



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 APR 28 AM 10:52

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 219312

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: Office, Research & Development and/or Lab

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Installation of three vertical single-car lifts in the building.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000 Section: 6.43.5 (a) (Special Permit to allow tandem parking)
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

(Print Name)

Address:

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

Tel. No.

617-543-7009

E-Mail Address:

sarah@trilogylaw.com

Date: April 24, 2023

BZA Application Form

BZA CASE # 219312-2023

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.]

of the AMERICAN INDUSTRIAL REVOLUTION

THE INDUSTRIAL REVOLUTION IN AMERICA

THE INDUSTRIAL REVOLUTION IN AMERICA

THE INDUSTRIAL REVOLUTION IN AMERICA

THE INDUSTRIAL REVOLUTION IN AMERICA

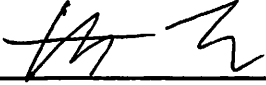
THE INDUSTRIAL REVOLUTION IN AMERICA

THE INDUSTRIAL REVOLUTION IN AMERICA

THE INDUSTRIAL REVOLUTION IN AMERICA

THE INDUSTRIAL REVOLUTION IN AMERICA

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 6th day of April, 2023, 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.

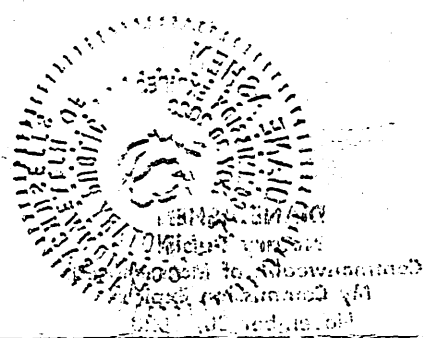


Notary Public:

Commission Expires:



DIANE ASHEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 30, 2023



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:

In October 2021, the Petitioner received a Special Permit from the BZA to allow alterations to the existing commercial building to allow for use for Office, Research & Development, and/or Lab. The construction is now underway. With the Building Permit application, the Petitioner planned for three vehicle parking spaces in a garage area, all dimensionally compliant (see Plan Set, Page 1). It appears likely that future tenants of the building may desire up to 6 parking spaces for certain employees. In order to meet this potential anticipated need, the Petitioner would like to have the option of transforming the three existing parking spaces into six parking spaces with the installation of a vertical car lift positioned at each space. There is sufficient height in the space to allow this. These car lift parking spaces are to be used exclusively for the building's tenants and are not available to the public (see Plan Set, Pages 2-4 and 5-7).

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 installation of vertical car lifts will not cause congestion hazards nor change the established neighborhood character. The system will be installed within the existing garage area of the building. The garage area is sufficiently sized and designed to allow for the maneuvering of vehicles (on and off the lifts) to occur within the building.

The lifts are user-operated devices that do not require an attendant. The system is designed so that the day-to-day management of the lifts would be performed by the tenant. This would include key storage and access coordination. A brochure describing a typical installation is attached (see Plan Set, Pages 5-7). In the case where the upper car leaves first, for example, there is sufficient space in the garage for the lower car to temporarily pull out and stand by while the upper car is lowered and driven away. This sequence is shown graphically in the attached drawing set (Attachment Page 3).

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 will not be adversely affected should the Petitioner be allowed to install car lifts within the building. For the reasons described above, the car lift systems will be safely operable within the existing building and will not result in any cognizable increase in traffic, congestion, or other hazards in the neighborhood.

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:

There will be no nuisance or hazard created as a result of allowing for the use of vehicle lifts as proposed. Vehicle stacking systems have been safely in use for several decades. The system to be utilized here has a number of important safety features that allow non-professional use, such as a positive locking system to prevent accidents. Also, there will be sensors to detect objects (or persons) located under the platform or entering the area below the platform while a transfer is taking place.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed installation of car lifts will have no negative impacts on the district. On the contrary, by allowing for additional parking on-site, the installation of the car lift systems will be beneficial to the district in that it will lessen parking demands in the area.

***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: 621 Cambridge St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Office, Research & Development and/or Lab
Zone: Business A Zone

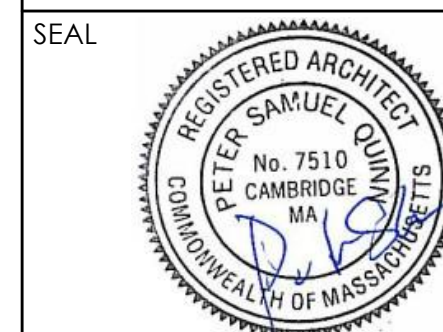
Requested Use/Occupancy: Office, Research & Development and/or Lab

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		16,934 sf	16,934 sf	15,000 sf	(max.)
<u>LOT AREA:</u>		15,000 sf	15,000 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.13	1.13	1.0/1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	600 sf	
<u>SIZE OF LOT:</u>	WIDTH	150 ft	150 ft	none	
	DEPTH	100 ft	100 ft	none	
<u>SETBACKS IN FEET:</u>	FRONT	0.1 ft	0.1 ft	0 ft	
	REAR	0 ft	0 ft	H+L/7, not less than 10 ft	
	LEFT SIDE	3.6 ft	3.6 ft	0 ft	
	RIGHT SIDE	2.0 ft	2.0 ft	0 ft	
<u>SIZE OF BUILDING:</u>	HEIGHT	37.4 ft	37.4 ft	35.0 ft	
	WIDTH	100 ft	100 ft	none	
	LENGTH	144.4 ft	144.4 ft	none	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		3	6	0	
<u>NO. OF LOADING AREAS:</u>		1	1	1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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

Double Stacker vehicle parking lift system.

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'.



CONSULTANT

PROJECT
 ALTERATIONS TO
 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
**FIRST FLOOR
 PLAN**

