



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 SEP 14 PM 2:56

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 194179

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Anderson Porter Design C/O Daniel Anderson

PETITIONER'S ADDRESS: 1972 Massachusetts Avenue 4th Floor, Cambridge, MA 02140

LOCATION OF PROPERTY: 8 Winter Street, Cambridge, MA

TYPE OF OCCUPANCY: Commercial

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a new structure that violates yard setbacks.

Extension of height into a more restrictive district.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 3.000 Section: 3.32.1 (District Boundaries)
- Article: 5.000 Section: 5.31-5.33 (Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance). & 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

DANIEL P ANDERSON

(Print Name)

Address:

1972 MASS AVE CAMBRIDGE 02140

Tel. No.

617 354 2501

E-Mail Address:

dan@andersonporter.com

Date: 9.12.22

BZA APPLICATION FORM -OWNERSHIP INFORMATION

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

I/We 8 Winter Street LLC
(OWNER).

Address: 1 Garfield Circle, Unit 6, Burlington MA 01803

State that I/We own the property located at 8 Winter Street, Cambridge, MA 02141 which is the subject of this zoning application.

The record title of this property is in the name of 8 Winter Street LLC

*Pursuant to a deed of duly recorded in the date May 20, 2020, Middlesex South County Registry of Deeds at Book 74716, Page 531 ; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

Ozan Dokmecioglu, OZAN DOKMECIOGLU, MANAGER,

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Ozan Dokmecioglu personally appeared before me, this 20 of, July, 2022, and made oath that the above statement is true.

agc

My commission expires 10-28-2027 (Notary Seal).



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

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The literal enforcement of the provisions of this Ordinance would involve a substantial hardship in that the unusual site shape and lot configuration containing two zoning districts and multiple front yards prevents the practical use of the lot for the allowable residential use and number of units. Base zoning would permit 19 units with an FAR of 1. This is increased by the East Cambridge Housing Overlay which would allow 24 units and an aggregate FAR of 1.75. The requested relief from front and side yard setbacks allows for a sensible configuration of three two-family structures providing six family sized residential units that conform with the dimensional requirements in all other aspects including parking and more than the required open space.

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

The hardship is owing to the following circumstances relating to the limitations of the shape of the land. Due to the irregular shape and configuration of the lot with multiple street-facing lot lines. The proposed development is consistent with the residential character of the abutting properties and will not affect generally the zoning district as it otherwise conforms 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 alteration does not present a substantial detriment to the public good because it is consistent with the zoning district objectives, improves the overall quality of the lot, is consistent with the existing residential uses in the street and does not detract from the neighborhood character. The development greatly improves the traffic pattern and safety of the property and allows continued and improved vehicular access to the abutting residential properties.

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 respects the historic development patterns of East Cambridge and good planning principles. The requested GFA and number of units is well below the maximum allowable and the project otherwise works within the overall dimensional requirements of the ordinance. Relief is appropriate given the responsiveness of the project to the concerns and requests of abutting residential neighbors and the existing residential character and use of the neighborhood.

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 8 Winter Street, 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 at 8 Winter Street proposes three new two-family residential structures that improve the overall design quality of the property, are in keeping with the area's residential uses and respects the majority of the district's dimensional requirements. The special permit is requested to extend the less restrictive dimensional height regulation of 45' from District BA into District C-1.

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 project proposes to improve the overall patterns of access and egress by replacing approximately 70 linear feet of curb along Third Street removing seven non-compliant parking spaces and increasing the drive access width along the private way, Linehan Court. These improvements reduce congestion and improve both vehicular and pedestrian safety.

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 project either improves or maintains the existing adjacent uses as permitted in the Zoning Ordinance. The proposed project is consistent in use and operation with the surrounding neighborhood and adjacent residential uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed use is residential with limited occupancy and traffic that is less impactful and safer than the current business use and will decrease any nuisance or hazard to the detriment of health, safety or welfare of its occupants or citizens.

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 will not impair the integrity of the district or otherwise derogate from the intent or purpose of this ordinance as it improves the overall character of the property.

The proposed setbacks are consistent with the immediately adjacent structures and the urban character of the surrounding city blocks. The project maintains the existing building setback at Winter Street and provides more than the minimum front yard setback at the private way Linehan Court. The provided landscape open space is more than the minimum open space requirements.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Anderson Porter Design
Location: 8 Winter Street., Cambridge, MA
Phone: 617 354 2501

Present Use/Occupancy: Commercial
Zone: Business A Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1972	9942	13016.75	(max.)
<u>LOT AREA:</u>		7404	7404	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.27	1.34	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	1246	300	
<u>SIZE OF LOT:</u>	WIDTH	95.3	95.3	50	
	DEPTH	95	95	NA	
<u>SETBACKS IN FEET:</u>	FRONT	21	3.3	29.6'/10' min	
	REAR	NA	4.3'	14.5'/10'min	
	LEFT SIDE	40.2'	18.4'	23.4'/10'min	
	RIGHT SIDE	0'	0'	62.6'/10'min	
<u>SIZE OF BUILDING:</u>	HEIGHT	23.5'	45'	35'/45'	
	WIDTH	43'	36.2'	NA	
	LENGTH	54.5	23.2'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	1913	1325	
<u>NO. OF DWELLING UNITS:</u>		0	6	24	
<u>NO. OF PARKING SPACES:</u>		14	6	6	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	15'	15'	

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.:

Three freestanding wood frame structures are proposed. Each with two residential units.

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'.

DEVELOPMENT PROPOSAL: 8 WINTER ST

8 WINTER STREET
CAMBRIDGE, MA 02141

ANDERSON
PORTER
DESIGN

NOT FOR CONSTRUCTION



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

LIST OF SYMBOLS

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

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	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
GL	GLASS
GWB	GYP-SUM WALLBOARD
HT	HEIGHT
HDWD	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
REQ'D	REQUIRED
RL	RAIN LEADER
STL	STEEL
STR	STRUCTURE/STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
WD	WOOD
W/	WITH
WNDW	WINDOW

SITE LOCATION

CONTACTS

ARCHITECT
Anderson Porter Design
1972 Massachusetts Ave, 4th Floor
Cambridge MA 02139
Dan Anderson
617.354.2501

DRAWING LIST

G1.0	COVER SHEET
C-1	CAMBRIDGE GIS MAP
C-2	EXISTING SITE SURVEY
Z1.1	ZONING COMPLIANCE
Z1.2	ZONING COMPLIANCE
L0.1	PROPOSED LANDSCAPE
L1.0	PROPOSED FLOOR PLANS
L1.1	PROPOSED FLOOR PLANS
L1.2	PROPOSED FLOOR PLANS
L1.3	PROPOSED FLOOR PLANS
L1.4	PROPOSED FLOOR PLANS
L2.1	PROPOSED ELEVATIONS
L2.2	PROPOSED ELEVATIONS
A1.1	TYPICAL UNIT PLANS
A1.2	TYPICAL UNIT PLANS
A2.1	TYPICAL UNIT ELEVATIONS
A2.2	TYPICAL UNIT ELEVATIONS
A9.0	EXISTING SITE PHOTOS
A9.1	3D VIEWS
A9.2	3D VIEWS

ZONING SUMMARY

PROPERTY ADDRESS:	8 WINTER STREET CAMBRIDGE, MA 02141
ZONING DISTRICT:	BUSINESS A (BA)/RESIDENCE C-1 (RESIDENTIAL USES IN BA FOLLOWS C-2B DIMENSIONAL)
PROJECT DESCRIPTION:	RESIDENTIAL DEVELOPMENT (6 UNITS)

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: **8 WINTER STREET**
Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**

Title: **COVER SHEET**

Drawing Issued By: ANDERSON PORTER DESIGN

Project #:	2018	Drawn No.:	G1.0
Date:	2022.07.21		
Scale:			

Drawn by: DA/DS

LEGEND

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



City of Cambridge
Massachusetts

1" = 35 ft

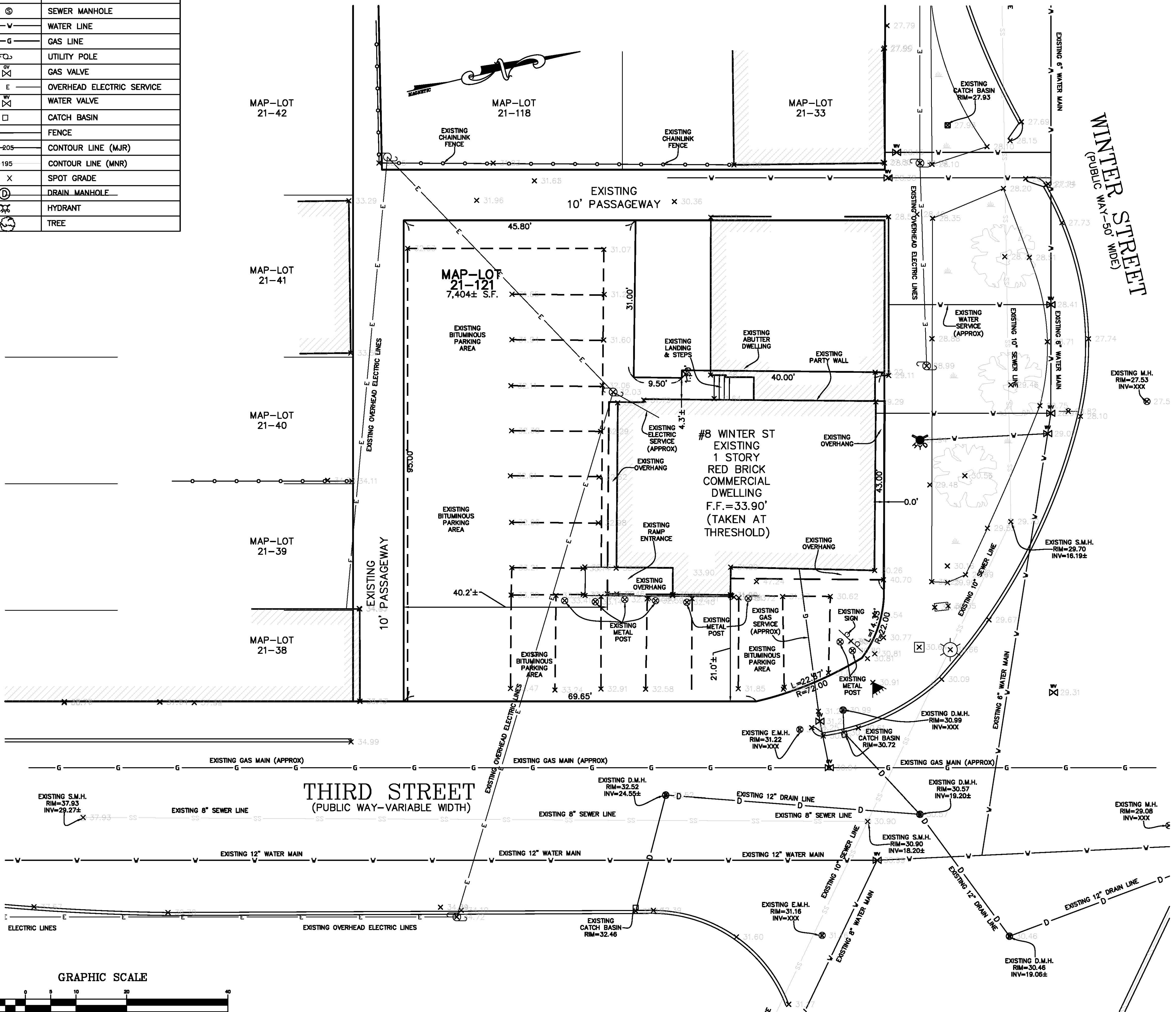
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



