

Narrative Explaining Amendment Request

City of Cambridge

Planning Board

Premises: 1043 -1059 Cambridge Street

Applicant: 1043 Cambridge Street LLC c/o James Heffernan

Date: June 10, 2021

Applicant desires to amend the special permit (case no. 336) to (1) add elevator access to the roof deck and (2) eliminate the basement. Applicant also requests a one (1) year extension on the special permit, set to currently expire on September 11, 2021.

I. Elevator Access

First, the applicant requests an amendment to the special permit to have the elevator access the previously approved roof deck. The primary reason for this request is to provide reasonable and appropriate accommodations to all residents of the building. After review of the previously approved plans with Cambridge Inspectional Services Department and the accessibility requirements for the Americans with Disabilities Act and the regulations promulgated by the Massachusetts Architectural Access Board, it was determined that the approved roof decks required by stairway access as well as elevator access. Therefore, the applicant specifically requests the addition of the elevator to the roof as shown on the amended plans.

II. Elimination of Basement

Second, the applicant no longer requires the need for the basement and therefore respectfully withdraws its approved special permit for said basement. The space is neither required nor necessary for the project. Therefore, the applicant specifically requests that the basement be eliminated as shown on the amended plans.

III. Extension of Special Permit

Finally, given the timing of this request, the Applicant requests a one (1) year extension on the special permit. The special permit is currently set to expire on September 11, 2021.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 1043 - 1059 Cambridge Street

Zoning District: Business A/Residence C-2B

Applicant Name: 1043 Cambridge Street LLC / Representative: James Heffernan

Applicant Address: Rich May PC, 176 Federal Street, Boston, MA 02116

Contact Information: 617-556-3881 jheffernan@richmaylaw.c 617-556-3890
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Amendment to Case No. 336; Project Review Special Permit (Section 19.20), Special Permit to reduce parking (Section 6.35.1), to construct a new four-story mixed-use building with total gross floor area of 29,256 square feet containing eighteen (18) dwelling units, ground floor commercial space, 13 off-street parking spaces in above grade garage, 18 long-term bicycle spaces, 8 short-term bicycle spaces, and landscaped areas accessible to the building residents and general public

List all submitted materials (include document titles and volume numbers where applicable) below.

- This Application coversheet
- Ownership certificate (recording current ownership)
- Revised dimensional form
- Narrative explaining the amendment request
- Revised complete plan set (<https://we.tl/t-muvLCASrPI>)

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

_____ Date

_____ Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 1043 - 1059 Cambridge Street

Application Date: June 10, 2021


This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 1043 Cambridge Street LLC c/o James Heffernan
at the following address: Rich May PC, 176 Federal Street, Boston, MA 02110
to apply for a special permit for: Project Review Special Permit (Section 19.20), Special Permit to reduce parking (Section 6.35.1)
on premises located at: 1043 - 1059 Cambridge Street
for which the record title stands in the name of: 1043 Cambridge Street LLC
whose address is: 121 Charles Street, South Boston, MA

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 77966 Page: 505

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

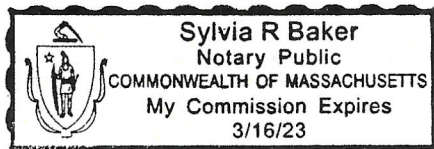
Commonwealth of Massachusetts, County of Suffolk

The above named Thomas Calus personally appeared before me,

on the month, day and year 6/10/21 and made oath that the above statement is true.

Notary: 

My Commission expires: 3/16/23



DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes: