



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 _____

Ozan Dokmecioglu, OZAN DOKMECIOGLU, MANAGER
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

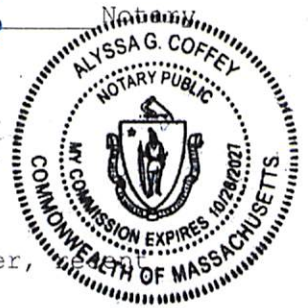
*Written evidence of Agent's standing to represent petitioner may be requested.

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 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> ²		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'.

SPECIAL PERMIT: 8 WINTER ST

8 WINTER STREET, CAMBRIDGE, MA 02141

NOT FOR CONSTRUCTION



SPECIAL PERMIT

REVISIONS

No.	Description	Date

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	DET	DETAIL	GA	GAUGE	NIC	NOT IN CONTRACT	SC	SOLID CORE	W/	WITH
ADD	ADDITIONAL	DF	DRINKING FOUNTAIN	GALV	GALVANIZED	NO	NUMBER	SECT	SECTION	WC	WATER CLOSET
ADJ	ADJUSTABLE	DIA	DIAMETER	GCC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	SHT	SHEET	WD	WOOD
AFF	ABOVE FINISH FLOOR	DN	DOWN	GL	GLASS	SIM	SIMILAR	SHT	SHEET	WDW	WINDOW
ALUM	ALUMINIUM	DR	DOOR	GWB	GYPSUM WALLBOARD	OC	ON CENTER	SPEC	SPECIFICATIONS	WF	WIDE FLANGE
APPX	APPROXIMATELY	DWG	DRAWING	GYP	GYPSUM	OD	OVERFLOW DRAIN	SQ	SQUARE	W/O	WITHOUT
BC	BRICK COURSE	EA	EACH	HC	HOLLOW CORE	OHD	OVERHEAD DOOR	SSTL	STAINLESS STEEL	WPR	WATERPROOFING
BD	BOARD	EJ	EXPANSION JOINT	HDW	HARDWARE	OHG	OVERHEAD GRILLE	STA	STATION	WUB	WALL UTILITY BOX
BIT	BITUMINOUS	EL	ELEVATION	HM	HOLLOW METAL	OPNG	OPENING	STD	STANDARD	WWF	WELDED WIRE FABRIC
BLDG	BUILDING	ELEC	ELECTRICAL	HORIZ	HORIZONTAL	OPP	OPPOSITE	STL	STEEL		
BLK	BLOCK	ELEV	ELEVATOR	HP	HIGH POINT	PC	PRECAST	STOR	STORAGE	&	AND
BLKG	BLOCKING	ENC	ENCLOSURE	HT	HEIGHT	PGL	PLATE GLASS	STRUC	STRUCTURAL	<	ANGLE
BM	BEAM	EQ	EQUAL	HTR	HEATER	PL	PLATE	SUSP	SUSPENDED	"	INCH
BO	BOTTOM OF	EQUIP	EQUIPMENT	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED	@	AT
BOT	BOTTOM	ERD	EMERGENCY ROOF DRAIN			PLUM	PLUMBER	TD	TRENCH DRAIN	CL	CENTERLINE
BUR	BUILT-UP ROOFING	EWC	ELECTRIC WATER COOLER			PLY	PLYWOOD	TEL	TELEPHONE		CHANNEL
		EXIST	EXISTING			PT	PAINT	THK	THICKNESS	#	NUMBER
		EXP	EXPANSION			PTD	PAINTED	TO	TOP OF	Ø	DIAMETER
CAB	CABINET	EXT	EXTERIOR			PTN	PARTITION	TOC	TOP OF CONCRETE		
CB	CATCH BASIN					PVC	POLYVINYL CHLORIDE	TOF	TOP OF FOOTING		
CEM	CEMENT							TOR	TOP OF RAIL		
CI	CAST IRON	FC	FURRING CHANNEL			QT	QUARRY TILE	TOS	TOP OF STEEL		
CIP	CAST-IN-PLACE	FD	FLOOR DRAIN			QTY	QUANTITY	TOV	TOP OF WALL		
CJ	CONTROL JOINT	FE	FIRE EXTINGUISHER	JC	JANITOR'S CLOSET			TRT	TREATED		
CLG	CEILING	FEC	FIRE EXTINGUISHER CABINET	JT	JOINT			TYP	TYPICAL		
CLR	CLEARANCE	FFT	FINISH FLOOR TRANSITION			R	RADIUS	UNO	UNLESS NOTED OTHERWISE		
CLO	CLOSET	FHC	FIRE HOSE CABINET	LAM	LAMINATED	RA	RETURN AIR				
CLO	CLOSET	LAV	LAVATORY	RD	ROOF DRAIN	REG	REGISTER				
CMU	CONCRETE MASONRY UNIT	LINO	LINOLEUM	REV	REVISION	RF	RAILING				
CO	CLEAN OUT	LTG	LIGHTING	REIN	REINFORCING	REQD	REQUIRED	VCT	VINYL COMPOSITION TILE		
COL	COLUMN	FLOR	FLORESCENT	REIN	REINFORCING	REQD	REQUIRED	VERT	VERTICAL		
COMP	COMPRESSIBLE	FOC	FACE OF CONCRETE	REIN	REINFORCING	REQD	REQUIRED	VIF	VERIFY IN FIELD		
CONC	CONCRETE	FOF	FACE OF FINISH	RL	RAIN LEADER	RM	ROOM	VP	VENEER PLASTER		
CONC	CONCRETE	FOM	FACE OF MASONRY	RO	ROUGH OPENING	RSL	RESILIENT FLOORING	VVC	VINYL WALL COVERING		
CONT	CONTINUOUS	FR	FIRE-RATED	MAT	MATERIAL						
CONT	CONTINUOUS	FT	FEET	MAX	MAXIMUM						
CPT	CARPET	FTG	FOOTING	MFR	MECHANICAL						
CPT	CARPET	FUB	FLOOR UTILITY BOX	MEMB	MEMBER						
CRS	COURSES			MFR	MANUFACTURER						
CT	CERAMIC TILE			MIN	MINIMUM						
CUB	COLUMN UTILITY BOX			MISC	MISCELLANEOUS						
				MO	MASONRY OPENING						
				MTL	METAL						

