



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017232-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : 747 Cambridge St, LLC - C/O Ed Doherty, Kems Holding Corporation

PETITIONER'S ADDRESS : 200 Broadway, Suite 103 Lynnfield, MA 01940

LOCATION OF PROPERTY : 747 Cambridge St Cambridge, MA 02135

TYPE OF OCCUPANCY : Mixed ZONING DISTRICT : Business A Zone &  
Residence C-1 Zone

REASON FOR PETITION :  
New Structure

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Construct a new, mixed-use building, including improved ground floor commercial space of approximately 1,500 square feet and eight (8) residential units on the upper floors, along with nine (9) on-site parking spaces, in an appropriately-designed building with related improvements in site design, open space, and pedestrian access. The proposed project also includes nine (9) long term and two (2) short term bicycle parking spaces.

**SECTIONS OF ZONING ORDINANCE CITED :**

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
| Article <u>5.000</u> | Section <u>5.27.2 (Floor Area Ratio).</u>                           |
| Article <u>5.000</u> | Section <u>5.24 (Front &amp; Side Yard Setback).</u>                |
| Article <u>6.000</u> | Section <u>6.34 (Parking Space Size Allocation).</u>                |
| Article <u>6.000</u> | Section <u>6.35.1 (Reduction of Required Parking).</u>              |
| Article <u>5.000</u> | Section <u>5.31 &amp; 5.33 (Table of Dimensional Requirements).</u> |

Original Signature(s) :

(Petitioner(s) / Owner)

Edward Doherty  
(Print Name)

Address : 200 Broadway, Suite 103  
Lynnfield, MA 01940

Tel. No. : 978-360-9558

E-Mail Address : edoherty@kemsCorp.com

Date : 12/18/19

**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 Polish-American Citizens' Association of Cambridge, Inc.  
(OWNER)

Address: 747 Cambridge Street, Cambridge, MA 02141

State that I/We own the property located at 747 Cambridge Street,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Polish-American Citizens' Association of Cambridge, Inc.

\*Pursuant to a deed of duly recorded in the date August 24, 1956, Middlesex South  
County Registry of Deeds at Book 08798, Page 1; or  
and 7445 163  
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 Essex

The above-name Tammy L Darling personally appeared before me,  
this 17th of December, 2019, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 5/24/2024 (Notary Seal).



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

THE UNITED STATES OF AMERICA

IN SENATE

January 10, 1906

REPORT

OF THE

COMMISSIONER OF THE GENERAL LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

APRIL 1, 1905

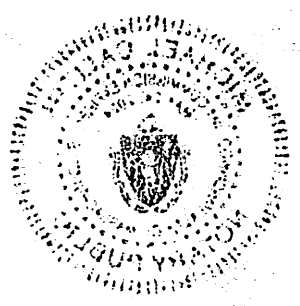
RELATIVE TO THE

LANDS BELONGING TO THE UNITED STATES

AND THE

LANDS BELONGING TO THE SEVERAL STATES

AND TERRITORIES



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Book \_\_\_\_\_ Page \_\_\_\_\_.

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

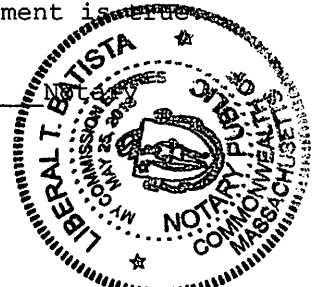
Victor M Resendes President

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

-----  
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name VICTOR M. RESENDES personally appeared before me,  
this 17<sup>TH</sup> of DEC., 2019, and made oath that the above statement is true.

My commission expires 05/23/2025 (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 the provisions of the Ordinance would involve a substantial financial and architectural hardship to the Appellant. Underutilized for many years as a single-story citizens club in a squat, unappealing brick building, the property site is ideal for infill improvement and revitalization, and for certain enhancements of pedestrian connectivity to the nearby, vibrant business districts and public transportation nodes. In response to the existing conditions, the proposal has been carefully designed and planned as a transit and pedestrian focused development with upgraded connectivity and walkability.

The site itself is located within two zoning districts: the front 100 feet is located in the BA Zone (Business A) and the rear 24 feet is located in the C-1 Zone (Residence C-1); as such, the proposed use as a multifamily residential dwelling is Allowed in both zones. The Business A Zone also Allows the proposed project's renovated Polish-American Citizens' Association of Cambridge, Inc. (the "Polish Club") space as a "club, lodge or other fraternal or sororal meeting facility." Please note, the club use is not situated within the 1,200 square feet of the Project Site located in the C-1 Zone and therefore its use provisions are not applicable.

If the property site was located entirely within the BA Zone, then Section 5.28-1 Dwellings in Non-Residential Districts would be applicable. A dwelling in a Business A district is subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district. Therefore, the maximum Floor Area Ratio ("FAR") would be increased to 1.75 and the project's proposed revised and reduced FAR of 1.73 would be in conformance with the allowed maximum. In response to feedback from the Planning Board and nearby residents, the Appellant reduced the proposed FAR from 1.84, and an 11,451 square foot building, to 1.73, and a 10,735 square foot building. This, coupled with the proposed new space for the Polish Club, provides the proponent's rationale for requiring an FAR variance from the Ordinance combined maximum of 1.375. The proponent is proposing to maintain the Polish Club use, an existing long-time use in the community as a fraternal organization, which causes certain difficulties in siting and sizing of the building development in order to provide adequate usable space and proper circulation. The proposed project allows for eight (8) new two-bedroom, two-bathroom homeownership units as development without displacement by providing new, modernized space for the Polish Club use.

Additionally, as the property site fronts on two streets (Cambridge and Marion), it requires certain zoning relief for Side Yard Setback, which is also due to the property site's narrow width of 50 feet in comparison to its length of approximately 125 feet.

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 substantial hardship is due to the unique location of the property site, which is located on the corner of Cambridge Street and Marion Street in the City's Wellington-Harrington neighborhood. Situated on an approximately 6,200 square foot lot, the existing building is a single story brick building which covers a majority of the Site and is located in two zoning districts: the front 100 feet is located in the BA Zone (Business A) and the rear 24 feet is located in the C-1 Zone (Residence C-1). Additionally, certain of the zoning relief required for the project is due to the property site's narrow width of 50 feet in comparison to its length of approximately 125 feet. These irregularities have caused issues with siting the building in an appropriate manner on the property site without violating the setback requirements. The property location on the corner (as further illustrated in the project drawings and at the Board hearing) presents a practical difficulty in locating the structure of the Allowed Multifamily Residential Use, for the purpose of providing additional quality housing in the neighborhood, and the setbacks required are mitigated by the property site's location and shape, unlike many other nearby properties.

Additionally, the existing building currently encroaches onto the sidewalk at numerous points and the proposed project would greatly improve this existing condition by providing enhancements of pedestrian connectivity as it is carefully designed and planned as a transit and pedestrian focused development with upgraded connectivity and walkability.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1) Substantial detriment to the public good for the following reasons:**

There will be no substantial detriment to the public good as the proposed project has been thoroughly processed with the community and the Appellant's proposed development will result in the much-needed revitalization of an under-utilized, irregularly shaped and unique property site with a new, Allowed Multifamily Residential Use, while also preserving the long-existing Polish Club Use, in a manner which is consistent with, and complementary to, the immediate and surrounding neighborhood. Additionally, the Appellant has now made certain project modifications in order to lessen the impact of the proposed project on the immediate area thus causing less of a detriment to the public good. In this regard, the following project modifications are now incorporated into the proposal:

- Removed one (1) dwelling unit such that the project now consists of eight (8) dwelling units and the Polish Club;
- Reduced the massing of the building by approximately 1,000 square feet;
- Reduced the FAR from approximately 1.84 to approximately 1.73
- Adjusted setbacks and enclosed stairs and connector piece;
- Correspondingly increased the amount of open space with an increase from approximately 19.7% (1,227 square feet) to approximately 21% (1,295 square feet);
- Pulled the North (Rear) massing inward (towards Marion St) by approximately 1'6" to maintain five (5') feet between the proposed new building and the direct abutter's property. The left side setback is now five (5') feet at this portion of the building.
- Extended the drive aisle to 22' to accommodate for four (4) full size spaces at the north side, while still proposing five (5) compact spaces for a total of nine (9) parking spaces, with a 1 to 1 parking ratio for the residential units and one (1) additional available space for the Polish Club;
- Added a common lobby to the building and enclosed the stair and connector piece for a more cohesive and appealing design program, with the connector piece now clad with cementitious boards and reglets rather than cedar siding; and
- Simplified the massing along Marion Street and made additional building reconfigurations.

Additionally, the proposed project provides development without displacement by adding eight (8) new residential units while maintaining the Polish Club Use and providing for its long-term economic viability and stability within the community. As part of the proposed project, the Appellant will also be removing an eyesore building in need of remediation and upgrade from an important and visible corner in the City.

In furtherance of this particular finding, the Appellant held its own informal abutter meeting on April 22, 2019, at the property site and also presented the proposed project to the East Cambridge Business Association on May 14, 2019, at the Loyal Nine restaurant at 660 Cambridge Street. The Appellant held a follow up abutter meeting on December 4th, 2019, at the Kennedy-Longfellow School Auditorium, 158 Spring Street Cambridge MA 02141, in close proximity to the project site, in order to present the above-detailed project modifications and revisions to the abutters and neighbors of the site. As such, the Appellant submits that the

requested relief is consistent with the character and concerns providing for the public good, as the Appellant has given special attention to the siting, scale, design, and scope of the new structure, open space and vehicular and pedestrian access and neighborhood safety. Additionally, the Ordinance identifies the applicable Residence C-1 Zone as designated for “multifamily dwellings” and the Business A Zone as designated for “local and drive in retail business, offices and multifamily dwellings,” which the proposed development contemplates as described within this application.

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

Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance in regards to the Appellant’s project because its proposed uses are Allowed under the Ordinance and the project’s required dimensional relief is mitigated by its location in two (2) different zoning districts despite being only a 6,200 total square foot property. Additionally, as detailed above, if the site was located entirely within the BA Zone, then the maximum FAR would be 1.75 and the project’s proposed FAR of 1.73 would be in conformance with the allowed maximum FAR. Additionally, the FAR relief requested is mostly required in order to provide the proposed new space for the Polish Club. The project’s required relief for Front Yard Setback and Side Yard Setback are also di minimus in nature as the existing building currently encroaches onto the sidewalk at numerous points and the proposed project would improve this existing condition. The proposed right Side Yard Setback is 15’8”, in excess of the required 10’8.5” right Side Yard Setback calculation, while the Front Yard Setbacks at both Cambridge Street and Marion Street (as it is a corner lot) are mitigated by the fact that these setbacks are consistent with the existing street line conformity on a busy commercial street with no material impact on any direct abutters.

Finally, while the proposed project does require zoning relief for both the parking space size allocation and the parking amount, it does provide a one-to-one parking ratio for the residential units and a dedicated parking space for the Polish Club, whereas the existing condition for the Polish Club does not provide any current on-site parking allotment for patrons. As further mitigation of the on-site parking programming deficiency caused primarily by the lack of parking for the Polish Club Use, the property is located a short walk directly down Cambridge Street at approximately 0.6 miles from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. It is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and Polish Club patrons. Lastly, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.

**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 747 Cambridge Street for the reduction of required parking under Section 6.35.1 of the Zoning Ordinance 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 proposed project includes Allowed Uses under the requirements of the Zoning Ordinance. The Zoning Ordinance requires eight (8) residential parking spaces (1 per dwelling unit) and 16 commercial parking spaces for the proposed project. The proposed project provides for nine (9) total parking spaces, with a one to one parking ratio for the residential units in compliance with the Ordinance, and one (1) commercial parking spaces for the proposed renovated, reduced and reconfigured Polish-American Citizens' Association of Cambridge, Inc. (the "Polish Club") space. Therefore, the Special Permit is required for 15 commercial parking spaces for use by the Polish Club.

The lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood, as the existing condition for the Polish Club does not provide any on-site parking allotment for patrons and, in fact, the proposed future condition for the Polish Club provides for less overall commercial space requiring less off-street parking, thus mitigating the requirements of the Ordinance and lessening the current impacts of the use at the site. In this regard, the Polish Club component accounts for a majority of the proposed project's required parking count (1 space per 6 members at maximum occupancy). The revised proposed project now includes a dedicated parking space for the Polish Club, whereas the existing condition for the Polish Club does not provide any current on-site parking allotment for patrons or employees.

Finally, in conformance with the determining factors itemized in Section 6.35.1 of the Ordinance, less off-street parking is reasonable in light of the availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station and the availability of public parking facilities in the vicinity of the premises. Specifically, the property is located within a short walk directly down Cambridge Street at approximately 0.6 miles from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. The property is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and Polish Club patrons. Lastly, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.

**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 addition of eight (8) new residential units will cause a de minimus increase in traffic thereby not causing congestion hazard or a substantial change in the established neighborhood character. Additionally, the project proposes for parking access and egress from a single curb cut located along Marion Street, thereby mitigating impacts along the busier main thoroughfare of Cambridge Street from vehicular entry and exit for the proposed project.

**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 proposed project will not adversely affect the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance because both of the proposed uses for the project are Allowed Uses under the Ordinance and the Polish Club is a long-time existing cultural use at the premises. Further, while the proposed project does not provide the required parking allotment, it does provide a one-to-one parking ratio for the residential units and one dedicated parking space for the Polish Club, whereas the existing condition for the Polish Club does not provide any on-site parking allotment for patrons or employees. Additionally, and as stated above, the property is located within short walking distance from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. It is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and Polish Club patrons. Lastly, again, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.

**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 by the proposed uses to the detriment of the health, safety and/or welfare of the occupant of the proposed use because both of the proposed uses for the project are Allowed Uses under the Ordinance and the Polish Club is a long-time existing cultural use at the premises. The Appellant has given special attention to the siting, scale, design, and scope of the new structure, open space and vehicular and pedestrian access and neighborhood safety. Additionally, the Ordinance identifies the applicable Residence C-1 Zone as designated for "multifamily dwellings" and the Business A Zone as designated for "local and drive in retail business, offices and multifamily dwellings," which the proposed development contemplates as described within this application.

**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:**

Again, the project's proposed uses are Allowed under the Ordinance and the project's required dimensional relief is alleviated by certain other mitigating factors, as described herein and presented to the Board at the public hearing. Furthermore, the proposed project has been thoroughly processed with the community, with certain project modifications designed to lessen the related impacts on the immediate neighborhood, and the Appellant's proposed development will result in the much-needed revitalization of an under-utilized, irregularly shaped and unique property site with a new, Allowed Multifamily Residential Use, while also preserving the long-existing Polish Club Use, in a manner which is consistent with, and complementary to, the immediate and surrounding neighborhood. Therefore, the proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of the Ordinance.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Khalsa Design, Inc **PRESENT USE/OCCUPANCY:** Fraternal Organization  
**LOCATION:** 747 Cambridge St Cambridge, MA 02135 **ZONE:** Business A Zone & Residence  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Mixed Use (Commercial/Residential)

|                                                                |                   | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS</u> <sup>1</sup> |            |
|----------------------------------------------------------------|-------------------|--------------------------------|---------------------------------|------------------------------------------------|------------|
| <u>TOTAL GROSS FLOOR AREA:</u>                                 |                   | <u>4,080</u>                   | <u>10,735</u>                   | <u>8,525</u>                                   | (max.)     |
| <u>LOT AREA:</u>                                               |                   | <u>6,200</u>                   | <u>6,200</u>                    | <u>5,000</u>                                   | (min.)     |
| <u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:</u> <sup>2</sup> |                   | <u>0.66</u>                    | <u>1.73</u>                     | <u>.375 (Combined)</u>                         | (max.)     |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u>                        |                   | <u>N/A</u>                     | <u>8 DU</u>                     | <u>9.1 DU</u>                                  | (min.)     |
| <u>SIZE OF LOT:</u>                                            | <u>WIDTH</u>      | <u>50'</u>                     | <u>50'</u>                      | <u>50'</u>                                     | (min.)     |
|                                                                | <u>DEPTH</u>      | <u>124'</u>                    | <u>124'</u>                     | <u>N/A</u>                                     |            |
| <u>SETBACKS IN FEET:</u>                                       | <u>FRONT</u>      | <u>on) / -1.3' (C</u>          | <u>3A: 0' C1: 4.5'</u>          | <u>0' C1:10' C2B:</u>                          | (min.)     |
|                                                                | <u>REAR</u>       | <u>N/A-Corner Lot</u>          | <u>N/A-Corner Lot</u>           | <u>N/A-Corner Lot</u>                          | (min.)     |
|                                                                | <u>LEFT SIDE</u>  | <u>2.7'</u>                    | <u>0'</u>                       | <u>0' C1:10' C2B:</u>                          | (min.)     |
|                                                                | <u>RIGHT SIDE</u> | <u>39.6'</u>                   | <u>15'</u>                      | <u>10.7'</u>                                   | (min.)     |
| <u>SIZE OF BLDG.:</u>                                          | <u>HEIGHT</u>     | <u>12'</u>                     | <u>35'</u>                      | <u>45'</u>                                     | (max.)     |
|                                                                | <u>LENGTH</u>     | <u>85.5</u>                    | <u>109'</u>                     | <u>n/a</u>                                     |            |
|                                                                | <u>WIDTH</u>      | <u>50</u>                      | <u>45'-49.5'</u>                | <u>n/a</u>                                     |            |
| <u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:</u>             |                   | <u>32%</u>                     | <u>17%</u>                      | <u>14% (combined)</u>                          | (min.)     |
| <u>NO. OF DWELLING UNITS:</u>                                  |                   | <u>0</u>                       | <u>8</u>                        | <u>9.1</u>                                     | (max.)     |
| <u>NO. OF PARKING SPACES:</u>                                  |                   | <u>0</u>                       | <u>9</u>                        | <u>VARIES 1-5</u>                              | (min./max) |
| <u>NO. OF LOADING AREAS:</u>                                   |                   | <u>0</u>                       | <u>0</u>                        | <u>0</u>                                       | (min.)     |
| <u>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</u>              |                   | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A</u>                                     | (min.)     |

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

WOOD FRAME CONSTRUCTION. THE GROUND FLOOR OF THE FRONT MASSING (ALONG CAMBRIDGE ST) WILL BE  
COMMERICAL USE

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



McDERMOTT  
QUILTY &  
MILLER LLP

28 STATE STREET, SUITE 802  
BOSTON, MA 02109

Via US Mail & Electronic Mail (mpacheco@cambridgema.gov)

January 29, 2020

Ranjit Singanayagam, Commissioner  
c/o Maria Pacheco  
City of Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge MA 02139

Re: 747 Cambridge Street – Case No. BZA-017232-2019  
Continuance Request Letter

Dear Ms. Pacheco:

This office continues to represent Ed Doherty and 747 Cambridge St, LLC (the "Petitioner"), a Massachusetts limited liability company having an address of c/o Kems Holding Corporation, 200 Broadway, Suite 103, Lynnfield, MA 01940, and the Petitioner with regard to the above-referenced Board of Zoning Appeal ("BZA") Case No. BZA-017232-2019 (the "Project") currently pending at 747 Cambridge Street, Cambridge (the "Property").

As recently discussed, the Petitioner has been asked by City Councilor Toomey to request a continuance in order to have an additional meeting with certain direct abutters regarding the project and the Petitioner has agreed to honor this request, but requires more time to schedule this meeting in advance of its upcoming BZA Hearing currently scheduled for 9:15 PM on Thursday, January 30<sup>th</sup> (tomorrow). *As a result, the Petitioner hereby respectfully requests a continuance from this hearing date from the BZA with a request for a new continued hearing date of February 27, 2020, if available.*

We appreciate your time and attention to this matter and look forward to working with you on the City's review and prospective approval of the Project. Please do not hesitate to contact me with any questions or for further information.

Sincerely,

By:   
Nicholas J. Zozula, Esq.

cc: Petitioner



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: 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*

### Jurisdiction Advice

To the Owner of Property at 747 Cambridge Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and is therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**CHC Executive Director has determined this is not a significant building. No CHC hearing required.**
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date February 5, 2020

Received by Uploaded to Energov

Date February 5, 2020

Relationship to project BZA 017232-2019

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

\* \* \* \* \*

(9:33 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Jim Monteverde, Janet Green, Laura  
Wernick.

CONSTANTINE ALEXANDER: I'm going to resume our  
hearing. So if I could ask -- excuse me, do you mind  
stepping outside and having your conversation? The Chair is  
now going to call Case Number 017232 -- 747 Cambridge  
Street. Anyone here wishing to be heard on this matter? No  
one?

We have a letter in our files, if we can get to  
it, from Nicholas Zozalla (sic). Zozula? I can't read it,  
he brought over -- Z-o-z-u-l-a. They have council for the  
petitioner, and I'll just take the portions of his letter.

"The petitioner has been asked by City Councillor  
Toomey to request a continuance in order to have an  
additional meeting with certain direct abutters regarding  
the project. And the petitioner has agreed to honor this  
request, but requires more time to schedule this meeting in  
advance of its upcoming BZA hearing, currently scheduled for  
tonight.

1            "As a result, the petitioner hereby respectfully  
2 requests a continuance from this hearing date from the BZA  
3 with a request for a new continued hearing date of February  
4 27, 2020, if available."

5            I know one of the direct abutters has spoken with  
6 us, and said that she can -- you cannot be present in  
7 February? I think it's important this case has got a number  
8 of substantial community interests, and the case has been  
9 around for a while, that we not do it February 27. It's too  
10 soon. I think a date is -- April you indicated would be  
11 sufficient? What date do we have, Sisia?

12            SISIA DAGLIAN: Well, Maria has it written down  
13 here April 16.

14            CONSTANTINE ALEXANDER: April 16?

15            SISIA DAGLIAN: Yeah. That's the first April  
16 date.

17            CONSTANTINE ALEXANDER: Okay. This is not a case  
18 heard. So we have -- we can -- we don't have to be -- we're  
19 not tied down to a date.

20            CONSTANTINE ALEXANDER: So the Chair moves that  
21 this case be continued until 7:00 p.m. on April 16, subject  
22 to the following conditions: and this case has been

1 continued once before, at least once before:

2 That the petitioner sign a waiver of time for  
3 decision, and that's already been done in connection with  
4 the earlier continuances.

