



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 **2026 APR -3 AM 9:50**

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1204609

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: 723-731 Cambridge Street, LLC C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY: 723-731 Cambridge Street, Cambridge, MA

TYPE OF OCCUPANCY: multi-family with ground floor retail **ZONING DISTRICT:** Cambridge Street - 6

REASON FOR PETITION:

/Additions/

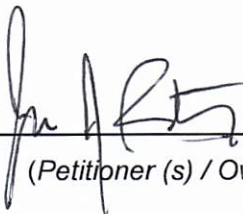
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct three additional stories atop pre-existing three story mixed-use structure containing ground floor retail with residential dwelling units above. A small portion of the addition will be located within the required setback for a primary and secondary street. Petitioner also seeks relief from the facade transparency regulations of the proposed facade on Marion Street.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 17.000	Section: 17.705.3 (Table of Site Plan Standards).
Article: 17.000	Section: 17.705.4.4 (Transparency).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Address:

Tel. No.

E-Mail Address:

617.492.4100

jrafferty@adamsrafferty.com

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 Manuel Barros 723-731 Cambridge St. LLC
(OWNER)

Address: 723 - 731 Cambridge street

State that I/We own the property located at 723 - 731 Cambridge street which is the subject of this zoning application.

The record title of this property is in the name of 723 - 731 Cambridge street LLC

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

Manuel Barros

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

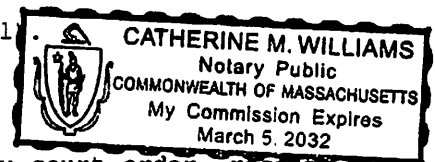
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Manuel Barros personally appeared before me, this 4th of March, 2026, and made oath that the above statement is true.

Catherine Williams Notary

My commission expires 3/5/2032 (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 VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of hte Ordinance would require the Petitioner to step back the proposed addition by four feet on Cambridge Street and two feet on Marion Street.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the shape and size of the lot and the age and layout of the building and the structural challenges associated with not being able to rely upon the existing perimeter walls.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed modifications conform to the height and density requirements of the Zoning Ordinance.

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

The proposed structure is consistent with the size and use of surrouding structures in the neighborhood.

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

Date: April 2, 2026

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 723-731 Cambridge Street, LLC

Present Use/Occupancy: multi-family with ground floor retail

Location: 723-731 Cambridge Street, Cambridge, MA

Zone: Cambridge Street - 6

Phone: 617.492.4100

Requested Use/Occupancy: no change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		11,146.23 sf	22,426.62 sf	N/A	(max.)
<u>LOT AREA:</u>		4,124 sf	no change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		2.7	5.4	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		515.5	137.5	N/A	
<u>SIZE OF LOT:</u>	WIDTH	69.04	no change	N/A	
	DEPTH	59.04	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0	no change	4'	
	REAR	0'	no change	2'	
	LEFT SIDE	0	no change	2'	
	RIGHT SIDE	2' 2"	no change	none	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.8'	75'	75'	
	WIDTH	60'	no change	N/A	
	LENGTH	63' 8"	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	no change	0	
<u>NO. OF DWELLING UNITS:</u>		8	30	N/A	
<u>NO. OF PARKING SPACES:</u>		0	no change	0	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

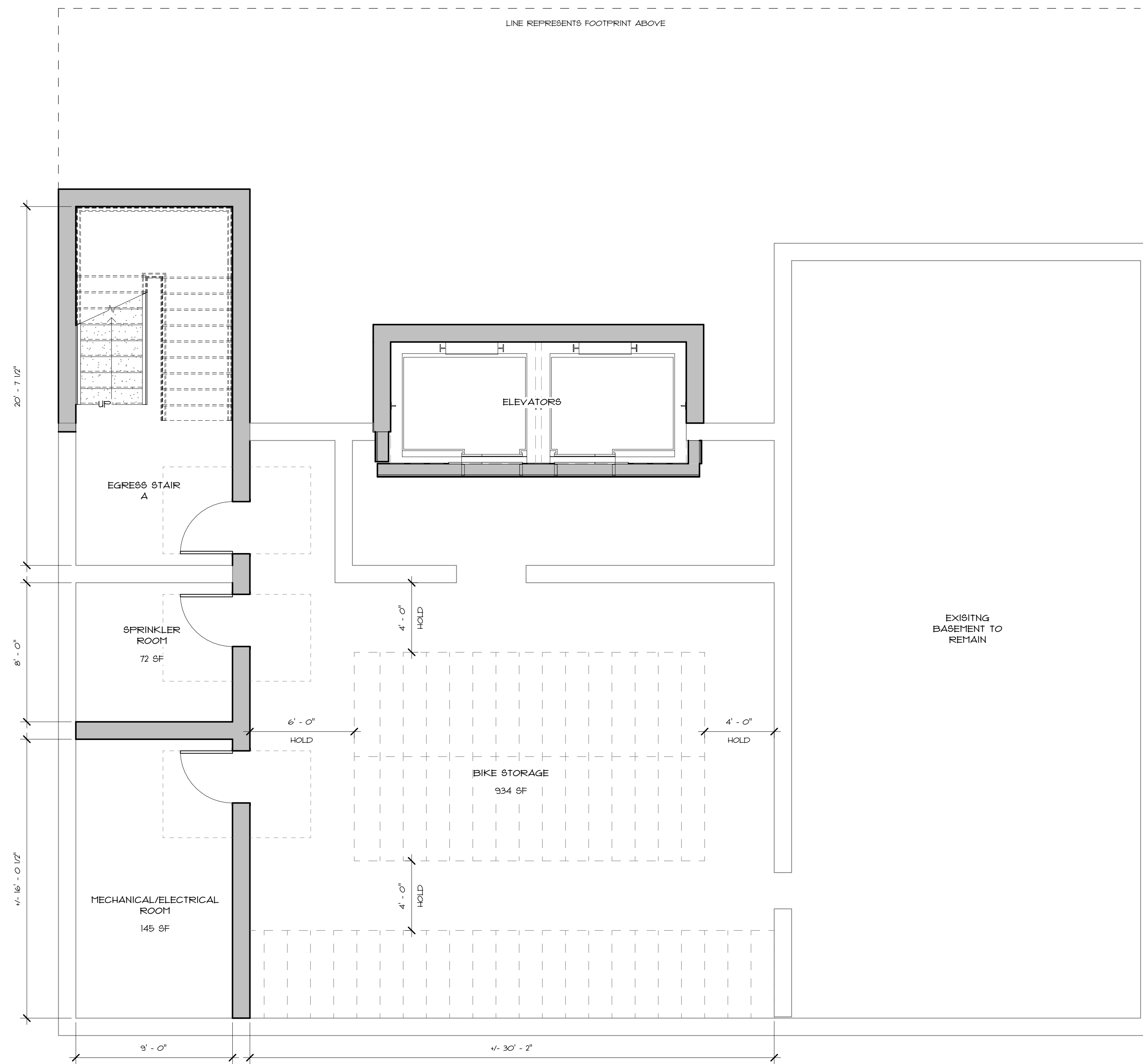
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

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'.



