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.

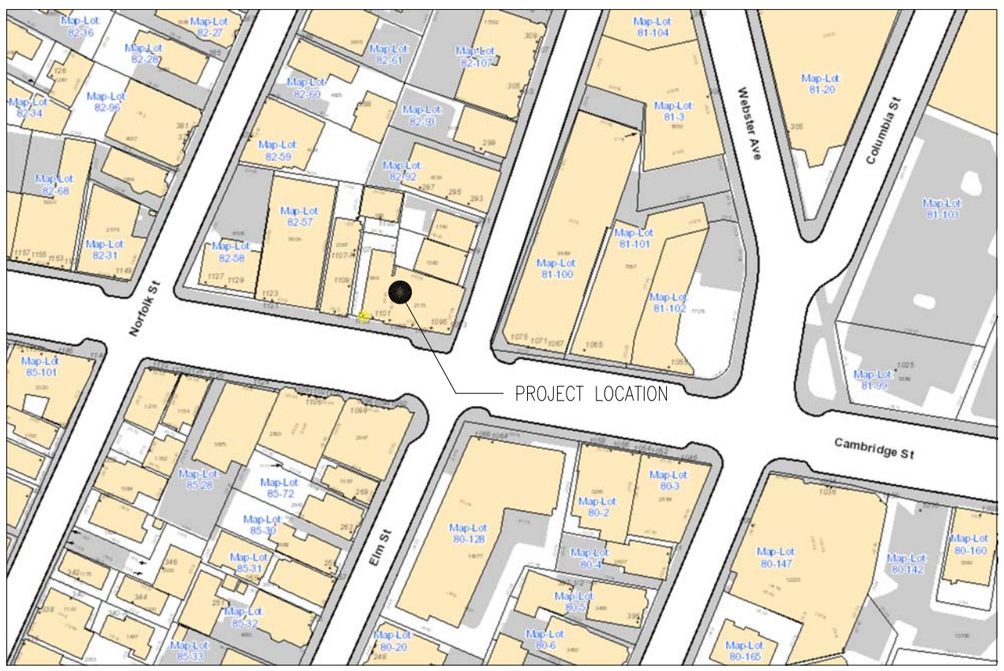
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

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:

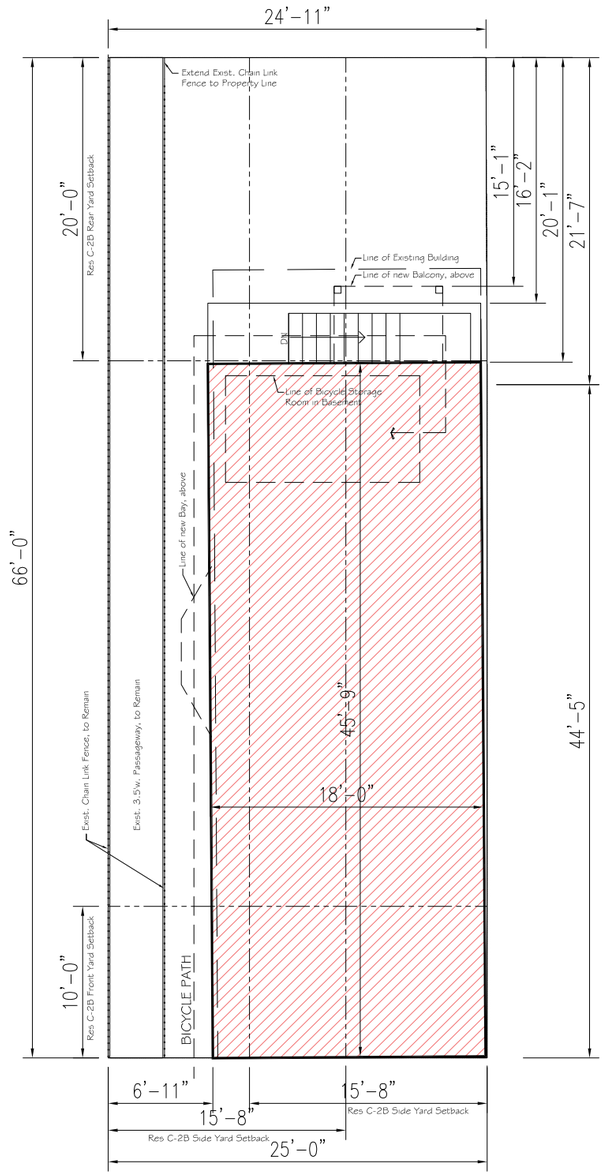
#	Description	date

Project # 22005

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

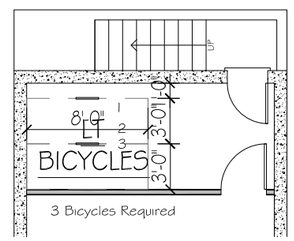
Date: DEC 9, 2022

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

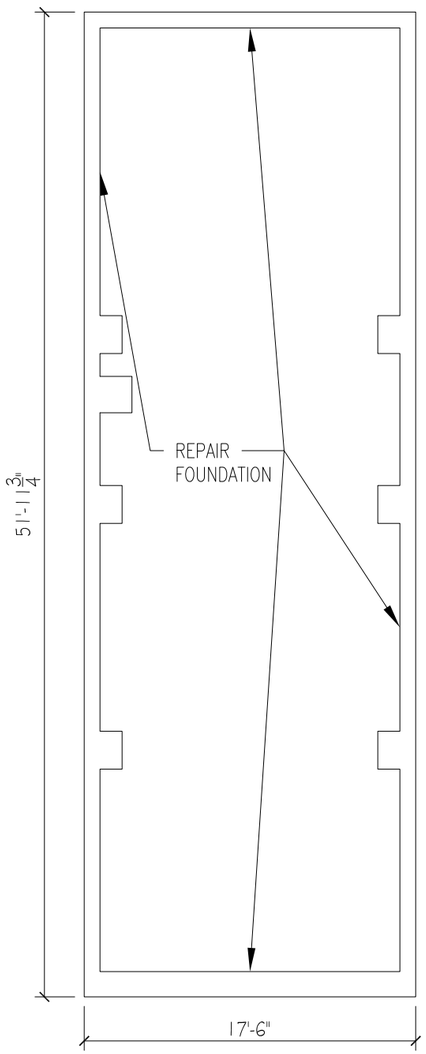
Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
ZONING

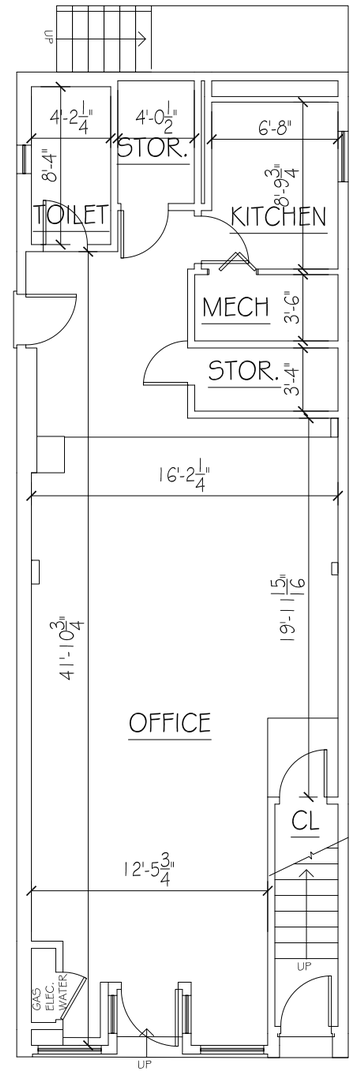
Revisions:

#	Description	date

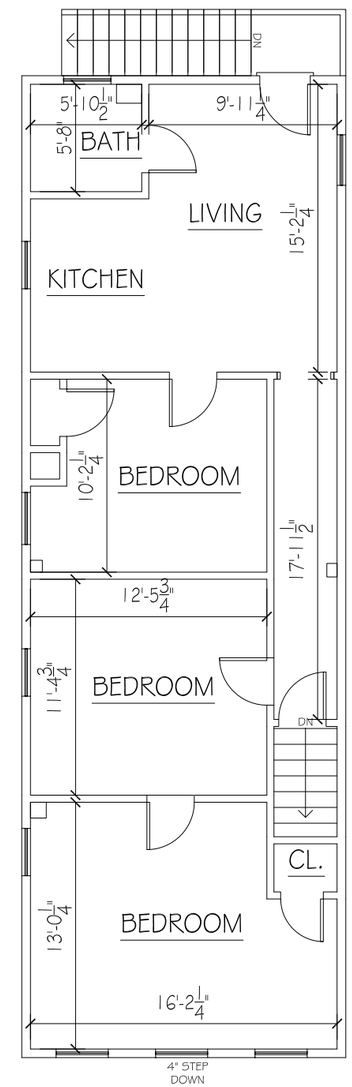
Project # 22005
Scale: 1" = 10'-0"
Date: DEC 9, 2022
Drawing # Z1.1



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



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



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

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JAMES F. RISSLING
No. 20039
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

LR Designs INC
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64 HILTON STREET
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CAMBRIDGE, MA 02139
617.868.3131
LR@DESIGNINC.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
EXISTING CONDITIONS: PLANS

Revisions:

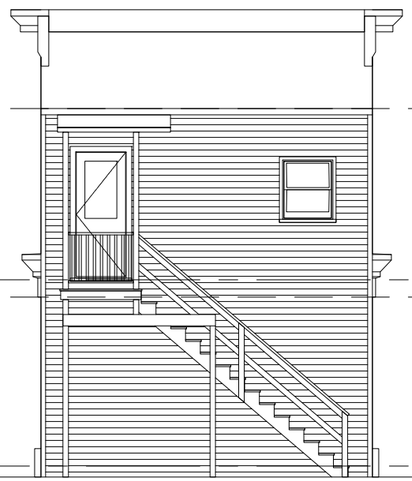
#	Description	date

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
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CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