SITE LOCATION



CONTACTS

<p>ARCHITECT Anderson Porter Design 1972 Massachusetts Ave, 4th Fl Cambridge, MA 02139 Dan Anderson 617.354.2501</p>	<p>OWNER/BUILDER DND Homes LLC 1 Garfield Circle, Unit 6 Burlington, MA 01803 Trina Murphy 781.460.8437</p>
<p>CIVIL Spruhan Engineering, P.C. 80 Jewett Street, Suite 2 Newton, MA 02458 Edmond Spruhan 617.816.0722</p>	

DRAWING LIST

G0.1	COVER SHEET
C-1	CAMBRIDGE GIS MAP
C-2	EXISTING SITE SURVEY
L0.1	PROPOSED LANDSCAPE
Z0.1	ZONING COMPLIANCE
Z0.2	ZONING COMPLIANCE
Z1.1	PROP. FLOOR PLANS (NET)
Z1.2	PROP. FLOOR PLANS (NET)
Z1.3	PROP. FLOOR PLANS (NET)
Z1.4	PROP. FLOOR PLANS (NET)
Z1.5	PROP. FLOOR PLANS (NET)
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED ELEVATIONS
A9.0	EXISTING SITE PHOTOS
A9.1	3D VIEWS

PROJECT SUMMARY

PROPERTY ADDRESS:	8 WINTER STREET CAMBRIDGE, MA 02141
ZONING DISTRICT:	BUSINESS A (C-2B DIMENSIONAL)/RESIDENCE C-1
PROJECT DESCRIPTION:	RESIDENTIAL DEVELOPMENT (18 UNITS) NEW CONSTRUCTION

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
Date:	2023.02.17
Scale:	
Drawn by:	DA/DS

G0.1

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LEGEND

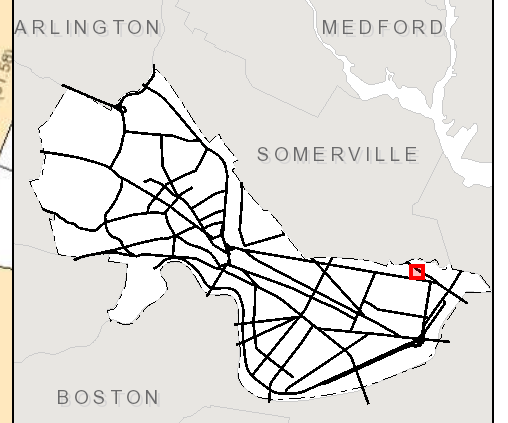
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