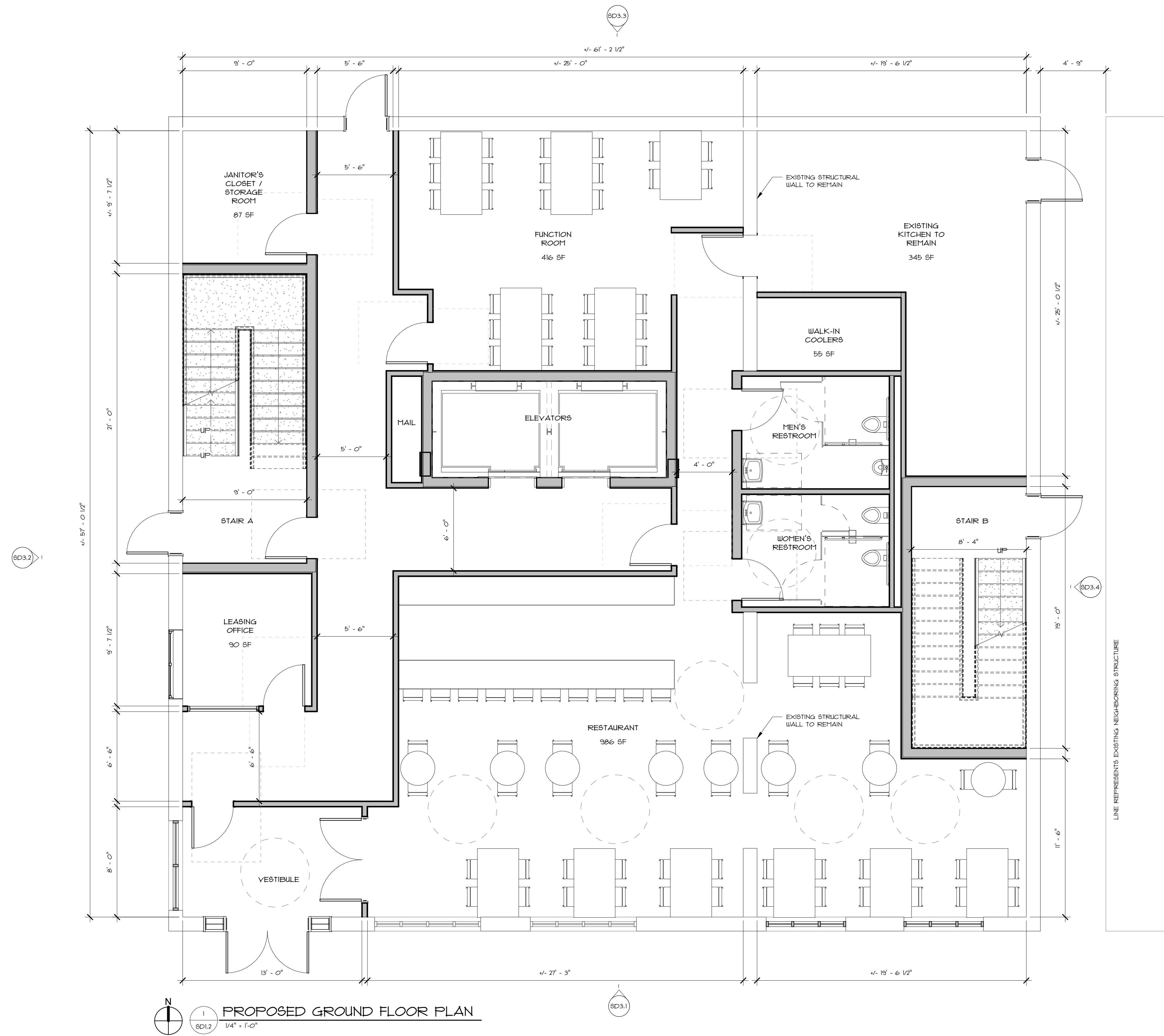
STARCK ARCHITECTS



N
 1 PROPOSED BASEMENT FLOOR PLAN
 SD1.1 1/4" = 1'-0"