5 That to the extent that there are modifications or  
6 new plans relating to the project that's subject to the  
7 hearing, that these new or revised plans together with a  
8 dimensional form that supports those plans must be in our  
9 files no later than 5:00 p.m. on the Monday before April 16.

10 And lastly, that the petitioner must -- probably  
11 at this point either get a new sign, and post that sign like  
12 they did before, posting that sign reflecting the new  
13 hearing date, 7:00 p.m. on April 16. And that sign must be  
14 maintained for the 14 days, as required by our ordinance.  
15 All those in favor of continuing the case on this basis,  
16 please say, "Aye."

17 [ ALL FIVE VOTE YES ]

18 THE BOARD: Aye.

19 CONSTANTINE ALEXANDER: Five in favor, case  
20 continued.

21 [ All vote YES ]  
22

# CITY OF CAMBRIDGE

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

April 15, 2020

Kems Holding Corporation  
C/o Ed Doherty  
200 Broadway, Suite 103  
Lynnfield, MA 01940

RE: 747 Cambridge Street – BZA-017232-2019

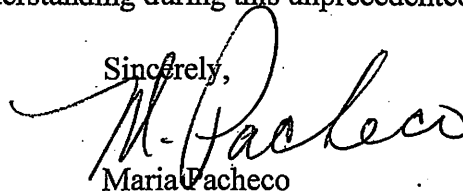
Dear Mr. Doherty,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Pacheco', is written over the word 'Sincerely,'.

Maria Pacheco  
Administrative Assistant

**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A VARIANCE  
AMENDED 01/23/2020**

*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 the provisions of the Ordinance would involve a substantial financial and architectural hardship to the Appellant. Underutilized for many years as a single-story citizens club in a squat, unappealing brick building, the property site is ideal for infill improvement and revitalization, and for certain enhancements of pedestrian connectivity to the nearby, vibrant business districts and public transportation nodes. In response to the existing conditions, the proposal has been carefully designed and planned as a transit and pedestrian focused development with upgraded connectivity and walkability.

The site itself is located within two zoning districts: the front 100 feet is located in the BA Zone (Business A) and the rear 24 feet is located in the C-1 Zone (Residence C-1); as such, the proposed use as a multifamily residential dwelling is Allowed in both zones. The Business A Zone also Allows many of the potential uses for the proposed new ground floor commercial space, which will remove and replace the long-existing Polish-American Citizens' Association of Cambridge, Inc. (the "Polish Club") space. Please note, the ground floor commercial space is not situated within the 1,200 square feet of the Project Site located in the rear C-1 Zone and therefore its use provisions are not applicable.

If the property site was located entirely within the BA Zone, then Section 5.28-1 Dwellings in Non-Residential Districts would be applicable. A dwelling in a Business A district is subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district. Therefore, the maximum Floor Area Ratio ("FAR") would be increased to 1.75 and the project's proposed revised and reduced FAR of 1.73 would be in conformance with the allowed maximum. In response to feedback from the Planning Board and nearby residents, the Appellant reduced the proposed FAR from 1.84, and an 11,451 square foot building, to 1.73, and a 10,735 square foot building. This, coupled with the proposed new ground floor commercial space, provides the proponent's rationale for requiring an FAR variance from the Ordinance combined maximum of 1.375. The proposed project allows for eight (8) new two-bedroom, two-bathroom homeownership units as development without displacement and provides brand new ground floor commercial space to help serve the immediate neighborhood along the Cambridge Street corridor.

Additionally, as the property site fronts on two streets (Cambridge and Marion), it requires certain zoning relief for Side Yard Setback, which is also due to the property site's narrow width of 50 feet in comparison to its length of approximately 125 feet.



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 substantial hardship is due to the unique location of the property site, which is located on the corner of Cambridge Street and Marion Street in the City's Wellington-Harrington neighborhood. Situated on an approximately 6,200 square foot lot, the existing building is a single story brick building which covers a majority of the Site and is located in two zoning districts: the front 100 feet is located in the BA Zone (Business A) and the rear 24 feet is located in the C-1 Zone (Residence C-1). Additionally, certain of the zoning relief required for the project is due to the property site's narrow width of 50 feet in comparison to its length of approximately 125 feet. These irregularities have caused issues with siting the building in an appropriate manner on the property site without violating the setback requirements. The property location on the corner (as further illustrated in the project drawings and at the Board hearing) presents a practical difficulty in locating the structure of the Allowed Multifamily Residential Use and proposed new ground floor commercial space, for the purpose of providing additional quality housing in the neighborhood, and the set-backs required are mitigated by the property site's location and shape, unlike many other nearby properties.

Additionally, the existing building currently encroaches onto the sidewalk at numerous points and the proposed project would greatly improve this existing condition by providing enhancements of pedestrian connectivity as it is carefully designed and planned as a transit and pedestrian focused development with upgraded connectivity and walkability.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good as the proposed project has been thoroughly processed with the community and the Appellant's proposed development will result in the much-needed revitalization of an under-utilized, irregularly shaped and unique property site with a new, Allowed Multifamily Residential Use, while also adding new and improved ground floor commercial space to better serve the community, in a manner which is consistent with, and complementary to, the immediate and surrounding neighborhood. Additionally, the Appellant has now made certain project modifications in order to lessen the impact of the proposed project on the immediate area thus causing less of a detriment to the public good. In this regard, the following project modifications are now incorporated into the proposal:

- Removed one (1) dwelling unit such that the project now consists of eight (8) dwelling units and the ground floor commercial space;
- Reduced the massing of the building by approximately 1,000 square feet;
- Reduced the FAR from approximately 1.84 to approximately 1.73;
- Adjusted setbacks and enclosed stairs and connector piece;
- Correspondingly increased the amount of open space with an increase from approximately 19.7% (1,227 square feet) to approximately 21% (1,350 square feet);
- Pulled the North (Rear) massing inward (towards Marion St) by approximately 1'6" to maintain five (5') feet between the proposed new building and the direct abutter's property. The left side setback is now five (5') feet at this portion of the building.
- Extended the drive aisle to 22' to accommodate for four (4) full size spaces at the north side, while still proposing five (5) compact spaces for a total of nine (9) parking spaces, with a 1 to 1 parking ratio for the residential units and one (1) additional available space for the new ground floor commercial space;
- Added a common lobby to the building and enclosed the stair and connector piece for a more cohesive and appealing design program, with the connector piece now clad with cementitious boards and reglets rather than cedar siding; and
- Simplified the massing along Marion Street and made additional building reconfigurations.

Additionally, the proposed project provides development without residential displacement by adding eight (8) new residential condominium homeownership units while maintaining and improving the ground floor commercial space. As part of the proposed project, the Appellant will also be removing an eyesore building in need of remediation and upgrade from an important and visible corner in the City.

In furtherance of this particular finding, the Appellant held its own informal abutter meeting on April 22, 2019, at the property site and also presented the proposed project to the East Cambridge Business Association on May 14, 2019, at the Loyal Nine restaurant at 660 Cambridge Street. The Appellant held a follow up abutter meeting on December 4th, 2019, at the Kennedy-Longfellow School Auditorium, 158 Spring Street Cambridge MA 02141, in close proximity to the project site, in order to present the above-detailed project modifications and revisions to the abutters and neighbors of the site. As such, the Appellant submits that the

requested relief is consistent with the character and concerns providing for the public good, as the Appellant has given special attention to the siting, scale, design, and scope of the new structure, open space and vehicular and pedestrian access and neighborhood safety. Additionally, the Ordinance identifies the applicable Residence C-1 Zone as designated for “multifamily dwellings” and the Business A Zone as designated for “local and drive in retail business, offices and multifamily dwellings,” which the proposed development contemplates as described within this application.

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

Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance in regards to the Appellant’s project because its proposed uses are Allowed under the Ordinance and the project’s required dimensional relief is mitigated by its location in two (2) different zoning districts despite being only a 6,200 total square foot property. Additionally, as detailed above, if the site was located entirely within the BA Zone, then the maximum FAR would be 1.75 and the project’s proposed FAR of 1.73 would be in conformance with the allowed maximum FAR. Additionally, the FAR relief requested is mostly required in order to provide the proposed new commercial space on the ground floor to help support the local community. The project’s required relief for Front Yard Setback and Side Yard Setback are also de minimus in nature as the existing building currently encroaches onto the sidewalk at numerous points and the proposed project would improve this existing condition. The proposed right Side Yard Setback is 15’8”, in excess of the required 10’8.5” right Side Yard Setback calculation, while the Front Yard Setbacks at both Cambridge Street and Marion Street (as it is a corner lot) are mitigated by the fact that these setbacks are consistent with the existing street line conformity on a busy commercial street with no material impact on any direct abutters.

Finally, while the proposed project does require zoning relief for both the parking space size allocation and the parking amount, it does provide a one-to-one parking ratio for the residential units and a dedicated parking space for the new ground floor commercial space, whereas the existing condition for the Polish Club does not provide any current on-site parking allotment for patrons. As further mitigation of the on-site parking programming deficiency caused primarily by the lack of parking for the new ground floor commercial space, the property is located a short walk directly down Cambridge Street at approximately 0.6 miles from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. It is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and future patrons/ employees of the ground floor commercial space. Lastly, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.



---

## CITY OF CAMBRIDGE

Community Development Department

---

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

November 19, 2019

To: The Board of Zoning Appeal

From: CDD staff to the Planning Board

RE: BZA 017160-2019 – 747 Cambridge Street (REVISED)

The Planning Board reviewed and commented on the original plans dated 7/19/19. The applicant requested a continuance to address those concerns.

Community Development staff to the Planning Board met with the applicant and architect and find that the issues in the original comments dated 9/6/19 have been resolved for the most part. The revised plans were forwarded to the Planning Board who declined to review the new materials at a public meeting, agreeing with the CDD staff.

The staff does suggest that further analysis be done for duplex unit labeled #2, as there is no bathroom access for the second-floor bedroom. There is also concern that the exterior access to some of the upper floor unitss is via open decks which is exposed to weather, for example snow and rain.



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

2019 DEC 19 PM 12:40

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
Plan No. BZA-017232-2019  
CAMBRIDGE, MA 02139

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : 747 Cambridge St, LLC - C/O Ed Doherty, Kems Holding Corporation

PETITIONER'S ADDRESS : 200 Broadway, Suite 103 Lynnfield, MA 01940

LOCATION OF PROPERTY : 747 Cambridge St Cambridge, MA 02135

TYPE OF OCCUPANCY : Mixed ZONING DISTRICT : Business A Zone &  
Residence C-1 Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct a new, mixed-use building, including improved ground floor commercial space of approximately 1,500 square feet and eight (8) residential units on the upper floors, along with nine (9) on-site parking spaces, in an appropriately-designed building with related improvements in site design, open space, and pedestrian access. The proposed project also includes nine (9) long term and two (2) short term bicycle parking spaces.

SECTIONS OF ZONING ORDINANCE CITED :

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
| Article <u>5.000</u> | Section <u>5.27.2 (Floor Area Ratio).</u>                           |
| Article <u>5.000</u> | Section <u>5.24 (Front &amp; Side Yard Setback).</u>                |
| Article <u>6.000</u> | Section <u>6.34 (Parking Space Size Allocation).</u>                |
| Article <u>6.000</u> | Section <u>6.35.1 (Reduction of Required Parking).</u>              |
| Article <u>5.000</u> | Section <u>5.31 &amp; 5.33 (Table of Dimensional Requirements).</u> |

Original Signature(s) :

(Petitioner(s) / Owner)

Edward Doherty

(Print Name)

Address :

200 Broadway, Suite 103  
Lynnfield, MA 01940

Tel. No. :

978-360-9558

E-Mail Address :

edoherty@kemscorp.com

Date :

12/18/19



| Architectural Drawing List |                         |                  |                       |
|----------------------------|-------------------------|------------------|-----------------------|
| Sheet Number               | Sheet Name              | Sheet Issue Date | Current Revision Date |
| A-000                      | Cover Sheet             | 12/17/2019       |                       |
| C-1                        | Existing Civil Plan     | 11/26/2018       |                       |
| C-2                        | Proposed Civil Plan     | 12/10/2019       |                       |
| A-020                      | Architectural Site Plan | 12/17/2019       |                       |
| A-021                      | Bike Parking Plan       | 12/17/2019       |                       |
| A-022                      | Area Plans              | 12/17/2019       |                       |
| A-023                      | Egress Diagrams         | 12/17/2019       |                       |
| A-100                      | 1st Floor Plan          | 12/17/2019       |                       |
| A-101                      | 2nd Floor Plan          | 12/17/2019       |                       |
| A-102                      | 3rd Floor Plan          | 12/17/2019       |                       |
| A-103                      | Proposed Roof Plan      | 12/17/2019       |                       |
| A-300                      | Front Elevations        | 12/17/2019       |                       |
| A-301                      | Side Elevations         | 12/17/2019       |                       |
| A-302                      | Courtyard Elevations    | 12/17/2019       |                       |
| AV-1                       | Neighborhood Photos     | 12/17/2019       |                       |
| AV-2                       | Perspectives            | 12/17/2019       |                       |
| AV-3                       | Rendering               | 12/17/2019       |                       |
| SS-1                       | Shadow Study            | 12/17/2019       |                       |
| SS-2                       | Existing Shadow Study   | 12/17/2019       |                       |



PROJECT NAME  
**Cambridge @  
Marion Residences**

PROJECT ADDRESS  
**747 CAMBRIDGE ST  
CAMBRIDGE MA**

CLIENT  
**747 CAMBRIDGE  
STREET, LLC**

ARCHITECT  
  
**KHALSA**  
  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

CONSULTANTS:

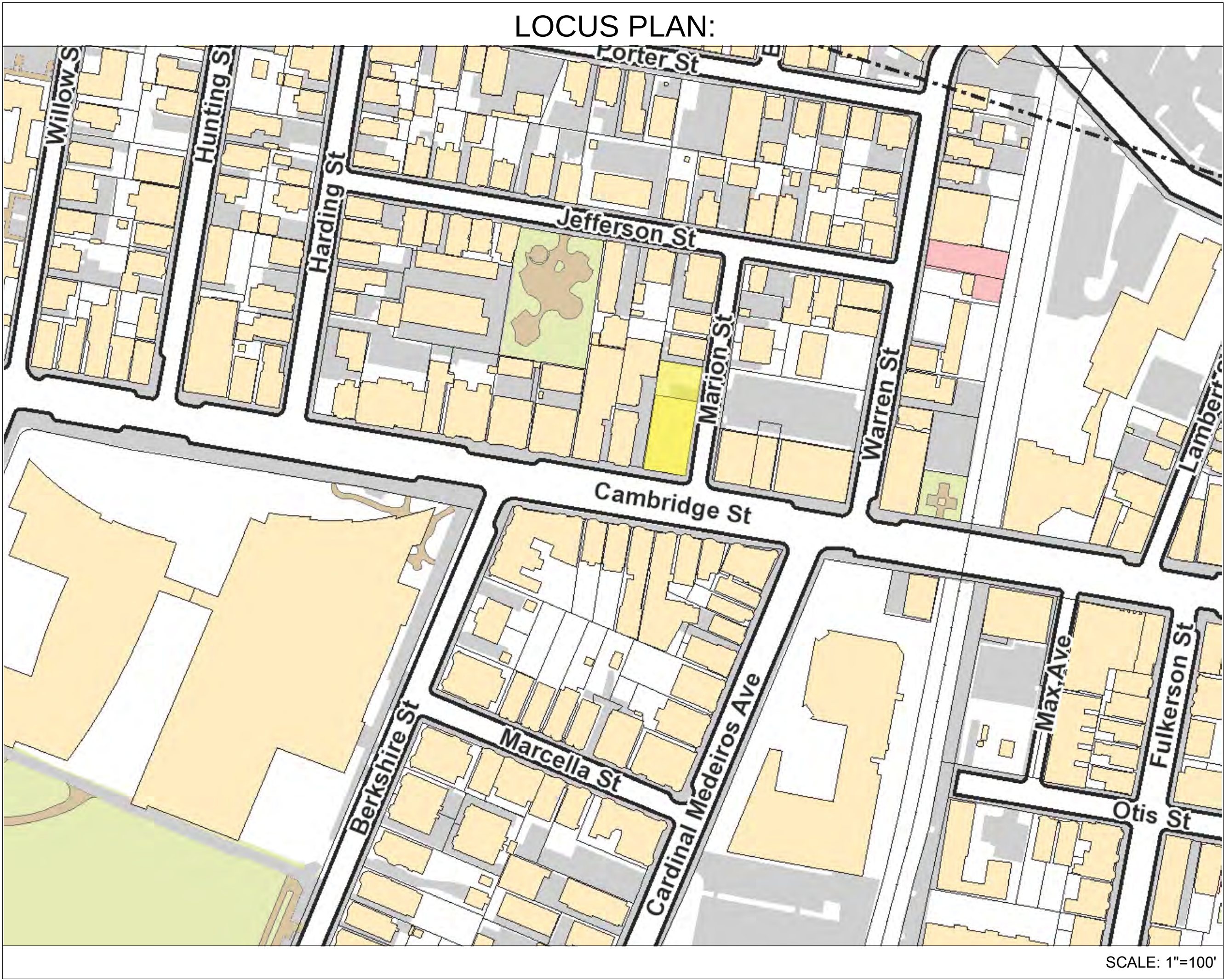
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SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW

REGISTRATION

|                |              |
|----------------|--------------|
| Project number | 18141        |
| Date           | 12/17/2019   |
| Drawn by       | ERS          |
| Checked by     | JSK          |
| Scale          | 1" = 100'-0" |

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
| 1         |             |      |
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Cover Sheet  
**A-000**  
Cambridge @ Marion Residences



**PROJECT:  
CAMBRIDGE @ MARION RESIDENCES**

747 CAMBRIDGE STREET,  
CAMBRIDGE MASSACHUSETTS

ARCHITECT  
**KHALSA DESIGN INC.**  
ADDRESS:  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
(617)-591-8682

CIVIL ENGINEER  
**PETER NOLAN & ASSOCIATES**  
ADDRESS:  
697 CAMBRIDGE STREET, SUITE 103  
BRIGHTON, MA 02134  
(857)-891-7478

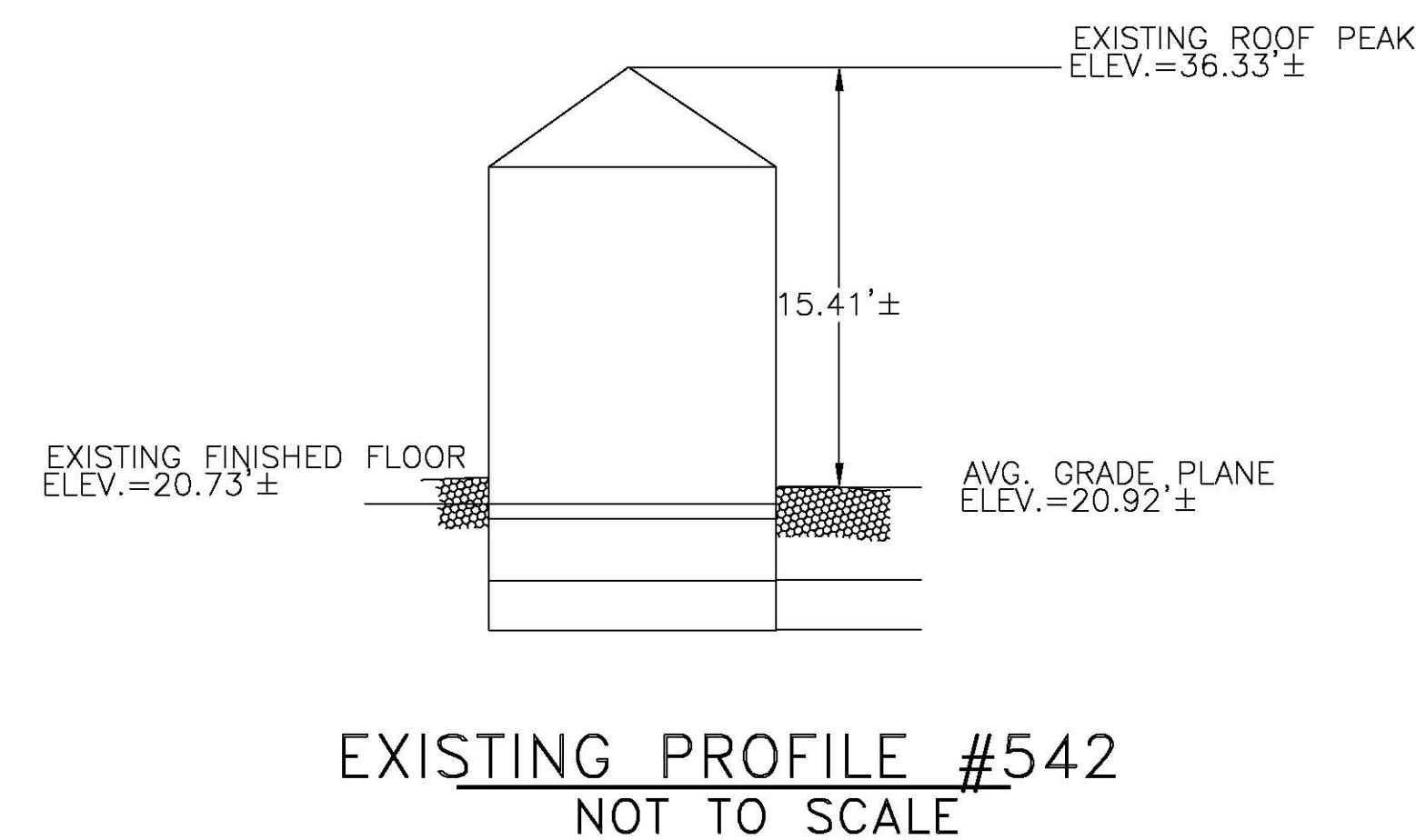
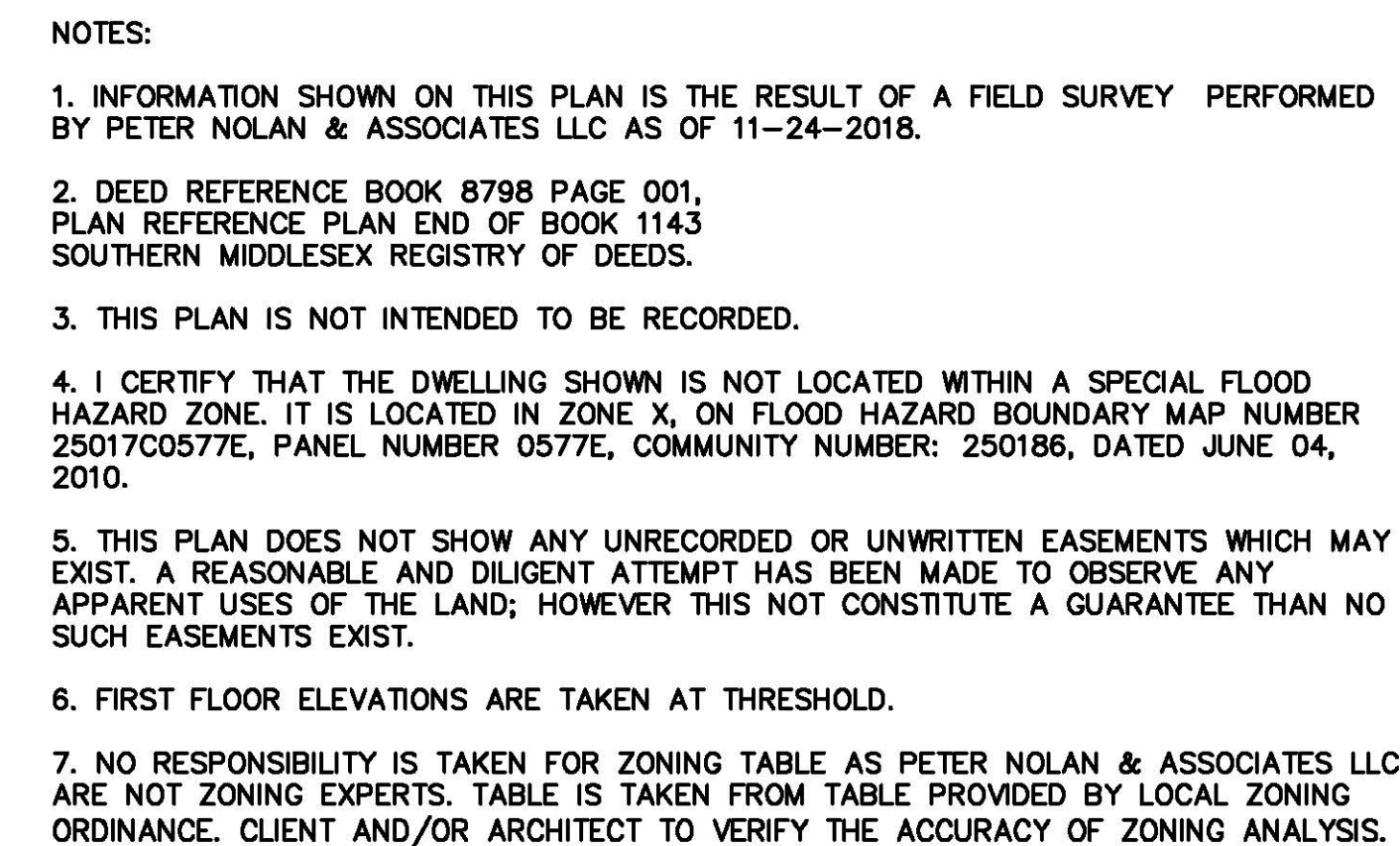
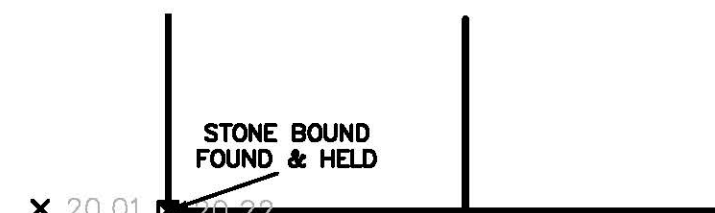
CLIENT  
**747 CAMBRIDGE STREET, LLC**  
C/O KEMS HOLDING CORPORATION  
200 BROADWAY, SUITE 103  
LYNNFIELD MA 01940

