



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 208300

General Information

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

Special Permit: X

Variance:

Appeal:

2023 JAN 20 AM 10: 23
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Lubavitch of Cambridge, Inc. C/O Rabbi Hirschy Zarchi

PETITIONER'S ADDRESS: 38 Banks Street, MA, Cambridge 02138

LOCATION OF PROPERTY: 65 Banks St., Cambridge, MA

TYPE OF OCCUPANCY: Day Care

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Special use permit without condition to expire /

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner was granted a special use permit for a day care use on the subject property in 2021 (Case No. BZA-121039), however, the special use permit approval was conditioned on the special use permit expiring on August 31, 2024. The petitioner now seeks a special use permit without conditions, or to otherwise make the day care use permanent for the entire building on the subject property (petitioner submits floor plans for the basement, first floor, and second floor). Since the temporary special use permit was granted in 2021, the petitioner has received overwhelming support from community members which has showed the petitioner that the day care use has provided a needed and valuable service to families in the area. The petitioner wants to continue to serve families at this location long-term. Granting a special use permit without conditions or to otherwise making the special use permit permanent at this time will allow the petitioner to make long-term operational and logistical plans and for families enrolled in the day care to make long-term family-planning decisions.

Petitioner notes that the Petitioner was before the Board of Zoning Appeal on June 9, 2022 and was granted a variance and special use permit for the basement as set forth in Case No. 172275.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.33.B.2 (Day Care Use).
- Article: 4.000 Section: 4.56.C.1 (Institutional Use Regulations).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

Hirsch Zarchi

(Print Name)

38 Banks Street Cambridge MA 02138

Address: 38 Banks Street Cambridge MA 02138
Tel. No. 617-547-6124
E-Mail Address: rabbi@chabadharvard.org

Date: 1/19/23

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Lubavitch of Cambridge, Inc.
Location: 65 Banks St., Cambridge, MA
Phone: 617-547-6124

Present Use/Occupancy: Day Care
Zone: Residence C-1 Zone
Requested Use/Occupancy: Day Care

Table with 7 columns: Category, Existing Conditions, Requested Conditions, Ordinance Requirements, and two empty columns. Rows include: TOTAL GROSS FLOOR AREA, LOT AREA, RATIO OF GROSS FLOOR AREA TO LOT AREA, LOT AREA OF EACH DWELLING UNIT, SIZE OF LOT (WIDTH, DEPTH), SETBACKS IN FEET (FRONT, REAR, LEFT SIDE, RIGHT SIDE), SIZE OF BUILDING (HEIGHT, WIDTH, LENGTH), RATIO OF USABLE OPEN SPACE TO LOT AREA, NO. OF DWELLING UNITS, NO. OF PARKING SPACES, NO. OF LOADING AREAS, DISTANCE TO NEAREST BLDG. ON SAME LOT.

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.:

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Lubavitch of Cambridge, Inc.
(OWNER)

Address: 38 Banks Street, Cambridge, Massachusetts

State that I/We own the property located at 65-67 Banks St.,
which is the subject of this zoning application.

The record title of this property is in the name of Lubavitch of Cambridge, Inc.

*Pursuant to a deed of duly recorded in the date June 16, 2021, Middlesex South
County Registry of Deeds at Book 78028, Page 466; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

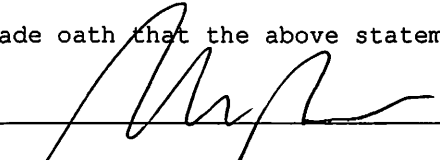


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

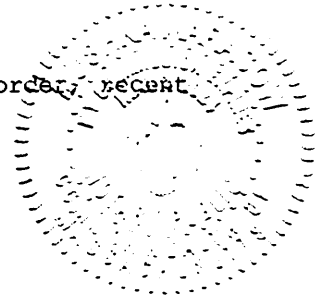
The above-name Hirsch Zarchi personally appeared before me,
this 18 of January, 2023, and made oath that the above statement is true.



Notary

My commission expires 05/03/2024 (Notary Seal).

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





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 65 Banks 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:

The requirements of the City of Cambridge Zoning Ordinance (the "Ordinance") have been met since the granting of the initial special use permit for a temporary day care use and it is the petitioner's position that the requirements of the ordinance will continue to be met under a permanent day care use on the subject property. The petitioner is not changing the day-to-day operations of the day care, the petitioner is not planning to make any structural improvements to the structure on the subject property, the number of children enrolled in the program is not anticipated to increase, and sufficient parking will continue to be provided. Accordingly, the petitioner intends to continue to comply with all Ordinance requirements.

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:

Under the temporary day care use, traffic has not been a concern and the current traffic generated has not caused a hazard or substantial change in the neighborhood character. The petitioner does not anticipate any issues under a permanent day care use as the petitioner does not plan to change its day-to-day operations or the amount of children enrolled in the day care. Therefore, the petitioner does not anticipate that a permanent day care use on the subject property will cause a change in traffic patterns or increased generation of traffic resulting in congestion hazard or substantial change in established 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:

It is the petitioner's position that its temporary day care use has not adversely affected the operation of or the development of adjacent uses since the initial granting of the its special use permit in 2021. Given that the petitioner only seeks to make the temporary day care use a permanent day care use and the current day-to-day operations of the day care will not change, it is not anticipated that the permanent use will adversely affect adjacent uses.