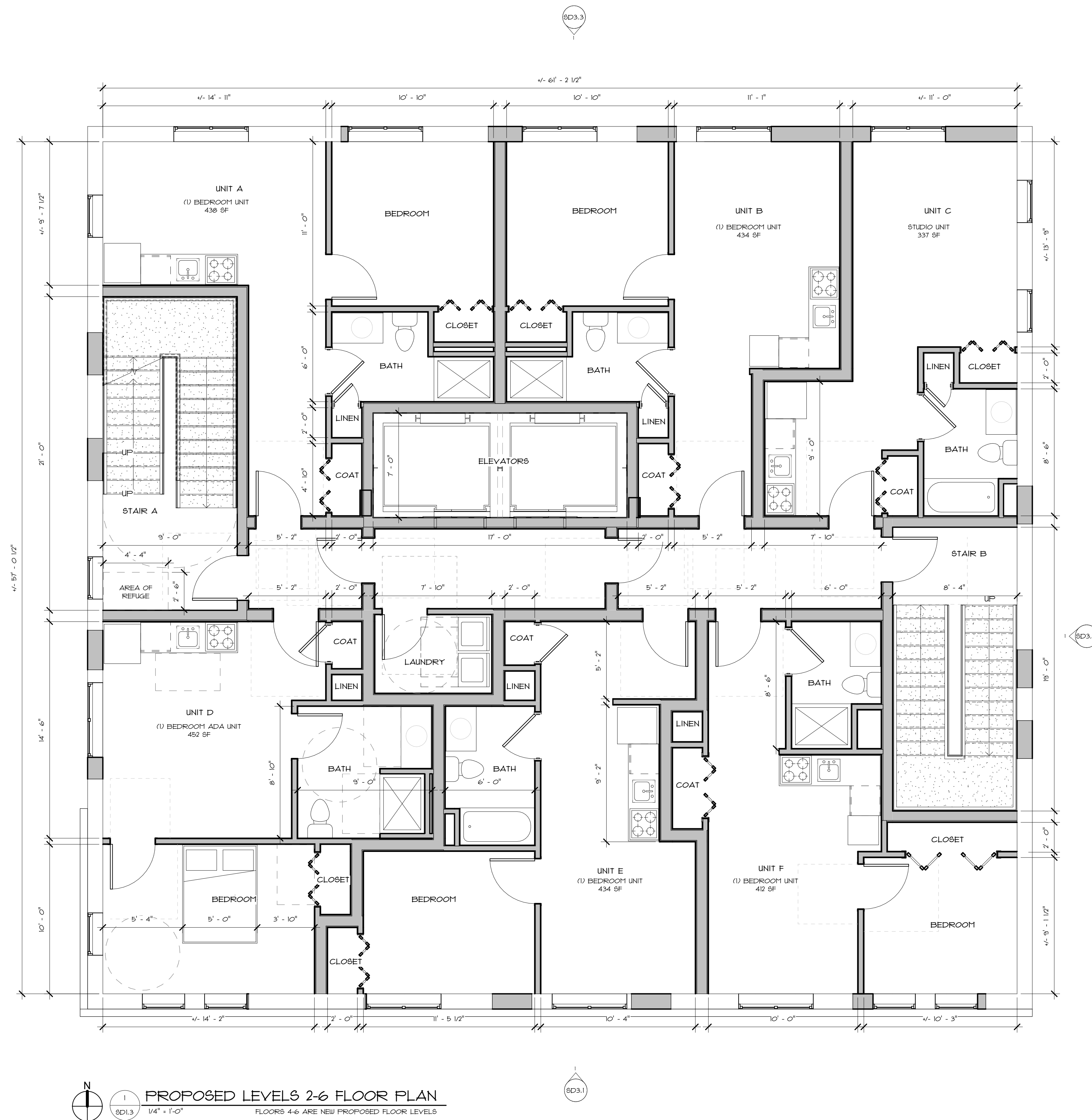


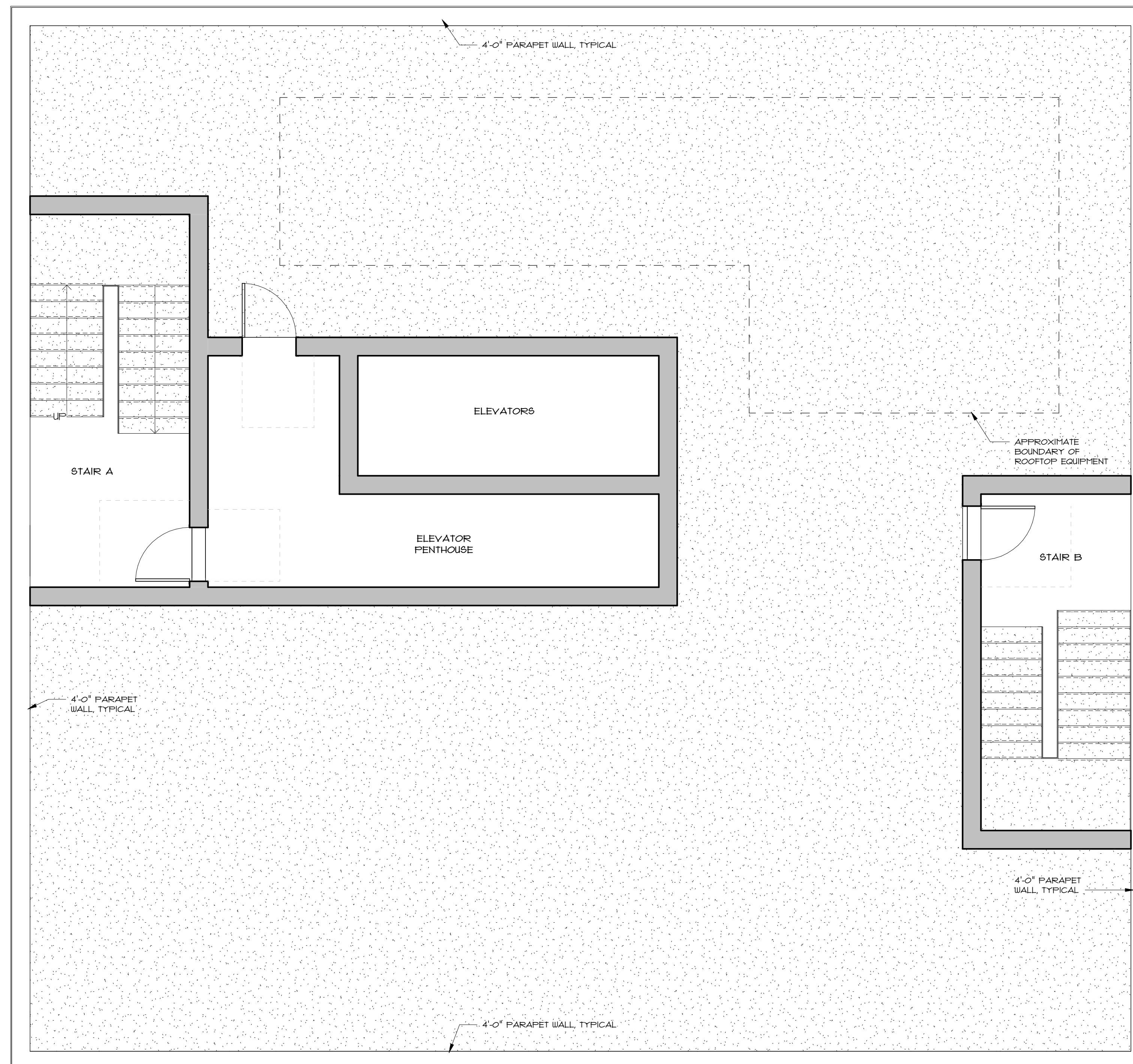
STARCK ARCHITECTS





STARCK ARCHITECTS





SD3.2

SD3.4

SD3.3

N
SD1.4
1
1/4" = 1'-0"
PROPOSED ROOF LEVEL

SD3.1



STARCK ARCHITECTS



1 803.1 1/4" = 1'-0" PROPOSED SOUTH EXTERIOR ELEVATION - CAMBRIDGE STREET

PROPOSED GLAZING AT NEW RESIDENTIAL LEVELS:
OVERALL FACADE AREA: 222 SF
REQUIRED 20% GLAZING - 44.2 SF
PROPOSED: MIN. 445 SF OF GLAZING



STARCK ARCHITECTS



1 PROPOSED WEST EXTERIOR ELEVATION - MARION STREET
SD3.2 1/4" = 1'-0"

PROPOSED GLAZING AT NEW RESIDENTIAL LEVELS:
OVERALL FACADE AREA: 2,075 SF
REQUIRED: 32% GLAZING - 665 SF
PROPOSED: 309 SF OF GLAZING



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1 PROPOSED NORTH EXTERIOR ELEVATION
SD3.3 1/4" = 1'-0"