City of Cambridge
Massachusetts
1" = 35 ft

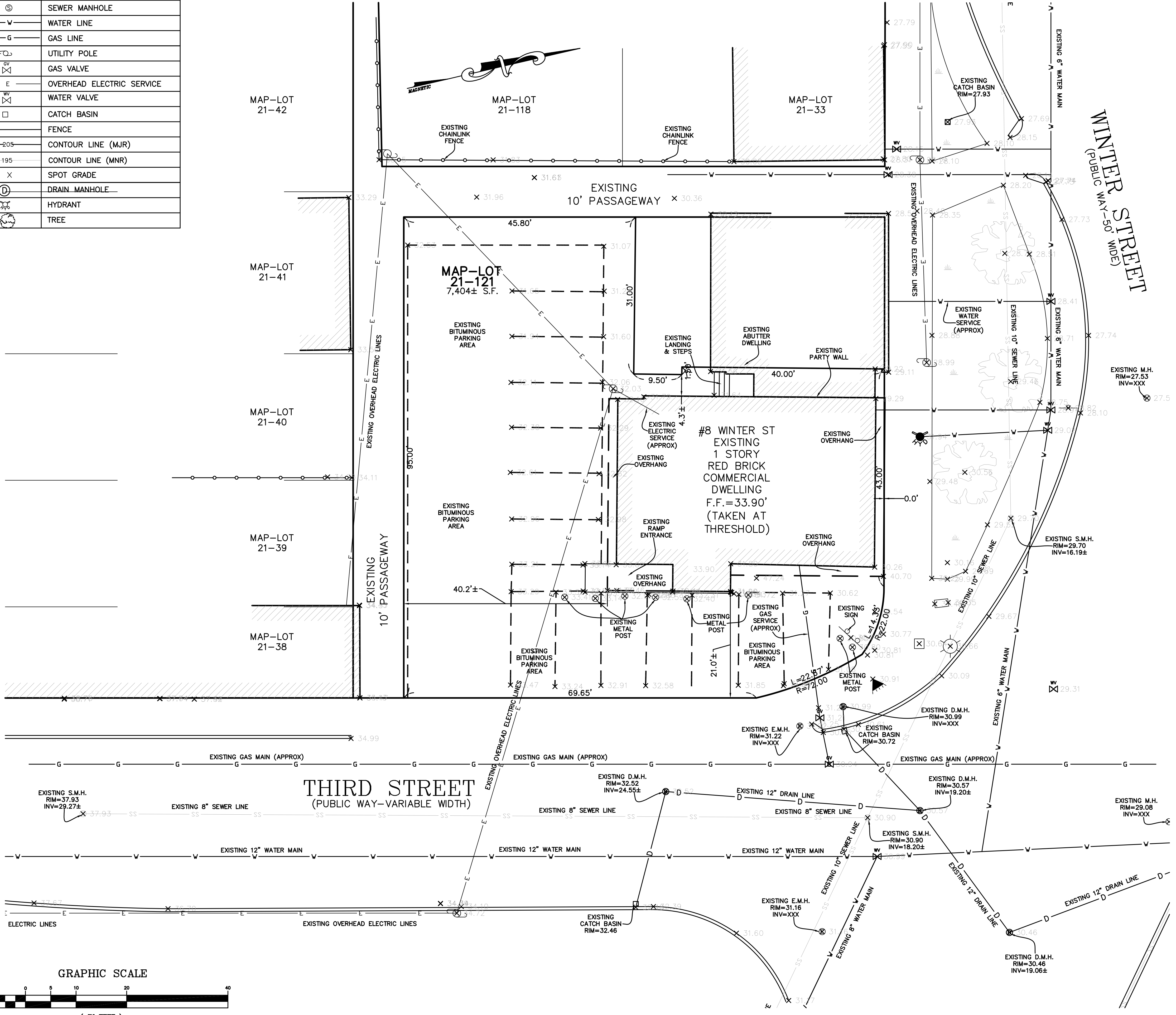
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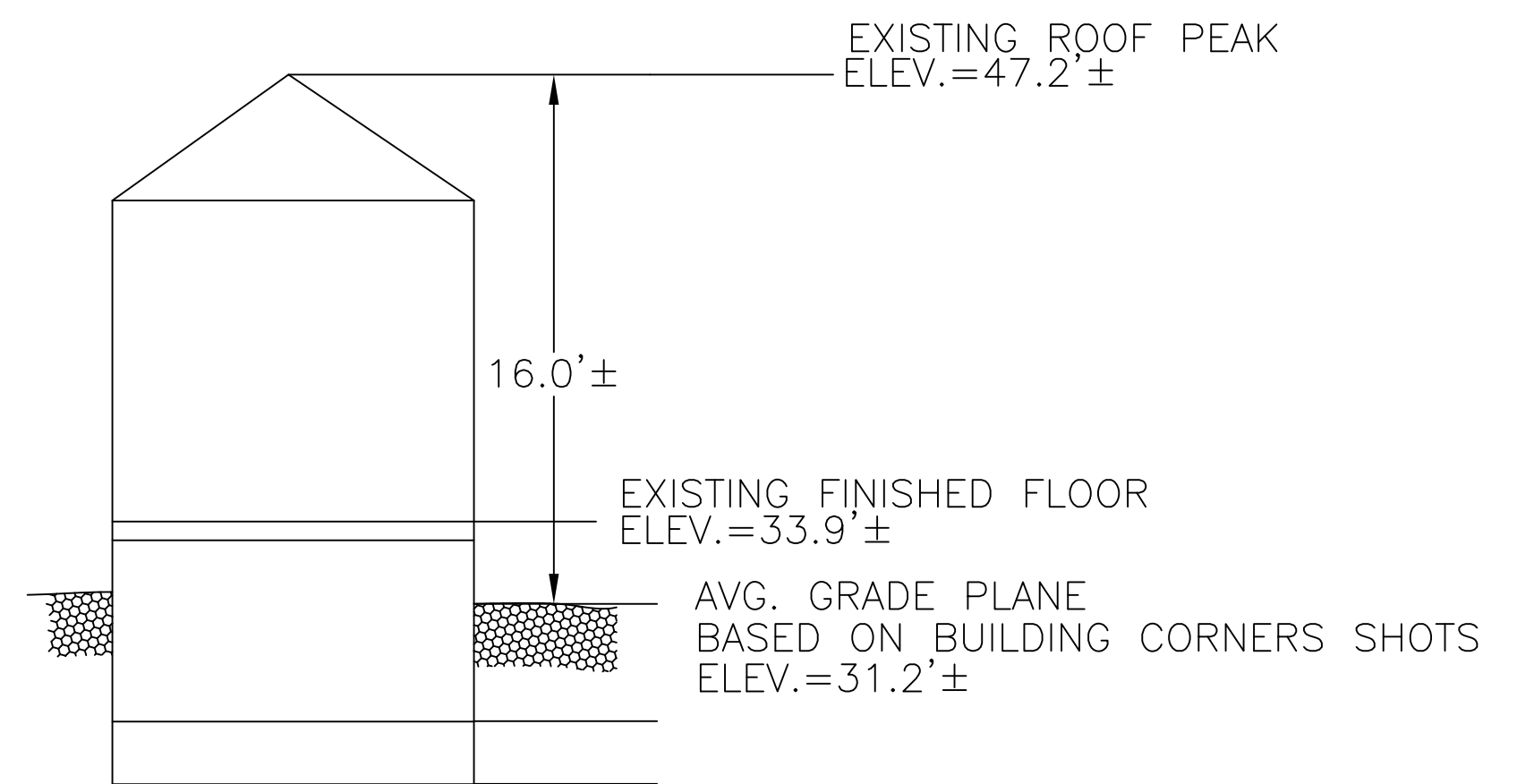
EXISTING LEGEND

