



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN -1 PM 2:45

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 225347

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Daniel Anderson C/O Anderson Porter Design

PETITIONER'S ADDRESS: 1972 Massachusetts Avenue, Cambridge, MA 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:

Relief Requested for Front Yard Setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance)

Original
Signature(s):


(Petitioner (s) / Owner)

DANIEL P. ANDERSON
(Print Name)

Address: 1972 MASS AVE FR CAMB. MA
Tel. No. 617 354 2501
E-Mail Address: dan@andersonporter.com

Date: 5.31.2023

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel Anderson

Present Use/Occupancy: commercial

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 _____

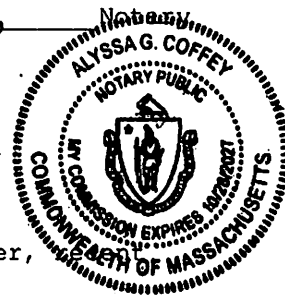

OZAN DOKMECIOGLU,
MANAGER,
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*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.

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 to abutters relative to their continued access to their properties via Linehan Court.

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 shape and location of the atypical lot with multiple front and side yard setbacks. The proposed relief for two front yard setbacks will not affect generally the zoning district as it otherwise conforms with the uses and dimensions outlined in the ordinance. The scale and placement of the structure is otherwise in scale with neighboring buildings.

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 largely consistent with the zoning district's dimensional requirements. The shift of the structure towards Winter Street allows for increased width at Linehan Court supporting better vehicular access with increased visibility and safety. The new structure is consistent with the existing residential uses and development patterns on the street and does not detract from the neighborhood character.

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

Relief may be granted without substantially altering the intent of this Ordinance because the proposed project is part of an overall improvement of the lot. The proposed project works within the overall requirements of the ordinance and responds to the urgent current demand for new housing. The project has received support from abutters and a written letter of approval from the East Cambridge Planning Team.

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

Location: 8 Winter Street, Cambridge, MA

Zone: Business A / Residence C-1 Zone

Phone: 617 354 2501

Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1972	16921	16921	(max.)
<u>LOT AREA:</u>		7404	7404	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.27	2.28	2.28	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	411.34	300	
<u>SIZE OF LOT:</u>	WIDTH	95	95	50	
	DEPTH	95.3	95.3	NA	
<u>SETBACKS IN FEET:</u>	FRONT	21	4.6	10	
	REAR	40.4	44.1	10	
	LEFT SIDE	45.3	23.2	23.2	
	RIGHT SIDE	0	0	10	
<u>SIZE OF BUILDING:</u>	HEIGHT	25.3	45	45	
	WIDTH	54.5	76.7	NA	
	LENGTH	43	47.8	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	34	18	
<u>NO. OF DWELLING UNITS:</u>		0	18	21	
<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	

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

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

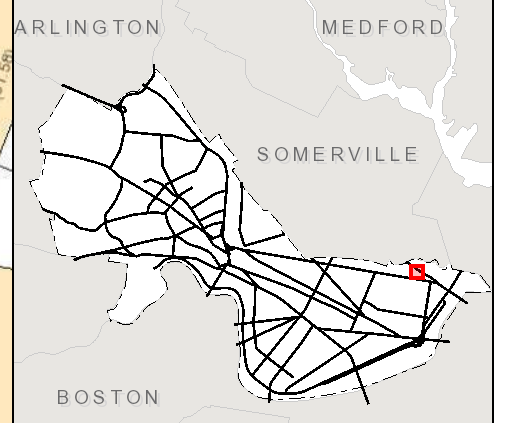
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



City of Cambridge
Massachusetts
1" = 35 ft

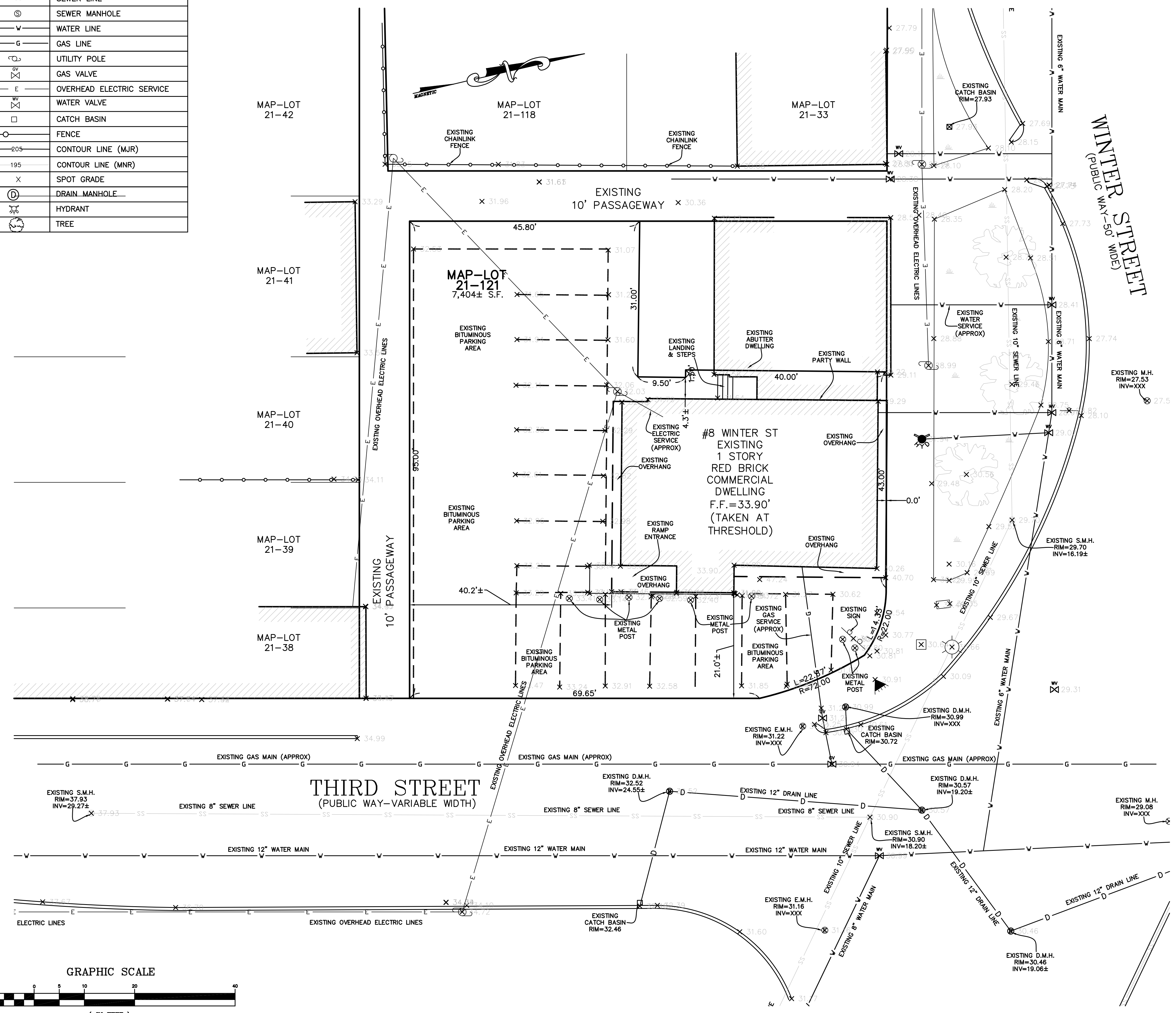
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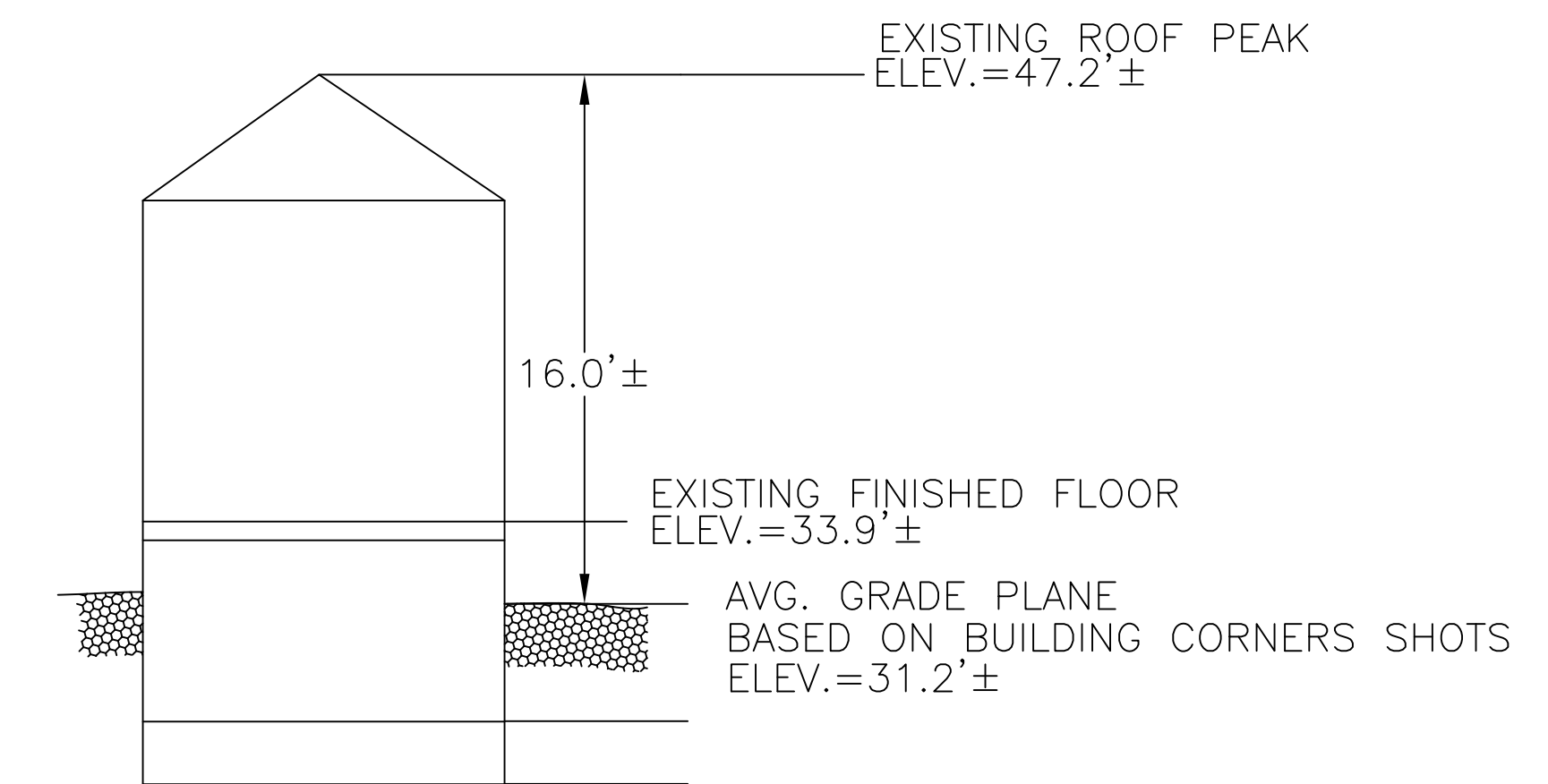
EXISTING LEGEND

