CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP -3 AM 11:29

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 285359

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: Janet E McKee C/O Michael McKee

PETITIONER'S ADDRESS: 100 Otis Street, Cambridge, MA 02141

LOCATION OF PROPERTY: **100 OTIS ST , Unit 1 , Cambridge, MA**

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

In a 2-unit condominium building, conversion of Unit 1 - a single 3 bedroom condominium unit - into 3 apartments - a 2BR, a 1BR and a studio apartment in the basement. The only impact on the exterior of the building will be converting one of the existing window openings in the street-facing facade to a doorway and adding a small on-grade stair to provide independent access to the new basement studio apartment. Independent access for the 2BD and 1BD apartments will be through existing door openings.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 5.000 Section: 5.26 (Conversion).
Article: Art. 8.000, Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original Signature(s): _____

(Petitioner (s) / Owner)

MICHAEL MCKEE

(Print Name)

Address: 100 OTIS STREET CAMBRIDGE
Tel. No. 617.407.0728
E-Mail Address: mtmckee@comcast.net

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Janet and Michael McKee
(OWNER)

Address: 100 Otis Street, Unit 1, Cambridge MA 02141

State that I/We own the property located at 100 Otis Street, Unit 1, Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Janet McKee

*Pursuant to a deed of duly recorded in the date March 29, 1999, Middlesex South County Registry of Deeds at Book 29975, Page 129; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Janet O McKee

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 SUFFOLK

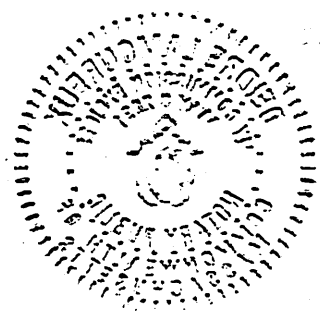
The above-name JANET MCKEE personally appeared before me, this 15th of August, 2024, and made oath that the above statement is true.

_____ Notary

My commission expires _____ (Notary Seal).

DEIDRE LAMOUREUX
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 8, 2031

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



BIBBRE LAMOUREUX
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 8, 2031

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:

Having lived the past 27 years and raising our family of three children in our home at 100 Otis Street, we are now entering the inevitable next phase of our lives, as retirees and empty nesters. We love East Cambridge and want to stay in our home, in our neighborhood, but, financially, the only way we can make this work is for our home to be allowed to evolve and adapt to suit the new realities of our lives.

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 structure of 100 Otis Street has a place in the history of East Cambridge and from our initial efforts, the 1997 renovation of the building, and all of our subsequent work upkeeping the building and gardens, have been in the spirit of us trying to be good stewards of this historic building. We feel that this proposed next phase of the buildings life is in sync with the C-1, Multi-Family zoning district in which we sit, by providing additional dwelling units while maintaining the mass or character of our building.

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:

We feel that the proposed modification to our front garden and the respectful addition of a new stair and entry door on the street façade will not cause any detriment to the public good, in fact, we feel that the *Public Good* is positively served by these sorts of relatively minor modifications that allow long-time residents to *age in-place*, while also providing additional quality rental units in this wonderful neighborhood.

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

The zoning ordinance has evolved substantially from what it was when we first undertook the effort to convert our building from a church rectory into our home in 1997. But the purpose and intent of the ordinance, particularly with regards to existing residential neighborhoods and structures, has stayed consistent, by providiing a mechanism for allowing buildings to evolve with the times, while safeguarding the character of Cambridge residential neighborhoods. We feel that our proposed renovation fits well with the City of Cambridge larger objective of increasing the available housing stock in Cambridge and our more-personal objective of remaining in our home as we age, while maintaining both the character of our building and our neighborhood.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Janet E McKee
Location: 100 OTIS ST , Unit 1 , Cambridge, MA
Phone: 617.407.0728

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		5,610		No change		3,232 (4,309 * 0.75)	(max.)
LOT AREA:		4,309		No Change		5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.30 (5,610/4,309)		No Change		0.75	
LOT AREA OF EACH DWELLING UNIT		2,155 (4,309/2)		1,077 (4,309/4)		1,500	
SIZE OF LOT:	WIDTH	41'		No Change		50'	
	DEPTH	100		No Change		100	
SETBACKS IN FEET:	FRONT	8'-8"		No Change		10	
	REAR	0		No Change		20	
	LEFT SIDE	17'-6" (5'-0" @ garage)		No Change		7'-6"	
	RIGHT SIDE	0		No Change		7'-6"	
SIZE OF BUILDING:	HEIGHT	51		No Change		35	
	WIDTH	76'-8"		No Change		70 (100-20-10)	
	LENGTH	23'-9"		No Change		26 (41-7.5-7.5)	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		29% (1,247/4,309)		No Change		30%	
NO. OF DWELLING UNITS:		2		4		3 (4,309/1,500)	
NO. OF PARKING SPACES:		4		No Change		No Maximum	
NO. OF LOADING AREAS:		0		No Change		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		3		No Change		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.:

Accessory building, a garage, masonry (brick and concrete block) Construction

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'.

City of Cambridge
Board of Zoning Appeal

7 April 2025

Attn: Maria Pacheco

Re: 100 Otis Street
BZA #285359

Dear Ms. Pacheco

With regards to our request for variance, BZA case #285359, the Zoning Amendment enacted by the City Counsel in January of this year eliminated the barriers that required the variance, so we are writing to request that our case be withdrawn from consideration at our hearing scheduled for 10 April 2025.

We have since reached an understanding with our condominium neighbors and have secured their approval for the work. We will be submitting our application to ISD for our building permit in the coming weeks, to start that process.

Thank you very much for your help and understanding.

Regards,

Michael McKee

Cc Janet McKee

Sheet Number	Sheet Name	Sheet Issue Date
A-1	Title Sheet	08/22/24
A-2	Site Plans	08/22/24
A-3	Area Plans	08/22/24
A-4	Basement Level Plans	08/22/24
A-5	Level 1 Floor Plans	08/22/24
A-6	Level 2 Floor Plans	08/22/24
A-7	Unit 1 - Updated Plans	08/22/24
A-8	Building Elevations	08/22/24
A-9	Building Elevations North	08/22/24
A-10	Building Longitudinal Section	08/22/24
A-11	Detail Sections @ Unit 1b Entry	08/22/24
A-12	Axonometric Views @ Unit 1b Entry	08/22/24

Submitted to City of Cambridge Zoning
22 August 2024 - Revision 1

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

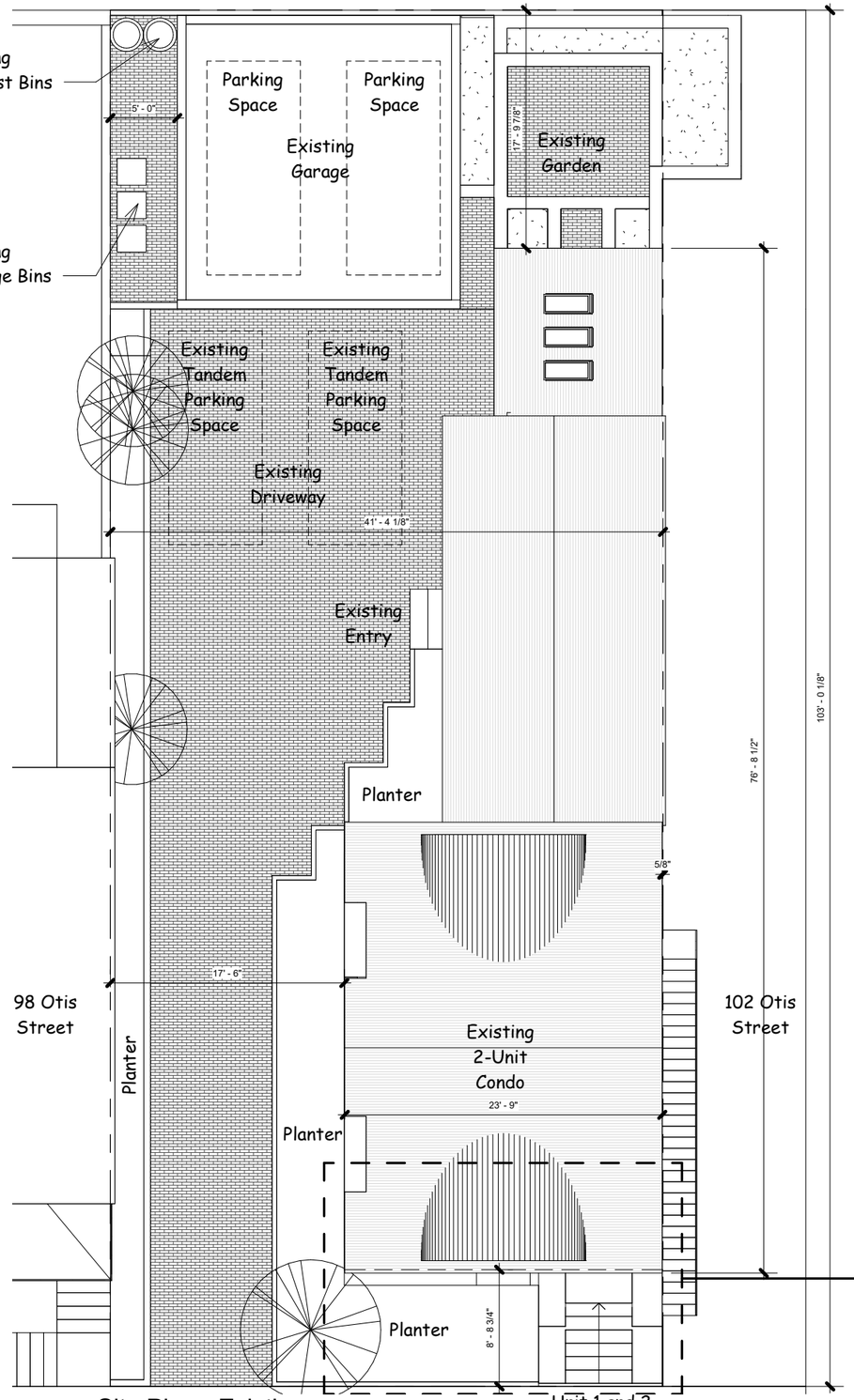
100 Otis Street
2024 Edition
Cambridge, MA

Title Sheet

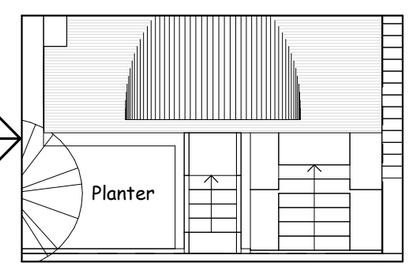
A-1

Scale

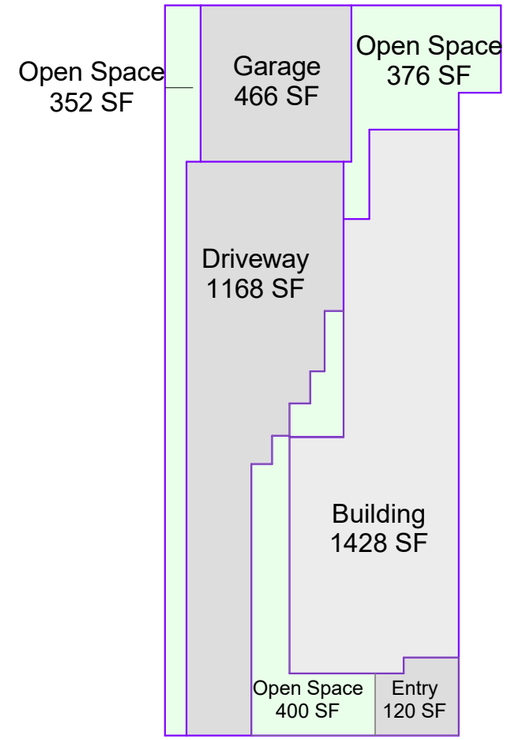
Project number 2020_01
Date 22 August 2024
Drawn by Author
Checked by Checker



