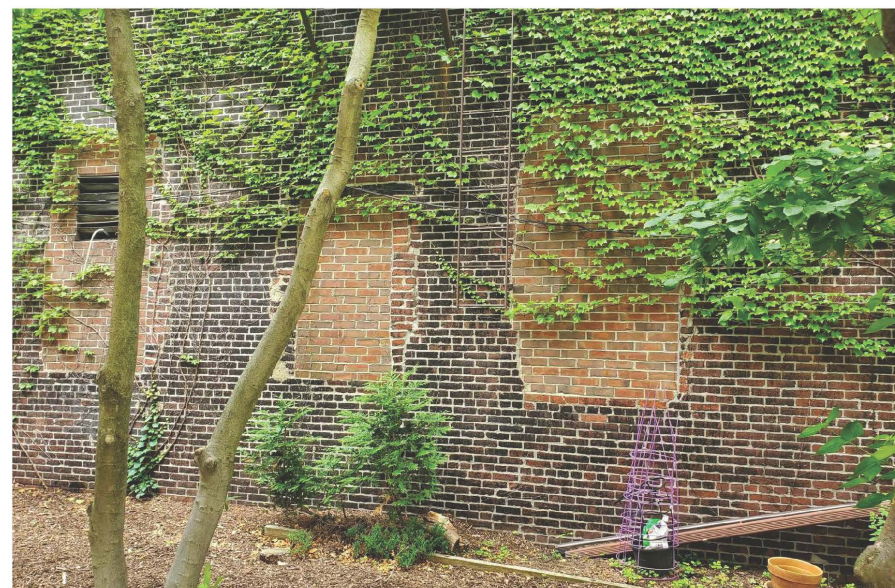
RIGHT - EXISTING FIRE ESCAPE AND EXISTING WINDOW FILLINGS



REAR ELEVATION EXISTING CONDITIONS- BARN AND MIDDLE BUILDING



REAR ELEVATION EXISTING CONDITIONS- THIRD BUILDING



RIGHT - EXISTING WINDOW FILLINGS TO BE REOPENED

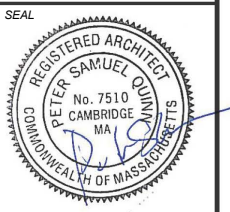


BARN LEFT SIDE - WINDOWS TO BE REPLACED

**PETER QUINN ARCHITECTS**

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COMMUNITY DESIGN

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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

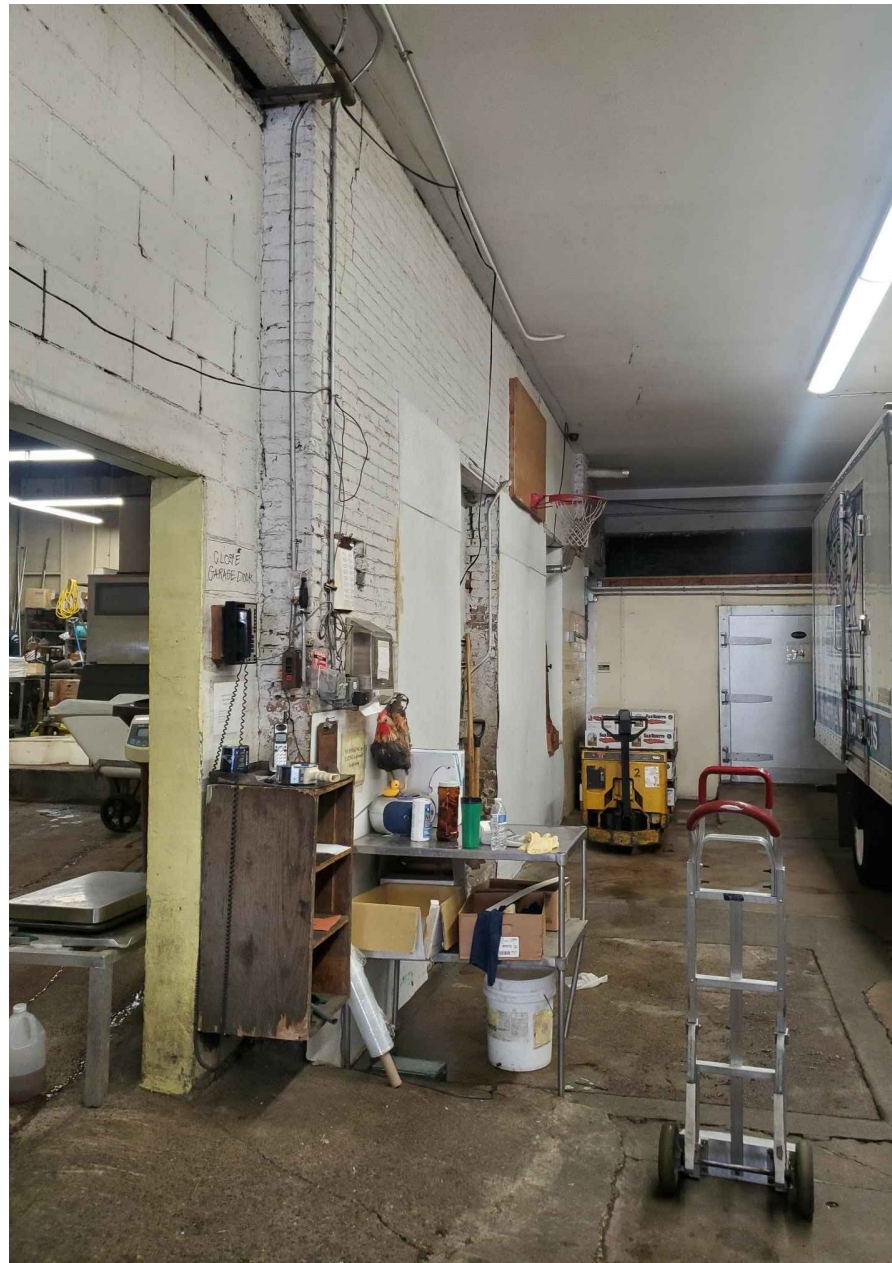
SHEET

**EC-3**

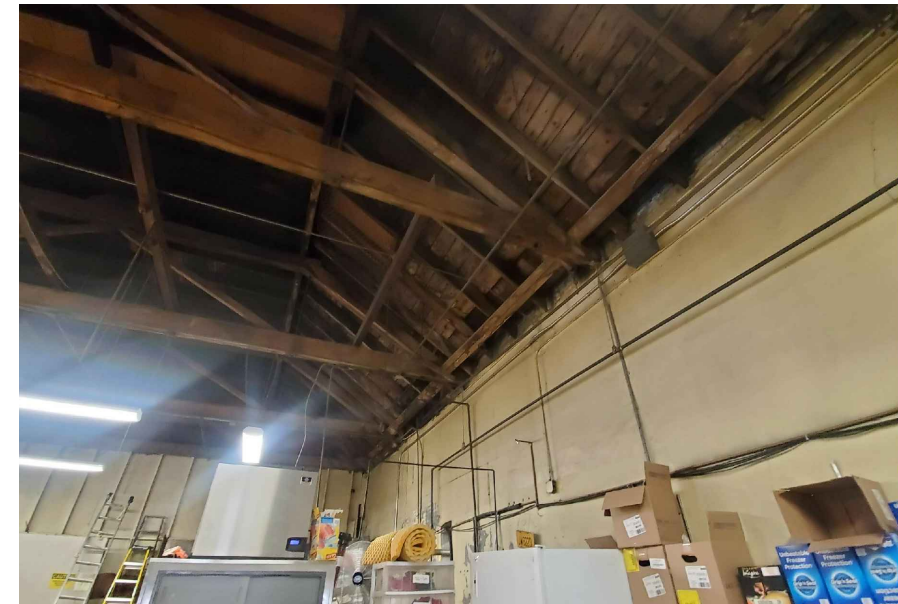




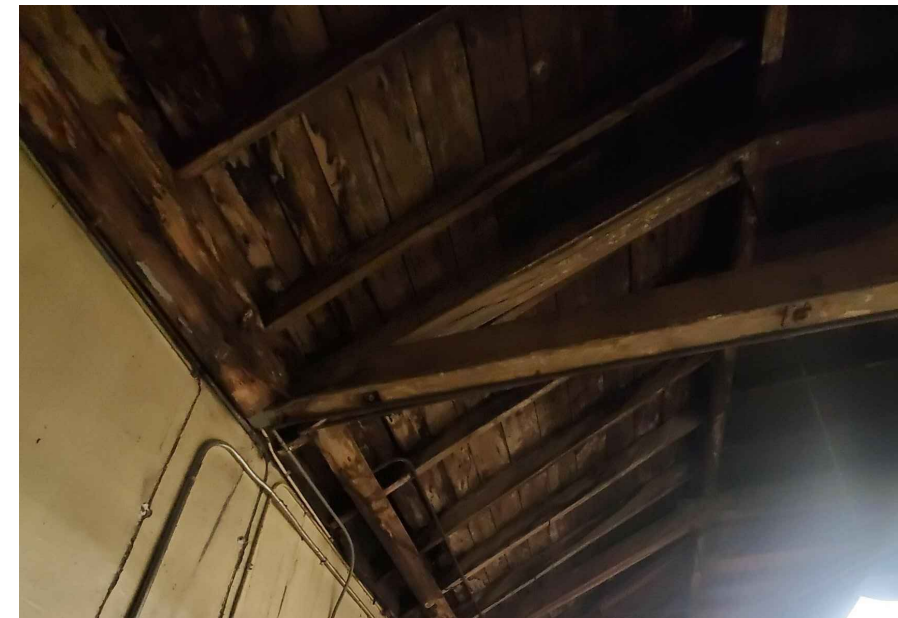
INTERIOR- BARN BUILDING SECOND FLOOR



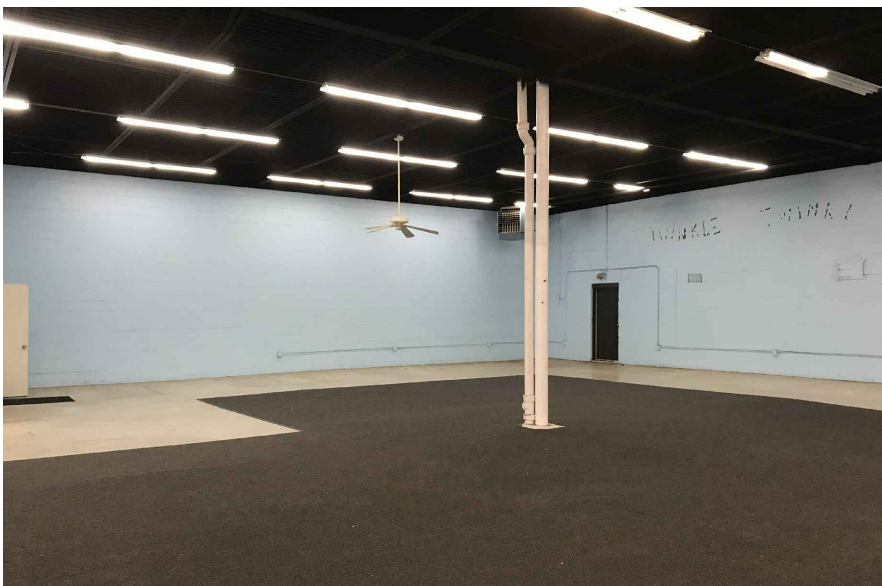
INTERIOR- BARN BUILDING FIRST FLOOR



MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



INTERIOR-FORMER MATTRESS STORE



MIDDLE BUILDING EXISTING FLOOR SLABS

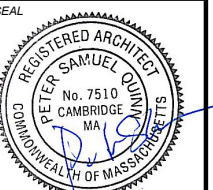


MIDDLE BUILDING EXISTING FLOOR SLABS

**PETER QUINN ARCHITECTS**

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PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
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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  
INTERIOR  
CONDITIONS  
PHOTOS