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:

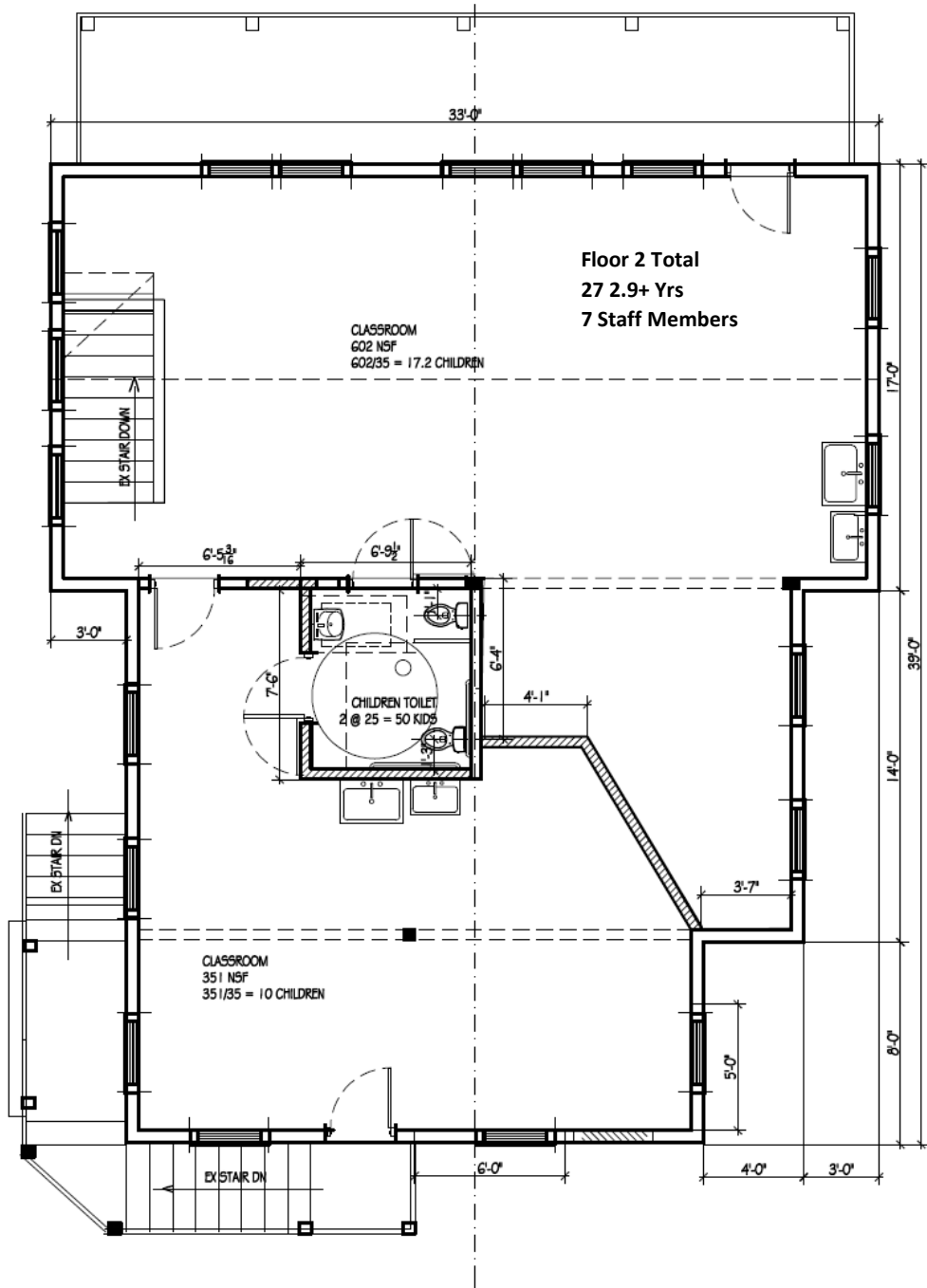
It is the petitioner's position that its temporary day care use has not created any nuisance or hazard to the detriment of the health, safety, and/or welfare of the petitioner or the citizens of Cambridge since the initial granting of the special use permit in 2021. The current day-to-day operations of the day care will not change under a permanent day care use and therefore the petitioner does not anticipate that the permanent use will cause the creation of a nuisance or hazard to the detriment of the health, safety, and/or welfare of the petitioner or the citizens of Cambridge. On the contrary,

the petitioner will be able to continue to provide a use that has proven to be needed and a benefit to the community and will allow family members to make long-term plans beyond 2024.

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:

It is the petitioner's position that its temporary day care use has not impaired the integrity of the zoning district or adjoining districts, or otherwise the intent or purpose of the Ordinance since the initial granting of its special use permit in 2021. The day-to-day operations of the day care will not change under a permanent day care use and therefore the petitioner anticipates that a permanent day care use will not impair the integrity of the zoning district or adjoining district or otherwise derogate from the intent or purpose of the Ordinance. The day care use has proven to be a supported use by community members and has been fulfilling a needed service in the district. The permanent use will allow families to make long-term plans and the petitioner to continue to serve families beyond 2024. The petitioner further notes that the special use permit decision granted in 2021, the City of Cambridge Board of Zoning Appeal found that the day care use furthers the intent and purpose of the Ordinance because it encourages educational services that are not necessarily offered in the public schools and not for children of the age who would be attending petitioner's day care.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



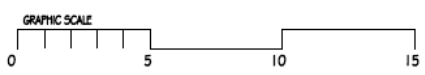
Floor 2 Total
27 2.9+ Yrs
7 Staff Members

