



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 11 PM 3:13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 107647

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: 7-9 Springfield St LLC C/O Dan Anderson - Anderson Porter Design

PETITIONER'S ADDRESS: 875 Main St, Cambridge, MA 02139

LOCATION OF PROPERTY: 7 Springfield St , Cambridge, MA

TYPE OF OCCUPANCY: Multifamily Residential

ZONING DISTRICT: Business A Zone / Residence C-2B Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Additional building area in side yard setback

Reduction in required on site parking

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.36.1 and 6.36.4 (Parking Requirements)
- Article: 5.000 Section: 5.26 (Conversion).

Original
Signature(s):

(Petitioner (s) / Owner)

DANIEL P. ANDERSON

(Print Name)

Address:

Tel. No. 617 794 2371

E-Mail Address: dan@andersonporter.com

Date: 2-10-21

BZA APPLICATION FORM -OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Hudson Santana
(OWNER).

Address: 93 Broadway, Somerville, MA 02145

State that I/We own the property located at 7-9 Springfield St, Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of 7-9 Springfield St LLC

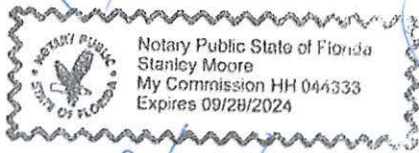
*Pursuant to a deed of duly recorded in the date January 29, 2021, Middlesex
South County Registry of Deeds at Book #76835, Page #386-386; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

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

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

STATE FLORIDA
Commonwealth of ~~Massachusetts~~, County of MIAMI DADE

The above-name Hudson Santana personally appeared before me,
this 3RD of February 2024, and made oath that the above statement is true.



Notary

My commission expires 9/28/2024 (Notary Seal).

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

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** 7-9 Springfield St LLC**Present Use/Occupancy:** Multifamily Residential**Location:** 875 Main St**Zone:** Business A Zone / Residence C-2B Zone**Phone:** 617 794 2371**Requested Use/Occupancy:** Multifamily Residential plus commercial

| | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|---|-----------------------------------|------------------------------------|--------------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 5595 | 7200 | 7270.75 | (max.) |
| <u>LOT AREA:</u> | 4444 | 4444 | none required | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | 1.26 | 1 + 1.73 | 1 + 1.75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | 1481 | 634 | 600 | |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 40.0 | 40.0 | N/A | |
| DEPTH | 112.6 | 112.6 | N/A | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 9.3' | 5.6 and 9.3 (16.3' from street) | 0 and 17.75 (min 10' from street) | |
| REAR | 52.4 | 49.4 | 16.75 (min 20') | |
| LEFT SIDE | 2.7 and 6.68 | 2.7 and 6.68 | 20.4' | |
| RIGHT SIDE | 9.0 | 8.95 | 20.4 | |
| <u>SIZE OF BUILDING:</u> | | | | |
| HEIGHT | 42'-2" | 44'-0" | 45' | |
| WIDTH | 54'-1" (length) | 57'-1" (length) | N/A | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | 24% | 29% | 15% | |
| <u>NO. OF DWELLING UNITS:</u> | 3 | 7 | 7 | |
| <u>NO. OF PARKING SPACES:</u> | 4 | 4 | 7 plus 1 for commercial | |
| <u>NO. OF LOADING AREAS:</u> | 0 | 0 | 0 | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | N/A | N/A | 10' | |

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

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

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:

The literal enforcement of the provisions of this Ordinance would involve a substantial hardship in that the dimensional requirements create existing nonconformities and the literal enforcement will eliminate the possibility of adding allowable gross building area and dwelling units.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the following circumstances relating to the limitations of the shape of the land. As a 40' wide lot, the setback formula for side yards makes the existing structure nonconforming and eliminates any practical buildable area. The proposed front and rear additions and expansion of the fourth floor are the only locations possible and do not affect generally the zoning district as they otherwise conform with the uses and dimensions outlined in the ordinance.

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

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

The proposed additional gross area and units do not present a substantial detriment to the public good because they are consistent with the zoning district objectives, improve the overall quality of the building, provide additional and improved dwelling units, contribute to the existing mix of commercial and residential uses in Inman Square and do not detract from the neighborhood character.

- 2)** Desirable 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 substantially altering the intent of this Ordinance because the proposed project steps back existing nonconforming building area in the setback, the increased height and length of the structure is otherwise conforming, as is the gross building area and lot area per dwelling unit.

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

BZA Application Form

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 7 Springfield St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed project does not appreciably increase the overall density of the lot or neighborhood and parking relief is appropriate given proximity to public transportation, adjacent public parking and ride share.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed project maintains the same quantity of parking on site. No change in patterns of access or egress.

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 maintains and improves the existing easement for access to abutters . Provision of required long term bicycle storage meets the City's guidelines.

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:

The proposed project does not create any nuisance or hazard to the detriment of health safety, or welfare of the occupants or citizens of the City. Site improvements to parking and green buffers improves the existing site conditions.

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

The proposed project creates desirable improvements to the property and the neighborhood by improving and adding new dwelling units and a new commercial space.

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

Pacheco, Maria

From: Susan Markowitz <susanlmarkowitz@gmail.com>
Sent: Thursday, March 11, 2021 1:39 PM
To: Pacheco, Maria; Singanayagam, Ranjit; Daglian, Sisia
Cc: Susan Markowitz; Richard Krushnic
Subject: Against zoning relief for 7-9 Springfield St

To the Board of Zoning Appeal,

We are opposed to the request for zoning relief at 7-9 Springfield St for the following reasons:

1. There has been no community outreach.
2. There has been no evidence of hardship that has been presented.

The developer is significantly changing the use of the housing. For this reason, we think that the neighbors have the right to know and would like to know about all the changes and be able to weigh in on how this affects the neighborhood. Dividing the building into seven one-bedroom units from the original three units means that families can no longer live in the building. Cambridge has seen a significant departure of families and this will only exacerbate the problem. We think there should be some provision for at least part of the building to accommodate one/two families. It's unlikely that we would support increased height and footprint unless family housing were included.

Thank you.

Susan Markowitz, 20 Oak Street, Cambridge, MA 02139
Richard Krushnnic, 20 Oak Street, Cambridge, MA 02139

Pacheco, Maria

From: Gill Aharon <gillaharon@gmail.com>
Sent: Thursday, March 11, 2021 9:04 AM
To: Pacheco, Maria
Subject: Support for 7-9 Springfield project

Dear board of zoning appeal,

This letter is to show enthusiastic support for the development of the abutting property, 7-9 Springfield proposed by Hudson Santana and his development company.

As a business owner and resident, who shares a driveway, and access with this property, I am very happy to see something positive being proposed for that space. It has been in terrible disrepair for as long as I have been here, close to 20 years now. There have been numerous problems with that property over the years, and I think all of us who share the driveway are relieved to see something happen that will really improve our lovely little corner of Cambridge.

The fact that they intend to put their offices in the same space signals to me that they are committed to improving Inman square for the long term.

Sincerely,

Gill Aharon
(617)584-2218
Owner
Lilypad
Resident and owner 1353-1355 Cambridge street.

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Sent from Gmail Mobile

March 9, 2021

City of Cambridge
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
Attn: Maria Pacheco

RE: Case # BZA-107647
7-9 Springfield Street

Dear Members of the Board,

I am writing with regard to the application for both a Variance and a Special Permit at the above referenced property. While I am certainly in favor of renovations and improvements to this property which could have a positive impact on the neighborhood in which I have lived for over 35 years, there are several issues in the application which I would like to address:

1. Hardship

The supporting statement for the variance, and in particular the basis for claiming a hardship, is questionable. I understand there is currently a three residential unit building on the site. The petitioner claims that the "limitations of the shape of the land" prevent additions to enable conversion to seven residential dwelling units and a commercial space. It seems at face value that the petitioner is simply trying to build too much by proposing an increase of almost 30% to the current Gross Floor Area. Certainly, there are options to reconfigure the layout and to renovate which do not require as much zoning relief as requested.

2. Height

The petitioner claims that the maximum allowed height is 45'. As this property is apparently within both a residential and a commercial zone, I would ask that you evaluate this listed maximum height. It is my understanding that the more restrictive limitation would be the residential zone, at 30 feet. It is important that basic dimensional zoning requirements are clearly understood.

3. Parking

Parking is a zoning issue which is rapidly evolving, and while it is understood that there is a public lot in close proximity to this property and public transportation available, every time a petitioner is granted relief on parking there is an incremental pressure on what is already a congested neighborhood. Simply look at all of the handwringing the City has been through in recent years over direction of traffic and parking patterns on Cambridge Street, changes in allowable turning patterns, and the reconfiguration of Vellucci Park. A request for relief in parking requirements when four additional dwelling units and a commercial space with indeterminate patron use are proposed seems to turn its back on the neighborhood.

4. Impact on the Neighborhood

The current building has its main entrance facing Springfield Street. The proposed plan provides for the main entrance to the building to be located on a very narrow "shared drive (easement)" which is a service alley for the series of storefronts on Cambridge St. It seems questionable whether this is a design which adequately considers the proposed building occupant safety and which is respectful of the character of the neighborhood where building entrances typically face the street.

Thank you for considering my concerns,
Seth Goldfine
8 Oak St
Cambridge



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 MAR 15 PM 3:32
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 - 107647

Address: 7 Springfield St.

Owner, Petitioner, or Representative: Daniel P. Anderson

(Print Name)

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

Date: 3/15/2021

Signature

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BZA-107647-7 Springfield
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(8:35 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde, and
Laura Wernick

CONSTANTINE ALEXANDER: We're can open the case,
but let me just frame it a little bit. You're talking about
taking a -- dilapidated to be sure -- three-family house.
You want to put seven units in there and one-bedroom, well
they're one-bedroom units. You're increasing the congestion
on the property.

Not increasing any of the parking, so there's
still going to only be one parking space. You're reducing
the setback -- not by a significant amount, but you're doing
that -- you're reducing the amount of open space, and at
least one neighbor has raised the question about zoning
relief for height -- I don't propose to answer that now.

And we have a number of letters of opposition from
the neighborhood. You've got a big -- you've got a long way
to go. I don't know how you're going to get there in terms
of getting the relief you want.

I'm -- the reason I say all this is the following:

1 We can go ahead with this case and you may get relief, the
2 relief you're seeking, but you may get turned down. Or you
3 may decide after the discussion you need to rethink what
4 you're doing. If you do that, postponing the case will be
5 significant.

6 And, if you get turned down, you can't come back
7 before us for a year, unless you have a much different
8 proposing from which you're proposing tonight.

9 And in there you've got to go through a whole
10 procedure where you've got to go there the Planning Board,
11 you've got to go before us.

12 And if after we decide it's a different project
13 than what you originally proposed, then we hear the case
14 again.

15 I tell you all of this because if we continue this
16 case tonight without hearing it, we can schedule it to be
17 heard or reheard in relatively short time, assuming that
18 you're ready to do that, sometime after April 8; probably
19 April 15 or thereabouts.

20 Or you can go ahead and roll the dice. If you
21 will and run the risk that you may be out of luck for two
22 years. So, that's what I wanted you to be aware of before

1 we went down and started hearing this case.

2 HUDSON SANTANA: Sure. Do I have permission to
3 speak?

4 CONSTANTINE ALEXANDER: I'm sorry?

5 HUDSON SANTANA: Do I have permission to speak?

6 CONSTANTINE ALEXANDER: Of course you do.

7 HUDSON SANTANA: Yeah? Okay. Thank you very
8 much. Yeah, so first of all, again, I'm a former Cambridge
9 resident, but I still am a property owner and a business
10 owner in Cambridge, and I have been for the last 10 years.

11 The main reason why we went in this direction with
12 this property, knowing that it's been dilapidated, but it
13 was after actually having meetings with the direct abutters
14 of this property, and hearing their -- you know, not
15 necessary request, but -- they really wanted to see smaller
16 units in there in order to benefit, you know, the type of
17 people that they were looking to move into the area.

18 And I am also looking to move my business into the
19 property.

20 So as far as our goal and the direction we went,
21 it's because the direct abutters were -- all of them that I
22 spoke with were in favor of this project. So I wasn't aware

1 of any that was not in favor. So I'm hearing this now.

2 It's unfortunate, but I wasn't aware that people were not --

3 CONSTANTINE ALEXANDER: Again, the purpose of my
4 doing this right now --

5 HUDSON SANTANA: Yeah, so -- yeah, mm-hm --

6 CONSTANTINE ALEXANDER: -- maybe I should say
7 likely goal is going to be you're going to have problems
8 with getting the project moving.

9 HUDSON SANTANA: Sure.

10 CONSTANTINE ALEXANDER: You can do it better if
11 you continue the case, maybe have a neighborhood meeting --
12 just not abutters -- because there are a number of neighbors
13 who are opposed.

14 HUDSON SANTANA: We have -- we've mailed this
15 plan, and we've -- again, to all the people that we could
16 send it to, and we made our phones and address available
17 prior to applying for this permit, and we did not hear from
18 any of the neighbors.

19 So as far as, you know, we did -- we did try that,
20 and just as you understand that we were dealing with COVID
21 and everything else.

22 So, again, I'm happy to pursue a deeper

1 neighborhood -- what I would love to understand at least is
2 what it is that the Board would like to see in this
3 property? Because the direct comment that I got -- I
4 received from the abutters is that they were hoping that
5 whatever we did had to do with smaller units.

6 And they seem very pleased with what we proposed,
7 and this presentation was after their comments and their,
8 you know, edits to the plans.

9 CONSTANTINE ALEXANDER: All we would do as a
10 Board, the Board of Zoning Appeals --

11 HUDSON SANTANA: Mm-hm.

12 CONSTANTINE ALEXANDER: -- would pass upon what
13 you're proposing.

14 HUDSON SANTANA: Yep.

15 CONSTANTINE ALEXANDER: We would -- you know, we
16 would vote it up or down, or based upon this discussion we
17 have with you, we could decide to maybe have a modified
18 plan, because I'm hearing opposition from Board members, and
19 in addition to the neighborhood opposition.

20 HUDSON SANTANA: Sure.

21 CONSTANTINE ALEXANDER: That means if we did that,
22 which is fine, it's up to you, but if we did that, we'd have

1 to maybe rehear the case farther down the road than if you
2 don't vote that way this time.

3 In other words, if you think you can -- I don't
4 want -- won't work, if you think you can get your thoughts
5 together and if you want to roll the dice, then the quickest
6 way to do this is to continue the case.

7 But you can come back before us probably in about
8 two months from now. If you don't, then you really are
9 rolling the dice, and as I've trying to suggest to you that
10 you've got a big -- the odds are not in your favor in my
11 opinion.

12 And that's -- I don't speak for the whole Board.
13 You can do it, it's up to you, but I think it's fair to let
14 you know what the alternatives are, what the situation is.

15 With regard to the letters of opposition, by the
16 way, I'm sure you were surprised by them. So tomorrow
17 morning or go online and get them. See who's opposing and
18 why, and see whether, "That's a lot of hogwash, "I'm just
19 going to ahead with what I proposed," fine. Or you could
20 say, "Wait a minute, there's people who are raising some
21 issues I maybe should have thought about some more. Maybe I
22 need to revise my plans."

1 That's all. I'm just trying to make it as fair as
2 possible for you. I don't want any undue surprises. But
3 I've got to start -- end up where I started. You're asking
4 for a lot of relief.

5 DAN ANDERSON: Mr. Chair, if I may? Dan Anderson
6 from Anderson Porter Design -- I think likely Mr. Santana is
7 going to look at those letters carefully, and that we'll ask
8 for a continuance, but if it wouldn't be too much trouble, I
9 would like to hear what some of the members of the Board
10 feel about this in terms of any thoughts or objections that
11 might be presented based on this.

12 Certainly, this is a tight lot. It is, you know,
13 obviously has some upper limits because of its dimensional
14 C2B requirements. We're not exceeding the lot area per
15 dwelling unit, we're not exceeding the FAR, we really are
16 looking at talking about predominantly site setbacks,
17 although I would be interested -- certainly the conversation
18 today with the Commissioner about the head house indicated
19 that you might consider that as an increase in height,
20 because it accesses roof decks.

21 But I certainly would very much appreciate hearing
22 very briefly from members of the Board, just to prepare

1 ourselves in that case that we continue this case?

2 CONSTANTINE ALEXANDER: What I was explaining
3 tonight -- I'm -- that if we get into a reason for why Board
4 Members don't want to think there's a problem, that's going
5 to cause what we call a "case heard."

6 And that means at the end of the discussion, to
7 continue the case, we've got to find a date that all five of
8 us who are here tonight will be available.

9 DAN ANDERSON: Understood.

10 CONSTANTINE ALEXANDER: I'm not sure when that
11 will be. If we don't, if we don't -- we just plain continue
12 the case, any five members can hear the case on the date we
13 continue it to. So you don't have the -- you know,
14 potential delay. I can't give you a definitive answer, I
15 can only give you the framework and things to consider.

16 DAN ANDERSON: Understood. That clarification
17 helps considerably. Hudson, did you follow that?

18 HUDSON SANTANA: I appreciate those comments. I
19 honestly -- again, I would rather hear from the members of
20 the Board and be able to come back two months when you are
21 available, and actually present you something that is going
22 to be in the direction or in the lines that you're looking

1 for. Because, again, we basically made these plans in the
2 direction of what the abutters were asking for.

3 And again, we did not exceed the number of units
4 or -- you know, I believe the only height increase was the
5 roof decks, which could be easily eliminated. Again, the
6 abutters were happy to actually see that.

7 So I would prefer to hear from the members of the
8 Board, and if I have to wait two months, at least be able to
9 come back prepared and, you know, and follow your
10 instructions.

11 CONSTANTINE ALEXANDER: This has become a case
12 heard. And I'll start, although no reason why I have to
13 start. I've already -- I'm sure you --

14 JIM MONTEVERDE: Mr. Chair, this is Jim
15 Monteverde. I'm having a tough time hearing you. I don't
16 know if you can get close to your speaker, or the
17 microphone? Yeah, thanks.

18 CONSTANTINE ALEXANDER: I'm sorry, the microphone
19 was off for a second.

20 JIM MONTEVERDE: Thank you! **

21 CONSTANTINE ALEXANDER: I apologize. What I was
22 about to say is I've got a lot of problems -- personally --

1 with the members of the Board -- a lot of problems with what
2 you're proposing. Seven units is a lot for this structure.
3 You're going from three units to seven without any increase
4 in parking. That's a big problem for me.

5 Roof decks would be -- I think you're saying
6 you're abandoning it; roof decks would be -- I think you're
7 saying you're abandoning it -- roof decks would be a no goal
8 for me.

9 I don't like the strengthening of the open space.
10 I don't like the fact that you're doing a lot to the setback
11 -- you're changing setbacks, it's just in my mind too big a
12 project for what you have.

13 I'm willing, I would be -- look with favor upon --
14 not favor, but I would consider four units, going from three
15 to four; maybe five, I don't know, I'd have to see with a
16 little more facts; not seven. That's my view.

17 Brendan, you want to offer anything?

18 BRENDAN SULLIVAN: Yeah. Again, I have -- been
19 living with this thing for the last two weeks since the last
20 hearing.

21 At any rate, I know where you come up with the
22 seven units, and you've got 600 square feet per unit, you've

1 got 4400 square feet on the lot, so you said, "Oh, 6 x 7 is
2 42, so I'm allowed seven units." That's only one factor.
3 That's only one number that you then have to comply with all
4 the setbacks, the parking requirements and so on and so
5 forth.

6 So to come in and I read your pleadings, and it
7 says that you are "allowed" -- you know, allowable gross
8 building area and dwelling units. No, you're not. Because
9 you cannot comply with all of the other requirements.

10 That's only one factor -- the lot area per
11 dwelling unit. Setbacks, parking, and so on and so forth,
12 once you start factoring all of that, then you realize that
13 you can't support seven units in there.

14 As the Chair says, it is a huge ask. I think you
15 just bought the property back in January?

16 HUDSON SANTANA: Yep.

17 BRENDAN SULLIVAN: So your intent when you bought
18 the property was, "Oh, here I am, I've got a four-unit
19 building. I -- the numbers tell me I can put seven units,
20 so I'm going to do seven units." The previous building, was
21 it rental or was it condo?

22 HUDSON SANTANA: Rental.

1 BRENDAN SULLIVAN: And what is you proposed use?

2 HUDSON SANTANA: My goal is to move my business to

3 the --

4 BRENDAN SULLIVAN: Condo or rental? Very simple,

5 condo or rental?

6 HUDSON SANTANA: My goal is rental. My goal is

7 rental, yes.

8 BRENDAN SULLIVAN: All right. I mean, I would not

9 support this project as presented tonight.

10 HUDSON SANTANA: Okay.

11 BRENDAN SULLIVAN: And I don't see how -- any way

12 that you could talk it that I could connect the dots on it.

13 I read the pleading. The big thing is the legal hardship.

14 And you're saying that you have a 40-foot-wide lot, it's

15 narrow, I get that.

16 But what makes your lot unique to the size, shape

17 and topography as to the general area and the other narrow

18 lots in the area? There is nothing unique about yours.

19 Different size?

20 Potentially maybe a little better one way or the

21 other, but your site has to be unique, in that the hardship

22 has to be inherent with the lot, so that anybody who buys

1 this is going to have a hardship. Potentially, somebody
2 could have bought that four-unit building, rehabbed it, and
3 still made it a worthwhile project.

4 I think what you wanted to do is maximize the
5 potential here. That's not what we're all about is
6 maximizing it. I don't care really whether you make \$1 or
7 \$1 million dollars on the thing. The whole idea is how is
8 this going to affect the surrounding neighbors? So I would
9 not support this the way it's presented.

10 CONSTANTINE ALEXANDER: Dan, it's up to you, you
11 want to offer any comments?

12 DAN ANDERSON: Certainly, I would, Mr. Chair.
13 Thank you. So Mr. Sullivan, yes, I think that the intention
14 here was not strictly to maximize this, nor taking just the
15 lot area per dwelling unit as the critical factors here.

16 And I'm not sure if I have the answer to the
17 uniqueness of the lot, but quite honestly the 40-foot width,
18 anytime you apply any lot, any setback requirement to it, it
19 doesn't comply. It is -- just because of the nature of C2B,
20 you end up with really problematic issues on the setbacks.

21 So you -- in order to look at this from any --
22 really any financial perspective other than straight

1 renovation and no addition whatsoever, this becomes very,
2 very problematic. We live in a time when, you know --

3 BRENDAN SULLIVAN: But you know, Mr. Anderson, he
4 just bought the property. So --

5 DAN ANDERSON: Sure.

6 BRENDAN SULLIVAN: -- if he made a bad business
7 decision, he paid \$1. -- whatever it was for the property,
8 and what can you do with the property as of right, or
9 without having to come down and get relief from the Zoning
10 Board to pay for either enhance the investment, augment the
11 investment, or -- you know, I don't want to lose money on
12 this thing.

13 So at some point there was a business decision.
14 "I can pay \$1. -- whatever it is for the property, the
15 criteria -- " and again, paid for it supposedly market in
16 the condition it was in " -- what can I do with this
17 property that I've just paid for that with some renovations
18 that I can do as-of-right without having to come down before
19 the Zoning Board to bail me out?"

20 DAN ANDERSON: No, thank you very much. I
21 appreciate that clarification. We looked -- went through
22 that exercise together. My point really was that parking,

1 particularly because of the request of the neighbors to not
2 only address parking, but because there's a public lot
3 immediately adjacent, because Union Square is a transit
4 entity, because the -- sorry, because Inman Square is a
5 transit, and because the Green Line Extension is on its way,
6 there are a lot of transportation related reasons that would
7 lead us to say that a reduction in parking by special permit
8 would be a reasonable thing to request.

9 And essentially, we went at this understanding
10 that there would be variances, but on -- following Mr.
11 Santana's outreach to the neighborhood, there was from
12 everyone he contacted unanimous support for seeing this
13 having additional units.

14 So, you know, it's a reasonable piece to come and
15 put it in front of you. So I appreciate your candor in what
16 are objections in your mind, and I just wanted to respond
17 saying that it wasn't strictly a push to maximize this, but
18 rather really was looked at in combination with the
19 immediate abutters. So that was all I wanted to respond to.

20 CONSTANTINE ALEXANDER: Thank you. Jim, do you
21 want to speak or not?

22 JIM MONTEVERDE: Yeah, I do. This is Jim

1 Monteverde. So I agree with the comments that Brendan and -
2 - well, I share the sentiments that Brendan and the Chair
3 voiced. I also had some concerns about the modifications on
4 the street side of the building.

5 I believe you take out the staircase that there's
6 now going up to the entrance to the apartments, you put one
7 staircase up, one staircase down into the basement
8 apartment, you want to build out -- fill in part of that I
9 think it's a little porch that exists now, the steps go up
10 to.

11 I kind of -- problematic in filling out that
12 profile up to the street edge, and then frankly introducing
13 two staircases, one up, one down -- especially the one down
14 to the basement. Doesn't seem to be in keeping with the
15 neighborhood or a desirable feature.

16 HUDSON SANTANA: Okay.

17 JIM MONTEVERDE: When you modify that, when you
18 take that stair off of the Springfield Street side, which I
19 believe currently it appears acts as the entry to those
20 apartments, and you put it off of the service drive side of
21 the building, the side of the building: The service drive if
22 I read your drawings correctly is 9 and a half feet wide.

1 And I believe that's access for all the commercial
2 space, the various commercial entities along Cambridge
3 Street and parking for those entities as well?

4 HUDSON SANTANA: No, it's not parking for those.
5 I'm sorry, I apologize. It's not parking -- they don't have
6 parking; they have access there.

7 JIM MONTEVERDE: Would you like to see a
8 photograph of the cars that are there every day? So I take
9 your point, but I just say that the -- what I've seen
10 walking by, there are vehicles parked along the back of that
11 -- the, all of the commercial spaces. It's full of
12 vehicles.

13 If it means entrance and exit for service vehicles
14 to serve the back of those commercial spaces, it just puts -
15 - once you put the pedestrian entry to your building to the
16 seven residences along that service alley, to me it just
17 seems to be a dangerous item. It's not wide enough to have
18 a separate pedestrian path and then a vehicular lane.

19 So you're forcing people to walk in the vehicular
20 lane, either for your own parking -- and again, as I believe
21 people park in there now.

22 I'd like you to explain, I couldn't follow. I

1 understand how you sit in -- the lot sits in two zoning
2 districts; the Business District or Springfield Street, I
3 believe, and then the residential and back. Am I correct?

4 DAN ANDERSON: So this is Dan Anderson. Jim, no,
5 this is strictly a Business A district, but the dimensional
6 falls to C2B, because of the residential use. But it is --

7 JIM MONTEVERDE: Oh, okay. Okay, that clears it
8 up. Because my question then was if it affects it, and
9 looking at the zoning map, it looked like it fell into two
10 zones. And then it was kind of -- I wanted you to walk me
11 through how you get the additional floor.

12 Again, I tend to agree with the Commissioner's
13 sense of the penthouse where a doghouse going up to the roof
14 decks is counting as a floor, so I think that would be
15 problematic.

16 So in addition to the comments that the Chair gave
17 you and that Mr. Sullivan gave you, those are my other
18 thoughts about the pieces that I'm just not comfortable with
19 at the moment.

20 HUDSON SANTANA: Can I -- this is Hudson Santana
21 again -- just to clarify, and I appreciate all of your
22 comments -- so this side entrance, again, there is an

1 easement for this property.

2 So these commercial buildings don't have the right
3 to park any vehicles there. It is an easement. So again, I
4 just recently bought this property, so I'm not aware of it.

5 But my question to you is -- because, again my
6 goal of hearing your comments to give come back with
7 something that can be doable. Are you suggesting that we
8 should not have an entrance there whatsoever, and really
9 just keeping the entrance in the front, is that what you'd
10 like to see?

11 JIM MONTEVERDE: This is Jim Monteverde. Not that
12 I would like to see, I'm just saying right now you have a
13 shared easement, which I agree is just for passageway,
14 correct?

15 HUDSON SANTANA: Yeah, yes.

16 JIM MONTEVERDE: I don't think other commercial
17 spaces on Cambridge Street park in that shared easement.
18 They park off that easement behind their own property.