LR Designs INC
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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:

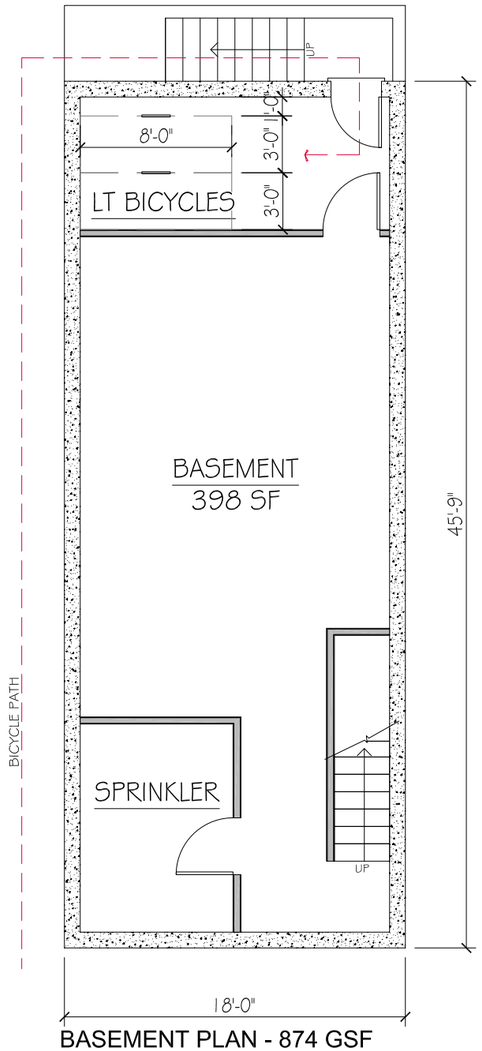
#	Description	date

Project # 22005

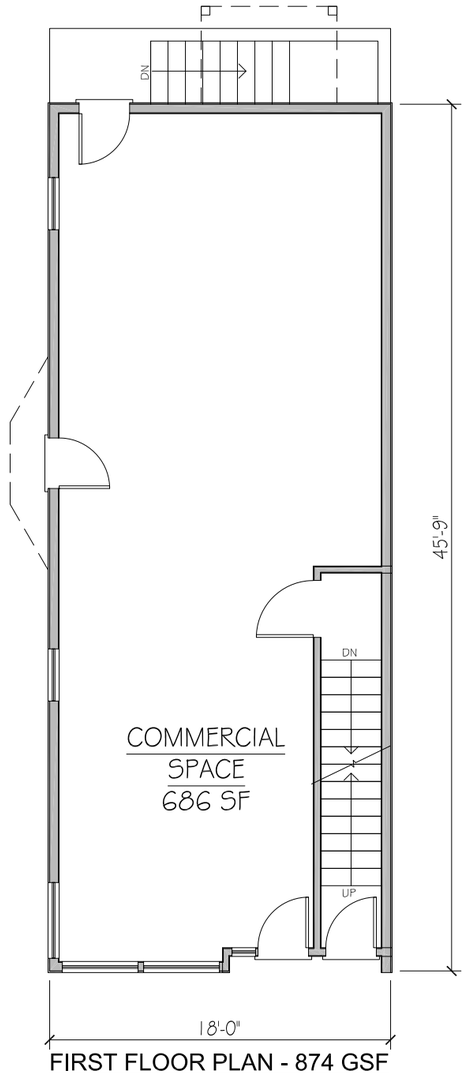
Scale: 1/8" = 1'-0"

Date: DEC 9, 2022

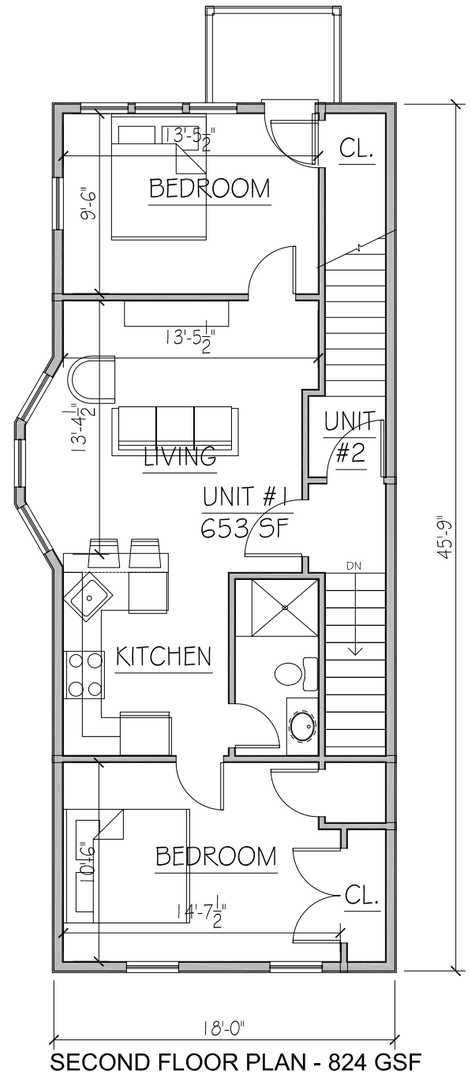
Drawing # EX2.1



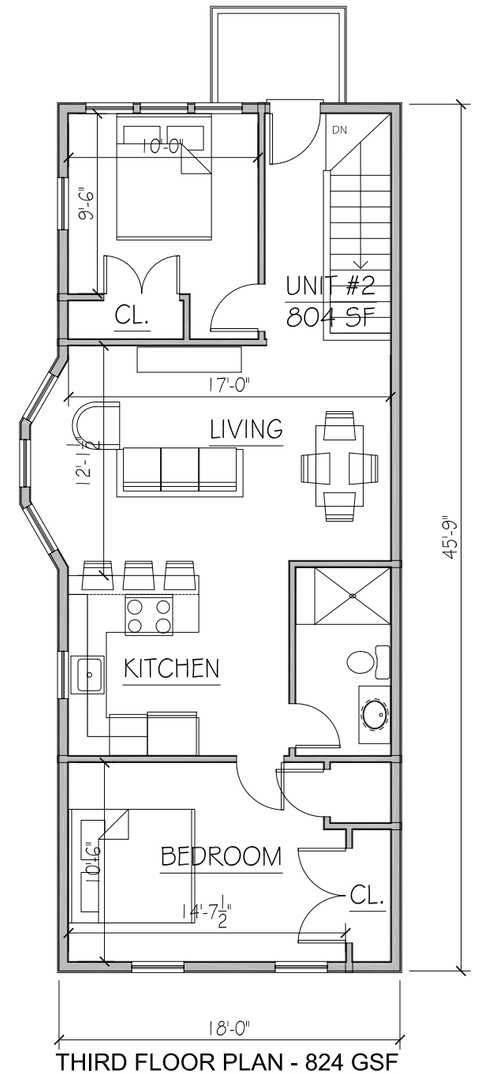
BASEMENT PLAN - 874 GSF
1/8" = 1'-0"



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"

LR Designs Inc
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
64 HILTON STREET
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617.868.3131
LRDESIGNINC.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
CONCEPTUAL DESIGN

Revisions:

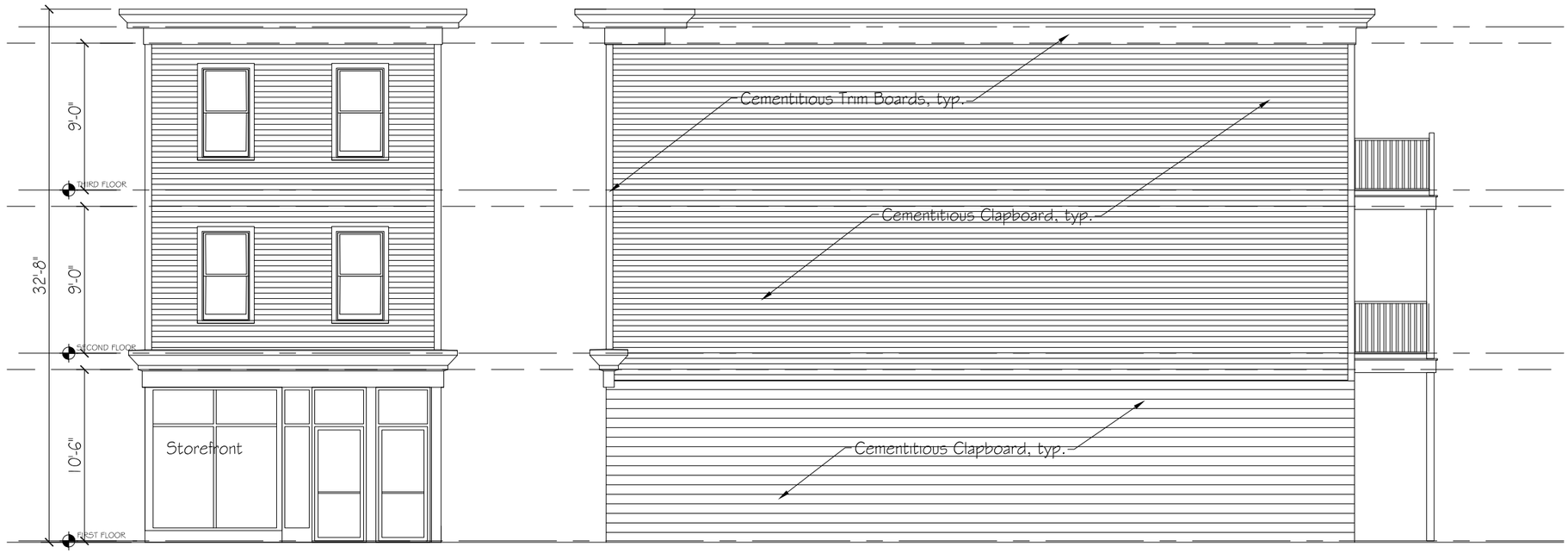
#	Description	date

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

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

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
PROPOSED ELEVATIONS

Revisions:

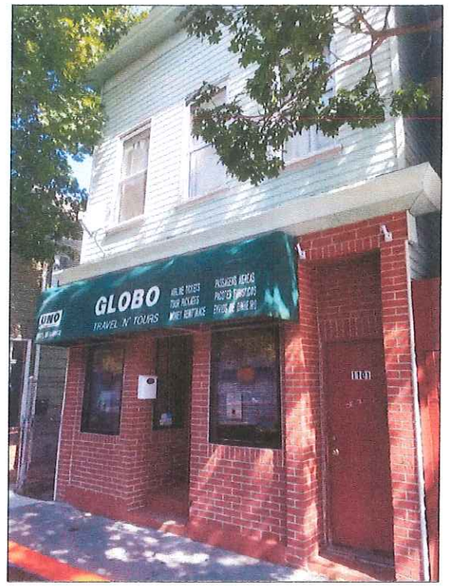
#	Description	date

Project # 22005

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

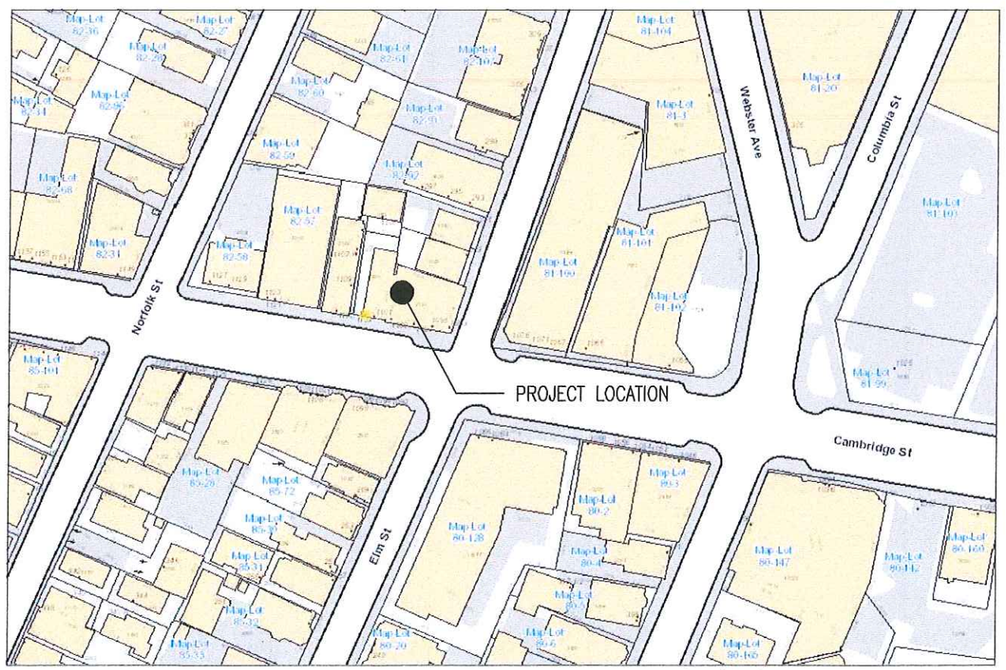
Date: DEC 9, 2022

Drawing # A2.1



1103 CAMBRIDGE STREET - FRONT

1103 CAMBRIDGE STREET - SIDE



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.

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		

REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

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

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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
DESIGN BUILDER, ARCHITECTURE, DRAFTING, CONSTRUCTION MANAGEMENT
6 HALLIDAY STREET
UNIT 1
CAMBRIDGE, MA 02139
617.355.8114
LRDESIGNINC@GMAIL.COM

Project Title: 1103 Cambridge Street Cambridge, MA

Drawing Title: PROJECT INFORMATION

Revisions:

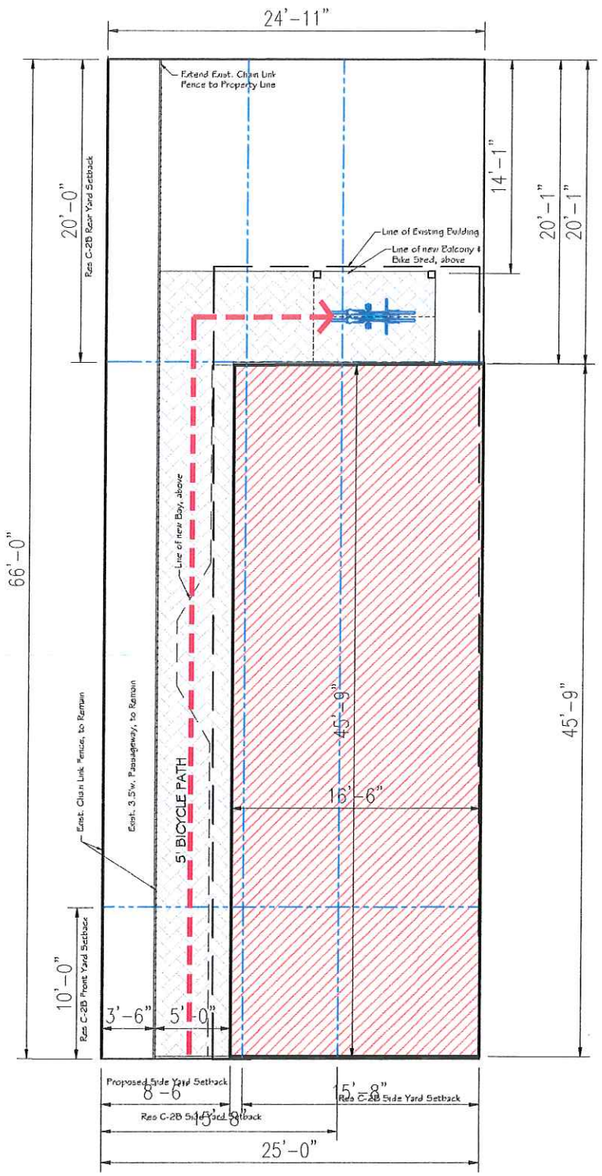
#	Description	date

Project # 22005

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

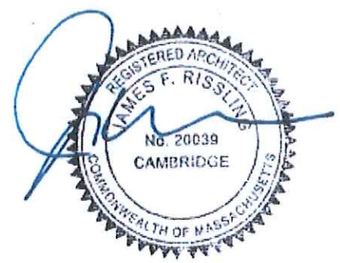
Date: DEC 9, 2022
REV OCT 7, 2023

Drawing # COVER



16'

PROPOSED SITE PLAN
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'	8'- 6" / 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 14'-1" TO BALCONY	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

REQUIRED QUANTITIES OF LONG-TERM BICYCLE PARKING §6.107 - SCHEDULES 6.107.2

CATEGORY	INCLUDED RESIDENTIAL USES & NON-RESIDENTAIL USES	MIN. LONG-TERM BICYCLE PARKING RATE	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED ON SITE	COMPLIANCE
R2	MULTI-FAMILY DWELLINGS (2 UNITS IN MIXED USED BUILDING)	1.0 / 1.0 / DWELLING UNIT	2	0	CONVERT RESIDENTIAL LONG-TERM BICYCLE PARKING INTO RESIDENTIAL SHORT-TERM BICYCLE PARKING, PER §6.107.5b
N1	OFFICES: AGENCIES	0.3 / 1,000 SF	0.6 (1.0)	0	CONVERT NON-RESIDENTIAL LONG-TERM BICYCLE PARKING INTO NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING, PER §6.107.5a
TOTAL			2.6 (3.0)	0	

REQUIRED QUANTITIES OF SHORT-TERM BICYCLE PARKING §6.107 - SCHEDULES 6.107.3

CATEGORY	INCLUDED RESIDENTIAL USES & NON-RESIDENTAIL USES	MIN. SHORT-TERM BICYCLE PARKING RATE	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED ON SITE	COMPLIANCE
R2	MULTI-FAMILY DWELLINGS (2 UNITS)	0.1 / 1.0 / DWELLING UNIT	0.2	0	SHORT-TERM BICYCLE PARKING PROVIDED THROUGH PUBLIC CONTRIBUTION, PER §6.104.2b
N3	OFFICES: AGENCIES	0.5 / 1,000 SF	1.0	0	SHORT-TERM BICYCLE PARKING PROVIDED THROUGH PUBLIC CONTRIBUTION, PER §6.104.2b
	CONVERTED RESIDENTIAL LONG-TERM SPACES		2	2	COVERED BICYCLE PARKING PROVIDED FOR RESIDENTIAL SHORT-TERM BICYCLE SPACES PER §6.107.5b
	CONVERTED NON-RESIDENTIAL LONG-TERM SPACES		1	0	SHORT-TERM BICYCLE PARKING PROVIDED THROUGH PUBLIC CONTRIBUTION, PER §6.104.2b
TOTAL			4.2 (5.0)	2	
			3		TOTAL SPACES PROVIDED THROUGH PUBLIC CONTRIBUTION

LR Designs INC
DESIGN BUILDS, ARCHITECTURE, DEVELOPMENT ADVISORS
6 HALL STREET
SUITE 3
CAMBRIDGE, MA 02139
617.283.8116
INFO@LRDESIGNS.COM

