CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 216107

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: Carlos H. Zucher C/O James Rissling

PETITIONER'S ADDRESS: 64 Allston Street, Cambridge, Massachusetts 02139

LOCATION OF PROPERTY: **1103 Cambridge St , Cambridge, MA**

TYPE OF OCCUPANCY: Commercial on 1st Fl. & Res. on 2nd Floor **ZONING DISTRICT:** Business A Zone

REASON FOR PETITION:

/Reconstruct building/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The existing structure is in poor condition and beyond its serviceability.
To reconstruct the building, the current zoning would not allow development of the existing uses due to more restrictive dimensional requirements for the residential use.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000 Section: 6.36 (Short-Term Bicycle Parking).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original Signature(s): _____
(Petitioner (s) / Owner)

Carlos Henrique Zucher
(Print Name)

Address: _____
Tel. No. 617 680-4595
E-Mail Address: jim@lrdesignsinc.com

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 Carlos Henrique Zucher
(OWNER)

Address: 219 Pond St Winchester MA 01890

State that I/We own the property located at 1103 Cambridge St Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Carlos Henrique Zucher

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

*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 CARLOS H ZUCHER. personally appeared before me, this 9 of DEC, 2022, and made oath that the above statement is true.

Notary

ELIZABETH NOUEL
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 25, 2023

My commission expires (Notary Seal).

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Carlos H. Zucher
Location: 1103 Cambridge St., Cambridge, MA
Phone: 617 680-4595

Present Use/Occupancy: Commercial on 1st Fl. & Res. on 2nd Floor
Zone: Business A Zone
Requested Use/Occupancy: Commercial on 1st Floor & Res. on 2nd & 3rd Floors

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1845		2899		1,649 | 2,886	(max.)
LOT AREA:		1649		2899		1,649 | 2,886	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.12		1.55		1.76	
LOT AREA OF EACH DWELLING UNIT		1649		825		600	
SIZE OF LOT:	WIDTH	25		25		50	
	DEPTH	66		66		na	
SETBACKS IN FEET:	FRONT	0		0		0	
	REAR	10'-11"		16'-2"		20	
	LEFT SIDE	7'-3"		6'-11"		0	
	RIGHT SIDE	0		0		0	
SIZE OF BUILDING:	HEIGHT	24'-8"		32'-8		45	
	WIDTH	52'-0"		45'-9"		na	
	LENGTH	17'-6"		18'-0"		na	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		15		23		none/15	
NO. OF DWELLING UNITS:		1		2		na	
NO. OF PARKING SPACES:		0		0		4-6	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		na		na		na	

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.:

none

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'.

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 existing structure is in poor condition and beyond its serviceability. To reconstruct the building, the current zoning would not allow development of the existing uses due to more restrictive dimensional requirements for the residential use.

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:

New residential construction in a Bus A district, the district in which the site is located, is required to conform to Res C-2B dimensional requirements. The lot is narrower than allowed in Res C-2B and the new construction of the current and allowed uses will not conform to allowed front and side yard setbacks for residential use.

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 existing building includes ground floor commercial space with a residential floor above. The new construction is to be within the existing footprint and include the same uses while adding one additional floor of residential use.

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

The reconstructed mixed-use structure is similar to many of the buildings in the surrounding neighborhood and will continue the existing use of the building and site.

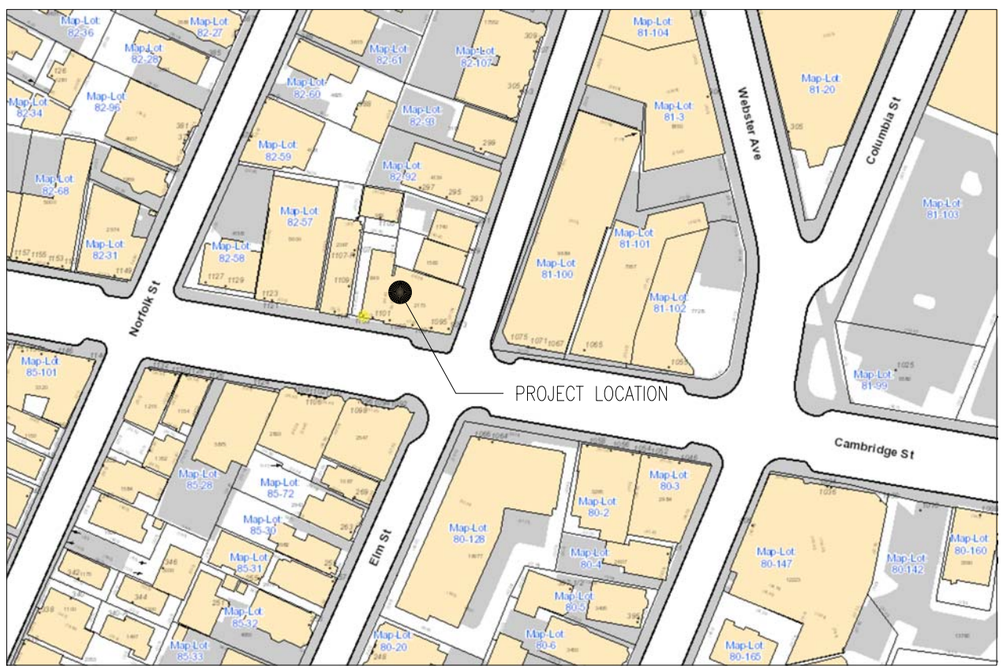
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