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

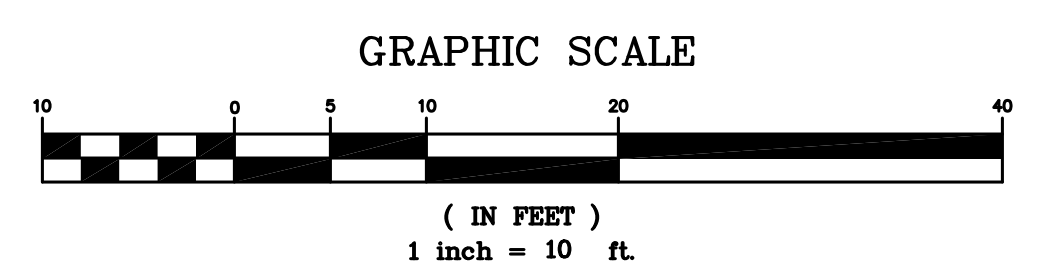


NOTES:

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**



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 WORK 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.
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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. 1
DRAWN BY			
CHKD BY	PJN	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	
APPD BY	PJN		

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
Date: 2023.02.17
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

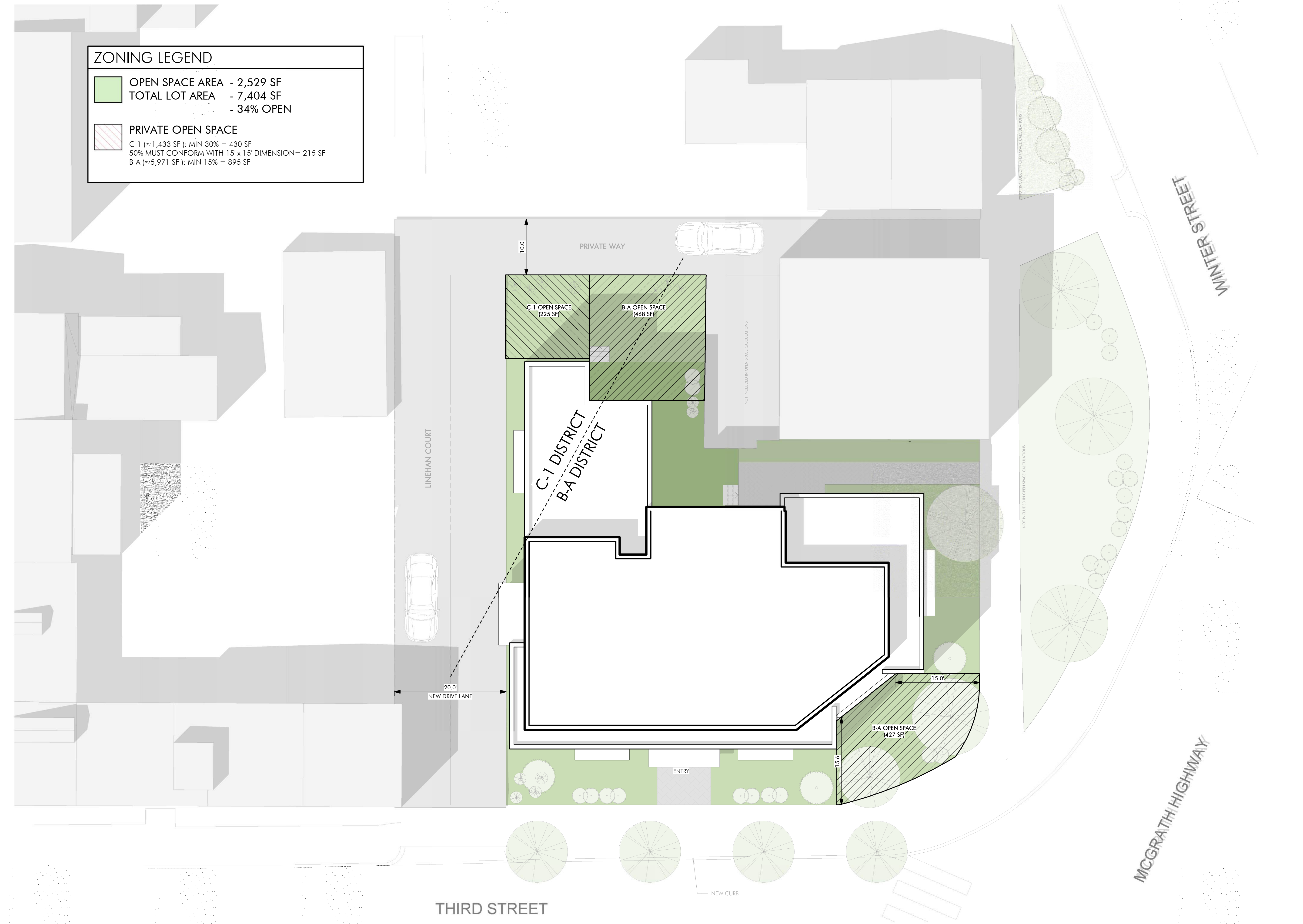
L0.1

ZONING LEGEND

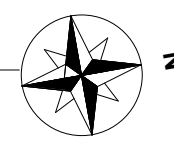
 OPEN SPACE AREA - 2,529 SF
TOTAL LOT AREA - 7,404 SF
- 34% OPEN