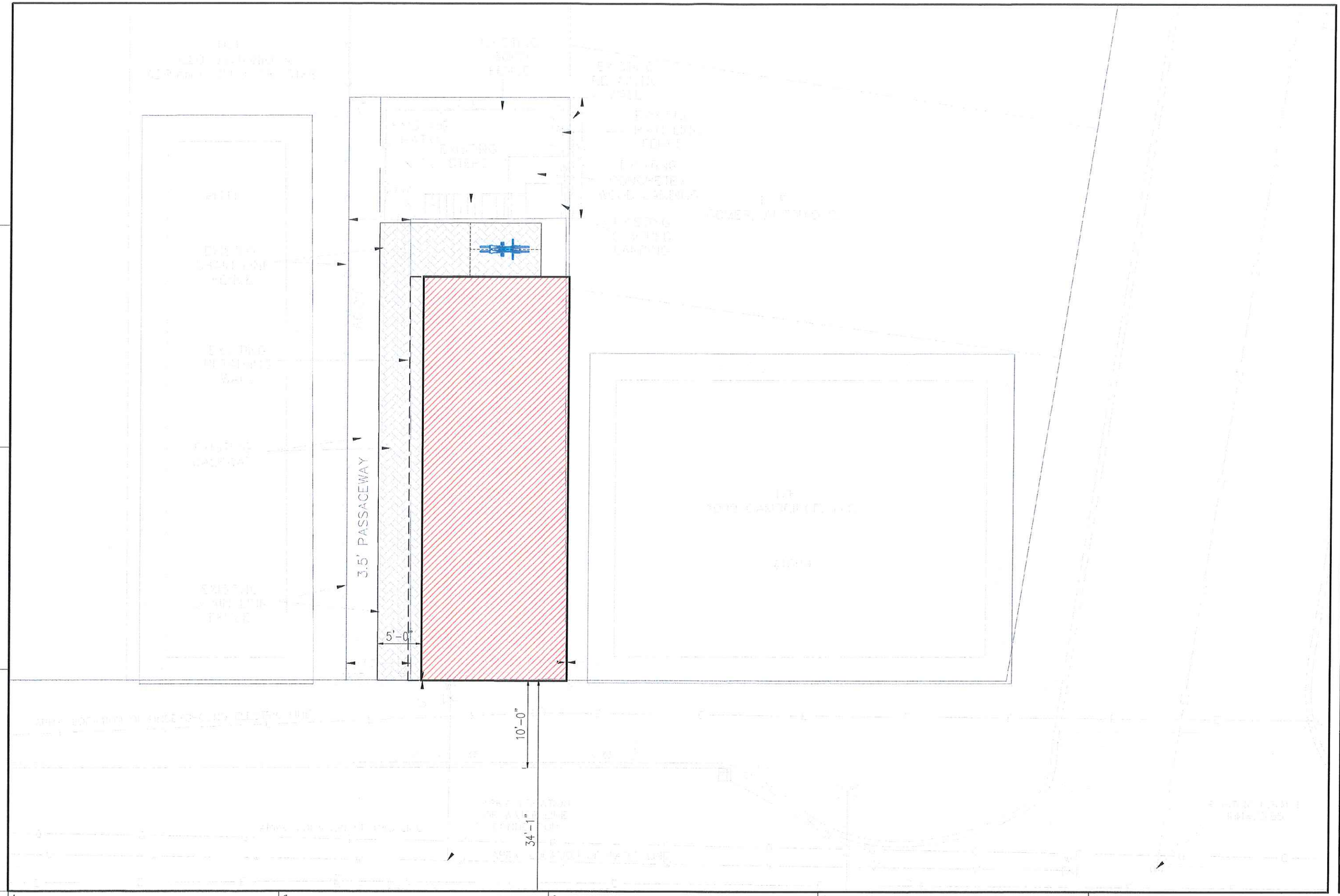
Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
ZONING

Revisions:

#	Description	date

Project # 22005
Scale: 1" = 10'-0"
Date: DEC 9, 2022
REV OCT 7, 2023
Drawing # Z1.1



LR Designs INC.

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
EXCERPT FROM
SITE SURVEY

Revisions:

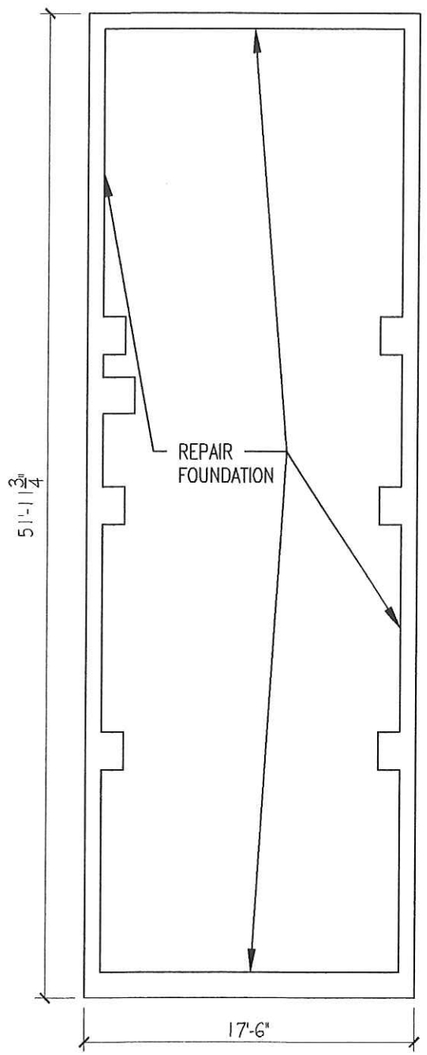
#	Description	date

Project # 22005

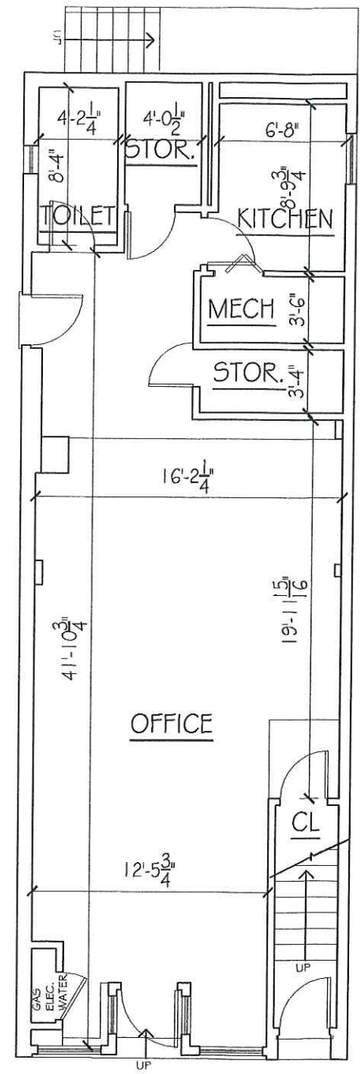
Scale: 1" = 10'-0"

Date: DEC 9, 2022
REV OCT 7, 2023

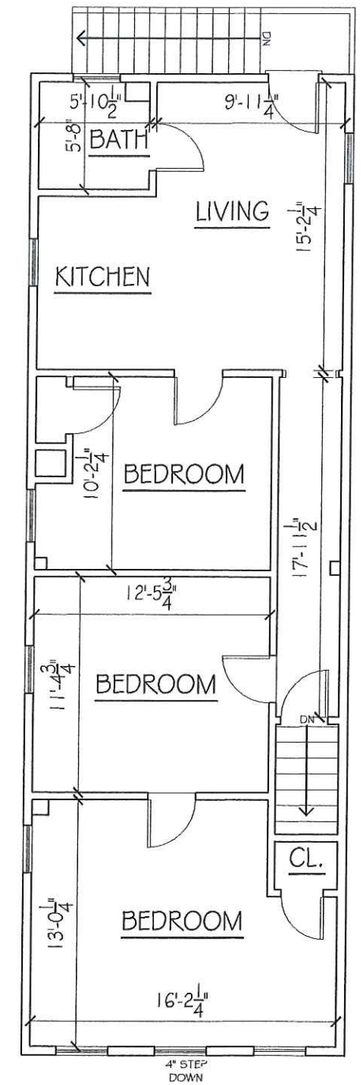
Drawing # SITE



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.
2229 SUITES, ARCHITECTS, DESIGN BUILDERS
6 ALBANY STREET
SUITE 1
CAMBRIDGE, MA 02139
617.999.3712
LR-DESIGNS.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
EXISTING CONDITIONS: PLANS

Revisions:

#	Description	date

Project # 22005

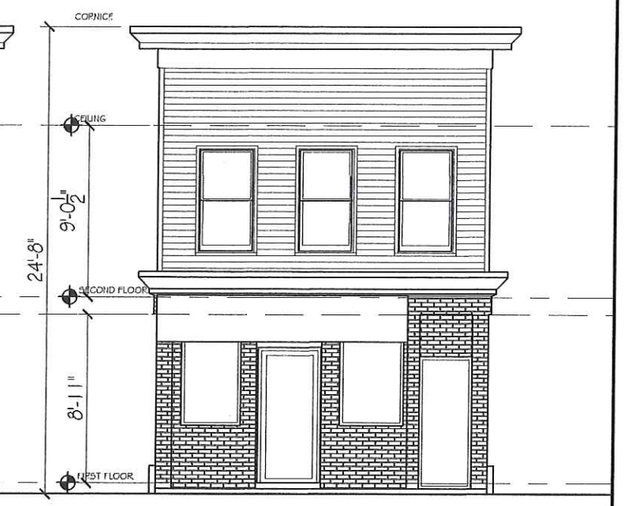
Scale: 1/8" = 1'-0"

Date: DEC 9, 2022
REV OCT 7, 2023

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

L.R Designs INC.
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
6 ALBION STREET
SUITE 1
CAMBRIDGE, MA 02139
617.230.2173
LRDESIGNS.COM

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
EXISTING CONDITIONS: ELEVATIONS

