



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 FEB 22 AM 11:30  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 211571**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Daniel P Anderson C/O Anderson Porter Design

**PETITIONER'S ADDRESS:** 1972 Massachusetts Avenue, Cambridge, Massachusetts 02140

**LOCATION OF PROPERTY:** 8 Winter Street, Cambridge, MA

**TYPE OF OCCUPANCY:** Commercial

**ZONING DISTRICT:** Business A/Residence C-1 Zone

**REASON FOR PETITION:**

/New Structure/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Request for dimensional requirements allowed in zoning district BA to extend into district C1 per Section 3.32.1. Rules for Interpretation of District Boundaries.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

DANIEL P ANDERSON

(Print Name)

Address: \_\_\_\_\_

Tel. No.                      6177942371

E-Mail Address:    dan@andersonporter.com

**Date:** \_\_\_\_\_

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 \_\_\_\_\_

[Signature] OZAN DOKMECIOGLU, MANAGER  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

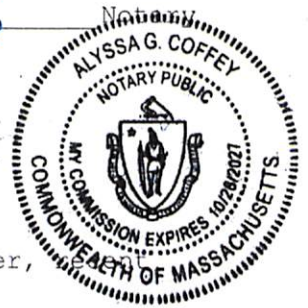
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

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

[Signature]

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 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 includes eighteen new residential units in a new structure in keeping with the area's surrounding residential uses and the intent of the East Cambridge Housing Overlay. The proposed building respects the district's dimensional requirements with the request to extend the less restrictive dimensional requirements allowed in District BA into the more restrictive District C-1. Including but not limited to the portions of four units that extend over the district boundary.**

**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 isolating the drive access width along the private way, Linehan Court. These improvements reduce congestion and improve both vehicular and pedestrian safety. No off-street parking is proposed.**

**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. The proposed increased paving width at Linehan Court meets the access requirements for emergency vehicles and ensures access to abutting properties.**

**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 reduced 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. The project complies with all zoning dimensional requirements of Article 5.**

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 project is an inclusionary housing project which increases available affordable housing in the city in keeping with the intent of the ordinance. The provided landscape and private open space meets the minimum open space requirements and proposed new landscape and street trees will further enhance the street frontage.**

**\*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:** Daniel P Anderson

**Present Use/Occupancy:** Commercial

**Location:** 8 Winter Street, Cambridge, MA

**Zone:** Business A/Residence C-1 Zone

**Phone:** 6177942371

**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1972	16,921	16,921	(max.)
<u>LOT AREA:</u>		7404	7404	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.27	2.28	2.28	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	462.75	300	
<u>SIZE OF LOT:</u>	WIDTH	69.65	69.65	50	
	DEPTH	95	95	NA	
<u>SETBACKS IN FEET:</u>	FRONT	21	10'	10'	
	REAR	35.3	20.6	7.8	
	LEFT SIDE	40.2	15.6	13.8	
	RIGHT SIDE	0	10	10	
<u>SIZE OF BUILDING:</u>	HEIGHT	25.3	34.5/44 (avg 39.25)	35/45	
	WIDTH	38.5	69.75	NA	
	LENGTH	51'	72.5	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	2529	1326	
<u>NO. OF DWELLING UNITS:</u>		0	18	20.8	
<u>NO. OF PARKING SPACES:</u>		14	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	10 min	

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.:

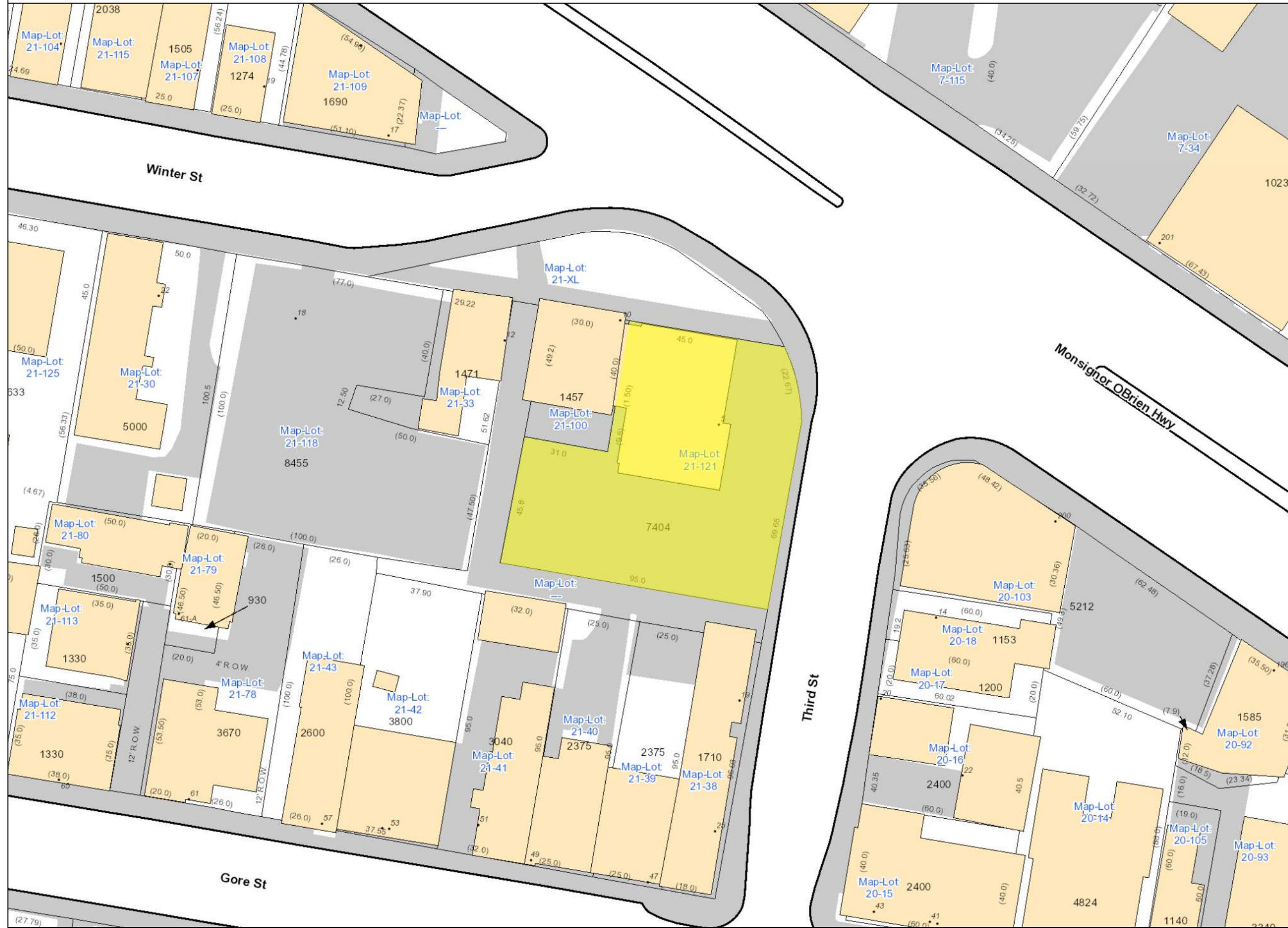
No other occupancies or buildings on the same lot

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'.