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

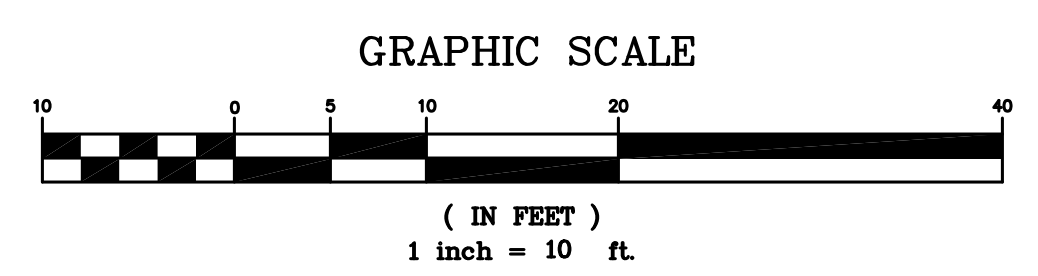


NOTES:

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**

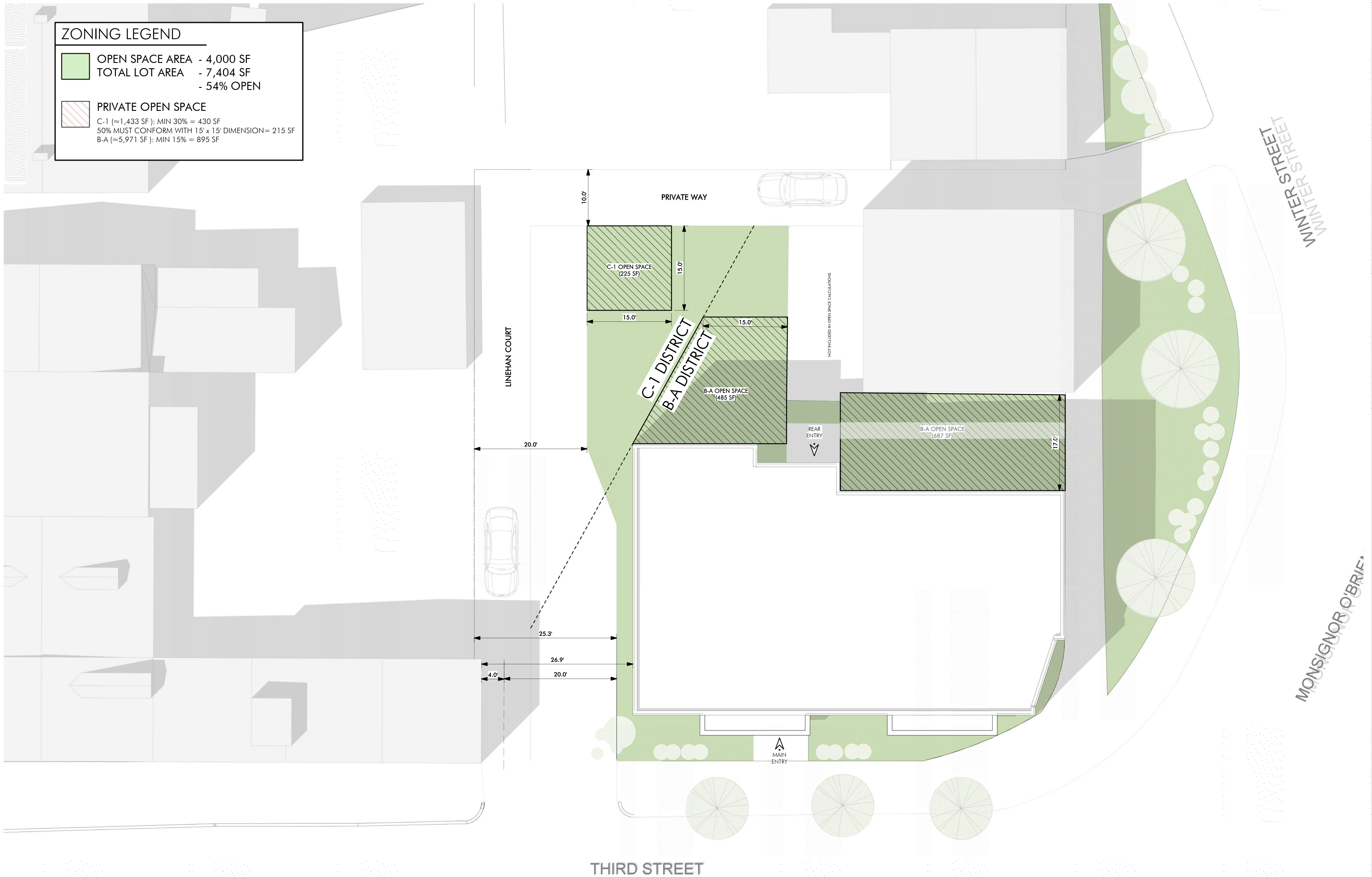


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SCALE	1"=10'		
DATE	10/23/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	8 WINTER STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		SHEET NO. 1
DRAWN BY			
CHKD BY	PJN		
APPD BY	PJN		
	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL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

ZONING LEGEND

- OPEN SPACE AREA - 4,000 SF
TOTAL LOT AREA - 7,404 SF
- 54% 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

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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 #: 2301
Date: 2023.05.24
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

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

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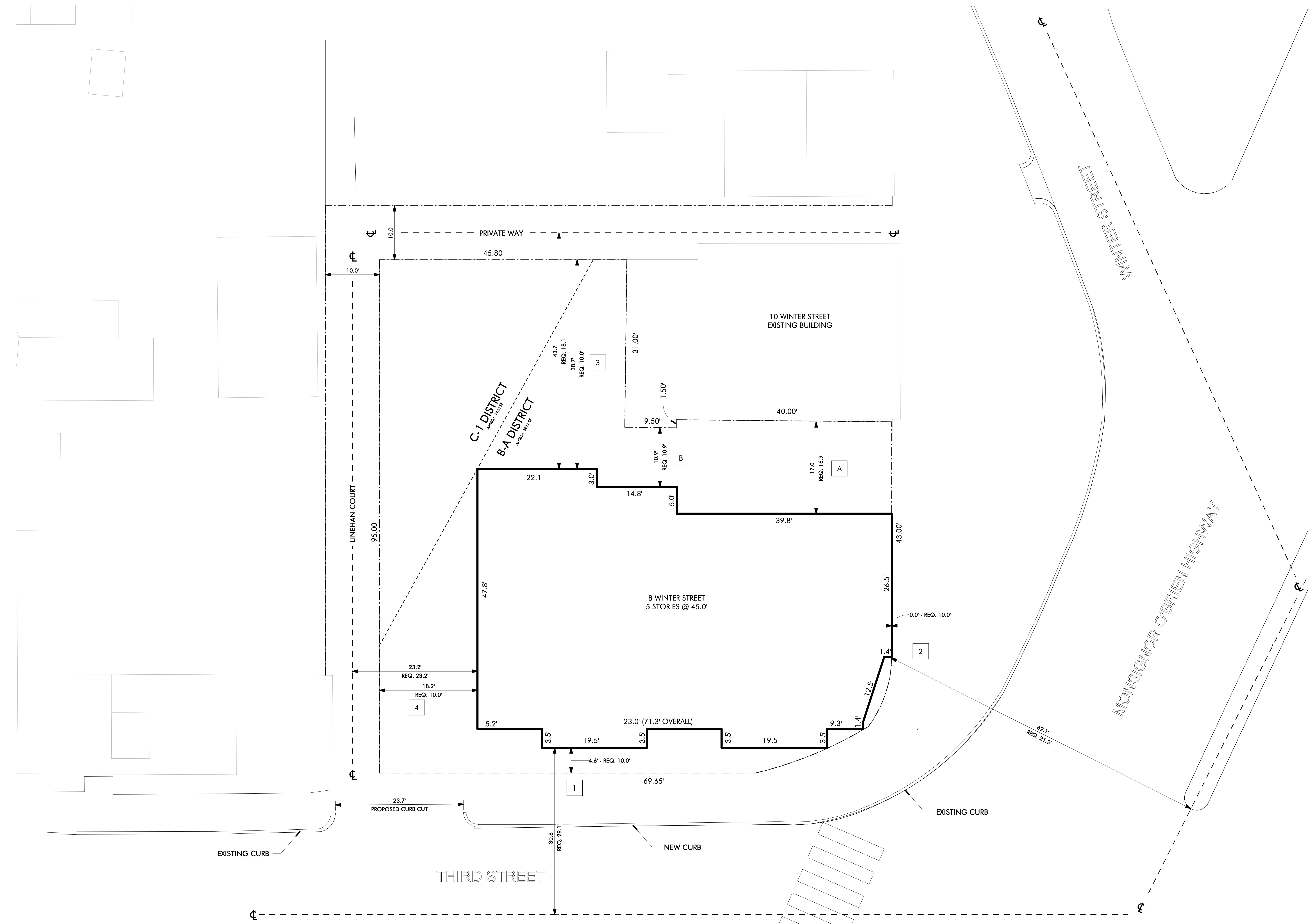
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Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: ZONING SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: 1/8" = 1'-0"
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① ZONING LANDSCAPE PLAN
1/8" = 1'-0"