 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



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



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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'	Calculated 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'	Actual 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
TOTAL	16921 SF



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		
TOTAL	16,921 GSF	12,817 NSF			

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



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

SPECIAL PERMIT

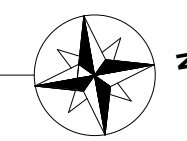
REVISIONS		
No.	Description	Date

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: PROP. FLOOR PLANS (NET)


Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018
Date: 2023.02.17
Scale: As indicated
Drawn by: Author
Z1.1

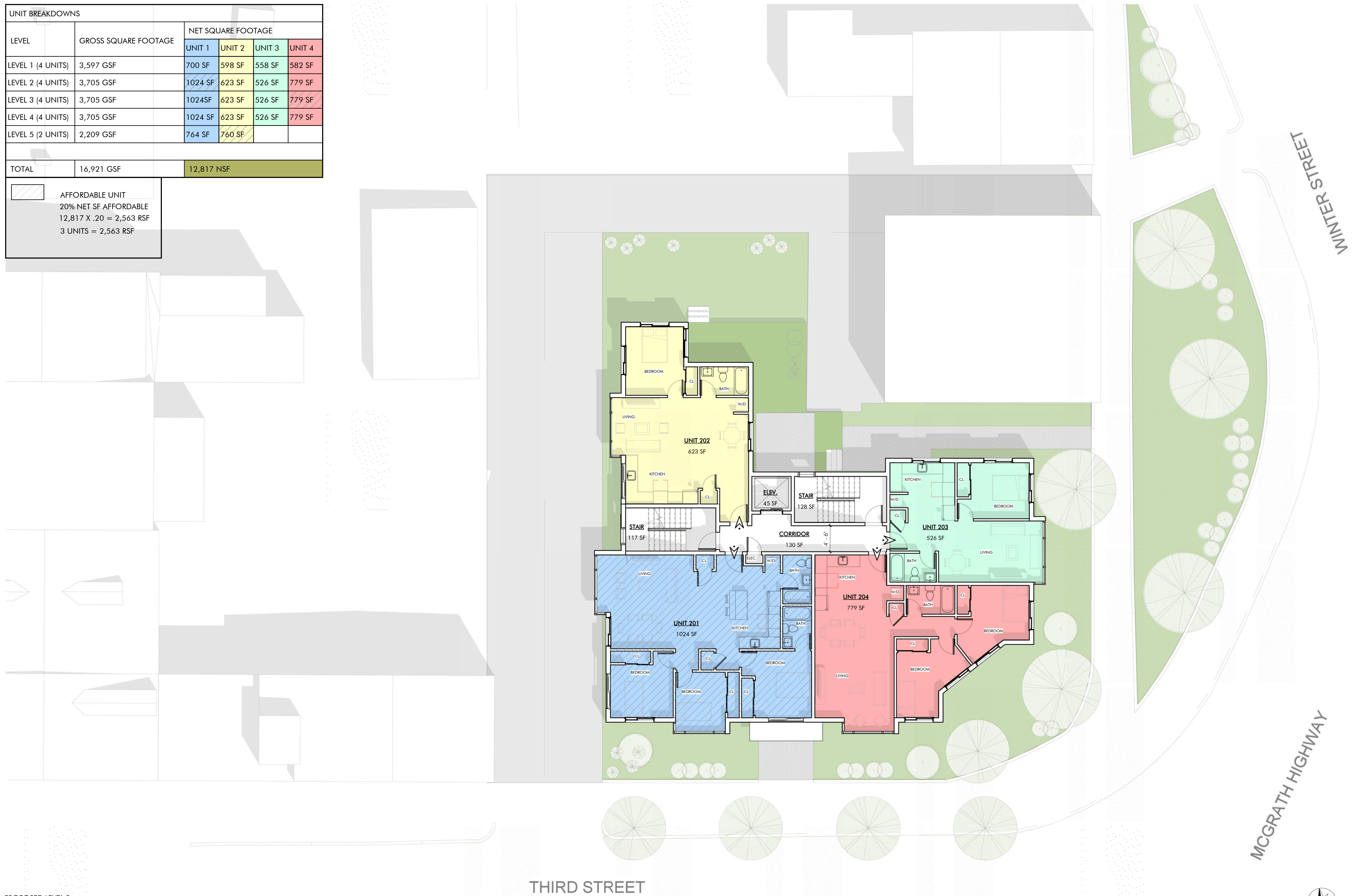


2/17/2023 1:37:11 PM

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		
TOTAL	16,921 GSF	12,817 NSF			

 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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Cambridge, MA 02140
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Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2018 Drawn No.