SCALE AS NOTED

REVISION	DATE

ZBA SET 12 JULY 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

**EC-4**



PROPOSED VIEW EAST ON CAMBRIDGE STREET



EXISTING VIEW EAST ON CAMBRIDGE STREET

**PETER QUINN ARCHITECTS**

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

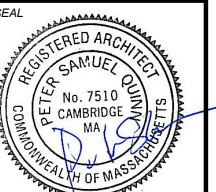
REVISION	DATE

ZBA SET 12 JULY 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

**3D-1**



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

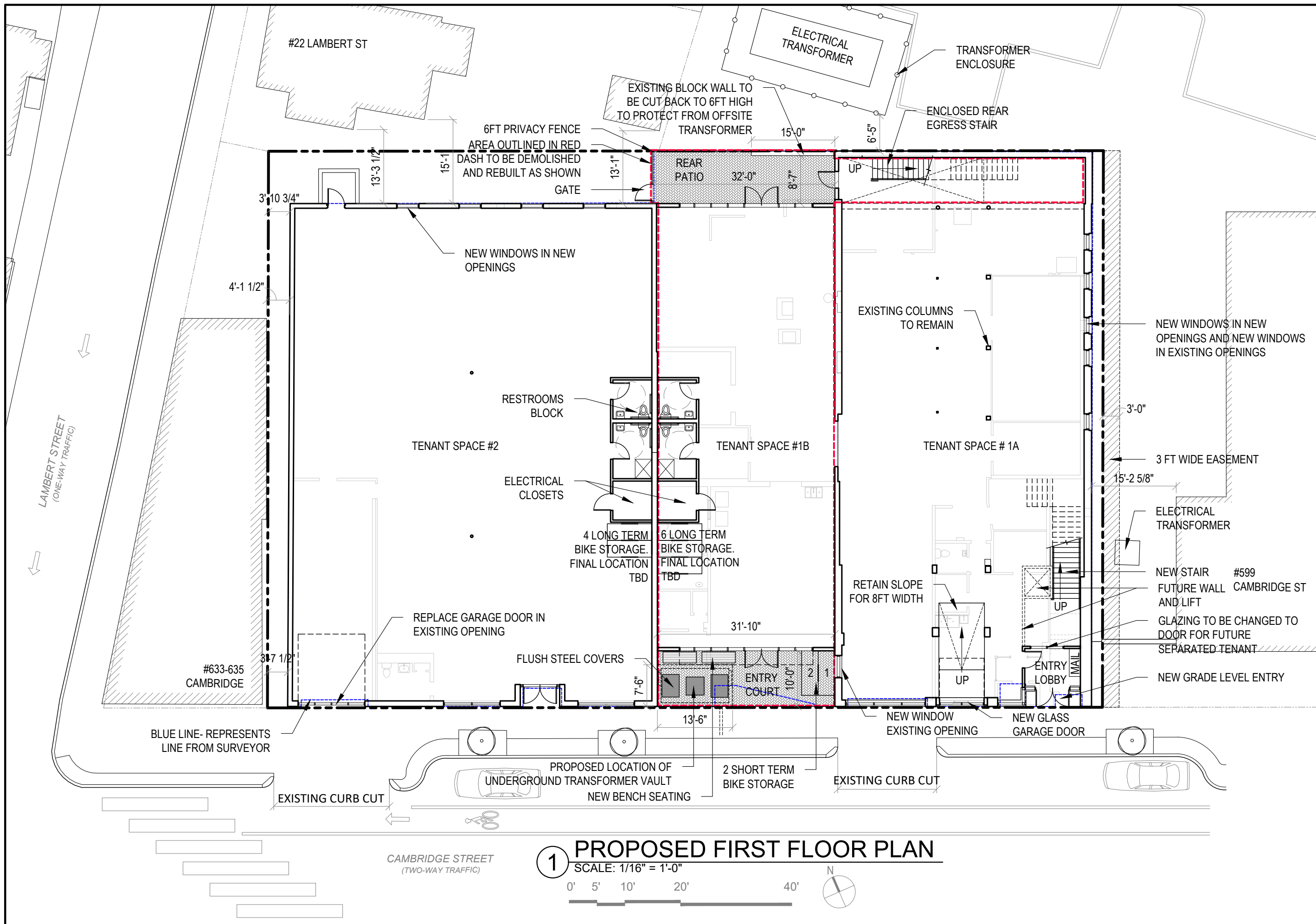
REVISION	DATE

ZBA SET 12 JULY 2021

DRAWN BY EC REVIEWED BY PQ

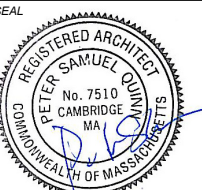
SHEET

**A-1**



**1 PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 0' 5' 10' 20' 40'





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

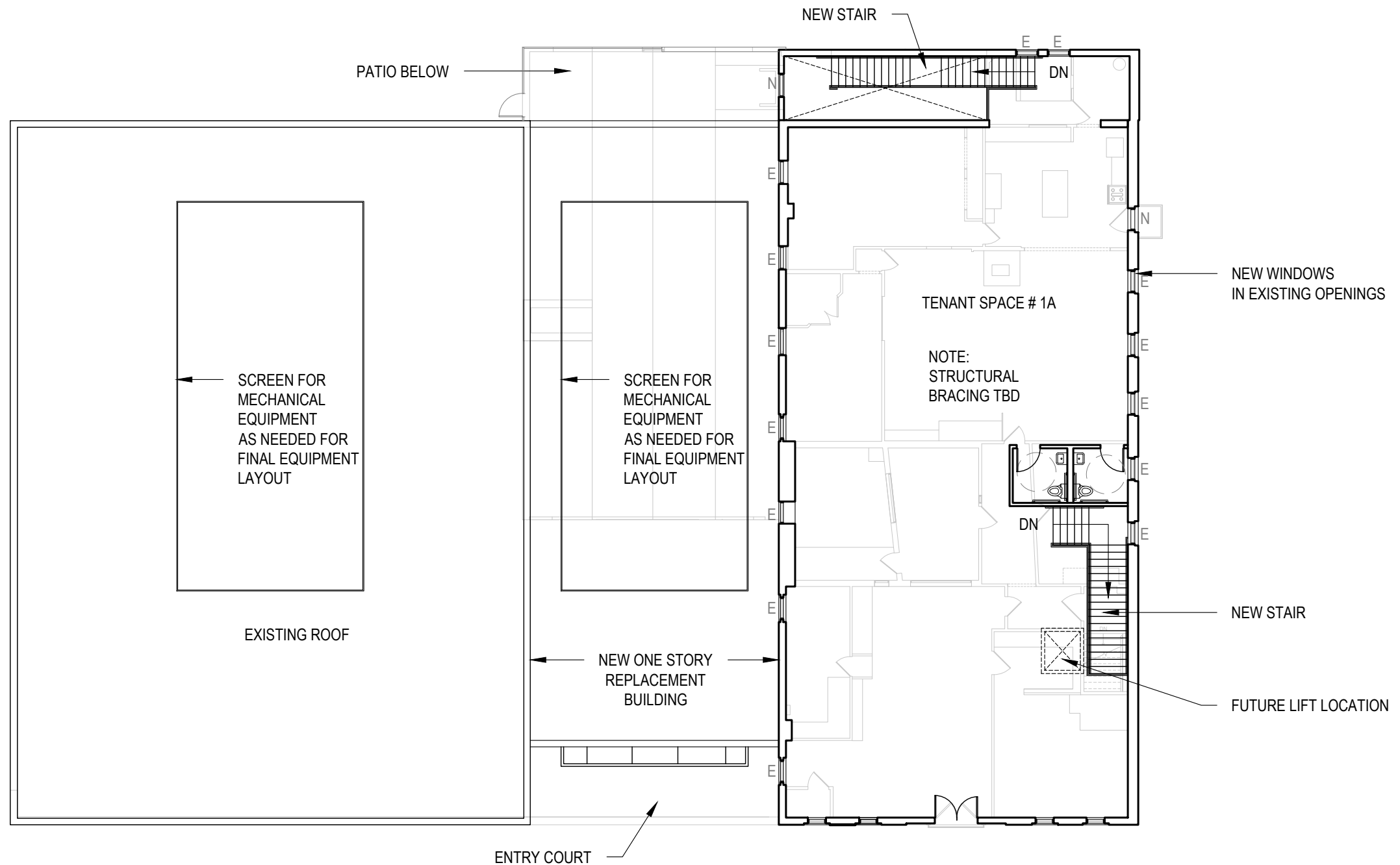
REVISION	DATE

ZBA SET 12 JULY 2021

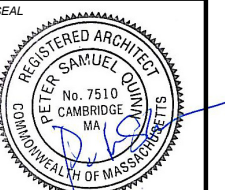
DRAWN BY EC REVIEWED BY PQ

SHEET

**A-2**



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



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

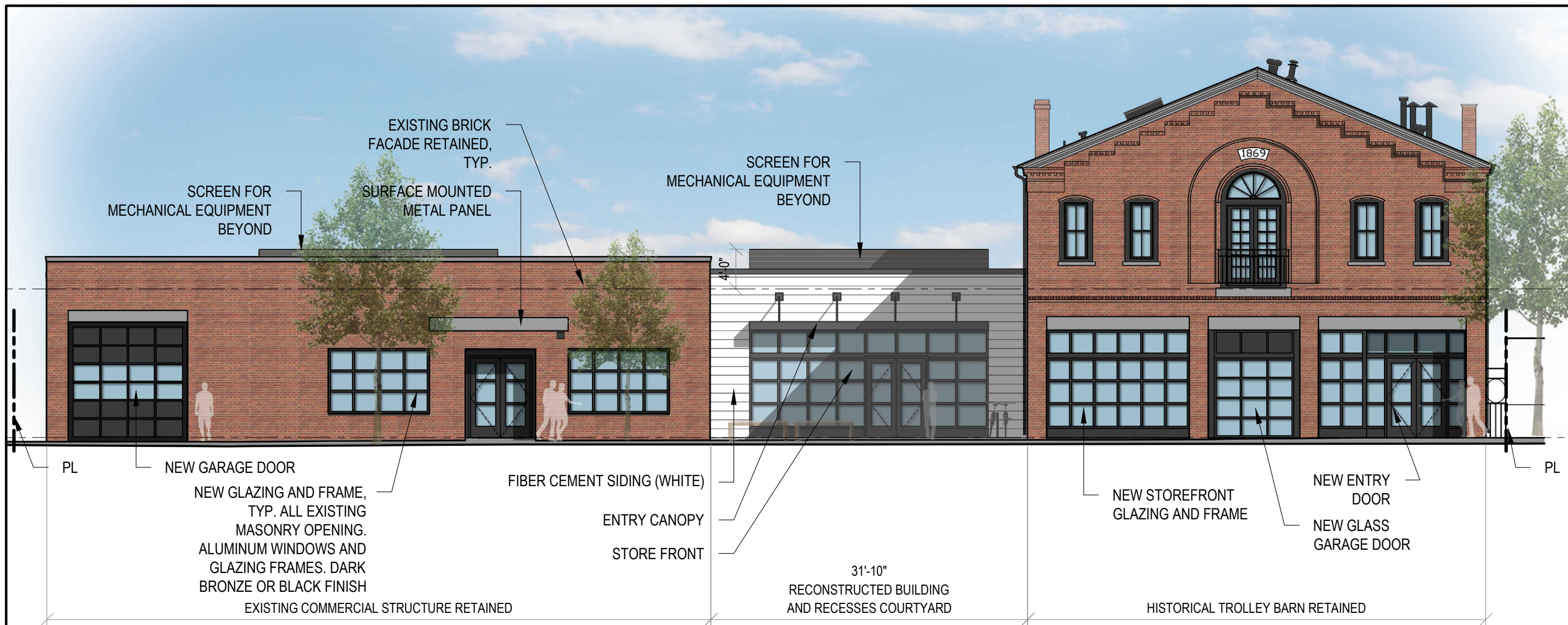
REVISION	DATE

ZBA SET 12 JULY 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

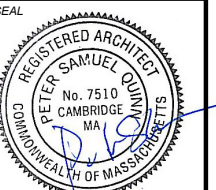
**A-3**



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



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