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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	18 Units 411.4 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'	45.00'	COMPLIES
MIN. YARD SETBACKS FRONT 1 (THIRD STREET) FRONT 2 (WINTER STREET) FRONT 3 (PRIVATE WAY) FRONT 4 (LINEHAN COURT-BA)	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/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line)	21.0' 0.0' 40.4' 45.3'	Calculated 45.00' + 71.3/4 = 29.1' 45.00' + 39.9/4 = 21.3' 45.00' + 27.3/4 = 18.1' 45.00' + 47.8/4 = 23.2'	Actual 30.8/4.6' 62.1/0.0' 44.1/39.1' 23.2/18.2'
SIDE A (10 WINTER) SIDE B (10 WINTER)	H+L/5 H+L/5	0' 4.3'	45.00' + 39.8/5 = 16.9' 45.00' + 9.5/5 = 10.9'	17.0' 10.9'
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	3309 SF
PROPOSED LEVEL 2	3403 SF
PROPOSED LEVEL 3	3403 SF
PROPOSED LEVEL 4	3403 SF
PROPOSED LEVEL 5	3403 SF
TOTAL	16921 SF

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3 PROPOSED BUILDING HEIGHT (REAR)
1/8" = 1'-0"

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

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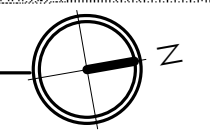
Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: As indicated A1
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)		SALEABLE SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 1 (SALABLE)
1/8" = 1'-0"



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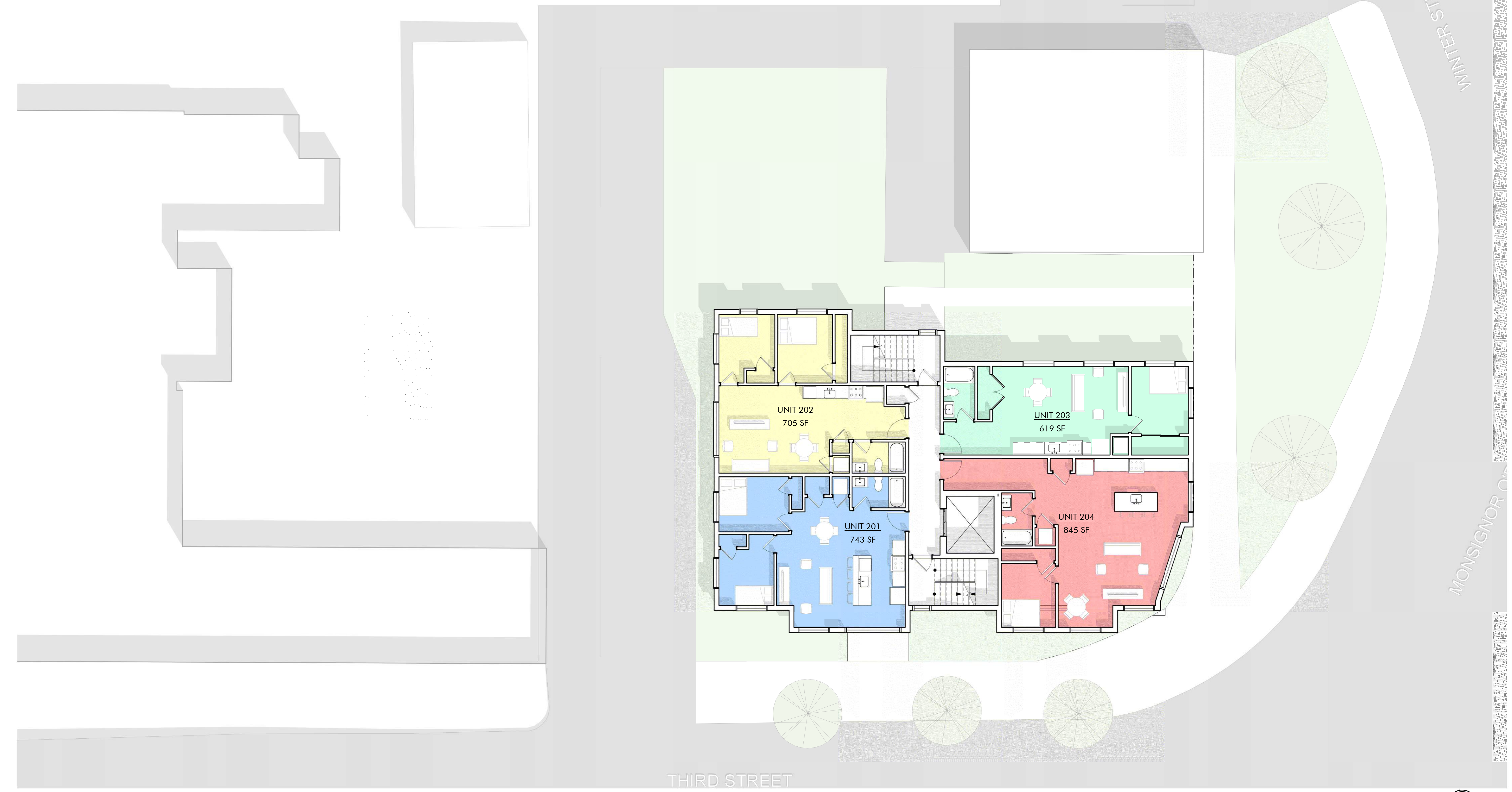
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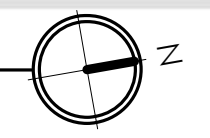
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Drawing Issued By: ANDERSON PORTER DESIGN
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Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 2 (SALABLE)
1/8" = 1'-0"



NOT FOR CONSTRUCTION

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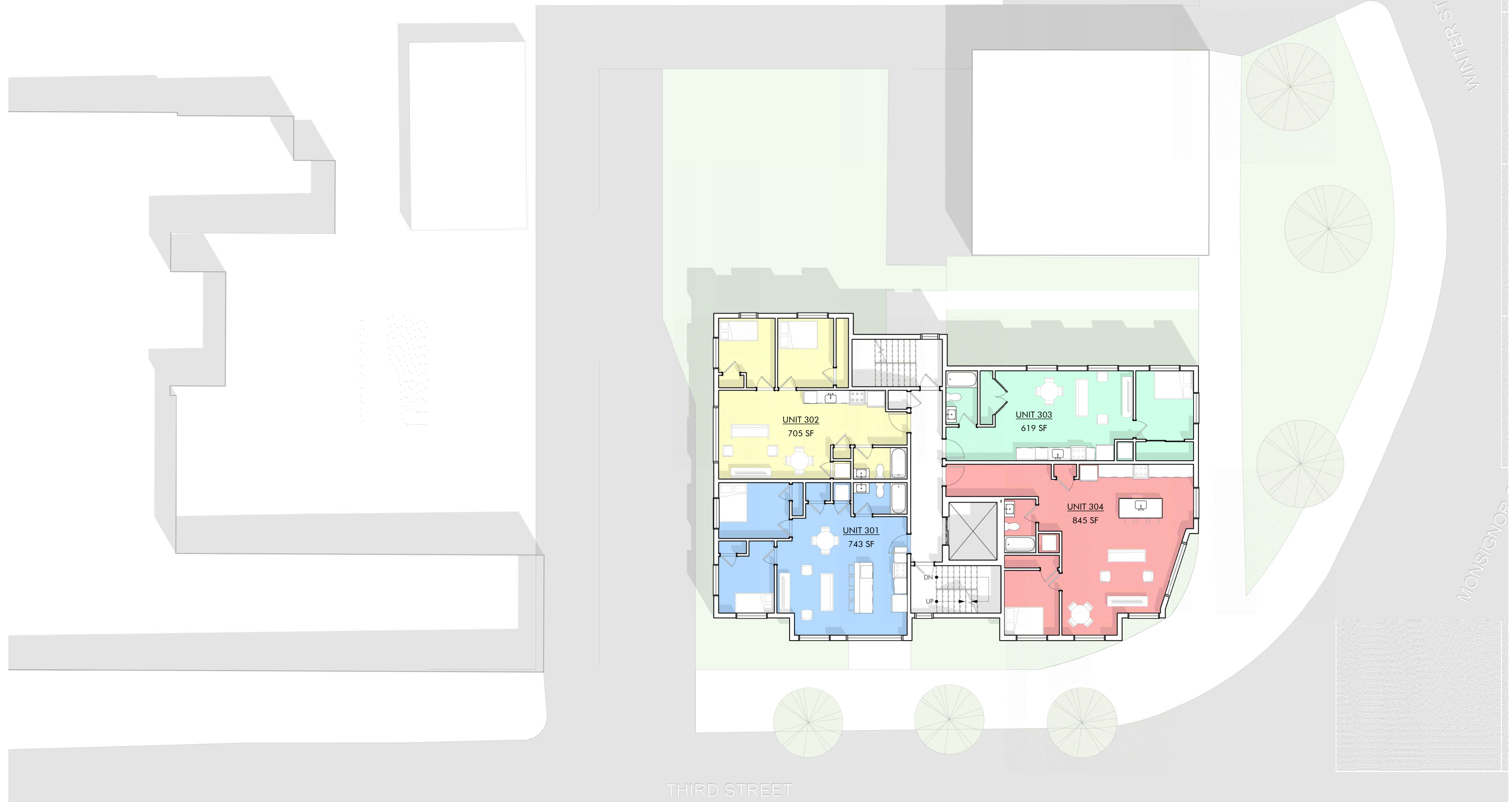
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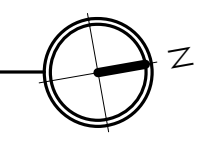
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Scale: As indicated A3
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
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LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 3 (SALABLE)
1/8" = 1'-0"