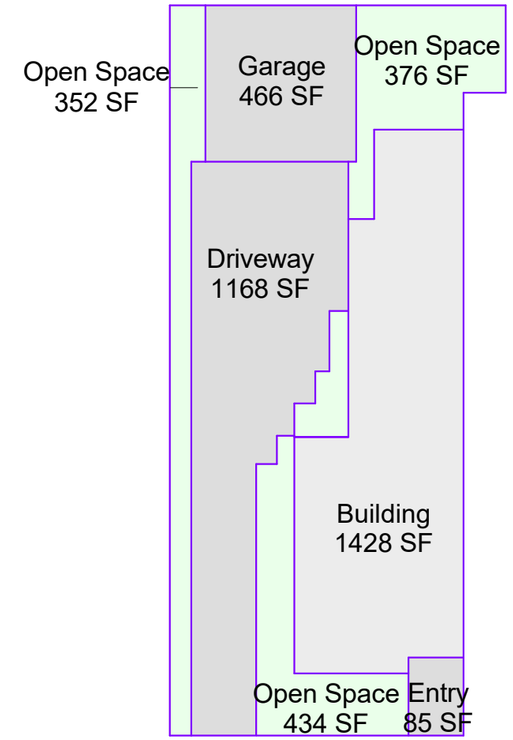
1 Site Plan - Existing
3/32" = 1'-0"



Site Plan Proposed Change



LOT AREAS - PROPOSED



LOT AREAS - EXISTING

LOT AREAS SUMMARY

	EXISTING	PROPOSED	CHANGE
Open Space	1,162 SF	1,128 SF	-34
Building	1,428 SF	1,428 SF	0
Garage	466 SF	466 SF	0
Driveway	1,168 SF	1,168 SF	0
Entry Way	85 SF	119 SF	+34
Total		4,309 SF	

UNIT COUNT SUMMARY

ALLOWED	4,309/1,500 =	3
PROPOSED		4

LOT AREA / UNIT SUMMARY

Allowed		1,500 SF
Existing	4,309 / 2	2,155 SF
Proposed	4309 / 4	1,077 SF

OPEN SPACE SUMMARY

Required	1,293 SF	30%
Existing	1.162 SF	27%
Proposed	1,128 SF	26%

BUILDING HEIGHT SUMMARY

	Mean Grade	Bldg Peak	Height
Allowed			35'
Existing	-2'-5"	+46'-2"	48'-7"
Proposed	-2'-5"	+46'-2"	No Change

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

100 Otis Street
2024 Edition

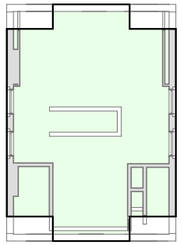
Cambridge, MA

Site Plans

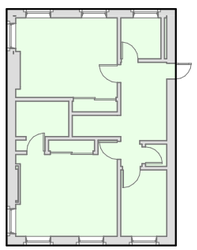
A-2

Scale As indicated

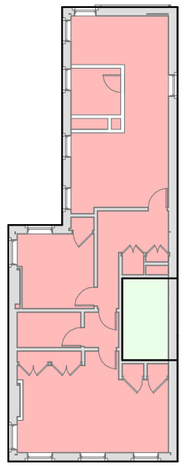
Project number 2020_01
Date 22 August 2024
Drawn by Author
Checked by Checker



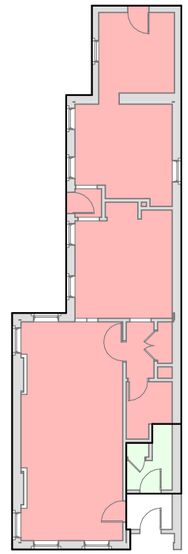
E5 Current L4
3/64" = 1'-0"



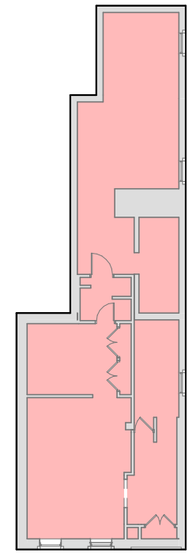
E4 Current L3
3/64" = 1'-0"



E3 Current L2
3/64" = 1'-0"



E2 Current L1
3/64" = 1'-0"



E1 Current Basement
3/64" = 1'-0"

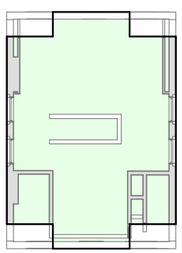
UNIT 1
UNIT 2

EXISTING UNIT AREAS

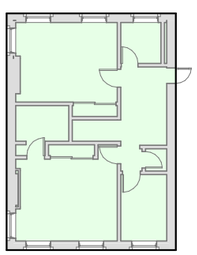
Current Area Summary		
Name	Level	Area
Unit 1	Basement	1446 SF
Unit 1	Level 1	1320 SF
Unit 2	Level 1	66 SF
Unit 1	Level 2	1198 SF
Unit 2	Level 2	89 SF
Unit 2	Level 3	791 SF
Unit 2	Level 4	700 SF
		5611 SF

Current Unit 1	
Level	Area
Basement	1446 SF
Level 1	1320 SF
Level 2	1198 SF
	3965 SF

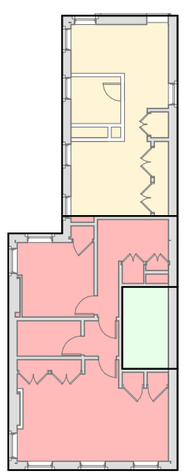
Current Unit 2	
Level	Area
Level 1	66 SF
Level 2	89 SF
Level 3	791 SF
Level 4	700 SF
	1647 SF



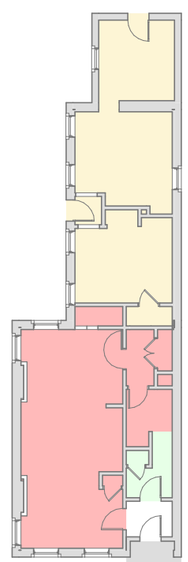
5 Proposed L4
3/64" = 1'-0"



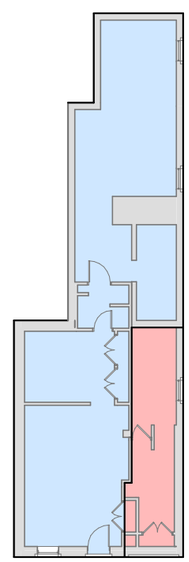
4 Proposed L3
3/64" = 1'-0"



3 Proposed L2
3/64" = 1'-0"



2 Proposed L1
3/64" = 1'-0"



1 Proposed Basement
3/64" = 1'-0"

UNIT 1a
UNIT 1b
UNIT 1r
UNIT 2

PROPOSED UNIT AREAS

Proposed Area Summary		
Unit 1	Basement	244 SF
Unit 1	Level 1	679 SF
Unit 1	Level 2	742 SF
Unit 2	Level 1	66 SF
Unit 2	Level 2	89 SF
Unit 2	Level 3	791 SF
Unit 2	Level 4	700 SF
Unit 3	Level 1	640 SF
Unit 3	Level 2	457 SF
Unit 4	Basement	1201 SF
		5610 SF

Unit 1a	
Basement	244 SF
Level 1	679 SF
Level 2	742 SF
	1665 SF

Unit 2	
Level 1	66 SF
Level 2	89 SF
Level 3	791 SF
Level 4	700 SF
	1647 SF

Unit 1r	
Level 1	640 SF
Level 2	457 SF
	1096 SF

Unit 1b	
Basement	1201 SF
	1201 SF

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

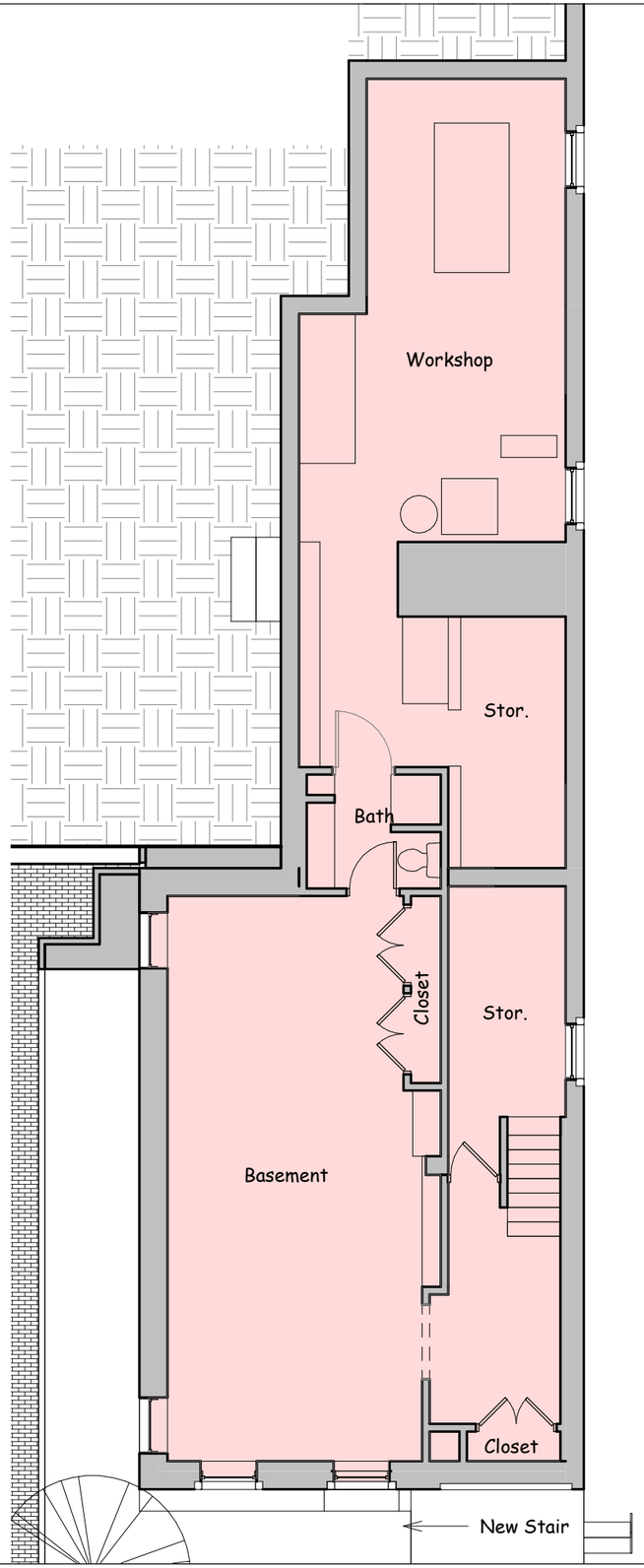
100 Otis Street
2024 Edition
Cambridge, MA