LEGEND

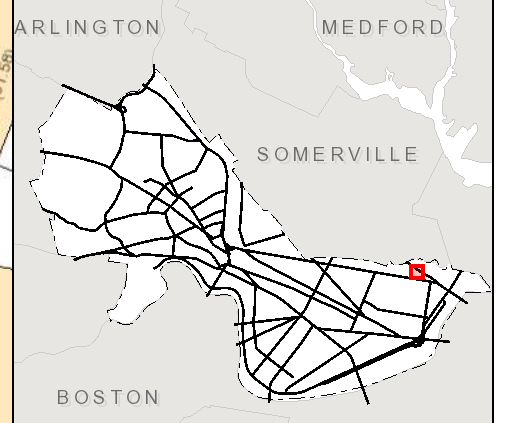
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



City of Cambridge  
Massachusetts  
1" = 35 ft

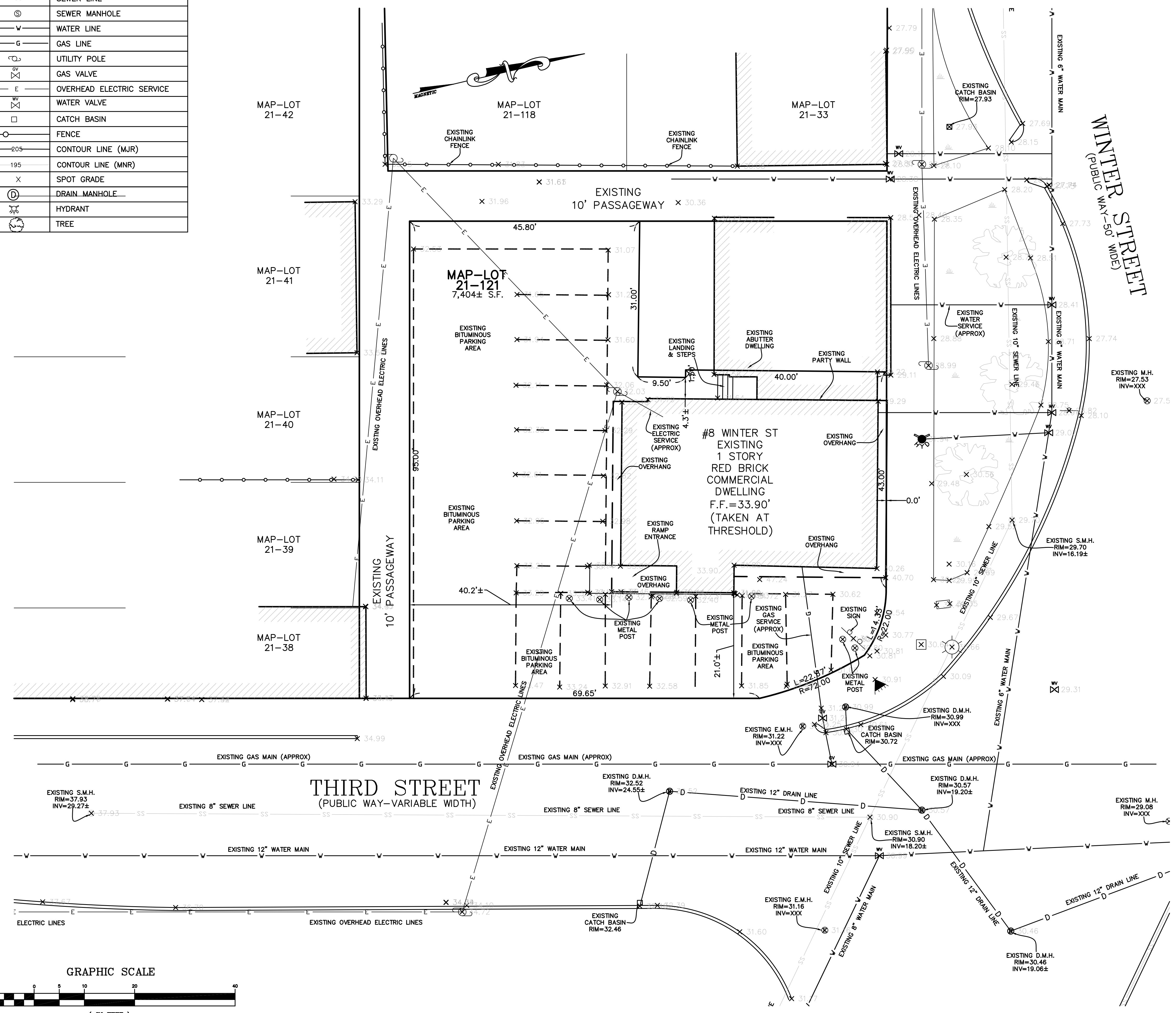
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