1103 CAMBRIDGE STREET - FRONT

1103 CAMBRIDGE STREET - SIDE

LIST OF DRAWINGS

	CONCEPT DESIGN	ZONING SET
ISSUED	JUNE 7, 2022	DEC. 9, 2022
COVER		●
Z0.1 ZONING INFORMATION		●
SURVEY		●
EX1.1 EXISTING CONDITIONS: PLANS		●
EX2.1 EXISTING CONDITIONS: ELEVATIONS		●
A1.1 PROPOSED PLANS	●	●
A1.2 ENLARGED PROPOSED PLANS		
A2.1 PROPOSED ELEVATIONS	●	●
A3.1 PROPOSED WALL DETAILS		



PROJECT LOCATION:

1103 Cambridge Street
Cambridge, MA

ZONING DISTRICT BUSINESS A

PROJECT DESCRIPTION:

Demolish the existing 2-story structure containing one commercial space and one dwelling unit. Construct a new 3-story structure containing one commercial and two dwelling units within the north, south and east lines of the existing building footprint.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT:
780 CMR (2021 IECC)

Building Envelope– Climate Zone 5 Group R	R402.1.3
Roofs	
Attic and other	R-60
Walls, Above Grade	
Wood framed & other	R-20+5
Walls, Below Grade	
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
Floors	
Joist/Framing	R-30
Slab Floors	
Unheated slabs	R-10 for 48 in.
Glazed Fenestration	
Fenestration U- Factor	U-0.30
Skylights	U-0.55
Glazed	U-0.40

LR Designs INC
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
64 ALESTON STREET
UNIT 2
CAMBRIDGE, MA 02139
617.354.4115
LRDESIGNINC.COM

Project Title: 1103 Cambridge Street Cambridge, MA

Drawing Title: PROJECT INFORMATION

Revisions:

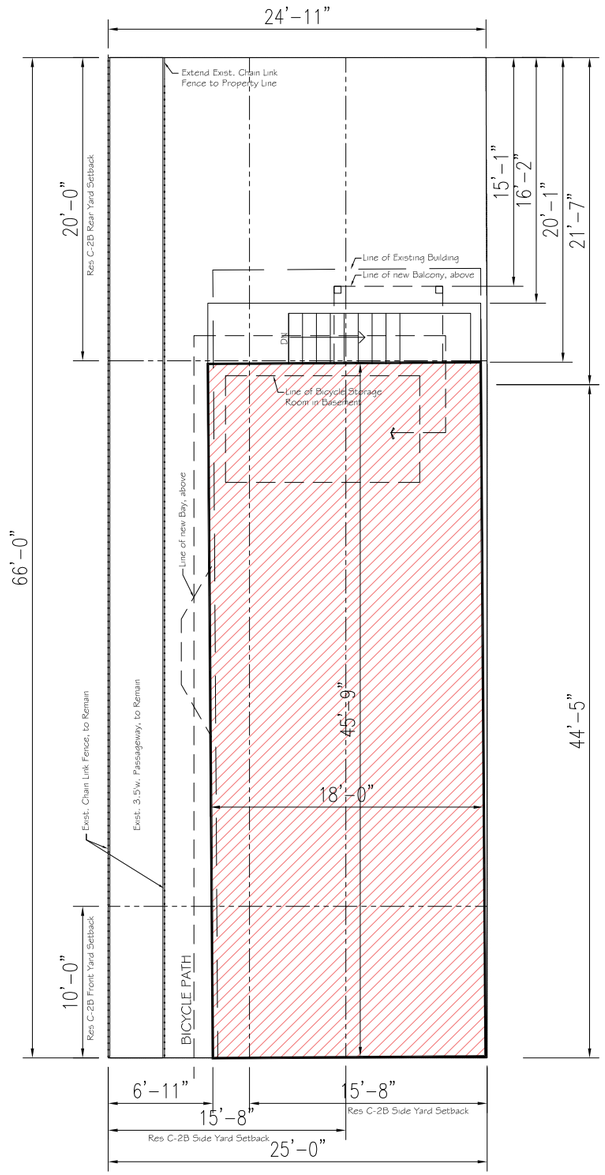
#	Description	date

Project # 22005

Scale: 1/8" = 1'-0"

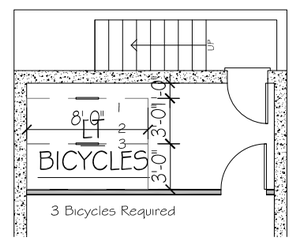
Date: DEC 9, 2022

Drawing # COVER



16'

PROPOSED SITE PLAN
1" = 10'-0"



BICYCLE STOR. RM.
1" = 10'-0"

ZONING DATA PER §5.33 - TABLE 5-3 OF DIMENSIONAL REQUIREMENTS - BUSINESS DISTRICTS
ZONING DATA PER §5.30 - TABLE 5-1 OF DIMENSIONAL REQUIREMENTS - RESIDENTIAL DISTRICTS

	ZONING DISRICTS: BUS. A | RES C-2B	ALLOWED/ REQUIRED: Bus. A | Res. C-2B	EXISTING	PROPOSED	COMPLIANCE
A	MAX. RATIO OF FLOOR AREA TO LOT AREA	1.0 / 1.75 | 1.75	1.12	1.55 Res: 1.02, Non-Res: .50	CONFORMS
	GROSS FLOOR AREA	1,649 / 2,886 | 2,886 SF	923- non res, 923- res 1,845 SF Total	824- non res, 1,678- res 2,501 SF Total	CONFORMS
B	MINIMUM LOT SIZE IN SQ. FT.	NONE | 5,000	1,649 SF	NO CHANGE	CONFORMS
C	MIN. LOT AREA FOR EACH D.U. IN SQ. FT.	600 | 600	1,649	825	CONFORMS
D	MINIMUM YARD IN FEET (FRONT)	NONE | H+L/4 (≥10') 0' | 10'	0'	NO CHANGE	Does not conform to C-2B
	MINIMUM YARD IN FEET (LEFT SIDE / RIGHT SIDE)	NONE | H+L/5 0' | 15'-8" (15'-8" & ≥20')	7'-3" / 0'	6'-11" / 0'	Does not conform to C-2B
	MINIMUM YARD IN FEET (REAR)	H+L/5(≥20') | H+L/4(≥20') 20' | 20'	13'-8" TO BLD'G 10'-11" to STAIR	20'-1" TO BLD'G 16'-2" to STAIR	EXISTING NON-CONFORMING IMPROVED
E	MAXIMUM HEIGHT IN FEET	35/45 to 65 | 45	24'-8" - 19'-6" (sloping roof)	32'-8"	CONFORMS
F	RATIO OF USABLE OP. SP. TO LOT AREA	NONE | 15%	15%	23%	CONFORMS

REGISTERED ARCHITECT
JAMES F. RISSLING
No. 20039
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

LR Designs INC
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
24 HILTON STREET
SUITE 2
CAMBRIDGE, MA 02139
617.868.3131
LRDESIGNINC.COM