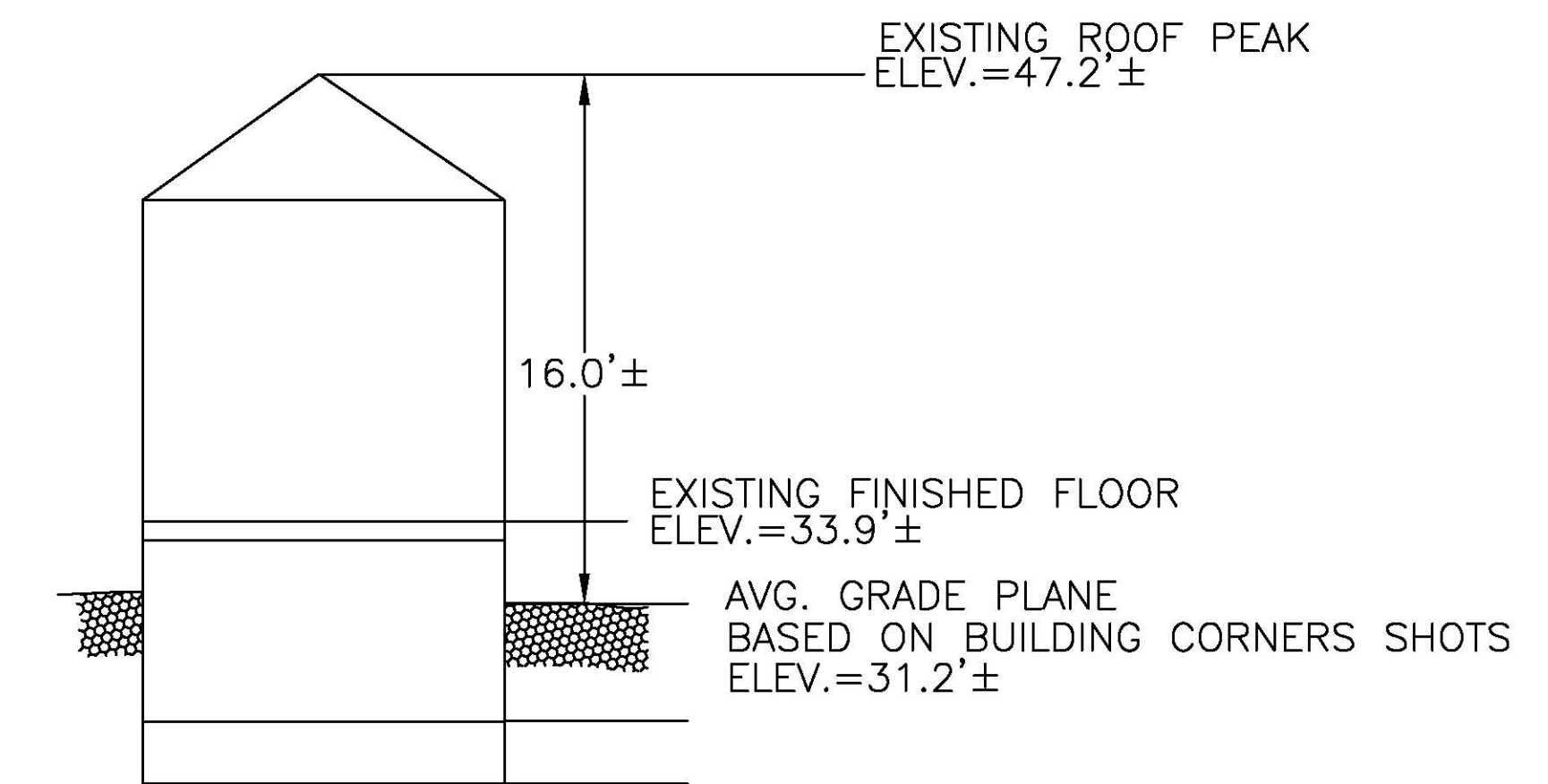
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊙	TREE

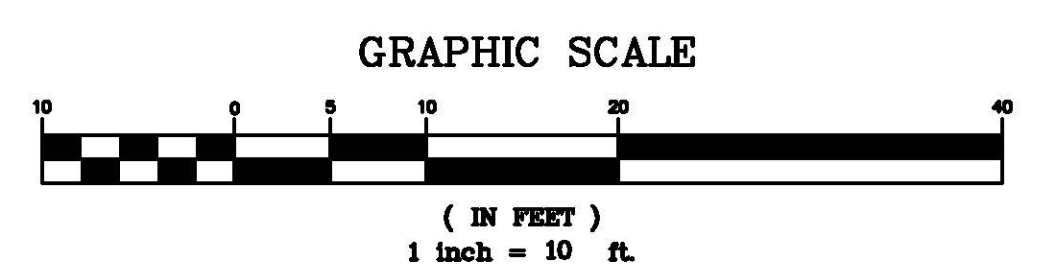


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/23/2023.
2. DEED REFERENCE: BOOK 74716 PAGE 531, PLAN REFERENCE: PLAN NO. 767 OF 1992, MIDDLESEX 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 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 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 THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = BUSINESS A & RESIDENCE C-1



EXISTING PROFILE NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
 COPYRIGHT 2020 PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved

SCALE	1"=10'		
DATE	10/23/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	8 WINTER STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		
DRAWN BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
CHKD BY	PJN		
APPD BY	PJN		
SHEET NO.	1		

NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

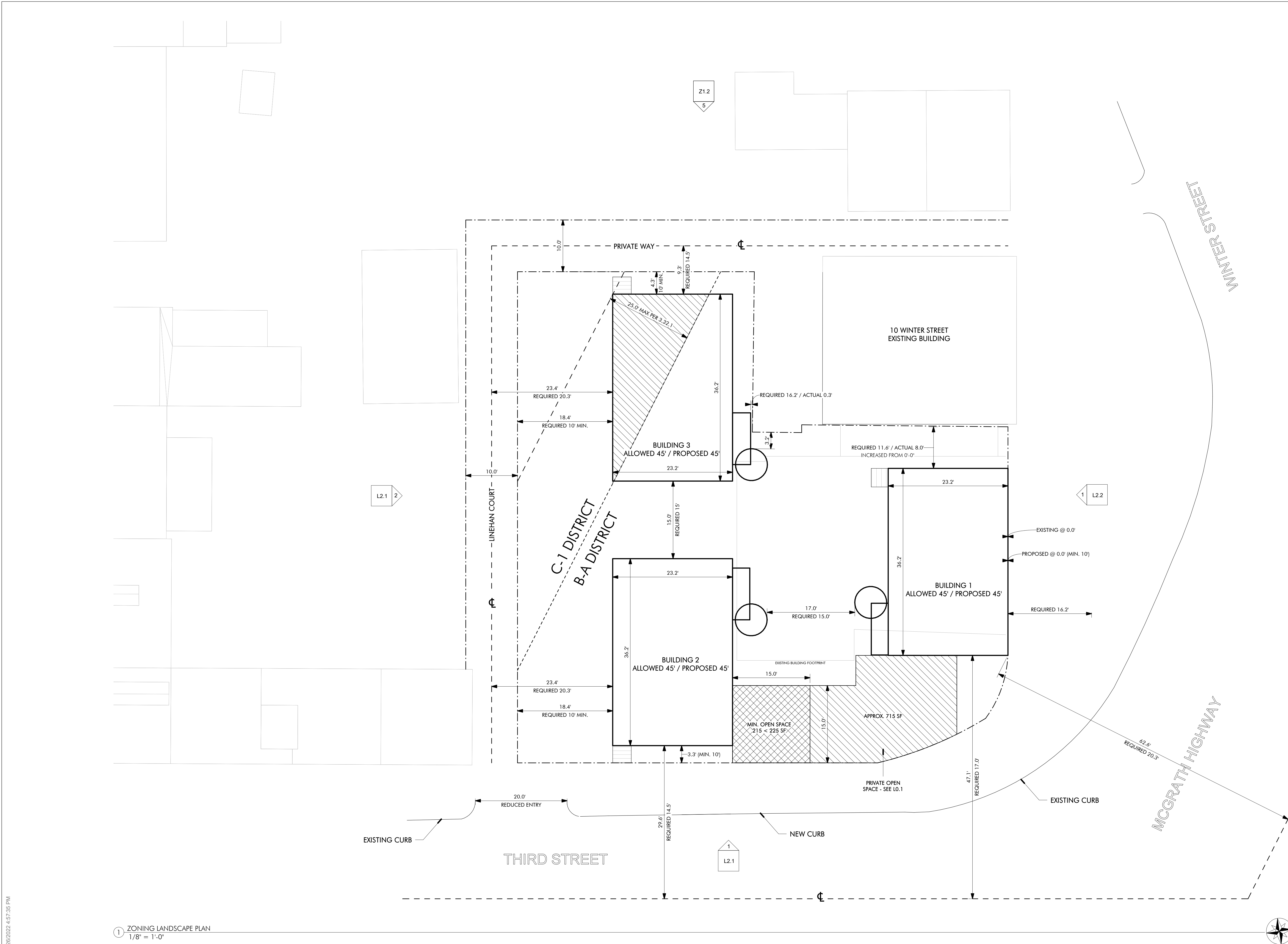
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: **8 WINTER STREET**
Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**

Title: **ZONING COMPLIANCE**

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: 1/8" = 1'-0" **Z1.1**
Drawn by: DA/DS



ZONING CHART - CAMBRIDGE

LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BA/C-1 ZONE	BA/C-1 ZONE	BA/C-1 ZONE	COMPLIES
USE	LIMITED IMPACT BUSINESS AND INDUSTRY	LIMITED IMPACT BUSINESS AND INDUSTRY	MULTIFAMILY DWELLINGS	COMPLIES
MIN LOT SIZE	5,000 SF	±7,404	±7,404	COMPLIES
MIN LOT AREA PER DWELLING UNIT	Max # of dwelling Units = $\frac{\text{Lot Area in District 1}}{\text{District 1 min. lot area/du}} + \frac{\text{Lot Area in District 2}}{\text{District 2 min. lot area/du}}$ 600 SF - increased to 300 SF per ECHO	N/A	±1,234	COMPLIES
MAX FLOOR AREA RATIO (FAR)	Max GFA = (Area District 1 x District 1 FAR + Area District 2 x District 2 FAR) C-1 (≈1433SF OF LOT): .75 B-A (≈ 5971SF OF LOT): 2.0 (ECHO OVERLAY) AGGREGATE FAR: 1.75 Max GFA/Total Lot Area (13016.75/7404=1.758)	Existing GFA/Total Lot Area .25	Proposed GFA/Total Lot Area 1.34	COMPLIES
MAX BUILDING HEIGHT	C-1: 35' B-A: 45'	25.3'	45'	BUILDING 3 - RELIEF REQUESTED
MIN. YARD SETBACKS (BUILDING 1) FRONT (WINTER STREET) FRONT (THIRD STREET) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	0.0' 21.0' 40.2' 0.0'	Calculated 45.0' + 36.2/2 = 20.3' 45.0' + 23.2/2 = 17.0' 45.0' + 36.2/2 = 16.2' 35.0' + 23.2/2 = 11.6' Actual 62.6' 47.1' 76.7' 8.0'	RELIEF REQUESTED COMPLIES COMPLIES RELIEF REQUESTED
MIN. YARD SETBACKS (BUILDING 2) FRONT (THIRD STREET) FRONT (LINEHAN CT) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	N/A	Calculated 35.0' + 23.2/2 = 14.5' 45.0' + 36.2/2 = 20.3' 45.0' + 36.2/2 = 16.2' 45.0' + 23.2/2 = 13.6' Actual 29.6' 23.4' 53.3' 55.5'	RELIEF REQUESTED, DOES NOT MEET 10.0' MIN TO PROPERTY LINE COMPLIES COMPLIES COMPLIES
MIN. YARD SETBACKS (BUILDING 3) FRONT (LINEHAN CT) FRONT (PRIVATE WAY) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	N/A	Calculated 45.0' + 36.2/2 = 20.3' 35.0' + 23.2/2 = 14.5' 45.0' + 36.2/2 = 16.2' 45.0' + 23.2/2 = 13.6' Actual 23.4' 9.3' 0.3' 54.5'	COMPLIES RELIEF REQUESTED RELIEF REQUESTED COMPLIES
MIN LOT WIDTH	50'	69.65'	69.65'	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	C-1 (≈1433SF OF LOT): MIN 30% = 430SF 135SF (50%) MUST CONFORM WITH 15X15' DIMENSION B-A (≈ 5971SF OF LOT): MIN 15% = 895SF TOTAL REQUIRED 1325SF	0	1,913 SF Not including balconies or roof decks (15x15' minimum indicated on Landscape Plan) ≈750 SF > 215 minimum required	COMPLIES
PARKING REQUIREMENTS	1 PER DWELLING UNIT	N/A	1/DU - 6 PARKING SPACES	COMPLIES

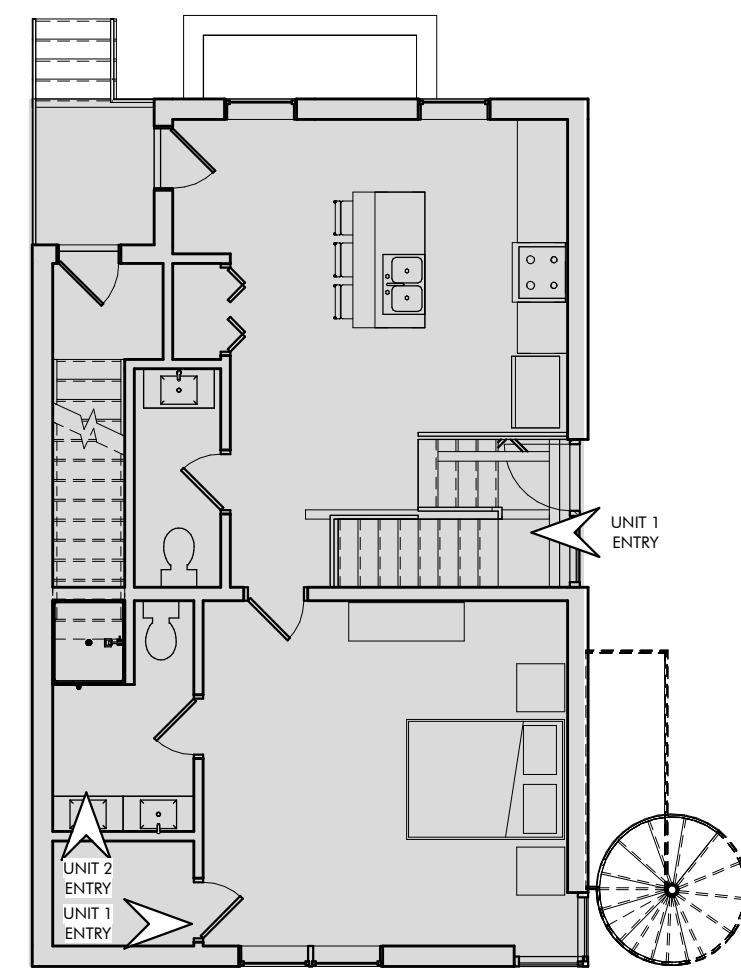
FOOTNOTES: BICYCLE PARKING PROVIDED BUT NOT REQUIRED PER 6.103.2 (a)