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  
 RIGHT  
 ELEVATION

SCALE AS NOTED

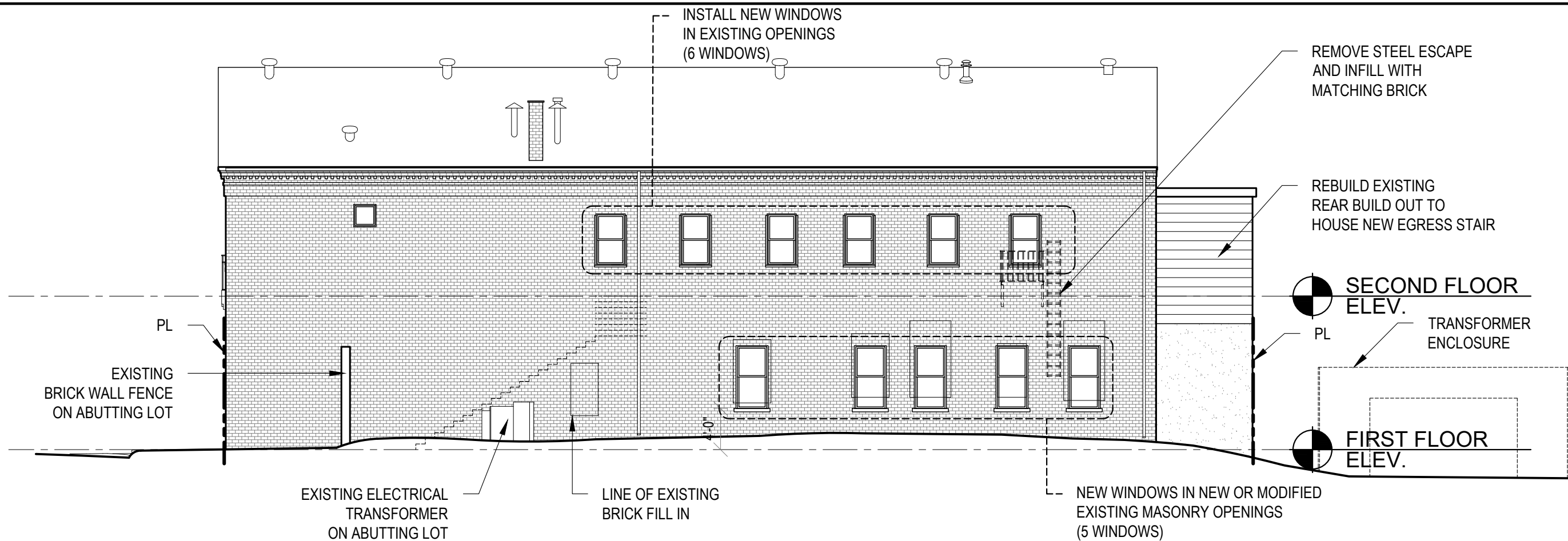
REVISION	DATE

ZBA SET 12 JULY 2021

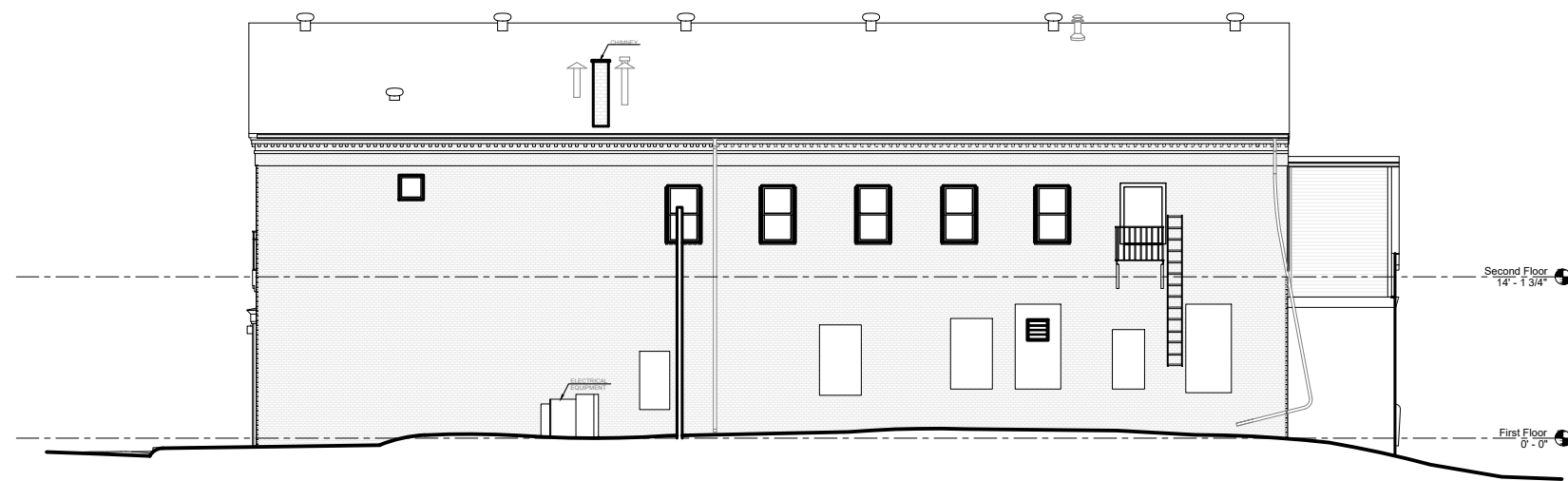
DRAWN BY EC REVIEWED BY PQ

SHEET

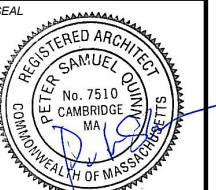
**A-4**



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



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



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

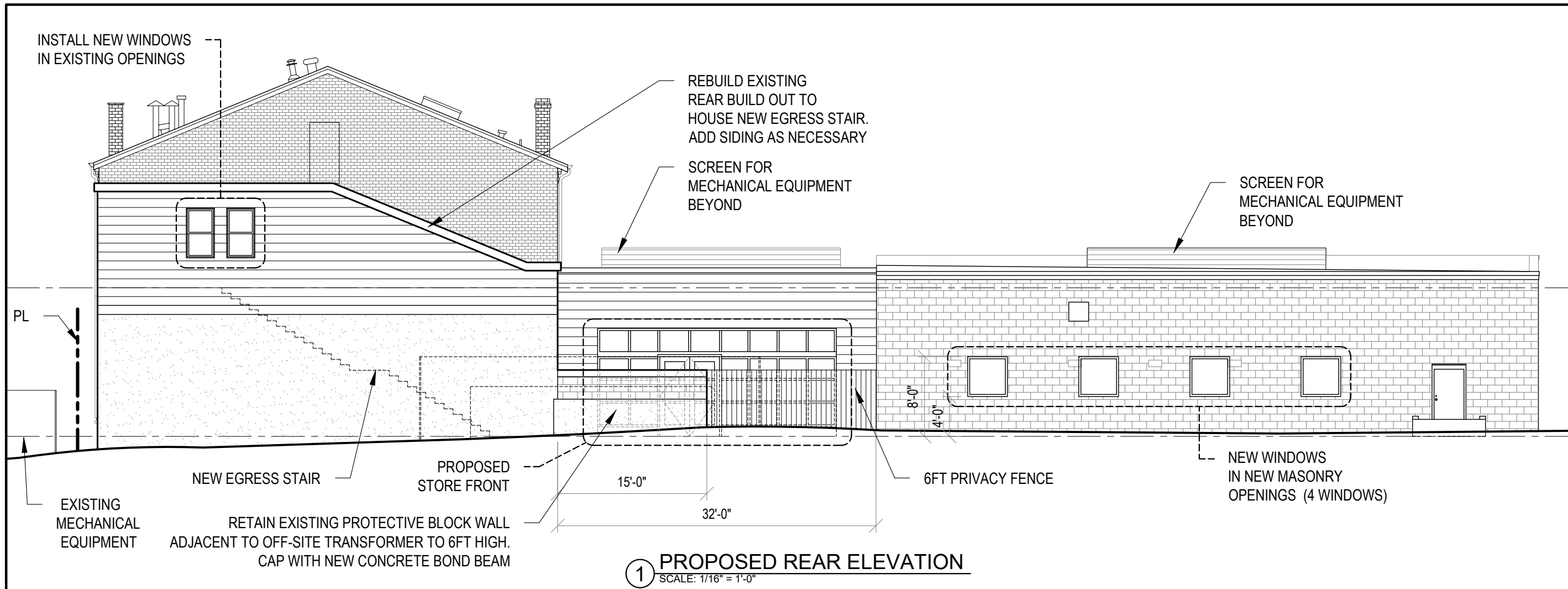
SCALE AS NOTED

REVISION	DATE

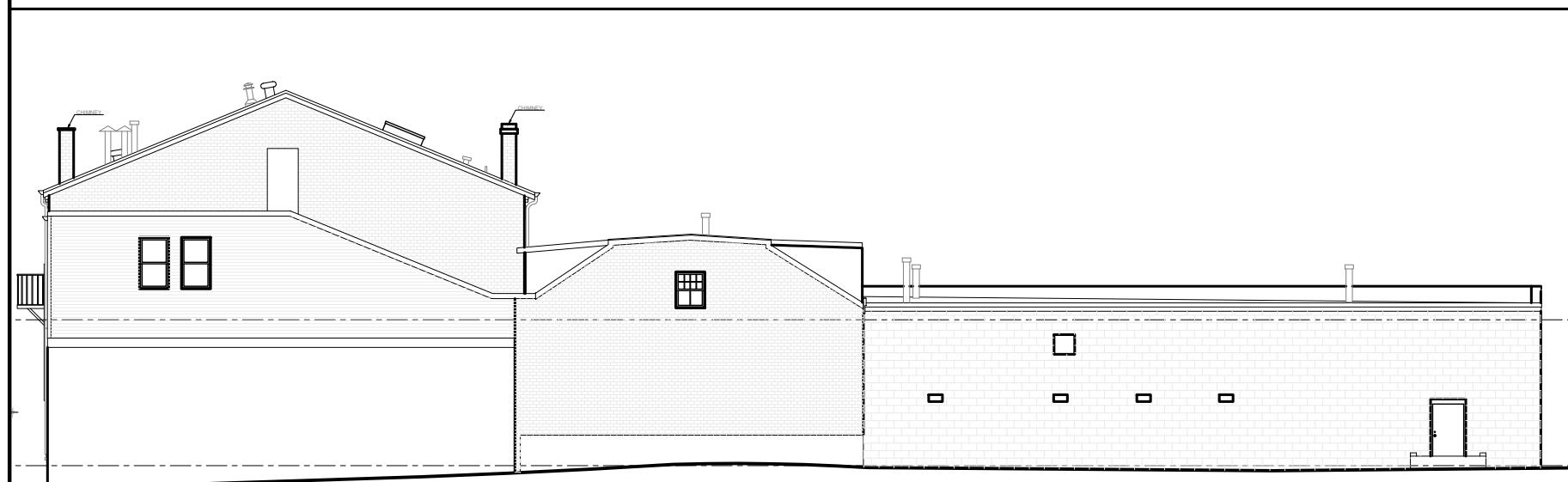
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DRAWN BY EC REVIEWED BY PQ

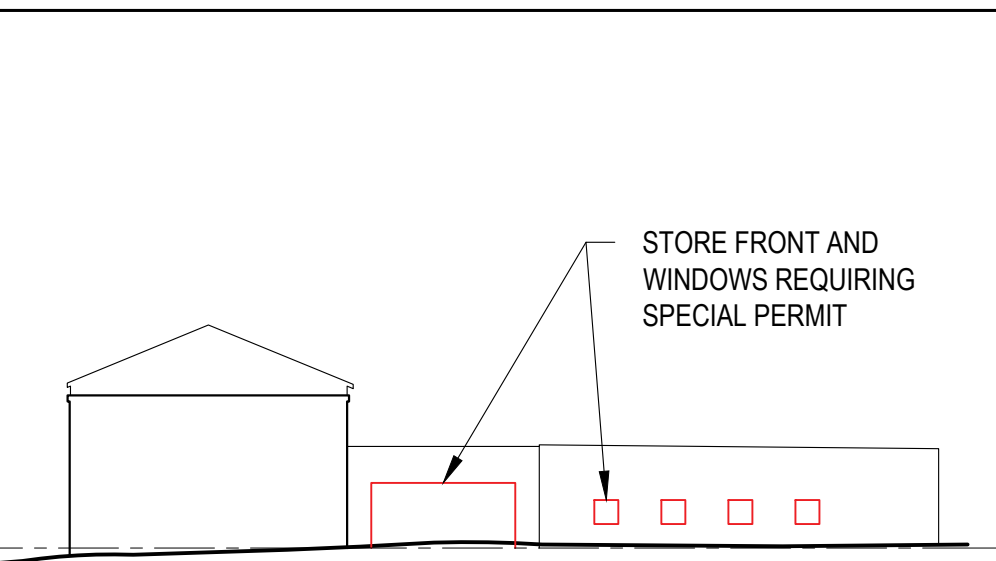
SHEET



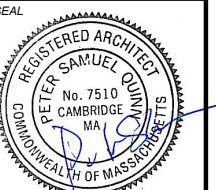
**1 PROPOSED REAR ELEVATION**  
 SCALE: 1/16" = 1'-0"



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



**3 PROPOSED REAR ELEV. WINDOWS**  
 SCALE: 1/32" = 1'-0"



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

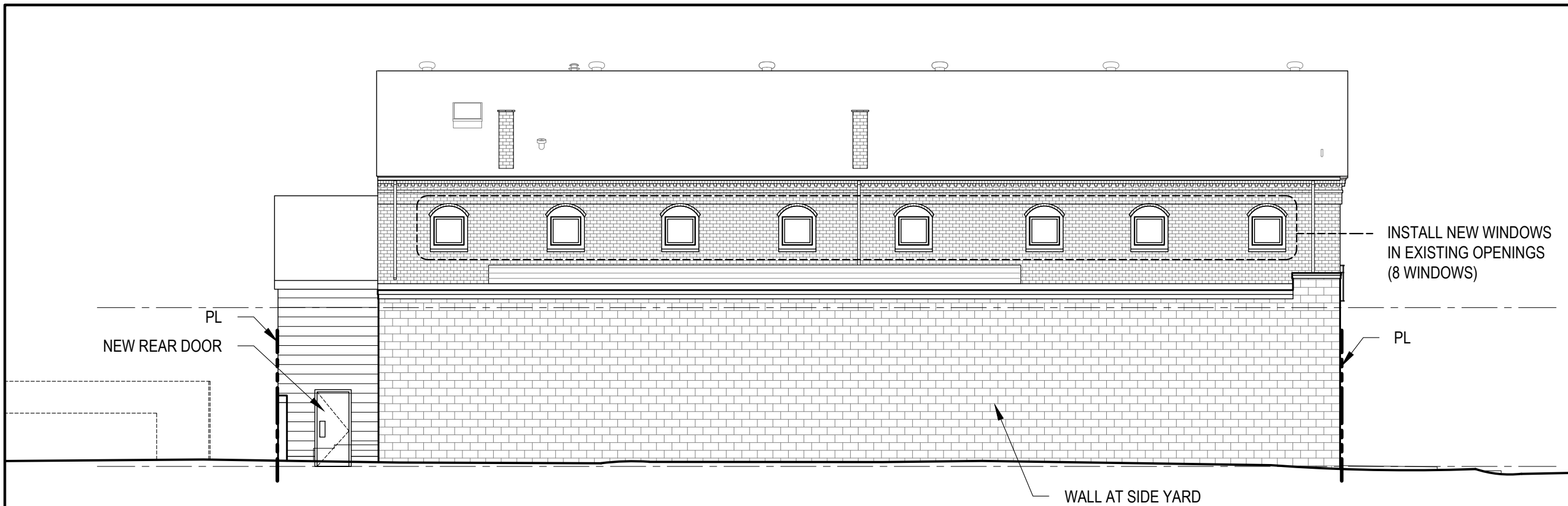
REVISION	DATE

ZBA SET 12 JULY 2021

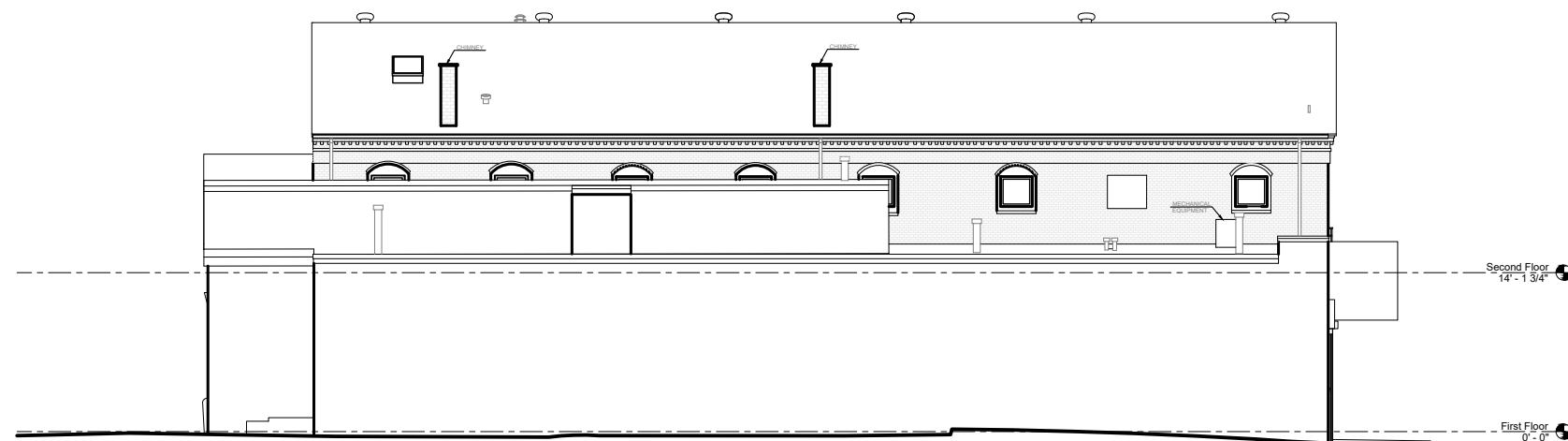
DRAWN BY EC REVIEWED BY PQ

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

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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](http://www.middlesexsouthregistry.com)