Area Plans

A-3

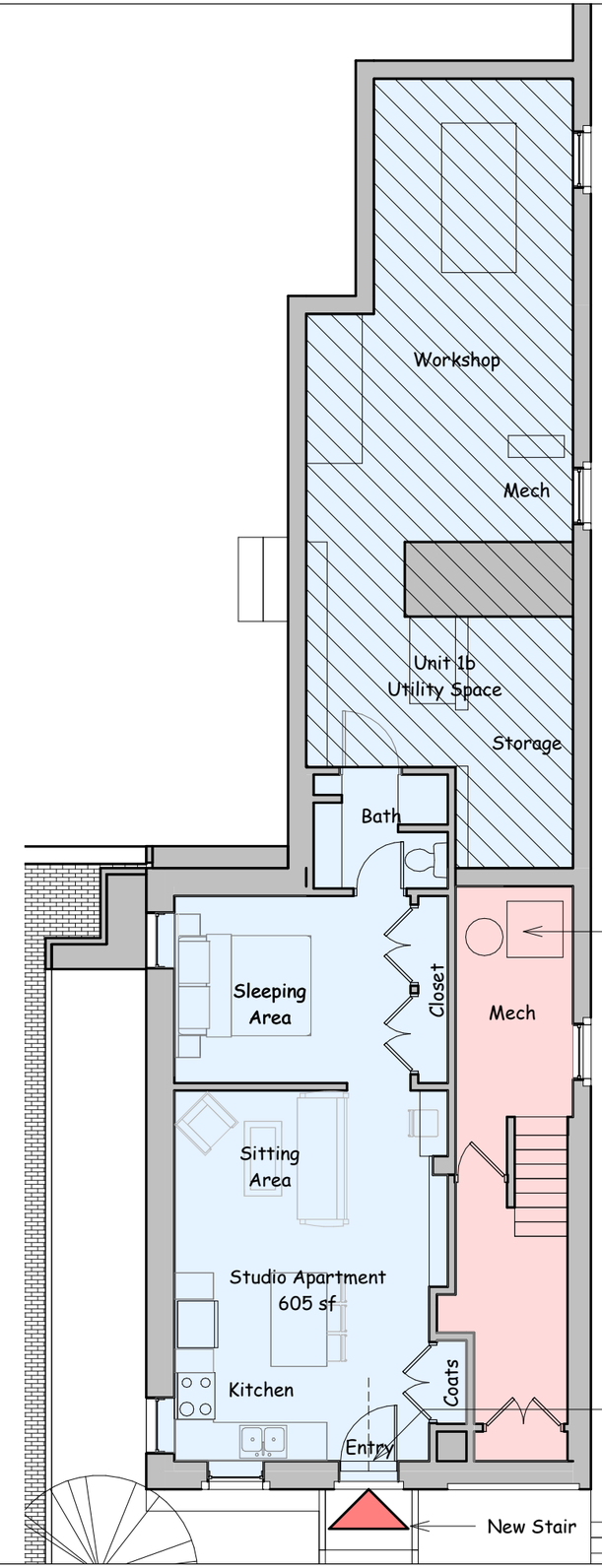
Scale As indicated

Project number 2020_01
Date 22 August 2024
Drawn by Author
Checked by Checker



1 Basement Plan Existing
1/8" = 1'-0"

UNIT 1
UNIT 2



2 LB Proposed
1/8" = 1'-0"

UNIT 1a
UNIT 1b
UNIT 1r
UNIT 2

Michael McKee
architect
Cambridge, Massachusetts

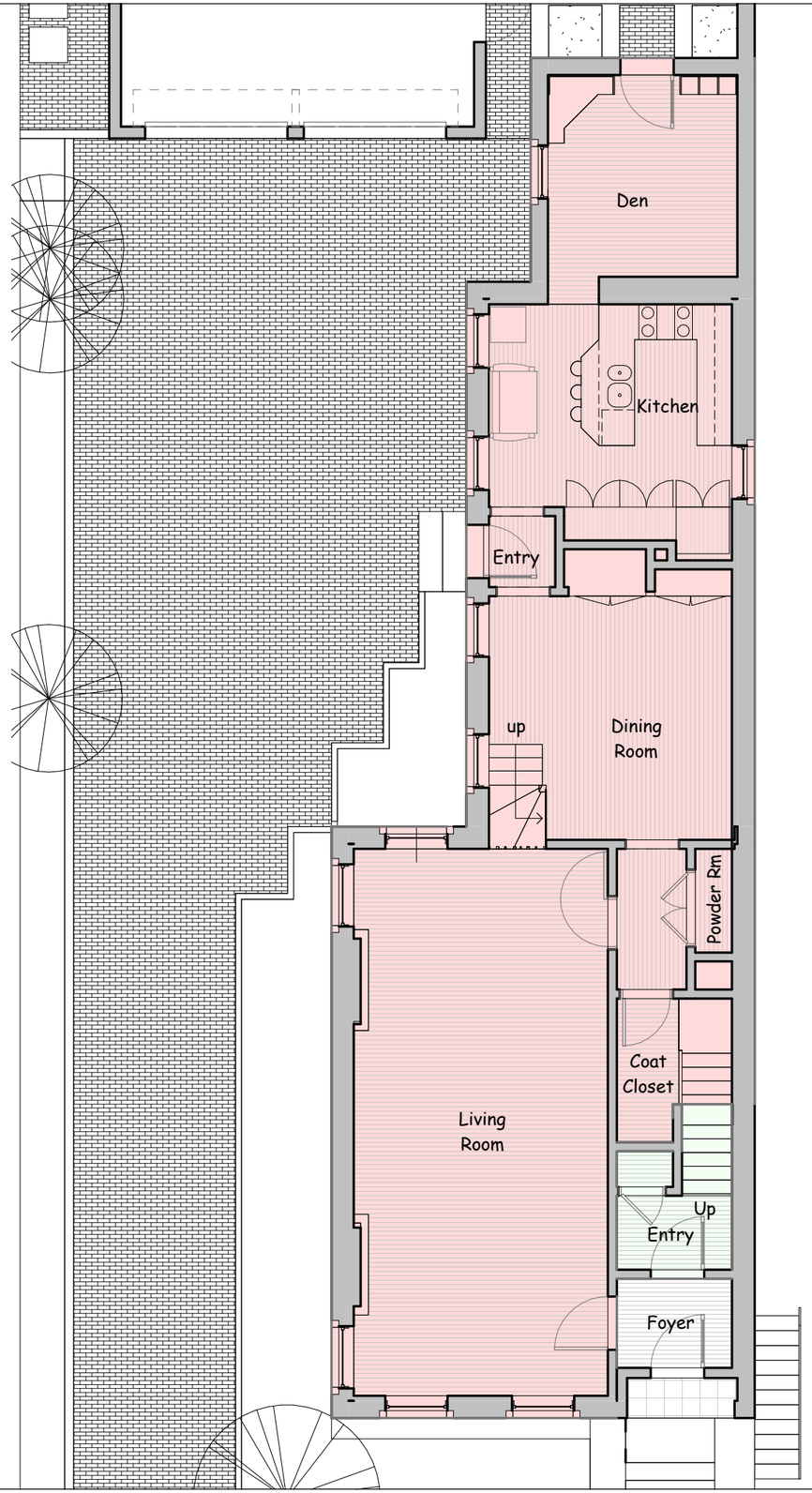
100 Otis Street
Condominium Association

100 Otis Street
2024 Edition
Cambridge, MA

Basement Level Plans

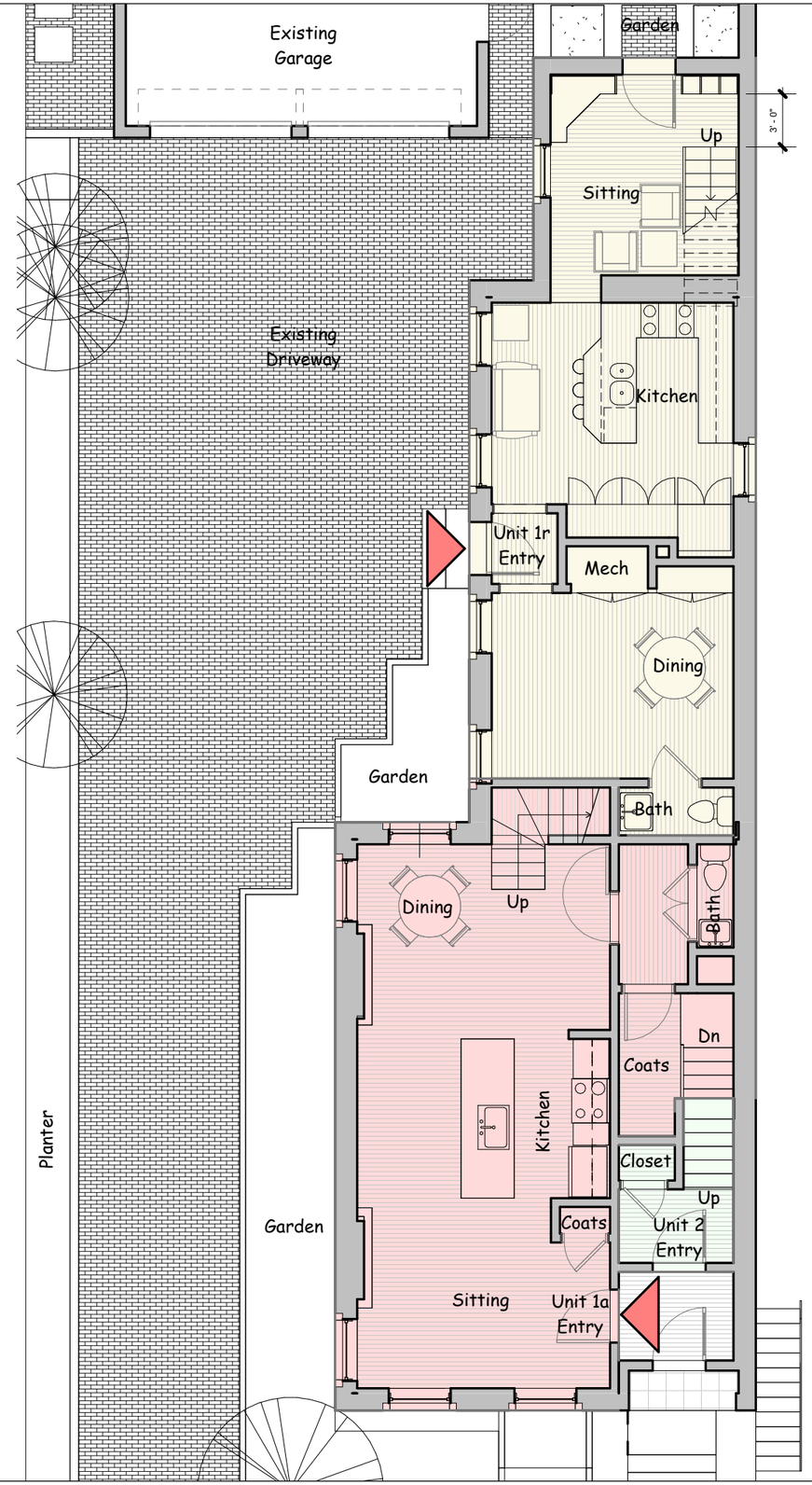
A-4

Project number 2020_01
Date 22 August 2024
Drawn by .
Checked by .
Scale 1/8" = 1'-0"



UNIT 1
UNIT 2

1 Level 1 Existing
1/8" = 1'-0"



UNIT 1a
UNIT 1b
UNIT 1r
UNIT 2

2 L1 Proposed
1/8" = 1'-0"

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

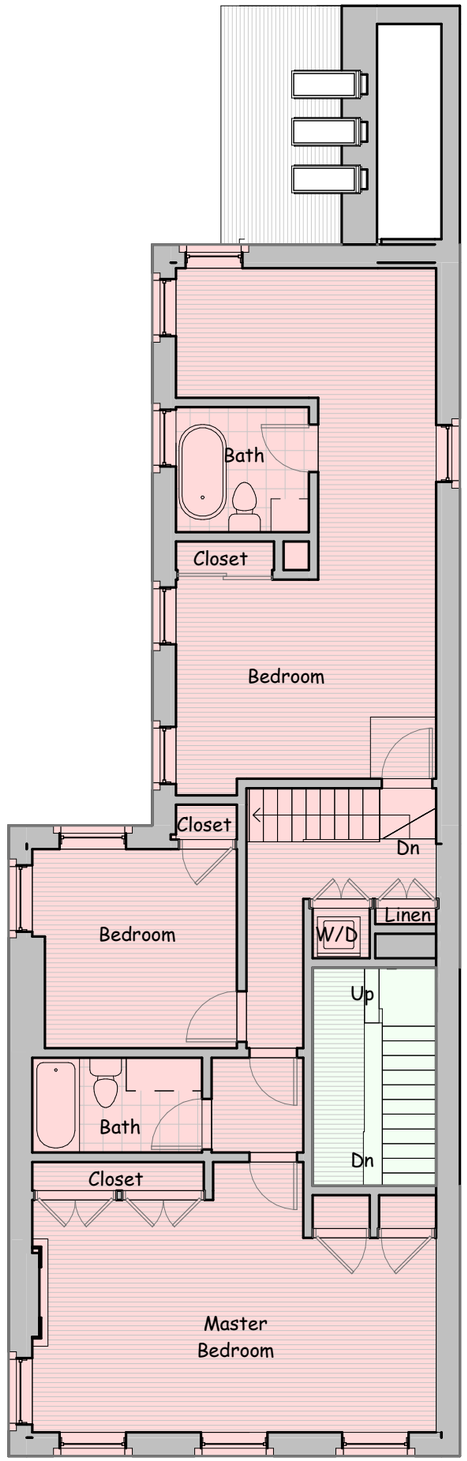
100 Otis Street
2024 Edition
Cambridge, MA

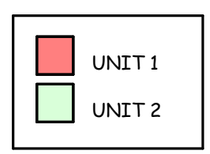
Level 1 Floor Plans

A-5

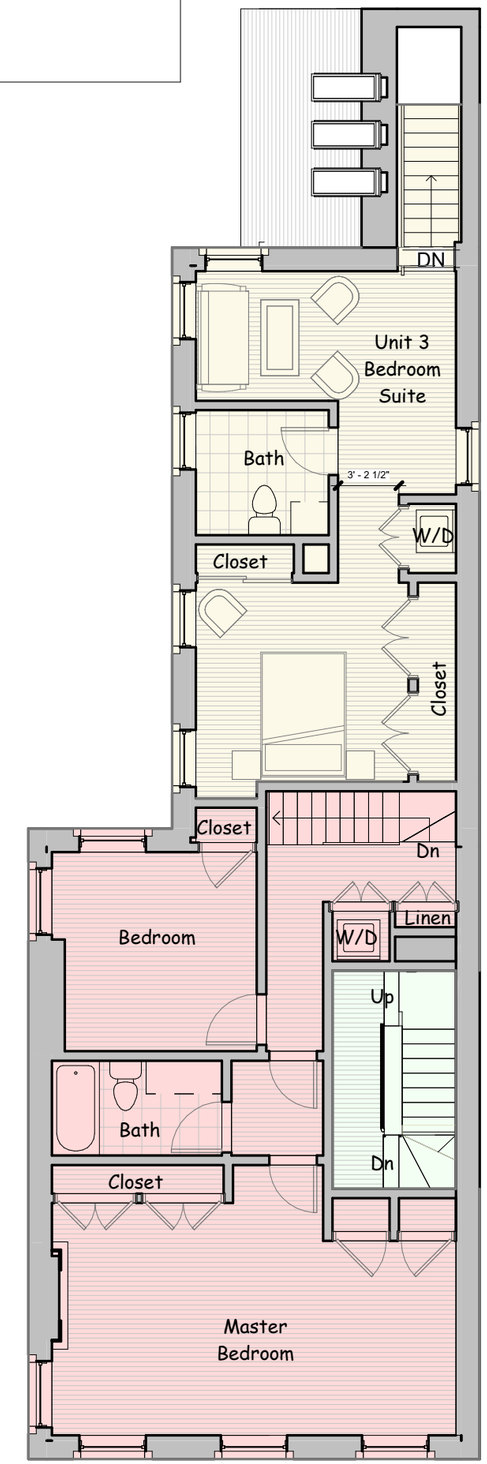
Scale 1/8" = 1'-0"

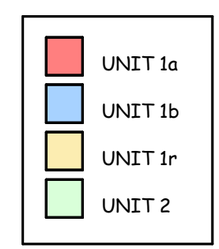
Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker





2 Level 2 Existing
1/8" = 1'-0"





1 L2 Proposed
1/8" = 1'-0"

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

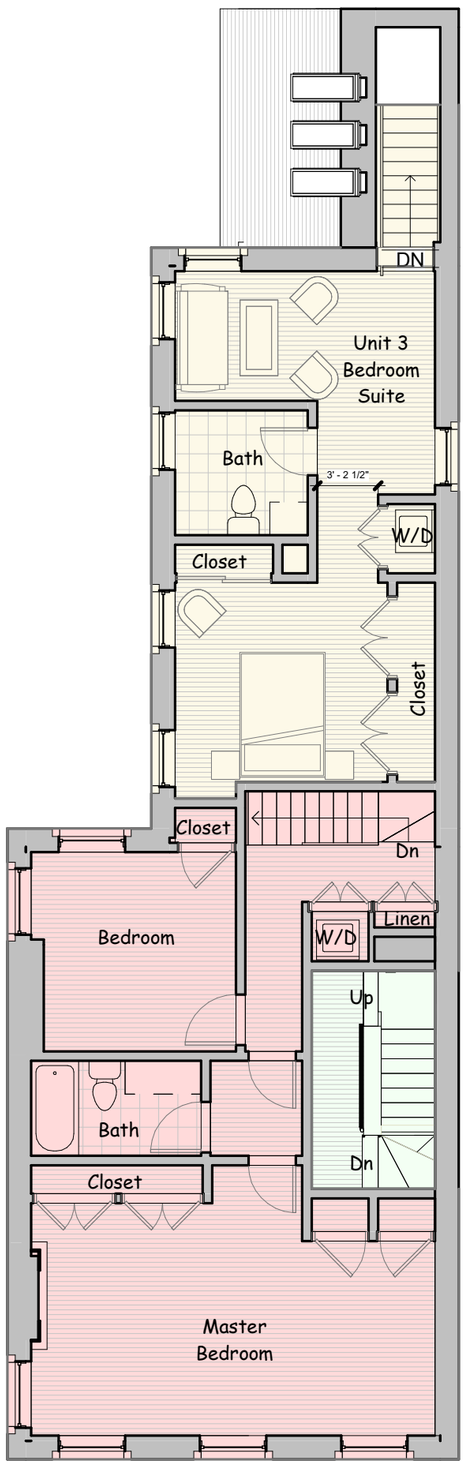
100 Otis Street
2024 Edition
Cambridge, MA

Level 2 Floor Plans

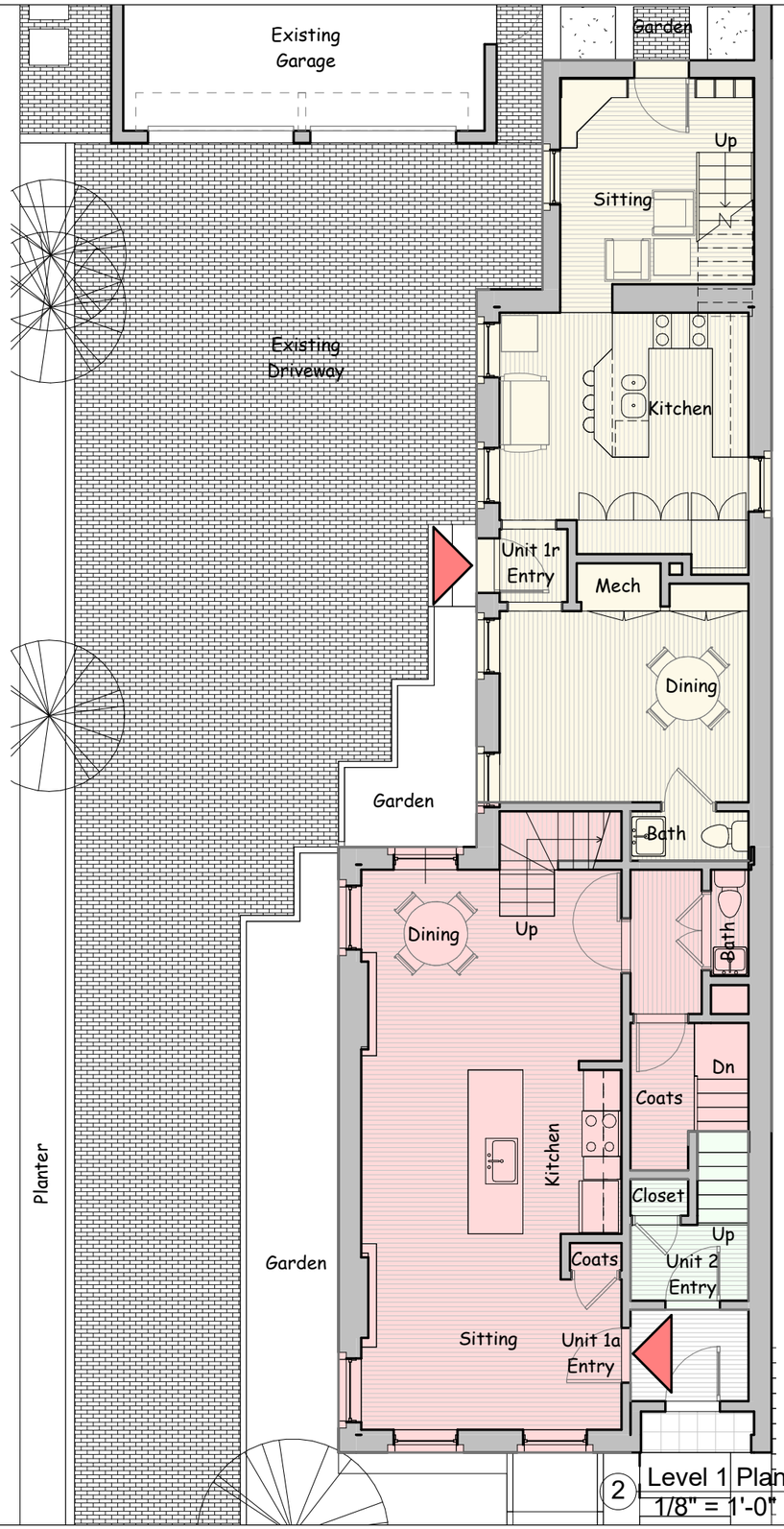
A-6

Scale 1/8" = 1'-0"

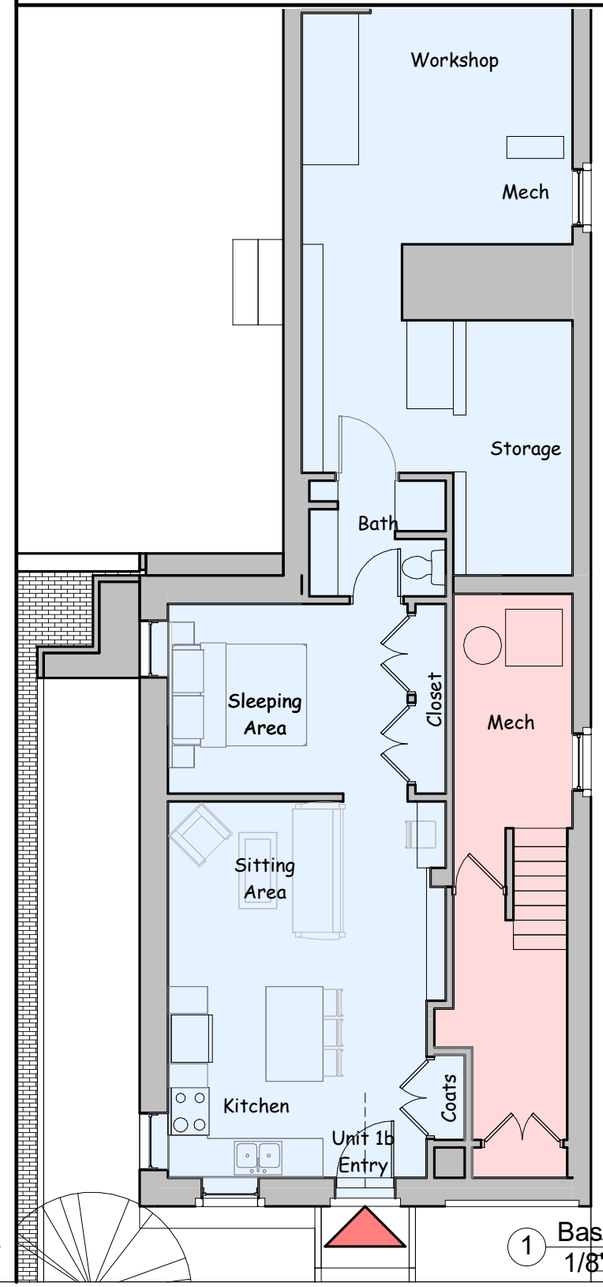
Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker



3 Level 2 Plan
1/8" = 1'-0"



2 Level 1 Plan
1/8" = 1'-0"



1 Basement Plan
1/8" = 1'-0"

Unit 1a	
Basement	244 SF
Level 1	679 SF
Level 2	742 SF
	1665 SF

Unit 1b	
Basement	1201 SF
	1201 SF

Unit 1r	
Level 1	640 SF
Level 2	457 SF
	1096 SF

- UNIT 1a - New 2 Bedroom
- UNIT 1r - New 1 Bedroom
- UNIT 1b - New Studio
- UNIT 2 - Existing 2 BD

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

100 Otis Street
2024 Edition
Cambridge, MA

Unit 1 - Updated Plans

A-7

Scale 1/8" = 1'-0"

Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker

1 Elevation East
1/8" = 1'-0"

Michael McKee
architecture planning
Cambridge, Massachusetts

Concord Square
Planning and Development
294 Washington Street
Boston, Massachusetts