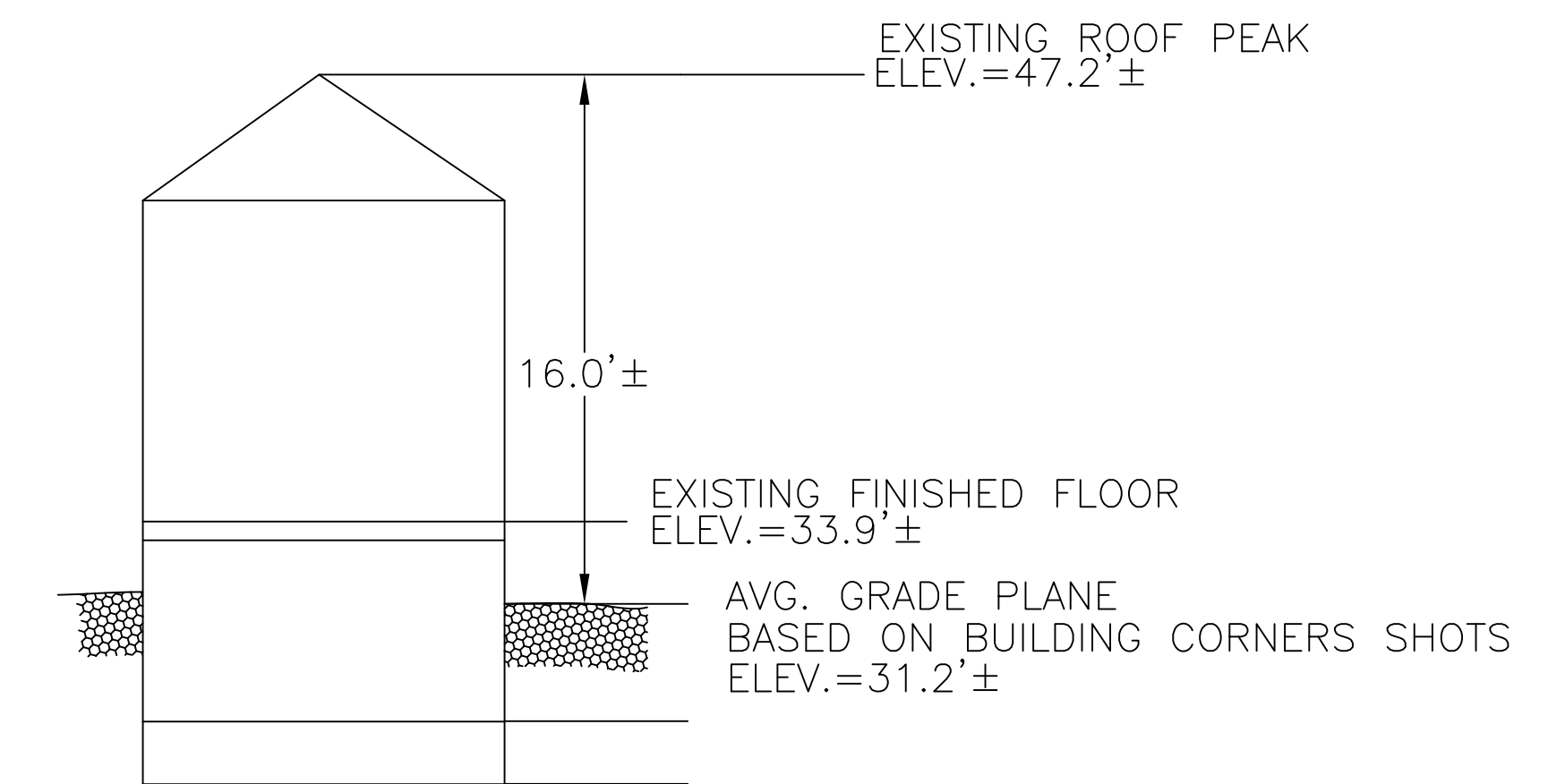
**EXISTING LEGEND**

SS	SEWER LINE
⊙	SEWER MANHOLE
W	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