SCALE AS NOTED

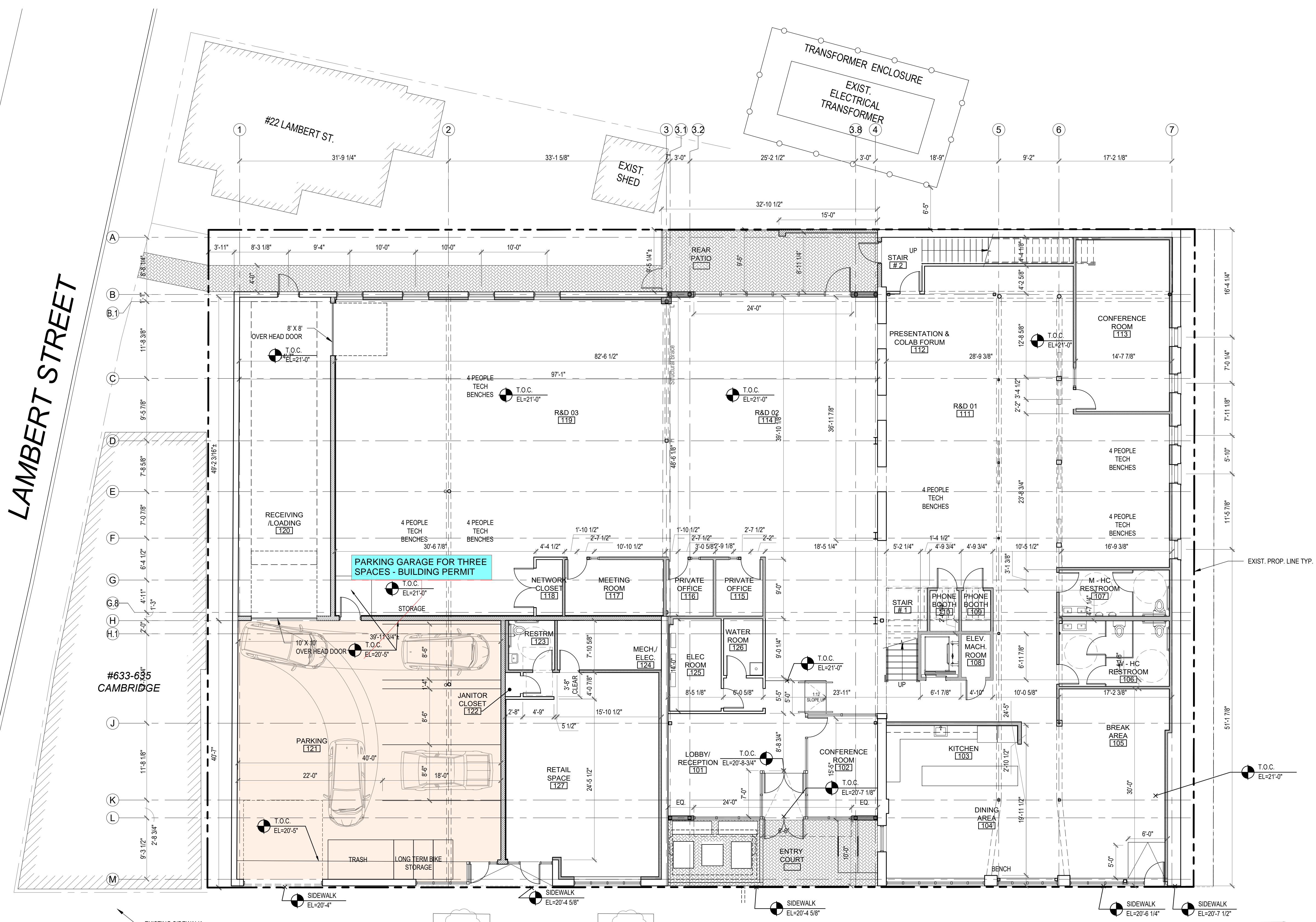
REVISION / ISSUE	DATE

PERMIT SET 5 DEC 2022

DRAWN BY JAL/ASH/DWM REVIEWED BY PQ

SHEET

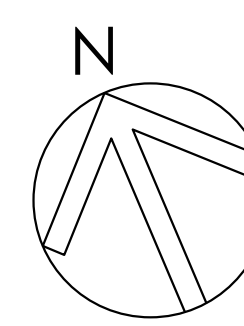
A1.1
 1 of 7



1 PROPOSED 1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"

629 CAMBRIDGE ST - FROM BLDG PERMIT APPLICATION

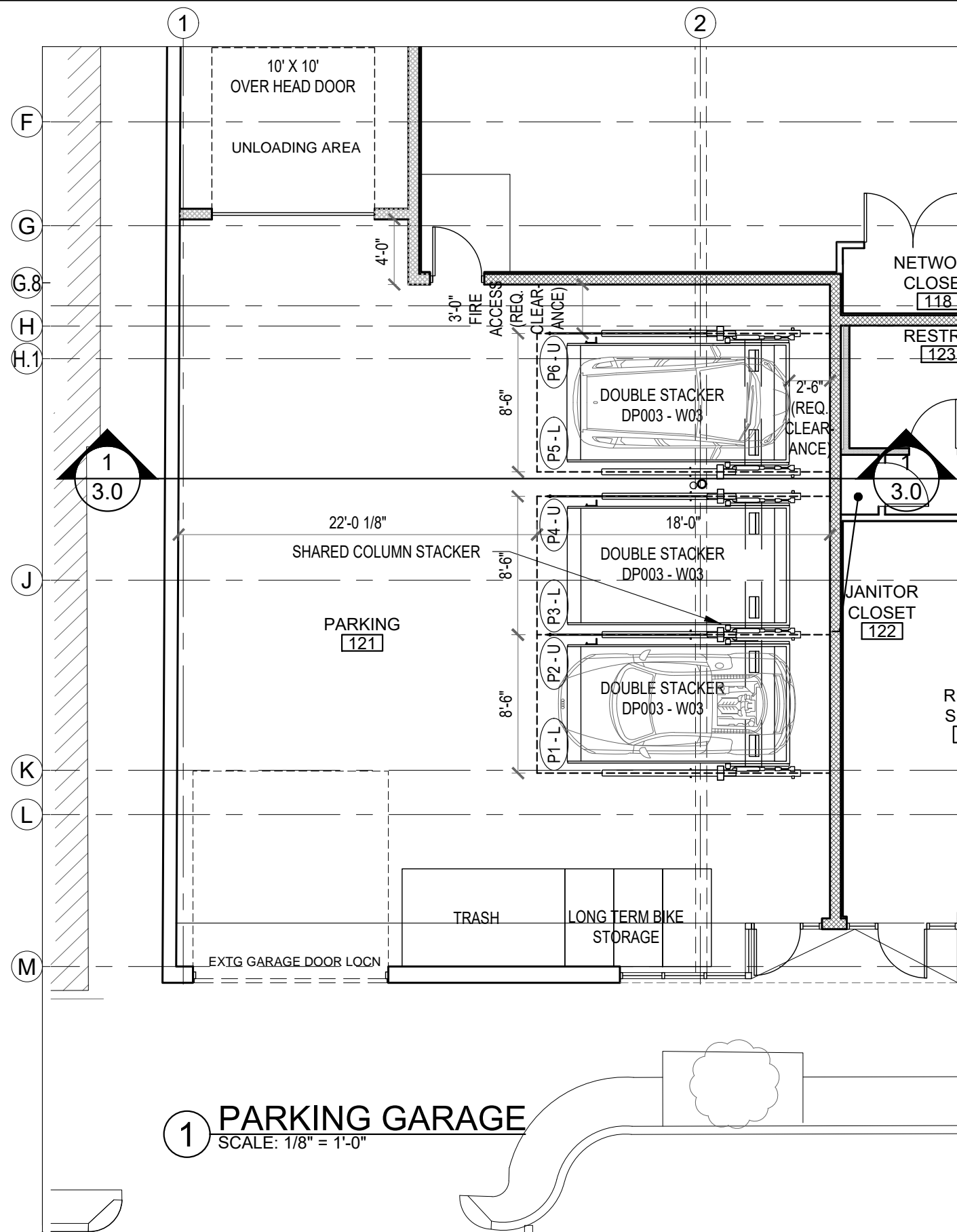
CAMBRIDGE STREET



LAMBERT STREET

#633-635
 CAMBRIDGE

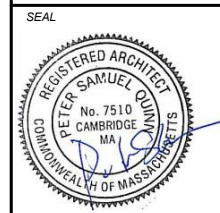
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PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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