19 But that means it's not only your four vehicles,
20 but it's whatever vehicles come from those commercial spaces
21 that park next to their buildings come up and down that
22 drive. And at 9.5 foot wide, that doesn't strike me as wide

1 enough for a dedicated pedestrian passageway --

2 HUDSON SANTANA: Yep.

3 JIM MONTEVERDE: -- and for a vehicle lane, which
4 to me is just a safety issue. I don't want to have to walk
5 down there or with my stroller and my kids while cars are
6 coming up and down. So that was my point there.

7 HUDSON SANTANA: I appreciate your clarifying
8 that. I --

9 JIM MONTEVERDE: Yeah, thank you.

10 DAN ANDERSON: Mr. Monteverde, if I might -- I'm
11 not sure if you spend any time looking at the existing site
12 plan, but if it would be possible just to look at the site
13 survey -- not our proposed, but the Civil Survey Plan,
14 second sheet I believe on the -- yeah, there we go. So do
15 you see at the back of that nine-foot-wide access easement
16 there's a set of steps?

17 JIM MONTEVERDE: Yep. No, I know.

18 DAN ANDERSON: And landing?

19 JIM MONTEVERDE: Yep.

20 DAN ANDERSON: So while I do very much appreciate
21 the challenges of shared access, vehicle and pedestrian, we
22 are talking about -- you know, not a street but it's a

1 drive. So it's very low speed. And really I think we were
2 making every effort to sort of really improve on the
3 existing condition.

4 So I think what a lot of these tenants and
5 business owners were looking for in the rear was really a
6 vastly improved internal lot experience. So that while yes,
7 vehicles need to come in and out of there, people are coming
8 in and out of there regularly. They certainly are doing
9 that now.

10 Granted, we're saying that there's going to be --
11 you know, four additional units, but it was also part of the
12 reason for providing those up/down stairs so that not
13 necessarily every unit needed to use that side entry.

14 But, you know, we were taking into account a lot
15 of really problematic things that were in place existing.
16 And to the Chair's point of increasing setbacks -- and yours
17 -- yes, we were proposing to come out a little bit more in
18 the front yard, and I think proposing three feet additional
19 at the rear.

20 But we were also suggesting to remove on the left-
21 side setback a kind of funky stair addition and things, and
22 we're keeping the property even closer to the property line

1 than it needed to be.

2 So there's some improvement of the setbacks, not
3 just extension of existing ones. So I just wanted to point
4 out that we were really trying to take into consideration
5 really improvements on this. Because what I'm seeing is a
6 lot that's fairly difficult to improve on at the moment.

7 JIM MONTEVERDE: I take your point, and yes I did
8 see the drawings, what you've removed from the existing
9 building. But my comments still remain about being
10 concerned about, you know, pushing the building out further
11 to the street. Introducing the staircase down I think is
12 out of character with the street.

13 DAN ANDERSON: Understood.

14 JIM MONTEVERDE: And I understand your comment
15 about improving the access easement, but, again, it's an
16 access easement. It's vehicle movement, and it's not where
17 I'd want to enter my apartment or have my mother have to
18 walk down in, you know, where it's -- even if it's slow-
19 moving vehicles coming and going.

20 DAN ANDERSON: Okay, thank you.

21 JIM MONTEVERDE: So my comments still remain.

22 DAN ANDERSON: Thank you.

1 JIM MONTEVERDE: Yeah.

2 CONSTANTINE ALEXANDER: Andrea, did you want to
3 add a comment? Or it's up to you.

4 ANDREA HICKEY: I'm sorry, who are you asking?

5 CONSTANTINE ALEXANDER: Yeah, I was going to say
6 do you want to add to the conversation about what you think
7 about the plans we have before us tonight or not? It's up
8 to you.

9 ANDREA HICKEY: Just briefly, I can't really add
10 any new comments. My trouble with this petition as
11 originally presented is it's way too big an ask. So too
12 many units, too few parking spaces, taking away from open
13 space, and roof decks and decks in general above grade I
14 have an issue with.

15 So those are my comments. There's no way I would
16 support this current initial petition. That's all I have.

17 HUDSON SANTANA: Andrea, if you don't mind me
18 asking -- this is Hudson Santana again -- when you're
19 referring to that, I got the point clearly on the roof deck,
20 are you saying that you're opposed to the overhanging, like
21 little back deck? Like the porches? Is that what you're
22 referring to as well?

1 ANDREA HICKEY: Well, definitely the roof decks.
2 The overhang decks, tell me a little bit about the
3 dimensions of those?

4 DAN ANDERSON: Sure. They're approximately 3 x --
5 the smaller ones on the side are about 3 x 6. And where
6 they're in the front, it's over the bay, so I think that
7 it's -- again, 3.5 x I want to say by 12, if memory serves.

8 ANDREA HICKEY: So if there were fewer units, I'd
9 have less of a problem with those decks. With seven units,
10 I have a big problem with all of them.

11 DAN ANDERSON: Thank you. If I may, certainly
12 we're looking at this with COVID eyes, certainly saying that
13 for multiple units on a lot that granted does not have a lot
14 of green space to begin with, we do hit the zoning minimum.

15 Although we are reducing it we are staying within
16 the guidelines. You know, every effort was made to be able
17 to provide units to have some form of outdoor space, which
18 is really desirable.

19 And I guess the only comment that I have about
20 more smaller units is despite the let's call it whether this
21 lot is over densified or not is really an issue about, you
22 know, the number of available units in the city. I mean,

1 this was an ongoing conversation about do we have fewer
2 larger units, or do we have more smaller units.

3 And there's -- I'm not saying I have an answer to
4 that, but I'm throwing it out there to say that there are
5 other reasons for thinking about doing more.

6 And again, it may not be in the end the
7 appropriate one here, but we were responding specifically to
8 neighbor requests, who we saw Inman Square being a
9 beneficiary of having more, smaller units. So just wanted
10 to add that in.

11 ANDREA HICKEY: Thank you very much. That's all I
12 have.

13 CONSTANTINE ALEXANDER: Laura, is there anything
14 you want to add or not?

15 LAURA WERNICK: No, no, I don't have anything to
16 add beyond what others have said.

17 CONSTANTINE ALEXANDER: Okay.

18 HUDSON SANTANA: Can I ask one other questions for
19 the Board members and just --

20 CONSTANTINE ALEXANDER: One more, and that's it.

21 HUDSON SANTANA: Yeah, thank you. I appreciate
22 all of the feedback. Again, my only other question is, do

1 you have any concerns as far as the -- were you hoping or
2 looking for a specific type of look of the exterior of the
3 building? I heard a couple --

4 CONSTANTINE ALEXANDER: We can't answer that. We
5 can't answer that.

6 HUDSON SANTANA: No?

7 CONSTANTINE ALEXANDER: You decide and you come
8 before us. Or you can do some research about what we've
9 approved in past cases. I do want to add, though, one thing
10 for your benefit, or your information. Roof decks are not -
11 - I don't know where you ended up with the Commissioner on
12 the proposed roof deck.

13 We generally do not look with favor on roof decks.
14 So I think that's going to be a problem, if you look through
15 it.

16 Number 2, one of the -- one of the persons who
17 wrote a letter of objection -- a very good one, by the way -
18 - and I urge you or your representatives to go to the file
19 for this case and see the letters that have been written,
20 particularly the ones -- obviously, the ones that are
21 opposed, and you'll get more feedback, like you're getting
22 from us right now.

1 But a question has been raised about height of one
2 of them, and I think maybe by the Commissioner as well -- as
3 to whether what you're proposing violates the height
4 requirements or the restrictions of our ordinance. If it
5 does, then that's another variance you need to get from us.

6 And I can tell you that based on past practice,
7 we're not very predisposed to grant height variances,
8 particularly in a structure like this. So if you -- you
9 better get that resolved with the Commissioner, and if he
10 thinks you've got a height -- you need a variance for
11 height, you can try. It's up to you. But -- or you can
12 revise your plan. I want to leave you with that as well.

13 Okay, time to continue the case. What's the first
14 -- well what would you like? Let me start with you? How
15 quickly would you -- or not so quickly -- would you like to
16 have this case postponed to? We can note it -- we can
17 postpone it to midApril, or we can do it later. What would
18 you like?

19 SISIA DAGLIAN: It has to be later.

20 HUDSON SANTANA: I mean, I would say that midApril
21 would be ideal for us. I can work with the neighbors.

22 SISIA DAGLIAN: We don't have --

1 CONSTANTINE ALEXANDER: We don't have --

2 SISIA DAGLIAN: -- no, we have --

3 CONSTANTINE ALEXANDER: -- I'm being told that we
4 don't have -- may not have a ruling in April.

5 SISIA DAGLIAN: May 13 is the first day.

6 CONSTANTINE ALEXANDER: May 13?

7 SISIA DAGLIAN: Mm-hm.

8 CONSTANTINE ALEXANDER: May 13 is the date,
9 presuming by the way that all the members of the Board are
10 available on May 13. I'll find out in a second. May 13
11 would be the date, 7:00 p.m.

12 HUDSON SANTANA: Okay.

13 CONSTANTINE ALEXANDER: Brendan, are you available
14 May 13?

15 BRENDAN SULLIVAN: I am available.

16 CONSTANTINE ALEXANDER: He is. Jim?

17 [Pause]

18 Jim Monteverde?

19 JIM MONTEVERDE: [Jim Monteverde], yes I'm
20 available.

21 CONSTANTINE ALEXANDER: Okay. Andrea?

22 ANDREA HICKEY: Yes, I'm available.

1 JIM MONTEVERDE: Yes, this is Jim Monteverde, I'm
2 available.

3 CONSTANTINE ALEXANDER: I got it. Okay. And
4 Laura?

5 LAURA WERNICK: Yes, I'm available.

6 CONSTANTINE ALEXANDER: And the Chair is
7 available. So we can continue this case until 7:00 p.m. on
8 May 13. So I'm going to make a motion to that effect, and
9 everything else that goes along with it.

10 The Chair moves that this case be continued as a
11 case heard until 7:00 p.m. on May 13, subject to the
12 following conditions, and listen carefully:

13 First, we must sign a waiver of time for a
14 decision. Otherwise, relief would be granted automatically,
15 and we would not let that happen, so we would turn you down
16 automatically.

17 You must sign a waiver, which is a standard form
18 that the city uses, no tricks, nothing. But that waiver
19 must be signed and returned to Inspectional Services no
20 later than 5:00 p.m. on a week from Monday. If that's not
21 done by that time, the case will be automatically dismissed
22 and you'll have to wait two years or whatever before you can

1 come back. That's condition Number 1.

2 Condition Number 2: These are standard for all of
3 our continued cases, by the way. I'm not making these up
4 just for you.

5 And Number 2 is that the posting sign, which is
6 maintained for tonight's hearing, we need to get a new one,
7 or you could take the old one and modify it with a magic
8 marker and select the new date, May 13; new time 7:00 p.m.
9 And that sign must be maintained for the 14 days prior to
10 the May 13 hearing, just as is done with the sign for
11 tonight.

12 And then last, to the extent that -- I think it
13 will be true -- you're going to present to us modified
14 plans, new plans, dimensional forms, drawings, schematics,
15 whatever: They must be in our files no later than 5:00 p.m.
16 on the Monday before May 13. If that is not done, or it's
17 late, we will not hear the case on May 13, we'll continue it
18 further, which I don't think is what you want. Those are
19 the three conditions.

20 Brendan, how do you vote?

21 BRENDAN SULLIVAN: Brendan Sullivan yes to the
22 continuance.

1 CONSTANTINE ALEXANDER: Jim?

2 JIM MONTEVERDE: And Jim Monteverde yes to the
3 continuance.

4 CONSTANTINE ALEXANDER: Andrea?

5 ANDREA HICKEY: Andrea Hickey yes to the
6 continuance.

7 CONSTANTINE ALEXANDER: Laura?

8 LAURA WERNICK: Laura Wernick yes to the
9 continuance.

10 CONSTANTINE ALEXANDER: I'm sorry?

11 LAURA WERNICK: Yes to the continuance.

12 CONSTANTINE ALEXANDER: Okay. And I vote yes as
13 well.

14 [All vote YES]

15 So this case is continued until May 13. Thank you
16 all.

17 COLLECTIVE: Thank you.

18 DAN ANDERSON: If I need to clarify those dates,
19 can I do that now, or shall I do that at a later date? If I
20 understand correctly, one week from Monday is March 22, is
21 that correct?

22 SISIA DAGLIAN: For the waiver.

1 CONSTANTINE ALEXANDER: Yeah.

2 DAN ANDERSON: The waiver?

3 CONSTANTINE ALEXANDER: You've got the right date.

4 DAN ANDERSON: And 05/10 is the date for the
5 modified plans?

6 SISIA DAGLIAN: Um-- --

7 CONSTANTINE ALEXANDER: The modified plans is --
8 whatever the Monday before May 13.

9 SISIA DAGLIAN: That's correct. It's the tenth.

10 DAN ANDERSON: The tenth. Thank you for that
11 clarification. Mr. Chair, thank you very much. Thank you
12 to the Board.

13 CONSTANTINE ALEXANDER: Thank you.

14 DAN ANDERSON: Have a good evening.

15 CONSTANTINE ALEXANDER: And with that, I think we
16 can adjourn our meeting. Goodnight!

17 JIM MONTEVERDE: Goodnight all.

18 COLLECTIVE: Goodnight.

19 JIM MONTEVERDE: Goodbye. Andrea, I've got to
20 borrow some of your books someday.

21 [09:11 p.m. End of Proceedings]

22

7 Springfield Street Proposed Development

Cambridge, MA 02139



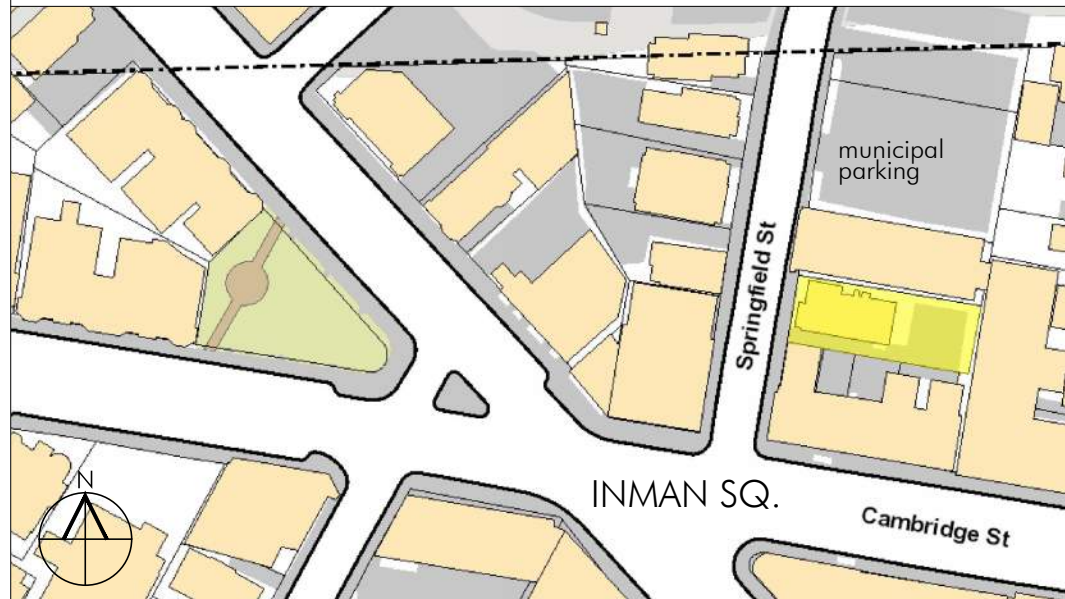
LIST OF SYMBOLS

| | |
|--|--|
| | EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO D1 DRAWINGS. |
| | EXISTING STRUCTURE OR PARTITION TO REMAIN. |
| | NEW STRUCTURE OR PARTITION. |
| | FINISH ELEVATION. |
| | GENERAL DETAIL. |
| | WALL SECTION. |
| | INTERIOR ELEVATION. |
| | DOOR IDENTIFICATION SYMBOL. |
| | WINDOW IDENTIFICATION SYMBOL. |
| | FLOOR FINISH SYMBOL. |
| | WALL TYPE TAG. |
| | FINISH TAG. |
| | ROOM TAG. |
| | CAT 5/COAX/DATA. |
| | DUPLEX OUTLET. |
| | GROUND FAULT OUTLET. |
| | CARBON MONOXIDE/SMOKE DETECTOR. |

ABBREVIATIONS

| | |
|-------|---|
| AFF | ABOVE FINISHED FLOOR |
| CJ | CONTROL JOINT |
| CLG | CEILING |
| CLR | CLEAR |
| CO | CLEAN OUT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DN | DOWN |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| EQ | EQUAL |
| EXIST | EXISTING |
| FC | FLOOR FINISH |
| FD | FLOOR DRAIN |
| FIN | FINISH |
| FL | FLOOR |
| GL | GLASS |
| GWIB | GYP/SUM WALLBOARD |
| HT | HEIGHT |
| HW | HARDWOOD |
| HVAC | HEATING, VENTILATION AND AIR CONDITIONING |
| INSUL | INSULATION |
| MAX | MAXIMUM |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MO | MASONRY OPENING |
| MTL | METAL |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| PTD | PAINTED |
| REQD | REQUIRED |
| RL | RAIN LEADER |
| STL | STEEL |
| STR | STRUCTURE/STRUCTURAL |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VCT | VINYL COMPOSITION TILE |
| WD | WOOD |
| W/ | WITH |
| WINDW | WINDOW |

SITE LOCATION



| DRAWING LIST | |
|------------------------|---------------------------|
| ARCHITECTURAL | COVER SHEET |
| CO-1 | SITE SURVEY |
| AO-1 | SITE PLAN |
| Z1-1 | ZONING SUMMARY |
| AX1-1 | EXISTING PLANS |
| AX1-2 | EXISTING PLANS |
| AX1-3 | EXISTING PLANS |
| AX1-2 | EXISTING ELEVATIONS |
| A1-1 | PROPOSED PLANS |
| A1-2 | PROPOSED PLANS |
| A1-3 | PROPOSED PLANS |
| A2-1 | PROPOSED ELEVATIONS |
| CONTACT | |
| ARCHITECT | OWNER - BUILDER |
| Anderson Porter Design | North America Development |
| 875 Main Street | 93 Broadway |
| Cambridge, MA 02139 | Somerville, MA 02145 |
| Don Anderson | Jason Santana |
| 617-354-2501 | 617-996-0300 |

CODE REVIEW: See Sheet Z1.1 for Zoning Summary

| PROJECT DESCRIPTION: | |
|--|--|
| Level 3 Alteration of an existing 4 story three family wood frame structure in zoning district Business A (BA) Proposed 7 residential units with ground level commercial | |
| BUILDING CODE: MA State Building Code 728 CMR 9th Ed(IIBC/IBC 2015 with MA amendments) | |
| IBC 2015 | Business 100gross sf pp (700/100-7pp) |
| CH 1 Scope and Application | S1005 Means of Egress Sizing - capacity 0.3m/pp (35 x 0.3 = 10.5' x 36') |
| A101.4 Referenced Codes - project will comply with this section | S1006 Number of Exits |
| A101.4.7 Existing Buildings - project will follow IBC 2015 for alterations to an existing building | Table 1006.2.1 Spaces with One Exit or Exit Access Doorway |
| CH 2 Definitions - project will comply with this section | R-2 - Max Occupant Load 10 Travel Distance 125' with Sprinkler System |
| CH 3 Use and Occupancy Classification - project will comply with this section | S1011 Stairways |
| S304 Business Group B - 304.1 Business Group B | 1011.2 Width and Capacity - 44" (exception 1. Occupant load of less than 50 shall have a width of not less than 36") |
| S310 Residential - 310.4 Residential Group R-2 | 1011.3 Headroom 80" |
| CH 4 Special Detailed Requirements - not applicable | 1011.5.2 Riser height and tread depth 7"/11" (except within R-2 7.75"/10") |
| CH 5 General Building Heights and Areas - project will comply with this section | 1011.6 Stairway landings - landing width not less than width of the stairways served |
| Table 504.3 Allowable Building Height - 45' < 70' (Use Group R - Construction Type VB-S) | S1023 Interior Exit Stairways and Ramps |
| Table 506.2 Allowable Building Areas - 7200sf < 21000 (Use Group R2 - Construction Type VB-SM) | 1023.2 Construction - Enclosure fire rating 2hrs (stair serves 4 or more stories) |
| CH 6 Types of Construction - project will comply with this section | CH 11 - Amended by 780 CMR - Project to comply with 521 CMR requirements for Accessibility |
| Table 601 Fire Resistive Elements - Type VB - Others | CH 12 - Interior Environment - project will comply with this chapter |
| Table 602 Fire Rating Exterior based on Separation Distance - Type VB < 5' - 1hr | CH13 - Energy Efficiency - project will comply with this chapter |
| CH 7 Fire and Smoke Protection - project will comply with this section | CH14 - CH29 project will comply with these chapters |
| S708 Fire Partitions - 708.3 Fire Resistance Rating - 1hr | CH30 - Elevators - not required |
| S711 Floor Ceiling Assemblies - 711.2.4.3 Fire Resistance Rating Dwelling Units - 1hr | CH21 - CH35 project will comply with these chapters |
| CH 8 Interior Finishes - project will comply with this section | IEBC 2015 |
| CH 9 Fire Protection Systems - project will be equipped with an automatic sprinkler system | CH 5 Classification of Work |
| CH 10 Means of Egress | S505 Alteration - Level 3 (comply with CHs 7.8, and 9) |
| S1004 Occupant Load - Residential 200gross sf pp (6500/200=32pp) | S506 Change of Occupancy (comply with CH 10) |

| | |
|---|---|
| S507 Additions (comply with CH11) | S904 Fire Protection |
| CH 7 Alteration - Level 1 - project will comply with this section | 904.1 Automatic Sprinkler Protection - project will be equipped with an ASP system |
| CH 8 Alteration - Level 2 - project will comply with this section | 904.2 Fire Alarm and Detection System - project will provide a FA system |
| CH 9 Alteration - Level 3 | S905 Means of Egress - project will comply with this section |
| S902.1 High Rise - not applicable to this project | S906 Accessibility - project will comply with this section - MA 780 CMR amendment 521 CMR |
| S902.2 Boiler and Furnace equipment rooms - 1hr rated enclosure unless protected by an ASP system | S907 Structural - project will comply with this section |
| S903 Building Elements and Materials - project will comply with this section | 907.4.2 Substantial Structural Alteration - more than 30% requires structural evaluation of lateral load resisting system |
| S904 Fire Protection | S908 Energy Conservation - project will comply with this section |
| 904.1 Automatic Sprinkler Protection - project will be equipped with an ASP system | 908.1 minimum requirements (comply with IECC for new construction) |
| 904.2 Fire Alarm and Detection System - project will provide a FA system | S21 CMR |
| S905 Means of Egress - project will comply with this section | CH 9.00 Multiple Dwellings |
| S906 Accessibility - project will comply with this section - MA 780 CMR amendment 521 CMR | 9.2.1 Renovation - exempt from Type 1 units |
| S907 Structural - project will comply with this section | 9.2.2 Type 2 required if cost of work exceeds 30% of full and fair cash value of the building (over 3yr period) |
| 907.4.2 Substantial Structural Alteration - more than 30% requires structural evaluation of lateral load resisting system | |
| S908 Energy Conservation - project will comply with this section | |
| 908.1 minimum requirements (comply with IECC for new construction) | |

| | |
|--|---|
| 9.4 Group 2 Dwelling Units Less than 20 units so no Type 2A required (Type 2B inferred to comply with dimensional requirements of 9.5) | CH28.00 Elevators |
| 9.5 Dwelling Unit Interiors | 28.1 General - elevators exempted by the following: |
| CH 10.00 Public Use and Common Use Spaces | e. wheelchair lift at commercial space by 28.12 (variance) |
| 10.1 General - exempted for residential spaces (less than 12 units and not new construction) | f. all accessible rooms and public use and common use spaces are on the accessible level. |
| 10.2 Accessible Route - exempted by 10.1 | |
| 10.3 Parking for Dwelling Unit Occupants - exempted by 10.1 | |
| CH20.00 Accessible Route (required for Commercial Space) | |
| 20.3 Width - 36" | |

| REVISIONS | | |
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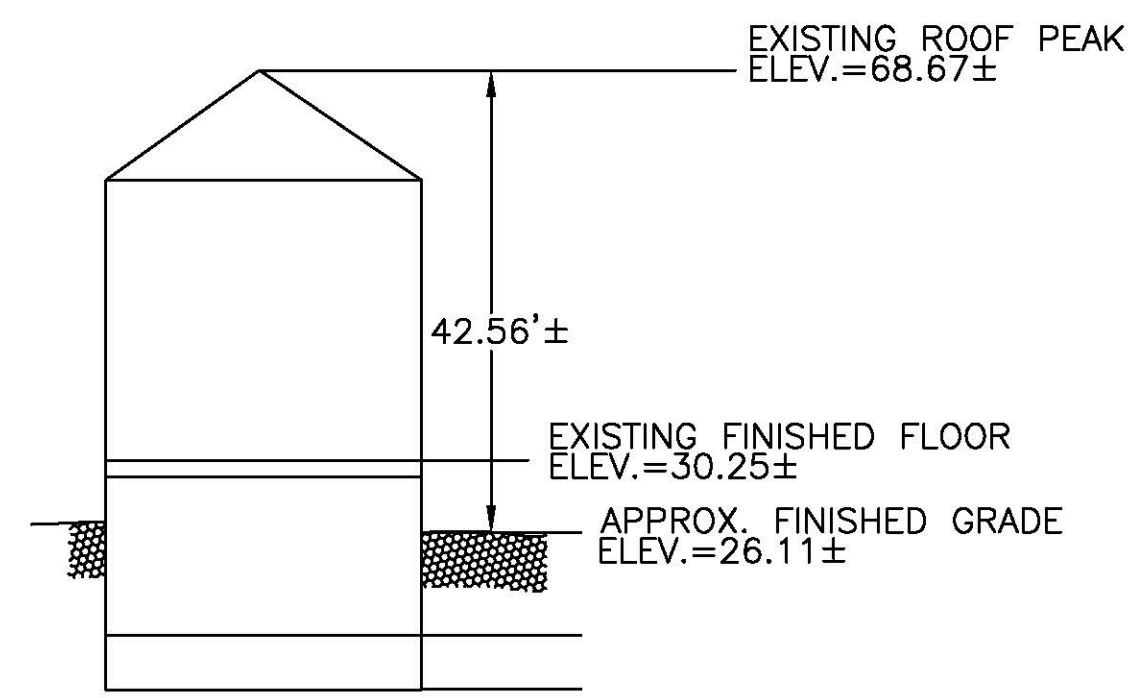
Project: **7 SPRINGFIELD ST**
Address: **7 SPRINGFIELD ST, CAMBRIDGE, MA-02139**
Title: **COVER SHEET**

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: **2022** Drawing No. **G1.0**
Date: **01/20/2021**
Scale: **G1.0**
Drawn By: **DA/KA**