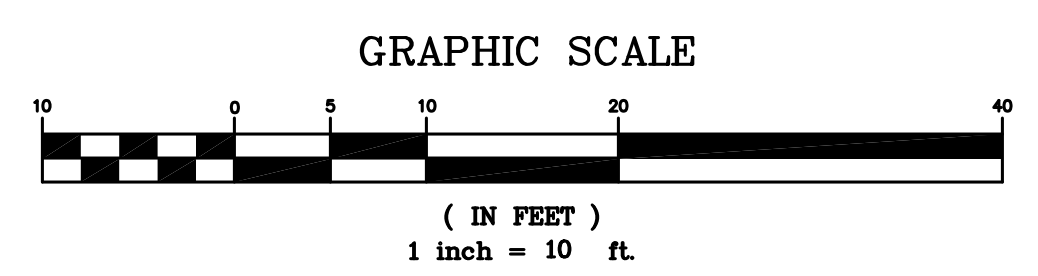


**NOTES:**

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



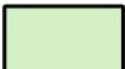

**EXISTING PROFILE  
NOT TO SCALE**

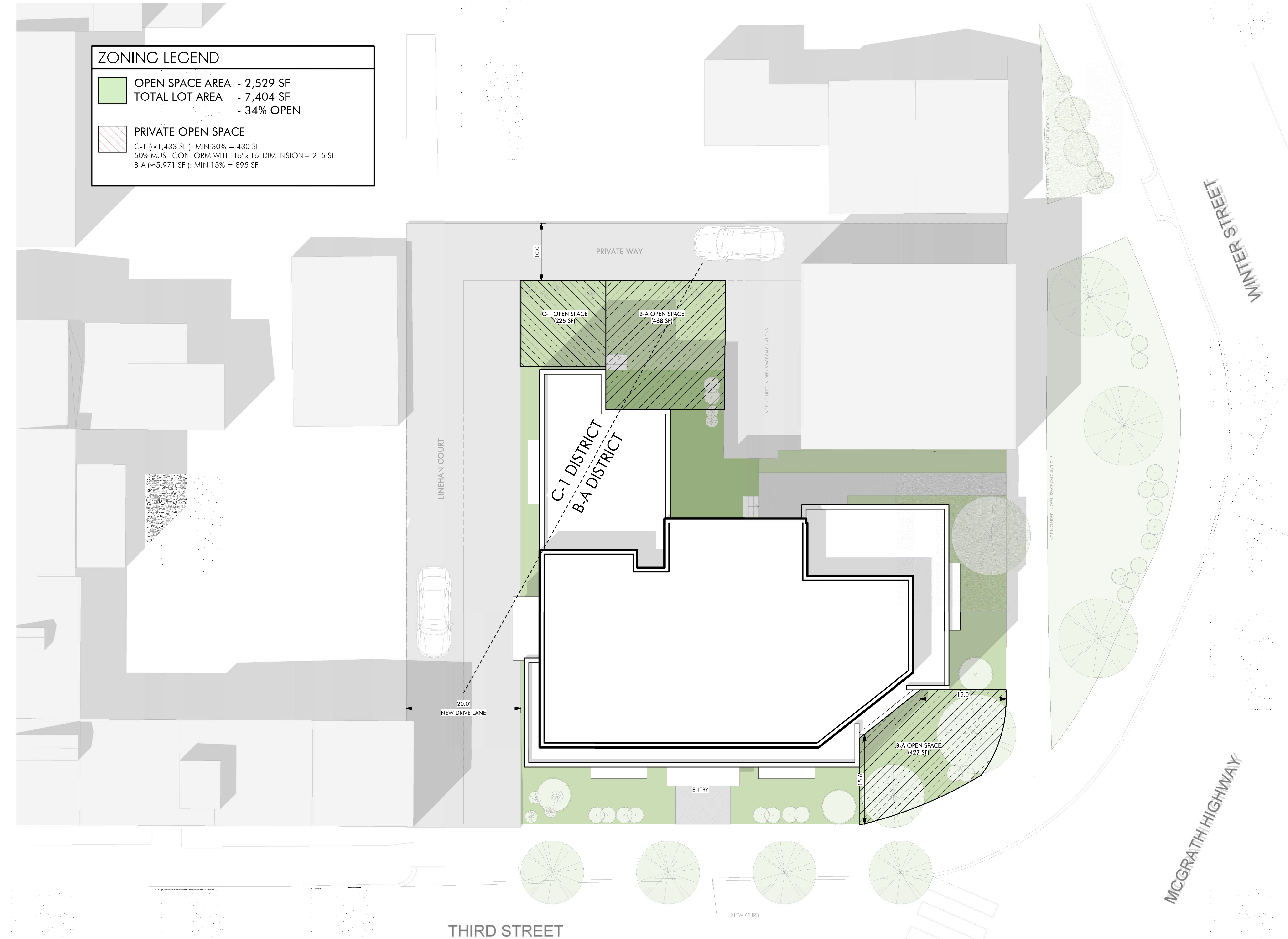


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SCALE	1"=10'		
DATE	10/23/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	8 WINTER STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		SHEET NO. <b>1</b>
DRAWN BY			
CHKD BY	PJN	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL 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	
APPD BY	PJN		



ZONING LEGEND	
	OPEN SPACE AREA - 2,529 SF TOTAL LOT AREA - 7,404 SF - 34% OPEN
	PRIVATE OPEN SPACE
	C-1 (≈1,433 SF): MIN 30% = 430 SF 50% MUST CONFORM WITH 15' x 15' DIMENSION = 215 SF B-A (≈5,971 SF): MIN 15% = 895 SF



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

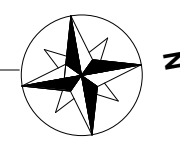
1 LANDSCAPE PLAN  
1/8" = 1'-0"

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	Drawn No.:	L0.1
Project #:	2018	Date:	2023.02.17
Scale:	1/8" = 1'-0"	Drawn by:	DA/DS



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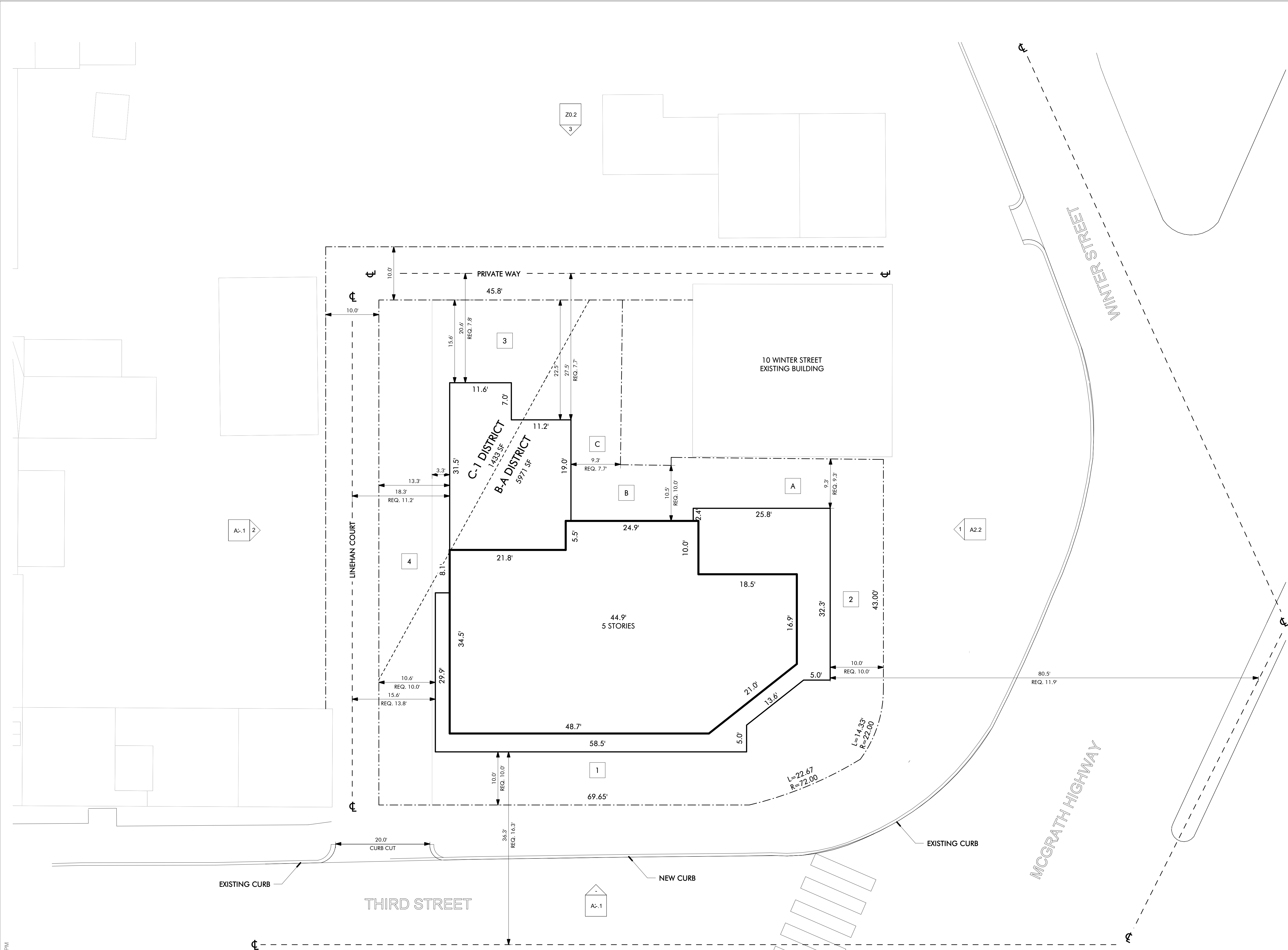
REVISIONS		
No.	Description	Date

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: ZONING COMPLIANCE

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2018 Drawn No.:  
Date: 2023.02.17  
Scale: 1/8" = 1'-0" Z0.1  
Drawn by: DA/DS



2/17/2023 1:36:44 PM  
1 ZONING LANDSCAPE PLAN  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