CONSULTANT

PROJECT
ALTERATIONS TO
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
**PARKING LIFTS
PROPOSED**

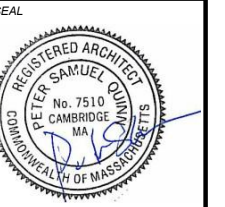
SCALE AS NOTED

REVISION	DATE
SP APPL	MAR 24, 2023
PARKING STUDY	FEB. 17, 2023
DRAWN BY WFD	REVIEWED BY PQ

SHEET

1.0

2 of 7



CONSULTANT

PROJECT
 ALTERATIONS TO
 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
PARKING LIFTS
PROPOSED

SCALE AS NOTED

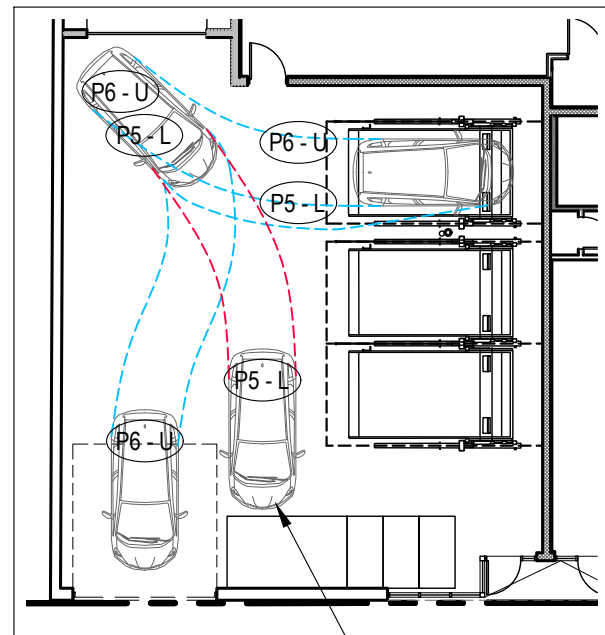
REVISION	DATE

SP APPL	MAR 24, 2023
PARKING STUDY	FEB. 17, 2023

DRAWN BY WFD	REVIEWED BY PQ
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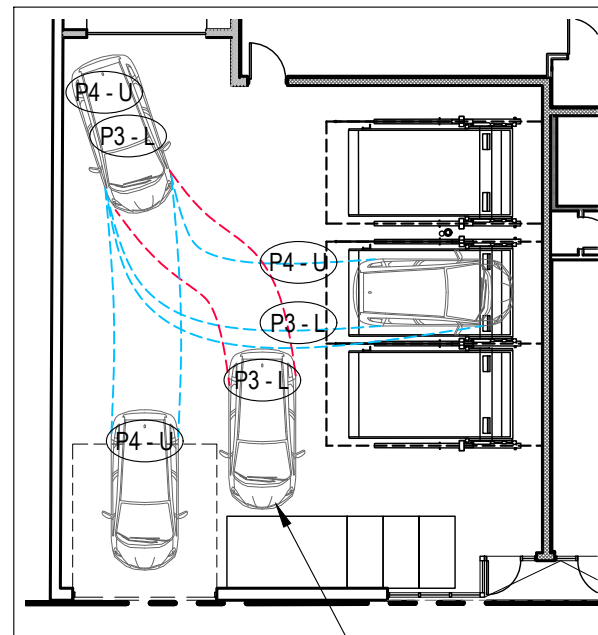
SHEET