CLASSROOM
 602 NSF
 602/35 = 17.2 CHILDREN

CHILDREN TOILET
 2 @ 25 = 50 KIDS

CLASSROOM
 351 NSF
 351/35 = 10 CHILDREN

3 PROPOSED CLASSROOM AREAS AND OCCUPANCY FLOOR 2
 A201 65-67 BANKS STREET, CAMBRIDGE, MASSACHUSETTS SCALE 1/8"=1'-0"



A201

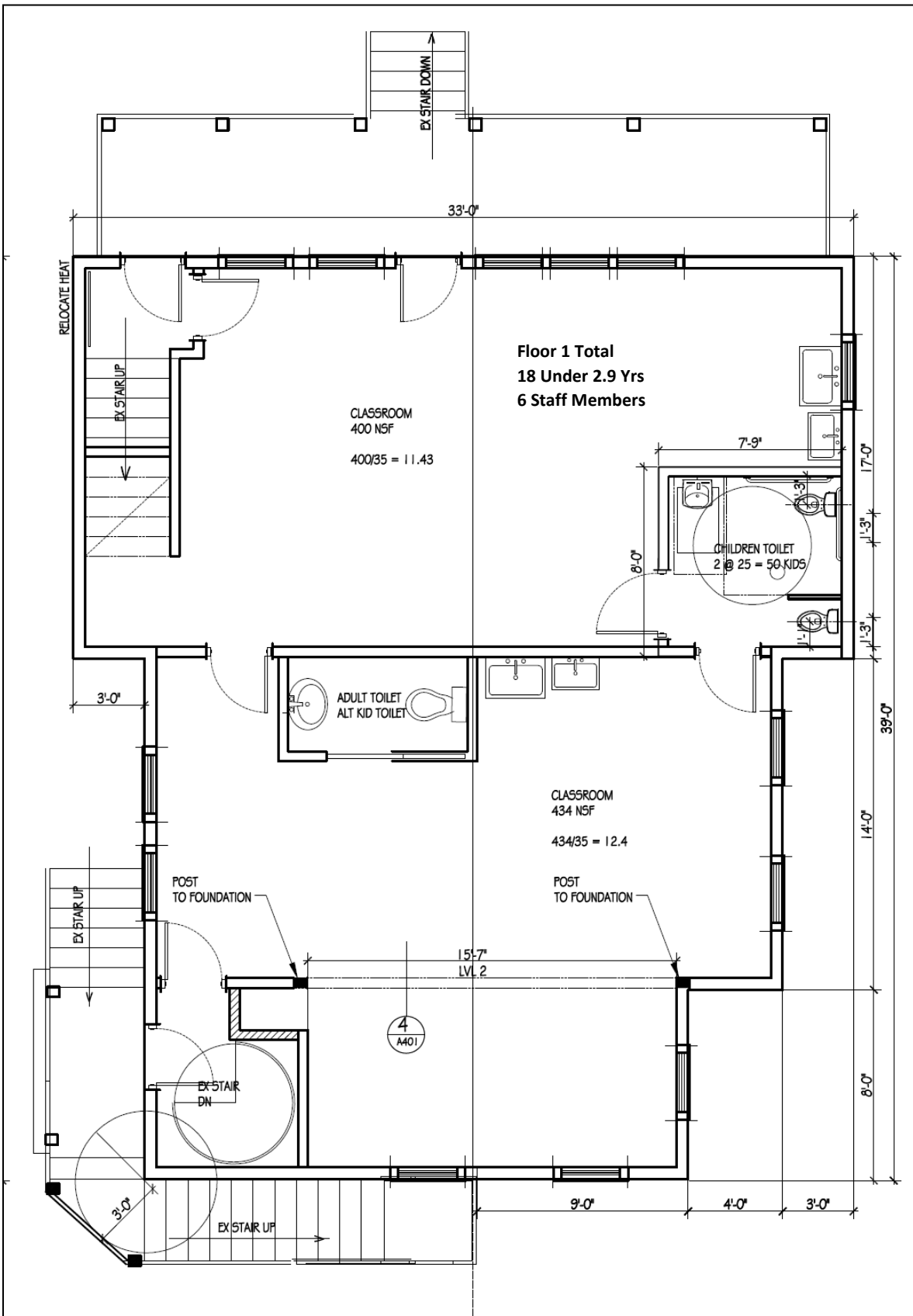
NO.	DATE	DESCRIPTION
1	7-21-21	ISSUED FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

CAMBRIDGE PRESCHOOL OF THE ARTS
 65-67 BANKS STREET
 CAMBRIDGE, MASSACHUSETTS

SDA
 SDA CONSULTING ARCHITECTS
 1000 CENTRE STREET, 10TH FLOOR
 CAMBRIDGE, MASSACHUSETTS 02142
 TEL: 617.452.1000 FAX: 617.452.1001
 WWW.SDA-ARCHITECTS.COM