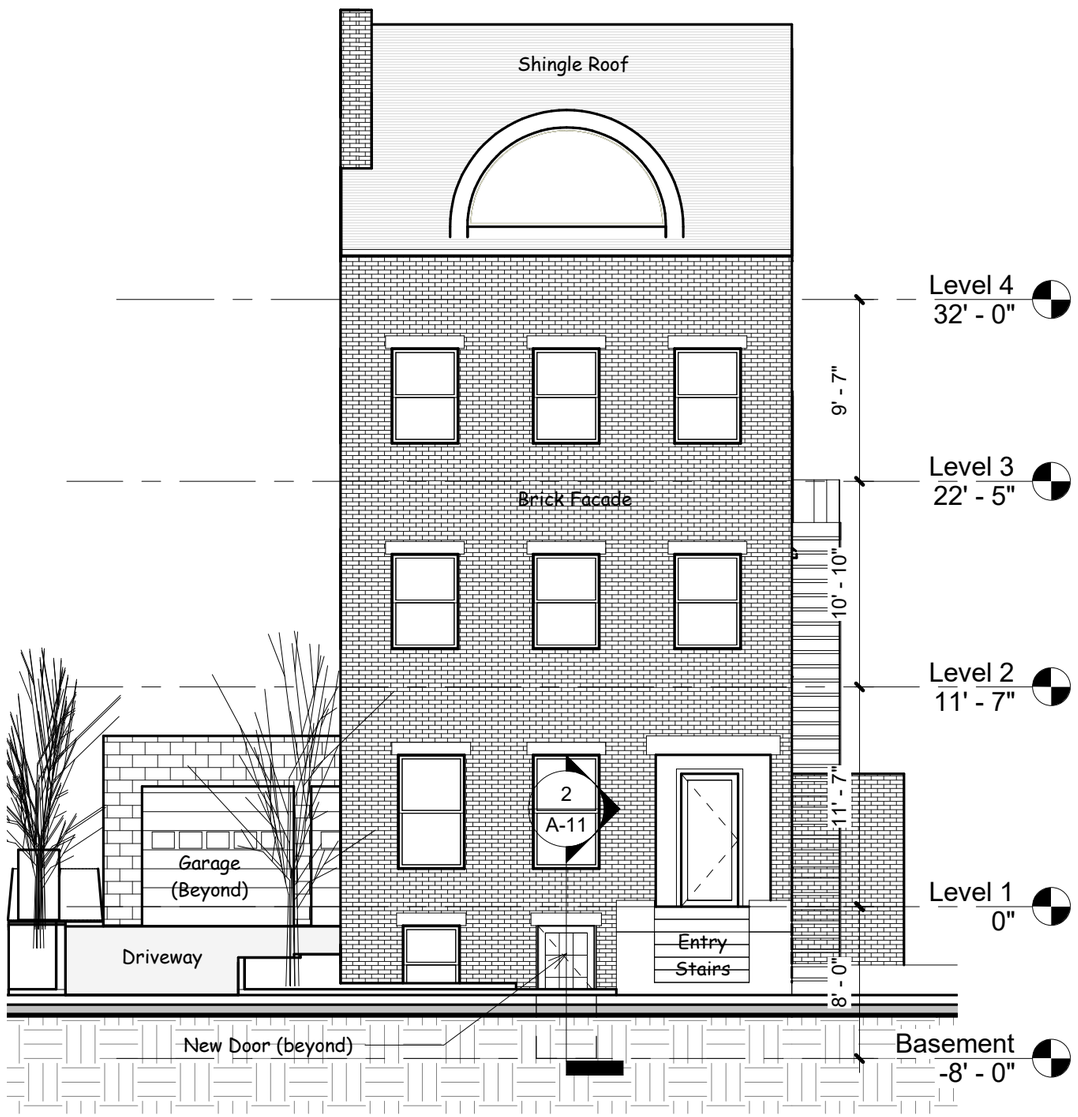
FITCHBURG
COMMON
North and Main Fitchburg, MA

Building Elevations

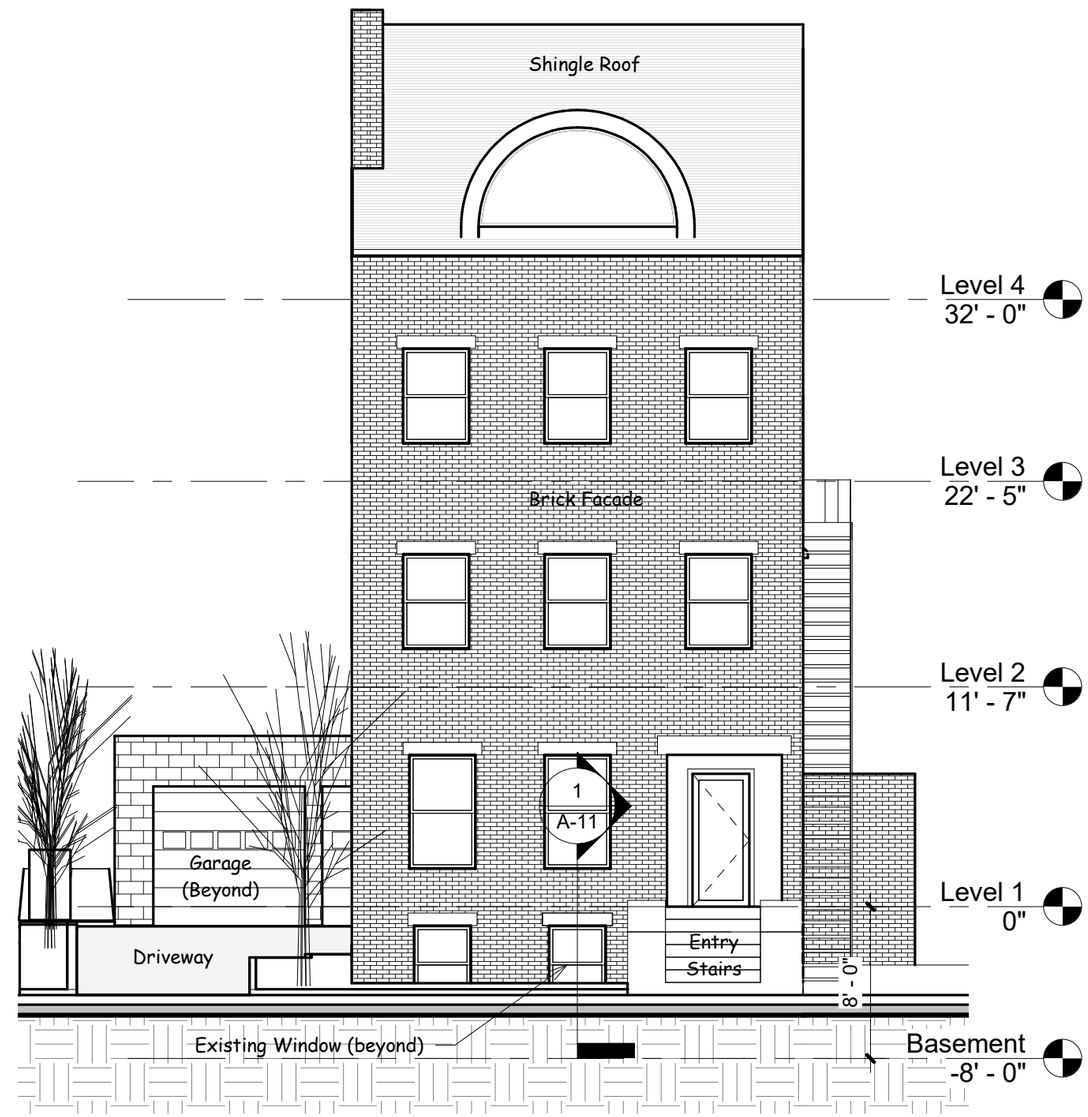
A-8

Scale 1/8" = 1'-0"

Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker



2 Elevation North - Proposed
1/8" = 1'-0"



1 Elevation North - Existing
1/8" = 1'-0"

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

100 Otis Street
2024 Edition
Cambridge, MA

Building Elevations North

A-9

Scale 1/8" = 1'-0"

Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

100 Otis Street
2024 Edition

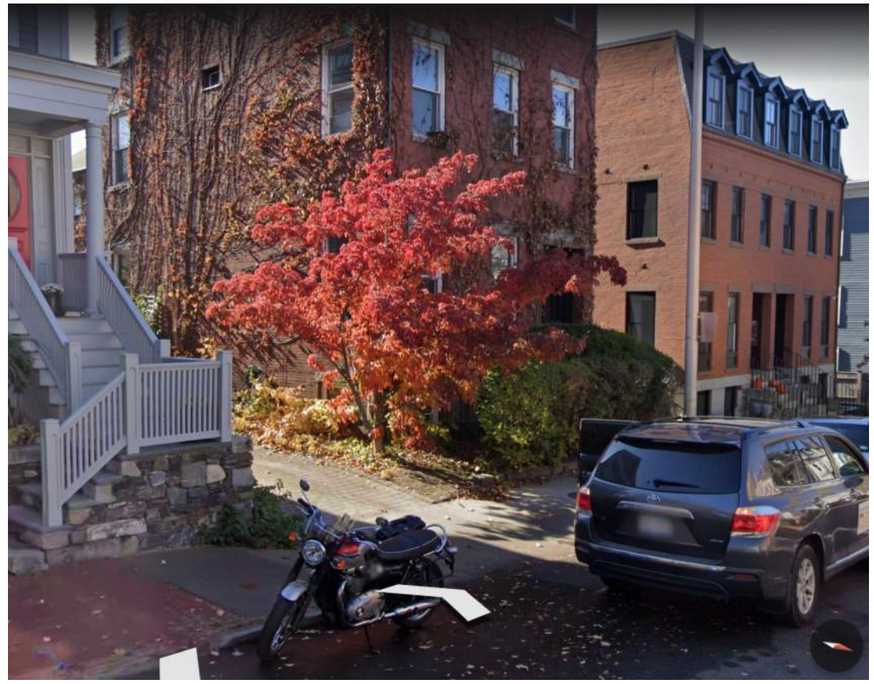
Cambridge, MA

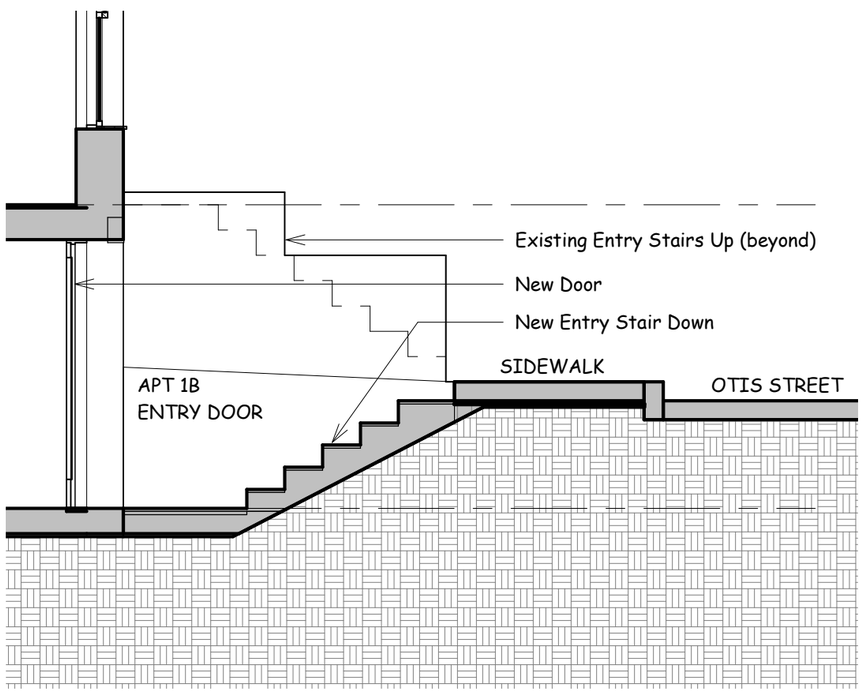
Building Longitudinal Section

A-10

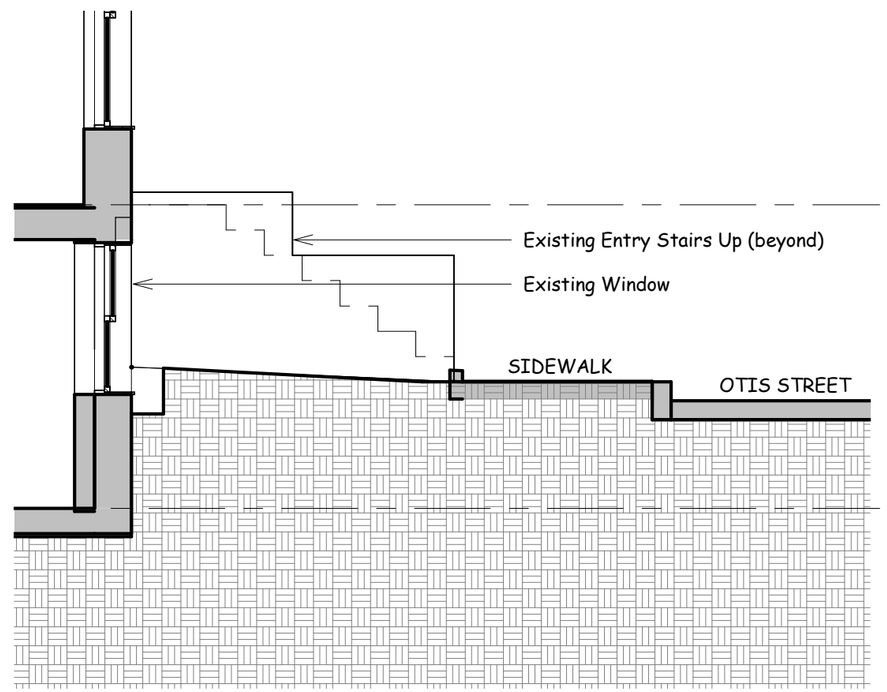
Scale 1/8" = 1'-0"

Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker





2 Apt 1b Entry Section - Proposed
1/4" = 1'-0"



1 Entry Section - Existing
1/4" = 1'-0"

Michael McKee
architect
Cambridge, Massachusetts

100 Otis Street
Condominium Association

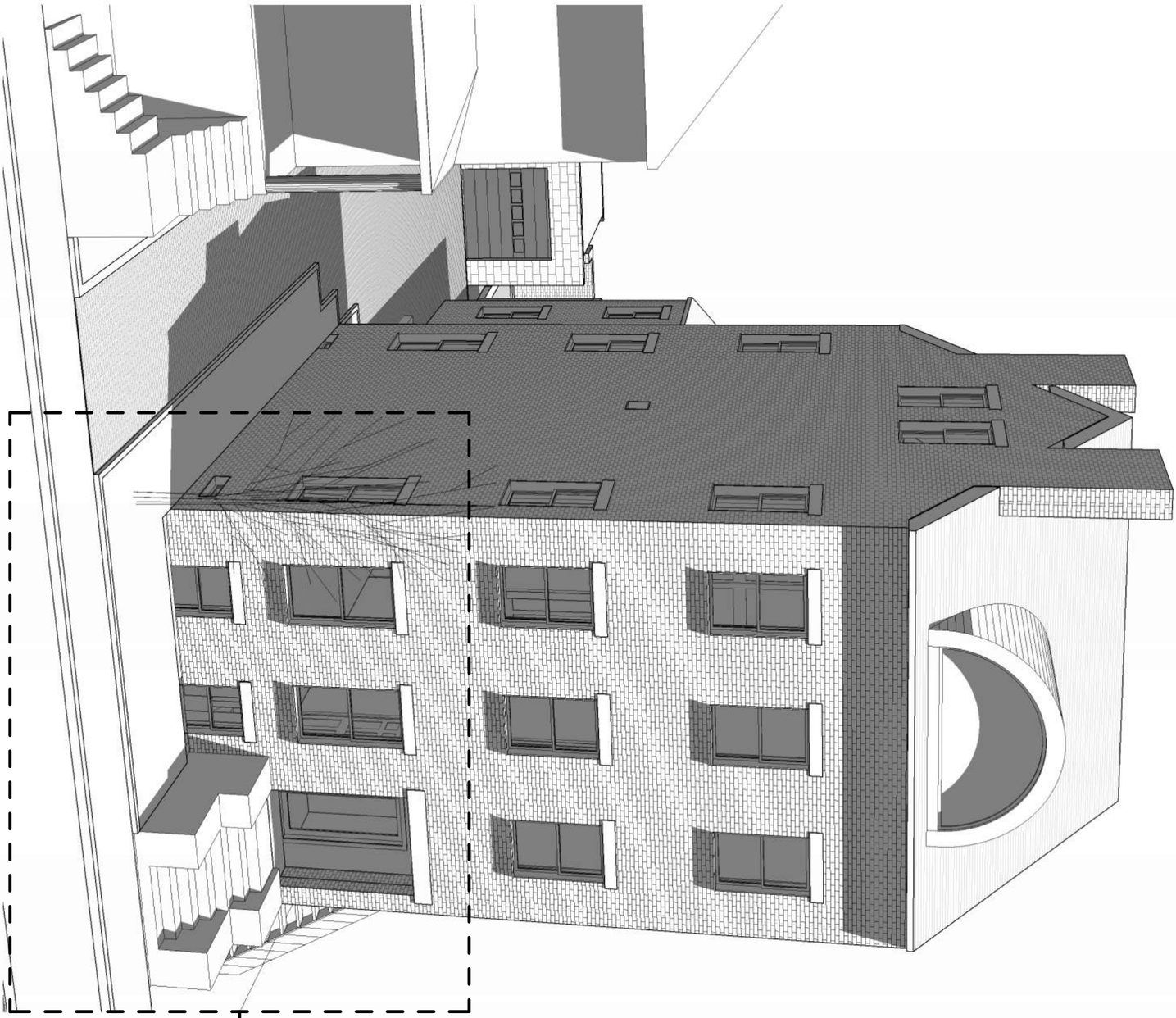
100 Otis Street
2024 Edition
Cambridge, MA

Detail Sections @ Unit 1b Entry

A-11

Scale 1/4" = 1'-0"

Project number	2020_01
Date	22 August 2024
Drawn by	Author
Checked by	Checker

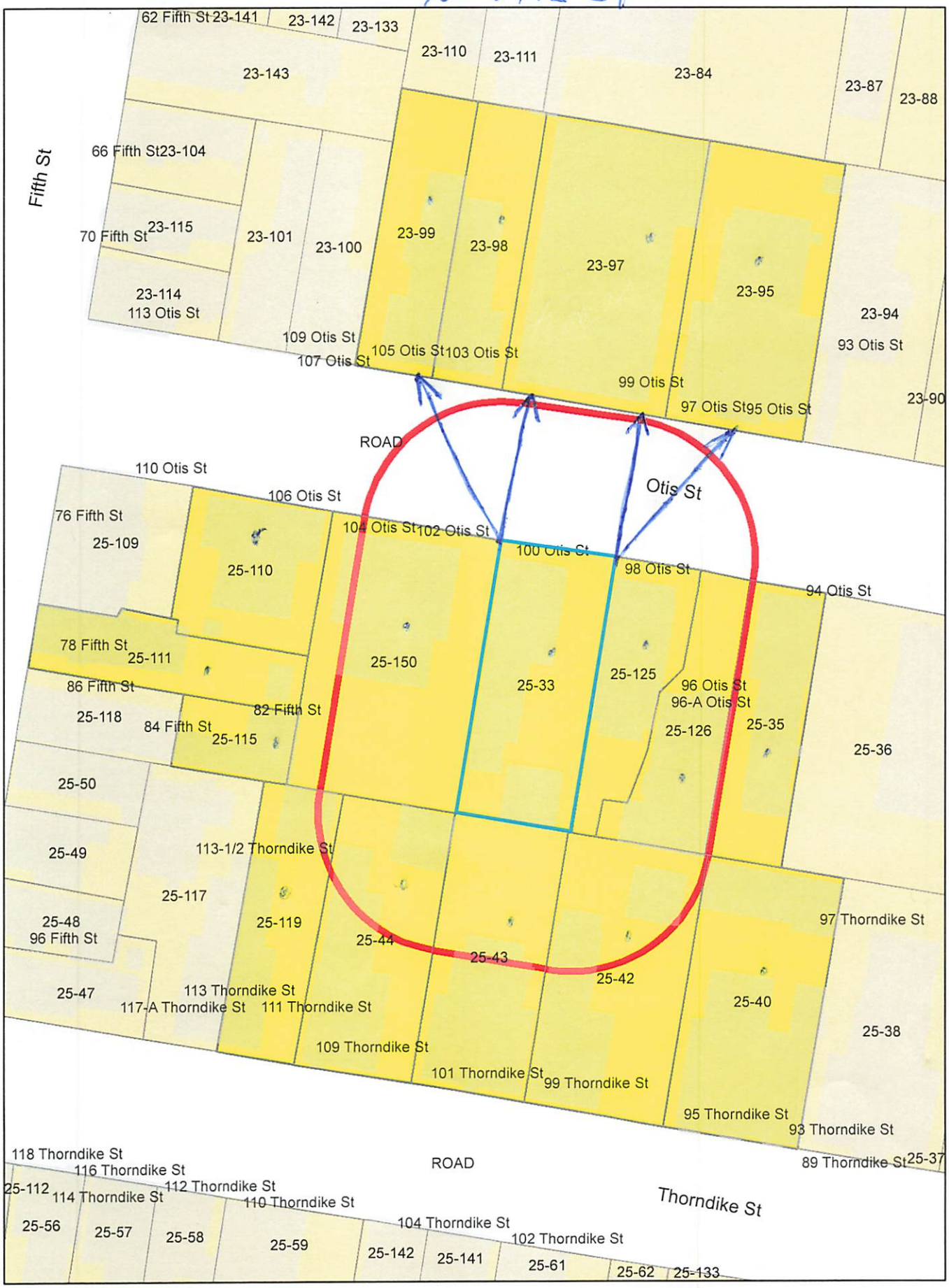


1 Current Front View

2 Proposed New Entry

Axonometric Views @ Unit 1b Entry	nber 2020_01	A-12	**100 Otis Stret 2024 Edition** Cambridge, MA	100 Otis Street Condominium Association	**Michael McKee architect** Cambridge, Massachusetts
Date 22 August 2024					
Drawn by Author					
Checked by Checker		Scale			

100 Otis St.


62 Fifth St 23-141
23-142
23-133
23-143
23-110
23-111
23-84
23-87
23-88
Fifth St
66 Fifth St 23-104
70 Fifth St 23-115
23-101
23-100
23-99
23-98
23-97
23-95
23-94
23-114
113 Otis St
109 Otis St
107 Otis St
105 Otis St
103 Otis St
99 Otis St
97 Otis St
95 Otis St
93 Otis St
23-90
ROAD
Otis St
110 Otis St
106 Otis St
76 Fifth St
25-109
104 Otis St
102 Otis St
100 Otis St
98 Otis St
94 Otis St
25-110
78 Fifth St
25-111
25-150
25-33
25-125
96 Otis St
96-A Otis St
86 Fifth St
25-118
84 Fifth St
82 Fifth St
25-115
25-126
25-35
25-36
25-50
25-49
113-1/2 Thorndike St
25-117
25-48
96 Fifth St
25-119
25-44
25-43
25-42
97 Thorndike St
25-47
113 Thorndike St
117-A Thorndike St
111 Thorndike St
25-40
25-38
109 Thorndike St
101 Thorndike St
99 Thorndike St
95 Thorndike St
93 Thorndike St
89 Thorndike St
25-37
118 Thorndike St
116 Thorndike St
ROAD
25-112
114 Thorndike St
112 Thorndike St
110 Thorndike St
Thorndike St
104 Thorndike St
102 Thorndike St
25-56
25-57
25-58
25-59
25-142
25-141
25-61
25-62
25-133