ZONING CHART
12" = 1'-0"

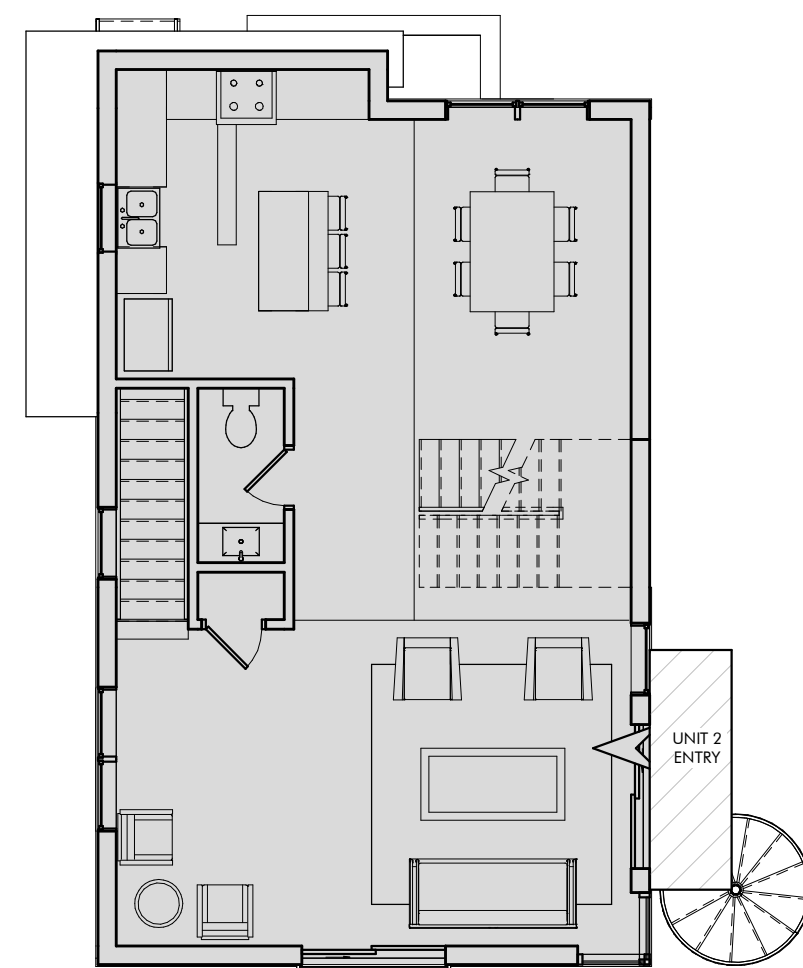
AREA CALCULATIONS (GFA)

BUILDING	LEVEL	PROPOSED
BUILDING 1	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
BUILDING 2	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
BUILDING 3	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
PROJECT TOTAL		9,942 SF

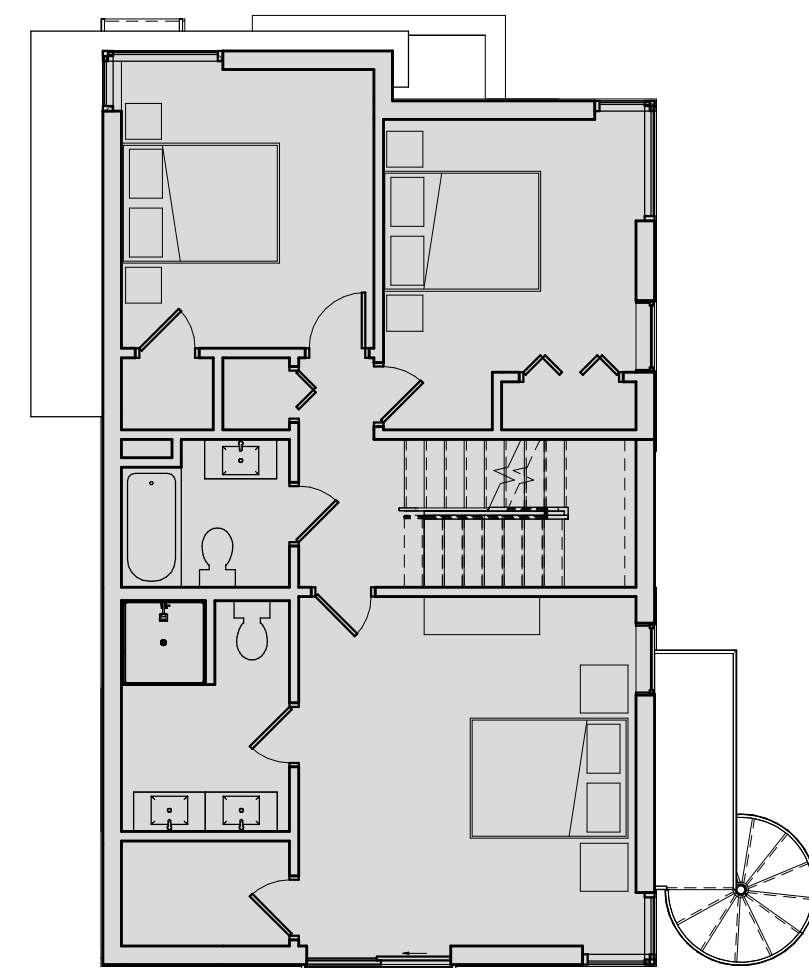
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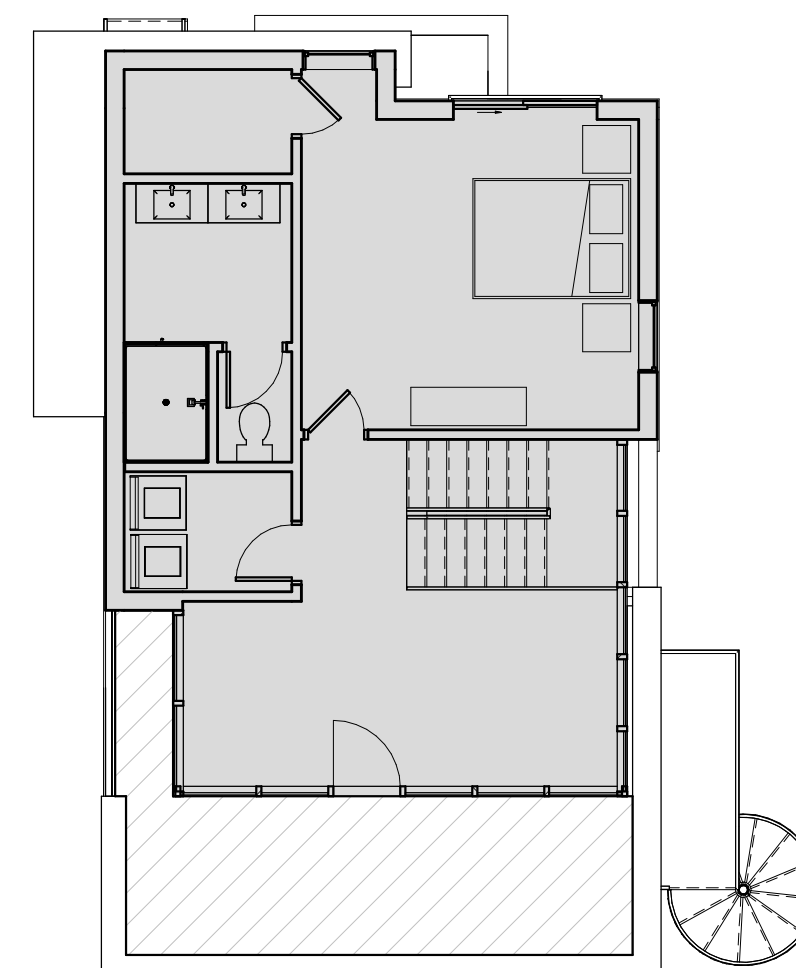
1 TYPICAL LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



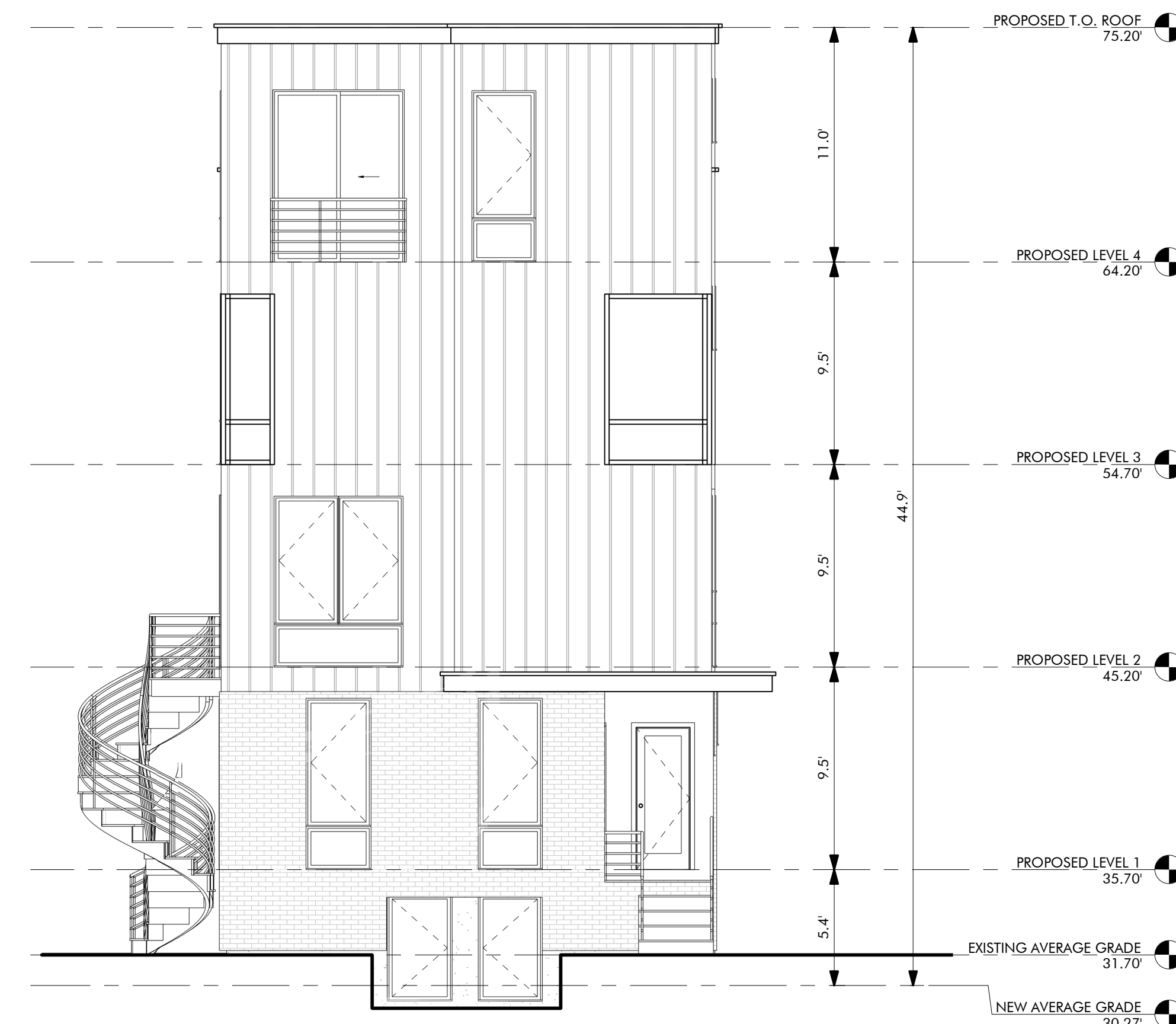
2 TYPICAL LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