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

William Francis Galvin  
Secretary of the  
Commonwealth

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



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

William Francis Galvin  
Secretary of the  
Commonwealth

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



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

William Francis Galvin  
Secretary of the  
Commonwealth

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,

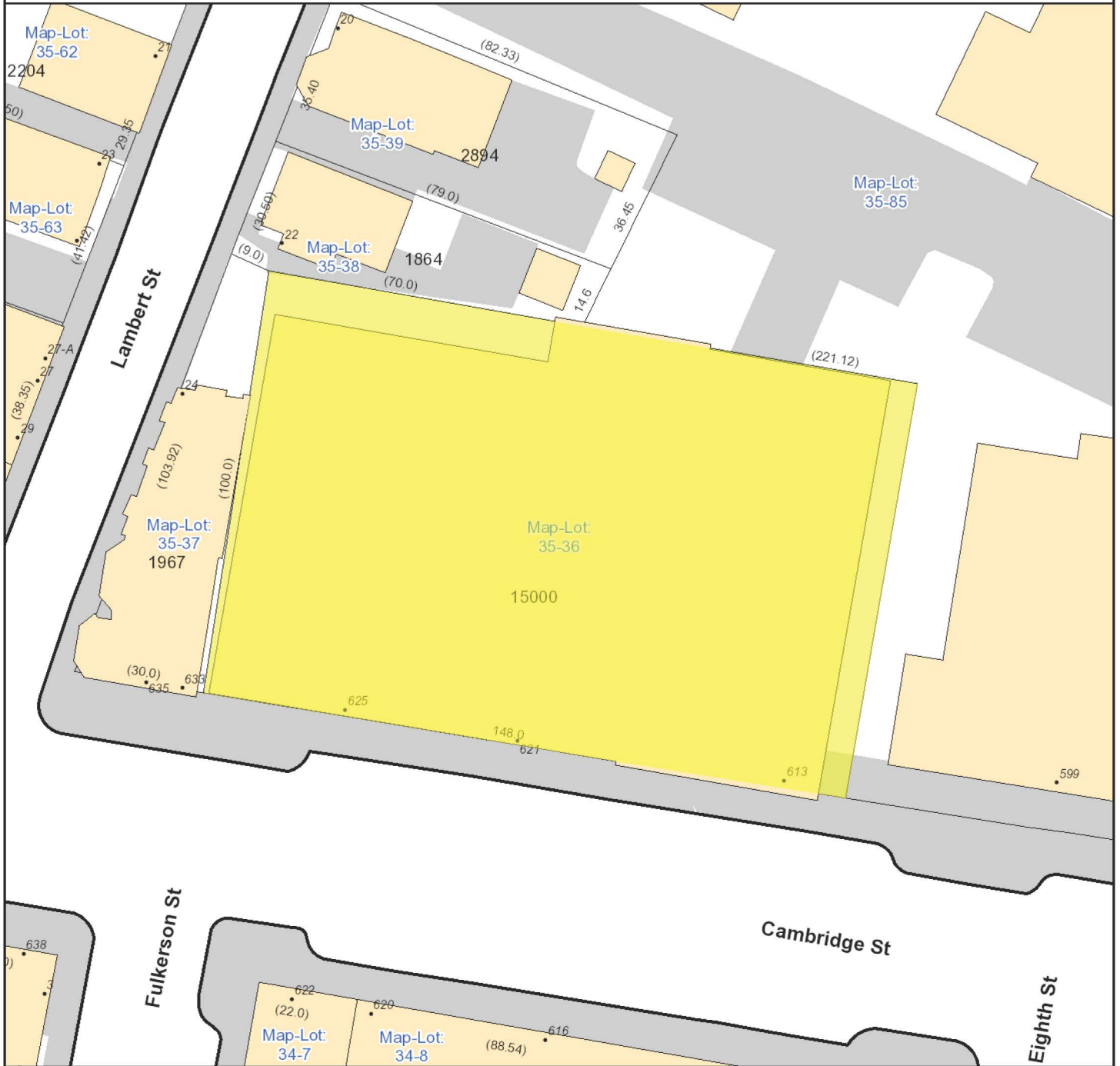
I have hereunto affixed the

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

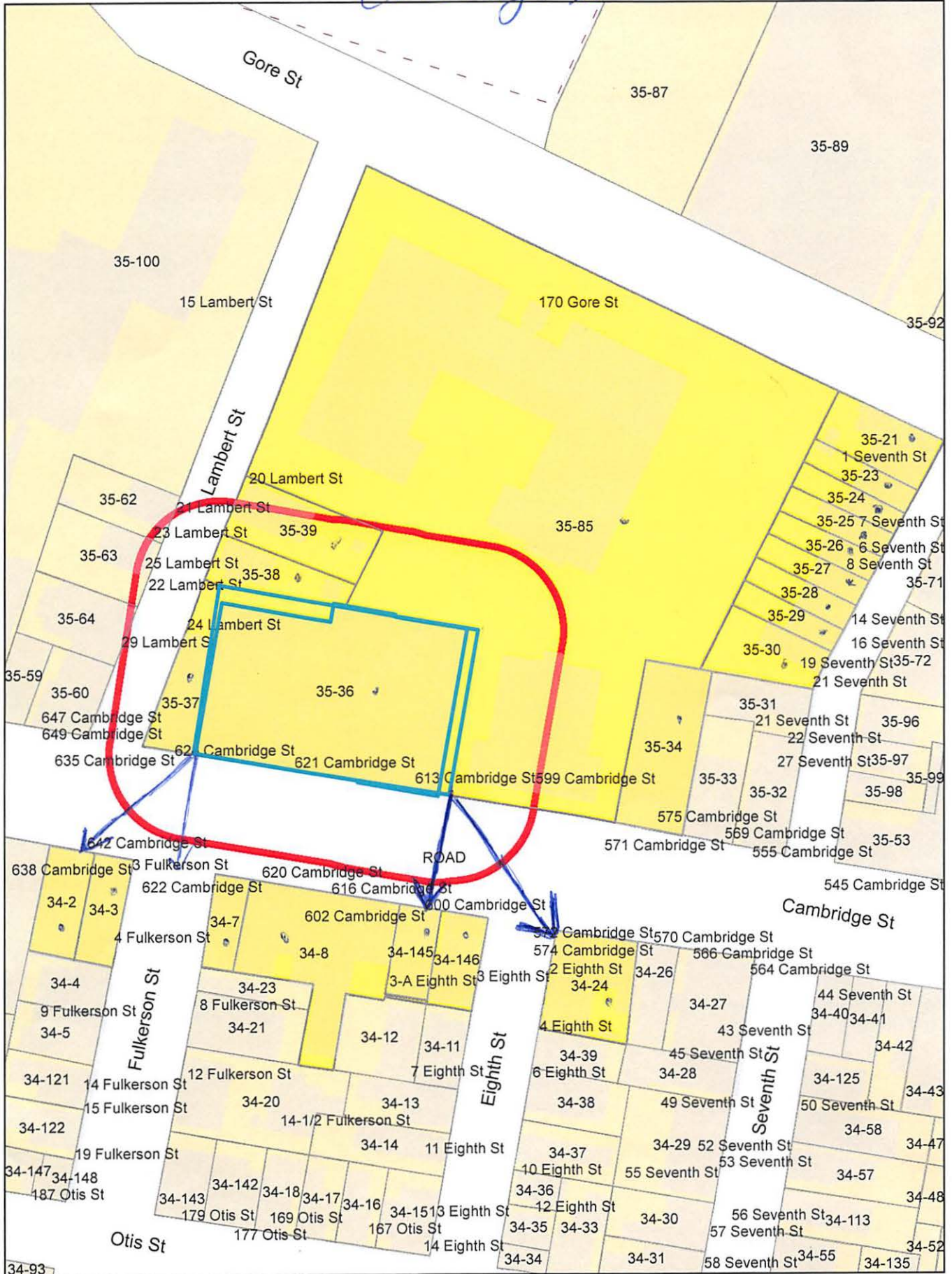
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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- 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  
WOBURN, 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, MEREEN  
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  
NOWOSELKI, 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

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

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

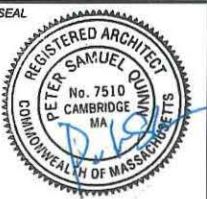
**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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



CAMBRIDGE ST ELEVATION

LIST OF DRAWINGS		ZBA SET 13 AUG 2021
<b>GENERAL</b>		
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



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**

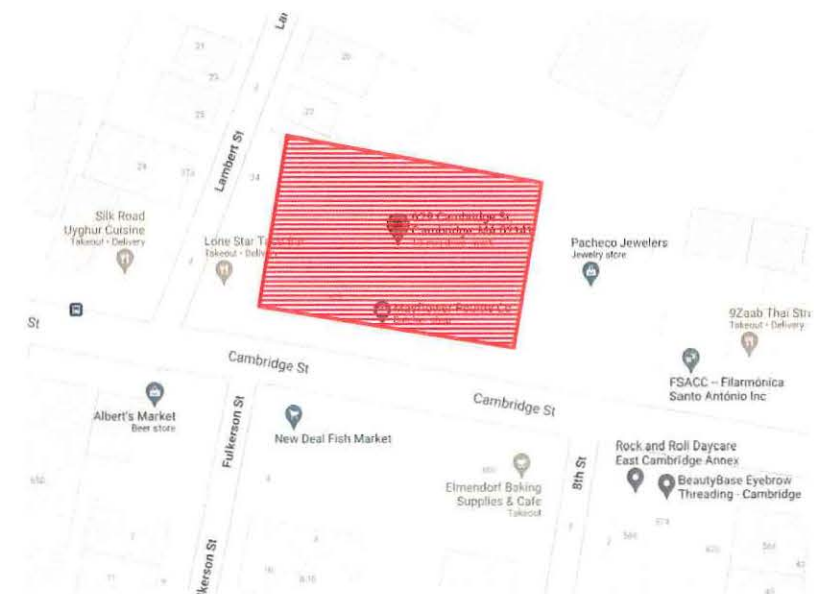
PREPARED BY:

ARCHITECT

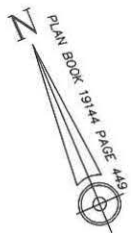
**PETER QUINN ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

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

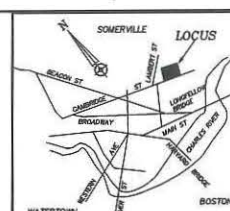


LOCUS PLAN ↑



The property shown lies within ZONE X UNSHADED (area outside 0.2% annual chance floodplain) as shown on FLOOD INSURANCE RATE MAP for the CITY OF CAMBRIDGE, FEMA MAP 25017C0577E, COMMUNITY 250186, PANEL NUMBER 577E, WITH EFFECTIVE DATE OF JUNE 4, 2010

**ZONE CLASSIFICATION ~ BA ~ BUSINESS A**  
 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 = 11 1/2' WITH MINIMUM OF 20'



VICINITY MAP ~ NTS

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



**LEGEND**

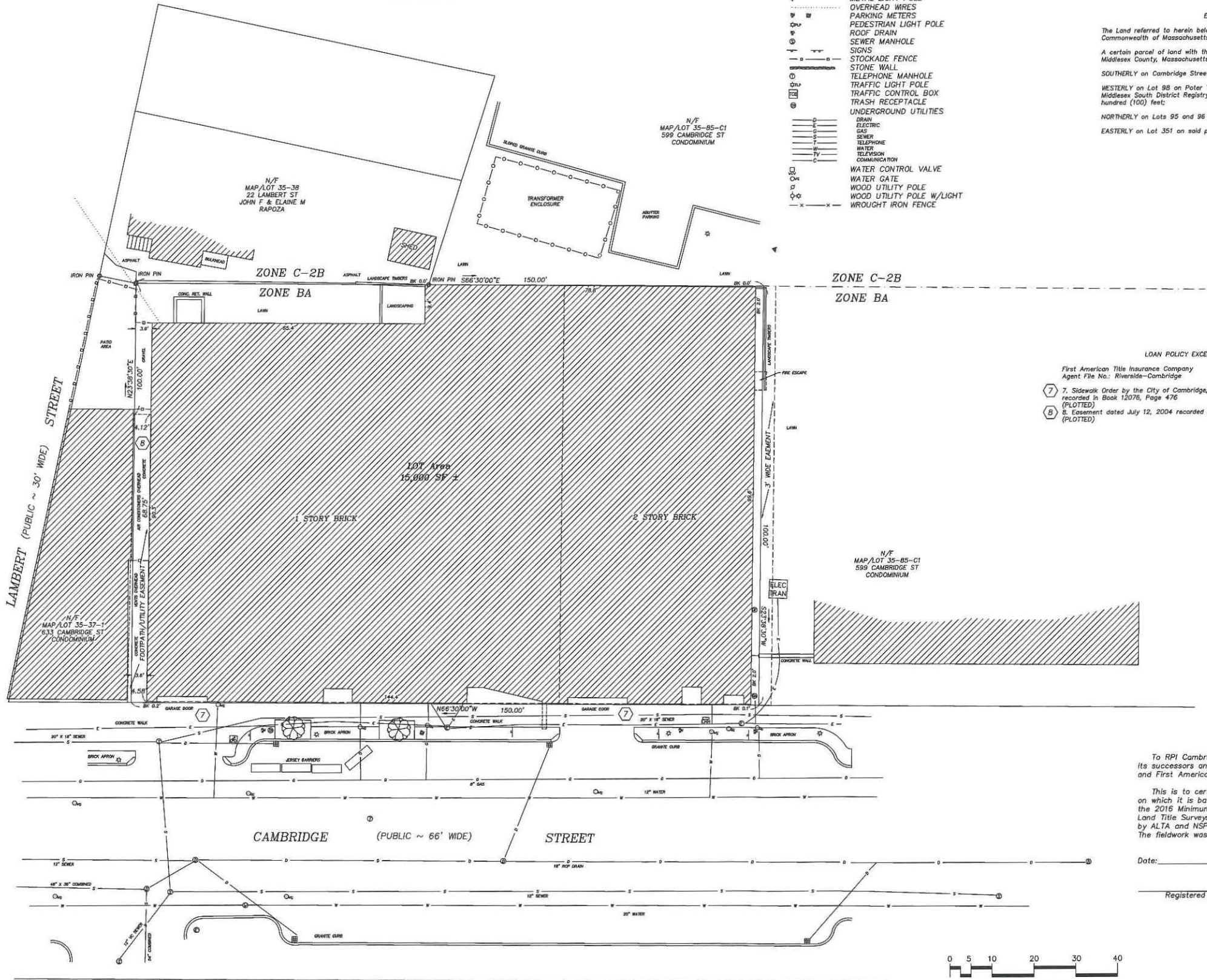
- AREA DRAIN
- BIKE RACK
- BOLLARD
- CATCH BASIN
- CHAIN LINK FENCE
- CONCRETE LIGHT POLE
- DRAIN MANHOLE
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FLAGPOLE
- GAS GATE
- GAS METER
- HYDRANT
- METAL LIGHT POLE
- OVERHEAD WIRES
- PARKING METERS
- PEDESTRIAN LIGHT 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

**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 12078, 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:

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

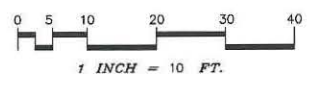
4454

Revisions	
No.	Description

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 plot 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



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
FAR	1.0 Non-Res/1.75 Res	1.17	1.13	Non-Conformity, no change
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
			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 farm	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

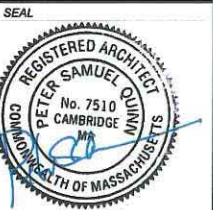
Use On Plan	Area On Plan	Use Zoning	Parking Type	Min Rate Zoning	Calculation	Equals	Rounds to
Office	15,926-sf	Office - Research & Development 6.36.4.f	Car	1 per 1050-sf	(15,926/1050)	15.2	15
			LT Bike N2	0.22 per 1,000-sf	(15,926/1,000)*0.22	3.5	4
			ST Bike N5	0.06 per 1,000-sf	(15,926/1,000)*0.06	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
			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

Parking Type	Min Total Required	Total Provided
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