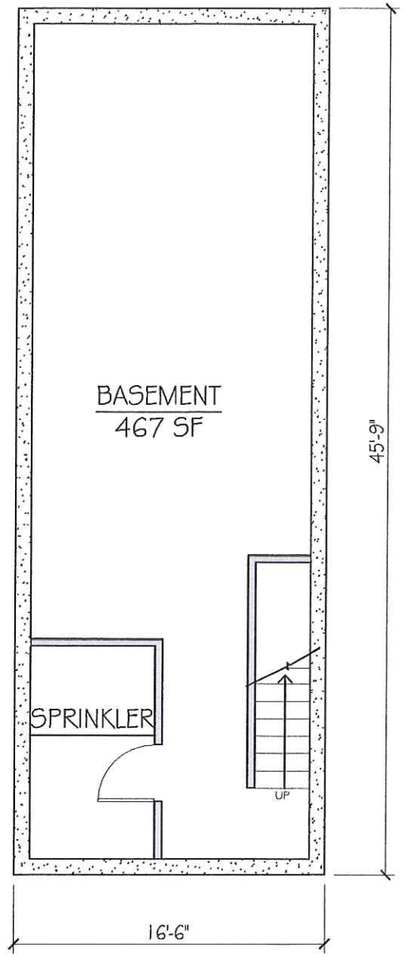
Revisions:
Description date

Project # 22005

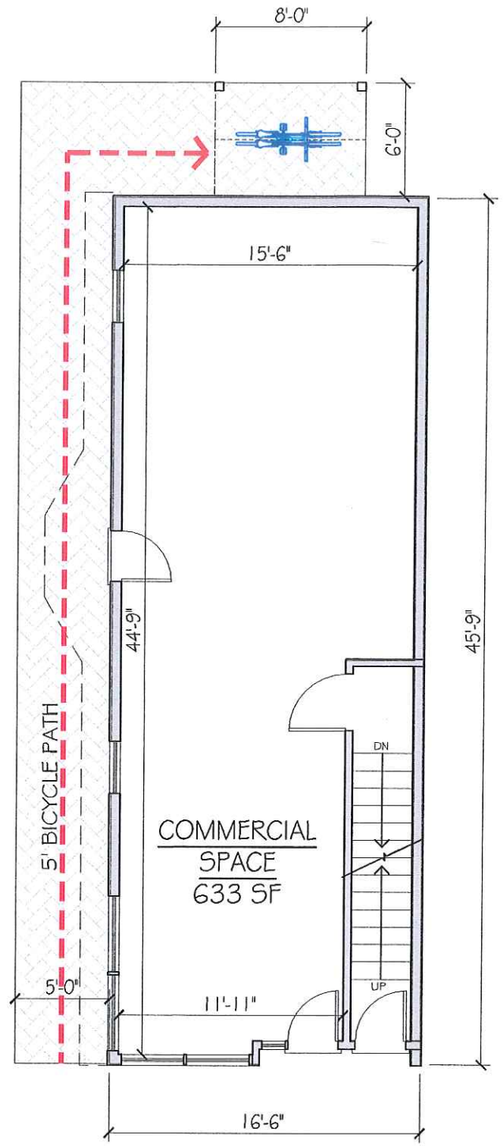
Scale: 1/8" = 1'-0"

Date: DEC 9, 2022
REV OCT 7, 2023

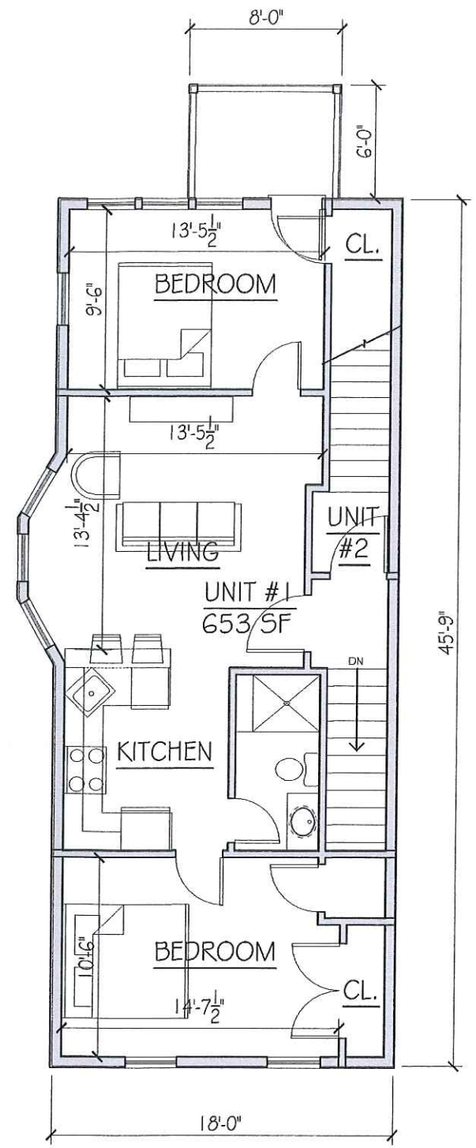
Drawing # EX2.1



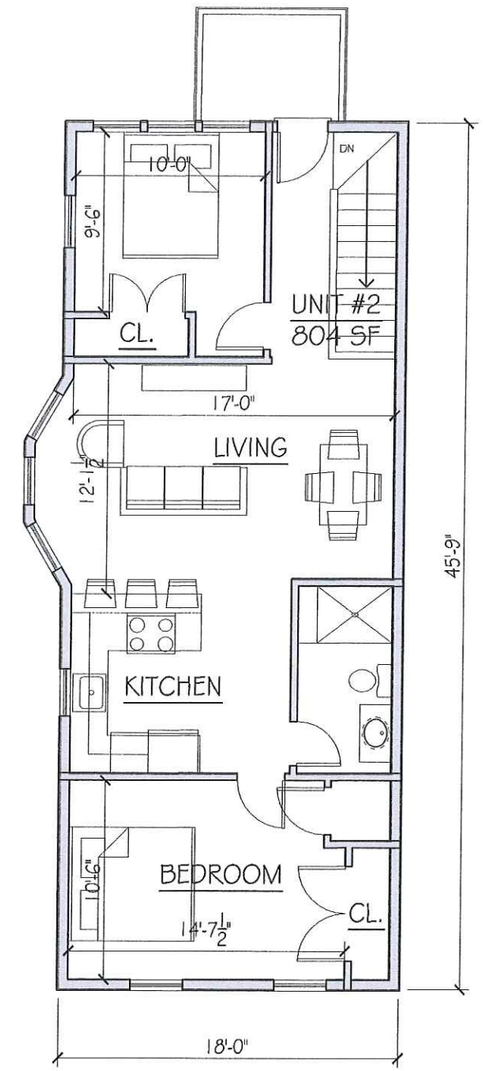
BASEMENT PLAN - 755 GSF
1/8" = 1'-0"



FIRST FLOOR PLAN - 755 GSF
1/8" = 1'-0"



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



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

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

LR Designs INC

Project Title:
1103 Cambridge Street
Cambridge, MA

Drawing Title:
CONCEPTUAL DESIGN

Revisions:

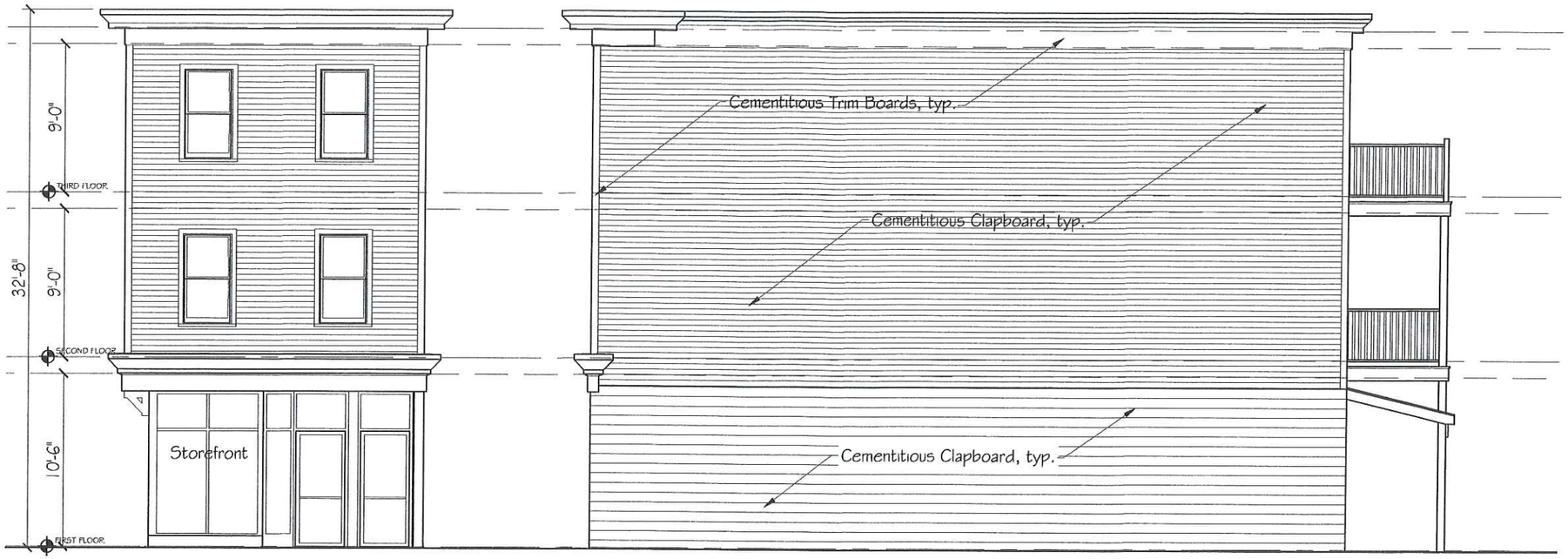
#	Description	date

Project # 22005

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

Date: DEC 9, 2022
REV OCT 7, 2023

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

LR Designs Inc.
529 SOMERVILLE AVE / PO BOX 9, DAVIS SQUARE, SOMERVILLE
SOMERVILLE, MA 02144
617.299.2712
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
REV OCT 7, 2023