### 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	C-1 - 1433 / 1500 = 0.95 B-A - 5971 / 300 = 19.85 TOTAL UNITS = 21 (20.8) ECHO increase lot area per dwelling unit from 600 to 300 sf/du (FAR)	N/A	16 Units 462.75 sf/du (7404/16) < 300	COMPLIES
MAX FLOOR AREA RATIO (FAR)	FAR 2.28 C-1 - 1433 x 0.75 = 1074.75 GSF B-A - 5971 x 2.0 = 11,942 GSF Inclusionary + 30% 13,016.75 X 1.3 = 16,921.78 ( 16,921.78 / 7404 = 2.28 )	FAR 0.27 (1,972/7,404 = 0.266)	FAR 2.28 (16,921/ 7404 = 2.28)	COMPLIES
MAX BUILDING HEIGHT	C-1: 35' B-A: 45'	25.3'	44.0/34.5' (AVG. HEIGHT = 39.25')	COMPLIES
MIN. YARD SETBACKS FRONT 1 (THIRD STREET) FRONT 2 (WINTER STREET) FRONT 3 (PRIVATE WAY) FRONT 4 (LINEHAN COURT-BA) FRONT 5 (LINEHAN COURT-C1)	H+L/6 (to center of street - min. 10' to property line) H+L/6 (to center of street - min. 10' to property line) H+L/6 (to center of street - min. 10' to property line) H+L/6 (to center of street - min. 10' to property line) H+L/6 (to center of street - min. 10' to property line)	21.0' 0.0' 40.4' 45.3'	<b>Calculated</b> 39.25' + 58.5/6 = 16.3' 39.25' + 32.3/6 = 11.9' 35.00' + 11.6/6 = 7.8' 45.00' + 38.0/6 = 13.8' 35.00' + 31.5/6 = 11.1' <b>Actual</b> 10.0' 10.0' 20.6' 15.6' 18.3'	COMPLIES MIN. 10.0' COMPLIES MIN. 10.0' COMPLIES COMPLIES COMPLIES
SIDE A (10 WINTER) SIDE B (10 WINTER) SIDE C (10 WINTER)	H+L/7 H+L/7 H+L/7	0' 4.3' N/A	39.35' + 25.8/7 = 9.3' 45.00' + 24.9/7 = 10.0' 35.00' + 19.0/7 = 9.4'	9.3' 10.5' 7.7' COMPLIES COMPLIES COMPLIES
MIN LOT WIDTH	50'	69.65'	69.65'	COMPLIES
PRIVATE OPEN SPACE, MIN % OF LOT	C-1 (=1433SF OF LOT): MIN 30% = 430SF 215SF (50%) MUST CONFORM WITH 15X15' DIMENSION B-A (= 5971SF OF LOT): MIN 15% = 896SF TOTAL REQUIRED 1326SF	0	2,529 SF Not including balconies or roof decks. (15x15' minimum indicated on Landscape Plan)	COMPLIES
BICYCLE PARKING	1/DWELLING UNIT	N/A	16 PARKING SPACES (1/DU) LONG TERM	COMPLIES

GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
PROPOSED LEVEL 1	3597 SF
PROPOSED LEVEL 2	3705 SF
PROPOSED LEVEL 3	3705 SF
PROPOSED LEVEL 4	3705 SF
PROPOSED LEVEL 5	2209 SF
<b>TOTAL</b>	<b>16921 SF</b>



1 PROPOSED GFA PLANS  
1" = 20'-0"

3 PROPOSED BUILDING HEIGHT (REAR)  
1/8" = 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: **ZONING COMPLIANCE**

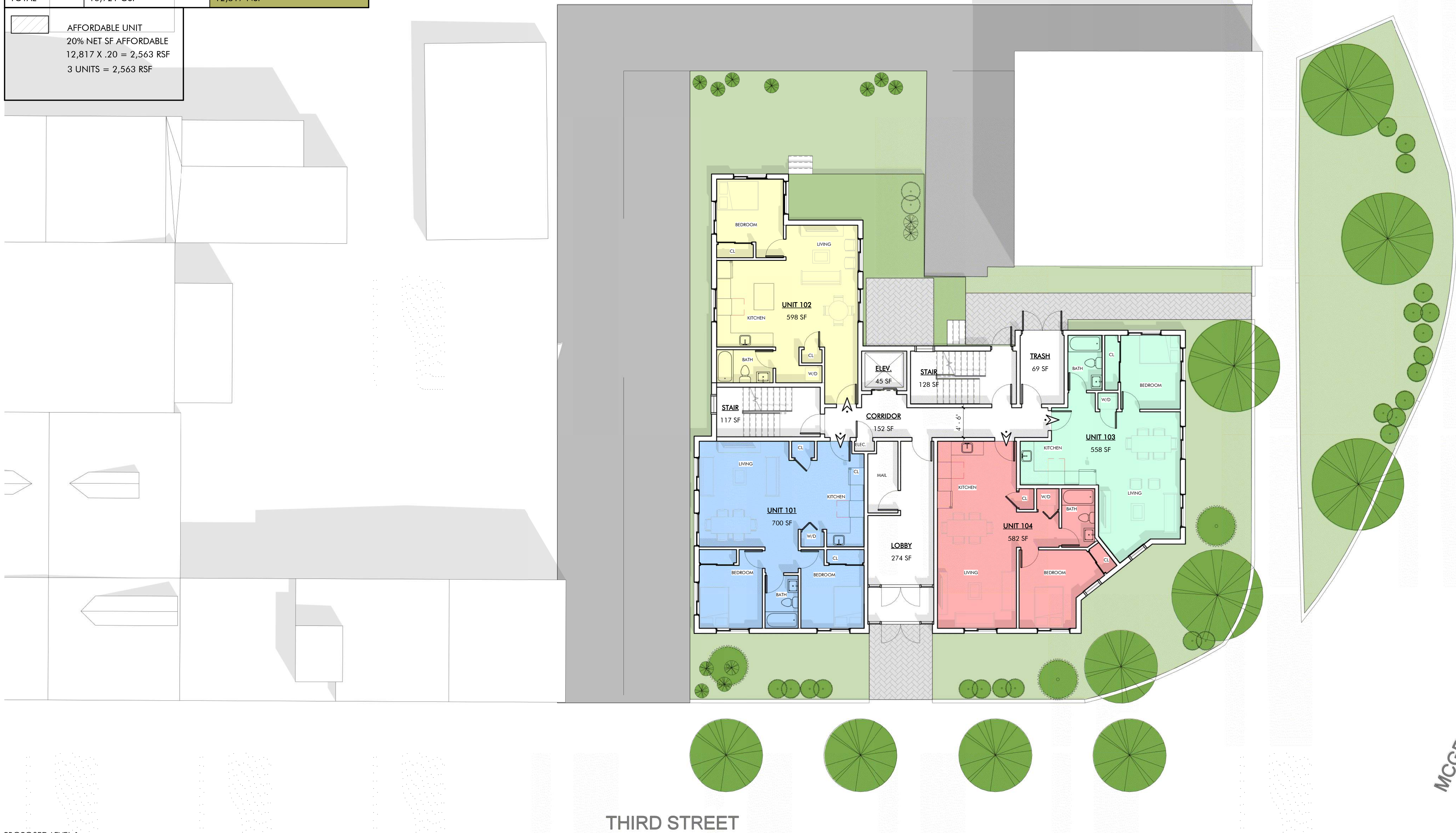
Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2018 Drawn No.:  
Date: 2023.02.17  
Scale: As indicated  
Drawn by: DA/DS

