



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC -6 PM 3:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 250874

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 11-13 Palermo Realty, LLC C/O Andrew Falkenstein

PETITIONER'S ADDRESS: Concise Design Group, Brookline, MA 02445

LOCATION OF PROPERTY: 11 Palermo St., Cambridge, MA

TYPE OF OCCUPANCY: two family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add to GFA of existing two family by lowering basement floor and finishing basement. Also, construction of new third story, to create two duplex units.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.d (Enlargement of Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Andrew Falkenstein

(Print Name)

Address:
Tel. No.
E-Mail Address:

7 Kent St. #4 Brookline 02445
6172850872
andrew@concisedes.com

Date: 12.6.23

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 Arthur Deych, Keith Harrington, Luis Loha

State that I/We own the property located at 11-13 Palermo street, Cambridge Ma 02141, which is the subject of this zoning application.

The record title of this property is in the name of 11-13 Palermo Realty Llc

*Pursuant to a deed of duly recorded in the date 10/11/2022, Middlesex South County Registry of Deeds at Book , Page ; or

Middlesex Registry District of Land Court, Certificate No.80812 Book Page 504.



Arthur Deych dotloop verified 11/15/23 3:14 PM EST UY5N-MY1P-7CBY-053Z

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested. -----

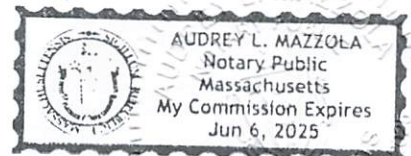
Commonwealth of Massachusetts, County of Norfolk

The above-name Arthur Deych personally appeared before me, this 15 of Nov., 2023, and made oath that the above statement is true.

Audrey L. Mazzola Notary

6-6-2025

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.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 11 Palermo St., Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- The proposed plans satisfy the intent of Articles 8 & 10 for special permits.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- No increase in the number of dwelling units and no increase in the size of households
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The proposed use is in harmony with existing adjacent uses.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- Same, or lesser number of occupants will be living in the units
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- Proposed plans will attract long term homeowners with a vested interest in maintaining the district.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 11-13 Palermo Realty, LLC
Location: 11 Palermo St., Cambridge, MA
Phone: 6172850872

Present Use/Occupancy: two family
Zone: Residence C-1 Zone
Requested Use/Occupancy: two family

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|--|------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 2326 | 4484 | 1794 | (max.) |
| <u>LOT AREA:</u> | | 2392 | 2392 | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | 0.97 | 1.87 | 0.75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 1196 | 1196 | 1500 | |
| <u>SIZE OF LOT:</u> | WIDTH | 24.8 | 24.8 | 50 | |
| | DEPTH | 96.4 | 96.4 | NA | |
| <u>SETBACKS IN FEET:</u> | FRONT | 4.3 | 4.3 | 10 | |
| | REAR | 36.1 | 36.1 | 20 | |
| | LEFT SIDE | 2.0 | 2.0 | 7.5 | |
| | RIGHT SIDE | 1.3 | 1.3 | 7.5 | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 25.25 | 32.25 | 35.0 | |
| | WIDTH | 57.1 | 57.1 | NA | |
| | LENGTH | 21.1 | 21.1 | NA | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | .39 | .39 | .36 | |
| <u>NO. OF DWELLING UNITS:</u> | | 2 | 2 | 2 | |
| <u>NO. OF PARKING SPACES:</u> | | 0 | 0 | 0 | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | 0 | 0 | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | 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.:

na

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'.

ALTERATIONS TO: 11-13 PALERMO STREET CAMBRIDGE, MA


CONCISE DESIGN GROUP
 7 KENT STREET, BROOKLINE, MA 02445
 TELEPHONE: 617-285-0872

CONCISE DESIGN
 7 KENT STREET
 BROOKLINE, MA 02445
 TELEPHONE: 617-285-0872

SCALE: 1/8" = 1'-0"
 DATE: 04/05/23
 05/15/23
 REVISED

11-13 PALERMO STREET
 CAMBRIDGE, MA

COVER

A0.1

DRAWING LIST:

CIVIL

ARCHITECTURAL

- A0.1 COVER SHEET
- X1.0 EXISTING PLANS
- X2.0 EXISTING FRONT & REAR ELEVATION
- X2.1 EXISTING LEFT ELEVATION
- X2.2 EXISTING RIGHT ELEVATION
- A1.0 PROPOSED PLANS
- A2.0 NORTH & SOUTH ELEVATION
- A2.1 WEST ELEVATION
- A2.2 EAST ELEVATION
- A2.3 LONGITUDINAL SECTION

WINDOW & DOOR SCHEDULE

| NO. | TYPE | UNIT | | MAT. | FINISH | HARDWARE | MANUFACTURER | COMMENTS |
|-----|-------|--------|--------|---------|--------|----------|--------------|-------------|
| | | WIDTH | HEIGHT | | | | | |
| A | DH | 2'-3" | 5'-0" | WD CLAD | PRIMED | NICKEL | | |
| B | DH | 2'-3" | 3'-2" | WD CLAD | PRIMED | NICKEL | | |
| C | DH | 2'-5" | 5'-0" | WD CLAD | PRIMED | NICKEL | | |
| D | CASE | 2'-5" | 5'-8" | WD CLAD | PRIMED | NICKEL | | |
| E | FIXED | 2'-5" | 2'-0" | WD CLAD | PRIMED | NICKEL | | |
| F | DH | 2'-7" | 5'-0" | WD CLAD | PRIMED | NICKEL | | |
| G | DH | 1'-6" | 3'-0" | WD CLAD | PRIMED | NICKEL | | |
| H | DH | 2'-7" | 4'-0" | WD CLAD | PRIMED | NICKEL | | |
| R | DH | V.I.F. | V.I.F. | WD CLAD | PRIMED | NICKEL | | EXIST. R.O. |

NOTE: ALL WINDOWS TO BE ANDERSEN 400 W/ SPACER BARS

EXTERIOR DOOR SCHEDULE:

| NO. | TYPE | WIDTH | HEIGHT | THKNS | MAT. | FINISH | MANUFACTURER | COMMENTS |
|-----|-------|--------|--------|--------|---------|--------|--------------|----------|
| 1 | SWING | 3'-0" | 6'-8" | 1 3/4" | WD CLAD | PRIMED | TBD | |
| 2 | SWING | 3'-0" | 6'-8" | 1 3/4" | WD CLAD | PRIMED | TBD | |
| 3 | PATIO | 10'-0" | 8'-0" | 1 3/4" | WD CLAD | PRIMED | TBD | |
| 4 | SWING | 2'-8" | 6'-8" | 1 3/4" | METAL | PRIMED | TBD | |

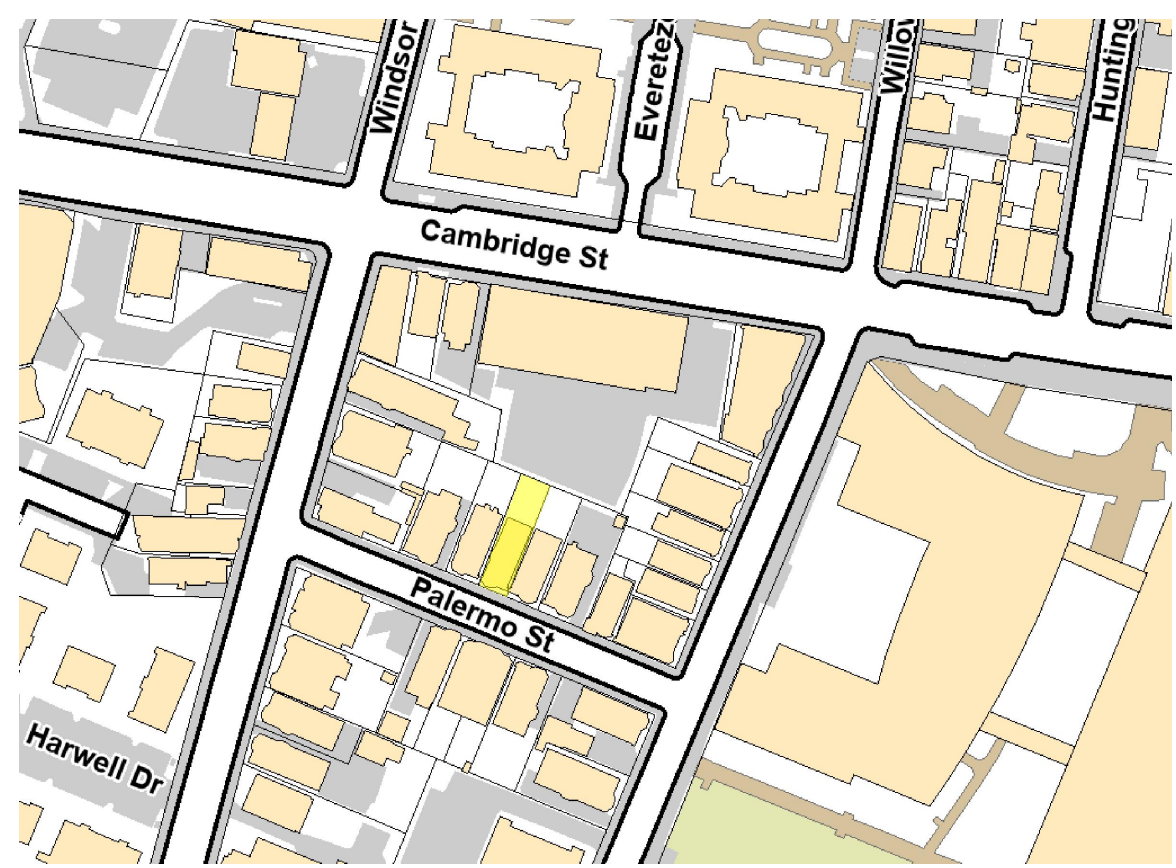
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
ALL INTERIOR DOORS TO BE STAIN GRADE