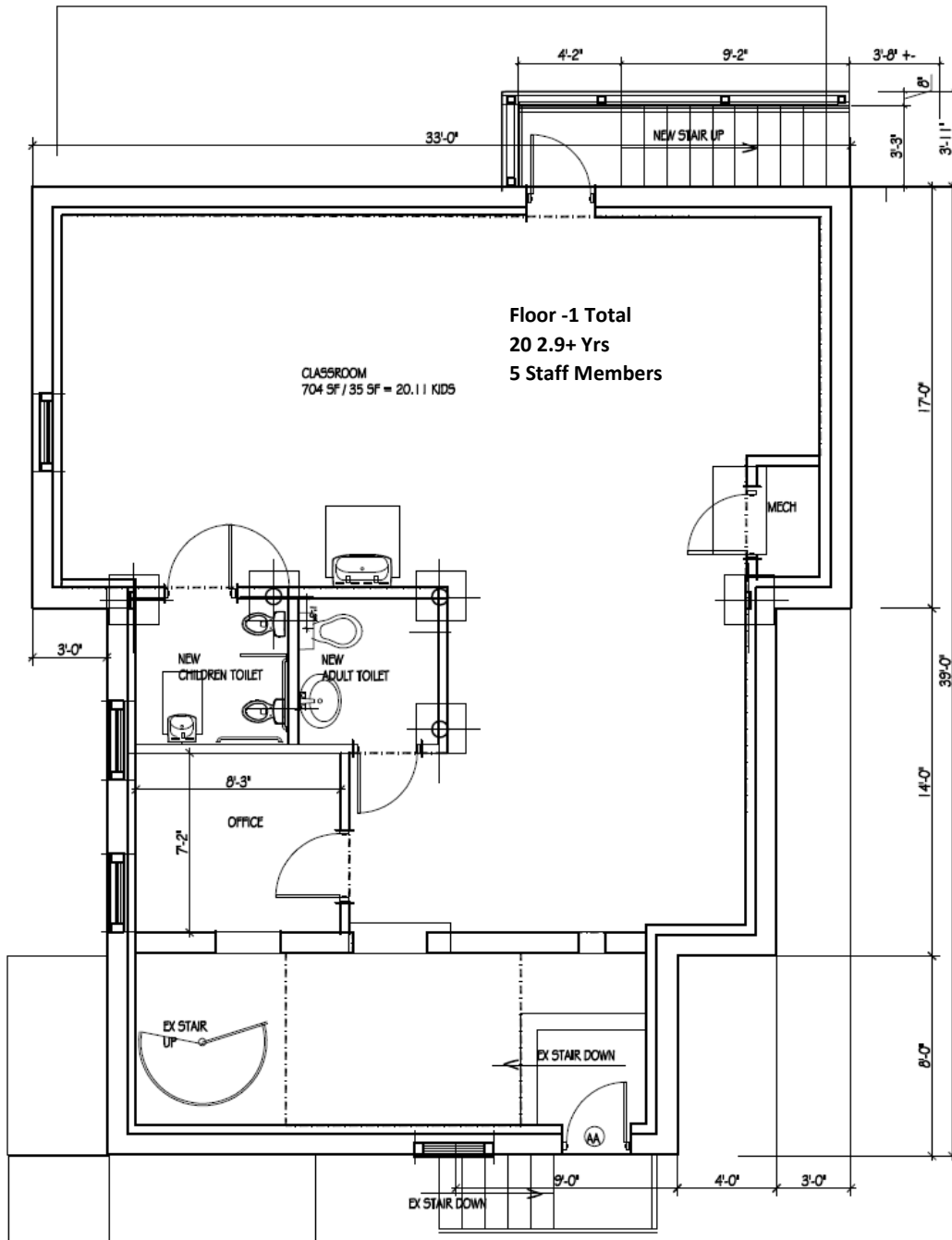
7-21-21

PROJECT DATE
 ARCHITECT
 PROJECT NAME
 PROJECT ADDRESS



2 PARTITION CONSTRUCTION PLAN FLOOR 1
 A201 65-67 BANKS STREET, CAMBRIDGE, MASSACHUSETTS SCALE 1/8"=1'-0"

<p>A201</p>		<p>CAMBRIDGE PRESCHOOL OF THE ARTS 65-67 BANKS STREET CAMBRIDGE, MASSACHUSETTS</p>	<p>7-21-21</p>	<p>SDA</p>	
	<p>DATE: 7/21/21 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: CAMBRIDGE PRESCHOOL OF THE ARTS</p>	<p>ARCHITECT: PROJECT ARCHITECT: PROJECT MANAGER: PROJECT COORDINATOR:</p>	<p>OWNER: PROJECT MANAGER: PROJECT COORDINATOR:</p>	<p>DATE: 7/21/21 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: CAMBRIDGE PRESCHOOL OF THE ARTS</p>	<p>OWNER: PROJECT MANAGER: PROJECT COORDINATOR:</p>
	<p>© 2021 SDA. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SDA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SDA.</p>				
	<p>SDA ARCHITECTS, INC. 100 WASHINGTON STREET, SUITE 200, BOSTON, MA 02108 TEL: 617.552.1234 FAX: 617.552.1235 WWW.SDA-ARCHITECTS.COM</p>				



BASEMENT PARTITION PLAN
 A200 / 65-67 BANKS STREET, CAMBRIDGE, MASSACHUSETTS SCALE 1/4" = 1'-0"



A201

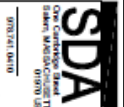
DATE	DESCRIPTION

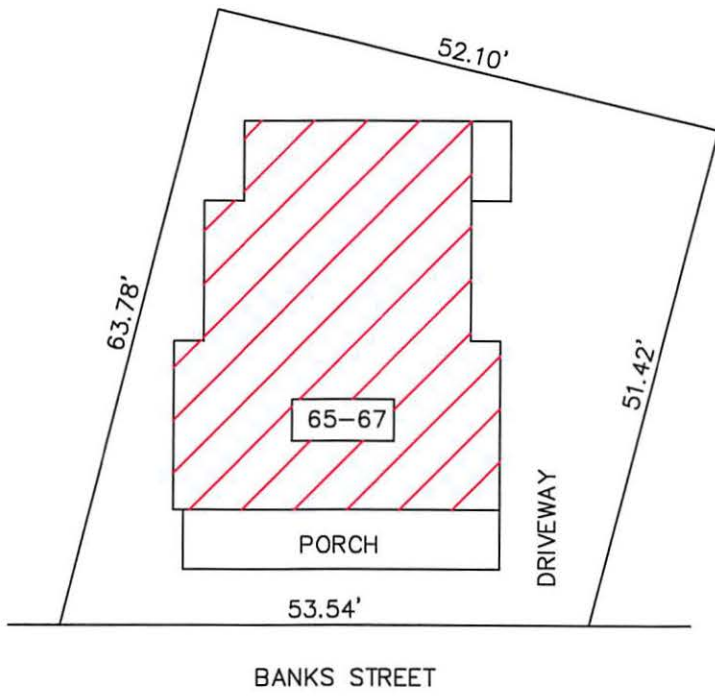


CAMBRIDGE PRESCHOOL OF THE ARTS
 65-67 BANKS STREET
 CAMBRIDGE, MASSACHUSETTS

7-21-21

ARCHITECT
 SDA
 1000 STATE STREET
 CAMBRIDGE, MASSACHUSETTS 02142
 617-452-1234
 sda@sdainc.com





DEED REF: 18462-480

PLAN REF: 22-16

CERTIFICATION MADE TO: CENTURY BANK & TRUST CO

I HEREBY CERTIFY THAT THE DWELLING SHOWN ON THIS PLAN IS LOCATED ON THE GROUND APPROXIMATELY AS SHOWN AND CONFORMED TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN/CITY OF CAMBRIDGE, MASS. WHEN CONSTRUCTED OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAWS CHAPTER 40A SEC. 7.