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
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Date: 2023.02.17

Scale: As indicated

Drawn by: Author

Z1.3




THIRD STREET

MCGRATH HIGHWAY

WINTER STREET

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		
TOTAL	16,921 GSF	12,817 NSF			

 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

2/17/2023 1:38:28 PM
 ① PROPOSED LEVEL 4
 1/8" = 1'-0"

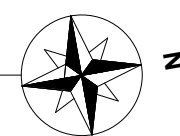
AndersonPorterDesign
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 CAMBRIDGE, MA 02141

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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		
TOTAL	16,921 GSF	12,817 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
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 3 UNITS = 2,563 RSF



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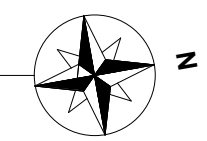
Project: 8 WINTER STREET
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 CAMBRIDGE, MA 02141

Title: PROP. FLOOR PLANS (NET)

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2018
 Date: 2023.02.17
 Scale: As indicated
 Drawn by: Author

Z1.5



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

NOT FOR CONSTRUCTION



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



② PROPOSED WEST 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
Date: 2023.02.17
Scale: 3/16" = 1'-0"
Drawn by: DA/DS

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: EXISTING SITE PHOTOS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018
Date: 2023.02.17
Scale: A9.0
Drawn by: Author

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

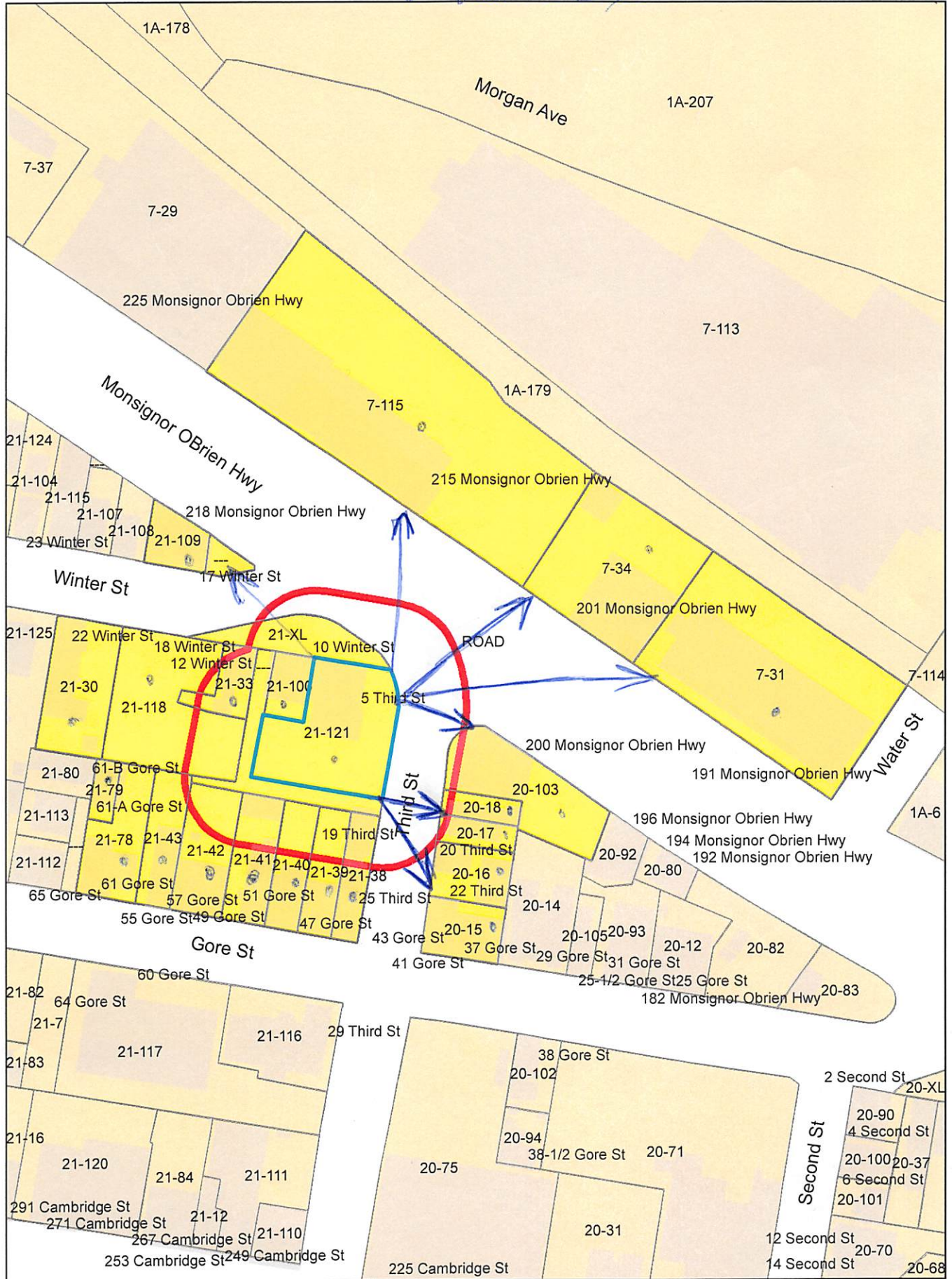
Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2018
Date: 2023.02.17
Scale: A9.1
Drawn by: DS

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, 4th 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', is written over a horizontal line.

Charles T. Hinds
President, ECPT

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



"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
1972 Massachusetts Avenue, 4th Floor
Cambridge, MA 02140

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

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

* * * * *

(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.

1 * * * * *

2 (6:56 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Matina
4 Williams, Stephen Ng, and Zarya Miranda

5 JIM MONTEVERDE: This is Case No. 211571 -- 8
6 Winter Street. And we have a letter from Dan Anderson of
7 Anderson Porter Design saying, "I'd like to request a
8 continuance for the following case scheduled for this
9 evening." And then what date do we have? Same thing, July
10 13?

11 And since all the Board members were available
12 that time for the previous one, unless someone says
13 something, I'll assume they're all available for this case
14 as well? Anybody have any issues with that? Any Board
15 member?

16 No? Okay. Let me make a motion, then, to
17 continue this matter to July 13, 2023, on the condition that
18 the petitioner change the posting sign to reflect the new
19 date of July 13, 2023 and the time at 6:00.