ZONING ANALYSIS:

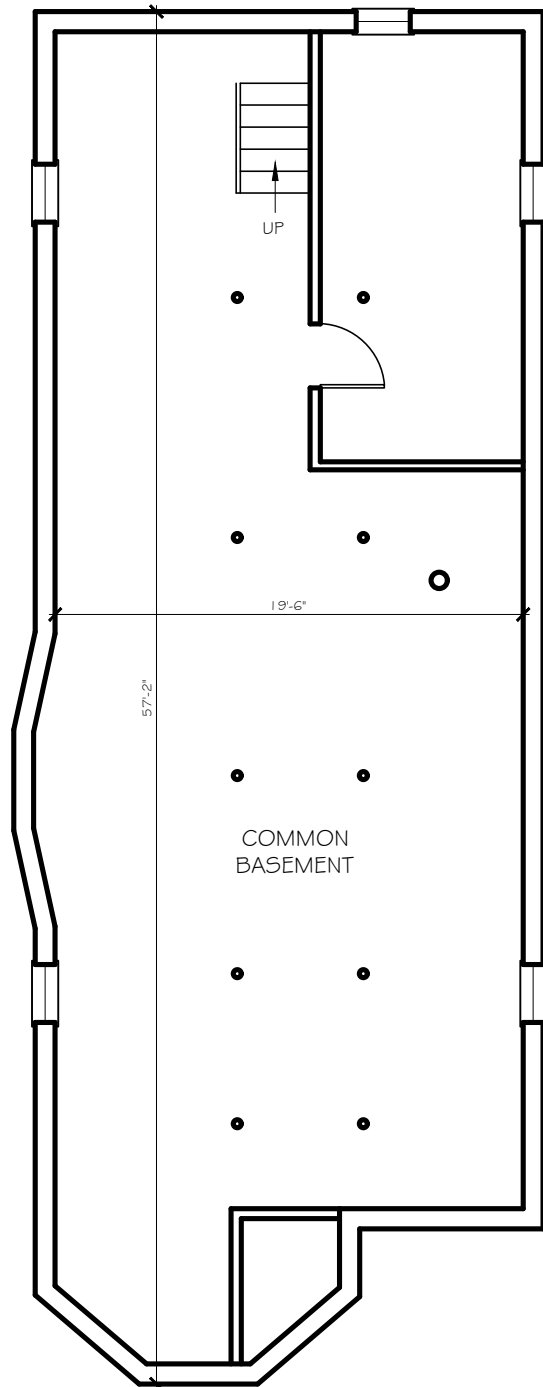
DISTRICT: C-1

| GROSS FLOOR AREA: | EXIST. | PROPOSED |
|-------------------|----------|----------|
| BASEMENT: | 0 sf | 1,152 sf |
| 1ST FLOOR: | 1,152 sf | 1,152 sf |
| 2ND FLOOR: | 1,174 sf | 1,174 sf |
| 3RD FLOOR: | N/A | 1,006 sf |
| TOTAL: | 2,326 sf | 4,484 sf |
| FAR: | 0.97 | 1.87 |

LOCUS PLAN



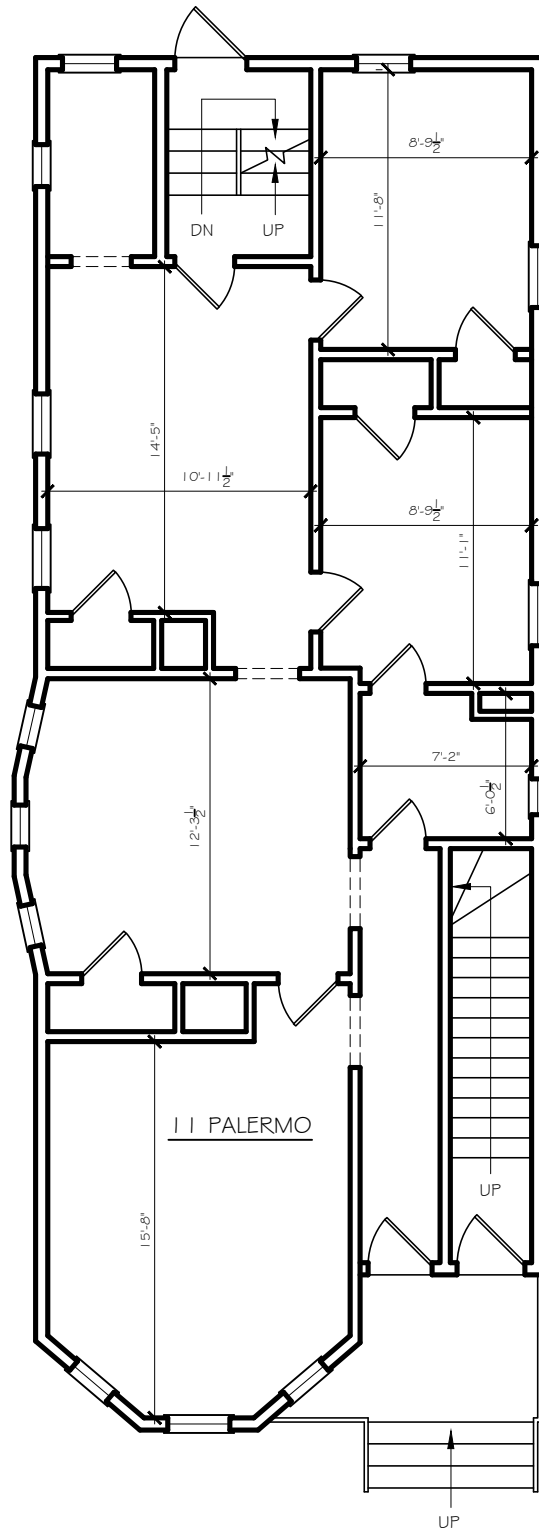
ZONING REVIEW
 11/30/2023



1

EXISTING BASEMENT PLAN

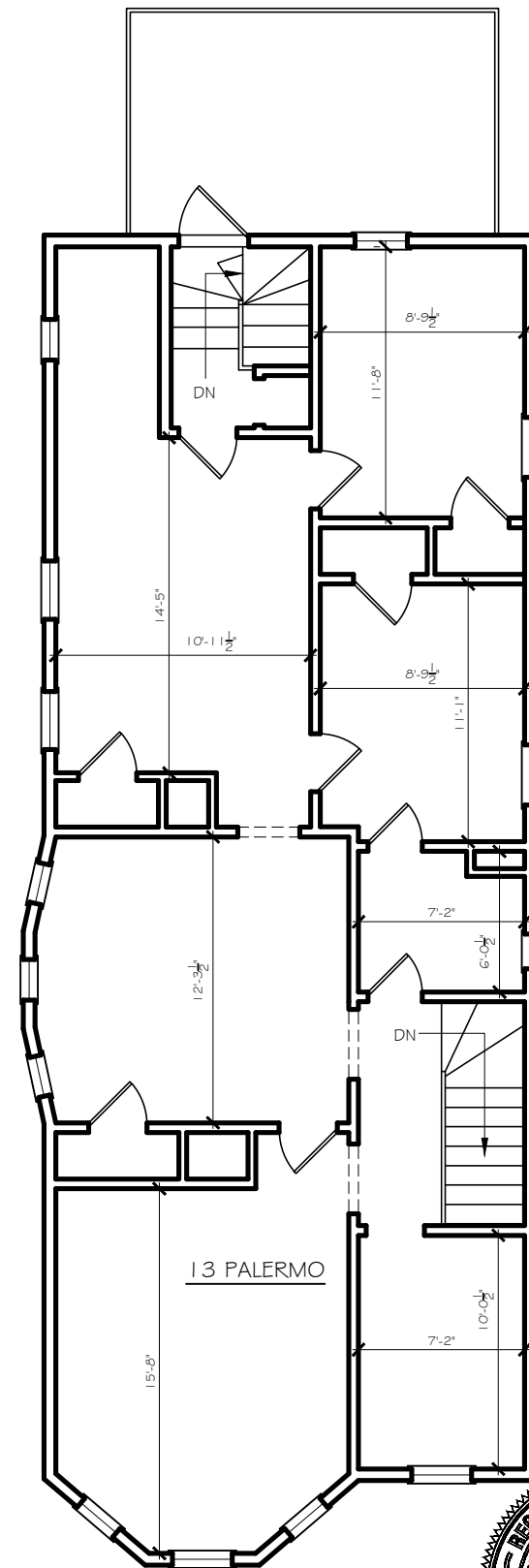
Scale: 1/8" = 1'-0"