N/F
UCA LLC
BK. 69612 PG. 570

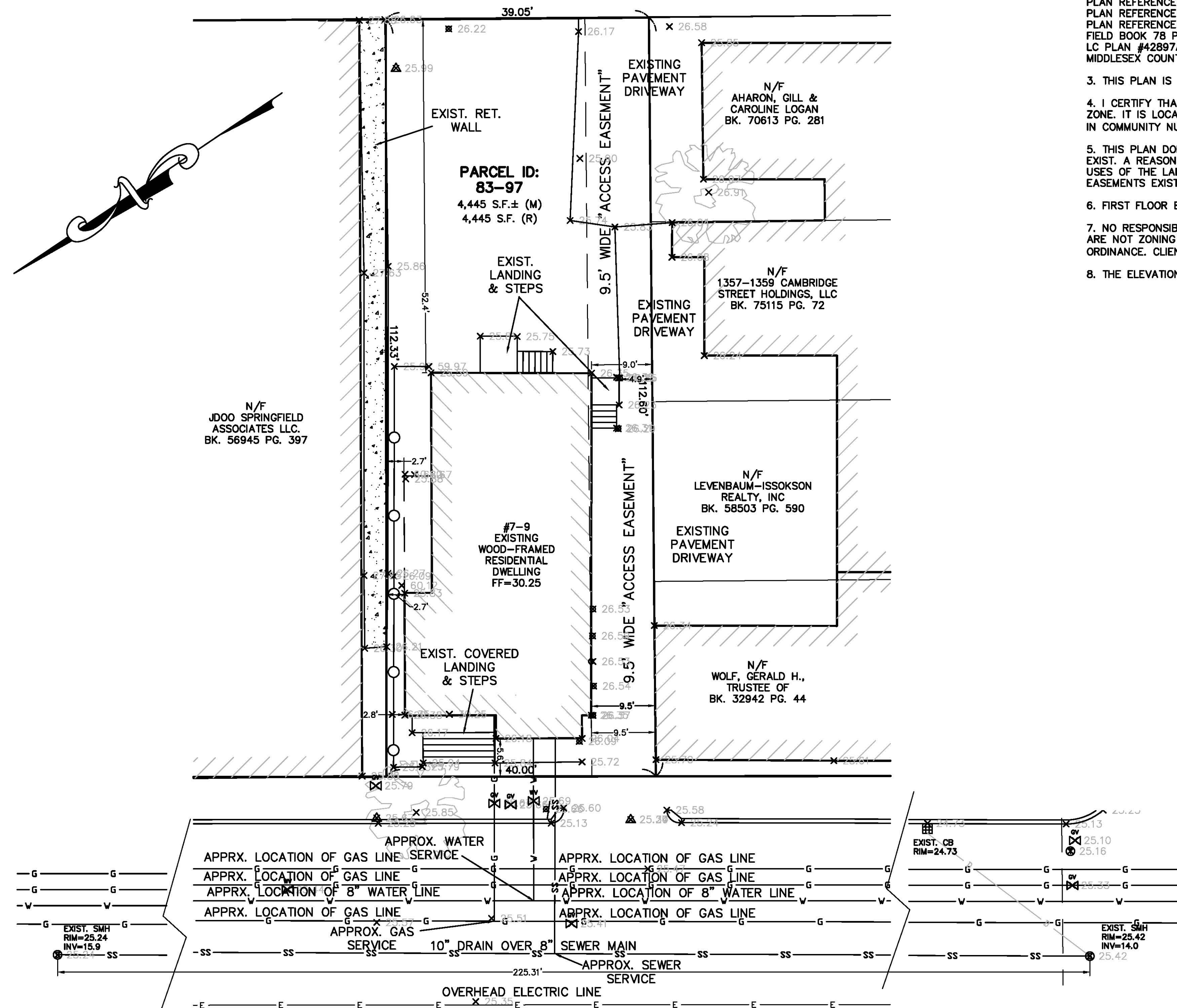
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/9/2020.
2. DEED REFERENCE: BOOK 21002, PAGE 70
PLAN REFERENCE 1: PLAN #94 OF 1991
PLAN REFERENCE 1: PLAN #1391 OF 1998
PLAN REFERENCE 1: PLAN #127 OF 2014
FIELD BOOK 78 PAGE 82
LC PLAN #42897A
MIDDLESEX COUNTY SOUTH DISTRICT 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 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
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 THAT 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.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

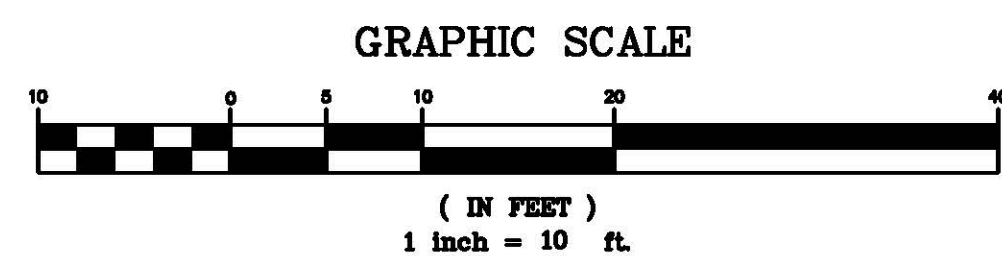


EXISTING PROFILE
NOT TO SCALE

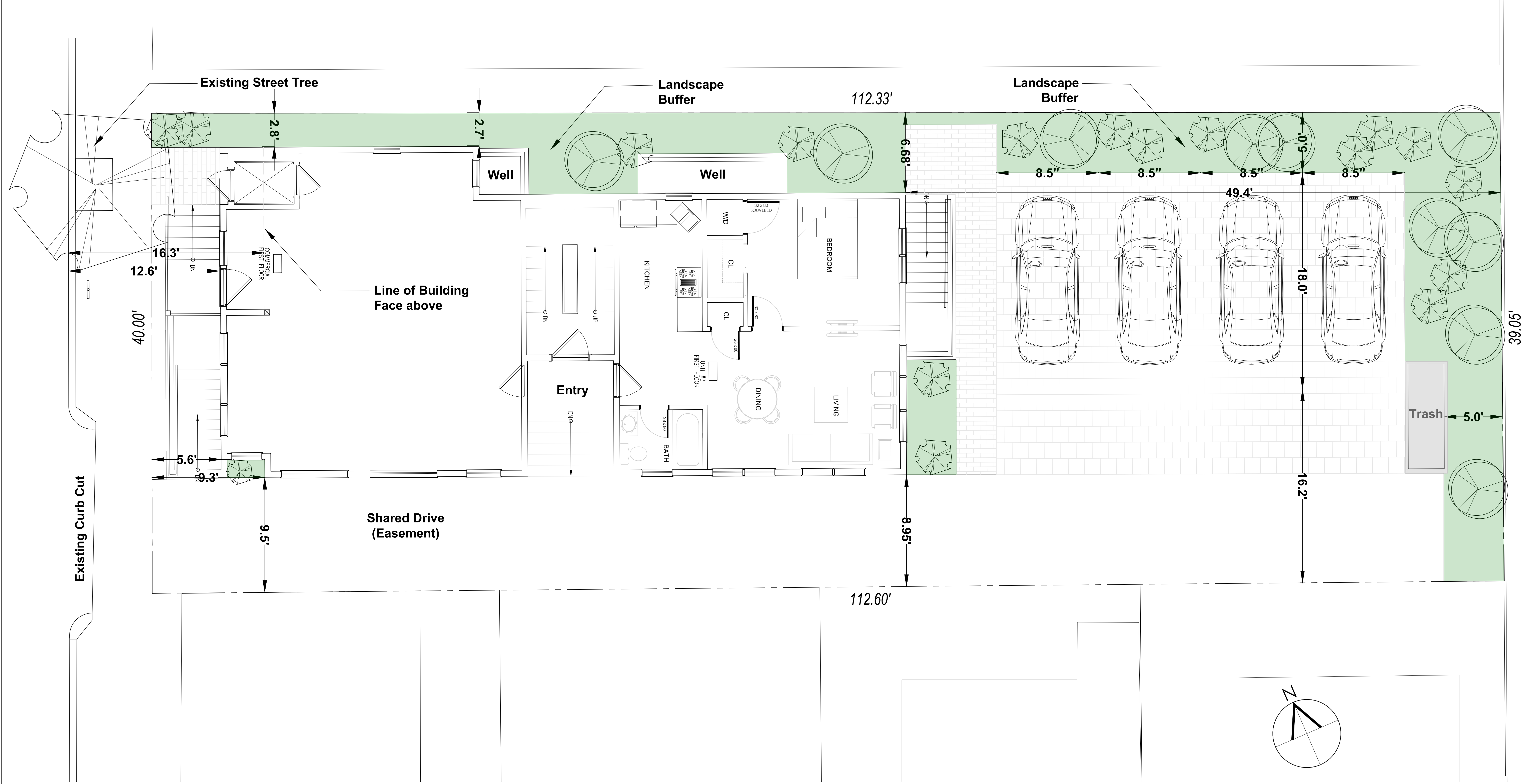
| LEGEND | |
|---------|---------------------------|
| □ | BOUND |
| ○ | IRON PIN/PIPE |
| ⊙ | STONE POST |
| ⊗ | TREE |
| ⊘ | TREE STUMP |
| ⊕ | SHRUBS/FLOWERS |
| ⊖ | SIGN |
| ○ | BOLLARD |
| ⊙ | SEWER MANHOLE |
| ⊕ | DRAIN MANHOLE |
| ⊗ | CATCH BASIN |
| ⊘ | WATER MANHOLE |
| ⊕ | WATER VALVE |
| ⊖ | HYDRANT |
| ⊗ | GAS VALVE |
| ⊘ | ELECTRIC MANHOLE |
| ⊕ | ELECTRIC HANDHOLE |
| ⊖ | UTILITY POLE |
| ⊗ | LIGHT POLE |
| ⊘ | MANHOLE |
| X148.00 | SPOT GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| ▨ | EXISTING BUILDING |
| ▩ | RETAINING WALL |
| ⊕ | STONE WALL |
| ○ | FENCE |
| ⊗ | TREE LINE |
| -S- | SEWER LINE |
| -D- | DRAIN LINE |
| -W- | WATER LINE |
| -G- | GAS LINE |
| -E- | UNDERGROUND ELECTRIC LINE |
| -OHW- | OVERHEAD WIRES |
| -145- | CONTOUR LINE (MJR) |
| -146- | CONTOUR LINE (MNR) |



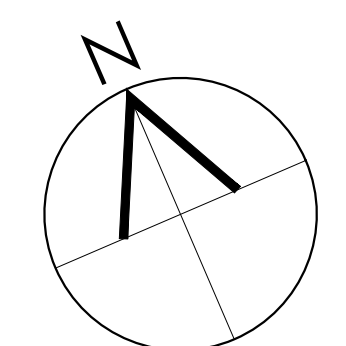
SPRINGFIELD STREET
(PUBLIC WAY - 40' WIDE)



| | | | |
|----------|---|----------|-----------------------|
| SCALE | 1"=10' | | |
| DATE | 12/14/2020 | REV | DATE |
| SHEET | 1 | REVISION | BY |
| PLAN NO. | 7-9 SPRINGFIELD STREET CAMBRIDGE MASSACHUSETTS | | |
| CLIENT: | EXISTING CONDITIONS | | |
| DRAWN BY | DK | | |
| CHKD BY | PJN | | |
| APPD BY | PJN | | |
| | PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com | | |
| | | | SHEET NO. 1 |



| REVISIONS | | |
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1 Site Plan
A0.1 Scale 1/4" = 1'-0"

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Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST, CAMBRIDGE, MA-02139
Title: SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

| | | | |
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| Proj. # | 2022 | Drawing No. | A0.1 |
| Date: | 01/20/2021 | | |
| Scale: | | | |
| Drawn By: | DA/KA | | |

| | <u>EXITING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMEN</u> |
|--|---|------------------------------------|---------------------------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 5595 | 7200 | 7270.75 |
| <u>LOT AREA:</u> | 4444 | | 5000 |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u> | 1.26 | 1 / 1.73 | 1 / 1.75 |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | 1481 | 634 | 600 |
| <u>SIZE OF LOT:</u> | WIDTH 40.00 DEPTH 112.33 | | 50 |
| <u>Setbacks in Feet:</u> | FRONT 16.0 REAR 52.48 LEFT SIDE 2.7 RIGHT SIDE 9.0 | 12.58/16.0 49.30 2.7 8.95 | 0/10 20 20.4 20.4 |
| <u>SIZE OF BUILDING:</u> | HEIGHT 44 LENGTH 54 WIDTH 23.5 | 44 57 23.5 | 45 |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA: 3</u> | 24% | 29% | 15% |
| <u>NO. OF DWELLING UNITS:</u> | 3 | 7 | 7 |
| <u>NO. OF PARKING SPACES:</u> | 3 | 4 | 7+1 |
| <u>NO. OF LOADING AREAS:</u> | N/A | N/A | N/A |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | N/A | N/A | N/A |

1 Zoning Code Summary
Z1.1 Scale 1/4" = 1'-0"

LOT AREA: 4,444 SF

BUSINESS FAR 2.0 / RESIDENTIAL FAR 1.75

ALLOWABLE FAR: (675 x 1.0 = 675) + (3769 x 1.75 = 6595.75) = 7,270.75 GSF
 PROPOSED FAR: (675 x 1.0 = 675) + (3769 x 1.73 = 6525) = 7,200.00 GSF

RESIDENTIAL FOLLOWS C2-B DIMENSIONAL:
 RESIDENTIAL SETBACKS FRONT AND REAR (H + L/4) (FRONT MIN. 10' FROM STREET - REAR MIN. 20')
 SIDE (H + L/5)
 FRONT/REAR CALCULATION (44' + 23.5'/4 = 16.875')
 SIDE CALCULATION (H + L/5) (44' + 57'/5 = 20.2')

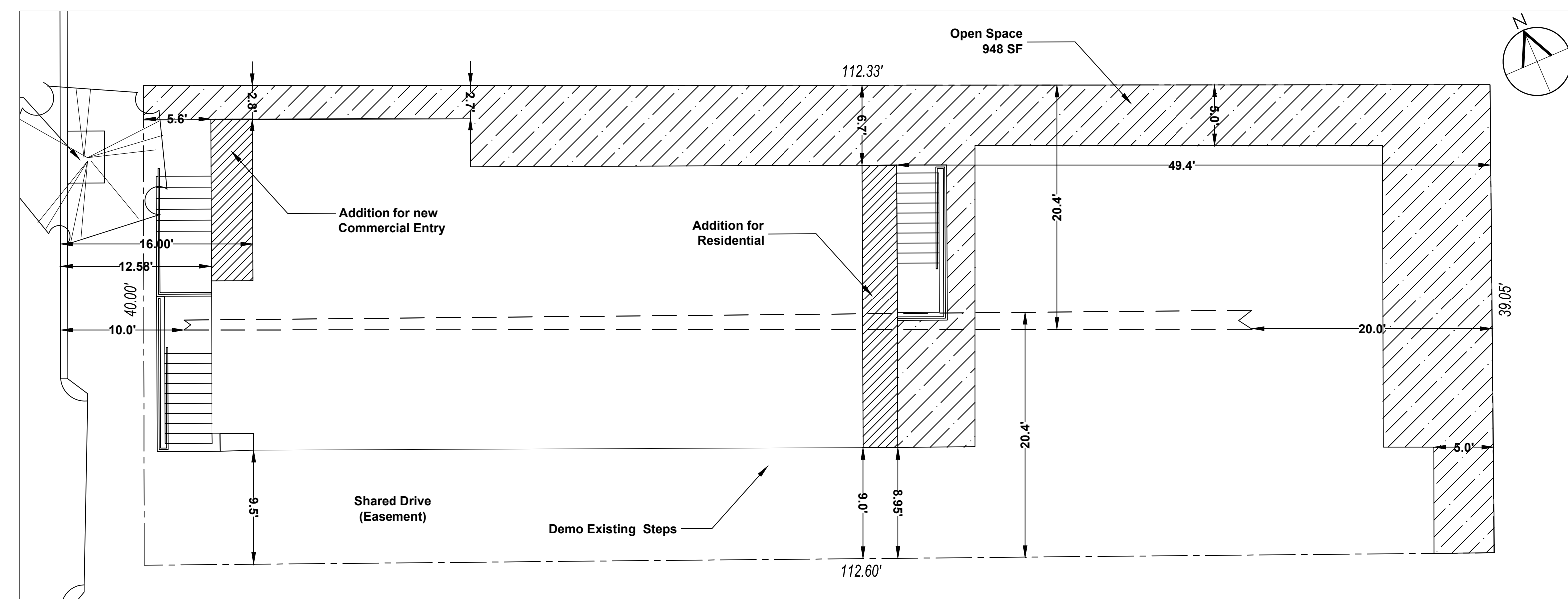
BUSINESS FOLLOWS BA DIMENSIONAL
 SETBACKS FRONT AND SIDE 0 / REAR 20'

OPEN SPACE CALCULATIONS
 OPEN SPACE 1000 SF / 4444 SF = 22.5% > 15%

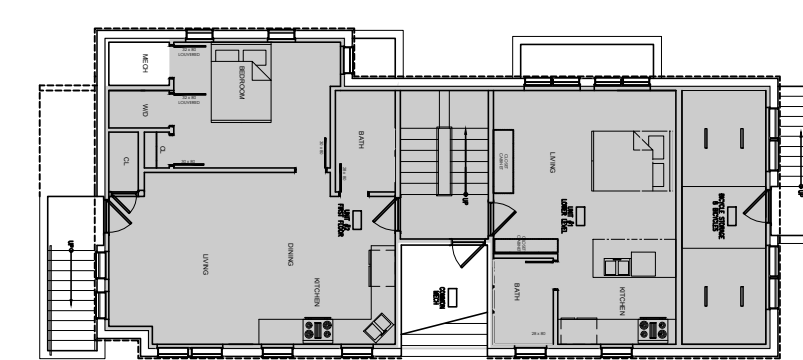
1 Zoning Calculations
Z1.1 Scale 1/4" = 1'-0"



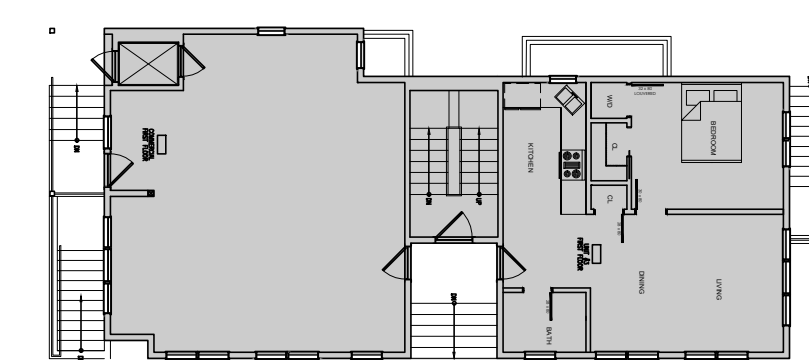
1 Zoning Elevation
Z1.1 Scale 1/4" = 1'-0"



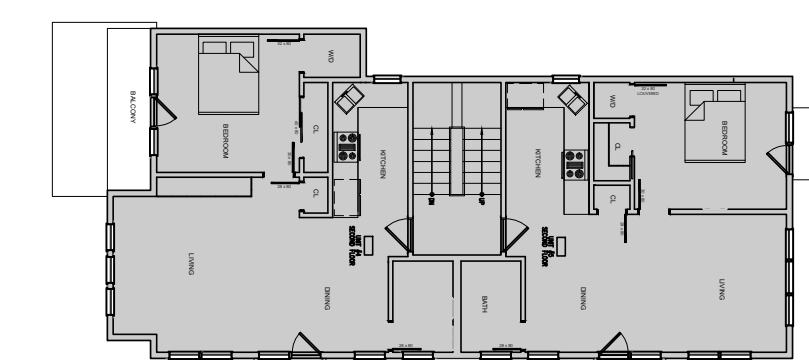
1 Zoning Site Plan
Z1.1 Scale 1/4" = 1'-0"



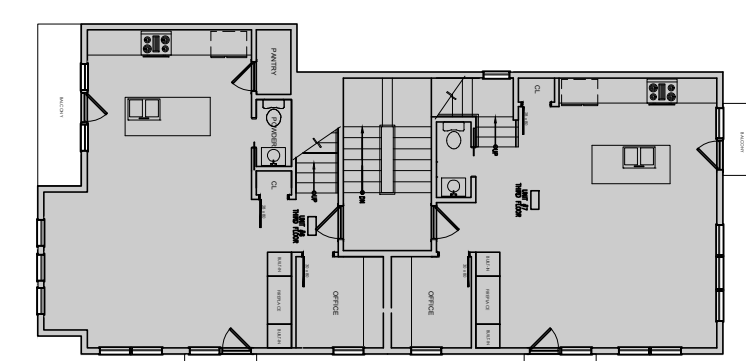
1 Basement Plan; 1194gsf
Z1.1 Scale 1/16" = 1'-0"



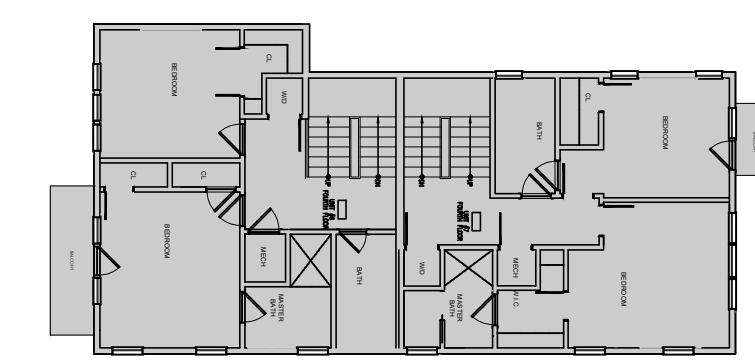
1 First Floor Plan: 1354gsf
Z1.1 Scale 1/16" = 1'-0"



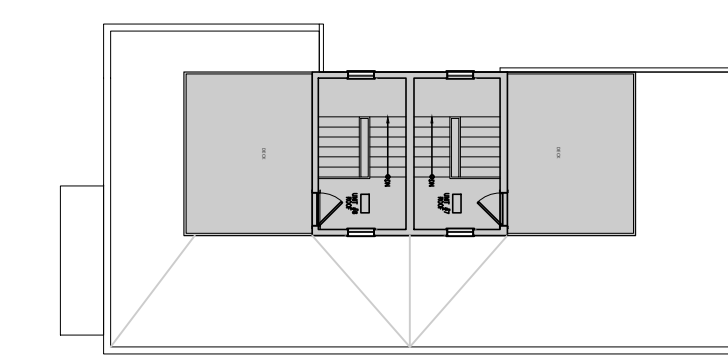
1 Second Floor Plan: 1373gsf
Z1.1 Scale 1/16" = 1'-0"



1 Third Floor Plan: 1373gsf
Z1.1 Scale 1/16" = 1'-0"



1 Fourth Floor Plan: 1394gsf
Z1.1 Scale 1/16" = 1'-0"



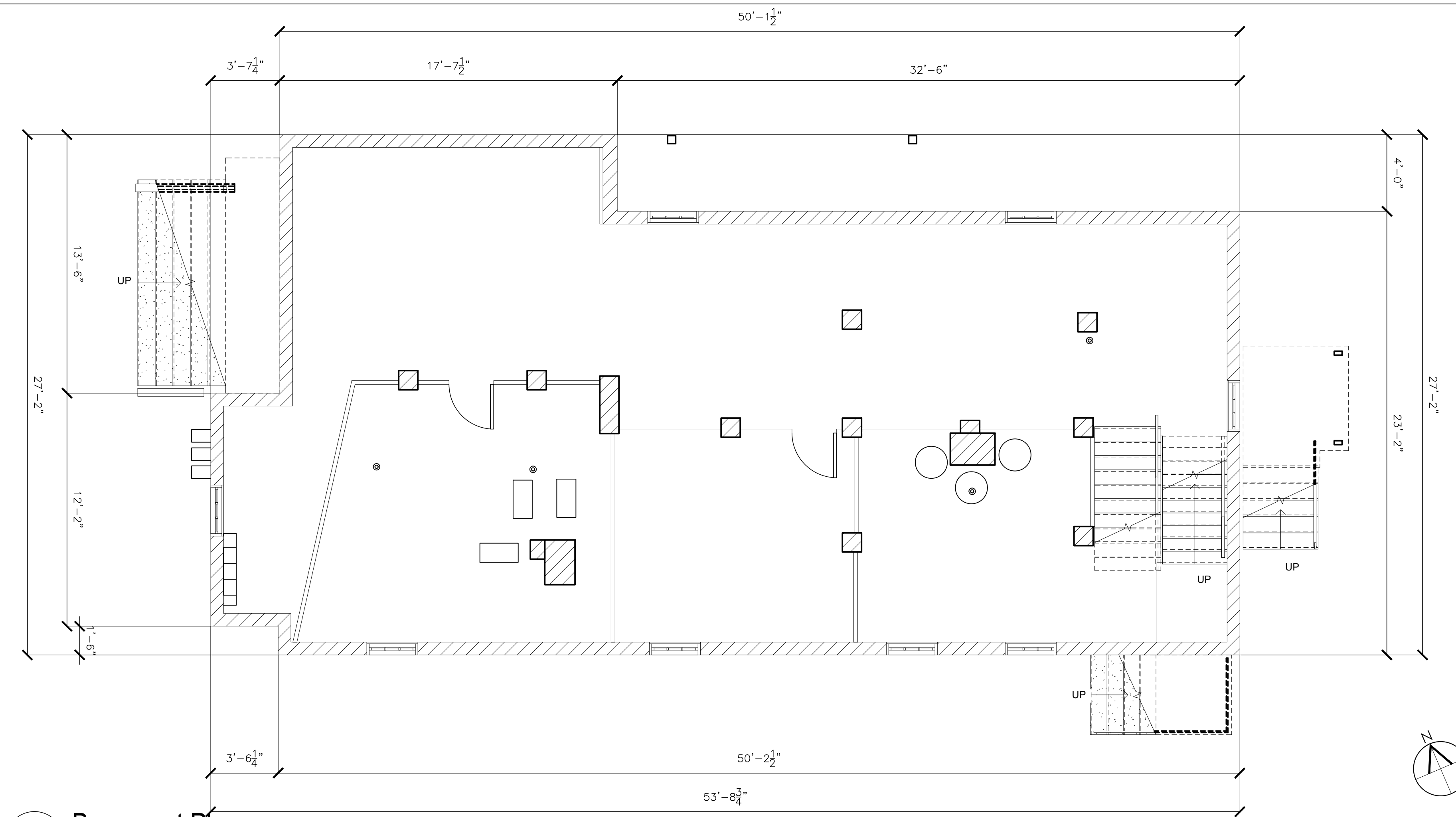
1 Roof Plan: 512gsf
Z1.1 Scale 1/16" = 1'-0"

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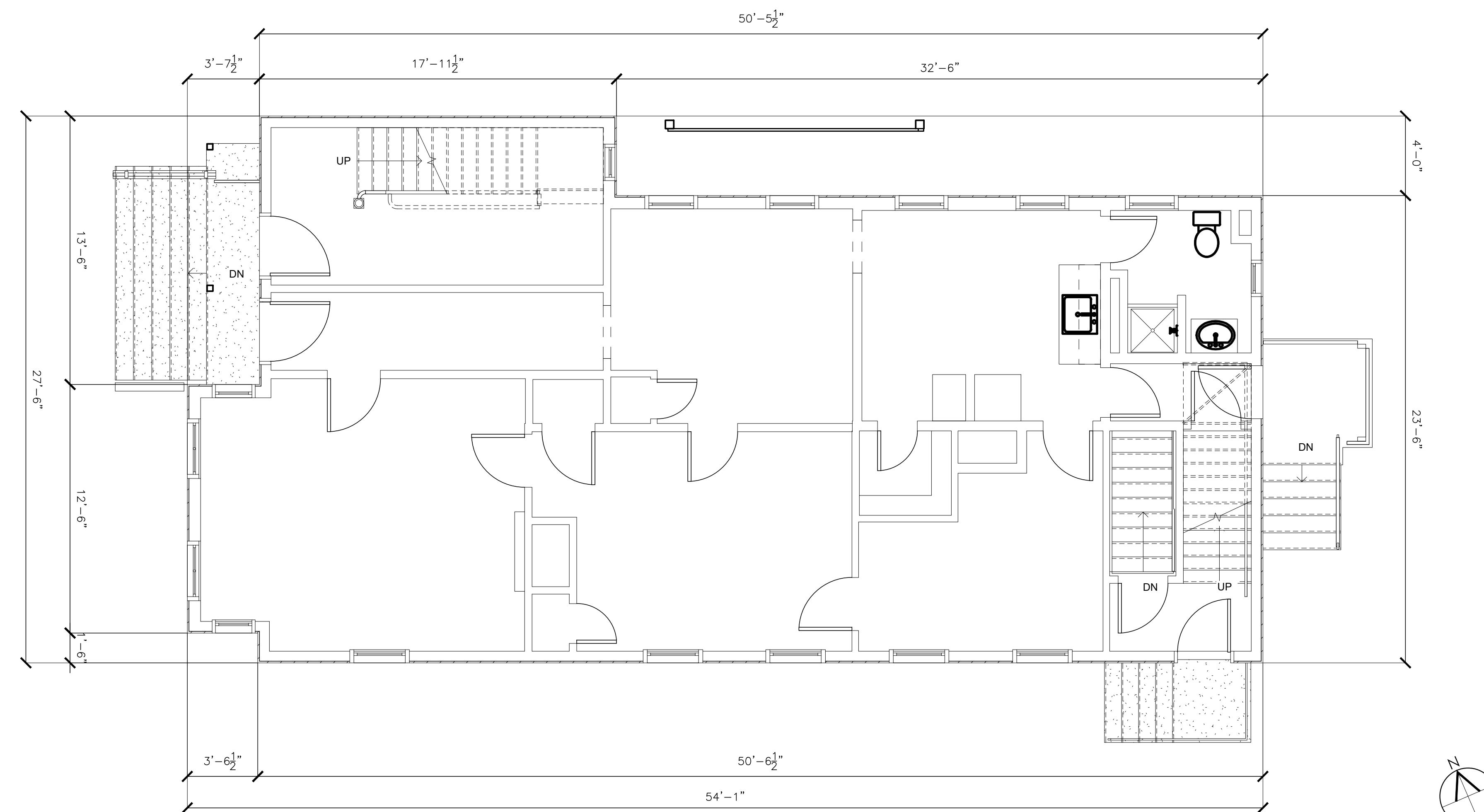
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Project: 7 SPRINGFIELD ST
 Address: 7 SPRINGFIELD ST,
 CAMBRIDGE,
 MA-02139
 Title: ZONING SUMMARY