20 Also, in furtherance that the petitioner sign a
21 waiver of the statutory requirement for a hearing. Said
22 waiver can be obtained from Maria Pacheco or Olivia Ratay

1 with Inspectional Services.

2 We ask that you sign it and return it to us by a
3 week prior to July 13. Failure to do so will de facto cause
4 this Board to give an adverse ruling on this particular
5 case. We would ask that you sign it and get it back to us.
6 This will allow us to hear the case on July 13.

7 Also, if there are any new submittals or changes
8 to the drawings, that those be in our file by 5:00 p.m. on
9 the Monday prior to July 13, 2023.

10 And also, if there are any changes to the
11 dimensional form and potentially the supporting statement
12 also be changed and submitted along with the new documents.

13 On the motion, then, to continue this matter until
14 July 13, Steven?

15 STEVEN NG: In approval.

16 JIM MONTEVERDE: Thank you Matina.

17 MATINA WILLIAMS: In approval.

18 JIM MONTEVERDE: Wendy?

19 WENDY LEISERSON: In approval.

20 JIM MONTEVERDE: And Zarya?

21 ZARAYA MIRANDA: In approval.

22 JIM MONTEVERDE: And Jim Monteverde in favor.

1 [All vote YES]

2 JIM MONTEVERDE: That's five in favor. Thank you.

3 We have a one-minute break before we start. Mike, is that
4 true, or not? No, 6:30.

5 (BREAK)

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East Cambridge
ECPT
Planning Team

A Neighborhood Organization for the Betterment of East Cambridge

May 25, 2023

Cambridge Board of Zoning Appeal
831 Mass Ave
Cambridge, MA 02139

RE: 8 Winter St (BZA-211571)

Dear Chair Brendan Sullivan; Vice Chair Jim Monteverde; Members Hickey, Ng, and Wernick; and Associate Members Agate, LaRosa, Leiserson, Miler, Miranda, and Williams:

At the April 26, 2023 East Cambridge Planning Team (ECPT) regular meeting, Dan Anderson, Anderson Porter Architects, presented a revised plan to redevelop 8 Winter Street, currently occupied by Dunkin Donuts. Ozan Dokmecioglu, Ender Saricay, and Trina Murphy of DND Homes, representing the 8 Winter Street redevelopment project, were also in attendance. The proposal was to demolish the 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 is proposed to contain 18 residential units. This revised version moves the building away from the abutters to the lot line on Winter St. This would create an approximately 26' distance between the abutters lot line and the new proposed building on 8 Winter Street. This would help alleviate the hardship abutters would encounter entering and exiting their parking spaces and create a green space buffer.

After the presentation, the ECPT members present, including many of the abutters, deliberated on the proposal. Members present stated they would support zoning relief for the side setback as it would help relieve vehicle egress hardships for the abutters. The wider space is essential for abutters to being able to access their driveways.

Subsequent to the discussion, the following motion was unanimously passed supporting the project: "The ECPT supports the "option 2" proposal (attached) for the development at 8 Winter Street, including the variances on Winter and Third Streets, as long as it results in at least a 25' opening on Linehan Court."

Very truly yours,



Charles T. Hinds
President, ECPT

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

NOT FOR CONSTRUCTION

SPECIAL PERMIT

AndersonPorter Design
1475 Massachusetts Ave., 8th Floor
Cambridge, MA 02142
Tel: 617.354.3501 Fax: 617.354.3509

Project: B WINTER STREET
Address: B WINTER STREET
City: CAMBRIDGE, MA 02141

Zone: ZONING COMPLIANCE
District: BAZO

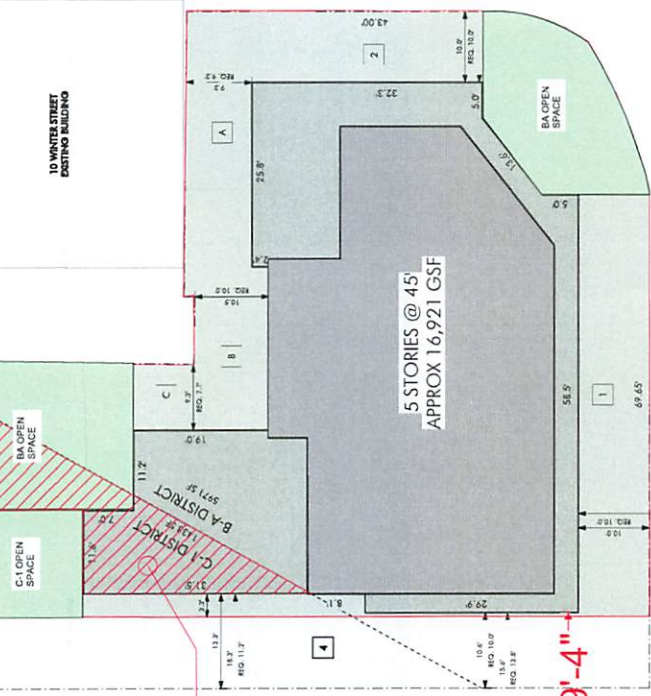
Scale: 1" = 10' - 0"
Date: 08/20/18
Drawing No.: Z0.1