2

EXISTING 1ST FLOOR PLAN

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

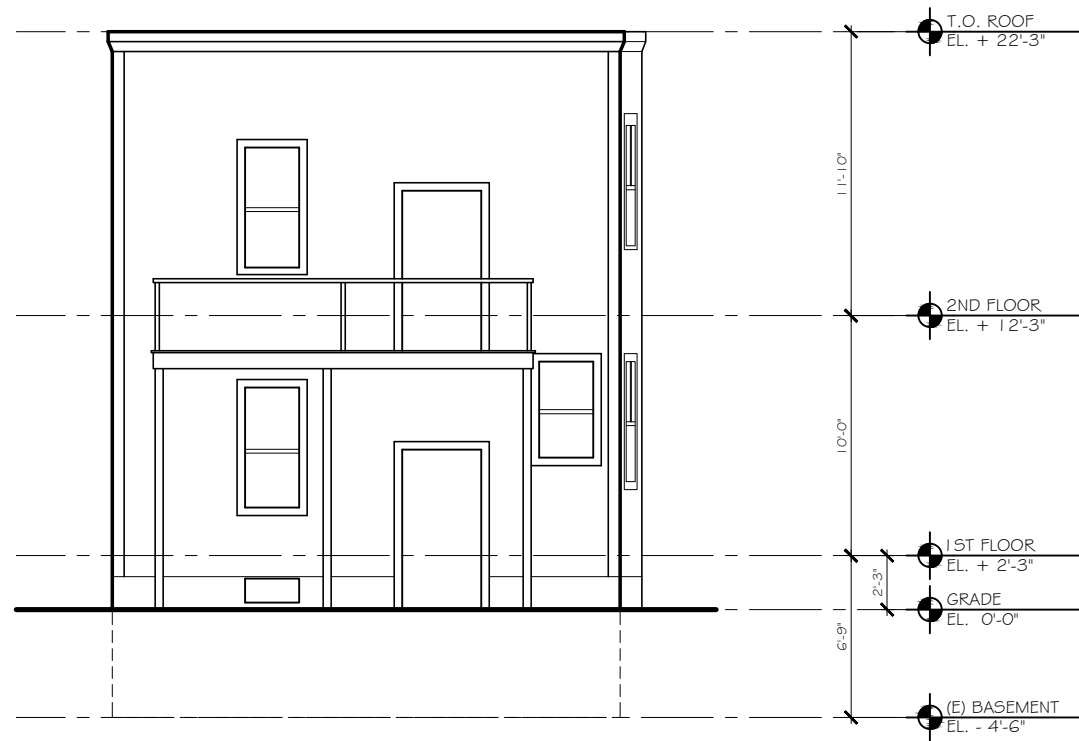


3

EXISTING 2ND FLOOR PLAN

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



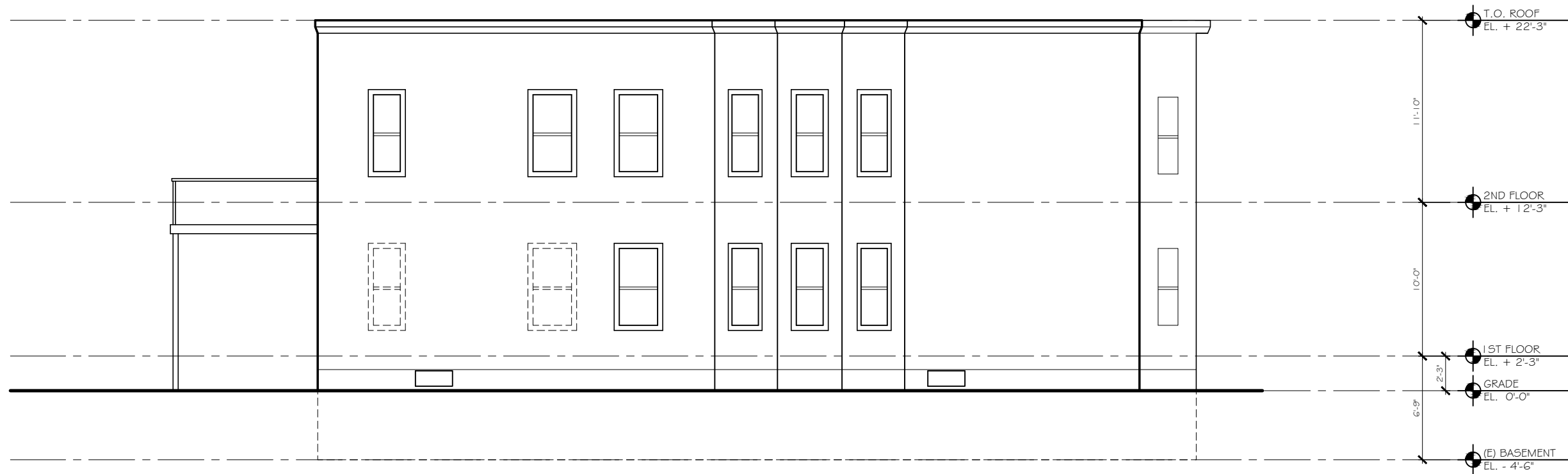


2 **EXISTING NORTH ELEVATION**
Scale: 1/8" = 1'-0"



1 **EXISTING SOUTH ELEVATION**
Scale: 1/8" = 1'-0"





1 **EXISTING WEST ELEVATION**
 Scale: 1/8" = 1'-0"



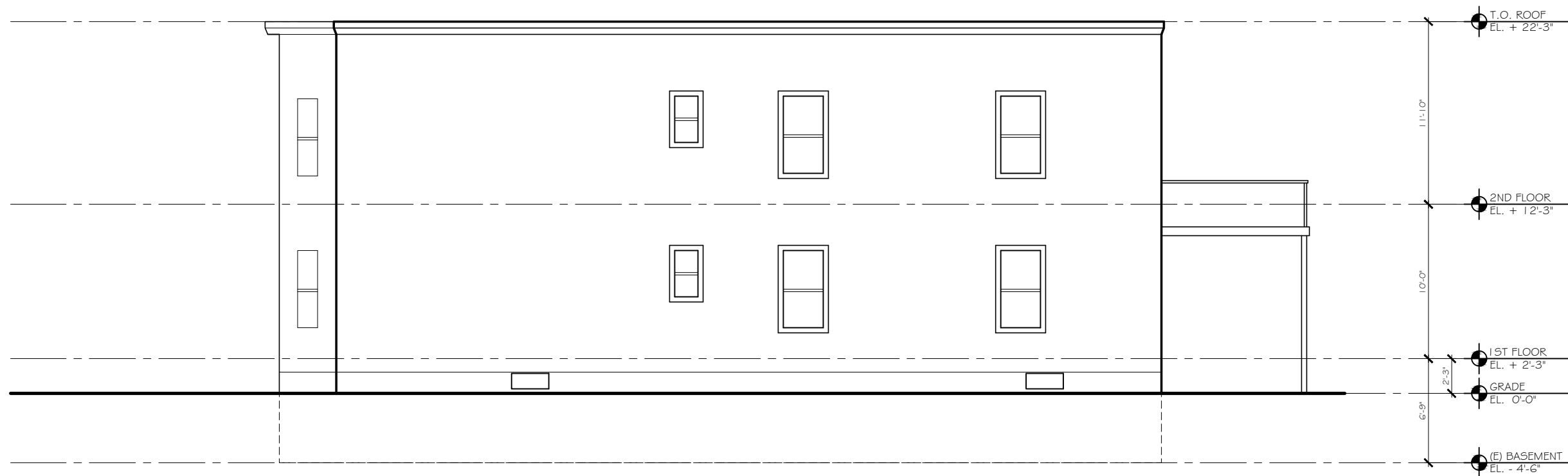
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|---------------------|----------------|---------|
| SCALE: 1/8" = 1'-0" | DATE: 04.05.23 | REVISED |
|---------------------|----------------|---------|

