



# City of Cambridge

Massachusetts

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA  
617-349-6100

### NOTICE OF PUBLIC HEARING

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually, or submit a written statement to the Board of Zoning Appeal, City Hall, 831 Massachusetts Avenue, Cambridge, Mass. If you would like further information, please contact the Zoning department at 349-6100. To view BZA Application, Plans & other Submissions on line go to <http://www.cambridgema.gov/inspection/Zoning/boardofzoningappeal>, click "Inspectional Services" Click "Board of Zoning Appeal Agenda" Any information filed after the agenda has been posted, can be viewed at the Inspectional Services Department by appointment only. Please be advised that documents may be submitted or revised by the petitioner or abutters, at any time or from time to time prior to 5:00 p.m. on the Monday before the public hearing, unless the Board allows further changes at the hearing.

### VIRTUAL MEETING, Cambridge, Massachusetts July 15, 2021

Please Note: If at this hearing, the BZA Chairperson continues the case to a later date, you will not receive further notice. However, dates for continued BZA cases are posted on the notice board at the City Clerk's office in City Hall.

CASE NO: BZA127462-2021

LOCATION: 197 Vassal Ln , Cambridge, MA

PETITIONER: City of Cambridge

ZONING DISTRICT: Residence B Zone & Open Space

PETITION: Variance: New construction of a 299, 942 gsf school building, for PK-8th grade, on the existing Vassal Lane school site, and contiguous Father Callanan playground. The City of Cambridge seeks a variance for relief from the Board of Zoning Appeal from the procedural requirements of section 4.25 for a non-open space use in an OS district; FAR, .5 for RES B (1.2 allowed by 5.45.1) and .25 for OS; the Height requirement of 45' for RES B and 35' for OS (5.54.1.d); the 80 % solar energy system roof coverage (22.35.2). Relief from Article 7.000 sign requirements quantity, size, and allowance is requested. A variance for relief is requested on the vehicular aisle width (6.42) in the Garage, below grade parking area.

Special Permit: To allow for tandem parking which will provide an additional 33 parking spaces (there are 66 tandem parking spaces), Section 6.43.2 requires that parking spaces permit entering and exiting without moving another vehicle.

VIOLATION(S): 4.000, 4.25 (OS Procedural Requirement) & 4.30 (Footnote 11).  
5.000, 5.54.1.A(FAR) & 5.54.1.D (Height).  
5.000, 5.31, 5.35 (Table of Dimensional Requirements).  
6.000, 6.42 (Off Street Parking - Width of Aisles). & 6.43.2 (Tandem Parking).  
7.000, 7.16.11 and 7.16.21.B (Signage).  
22.000, 22.35.2 (80% Solar Energy System Coverage).  
10.000, 10.30 (Variance) & 10.40 (Special Permit).