CURRENT BZA OPTION
SPECIAL PERMIT - ARTICLE 3

WINTER STREET

MCGRATH HIGHWAY

10 WINTER STREET
CASINO BUILDING

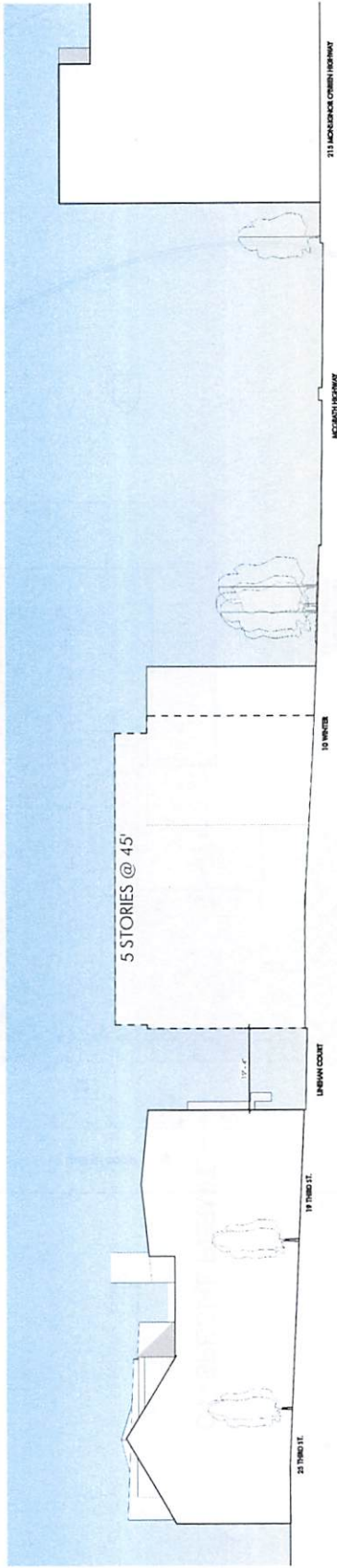


C1- SPECIAL PERMIT

THIRD STREET



CURRENT BZA OPTION SPECIAL PERMIT - ARTICLE 3



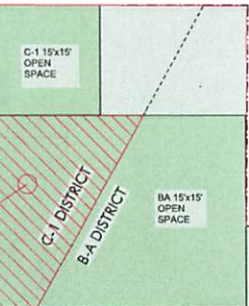
① THIRD STREET ELEVATION

NOT FOR CONSTRUCTION

OPTION 2 SPECIAL PERMIT - ARTICLE 3

2 VARIANCES - ARTICLE 5
-BA SETBACKS, OPEN SPACE

C1- SPECIAL PERMIT



**YARD
SETBACK
VARIANCE**

**YARD
SETBACK
VARIANCE**

NOT FOR CONSTRUCTION

ALT 1

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AndersonPorterDesign
1977 Massachusetts Ave., 8th Floor
Cambridge, MA 02140
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8 WINTER STREET
8 WINTER STREET
CAMBRIDGE, MA 02141

ZONING COMPLIANCE

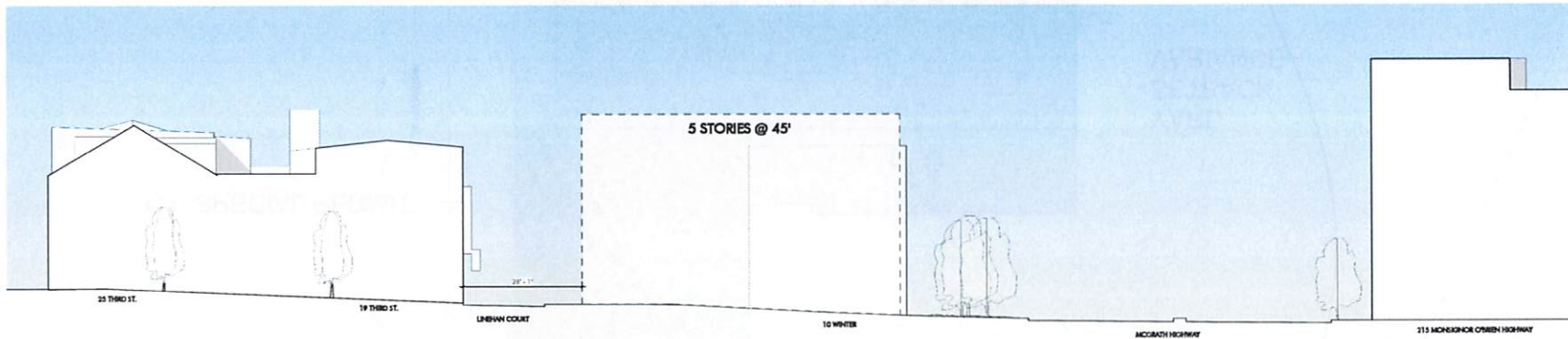
Project No: 2201
Date: 2023.03.28
Scale: 1/8" = 1'-0"
Drawn By: DA/DS

ZO.1



OPTION 2 SPECIAL PERMIT - ARTICLE 3

2 VARIANCES - ARTICLE 5 -BA SETBACKS, OPEN SPACE



① THIRD STREET ELEVATION ALT 2

ANDERSON
PORTER
DESIGN

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

AndersonPorterDesign
1972 Massachusetts Ave., 8th Floor
Cambridge, MA 02140
Tel. 617.254.2501 Fax. 617.254.2509

8 WINTER STREET
8 WINTER STREET
CAMBRIDGE, MA 02141

THIRD STREET ELEVATION ALT 2

Project No.	2301	Client No.	
Date:	2023 04 24		
Scale:	1" = 150'		