11-13 PALERMO STREET
 CAMBRIDGE, MA

**EXISTING WEST
 ELEVATION**

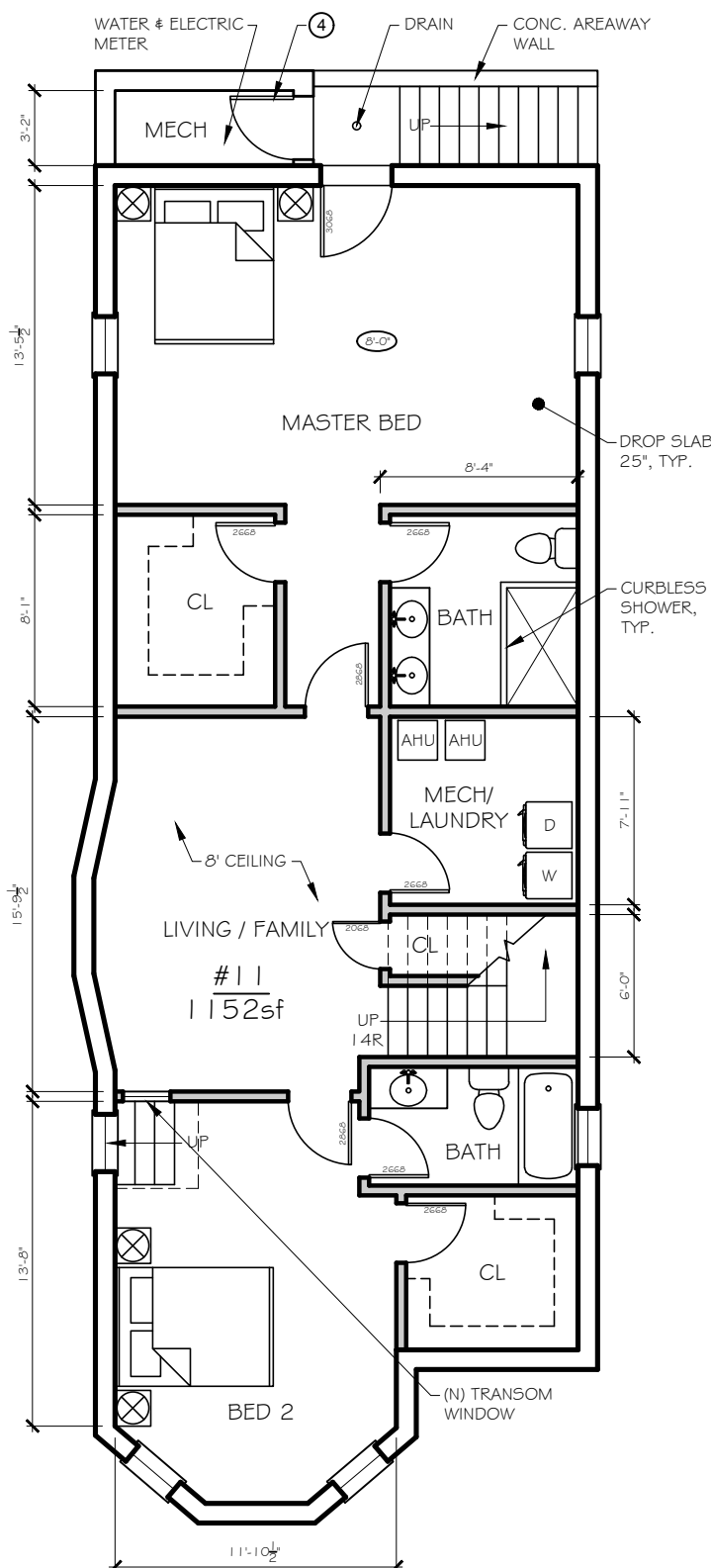
X2.1

C D
CONCISE DESIGN
 7 KENT STREET
 BROOKLINE, MA 02445
 TELEPHONE: 617-285-0872

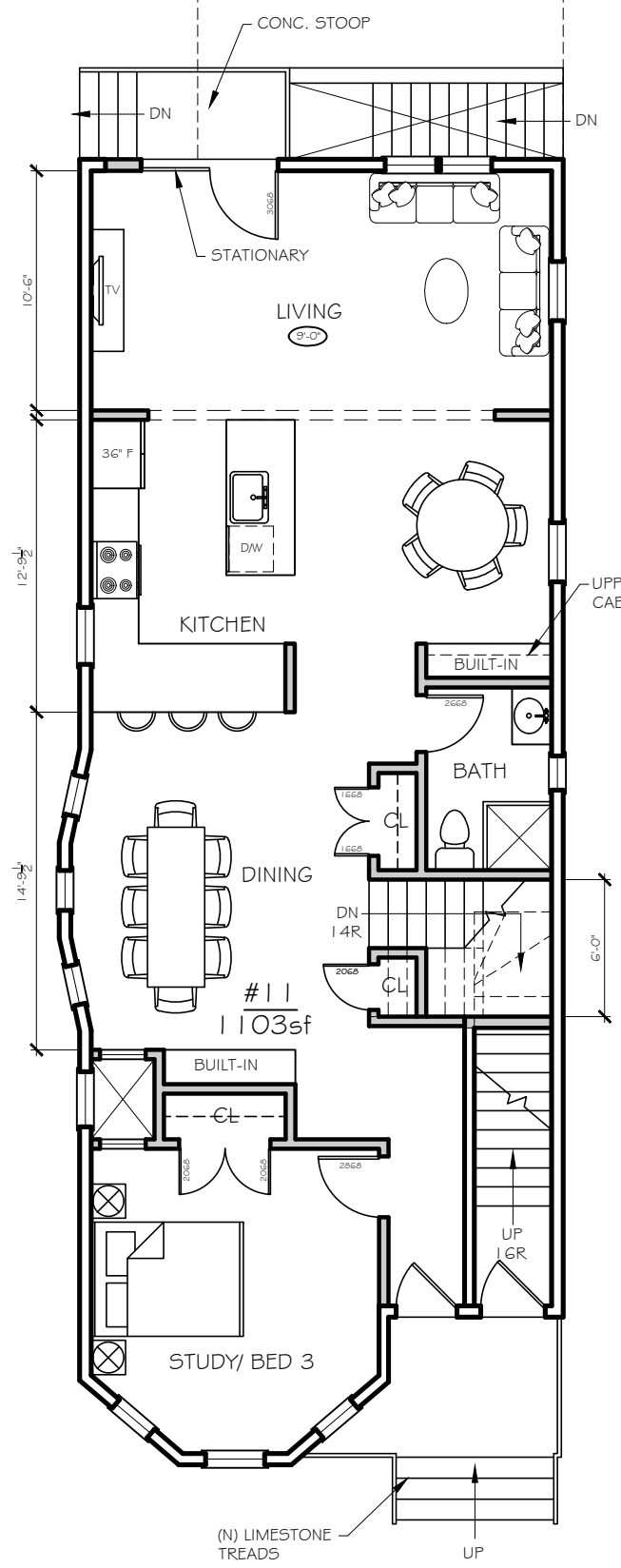


1 **EXISTING EAST ELEVATION**
 Scale: 1/8" = 1'-0"