CIVIL ENGINEER  
**SPRUHAN ENGINEERING, P.C.**  
ADDRESS:  
80 JEWETT ST, SUITE 1  
NEWTON, MA 02458  
(617)-816-0722

**SUBMISSION TO CITY OF CAMBRIDGE  
12/17/2019**



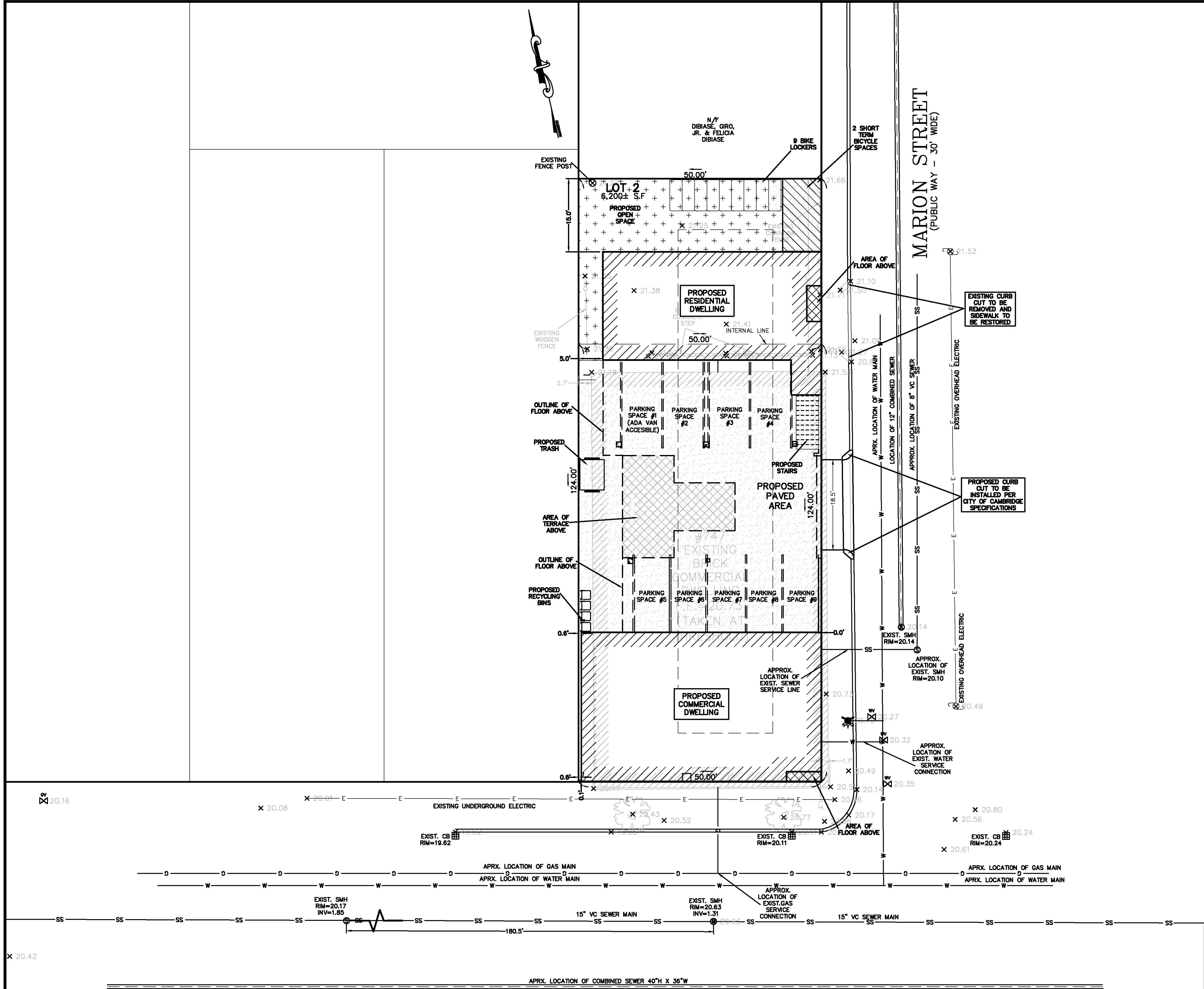
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|-----------------------------------------------------------------------------------|---------------------------|
|  | SEWER LINE                |
|  | SEWER MANHOLE             |
|  | WATER LINE                |
|  | GAS LINE                  |
|  | UTILITY POLE              |
|  | GAS VALVE                 |
|  | OVERHEAD ELECTRIC SERVICE |
|  | WATER VALVE               |
|  | CATCH BASIN               |
|  | FENCE                     |
|  | CONTOUR LINE (MJR)        |
|  | CONTOUR LINE (MNR)        |
|  | SPOT GRADE                |
|  | DRAIN MANHOLE             |
|  | HYDRANT                   |
|  | TREE                      |

[illegible]

|              |            |
|--------------|------------|
| SCALE:       | 1" = 10'   |
| DATE:        | 11-26-2018 |
| DRAWN BY:    | AU         |
| CHECKED BY:  | PJN        |
| APPROVED BY: | PJN        |

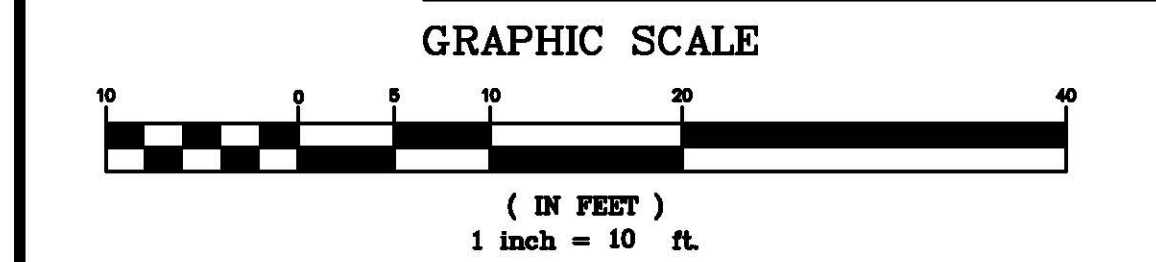
001





- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11-24-2018.
  2. DEED REFERENCE BOOK 8798 PAGE 001, PLAN REFERENCE PLAN END OF BOOK 1143 SOUTHERN MIDDLESEX REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

| LEGEND |                           |
|--------|---------------------------|
|        | PROPOSED DRAIN LINE       |
|        | SEWER MANHOLE             |
|        | EXISTING WATER LINE       |
|        | EXISTING GAS LINE         |
|        | UTILITY POLE              |
|        | GAS VALVE                 |
|        | OVERHEAD ELECTRIC SERVICE |
|        | WATER VALVE               |
|        | CATCH BASIN               |
|        | FENCE                     |
|        | CONTOUR LINE (MJR)        |
|        | CONTOUR LINE (MNR)        |
|        | SPOT GRADE                |
|        | DRAIN MANHOLE             |
|        | HYDRANT                   |
|        | TREE                      |



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THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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|          |                                                                                                                                                                                               |          |      |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| SCALE    | 1"=10'                                                                                                                                                                                        |          |      |
| DATE     | 12/10/2019                                                                                                                                                                                    | REV      | DATE |
| SHEET    | 1                                                                                                                                                                                             | REVISION | BY   |
| PLAN NO. | 1 OF 1                                                                                                                                                                                        |          |      |
| CLIENT:  | 747 CAMBRIDGE STREET<br>CAMBRIDGE<br>MASSACHUSETTS                                                                                                                                            |          |      |
| DRAWN BY | AU                                                                                                                                                                                            |          |      |
| CHKD BY  | PJN                                                                                                                                                                                           |          |      |
| APPD BY  | PJN                                                                                                                                                                                           |          |      |
|          | PETER NOLAN & ASSOCIATES LLC<br>LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS<br>80 JEWETT ST, SUITE 1, NEWTON, MA 02458<br>PHONE: 857 891 7478/617 782 1533<br>EMAIL: pnolan@pnasurveyors.com |          |      |

SHEET NO.

1



| ZONING CHART                                                                                                                                                                                                                                                                               |                                                  |                                   |                                                               |                                                                                  |                                  |                                                |                                                                                |                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| ZONE : BA                                                                                                                                                                                                                                                                                  | REQUIRED (BA)                                    | REQUIRED (C1)                     | REQUIRED (C2B)                                                | REQUIRED (COMBINED)                                                              | EXISTING                         | PROPOSED                                       | REMARKS                                                                        |                                                                                |
|                                                                                                                                                                                                                                                                                            | 1,500 S.F. IN BA ZONE                            | 1,200 S.F. IN C1 ZONE             | 3,500 S.F. IN C2B ZONE                                        |                                                                                  |                                  |                                                |                                                                                |                                                                                |
| LOT AREA, MIN S.F.                                                                                                                                                                                                                                                                         | N/A                                              | 5,000 S.F.                        | 5,000 S.F.                                                    |                                                                                  | 6,200 S.F.                       | 6,200 S.F.                                     | COMPLIES                                                                       |                                                                                |
| LOT AREA, MIN S.F. / DU                                                                                                                                                                                                                                                                    | 600 S.F. / DU<br>2.5 DU ALLOWED                  | 1,500 S.F. / DU<br>0.8 DU ALLOWED | 600 S.F. / DU<br>5.8 DU ALLOWD                                | 9.1 DU ALLOWED<br>(See 5.27.1 Below)                                             | 1 COMMERCIAL<br>SPACE            | 8 DU<br>+ 1 COMMERCIAL SPACE                   | COMPLIES                                                                       |                                                                                |
| MAX. FAR                                                                                                                                                                                                                                                                                   | 1 (1,500)                                        | 0.75 (900 S.F.)                   | 1.75 (6,125 S.F.)                                             | 8,525 S.F. (1.375)<br>(See 5.27.2 Below)                                         | .66 (4,080 S.F.)<br>PER DATABASE | 10,735 S.F. (1.73)<br>(9,235 S.F. RESIDENTIAL) | DOES NOT COMPLY                                                                |                                                                                |
| MIN. LOT WIDTH                                                                                                                                                                                                                                                                             | N/A                                              | 50'                               | 50'                                                           | 50'                                                                              | 50' - 0"                         | 50' - 0"                                       | COMPLIES                                                                       |                                                                                |
| SETBACKS                                                                                                                                                                                                                                                                                   | MIN. FRONT YARD<br>CAMBRIDGE ST.)                | 0'-0"                             | (H+L) / (4+2)<br>(35+50)/4=14.2'<br>10' MIN.                  | (H+L) / (4+2)<br>(35+50)/4=14.2'<br>10' MIN.                                     | 14.2'<br>10' MIN.                | 1.3' OVER<br>31.3' FROM CL OF<br>STREET        | 0'-0" (33' FROM CL OF ST)<br><br>4'-6" @ Residential<br>(37'-6" FROM CL OF ST) | COMMERCIAL COMPLIES W/ BA<br><br>RESIDENTIAL DOES NOT<br>COMPLY W/ C-1 OR C-2B |
|                                                                                                                                                                                                                                                                                            | MIN. FRONT YARD<br>MARION ST.)                   | 0'-0"                             | (H+L) / (4+2)<br>(35+92)/6=21.2'<br>10' MIN.                  | (H+L) / (4+2)<br>(35+92)/6=21.2'<br>10' MIN.                                     | 21.2'<br>10' MIN.                | 1.7' OVER<br>28.3' FROM CL OF<br>STREET        | 0'-0" (15' FROM CL OF ST)<br><br>0'-0" @ Residential                           | COMMERCIAL COMPLIES W/ BA<br><br>RESIDENTIAL DOES NOT<br>COMPLY W/ C-1 OR C-2B |
|                                                                                                                                                                                                                                                                                            | MIN SIDE YARD<br>(LEFT)                          | 0'-0"                             | (H+L) / (5+2) / 7'-6" MIN<br>REFER TO DIAGRAM BELOW<br>20'-6" | (H+L) / (5+2)<br>REFER TO DIAGRAM BELOW<br>20'-6"                                | 11'-0"                           | 2.7'                                           | 0'-0" @ Commercial<br><br>5'-0" @ Residential                                  | COMMERCIAL COMPLIES W/ BA<br><br>RESIDENTIAL DOES NOT COMPLY<br>W/ C-1 OR C-2B |
|                                                                                                                                                                                                                                                                                            | MIN SIDE YARD<br>(RIGHT)                         | 0'-0"                             | (H+L) / (5+2)<br>(35+39) / 7 = 10.5<br>7'-6" MIN              | (H+L) / (5+2)<br>(35+39) / 7 = 10.5<br>7'-6" MIN                                 | 10.5<br>10' MIN                  | 2.7'                                           | 15'                                                                            | COMMERCIAL COMPLIES W/ BA<br><br>RESIDENTIAL COMPLIES W/ C-2B                  |
| MAX HEIGHT                                                                                                                                                                                                                                                                                 | 45'-0"                                           | 35'-0"                            | 45'-0"                                                        | 45' W/IN BA / 35' W/IN C1                                                        | +/-12'-0"                        | 35'                                            | COMPLIES                                                                       |                                                                                |
| MIN RATIO OF PRIVATE<br>OP. SP. TO LOT AREA                                                                                                                                                                                                                                                | NONE                                             | 30% (360 S.F.)                    | 15% (525 S.F.)                                                | 885 S.F. (14% OF SITE)                                                           | +/- 32% 2,003 S.F.               | 17% (1,077 S.F.)                               | COMPLIES                                                                       |                                                                                |
| PARKING                                                                                                                                                                                                                                                                                    | CONTINGENT ON USE                                | 1 SPACE/DU                        | 1 SPACE/DU                                                    | 8 RESIDENTIAL SPACES<br>UNKNOWN COMMERCIAL<br>SPACES (5 FOR PHYSICIAN<br>OFFICE) | 0 SPACES                         | 9 SPACES (1/ DU + 1 FOR<br>COMMERCIAL SPACE)   | RESIDENTIAL COMPLIES<br><br>COMMERCIAL DOES NOT COMPLY                         |                                                                                |
| Varies: Office of a physician, dentist or other medical practitioner not located in a clinic listed under Subsection 4.33(d) Requires 5 Spaces while Technical office for research development laboratory or research facility subject to the restrictions in Sec 4.21(m) requires 1 space |                                                  |                                   |                                                               |                                                                                  |                                  |                                                |                                                                                |                                                                                |
| BICYCLE PARKING                                                                                                                                                                                                                                                                            | .8 SPACES / 1,000 S.F.(1<br>REQ'D) LONG TERM     | 1 SPACE/DU                        | 1 SPACE/DU                                                    | 9 LONG TERM SPACES                                                               |                                  | 9 SPACES                                       | COMPLIES                                                                       |                                                                                |
|                                                                                                                                                                                                                                                                                            | 0.6 SPACE / 1,000 S.F.<br>(0.9 REQ'D) SHORT TERM | .10 SPACE/DU                      | .10 SPACE/DU                                                  | 2 SHORT TERM SPACES                                                              |                                  | 2 SPACES<br>(1 RACK)                           | COMPLIES                                                                       |                                                                                |

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HOW MUCH BICYCLE PARKING IS REQUIRED BY ZONING?

The tables below summarize the zoning requirements for some typical land uses. For more detail, review Section 6.100 of the Zoning Ordinance. When calculating the required number of long-term or short-term bicycle parking spaces for a particular use, round up to the nearest whole number.

|                                                                              | Minimum Required Bicycle Parking<br>(see pg. 7 for more details) |                                                              |
|------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------|
| Residential Use Type                                                         | Long-Term                                                        | Short-Term                                                   |
| Single-family dwellings                                                      | No minimum                                                       | No minimum                                                   |
| Two-family dwellings                                                         |                                                                  |                                                              |
| Rectories, parsonages                                                        |                                                                  |                                                              |
| Townhouse dwellings                                                          | 1.00 space per unit for the first 20 units in a building         | 0.10 space per unit on a lot (for lots with 4 or more units) |
| Multifamily dwellings                                                        | 1.05 spaces per unit for additional units                        |                                                              |
| Elderly oriented congregate housing                                          | 0.50 space per unit                                              | 0.05 space per unit                                          |
| Lodging houses, convents, monasteries, dormitories, fraternities, sororities | 0.50 space per bed                                               | 0.05 space per bed                                           |
| Hotels, motels                                                               | 0.02 space per sleeping room                                     | 0.05 space per sleeping room                                 |
| Tourist houses                                                               |                                                                  |                                                              |

**Note:**  
Where four or fewer long-term bicycle parking spaces are required, they may be provided in a covered outdoor location rather than an enclosed structure.



3

ACCEPTABLE BICYCLE RACKS

There are a variety of designs for bicycle racks produced by many manufacturers. Bike racks can be purchased as single units, with a capacity of locking 2 bikes (one on each side), or as multiple units attached together, with a larger capacity. However, not all manufactured bicycle racks meet Cambridge's standards.

Features of an acceptable bicycle rack:

- Installed on a permanent foundation (eg, concrete pad) to ensure stability.
- Securely anchored into or on the foundation with tamper-proof nuts if surface mounted.
- Support for an upright bicycle by its frame horizontally in two (2) or more places.
- Keeps both bike wheels on the ground.
- Design that prevents the bicycle from tipping over.
- Ability to support a variety of bicycle sizes and frame shapes.
- Space to secure the frame and one or both wheels to the rack with a cable, chain, or u-lock.
- Diameter of locking pole is no more than 1.5 inches.
- Galvanized or stainless steel racks are recommended (and required for racks on public property) because they hold up best.



Acceptable racks, like the "Inverted U," "S-curve," and "Post and Ring" racks, have two-point support and fit a variety of bicycle types. Custom designs and "artistic" racks can also be used, provided they meet the performance criteria for bicycle racks.

8

SITING BICYCLE PARKING

Bicycle parking must be designed for convenient daily use, not simply for storage of bicycles. Location is an extremely important factor in the usefulness of a bicycle rack. The rack must be located in a safe and accessible place with adequate space to maneuver a bicycle in and out.

Safe locations are:

- In full view, maximizing visibility and minimizing vandalism, near pedestrian traffic, windows, and/or well-lit areas.
- Under cover, to protect bicycles from inclement weather.
- Far enough away from the street or parking spaces so that bicycles will not be damaged by cars, setback if possible.
- Not obstructing pedestrian traffic.