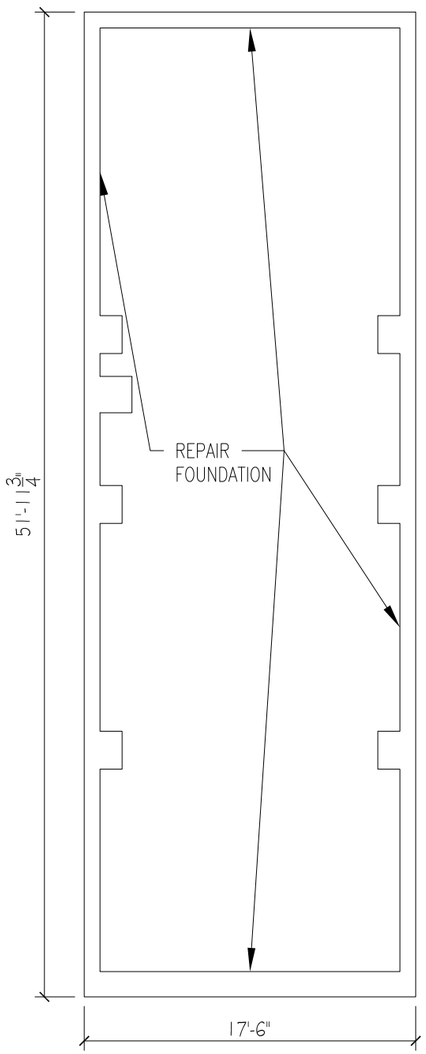
Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
ZONING

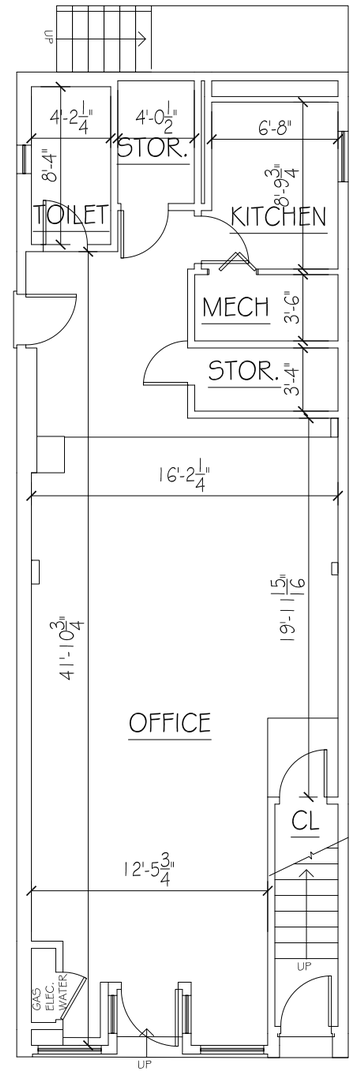
Revisions:

#	Description	date

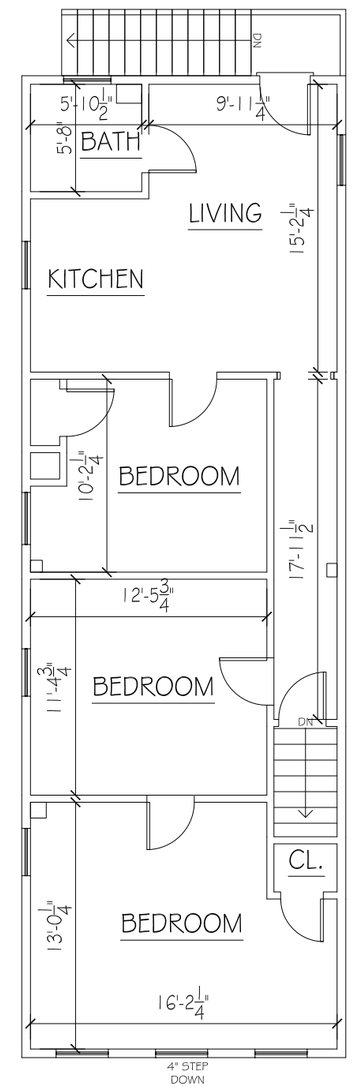
Project # 22005
Scale: 1" = 10'-0"
Date: DEC 9, 2022
Drawing # Z1.1



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



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
JAMES F. RISSLING
No. 20039
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

LR Designs INC
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
64 HILTON STREET
SUITE 2
CAMBRIDGE, MA 02139
617.868.3131
LR@DESIGNINC.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
EXISTING CONDITIONS: PLANS

Revisions:

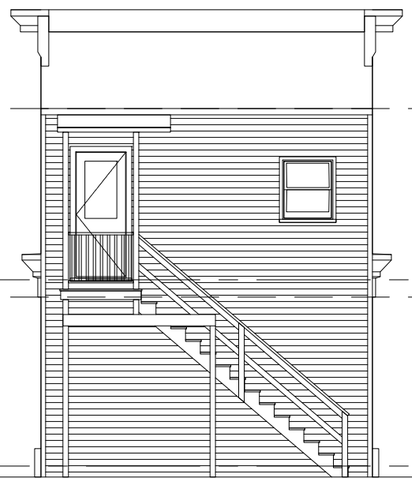
#	Description	date

Project # 22005

Scale: 1/8" = 1'-0"