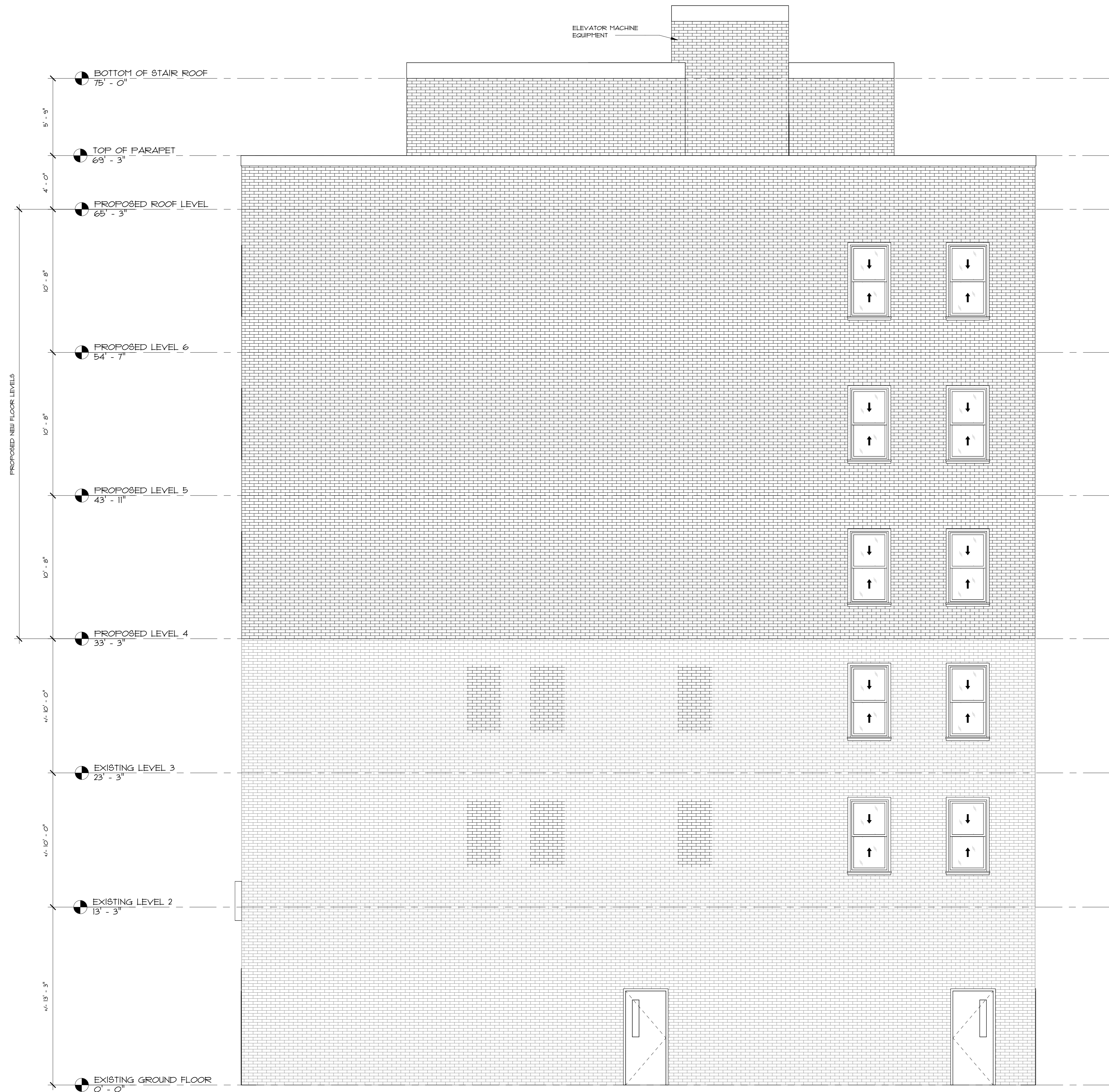
CAMBRIDGE STREET APARTMENTS
731 CAMBRIDGE STREET
CAMBRIDGE, MA

PROPOSED EXTERIOR ELEVATION
SD3.3

126 Cove Street • Fall River, MA 02720
1 Richmond Square, Suite 120C • Providence, RI 02906
508.679.5733 STARCKARCHITECTS.COM



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1 PROPOSED EAST EXTERIOR ELEVATION
SD3.4 1/4" = 1'-0"