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NOT FOR CONSTRUCTION

UNIT BREAKDOWNS		NET SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,597 GSF	700 SF	598 SF	558 SF	582 SF
LEVEL 2 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 3 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 4 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 5 (2 UNITS)	2,209 GSF	764 SF	760 SF		
<b>TOTAL</b>	<b>16,921 GSF</b>	<b>12,817 NSF</b>			

AFFORDABLE UNIT  
20% NET SF AFFORDABLE  
12,817 X .20 = 2,563 RSF  
3 UNITS = 2,563 RSF



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

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

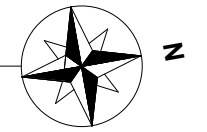
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Tel. 617.354.2501 Fax. 617.354.2509

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

Title: **PROP. FLOOR PLANS (NET)**

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: **2018** Drawn No.  
Date: **2023.02.17**  
Scale: **As indicated** **Z1.1**  
Drawn by: **Author**



NOT FOR CONSTRUCTION

UNIT BREAKDOWNS		NET SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,597 GSF	700 SF	598 SF	558 SF	582 SF
LEVEL 2 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
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LEVEL 4 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 5 (2 UNITS)	2,209 GSF	764 SF	760 SF		
<b>TOTAL</b>	<b>16,921 GSF</b>	<b>12,817 NSF</b>			

AFFORDABLE UNIT  
20% NET SF AFFORDABLE  
12,817 X .20 = 2,563 RSF  
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Project: 8 WINTER STREET  
Address: 8 WINTER STREET  
CAMBRIDGE, MA 02141

Title: PROP. FLOOR PLANS (NET)


Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2018  
Date: 2023.02.17  
Scale: As indicated  
Drawn by: Author

Z1.2



NOT FOR CONSTRUCTION

LEVEL	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,597 GSF	700 SF	598 SF	558 SF	582 SF
LEVEL 2 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 3 (4 UNITS)	3,705 GSF	1024SF	623 SF	526 SF	779 SF
LEVEL 4 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 5 (2 UNITS)	2,209 GSF	764 SF	760 SF		
<b>TOTAL</b>	<b>16,921 GSF</b>	<b>12,817 NSF</b>			

 AFFORDABLE UNIT  
20% NET SF AFFORDABLE  
12,817 X .20 = 2,563 RSF  
3 UNITS = 2,563 RSF



SPECIAL PERMIT

REVISIONS

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


Title: PROP. FLOOR PLANS (NET)

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2018  
Date: 2023.02.17  
Scale: As indicated  
Drawn by: Author

Z1.3



UNIT BREAKDOWNS		NET SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,597 GSF	700 SF	598 SF	558 SF	582 SF
LEVEL 2 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 3 (4 UNITS)	3,705 GSF	1024SF	623 SF	526 SF	779 SF
LEVEL 4 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 5 (2 UNITS)	2,209 GSF	764 SF	760 SF		
<b>TOTAL</b>	<b>16,921 GSF</b>	<b>12,817 NSF</b>			

 AFFORDABLE UNIT  
 20% NET SF AFFORDABLE  
 12,817 X .20 = 2,563 RSF  
 3 UNITS = 2,563 RSF



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

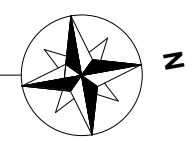
AndersonPorterDesign  
 1972 Massachusetts Ave, 4th Floor  
 Cambridge, MA 02140  
 Tel. 617.354.2501 Fax. 617.354.2509

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

Title: PROP. FLOOR PLANS (NET)


Drawing Issued By: ANDERSON PORTER DESIGN  
 Project #: 2018  
 Date: 2023.02.17  
 Scale: As indicated  
 Drawn by: Author

Z1.4



NOT FOR CONSTRUCTION

UNIT BREAKDOWNS		NET SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,597 GSF	700 SF	598 SF	558 SF	582 SF
LEVEL 2 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 3 (4 UNITS)	3,705 GSF	1024SF	623 SF	526 SF	779 SF
LEVEL 4 (4 UNITS)	3,705 GSF	1024 SF	623 SF	526 SF	779 SF
LEVEL 5 (2 UNITS)	2,209 GSF	764 SF	760 SF		
<b>TOTAL</b>	<b>16,921 GSF</b>	<b>12,817 NSF</b>			

 AFFORDABLE UNIT  
 20% NET SF AFFORDABLE  
 12,817 X .20 = 2,563 RSF  
 3 UNITS = 2,563 RSF



SPECIAL PERMIT

REVISIONS		
No.	Description	Date

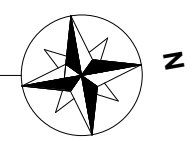
AndersonPorterDesign  
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 Drawn by: Author

Z1.5





NOT FOR CONSTRUCTION



① PROPOSED EAST ELEVATION  
3/16" = 1'-0"



② PROPOSED SOUTH 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: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2018 Drawn No.:

Date: 2023.02.17

Scale: 3/16" = 1'-0" A2.1

Drawn by: DA/DS



① PROPOSED NORTH ELEVATION  
3/16" = 1'-0"



② PROPOSED WEST ELEVATION  
3/16" = 1'-0"

NOT FOR CONSTRUCTION

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: 2023.02.17  
Scale: 3/16" = 1'-0" A2.2  
Drawn by: DA/DS

2/17/2023 1:35:16 PM



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**SPECIAL PERMIT**

REVISIONS		
No.	Description	Date

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Tel. 617.354.2501 Fax. 617.354.2509

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

Title: **EXISTING SITE PHOTOS**

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2018
Date:	2023.02.17
Scale:	
Drawn by:	Author