Date: DEC 9, 2022

Drawing # EX1.1



REAR ELEVATION
1/8" = 1'-0"

LEFT SIDE ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/8" = 1'-0"

REGISTERED ARCHITECT
JAMES P. RISSLING
No. 20039
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

LR Designs INC
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
54 HUNTON STREET
SUITE 2
CAMBRIDGE, MA 02139
617.876.3131
LRDESIGNINC.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
EXISTING CONDITIONS: ELEVATIONS

Revisions:

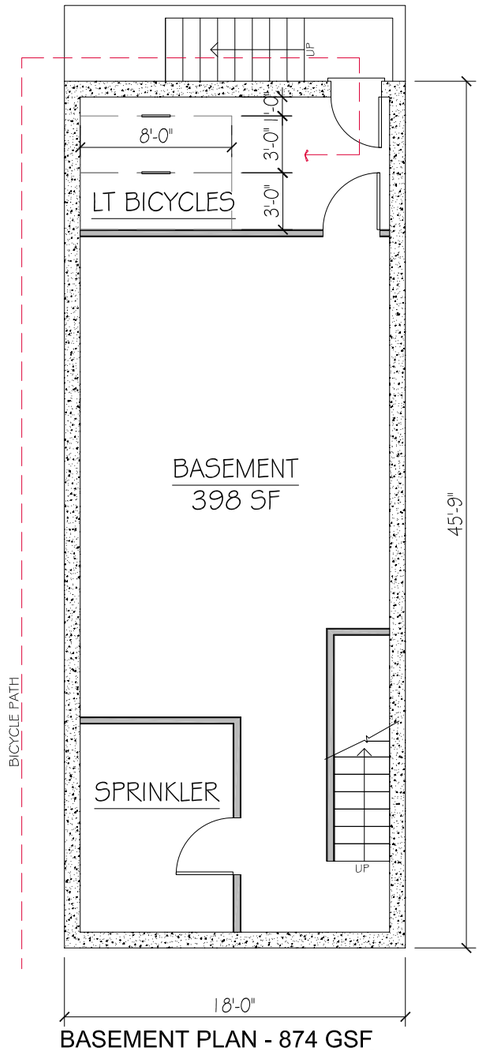
#	Description	date

Project # 22005

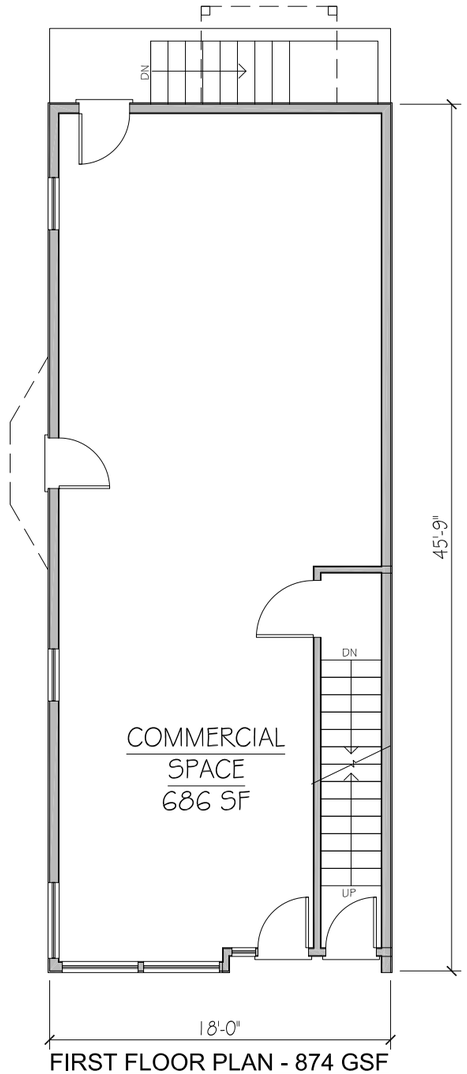
Scale: 1/8" = 1'-0"