**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  
 DIMENSIONAL  
 TABLE

SCALE AS NOTED

REVISION DATE

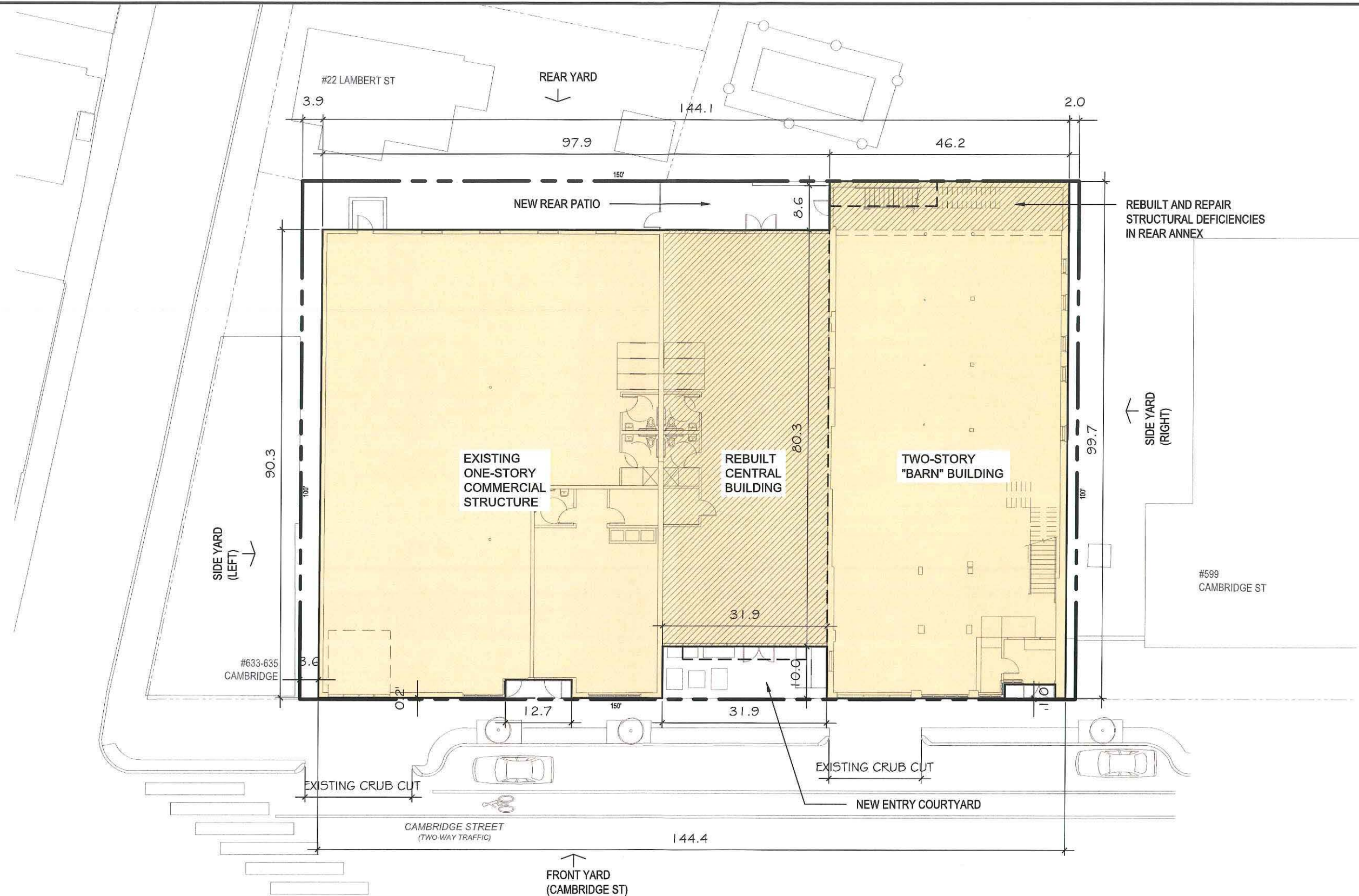
ZBA SET 13 AUG 2021

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SHEET

**Z1**

C:\Users\admin\Documents\My\pqa\Cambridge-629\02 Schematic Design MYY zoning saved to z 210810\Zoning Sheets.dwg, 13-Aug-21 11:56:12 AM, DWG To PDF.pc3

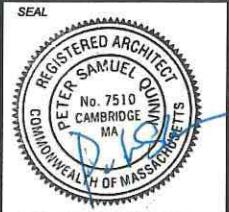


# 1 PROPOSED DIMENSIONAL SITE PLAN

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  
 SOMERVILLE, MA 02144  
 PH 617-354-3889



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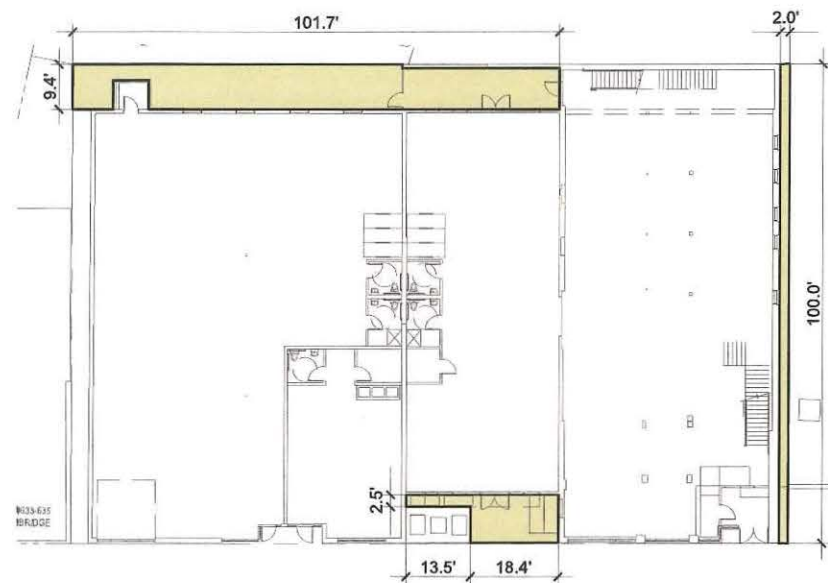
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DRAWING TITLE  
**DIMENSIONAL  
 SITE PLAN**

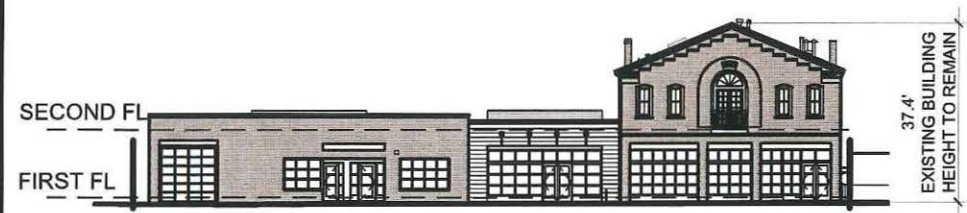
SCALE AS NOTED

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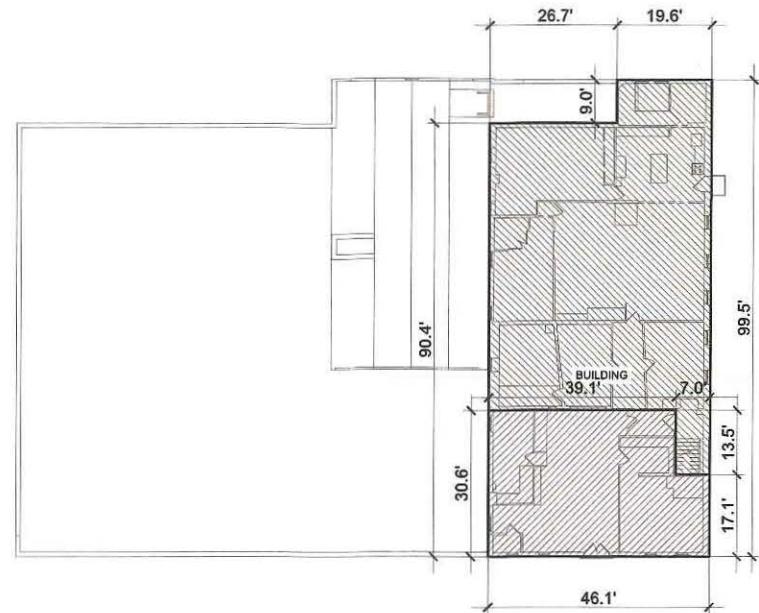
SHEET  
**Z2**



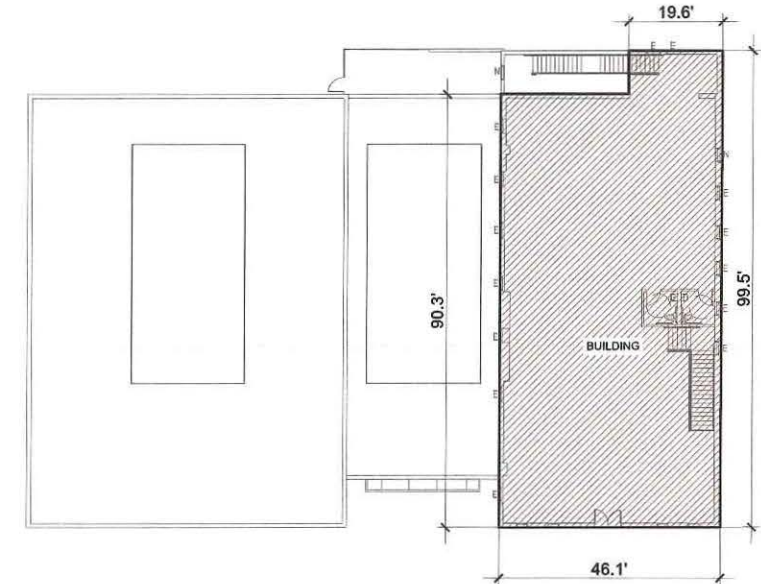
- PRIVATE OPEN SPACE  
LOT 0 SF = 0%
- PERMEABLE OPEN SPACE  
LOT 1,295 SF = 8.6%
- ③ PRIVATE OPEN SPACE (N/A IN BA DISTRICT)  
SCALE: 1"=40'



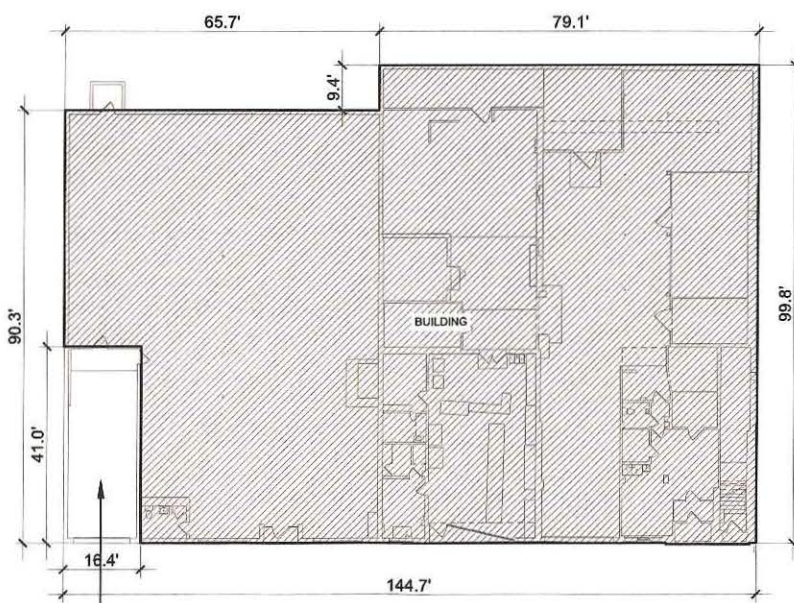
② BUILDING HEIGHT  
SCALE: 1"=40'



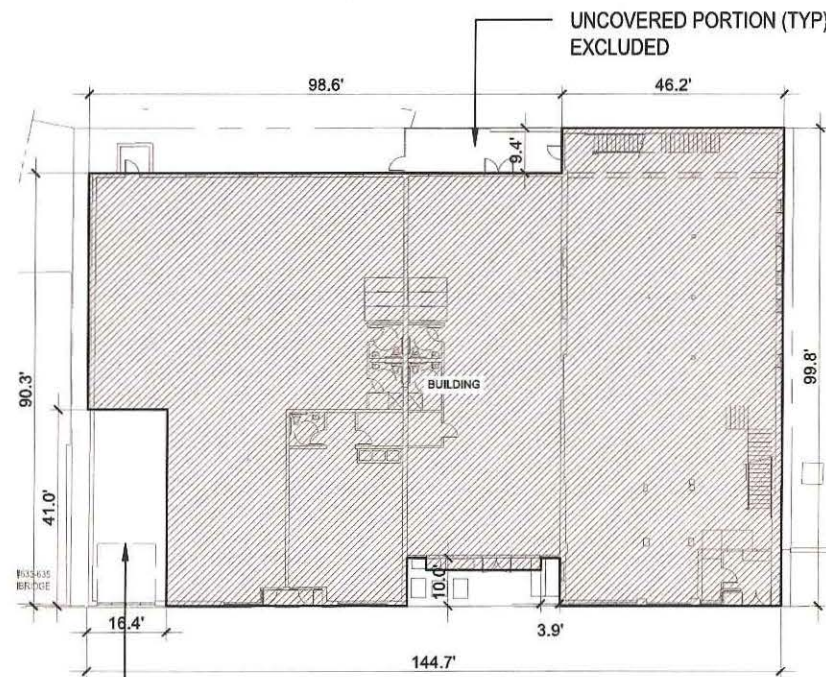
EXISTING SECOND FL =  
3,035 GSF RESIDENTIAL + 1,316 GSF NON-RESIDENTIAL



PROPOSED SECOND FL = 4,351 GSF  
NON-RESIDENTIAL



EXISTING FIRST FL = 13,157 GSF  
NON-RESIDENTIAL



PROPOSED FIRST FL = 12,583 GSF  
NON-RESIDENTIAL

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

$$[0.83 \times 1.0 \times 15,000\text{-SF}] + [0.17 \times 1.75 \times 15,000\text{-SF}]$$

$$= 12,450 \text{ nonres max} + 4,462 \text{ res max}$$

$$= 16,912\text{-GSF MAX}$$

$$= 1.12 \text{ FAR MAX}$$

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

$$[1.00 \times 1.0 \times 15,000\text{-SF}]$$

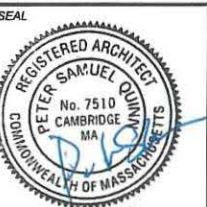
$$= 15,000\text{-GSF nonres MAX}$$

$$= 1.00 \text{ FAR MAX}$$

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DRAWING TITLE  
**ZONING  
GRAPHICS**

SCALE AS NOTED

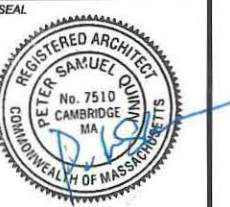
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**Z3**