Drawing Issued By: ANDERSON PORTER DESIGN
 Proj #: 2022
 Date: 01/20/2021
 Scale:
 Drawn By: DA/KA
 Drawing No: Z1.1



1 **Basement Plan**
AX1.1 Scale 1/4" = 1'-0"



2 **First Floor Plan**
AX1.1 Scale 1/4" = 1'-0"

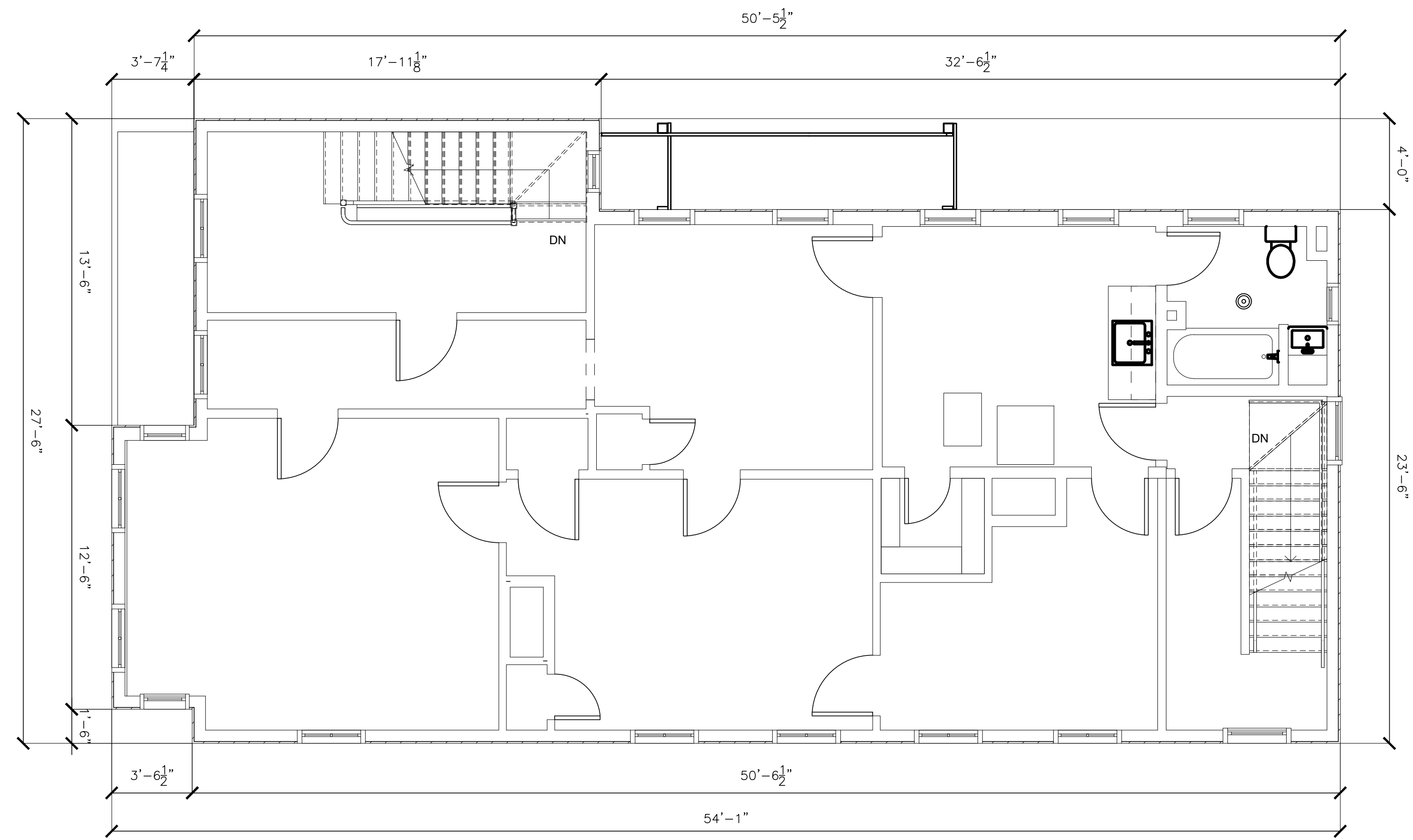
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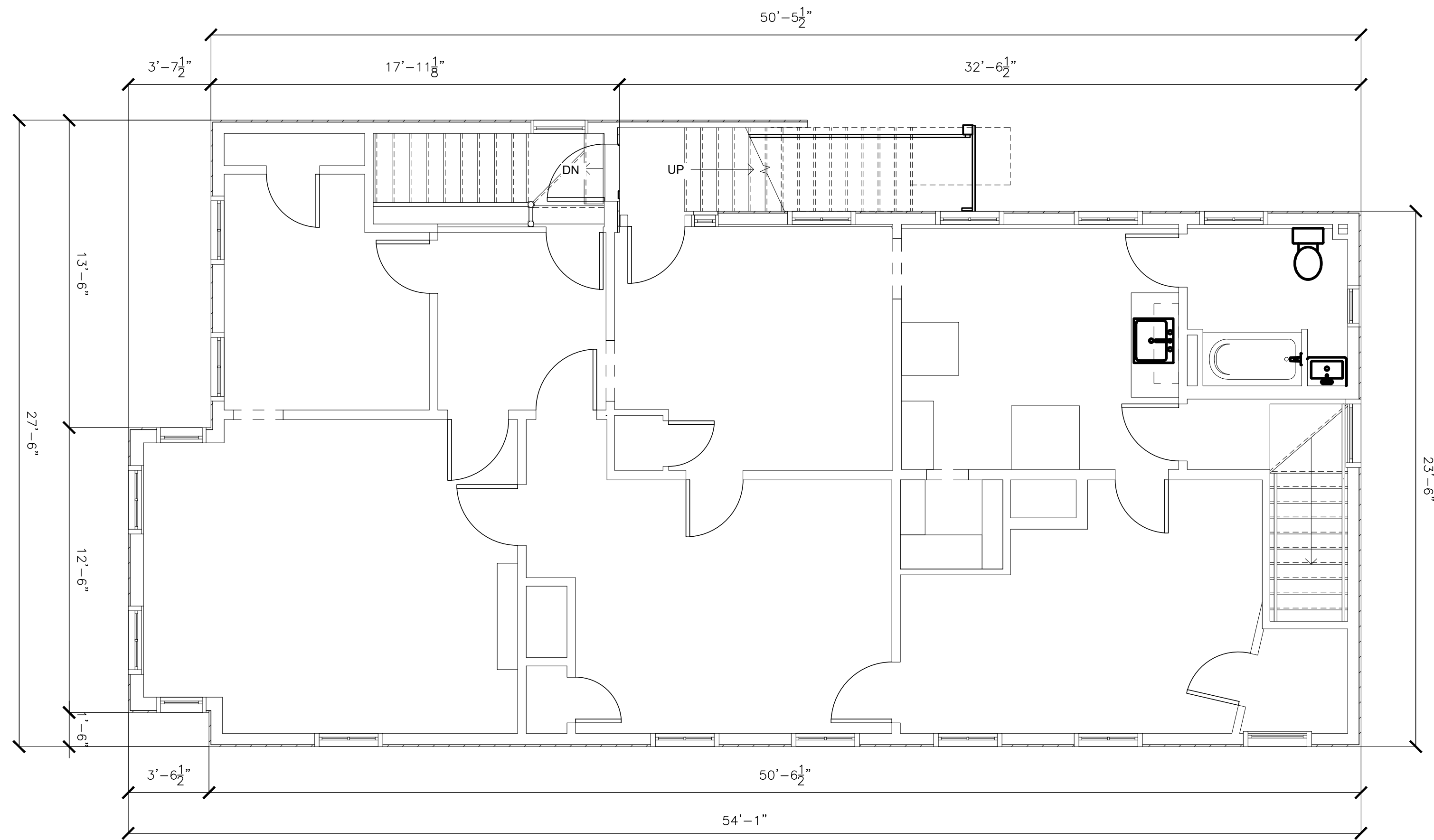
Project: 7 SPRINGFIELD ST
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Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

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| Proj. # | 2022 | Drawing No. | AX1.1 |
| Date: | 01/20/2021 | | |
| Scale: | | | |
| Drawn By: | DA/KA | | |



1 Second Floor Plan
Scale 1/4" = 1'-0"



2 Third Floor Plan
Scale 1/4" = 1'-0"

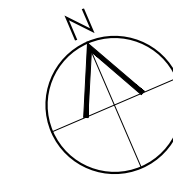
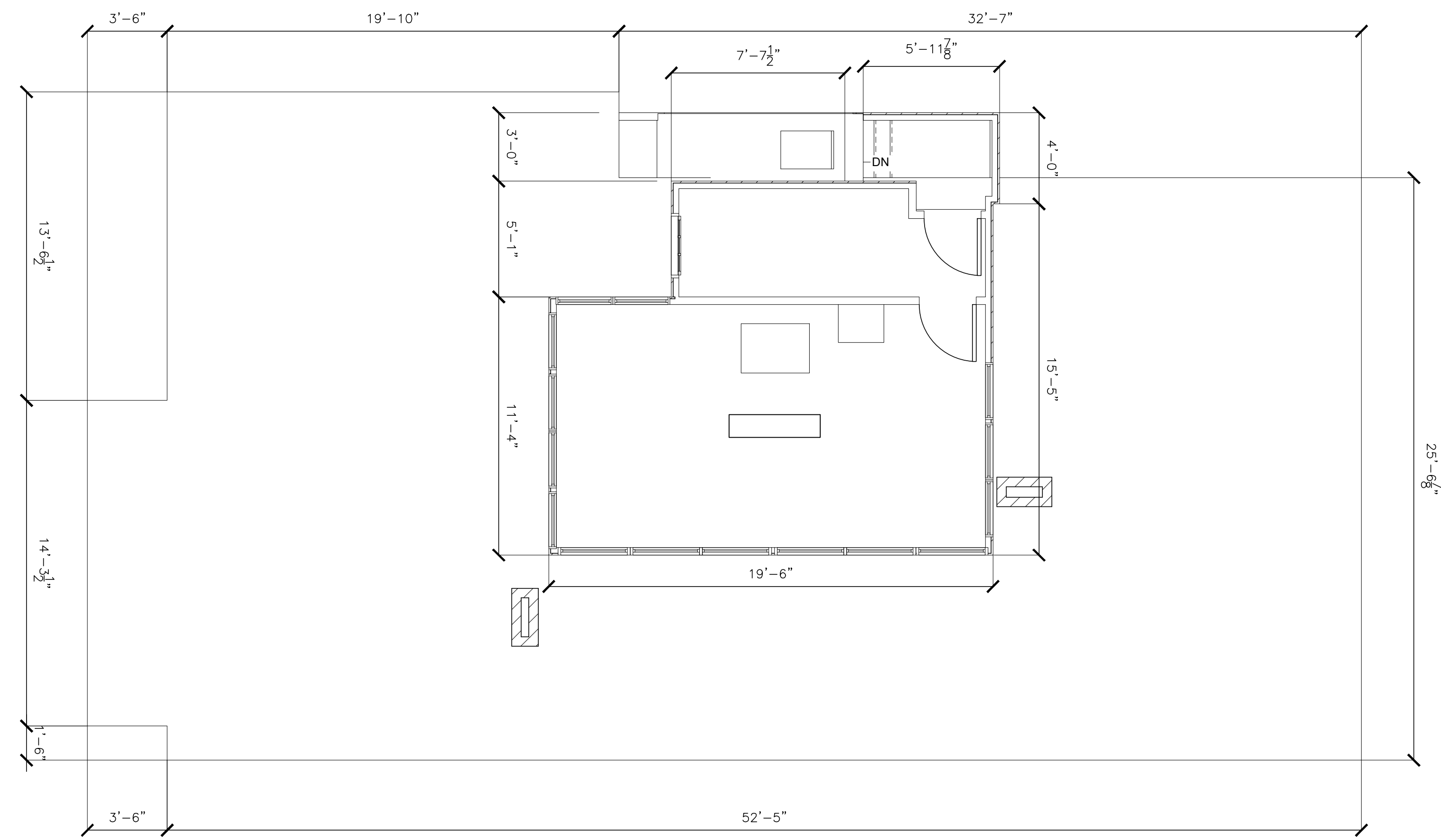
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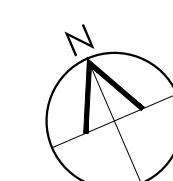
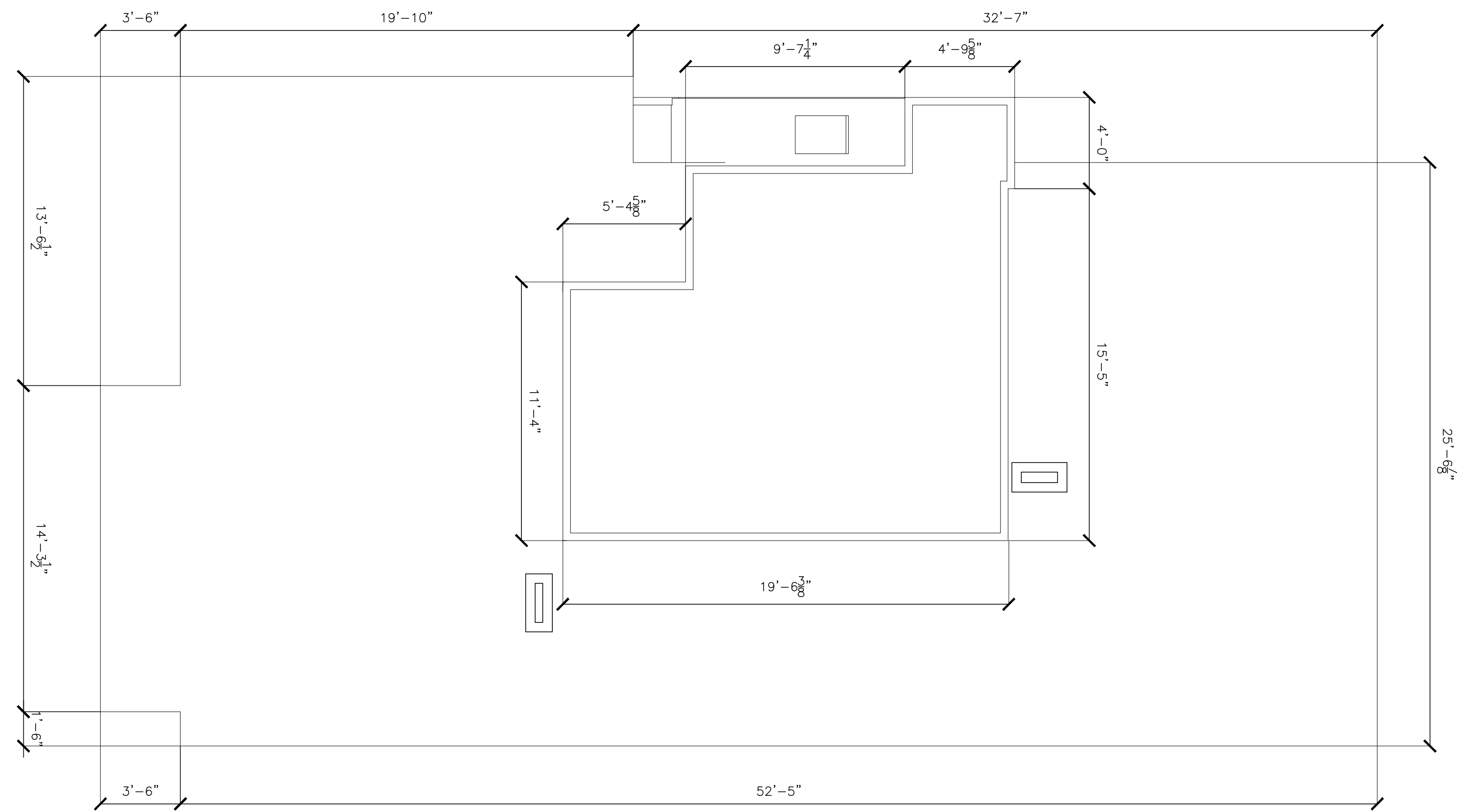
Project: 7 SPRINGFIELD ST
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Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022 Drawing No.
Date: 01/20/2021
Scale: AX1.2
Drawn By: DA/KA



1 Fourth Floor Plan
AX1.3 Scale 1/4" = 1'-0"



2 Roof Plan
AX1.3 Scale 1/4" = 1'-0"

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Title: EXISTING PLANS

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| Drawing Issued By: ANDERSON PORTER DESIGN | |
| Proj. # 2022 | Drawing No. |
| Date: 01/20/2021 | AX1.3 |
| Scale: | |
| Drawn By: DA/KA | |



1 Existing Elevation: West
AX2.1 Scale 1/4" = 1'-0"



2 Existing Elevation: South
AX2.1 Scale 1/4" = 1'-0"

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Title: EXISTING ELEVATIONS

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Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

AX2.1



1 Existing Elevation: East
Scale 1/4" = 1'-0"



2 Existing Elevation: North
Scale 1/4" = 1'-0"

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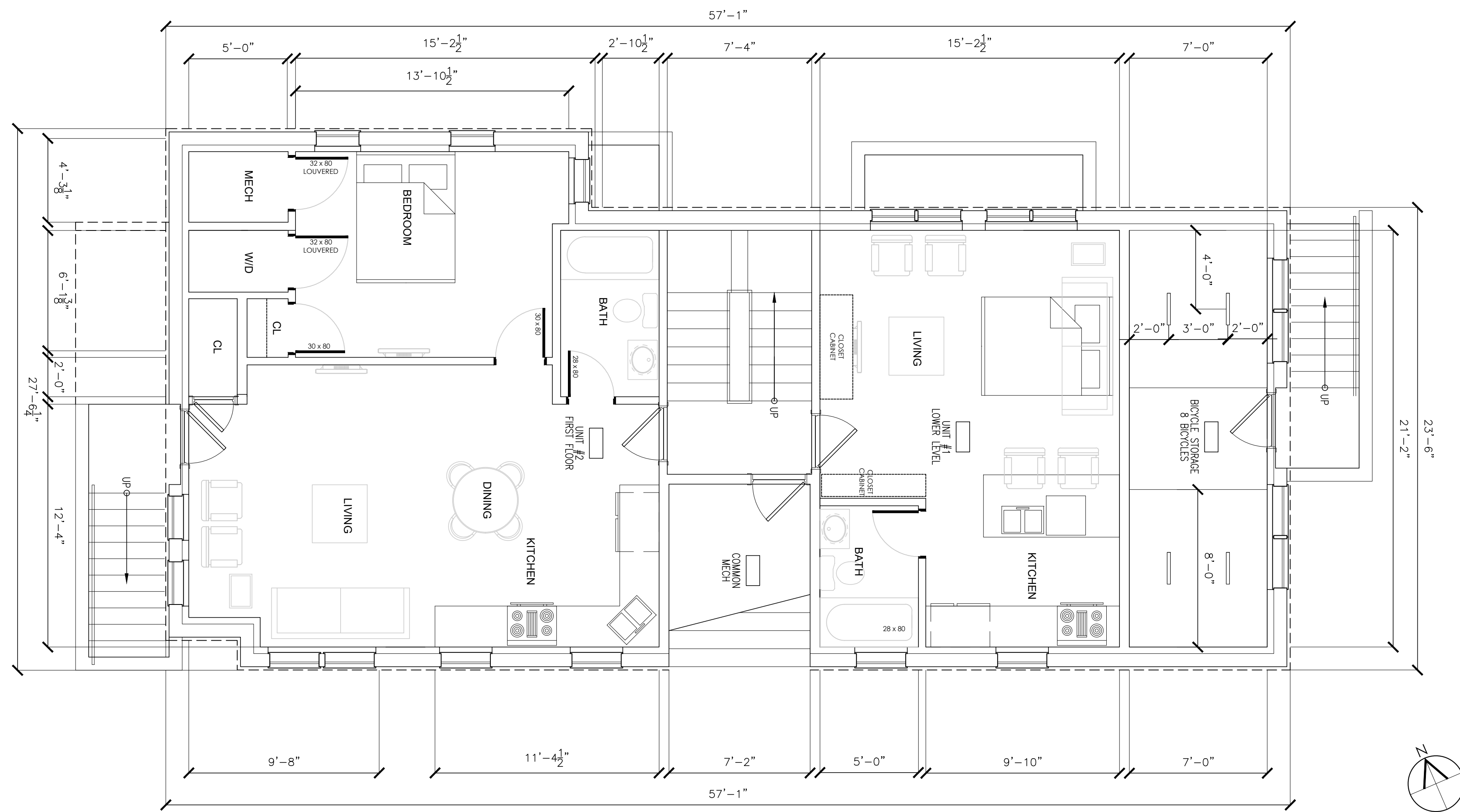
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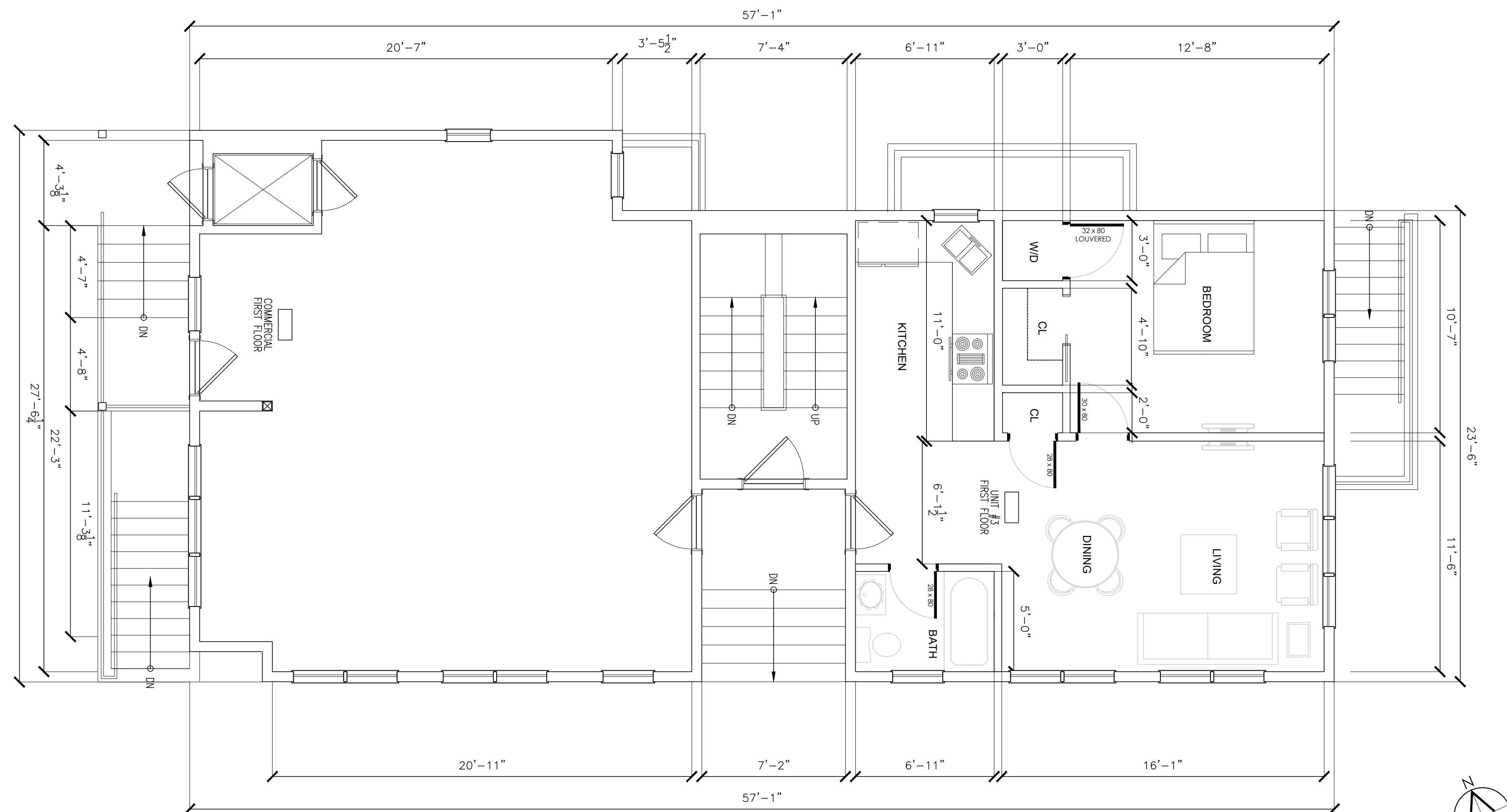
Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

AX2.2



1 **Basement Plan**
Scale 1/4" = 1'-0"



2 **First Floor Plan**
Scale 1/4" = 1'-0"