Accessible locations have these characteristics:

- They are between the road/path that cyclists use and the entrance of the building.
- The primary access route is at least 5 feet wide.
- The primary access route does not have a slope greater than 5% (8% if level landing is provided every 30 feet of linear distance).
- Access may be provided by an elevator with interior dimensions of 80" x 54".
- Close to the main entrance that cyclists use for the building. For short-term parking within 25' is ideal but no more than 50' is required.

*Weather-protected bicycle parking is desirable where bikes are parked for long periods.*



6

UNACCEPTABLE BICYCLE RACKS

Bicycle racks must NOT:

- Support the bicycle at only one point.
- Allow the bicycle to fall, which can damage the bike and block pedestrian right-of-way.
- Have sharp edges, that can be hazardous to the visually impaired.
- Support the bicycle by one wheel.
- Connect to each other with a bar on top (that can block handlebars and baskets).
- Suspend any part of the bike in the air or require that the bicycle be lifted to get it into position.



9

SHORT-TERM AND LONG-TERM PARKING

Some aspects of bicycle parking are different depending on whether it will serve people who are storing bicycles all day long or overnight, or people who are making short trips to and from the site.

Long-Term:

Long-term Bicycle Parking must be located in an enclosed, limited-access area designed to protect bicycles from precipitation and from theft. It may be provided in the following types of facilities:

- Enclosed spaces in a building, such as bicycle rooms or garages.
- Bicycle sheds, covered bicycle cages, or other fully covered and enclosed structures within 200 feet of the main building entrance.
- Bicycle lockers, or fixed-in-place containers wherein single bicycles may be securely stored and protected.
- Weather-protected bicycle parking spaces that are monitored at all times by an attendant or other security system.



photo by Mark Horowitz

Short-Term:

Short-term bicycle parking must be located in a publicly accessible space within 50 feet of pedestrian entrances. Short-term bicycle parking is intended primarily to serve visitors, such as retail patrons making trips of up to a few hours; however, it may serve other bicycle users as needed.

PARKING GARAGES

Bicycle parking in parking garages must be either on the same level as the entrance to the garage from the street or accessible via automobile ramps designed to serve bicyclists (with slope of less than 5% or less than 8% with a landing every 30 feet), or near an elevator that is sufficiently large to accommodate bicycles. Bicycle racks inside parking garages must still meet the security standards of short-term racks or lockers. Where long-term bicycle parking is next to automobile parking or loading, a physical barrier, such as bollards, must be provided.

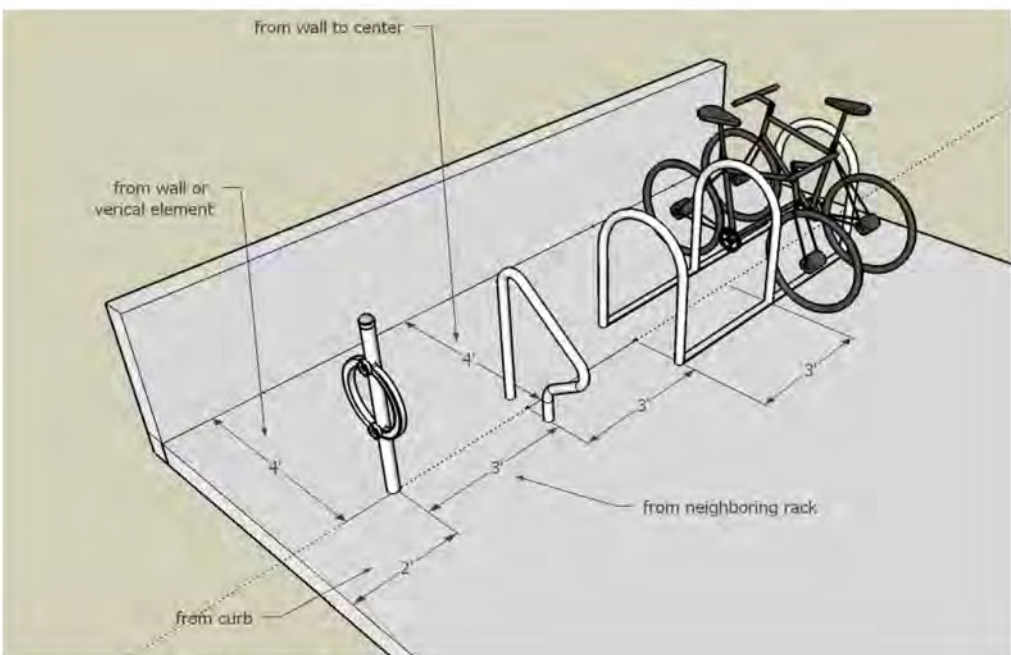


photo by Norman Cox

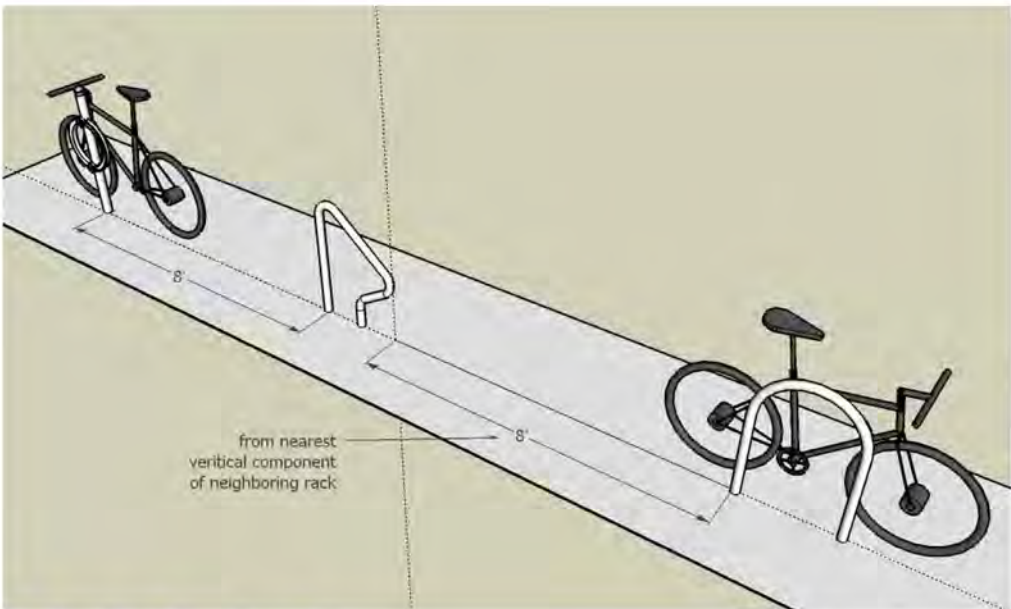
7

LAYOUT DIMENSIONS

Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Layout must follow these minimum dimensions:

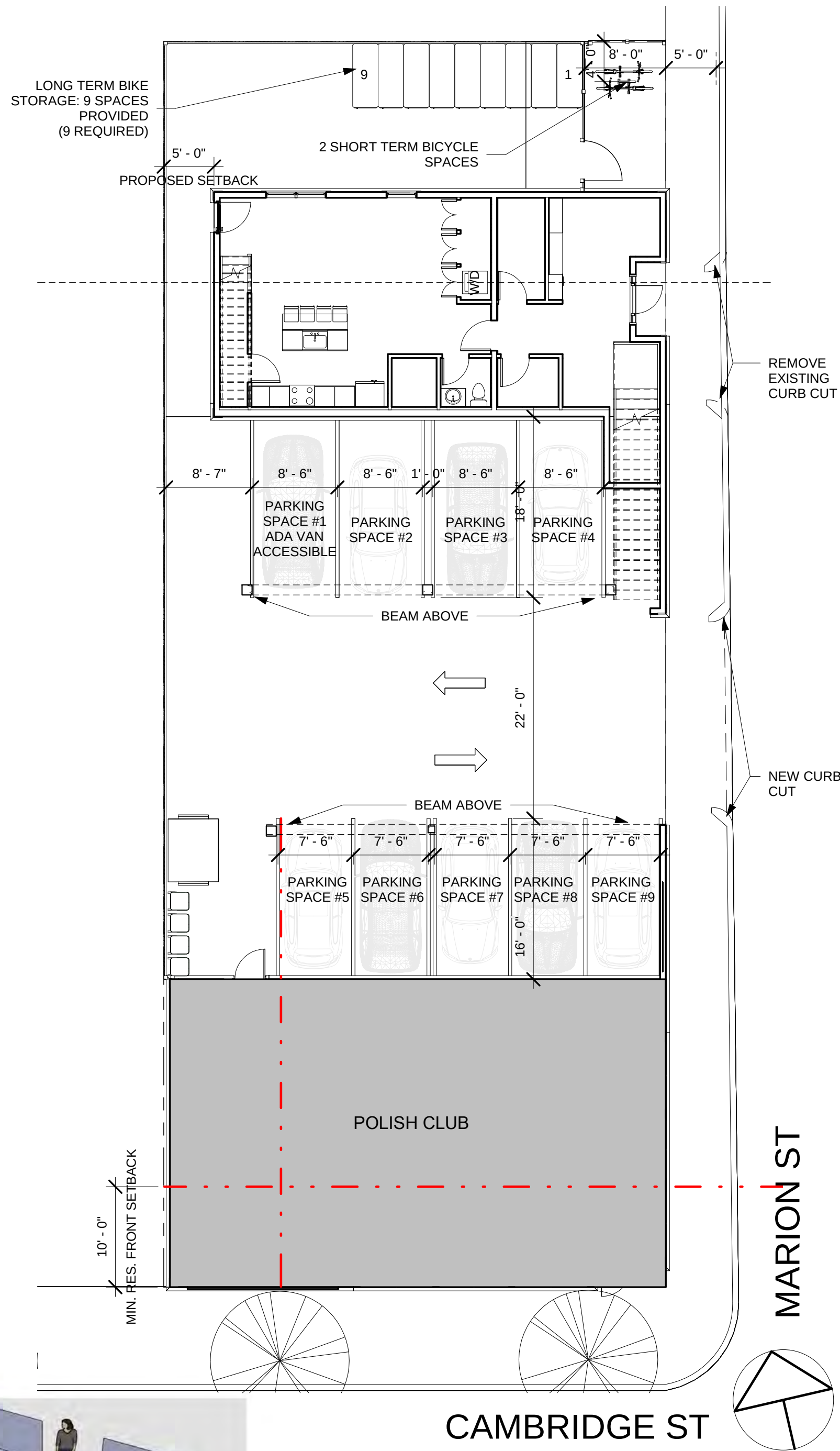


*Racks aligned side by side*

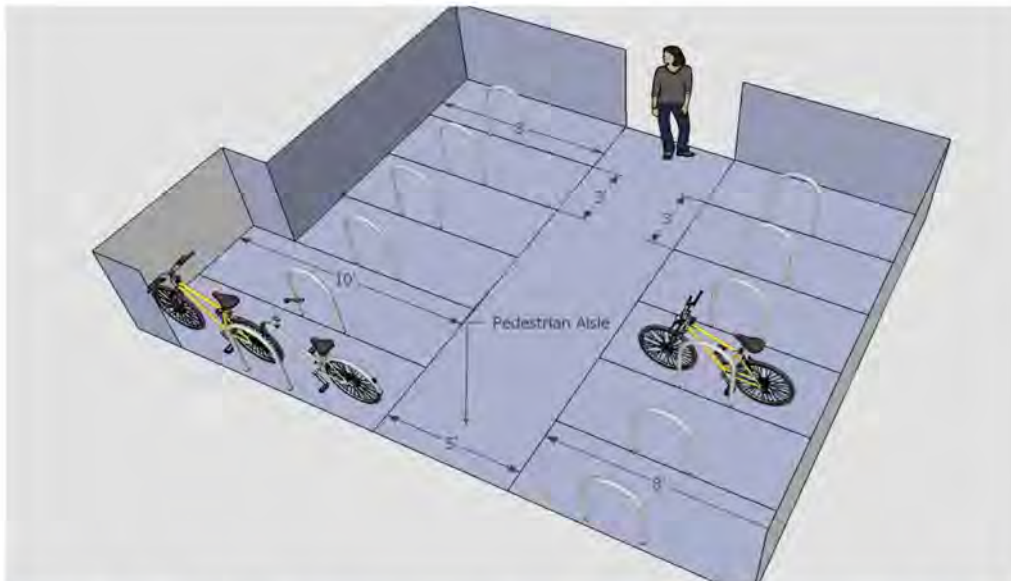


*Racks aligned end to end*

10



1 Bike Parking Plan  
1" = 10'-0"



*Enclosed rack area with 20 or more racks, with pedestrian aisle and at least 5% of spaces providing an additional 2 feet of space for tandems and trailers.*

Distance to other Racks:

- Rack units aligned parallel to each other (side by side) must be at least 3 feet apart. This includes racks that are sold as multiple rack units attached together.
- Rack units aligned end to end must be at least 8 feet apart.

Distance from Wall:

- Rack units placed perpendicular to a wall must be at least 4 feet from the wall to the center of the rack.
- Rack units parallel to a wall must be at least 3 feet from the rack to the wall.

Distance from a Curb:

- Rack units placed perpendicular to the curb must be at least 4 feet from the curb to the center of the rack.
- Rack units placed parallel to the curb must be at least 2 feet from the curb to the rack.

Distance from a Pedestrian Aisle:

- Rack units perpendicular to a pedestrian aisle must be at least 4 feet from the center of the rack to the edge of the aisle, and have at least a 5 feet wide aisle.
- Where 20 or more bicycle parking spaces are required, at least 5% of the spaces must be 10 feet long instead of 8 feet to allow space for tandems and trailers.

Other Distances:

- Racks should be at least 14 feet from curbside fire hydrants and 6 feet from wall fire hydrants.

11

PROJECT NAME

**Cambridge @  
Marion Residences**

PROJECT ADDRESS

**747 CAMBRIDGE ST  
CAMBRIDGE MA**

CLIENT

**747 CAMBRIDGE  
STREET, LLC**

ARCHITECT



**17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143**  
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|----------------|-------------|
| Project number | 18141       |
| Date           | 12/17/2019  |
| Drawn by       | Author      |
| Checked by     | Checker     |
| Scale          | 1" = 10'-0" |

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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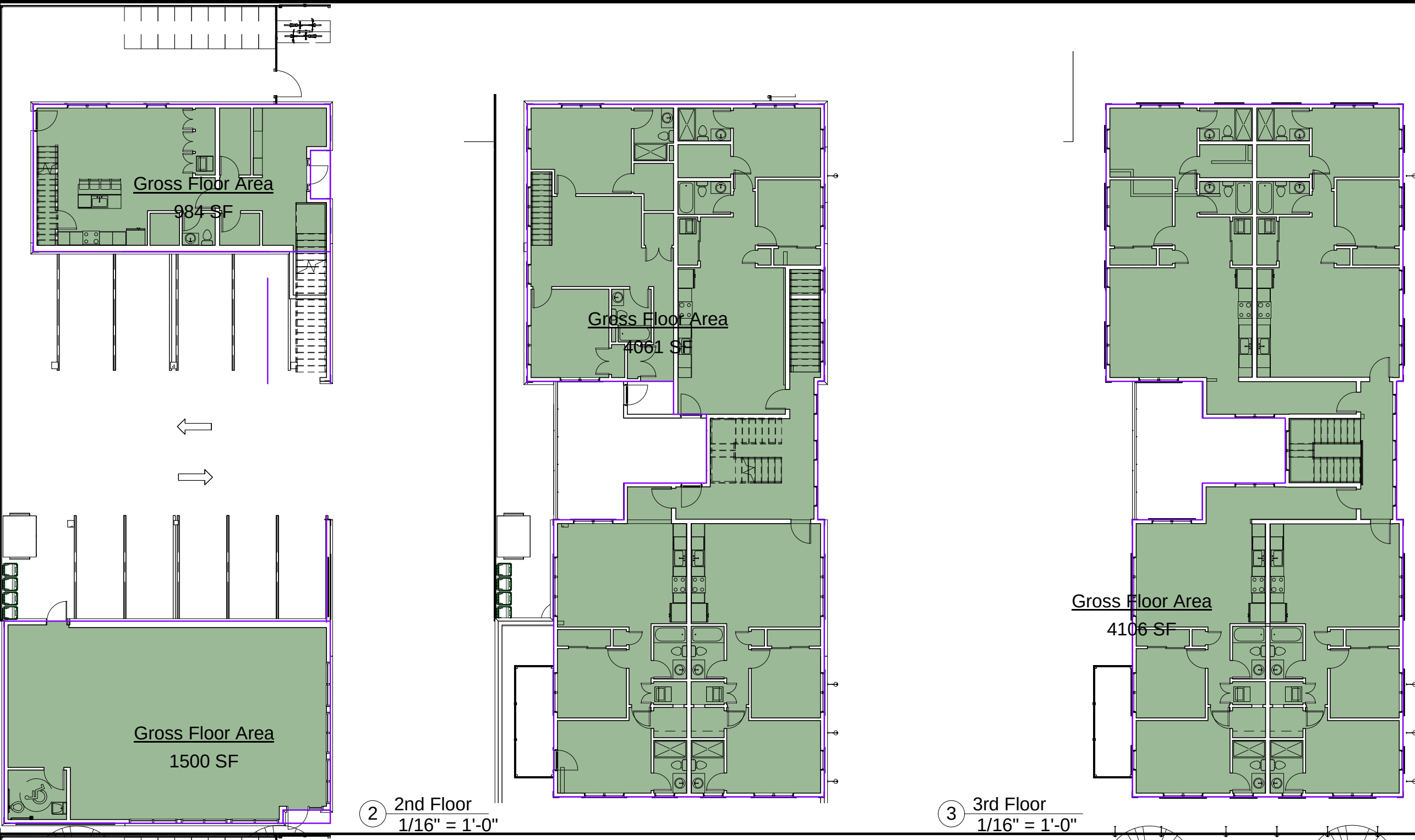
Bike Parking Plan

**A-021**

Cambridge @ Marion Residences



| Gross Floor Area |                  |           |
|------------------|------------------|-----------|
| Area             | Name             | Level     |
| 984 SF           | Gross Floor Area | 1st Floor |
| 1500 SF          | Gross Floor Area | 1st Floor |
| 2483 SF          |                  |           |
| 4061 SF          | Gross Floor Area | 2nd Floor |
| 4061 SF          |                  |           |
| 4106 SF          | Gross Floor Area | 3rd Floor |
| 4106 SF          |                  |           |
| 10650 SF         |                  |           |



**Floor Area Gross.** The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls (except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured) of a building or the centerline of party walls between buildings.

**Gross Floor Area shall include:**

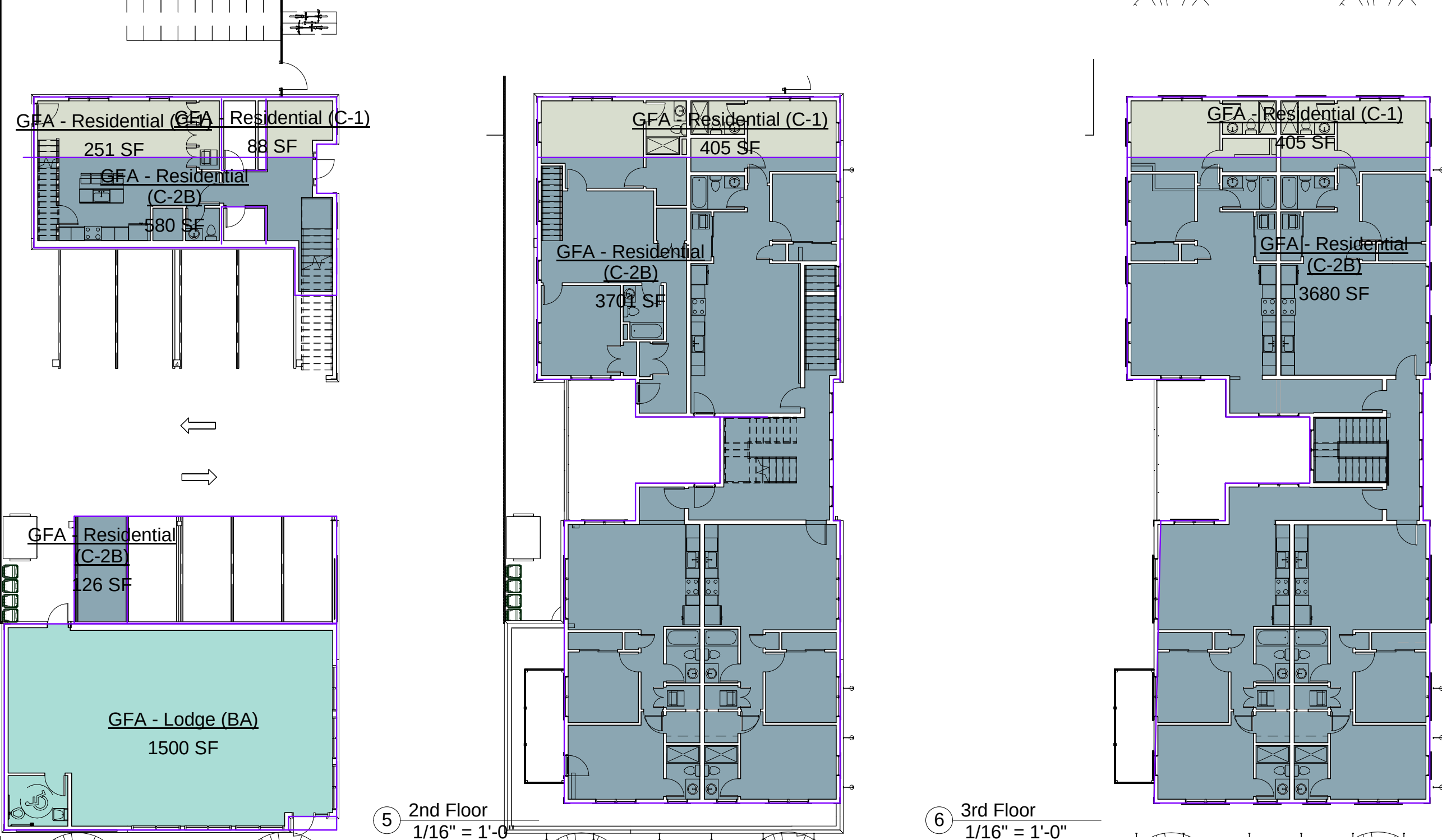
- (a) roofed porches and balconies whether enclosed or unclosed;
- (b) unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- (c) elevator shafts and stairwells on each floor, not excluded in (6) below;
- (d) attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- (e) interior balconies, mezzanines, and penthouses;
- (f) deleted
- (g) area of parking facilities in structures except as excluded in (2) below; and
- (h) any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