I ALSO CERTIFY THAT THE BUILDING(S) SHOWN HEREON DO NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS DEFINED ON THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP FOR THE TOWN/CITY OF CAMBRIDGE, MASS.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR MORTGAGE PURPOSES ONLY. FURTHERMORE, IT IS NOT TO BE USED FOR THE PHYSICAL ESTABLISHMENT OF PROPERTY LINES AND/OR CERTIFICATION OF FENCES, PLANTINGS, PAVED AREAS, UTILITIES, SHEDS, ETC., OR THE CONSTRUCTION OF ADDITIONAL STRUCTURES ON THE LOT. ANY STRUCTURES/PAVED DRIVEWAYS ON LOCUS OR ABUTTING AND LOCATED NEAR PROPERTY LINES REQUIRE AN INSTRUMENT LOCATION TO DETERMINE ANY POSSIBLE ENCROACHMENTS. CERTIFICATION IS RESTRICTED TO RESIDENCE AREA OF LOT.

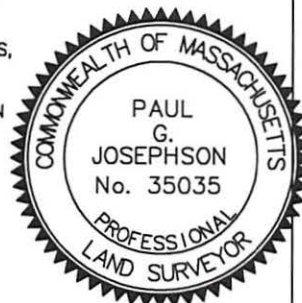
THIS CERTIFICATION IS BASED UPON THE LEGAL DESCRIPTION(S) OF THE PREMISES SHOWN HEREON WHICH WERE PROVIDED BY THE CLIENT, COUNTY, TOWN PUBLIC RECORDS, LINES OF OCCUPATION AND DOES NOT PURPORT TO REVEAL ANY INCONSISTENCIES AND/OR ENCROACHMENTS WHICH MAY BE DISCOVERED WITH A FULL AND COMPLETE TITLE SEARCH, EXAMINATION OF ABUTTING DEEDS, OR INSTRUMENT SURVEY. NO CERTIFICATION IS HEREBY MADE WITH RESPECT TO ANY OTHER PROVISIONS OF SAID BY-LAW.

President

[Handwritten signature]

Date

11/10/20



MORTGAGE INSPECTION

PLOT PLAN

IN

CAMBRIDGE, MASS.

Scale 1" = 30'

P.N. ASSOCIATES, INC.

310 Oak Street
Shrewsbury, MA

508-958-2914
Fax 508-519-9198





Middlesex South Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 200456
Document Type	: DECIS
Recorded Date	: September 09, 2021
Recorded Time	: 08:29:01 AM
Recorded Book and Page	: 78653 / 364
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2714832
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



CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

2021 AUG 10 AM 11:09
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PROPERTY: 65 BANKS STREET, CAMBRIDGE, MA BOOK 78028, PAGE 466

CASE NO: BZA-121039

LOCATION: 65 Banks Street Residence C-1 Zone
Cambridge, MA

PETITIONER: Lubavitch of Cambridge, Inc.
C/o Elka Zarchi

PETITION: **Special Permit:** To create temporary classrooms while new facility is renovated at 243 Hampshire Street and to meet demand for affordable daycare as families re required to return to work after Covid restrictions.

VIOLATIONS: Art. 4.000, Sec. 4.33.B.3 (Day Care Use). & Sec. 4.56.C.2 (Institutional Use Regulations). & Art. 10.000, Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: July 1, 2021 & July 8, 2021

DATE OF PUBLIC HEARING: July 15, 2021

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER – CHAIR	<input checked="" type="checkbox"/>
BRENDAN SULLIVAN – VICE-CHAIR	<input checked="" type="checkbox"/>
ANDREA A. HICKEY	<input type="checkbox"/>
JIM MONTEVERDE	<input type="checkbox"/>
LAURA WERNICK	<input checked="" type="checkbox"/>

ASSOCIATE MEMBERS:

SLATER W. ANDERSON	<input checked="" type="checkbox"/>
ALISON HAMMER	<input type="checkbox"/>
JASON MARSHALL	<input type="checkbox"/>
MATINA WILLIAMS	<input type="checkbox"/>
WENDY LEISERSON	<input checked="" type="checkbox"/>

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner’s property, the layout, and other characteristics as well as the surrounding district.

Case No. BZA-121039
Location: 65 Banks Street
Petitioner: Lubavitch of Cambridge, Inc. – c/o Elka Zarchi

On July 15, 2020, Petitioner's representative Elka Zarchi appeared before the Board of Zoning Appeal with architect Morris Schopf requesting a special permit in order to create temporary classrooms while a new facility is renovated at 243 Hampshire Street and to meet demand for affordable daycare as families are required to return to work after Covid restrictions. The Petitioner requested relief under Article 4, Sections 4.33.B.3 and 4.56.C.2 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Schopf stated that the property contained a two-family house. He stated that the proposal was to convert the use to daycare for the next few years, while the petitioner's new facility was being renovated. He stated that the building would not be materially altered. Ms. Zarchi stated that affordable daycare was badly needed in the neighborhood. She stated that the students would be arriving on foot and so would not affect traffic.


One of the parents spoke in support of the proposal. The Chair noted a letter of support.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without the special permit; that the Board find that traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character; that the Board find that the proposal would bring children and parents to the site for the next few years; that the Board find that the continued operation of or development of adjacent uses, as permitted in the Ordinance, would not be adversely affected by the nature of the proposed use; that the Board find that no nuisance or hazard would 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; that the Board find that, generally, what was being proposed would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that what was proposed would further the intent and purpose of the Ordinance, because it would encourage educational services that are not necessarily offered in the public schools and certainly not for children of the age who would be attending these classes at the facility.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that that this special permit terminates August 31, 2024, at which time there will be no ability to use these temporary classrooms as proposed by the petitioner, except if further zoning relief is granted.

The five-member Board voted unanimously in favor of granting the special permit with the above condition (Alexander, Sullivan, Anderson, Wernick, and Leiserson). Therefore, the special permit is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.


Brendan Sullivan, Vice-Chair

ATTEST: A true and accurate copy of the above decision has been filed on 8-10-21 with the Offices of the City Clerk and the Planning Board by Maria Pacheco, duly authorized representative of the Board of Zoning Appeal.


Twenty ~~days~~ have elapsed since the above decision was filed in the office of the City Clerk and:

no appeal has been filed; or

an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: 9/1/2021

, City Clerk

Appeal has been dismissed or denied.

Date: _____

_____, City Clerk

65-67 Banks St
 Property Information
 Property Class TWO-FAM-RES
 State Class Code 104
 Zoning C-1
 Adjacent 5D-14
 Near Grant and Cowperthwaite Streets in Riverside.
 Regulations similar to Residential C-1
 With exceptions. Preservation of Neighborhood
 Character encouraged.

Map/Lot 132-80
 Land Area 3,000 SF

Owner Information
 Chabad at Harvard
 38 Banks Street
 Cambridge, MA 02138

Building Information
 Residential Building Number 1, Section 1

Living Area 2,246 SF

Parking
 Open Parking 2

Code Description	Gross Area	Living Area
BAS First Floor	1,123	1,123
DKW Deck Wood	192	
FOP Porch, Open	224	
FUS Upper Story, Finished	1,123	1,123
UBM Basement	1,123	
Total:	3,785	2,246

ZONING COMPLIANCE:
 THE BUILDING IS AN EXISTING NON-CONFORMING STRUCTURE IN THE
 C1 Zone LOT AREA 3,000 SF

	max Far	Max height	Min lot area
ALLOWED	.75	35'	1,500 SF
EXISTING	.81	26'-10"	3,000 SF
PROPOSED	1.14	26'-10"	3,000 SF

BUILDING FOOTPRINT	1,111 SF
PORCHES 186 + 23 =	209 SF
LOT COVERAGE	1,320 SF
OPEN SPACE	820 / 3,000 = .27
DRIVEWAY/SPACE	860 / 3,000 = .287

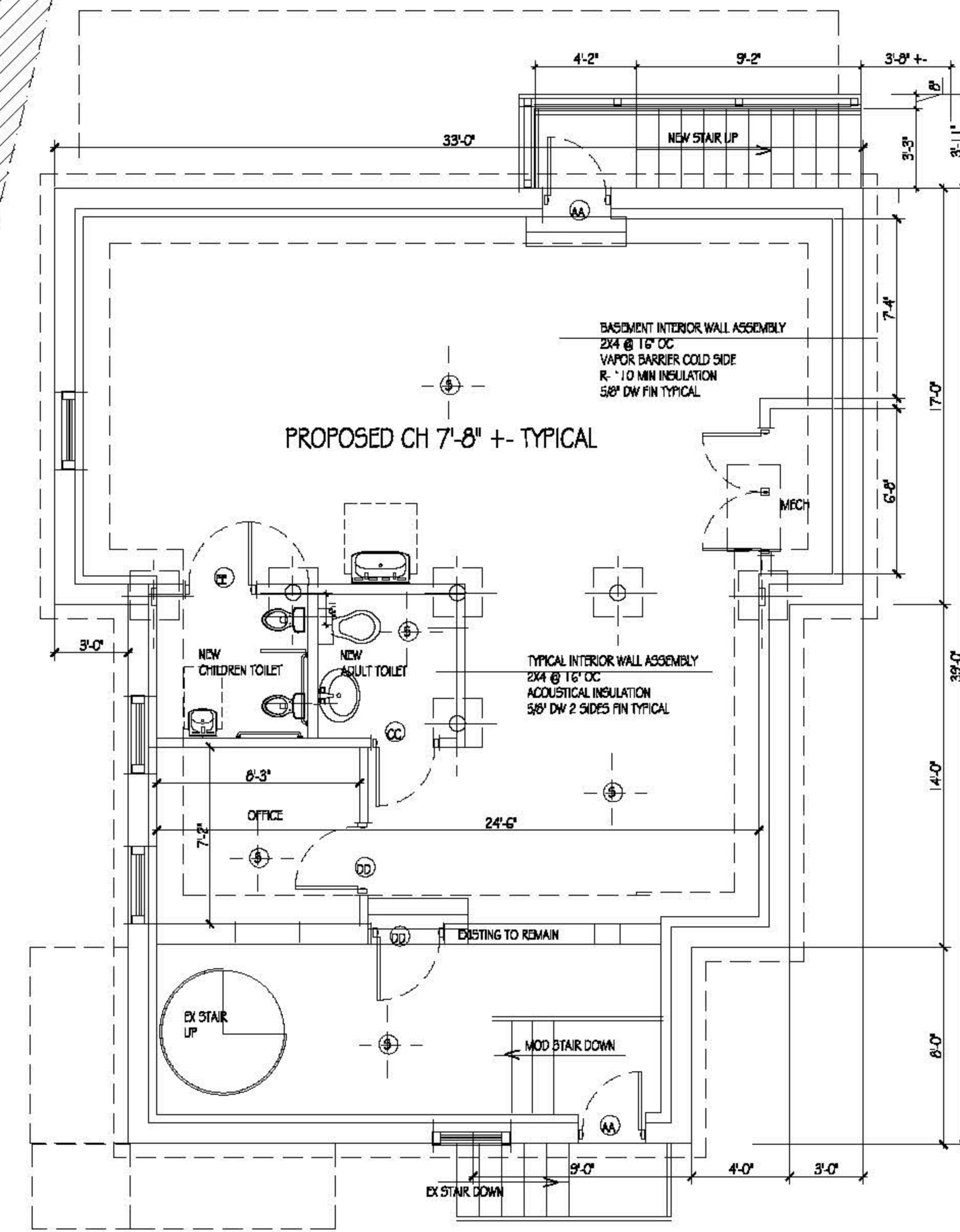
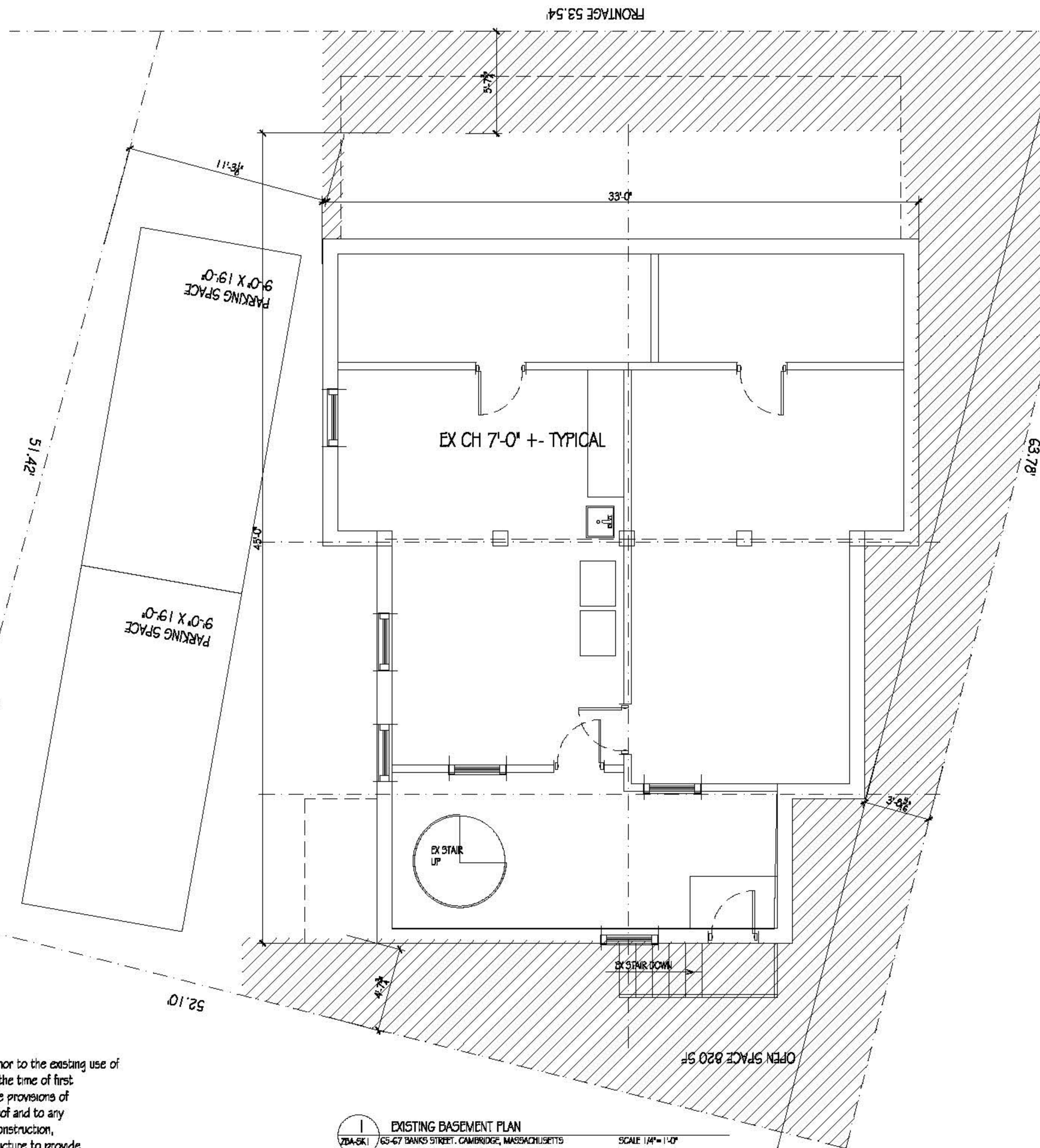
FAR FLOOR 1 AND 2	2,431 / 3,000 = .81
BASEMENT	1,000
PROPOSED FAR	3,431 / 3,000 = 1.14

ARTICLE 8.000 NONCONFORMITY
 8.10 EXISTING BUILDINGS

8.11 This Ordinance shall not apply to existing buildings or structures, nor to the existing use of any building or structure or of land, to the extent to which it is used at the time of first publication of notice of public hearing by the Planning Board of applicable provisions of this or any prior Ordinance, but it shall apply to any change of use thereof and to any alteration of a building or structure when the same would amount to reconstruction, extension or structural change, and to any alteration of a building or structure to provide for its use for a purpose or in a manner substantially different from the use to which it was put before alteration, or for its use for the same purpose to a substantially greater extent.

8.12 Except as herein provided no building or structure or land shall be used and no building or other structure or part thereof shall be constructed, extended or structurally altered except in conformity with the State Building Code and with the provisions of this Ordinance applying to the district in which said building, structure or land is located.

8.20 NONCONFORMANCE
 THE PROPOSED CONTINUED USE AND RENOVATION OF THAT USE MEETS THE REQUIREMENTS OF THIS SECTION.



SDA
 One Cambridge Street
 Salem, MASSACHUSETTS
 01970 USA

978.741.0410
 schopf@verizon.net

Architecture
 Interior Design
 Master Planning
 Project Management

4-20-22

CAMBRIDGE PRESCHOOL OF THE ARTS
 ADDITIONAL CONSTRUCTION AT BASEMENT
 65-67 BANKS STREET
 CAMBRIDGE, MASSACHUSETTS

©2019 HOFF DESIGN ASSOCIATES, P.C.