Date: DEC 9, 2022

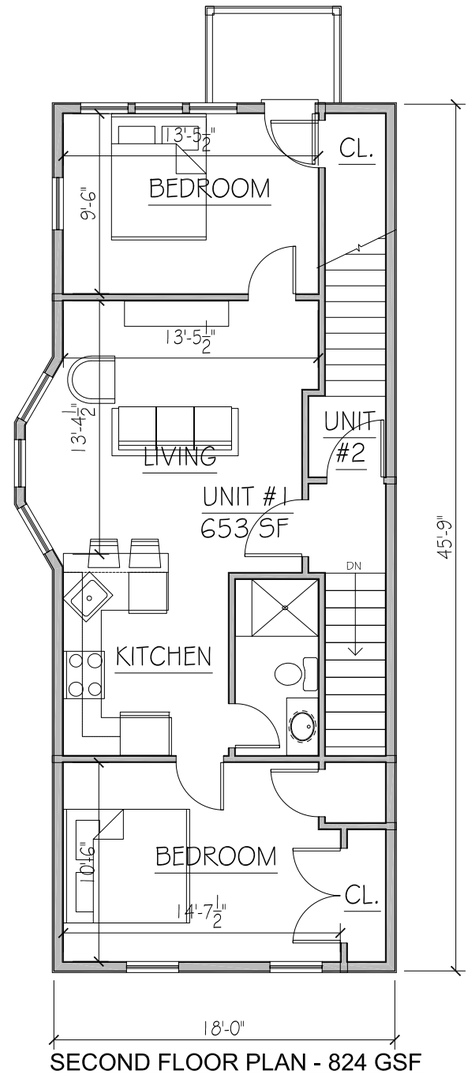
Drawing # EX2.1



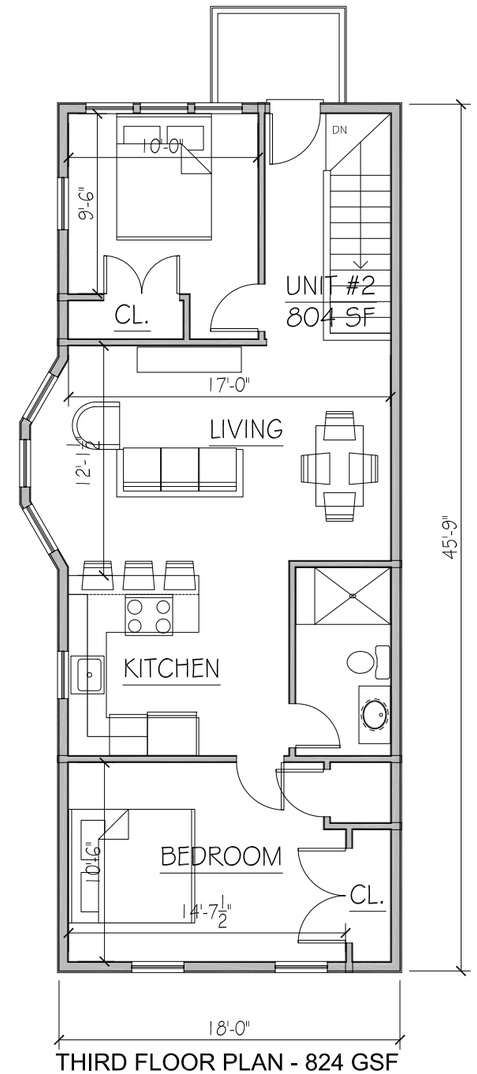
BASEMENT PLAN - 874 GSF
1/8" = 1'-0"



FIRST FLOOR PLAN - 874 GSF
1/8" = 1'-0"



SECOND FLOOR PLAN - 824 GSF
1/8" = 1'-0"



THIRD FLOOR PLAN - 824 GSF
1/8" = 1'-0"

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DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
64 HILTON STREET
SUITE 2
CAMBRIDGE, MA 02139
617.868.3131
LRDESIGNINC.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
CONCEPTUAL DESIGN

Revisions:

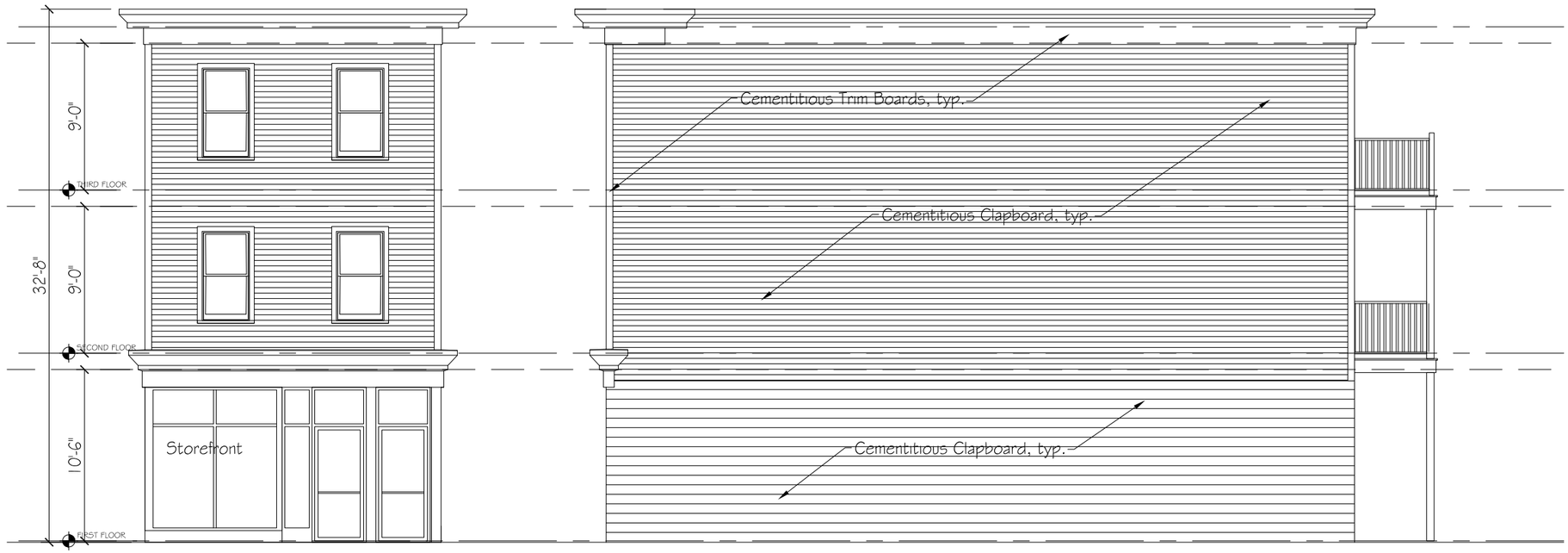
#	Description	date

Project # 22005

Scale: 1/8" = 1'-0"

Date: DEC 9, 2022

Drawing # A1.1



FRONT ELEVATION
1/8" = 1'-0"

RIGHT SIDE ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

LEFT SIDE ELEVATION
1/8" = 1'-0"

REGISTERED ARCHITECT
JAMES F. RISSLING
No. 20039
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

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54 HILTON STREET
SUITE 2
CAMBRIDGE, MA 02139
617.876.3131
LRDESIGNINC.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
PROPOSED ELEVATIONS

Revisions:

#	Description	date

Project # 22005

Scale: 1/8" = 1'-0"

Date: DEC 9, 2022

Drawing # A2.1

BLOCK 82

City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
82 Block Number
10 Cam Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