2.0



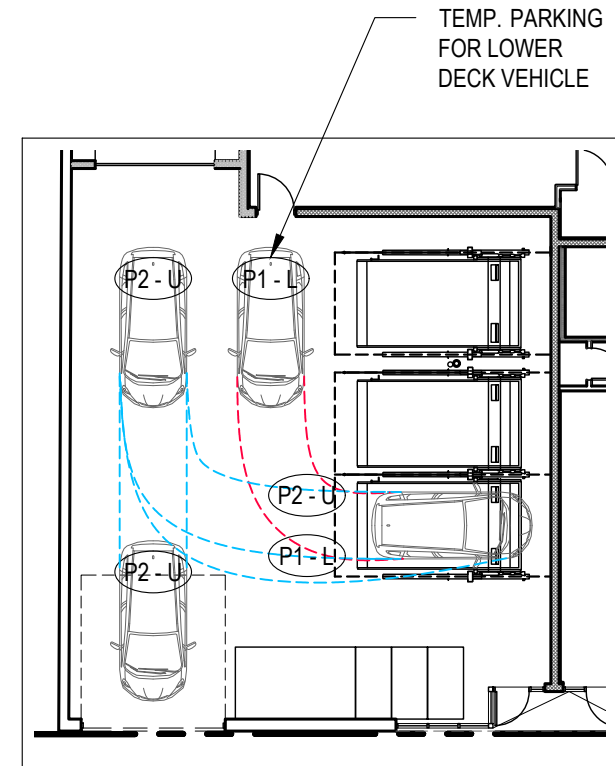
P4 - LOWER DECK
 P5 - UPPER DECK
 TEMP. PARKING FOR LOWER DECK VEHICLE

3 P5 & P6 PARKING
 SCALE: 1/16" = 1'-0"



P3 - LOWER DECK
 P4 - UPPER DECK
 TEMP. PARKING FOR LOWER DECK VEHICLE

2 P3 & P4 PARKING
 SCALE: 1/16" = 1'-0"

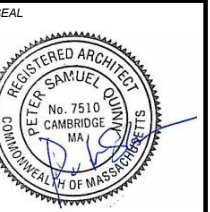


P1 - LOWER DECK
 P2 - UPPER DECK
 TEMP. PARKING FOR LOWER DECK VEHICLE

1 P1 & P2 PARKING
 SCALE: 1/16" = 1'-0"

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

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



CONSULTANT

PROJECT
 ALTERATIONS TO
 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
**PARKING LIFTS
 ELEVATION**
PROPOSED

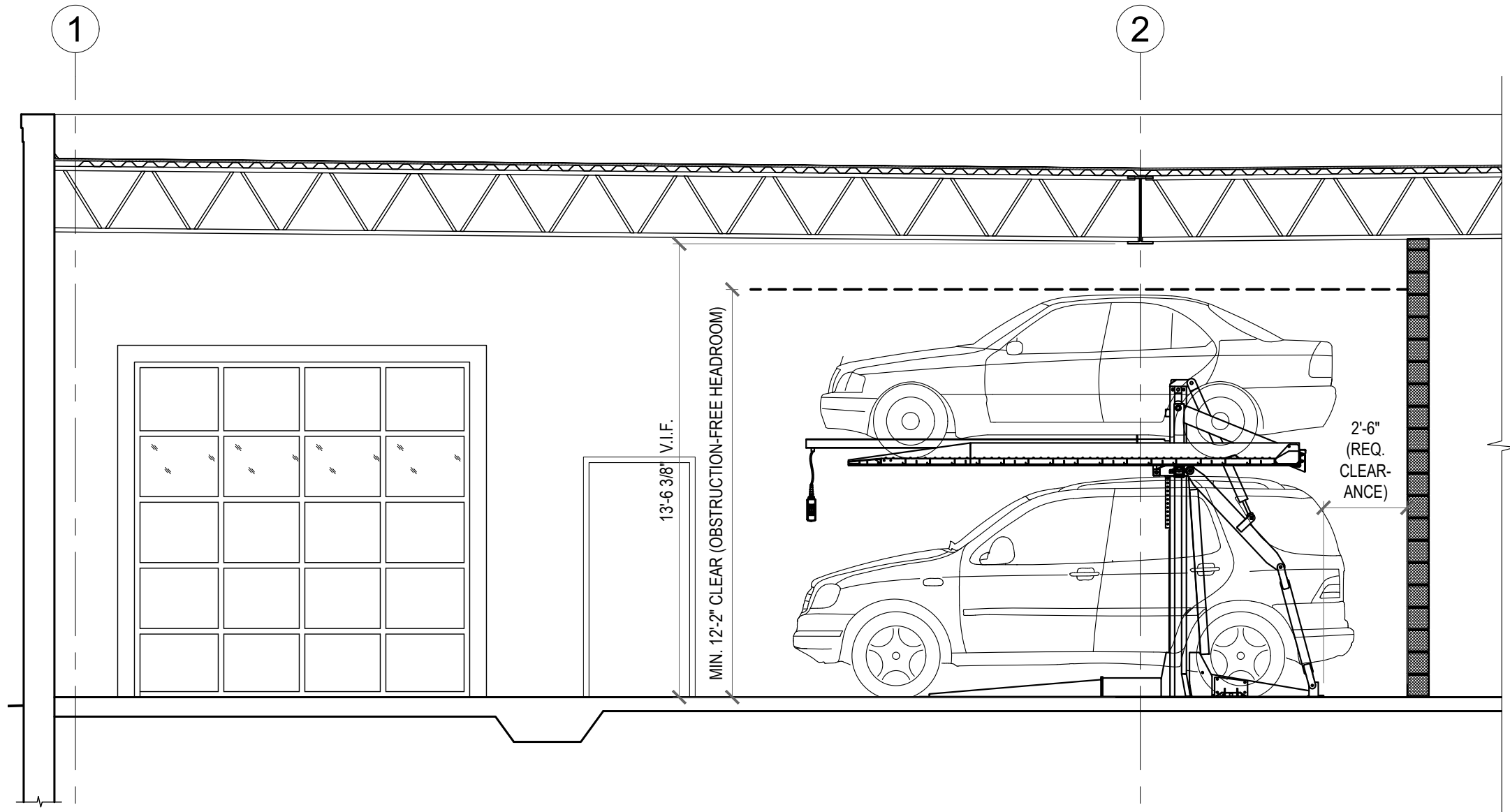
SCALE AS NOTED

REVISION	DATE
SP APPL	MAR 24, 2023
PARKING STUDY	FEB. 17, 2023
DRAWN BY WFD	REVIEWED BY PQ

SHEET

3.0

4 of 7



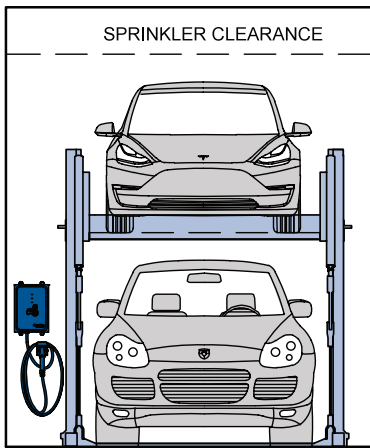
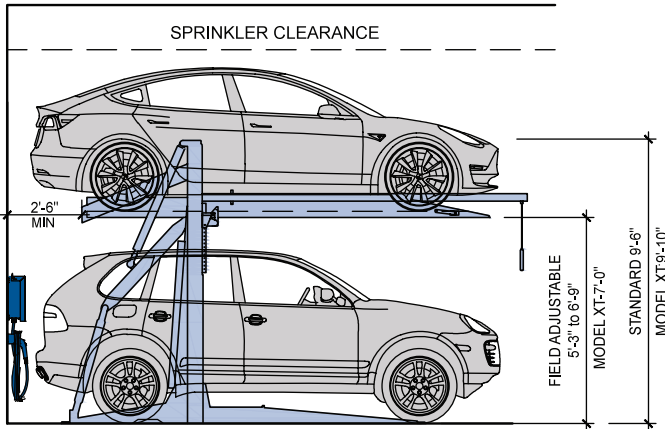
1 SECTION THROUGH CAR LIFT
 SCALE: 1/4" = 1'-0"

DATA SHEET

Version 2022.07

PARKPLUS DP003 DOUBLE STACKER

621-629 Cambridge St. Install 3X



Clearance

S = Standard/SUV
C = Compact/Sedan

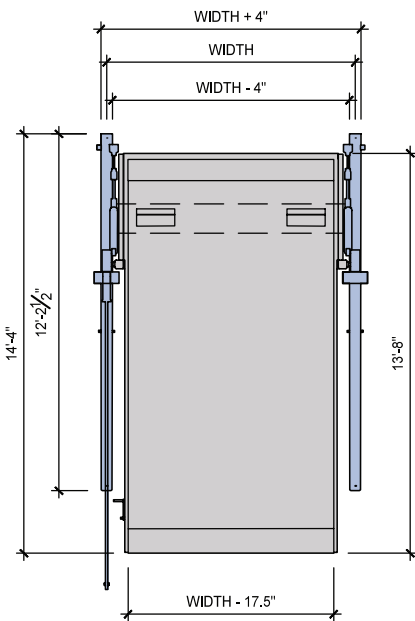
MODEL	HEIGHT
C/C	10'-6"
C/S	12'-2"
S/S	14'-0"
S/S*	14'-6"

*LA City requirement

Width

MODEL	WIDTH
W01	7'-11"
W02	8'-3"
W03	8'-6"
W04	9'-0"
W05	Custom

WIDTH = Center of Leg to Center of Leg



The **PARKPLUS DP003** Double Stacker is a hydraulic 2-post, 2-level cantilevered vehicle lift for parking cars one above another. The **DP003** raises and locks a platform in place so that a second vehicle can be parked at grade.

Entire assembly comes pre-welded and is assembled in the field. Stackers may be installed as single units or in arrays with shared common legs. Stacker is designed to be mounted on grade, concrete or asphalt. Approved foundation system may be required for installation of stackers.

The **PARKPLUS DP003** Double Stacker is designed to be installed indoors and outdoors. Platform height is field adjustable in 1 1/2" increments. Each city may have minimum height requirements and different clear requirements for code required parking. Owner/Architect should review with local planning and building departments. **MEP coordination with project team must meet code requirements and satisfy equipment clearances.**

Suitable for

- Standard passenger vehicles
- SUVs

Specifications

Load per Platform:	6,000 lbs.
Weight of Unit:	+/- 3,050 lbs.
Length of Platform:	13'-6"
Length incl. Overhang:	16'-6"
Width of Unit:	7'-11" to 9'-0"
Height of Unit:	9'-6" to 9'-10"
Operation:	Hydraulic
Control:	Push Button Pendant

*Custom Height and Width Available

Power Pack

Hydraulic Power System (HPS)

HPS1:	1-2 units (208-230V / 1 PH / 60 HZ / 2-3 HP / 18 FLA)
HPS-1P10:	1-30 units (208-230V / 1 PH / 60 HZ / 10 HP / 40 FLA)
HPS-3P10:	1-30 units (208-230V / 3 PH / 60 HZ / 10 HP / 28.4 FLA)