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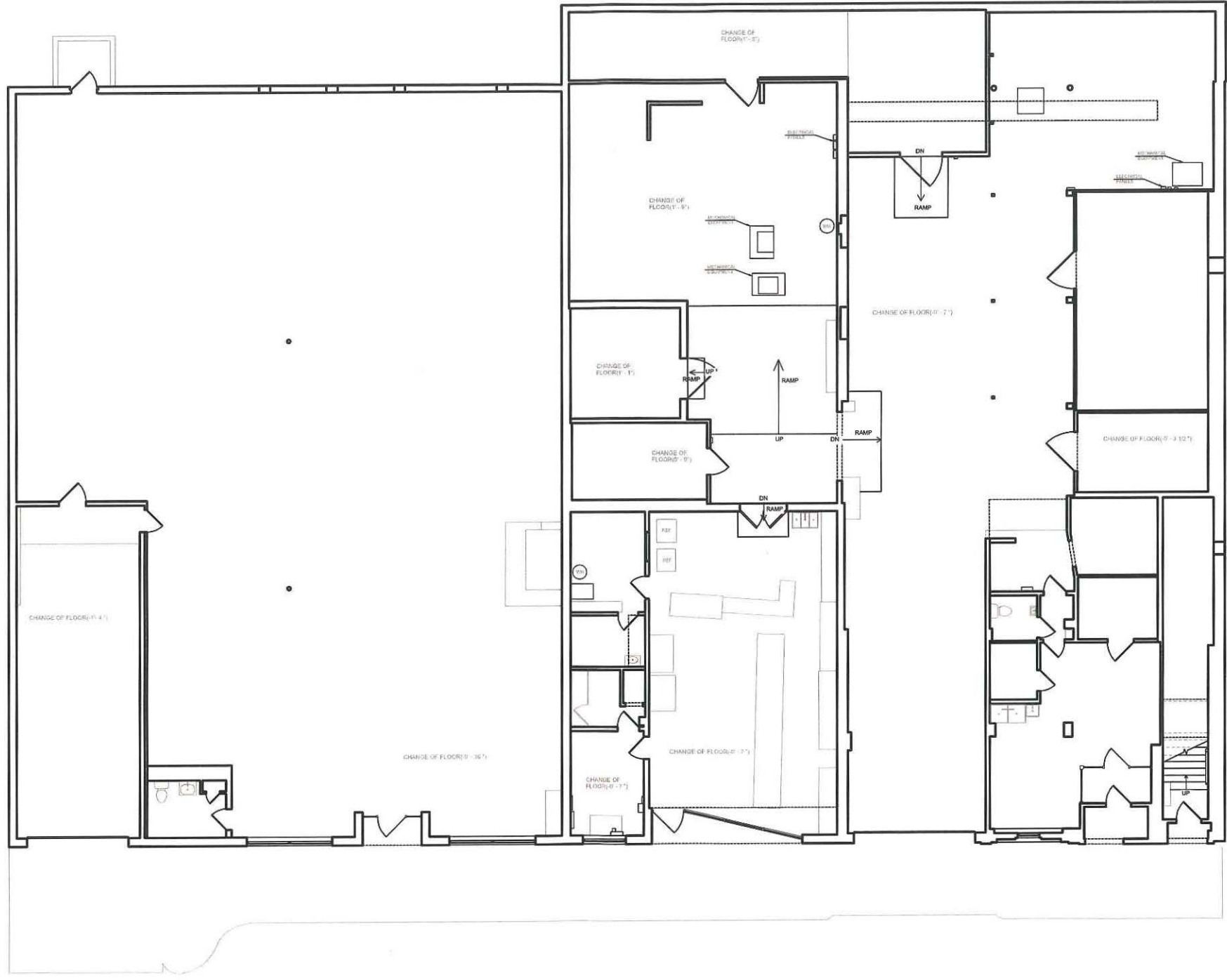
DRAWING TITLE  
**EXISTING  
 FIRST FLOOR  
 PLAN**

SCALE AS NOTED

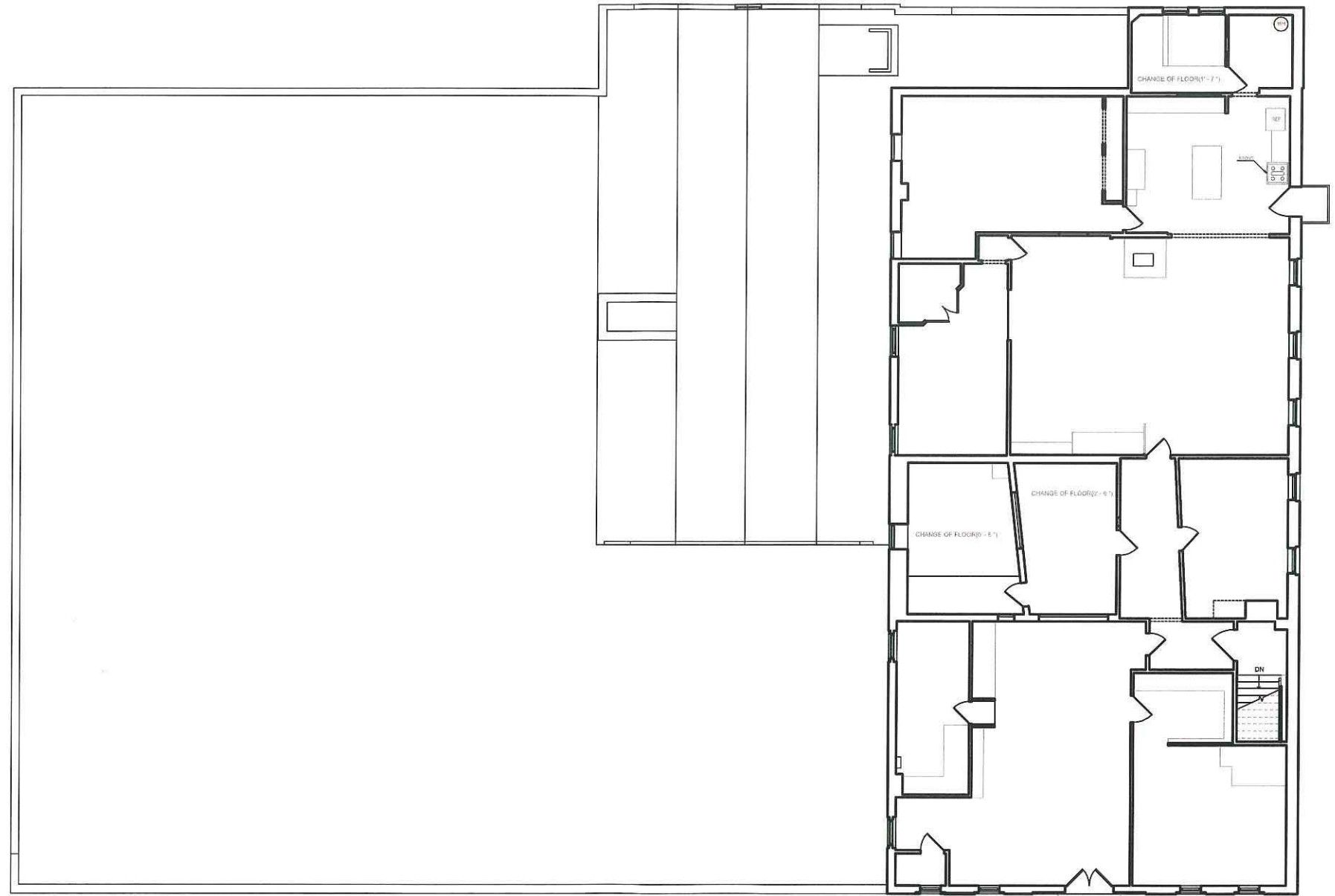
REVISION	DATE

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**EC-1**



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



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

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DRAWING TITLE  
 EXISTING  
 SECOND  
 FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

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**EC-2**





FRONT-CAMBRIDGE ST VIEW



FRONT-CAMBRIDGE ST VIEW- FIRST BUILDING



RIGHT - EXISTING FIRE ESCAPE AND EXISTING WINDOW FILLINGS



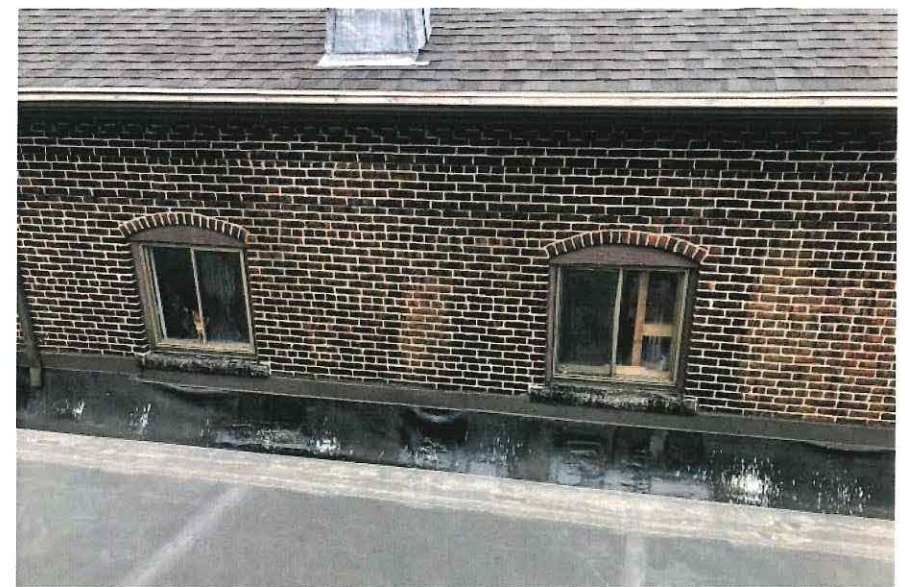
REAR ELEVATION EXISTING CONDITIONS- BARN AND MIDDLE BUILDING



RIGHT - EXISTING WINDOW FILLINGS TO BE REOPENED



REAR ELEVATION EXISTING CONDITIONS- THIRD BUILDING



BARN LEFT SIDE - WINDOWS TO BE REPLACED

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DRAWING TITLE

EXISTING  
EXTERIOR  
CONDITIONS  
PHOTOS

SCALE AS NOTED

REVISION	DATE

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**EC-3**



INTERIOR- BARN BUILDING SECOND FLOOR



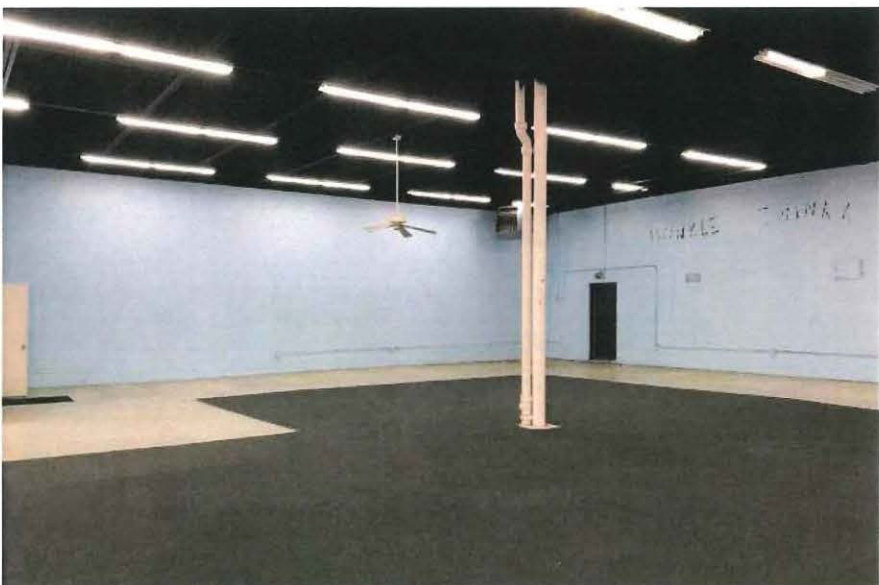
INTERIOR- BARN BUILDING FIRST FLOOR



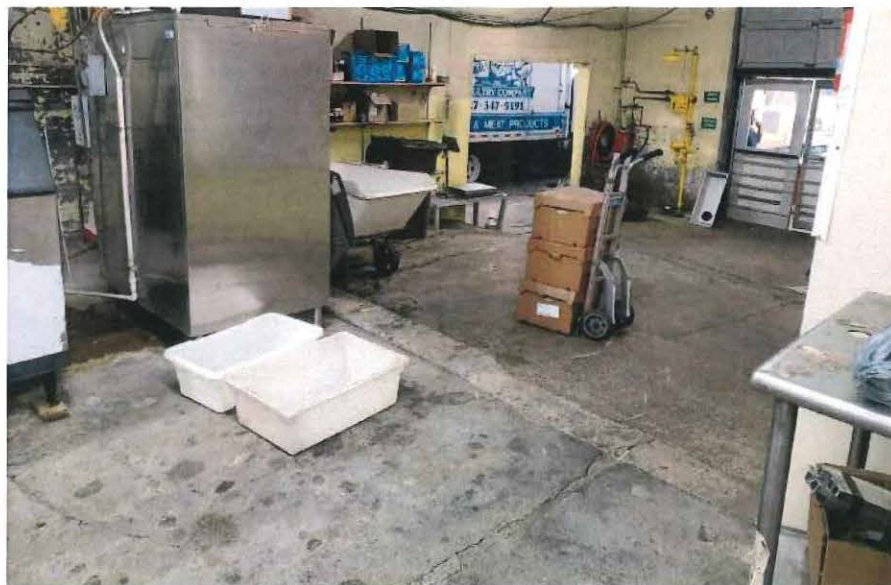
MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