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

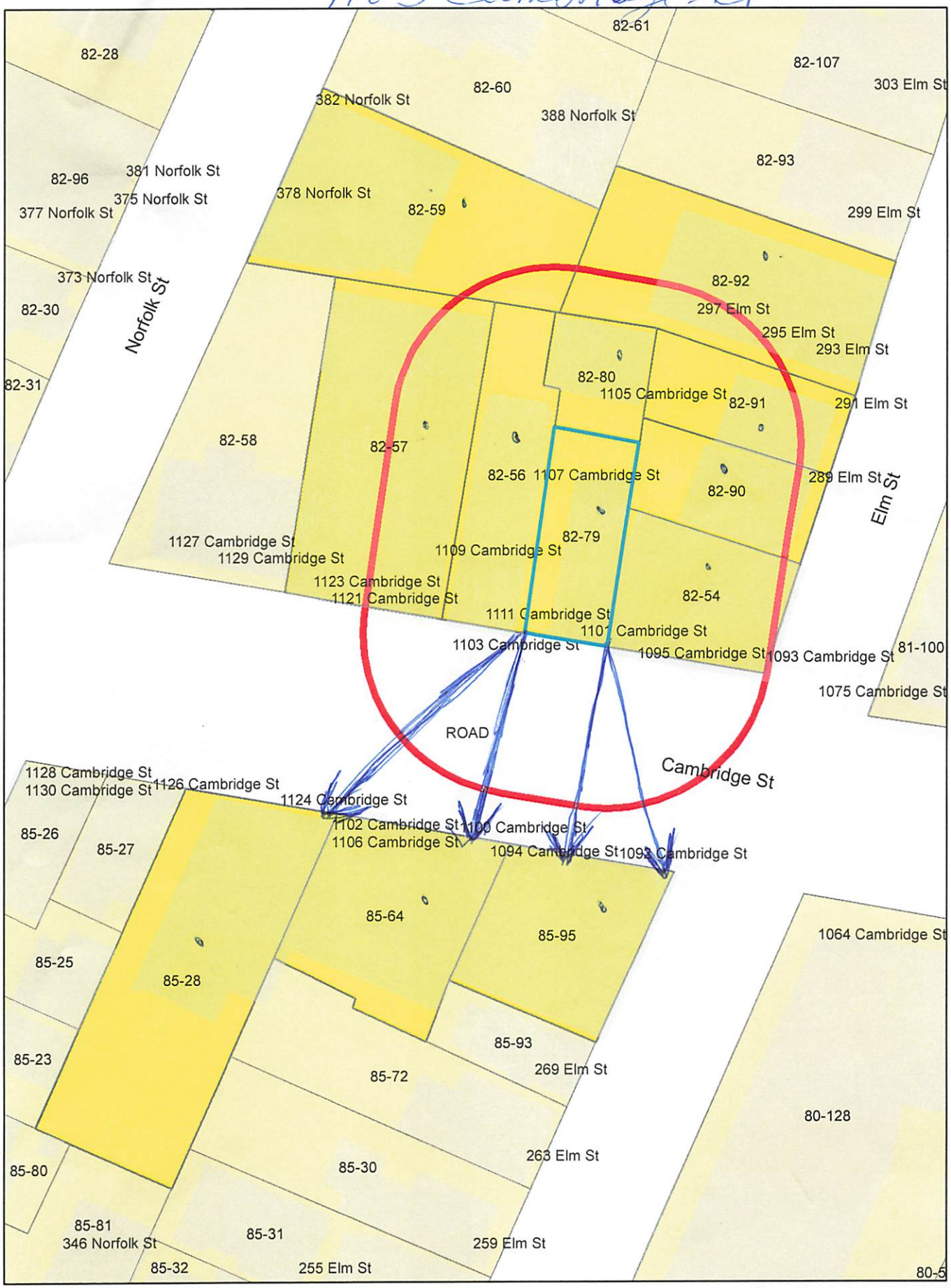
1 inch = 28 feet

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

EAST CAMBRIDGE BUSINESS ASSOCIATION

www.EastCambridgeBA.com

October 8, 2023

Board of Zoning Appeals
Massachusetts Ave
Cambridge, MA 02139

Members of the Board:

I am writing on behalf of the East Cambridge Business Association (ECBA) to offer our support for the application by 1103 Cambridge Street. This project will replace the existing structure with a new 3 story building with 2 residential units while preserving the first-floor commercial unit.

Projects such as this are in line with what we hope to see along the commercial corridor. It increases the residential capacity while paying attention to the importance of continuous commercial activity along the business corridor. This also seems to be in line with the city's goals.

Please consider granting all variances that will allow this to be a successful project. Cambridge Street has many small parcels that make projects like this especially difficult for average property owners. In recent years we have seen additional requirements placed on new construction that we believe is targeted towards larger property owners but impacts our smaller properties in unintended ways. Please keep this in mind when reviewing these variance requests. We should celebrate long time owners seeking to improve their parcels in this manner.

Thank you for taking this into consideration, we hope you find favor with this application.

Sincerely,

Jason Alves
Executive Director
East Cambridge Business Association

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: Carlos Hurtado **Date:** 08/30/23
(Print)

Address: 1103 Cambridge St.

Case No. BZA - 216107

Hearing Date: 9/14/23

Thank you,
Bza Members

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2023 SEP 18 AM 11: 17

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-216107.

Address: 1103 Cambridge St.

□ *Owner,* □ *Petitioner, or* □ *Representative:* James Kissling,
(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: 09/15/23

Signature

Pacheco, Maria

From: Shulman, Adam
Sent: Tuesday, August 29, 2023 3:00 PM
To: Pacheco, Maria
Cc: Choephel, Tenzin; Joseph, Swaathi; Messplay, Daniel; Seiderman, Cara; Ratay, Olivia; Natola, Stephen; Singanayagam, Ranjit
Subject: Upcoming BZA Case #216107 RE: September 14, 2023 BZA Agenda
Attachments: Short-Term Bicycle Parking Contribution Form.pdf

Hi Maria,

Please forward this email to the BZA for BZA case# 216107

8:00 P.M. CASE NO. BZA-216107
1103 CAMBRIDGE STREET **Business A Zone**
CARLOS H. ZUCHER – C/O JAMES RISSLING
Variance: To demolish existing mixed-use building and reconstruct building to be commercial on the 1st floor and residential on 2nd floor and to add a 2nd dwelling unit on the 3rd floor that sits within the setbacks. Also, reduction of short-term bike parking requirement for commercial use. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 6.000, Sec. 6.36 (Short-Term Bicycle Parking). Art. 10.000, Sec. 10.30 (Variance).

Dear BZA members:

Please note that if the proponent can demonstrate why they are unable to provide short-term bicycle parking on their property, they should be paying into the short-term parking fund – see the references below. The option to pay into the fund under hardship circumstances was created specifically for situations like this (there should be no situation where the requirement is simply waived).

https://www.cambridgema.gov/CDD/Transportation/gettingaroundcambridge/bikesincambridge/Parking

Requirements for Development Projects

The City of Cambridge has required bicycle parking as part of new development since 1981. Bicycle parking requirements in the Zoning Ordinance were last updated in 2013. Zoning requirements address both short- and long-term bicycle parking.

- See Zoning Ordinance Section 6.100 - Bicycle Parking

In cases where short-term bicycle parking is required but cannot be located on-site, the owner can comply by contributing to a Public Bicycle Parking Fund.

- Download Bicycle Parking Fund Contribution Form
- See how Public Bicycle Parking Contribution is calculated

Contact CDD Zoning and Development Staff with questions about zoning requirements.

REQUEST FOR PUBLIC CONTRIBUTION FOR BICYCLE PARKING IN LIEU OF PRIVATE PROPERTY BICYCLE PARKING

Form updated November 17, 2014

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

CERTIFICATION OF COMPLIANCE WITH
Zoning Ordinance Section 6.104.2 b "Short-Term Bicycle Parking Public Contribution"

Project Address: _____

Special Permit Case Number (if applicable): _____ **Planning Board / BZA** (circle one)

Property Owner Name and Address:

_____

_____

_____

Applicant Name: _____

Contact Phone/Email: _____

Size of Project by Land Use (or attach dimensional form):

Land Use	Size (Gross Floor Area or Units)

Total number of short-term bicycle parking spaces required per Cambridge Zoning Ordinance Section 6.107.3: _____

Number of short-term bicycle parking spaces provided on-site per Cambridge Zoning Ordnance Section 6.104.2 a: _____

Number of short-term bicycle parking spaces requested for "Public Contribution": ___ **(A)**

Round (A) above up to nearest even number, then divide by 2 to get the number of bicycle parking racks needed: _____ **(B)**

Multiply (B) above by $800[1] to get total contribution required: $_____

Make Check Payable to: "City of Cambridge," and provide to the city when submitting this form. Please keep a copy of your cancelled check in your records for future verification.

Explain why the number of short-term bicycle parking spaces being requested above cannot be reasonably provided on the lot (please attach copy of site plan):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

[1] The cost of installing a bicycle rack has been set by the City of Cambridge as of March 1, 2014 to be $800 per rack, to be periodically reviewed and updated.

SIGNATURES

Applicant

Date _____ Signature, Authorized Representative _____

Certifications from Relevant Departments

Traffic, Parking and Transportation Department

The staff of the Traffic, Parking and Transportation Department has reviewed the bicycle parking plan for the project and has presented any written comments to the Community Development Department.

Date _____ Signature, Authorized TPTD Staff _____

Additional staff comments, conditions, limitations:

Community Development Department

The staff of the Community Development Department certifies compliance with Short-Term Bicycle Parking Public Contribution, and certifies that payment has been received.

Date _____ Signature, Authorized CDD Staff _____

Additional staff comments, conditions, limitations:

* * * * *

(8:15 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: The next case is 216107 -- 1103 Cambridge Street. This is a variance. Does someone want to speak on the matter?

JAMES RISSLING: Oh. Good evening. I'm sorry, I was being joined and I missed the last portion of the introduction.

JIM MONTEVERDE: Well, we're here for case 216107 -- 1103 Cambridge Street.

JAMES RISSLING: Great. Thank you. Thank you. My name is James Rissling. I'm the architect.