Electrical

1 Disconnect required per HPS
3 PH 208-230V / 40Amp
1 PH 208-230V / 60Amp
All control wiring is a Class 2 Circuit 24V

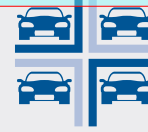
Applications

DP003 Double Stacker can be installed in attended/valet and self-park applications:

- Single & Multi-Family Residential Buildings
- Indoor & Outdoor Installations
- Low & High Rise Buildings
- Commercial Buildings
- Surface Lots

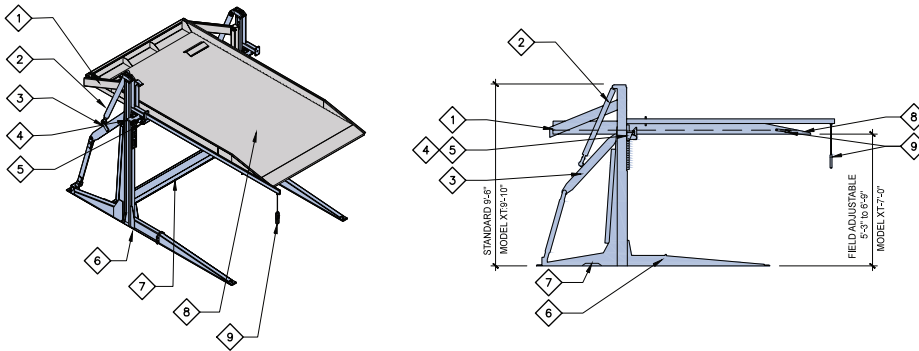
5 of 7

- In-house Design, Manufacturing, Installation & Service
- Minimal Moving Parts – *Reduced Maintenance*
- Galvanized, Commercial-Grade Machines
- Premium Quality Hydraulic Cylinders



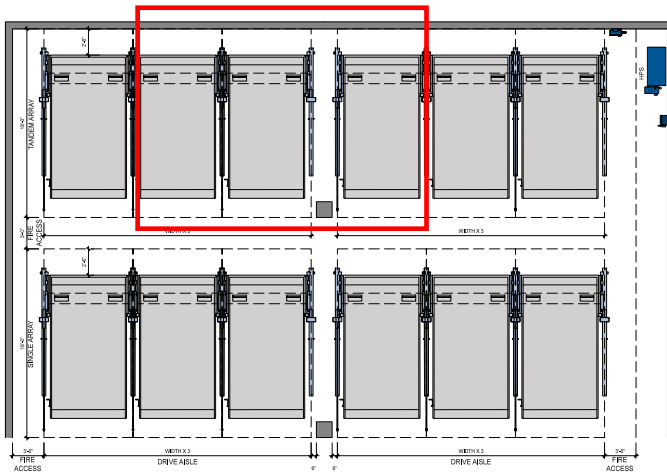
PARKPLUS
HIGH DENSITY PARKING SYSTEMS

PARKPLUS DP003 Double Stacker Parking System | Data Sheet V2022.07



Components

- ❶ CRADLE FRAME ASSEMBLY
- ❷ HYDRAULIC CYLINDER
- ❸ PARALLEL ARM ASSEMBLY
- ❹ ADJUSTABLE HEIGHT ASSEMBLY
- ❺ SAFETY LOCKS ASSEMBLY
- ❻ END LEG ASSEMBLY
- ❼ SEISMIC BEAM ASSEMBLY
- ❽ PLATFORM ASSEMBLY
- ❾ PUSH BUTTON CONTROLS



Layout

PARKPLUS DP003 Double Stacker can be arranged in single or tandem arrays on either side of a drive aisle. Queuing space of at least 2 vehicles must be provided to allow for shuffling of cars. Queuing space may be in drive aisle. For commercial projects, during peak traffic, all platforms will be lowered for quick filling of stackers. Surface space to be provided for code-required Accessible Parking.

ADDITIONAL INFORMATION

Safety

Device is equipped with safety locking system. 'Posi-lock' double suspension system holds full weight of vehicle on platform in locked position. Device can be equipped with individual keyed controller for extra safety. Self-attended applications may require additional sensors to detect objects located under platform or entering the area below platform.

Fire Protection

In most metropolitan areas, car stackers are reviewed as similar to high piled storage and non-building structures. Fire rating of structural components is not required. Fire rating of structural components is not required. Sprinklers may be required per following section. Each city may have fire department guidelines.

Fire Sprinklers

Outdoor: 1. Most cities do not require fire sprinklers. 2. May need to conform to additional zoning regulations and building code requirements.

Indoor: 1. Installation shall be in a sprinklered garage. In tandem array, additional sprinkler requirements may apply. 2. Sprinkler Plans filed and approved by local municipality. 3. Sprinkler system designed as required by NFPA 13 and local building codes. 4. Clear building height within parking area must accommodate height of equipment plus additional requirements for adequate coverage of fire sprinklers.

Temperature

Device is designed to operate between 20° and 120° F. For below freezing environments, hydraulic heaters for Power Packs are recommended.

Loading

Structural design and loading is provided on a project by project basis and is dependant on seismic zones, soil conditions and other environmental conditions.

Warranty

12-month Standard Manufacturer's Warranty on new equipment.
Equipment Lifespan: Indoor = 7,500 cycles; Outdoor = 5,000 cycles.

Service

At end of 12-month warranty period a service contract is available upon request.
Rental option may include Service & Maintenance for full term.

Approvals

- MEA/OTCR Certified, City of New York
- LAETL Approved, LARR#930501, City of Los Angeles
- California Seismic Code Compliant
- Miami Dade County Compliant
- Approved in Multiple U.S. Cities

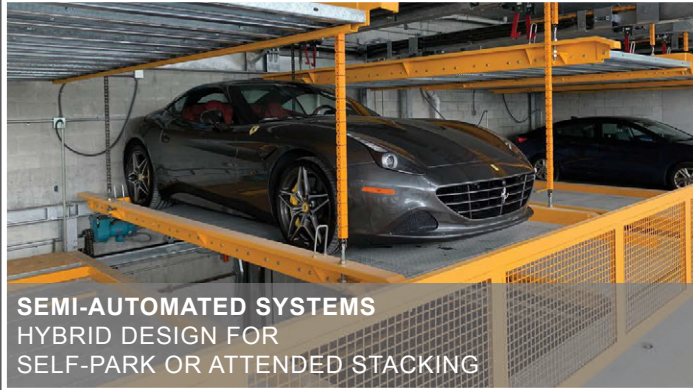
HIGH DENSITY PARKING SYSTEMS FOR OVER 50 YEARS