**A9.0**

NOT FOR CONSTRUCTION



① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

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

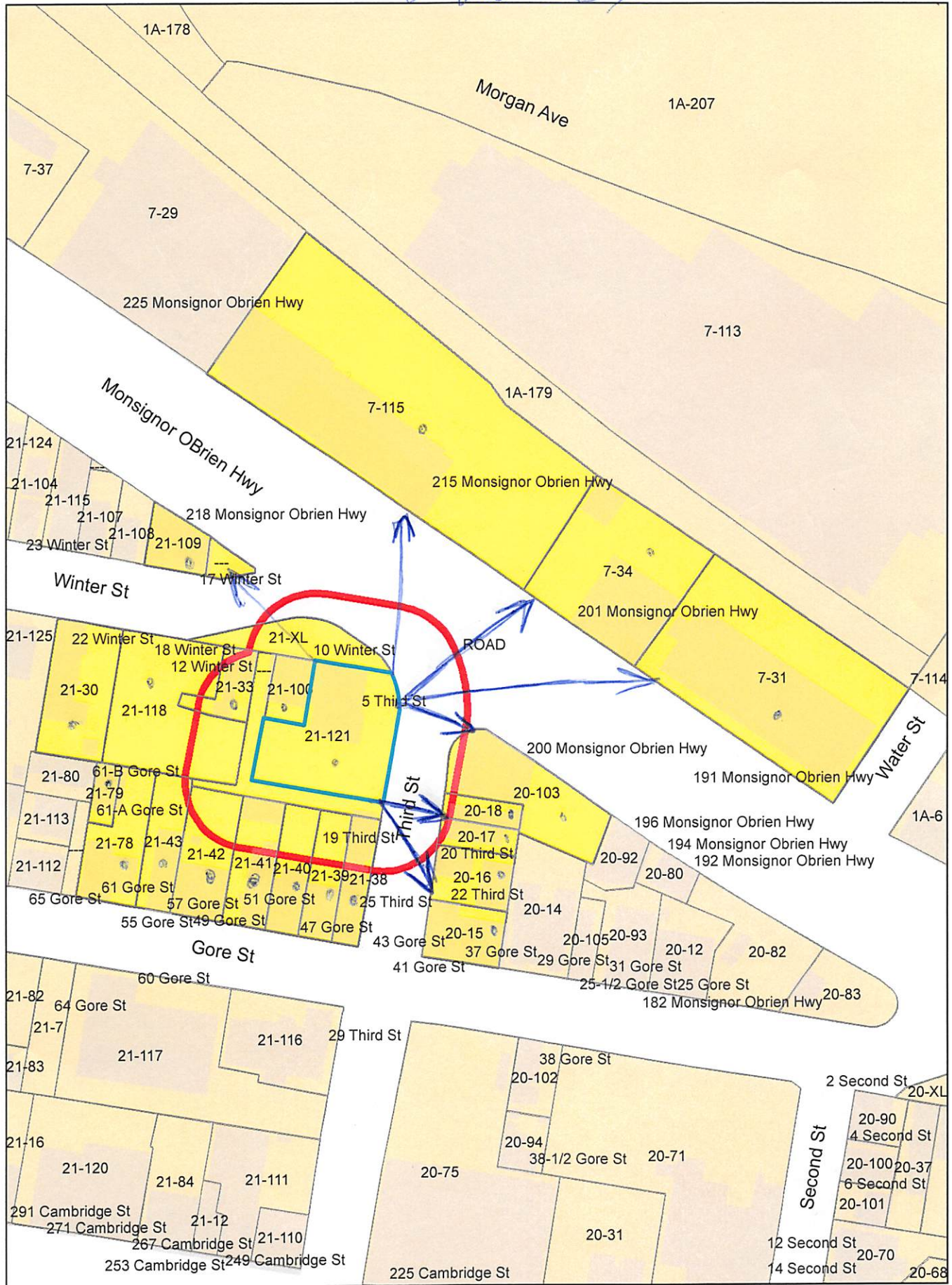
Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2018  
Date: 2023.02.17  
Scale:  
Drawn by: DS

A9.1

2/17/2023 1:36:05 PM

# 8 Winter Street



8 Winter St.

Petitioner

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

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

ANDERSON PORTER DESIGN  
C/O DAN ANDERSON, ARCHITECT  
1972 MASS AVENUE - 4B  
CAMBRIDGE, MA 02140

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

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

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

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

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

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

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

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

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

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

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

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

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

21-78  
CHRISTO RICHARD T NANCY J CHRISTO  
61 GORE ST  
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

20-103  
PAC JOINT VENTURE LLC  
322 MYSTIC AVE  
MEDFORD, MA 02155

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

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

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

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

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

East Cambridge



Planning Team

*A Neighborhood Organization for the Betterment of East Cambridge*

March 31, 2023

Dan Anderson  
1972 Massachusetts Ave, 4<sup>th</sup> Floor  
Cambridge, MA 02140

**RE: 8 Winter Street** (*Dunkin Donuts Site*)

Dear Mr. Anderson:

At the March 22, 2023 East Cambridge Planning Team (ECPT) regular meeting, Anderson Porter Architects present a plan to redevelop 8 Winter Street, currently occupied by Dunkin Donuts. Presenting was Dan Anderson of Anderson Porter Architects and present were Ozan Dokmecioglu, Ender Saricay, and Trina Murphy of DND Homes. The proposal was to demolish existing Dunkin Donuts building and construct a 5-story, 16,921 square foot building with a 35' height except for two units which would be at 45'. The building would contain 18 residential units. As we understand the project, it is in two different zoning districts and would require a special permit for two or three units.

After the presentation, the ECPT member present, including many of the abutters, deliberated on the proposal. The abutters present proposed having the building side setback on Winter Street removed and the building abut the sidewalk. This would have the effect of widening the easement between the building and the abutters. Members present stated they would support zoning relief for the side setback as it would help relieve egress hardships for the abutters. There was also a sentiment that the first project was preferred over the current project as the current project seem to overwhelm the site and will exasperate the current parking problems on Winter and Gore Streets.

A motion was made based largely on the concerns of the abutters, "ECPT oppose the proposed project at 8 Winter Street based on the presentation given on 3/22/23. ECPT remains willing to work with the developer to devise a mutually acceptable solution for the abutter's egress." The vote was unanimous.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. Hinds', written over a white background.

Charles T. Hinds  
President, ECPT

CC: Ozan Dokmecioglu ([ozan.dokmecioglu@dnd-homes.com](mailto:ozan.dokmecioglu@dnd-homes.com))  
Ender Saricay ([ender.saricay@dnd-homes.com](mailto:ender.saricay@dnd-homes.com))  
Trina Murphy ([trina.murphy@dnd-homes.com](mailto:trina.murphy@dnd-homes.com))

March 21, 2023

We, the residential abutters to 8 Winter Street share a common set of concerns regarding the construction plans by DND Homes LLC. We have voiced these concerns to the owner, pre-construction manager, and architect of DND Homes, but have not received adequate commitment to address these matters. While we understand that their current plans fall within "as of rights" construction, our concerns as residential abutters are for serious and substantial changes to the use and presence to the neighborhood.