And so, this project is the demolition of an existing two-story wood frame structure that dates from approximately the 1870s. It's been a store and poolhall commercial structure. It currently has offices on the first floor and a single residence on the second floor.

Our intent is to demolish this building and replace it with a building of a similar footprint with

1 commercial space on the first floor and two residential
2 units on second and third floors.
3 The building is currently a nonconforming
4 structure. And when we apply the requirements for the
5 Residential Use, we need some relief for those setbacks.
6 And we're also seeking -- well, we understand now that
7 there's a path out of the short-term bicycle parking which
8 we could not accommodate on our site. The site is rather
9 small, and the building takes up -- you know, most of it.
10 So I don't know if -- I thought that the slides
11 were -- are there slides of the building?
12 JIM MONTEVERDE: Yep. Do you want us to walk
13 through the slides?
14 JAMES RISSLING: Great. Thank you. So in the top
15 corner you see the present day or a year or two ago, 1103
16 Cambridge Street, the front and side elevation. The
17 opposite side elevation is tied up against the next building
18 going to the corner.
19 And then next slide, please?
20 This is our Zoning Table. And so, we show that we
21 are actually including our rear setback a little bit,
22 although it's still nonconforming from the required 20' from

1 10'11" to 16'2".
2 And we are increasing our left side -- we're
3 increasing into the left side setback by 4" just so that the
4 building is a nominal size, rather than this odd size that
5 is presently 17'8".
6 Next slide, please?
7 JIM MONTEVERDE: Before you leave this slide, can
8 you just talk about the bicycle storage on that diagram?
9 JAMES RISSLING: Yes.
10 JIM MONTEVERDE: And then talk to us about the --
11 what's in the advertisement asking for a reduction in the
12 short-term bike parking?
13 JAMES RISSLING: Yes. Can I have the previous
14 slide, then?
15 So the rear of the lot is accessed presently and
16 will continue to be accessed by an area by a path that is
17 approximately 3' wide. And that's -- as I said, that's the
18 existing condition as well.
19 So long-term bicycles would be brought down that
20 path to an areaway to a bicycle room in the basement. And
21 we are required to provide three bicycle spaces for long-
22 term.

JIM MONTEVERDE: And what's the short-term requirement?

JAMES RISSLING: Well, the short-term requirement would be I believe it's two spaces, one for the commercial space and then we can appoint to calculations for the residential, so I assume that rounds up to one. So we'd be looking for two spaces.

JIM MONTEVERDE: And what's the issue with providing those two spaces?

JAMES RISSLING: I guess we didn't see that we had the space to provide them in the -- sort of in the public realm. The building directly abuts the back of the sidewalk with the right of way.

And our -- so there's two paths over on the left-hand side there. One goes to the house in the rear. And there's a fence between these paths. And then one path -- and that's existing -- and then there's a path that goes to the rear of this building.

JIM MONTEVERDE: Okay. I'm sorry, I interrupted your presentation.

JAMES RISSLING: Oh no, oh no. So I just thought maybe we would look at the elevations of the structure,

1 unless there were more questions about the zoning in detail.
2 So I guess a few slides up, the next slide is existing floor
3 plans, which show the foundation, first floor and second-
4 floor apartment and their existing conditions.
5 If I can have the next slide, please? These are
6 the scaled drawings of the existing building -- front, side
7 and rear elevation.
8 And the next slide, please?
9 These are our proposed plans. So there's the
10 basement plan on the left with the bicycle parking in a
11 common area, then basement which would be used most likely
12 by the commercial space, a dedicated sprinkler room.
13 The commercial space, which is approximately 874
14 gross square feet, and then two apartments on the second and
15 third floor. Two two-bedroom apartments.
16 And then the next slide would show the elevations,
17 what we're proposing.
18 So it's a traditional storefront and then
19 basically two stories of residential. And then a cornice,
20 similar to what is on the building presently, but at the
21 third floor level in this case.
22 And then along the side there's a side bay that

1 brings a little more light to the units. And then at the
2 rear some, you know, small rear porches for the dwelling
3 units.
4 And then I believe that's it.
5 JIM MONTEVERDE: Okay, thank you. Any comments
6 from members of the Board?
7 CAROL AGATE: I'm not clear why there is no place
8 for the bicycles. I notice the bay window comes out, so is
9 there a space on that side under the window, or can the
10 building just go back another foot or so?
11 JAMES RISSLING: If we can go back to the site
12 plan on the previous sheet? Thank you.
13 So if we look to the left there, in the bottom
14 left there's dimension of 6'11". And that's the distance of
15 the building from the property line. However, there's a
16 passage that takes up a little more than 3' that has access
17 to the rear house. And it's not our intent to change that.'
18 So our access is approximately 3' along that left
19 side of the building under that bay window you mention.
20 VIRGINIA KEESLER: That makes sense to me, I guess
21 you would want it being aesthetically pleasing to keep the
22 building aligned right with the -- you know, front of the

1 lot, in keeping with the building next to it. And also,
2 that people visiting the building on account of the
3 commercial use wouldn't, you know, want to go around back or
4 the side of the public realm. [Audio feedback from Virginia
5 Keesler's microphone]
6 JAMES RISSLING: Yeah. Thank you. And also, in
7 regards to the width of the building, the building is only
8 18' wide. So the -- you know, to provide access to the
9 apartments and have useable space, that dimension gets
10 gobbled up pretty quickly.
11 CAROL AGATE: How about the street side, the front
12 of the building?
13 JIM MONTEVERDE: Can --
14 CAROL AGATE: -- gone back, making a little
15 shorter in the front?
16 JAMES RISSLING: We're holding the street line
17 right now with our abutting neighbors. So that would cause
18 the building to set back.
19 JIM MONTEVERDE: Carol, can I jump in and
20 reinforce your point about the short-term bike parking?
21 Since the application is for a variance, we cannot reduce
22 the short-term or any bike parking requirement under the

1 Ordinance. That can only be done as a special permit.
2 So under your variance, you must provide that
3 bicycle parking.
4 JAMES RISSLING: Okay. I understand. There's a
5 piece of the Zoning that I was not aware of when we put this
6 together that has been brought into place, and that's the
7 notion of public contribution for short-term bike parking.
8 We believe we cannot reasonably provide short-term parking
9 on the lot. However, perhaps it can be provided on the
10 right-of-way in front of the building?
11 JIM MONTEVERDE: Yeah. Let me repeat. We cannot
12 take any action on that request, that part of your
13 application, because that can only be done as a special
14 permit, which is not what you've applied for. So we're in a
15 pickle.
16 We can either proceed with the rest of your
17 variance and as a condition take no action on the short-term
18 bike parking in that you need to comply, you have to comply,
19 or you can continue the case --
20 [JIM MONTEVERDE confers with ISD specialist]
21 JIM MONTEVERDE: What's actually the process, it
22 wouldn't be continued? You have to refile; you have to file

1 for a variance and file for a special permit?
2 ISD SPECIALIST: [Speaking away from microphone;
3 side conversation]
4 JIM MONTEVERDE: So could we do that as a variance
5 as a continuance?
6 ISD SPECIALIST: You have to refile.
7 JIM MONTEVERDE: Yeah. So your only avenue, if
8 you want to include the reduction in the short-term bike
9 parking or any other description of off-street parking or
10 bike parking needs to be done through a special permit.
11 And the advice we have from our ISD specialist is
12 you would have to refile and readvertise the variance
13 portion and the special permit portion.
14 So it seems like you have two --
15 JAMES RISSLING: So --
16 JIM MONTEVERDE: -- paths forward. We cannot act
17 on that under the variance. And we cannot introduce this as
18 a special permit item since it hasn't been advertised as
19 such.
20 Sorry to tie you up with the bureaucracy, but we
21 are stuck. We cannot act on the case of the variance as
22 it's filed, unless we as a condition just remove any

1 discussion of the short-term bike parking and just the
2 conditions that you provide the -- all of the bike parking
3 required under the Ordinance.
4 That's up to you.
5 Before I say any more about that, do you have room
6 toward the back of the lot for the temporary -- for the
7 short-term parking? What's back there that you don't want
8 to encumber?
9 JAMES RISSLING: Um --
10 JIM MONTEVERDE: You know, to the -- on the
11 drawing to the upper part of the --
12 JAMES RISSLING: I mean, I guess the notion was
13 that the back of the building would be a private space for
14 the building inhabitants, not a part of the public realm.
15 And so, introducing the short-term parking on such
16 a small site with such a small building and then meeting the
17 requirements for the public -- for the public spaces, it's
18 very difficult to do.
19 And if I just, you know, look at some of the
20 requirements, I don't have a 5' public path from the front
21 of the building to the rear of the building to date. And
22 reducing the building by two and a half feet to make that

1 work would make the building an unusable dimension.
2 So I mean we're talking about two spaces -- two
3 bicycle spaces. However --
4 JIM MONTEVERDE: I understand. No, I understand.
5 And you're in a way preaching to the choir. We understand
6 your point, however.
7 JAMES RISSLING: And I have to say it wasn't very
8 clear to me that that would require a special permit. So I
9 am caught completely off-guard.
10 JIM MONTEVERDE: Well, certainly apologize for
11 that.
12 JAMES RISSLING: I appreciate that.
13 JIM MONTEVERDE: But I'm seeking our advice from
14 our ISD specialist on what the process would be for you to
15 --
16 ISD SPECIALIST: [Inaudible; away from microphone]
17 JIM MONTEVERDE: Yeah, can't come back for two
18 years.
19 Sorry, we're scratching our heads about how you
20 would be able to come back --
21 JAMES RISSLING: I -- I -- I --
22 JIM MONTEVERDE: And there is a process. I'm just

1 not --
2 JAMES RISSLING: I do --
3 JIM MONTEVERDE: And I know we've done it.
4 JAMES RISSLING: I do appreciate that.
5 JIM MONTEVERDE: And we don't want to trip you up
6 by suggesting you do something like withdrawal, which means
7 you can't come back for two years unless you change -- you
8 know, have substantial change.
9 So I just want to make sure we get the verbiage
10 right, but that you understand that we can't proceed with
11 this case as we have in the -- in our agenda because of that
12 any bike requirement to make any modification there has to
13 be done under a special permit, which is not the way this is
14 advertised. So you'd have to --
15 JAMES RISSLING: Okay. Well, I mean --
16 JIM MONTEVERDE: -- start this --
17 JAMES RISSLING: -- the size of the lot, I mean
18 the zoning requires a lot like this to be 50' wide. I have
19 a 25' lot. I mean, that is a hardship. And I'm not -- I'm
20 increasing the use, but it's their allowed uses.
21 JIM MONTEVERDE: Maybe I'm not being clear. We
22 can't even discuss whether it's relevant, whether it's not,

1 whether there's a hardship, whether it's a --
2 JAMES RISSLING: Well, but I thought -- I thought
3 --
4 JIM MONTEVERDE: -- which frankly has nothing to
5 do with special permit, but --
6 JAMES RISSLING: I thought you had said that you
7 can't discuss it as a variance, and a variance to reduce the
8 required short-term --
9 JIM MONTEVERDE: Yeah. We can't review it as
10 portion -- as a part of this variance. And that's the way
11 it's been advertised. So I'm looking for advice from my ISD
12 specialist.
13 [Indiscernible side conversation]
14 JIM MONTEVERDE: It's wrong. Sorry. One second.
15 [Indiscernible side conversation]
16 JIM MONTEVERDE: Yep. Yep.
17 So what I can suggest is we vote to continue this
18 case, and that you -- we get an opinion from ISD on what
19 your next step would be to refile this as a variance and as
20 a special permit relating to the bike parking.
21 JAMES RISSLING: Okay. I think that's what we
22 need to do. So right now, we're not talking about the

1 advertisement that shows Article 6, this is not for a
2 variance?
3 JIM MONTEVERDE: Correct.
4 JAMES RISSLING: As it's advertised, but it's --
5 okay.
6 JIM MONTEVERDE: I'm going to propose a motion to
7 continue the case.
8 Let me make a motion, then, to continue this
9 matter -- oh, sorry.
10 JAMES RISSLING: [Side conversation] Really? You
11 have to go to public commentary and get a continuance? Yep.
12 JIM MONTEVERDE: All right. Before I go to a
13 motion to continue, is there anyone from the public who
14 wishes to speak? There is no correspondence in the file
15 from any member of the public. Is there anyone wishing to
16 make a public comment?
17 STEPHEN NATOLA: Adriana Cillo.
18 ADRIANA CILLO: Hello. Can you hear me?
19 JIM MONTEVERDE: Yes. Can you state your name for
20 us, please and offer your comment?
21 ADRIANA CILLO: Yep. Adriana Cillo, the next
22 door, 1111, the owner of that building. And the question I

1 have -- actually that, I think he somewhat answered, because
2 the house that's in the back, do they also own it? I'm not
3 sure who owns it, if it's the same people that own the
4 front. They're right next door to me.
5 And my concern is during construction, you know,
6 where there's not much parking in the front. And right now,
7 you know, there's a salon there and businesses and all that,
8 with all the trucks, and this is going to go on, will that
9 take all those spaces of the parking spaces?
10 JIM MONTEVERDE: That's really not a zoning matter
11 that we can --
12 ADRIANNA CILLO: Well yeah, I guess --
13 JIM MONTEVERDE: -- reference. It's really a
14 matter for the Building Department and for the Traffic and
15 Parking Department. It's really nothing that can affect our
16 discussion here this evening, unfortunately. I understand
17 your point, and yes, it's a valid point.
18 ADRIANA CILLO: Yeah, it's right next door, you
19 know. And where there's a fence, like he was saying there's
20 a walkway that goes to the back.
21 JIM MONTEVERDE: Yep.
22 ADRIANNA CILLO: There's another walkway which

1 leads to, you know, the apartment in the back - in my next
2 door, basically -- 1111.
3 And I was just curious how that's going to work,
4 you know, with the pathway and all that. That's --
5 JIM MONTEVERDE: I think I got that from your
6 initial question. And again, it's not -- it's a matter of
7 construction for the Building Department, and it's really
8 not a Zoning matter that we can --
9 ADRIANNA CILLO: Yeah.
10 JIM MONTEVERDE: -- discuss or assuage the
11 decision one way or the other.
12 ADRIANNA CILLO: Yeah.
13 JIM MONTEVERDE: Did you have anything else beside
14 the construction activity?
15 ADRIANNA CILLO: How tall is this building going
16 to be? I mean, I'm just curious, you know, because of the
17 lighting and all. How high is it?
18 JAMES RISSLING: It's 32', which is 8' higher than
19 --
20 ADRIANNA CILLO: Than what it is now?
21 JAMES RISSLING: -- than the front, yes.
22 ADRIANNA CILLO: Yeah. Yeah.

1 JAMES RISSLING: The tall -- the existing has a
2 tall second story.
3 ADRIANNA CILLO: Oh, okay. Just a tall --
4 JIM MONTEVERDE: Okay. I'm going to ask you to
5 complete your comments, please. Do you have anything else
6 you want to raise?
7 ADRIANNA CILLO: No. I guess it's hard to see it.
8 I couldn't get on it, I can't see it, the plans exactly.
9 Maybe I will take a ride in Cambridge, and maybe I can see
10 it -- you know, in person, the plans. Because I can't
11 actually see them --
12 JIM MONTEVERDE: Okay.
13 ADRIANNA CILLO: -- on my own.
14 JIM MONTEVERDE: Yep. They'll be available at the
15 Inspectional Services Department.
16 ADRIANNA CILLO: Okay.
17 JIM MONTEVERDE: Thank you for your comment.
18 ADRIANNA CILLO: Thank you.
19 JIM MONTEVERDE: Is there anyone else? No hands
20 are being raised. I will close public commentary. I'm
21 going to make a motion to continue this.
22 JAMES RISSLING: Mr. Chair, I'm sorry. If we

1 agree to provide the short-term parking in the back, can we
2 work through the narrow passageway, or is that not even part
3 of the discussion of the variance?
4 Because there would be other dimensional concerns
5 providing that, but we would be willing to provide the
6 public parking in the rear of the building.
7 JIM MONTEVERDE: If they take away the request, we
8 basically delete the request for Article 6 relief? Can we
9 --
10 ISD SPECIALIST: [Indiscernible; away from
11 microphone]
12 JIM MONTEVERDE: Sorry? Can't do that.
13 Yeah, we can't change that since it's been
14 advertised with the Request for Relief from the 6.23, which
15 is the bike parking.
16 So I'm going to make a motion to continue. That's
17 our only path forward. We have a date?
18 JAMES RISSLING: Okay, thank you.
19 JIM MONTEVERDE: Do we have a date? October 9?
20 October 12 or October 26? Do you have a
21 preference?
22 JAMES RISSLING: I would take the twelfth, please.

1 JIM MONTEVERDE: October 12? Members of the Board
2 who are present, does that work for you all? Steven?
3 STEVEN NG: That date works.
4 JIM MONTEVERDE: Carol?
5 CAROL AGATE: I -- can you give me a minute,
6 please? I have to check.
7 JIM MONTEVERDE: Yep.
8 CAROL AGATE: Pretty sure it's okay.
9 JIM MONTEVERDE: Yep. And Dan -- I'll just move
10 on. Dan?
11 DANIEL HIDALGO: Yeah. It's fine with me.
12 JIM MONTEVERDE: Virginia?
13 VIRGINIA KEESLER: Yeah, it works for me.
14 JIM MONTEVERDE: I'm sorry, say that again?
15 VIRGINIA KEESLER: Yes. That works for me.
16 JIM MONTEVERDE: Ooh, the echo is vicious. Okay.
17 Carol?
18 CAROL AGATE: Yes. Yes.
19 JIM MONTEVERDE: Okay. So let me make a motion to
20 continue this matter to October 12, 2023, on the condition
21 that the petitioner change the posting sign to reflect the
22 new date of October 12, 2023, and the time is 6:00 p.m.

1 Also, in furtherance that the petitioner sign a
2 waiver of time to the statutory requirement for a hearing.
3 Said waiver can be obtained from Maria Pacheco or Olivia
4 Ratay at Inspectional Services Department.
5 I ask that you sign it and return it to us by a
6 week from this coming Monday. Failure to do so will de
7 facto cause this Board to give an adverse ruling on this
8 particular case.
9 Also, that if there are any new submittals changes
10 to the drawings, that those would be in the file by 5:00
11 p.m. on the Monday prior to October 12, 2023 hearing.
12 And I also note that if there are any changes to
13 the dimensional form and potentially any supporting
14 statement, they also be changed and submitted along with the
15 new documents.
16 On this motion, then, to continue the matter until
17 October 12, 2023, Virginia?
18 VIRGINIA KEESLER: In favor.
19 JIM MONTEVERDE: Carol?
20 CAROL AGATE: In favor.
21 JIM MONTEVERDE: Dan?
22 DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: The matter is continued. Please, come in to the Inspectional Services Department and ask for the Zoning expert to help you phrase this correctly so we can get this done in October.

JAMES RISSLING: Thank you. Absolutely.

JIM MONTEVERDE: Yep.

JAMES RISSLING: Thank you. Goodnight.

JIM MONTEVERDE: Goodnight. Virginia, you have the most amazing echo when you were talking.

CAROL AGATE: Oh, good. It's not my --

JIM MONTEVERDE: It's like a funhouse.

CAROL AGATE: I thought maybe it was my Internet problem.

JIM MONTEVERDE: No, no, no.

VIRGINIA KEESLER: And I don't know the reason for that. I apologize.

JIM MONTEVERDE: You must be on two devices, are you? You're on your phone and your computer or something?

1 All right. Well, I'll ask you to raise one hand for a yes
2 and two -- no.
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