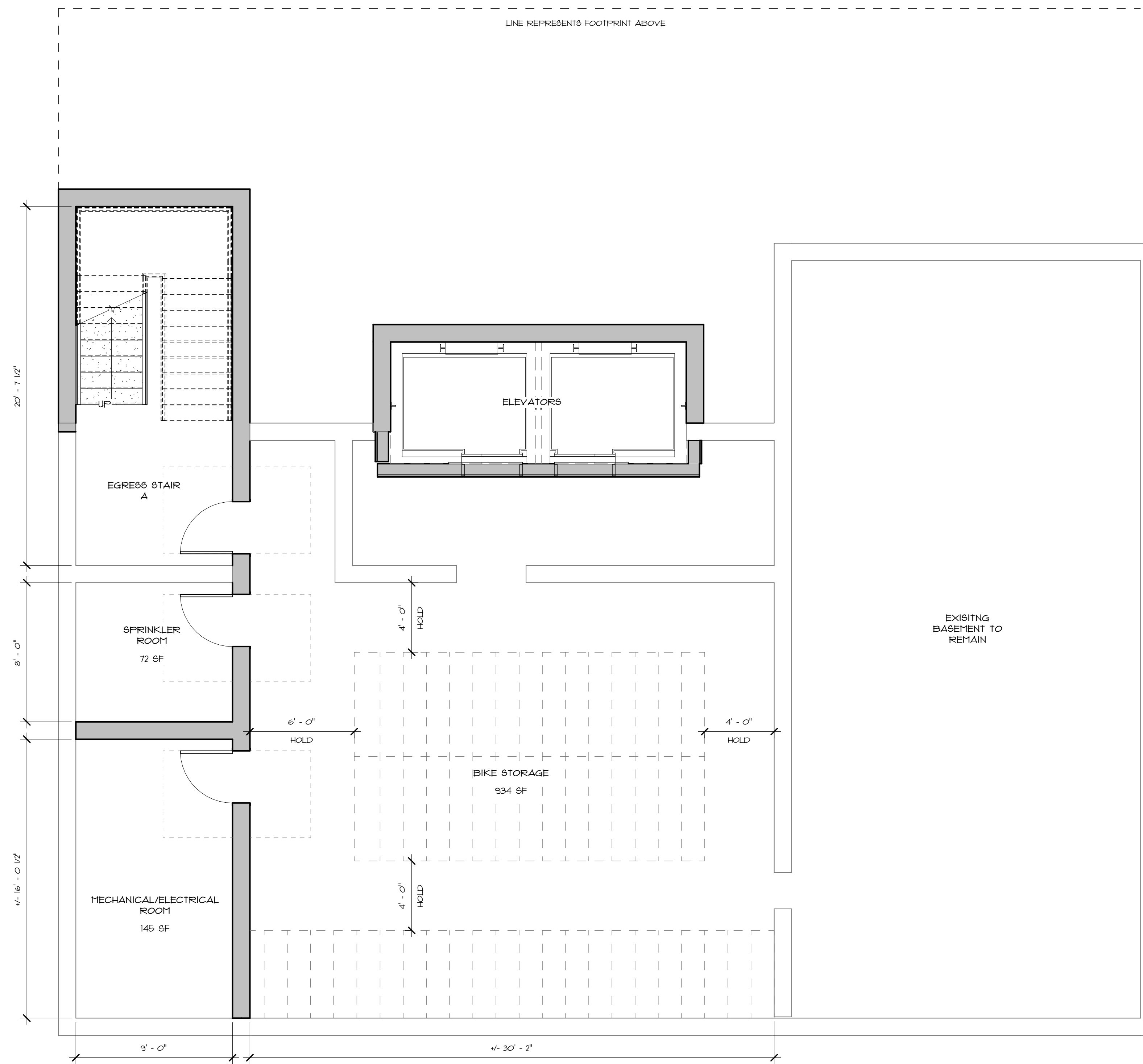
CAMBRIDGE STREET APARTMENTS
731 CAMBRIDGE STREET
CAMBRIDGE, MA

PROPOSED EXTERIOR ELEVATION
SD3.4

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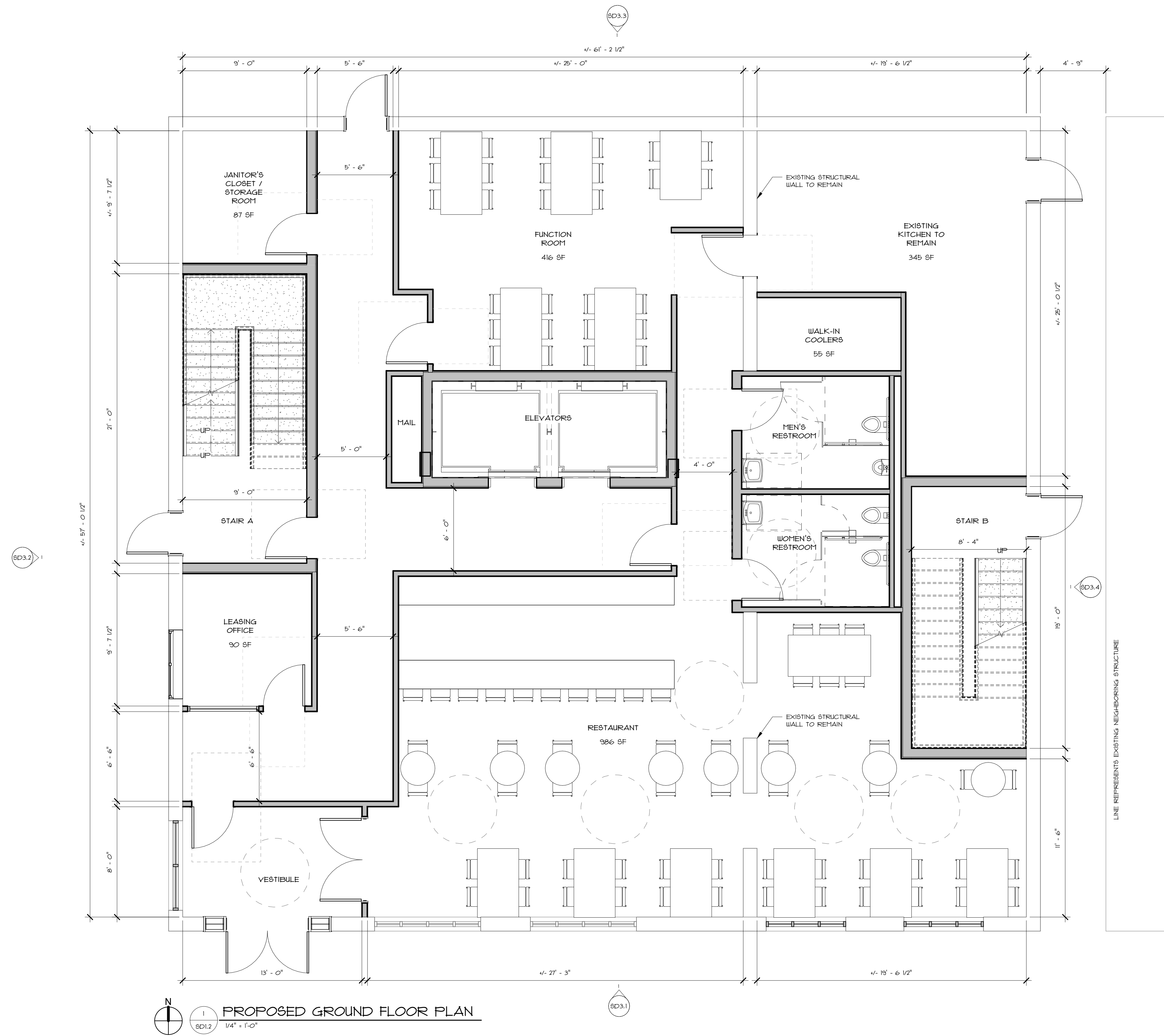
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N
 1
 SD1.1
 1/4" = 1'-0"
 PROPOSED BASEMENT FLOOR PLAN