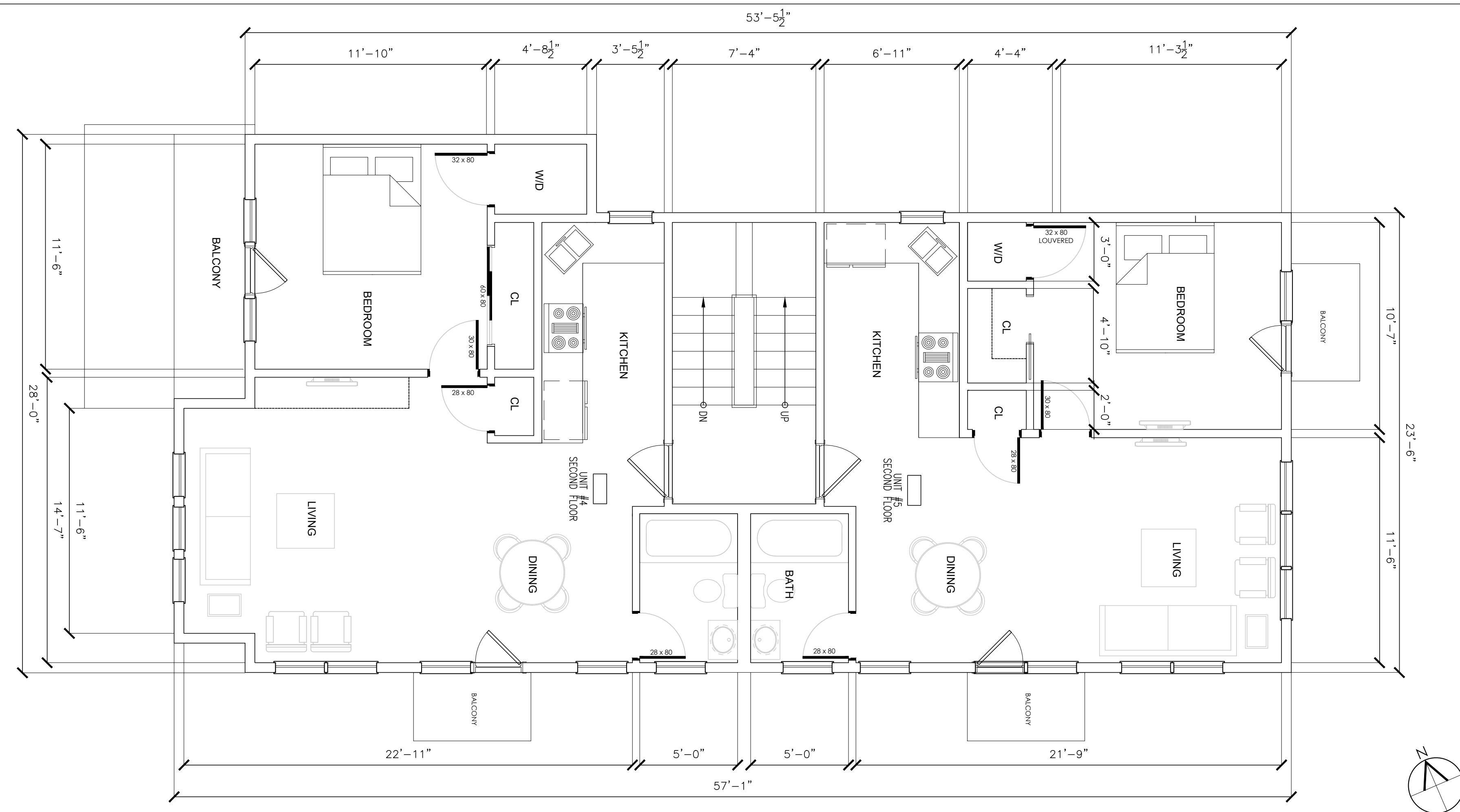
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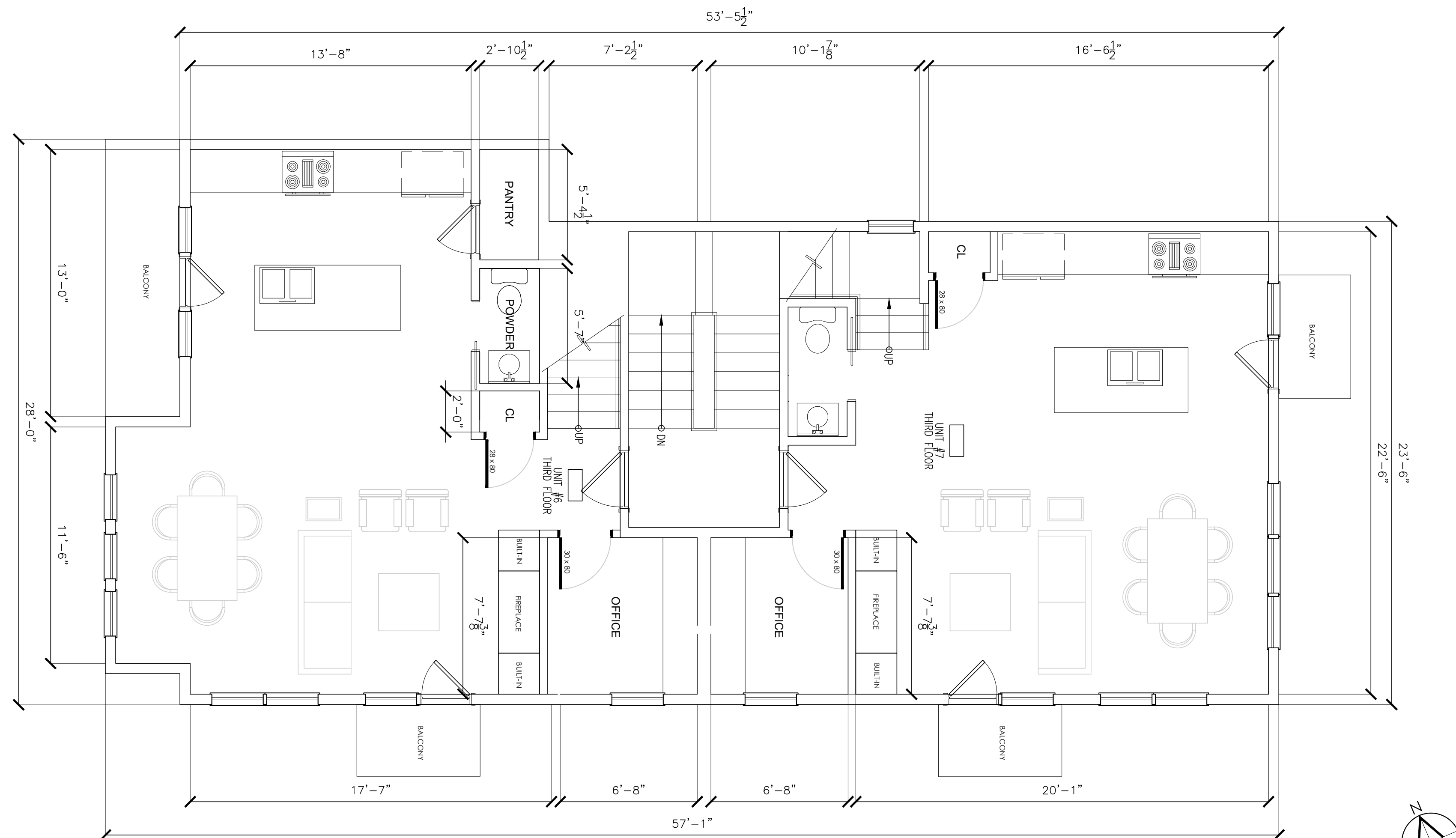
Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
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Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

Drawing No. **A1.1**



1 Second Floor Plan
Scale 1/4" = 1'-0"



2 Third Floor Plan
Scale 1/4" = 1'-0"

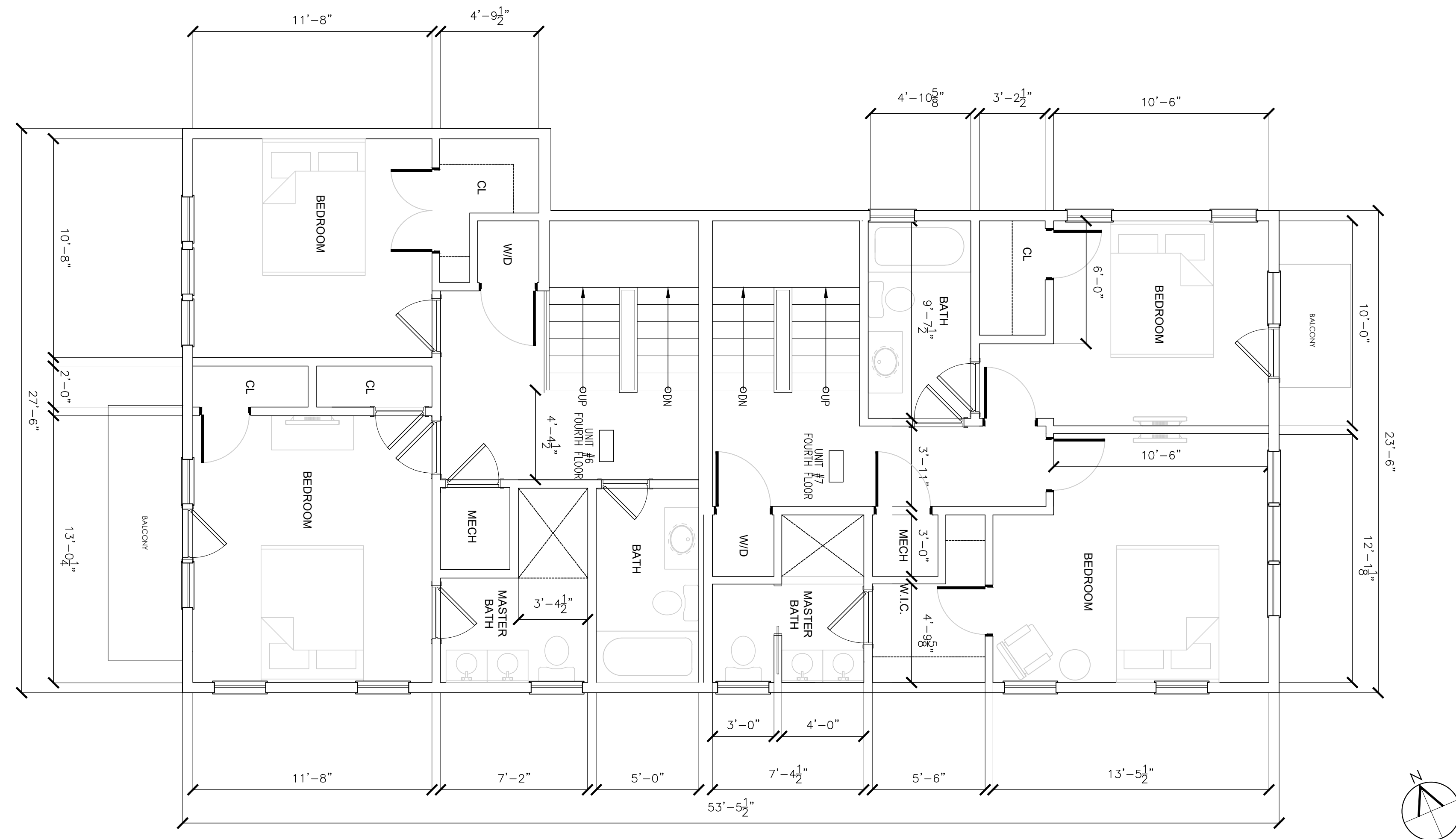
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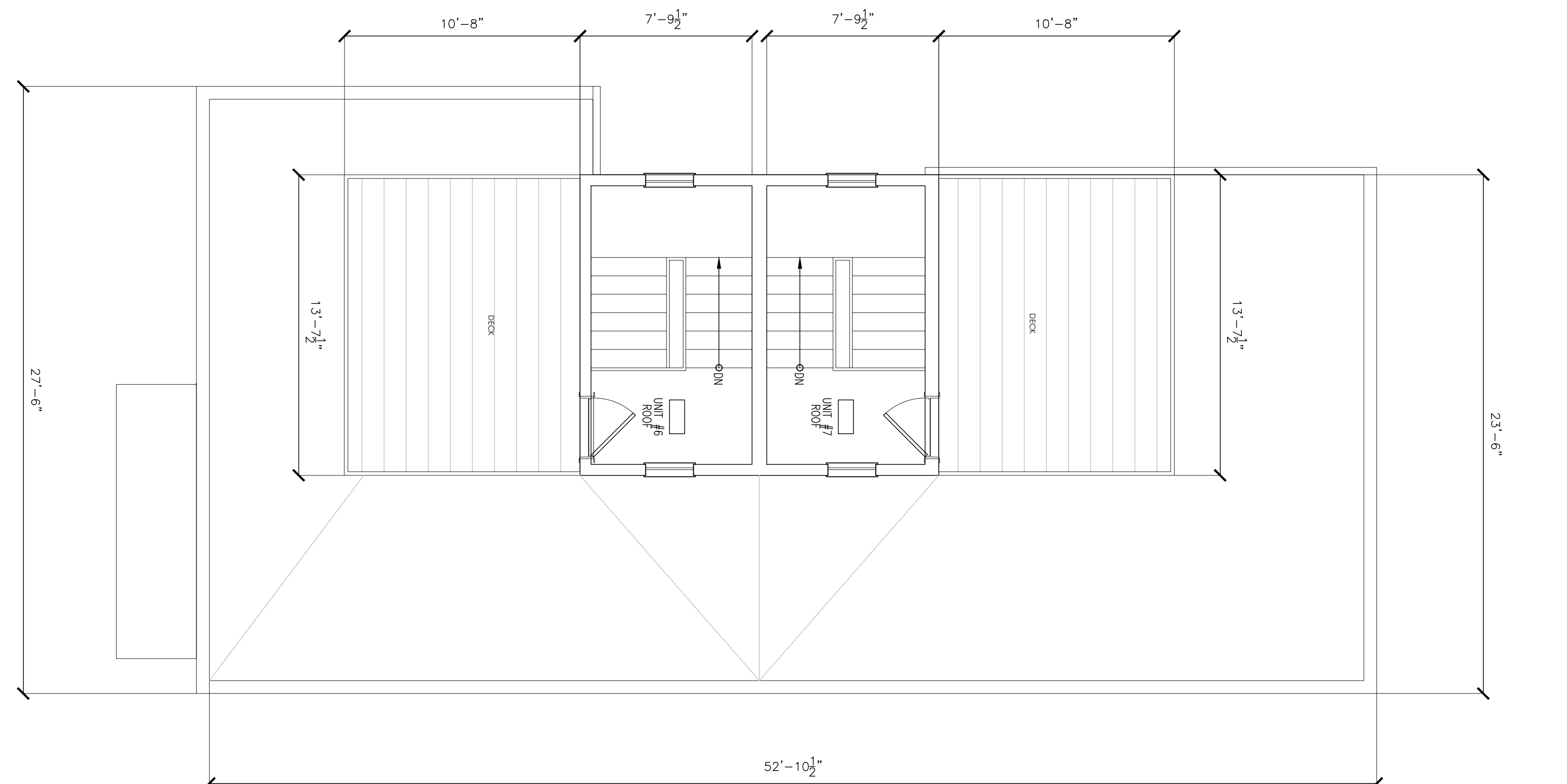
Project: 7 SPRINGFIELD ST
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Title: PROPOSED PLANS

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| Drawing Issued By: ANDERSON PORTER DESIGN | |
| Proj. # 2022 | Drawing No. |
| Date: 01/20/2021 | A1.2 |
| Scale: | |
| Drawn By: DA/KA | |



1 Fourth Floor Plan
Scale 1/4" = 1'-0"



2 Roof Plan
Scale 1/4" = 1'-0"

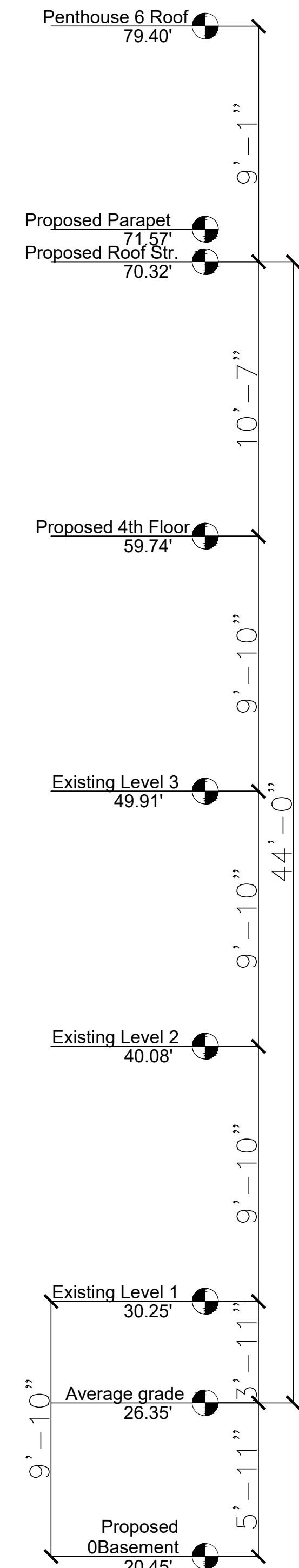
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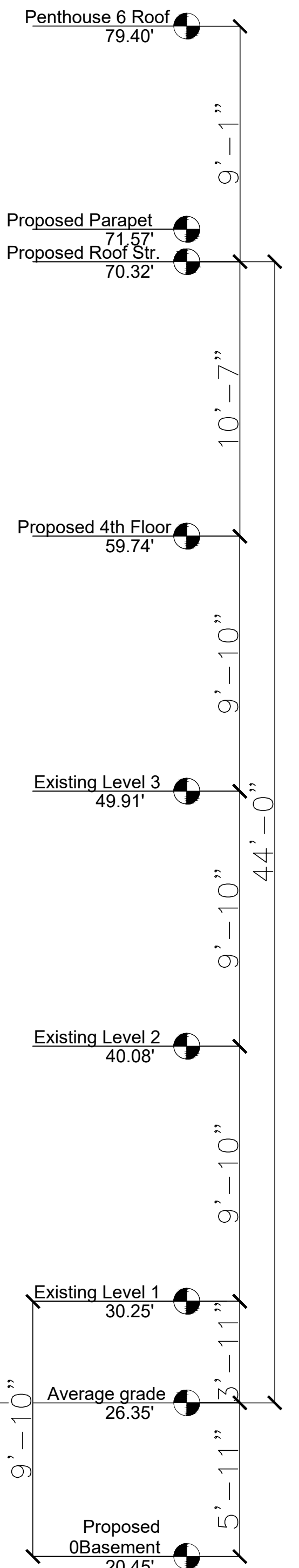
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Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

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| Proj. # | 2022 | Drawing No. | A1.3 |
| Date: | 01/20/2021 | | |
| Scale: | | | |
| Drawn By: | DA/KA | | |



1 Proposed Elevation: West
Scale 1/4" = 1'-0"



2 Proposed Elevation: South
Scale 1/4" = 1'-0"

| REVISIONS | | |
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AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

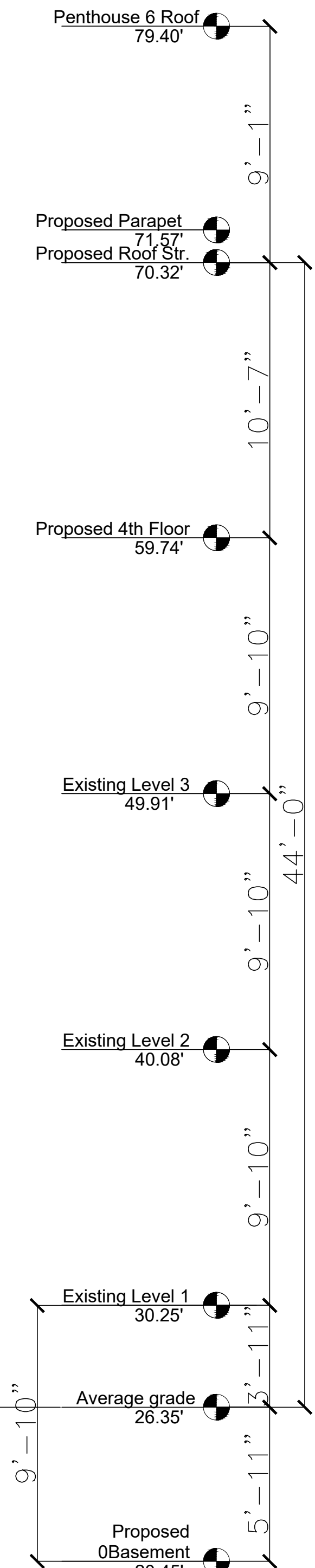
Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

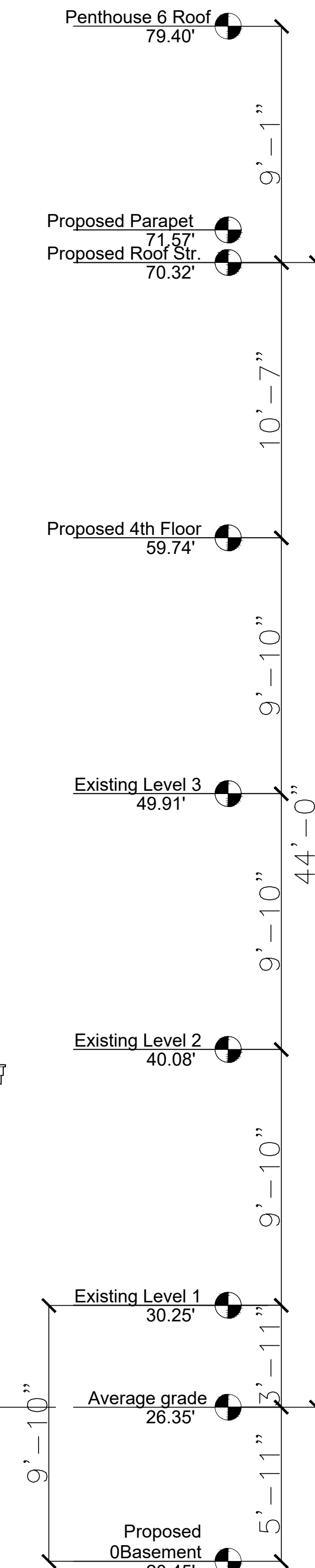
A2.1



1 Proposed Elevation: East
A2.2 Scale 1/4" = 1'-0"



1 Proposed Elevation: North
A2.2 Scale 1/4" = 1'-0"



| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |
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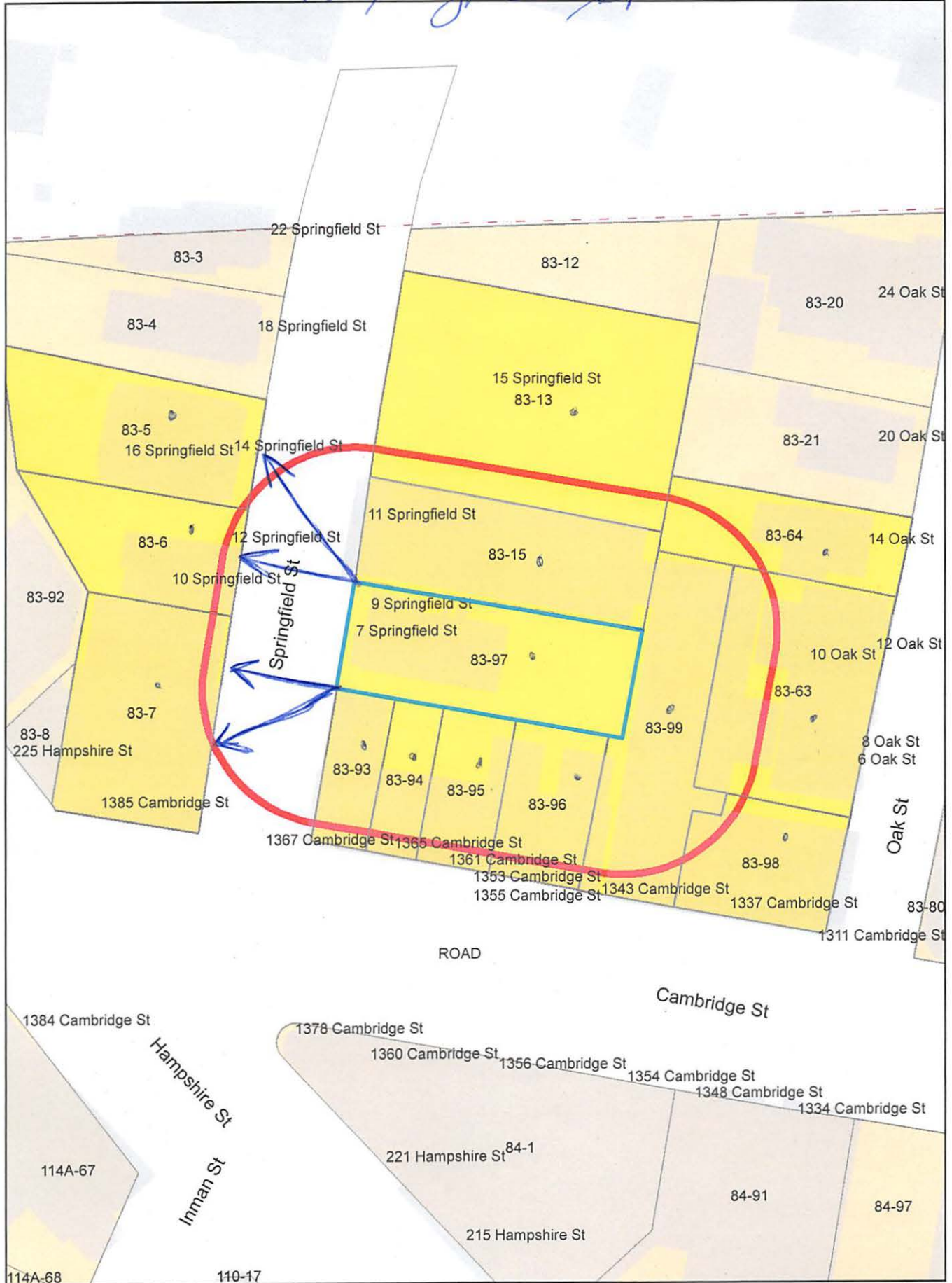
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale: A2.2
Drawn By: DA/KA

7 Springfield St.



7 Springfield St.

Relatives

83-6
FERNANDES, FERNANDO M.
90 NORWICH CIR
MEDFORD, MA 02155

83-63
PHILIPPON, VALERIE,
TRUSTEE THE VALERIE PHILIPPON LIVING TR.
6 OAK ST
CAMBRIDGE, MA 02139

ANDERSON PORTER DESIGN
C/O DANIEL P. ANDERSON
875 MAIN STREET - 2ND FLOOR
CAMBRIDGE, MA 02139

83-64
BROWN, LINDA & BRYAN BROWN
14 OAK ST
CAMBRIDGE, MA 02141

83-15
DOO SPRINGFIELD ASSOCIATES LLC.
101 INMAN ST
CAMBRIDGE, MA 02139

83-63
SLEMENDA, JANET M.
12 OAK STREET
CAMBRIDGE, MA 02139-1995

83-93
WOLF, GERALD H.,
TRUSTEE OF 1369 REALTY TRUST
106 BROOKS STREET
MEDFORD, MA 02155

83-5
CERQUEIRA, JOSE B. & MARIA P. SOUSA
16 SPRINGFIELD ST
CAMBRIDGE, MA 02139

83-98
PACHECO, ALVARO M.
1335 CAMBRIDGE STREET
CAMBRIDGE, MA 02140

83-63
LESATELE, ELLA & TALANOVA LESATELE
10 OAK ST
CAMBRIDGE, MA 02139

83-96
AHARON, GILL & CAROLINE LOGAN
1353 CAMBRIDGE ST
CAMBRIDGE, MA 02139

83-97
BURNS, JULIE L.
9 SPRINGFIELD ST.
CAMBRIDGE, MA 02139

83-7
WEINMAN PROPERTIES, LLC
281 WABAN AVE
WABAN, MA 02468

83-13
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

83-13
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

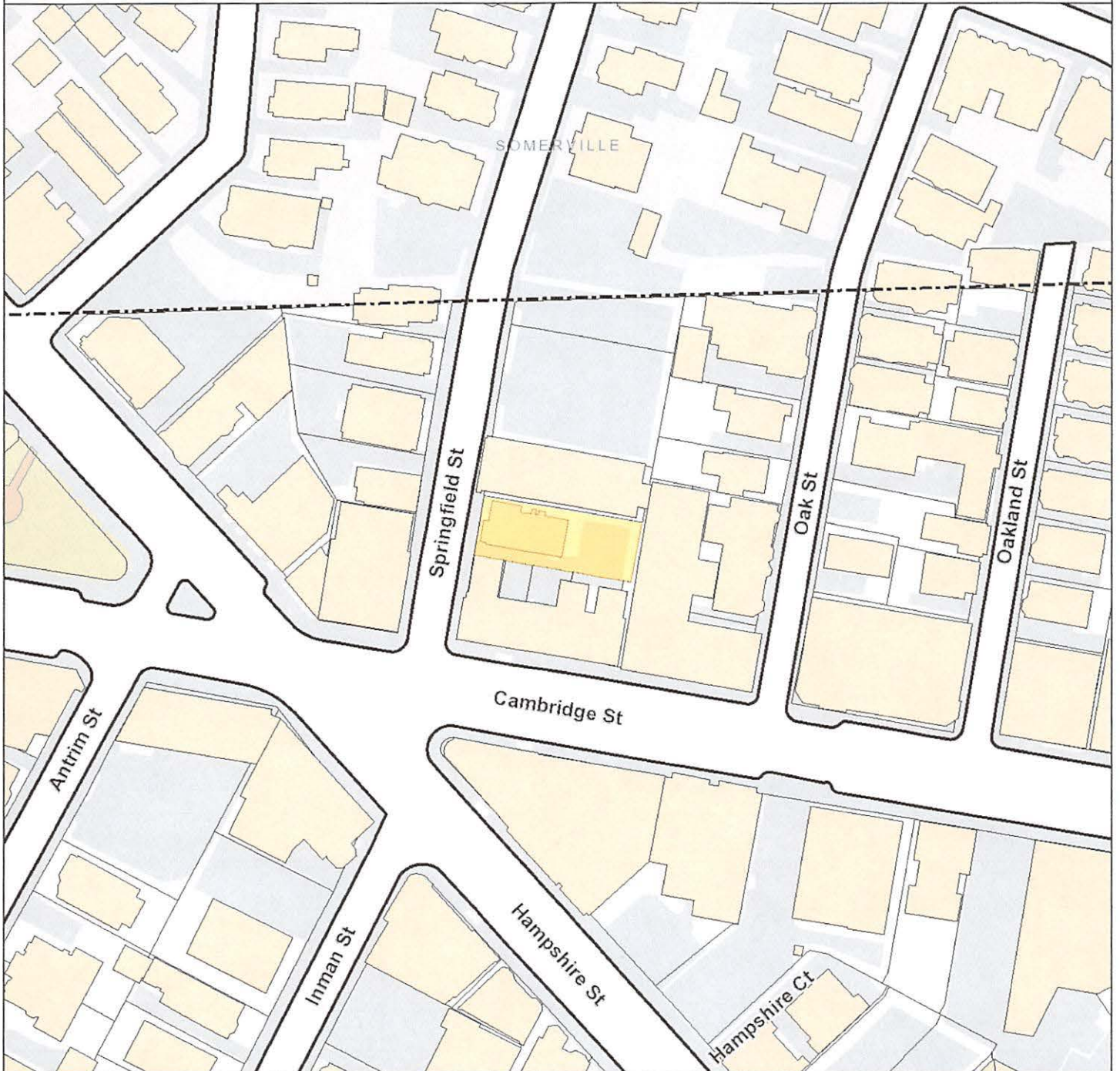
83-94
LEVENBAUM-ISSOKSON REALTY, INC
1534 DORCHESTER AVE
DORCHESTER, MA 02124

83-63
GOLDFINE, SETH
8 OAK STREET
CAMBRIDGE, MA 02139-1995

83-99
UCA LLC
135 MYSTIC STREET
ARLINGTON, MA 02474

83-95
1357-1359 CAMBRIDGE STREET HOLDINGS LLC
1357 CAMBRIDGE ST
CAMBRIDGE, MA 02139

83-94
NAHAS, MICHELLE K.
1365 CAMBRIDGE ST 3
CAMBRIDGE, MA 02139



City of Cambridge
Massachusetts

1" = 100 ft

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

www.cambridgema.gov/gis

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



Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

| | |
|--|--------------------|
| Document Number | : 21837 |
| Document Type | : DEED |
| Recorded Date | : January 29, 2021 |
| Recorded Time | : 02:47:18 PM |
| Recorded Book and Page | : 76835 / 386 |
| Number of Pages(including cover sheet) | : 4 |
| Receipt Number | : 2597600 |
| Recording Fee (including excise) | : \$8,591.00 |