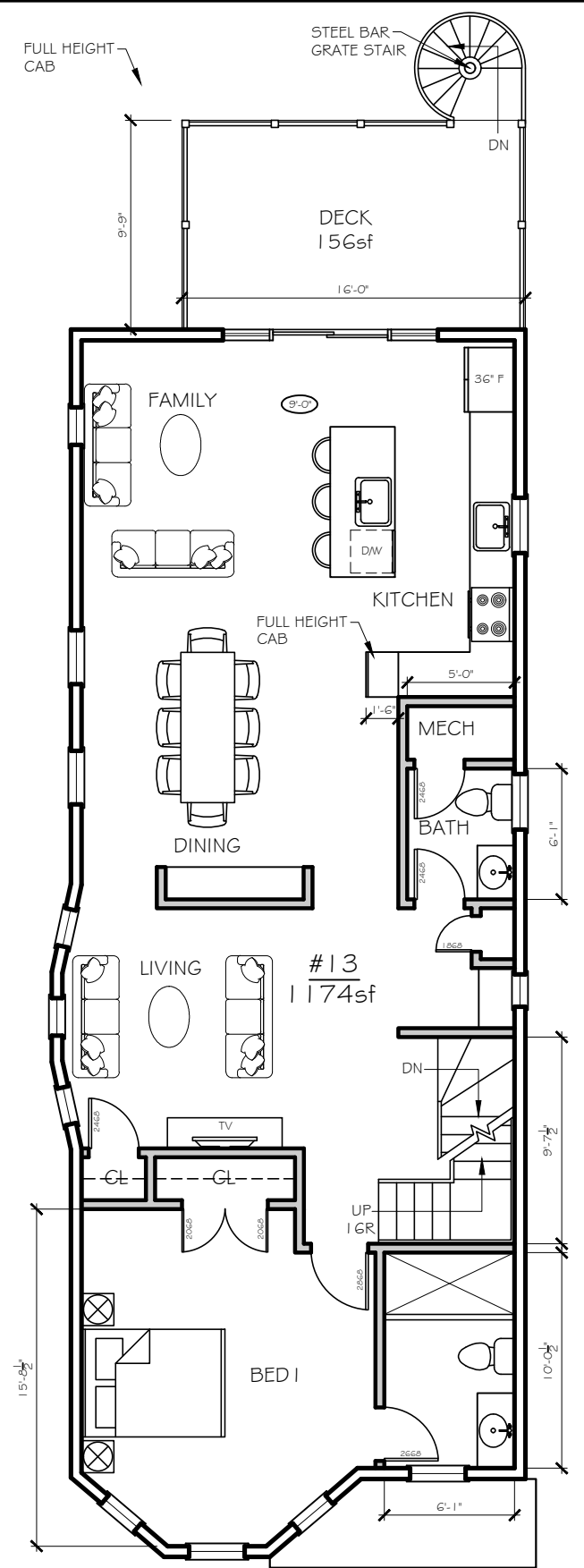




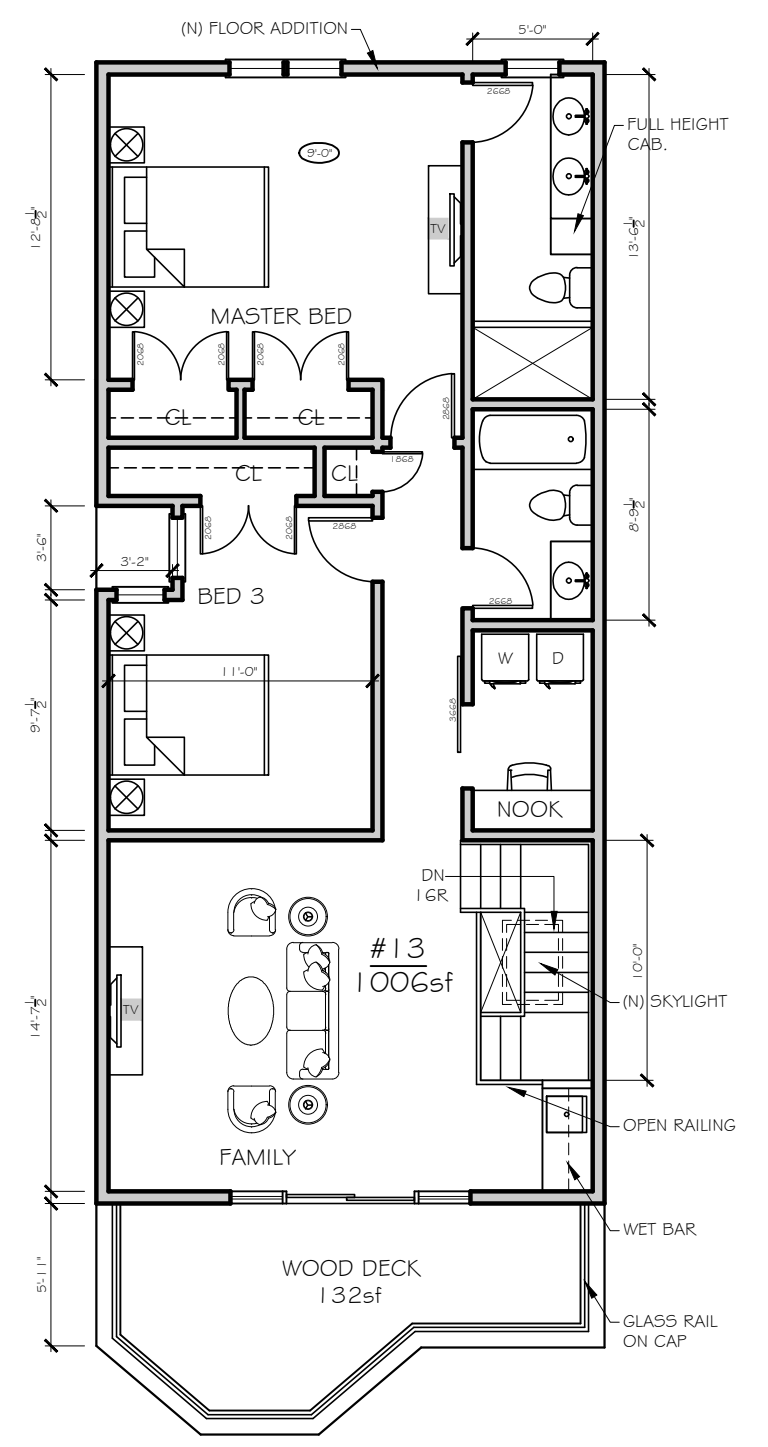
1 BASEMENT PLAN
Scale: 1/8" = 1'-0"



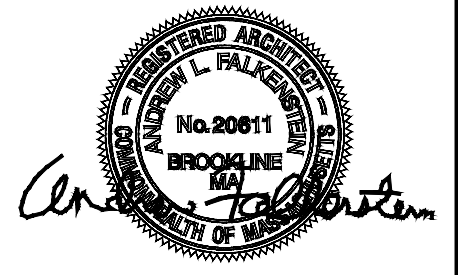
2 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"



3 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"



4 3RD FLOOR PLAN
Scale: 1/8" = 1'-0"



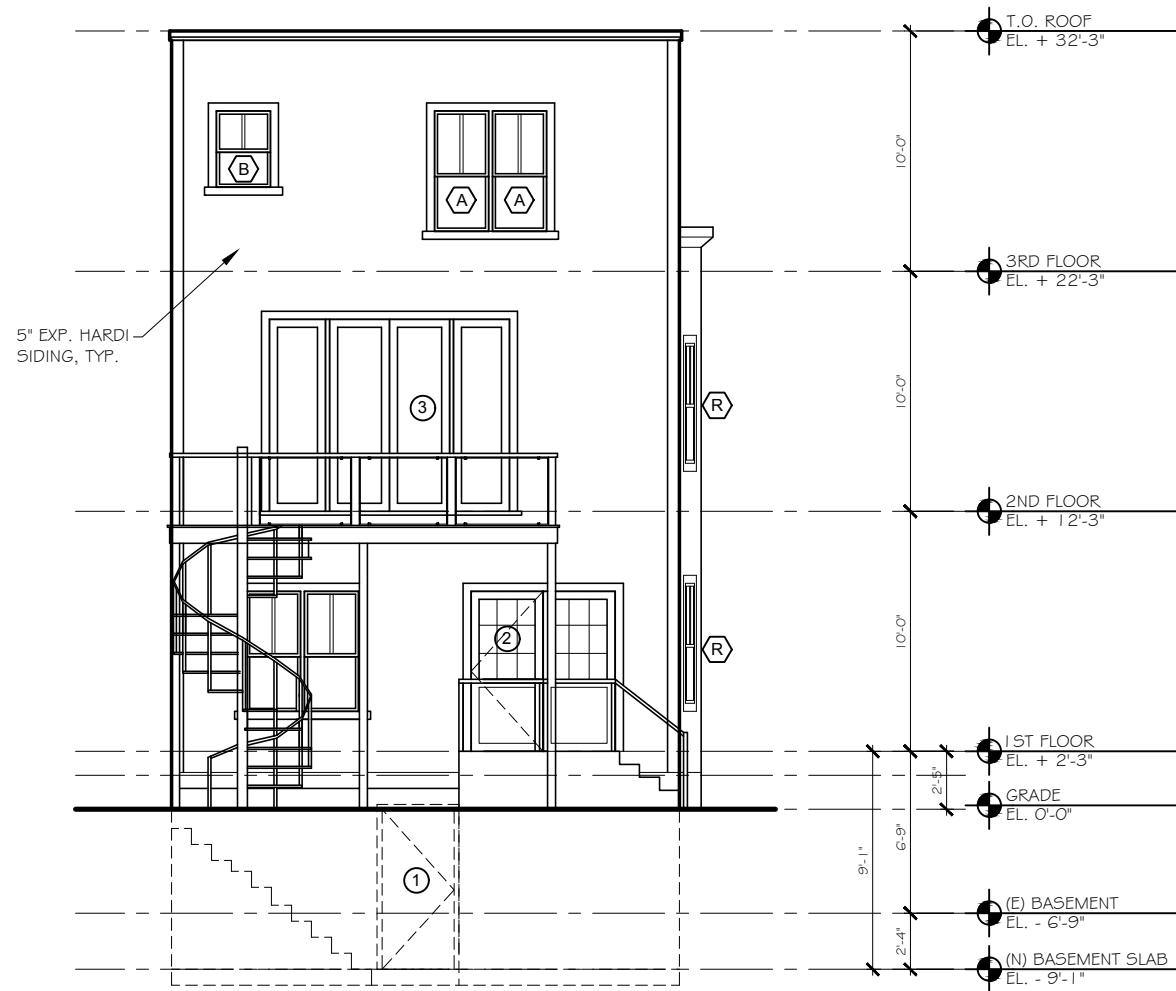
CONCISE DESIGN
7 KENT STREET
BROOKLINE, MA 02445
TELEPHONE: 617-285-0872

| | | |
|---------------------|----------------|---------|
| SCALE: 1/8" = 1'-0" | DATE: 04.05.23 | REVISED |
| | 05.15.23 | |