100 Otis St.

Petitioner

25-110
BLEIK, SAID
6804 NC HIGHWAY 86
CHAPEL HILL, NC 27514

25-119
YOUNKER, WILLIAM E. AND
DIANE M. YOUNKER
111 THORNDIKE ST
CAMBRIDGE, MA 02141-1743

25-33
MCKEE, JANET ELIZABETH & MICHAEL
100 OTIS ST UNIT 1
CAMBRIDGE, MA 02141

25-43
JOHN & PATRICIA, LLC
62 PUTNAM STREET
SOMERVILLE, MA 02143

25-110
CRUMMETT, COURTNEY
106 OTIS ST UNIT 3
CAMBRIDGE, MA 02141

25-125
FIORE, PAUL & DAVID FOLEY
98 OTIS ST
CAMBRIDGE, MA 02139

23-95
SZULEWSKI, JOSEPH P., JR.
TR. THE JOSEPH P. SZULEWSKI, JR TRUST
95 OTIS STREET
CAMBRIDGE, MA 02141-1720

23-97
LECLERC, BRIAN & DONNA LECLERC
99-101 OTIS ST UNIT 2
CAMBRIDGE, MA 02141

23-99
MCKIM, RITA M.,
TRUSTEE THE RITA M. MCKIM REV TRUST
105 OTIS ST
CAMBRIDGE, MA 02141

23-97
BOECKMANN, CAROLINE
99 OTIS ST UNIT 3
CAMBRIDGE, MA 02141

23-97
DELLAFERA, CIARAN ANTHONY
99 OTIS ST UNIT 4
CAMBRIDGE, MA 02141

23-98
PRETORIUS, JOHANNES F.
103 OTIS ST
CAMBRIDGE, MA 02139

25-42
CLEMENTE, SALVATORE, APRIL CLEMENTE,
ROBERT CLEMENTE & ROBERT GREEN
99 THORNDIKE ST
CAMBRIDGE, MA 02141

25-35
94 OTIS ST. LLC C/O PERISTYLE
PROPERTIES OF BOSTON
ATTN: MELINA GEORGANTAS
29 CHESTER ST
WATERTOWN, MA 02472

25-44
KEPPLEMAN, CHRISTOPHER M. &
JAMES H. MULROY
109 THORNDIKE ST
CAMBRIDGE, MA 02141

25-150
DOYLE, JAMES & DANIELLE S. ALLEN
46 RIDGEVIEW CIRCLE
PRINCETON, NJ 08540

25-150
REECE, DUNCAN & VALERIE REECE
102-104 OTIS ST. UNIT 102/1
CAMBRIDGE, MA 02139

23-97
GAMON, CATHERINE A. TRSTEE &
DANIEL J. DIETTERICH TRSTEE
99 OTIS ST UNIT 1
CAMBRIDGE, MA 02141

25-110
LARUE JUSTIN KASPER KIRA
106 OTIS ST - UNIT 1
CAMBRIDGE, MA 02141

25-111
MASSIE, ROBERT ROBERTA GURNEY
78 FIFTH ST
CAMBRIDGE, MA 02141

25-150
O'KEEFE, JOHN T. & MARK D. SMITH
104 OTIS ST - UNIT 104-1
CAMBRIDGE, MA 02141

25-115
BEERY, SARA CARY WILTON
82 FIFTH ST
CAMBRIDGE, MA 02141

25-40
93-97 THORNDIKE CAMBRIDGE LLC
275 MAIN ST
CAMBRIDGE, MA 02129

25-150
TSAI, JERRY WANG & HELEN YVETTE TSAI TRS
102-104 OTIS ST UNIT 104-2
CAMBRIDGE, MA 02141

25-33
ROTH, NATHAN B SARAH D MULLER
100 OTIS ST - UNIT 2
CAMBRIDGE, MA 02141

25-126
96 OTIS ST. LLC
83 CONCORD AVE
BELMONT, MA 02478

To whom it may concern

I am writing my concerns about the 100 Otis street Zoning appeal issue. I am a neighbor and I have no problem with them doing any type of work within their house. My only issue is The parking and the sidewalk. They are adding another apartment to be rented out, which means more cars on the Street. They have 4 parking spots in their driveway and they do not park in them. It is not fair for People who do not have a driveway and have to park in the street. I feel that it is very inconsiderate Trying to add to their property and not think about your neighbors. Also the work that needs to Be done at the front, how does this affect the sidewalk now? Will the tenant be able to use the Driveway?

Thank You

Otis street

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: MICHAEL MCKEE **Date:** 9/23/2024
(Print)

Address: 100 Otis Street - Unit 1.

Case No. BZA-285359

Hearing Date: 10/10/24

Thank you,
Bza Members

City of Cambridge
Board of Zoning Appeal

9th October 2024

Attn: Maria Pacheco

Re: 100 Otis Street
BZA #285359

Dear Ms. Pacheco

We are writing to request that our hearing, currently schedule for 10th October 2024, be rescheduled for a later date. We understand that 24th of November is available and we would like to request that date.

Regards,

Michael McKee

Cc Janet McKee

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2024 OCT 10 AM 11:40

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

RE: Case # BZA-285359.

Address: 102 Otis St.

□ *Owner,* □ *Petitioner, or* □ *Representative:* Michael McKee,
(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: 10/9/24

Signature

1 * * * * *

2 (7:20 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia

4 Keesler, Carol Agate, and Daniel Hidalgo

5 JIM MONTEVERDE: Next case is BZA-285359 -- 100

6 Otis Street, Unit 1. Oh. This is being continued. So

7 there's been a request by the proponent to continue this

8 until November 21. So this is a case not heard. Let me

9 continue.

10 The Chair makes a motion to continue this matter

11 to November 21, 2024, on the condition that the petitioner

12 change the posting sign to reflect the new date of November

13 21, 2024 and the new time of 6 p.m.

14 Also, that the petitioner sign a waiver to the

15 statutory requirements for the hearing. This waiver can be

16 obtained from Maria Pacheco or Olivia Ratay at the

17 Inspectional Services Department.

18 I ask that you sign the waiver and return it to

19 the Inspectional Services Department by a week from this

20 coming Monday. Failure to do so will de facto cause this

21 Board to give an adverse ruling on this case.

22 Also, that if there are any new submittals,

1 changes to the drawings, dimensional forms, or any
2 supporting statements that those be in the file by 5 p.m. on
3 the Monday prior to the continued meeting date.
4 On the motion to continue this matter until
5 November 21, 2024, Carol?
6 CAROL AGATE: In favor.
7 JIM MONTEVERDE: Thank you. Virginia?
8 VIRGINIA KEESLER: In favor.
9 JIM MONTEVERDE: Thank you. Daniel?
10 DANIEL HIDALGO: In favor.
11 JIM MONTEVERDE: Thank you. Steven?
12 STEVEN NG: In favor.
13 JIM MONTEVERDE: And Jim Monteverde in favor.
14 [All vote YES]
15 JIM MONTEVERDE: That's five in favor. The matter
16 is continued.
17
18
19
20
21
22

1 * * * * *

2 (6:02 p.m.)

3 Sitting Members: Jim Monteverde, Virginia Keesler, Daniel

4 Hidalgo, Carol Agate, and Wendy Leiserson

5 JIM MONTEVERDE: The first case is BZA-285359.

6 There's a letter in the file from Michael McKee, dated

7 November 20, writing to request that our hearing currently

8 scheduled for the twenty-first of November be rescheduled

9 for a later date. "I understand that the ninth of January,

10 2025 is available, and we would like to request that date."

11 Do you like that? And this is a case not heard

12 again, so it's any five members. So do we still need to

13 take a vote?

14 STEPHEN NATOLA: Yes.

15 JIM MONTEVERDE: I'm sure. We always need to take

16 a vote. Well, let me make a motion to continue this matter

17 to January 9, 2025, on the condition that the petitioner

18 change the posting sign to reflect the new date of January

19 9, 2025, and the time at 6 p.m.

20 Also, that the petitioner sign a waiver to the

21 statutory requirements for the hearing. This waiver can be

22 obtained from Maria Pacheco or Olivia Ratay at the

1 Inspectional Services Department. I ask that you sign the
2 waiver and return it to the Inspectional Services Department
3 by a week from this coming Monday.
4 Failure to do so will de facto cause this Board to
5 give an adverse ruling on this case.
6 Also, that if there are any new submittals,
7 changes to the drawings, dimensional forms, or any
8 supporting statements that those be in in the file by 5 p.m.
9 on Monday prior to the continued meeting date.
10 Further, I noticed -- and I believe this is the
11 third time? Second? We had the first hearing? We delayed,
12 we --
13 STEPHEN NATOLA: Yeah, the next one.
14 JIM MONTEVERDE: -- this one, this will be the
15 third. So make that date, or we will give an adverse ruling
16 on the case. We'll not extend it for more than the three
17 times at this January, we'll give them.
18 On the motion to continue the matter until January
19 9, 2025, by a voice vote of the Board Members? Virginia?
20 VIRGINIA KEESLER: In favor.
21 JIM MONTEVERDE: Thank you. Wendy?
22 WENDY LEISERSON: In favor.

JIM MONTEVERDE: Thank you. Carol?

CAROL AGATE: In favor.

Would it be up to us to recommend that they talk with the neighbor who wrote us a letter, before the hearing?

JIM MONTEVERDE: Good idea. I would say that it would be obvious, but yes, let me enter that also as a condition, beside the fact that this will be the third time and there won't be another time after that, and also, they work out with their -- I think it's actually their -- the other part of their condominium.

They -- I don't think it sounds like the letter that's in the file -- they don't have the approval from the Condominium Association to do the work that they're planning on doing.

So they need to reach out to the people that have contacted us and their neighbors and get that resolved. So thank you, Carol.

Daniel?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

1 JIM MONTEVERDE: That's five in favor. The case
2 is rescheduled for a final date of January 9, 2025. Thank
3 you.
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Pacheco, Maria

From: Sarah Muller <sarahdvmuller@gmail.com>
Sent: Sunday, January 5, 2025 5:53 PM
To: mpacheco@cmabridgema.gov; mppacheco@cambridgema.gov; Pacheco, Maria
Cc: Nathan Roth
Subject: Re: Opposition to Case #BZA-285359

Dear Maria and the Board of Zoning Approvals,

We are writing to reiterate our concerns about petition #BZA-285359 for 100 Otis Street. Since October 2nd, 2024, our neighbors, Janet and Michael McKee, have made no effort to address the concerns we previously raised. We remain firm in our stance: we are opposed to converting 100 Otis Street from a 2-family dwelling to a multi-family dwelling.

As outlined in our prior letter, this change directly conflicts with our condominium bylaws. In addition to prohibiting subdivision (section 9e) and renting out portions of a single unit (section 13a), the bylaws explicitly require unanimous approval for any exterior changes or additions (section 9c). The plans in petition BZA-285359 include the installation of a new exterior door, which constitutes an exterior change. Additionally, the petition fails to demonstrate any recognizable hardship as defined by MGL ch40A. Should the BZA grant this variance despite these issues, we intend to file an appeal following the decision.

Thank you for your time and consideration.

Sincerely,
Nathan Roth & Sarah Muller

Relevant sections of condominium bylaws:

Section 9c: *"In order to preserve the architectural integrity of the building and the Units, without modifications, and without limiting the generality thereof, no awning, screen, antenna, sign, banner, or other device, and no exterior change, addition, structure, projection, decoration, or other feature shall be erected or placed upon or attached to any Unit or any part thereof, no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, exterior Unit door, or door frames shall be made and no painting or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window, unless the same shall have been unanimously approved by the Condominium Trustees and in accordance with the provisions of the Condominium Trust and shall conform to the conditions set forth in said Condominium Trust;"*

Section 9e: *"The Units of the Condominium may not be subdivided but may be leased".*

Section 13a: *"Any Unit Owner may lease or rent his unit, subject, however, to the following conditions: (a) Any lease or occupancy agreement shall: (1) be in writing and apply to the entire unit, and not merely a portion thereof"*

On Tue, Oct 8, 2024 at 11:23 AM Sarah Muller <sarahdvmuller@gmail.com> wrote:

Dear Maria,

We are writing to express our concerns regarding Petition #BZA-285359 for 100 Otis Street. As residents of Unit 2 at 100 Otis Street, directly above Unit 1, we would like to clearly state our opposition to the proposed changes that would reconfigure 100 Otis Street from a 2-family dwelling to a multi-family dwelling.

Our condominium Master Deed explicitly states that units may not be subdivided, and neither owner may rent out a portion of their unit. Any changes allowing subdivision or partial rentals would require an amendment to our condominium association documents, which we are not willing to support at this time. When we purchased our home and joined this condo association, we specifically sought a small, owner-occupied condo association, which we found in 100 Otis Street.

Relevant sections of the bylaws include:

- Section 9e: "The Units of the Condominium **may not be subdivided** but may be leased".
- Section 13a: "Any Unit Owner may lease or rent his unit, subject, however, to the following conditions: (a) Any lease or occupancy agreement shall: (1) be in writing and **apply to the entire unit, and not merely a portion thereof**"

After consulting with legal counsel and real estate professionals, we are concerned adding additional condos or rental units could negatively impact our property's value and compromise the quality of life within our association.

We fully understand that Michael and Janet, the owners of Unit 1, wish to renovate and create separate living spaces within their unit. We support their right to renovate, but we firmly oppose any changes that would alter 100 Otis from a two-family dwelling to a multi-family dwelling or add rental units to the property. We specifically sought out this two-family dwelling and are committed to preserving the current configuration.

Thank you for your consideration.

Sincerely,
Sarah Muller & Nathan Roth

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2024 NOV 25 PM 1:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-285359.

Address: 102 Otis St.

□ Owner, □ Petitioner, or □ Representative: Michael McKee,
(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: 11/20/2024

Signature

8 January 2025

BZA Case No. 285359
100 Otis Street, Unit 1
Cambridge, MA 02141

To the BZA Board

Please accept this letter of explanation regarding the delays we've encountered in our hearings. We had been in talks with our upstairs neighbor beginning in the spring of 2024, discussing how our plans would impact them and our Condominium Documents. We thought we had agreed on a strategy that, since any issues related to our condo docs would be moot if we could not get the necessary zoning approvals, we would pursue the required zoning variance and then address any Condo Association issues. We submitted our application for the variance only after receiving a written offer from our neighbors to write a letter of support to the BZA, to help get us over the zoning hurdle. Just days before our scheduled hearing in October, we were informed that, not only would our neighbors not write the letter of support, but they would be sending a letter actively opposing our variance request. Because of this last-minute change, we needed time to reconsider our options and we thank the board for the two continuances you've granted.

In response to the multiple letters submitted to the Board by our neighbor, Sarah Muller, the issues Ms. Muller raises are all related to our Condominium Documents, rather than the zoning and community-based issues involved. She is not quite correct in stating that we've made no effort to continue the discussions to resolve their issues, they've been very clear that they are opposed to any changes that would add rental units to the neighborhood, so there's not been much to discuss. While we are prepared to discuss the Condo issues at our hearing, if necessary, we think that it is more appropriate that the discussions with the BZA board be focused on the zoning and community-based issues at hand. Our intent for the hearing is to present the merits of our proposal, specifically how it is consistent with City and State initiatives, newly enacted, to encourage low-impact changes that will allow seniors to age-in-place, while also making incremental steps to help ease the rental housing crisis in our community.