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 01/29/2021 02:47 PM
 Ctrl# 332599 17232 Doc# 00021837
 Fee: \$8,436.00 Cons: \$1,850,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

Premises: 7-9 Springfield Street, Cambridge, MA 02139

DEED

I, Marian R. Burns, Personal Representative of the Estate of Julie L. Burns, of Cambridge, Massachusetts, pursuant to a License to Sell issued by Middlesex County Family and Probate Court dated June 24, 2020 (MI19P4043EA), for consideration paid in the amount of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$1,850,000.00), grant to 7-9 Springfield St. LLC, a Massachusetts Limited Liability Company with a principal address of 93 Broadway, Somerville, MA 02145,

With Quitclaim Covenants,

A certain parcel of land with the buildings thereon situated on the Northeasterly Side of Springfield Street in the City of Cambridge, Middlesex County, Commonwealth of Massachusetts, shown as Lot 1 on a plan entitled "Subdivision Plan, Cambridge, Mass.," dated August 16, 1989, drawn by Wendell H. Mason, Professional Land Surveyor, bounded and described as follows:

- | | |
|---------------|---|
| NORTHWESTERLY | By Springfield Street, forty (40) feet; |
| NORTHEASTERLY | By land now or formerly of John W. Leahy, Jr., one hundred twelve and 33/100 (112.33) feet; |
| SOUTHEASTERLY | By land now or formerly of Alvaro M. Pacheco, thirty-nine and 05/100 (39.05) feet; |
| SOUTHWESTERLY | By Lot 5, Lot 4, Lot 3, and Lot 2, one hundred twelve and 60/100 (112.60) feet. |

Containing an area of 4445 square feet, more or less.

Said parcel is subject to an "Access Easement", 9.5 feet wide along the southwesterly property line for the benefit of Lot 2, Lot 3, Lot 4, and Lot 5. Said parcel is also subject to easements, restrictions and decisions of record insofar as in force and applicable.

The Grantor named herein, does hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights.

Being the same premises conveyed to Julie L. Burns by deed dated February 4, 1991 and recorded at Middlesex South Registry of Deeds in Book 21002, Page 070.

END OF DOCUMENT--SIGNATURE PAGE TO FOLLOW

Witness our hands and seals this 27th day of January, 2021.

Marian R. Burns
Marian R. Burns, Personal Representative
of the Estate of Julie L. Burns

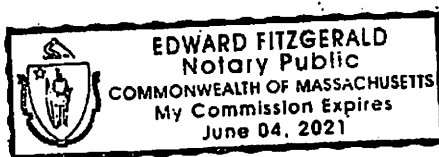
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 27th day of January, 2021, before me, the undersigned notary public, personally appeared, Marian R. Burns, Personal Representative of the Estate of Julie L. Burns, as aforesaid, who proved to me through satisfactory evidence of identification, which was MA DRIVER'S Lic., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose in the capacity shown as her free act and deed.

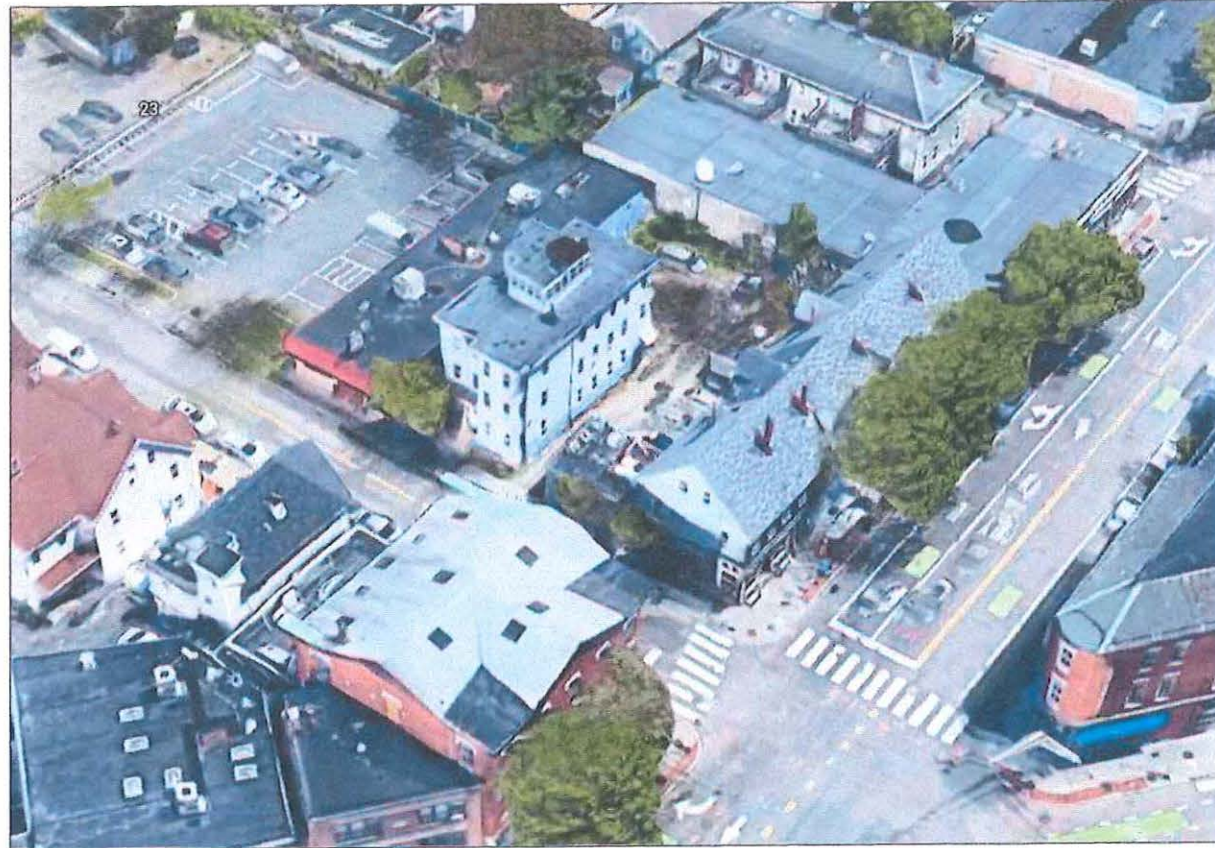
Edward Fitzgerald

Notary Public: Edward FitzGerald
My Commission Expires: June 4, 2021



7 Springfield Street Proposed Development

Cambridge, MA 02139



ANDERSON
PORTER
DESIGN

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2021 APR 21 P 12: 05

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |
| | | |
| | | |
| | | |

LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO D1 DRAWINGS.
- EXISTING STRUCTURE OR PARTITION TO REMAIN.
- NEW STRUCTURE OR PARTITION.
- FINISH ELEVATION.
- GENERAL DETAIL.
- WALL SECTION.
- INTERIOR ELEVATION.
- DOOR IDENTIFICATION SYMBOL.
- WINDOW IDENTIFICATION SYMBOL.
- FLOOR FINISH SYMBOL.
- WALL TYPE TAG.
- FINISH TAG.
- ROOM TAG.
- CAT 5/COAX/DATA.
- DUPLEX OUTLET.
- GROUND FAULT OUTLET.
- CARBON MONOXIDE/SMOKE DETECTOR.

ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- CJ CONTROL JOINT
- CLG CEILING
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EJ EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- EQ EQUAL
- EXST EXISTING
- FC FURNISH CHANNEL
- FD FLOOR DRAIN
- FIN FINISH
- FL FLOOR
- GL GLASS
- GYP GYPSUM WALLBOARD
- HVW HANGWOOD
- HT HEIGHT
- HVAC HEATING, VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- INSUL INSULATION
- MAN MANHOLE
- MFR MANUFACTURER
- MN MINIMUM
- MO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- PLM PLASTER
- PLYD PLYWOOD
- PPD PAINTED
- REGD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STR STRUCTURE/STRUCTURAL
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- W/O WOOD
- W/ WITH
- W/W WINDOW

SITE LOCATION



DRAWING LIST

- GO.1 COVER SHEET
- Z1.1 ZONING COMPLIANCE
- AD.1 SITE PLAN
- AX1.1 EXISTING FLOOR PLANS
- AX1.2 EXISTING FLOOR PLANS
- AX1.3 EXISTING FLOOR PLANS
- AX2.1 EXISTING ELEVATIONS
- AX2.2 EXISTING ELEVATIONS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A1.3 PROPOSED FLOOR & ROOF PLANS
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS

CONTACT

- ARCHITECT**
Anderson Porter Design
875 Main Street
Cambridge, MA 02139
- OWNER - BURDER**
North America Development
93 Broadway
Somerville, MA 02145
- OWNER**
Dan Anderson
617-354-2501
- OWNER**
Jason Santona
617-996-0300

CODE REVIEW: See Sheet Z1.1 for Zoning Summary

PROJECT DESCRIPTION:

Level 3 Alteration of an existing 4 story three family wood frame structure in zoning district Business A (BA) Proposed 4 residential units

BUILDING CODE: MA State Building Code 728 CMR 9th Ed(IBC/IBC 2015 with MA amendments)

| IBC 2015 | Business 100(gross of pp (100/200-7)pp) | 5507 Additions (comply with CH11) | 9.4 Group 2 Dwelling Units less than 20 units so no Type 2A required (Type 2B inferred to comply with dimensional requirements of 9.5) |
|--|--|---|--|
| CH 1 Scope and Application | \$1005 Means of Egress - capacity 0.3in/ps (35 x 0.3 = 10.5' x 36') | CH 7 Alteration - Level 1 - project will comply with this section | 9.5 Dwelling Unit Interiors |
| A302.4 Referenced Codes - project will comply with this section | \$1006 Number of Exits | CH 8 Alteration - Level 2 - project will comply with this section | CH 10.00 Public Use and Common Use Spaces |
| A302.4.7 Existing Buildings - project will follow IBC 2015 for alterations to an existing building | Table 1006.2.1 Spaces with One Exit or Exit Access Downway | CH 9 Alteration - Level 3 | 10.1 General - exempted for residential spaces (less than 12 units and not new construction) |
| CH 2 Definitions - project will comply with this section | R-2 - Max Occupant Load 100 Travel Distance 125' with Sprinkler System | \$502.1 High Rise - not applicable to this project | 10.2 Accessible Route - exempted by 10.1 |
| CH 3 Use and Occupancy Classification - project will comply with this section | \$1011.2 Width and Capacity - 44" (exception 1. Occupant load of less than 50 shall have a width of not less than 36") | \$502.2 Boilers and Furnace equipment rooms - fire rated enclosure unless protected by an ASP system | 10.3 Parking for Dwelling Unit Occupants - exempted by 10.1 |
| \$304 Business Group B - 354.1 Business Group B | \$1011.3 Headroom 80" | \$503 Building Elements and Materials - project will comply with this section | CH 20.00 Accessible Route (required for Commercial Space) |
| \$310 Residential - 310.4 Residential Group R-2 | \$1011.5 Rise heights and tread depth 7" / 11" (except within R-3 7.75" / 10") | \$504 Fire Protection | 20.3 Width - 36" |
| CH 4 Special Detailed Requirements - not applicable | \$1011.6 Stairways landings - landing width not less than width of the stairways | \$504.1 Automatic Sprinkler Protection - project will be equipped with an ASP system | CH 28.00 Elevators |
| CH 5 General Building Heights and Areas - project will comply with this section | \$1021.2 Construction - Enclosure fire rating 2hrs (stairs serves 4 or more stories) | \$504.2 Fire Alarm and Detection System - project will provide a FA system | 28.1 General - elevators exempted by the following: |
| Table 504.3 Allowable Building Height - 45' x 70' (Use Group R - Construction Type VB-S) | CH 11 - Amended by 780 CMR - Project to comply with 521 CMR requirements for Accessibility | \$505 Accessibility - project will comply with this section - MA 780 CMR amendment 521 CMR | 1. wheelchair lift at commercial space by 28.12 (various) |
| Table 505.2 Allowable Building Areas - 7000sf x 21000 (Use Group R2 - Construction Type VB-SM) | CH 12 - Interior Environment - project will comply with this chapter | \$507 Structural - project will comply with this section | 1. all accessible rooms and public use and common use spaces are on the accessible level. |
| Table 506.1 Fire Protective Elements - Type VB - Other | CH 13 - Energy Efficiency - project will comply with this chapter | \$507.4 Substantial Structural Alteration - more than 30% requires structural evaluation of lateral load resisting system | |
| Table 603 Fire Rating Exterior based on Separation Distance - Type VB < 5' - 1hr | CH 14 - CH 18 project will comply with these chapters | \$508 Energy Conservation - project will comply with this section | |
| CH 6 Types of Construction - project will comply with this section | CH 19 - Elevators - not required | \$08.1 minimum requirements (comply with IECC for new construction) | |
| Table 603.1 Fire Protection Elements - Type VB - Other | CH 20 - CH 25 project will comply with these chapters | | |
| Table 603.2 Fire Rating Exterior based on Separation Distance - Type VB < 5' - 1hr | IFBC 2015 | | |
| CH 7 Fire and Smoke Protection - project will comply with this section | CH 5 Classification of Work | | |
| \$708 Fire Partitions - 708.3 Fire Resistance Rating - 1hr | \$105 Alteration - Level 3 (comply with CH 7, 8, and 9) | | |
| \$711 Floor Ceiling Assemblies - 711.2.4.3 Fire Resistance Rating Dwelling Units - 1hr | \$505 Change of Occupancy (comply with CH 10) | | |
| CH 8 Interior Finishes - project will comply with this section | | | |
| CH 9 Fire Protection Systems - project will be equipped with an automatic sprinkler system | | | |
| CH 10 Means of Egress | | | |
| \$3004 Occupant Load - Residential 200(gross of pp (6500/200=32)pp) | | | |

AndersonPorterDesign

875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST

Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

Title: COVER SHEET

Drawn by: J. ANDERSON

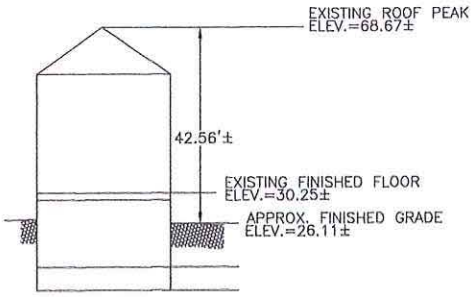
Proj # 2022

Rev 04/13/2021

Scale

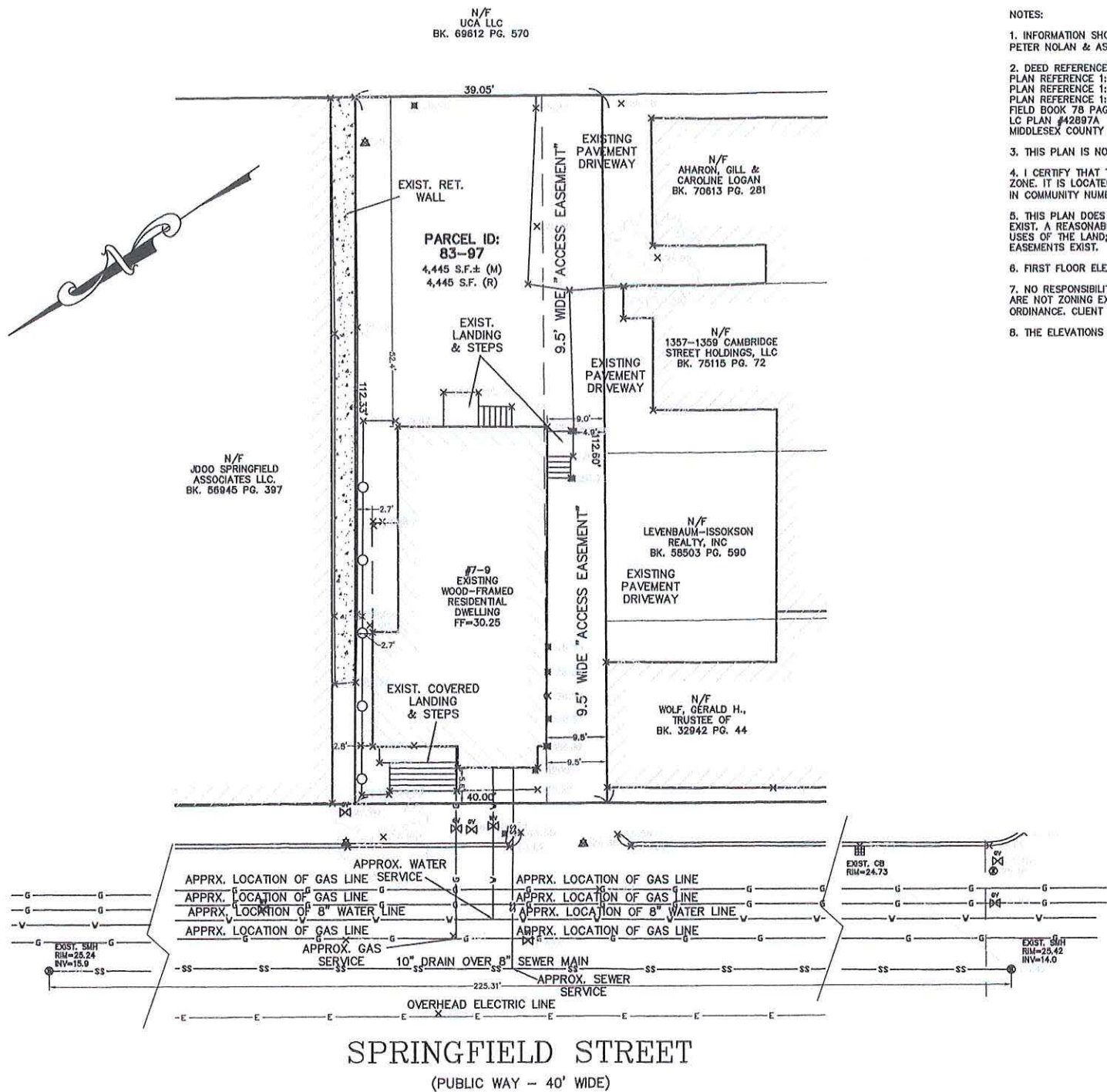
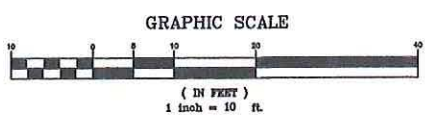
Drawn: DA/JCA

G1.0



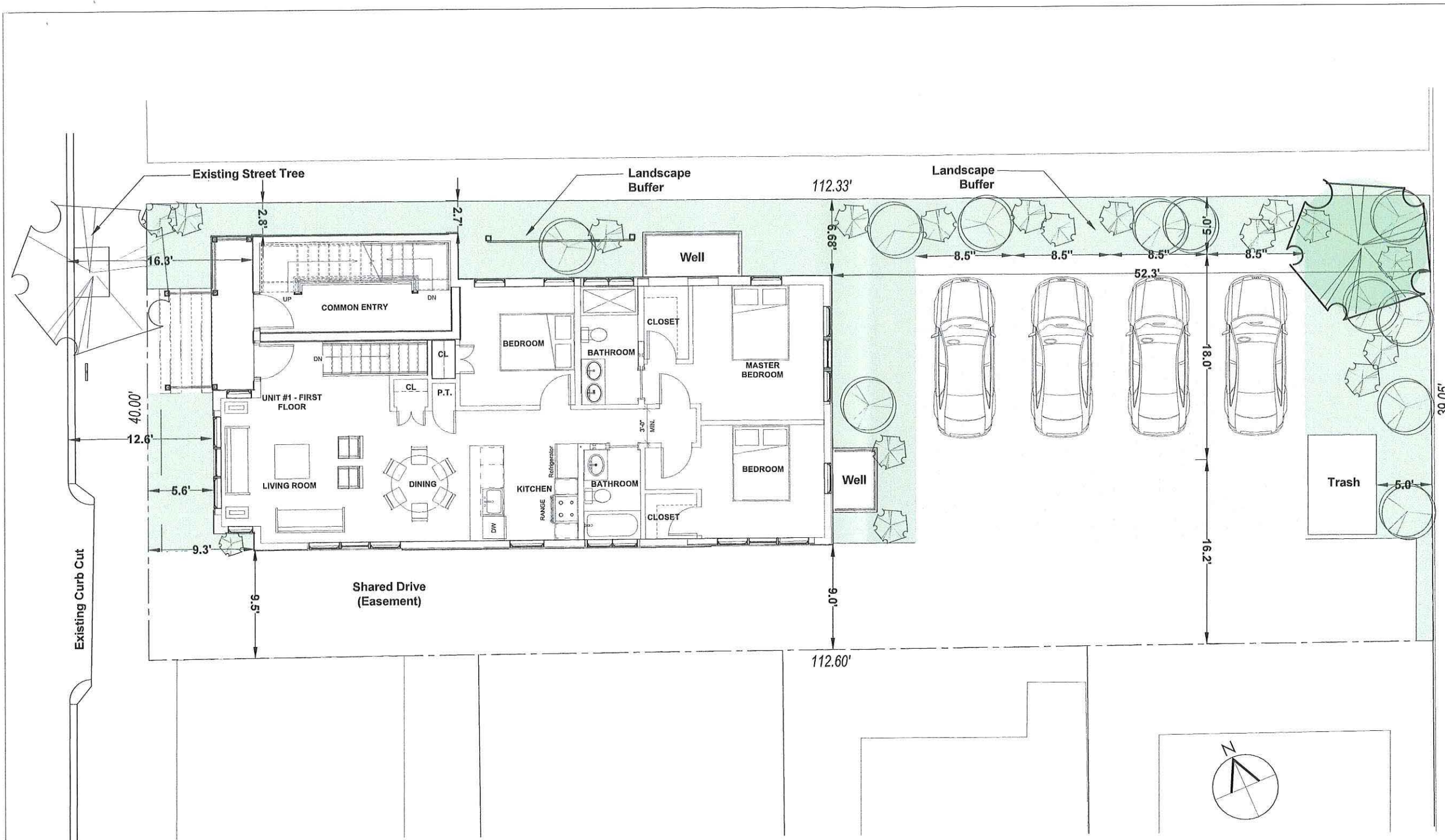
EXISTING PROFILE
NOT TO SCALE

| LEGEND | |
|--------|---------------------------|
| □ | BOUND |
| ○ | IRON PIN/PIPE |
| ⊙ | STONE POST |
| ○ | TREE |
| ⌵ | TREE STUMP |
| ⊕ | SHRUBS/FLOWERS |
| ⌵ | SIGN |
| ○ | BOLLARD |
| ⊙ | SEWER MANHOLE |
| ⊙ | DRAIN MANHOLE |
| ⊕ | CATCH BASIN |
| ⊙ | WATER MANHOLE |
| ⊕ | WATER VALVE |
| ⊕ | HYDRANT |
| ⊕ | GAS VALVE |
| ⊕ | ELECTRIC MANHOLE |
| ⊕ | ELECTRIC HANDHOLE |
| ⊕ | UTILITY POLE |
| ⊕ | LIGHT POLE |
| ⊕ | MANHOLE |
| X | SPOT GRADE |
| — | TOP OF WALL |
| — | BOTTOM OF WALL |
| — | EXISTING BUILDING |
| — | RETAINING WALL |
| — | STONE WALL |
| — | FENCE |
| — | TREE LINE |
| — | SEWER LINE |
| — | DRAIN LINE |
| — | WATER LINE |
| — | GAS LINE |
| — | UNDERGROUND ELECTRIC LINE |
| — | OVERHEAD WIRES |
| — | CONTOUR LINE (MJR) |
| — | CONTOUR LINE (MNR) |



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/9/2020.
 2. DEED REFERENCE: BOOK 21002, PAGE 70
PLAN REFERENCE 1: PLAN #94 OF 1991
PLAN REFERENCE 1: PLAN #1391 OF 1998
PLAN REFERENCE 1: PLAN #127 OF 2014
FIELD BOOK 78 PAGE 82
LC PLAN #42897A
MIDDLESEX COUNTY SOUTH DISTRICT 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 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 8/4/2010.
 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 THAT 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.
 8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

| | |
|--|---------------------|
| SCALE | 1"=10' |
| DATE | 12/14/2020 |
| REV | DATE REVISION BY |
| SHEET | 1 |
| PLAN NO. | 1 OF 1 |
| CLIENT: | EXISTING CONDITIONS |
| DRAWN BY | DK |
| CHKD BY | PJN |
| APPD BY | PJN |
| <p>PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com</p> | |
| SHEET NO. | 1 |