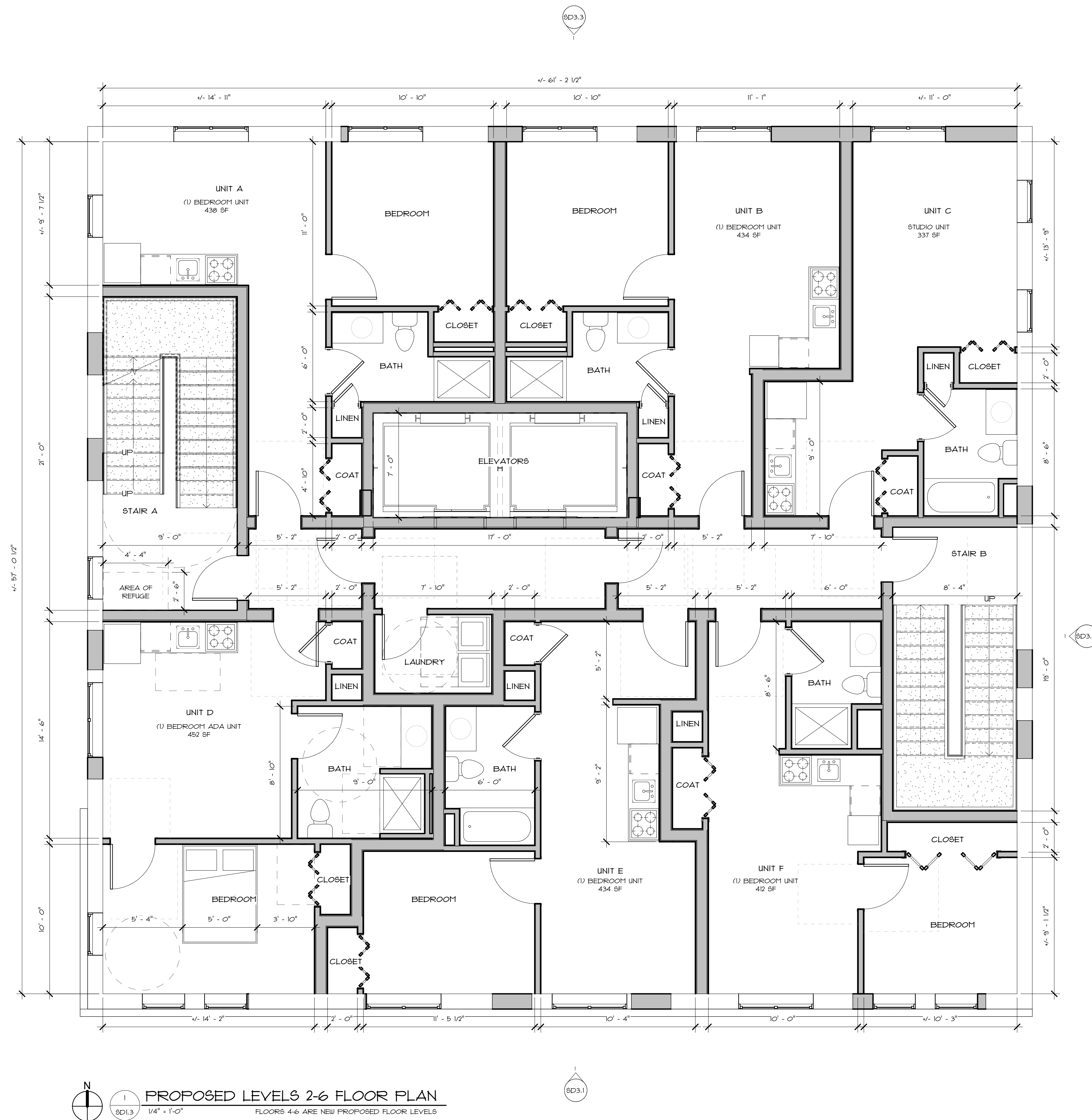


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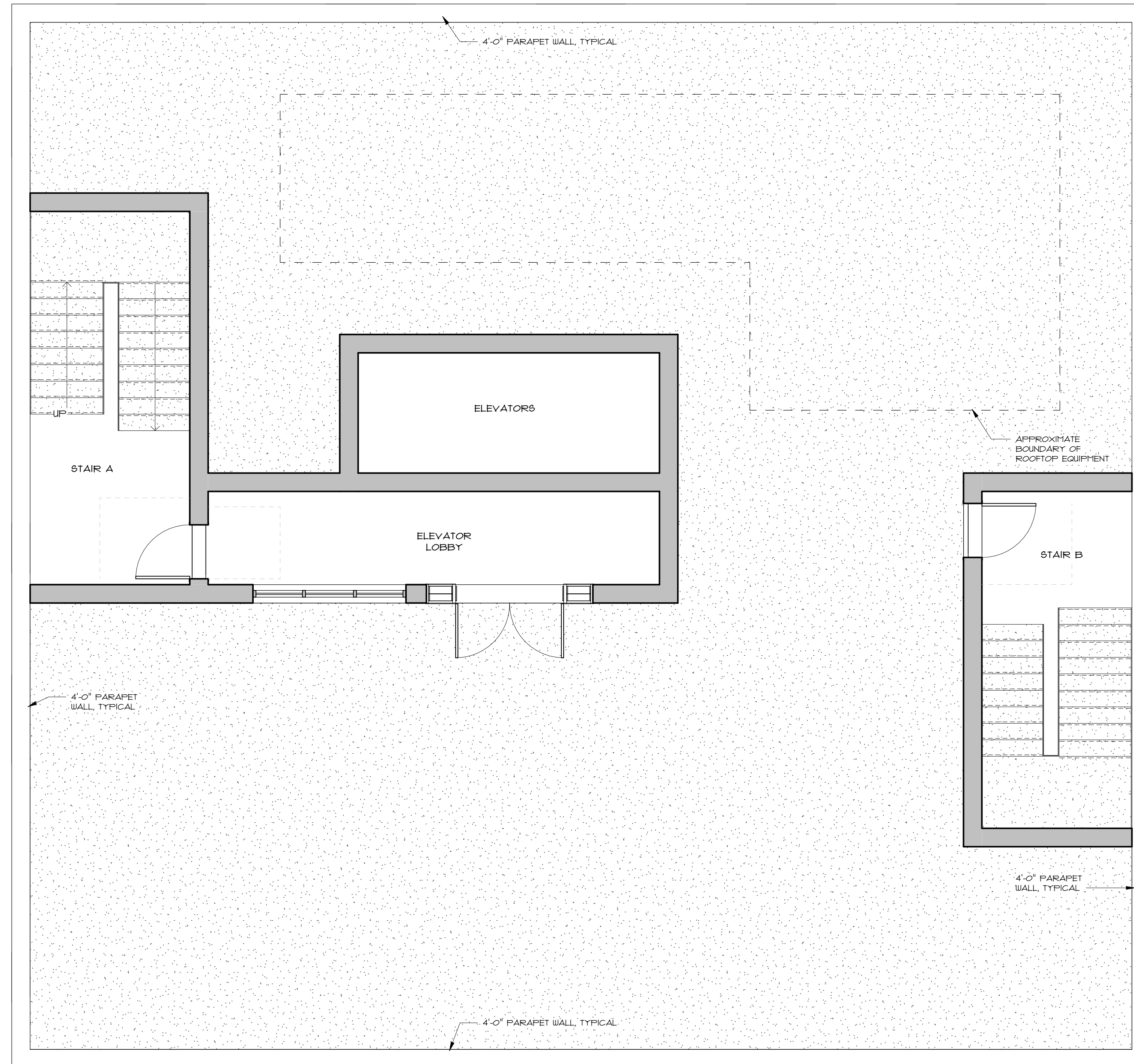



PROPOSED LEVELS 2-6 FLOOR PLAN
 FLOORS 4-6 ARE NEW PROPOSED FLOOR LEVELS



STARCK
ARCHITECTS

SD3.3



N
 1
 SD1.4
 1/4" = 1'-0"
 PROPOSED ROOF LEVEL

SD3.1

CAMBRIDGE STREET APARTMENTS
 731 CAMBRIDGE STREET
 CAMBRIDGE, MA

PROPOSED ROOF PLAN
 SD1.4

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 1 Richmond Square, Suite 120C • Providence, RI 02906
 508.679.5733 STARCKARCHITECTS.COM



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1 PROPOSED SOUTH EXTERIOR ELEVATION - CAMBRIDGE STREET
SD3.1 1/4" = 1'-0"



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1 PROPOSED WEST EXTERIOR ELEVATION - MARION STREET
SD3.2 1/4" = 1'-0"