We do understand that if we do get zoning approval, we'll still need to address the condo issues with our neighbor before we can rent out a unit, but our Condo Documents spell out a clear process for resolving disagreements between the two parties, so we hope that you agree that the BZA is not the appropriate venue to hash-out these issues.

thank you and regards,

Janet and Michael McKee
100 Otis Street
Cambridge, MA

100 Otis Street Petition October 2024

We have met with Janet and Michael McKee regarding the proposed renovation to their home at 100 Otis Street and we support their petition, allowing them to downsize their home and stay in East Cambridge, while adding additional housing in the neighborhood.

Name	Address	Signature
Joe Szulewski Jr	93 Otis ST	Joe Szulewski Jr
DAN PIETTERICH	99 OTIS #1 ST	
Catherine Gamon	99 Otis St #1	Catherine Ga
Danielle Allen	102 Otis St. #2	Danielle
Ann Reardy	108 Spring St	
Paul	98 Otis St	

1 * * * * *

2 (6:08 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia

4 Keesler, and Daniel Hidalgo

5 JIM MONTEVERDE: Next case is BZA-285359 -- 100

6 Otis Street, Unit No. 1. Is there anyone on the line

7 calling in who wishes to speak about this case?

8 MICHAEL MCKEE: Hello. Can you hear me?

9 JIM MONTEVERDE: Yes. Can you introduce yourself,

10 please?

11 MICHAEL MCKEE: Yes. Okay. My name is Michael

12 McKee, and along with my wife Janet, we are the petitioners

13 in this case.

14 JIM MONTEVERDE: Yep, thank you. Before you

15 begin, let me interrupt you. I have record -- we have

16 correspondence in the file from Janet and Michael McKee,

17 they're the proponents.

18 And last time there was -- and the reason this was

19 discontinued -- there was an objection from their fellow

20 condominium owner. Apparently, there were two owners in the

21 condominium. And we asked them to come back -- work out

22 their differences and come back.

1 We have a letter from Janet and Michael McKee,
2 sorry -- dated January 8 stating that, and I'll summarize,
3 that they haven't resolved the issues with their fellow
4 condo association member, they don't have a letter that we
5 -- and we do not have a letter in the file from the
6 condominium association accepting or taking no exception or
7 approving this modification.
8 And they ask, and I'll quote, "While we are
9 prepared to discuss the condo issue at our hearing, if
10 necessary, we think that it is more appropriate that the
11 discussions with the BZA Board be focused on the zoning and
12 community-based issues at hand."
13 Respectfully, I have to disagree. Again, I'll
14 restate. I think the reason we recommended you continue
15 previously was because you did not have a letter from the
16 association approving your plans, and you still don't have
17 that.
18 So I don't see why we'd want to go further into
19 this discussion until you have that paperwork or have
20 resolved that between you and your -- the other member of
21 your condo association.
22 MICHAEL MCKEE: I think I can try my best to

1 explain what the reasons why we are where we are. We spent
2 six months in discussions with our neighbor last year,
3 beginning in spring of last year, and what started out to be
4 very amicable discussions and ended up taking a turn for the
5 worst. And we -- you know, and that was through no lack of
6 effort on our part.
7 We made lots of compromises and suggested quite a
8 few compromises to try to allay their concerns, but
9 ultimately their concern ended up being a particularly anti-
10 renter bias.
11 You know, they feel that if renters are allowed in
12 the building, that it would be negatively impacting -- that
13 it would negatively impact their property value.
14 So -- and that's why we originally asked for the
15 continuation in October -- after our meeting in October,
16 because that was something that we were informed of just
17 before the meeting.
18 And the way the condo -- we are not able to
19 actually vote on this because of the way the condominium
20 documents are written. You know, we're not allowed to
21 propose anything. We're not allowed to do anything unless
22 it complies with Zoning. And so, we have a little bit of a

1 chicken-and-the-egg thing happening here.
2 You know, we originally agreed with our -- last
3 summer -- with our co-owners that they would write a letter
4 of support for us to get us to the hearing, because we
5 really can't have a reasonable discussion; we can't really
6 propose to amend the condo documents as they would need to
7 be amended, unless it's approved -- unless it's allowed --
8 what we're proposing is allowed by Zoning.
9 So -- and so, what they ultimately -- they
10 ultimately went back on their commitment to help us to get
11 through zoning so that we can have this discussion amongst
12 the trustees of the condominium, but ultimately, they
13 changed their mind there and left us kind of short on that.
14 It's --
15 JIM MONTEVERDE: Okay.
16 MICHAEL MCKEE: Our understanding -- it's our
17 understanding that Zoning is Zoning, and I don't know,
18 Bruce, if you're on the line, if you can speak at this; our
19 attorney is registered. I can't see who's actually online,
20 and who isn't.
21 JIM MONTEVERDE: That's okay. Since this is new
22 territory for me, and let me just defer to Staff for a

1 second -- can you take this off the record?
2 MICHAEL MCKEE: Yeah.
3 [Pause]
4 JIM MONTEVERDE: Michael, can you give us a couple
5 moments here? We're going to reach out to our Zoning expert
6 and see if we can actually hear this or what action we have
7 to take. Can you bear with us --
8 MICHAEL MCKEE: Okay.
9 JIM MONTEVERDE: -- for a couple moments?
10 MICHAEL MCKEE: That's fine.
11 And if I can just say one more thing: You know,
12 earlier in our presentation, the point we were going to make
13 is that if we can get approval, we do understand that we
14 need to reconcile and resolve everything and -- but there,
15 in our condominium documents, there is a process outlined
16 for resolved disagreements.
17 And so, we're just trying to get to that point, to
18 where we can have the discussion, have the vote, have the
19 disagreement, and then start the practice to reconcile it.
20 So okay, I --
21 JIM MONTEVERDE: Yep.
22 MICHAEL MCKEE: -- will hang on.

1 JIM MONTEVERDE: Let's just hang on for a couple
2 moments and we'll be right back.
3 MICHAEL MCKEE: Okay. Thank you.
4 JIM MONTEVERDE: Members, we're just going to go
5 on hold here for a bit.
6 [Pause]
7 JIM MONTEVERDE: All right. That was quick.
8 We're back. Michael, are you still with us?
9 MICHAEL MCKEE: Yes, I am.
10 JIM MONTEVERDE: So we've consulted with the ISD
11 Staff and our Zoning expert, and we cannot process your
12 application until you have the approval of the condominium
13 association.
14 So with that, the only choice I see for you is to
15 continue this again. You pick a date, and if by that date
16 you haven't resolved it, you may want to either continue
17 again or withdraw, but I'll leave that up to you. But --
18 MICHAEL MCKEE: Can -- is it possible for me --
19 JIM MONTEVERDE: -- I can't go forward.
20 MICHAEL MCKEE: Can I ask Bruce if he's online if
21 he can --
22 JIM MONTEVERDE: No. Thank you.

1 MICHAEL MCKEE: -- weigh in?
2 JIM MONTEVERDE: We don't want to go any further
3 into the merits.
4 MICHAEL MCKEE: Okay.
5 THOMAS MILLER: Jim, just for the record, what is
6 the basis for a lack of --
7 JIM MONTEVERDE: Thomas, Thomas hold on a second.
8 Thomas? Hold on one second. You're not -- give me one
9 second.
10 Do we have the old file? Give me one second,
11 Thomas, before you have -- before I take your question.
12 Thomas, since this is a continued case, we can
13 only have the people who were -- sat on it initially.
14 THOMAS MILLER: Oh, I apologize. I didn't
15 understand --
16 JIM MONTEVERDE: Oh, that's okay.
17 THOMAS MILLER: -- there had been an earlier --
18 JIM MONTEVERDE: So I can't open it up to you, and
19 we'll mute you for a moment until we end this one. So it
20 was Virginia, myself, that's it.
21 [Pause]
22 Okay. Sorry for all the time-outs. It's -- this

1 is a unique one --
2 THOMAS MILLER: Yeah.
3 JIM MONTEVERDE: -- at least in my time here on
4 the Board. So yes, beside the fact that it can only be the
5 Members who sat on the case.
6 And originally, I'm informed by Staff that, Mr.
7 McKee, what you also need to do is you need to revise the
8 form called, "The BZA Application Form Ownership
9 Information." And that needs to come from the condominium
10 association, not from you personally.
11 So once you get a list together, get together with
12 your association, get their acceptance. The typical format
13 is the association provides the Board with a -- the Zoning
14 Board -- with a letter stating their approval of the plans,
15 and also that the ownership form is revised to come from the
16 condominium association.
17 So we can't hear this --
18 MICHAEL MCKEE: Okay.
19 JIM MONTEVERDE: -- tonight.
20 MICHAEL MCKEE: Okay.
21 JIM MONTEVERDE: So would you like to continue
22 this again?

1 MICHAEL MCKEE: Yes.
2 JIM MONTEVERDE: One more time? How much time
3 would you like?
4 MICHAEL MCKEE: I mean, it's probably as much as
5 we -- there's quite a bit.
6 JIM MONTEVERDE: Well, February, March, April,
7 May, June, July? That's as far as the list in front of me I
8 have.
9 MICHAEL MCKEE: Yeah. That's -- can we go late
10 March?
11 JIM MONTEVERDE: Yeah.
12 MICHAEL MCKEE: And then make it --
13 JIM MONTEVERDE: We have March 27.
14 MICHAEL MCKEE: Okay.
15 JIM MONTEVERDE: We have March 27, we have April
16 10, May 8, your choice.
17 MICHAEL MCKEE: And if we're -- I mean, I'd like
18 to try to push it if possible, so if we aim for the twenty-
19 seventh, if it ends up taking more time, are we -- will we
20 be allowed to perhaps extend it again, or before the meeting
21 even happens reschedule it?
22 JIM MONTEVERDE: No, I will -- I think

1 understanding the complications on this one, we'll let you
2 do this one more time. Our typical policy is you do it
3 twice --
4 MICHAEL MCKEE: Right.
5 JIM MONTEVERDE: -- and that's it. But --
6 MICHAEL MCKEE: Yeah.
7 JIM MONTEVERDE: -- we'll certainly let you do it
8 one more time if you need it.
9 MICHAEL MCKEE: Okay. That gives us two and a
10 half months. So we'll --
11 JIM MONTEVERDE: Yep.
12 MICHAEL MCKEE: -- aim for that.
13 JIM MONTEVERDE: So you'll do the March 27?
14 MICHAEL MCKEE: Yes.
15 JIM MONTEVERDE: Okay.
16 MICHAEL MCKEE: And actually -- I'm sorry, could
17 we just do April? I just hate to be --
18 JIM MONTEVERDE: Sure.
19 MICHAEL MCKEE: -- short.
20 JIM MONTEVERDE: April 10?
21 MICHAEL MCKEE: April 10, okay.
22 BRUCE FITZSIMMONS: Mr. Chairperson?

1 JIM MONTEVERDE: Very good. All right.
2 BRUCE FITZSIMMONS: Mr. --
3 JIM MONTEVERDE: Let me propose a motion to --
4 make a motion to continue this matter until April 10, 2025,
5 on the condition that the petitioner change the posting sign
6 to reflect the new date of April 10, 2025, and the new time
7 of 6 p.m.
8 Also, that the petitioner sign a waiver to the
9 statutory requirements for the hearing. This waiver can be
10 obtained from Maria Pacheco or Olivia Ratay at the
11 Inspectional Services Department.
12 I ask that you sign the waiver and return it to
13 the Inspectional Services Department by a week from this
14 coming Monday. Failure to do so will de facto cause this
15 Board to give an adverse ruling on this case.
16 Also, that if there are any new submittals,
17 changes to the drawings, dimensional forms, or any
18 supporting statements that those be in our files by 5 p.m.
19 on the Monday prior to the continued meeting date.
20 On the motion to continue this matter until April
21 10, 2025, Steven?
22 STEVEN NG: In favor.

JIM MONTEVERDE: Daniel?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: That's four in favor; the continuance is granted. Thank you.

MICHAEL MCKEE: Thank you very much.

BRUCE FITZSIMMONS: Thank you.

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2025 JAN 13 PM 2:05

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-285359.

Address: 100 Otis St.

□ *Owner,* □ *Petitioner, or* □ *Representative:* Michael McKee,
(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: 13 January 2025

Signature