**Gross Floor Area shall not include:**

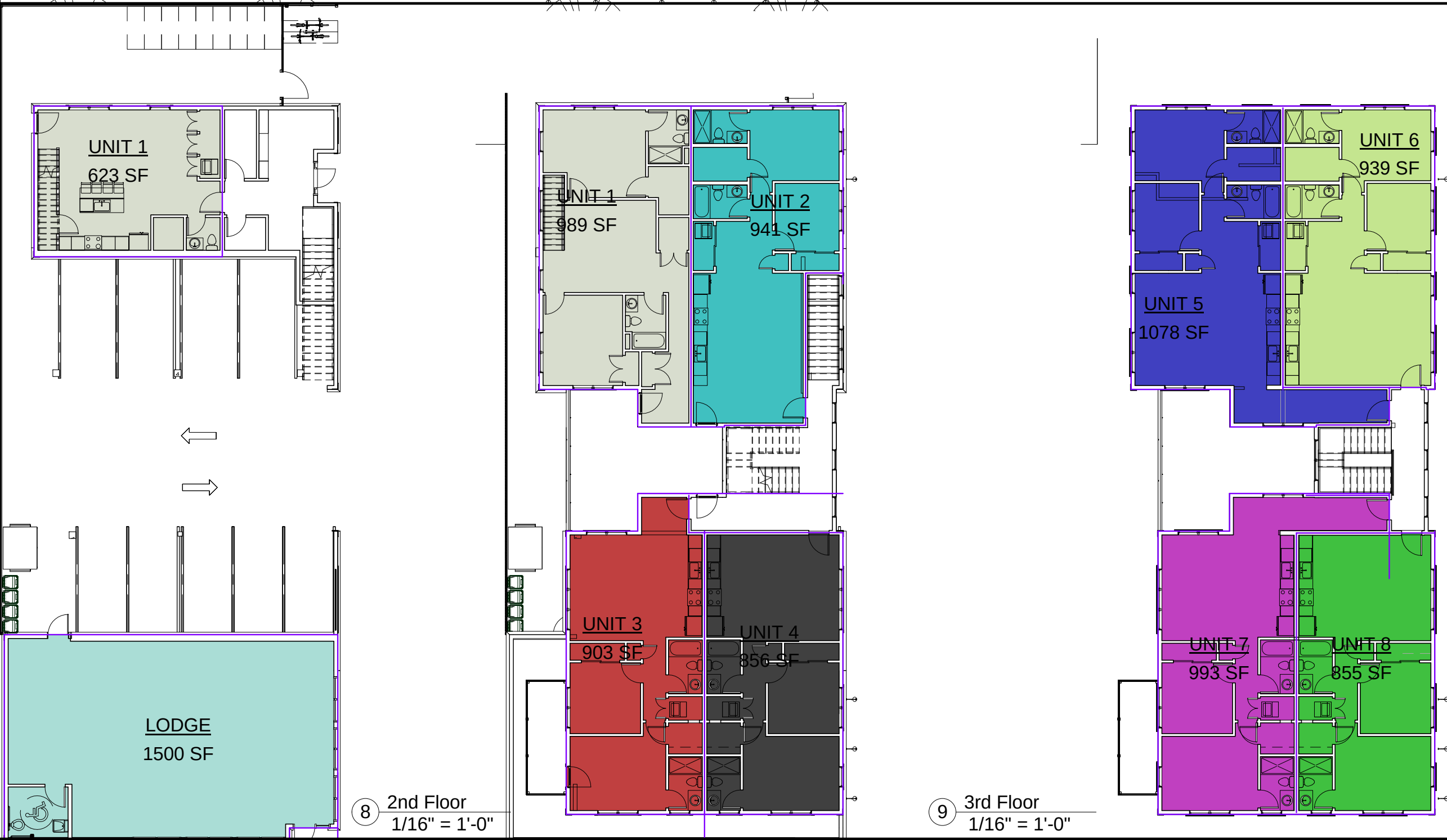
- (1) areas used for off street loading purposes;
- (2) area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- (3) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- (4) open and lattice-work fire escapes;
- (5) unroofed porches and balconies no higher than the third floor;
- (6) attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- (7) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- (8) attic space not otherwise included in (d) above;
- (9) basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
- (10) bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1 whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
- (11) Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- (12) interior air spaces within Double-Skin Facades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- (13) space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- (14) Public Bicycle-Sharing Stations

| Gross Floor Area per Zoning |           |                          |           |
|-----------------------------|-----------|--------------------------|-----------|
| Area                        | Level     | Name                     | ZONE      |
| BA Zone                     |           |                          |           |
| 1500 SF                     | 1st Floor | GFA - Lodge (BA)         | BA Zone   |
| 1500 SF                     |           |                          |           |
| 1500 SF                     |           |                          |           |
| C-1 Zone                    |           |                          |           |
| 88 SF                       | 1st Floor | GFA - Residential (C-1)  | C-1 Zone  |
| 251 SF                      | 1st Floor | GFA - Residential (C-1)  | C-1 Zone  |
| 405 SF                      | 2nd Floor | GFA - Residential (C-1)  | C-1 Zone  |
| 405 SF                      | 3rd Floor | GFA - Residential (C-1)  | C-1 Zone  |
| 1149 SF                     |           |                          |           |
| 1149 SF                     |           |                          |           |
| C-2B Zone                   |           |                          |           |
| 580 SF                      | 1st Floor | GFA - Residential (C-2B) | C-2B Zone |
| 126 SF                      | 1st Floor | GFA - Residential (C-2B) | C-2B Zone |
| 3701 SF                     | 2nd Floor | GFA - Residential (C-2B) | C-2B Zone |
| 3680 SF                     | 3rd Floor | GFA - Residential (C-2B) | C-2B Zone |
| 8086 SF                     |           |                          |           |
| 8086 SF                     |           |                          |           |
| 10735 SF                    |           |                          |           |

FAR:  
BA: 1,500 S.F. GFA / 1,500 S.F. SITE = 1.0 FAR  
C-1: 1,149 S.F. GFA / 1,200 S.F. SITE = 0.96 FAR  
C-2B: 8,041 S.F. GFA/ 3,500 S.F. SITE = 2.3 FAR  
SITE: 10,690 S.F. GFA / 6,200 S.F. SITE = 1.72 FAR



| Unit Areas |        |           |             |
|------------|--------|-----------|-------------|
| Area       | Name   | Level     | USE         |
| 1500 SF    | LODGE  | 1st Floor | Commercial  |
| 1500 SF    |        |           |             |
| 1500 SF    |        |           |             |
| 623 SF     | UNIT 1 | 1st Floor | Residential |
| 989 SF     | UNIT 1 | 2nd Floor | Residential |
| 1613 SF    |        |           |             |
| 941 SF     | UNIT 2 | 2nd Floor | Residential |
| 941 SF     |        |           |             |
| 903 SF     | UNIT 3 | 2nd Floor | Residential |
| 903 SF     |        |           |             |
| 856 SF     | UNIT 4 | 2nd Floor | Residential |
| 856 SF     |        |           |             |
| 1078 SF    | UNIT 5 | 3rd Floor | Residential |
| 1078 SF    |        |           |             |
| 939 SF     | UNIT 6 | 3rd Floor | Residential |
| 939 SF     |        |           |             |
| 993 SF     | UNIT 7 | 3rd Floor | Residential |
| 993 SF     |        |           |             |
| 855 SF     | UNIT 8 | 3rd Floor | Residential |
| 855 SF     |        |           |             |
| 8178 SF    |        |           |             |
| 9677 SF    |        |           |             |



PROJECT NAME

Cambridge @ Marion Residences

PROJECT ADDRESS

747 CAMBRIDGE ST  
CAMBRIDGE MA

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|----------------|---------------|
| Project number | 18141         |
| Date           | 12/17/2019    |
| Drawn by       | ERS           |
| Checked by     | JSK           |
| Scale          | 1/16" = 1'-0" |

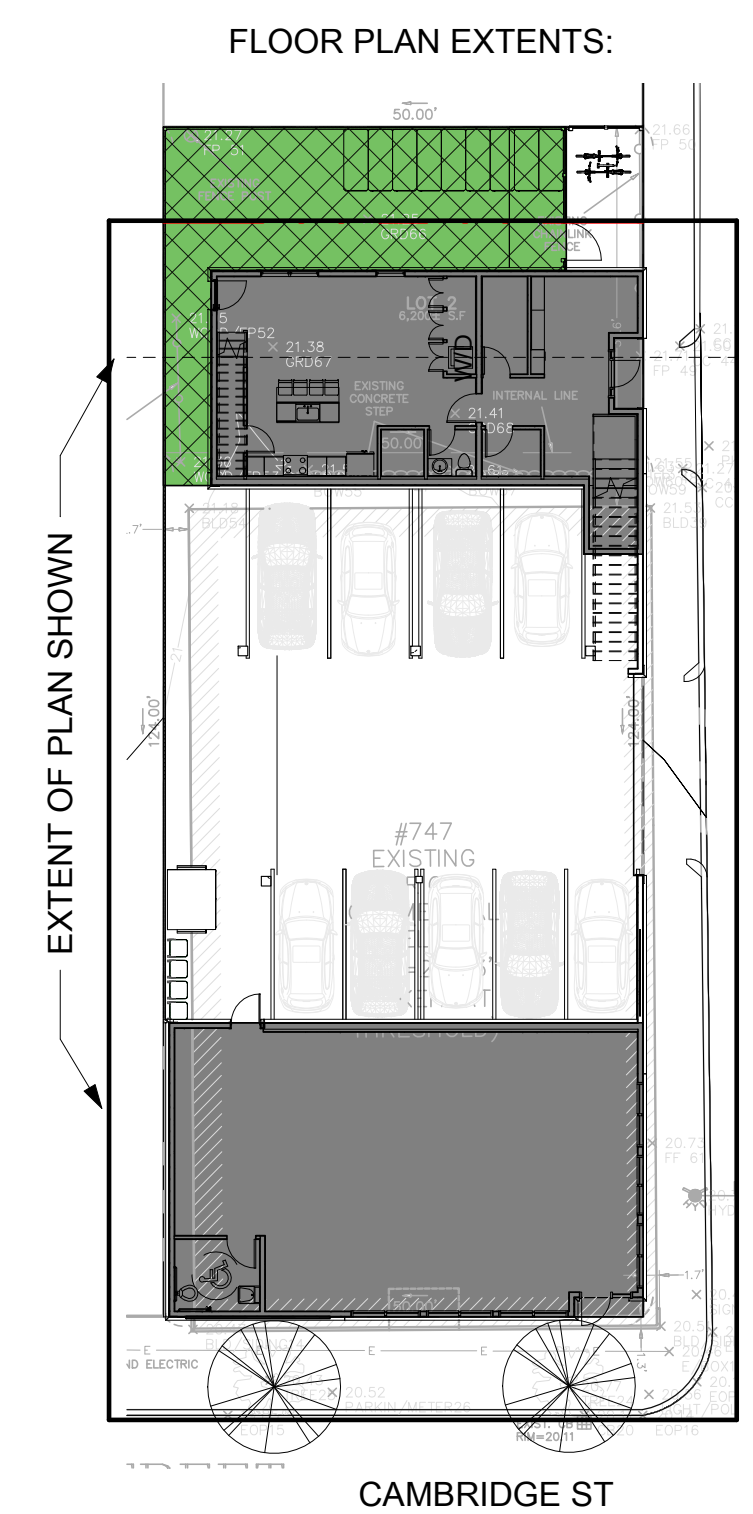
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Area Plans

A-022

Cambridge @ Marion Residences





Cambridge @ Marion Residences



## Cambridge @ Marion Residences

747 CAMBRIDGE ST  
CAMBRIDGE MA

**747 CAMBRIDGE  
STREET, LLC**



**CONSULTANTS:**

## REGISTRATION

[illegible]

**A-101**

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## Cambridge @ Marion Residences

747 CAMBRIDGE ST  
CAMBRIDGE MA

**747 CAMBRIDGE  
STREET, LLC**



**CONSULTANTS:**

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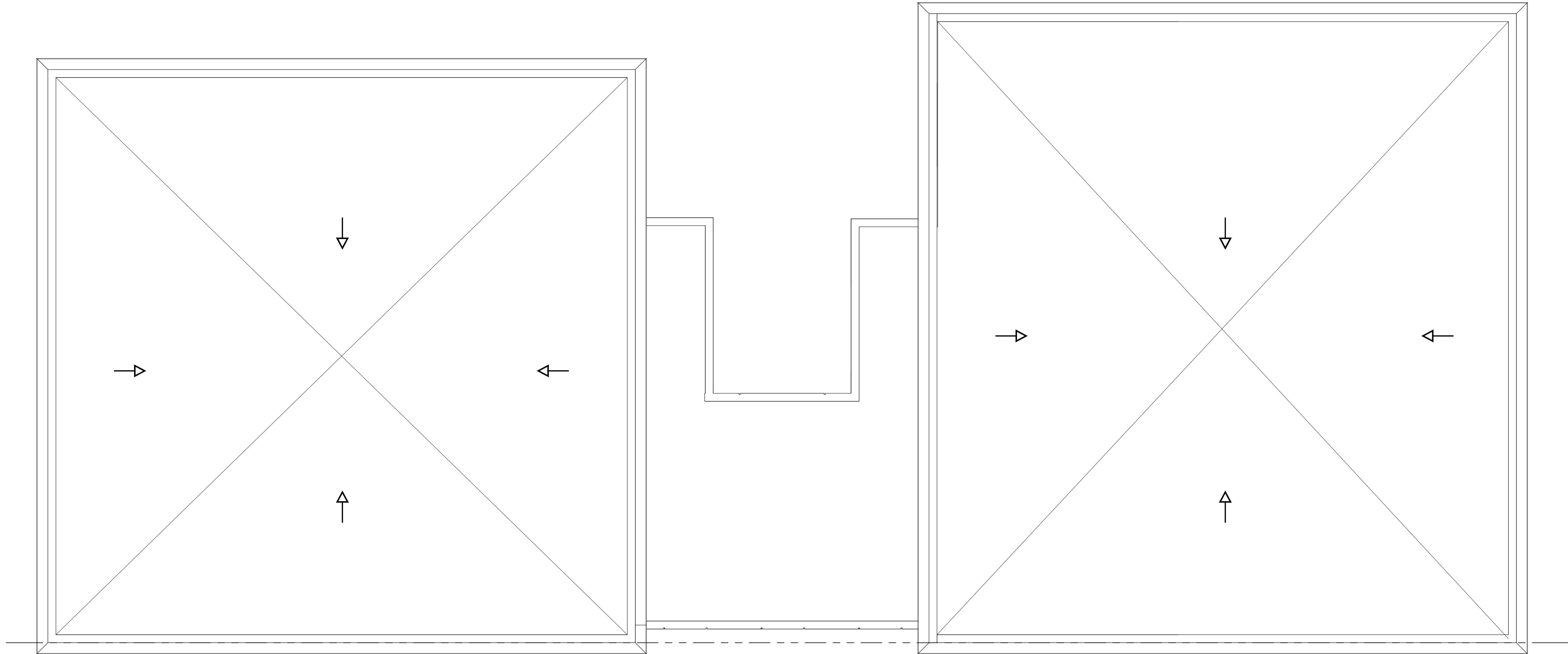
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**A-102**

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① Roof  
1/4" = 1'-0"



PROJECT NAME

**Cambridge @  
Marion Residences**

PROJECT ADDRESS

747 CAMBRIDGE ST  
CAMBRIDGE MA

CLIENT

**747 CAMBRIDGE  
STREET, LLC**

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

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Scale 1/4" = 1'-0"

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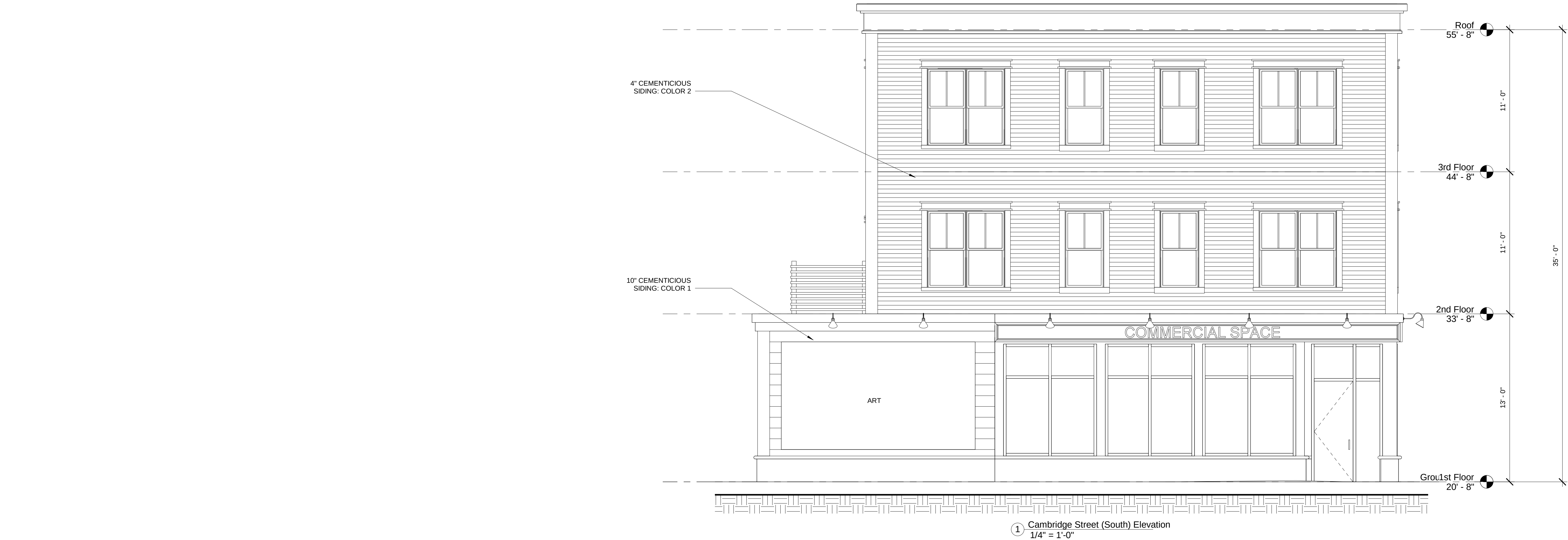
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**Proposed Roof  
Plan**

**A-103**

Cambridge @ Marion Residences





① Cambridge Street (South) Elevation  
1/4" = 1'-0"



② Marion Street (East) Elevation  
1/4" = 1'-0"



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**Cambridge @  
Marion Residences**

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ARCHITECT



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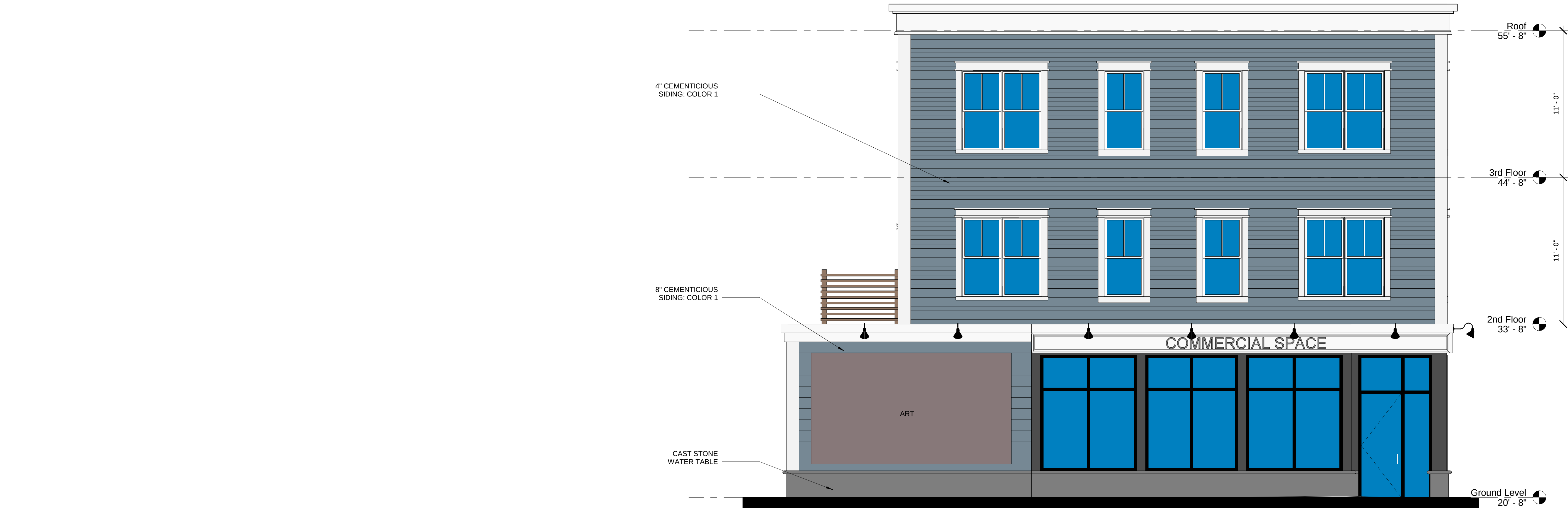
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**Front Elevations**

**A-300**  
Cambridge @ Marion Residences

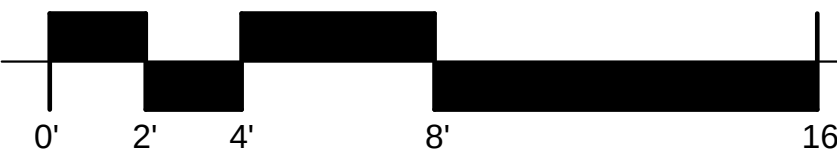




① Cambridge Street (South) Elevation  
1/4" = 1'-0"



② Marion Street (East) Elevation  
1/4" = 1'-0"