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1 PROPOSED NORTH EXTERIOR ELEVATION
SD3.3 1/4" = 1'-0"

CAMBRIDGE STREET APARTMENTS
731 CAMBRIDGE STREET
CAMBRIDGE, MA

PROPOSED EXTERIOR ELEVATION
SD3.3

126 Cove Street • Fall River, MA 02720
1 Richmond Square, Suite 120C • Providence, RI 02906
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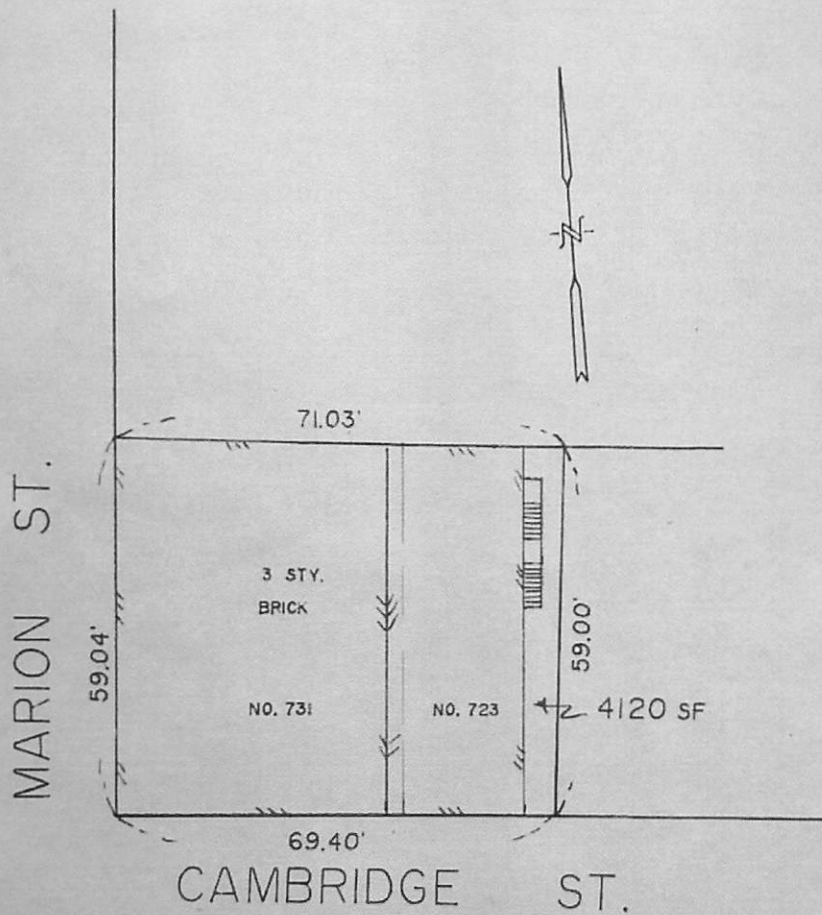
STARCK ARCHITECTS



1 PROPOSED EAST EXTERIOR ELEVATION
SD3.4 1/4" = 1'-0"

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



11-23-20

John J. Russell

This is a tape survey based on survey markers of others and this plan was drawn for mortgage purposes only. This plan was not made for recording purposes, deed offsets, fences or lot configurations. Only a precise instrument survey can determine all of the above.

The premises shown on this plan are not located within the flood hazard zone as delineated on the maps of the community. 25017C 0577E 6-4-10

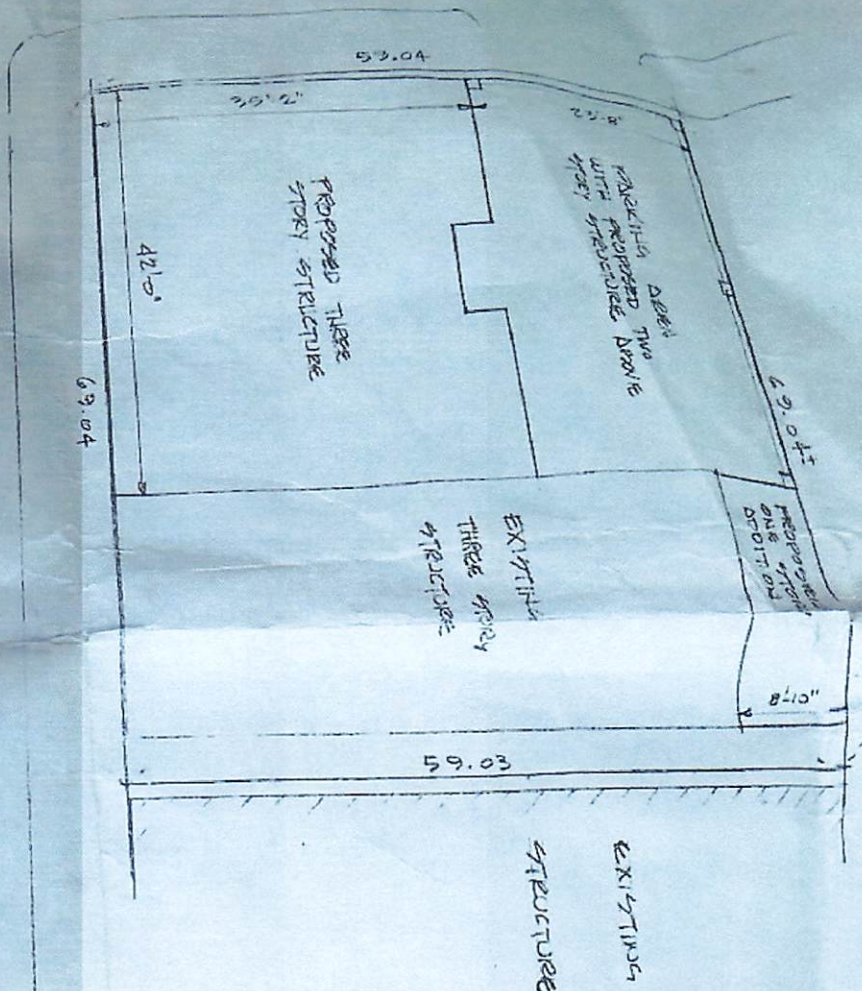
I hereby certify that the building(s) shown on this plan are approximately located on the grounds as shown thereon and that they conform to the zoning and building laws (dimensional requirements) of the city/town of Cambridge constructed and to restrictions on record.

Signature: *John J. Russell* Date: *11-23-20*

Mortgage Inspection Plan
In
CAMBRIDGE, MA.
Owner

Scale 1" = 20' Date: 11-23-20

MARION STREET



CAMPBRIDGE

STREET

NOTE:
 PROPERTY SURVEY AND ACTUAL
 ADDITION LOCATION IS THE
 RESPONSIBILITY OF THE OWNER.
 BUILDING DIMENSIONS MAY VARY
 SLIGHTLY.