N

0 12.5 25 50 Feet

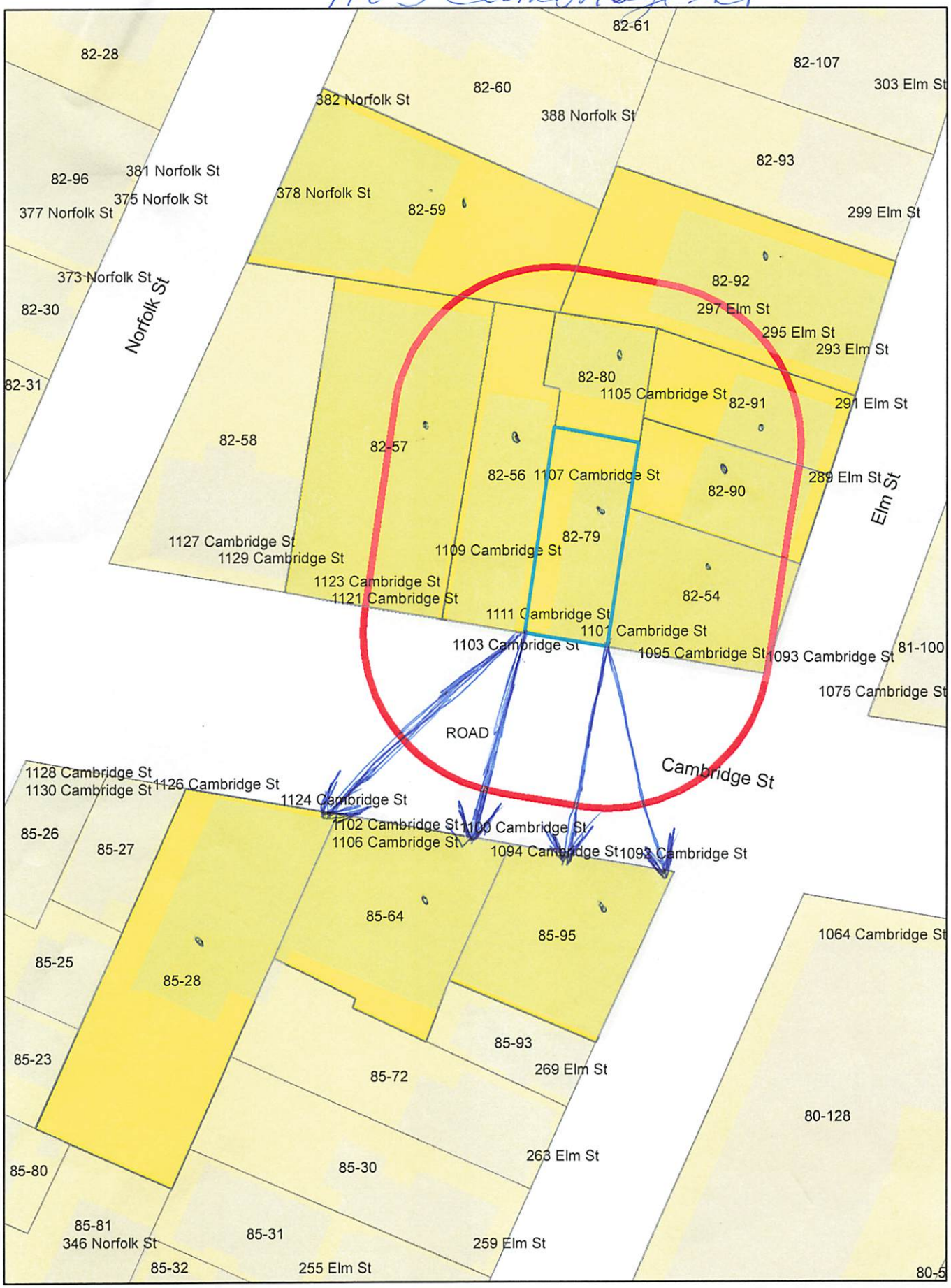
1 inch = 28 feet

Parcel Block Map

82

FY 2022

1103 Cambridge St.



1103 Cambridge St.

82-56
CILLO, ANTONIO & ADRIANA CILLO,
TR. OF THE CAMBRIDGE STREET REALTY TRUST.
34 ARBORFIELD RD
ROSLINDALE, MA 02131

82-57
CLUBE DESPORTIVO FAIALENSE, INC.
1121 CAMBRIDGE ST
CAMBRIDGE, MA 02139

82-59
SHOTLAND, MARC & KUNJAL SHAH
382 NORFOLK ST
CAMBRIDGE, MA 02139

85-64
1100 CAMBRIDGE ST LLC
228 PARK AVE S PMB 35567
NEW YORK , NY 10003-1502

82-59
EGAN CAROLYN HELEN
378 NORFOLK ST - UNIT 378
CAMBRIDGE, MA 02139

82-91
PIMENTEL, ROBERT E.
291 ELM STREET
CAMBRIDGE, MA 02141

82-80
XIA, LEON
258 MINISTERIAL DR
CONCORD, MA 01742

85-95
RIBEIRO, ANTONIO F. & ISABEL C. QUELHAS,
TRS THE QUELHAS RIBEIRO 2018 TRUST
30 CHELSEA ST., #610
EVERETT, MA 02149

82-59
CHO STEPHEN
380 NORFOLK ST - UNIT 380
CAMBRIDGE, MA 02139

82-90
JIANG, JINGJING
289 ELM ST
CAMBRIDGE, MA 02139

82-79 Petitioner
ZUCHER, CARLOS
1103 CAMBRIDGE ST
CAMBRIDGE, MA 02139

JAMES RISSLING
64 ALLSTON STREET #3
CAMBRIDGE, MA 02139

82-92
RODRIGUES, ROSA,
TRS MARIA & ERIC D. LUIS
11 GRANT ST
SOMERVILLE, MA 02145

82-54
CAMBRIDGE 168 LLC
470 MIDDLE ST
BRAINTREE, MA 02184

85-28
GORE STREET PROPERTIES LLC
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139