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NOT FOR CONSTRUCTION

SPECIAL PERMIT

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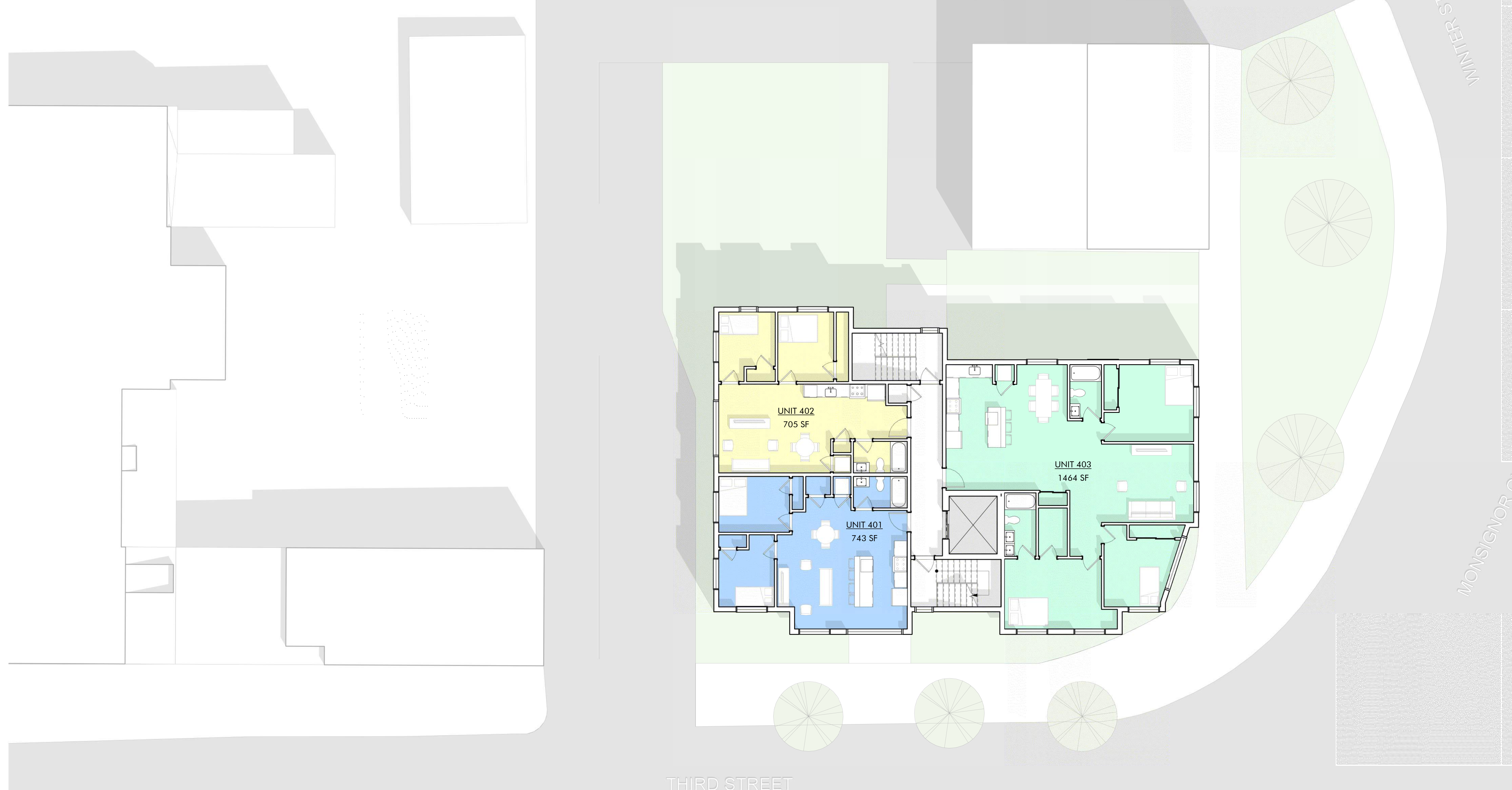
AndersonPorterDesign
1972 Massachusetts Ave., 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

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

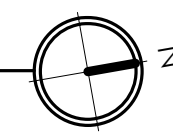
Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: As indicated A4
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 4 (SALABLE)
1/8" = 1'-0"



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UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



SPECIAL PERMIT

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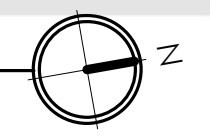
Project: **8 WINTER STREET**
Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**

Title: **FLOOR PLANS**

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: As indicated **A5**
Drawn by: DA/DS

1 PROPOSED LEVEL 5 (SALABLE)
1/8" = 1'-0"

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① EAST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

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1	SPECIAL PERMIT	03/02/23
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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: 3/16" = 1'-0"
Drawn by: Author

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② WEST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

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Project: 8 WINTER STREET
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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: 3/16" = 1'-0"
Drawn by: DA/DS

A7

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SPECIAL PERMIT

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Project: 8 WINTER STREET
Address: 8 WINTER STREET
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Title: EXISTING SITE PHOTOS

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2301 Drawn No.:

Date: 2023.05.24

Scale: A9.0

Drawn by: Author

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① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

SPECIAL PERMIT

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Title: 3D VIEWS

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Project #: 2301 Drawn No.

Date: 2023.05.24

Scale: A9.1

Drawn by: DS

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East Cambridge
ECPT
Planning Team

A Neighborhood Organization for the Betterment of East Cambridge

May 5, 2023

Dan Anderson
Anderson Porter Architects
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

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

Dear Mr. Anderson:

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.

Following the discussion, the following motion was unanimously passed supporting the project: "The ECPT supports the 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)

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

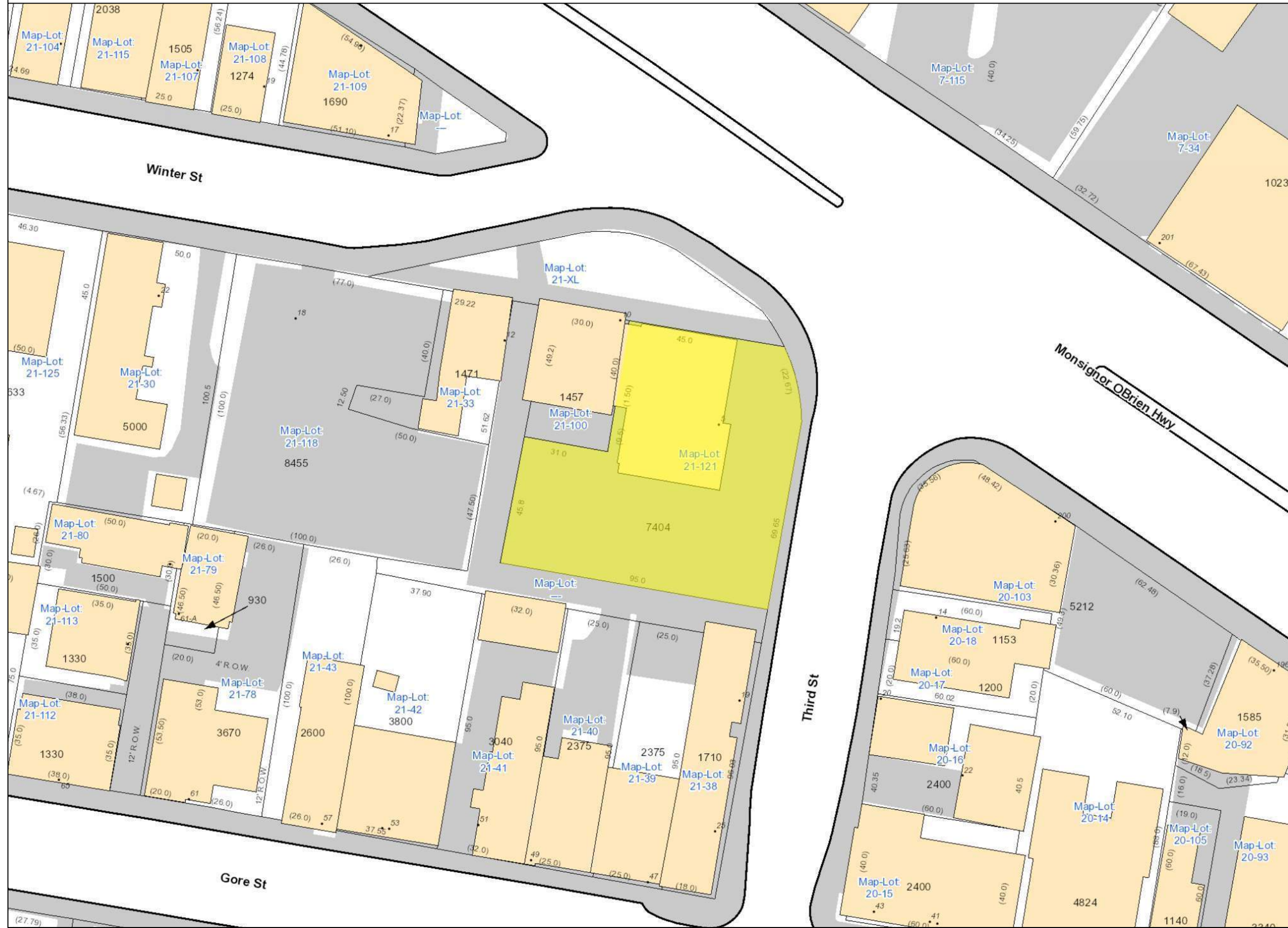
21-38
TOMOV, MOMCHIL SLAVCHEV
25 THIRD ST - UNIT 25-1
CAMBRIDGE, MA 02141

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

LEGEND

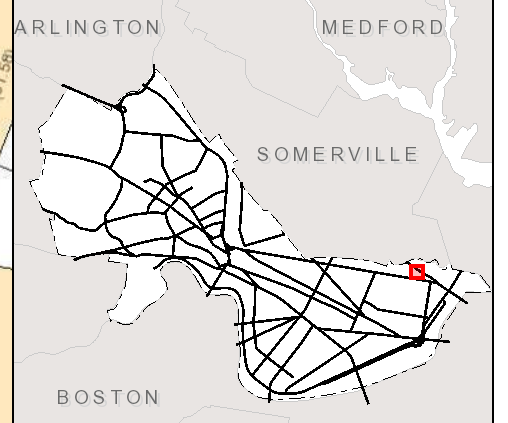
- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