PROPOSED
 CAMPBRIDGE
 ADDRESS

ADDITION
 STREET
 AND

SCALE 1" = 15'-0"
 DATE: 3/14/87

APPROVED BY

DRAWN BY BDC

PLOT PLAN



723-731 Cambridge St.

Petitioner

36-215
NICOLORO, MICHAEL A. & KAREN M.S.
TRUSTEES OF THE 13-15 WARREN ST
156 SPRING ST
CAMBRIDGE, MA 02141

36-236
SAUER, JAMES W. & MAUREEN V. SAUER
14 MARION STREET
CAMBRIDGE, MA 02141-1030

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

37-18
BERGANTINO, ANGELO A. &
PAULINE M. TRS REALTY TRUST
20 LANSDOWNE RD
ARLINGTON, MA 02474

36-247
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02141

37-17
MEDEIROS, ANTONIO & MICHAEL VITAL,
JOAO CARVALHO,
TRUSTEE OF THE JAM REALTY TRUS
732 CAMBRIDGE ST
CAMBRIDGE, MA 02141-1401

37-19-2
MARIE DIDOMENICO
A LIFE ESTATE
716-722 CAMBRIDGE STREET #2
CAMBRIDGE, MA 02141-1497

36-243-249
BARROS, MANUEL S. & MARIA T. BARROS
TRS. OF M&M BARROS REALTY TRUST
4 MARION STREET
CAMBRIDGE, MA 02141-1413

36-248 / 37-14
DIBIASE, GIRO & ELIZABETH DIBIASE,
TRS. OF DIBIASE FAMILY TRUST
26 GERARD RD.
WINCHESTER, MA 01890

37-19
DIDOMENICO, SAVATORE &
MARIE TRUSTEES SALS CONDO TR
716 CAMBRIDGE ST – UNIT 1,3,4,5
CAMBRIDGE, MA 02141-1497

36-116
GJM CAMBRIDGE 747 LLC
275 MAIN STREET
BOSTON, MA 02129

37-127
ROMAN CATHOLIC ARCHBISHOP OF
BOSTON CORPORATION SOLE
66 BROOKS DRIVE
BRAintree, MA 02184

37-15
MOREIRA, LISA & MANUEL MOREIRA
TRUSTEE OF LMCM REAL ESTATE TRUST
7 PEPPER HILL DR.
WINCHESTER, MA 01890

37-114
CENTRAL BAKERY, INC.
732 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

36-247
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

36-247
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR



MARION ST ELEVATION



PARKING LOT ELEVATION



CAMBRIDGE ST ELEVATION



VIEW DOWN CAMBRIDGE ST



AERIAL VIEW

725-731 CAMBRIDGE ST

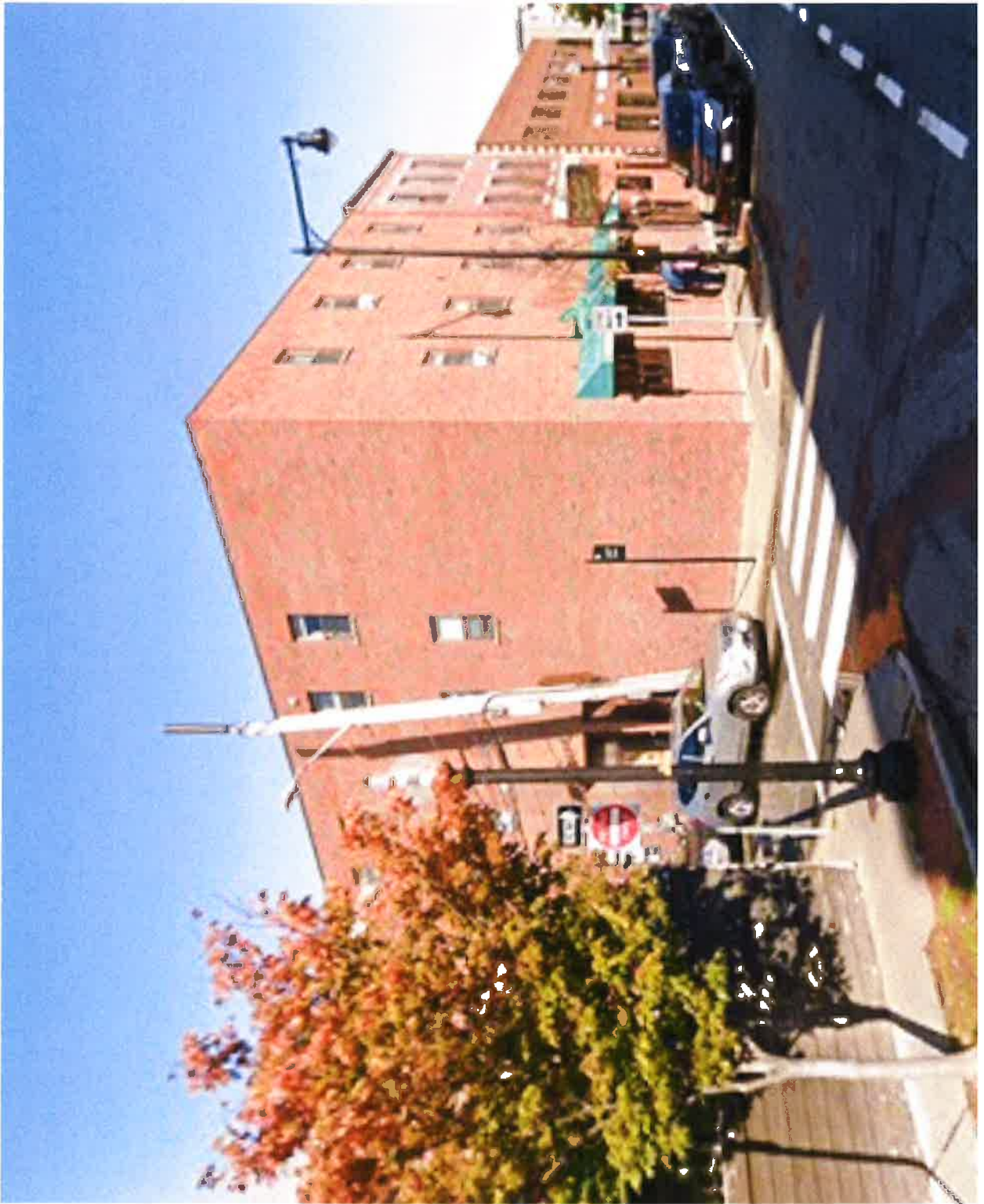
SITE

SCALE PROJECT # DATE ISSUED

2024.01 2024-07-28

A001







City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: *[Signature]* Date: *4-9-2024*
(Print)

Address: *723-731 Cambridge St.*

Case No. *BZA-1204609*

Hearing Date: *4/30/24*

Thank you,
Bza Members