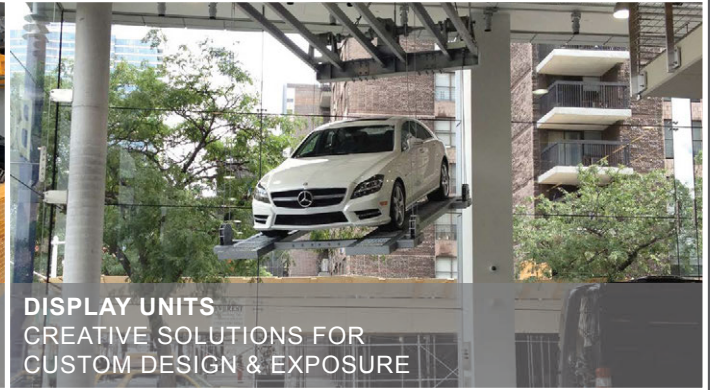
MECHANICAL STACKERS
ATTENDED SYSTEMS FOR
MULTI-LEVEL BASIC STACKING



AUTOMATED SYSTEMS
ADVANCED TECHNOLOGIES FOR
ROBOTIC PARKING SOLUTIONS



SEMI-AUTOMATED SYSTEMS
HYBRID DESIGN FOR
SELF-PARK OR ATTENDED STACKING



DISPLAY UNITS
CREATIVE SOLUTIONS FOR
CUSTOM DESIGN & EXPOSURE

PARKPLUSINC.COM

INFO@PARKPLUSINC.COM

OUR GLOBAL FOOTPRINT



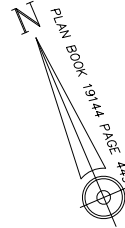
CALL US: **844-4PARKPLUS**



PARKPLUS, INC. HEADQUARTERS
83 BROAD AVENUE
FAIRVIEW, NJ 07022

PARKPLUS CALIFORNIA
8640 TAMARACK AVENUE
LOS ANGELES, CA 91352
CSLB# 1018794

PARKPLUS FLORIDA, INC.
1111 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

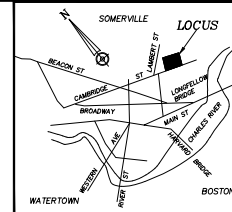


The property shown lies within ZONE X UNSHADED (area outside 0.2% annual chance floodplain) as shown on FLOOD INSURANCE RATE MAP for the CITY OF CAMBRIDGE
 FEMA MAP 25017C0577E
 COMMUNITY 250186
 PANEL NUMBER 577E
 WITH EFFECTIVE DATE OF JUNE 4, 2010

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 = H+L/5
 WITH MINIMUM OF 20'

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
- D — DRAIN
- E — ELECTRIC
- G — GAS
- S — SEWER
- T — TELEPHONE
- W — WATER
- TV — TELEVISION
- C — COMMUNICATION
- WATER CONTROL VALVE
- WATER GATE
- WOOD UTILITY POLE
- WOOD UTILITY POLE W/LIGHT
- x — x — WROUGHT IRON FENCE



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

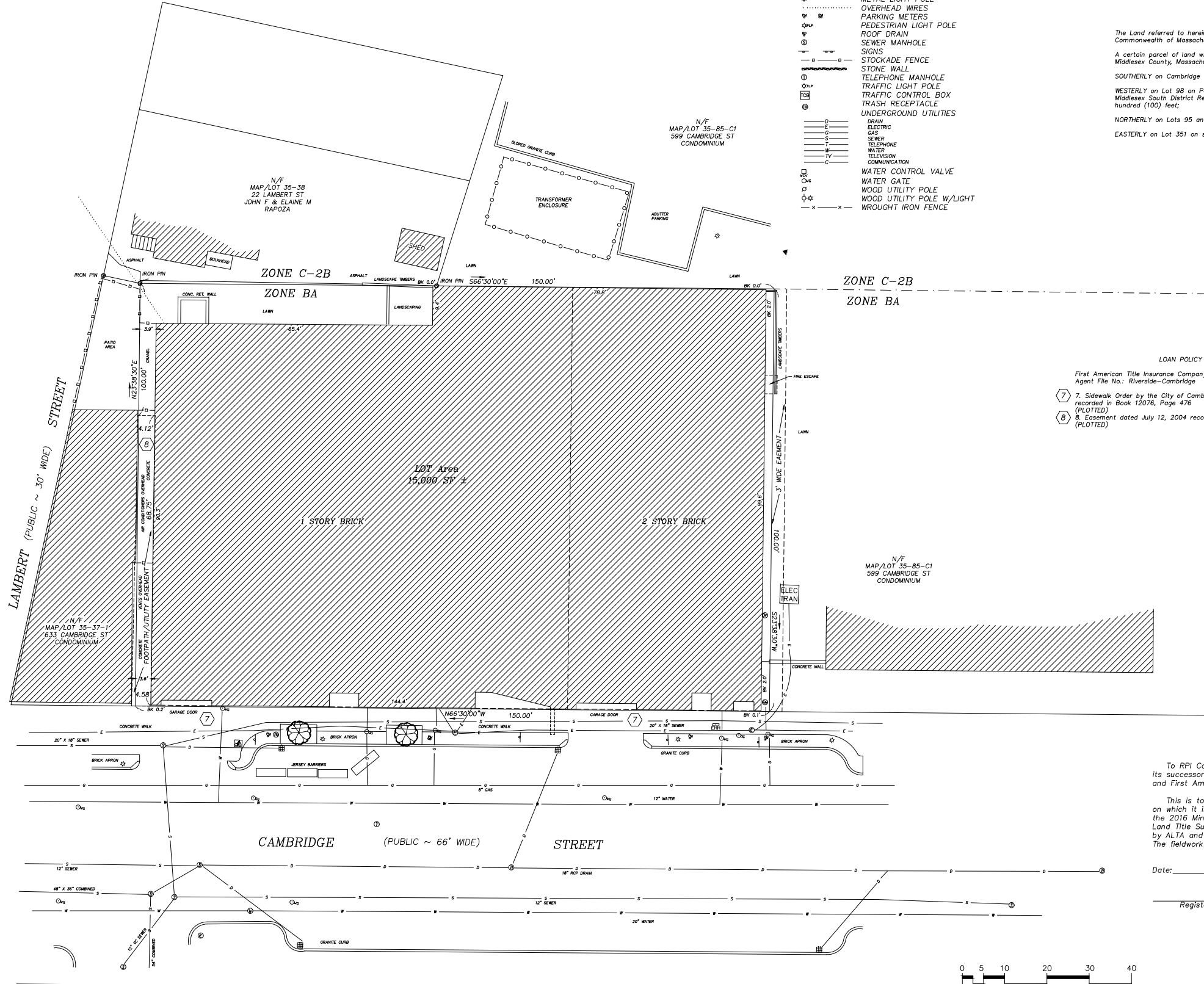


EXHIBIT A

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

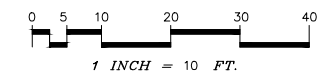
- First American Title Insurance Company
 Agent File No.: Riverside-Cambridge
- ⑦ 7. Sidewalk Order by the City of Cambridge, dated September 13, 1971 and recorded in Book 12076, Page 476 (PLOTTED)
 - ⑧ 8. Easement dated July 12, 2004 recorded in Book 43346, Page 596 (PLOTTED)