1 Site Plan
A0.1 Scale 1/4" = 1'-0"

| REVISIONS | | |
|-----------|-------------|------|
| No. | Description | Date |
| | | |
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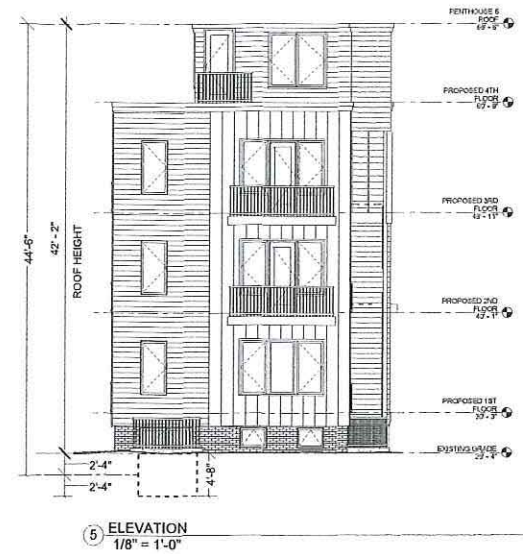
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel: 617.354.2501 Fax: 617.354.2509

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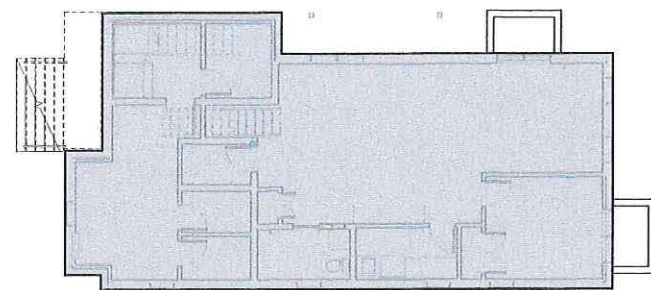
Title: SITE PLAN

Drawn by: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 04/13/2021
Scale: A0.1
Drawn by: DA/KA

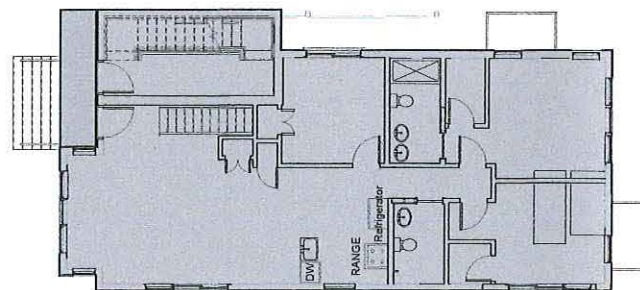
| | EXISTING CONDITIONS | REQUESTED CONDITIONS | ORDINANCE REQUIREMENTS ¹ | |
|--|------------------------|-------------------------|--|------------|
| TOTAL GROSS FLOOR AREA: | 5595 | 5595 | 7270.75 | (max.) |
| LOT AREA: | 4444 | | 5000 | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: 2 | 1.26 | 1.26 | 1.75 | (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | 1481 | 1399 | 600 | (min.) |
| SIZE OF LOT: | | | 50 | (min.) |
| Setbacks in Feet: | | | | |
| | WIDTH 40.00 | | | |
| | DEPTH 112.33 | | | |
| | FRONT 5.6 | 5.6 | 10 | (min.) |
| | REAR 52.48 | 52.48 | 20 | (min.) |
| | LEFT SIDE 2.7 | 2.7 | 16.4 | (min.) |
| | RIGHT SIDE 9.0 | 9.0 | 16.4 | (min.) |
| SIZE OF BUILDING: | | | 45 | (max.) |
| | HEIGHT 42.1 | 44.5 | | |
| | LENGTH 54 | 54 | | |
| | WIDTH 23.5 | 23.5 | | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: 3 | 24% | 24% | 15% | (min.) |
| NO. OF DWELLING UNITS: | 3 | 4 | 7 | (max.) |
| NO. OF PARKING SPACES: | 4 | 4 | 4 | (min/max.) |
| NO. OF LOADING AREAS: | N/A | N/A | N/A | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | N/A | N/A | N/A | (min.) |



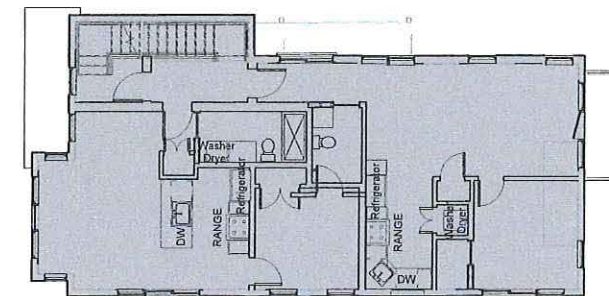
Zoning Chart
12" = 1'-0"



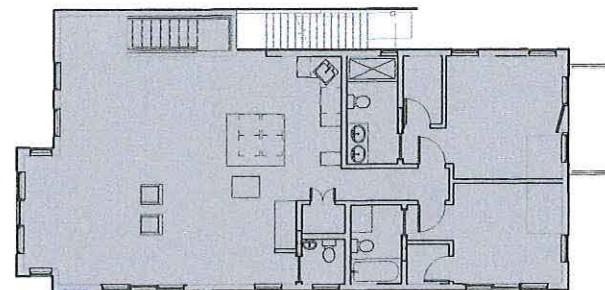
1 PROPOSED BASEMENT GSF 1304 SF
1/8" = 1'-0"



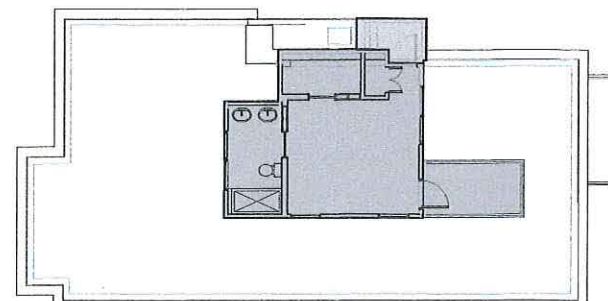
2 PROPOSED 1ST FLOOR GSF 1368 SF
1/8" = 1'-0"



3 PROPOSED 2ND FLOOR GSF 1304 SF
1/8" = 1'-0"



4 PROPOSED 3RD FLOOR GSF 1304 SF
1/8" = 1'-0"



7 PROPOSED 4TH FLOOR GSF 315 SF
1/8" = 1'-0"

| AREA CALCULATIONS | EXISTING | PROPOSED |
|-------------------|----------|----------|
| BASEMENT | 1304 SF | 1304 SF |
| FIRST FLOOR | 1368 SF | 1368 SF |
| SECOND FLOOR | 1304 SF | 1304 SF |
| THIRD FLOOR | 1304 SF | 1304 SF |
| FOURTH FLOOR | 315 SF | 315 SF |
| TOTAL | 5595 SF | 5595 SF |

Area Calculations
3/8" = 1'-0"

| REVISIONS | | |
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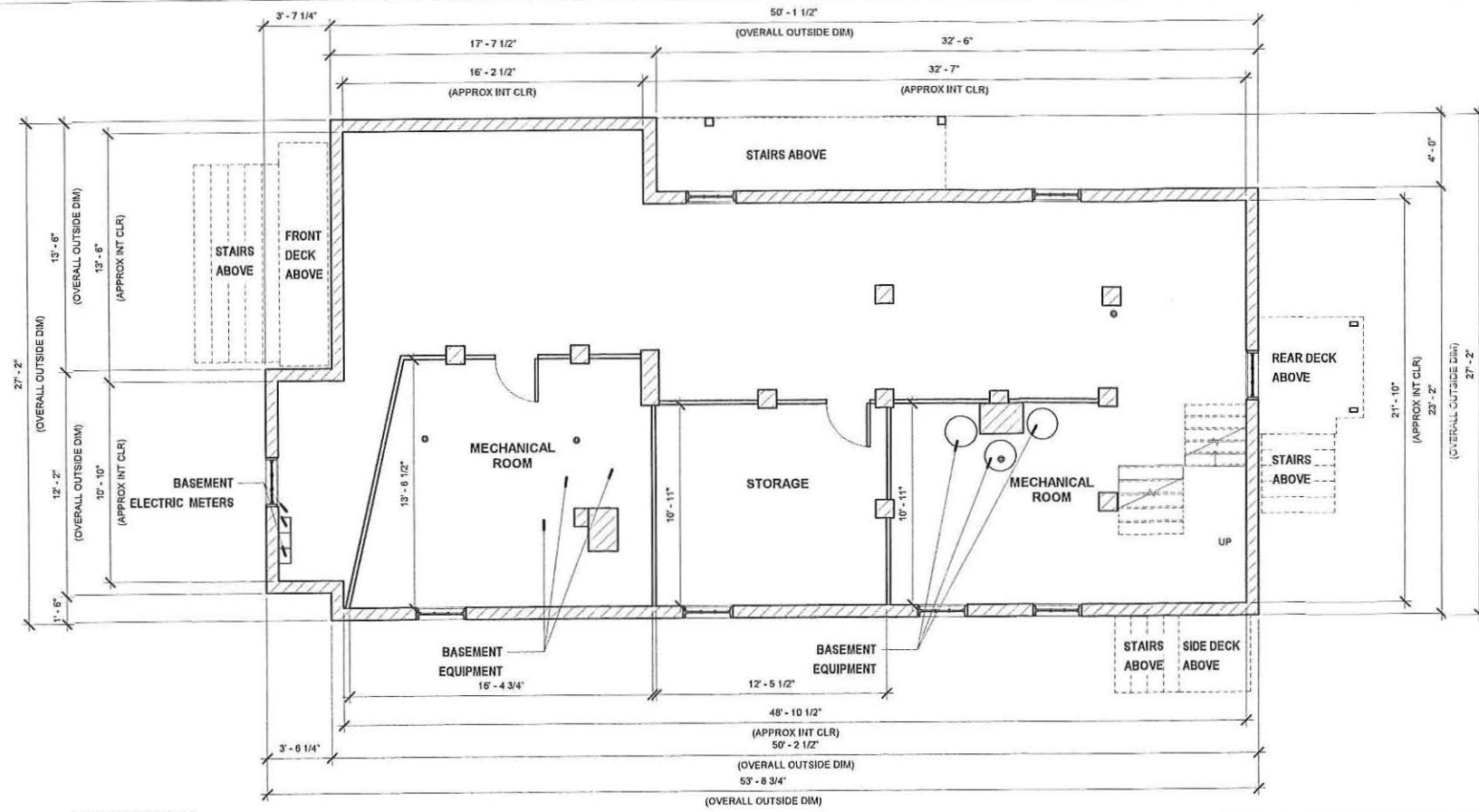
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Tel. 617.354.2501 Fax. 617.354.2509

Project:
7 SPRINGFIELD STREET
Address:
7 SPRINGFIELD STREET,
CAMBRIDGE, MA-02139

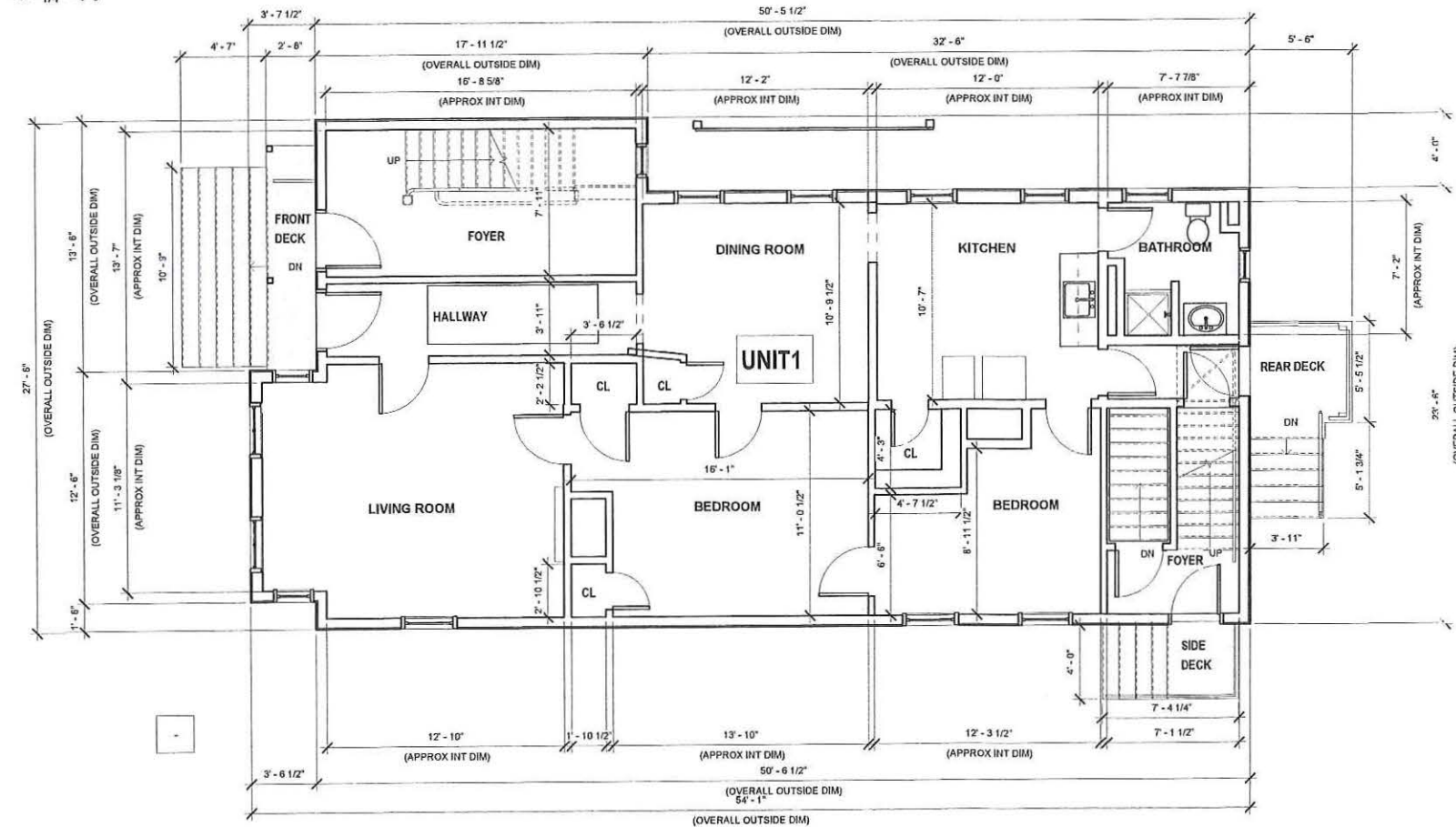
Title:
ZONING COMPLIANCE

Drawing made by: ANDERSON PORTER DESIGN
Project #: 2022
Date: 04/13/2021
Scale: As Indicated
Drawn by: DA

21.1



1 EXISTING OBASEMENT
1/4" = 1'-0"



2 EXISTING 1ST FLOOR
1/4" = 1'-0"

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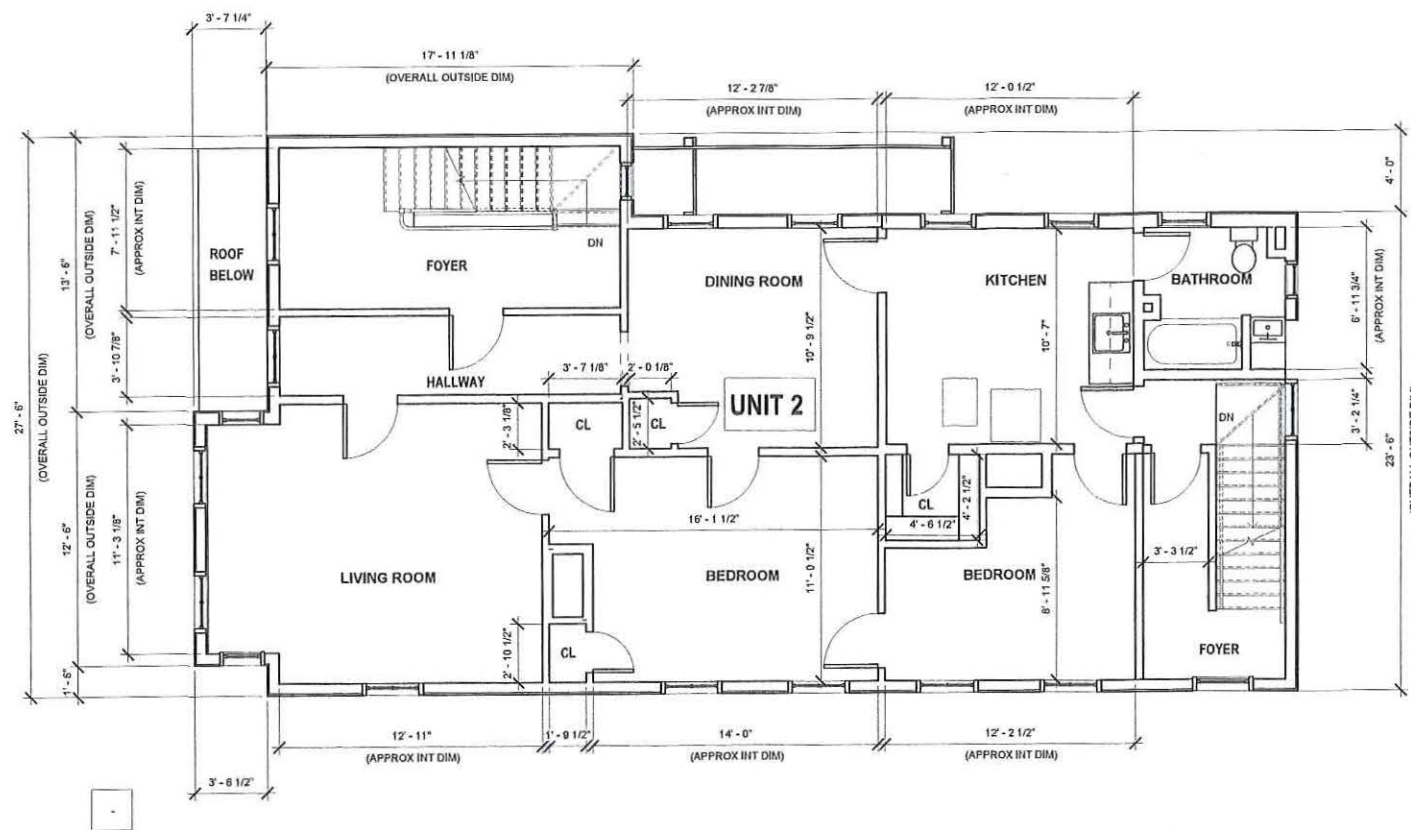
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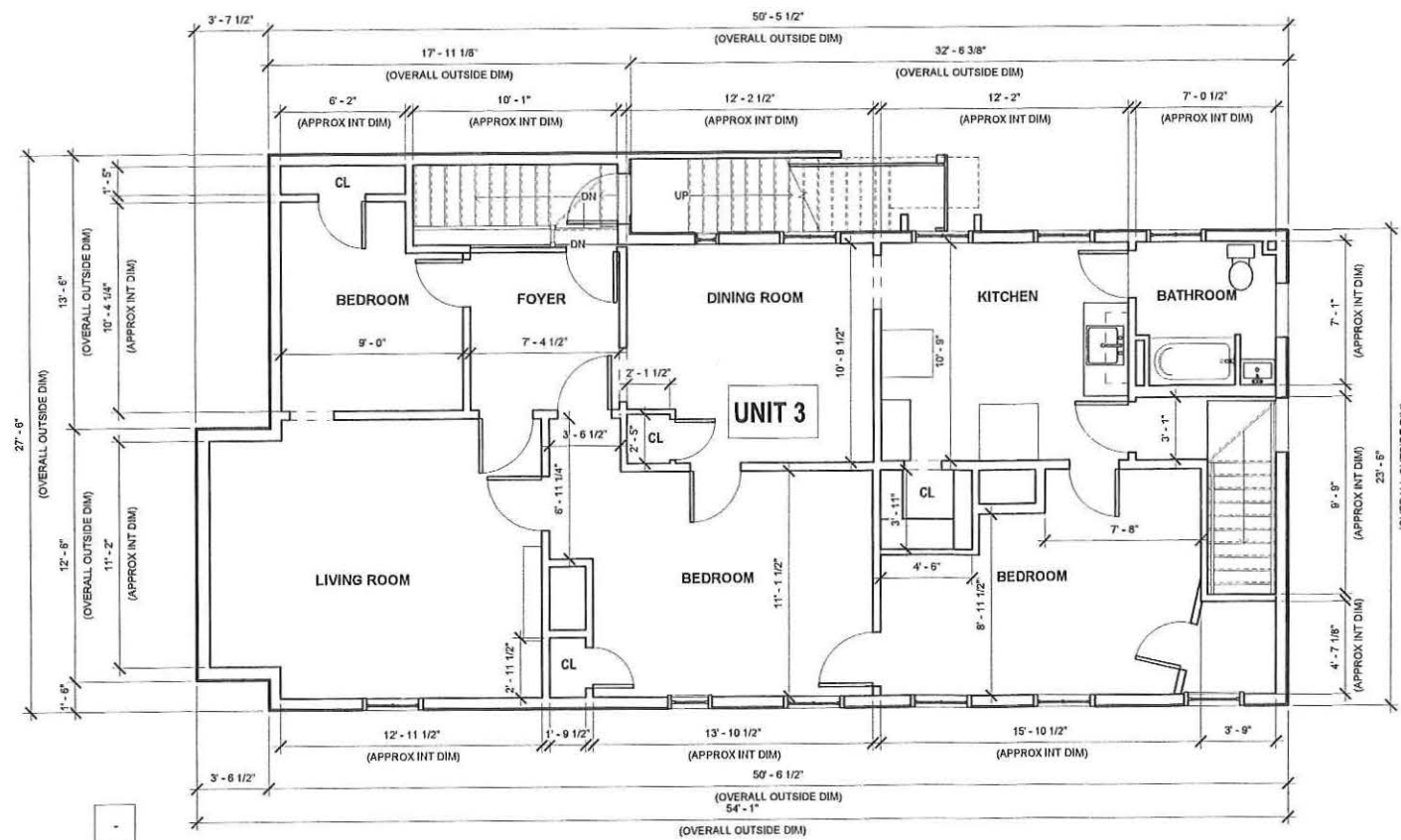
Title:
EXISTING FLOOR PLANS

Drawn/Issued By: ANDERSON PORTER DESIGN
Project #: 2022
Date: 03/22/2021
Scale: 1/4" = 1'-0"
Drawn by: RB

AX1.1



3 EXISTING 2ND FLOOR
1/4" = 1'-0"



4 EXISTING 3RD FLOOR
1/4" = 1'-0"

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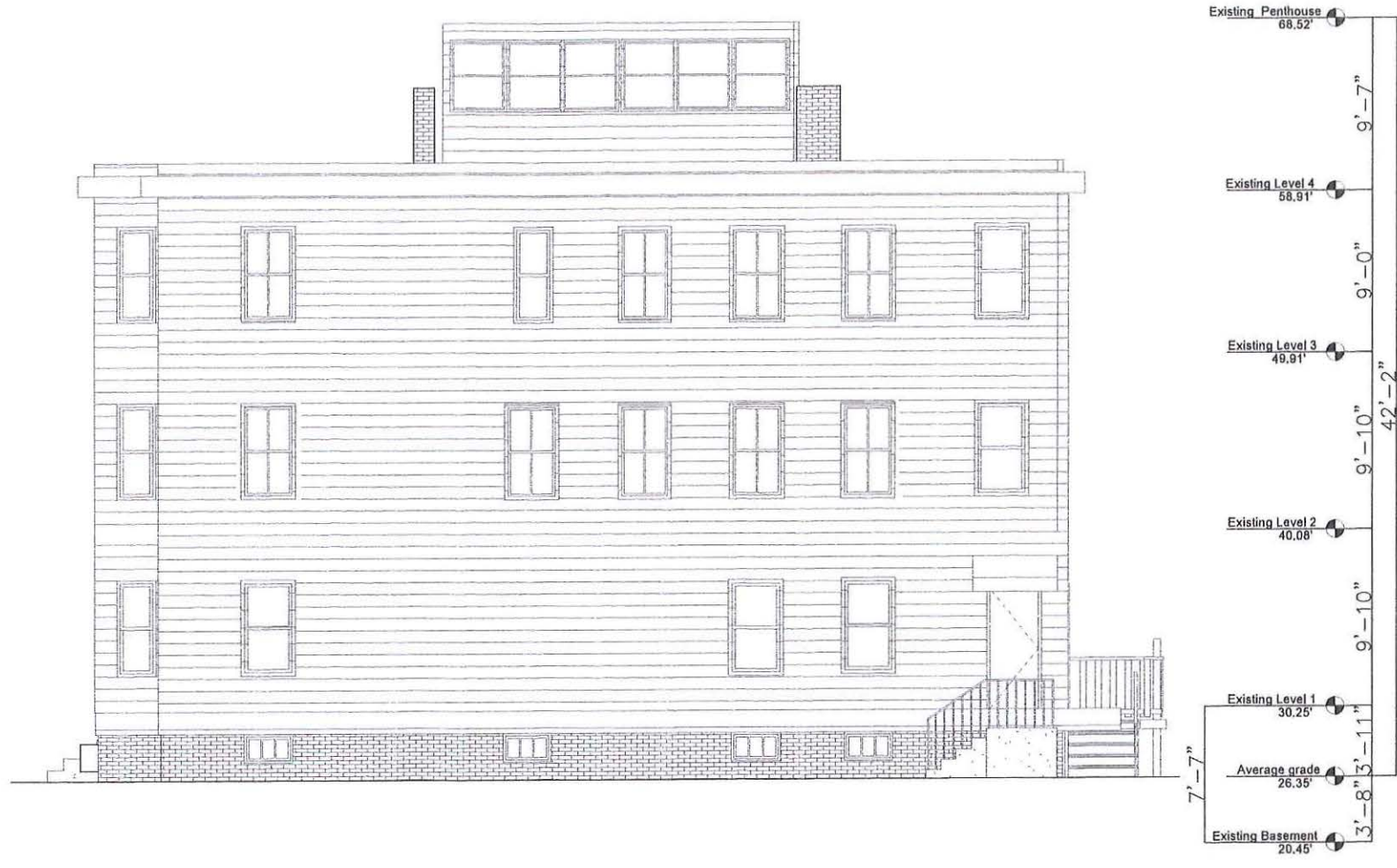
Title:
EXISTING FLOOR PLANS

Drawn by: ANDERSON PORTER DESIGN
Project #: 2022
Date: 03/22/2021
Scale: 1/4" = 1'-0"
Drawn by: RB

AX1.2



1 Existing Elevation: West
AX2.1 Scale 1/4" = 1'-0"



2 Existing Elevation: South
AX2.1 Scale 1/4" = 1'-0"

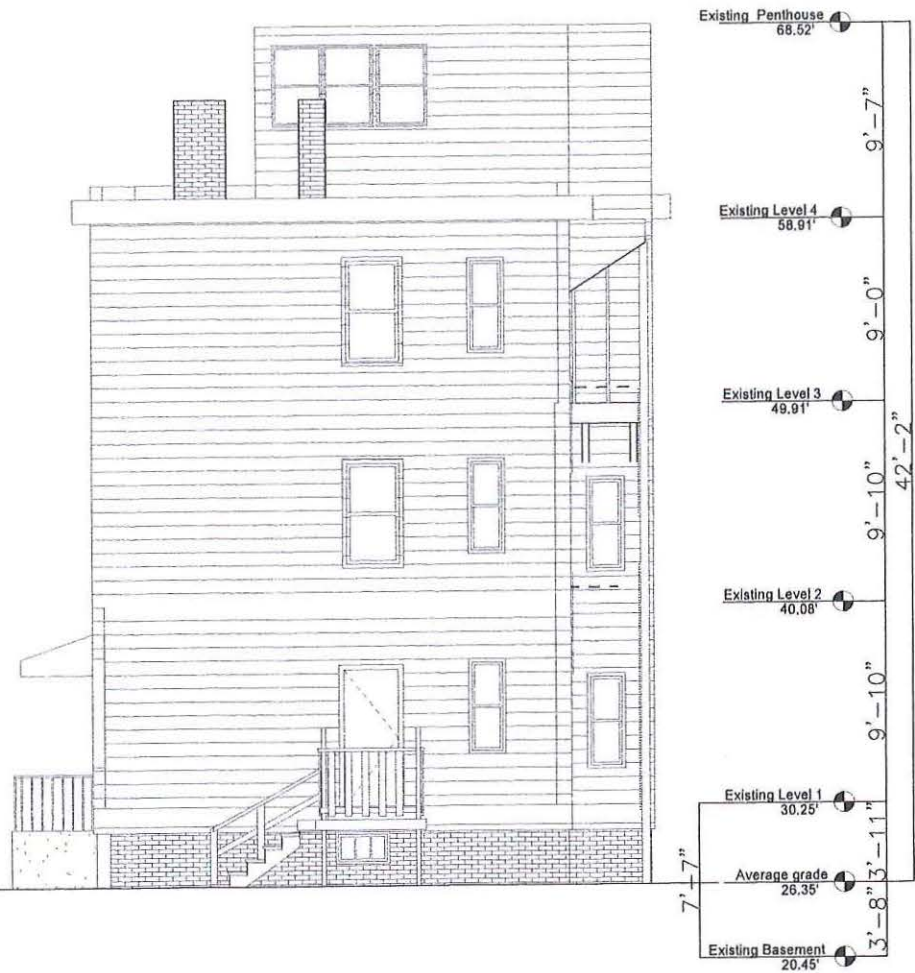
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Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
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MA-02139