11-13 PALERMO STREET
CAMBRIDGE, MA

PROPOSED PLANS

A1.0



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



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



| | | |
|---------------------|----------------|---------|
| SCALE: 1/8" = 1'-0" | DATE: 04.05.23 | REVISED |
| | 05.15.23 | |

| |
|------------------------------|
| LOT LINE GLAZING AREA |
| REMOVED GLAZING: 20.25sf |
| NEW GLAZING: 18.5sf |



1 WEST ELEVATION
 Scale: 3/16" = 1'-0"

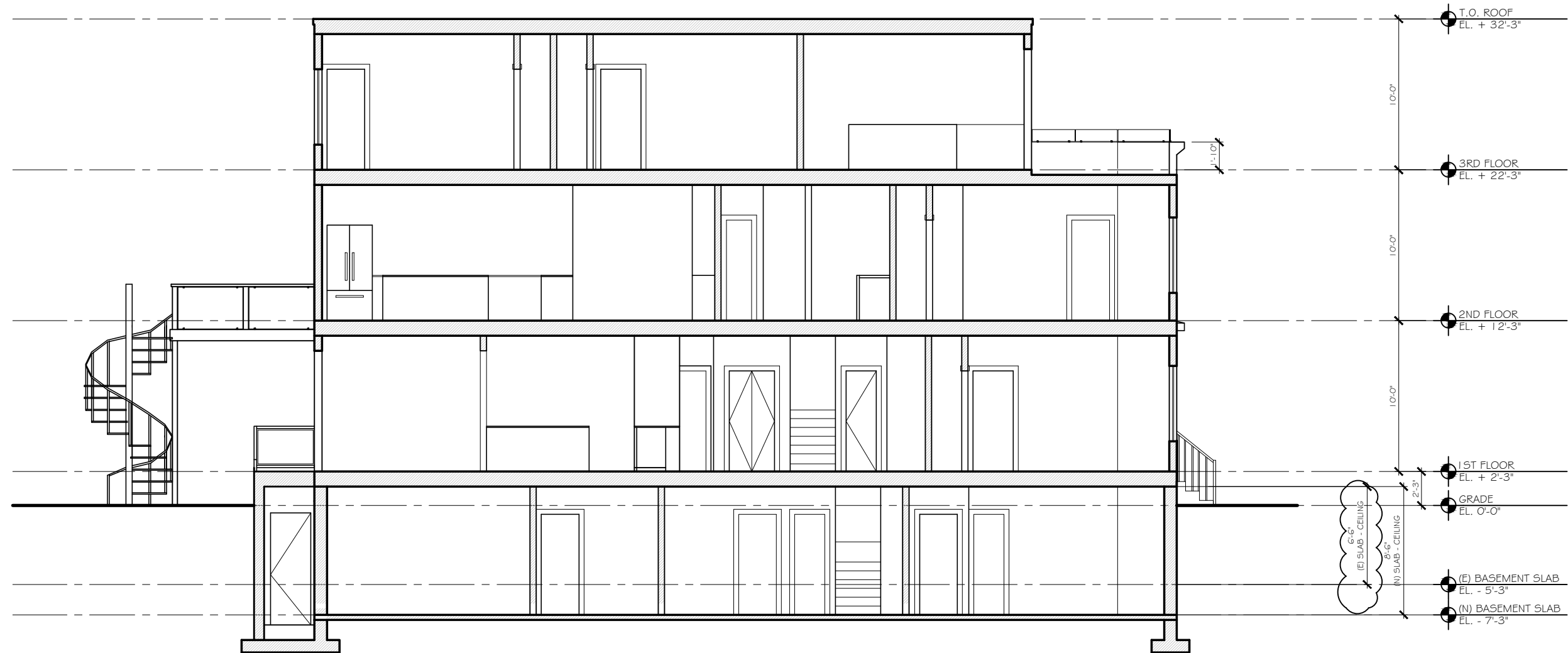


| |
|----------------------|
| SCALE: 3/16" = 1'-0" |
| DATE: 04.05.23 |
| 05.15.23 |
| REVISED |

11-13 PALERMO STREET
 CAMBRIDGE, MA

WEST ELEVATION

A2.1



I hereby certify that this section shows the accurate existing basement ceiling height fully and accurately.

Dimensions, as built and in existence as of 10/25/2023, taken from top of concrete slab to bottom of joist.

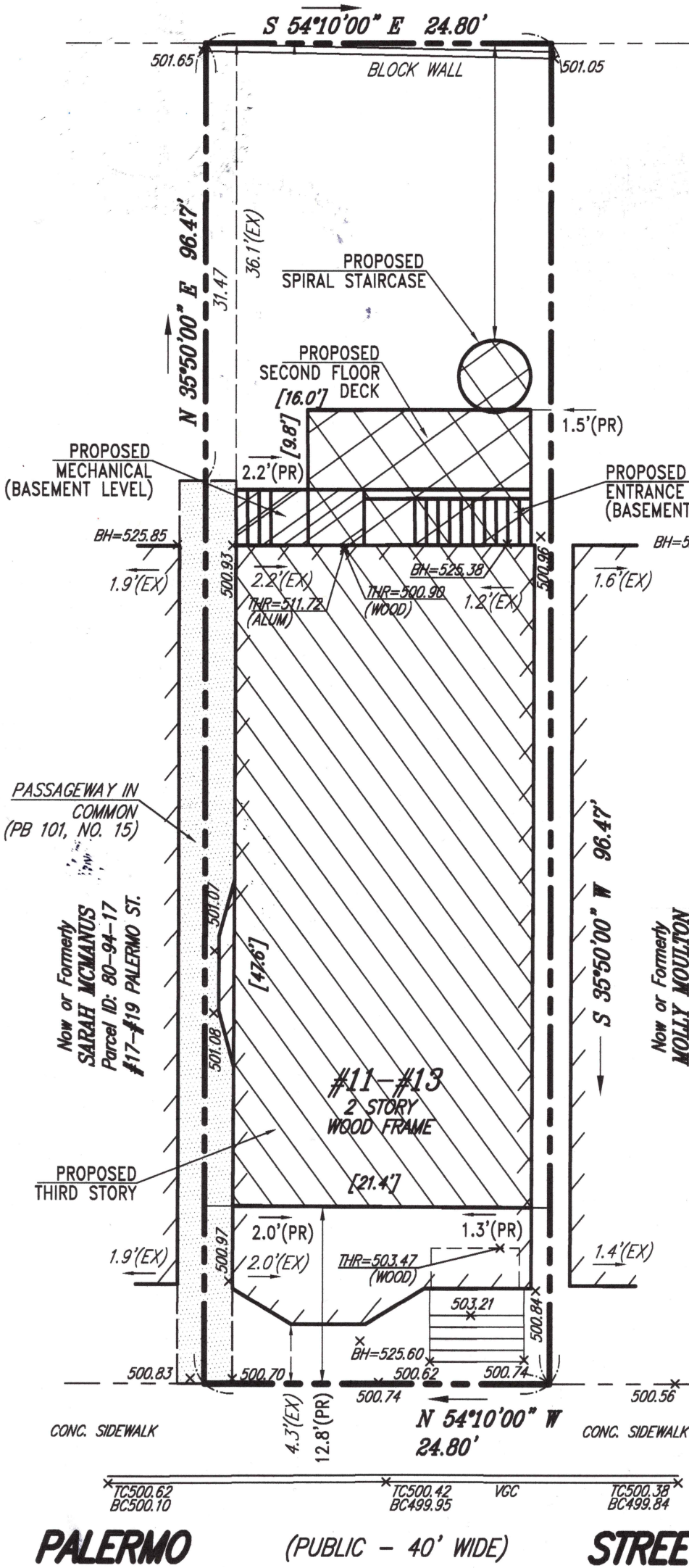
1 LONGITUDINAL SECTION
 Scale: 3/16" = 1'-0"



Now or Formerly
VINFEN CORPORATION
 Parcel ID: 80-175
 #910 CAMBRIDGE ST.