Our primary concerns include:

- A. Maintaining sufficiently wide and safe access to our properties (wide enough to accommodate the fire escape and 2 car widths, requiring at least 25 ft)
- B. A plan to manage traffic patterns, including a zone for deliveries and loading/moving trucks
- C. No commercial thoroughfare through the private way
- D. A plan to manage both their trash and recycling bins, as well as accommodating the bins of 19-25 Third St
- E. Agreement on who is responsible for plowing the shared roads and driveways and that any plowing will not impede our access (i.e., they do not pile up snow and block us in)
- F. Privacy considerations for neighbors who will now have high-rise windows peering into properties
- G. Greenspace between residential neighbors along Linehan Court, to lessen the visual impact of a high-rise concrete building

Prior to/During the Construction:

- 1. Given how old most of the surrounding buildings are, all of this excavation/drilling in such close proximity might compromise the structural integrity of the foundation, walls, etc. We would like an impartial third-party surveyor/architect to evaluate the plans to ensure our 200+ year old buildings don't fall apart during construction
- 2. Inform the abutters on the process for appropriate and expeditious redress if unexpected damages do arise
- 3. Ensure that private way remains accessible during construction as this is the sole point of egress for several homes
- 4. Comprehensive plans in place for rodent/pest control during construction

We insist on written assurances that these matters are appropriately resolved and are binding for ongoing and future proprietors of 8 Winter Street.

The signed (Alphabetical):

Gina Balordi (16 Third St)  
Audrey Cunningham (49 Gore St)  
Elio Cutone (53-55 Gore St)  
Mario Cutone (53-55 Gore St)  
Karlotta Fitch (51 Gore St)  
Linda Ford (57 Gore St)  
Mirta Miranda (79 Gore St)

Kenneth Paik (47 Gore St)  
Dana Pollick (34 Winter St)  
Kevin Schlabach (25 Third St, Unit 2)  
Hannah Suh (47 Gore St)  
Momchil Tomov (25 Third St Unit 1)  
Qin Zhao (19 Third St Unit 3)





# 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 SALICAY

Date:

03/25/23

(Print)

Address:

8 Winter St.

Case No.

211571

Hearing Date:

4/13/23

Thank you,  
Bza Members

## Pacheco, Maria

---

**From:** Dan Anderson <dan@andersonporter.com>  
**Sent:** Friday, April 7, 2023 10:08 AM  
**To:** Pacheco, Maria  
**Subject:** 8 Winter St 211571

Dear Board of Zoning Appeal;

We are writing to request a continuance for the special permit application 211571 for 8 Winter St. The project has been reviewed by the East Cambridge Planning Team and we are requesting additional time to respond to their comments.

Regards,  
Dan

Daniel P. Anderson

**AndersonPorterDesign**  
1972 Massachusetts Avenue, 4th Floor  
Cambridge, MA 02140

o. 617 354 2501 ext. 111  
m.617 794 2371

[www.andersonporter.com](http://www.andersonporter.com)



*"Always design a thing by considering it in its larger context - a chair in a room, a room in a house, a house in an environment, an environment in a city plan."*

Eliel Saarinen



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

### Board of Zoning Appeal Waiver Form

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

2023 APR 10 PM 2:35  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

RE: Case # BZA-211571

Address: 8 Winter St

Owner,  Petitioner, or  Representative: Daniel Anderson, Arch  
(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: 4/10/2023

D Anderson  
Signature

## Pacheco, Maria

---

**From:** Dan Anderson <dan@andersonporter.com>  
**Sent:** Monday, May 22, 2023 5:34 PM  
**To:** Pacheco, Maria  
**Subject:** 8 Winter continuance request

Hi Maria;  
I'd like to request a continuance for the following case scheduled for Thursday.  
211571 – 8 Winter St  
Please send any documents that may need to be signed for continuance.  
Best,  
Dan

Daniel P. Anderson

**AndersonPorterDesign**  
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Cambridge, MA 02140

o. 617 354 2501 ext. 111  
m.617 794 2371

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*"Always design a thing by considering it in its larger context - a chair in a room, a room in a house, a house in an environment, an environment in a city plan."*

Eliel Saarinen

\* \* \* \* \*

(8:01 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Matina Williams, Wendy Leiserson, and Andrea Hickey

BRENDAN SULLIVAN: Okay, the Board will now hear

Case No. 211571 -- 8 Winter Street.

DAN ANDERSON: Good evening.

BRENDAN SULLIVAN: Dan.

DAN ANDERSON: Mr. Sullivan.

BRENDAN SULLIVAN: Yep.

DAN ANDERSON: I've stuck around to be here to request a continuance for No. 8 Winter Street. We had a successful meeting with ECPT and have been following up with abutters but have been asked to look at some alternatives for that project. And so, I respectfully request a continuance.

BRENDAN SULLIVAN: Okay. Any particular date, Dan?

DAN ANDERSON: So I said yes to the twenty-fifth for Third Street. It actually turns out to be my wife's birthday, so I'm in trouble. Could we look for a date after

1 that?

2 BRENDAN SULLIVAN: I'm sorry. Your wife's  
3 birthday is when?

4 DAN ANDERSON: May 25.

5 BRENDAN SULLIVAN: So after that would be June 15?  
6 Well, okay, you don't want to do the twenty-fifth.

7 DAN ANDERSON: Well, you know, yeah. Since I'm  
8 already committed to one, I'm not sure that I'm going to get  
9 in any trouble. So let's say that May 25, and I'll go for  
10 Double Jeopardy.

11 BRENDAN SULLIVAN: Okay. So let me continue this  
12 -- it's a case not heard. You'll pay for this, but anyhow.

13 DAN ANDERSON: Yeah, understood.

14 BRENDAN SULLIVAN: All right.

15 Let me make a motion, then, to grant the  
16 continuance to May 25, 2023 on the condition that the  
17 petitioner change the posting sign to reflect the new date  
18 of May 25, 2023 and that any new submittals not currently in  
19 the file be submitted by 5:00 p.m. on the Monday prior to  
20 the May 25, 2023 hearing.

21 On the motion, then, to continue this matter, Jim  
22 Monteverde?

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JIM MONTEVERDE: In favor.

BRENDAN SULLIVAN: Andrea Hickey?

ANDREA HICKEY: Yes, in favor.

BRENDAN SULLIVAN: Wendy Leiserson?

WENDY LEISERSON: Yes, in favor.

BRENDAN SULLIVAN: Matina Williams?

MATINA WILLIAMS: Yes, in favor.

BRENDAN SULLIVAN: In favor.

[All vote YES]

BRENDAN SULLIVAN: So the matter is continued  
until May 25, 2023. See you then.

DAN ANDERSON: Thank you very much.