Title: EXISTING ELEVATIONS

Drawn by: ANDERSON PORTER DESIGN
Fig #: 2022
Date: 04/13/2021
Scale: AX2.1
Drawn by: DA/KA



1 Existing Elevation: East
Scale 1/4" = 1'-0"



2 Existing Elevation: North
Scale 1/4" = 1'-0"

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Project: 7 SPRINGFIELD ST

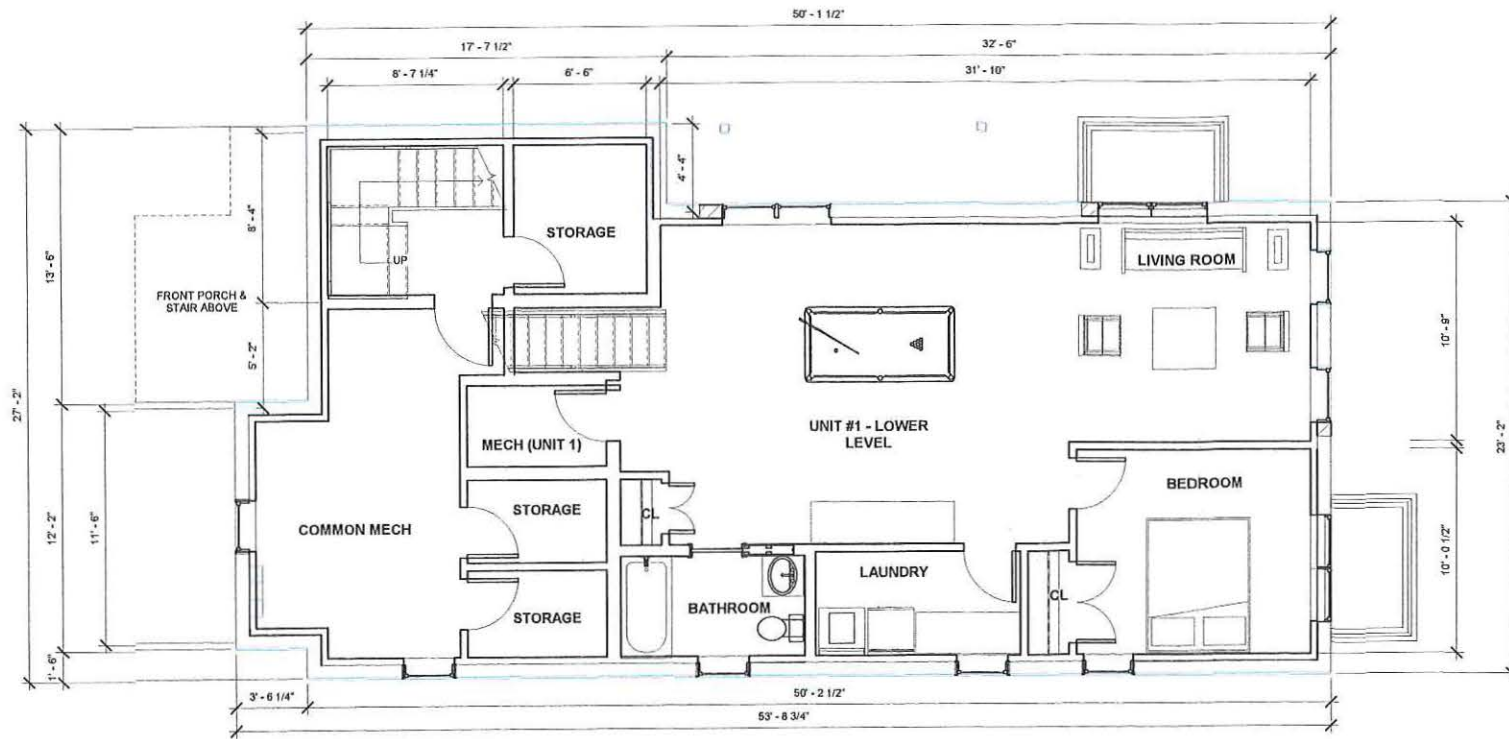
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

Title: EXISTING ELEVATIONS

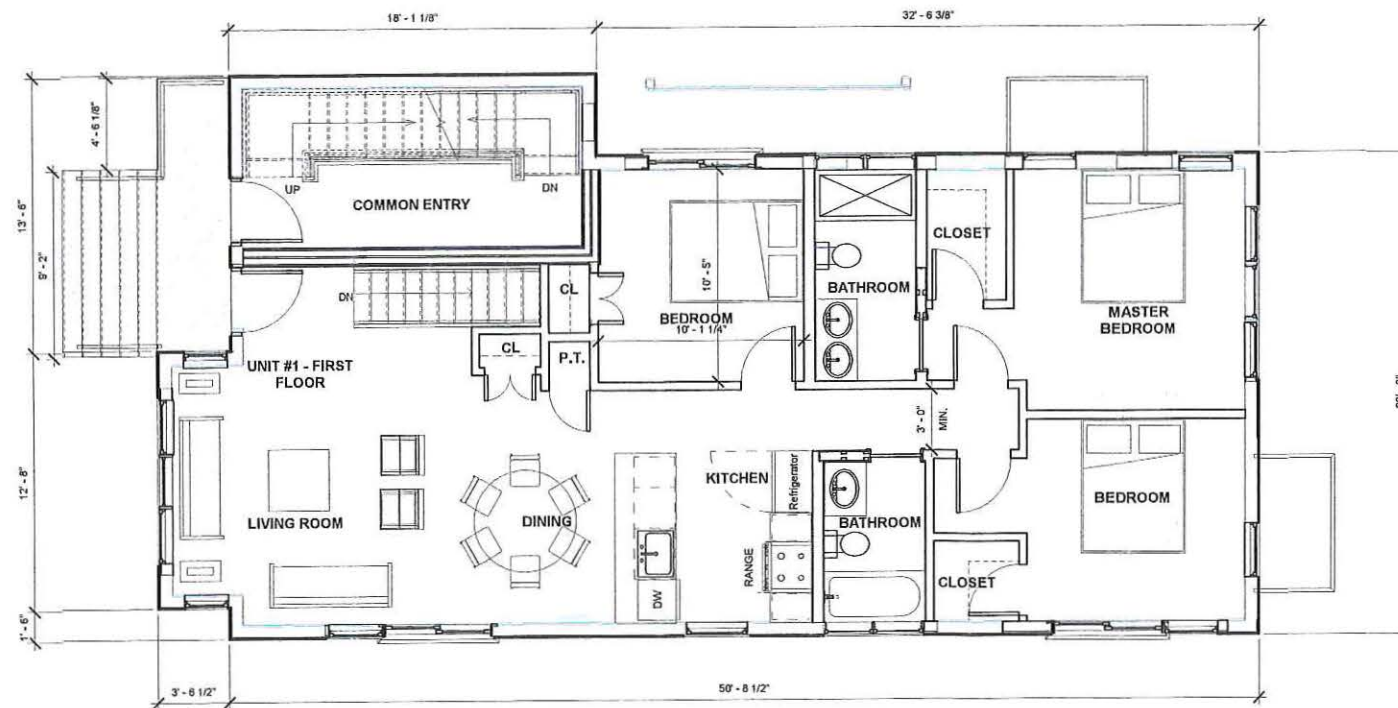
Designed by: ANDERSON PORTER DESIGN

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| Proj # | 2022 | Drawn by |
| Date | 04/13/2021 | |
| Scale | | |
| Drawn by | DA/KA | |

AX2.2



1 PROPOSED OBASEMENT
1/4" = 1'-0"



2 PROPOSED 1ST FLOOR GSF 1304 SF
1/4" = 1'-0"

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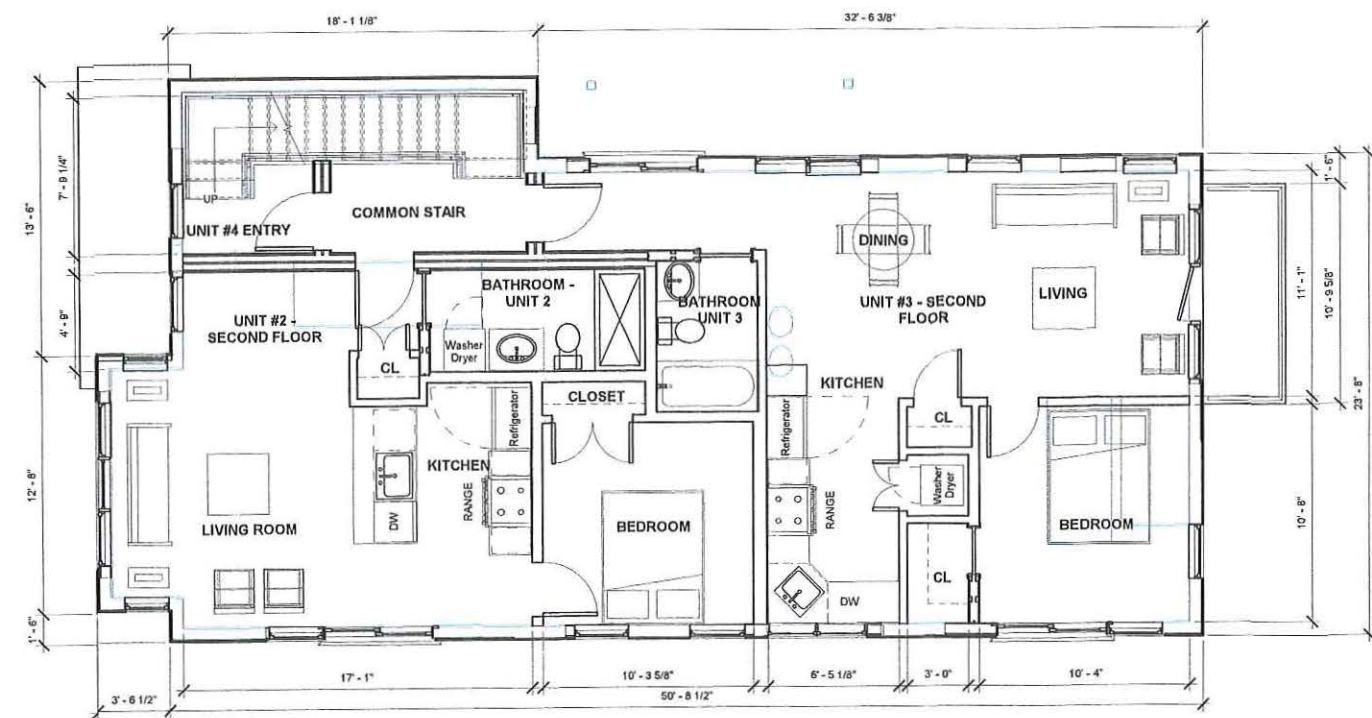
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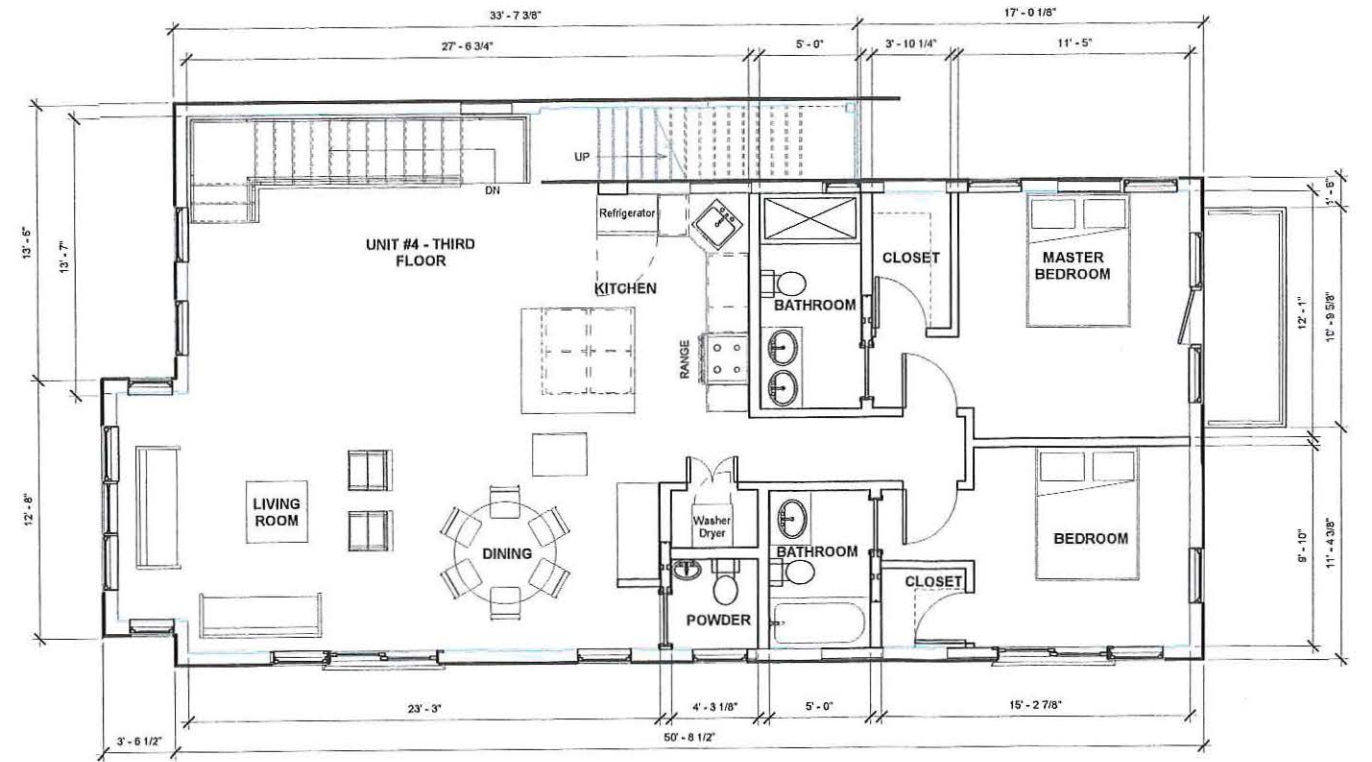
Title
PROPOSED FLOOR PLANS

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| Designed by | ANDERSON PORTER DESIGN |
| Project # | 2022 |
| Date | 04/13/2021 |
| Scale | 1/4" = 1'-0" |
| Drawn by | DAKA |

A1.1



1 PROPOSED 2ND FLOOR GSF 1304 SF
1/4" = 1'-0"



2 PROPOSED 3RD FLOOR GSF 1304 SF
1/4" = 1'-0"



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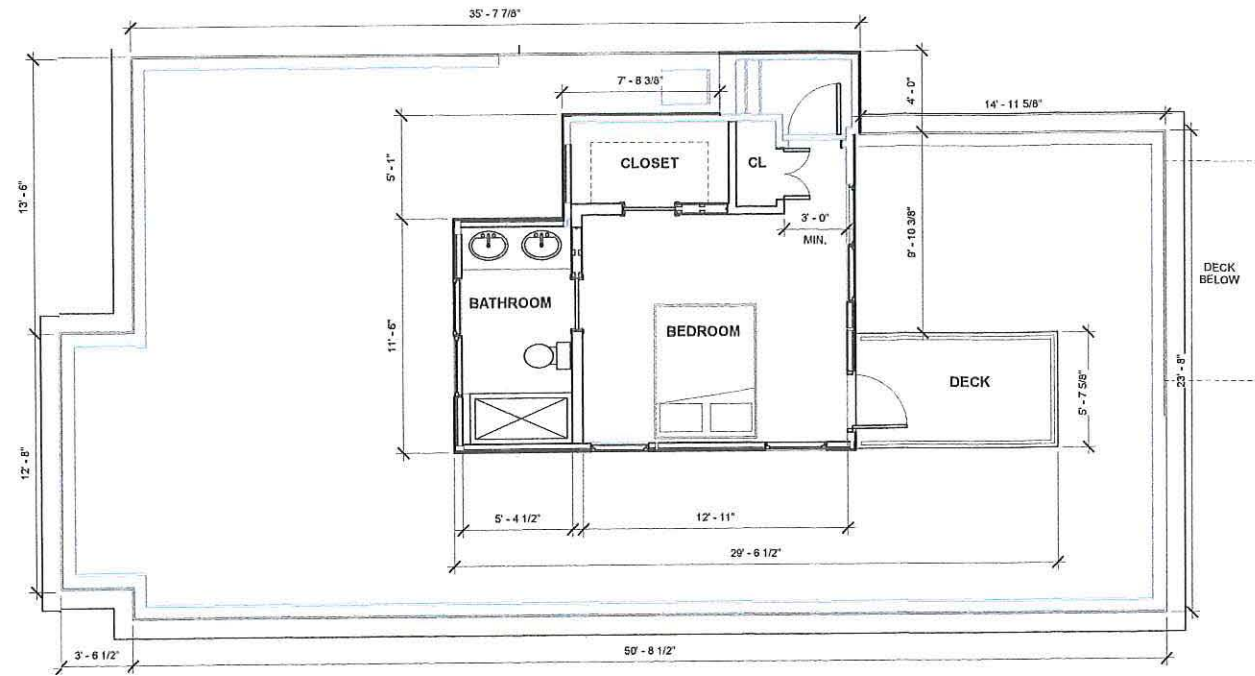
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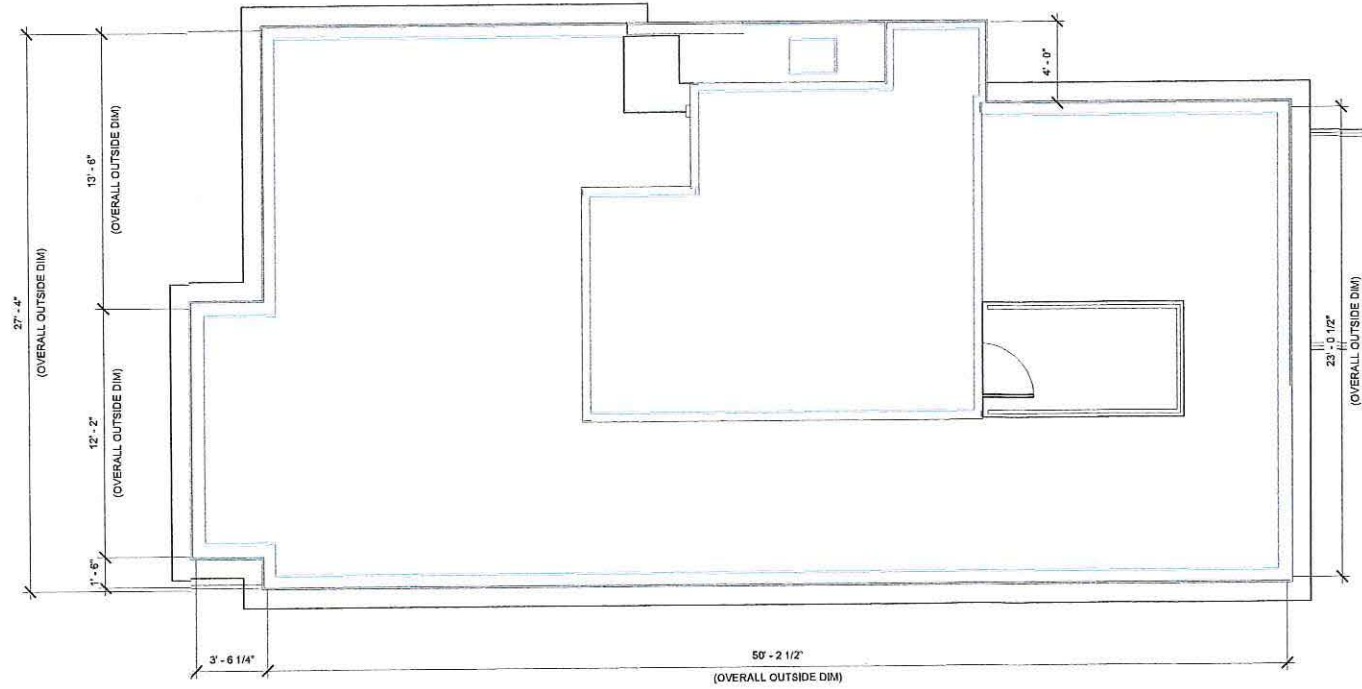
Title:
PROPOSED FLOOR PLANS

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| Drawing based by: ANDERSON PORTER DESIGN | |
| Project# 2022 | Drawn by: |
| Date 04/13/2021 | |
| Scale 1/4" = 1'-0" | |
| Drawn by: DAKA | |

A1.2



1 PROPOSED 4TH FLOOR GSF 315 SF
1/4" = 1'-0"



2 PROPOSED ROOF
1/4" = 1'-0"

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Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

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| Project # | 2022 | Drawn By | |
| Date | 04/13/2021 | | |
| Scale | 1/4" = 1'-0" | | |
| Drawn by | DAKA | | |



① Proposed West Elevation
1/4" = 1'-0"

② Proposed South Elevation
1/4" = 1'-0"

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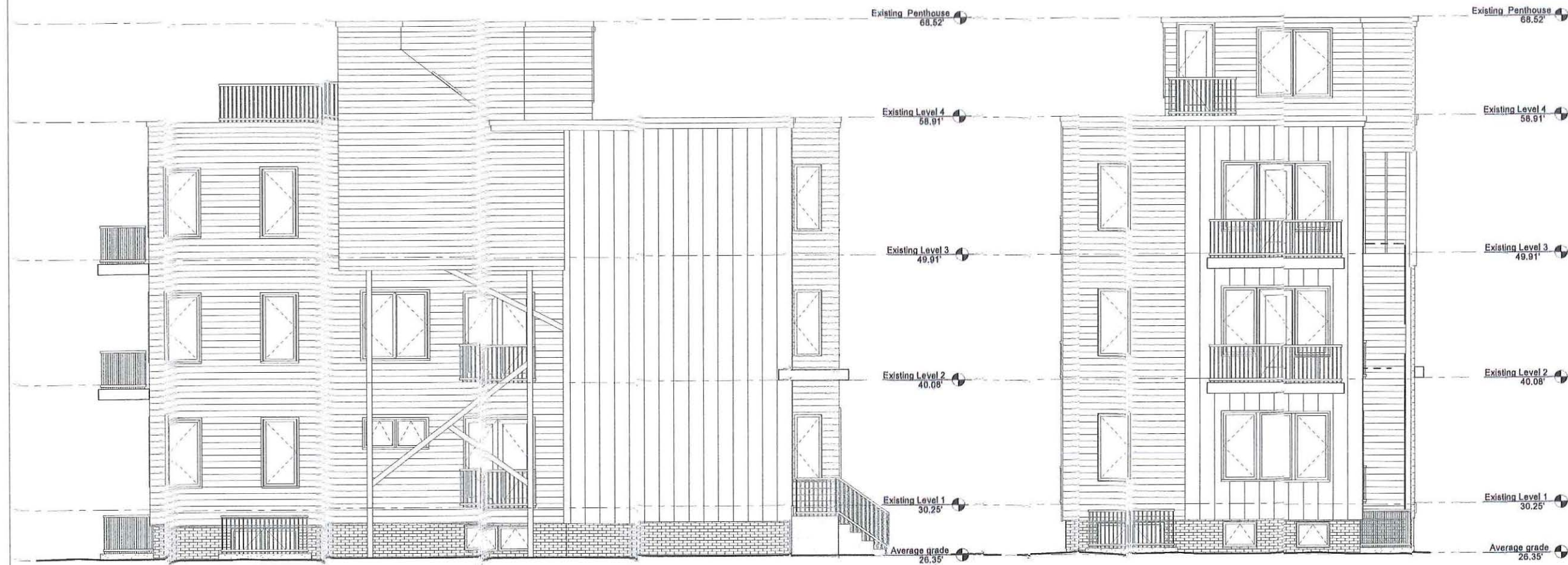
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Project: 7 SPRINGFIELD STREET
Address: 7 SPRINGFIELD STREET,
CAMBRIDGE, MA-02139

Title: PROPOSED ELEVATIONS

Drawn by: ANDERSON PORTER DESIGN
Project #: 2022
Date: 04/13/2021
Scale: 1/4" = 1'-0"
Drawn by: DAKA

A2.1



1 Proposed North Elevation
1/4" = 1'-0"

2 Proposed East Elevation
1/4" = 1'-0"

| REVISIONS | | |
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Project:
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Address:
7 SPRINGFIELD STREET,
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Title:
PROPOSED ELEVATIONS

Drawn/Revised By: ANDERSON PORTER DESIGN

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| Project # | 2022 | Drawn By: | |
| Date | 04/13/2021 | | |
| Scale | 1/4" = 1'-0" | | |
| Drawn by | DAKA | | |

A2.2

Pacheco, Maria

From: Michael Crawford <thedruid1359@gmail.com>
Sent: Thursday, March 11, 2021 9:52 AM
To: Pacheco, Maria
Subject: 7/9Springfield street Cambridge

To whom it may concerns. I am writing in support of the property at 7/9 springfield street proposed by hudson Santana and his development team. As a buisness owner who has shared the drive way with this property for 16 and a half years now i am happy to see some new development . I think it will be very good for inman square. Feel free to contact me at any time . Michael Crawford. 6174135614

Pacheco, Maria

From: Slemenda, Janet <JSLEMENDA@hktarchitects.com>
Sent: Thursday, March 11, 2021 2:26 PM
To: Pacheco, Maria
Subject: BZA Case No. BZA-107647

Ms. Pacheco,

This email is in connection with the 7 Springfield Street proposal, Case No. BZA-107647, which the ZBA will be hearing this evening March 11, 2021.

I am not in favor of granting zoning relief.

My issues of concern are the following items:

- 1) Hardship: The proposer has not demonstrated any hardship.
- 2) Community Outreach: None undertaken.
- 3) Height Limit of Residential properties is 35'; proposal exceeds this limit and is too tall and out of character in this neighborhood.
- 4) Density of Proposal: Currently there are 3 units and the proposer is planning on 7 units with the entry to the building units located not on Springfield Street but off the service alley. It appears dangerous and is out of character for the neighborhood.
- 5) Parking requirements are not met. Parking is difficult in Inman Square and this will just add to the problems.

Again, I am not in favor of granting relief.

Thank you.

Janet M. Slemenda
12 Oak Street
Cambridge MA 02139

Pacheco, Maria

From: Corine Bickley <enablerehab@gmail.com>
Sent: Thursday, March 11, 2021 2:06 PM
To: Pacheco, Maria; Singanayagam, Ranjit; Daglian, Sisia
Subject: serious concern about the proposed expansion of housing at 7-9 Springfield St

Hello,

I live in and own a double house (75 and 77 Oak St, just around the corner from 7-9 Springfield St) which is within one block of the proposed new building. I am seriously concerned about the impact on residents along Oak St that would occur with 7 apartments (in place of the current 3) plus a commercial space. Many Oak St residents have great trouble parking as it is, as some do not have any parking within their own lots. I do, and in fact I allow 3 neighbor's cars to park in our extra half lot, along with our own cars and our renters. Adding more cars to the neighborhood will only make a difficult situation worse.

I see only 4 spaces planned in the new drawings, but 7 apartments -- a recipe for parking congestion and competition on Oak St.

Please do NOT approve this new construction.

Sincerely, Corine Bickley (owner/resident 75 Oak St)