ZONE: C-1

SCALED: PB 101, PAGE 15



NOTES

- 1) - ELEVATIONS REFER TO AN ASSUMED DATUM.
- 2) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0557E, EFFECTIVE DATE JUNE 4, 2010.
- 3) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT.
- 4) - THE EXISTING BUILDING WAS LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE.
- 5) - THE PROPERTY WAS CREATED BY W.A. MASON & SON, SURVEYORS, DATED DEC. 11, 1896 AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 101, PAGE 15.
- 6) - SEE ARCHITECTURAL PLANS PREPARED BY CONCISE DESIGN GROUP, SCHEMATIC DESIGN, HAVING A DATE OF MAY 1, 2023.

REFERENCES

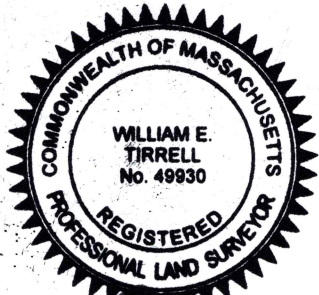
- MIDDLESEX COUNTY REGISTRY OF DEEDS
 - ① PLAN BOOK 101, NUMBER 15
 - ② PLAN 700 OF 2018
 - ③ LAND COURT CASE 5983A, 18806A
- CITY OF CAMBRIDGE ENGINEERING
 - ④ FIELD BOOK 84, PAGE 71
 - ⑤ FIELD BOOK 91, PAGE 81
 - ⑥ FIELD BOOK 94, PAGE 139
 - ⑦ FIELD BOOK 114, PAGE 91
 - ⑧ FIELD BOOK 154, PAGE 88
 - ⑨ FIELD BOOK 177, PAGE 110

LEGEND

- (EX) - EXISTING OFFSET
- BH - BUILDING HEIGHT
- (PR) - PROPOSED OFFSET
- [21.4'] - BUILDING DIMENSION

Now or Formerly
RONALD C. OLIVEIRA, DONNA M. MEUSE, LINDA A. SELTER & JOSEPH L. OLIVEIRA
 Parcel ID: 80-95
 BOOK 33788 - PAGE 81
LOT 2
 (PLAN BOOK 101 - PAGE 15)
AREA=2,392 S.F.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



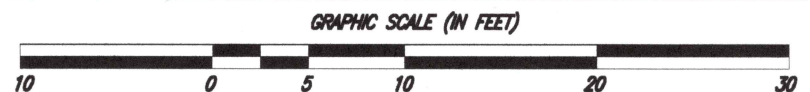
William E. Tirrell
 WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 5/16/23



PLAN FOR PROPOSED ADDITIONS
11-13 PALMERO STREET
CAMBRIDGE, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

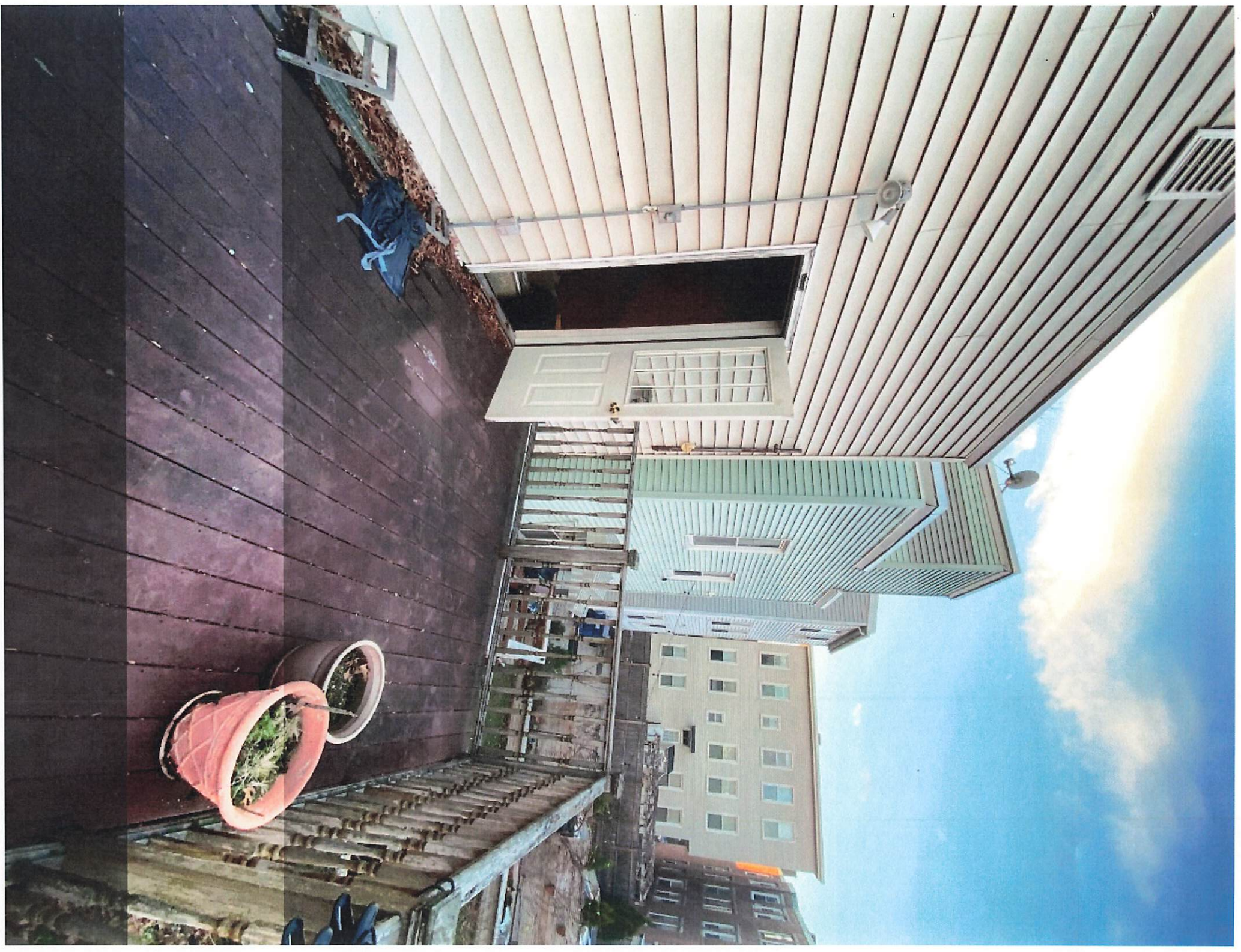
| | | | | | |
|--------|-------------|-------------|-----|---------|----------------|
| SCALE: | 1"=10' | DRAWN BY: | RDN | DWG: | 12272_22 PPPFR |
| DATE: | MAY 3, 2023 | CHECKED BY: | WET | JOB NO: | 12272_22 |





11 Palermo







City of Cambridge
Massachusetts

1" = 69 ft

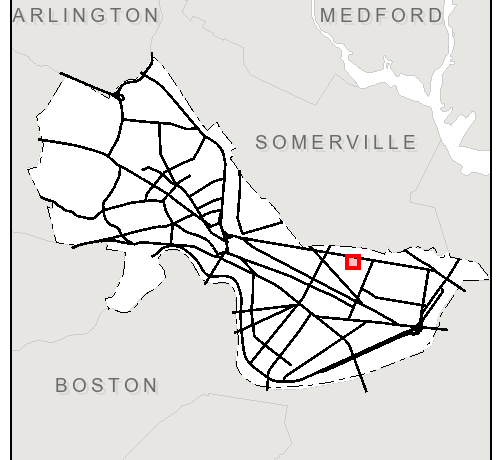
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www.cambridgema.gov/gis