3 TYPICAL LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



4 TYPICAL LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



5 PROPOSED ZONING ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: As indicated
Drawn by: DA/DS

Z1.2

NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED LANDSCAPE

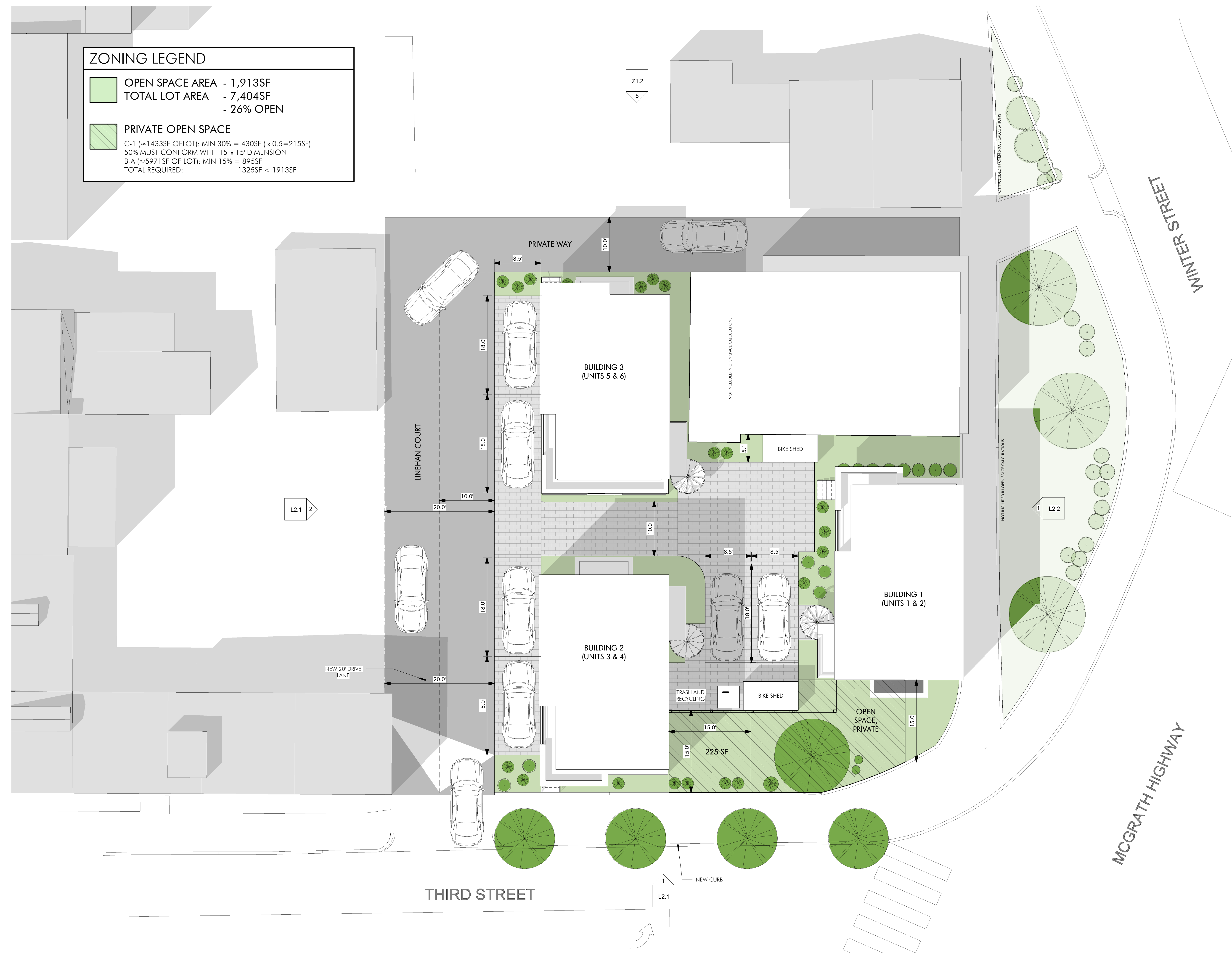
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

L0.1

ZONING LEGEND

OPEN SPACE AREA - 1,913SF
TOTAL LOT AREA - 7,404SF
- 26% OPEN

PRIVATE OPEN SPACE
C-1 (≈1433SF OF LOT); MIN 30% = 430SF (x 0.5=215SF)
50% MUST CONFORM WITH 15' x 15' DIMENSION
B-A (≈5971SF OF LOT); MIN 15% = 895SF
TOTAL REQUIRED: 1325SF < 1913SF



7/26/2022 4:53:22 PM

LANDSCAPE PLAN
1/8" = 1'-0"



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

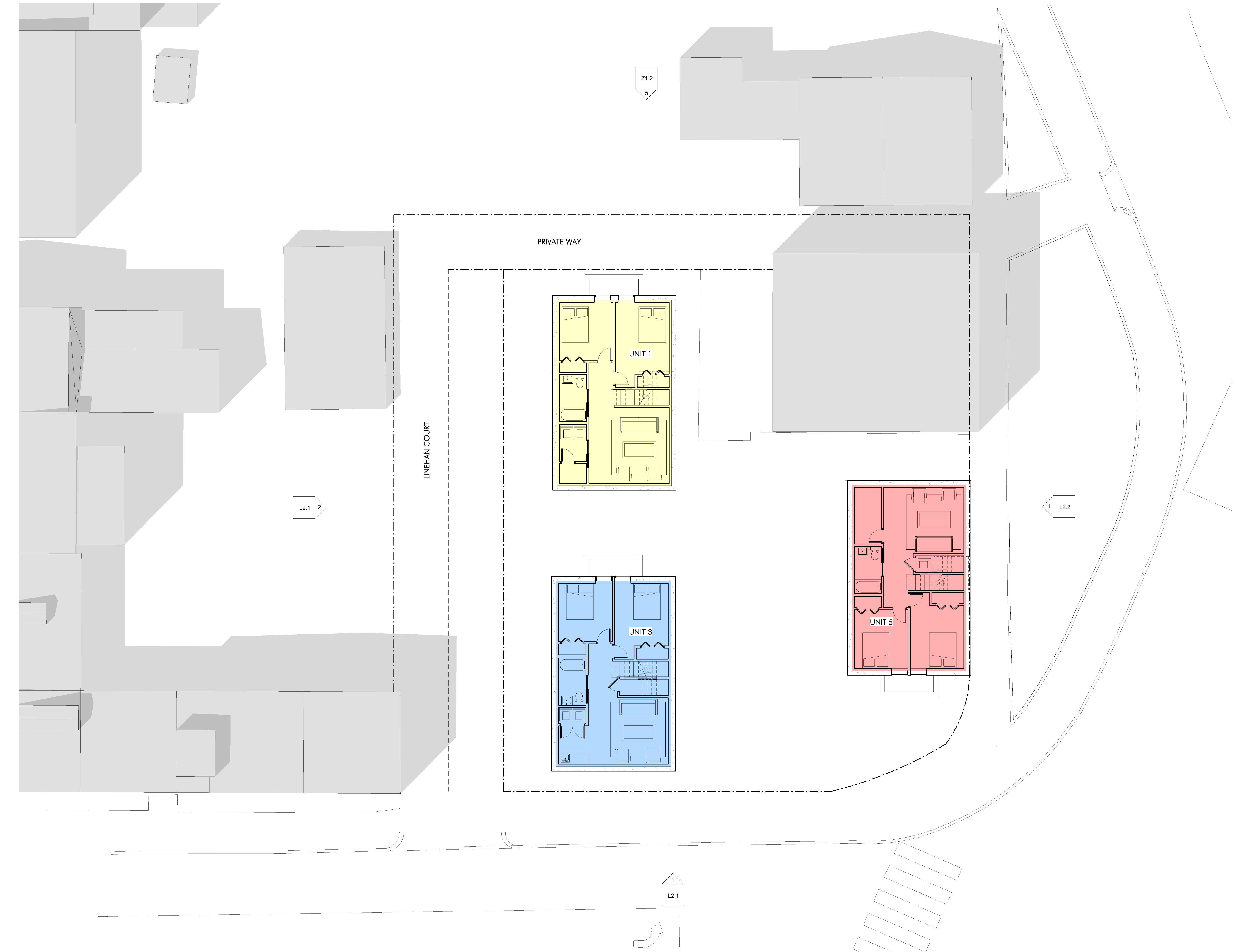
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

L1.0



1 PROPOSED LEVEL 0
1/8" = 1'-0"

NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
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Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018
Date: 2022.07.21
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

L1.1



1 PROPOSED LEVEL 1
1/8" = 1'-0"

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REVISIONS		
No.	Description	Date

AndersonPorterDesign
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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
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CAMBRIDGE, MA 02141

Title: PROPOSED FLOOR PLANS

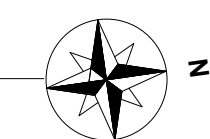
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

L1.2



1 PROPOSED LEVEL 2
1/8" = 1'-0"

7/26/2022 4:55:20 PM



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REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

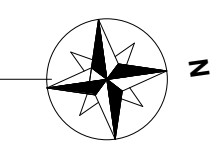
Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
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Drawn by: DA/DS

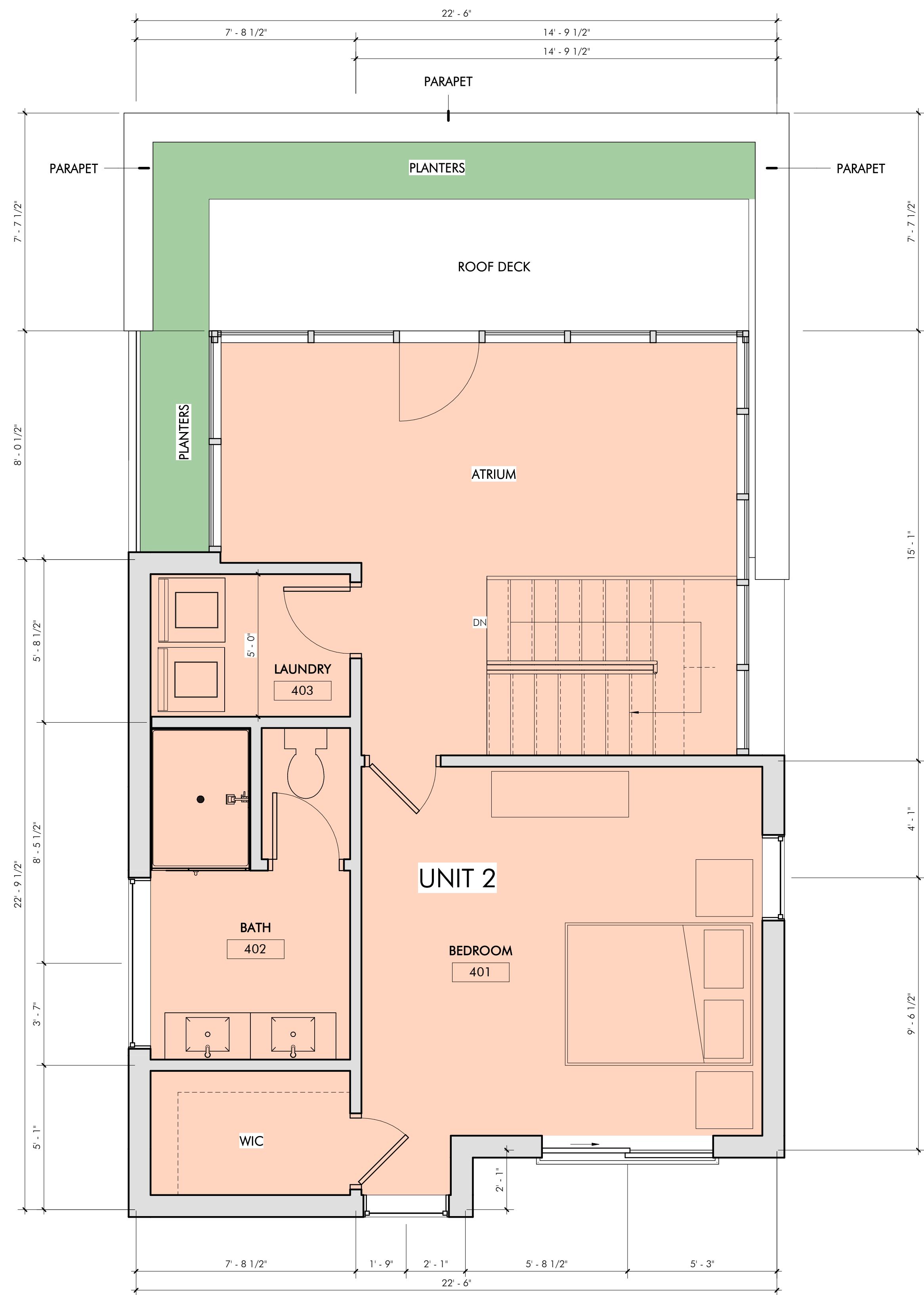
L1.3



① PROPOSED LEVEL 3
1/8" = 1'-0"