City of Cambridge
Massachusetts
1" = 35 ft

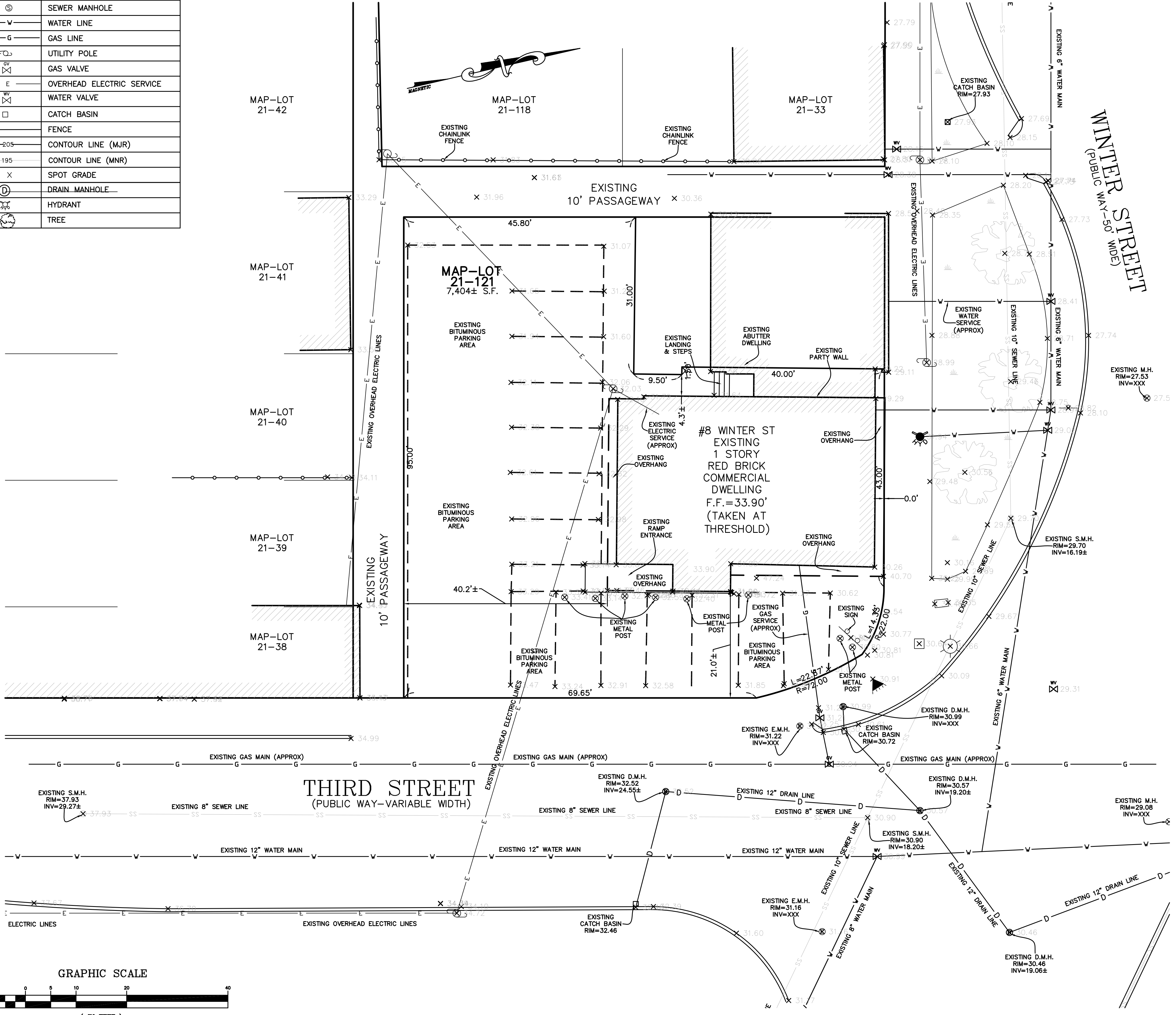
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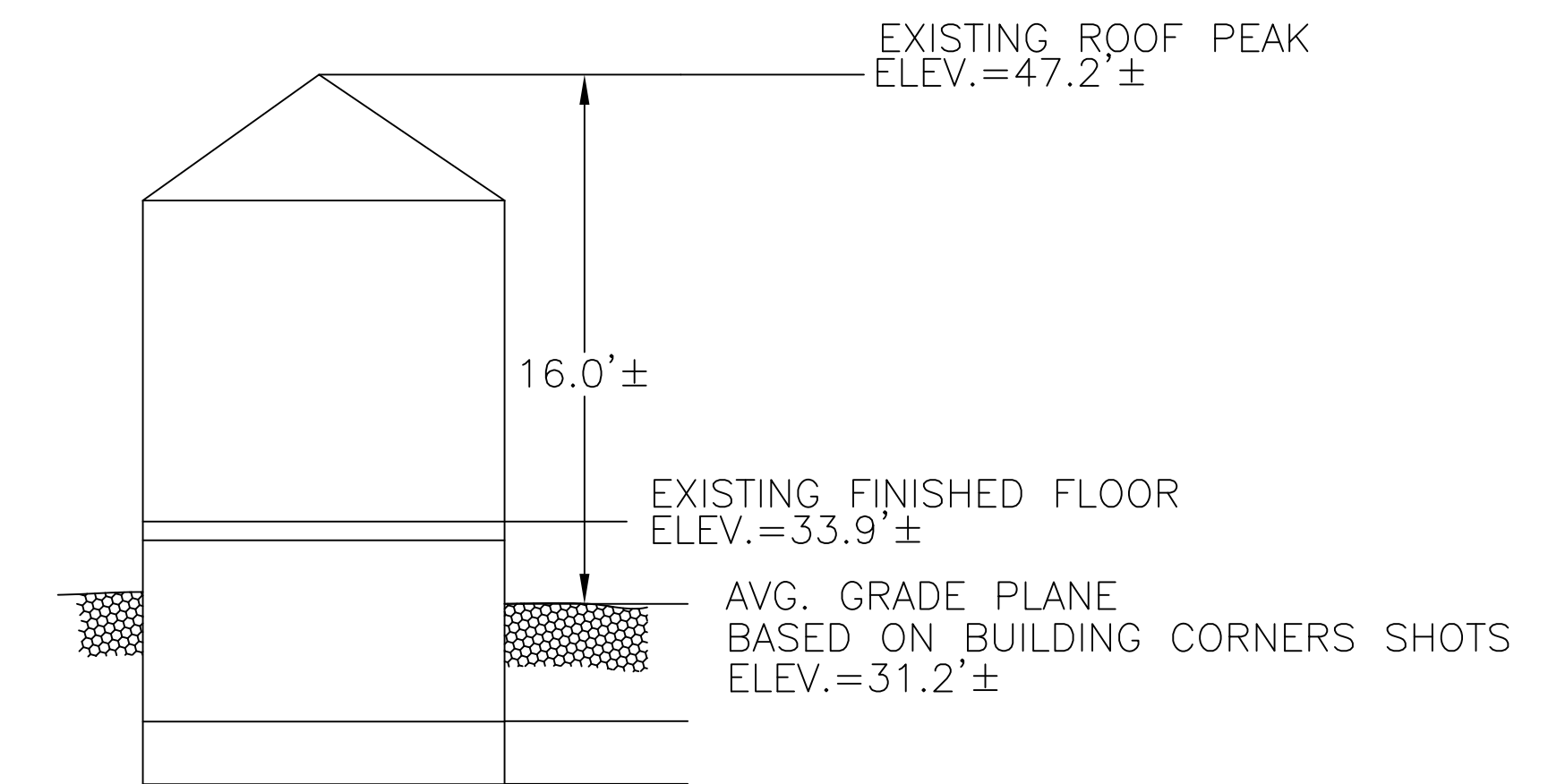
EXISTING LEGEND

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

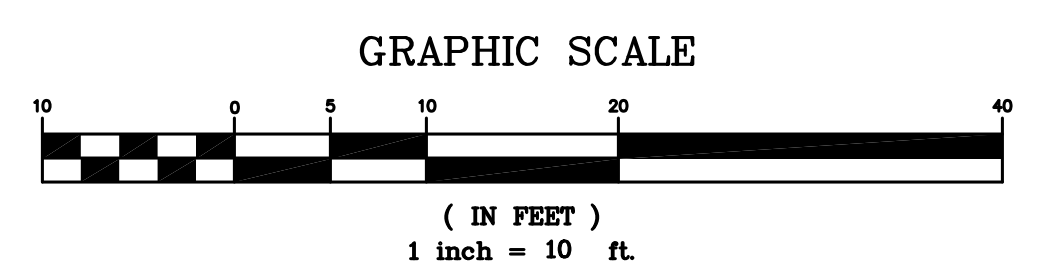


NOTES:

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**



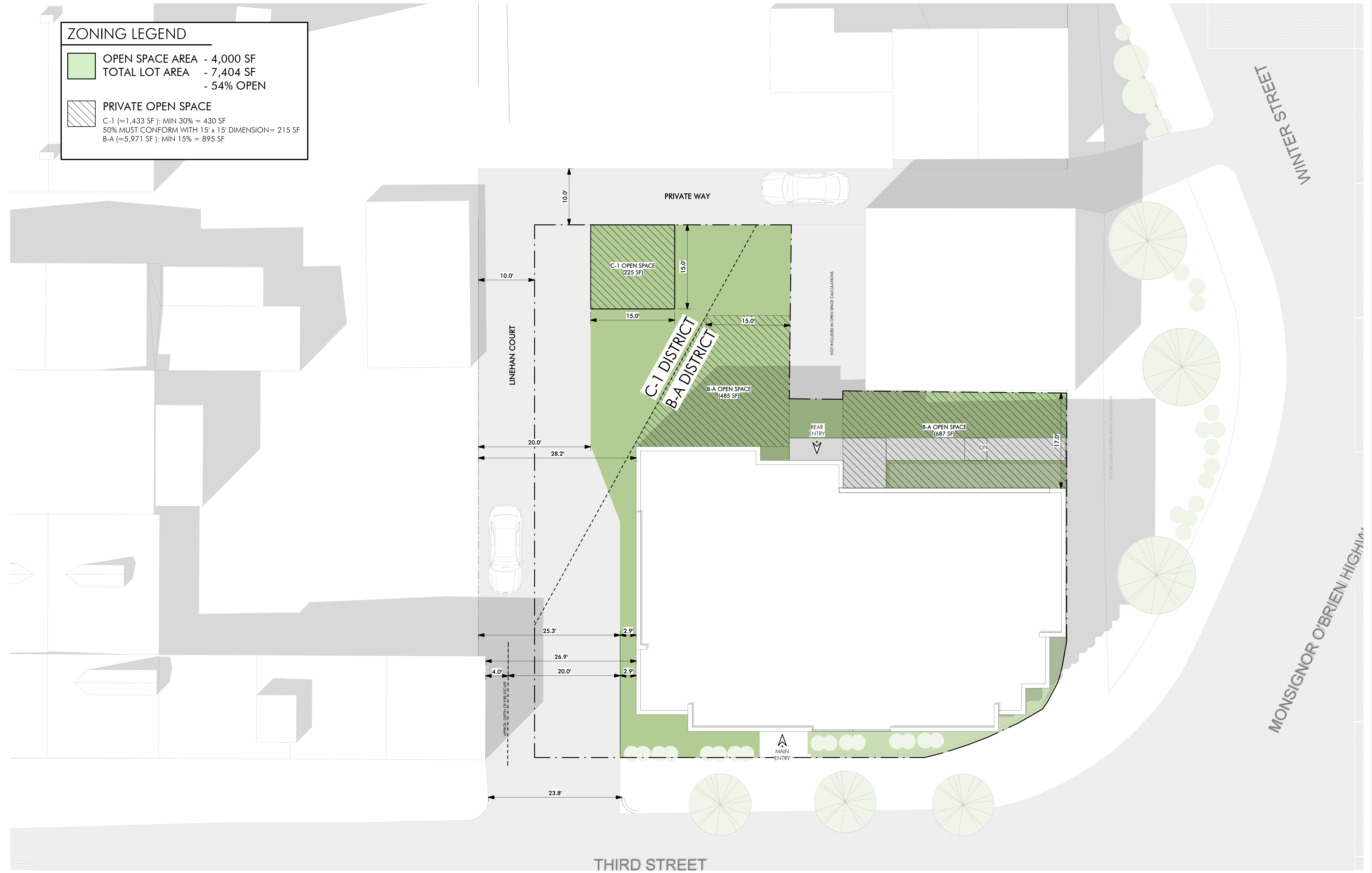
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SCALE	1"=10'		
DATE	10/23/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	8 WINTER STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		SHEET NO. 1
DRAWN BY			
CHKD BY	PJN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING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

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ZONING LEGEND

- OPEN SPACE AREA - 4,000 SF
TOTAL LOT AREA - 7,404 SF
- 54% 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



CLIENT REVIEW

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Project: 8 WINTER STREET
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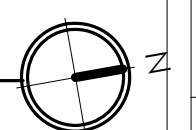
Title: PROPOSED LANDSCAPE

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
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Drawn by: DA/DS

L1.1

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

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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	18 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'	45.00'	COMPLIES	
MIN. YARD SETBACKS FRONT 1 (THIRD STREET) FRONT 2 (WINTER STREET) FRONT 3 (PRIVATE WAY) FRONT 4 (LINEHAN COURT-BA)	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/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line)	21.0' 0.0' 40.4' 45.3'	Calculated 45.00' + 71.3/4 = 29.1' 45.00' + 26.5/4 = 17.9' 45.00' + 27.3/4 = 18.1' 45.00' + 47.8/4 = 23.2'	Actual 30.8' 62.1' 43.7'/38.7' 23.2'/18.2'	RELIEF REQUESTED RELIEF REQUESTED COMPLIES COMPLIES
SIDE A (10 WINTER) SIDE B (10 WINTER)	H+L/5 H+L/5	0' 4.3'	45.00' + 39.8/5 = 16.9' 45.00' + 9.5/5 = 10.9'	17.0' 10.9'	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...	
LEVEL	AREA
PROPOSED LEVEL 1	3181 SF
PROPOSED LEVEL 2	3435 SF
PROPOSED LEVEL 3	3435 SF
PROPOSED LEVEL 4	3435 SF
PROPOSED LEVEL 5	3435 SF
TOTAL	16921 SF

NOT FOR CONSTRUCTION

CLIENT REVIEW

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3 PROPOSED BUILDING HEIGHT (REAR)
1/8" = 1'-0"

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

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CLIENT REVIEW

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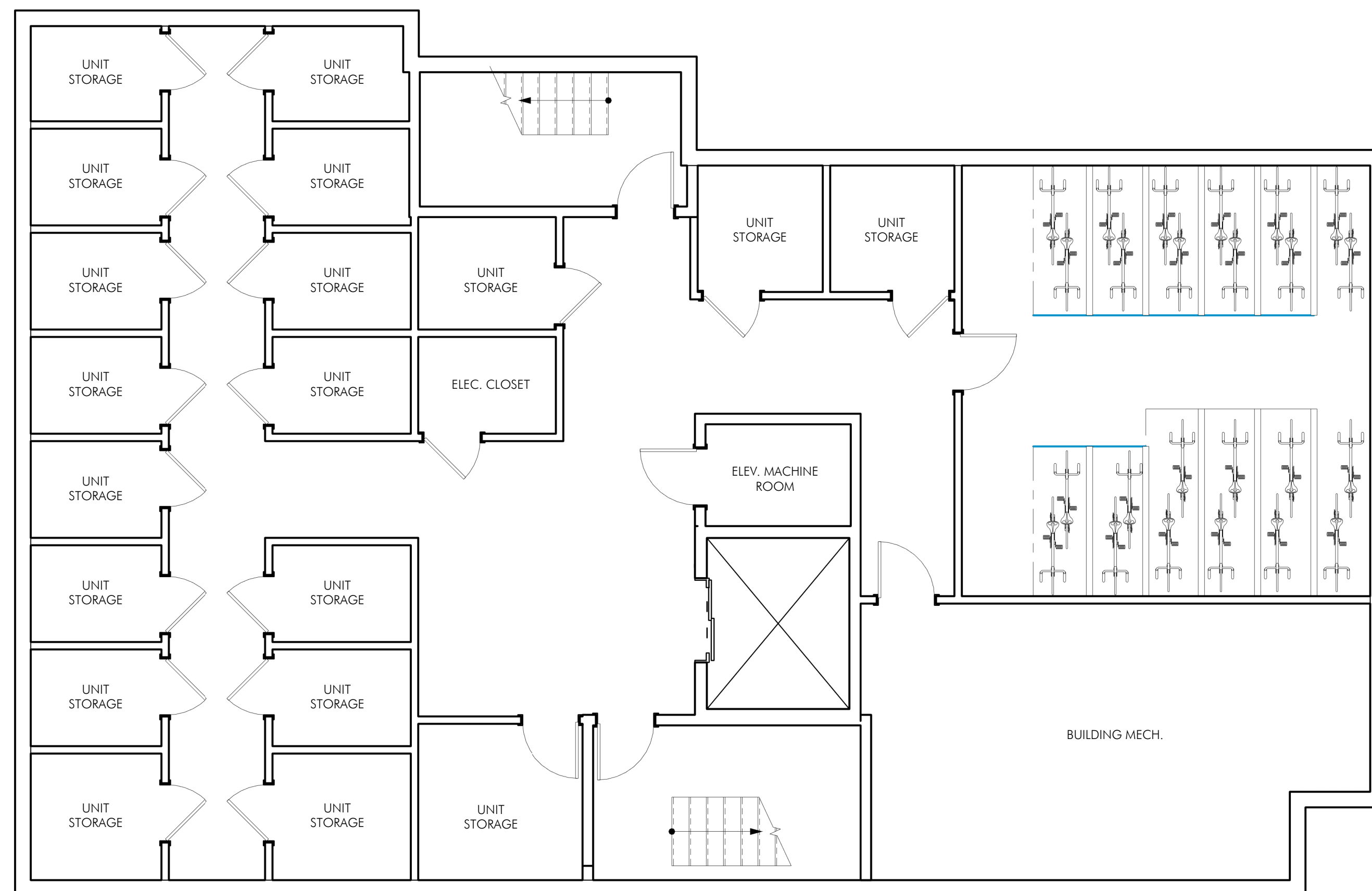
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Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: FLOOR PLANS

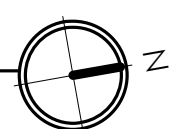
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: As indicated A0
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