PROJECT NAME  
**Cambridge @  
Marion Residences**

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STREET, LLC**

ARCHITECT  
  
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Front Elevations

**A-300B**

Cambridge @ Marion Residences



PROJECT NAME

Cambridge @  
Marion Residences

PROJECT ADDRESS

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CAMBRIDGE MA

CLIENT

747 CAMBRIDGE  
STREET, LLC

ARCHITECT



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Side Elevations

A-301

Cambridge @ Marion Residences



2 Right Side (North) Elevation  
1/4" = 1'-0"



1 Left Side (West) Elevation  
1/4" = 1'-0"

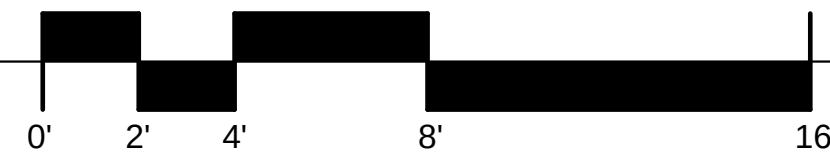




① Right Side (North) Elevation  
1/4" = 1'-0"



② Left Side (West) Elevation  
1/4" = 1'-0"



PROJECT NAME

**Cambridge @  
Marion Residences**

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CLIENT

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ARCHITECT



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Side Elevations

**A-301B**

Cambridge @ Marion Residences





① Courtyard Elevation - Left Side  
1/4" = 1'-0"



② Courtyard Elevation - Right Side  
1/4" = 1'-0"



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Cambridge @  
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Courtyard  
Elevations

A-302

Cambridge @ Marion Residences



## Cambridge @ Marion Residences

747 CAMBRIDGE ST  
CAMBRIDGE MA

**747 CAMBRIDGE  
STREET, LLC**



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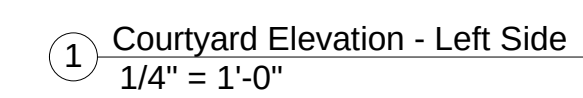
## REVISIONS

## Courtyard Elevations

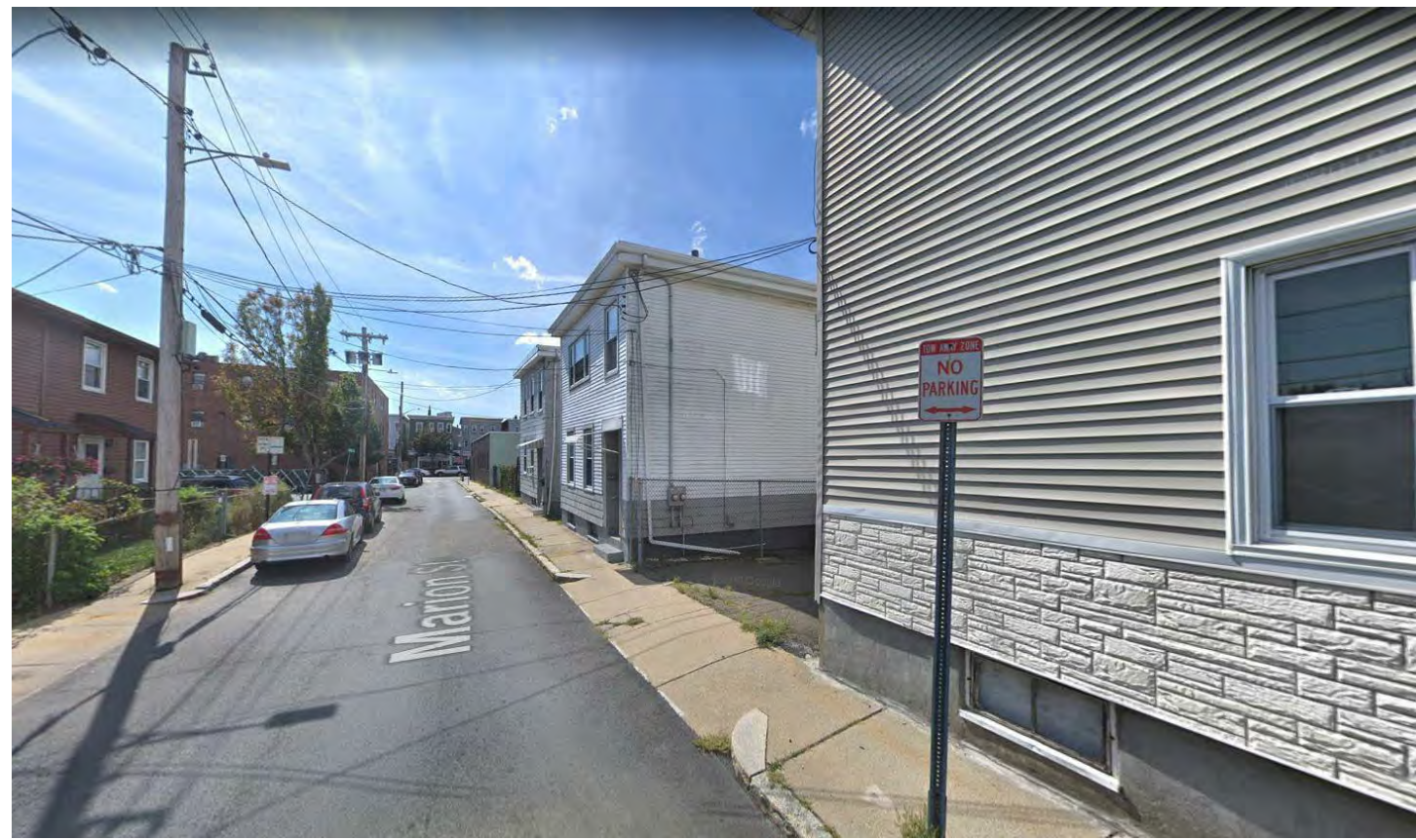
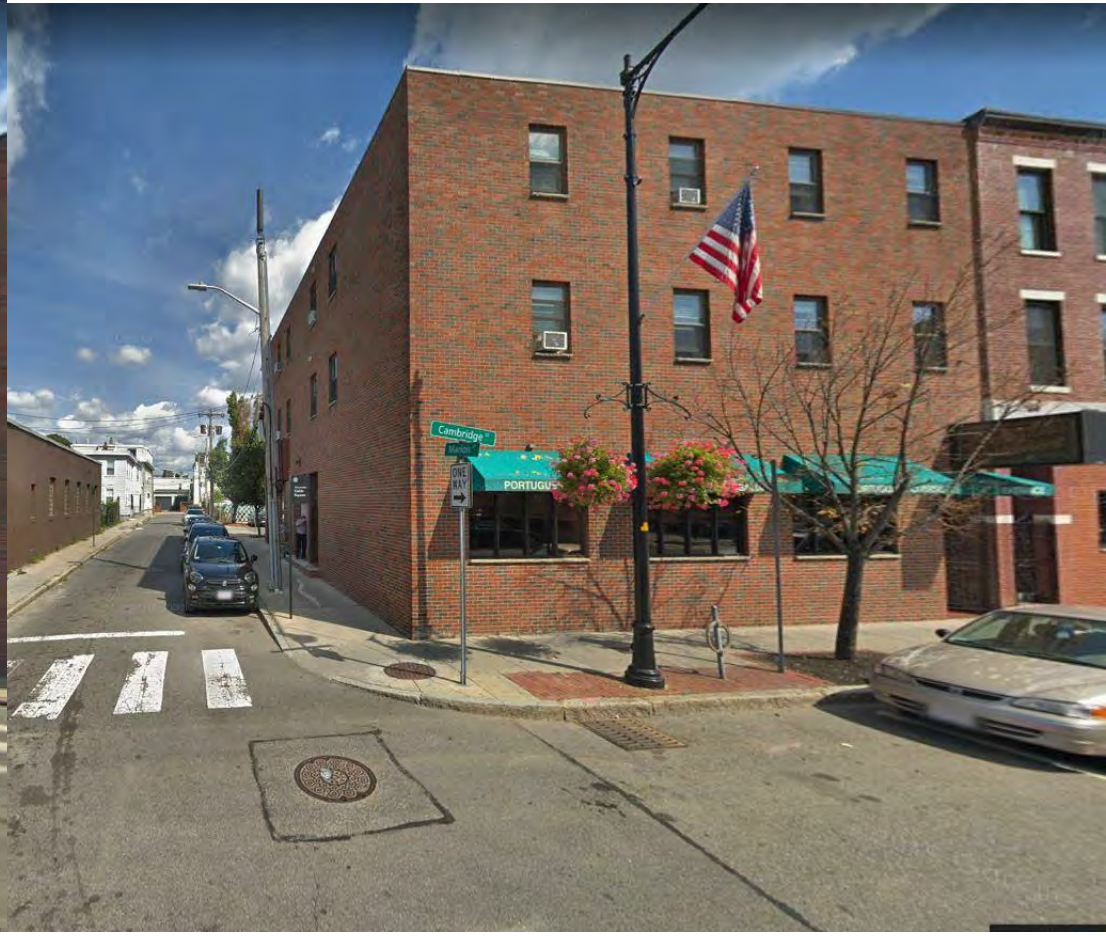
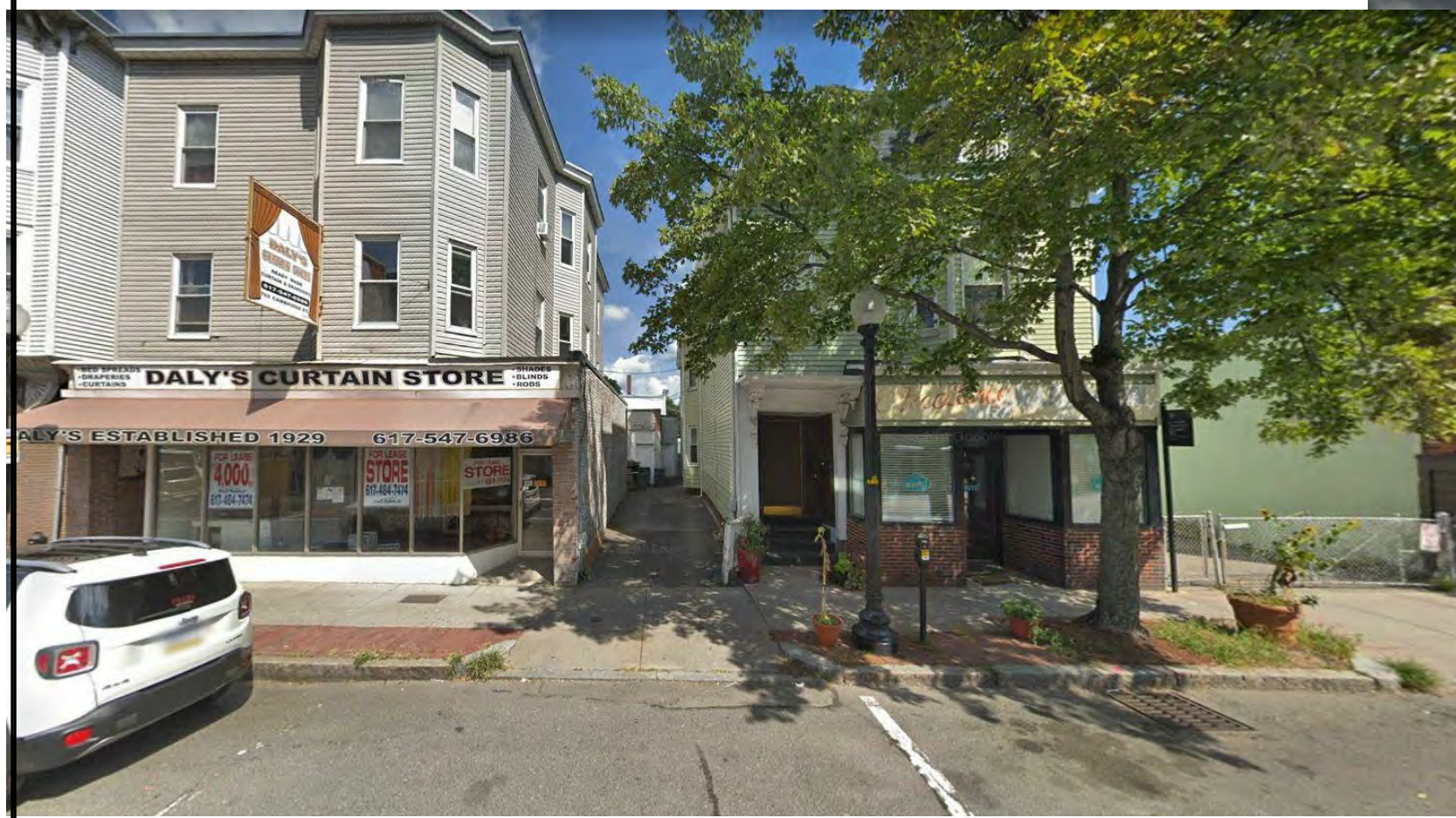
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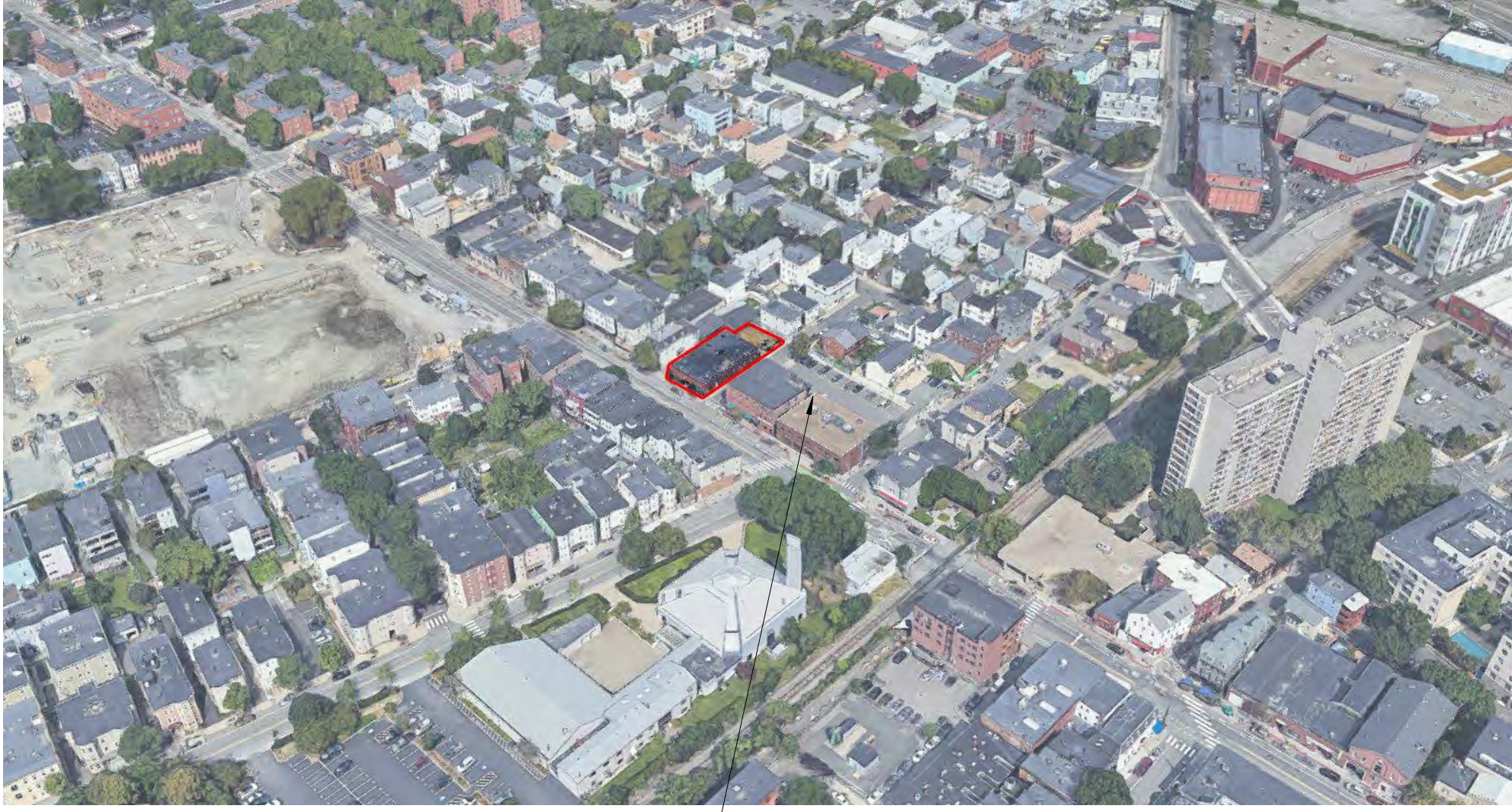


SITE: 747 CAMBRIGE ST

VIEW TOWARDS REAR OF SITE FROM MARION ST



VIEW TOWARDS SITE FROM CARDINAL MEDEIROS AVE @ CAMBRIDGE ST



SITE: 747 CAMBRIDGE ST



VIEW TOWARDS SITE FROM BERKSHIRE ST @ CAMBRIDGE ST



BIRD'S EYE VIEW (EAST LOOKING WEST)



BIRD'S EYE VIEW (SOUTH LOOKING NORTH)



BIRD'S EYE VIEW (WEST LOOKING EAST)



BIRD'S EYE VIEW (NORTH LOOKING SOUTH)

PROJECT NAME  
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CLIENT  
**747 CAMBRIDGE STREET, LLC**

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Neighborhood Photos  
**AV-1**  
Cambridge @ Marion Residences





PROJECT NAME

**Cambridge @  
Marion Residences**

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Perspectives

**AV-2**

Cambridge @ Marion Residences

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PROJECT NAME

Cambridge @  
Marion Residences

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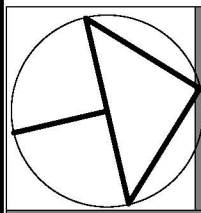
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Rendering

AV-3

Cambridge @ Marion Residences





MORNING (9-10 AM)

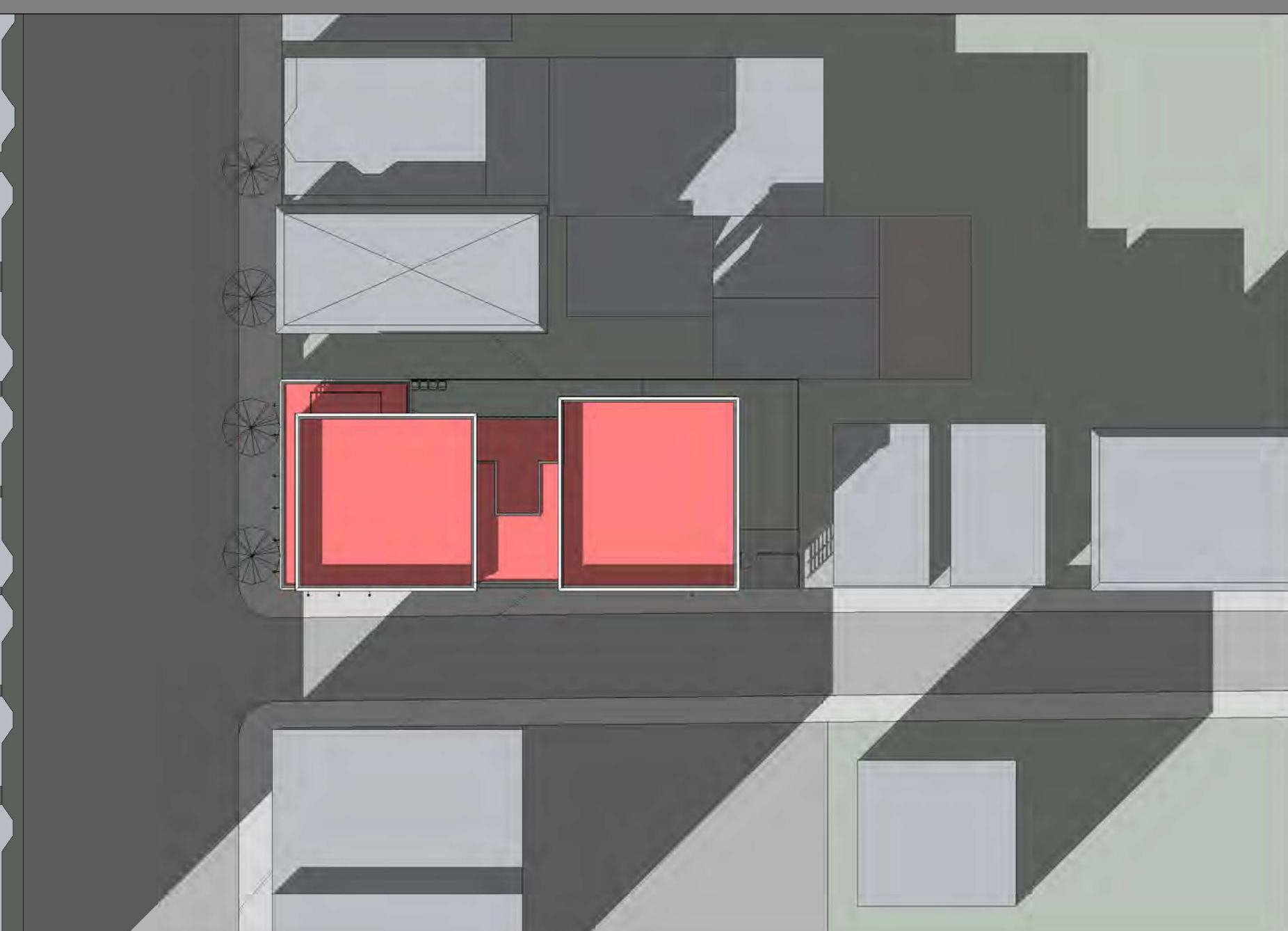
NOON (12 AM-1 PM)

AFTERNOON (3-4 PM)

SUMMER SOLSTICE

FALL / SPRING EQUINOX

WINTER SOLSTICE



PROJECT NAME  
Cambridge @  
Marion Residences

PROJECT ADDRESS  
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CAMBRIDGE MA

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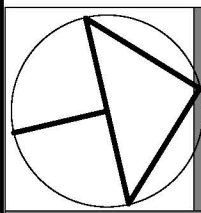
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Shadow Study

**SS-1**

Cambridge @ Marion Residences





MORNING (9-10 AM)