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



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.	Date Description

SHEET NUMBER: 4454

BZA-219312

621 Canis St.

B

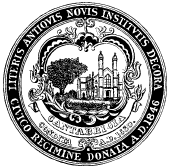
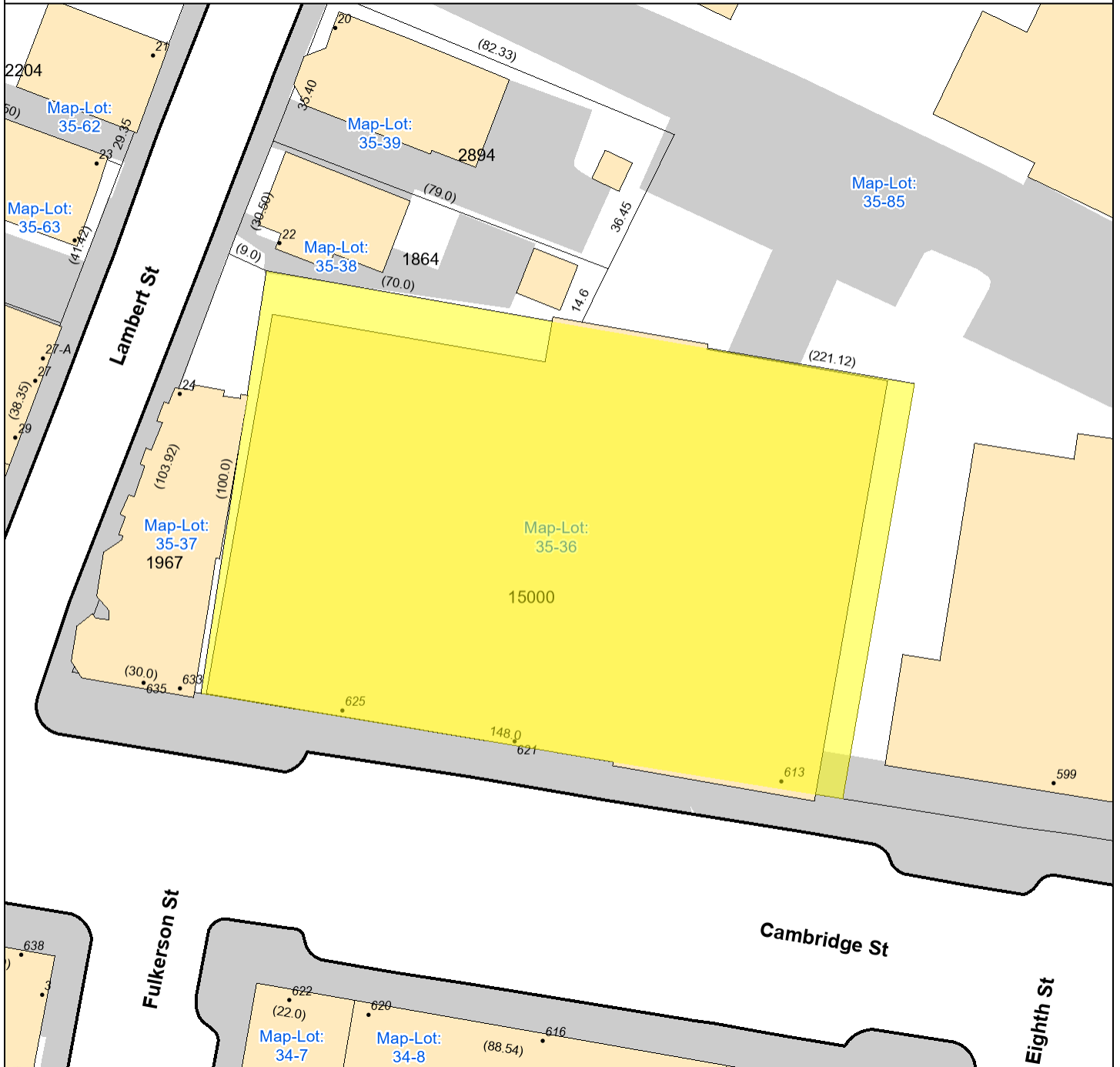


Garage entrance



Garage
entrance





City of Cambridge
Massachusetts

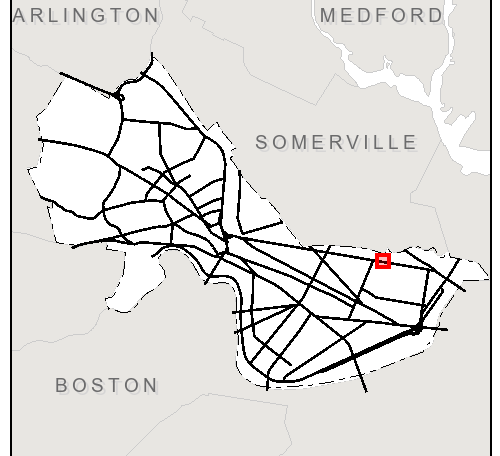
1" = 35 ft

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

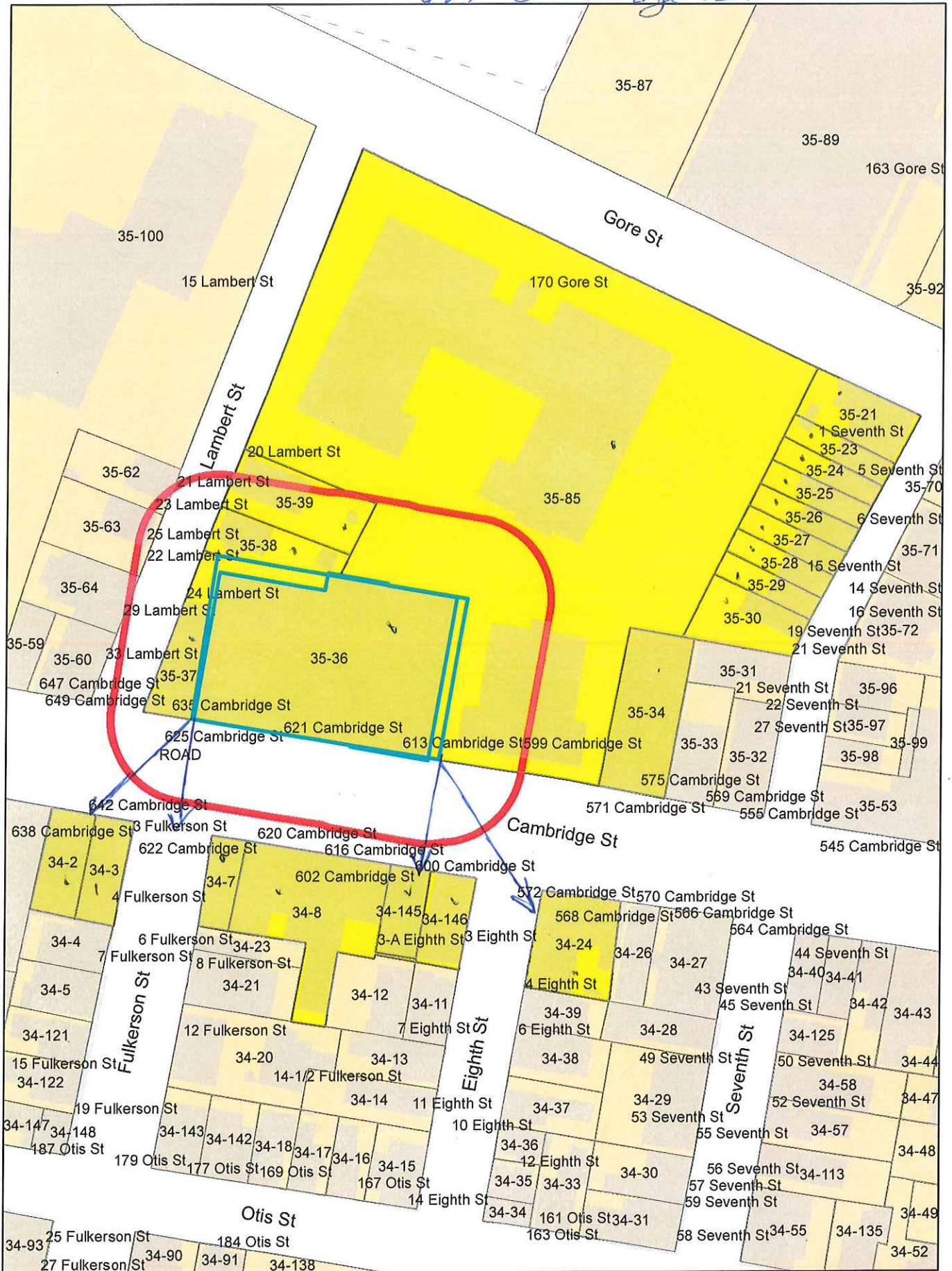
www.cambridgema.gov/gis



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



621 Cambridge St.



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

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

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

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

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

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

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

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

621 Camb St.

296

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
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