7/7/2023 4:26:14 PM

1 PROPOSED LEVEL 0
3/16" = 1'-0"



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CLIENT REVIEW

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

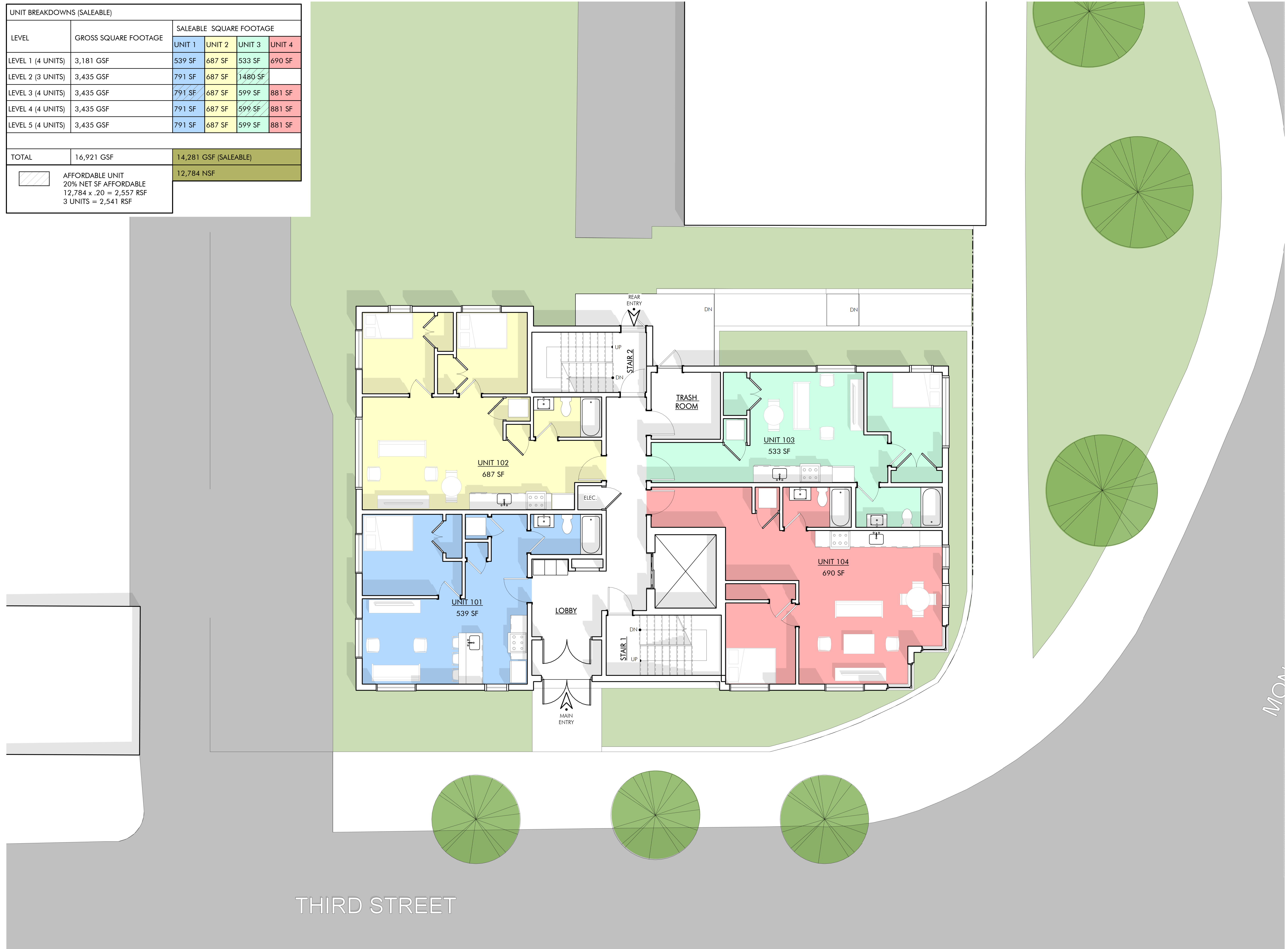
Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: As indicated
Drawn by: DA/DS

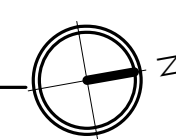
A1

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
		12,784 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 12,784 x .20 = 2,557 RSF
 3 UNITS = 2,541 RSF



THIRD STREET



7/7/2023 12:46:54 PM

1 PROPOSED LEVEL 1 (SALABLE)
3/16" = 1'-0"

NOT FOR CONSTRUCTION

CLIENT REVIEW

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Project: 8 WINTER STREET
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Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: As indicated A2
Drawn by: DA/DS

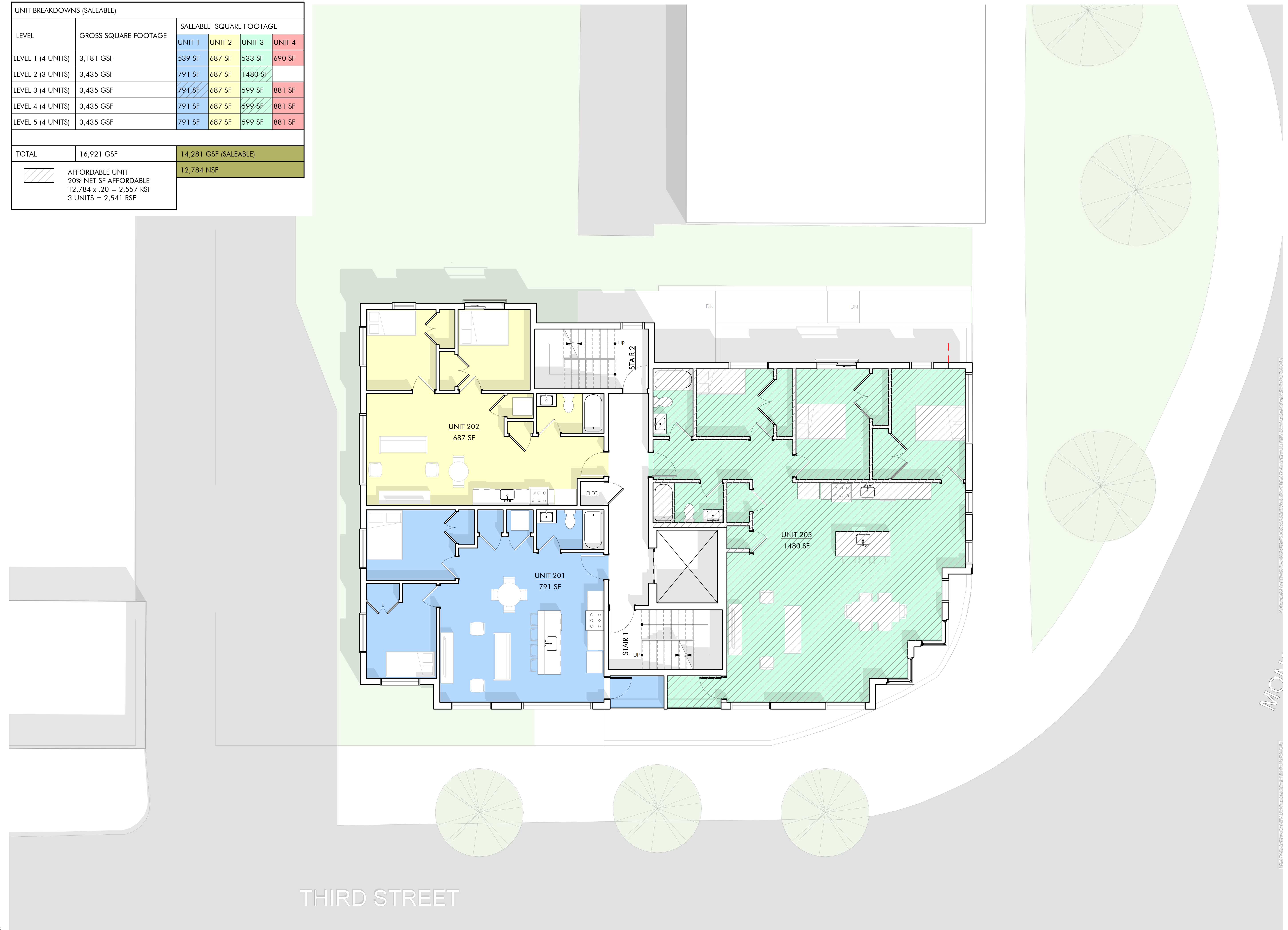
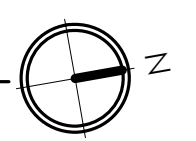
UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
		12,784 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 12,784 x .20 = 2,557 RSF
 3 UNITS = 2,541 RSF

THIRD STREET

7/7/2023 12:49:30 PM

1 PROPOSED LEVEL 2 (SALABLE)
3/16" = 1'-0"



NOT FOR CONSTRUCTION

CLIENT REVIEW

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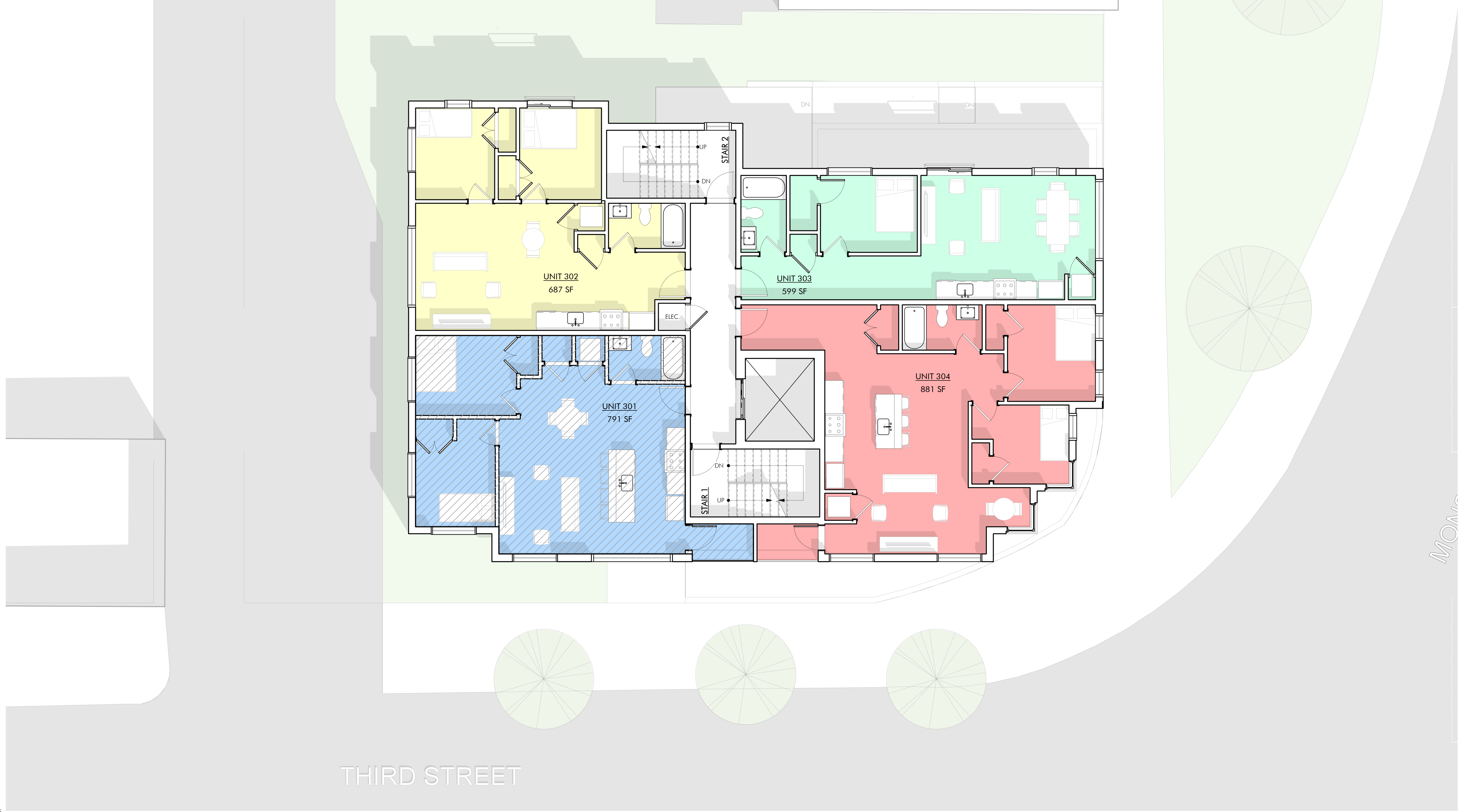
Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: As indicated
Drawn by: DA/DS