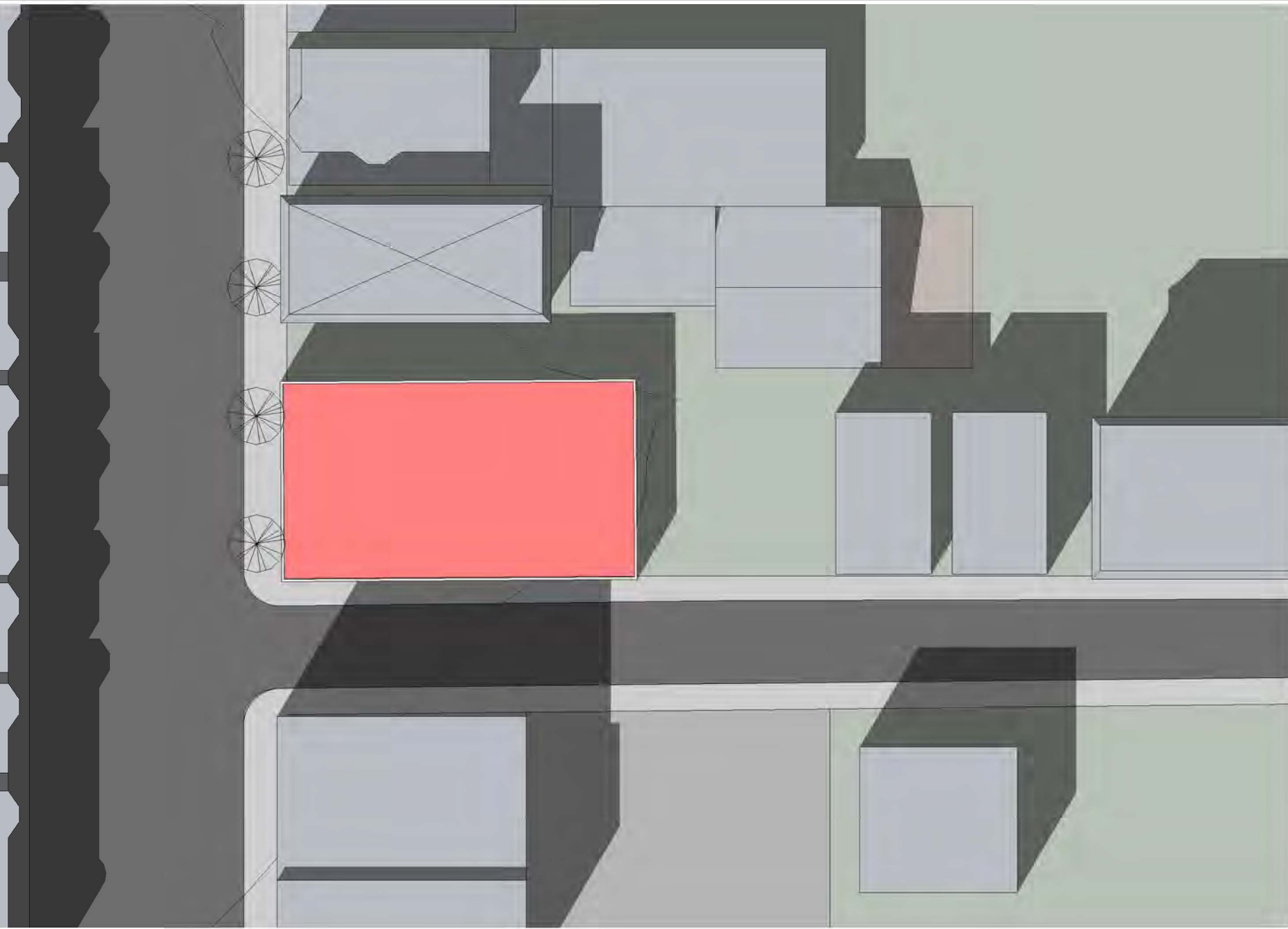
NOON (12 AM-1 PM)

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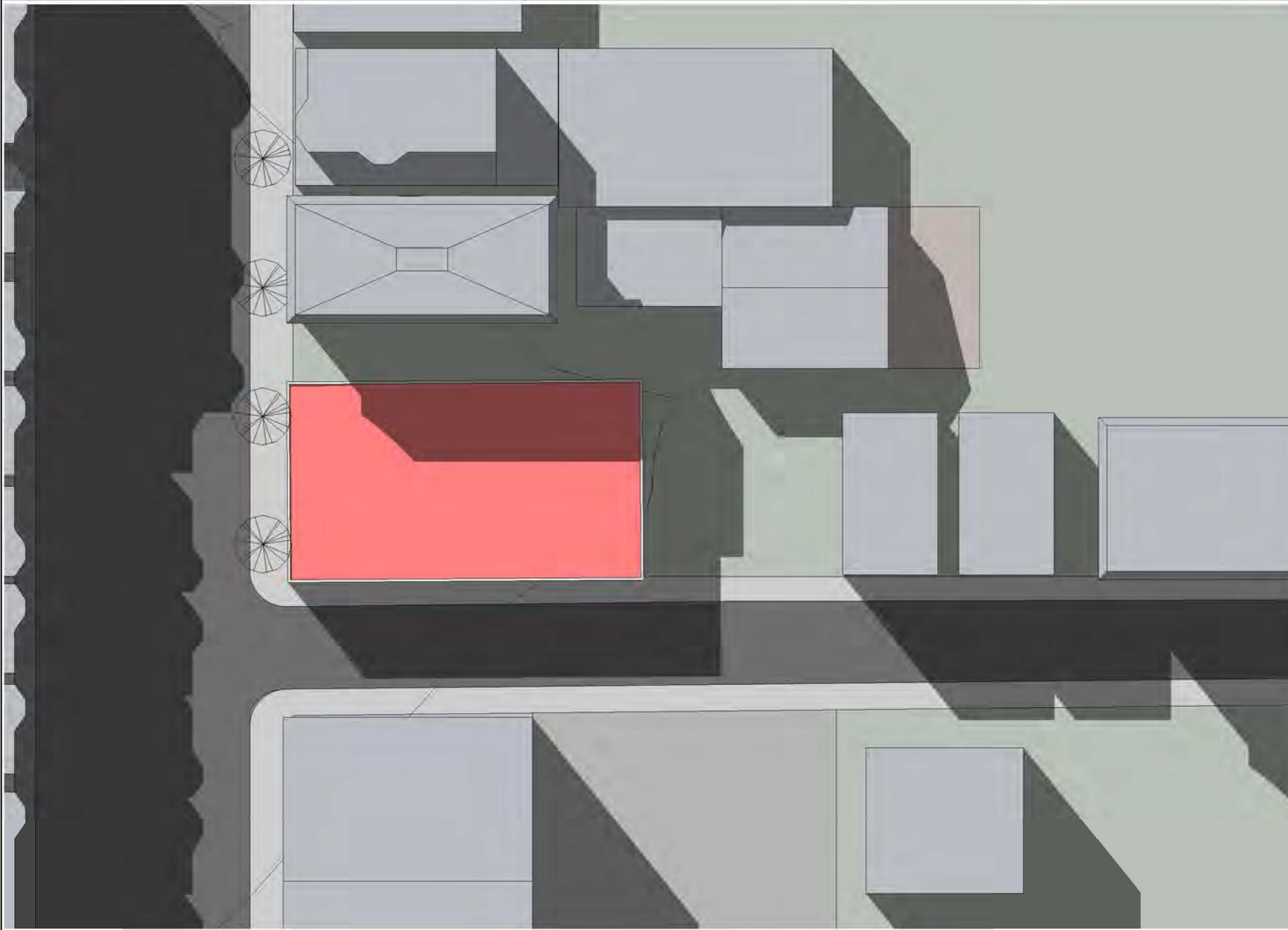
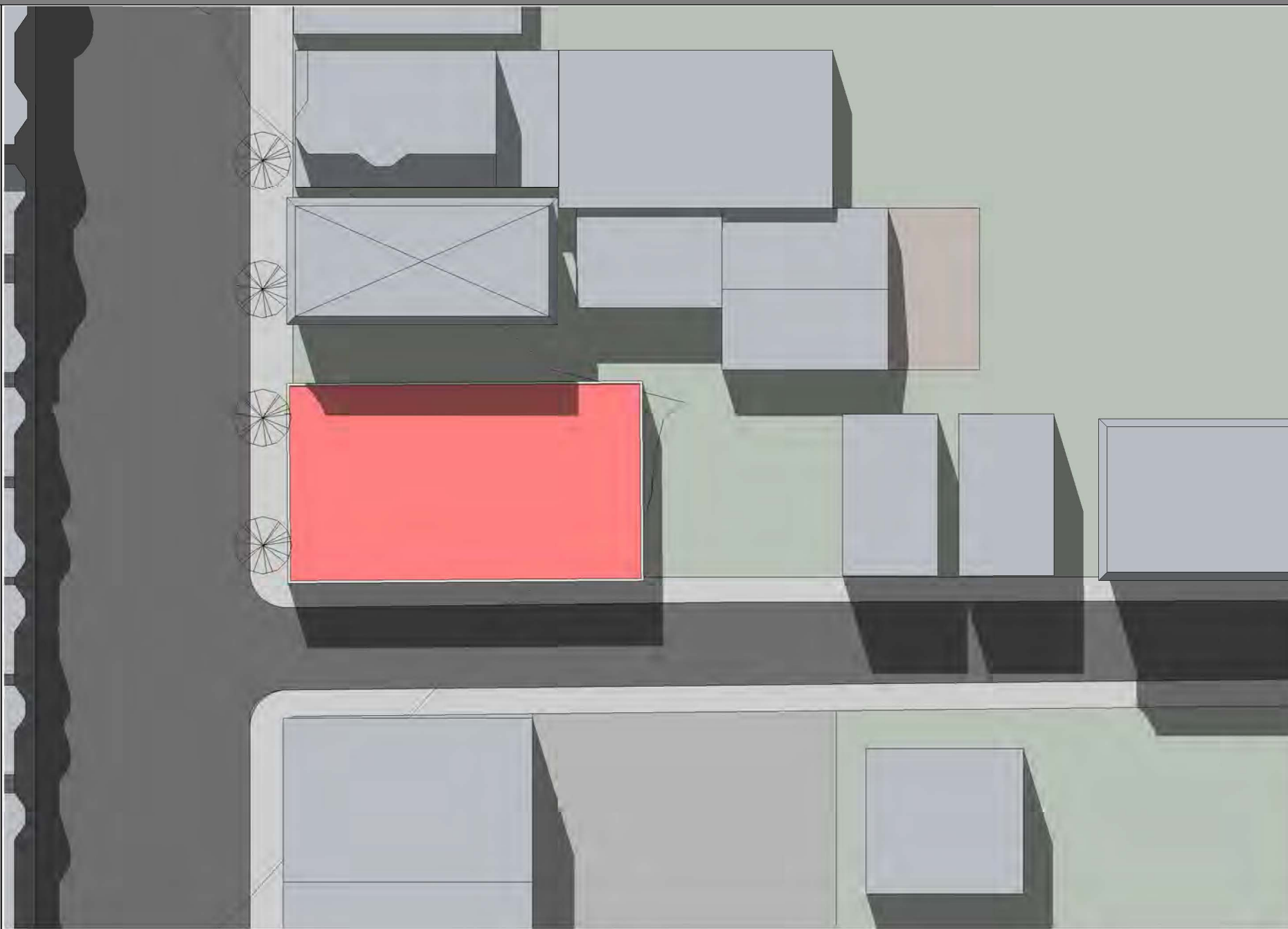
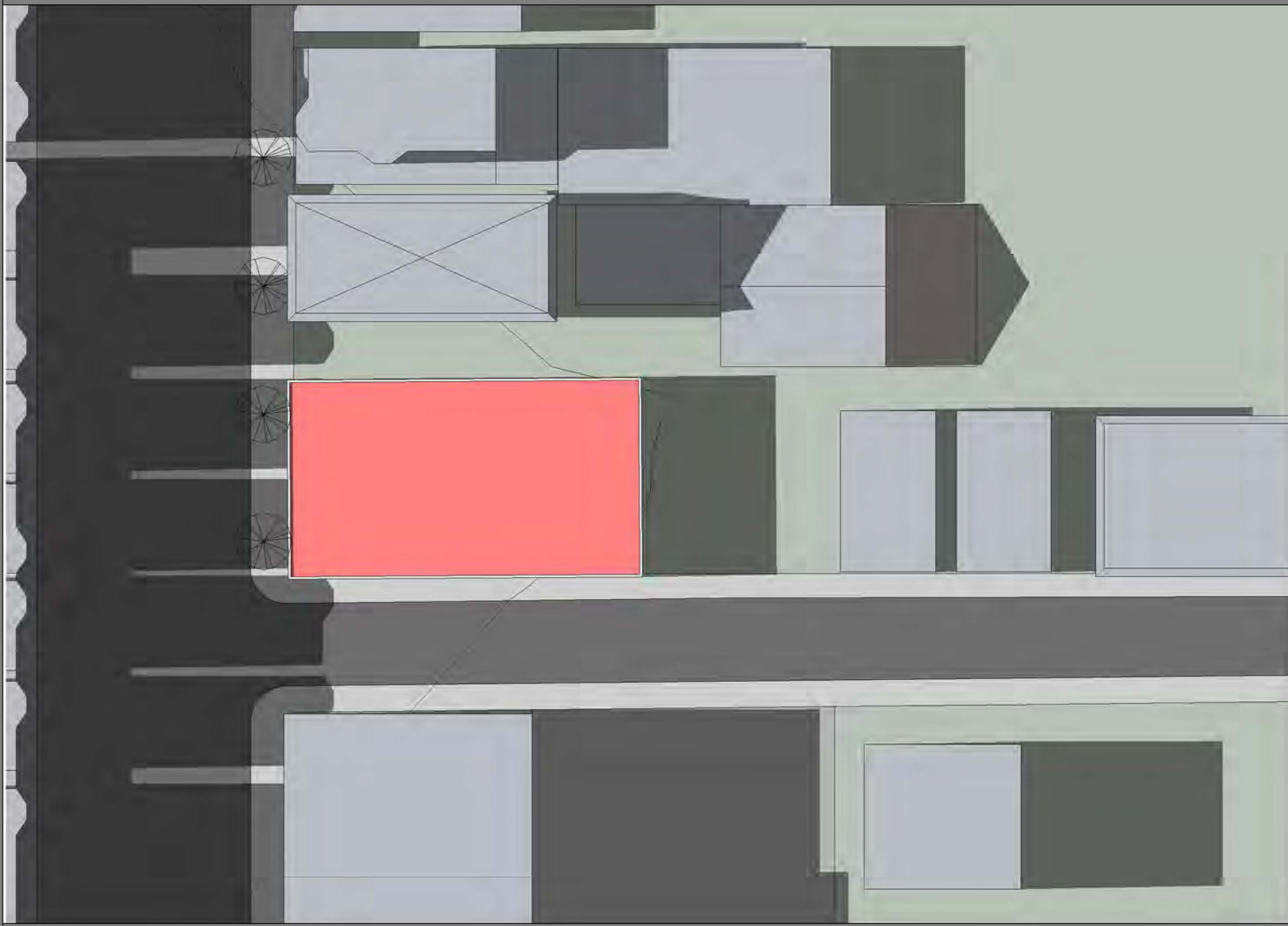
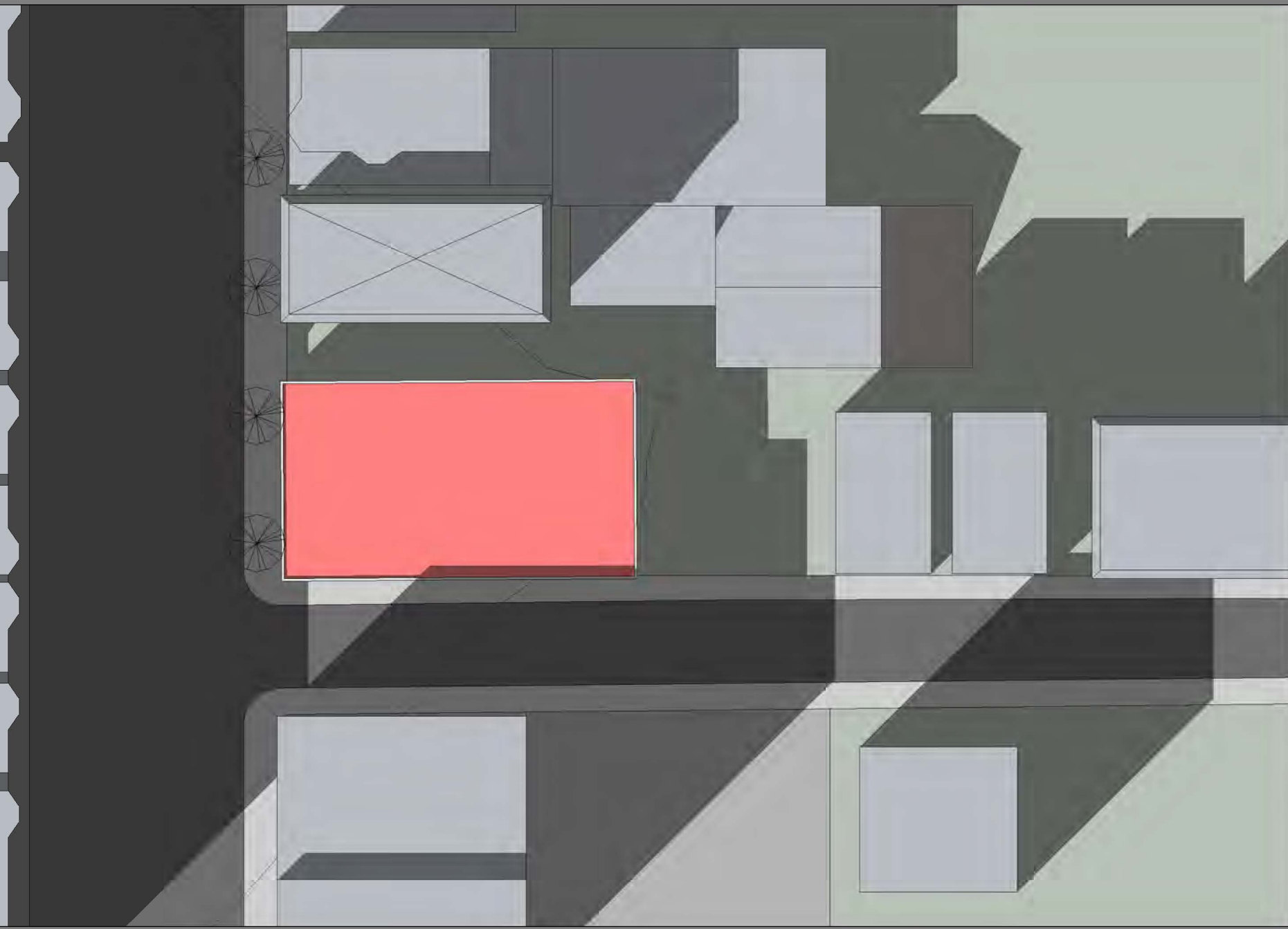
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME  
Cambridge @  
Marion Residences

PROJECT ADDRESS  
747 CAMBRIDGE ST  
CAMBRIDGE MA

CLIENT  
  
747 CAMBRIDGE  
STREET, LLC

ARCHITECT



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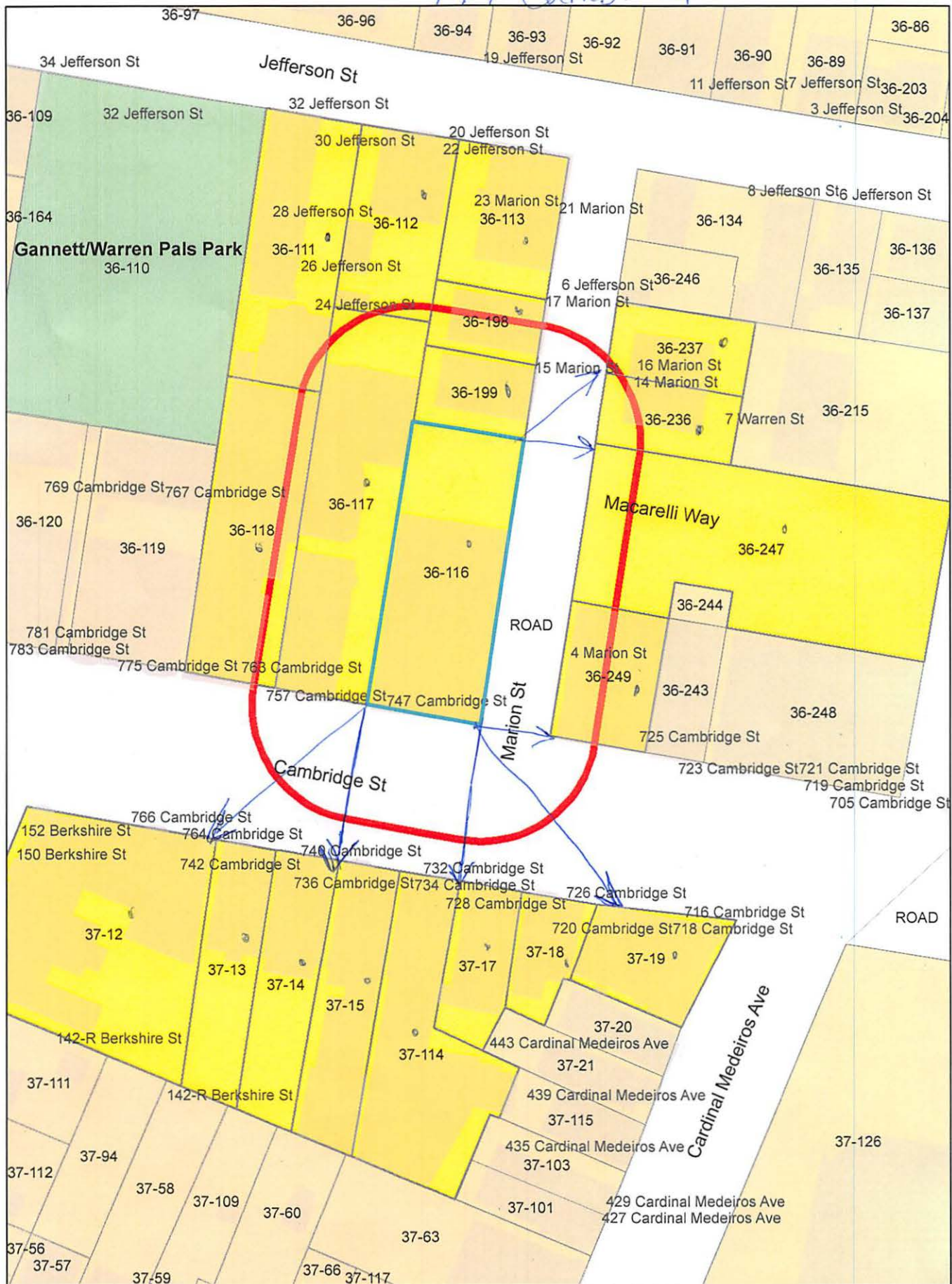
Existing Shadow  
Study