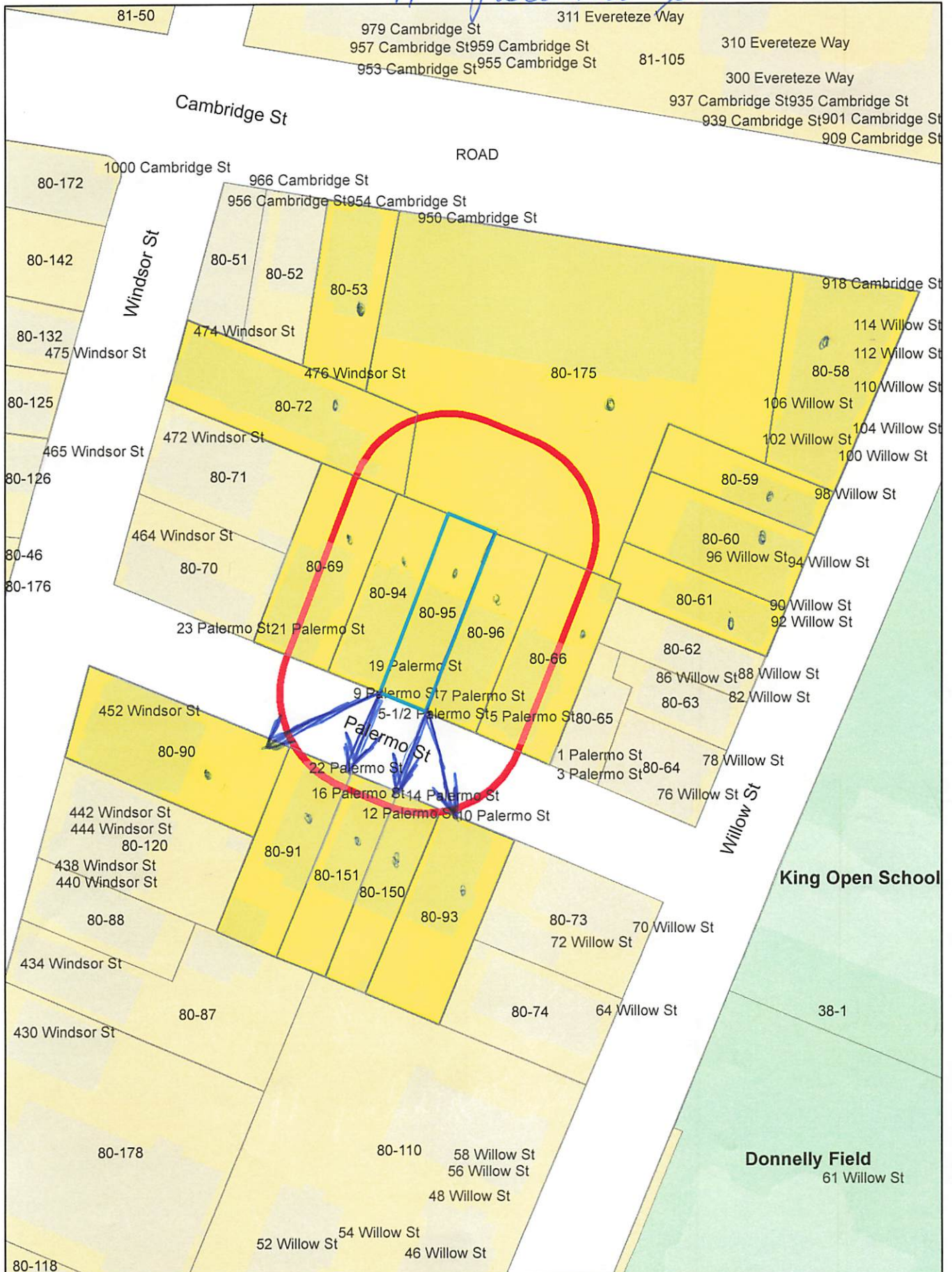


- Adresse
- ▭ Zoning Boundaries
- ▭ City Boundary
- ▭ Buildings
- Open Water
 - ▭ River
 - ▭ Pond
 - ▭ Wetland
 - ▭ Stream

- Zoning Districts
- ▭ Residence A-1
- ▭ Residence A-2
- ▭ Residence B
- ▭ Residence C
- ▭ Residence C-1
- ▭ Residence C-1A
- ▭ Residence C-2
- ▭ Residence C-2A
- ▭ Residence C-2B
- ▭ Residence C-3
- ▭ Residence C-3A
- ▭ Residence C-3B
- ▭ Office-1
- ▭ Office-2
- ▭ Office-2A
- ▭ Office-3
- ▭ Office-3A
- ▭ Business A
- ▭ Business A-1
- ▭ Business A-2
- ▭ Business A-3
- ▭ Business A-4
- ▭ Business A-5
- ▭ Business B
- ▭ Business-1
- ▭ Business 2
- ▭ Business C
- ▭ Business C-1
- ▭ Industry A-1
- ▭ Industry A-2



11 Palermo St.



11 Palermo St

80-90
MALTHANER, CAROL W.
452 WINDSOR ST
CAMBRIDGE, MA 02141

80-58
STEINBERGH, ALEX M. & R. STANLEY BOWDEN, TR
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST SUITE 100
SOMERVILLE, MA 02143

80-66
TEXEIRA, LUIS & LUCIA TEXEIRA
5 1/2 PALERMO ST
CAMBRIDGE, MA 02141-1323

80-175
VINFEN CORPORATION
910-950 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

80-94
MCMANUS, SARAH A. & JUSTIN M. LACROIX
17-19 PALERMO ST, UNIT #17
CAMBRIDGE, MA 02141

80-94
SANDS, SCOTT AARON & VANESSA JANE KELLY
17-19 PALERMO ST UNIT 19
CAMBRIDGE, MA 02139

80-151
VILLA, ANDERSON AMBER
RENEE ADAM DANIEL VILLA
18 PALERMO ST
CAMBRIDGE, MA 02141

80-60
94-96 WILLOW ST, LLC
52 FOREST STREET
SAUGUS, MA 01906

80-53
LI, SUJUN & BOSU LIU
1700 S. MAXWELL ST
BLOOMINGTON, IN 47401

80-90
PAZMANY, CSABA C & JESSICA C YOUNG TRS
41 PEQUOSSETTE RD
BELMONT, MA 02478

80-59
DEPIERRO, BEATRICE, A LIFE ESTATE
98 WILLOW ST.
CAMBRIDGE, MA 02141-1303

80-61
CIROLO, FRANCES M. A LIFE ESTATE
92 WILLOW ST
CAMBRIDGE, MA 02141

80-93
LOLL NOMINEE TRUST
45 ELLINGWOOD AVE
BILLERICA, MA 01821

80-91
KRISHNAN PALERMO, LLC
9811 AVENEL FARM DR
POTOMAC, MD 20854

80-53
TAO, CHARLES
1643 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

80-96
MOULTON, MOLLY M. & ALEX G. LACH
7 PALERMO ST UNIT # 7
CAMBRIDGE, MA 02141

80-69
V, ARUN KUMAR
23 PALERMO ST. UNIT 1
CAMBRIDGE, MA 02141

80-90
LALONDE QUENNA C FLATTICH GREGORY P
454 WINDSOR - UNIT 2
CAMBRIDGE, MA 02141

80-96
BROWN NATALIE
TR NATALIE BROWN REVOCABLE LIVING TRS
9 PALERMO ST
CAMBRIDGE, MA 02141

80-72
DRUCKER, TERRY L. & AMY C. STEIN
88 CHILTON ST
CAMBRIDGE, MA 02138

CONCISE DESIGN GROUP
C/O ANDREW FALKENSTEIN
7 KENT STREET #4
BROOKLINE, MA 02445

80-90
BLANC, CHRISTIAN P. & VALERIE L. BLANC
454 WINDSOR ST. UNIT#1
CAMBRIDGE, MA 02139

80-150
PACHECO, JOSE & LUZIA PACHECO
14-16 PALERMO STREET
CAMBRIDGE, MA 02141

80-91
BEAL, AARON
22-24 PALERMO ST UNIT 1
CAMBRIDGE, MA 02141

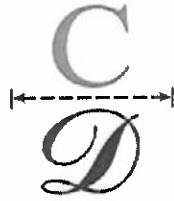
80-53
VU, HALONG
956 CAMBRIDGE ST #2
CAMBRIDGE, MA 02139

80-151
SULLIVAN, HELEN RAFAEL RIVERA
20 PALERMO ST
CAMBRIDGE, MA 02141

80-69
23 PALERMO LLC,
2425 E. CAMELBACK RD. SUITE 200
PHOENIX, AZ 85016

80-69
SIU ALVIN L & BELINDA PANG
23 PALERMO ST - UNIT 3
CAMBRIDGE, MA 02141

80-95
11-13 PALERMO REALTY LLC
193 HARVARD ST
BROOKLINE, MA 02446



DATE: December 20, 2023
TO: Board of Zoning Appeal 831 Mass Ave, Cambridge, MA
FROM: Andrew Falkenstein, Applicant
PROJECT: BZA250874-2023 11-13 Palermo Street
RE: Continuance Request

Dear Board Members:

The above referenced matter is scheduled for a hearing on January 11, 2024.

As a preexisting commitment makes me unavailable on that date, I request the Board vote to continue the matter to the next available date.

Feel free to contact me if you have any questions or concerns.

Thank you in advance for your cooperation.

Respectfully,

Andrew Falkenstein, RA
Applicant – 11-13 Palermo Street



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: Andrew Felkewster Date: 1/9/24
(Print)

Address: 11 Palermo St.

Case No. BZA-250874

Hearing Date: 1/11/24

Thank you,
Bza Members