NOT FOR CONSTRUCTION



1 PROPOSED LEVEL 4
3/8" = 1'-0"

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

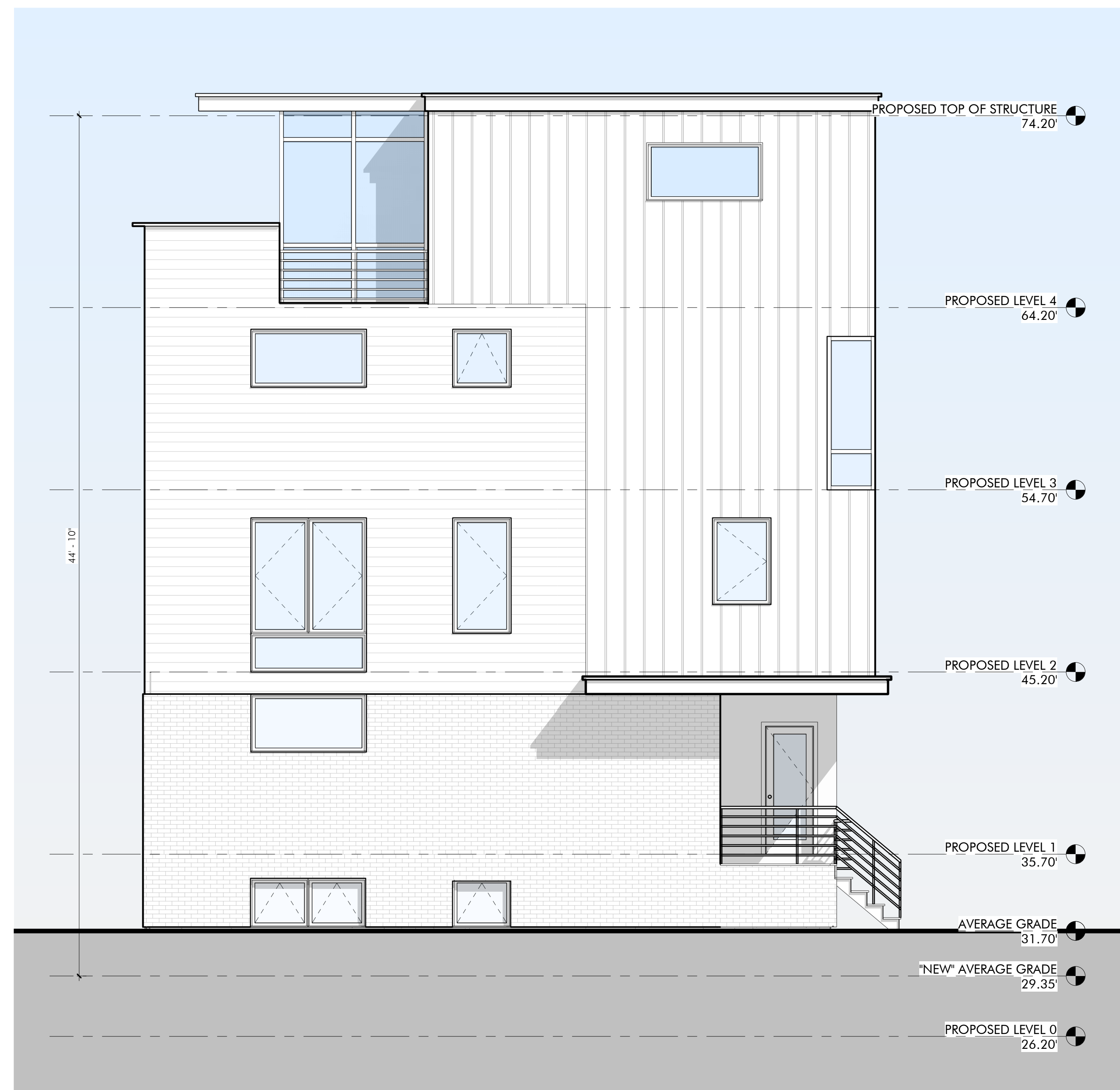
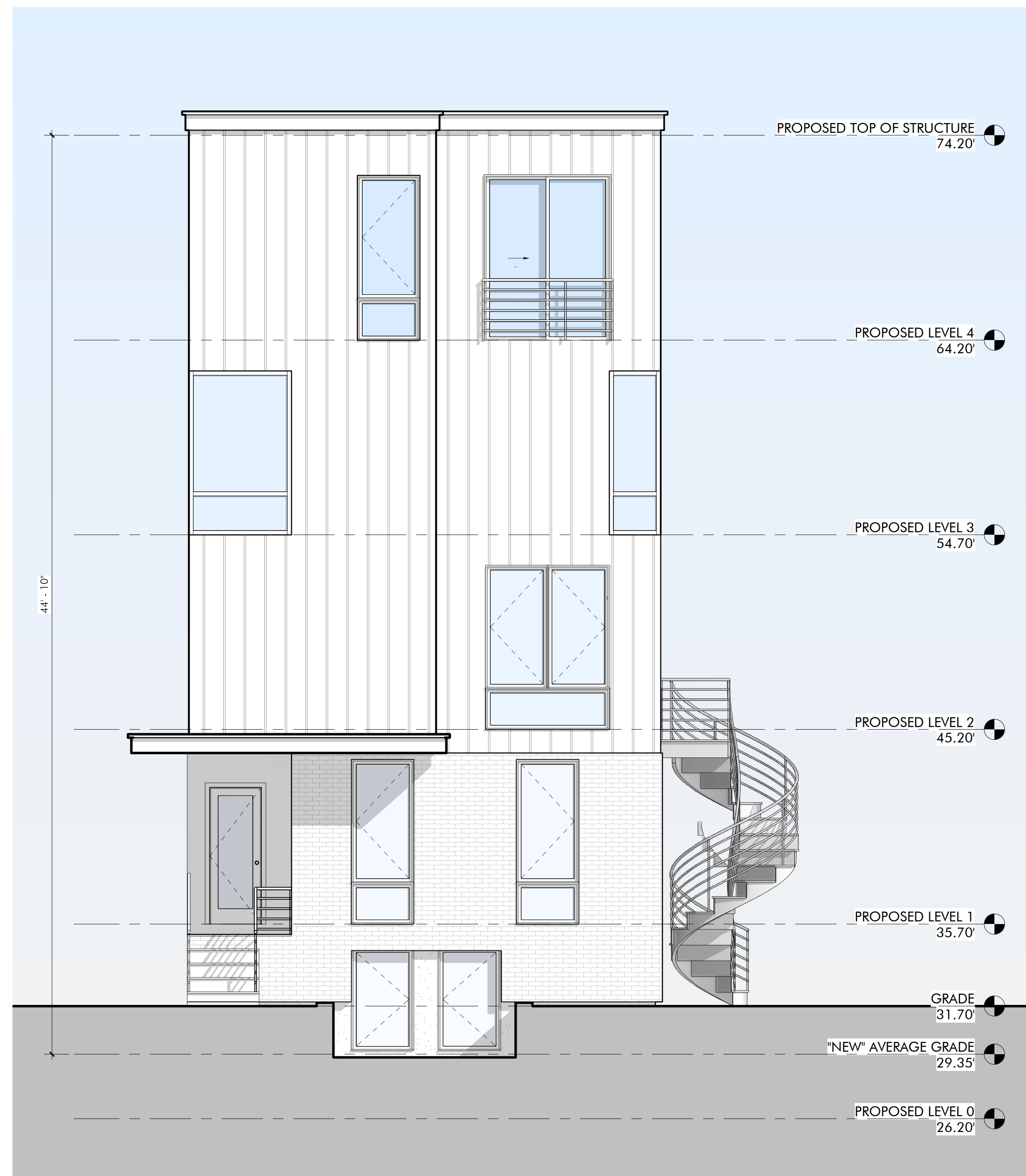
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: 3/8" = 1'-0" **A1.3**
Drawn by: DA/DS

NOT FOR CONSTRUCTION



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

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

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

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1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: 1/4" = 1'-0" **A2.1**
Drawn by: DA/DS



① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

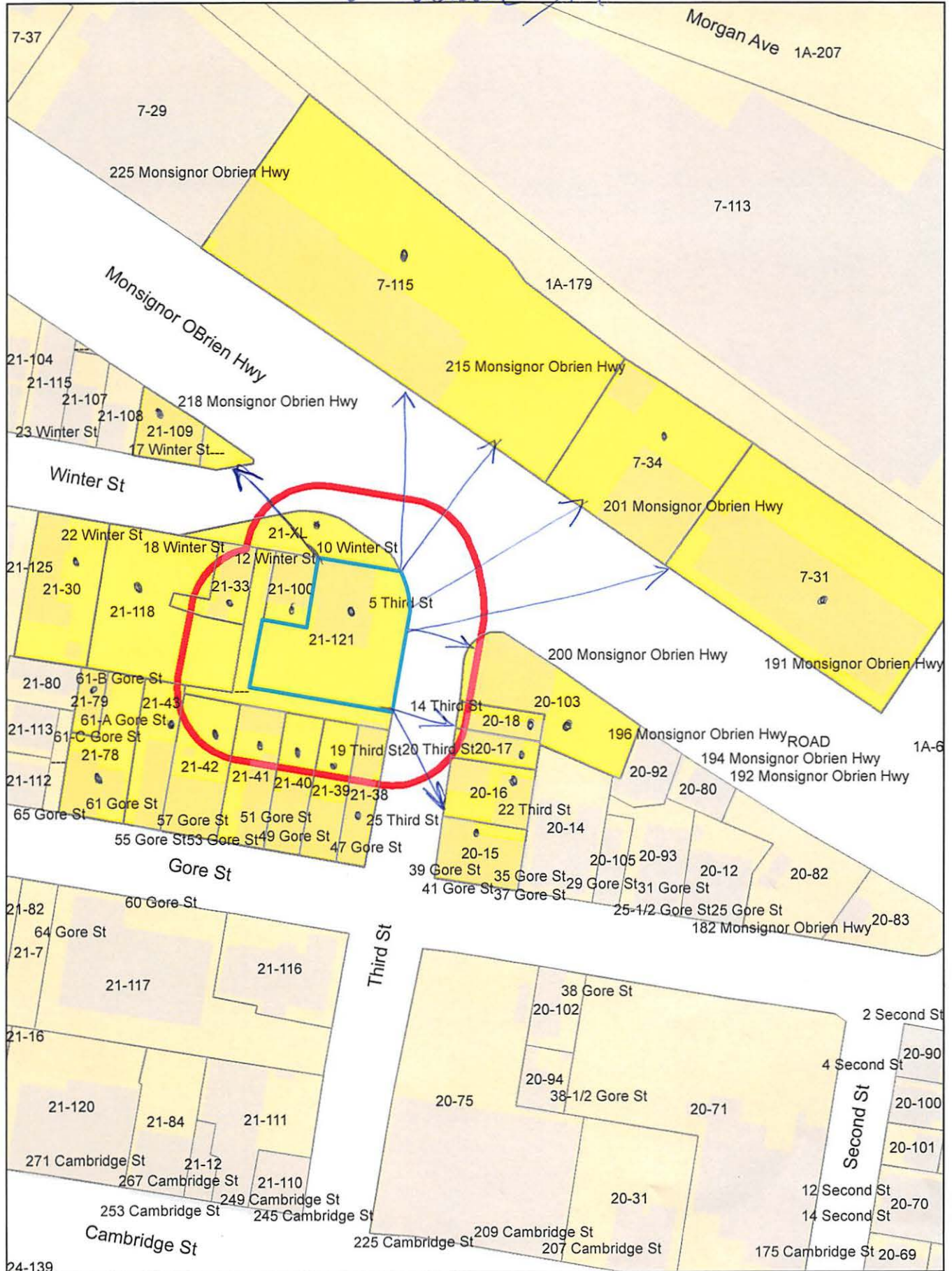
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018 Drawn No.
Date: 2022.07.21
Scale: A9.1
Drawn by: DA/DS

8 Winter St.



8 Winter St.

Petitioner

21-42
CUTONE, ELIO AND MARIO CUTONE
57 GORE ST.
CAMBRIDGE, MA 02141-1213

20-15
L. J. REALTY CORPORATION
138 WOODSIDE LANE
ARLINGTON, MA 02474

Anderson Porter Design
C/o Dan Anderson, Architect
1972 Massachusetts Avenue 4B,
Cambridge, MA 02140