1	1-25-21	FIELD MEASURE
2	2-28-21	7-6 REV 1 TO 7
3	7-6-21	FOR PERMIT
4	7-7-21	REV FOR PERMIT
5	7-28-21	REV HC TOILET
6	11-19-21	ADDITIONAL AT BASEMENT
7	2-18-22	PERMIT
8	4-20-22	ZBA BASEMENT

No. Date CIRCULATION

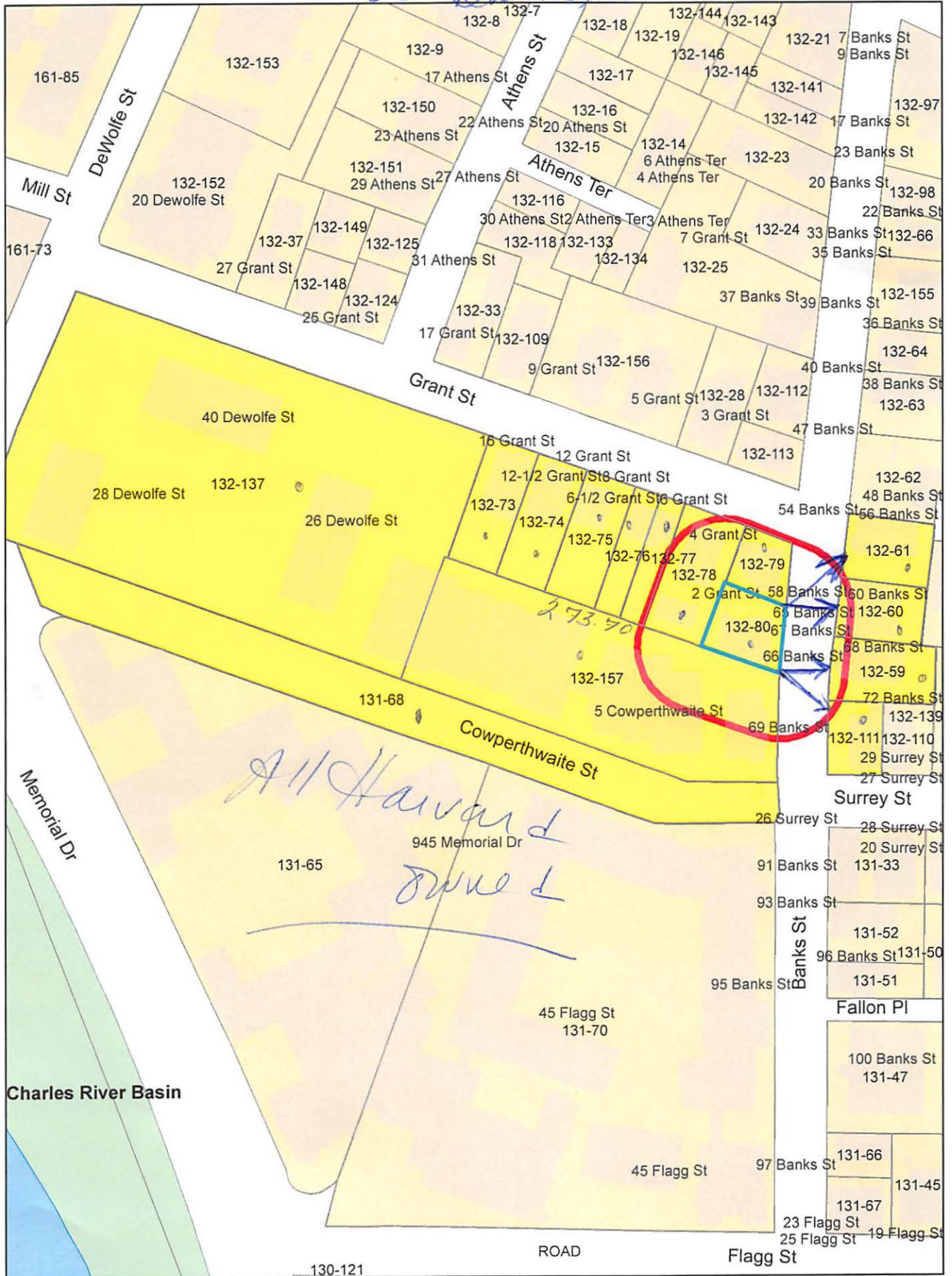


Architect
 1-25-21
 Scale VARIES
 Job No. 21-04
 Drawn By TJS

SK-1

Sheet

65 Banks St



65 Banks St.

131-68 / 132-74-78-77-75-76-157-137-79
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

132-80
LUBAVITCH OF CAMBRIDGE INC
38 BANKS ST
CAMBRIDGE, MA 02138

132-111
THORGERSON, ERIC J. & ELIZABETH FOOTE
29 SURREY ST
CAMBRIDGE, MA 02138

132-59
HAWKINSON, JACQUELYN A.,
TR. THE PARADIS-ALMER INVESTMENT TRS
91 GRANT ST
LEXINGTON, MA 02420

132-60
DIERCKS, GILLIAN R.,
TRUSTEE CHARLES NOMINEE REALTY TRUST
64 BANKS ST
CAMBRIDGE, MA 02138

132-61
LUBAVITCH OF CAMBRIDGE, INC.
54-56 BANKS ST
CAMBRIDGE, MA 02138

Petitioner
LUBAVITCH OF CAMBRIDGE INC.
C/O RABBI HIRSCHY ZARCHI
38 BANKS STREET
CAMBRIDGE, MA 02138

ArentFox Schiff
C/o Christine DiBiase
800 Boylston Street
Boston, MA 02199

132-73
KELLER, SUSAN, SARA OSEASOHN &
C/O HARVARD REAL ESTATE SERVICES
1350 MASS AVE
HOLYOKE CTR RM 1017
CAMBRIDGE, MA 02138