35-85
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
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

35-85
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

35-37
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

34-24 LAMBERT, GERARD 572 CAMBRIDGE ST. UNIT#1 CAMBRIDGE, MA 02139	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. 21 RENEE TERRACE NEWTON, MA 02459
34-24 BENATTIA, CHERIF & ISMA BENATTIA 655 CONCORD AVE. APT#701 CAMBRIDGE, MA 02138	34-24 JESSEL, MELANIE 2 EIGHTH ST., #2 CAMBRIDGE, MA 02141	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 SAMUELSON, KENDALL 2 EIGHTH ST. UNIT#1 CAMBRIDGE, MA 02139	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 YANG, LAN 170 GORE ST 616 CAMBRIDGE, MA 02141	35-85 CLARK, ROBERT C. 114 IRVING ST CAMBRIDGE, MA 02138
35-85 XIANG, YANG 599 CAMBRIDGE ST, UNIT 203 CAMBRIDGE, MA 02141	34-2 VASQUEZ, ALBERTO E. & ROSA P. VASQUEZ 21 LAMBERT STREET CAMBRIDGE, MA 02141	34-7 FANTASIA, SALVATORE C. & FRANCA FANTASIA TRUSTEE OF SALVATORE S. FANTASIA TR. 122 SPY POND PKWY ARLINGTON, MA 02474
35-85 ZHOU, XIANGMING 599 CAMBRIDGE ST UNIT #302 CAMBRIDGE, MA 02141	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	35-39 REAL99 LLC 3 SARAH JANE CT ACTON, MA 01720	35-85 HUR YONG & YUMI OGATA 170 GORE ST - UNIT 314 CAMBRIDGE, MA 02141
34-24 ZHOU PING & ANNETTE JUN DIAO DIAO DAKUI 578 CAMBRIDGE ST - UNIT 3R CAMBRIDGE, MA 02141	34-145 DAR MAHJAR, INC. 4 SHELDON RD. WATERTOWN, MA 02472	35-85 PACHECO-PAVILLION LIMITED PARTNERSHIP 54 LARCHWOOD DR CAMBRIDGE, MA 02138
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

621 Camb. St.

4 of 6

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
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
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

34-146
594 CAMBRIDGE LLC
47 HUNTING ST - #302
SOMERVILLE, MA 02143

35-85
LU ZHIGANG & YUYAN ZHANG
546 ANGELL ST - UNIT 5B
PROVIDENCE, RI 02906

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

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

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

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

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

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

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

35-36
RPI CAMBRIDGE STREET LLC
27 MICA LN - SUITE 201
WELLESLEY, MA 02141

35-85
LAWYER CAROL J
TRS LAWYER CAROL J FAMILY TR
170 GORE ST - UNIT 507
CAMBRIDGE, MA 02141

35-85
LIU GUOHUI
170 GORE ST - UNIT 504
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 & SHAOWEN JU
170 GORE ST UNIT 111
CAMBRIDGE, MA 02141

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

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

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

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

621 Camb. St.

5 of 6

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
TAO GE
170 GORE ST - UNIT 209
CAMBRIDGE, MA 02141

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

34-24
XIE XINYI
572 CAMBRIDGE ST - UNIT 2
CAMBRIDGE, MA 02141

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

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

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

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

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

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

35-23
TRIVEDI BHAVDEEP J & CORAL B TRIVEDI
5 SEVENTH ST
MASSACHUSETTS, MA 02141

35-85
LING, HORACE C & VIVIAN T LING
2 AUTUMN CIR
HINGHAM, MA 02043

35-85
CHEN, RUBY & JONATHAN CHEN
170 GORE ST - UNIT 320
CAMBRIDGE, MA 02141

35-85
KWON TAE HYUN
170 GORE ST - UNIT 310
CAMBRIDGE, MA 02141

35-85
STANG, ADRIENNE M
TRS MAEVE STANG-OSBORNE
170 GORE ST - UNIT 101
CAMBRIDGE, MA 02141

621 Camb. St.

8 y 6

35-85
HU, SERINA & QIAO-SHENG HU
170 GORE ST - UNIT 405
CAMBRIDGE, MA 02141

35-85
XI LINGHE
170 GORE ST - UNIT 201
CAMBRIDGE, MA 02141

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

Pacheco, Maria

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Tuesday, June 13, 2023 9:22 AM
To: Pacheco, Maria
Subject: Opposition to BZA-219312 at 6/15 Meeting

To the BZA,

With respect to BZA 219312, 621 Cambridge Street:

The petitioner is requesting to alter their original BZA approved plan from April (BZA Number: 132592) by converting the one loading dock space at 621 Cambridge St into a parking lot entrance with a change of use from one loading spot to 6 parking spots to accommodate spaces that, according to the petition, the space "may require" and "potentially need", but does not have any actual need.

The original application brought to the BZA in April did NOT have three parking spaces and the petitioner stated that "no vehicle parking is required for the renovation" and special permit approval was granted under the guise that the proposed use would, as the petitioner stated, have a "reduced impact in terms of traffic and loading activities that are currently part of what has existed on the site for many years."

This proposal is a detriment to public interest:

Less active streetscape: Active, six car parking will create a less active streetscape with increased hazard to pedestrians and cyclists. Envision Cambridge strives to activate streetscapes and promote retail, not parking.

Increased traffic: The traffic generated or patterns of access or egress resulting from this project WILL cause congestion, hazard, and create a substantial change in established neighborhood character with more cars using the off-street parking by accessing it directly across Cambridge St. Further cars will be able to enter from both directions further tying up traffic as they attempt to cross the oncoming traffic along Cambridge street when coming from the west.

Adverse Affect on Adjacent Uses: The continued operation of adjacent uses WILL be adversely affected by what is being proposed since Lone Star Taco maintains an outside patio directly adjacent to this proposal.

Detrimental Safety Hazard: Nuisance or hazard WILL be created to the detriment of the health, safety and/or welfare of the citizens of the city as the increase of cars crossing through the pedestrian sidewalk as well as planned bike lane will be hazardous.

Change of Use: Existing site has one loading zone. This petition proposes to change the use from one loading to six parking to the detriment of the public interest.

I want to express my disappointment with this alteration and oppose this petition.

Joseph Rose
Spring St



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: Christian Leas Date: 5/31/23
(Print)

Address: 621 Cambridge St.

Case No. BZA-219312

Hearing Date: 6/15/23

Thank you,
Bza Members