21-40
VETRANO, DOROTHY C. A LIFE ESTATE
49 GORE ST
CAMBRIDGE, MA 02141

20-18
ALLEN, WILLIAM E. & LOUISE M. ALLEN
14 THIRD ST.
CAMBRIDGE, MA 02141

21-43
CUTONE, ROSEMARIE AND
ALFREDO CUTONE, FOR LIFE
57 GORE ST
CAMBRIDGE, MA 02141-1213

21-41
FITCH, KARLOTTA A.
51 GORE STREET
CAMBRIDGE, MA 02141-1213

21-100
FERRARO, LOUIS,
TR. OF 14 TRAPELO ROAD NOMINEE TRUST
64 FLETCHER ROAD
BELMONT, MA 02478

21-79
HEILMAN, ETHAN
61A GORE ST
CAMBRIDGE, MA 02141

7-115
MONSIGNOR HOTEL, LLC
1359 HOOKSETT RD.
HOOKSETT, NH 03106

7-31
NATRAJ HOSPITALITY LLC
14 HILL ST
WOBURN, MA 01801

21-38
O'SHEA, JON
19-25 THIRD ST. UNIT#19/1
CAMBRIDGE, MA 02141

21-38
SCHLABACH, KEIKO & KEVIN SCHLABACH
25 THIRD ST., #25/2
CAMBRIDGE, MA 02141

7-34
JOHN FAHIMIAN, LLC
126 ADAMS ST
MILTON, MA 02186

21-121
8 WINTER ST, LLC
271 LINCOLN ST, SUITE 10
LEXINGTON, MA 02421

20-16
MEOLA CHRISTINA S & DAMIAN D MEOLA TRS
3 CURRIE CIR
LYNNFIELD, MA 01940

21-38
ZHAO, QIN & BEI YU
17 CLELLAND RD
LEXINGTON, MA 02421

21-78
CHRISTO RICHARD T NANCY J CHRISTO
61 GORE ST
CAMBRIDGE, MA 02141

21-33
JIANG HANCHENG ZHANG YIMING
12 WINTER ST
CAMBRIDGE, MA 02141

21-38
WEI, ZHENG GUANNAN WANG
19-25 THIRD ST UNIT 19/2
CAMBRIDGE, MA 02141

20-103
PAC JOINT VENTURE LLC
208-214 MONSIGNOR OBRIEN HWY
CAMBRIDGE, MA 02141

21-109
15 WS PROPERTY LLC
271 CAMBRIDGE ST
CAMBRIDGE, MA 02141

21-118
18 WS PROPERTY LLC
271 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

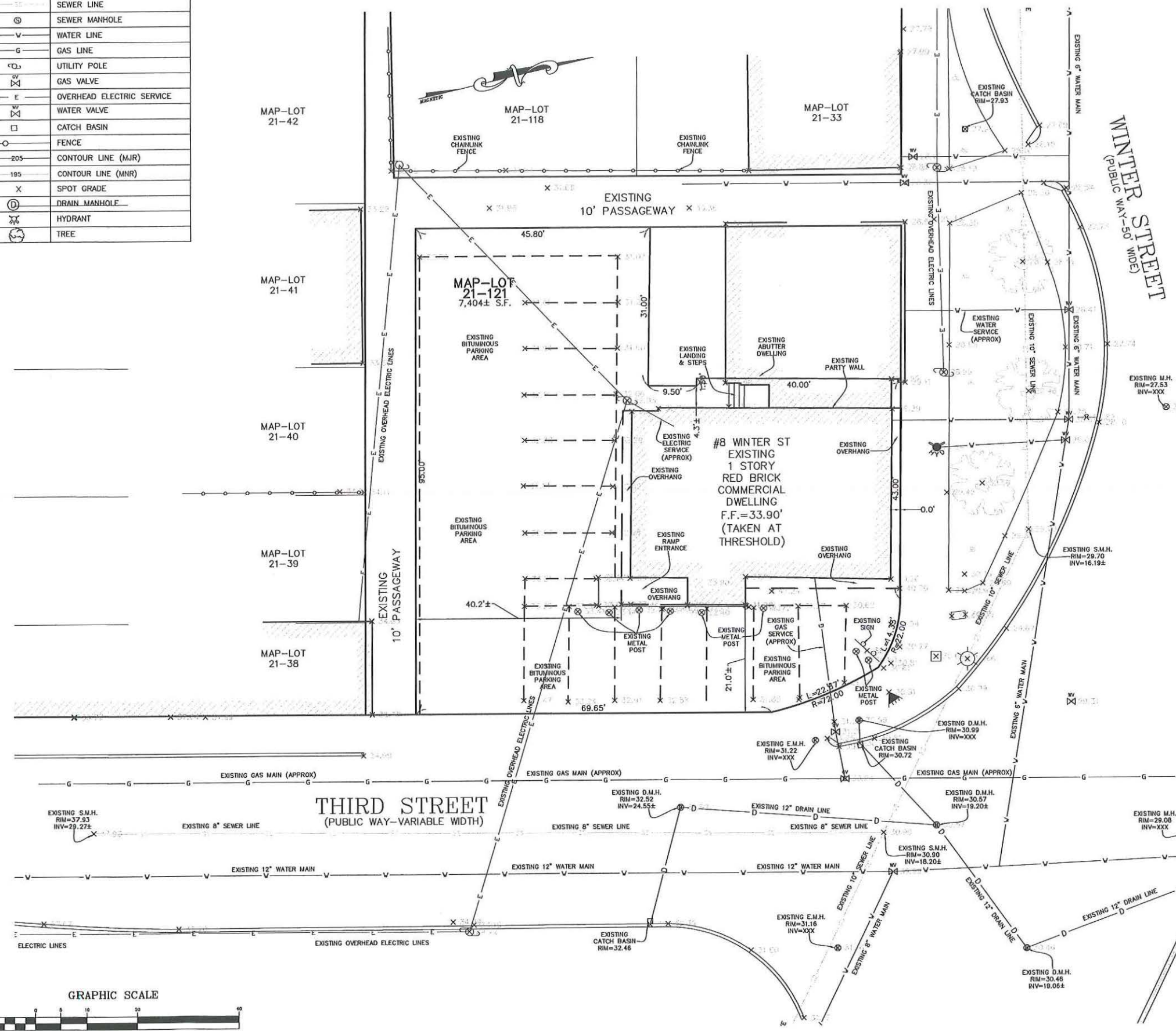
21-39
PAIK, KENNETH & HANNAH L. SUH
47 GORE ST
CAMBRIDGE, MA 02141

21-38
TOMOV, MOMCHIL SLAVCHEV
25 THIRD ST - UNIT 25-1
CAMBRIDGE, MA 02141

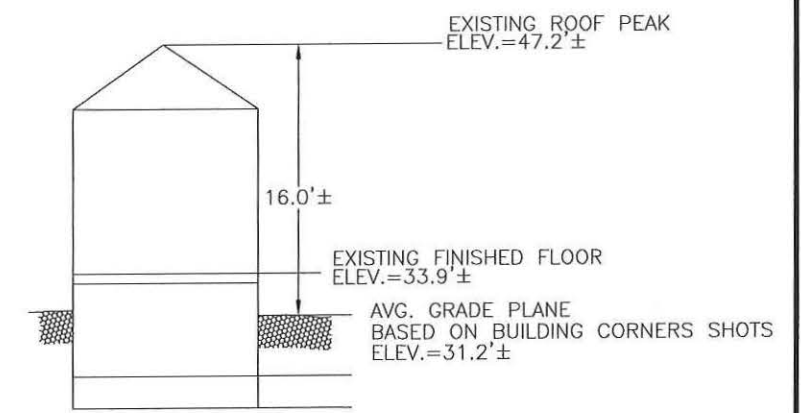
21-30
LINDA MOCHI, TRS & PAIGE A. BACCI,
NICHOLAS J MOCHI & JENNIFER M MOCHI
MOCHI, LEO J & ERICKA L MOCHI
22 WINTER ST
CAMBRIDGE, MA 02141

20-17
BALORDI, VIRGINIA A.,
LOUISE ALLEN & PAUL BALORDI
16 THIRD ST
CAMBRIDGE, MA 02141-1210

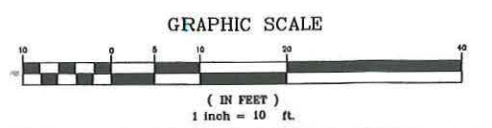
EXISTING LEGEND	
---	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/23/2023.
 2. DEED REFERENCE: BOOK 74716 PAGE 531, PLAN REFERENCE: PLAN NO. 767 OF 1992, MIDDLESEX 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 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 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 THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = BUSINESS A & RESIDENCE C-1



EXISTING PROFILE
NOT TO SCALE



SCALE	1"=10'
DATE	10/23/2020
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	8 WINTER STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY:	EXISTING CONDITIONS SITE PLAN
CHKD BY:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
SHEET NO.	1

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PERSONS OR PROPERTY, OR FOR THE FAILURE OF THE CONTRACTOR TO COMPLY WITH THE PERMITS AND ORDINANCES OF THE CITY OF CAMBRIDGE, MASSACHUSETTS. THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

ZONING CHART - CAMBRIDGE

LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BA/C-1 ZONE	BA/C-1 ZONE	BA/C-1 ZONE	COMPLIES
USE	LIMITED IMPACT BUSINESS AND INDUSTRY	LIMITED IMPACT BUSINESS AND INDUSTRY	MULTIFAMILY DWELLINGS	COMPLIES
MIN LOT SIZE	5,000 SF	±7,404	±7,404	COMPLIES
MIN LOT AREA PER DWELLING UNIT	Max # of dwelling Units = $\frac{\text{Lot Area in District 1}}{\text{District 1 min. lot area/du}} + \frac{\text{Lot Area in District 2}}{\text{District 2 min. lot area/du}}$ 600 SF - increased to 300 SF per ECHO	N/A	±1,234	COMPLIES
MAX FLOOR AREA RATIO (FAR)	Max GFA = (Area District 1 x District 1 FAR + Area District 2 x District 2 FAR) C-1 (=1433SF OF LOT): .75 B-A (= 5971SF OF LOT): 2.0 (ECHO OVERLAY) AGGREGATE FAR: 1.75 Max GFA/Total Lot Area (13016.75/7404=1.75B)	Existing GFA/Total Lot Area .25	Proposed GFA/Total Lot Area 1.34	COMPLIES
MAX BUILDING HEIGHT	C-1: 35' B-A: 45'	25.3'	41.8'	BUILDING 3 - RELIEF REQUESTED
MIN. YARD SETBACKS (BUILDING 1) FRONT (WINTER STREET) FRONT (THIRD STREET) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	0.0' 21.0' 40.2' 0.0'	Calculated 45.0' + 36.2'/2 = 20.3' 45.0' + 23.2'/2 = 17.0' 45.0' + 36.2'/2 = 16.2' 35.0' + 23.2'/2 = 11.6' Actual 62.6' 47.1' 76.7' 8.0'	RELIEF REQUESTED COMPLIES COMPLIES RELIEF REQUESTED
MIN. YARD SETBACKS (BUILDING 2) FRONT (THIRD STREET) FRONT (LINEHAN CT) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	N/A	Calculated 35.0' + 23.2'/2 = 14.5' 45.0' + 36.2'/2 = 20.3' 45.0' + 36.2'/2 = 16.2' 45.0' + 23.2'/2 = 13.6' Actual 29.6' 23.4' 53.3' 55.5'	RELIEF REQUESTED, DOES NOT MEET 10.0' MIN TO PROPERTY LINE COMPLIES COMPLIES COMPLIES
MIN. YARD SETBACKS (BUILDING 3) FRONT (LINEHAN CT) FRONT (PRIVATE WAY) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	N/A	Calculated 45.0' + 36.2'/2 = 20.3' 35.0' + 23.2'/2 = 14.5' 45.0' + 36.2'/2 = 16.2' 45.0' + 23.2'/2 = 13.6' Actual 22.4' 9.3' 1.3' 54.5'	COMPLIES RELIEF REQUESTED RELIEF REQUESTED COMPLIES
MIN LOT WIDTH	50'	69.65'	69.65'	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	C-1 (=1433SF OF LOT): MIN 30% = 430SF 135SF (50%) MUST CONFORM WITH 15'X15' DIMENSION B-A (= 5971SF OF LOT): MIN 15% = 895SF TOTAL REQUIRED 1325SF	0	1,913 SF Not including balconies or roof decks (15'x15' minimum indicated on Landscape Plan) =750 SF > 215 minimum required	COMPLIES
PARKING REQUIREMENTS	1 PER DWELLING UNIT	N/A	1/DU - 6 PARKING SPACES	COMPLIES

FOOTNOTES: BICYCLE PARKING PROVIDED BUT NOT REQUIRED PER 6.103.2 (a)