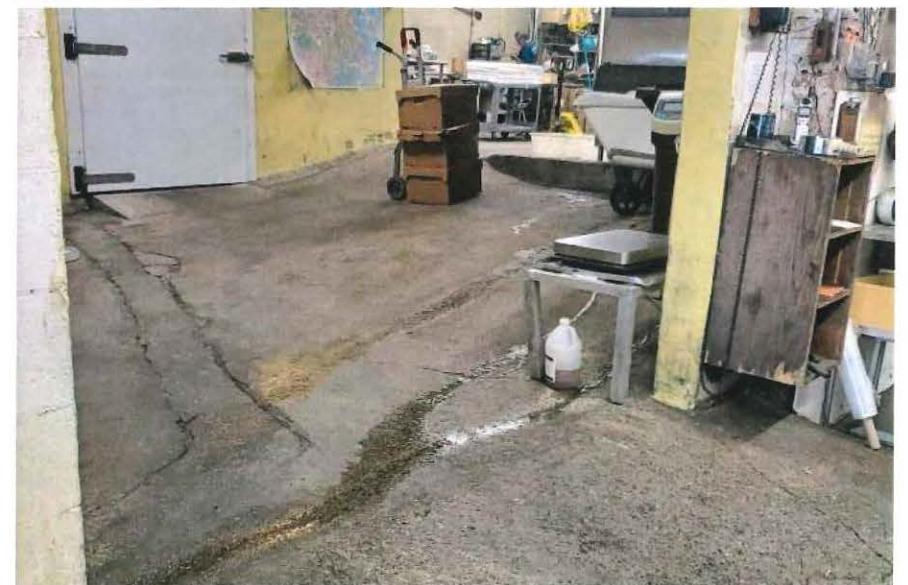
MIDDLE BUILDING EXISTING DETERIORATED ROOF STRUCTURE



INTERIOR- FORMER MATTRESS STORE



MIDDLE BUILDING EXISTING FLOOR SLABS



MIDDLE BUILDING EXISTING FLOOR SLABS

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DRAWING TITLE

EXISTING  
INTERIOR  
CONDITIONS  
PHOTOS

SCALE AS NOTED

REVISION	DATE

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**EC-4**



PROPOSED VIEW EAST ON CAMBRIDGE STREET



EXISTING VIEW EAST ON CAMBRIDGE STREET

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QUINN  
ARCHI  
TECTS

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DRAWING TITLE

CAMBRIDGE ST  
RENDERING

SCALE AS NOTED

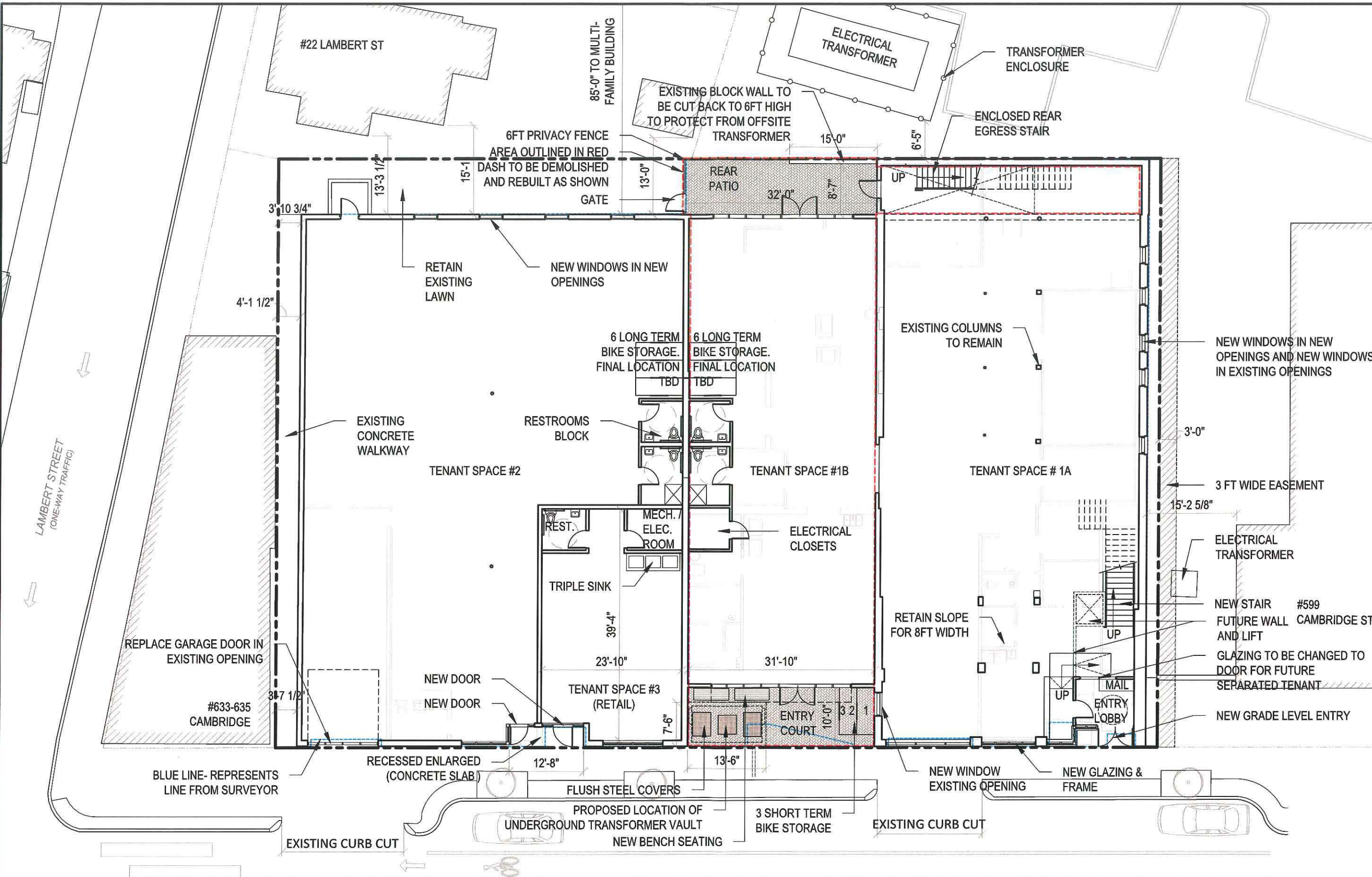
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DRAWING TITLE  
**PROPOSED  
FIRST  
FLOOR PLAN**

SCALE AS NOTED

REVISION	DATE

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**A-1**

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



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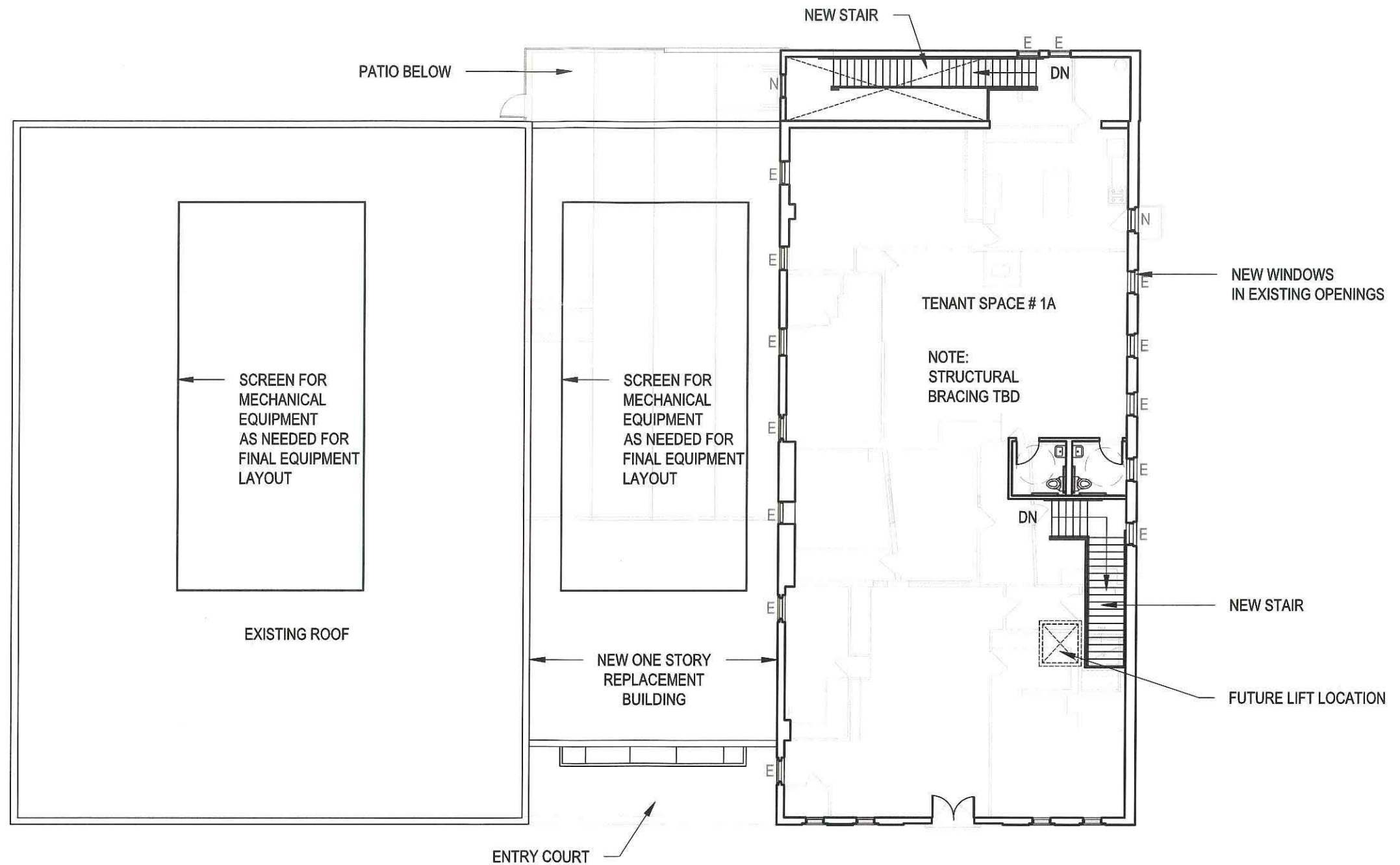
DRAWING TITLE  
**PROPOSED  
SECOND  
FLOOR PLAN**

SCALE AS NOTED

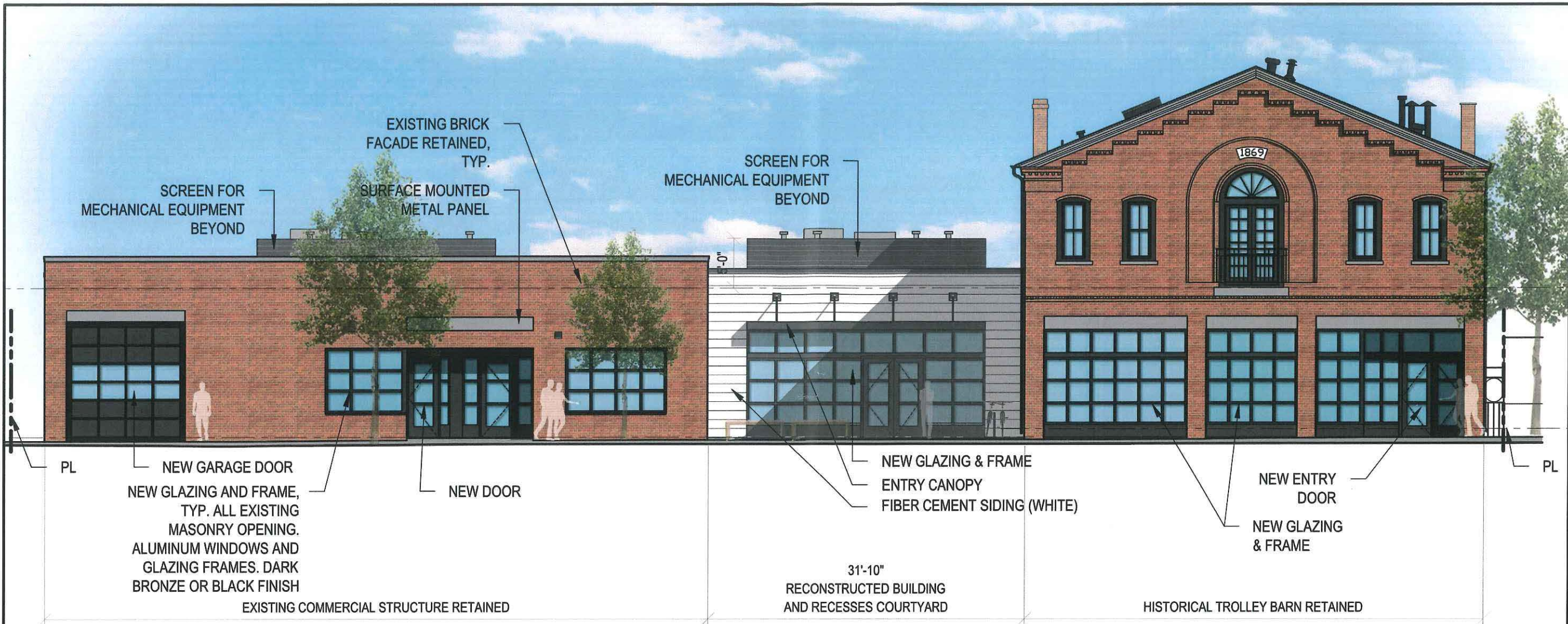
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**A-2**



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



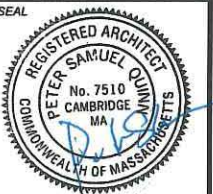
1 PROPOSED FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



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

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DRAWING TITLE  
EXISTING &  
PROPOSED  
FRONT  
ELEVATION

SCALE AS NOTED

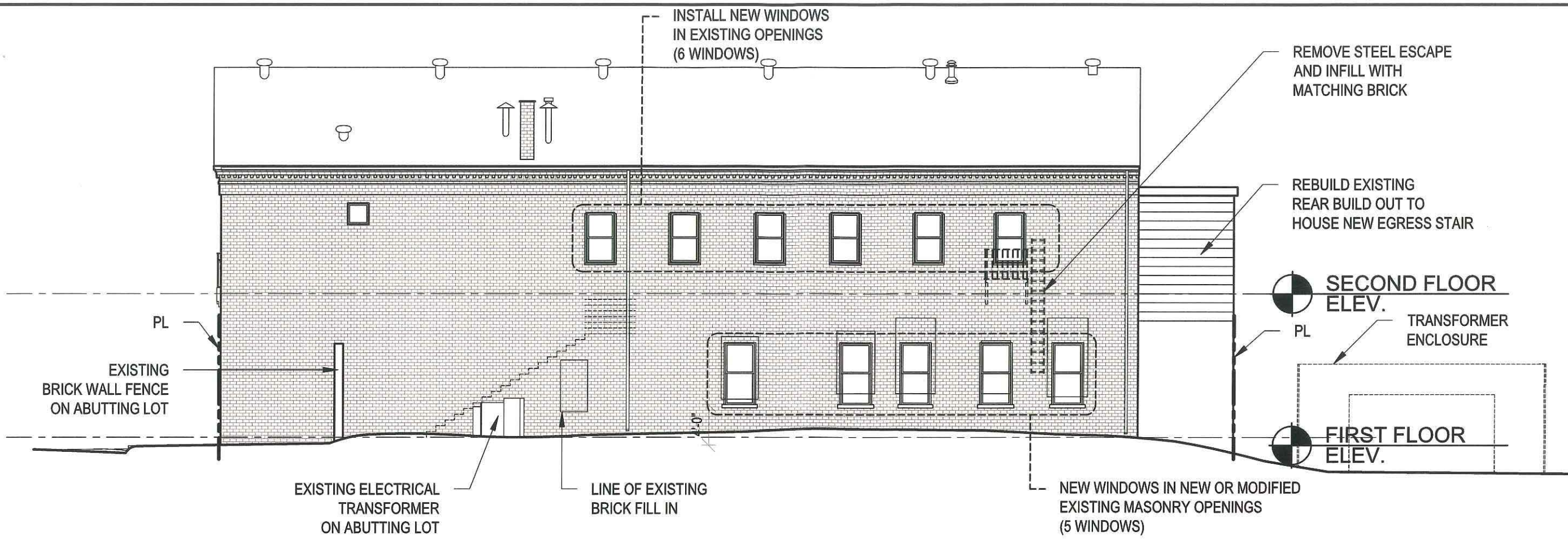
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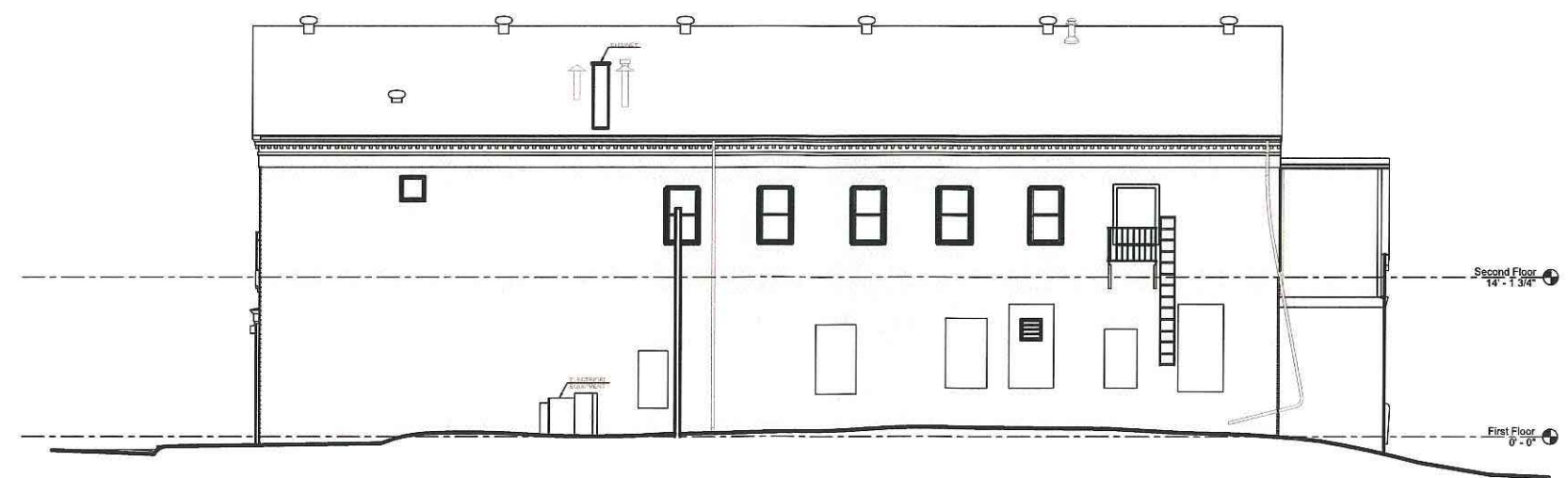
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**A-3**