**SS-2**

Cambridge @ Marion Residences



747 Camb. St.





Petitioner

36-111  
FREITAS, JOSE R. & ZELIA C. FREITAS, TRUSTEES  
24 JEFFERSON ST  
CAMBRIDGE, MA 02141

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

KEMS HOLDING CORPORATION  
C/O ED DOHERTY  
200 BROADWAY – SUITE 103  
LYNNFIELD, MA 01940

36-116  
POLISH AMERICAN CITIZENS ASSOCIATION OF  
CAMBRIDGE &  
CITY OF CAMBRIDGE TAX TITLE  
747 CAMBRIDGE ST  
CAMBRIDGE, MA 02141-1428

36-117  
CLINTON, LAWRENCE F. &  
NANCY M. DILANDO TRUSTEES  
757 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

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

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

36-237  
AUBOURG, MARIE I.  
16 MARION ST  
CAMBRIDGE, MA 02141-1030

37-14-13  
DIBIASE, GIRO & ELIZABETH DIABIASE  
TRS. NOMINEE TRUST  
26 GIRARD RD  
WINCHESTER, MA 01890-3339

37-19  
DIDOMENICO, SALVATORE &  
MARIE DIDOMENICO TRS  
716 CAMBRIDGE STREET  
CAMBRIDGE, MA 02141-1497

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

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

36-113  
PONDELLI, ALBERT J. & LUCIA Y. PONDELLI,  
TRS. OF THE MARION TRUST  
56 GILMAN STREET  
SOMERVILLE, MA 02145-3905

36-118  
761 CAMBRIDGE STREET, LLC  
47 IRMA AVE  
WATERTOWN, MA 02472

36-198  
DIBIASE, FELICIA  
17 MARION ST  
CAMBRIDGE, MA 02141

37-12  
SMITH, CHRISTA  
C/O CHRISTA S. SHARMA  
150 BERKSHIRE STREET – UNIT 1  
CAMBRIDGE, MA 02141

36-112  
REGO, JOSE R. & MARIA R. REGO  
TRUSTEES, THE REGO FAMILY TRUST  
20 JEFFERSON ST  
CAMBRIDGE, MA 02141

36-247  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

36-199  
DIBIASE, GIRO, JR. & FELICIA DIBIASE  
12 CHURCHILL RD  
WINCHESTER, MA 01890

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

37-12  
LIN, BEVIN  
152 BERKSHIRE STREET #153/6  
CAMBRIDGE, MA 02141

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

36-247  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE,  
CITY MANAGER

37-12  
BERZANSKIS, AUDRIUS  
764 CAMBRIDGE STREET, UNIT #8  
CAMBRIDGE, MA 02141

37-12  
SPARROW, JANE,  
A LIFE ESTATE THE SPARROW FAM IREV TRUST  
152 BERKSHIRE ST. UNIT 1  
CAMBRIDGE, MA 02141

37-12  
DAVE, PRATIK K.  
148 BERKSHIRE ST., #3  
CAMBRIDGE, MA 02141

37-12  
MAIL, RANDI  
146 BERKSHIRE ST., UNIT #3  
CAMBRIDGE, MA 02141

37-12  
MILLER, LAUREN M.  
146 BERKSHIRE ST. UNIT#2  
CAMBRIDGE, MA 02141

37-12  
BENZ, MARCEL & LAUREN BENZ  
764 CAMBRIDGE ST., UNIT #5  
CAMBRIDGE, MA 02138

37-12  
LACY, BROCK T. & CYNTHIA M. POLLARD  
4469 MARIGOLD DR.  
CHINO, CA 91710-5033



37-12  
BEAUBIEN, SIMONE  
152 BERKSHIRE ST., UNIT #4  
CAMBRIDGE, MA 02141

37-12  
GATELY, JOSHUA J. & HEATHER M. SWEENEY  
152 BERKSHIRE STREET, UNIT #2  
CAMBRIDGE, MA 02141

37-12  
HANEY, BLAIR T.  
148 BERKSHIRE STREET, UNIT 148-8  
CAMBRIDGE, MA 02141

37-12  
VANDEVER, KATHRYN G.  
146 BERKSHIRE ST., #7  
CAMBRIDGE, MA 02141

37-12  
SHIMANOVSKAYA, VERONICA A.  
148 BERKSHIRE ST #5  
CAMBRIDGE, MA 02141

37-12  
BENEDICT, RACHEL A.  
146 BERKSHIRE ST., #148/4  
CAMBRIDGE, MA 02141

37-12  
PURCHON, SUSAN F.  
146 BERKSHIRE ST., #148/1  
CAMBRIDGE, MA 02141

37-12  
HILL, LENORE  
21 VILLAGE ST.  
SOMERVILLE, MA 02143

37-12  
HERNANDEZ, GUSTAVO  
146 BERKSHIRE ST. UNIT#1  
CAMBRIDGE, MA 02141

37-12  
BECHO, BZUMINA  
770 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

37-12  
POEHLMAN, KRISTY & LARISSA POLLARD  
764 CAMBRIDGE ST., #764/7  
CAMBRIDGE, MA 02141

37-12  
MCCLENDON, CHRISTOPHER LEE  
TING YING WU MCCLENDON  
764 CAMBRIDGE ST., #764/3  
CAMBRIDGE, MA 02141

37-12  
YACCATO, KARIN J.  
764 CAMBRIDGE ST. UNIT#2  
CAMBRIDGE, MA 02141

37-12  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
1900 MARKET ST. SUITE 800  
PHILADELPHIA, MA 19103-0012

37-12  
MEDRANO, ELVIS  
6 MIDDLESEX CANAL PARK  
WOBURN, MA 01801

37-12  
SUTTON, BRYAN  
764 CAMBRIDGE ST., #6  
CAMBRIDGE, MA 02141

37-12  
WILLIAMS, ROBERTA L. & CAROL MILLER STINE  
764 CAMBRIDGE ST., UNIT #1  
CAMBRIDGE, MA 02141

37-12  
ANDERSON, RICHARD STANLEY & HEIDI  
WINSTON ALLISON TRU OF FLAMMIA FAM  
152 BERKSHIRE ST. UNIT#3  
CAMBRIDGE, MA 02141

37-12  
VAN MIDDLESWORTH, REX & DIANE UMSTEAD  
1201 CLAIRE AVE  
AUSTIN, TX 78703

37-12  
MALAVER, PEDRO J.  
148 BERKSHIRE ST., UNIT #2  
CAMBRIDGE, MA 02141

37-12  
PAPA, ALEXANDRIA  
152 BERKSHIRE ST #152/6  
CAMBRIDGE, MA 02141

37-12  
BRAVERMAN, JONATHAN  
150 BERKSHIRE ST UNIT #150  
CAMBRIDGE, MA 02141





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

2020 JAN 31 AM 10:26  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-017232-2019

Address: 747 Cambridge St.

☐ Owner, ☐ Petitioner, or ☒ Representative: Nicholas Zogala  
(Print Name)

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.

Date: 1/29/20

Signature

Nicholas Zogala



**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A VARIANCE  
AMENDED 01/23/2020**

*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 the provisions of the Ordinance would involve a substantial financial and architectural hardship to the Appellant. Underutilized for many years as a single-story citizens club in a squat, unappealing brick building, the property site is ideal for infill improvement and revitalization, and for certain enhancements of pedestrian connectivity to the nearby, vibrant business districts and public transportation nodes. In response to the existing conditions, the proposal has been carefully designed and planned as a transit and pedestrian focused development with upgraded connectivity and walkability.

The site itself is located within two zoning districts: the front 100 feet is located in the BA Zone (Business A) and the rear 24 feet is located in the C-1 Zone (Residence C-1); as such, the proposed use as a multifamily residential dwelling is Allowed in both zones. The Business A Zone also Allows many of the potential uses for the proposed new ground floor commercial space, which will remove and replace the long-existing Polish-American Citizens' Association of Cambridge, Inc. (the "Polish Club") space. Please note, the ground floor commercial space is not situated within the 1,200 square feet of the Project Site located in the rear C-1 Zone and therefore its use provisions are not applicable.

If the property site was located entirely within the BA Zone, then Section 5.28-1 Dwellings in Non-Residential Districts would be applicable. A dwelling in a Business A district is subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district. Therefore, the maximum Floor Area Ratio ("FAR") would be increased to 1.75 and the project's proposed revised and reduced FAR of 1.73 would be in conformance with the allowed maximum. In response to feedback from the Planning Board and nearby residents, the Appellant reduced the proposed FAR from 1.84, and an 11,451 square foot building, to 1.73, and a 10,735 square foot building. This, coupled with the proposed new ground floor commercial space, provides the proponent's rationale for requiring an FAR variance from the Ordinance combined maximum of 1.375. The proposed project allows for eight (8) new two-bedroom, two-bathroom homeownership units as development without displacement and provides brand new ground floor commercial space to help serve the immediate neighborhood along the Cambridge Street corridor.

Additionally, as the property site fronts on two streets (Cambridge and Marion), it requires certain zoning relief for Side Yard Setback, which is also due to the property site's narrow width of 50 feet in comparison to its length of approximately 125 feet.



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 substantial hardship is due to the unique location of the property site, which is located on the corner of Cambridge Street and Marion Street in the City's Wellington-Harrington neighborhood. Situated on an approximately 6,200 square foot lot, the existing building is a single story brick building which covers a majority of the Site and is located in two zoning districts: the front 100 feet is located in the BA Zone (Business A) and the rear 24 feet is located in the C-1 Zone (Residence C-1). Additionally, certain of the zoning relief required for the project is due to the property site's narrow width of 50 feet in comparison to its length of approximately 125 feet. These irregularities have caused issues with siting the building in an appropriate manner on the property site without violating the setback requirements. The property location on the corner (as further illustrated in the project drawings and at the Board hearing) presents a practical difficulty in locating the structure of the Allowed Multifamily Residential Use and proposed new ground floor commercial space, for the purpose of providing additional quality housing in the neighborhood, and the set-backs required are mitigated by the property site's location and shape, unlike many other nearby properties.

Additionally, the existing building currently encroaches onto the sidewalk at numerous points and the proposed project would greatly improve this existing condition by providing enhancements of pedestrian connectivity as it is carefully designed and planned as a transit and pedestrian focused development with upgraded connectivity and walkability.



C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good as the proposed project has been thoroughly processed with the community and the Appellant's proposed development will result in the much-needed revitalization of an under-utilized, irregularly shaped and unique property site with a new, Allowed Multifamily Residential Use, while also adding new and improved ground floor commercial space to better serve the community, in a manner which is consistent with, and complementary to, the immediate and surrounding neighborhood. Additionally, the Appellant has now made certain project modifications in order to lessen the impact of the proposed project on the immediate area thus causing less of a detriment to the public good. In this regard, the following project modifications are now incorporated into the proposal:

- Removed one (1) dwelling unit such that the project now consists of eight (8) dwelling units and the ground floor commercial space;
- Reduced the massing of the building by approximately 1,000 square feet;
- Reduced the FAR from approximately 1.84 to approximately 1.73;
- Adjusted setbacks and enclosed stairs and connector piece;
- Correspondingly increased the amount of open space with an increase from approximately 19.7% (1,227 square feet) to approximately 21% (1,350 square feet);
- Pulled the North (Rear) massing inward (towards Marion St) by approximately 1'6" to maintain five (5') feet between the proposed new building and the direct abutter's property. The left side setback is now five (5') feet at this portion of the building.
- Extended the drive aisle to 22' to accommodate for four (4) full size spaces at the north side, while still proposing five (5) compact spaces for a total of nine (9) parking spaces, with a 1 to 1 parking ratio for the residential units and one (1) additional available space for the new ground floor commercial space;
- Added a common lobby to the building and enclosed the stair and connector piece for a more cohesive and appealing design program, with the connector piece now clad with cementitious boards and reglets rather than cedar siding; and
- Simplified the massing along Marion Street and made additional building reconfigurations.

Additionally, the proposed project provides development without residential displacement by adding eight (8) new residential condominium homeownership units while maintaining and improving the ground floor commercial space. As part of the proposed project, the Appellant will also be removing an eyesore building in need of remediation and upgrade from an important and visible corner in the City.

In furtherance of this particular finding, the Appellant held its own informal abutter meeting on April 22, 2019, at the property site and also presented the proposed project to the East Cambridge Business Association on May 14, 2019, at the Loyal Nine restaurant at 660 Cambridge Street. The Appellant held a follow up abutter meeting on December 4th, 2019, at the Kennedy-Longfellow School Auditorium, 158 Spring Street Cambridge MA 02141, in close proximity to the project site, in order to present the above-detailed project modifications and revisions to the abutters and neighbors of the site. As such, the Appellant submits that the



requested relief is consistent with the character and concerns providing for the public good, as the Appellant has given special attention to the siting, scale, design, and scope of the new structure, open space and vehicular and pedestrian access and neighborhood safety. Additionally, the Ordinance identifies the applicable Residence C-1 Zone as designated for “multifamily dwellings” and the Business A Zone as designated for “local and drive in retail business, offices and multifamily dwellings,” which the proposed development contemplates as described within this application.

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

Relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance in regards to the Appellant’s project because its proposed uses are Allowed under the Ordinance and the project’s required dimensional relief is mitigated by its location in two (2) different zoning districts despite being only a 6,200 total square foot property. Additionally, as detailed above, if the site was located entirely within the BA Zone, then the maximum FAR would be 1.75 and the project’s proposed FAR of 1.73 would be in conformance with the allowed maximum FAR. Additionally, the FAR relief requested is mostly required in order to provide the proposed new commercial space on the ground floor to help support the local community. The project’s required relief for Front Yard Setback and Side Yard Setback are also de minimus in nature as the existing building currently encroaches onto the sidewalk at numerous points and the proposed project would improve this existing condition. The proposed right Side Yard Setback is 15’8”, in excess of the required 10’8.5” right Side Yard Setback calculation, while the Front Yard Setbacks at both Cambridge Street and Marion Street (as it is a corner lot) are mitigated by the fact that these setbacks are consistent with the existing street line conformity on a busy commercial street with no material impact on any direct abutters.

Finally, while the proposed project does require zoning relief for both the parking space size allocation and the parking amount, it does provide a one-to-one parking ratio for the residential units and a dedicated parking space for the new ground floor commercial space, whereas the existing condition for the Polish Club does not provide any current on-site parking allotment for patrons. As further mitigation of the on-site parking programming deficiency caused primarily by the lack of parking for the new ground floor commercial space, the property is located a short walk directly down Cambridge Street at approximately 0.6 miles from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. It is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and future patrons/ employees of the ground floor commercial space. Lastly, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.



**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A SPECIAL PERMIT  
AMENDED 01/23/2020**

*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 747 Cambridge Street for the reduction of required parking under Section 6.35.1 of the Zoning Ordinance 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 proposed project includes Allowed Uses under the requirements of the Zoning Ordinance. The Zoning Ordinance requires eight (8) residential parking spaces (1 per dwelling unit) and commercial parking spaces for the proposed project (depending on the eventual commercial use). The proposed project provides for nine (9) total parking spaces, with a one to one parking ratio for the residential units in compliance with the Ordinance, and one (1) commercial parking space for the proposed new ground floor commercial use. Therefore, a Special Permit is required for the commercial parking spaces required for the commercial use.

The lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood, as the existing condition at the property site does not provide any on-site parking allotment for patrons and, in fact, the proposed future condition for the ground floor commercial space provides for less overall commercial space than existing, thus requiring less off-street parking, thus mitigating the requirements of the Ordinance and lessening the current impacts of the use at the site. The revised proposed project now includes a dedicated parking space for the ground floor commercial space, whereas the existing condition for the current Polish club does not provide any current on-site parking allotment for patrons or employees.

Finally, in conformance with the determining factors itemized in Section 6.35.1 of the Ordinance, less off-street parking is reasonable in light of the availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station and the availability of public parking facilities in the vicinity of the premises. Specifically, the property is located within a short walk directly down Cambridge Street at approximately 0.6 miles from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. The property is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and future patrons/employees of the ground floor commercial space. Lastly, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.



**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 addition of eight (8) new residential units will cause a de minimus increase in traffic thereby not causing congestion hazard or a substantial change in the established neighborhood character. Additionally, the project proposes for garage access and egress from a single curb cut located along Marion Street, thereby mitigating impacts along the busier main thoroughfare of Cambridge Street from vehicular entry and exit for the proposed project.

**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 proposed project will not adversely affect the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance because the proposed multifamily residential use (and the anticipated the ground floor commercial space use) for the project are Allowed Uses under the Ordinance. Additionally, there has been a long-time utilization of the property site for a commercial use (the Polish Club) at the premises. Further, while the proposed project does not provide the required parking allotment, it does provide a one-to-one parking ratio for the residential units and one dedicated parking space for the ground floor commercial space, whereas the existing condition for the Polish club does not provide any on-site parking allotment for patrons or employees. Additionally, and as stated above, the property is located within short walking distance from the Lechmere MBTA Green Line Station and MBTA Bus Station providing access to downtown Boston and beyond via the B, C, D, and E train lines and the 69, 80, 87 and 88 buses. It is also located directly across the street from a large public parking lot at the corner of Marion Street and Macarelli Way which provides over 30 public parking spaces available for use by visitors and future patrons/employees of the ground floor commercial space. Lastly, again, the proposed project provides both long term bicycle parking locker spaces and short term spaces in compliance with the Ordinance, which further mitigates the off-street parking relief.

**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 by the proposed uses to the detriment of the health, safety and/or welfare of the occupant of the proposed use because the proposed multifamily residential use (and the anticipated the ground floor commercial space use) for the project are Allowed Uses under the Ordinance. The Appellant has given special attention to the siting, scale, design, and scope of the new structure, open space and vehicular and pedestrian access and neighborhood safety. Additionally, the Ordinance identifies the applicable Residence C-1 Zone as designated for “multifamily dwellings” and the Business A Zone as designated for “local and drive in retail business, offices and



multifamily dwellings,” which the proposed development contemplates as described within this application.

**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:**

Again, the project’s proposed uses, the proposed multifamily residential use (and the anticipated the ground floor commercial space use) for the project, are Allowed Uses under the Ordinance and the project’s required dimensional relief is alleviated by certain other mitigating factors, as described herein and presented to the Board at the public hearing. Furthermore, the proposed project has been thoroughly processed with the community, with certain project modifications designed to lessen the related impacts on the immediate neighborhood (including the ground floor commercial space utilization), and the Appellant’s proposed development will result in the much-needed revitalization of an under-utilized, irregularly shaped and unique property site with a new, Allowed Multifamily Residential Use, while also preserving the long-existing ground floor commercial use to continue serving the community, in a manner which is consistent with, and complementary to, the immediate and surrounding neighborhood. Therefore, the proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of the Ordinance.



**Pacheco, Maria**

---

**From:** mannybarros <mannybarros@aol.com>  
**Sent:** Monday, January 27, 2020 11:37 AM  
**To:** Pacheco, Maria  
**Subject:** 747 Cambridge Street

Dear Maria,

Please accept this email for my support of this project. I have a history of building affordable housing in Cambridge, although this is different housing there is a need for housing in the City. The income from this development will aid Cambridge in building affordable housing through nonprofits like Just a Start and other nonprofits. The current building is not sustainable, so this new project makes sense. I am a direct abutter next door and support this development.

Thank you

Manuel Barros

Sent from my Verizon, Samsung Galaxy smartphone





**East Cambridge ~ Wellington-Harrington ~ Inman Square  
One Kendall Square ~ Lechmere Square**

**[www.EastCambridgeBA.com](http://www.EastCambridgeBA.com)**

**Executive Director**

Jason Alves  
*Executive Director*  
[baecamb@gmail.com](mailto:baecamb@gmail.com)  
Office (857) 242-6651

**Board and Officers**

Patrick Magee, President  
*Atwood's Tavern*  
[ecbapresident@gmail.com](mailto:ecbapresident@gmail.com)

Lenny Frisoli, Clerk  
*Frisoli Associates, P.C.*

Michelle Lower, Treasurer  
*Alexandria Real Estate  
Equities*

Michelle Carter  
*Divco West*

Carl Fantasia  
*New Deal Fish Market*

Paul Ferreira  
*Cambridge Printing Co.*

Michael Grill  
*Fairlane Properties*

Virginia Johnson  
*Gather Here Stitch Lounge*

Stephen LaMaster  
*Vinfen*

Michael J. Ring  
*The Law Office  
of Michael J. Ring*

Mark Rogers  
*Rogers Properties Group*

January 25, 2020

Board of Zoning Appeals  
Massachusetts Ave  
Cambridge, MA 02139

Members of the Board:

I am writing on behalf of the East Cambridge Business Association (ECBA) to lend our support for the application (CASE NO. BZA-017232-2019) by Ed Doherty for 747 Cambridge St which would allow the applicant to redevelop the sight of the Polish American Club into residential housing and first floor commercial space.

The existing structure is a one story building that is in need of significant improvements. Cambridge Street is a business corridor that supports second and third floor residential above first floor businesses. This proposal respects the mixed use nature of the street at a height that is respectful of existing zoning. While parking is always an issue for businesses and patrons, the situation is not unlike other commercial spaces where parking variances for certain uses will be needed. Future changes to the table of uses may alleviate the burden of seeking variances for parking requirements that can almost never be met in the district.

The applicant has worked with abutters on issues of design and as we understand they have addressed issues pertaining to uses in the commercial space. It is worth noting the proliferation of childcare and cannabis uses and auxiliary uses along Cambridge St, we do hope to see an active use retail tenant that will help to enliven Cambridge St. In Inman Square we are witnessing great success in experience-based retail while traditional retail continues to falter. While retail evolves, we hope the landlords will be forward thinking about how they can be part of a solution for an active Cambridge Street and healthy diverse business district.

Thank you for taking ECBA support into consideration.

Sincerely,

Jason Alves  
Executive Director  
East Cambridge Business Association