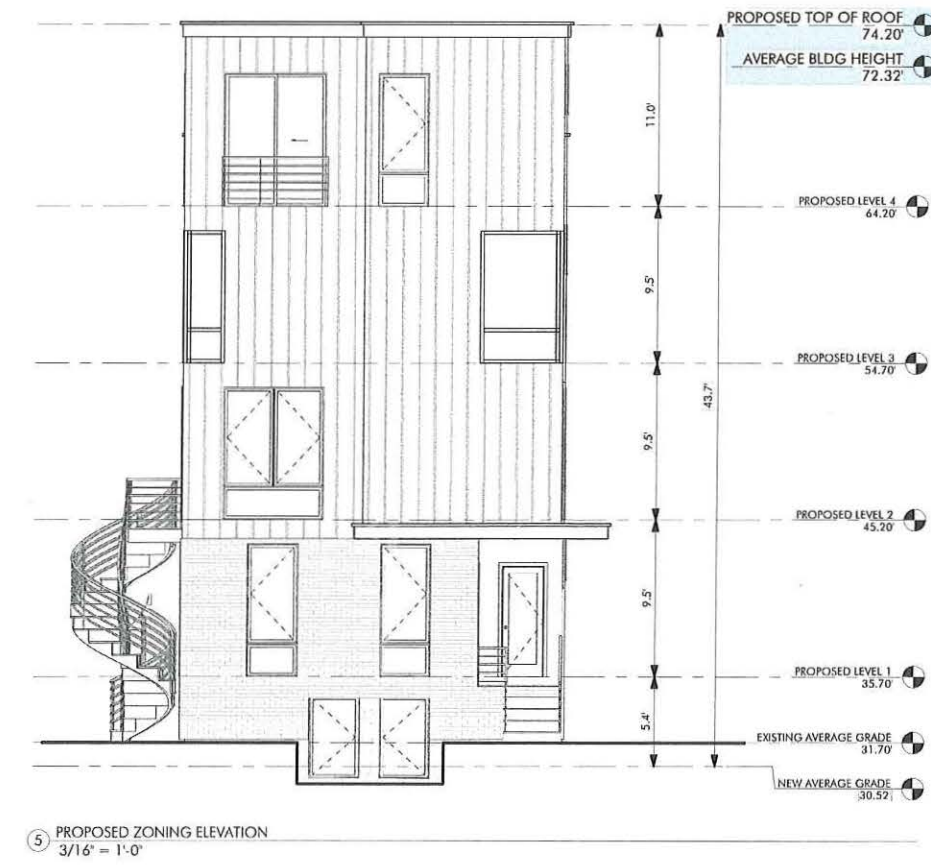
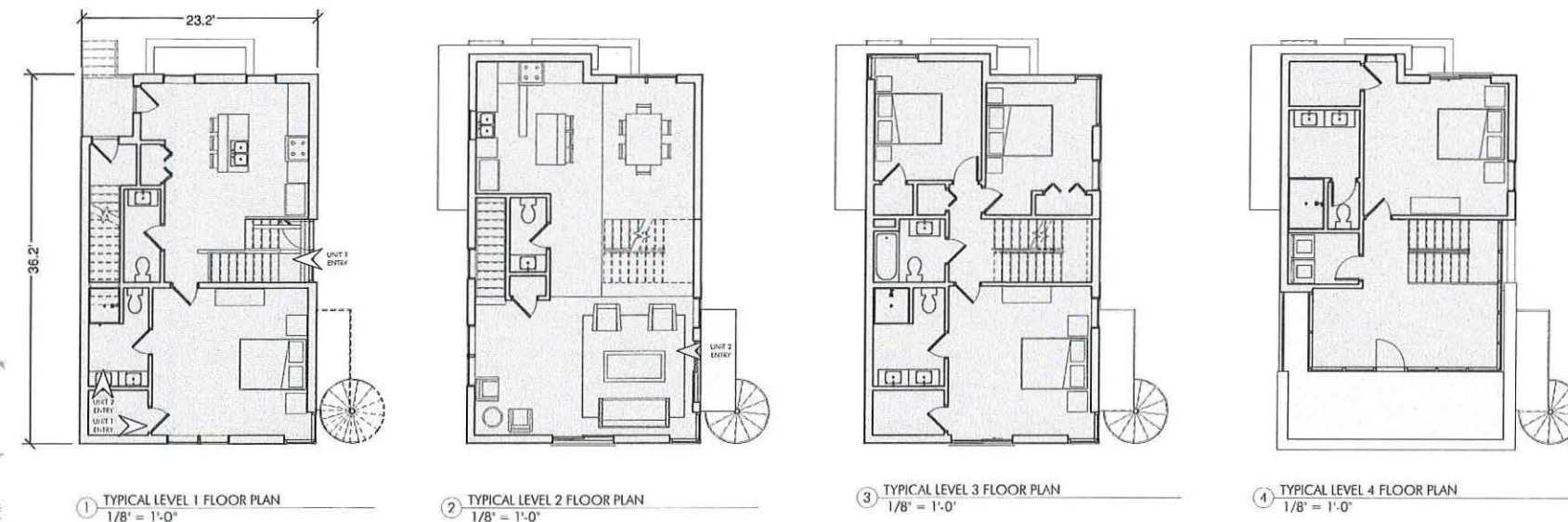
ZONING CHART
12" = 1'-0"

AREA CALCULATIONS (GFA)

BUILDING	LEVEL	PROPOSED
BUILDING 1	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
BUILDING 2	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
BUILDING 3	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
PROJECT TOTAL		9,942 SF

ANDERSON
PORTER
DESIGN

NOT FOR CONSTRUCTION



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

ZONING COMPLIANCE

Drawn by: ANDERSON PORTER DESIGN
Project #: 2018 Sheet No.:

NOT FOR CONSTRUCTION



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED FLOOR PLANS

Drawn by: ANDERSON PORTER DESIGN
Project #: 2018 Drawn by:



LEGEND

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



City of Cambridge
Massachusetts

1" = 35 ft

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www.cambridgema.gov/gis

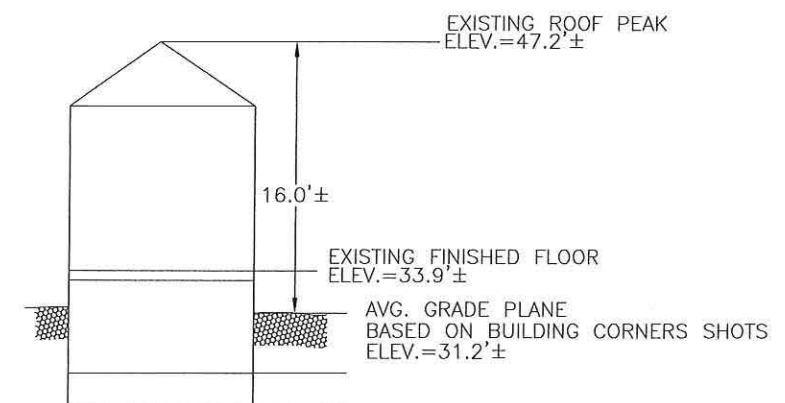
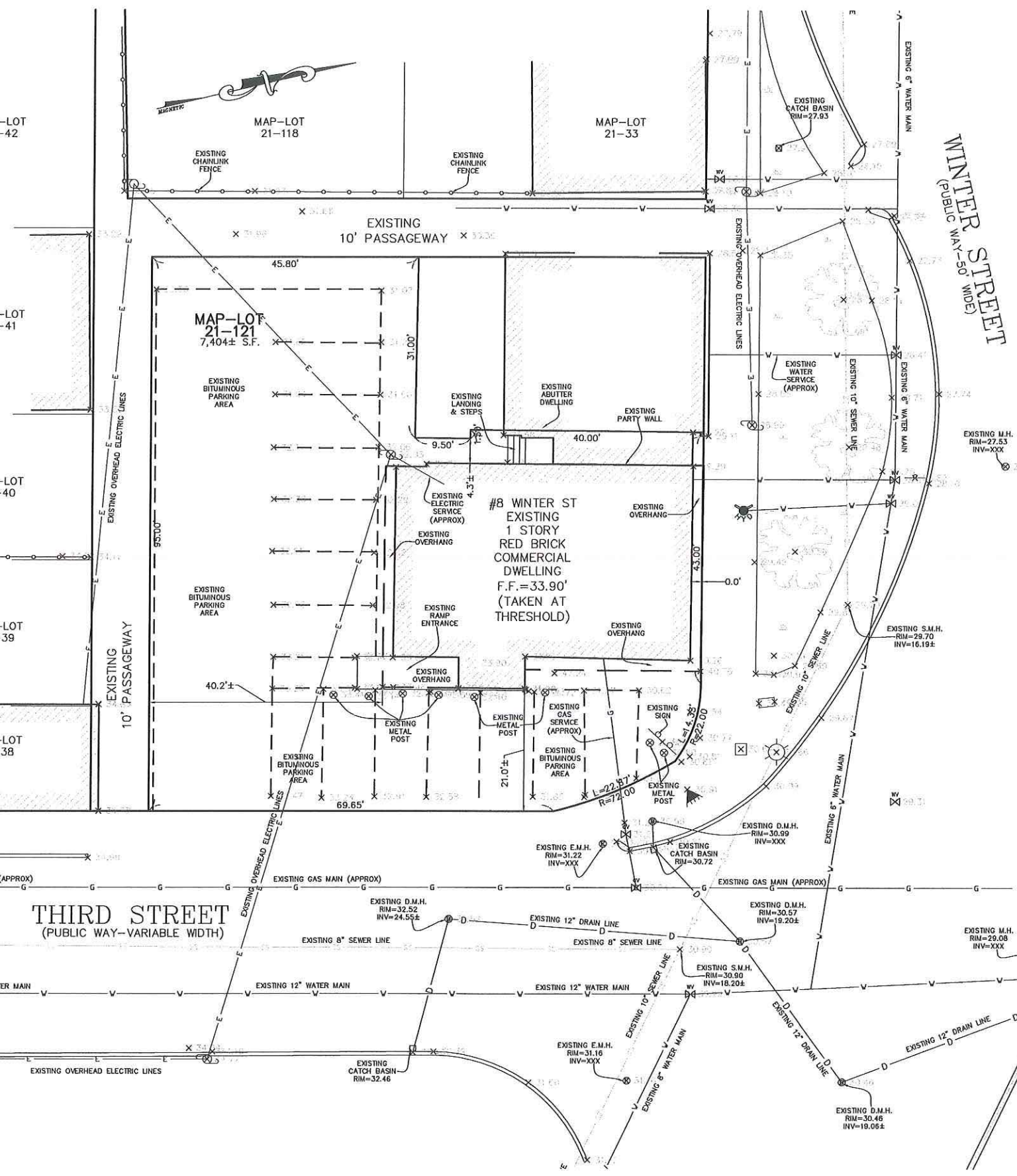


EXISTING LEGEND

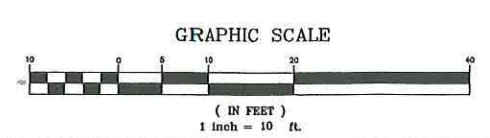
---	SEWER LINE
⊙	SEWER MANHOLE
-V-	WATER LINE
-G-	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
-E-	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

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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. ZONING DISTRICT = BUSINESS A & RESIDENCE C-1



EXISTING PROFILE
NOT TO SCALE



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SCALE	1"=10'		
DATE	10/23/2020		
REV	DATE	REVISION	BY
SHEET	8 WINTER STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	EXISTING CONDITIONS SITE PLAN		
DRAWN BY			
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
SHEET NO.			1

ZONING CHART - CAMBRIDGE

LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BA/C-1 ZONE	BA/C-1 ZONE	BA/C-1 ZONE	COMPLIES
USE	LIMITED IMPACT BUSINESS AND INDUSTRY	LIMITED IMPACT BUSINESS AND INDUSTRY	MULTIFAMILY DWELLINGS	COMPLIES
MIN LOT SIZE	5,000 SF	±7,404	±7,404	COMPLIES
MIN LOT AREA PER DWELLING UNIT	Max # of dwelling Units = $\frac{\text{Lot Area in District 1}}{\text{District 1 min. lot area/du}} + \frac{\text{Lot Area in District 2}}{\text{District 2 min. lot area/du}}$ 600 SF - increased to 300 SF per ECHO	N/A	±1,234	COMPLIES
MAX FLOOR AREA RATIO (FAR)	Max GFA = (Area District 1 x District 1 FAR + Area District 2 x District 2 FAR) C-1 (=1433SF OF LOT): .75 B-A (= 5971SF OF LOT): 2.0 (ECHO OVERLAY) AGGREGATE FAR: 1.75 Max GFA/Total Lot Area (13016.75/7404=1.758)	Existing GFA/Total Lot Area .25	Proposed GFA/Total Lot Area 1.34	COMPLIES
MAX BUILDING HEIGHT	C-1: 35' B-A: 45'	25.3'	41.8'	BUILDING 3 - RELIEF REQUESTED
MIN. YARD SETBACKS (BUILDING 1) FRONT (WINTER STREET) FRONT (THIRD STREET) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	0.0' 21.0' 40.2' 0.0'	Calculated 45.0' + 36.2'/2 = 20.3' 45.0' + 23.2'/2 = 17.0' 45.0' + 36.2'/2 = 16.2' 35.0' + 23.2'/2 = 11.6' Actual 62.6' 47.1' 76.7' 8.0'	RELIEF REQUESTED COMPLIES COMPLIES RELIEF REQUESTED
MIN. YARD SETBACKS (BUILDING 2) FRONT (THIRD STREET) FRONT (LINEHAN CT) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	N/A	Calculated 35.0' + 23.2'/2 = 14.5' 45.0' + 36.2'/2 = 20.3' 45.0' + 36.2'/2 = 16.2' 45.0' + 23.2'/2 = 13.6' Actual 29.6' 23.4' 53.3' 55.5'	RELIEF REQUESTED, DOES NOT MEET 10.0' MIN TO PROPERTY LINE COMPLIES COMPLIES COMPLIES
MIN. YARD SETBACKS (BUILDING 3) FRONT (LINEHAN CT) FRONT (PRIVATE WAY) SIDE 1 SIDE 2	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/5 H+L/5	N/A	Calculated 45.0' + 36.2'/2 = 20.3' 35.0' + 23.2'/2 = 14.5' 45.0' + 36.2'/2 = 16.2' 45.0' + 23.2'/2 = 13.6' Actual 22.4' 9.3' 1.3' 54.5'	COMPLIES RELIEF REQUESTED RELIEF REQUESTED COMPLIES
MIN LOT WIDTH	50'	69.65'	69.65'	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	C-1 (=1433SF OF LOT): MIN 30% = 430SF 135SF (50%) MUST CONFORM WITH 15'X15' DIMENSION B-A (= 5971SF OF LOT): MIN 15% = 895SF TOTAL REQUIRED 1325SF	0	1,913 SF Not including balconies or roof decks (15'x15' minimum indicated on Landscape Plan) ≈ 750 SF > 215 minimum required	COMPLIES
PARKING REQUIREMENTS	1 PER DWELLING UNIT	N/A	1/DU - 6 PARKING SPACES	COMPLIES