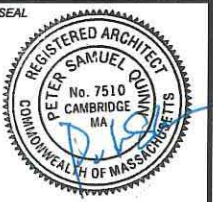


**1** PROPOSED RIGHT ELEVATION  
SCALE: 1/16" = 1'-0"



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

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DRAWING TITLE  
EXISTING &  
PROPOSED  
RIGHT  
ELEVATION

SCALE AS NOTED

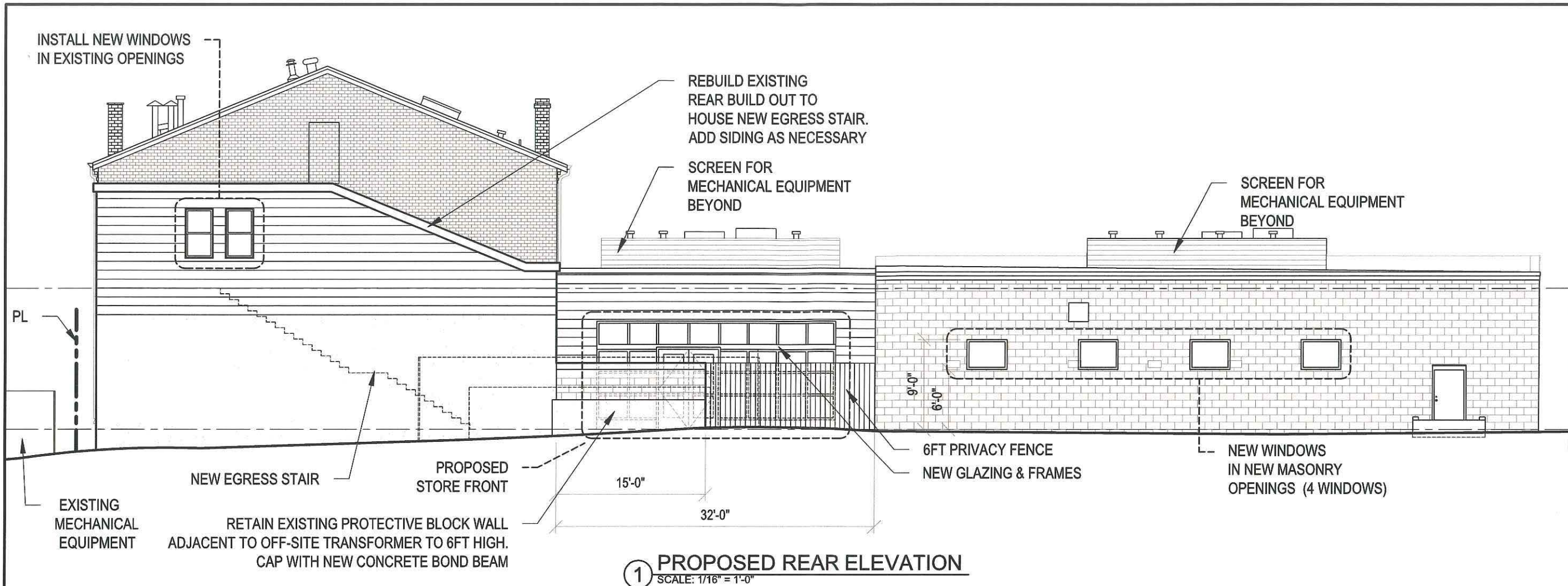
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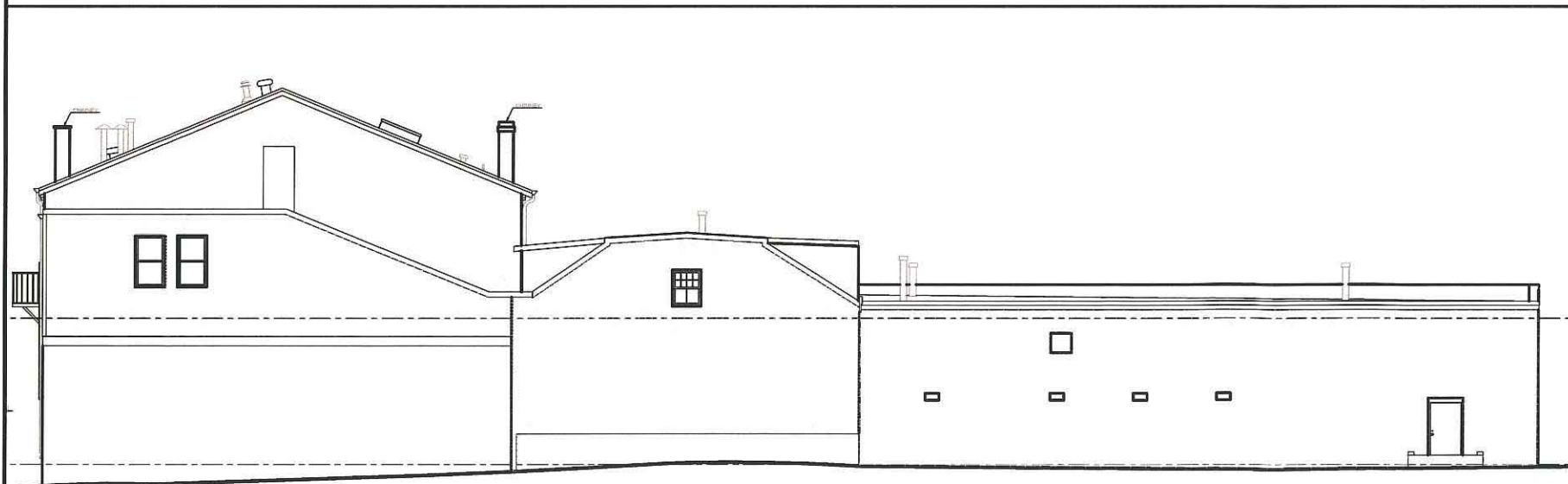
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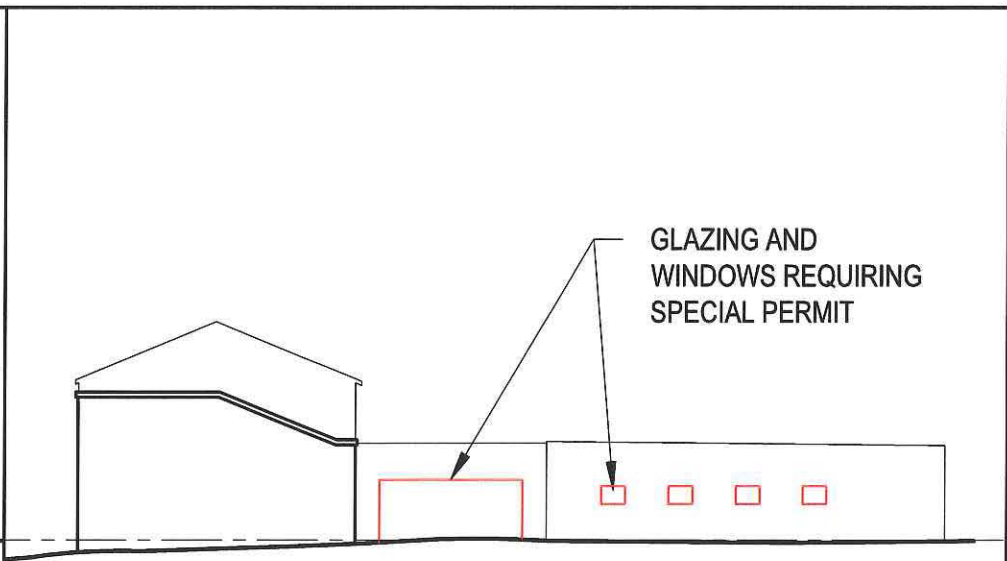
**A-4**



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



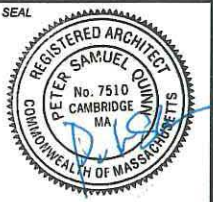
**2 EXISTING REAR ELEVATION**  
SCALE: 1/16" = 1'-0"



**3 PROPOSED REAR ELEV. WINDOWS**  
SCALE: 1/32" = 1'-0"

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DRAWING TITLE  
**EXISTING &  
PROPOSED  
REAR  
ELEVATION**

SCALE AS NOTED

REVISION	DATE

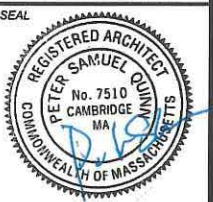
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**A-5**





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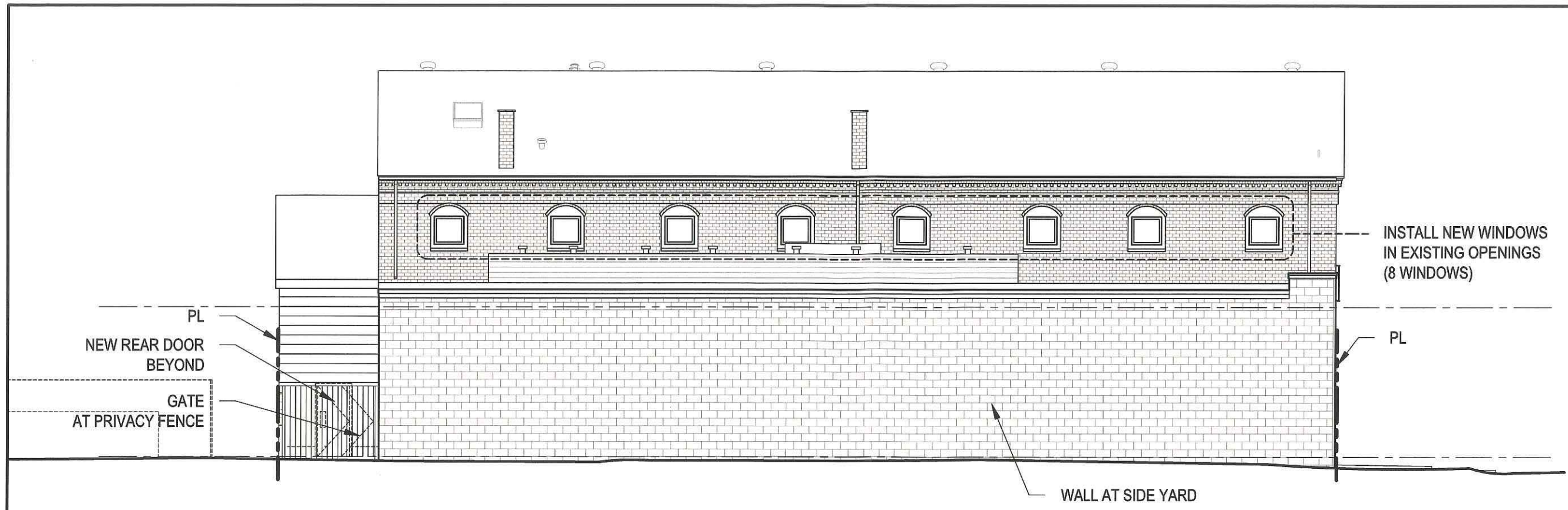
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DRAWING TITLE  
EXISTING &  
PROPOSED  
LEFT  
ELEVATION

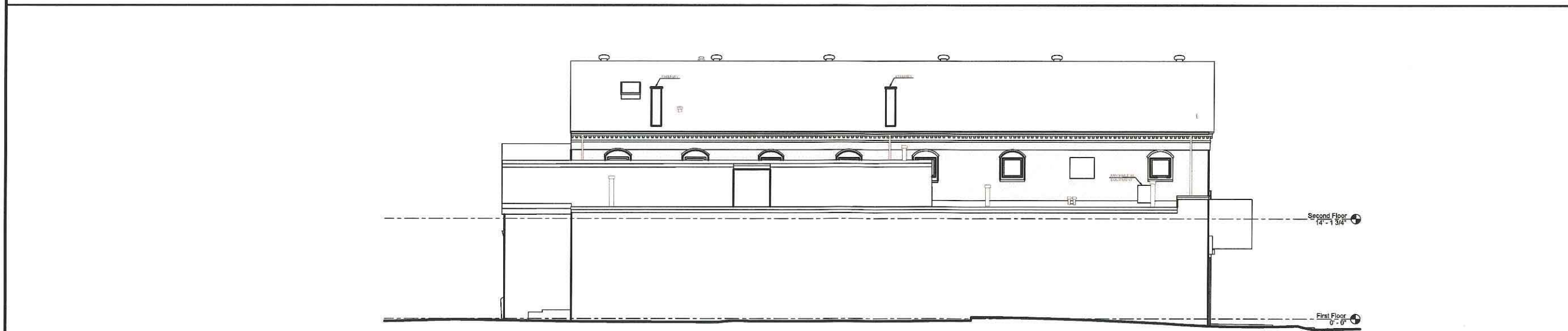
SCALE AS NOTED

REVISION	DATE
ZBA SET	13 AUG 2021
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**1 PROPOSED LEFT ELEVATION**  
SCALE: 1/16" = 1'-0"



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