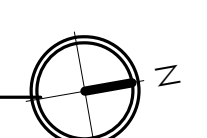
A3

UNIT BREAKDOWNS (SALEABLE)		SALEABLE SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



THIRD STREET

1 PROPOSED LEVEL 3 (SALABLE)
3/16" = 1'-0"



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CLIENT REVIEW

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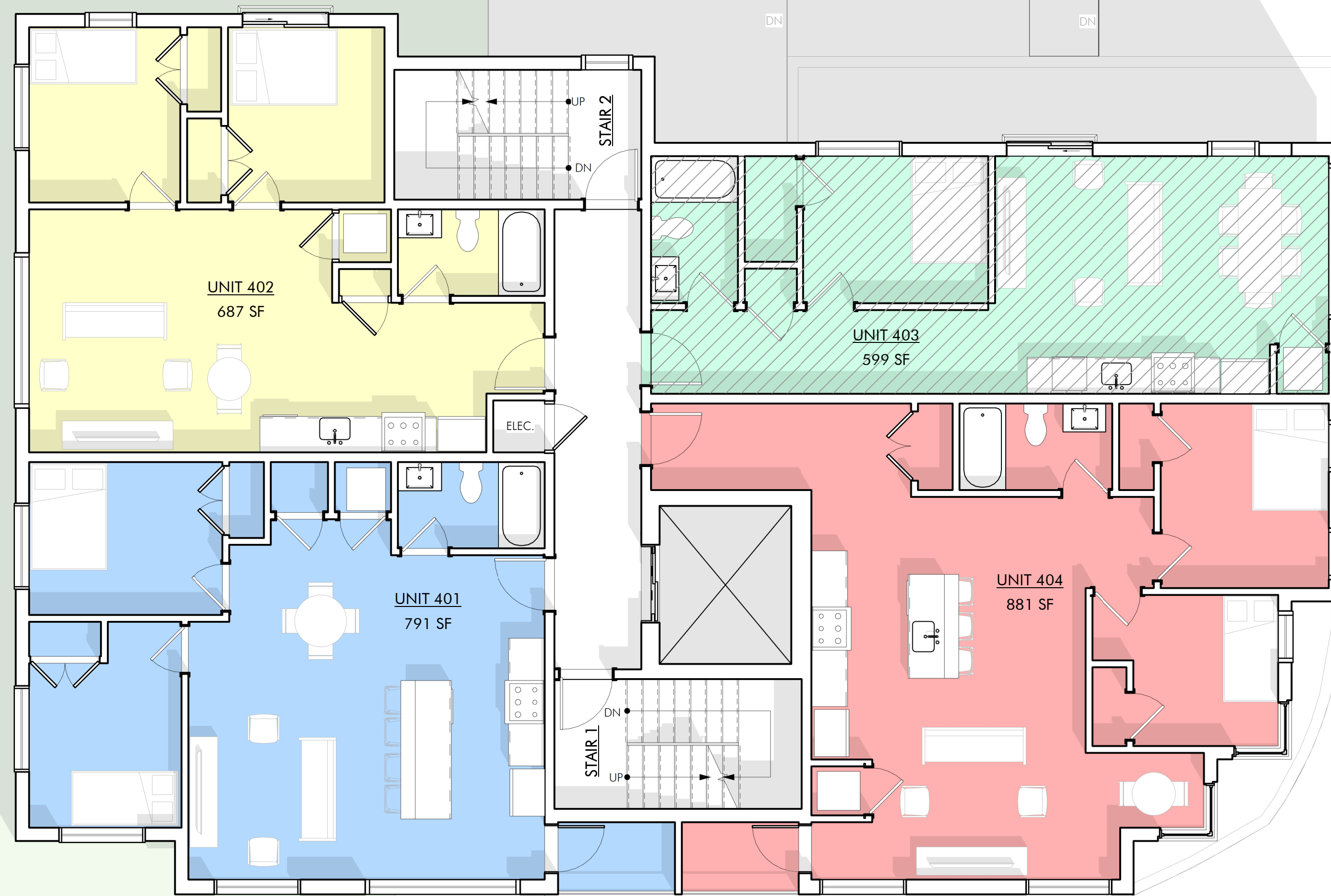
Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: As indicated
Drawn by: DA/DS

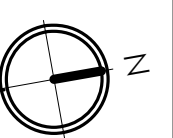
A4

UNIT BREAKDOWNS (SALEABLE)		SALEABLE SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
		LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



THIRD STREET

1 PROPOSED LEVEL 4 (SALABLE)
3/16" = 1'-0"



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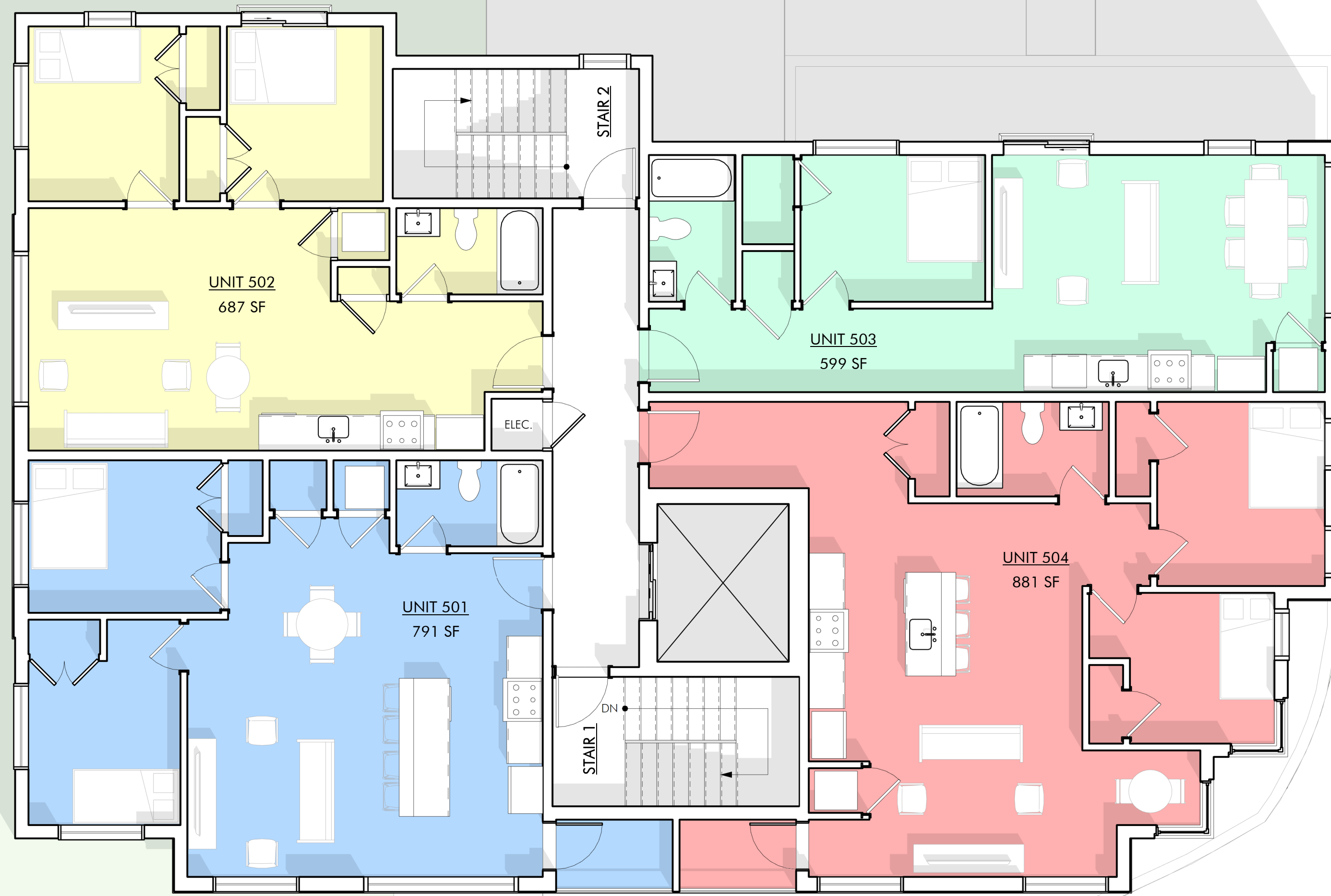
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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

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

Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: As indicated A5
Drawn by: DA/DS

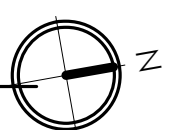
UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



THIRD STREET

7/7/2023 12:52:01 PM

1 PROPOSED LEVEL 5 (SALABLE)
3/16" = 1'-0"



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① EAST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

CLIENT REVIEW

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Project: 8 WINTER STREET
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Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: 3/16" = 1'-0"
Drawn by: Author

A2.1

NOT FOR CONSTRUCTION



② WEST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

CLIENT REVIEW

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

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: 3/16" = 1'-0"
Drawn by: DA/DS

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① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

CLIENT REVIEW

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Project:
8 WINTER STREET
Address:
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CAMBRIDGE, MA 02141

Title:
3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: A9.1
Drawn by: DS



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: Dimuthan Yonak Date: June 28, 2023
(Print)

Address: 8 Winter St.

Case No. BZA-225347

Hearing Date: 7/13/23

Thank you,
Bza Members