FOOTNOTES: BICYCLE PARKING PROVIDED BUT NOT REQUIRED PER 6.103.2 (a)

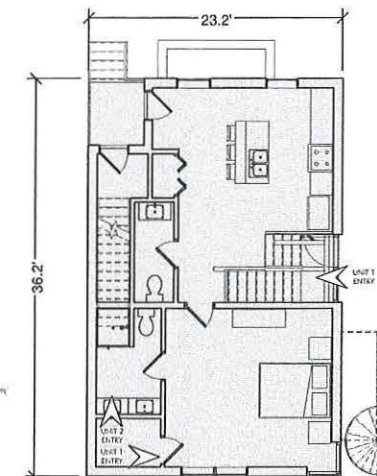
ZONING CHART
1/2" = 1'-0"

AREA CALCULATIONS (GFA)

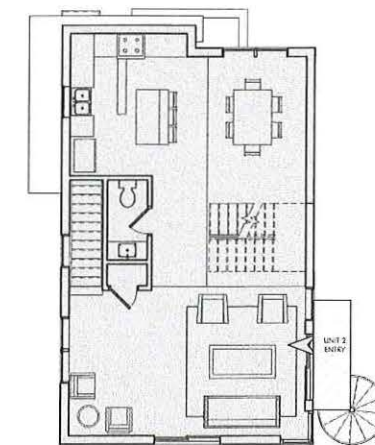
BUILDING	LEVEL	PROPOSED
BUILDING 1	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
BUILDING 2	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
BUILDING 3	LOWER LEVEL	N/A
	LEVEL 1	838 SF
	LEVEL 2	853 SF
	LEVEL 3	853 SF
	LEVEL 4	770SF
	TOTAL	3,314SF
PROJECT TOTAL		9,942 SF

ANDERSON
PORTER
DESIGN

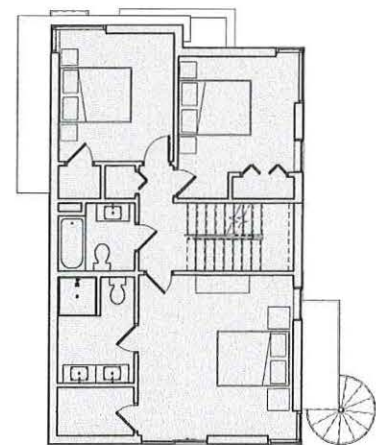
NOT FOR CONSTRUCTION



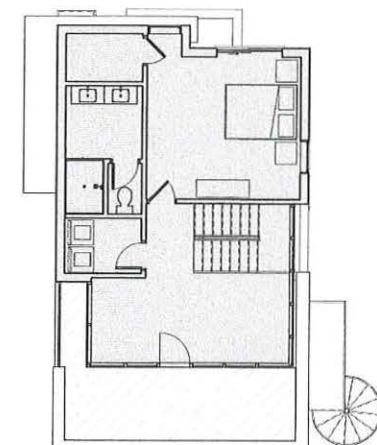
1 TYPICAL LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



2 TYPICAL LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



3 TYPICAL LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



4 TYPICAL LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



5 PROPOSED ZONING ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel: 617.354.2501 Fax: 617.354.2509

Project # 8 WINTER STREET
8 WINTER STREET
CAMBRIDGE, MA 02141

ZONING COMPLIANCE

Drawn by: ANDERSON PORTER DESIGN
Project # 2018 Date:

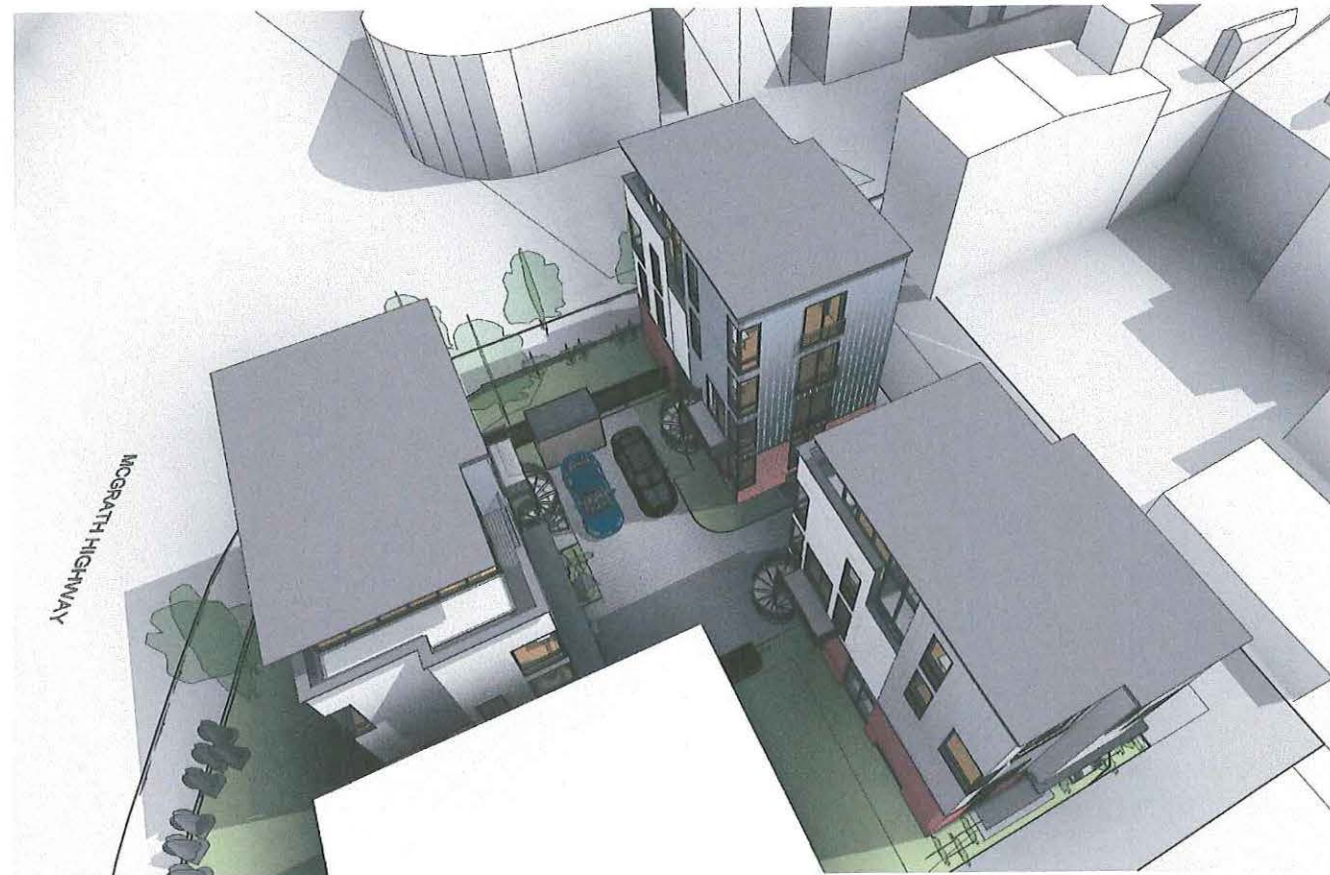
NOT FOR CONSTRUCTION



① 3D View 1



② 3D View 2



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave., 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax: 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: 3D VIEWS

Drawing based by: ANDERSONPORTER DESIGN
Project #: 2018 Date: 10/1/18

NOT FOR CONSTRUCTION



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel: 617.354.2501 Fax: 617.354.2509

Project: **8 WINTER STREET**
Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**
Title: **3D VIEWS**
Drawing No. of By: **ANDERSON PORTER DESIGN**
Project #: **2018** Draw No.:

① 3D View 5

Ratay, Olivia

From: Pacheco, Maria
Sent: Tuesday, October 25, 2022 8:06 AM
To: Ratay, Olivia
Subject: Fw: 18 Winter Street (As it relates to 8 Winter Street Proposal)

Can you please print, scan to the portal and put in file.

Thanks
Maria

From: Audrey Cunningham <mommiemear@rocketmail.com>
Sent: Monday, October 24, 2022 9:12 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 18 Winter Street (As it relates to 8 Winter Street Proposal)

Dear Zoning Board Members,

We, the resident abutters are sending this letter regarding 18 Winter Street as it relates to the proposed development at 8 Winter Street (BZA Case BZA-194179) which all resident abutters conditionally approve per our recent email today to you.

However, we felt it necessary to elaborate on why we request that the edge of the private way abutting the commercial parking lot on 18 Winter Street be protected.

>Historically, over approximately 50 years, there has been a fence blocking vehicles from entering the commercial parking lot through the private way, which was only open to resident abutters. The entrance to the parking lot has always been via Winter Street. The new owner of the parking lot recently removed the long standing fence to allow tandem parking and for his thirty-five plus customers to enter and exit off of Third Street via our private way, without notifying or consulting with us.

>As resident abutters, our only entrance and exit to our property is via Third Street.

>For safety of existing residents and the ones who will occupy the proposed condo development at 8 Winter Street, it is imperative that vehicles related to that commercial business not be allowed to use the private way as a thoroughfare.

>In addition, what is already happening since the fence was removed, vehicles are using the parking lot as a 'cut through' to avoid the traffic signal off McGrath/O'Brien Highway to reach Third Street. This is causing a safety issue for those of us who need to access the rear of our property.

>We firmly believe that any and all usage of the roadway for commercial purposes must be prohibited except as is necessary for deliveries, trash removal, etc. relative to the convenience, necessity and well being of the residents who live in the buildings and all abutting resident owners.

This information does not nullify our conditional support for the developer's proposal for 8 Winter Street, but to provide our reasoning for the need to prevent access for commercial use by parking lot customers either by a fence or other effective means.

Thank you,

Audrey Cunningham
49 Gore Street
Cambridge, MA 02141

Elio Cutone
57 Gore Street #1
Cambridge MA 02141

Mario Cutone
53-55 Gore Street
Cambridge, MA 02141

Hannah and Kenneth Paik
47 Gore Street
Cambridge, MA 02141

Hancheng Jiang
12 Winter Street
Cambridge, MA 02141

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL to mommiedear@rocketmail.com

[Sent from Yahoo Mail on Android](#)

Pacheco, Maria

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Wednesday, October 19, 2022 9:09 AM
To: Pacheco, Maria
Subject: BZA-194179 Objection Letter

To The Board of Zoning Appeals,

Thank you as always for taking the time to review neighborhood proposals. I continue to be excited to see that there has been progress to develop the valuable parcel of land on the corner of Third and McGrath with petition BZA-194179. As a gateway parcel into the East Cambridge neighborhood this presents a wonderful opportunity to promote the area in terms of added residences, open space, and retail. As it currently stands, I am opposed to this petition (BZA-194179.)

Lack of Required Hardship: The petition does not show the required hardships in developing the parcel as is.

Detriment to the Public Good: The petition is in a designated business district (BA) and as such should contain some retail component to benefit the community and public good.

Excessive Heights: I was disappointed to see the plans have done nothing to reduce the towering heights of this building in context with the abutting parcels. If the developer decides to keep these as residences, then the heights should be lowered to meet the ordinance height restrictions of 35' to better match the area. There is no need for these to be over 45' tall residences aside from adding a single bedroom on the top floor.

Inadequate Setbacks: The proposal does not meet nearly any of the setback requirements on all sides and actually this revised plan further shrinks the distance for the 10 Winter Street neighbor from the first proposal of 11.2' down to 8.0' (required is 11.6").

Mechanicals: A2.1-A2.2 Proposed elevations don't include mechanicals which as we have seen in the past could detrimentally add to the overall height

In a neighborhood tight with housing and lacking in needed retail, this large parcel presents an opportunity to add several units with retail not simply six large scale homes. As it is currently presented, I **remain opposed to this proposal.**

Sincerely,

Joe Rose
Spring St

Ratay, Olivia

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Sent: Tuesday, October 25, 2022 8:06 AM
To: Ratay, Olivia
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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: ENDER SARICAY Date: 10/09/22
(Print)

Address: 8 Winter Street

Case No. BZA-194179

Hearing Date: 10/27/22

Thank you,
Bza Members