

From: Thomas Miller <tmiller@mqmlp.com>
Sent: Friday, January 20, 2023 11:09 AM
To: Scott, Sarah <sascott@cambridgema.gov>; Kane, Drew <dkane@cambridgema.gov>
Cc: Nicholas Zozula <nzozula@mqmlp.com>
Subject: 18 Pleasant Street - Central Square Advisory Committee

Good Morning,

Our office continues to represent the developer of 18 Pleasant Street, Kinvarra Capital, LLC. As you are aware, the Developer has received support from the Central Square Advisory Committee ("CSAC") to demolish the existing structure at the property and replace it with a four (4) story, six (6) unit residential building. During the ongoing review and design of the project, it became clear that the parking program needed to be relocated from under the building to an at-grade portion of the lot utilizing the existing curb cut. This relocation of the parking program has necessarily resulted in providing for living space in the basement in order to account for shifting the parking programming to at-grade. Additionally, in order to continue with the plan to create high quality home ownership units, the building height has been increased to allow appropriate ceiling heights in each unit. While the building is compliant with the building height requirements of the Zoning Ordinance, the overall programmatic shift has altered the calculations for other zoning requirements, such as yard setbacks. The updated footprint and parking program of the project has resulted in the need for yard setback and parking variances, as well as a special permit related to the living space in the basement. While the footprint and parking program have been updated, the overall design of the project remains unchanged from what you previously reviewed with us and will result still result in a vast improvement over the existing zero setback condition existing at the Property now. We have attached the revised project plans here for your review.

Thank you for taking the time review this email. Please feel free to reach out with any questions you may have.

Sincerely,
Tom Miller

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