



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 APR 20 PM 2:13  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 180779

### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Dante Alighieri Society of Massachusetts, Inc. C/O Guy Carbone

**PETITIONER'S ADDRESS:** 41 Hampshire Street, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 41 Hampshire St., Cambridge, MA

**TYPE OF OCCUPANCY:** Social Club

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/ /New Structure/ /Exclusion of GFA in Basement/Cellar/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

This project proposed the construction of a new structure to house an expansion of the Appellant's current programming and the addition of the Italian Consulate.

Exclusion of the basement FAR.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000            Section: 5.31 (Table of Dimensional Requirements)  
Article: 2.000            Section: 2.000 (Def of Floor Area Gross).  
Article: 4.000            Section: 4.34.d (General Office Use).

**FOR THE PETITIONER**  
Hereunto Duly Authorized  
Chairman New Building Committee

Original  
Signature(s):

*Guy A. Carbone*

(Petitioner (s) / Owner)

Guy A. Carbone, Esq.

(Print Name)

611 Main Street, Suite 303  
Winchester, MA 01890

Address:

Tel. No.

E-Mail Address:

617-227-3305

guy.acarbone@yahoo.com

Date: April 14, 2023

**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 Dante Alighieri Society of Massachusetts, Inc.  
(OWNER)

Address: 41 Hampshire Street, Cambridge, MA 02139

State that I/We own the property located at 41 Hampshire St., Cambridge, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Dante Alighieri Society of Massachusetts, Inc a Massachusetts corporation  
incorporated June 11, 1971 pursuant to MGL Chapter 180, inter alia for the  
purposes set forth in MGL Chapter 180, Section 4.

\*Pursuant to a deed of duly recorded in the date June 10, 1983, Middlesex South County Registry of Deeds at Book 14895, Page 228; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Angelo Firenze, President  
Angelo Firenze  
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-named Angelo Firenze personally appeared before me, this 19<sup>th</sup> of May, 2022, and made oath that the above statement is true.

Guy A. Carbone Notary  
Guy A. Carbone

My commission expires July 29, 2027 (Notary Seal).

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



**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:**

In support of the required findings for the grant of a Variance under the Zoning Ordinance (the "Ordinance"), the applicant submits that the project site is burdened by its unique shape and existing structure at 41 Hampshire Street (the "Premises"), and the Variance is justified by this.

By way of background, the Premises is a corner lot with two front streets (Hampshire Street and Cardinal Medeiros Avenue), with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the "Dante Alighieri"). It is an existing non-conforming structure under the Ordinance's 37 Foot Front Yard Setback requirements at the Premises, with an existing Front Yard Setbacks of 5 feet 2<sup>7/8</sup> Inches on Hampshire Street and 63 feet and 4 <sup>1</sup>/<sub>4</sub> inches on Cardinal Medeiros Avenue.

The proposed project seeks to continue and expand the Dante Alighieri's Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the "Club Use"), and to construct a new building to be operated as the United States Consulate office for the Italian government. The existing non-conformities of the Dante Alighieri would not be altered or enlarged. Due to its corner lot condition with two front streets, and the constraints imposed by the Dante Alighieri's existing structure to remain, however, the new Consulate building requires Variances from the Ordinance's Front Yard Setback requirement along both streets, pursuant to Section 5.24.3 of the Ordinance. To address the hardship imposed, the new Consulate necessitates a Front Yard Setback of approximately 37 feet from Cardinal Medeiros Avenue and 94 feet 2 inches from Hampshire Street. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the "Consulate Use") are Allowed Uses at this location in the City's Residence C- Zone.

Specifically, the applicant submits that the location of existing Dante Alighieri structure limits its siting options for the new Consulate building at the Premises, and required compliance with the Ordinance's Front Yard setback requirements is further constrained by the asymmetrical shape of this corner lot. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its continued and expanded Club and Consulate Uses at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the new Consulate Use and its structure to comport with, and not

interfere or detract from, the Dante Alighieri's existing building and expanded programming at the Premises, and with the minimal relief under the circumstances. The new building will occupy a limited and appropriate amount of remaining land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. In this regard, the Front Yard Setback on Hampshire Street is responsive to the existing Dante Alighieri structure (to remain), and the new building's setback is consistent with the existing street line conformity along Cardinal Medeiros Avenue.

**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:**

Consisting of approximately 34,907 square feet of land with an existing structure that occupies a majority of the remaining land area, the hardship imposed by these conditions are unique to the Premises itself, as required for the requested Variance. Combined with its triangular shape and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Front Yard Setback requirements would impose and unnecessary hardship and prevent the continued and expanded Club and Consulate Uses for the proposed project. Again, these are Allowed Uses under the Ordinance (at this location), and the property's corner lot condition, triangular shape and existing structure for an established non-profit cultural organization at the Premises are distinct and supportive of the relief requested under the circumstances.

The applicant also restates that the irregularities of the property site cause major obstacles to siting the new Consulate building, without violating the setback requirements, and literal enforcement of the Ordinance would prevent the Dante Alighieri from continuing and expanding its non-profit mission and programming of cultural outreach, with a related new Consulate Use in Cambridge. Grant of the relief requested would also not negatively impact the surrounding community but, rather, allow for new and appropriate Front Yard Building Setbacks that better comport with the surrounding context of the area.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1) Substantial detriment to the public good for the following reasons:**

There will be no substantial detriment to the public good, as the proposed project has been carefully shaped and designed with City planning input and extensive community outreach. Grant of the relief requested will also allow for much-needed pedestrian access, open space and site improvements for an established non-profit cultural organization and relate new use at this location. With an appropriate new Front Yard Building Setback at this unique corner lot, the proposed project will comport with the context of surrounding area and enhance the existing and future sustainability of an established non-profit cultural organization thereat. It will also introduce a compatible and prominent new use to the Cambridge community, with the opening of the U.S. Consulate office for the Italian government (at the Premises). Finally, the requested Front Yard Setback Variance(s) will not negatively impact pedestrian and vehicular safety at the

immediate intersection of Hampshire Street and Cardinal Medeiros Avenue; but, rather, would result in much-needed improvements to its public realm and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (on March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and met with certain members of the local elected delegation for the area. As a result, the proposed project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood.

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

Consistent with the purpose and intent of the Ordinance, the proposed project would allow for the continued and expanded Club and new Consulate Uses at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Again, both the expanded Club and new Consulate Uses are Allowed at this location under the Ordinance. The Dante Alighieri is a long established and important non-profit cultural organization for Italian heritage at this site, and the proposed project would enhance its mission and introduce a prominent and synergistic new use thereat, with the new a U.S. Consulate for the Italian government. Its new Front Yard Building Setbacks will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received, the proposed project will improve the site and its Allowed Uses, with not detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent of the Ordinance and appropriate under the circumstances.

**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 41 Hampshire Street for the Exclusion of Basement Area from the definition of Gross Floor Area pursuant to the provisions of Section 2.00 of the Zoning Ordinance 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 project features Uses which are Allowed by the underlying requirements of the Zoning Ordinance (the "Ordinance"). With the issuance of this requested Special Permit, the proposed project would comply with the Ordinance by exempting a portion of its space in a basement level from the Gross Floor Area ("GFA") from its proposed new structure at 41 Hampshire Street (the "Premises").

By way of background, the Premises consists of approximately 34,907 square feet of land with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the "Dante Alighieri"). The proposed project seeks to continue and expand the Dante Alighieri's Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the "Club Use"), and to construct a new building to be operated as the United States Consulate for the Italian government. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the "Consulate Use") are Allowed Uses at this location in the City's Residence C- Zone, but the new structure for the proposed Project is required to comply with the Ordinance's Floor Area Ratio limitation of .75 (pursuant its Table 5-1).

In support of its request, the applicant submits that its proposed exclusion of GFA into the basement level of the proposed project is consistent with the required findings for the Special Permit. Specifically, the Dante Alighieri has operated as an established non-profit cultural organization at the Premises for nearly half a century (since 1975), and the proposed project would allow for it to expand and enhance their uses into the basement level of this new structure. The exempted area includes approximately 3,343 square feet of proposed classroom, theater and support space, for the Dante Alighieri's mission of promoting and fostering the language and culture of Italy through educational and cultural offerings. Thus, the requested exemption of GFA is consistent with the requirements for the grant of the Special Permit; to support a local institution with established programs and operations at the site, for which the surrounding community has become accustom and reliant upon.

**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:**

The applicant again submits that the area to be exempt from GFA at its proposed project will help sustain and enhance a long-established cultural organization at this site, which has operated as a contributing part of the neighborhood for nearly half a century (since 1975). Thus, the requested exemption of GFA will not alter the character of the neighborhood or district but, rather, support its continued vibrancy at the site.

As part of its overall proposed project, the applicant also notes that it is making certain upgrades to on-site vehicular parking, bicycle storage, lockers and transit demand management practices at the Premises, to promote usage of the MBTA's rapid transit and nearby bus lines by employees, members, visitors and guests and lessen potential impacts by vehicular transportation, traffic and congestion. Thus, the grant of the requested Special Permit would allow the proposed project to comply with the Ordinance and deliver upon these collateral measures.

**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 project will not adversely affect the continued operation of, or the development of adjacent uses, as permitted in the Ordinance at this location, by exemption of the basement GFA. Again, the requested GFA exemption will merely allow this long-established organization to expand and enhance its operations as a mainstay at this location. The Club Use has existed here for nearly 50 years, and the exemption of the approximately 3,340 square feet of space is de minimus in scale and supportive of the of future growth and the development of permitted 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:**

No nuisance or hazard will be created by the proposed uses to the detriment of the health, safety and/or welfare of the occupant of the proposed use. Rather, the resulting grant of the requested Special Permit will help to enhance and improve the health, safety and quality of operations for the members, employees, visitors and guests of this long-existing cultural organization at the Premises. The exempted GFA is appropriate in scale and use, to support the mission and programming of an established cultural organization at the Premises, and the proposed project will allow for much-needed upgrades in open space, pedestrian access, alternatives means of transportation and public realm. As a result, the overall health and safety of its occupants will be improved by the grant of the Special Permit (as part of the proposed project).

**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:**

As a long-established and Allowed Use at the Premises for nearly half a century (since 1975), the Dante Alighieri and its proposed expansion is entirely consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance. The requested Special Permit will further this consistency, by exempting a portion of new basement space for the mission of this long-established organization at the Premises.

In further support of this required finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and it also met with certain members of the local elected delegation for the area. As a result, the proposed project, of which the requested GFA exemption is an integral part, has been carefully designed and programmed with public feedback and local support, and the grant of the Special Permit is consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.



## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Dante Alighieri Society of Massachusetts, Inc.  
**Location:** 41 Hampshire St., Cambridge, MA  
**Phone:**

**Present Use/Occupancy:** Social Club  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** General Office

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		12,800	23,175	26,180	(max.)
<u>LOT AREA:</u>		34,907	34,907	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.37	0.75	0.66	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	WIDTH	203.97	203.97	50	
	DEPTH	n/a	n/a	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	5'2"	5'2"/0	37	
	REAR	n/a corner lot	n/a corner lot	n/a corner lot	
	LEFT SIDE	5'2"(corner lot)	6.5 (corner lot)	37 (corner lot)	
	RIGHT SIDE	63'4.25"	0 (corner lot)	37 (corner lot)	
<u>SIZE OF BUILDING:</u>	HEIGHT	30	35	35	
	WIDTH	n/a	37	n/a	
	LENGTH	n/a	123.5	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		27,807	17,061	n/a	
<u>NO. OF DWELLING UNITS:</u>		n/a	n/a	n/a	
<u>NO. OF PARKING SPACES:</u>		30	21	42	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	8'9"	n/a	

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.:

Existing Use is Section 4.33.h.1 club, lodge, or other fraternal or sororal meeting facility with the existin building being 12,610 square feet. The construction of the new structure will be glass and steal with a Viereendeel Truss.

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'.

McDERMOTT QUILTY,  
MILLER & HANLEY LLP

28 STATE STREET, SUITE 802  
BOSTON, MA 02109

[WWW.MQMLLP.COM](http://WWW.MQMLLP.COM)

2024 MAY 10 AM 10:07

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

May 7, 2023

**VIA FEDEX**

City of Cambridge, Inspectional Services Department  
Attention: Maria Pacheco  
831 Massachusetts Avenue  
Cambridge, MA 02139

**Re: Request for Extension of Variances  
Board of Zoning Appeals Case No. 180779  
The Dante Alighieri Society of Massachusetts, Inc.  
41 Hampshire Street, Cambridge, MA 02139**

Dear Maria:

This office continues to represent The Dante Alighieri Society of Massachusetts, Inc. (the "Petitioner"). The Board of Zoning Appeals ("BZA") heard the Petitioner's request for relief on May 25, 2023 and granted the following variances as described in Case No. BZA-180779 for the construction of a new structure at 41 Hampshire Street:

1. Variance for General Office Use in a Residential zone in relief of Art. 4.000, Sec. 4.34.d (General Office Use); and
2. Variance for Front Yard Setback in relief of Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

This letter is intended as a formal request for a six-month extension of the Variances granted by the BZA at its hearing on May 25, 2023. Thank you for your time and attention to this matter. Please do not hesitate to contact me with any questions or concerns.

Very truly yours,



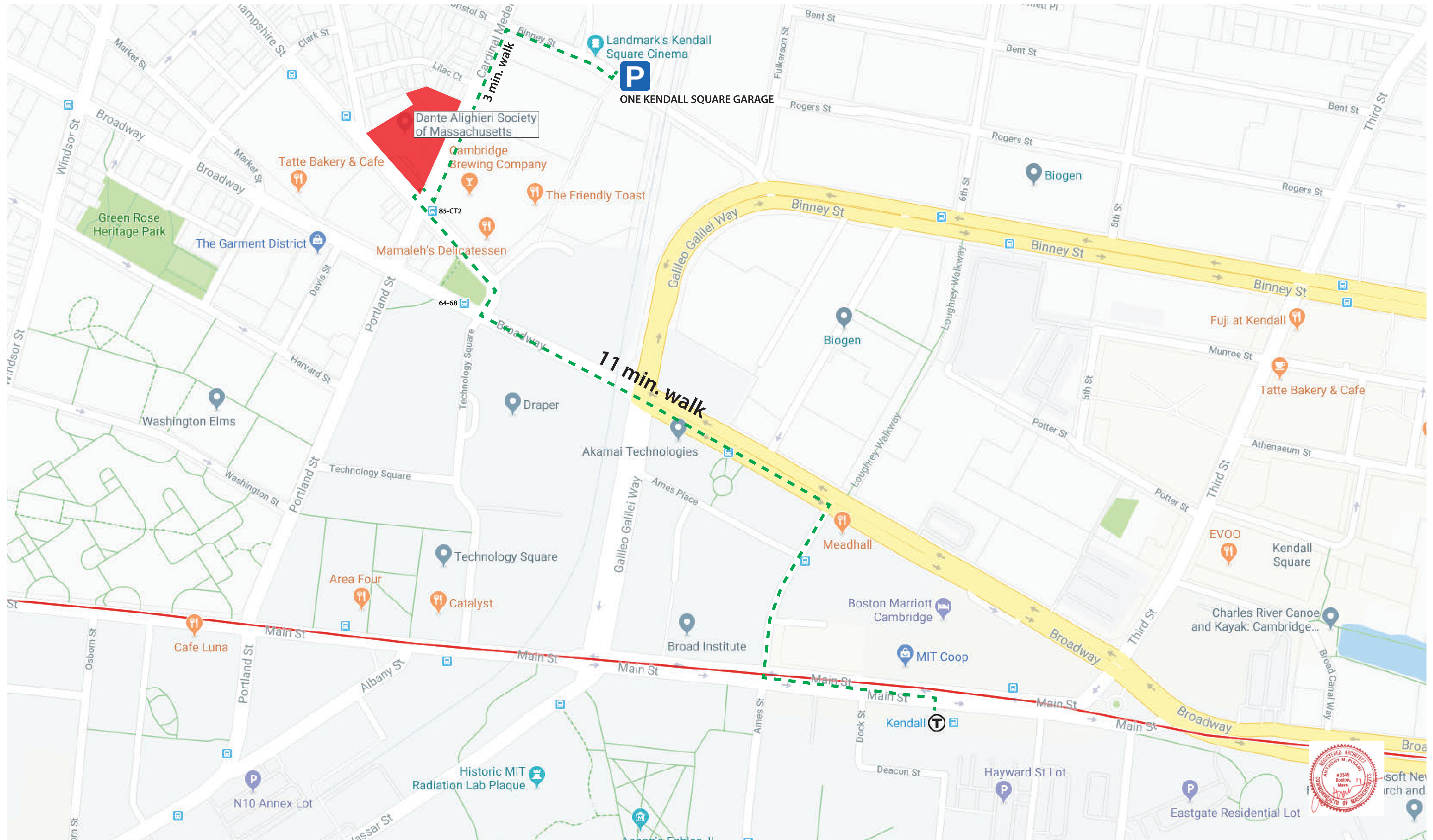
Thomas P. Miller, Esq.  
[tmiller@mqmlp.com](mailto:tmiller@mqmlp.com)

TPM/kjb

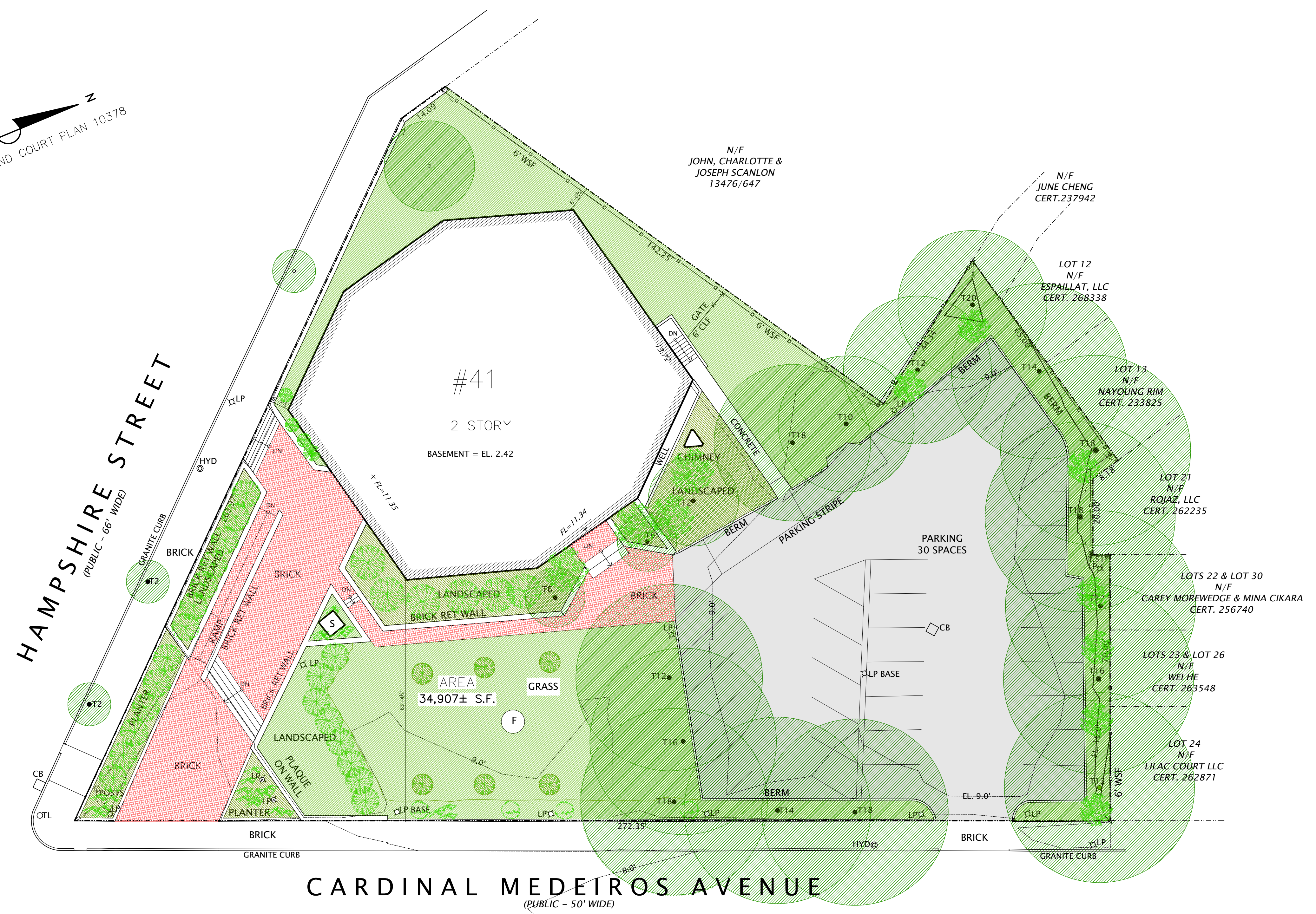
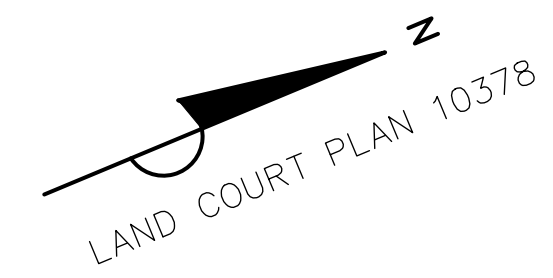












## EXISTING SITE PLAN

ORIGINAL SCALE 1/16" = 1'-0"

### OPEN SPACE (±SF)

EXISTING AREAS DERIVED FROM "TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018. REVISED JULY 14, 2020

LOT AREA = 34,907±SF

TYPE OF LOT COVERAGE	AREA (±SF)
EXISTING BUILDING FOOTPRINT	7,100
PARKING - ASPHALT PAVED	9,850
GREEN AREA OPEN SPACE (PERMEABLE) (1)	12,796
HARDSCAPE (IMPERMEABLE, NON-PARKING)	5,161
<b>TOTAL OF LOT COVERAGES</b>	<b>34,907</b>

(1) INCLUDES LAWN AREAS AND PLANTING BEDS. EXCLUDES IMPERMEABLE WALKWAYS (BRICK, ETC), RETAINING WALLS, STATUE.

RATIO OF GREEN AREA OPEN SPACE (PERMEABLE) TO LOT AREA:  
12,796 / 34,907 = 36.7%

RATIO OF ALL NON-BUILDING OR PARKING AREA TO LOT AREA:  
17,913 / 34,907 = 51.3%

GREEN AREA OPEN SPACE, INCLUDING HARD SURFACE WALKS AND TERRACES AS PERMITTED BY ARTICLE 2.000 DEFINITIONS. (HARD SURFACES NOT TO EXCEED 25% OF TOTAL GREEN AREA OPEN SPACE)

TYPE OF LOT COVERAGE	AREA (±SF)
PERMEABLE GREEN AREA OPEN SPACE	12,796
IMPERMEABLE WALKS AND TERRACES (NTE 25%)	4,265
<b>TOTAL GREEN AREA OPEN SPACE (PERMEABLE &amp; IMPERMEABLE)</b>	<b>17,061</b>

RATIO OF TOTAL GREEN AREA OPEN SPACE TO LOT AREA:  
17,061 / 34,907 = 48.9%

### GROSS FLOOR AREA (±GSF) / FAR

AREAS ESTIMATED FROM ORIGINAL PLANS, SUBJECT TO ON-SITE VERIFICATION.

FLOOR	EXISTING	EXCLUDED	GROSS FLOOR AREA
BASEMENT	7,100	6,025 (1)	1,075
1	7,100	475 (1)	6,625
2	7,100	2,000 (1) (2)	5,100
<b>TOT</b>	<b>21,300</b>	<b>8,500</b>	<b>12,800</b>
LOT AREA	34,907		
F.A.R.	12,800 / 34,907 = .37		

(1) EXCLUDE AREAS DEVOTED TO OPERATION AND MAINTENANCE OF THE BUILDING, ESTIMATED. SUCH AREAS NEED TO BE VERIFIED TO CONFIRM ACTUAL EXCLUDABLE AREAS.

(2) EXCLUSION INCLUDES 1,800 SF AT UPPER AUDITORIUM EXCLUDED FROM 2ND FLOOR AREA.

EXISTING SITE INFORMATION TAKEN FROM:

"TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018.  
NOTE: ELEVATIONS ON NORTH AMERICAN VERTICAL DATUM OF 1988

This document is recorded on or can be transmitted on electronic media. It is therefore subject to undetectable alteration or erasure, intentional or unintentional, due to causes including, without limitation, transmission, conversion, translation, media degradation, software error, human error or alteration. Accordingly, Pisani + Associates Architects shall not be held liable for claims, losses, damages, or costs arising out of any such alterations or unauthorized re-use or modification of this document or any part thereof.

**OWNER**  
DANTE ALIGHIERI SOCIETY of Massachusetts, Inc.  
41 HAMPSHIRE STREET  
CAMBRIDGE MA 02139

**SURVEYOR**  
ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02129

**CIVIL ENGINEER**  
WATERFIELD DESIGN GROUP  
50 CROSS STREET  
WINTHROP MA 01890

**STRUCTURAL ENGINEER**  
ROOME & GUARRACINO LLC  
300 TRADECENTER DR., SUITE 3540  
WOBRUN MA 01801

**MEP + FP ENGINEER**  
MEA ENGINEERING ASSOCIATES, INC.  
8 WATER STREET, SUITE 8-1  
WALTHAM MA 02453

**CONSTRUCTION CONSULTANT**  
COMMODORE BUILDERS  
404 WYMAN STREET #400  
WALTHAM MA 02451



STAMP

NO.	DATE	DESCRIPTION
1	02.02.22	FAR, updates
2	03.25.22	FAR, UPDATES PER GAC MTG
3	05.25.22	UPDATE

DANTE ALIGHIERI SOCIETY  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

PROJECT 17-324

05/25/22 DATE  
WAP DRAWN  
AMP CHECKED

**EXISTING SITE PLAN**  
DRAWING

**Ex1.1**  
DWG. NO.



**CAMBRIDGE ZONING ORDINANCE**

**ZONING, LOT AREA**

ADDRESS:	41 HAMPSHIRE STREET, CAMBRIDGE MA 02139
ZONING DISTRICT:	RESIDENCE C-1
ZONING SUBDISTRICTS:	
LOT AREA:	34,907±SF [PER ROBER SURVEY INC.]

**USE REGULATIONS**

ARTICLE 4.000 USE, TABLE 4.50

EXISTING USE:	DANTE ALIGHIERI SOCIETY of MASSACHUSETTS
PROPOSED USE:	DANTE ALIGHIERI SOCIETY TO REMAIN. ADDITION TO HOUSE CONSULATE USE AND FUNCTIONS RELATED TO THE DANTE ALIGHIERI SOCIETY.

**DIMENSIONAL REGULATIONS**

ARTICLE 5.000 DEVELOPMENT STANDARDS, TABLE 5.1

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENT
MIN. LOT SIZE	5,000 SF	34,907± SF	EXIST TO REMAIN	CONFORMS
MIN. LOT AREA / EA DWELLING UNIT	N/A	N/A	N/A	N/A
MIN. LOT WIDTH	50'		EXIST TO REMAIN	CONFORMS
MIN. LOT FRONTAGE	NONE	20.3'	EXIST TO REMAIN	N/A
MAXIMUM ALLOWABLE FAR	.75	.37 (EST)	.66*	CONFORMS
MAXIMUM ALLOWABLE BUILDING HEIGHT	35'	30'±	NTE 35'	OK
MIN. RATIO PRIVATE OPEN SPACE TO LOT AREA	30%	N/A	N/A	NO RESIDENTIAL USE
MIN. FRONT YARD H+L/4	37'		96'	CONFORMS
MIN. SIDE YARD H+L/5	27'		1st FLR: 11'-6" 2nd FLR: 0'	VIOLATION
MIN. REAR YARD			47'	CONFORMS

FAR IS CALCULATED AS FOLLOWS:

RE: 1,775 SF AREA UNDER PROPOSED 2nd CANTILEVER IS INCLUDED. EXCLUDED NEW AREA DEVOTED TO PARKING.

\* EXCLUDED BASEMENT 3,350 SF. ASKING FOR SPECIAL PERMIT UNDER ARTICLE 2.000, DEFINITION OF "GROSS FLOOR AREA", EXCLUSION (16): EXCLUDE 3,350 SF IN BASEMENT.

**OFF-STREET PARKING**

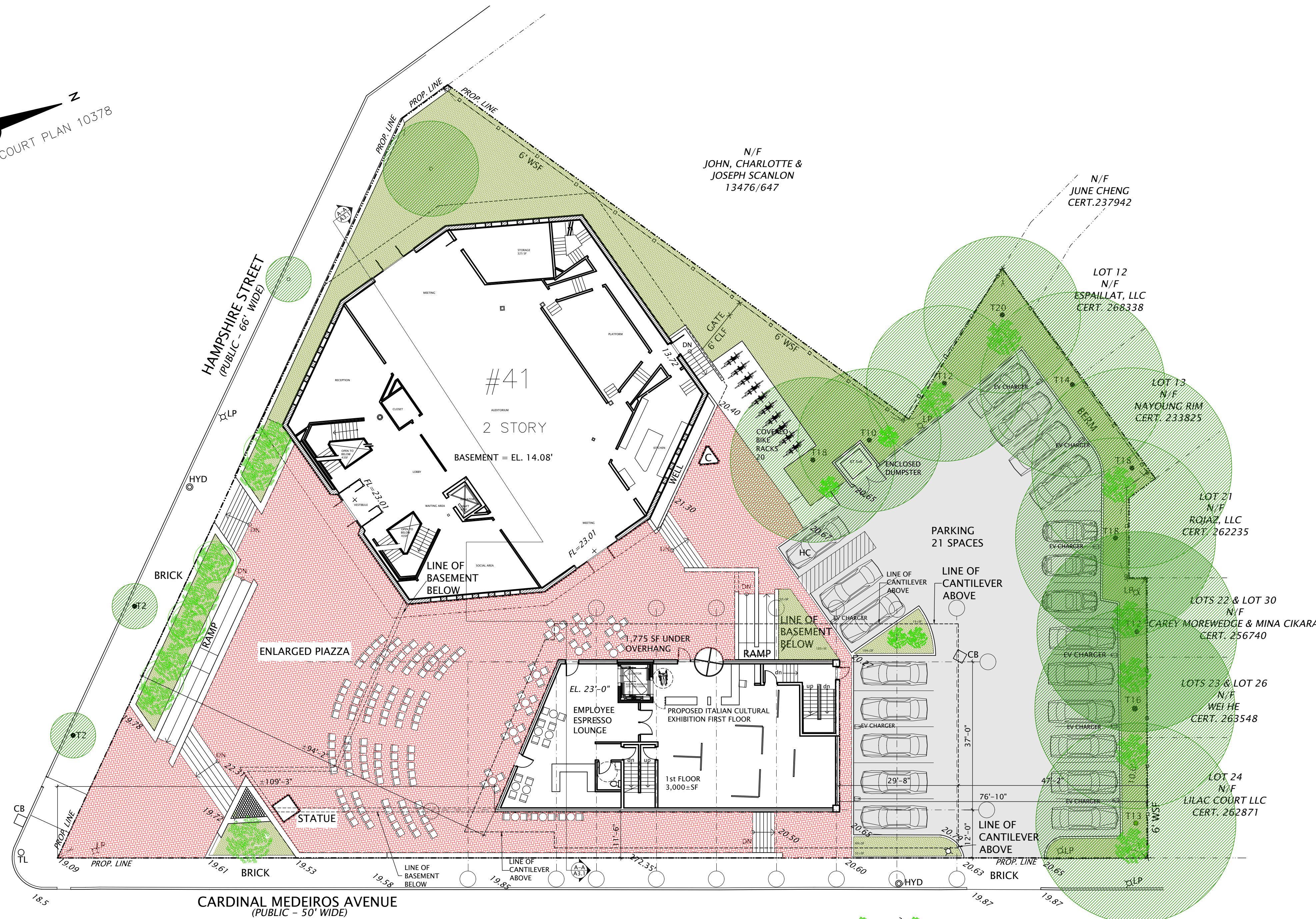
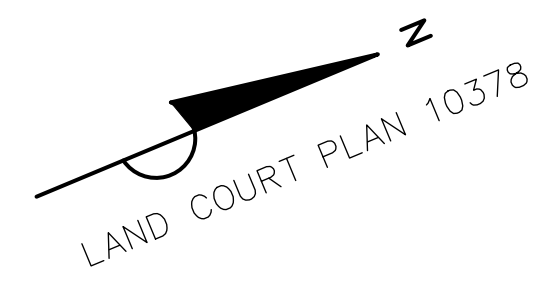
ARTICLE 6.000

USE/REQUIREMENT	EXISTING	PROPOSED	COMMENT
6.36.3: 1 SP PER 1000 GSF	30 SPACES	21 SPACES	VIOLATION parking can be accommodated in garage

**BICYCLE PARKING**

City of Cambridge Bicycle Parking Guide

USE/REQUIREMENT	SHORT TERM	LONG TERM	COMMENT
College or university academic or administrative facilities	25,275 SF 25.27/.20	25,275 SF 25.27/.40	20 Covered Bicycle spaces provided
1 SP PER 1000 GSF	5.07 Bikes	10.14 Bikes	



**CONCEPTUAL 1st FLOOR PLAN / SITE PLAN**

ORIGINAL SCALE 1/16" = 1'-0"

**OPEN SPACE (±SF)**

EXISTING AREAS DERIVED FROM "TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018. REVISED JULY 14, 2020

LOT AREA: 34,907±SF

TYPE OF LOT COVERAGE	AREA
EXISTING BUILDING FOOTPRINT	7,100
PROPOSED ADDITION FOOTPRINT	3,000
PARKING	7,150
PAVED WALKWAYS, PIAZZA (IMPERMEABLE)	10,595
GREEN AREA OPEN SPACE (PERMEABLE)	5,325
PLANTED AREA BELOW 2nd FLOOR CANTILEVER	280
OTHER (RETAINING WALLS, BIKES, TRASH)	1,457
<b>TOTAL OF LOT COVERAGES</b>	<b>34,907</b>

RATIO OF GREEN AREA OPEN SPACE (PERMEABLE) TO LOT AREA: 5,325 / 34,907 = 15.2%

GREEN AREA OPEN SPACE, INCLUDING HARD SURFACE WALKS AND TERRACES AS PERMITTED BY ARTICLE 2.000 DEFINITIONS. (HARD SURFACES NOT TO EXCEED 25% OF TOTAL GREEN AREA OPEN SPACE)

TYPE OF LOT COVERAGE	AREA (±SF)
PERMEABLE GREEN AREA OPEN SPACE	5,325
IMPERMEABLE WALKS AND TERRACES (NTE 25%)	1,775
<b>TOTAL GREEN AREA OPEN SPACE (PERMEABLE &amp; IMPERMEABLE)</b>	<b>7,100</b>

RATIO OF TOTAL TOTAL GREEN AREA OPEN SPACE TO LOT AREA: 7,100 / 34,907 = 20.3%

**GROSS FLOOR AREA (±GSF) / FAR**

INCLUDES AREAS ESTIMATED FROM ORIGINAL PLANS, SUBJECT TO ON-SITE VERIFICATION.

FLOOR	EXISTING GFA (SEE EX1.1)	PROPOSED	TOTAL GFA
BASEMENT	1,075 (1)	3,350	1,075 (Excl. 3,350 in BSMT)
1	6,625	3,000+1,775 (3)	11,400 (1)
2	5,100 (2)	5,600	10,700
<b>TOT</b>	<b>12,800</b>	<b>13,725</b>	<b>23,175</b>
LOT AREA	34,907		
F.A.R.	23,175 / 34,907 = .66 (MAX ALLOWABLE = .75)		

- (1) EXCLUDES AREAS DEVOTED TO OPERATION AND MAINTENANCE OF THE BUILDING, ESTIMATED. SUCH AREAS NEED TO BE VERIFIED TO CONFIRM ACTUAL EXCLUDABLE AREAS.
- (2) 1,800 SF AT EXISTING UPPER AUDITORIUM EXCLUDED FROM 2nd FLOOR AREA.
- (3) AREA AT GRADE BELOW 2nd FLOOR OVERHANG. PARKING BELOW 2nd FLOOR NOT INCLUDED.

EXISTING SITE INFORMATION TAKEN FROM:

"TOPOGRAPHIC PLAN" BY ROBER SURVEY, INC. DATED NOVEMBER 22, 2018. REVISED JULY 14, 2020. NOTE: ELEVATIONS ON CITY OF CAMBRIDGE VERTICAL DATUM

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CAMBRIDGE MA 02139

**SURVEYOR**

ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02129

**CIVIL ENGINEER**

WATERFIELD DESIGN GROUP  
50 CROSS STREET  
WINTHROP MA 01890

**STRUCTURAL ENGINEER**

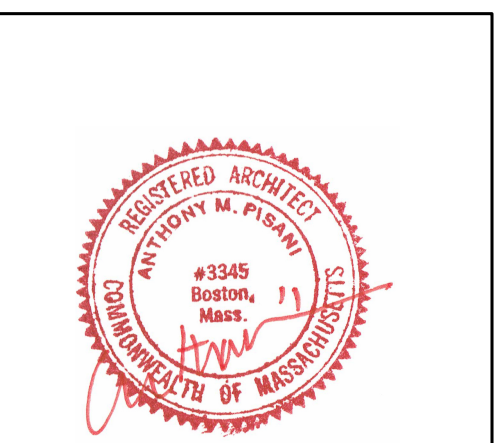
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3	05.25.22	UPDATE

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**CONCEPTUAL SITE PLAN**

DWG. NO. **AS.1**

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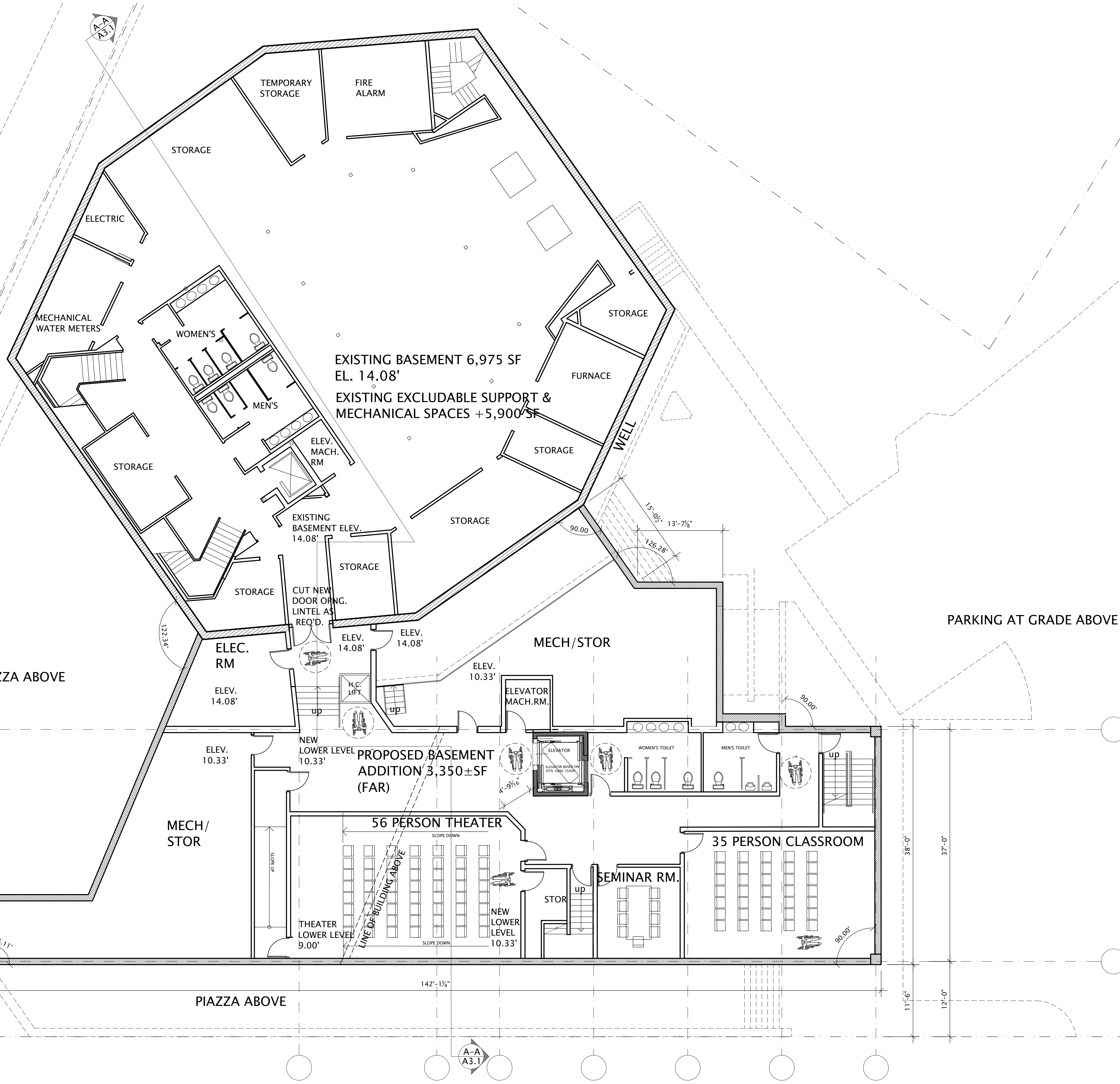
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HAMPSHIRE STREET

PIAZZA ABOVE

PARKING AT GRADE ABOVE

CARDINAL MEDEIROS AVENUE



SCHMATIC BASEMENT FLOOR PLAN / SITE PLAN

ORIGINAL SCALE 1/8" = 1'-0"

PISANI + ASSOCIATES  
 ARCHITECTS

374 CONGRESS STREET  
 BOSTON, MA 02210-1807  
 TEL: (617) 423-1022  
 FAX: (617) 426-0939  
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BASEMENT  
 FLOOR PLAN

DWG. NO.  
**A1.B**

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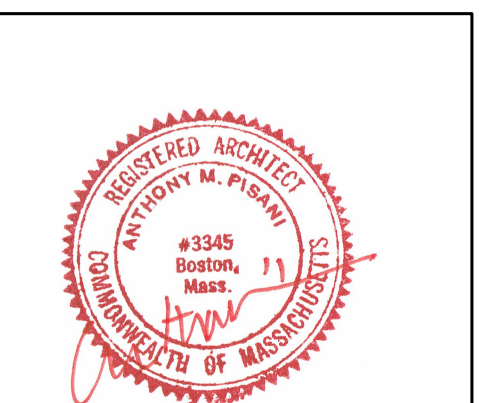
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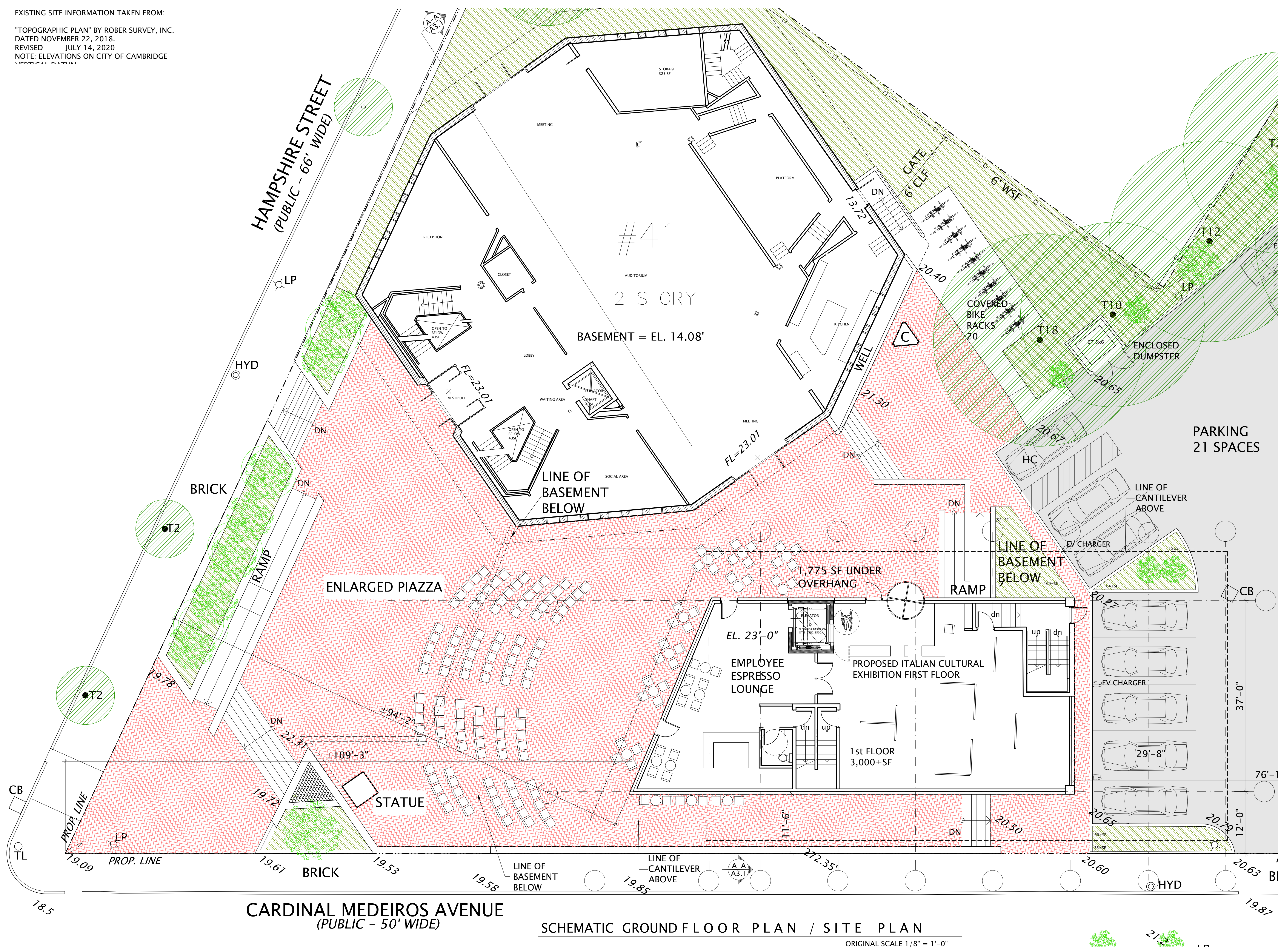
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GROUND  
 FLOOR PLAN

**A1.1**

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SCHMATIC GROUND FLOOR PLAN / SITE PLAN

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ROOF PLAN

DRAWING

**A1.3**

DWG. NO.

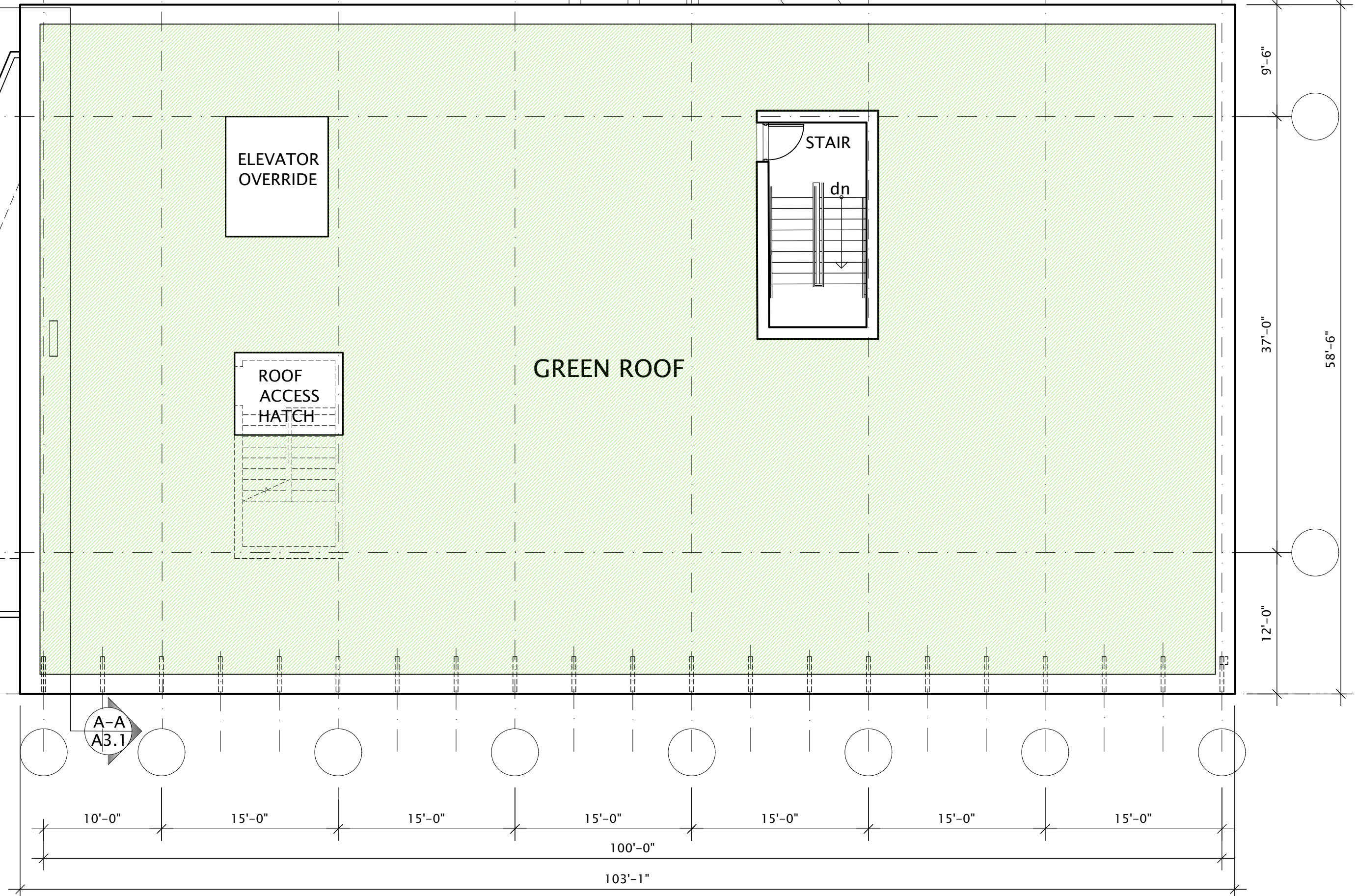
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HAMPSHIRE STREET

PIAZZA BELOW

SECOND FLOOR  
 TERRACE BELOW

PARKING AT GRADE BELOW



CARDINAL MEDEIROS AVENUE  
 SCHEMATIC ROOF PLAN

ORIGINAL SCALE 1/8" = 1'-0"

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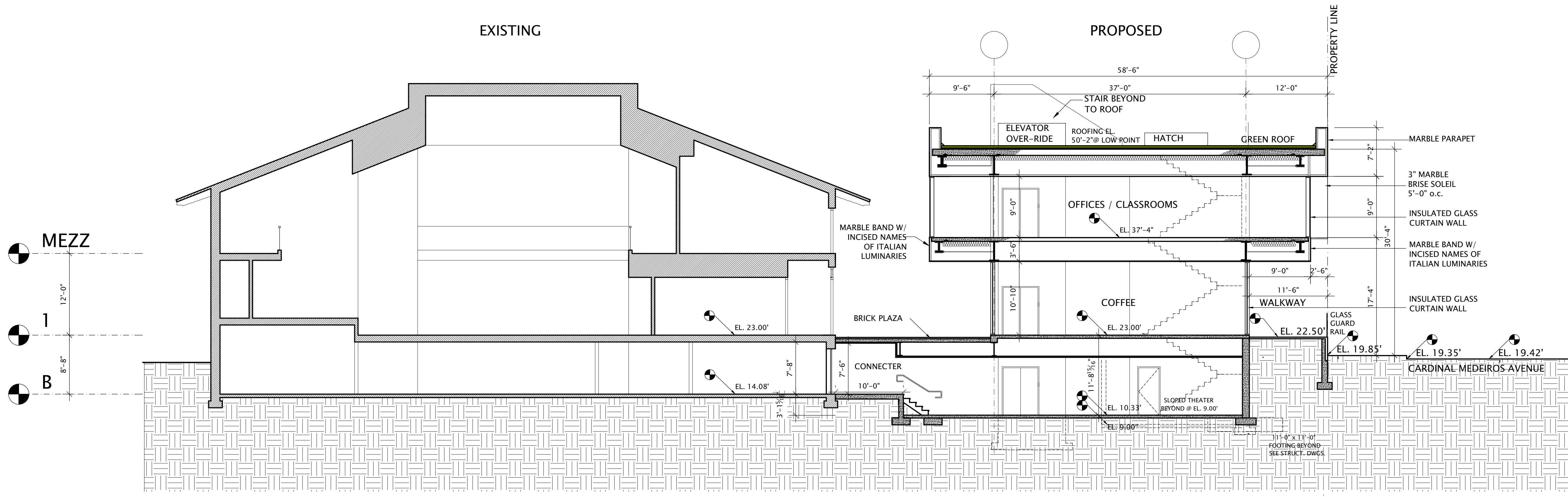
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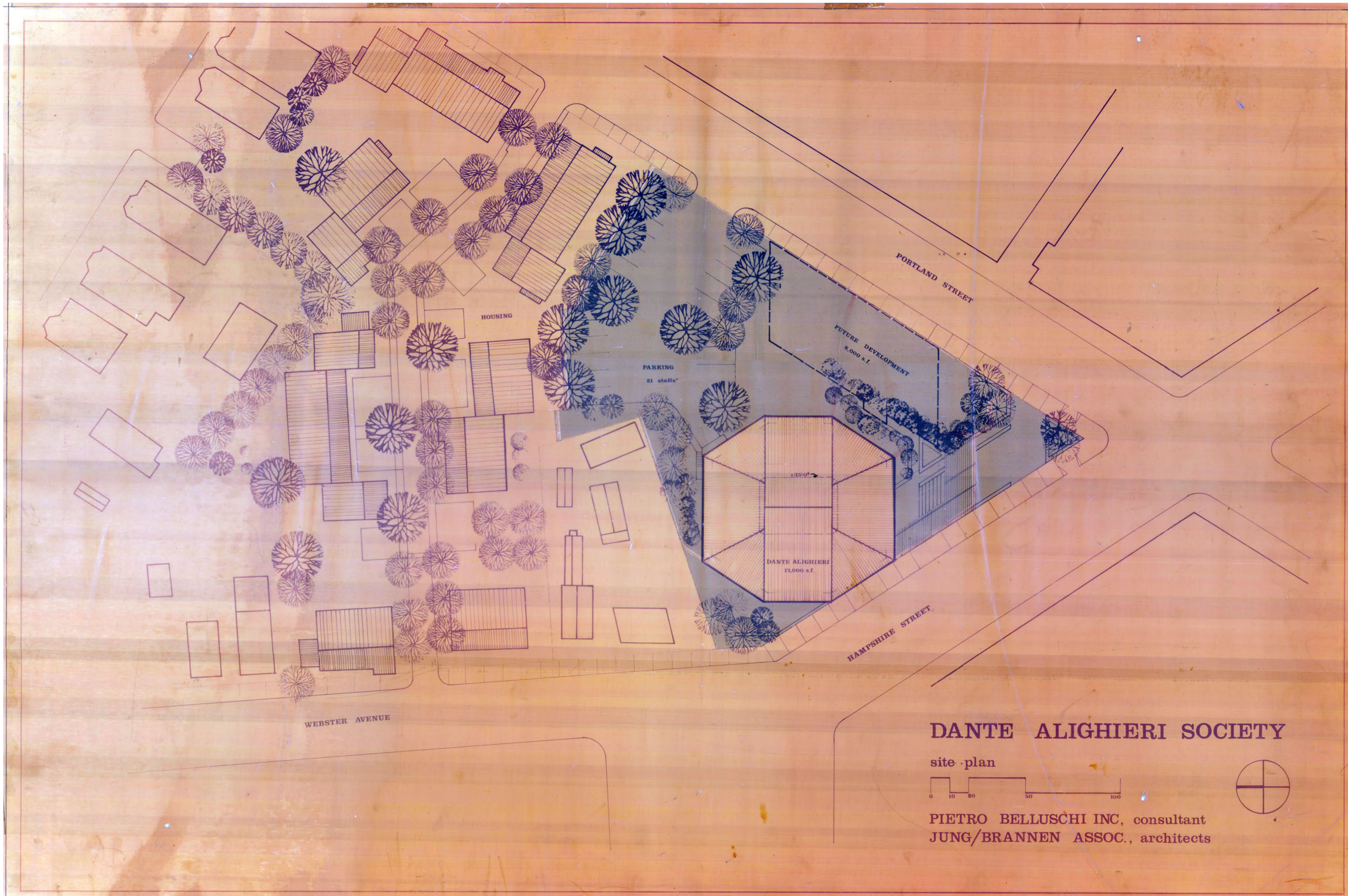
SECTION A-A  
DRAWING

**A3.1**  
DWG. NO.



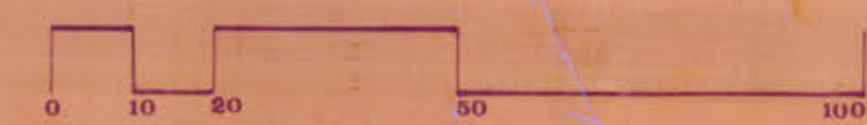
**SCHMATIC TRANSVERSE SECTION**  
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site plan

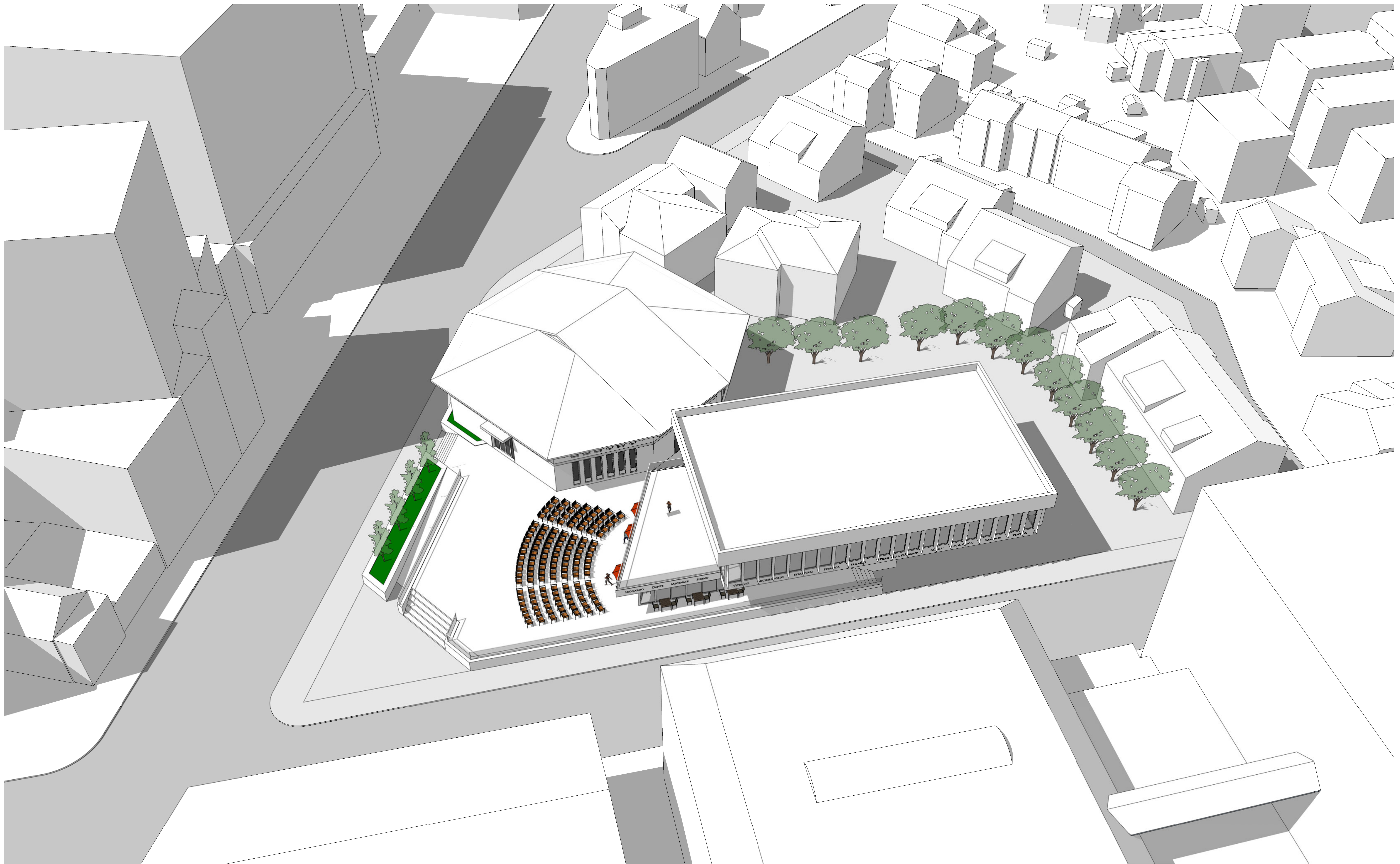


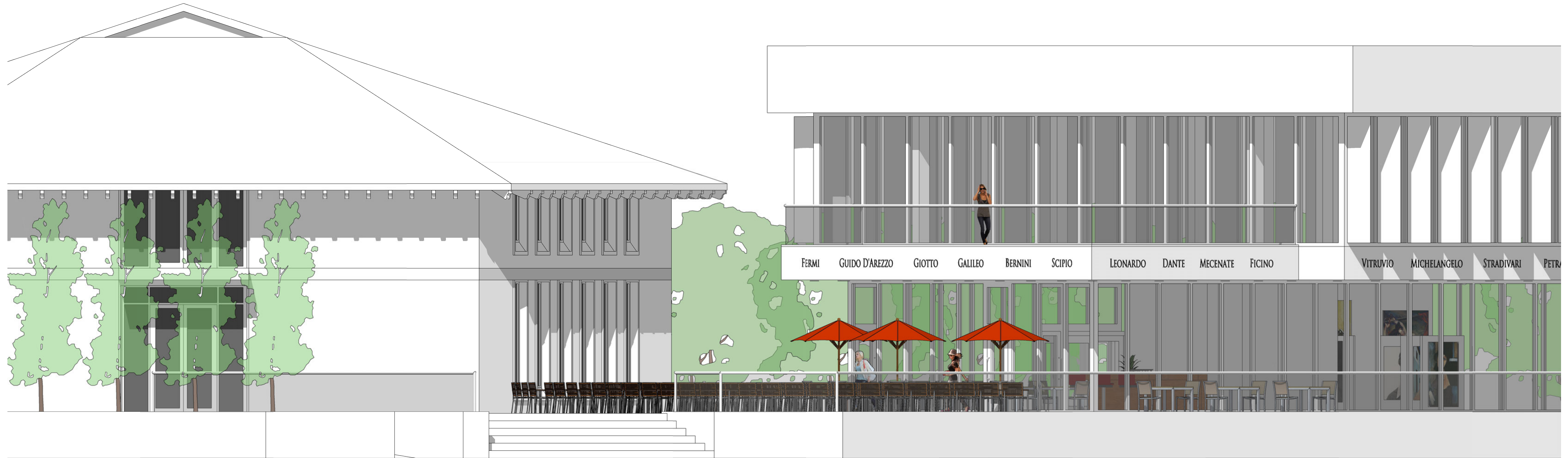
PIETRO BELLUSCHI INC, consultant  
JUNG/BRANNEN ASSOC., architects



CUT-AWAY SECTION SHOWING VIEREENDEEL TRUSS











FERMI

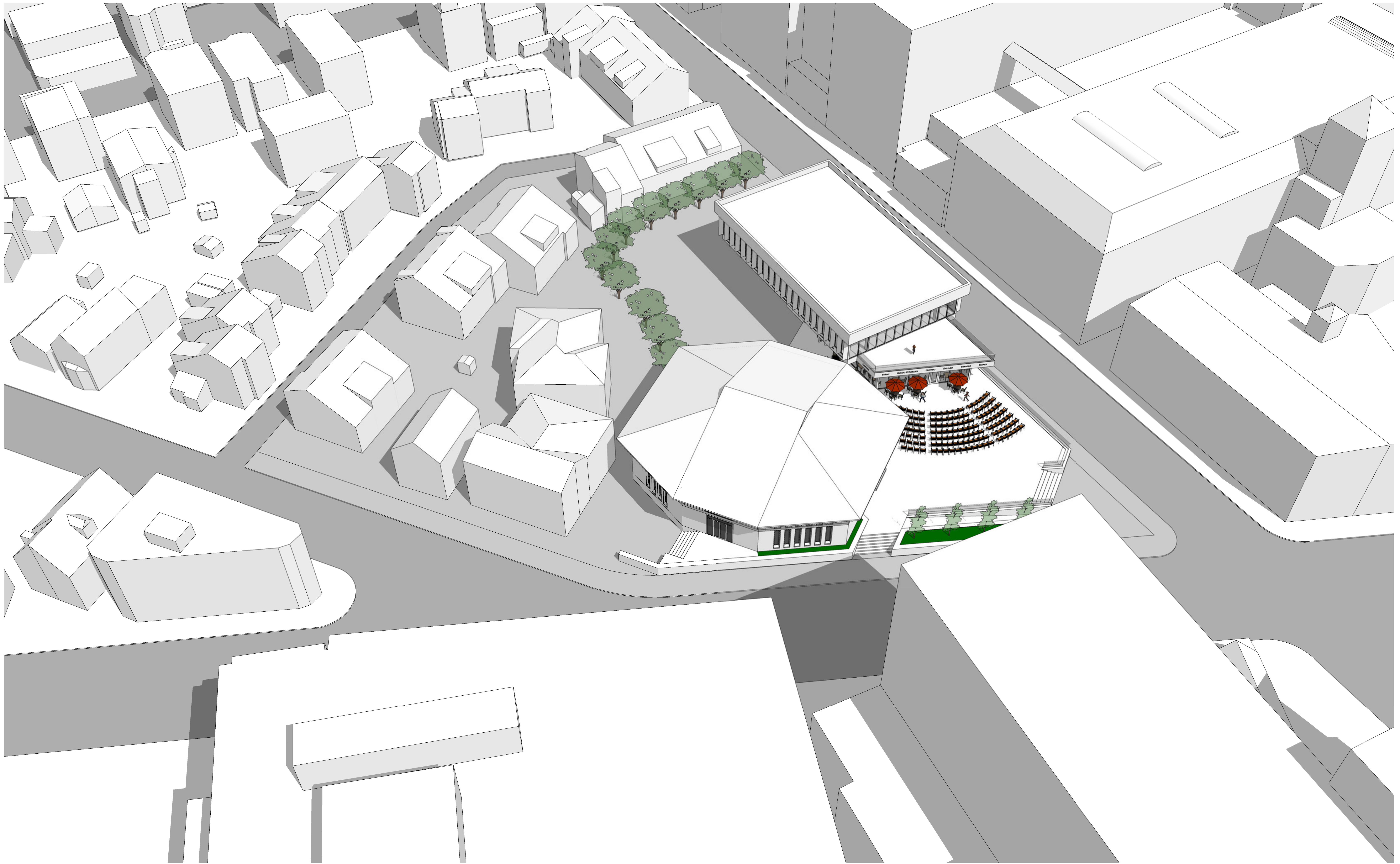
GUIDO D'AREZZO

GIOTTO

GALILEO

BEE

CAFFÈ



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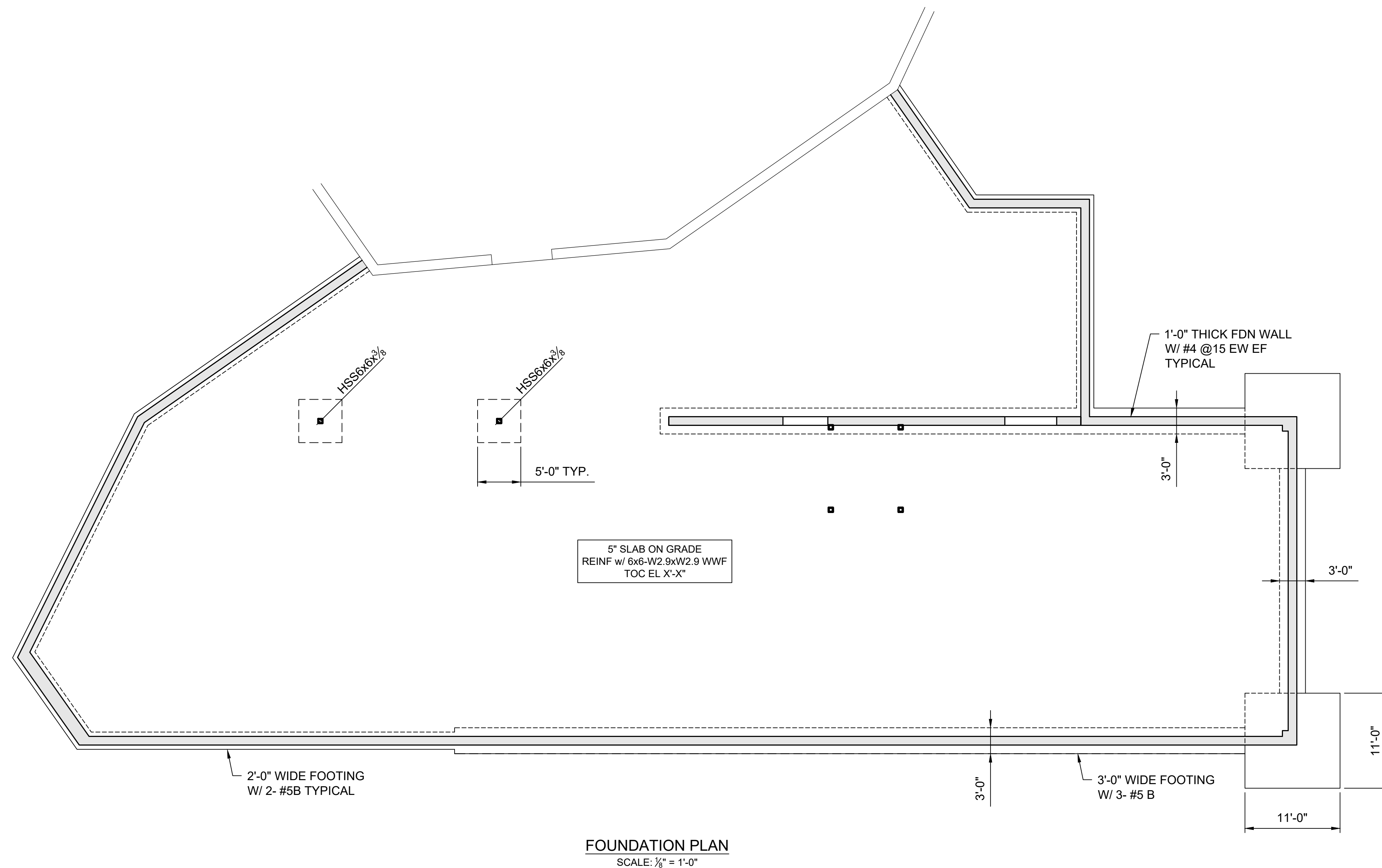
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- NOTES:**
1. FOR GENERAL NOTES SEE S0.1.
  2. FOR TYPICAL DETAILS SEE S0.2, S0.3, & S0.4.
  3. (X'-X") ETC INDICATES BOTTOM OF FOOTING ELEVATIONS.
  4. "F1" ETC INDICATES FOOTING TYPE SEE THIS DRAWING FOR SCHEDULE.



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FOUNDATION PLAN

DRAWING

**S1.0**  
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FIRST FLOOR  
FRAMING PLAN  
DRAWING

**S1.1**

DWG. NO.

**NOTES:**

- FOR GENERAL NOTES SEE S0.1.
- FOR TYPICAL DETAILS SEE S0.2, S0.3, & S0.4.
- FOR STEEL COLUMN SCHEDULE & DETAILS SEE S2.1.
- TOP OF STEEL EL SEE PLAN.
- TOP OF SLAB EL SEE PLAN.
- BEAMS EQUALLY SPACED BETWEEN COLUMN GRIDS UNLESS NOTED OTHERWISE.
- (X-X) ETC INDICATES BOTTOM OF FOOTING ELEVATIONS.
- "F1" ETC INDICATES FOOTING TYPE SEE THIS DRAWING FOR SCHEDULE.
- INDICATES MOMENT CONNECTION SEE S0.4.
- INDICATES MOMENT CONNECTION FOR SEISMIC FRAMES SEE S0.4.
- S INDICATES SPAN OF 2" - 20 GAGE GALVANIZED STEEL COMPOSITE FLOOR DECK w/ 3" NORMALWEIGHT CONCRETE TOPPING SLAB (TOTAL THICKNESS = 5"). REINFORCE w/ 6x6-W2.9xW2.9 WWF.
- R INDICATES SPAN OF 3" DEEP, 18 GAGE GALVANIZED STEEL ROOF DECK.
- S-2 INDICATES SPAN OF 2" - 18 GA GALVANIZED STEEL COMPOSITE FLOOR DECK w/ 4½" NWC (F'C=5000) TOPPING (TOTAL THICKNESS = 6½") REINFORCED W/ #4@15" OC TOP PERPENDICULAR TO DECK SPAN + #6@12" OC BOTTOM & #6@9" OC TOP PARALLEL TO DECK SPAN.



FIRST FLOOR FRAMING PLAN  
SCALE: 3/8" = 1'-0"

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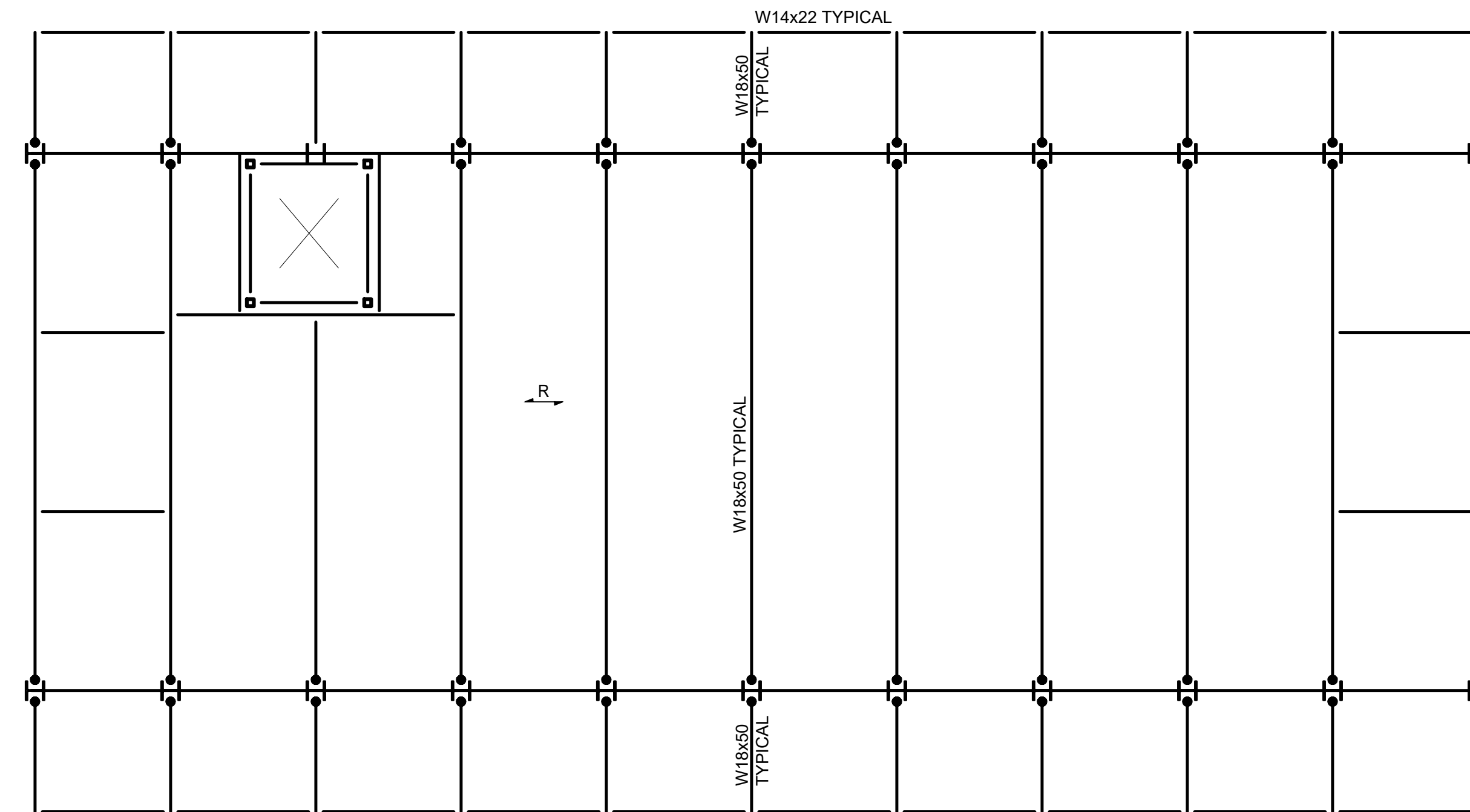
SECOND FLOOR  
FRAMING PLAN  
DRAWING

S1.2

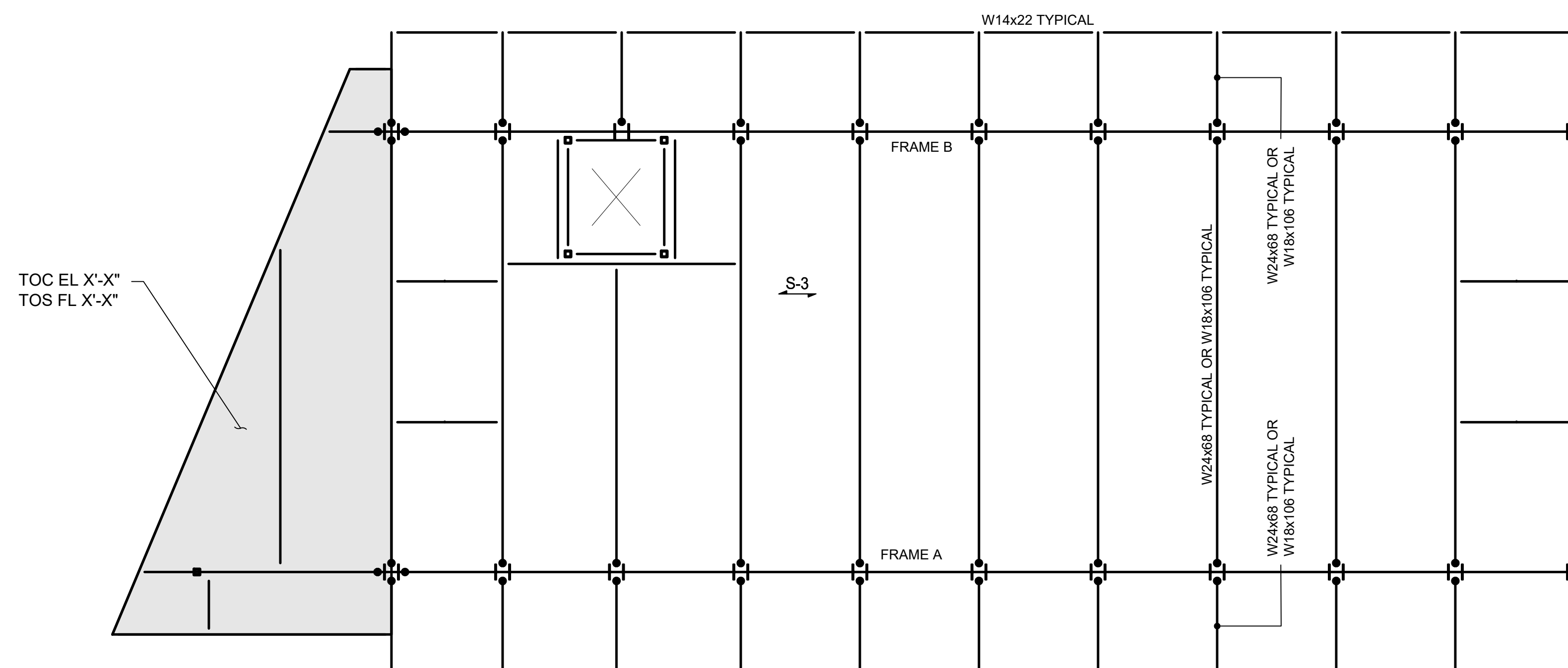
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- "F1" ETC INDICATES FOOTING TYPE SEE THIS DRAWING FOR SCHEDULE.
- INDICATES MOMENT CONNECTION SEE S0.4.
- ◄ INDICATES MOMENT CONNECTION FOR SEISMIC FRAMES SEE S0.4.
- S-3 INDICATES SPAN OF 2" - 20 GAGE GALVANIZED STEEL COMPOSITE FLOOR DECK w/ 3/4" LIGHTWEIGHT CONCRETE TOPPING SLAB (TOTAL THICKNESS = 5/4"). REINFORCE w/ 6x6-W2.9xW2.9 WWF.
- R INDICATES SPAN OF 3" DEEP, 18 GAGE GALVANIZED STEEL ROOF DECK.



ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



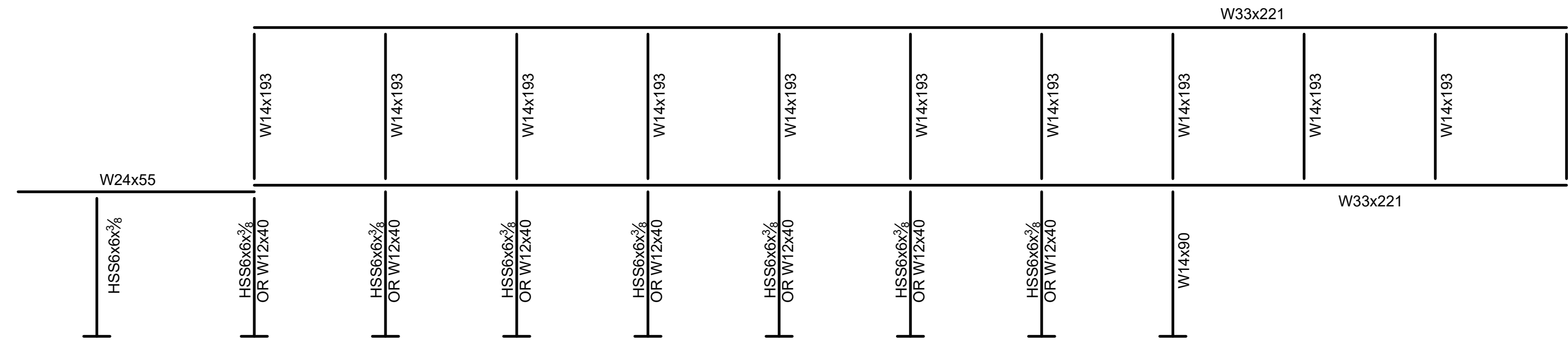
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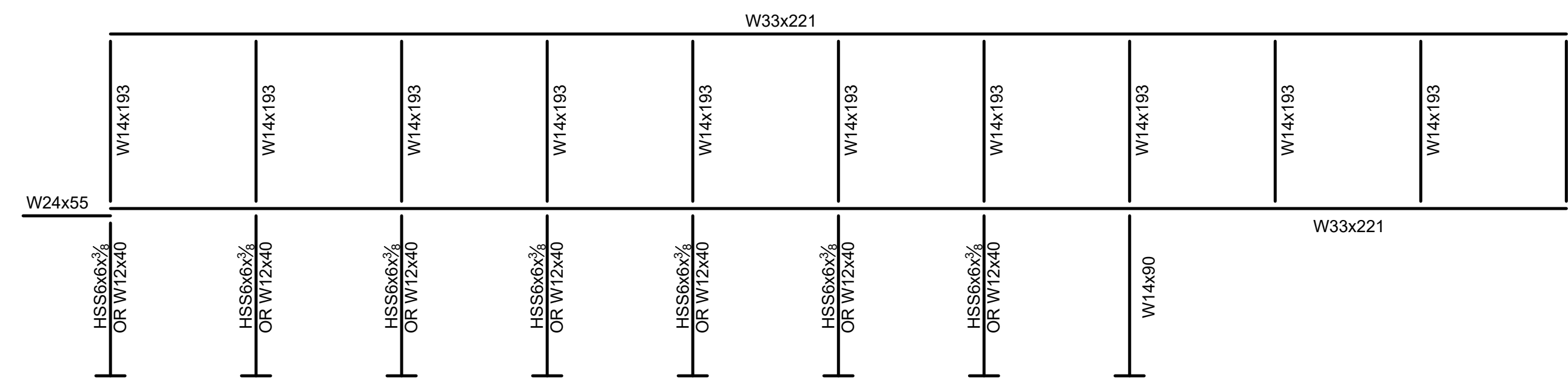
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**FRAME A**  
SCALE: 1/8" = 1'-0"



**FRAME B**  
SCALE: 1/8" = 1'-0"

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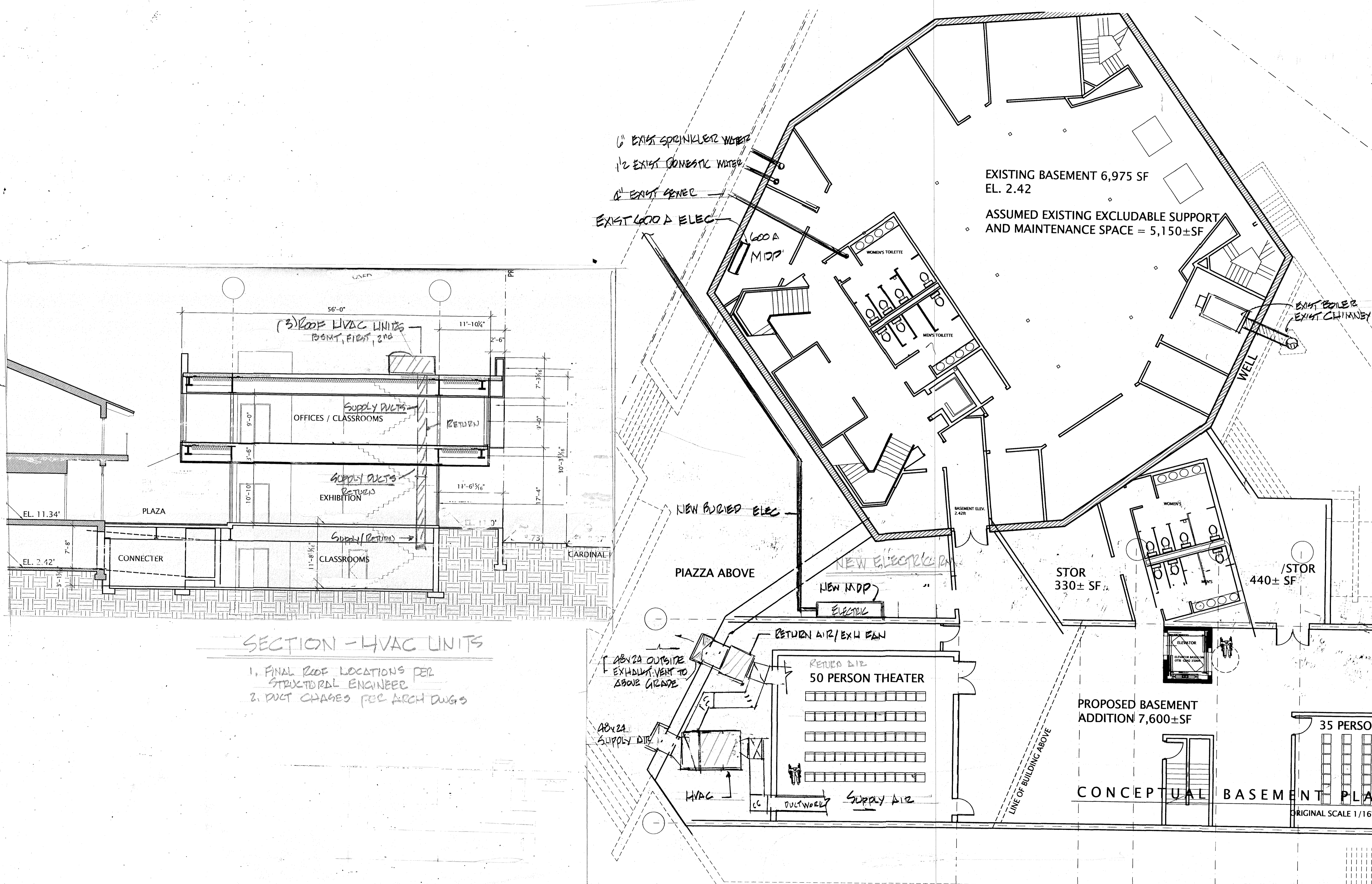
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FRAME ELEVATIONS

DRAWING

**S2.1**  
DWG. NO.



**SECTION - HVAC UNITS**

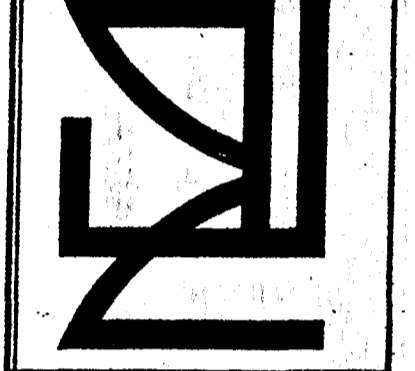
1. FINAL ROOF LOCATIONS PER STRUCTURAL ENGINEER
2. DUCT CHANGES PER ARCH DWGS

EXISTING BASEMENT 6,975 SF  
EL. 2.42  
ASSUMED EXISTING EXCLUDABLE SUPPORT  
AND MAINTENANCE SPACE = 5,150±SF

PROPOSED BASEMENT  
ADDITION 7,600±SF

**BASEMENT FLOOR UTILITIES**

MEA ENGINEERING ASSOC., INC.  
Mechanical/Electrical Engineers  
8 Water Street, Suite 8-1  
Waltham, MA 02453  
PHONE NO. (781) 894-8730  
FAX NO. (781) 847-3542  
email: muce9@aol.com



No.	Date	Description

CLIENT: ANTE ALIQUET CAMBRIDGE

SCALE	
DESIGNED	
DRAWN	
CHECKED	
FILE NAME	
PLOTTED	
ISSUE DATE	7/14/2001
JOB NO.	

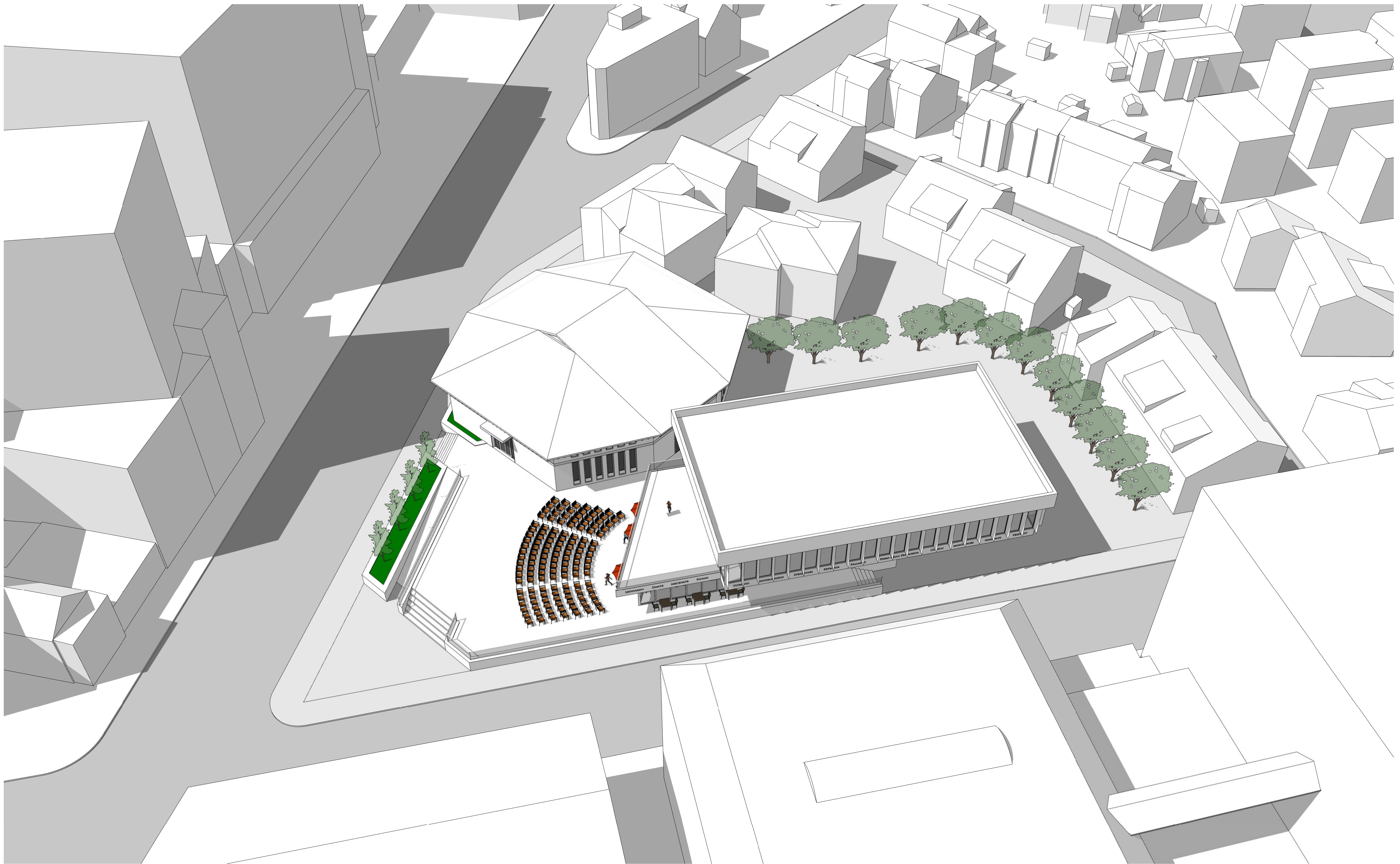
MEA ENGINEERS  
TITLE: 

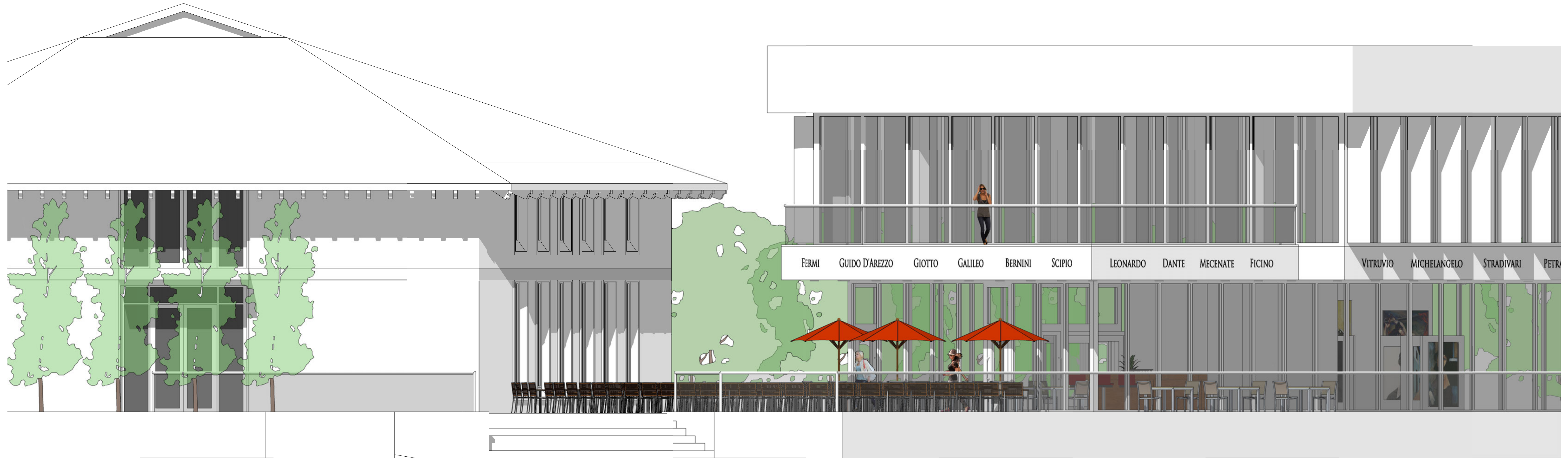
Proposed UTILITIES





CUT-AWAY SECTION SHOWING VIEREENDEEL TRUSS

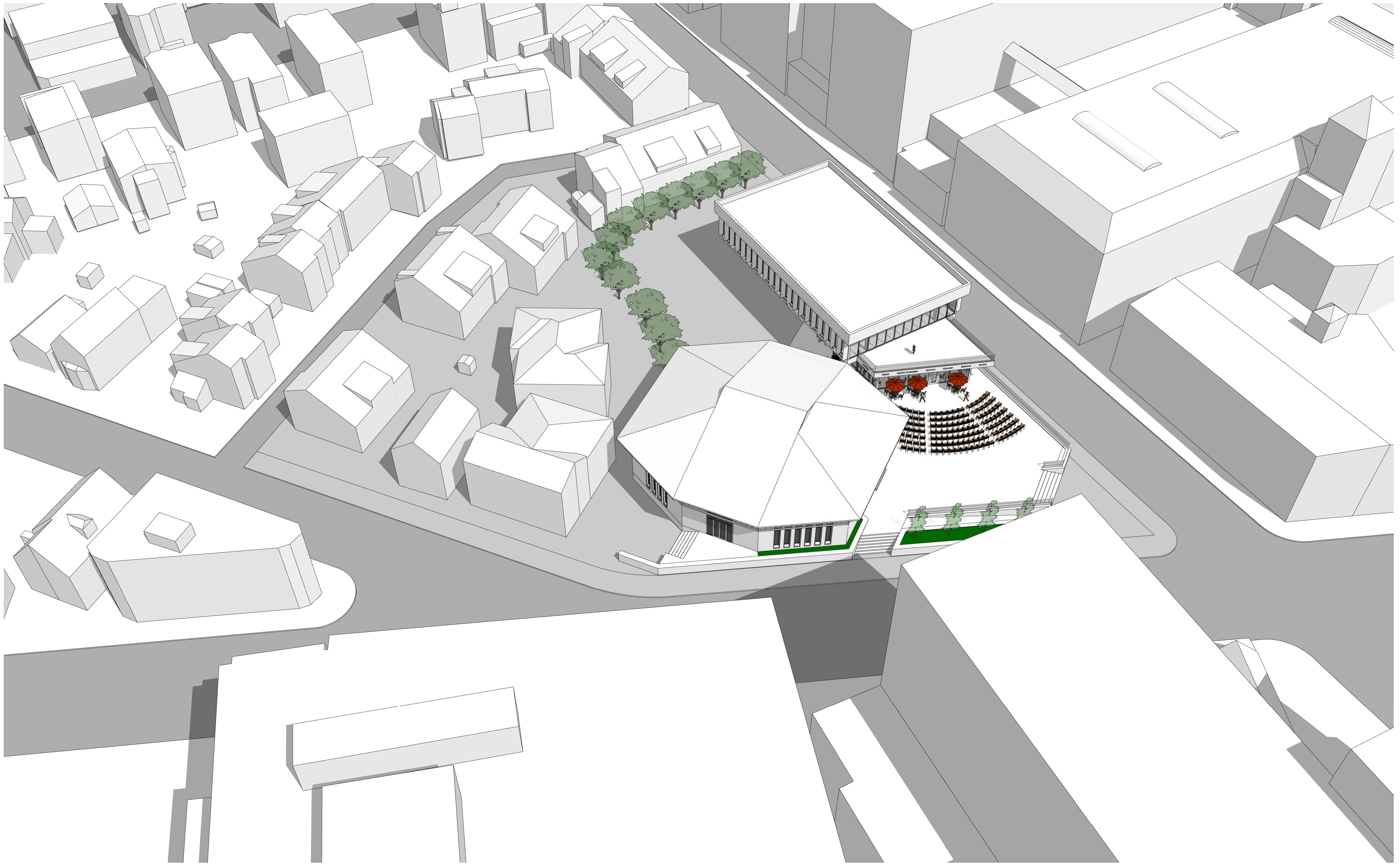
















**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A VARIANCE**

*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:**

In support of the required findings for the grant of a Variance under the Zoning Ordinance (the “Ordinance”), the applicant submits that the project site is burdened by its unique shape and existing structure at 41 Hampshire Street (the “Premises”), and the Variance is justified by this.

By way of background, the Premises is a corner lot with two front streets (Hampshire Street and Cardinal Medeiros Avenue), with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the “Dante Alighieri”). It is an existing non-conforming structure under the Ordinance’s 37 Foot Front Yard Setback requirements at the Premises, with an existing Front Yard Setbacks of 5 feet 2<sup>7/8</sup> Inches on Hampshire Street and 63 feet and 4 ¼ inches on Cardinal Medeiros Avenue.

The proposed project seeks to continue and expand the Dante Alighieri’s Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the “Club Use”), and to construct a new building to be operated as the United States Consulate office for the Italian government. The existing non-conformities of the Dante Alighieri would not be altered or enlarged. Due to its corner lot condition with two front streets, and the constraints imposed by the Dante Alighieri’s existing structure to remain, however, the new Consulate building requires Variances from the Ordinance’s Front Yard Setback requirement along both streets, pursuant to Section 5.24.3 of the Ordinance. To address the hardship imposed, the new Consulate necessitates a Front Yard Setback of approximately 37 feet from Cardinal Medeiros Avenue and 94 feet 2 inches from Hampshire Street. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the “Consulate Use”) are Allowed Uses at this location in the City’s Residence C- Zone.

Specifically, the applicant submits that the location of existing Dante Alighieri structure limits its siting options for the new Consulate building at the Premises, and required compliance with the Ordinance’s Front Yard setback requirements is further constrained by the asymmetrical shape of this corner lot. Due to these unique aspects, literal enforcement of the Ordinance would result in a substantial hardship upon the applicant, by limiting its continued and expanded Club and Consulate Uses at the Premises.

To address the hardship imposed by the unique property conditions at the Premises, the applicant has carefully designed and sited the new Consulate Use and its structure to comport with, and not

interfere or detract from, the Dante Alighieri's existing building and expanded programming at the Premises, and with the minimal relief under the circumstances. The new building will occupy a limited and appropriate amount of remaining land area, with setbacks along its two front streets that comport with the character of the surrounding neighborhood and provide much-needed upgrades to pedestrian access and an improved site design. In this regard, the Front Yard Setback on Hampshire Street is responsive to the existing Dante Alighieri structure (to remain), and the new building's setback is consistent with the existing street line conformity along Cardinal Medeiros Avenue.

**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:**

Consisting of approximately 34,907 square feet of land with an existing structure that occupies a majority of the remaining land area, the hardship imposed by these conditions are unique to the Premises itself, as required for the requested Variance. Combined with its triangular shape and two front yards (as defined by the Ordinance), strict compliance with the Ordinance's Front Yard Setback requirements would impose an unnecessary hardship and prevent the continued and expanded Club and Consulate Uses for the proposed project. Again, these are Allowed Uses under the Ordinance (at this location), and the property's corner lot condition, triangular shape and existing structure for an established non-profit cultural organization at the Premises are distinct and supportive of the relief requested under the circumstances.

The applicant also restates that the irregularities of the property site cause major obstacles to siting the new Consulate building, without violating the setback requirements, and literal enforcement of the Ordinance would prevent the Dante Alighieri from continuing and expanding its non-profit mission and programming of cultural outreach, with a related new Consulate Use in Cambridge. Grant of the relief requested would also not negatively impact the surrounding community but, rather, allow for new and appropriate Front Yard Building Setbacks that better comport with the surrounding context of the area.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Substantial detriment to the public good for the following reasons:

There will be no substantial detriment to the public good, as the proposed project has been carefully shaped and designed with City planning input and extensive community outreach. Grant of the relief requested will also allow for much-needed pedestrian access, open space and site improvements for an established non-profit cultural organization and relate new use at this location. With an appropriate new Front Yard Building Setback at this unique corner lot, the proposed project will comport with the context of surrounding area and enhance the existing and future sustainability of an established non-profit cultural organization thereat. It will also introduce a compatible and prominent new use to the Cambridge community, with the opening of the U.S. Consulate office for the Italian government (at the Premises). Finally, the requested Front Yard Setback Variance(s) will not negatively impact pedestrian and vehicular safety at the

immediate intersection of Hampshire Street and Cardinal Medeiros Avenue; but, rather, would result in much-needed improvements to its public realm and overall site upgrades.

In further support of this required Variance finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (on March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and met with certain members of the local elected delegation for the area. As a result, the proposed project has been carefully designed and programmed with public feedback and local support, and the relief requested is consistent with the character and concerns of the neighborhood.

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

Consistent with the purpose and intent of the Ordinance, the proposed project would allow for the continued and expanded Club and new Consulate Uses at the Premises, with the minimum relief necessary to address the hardship imposed by its unique property conditions. Again, both the expanded Club and new Consulate Uses are Allowed at this location under the Ordinance. The Dante Alighieri is a long established and important non-profit cultural organization for Italian heritage at this site, and the proposed project would enhance its mission and introduce a prominent and synergistic new use thereat, with the new a U.S. Consulate for the Italian government. Its new Front Yard Building Setbacks will comport with the surrounding context of the area and not negatively impact pedestrian or vehicular at this corner lot location. As processed and favorably received, the proposed project will improve the site and its Allowed Uses, with not detriment to the public good. Thus, the relief requested is in the public interest, consistent with the purpose and intent or the Ordinance and appropriate under the circumstances.

**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 41 Hampshire Street for the Exclusion of Basement Area from the definition of Gross Floor Area pursuant to the provisions of Section 2.00 of the Zoning Ordinance 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 project features Uses which are Allowed by the underlying requirements of the Zoning Ordinance (the "Ordinance"). With the issuance of this requested Special Permit, the proposed project would comply with the Ordinance by exempting a portion of its space in a basement level from the Gross Floor Area ("GFA") from its proposed new structure at 41 Hampshire Street (the "Premises").

By way of background, the Premises consists of approximately 34,907 square feet of land with an existing structure (to remain). Designed by architect Pietro Belluschi and constructed in 1985, the existing building at the Premises is the longtime home of the Dante Alighieri Society of Massachusetts, a non-profit cultural organization for Italian heritage (the "Dante Alighieri"). The proposed project seeks to continue and expand the Dante Alighieri's Club, Lodge or Other Fraternal or Sororal Meeting Facility Uses at the existing structure (the "Club Use"), and to construct a new building to be operated as the United States Consulate for the Italian government. Pursuant to Sections 4.33.h.1 and 4.56.i.1 of the Ordinance, both the continued and expanded Club Use for the Dante Alighieri and the Other Governmental Facilities Use for the new consulate building (the "Consulate Use") are Allowed Uses at this location in the City's Residence C- Zone, but the new structure for the proposed Project is required to comply with the Ordinance's Floor Area Ratio limitation of .75 (pursuant its Table 5-1).

In support of its request, the applicant submits that its proposed exclusion of GFA into the basement level of the proposed project is consistent with the required findings for the Special Permit. Specifically, the Dante Alighieri has operated as an established non-profit cultural organization at the Premises for nearly half a century (since 1975), and the proposed project would allow for it to expand and enhance their uses into the basement level of this new structure. The exempted area includes approximately 3,343 square feet of proposed classroom, theater and support space, for the Dante Alighieri's mission of promoting and fostering the language and culture of Italy through educational and cultural offerings. Thus, the requested exemption of GFA is consistent with the requirements for the grant of the Special Permit; to support a local institution with established programs and operations at the site, for which the surrounding community has become accustomed and reliant upon.

**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:**

The applicant again submits that the area to be exempt from GFA at its proposed project will help sustain and enhance a long-established cultural organization at this site, which has operated as a contributing part of the neighborhood for nearly half a century (since 1975). Thus, the requested exemption of GFA will not alter the character of the neighborhood or district but, rather, support its continued vibrancy at the site.

As part of its overall proposed project, the applicant also notes that it is making certain upgrades to on-site vehicular parking, bicycle storage, lockers and transit demand management practices at the Premises, to promote usage of the MBTA's rapid transit and nearby bus lines by employees, members, visitors and guests and lessen potential impacts by vehicular transportation, traffic and congestion. Thus, the grant of the requested Special Permit would allow the proposed project to comply with the Ordinance and deliver upon these collateral measures.

**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 project will not adversely affect the continued operation of, or the development of adjacent uses, as permitted in the Ordinance at this location, by exemption of the basement GFA. Again, the requested GFA exemption will merely allow this long-established organization to expand and enhance its operations as a mainstay at this location. The Club Use has existed here for nearly 50 years, and the exemption of the approximately 3,340 square feet of space is de minimums in scale and supportive of the of future growth and the development of permitted 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:**

No nuisance or hazard will be created by the proposed uses to the detriment of the health, safety and/or welfare of the occupant of the proposed use. Rather, the resulting grant of the requested Special Permit will help to enhance and improve the health, safety and quality of operations for the members, employees, visitors and guests of this long-existing cultural organization at the Premises. The exempted GFA is appropriate in scale and use, to support the mission and programming of an established cultural organization at the Premises, and the proposed project will allow for much-needed upgrades in open space, pedestrian access, alternatives means of transportation and public realm. As a result, the overall health and safety of its occupants will be improved by the grant of the Special Permit (as part of the proposed project).



**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:**

As a long-established and Allowed Use at the Premises for nearly half a century (since 1975), the Dante Alighieri and its proposed expansion is entirely consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance. The requested Special Permit will further this consistency, by exempting a portion of new basement space for the mission of this long-established organization at the Premises.

In further support of this required finding, the applicant notes that the proposed project is the result of extensive public review and input. In this regard, the applicant organized and hosted two (2) on-site abutters meetings (March 9, 2019 and April 30, 2022), to introduce the proposed project and seek feedback from the immediate neighborhood, and it also met with certain members of the local elected delegation for the area. As a result, the proposed project, of which the requested GFA exemption is an integral part, has been carefully designed and programmed with public feedback and local support, and the grant of the Special Permit is consistent with the integrity of the district, its surrounding areas and the intent of the Ordinance.



41 Hampshire St.

*(Petitioner)*  
GUY A. CARBONE, ESQ.  
611 MAIN STREET, SUITE 303  
WINCHESTER, MA 01890

42-13  
CAMBRIDGE ELECTRIC LIGHT CO.  
NSTAR ELECTRIC CO.  
P.O. BOX 270  
HARTFORD, CT 06141-0270

40-258  
DANTE ALIGHIERI SOCIETY OF MASS., INC.  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

40-255  
MOREWEDGE, CAREY & MINA CIKARA  
22 LILAC CT  
CAMBRIDGE, MA 02139

40-227  
SPRINGER, SARAH & DOMINIC PEDULLA  
30 VOLUNTEER WAY  
LEXINGTON, MA 02420

McDermott Quilty & Miller LLP  
C/o Thomas P. Miller, Esq.  
28 State Street – Suite 802  
Boston, MA 02109

41-38  
ARE-MA REGION NO. 59 LLC  
PO BOX 847  
CARLSBAD, CA 92018

42-87  
BROADWAY/HAMPSHIRE ASSOCIATES LIMITED  
PARTNERSHIP  
ONE APPLETON ST.  
BOSTON, MA 02116

40-197  
DANTE ALIGHIERI SOCIETY OF MASS., INC.  
41 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139

40-9  
MORWAY, JOHN B.  
TR. OF HATFIELD & MORWAY NOMINEE TR  
41 SACRAMENTO ST.  
CAMBRIDGE, MA 02138

40-208  
COTTON, LAURENCE F. & THUAN TIN COTTON  
C/O TIN COTTON  
3564 NE KNOTT  
PORTLAND, OR 97212

40-209  
LANGDO, THOMAS A. & JUNE F. CHENG  
11 LILAC CT  
CAMBRIDGE, MA 02139

40-210  
ESPAILLAT LLC  
12 LILAC CT  
CAMBRIDGE, MA 02141

40-236  
DESROCHES, ALEXANDER S.  
94-1051 MAWAHO ST.  
WAIPAHU, HI 96797

42-7  
34 -40 HAMPSHIRE STREET LLC  
C/O LAST2 DEVELOPMENT LLC  
529 MAIN ST P200  
CHARLESTOWN, MA 02129

40-8  
SCANLON, CHARLOTTE E., A LIFE ESTATE  
C/O JOHN B. MORWAY  
41 SACRAMENTO ST  
CAMBRIDGE, MA 02138-1930

40-232  
MCMAHON, GRAHAM & JOSEPH GUARINO, JR.  
5 LILAC CT  
CAMBRIDGE, MA 02141-1911

42-6  
33-40 HAMPSHIRE STREET LLC C/O LAST2  
DEVELOPMENT LLC  
529 MAIN ST P200  
CHARLESTOWN, MA 02129

42-86  
BMR-HAMPSHIRE LLC, C/O RYAN LLC  
P.O. BOX 847  
CARLSBAD, CA 92018

40-223  
HE, WEI  
21 WINSLOW ST  
CAMBRIDGE, MA 02140

40-256  
LILAC COURT LLC  
6 BEACON ST., SUITE 1010  
BOSTON, MA 02108

42-5  
34-40 HAMPSHIRE STREET LLC  
C/O LAST2 DEVELOPMENT LLC  
529 MAIN ST SUITE P200  
CHARLESTOWN, MA 02129

40-221  
THALER, ALEXANDRA D. & JESSE D. THALER  
21 LILAC CT  
CAMBRIDGE, MA 02141

40-235  
KUCSKO GEORG DHANDE MEHAK  
3 LILAC CT  
CAMBRIDGE, MA 02141

40-228  
WANG ZI SUN YULIANG LEON  
6 LILAC CT  
CAMBRIDGE, MA 02141

40-211  
RIM NAYOUNG MICHAEL I ELLENBOGEN  
250 PRESIDENT ST - UNIT 309  
BALTIMORE, MD 21202

40-205  
FENIOSKY, PENA-MORA &  
MINOSCA ALCANTARA  
8 LILAC CT.  
CAMBRIDGE, MA 02141

41-29  
ARE-MA REGION NO.59, LLC  
PO BOX 837  
CARLSBAD, CA 92018

**Pacheco, Maria**

---

**From:** GR <gilberto.russo.md.phd@gmail.com>  
**Sent:** Wednesday, May 10, 2023 9:17 AM  
**To:** Pacheco, Maria  
**Subject:** Case No. BZA-180779

Dear Ms. Pacheco:

Please kindly forward the following, concerning the above referenced to the Chairman of the Board of Zoning Appeals Brendan Sullivan. Thank you in advance for your assistance in this matter.

Respectfully,  
Gilberto Russo, M.D., Ph.D.

""

May 10 2023

Brendan Sullivan, Chairman  
Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

RE: Case No. BZA-180779  
Petitioner: Dante Alighieri Society of Massachusetts, Inc.  
41 Hampshire Street Cambridge MA 02141

Chairman Sullivan:

With regard to the above referenced Petition, the Hearing for which is presently scheduled on Thursday, May 25, 2023 at 8:00 PM, please accept the following.

I am the owner of the property located at 24 Lilac Court which immediately abuts the real estate owned by the Petitioner. I am a long time resident of our City, a professor at MIT and Harvard now a vascular surgeon, with a history of contributions to the City e.g., as a member of the Advisory Committee on Covid and previously (I am a MA registered Professional Engineer) as a pro bono consultant to the Bldg Dept. I am definitely vested in the City of Cambridge through MIT, Harvard, my property and my residence.

I am familiar with the project being proposed by the Society as a result of two previous meetings scheduled by the Society for the benefit of its neighbors. The first meeting was held on Saturday, March 9, 2019 and the second on Saturday, April 30, 2022. In addition, I have consulted the Society's web site which includes information concerning the proposed new building.

I am fully satisfied with my findings. Hence, based on the foregoing, I endorse and strongly support the Petition by the Society requesting two variances, one variance for setback on Cardinal Medeiros Avenue and another variance for General Office Use related to the Italian Consulate, and a special permit involving floor area ratio.

I do thank you for your attention to the contents of this letter and I hope that my statement is of assistance to you and to your Board.

Sincerely yours,

Gilberto Russo, M.D., Ph.D.  
24 Lilac Court Cambridge, MA

'''

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*in the interest of a timely response,  
text entered fast w speech recognition sware  
w/o thorough page-proof reading,  
sorry for unavoidable typos*

To: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

From: Sue Grillo (joy\_as\_may@yahoo.com)

Bcc: [guya.carbone@yahoo.com](mailto:guya.carbone@yahoo.com)

Case No: BZA-180779

Date: Monday, May 22, 2023

Dear Ms.Pacheco:

Please forward the following, concerning the above-referenced to the Chairman of the Board of Zoning Appeals Brendan Sullivan. Thank you for your assistance in this matter.

Sincerely,

Sue Robinson Grillo

May 22, 2023

Brendan Sullivan, Chairman

Board of Zoning Appeal

City of Cambridge

831 Massachusetts Avenue

Cambridge, MA 02139

Re: Case No. BZA-180779

Petitioner: Dante Alighieri Society of Massachusetts, Inc.

41 Hampshire Street, Cambridge, MA 02141

**Chairman Sullivan:**

**I am the resident owner of the property at 20 Lilac Court, which my late husband, Dr. Hermes Grillo, purchased in 1982, when Lilac Court next to the Dante was first built. I have lived, studied and worked in Cambridge for most of the past 65 years, and watched the dramatic changes in Kendall Square for the past 35 years.**

**I am familiar with the history of the Dante Society, and have participated in classes and events there, and occasional meetings about common neighborhood concerns. I have also attended the recent meetings to review the plans to expand and incorporate the Italian Consulate on this site. I am very pleased the complex will anchor this corner as a low-rise community and cultural center, complementing the imposing commercial district nearby and along Broadway.**

**I respect and support the need for special variances and earnestly request you look favorably on this petition, as I believe this new building will greatly benefit our neighborhood.**

**Sincerely yours,**

**Sue Robinson Grillo**

**20 Lilac Court**

**Cambridge, MA 02141**



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

*2 Bds*

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Guy A. Carbone, Esq. Date: 5/8/23  
(Print)

Address: 41 Hampshire St.

Case No. BZA-180779

Hearing Date: 5/25/23

Thank you,  
Bza Members



1 \* \* \* \* \*

2 (8:22 p.m.)

3 Sitting Members: Jim Monteverde, Wendy Leiserson, Matina  
4 Williams, Stephen Ng, and Zarya Miranda

5 JIM MONTEVERDE: Next case we'll hear is No.  
6 180779 -- 41 Hampshire Street. Is there anyone who wishes  
7 to speak on this? The proponent wishes to speak?

8 JOE HANLEY: Yes, sir, Mr. Chair. Attorney Joe  
9 Hanely, McDermott, Quilty & Miller, 28 State Street in  
10 Boston here representing the applicant.

11 JIM MONTEVERDE: Go right ahead.

12 JOE HANLEY: Thank you, sir. I do have a  
13 presentation, if you could pull it up. And in the meantime,  
14 just to introduce you to -- again, myself and the team that  
15 I have with us, and I am the Zoning and Attorney for the  
16 Dante Alighieri, which is the applicant owner, the Italian  
17 Cultural Center at 41 Hampshire Street.

18 I am joined this evening by Guy Carbone, who is a  
19 member of the Building Committee and a former Board of  
20 Director Chair of the Dante.

21 Also with me is Anthony Pisani, who is the Project  
22 Architect, who will take you through the presentation. But

1 I'd like to take you first through the first slides here,  
2 just to give you some background and talk about the relief  
3 that is being requested.

4 So the next slide, please?

5 41 Hampshire Street is a corner lot with two  
6 fronts. It's at the intersection of Cardinal Medeiros Way  
7 and Hampshire Street. You'll see here in the middle this is  
8 the existing structure of the Dante Alighieri, which is --  
9 again -- an Italian cultural and education non-profit that  
10 started at this site here and serves Massachusetts and New  
11 England back in 1985.

12 Next slide, please?

13 So a little more of a bird's eye view. You'll see  
14 the canopy down there, which is the existing structure of  
15 the Dante. We'll tell you a little bit more about its  
16 history and the uniqueness of the site on the next slide,  
17 please.

18 So this is a survey site plan, again, that shows  
19 you the unique shape of the property with the existing  
20 structure on it.

21 Also existing parking that is accessed off  
22 Cardinal Medeiros Avenue, and a vast amount of land. The

1 proposal is to keep the existing structure, and to add on to  
2 it with a new structure, which you'll see in the  
3 presentation.

4 Next slide, please?

5 Just to give you an overview of the project. So  
6 the site is approximately 34,907 square feet of land. The  
7 existing Dante structure is approximately 12,800 square  
8 feet. It's existing nonconforming structure built in 1985  
9 for the Dante Alighieri Society, which has continued to  
10 operate successfully as a non-profit cultural center.

11 Since that, Pietro Belluschi was the famed  
12 architect of this building back in 1980, which was the  
13 groundbreaking -- and, again, opened in 1985. Its existing  
14 height is approximately 30'. It has a front yard setback  
15 along Hampshire Street, which is important for the relief  
16 requested of 5'2" and 63'3" along Cardinal Medeiros Avenue.

17 Our underlying zoning is a Residence C-1. And the  
18 proposal, which you'll see in greater detail, is really  
19 necessary and designed in order to enhance and sustain the  
20 long-term operations of the Dante Alighieri at this site,  
21 which is a neighborhood and regional serving non-profit,  
22 cultural educational use to continue to do the good work

1 that they do, but to have enhanced and expanded space, and  
2 then bring the Italian -- the US Italian Consulate into the  
3 upper level, which has synergy, obviously, with the Dante  
4 Alighieri. They've been programming together for quite some  
5 time.

6 And so, the Italian Consulate would then open on  
7 the second level and have its cultural and government  
8 offerings there as well.

9 The relief requested we need one special permit  
10 and two variances, which you'll see in detail and why it's  
11 justified under the circumstances. The first is the  
12 definition of gross floor area.

13 We're seeking a special permit in order to exempt  
14 approximately 3343 square feet of the development in the  
15 basement, in conformity with the special permit  
16 requirements. Again, the proposed development -- the new  
17 development of 12200 square feet.

18 And the second is a variance for the General  
19 Office use. We had quite a lengthy discussion with the Law  
20 Department and with the Inspectional Services Department.

21 We considered this to be a super governmental use,  
22 as we understand that US Consulates are -- fall under the US

1 State Department. However, that was not the interpretation  
2 of the City. It was to designate the Italian Consulate  
3 portion as General Office Use. And so, that is what we're  
4 looking for a variance from.

5 It is approximately 5600 square feet. So that  
6 variance is not for the entire use of the building. It's  
7 just for the Italian Consulate, which obviously relates to  
8 the long-existing use of the Italian Cultural Center being  
9 the Dante.

10 And your variance standards allow for a financial  
11 hardship. This project would provide an endowment for the  
12 Dante for the non-profit, which would -- again -- allow it  
13 to continue to remain and serve the community in the region.

14 Finally, under Article 5, Section 531, the  
15 existing conditions -- existing nonconformity -- front yard  
16 requirement is 37. Our existing is 5.2, 5'2". Our proposed  
17 is 5'2". So we're not expanding that nonconformity. And it  
18 is necessitated, again, by both the unique shape of the site  
19 itself, but also the fact that the existing structure is  
20 remaining.

21 So this is not a situation where we're D the site.  
22 The existing Dante structure remains, and then is added onto

1 as part of the overall development.

2 With that, I would like to hand it off to Anthony  
3 Pisani from Pisani + Associates. Tell you a little bit more  
4 about the history of this site, the Dante, and more  
5 importantly, what is being proposed.

6 Anthony?

7 ANTHONY PISANI: Thank you. To begin with, this  
8 is a drawing that we found done by Pietro Belluschi.

9 JOE HANLEY: Yes.

10 ANTHONY PISANI: And in anticipation --

11 JOE HANLEY: If you go to the next slide, sorry?

12 ANTHONY PISANI: Next slide?

13 JOE HANLEY: Yep.

14 ANTHONY PISANI: There we go.

15 JOE HANLEY: Thank you.

16 ANTHONY PISANI: I'm sorry. Yeah. Thank you.

17 Belluschi anticipated, and then Dante anticipated, in the  
18 future there would be the need for an expansion. And the  
19 future project was basically put on Cardinal Medeiros,  
20 leaving the existing building.

21 Next slide, please?

22 This is the existing current condition. There is

1 the existing building. And the ground-floor of the existing  
2 building is basically a large auditorium with a minor  
3 service facility such as a very small kitchen and  
4 administrative offices.

5           The second floor, which we'll get to in a minute -  
6 - contains classrooms and a library, wherein the day-to-day  
7 Italian classes and cultural events are held. Again, as Joe  
8 mentioned, the size of the site is 34,907 square feet. The  
9 existing FAR is 0.38. There is also parking, existing  
10 parking for 30 vehicles.

11           Next slide, please?

12           The program included the need for cultural  
13 exhibition space, and which is shown on the ground floor of  
14 the new building. In the basement, we will also -- you'll  
15 also see a number of classrooms.

16           What we tried to do is keep the building as  
17 minimal size on the visible -- minimal size. We were able  
18 to put classrooms in the basement along with a small theater  
19 that seats approximately 50 people in seminar rooms, as well  
20 as the upgraded and enhanced mechanicals.

21           The parking got reduced on the ground floor to 21  
22 vehicles. The building has a couple unique situations.

1 That is that the ground floor is smaller than the upper  
2 floor.

3 Next slide, please?

4 Next slide, please? Thank you.

5 This actually shows the basement. And you can see  
6 we are interconnecting both buildings. There's a large --  
7 there's a large requirement for a mechanical space to  
8 upgrade the systems for the existing building as well as  
9 providing mechanical for the new building.

10 You can see the classrooms and seminar rooms in  
11 the new building. There is a vertical connection from the  
12 basement through to the first floor to the second floor of  
13 the new building.

14 The existing building has a small elevator that  
15 goes from the basement to first down to second. We're also  
16 able to increase the number of bathrooms, et cetera.

17 Next slide, please?

18 Okay. This is -- you can see the second floor,  
19 which would consist of basically office space. The first  
20 floor has an area of 3000 square feet. The second floor has  
21 an area of 5600 square feet. We're able to achieve that,  
22 because we have a massive cantilever. The building will be



1 built with what is known as a Vierendeel truss. And in  
2 further drawings you'll see that.

3 Next slide, please?

4 This is the second floor of the building. And you  
5 can see the first floor stops at the right set of stasis.  
6 And the second floor continues over that, which also  
7 provides a degree of covered parking.

8 Next slide?

9 The roof plan. And the roof plan will be treated  
10 as a green roof.

11 Next slide, please?

12 This gives a sense of the height. The existing  
13 building will not exceed 35'. The -- excuse me, the  
14 proposed building will not exceed 35'. What's important is  
15 on the right, there's Cardinal Medeiros Way. Our building  
16 is set back, but the brise soleil comes right to the  
17 property line.

18 And there's a 5' to 7' setback in the new building  
19 is elevated, so that it enjoys the same floor elevation as  
20 the existing building.

21 The existing building in the previous drawings you  
22 could see that there were stairs required to get to it also

1 that did have -- does have a handicapped accessible ramp.

2 The width of the new building is -- out to out is  
3 58'. But that includes 2' of the brise soleil. And the  
4 brise soleil -- basically shading devices -- and also in  
5 anticipation of the building should it become the Consulate  
6 that provides levels of security.

7 And the brise soleil rooms across the Hampshire  
8 Street elevation and the Cardinal Medeiros Way elevation:  
9 We had a major presentation to the abutters on May 9 of --  
10 what was it, 2000 --

11 JOE HANLEY: April --

12 ANTHONY PISANI: April.

13 JOE HANLEY: So March 9 of 2019 and April 22 of  
14 2022.

15 ANTHONY PISANI: Right.

16 UNIDENTIFIED SPEAKER: Correct.

17 ANTHONY PISANI: And one of the issues that the  
18 neighbors in back in Lilac Terrace raised were concerns  
19 about the visual overlook from the rear of the second floor  
20 across.

21 We made a commitment to them that as the project  
22 goes through detailed design drawings, we'd sit down with

1     them and make sure that there was no direct visual intrusion  
2     into the back of their houses.

3             Next slide, please?

4             Next slide?

5             Okay. This is a three-dimensional drawing that  
6     shows the project with the second-level terrace. And the  
7     curved seating that you see there is temporary. It's not  
8     permanent.

9             And the idea being that at major Italian festivals  
10    the second floor becomes the podium to address the audience.  
11    It allows for things like opera singers and things that are  
12    going on now within the existing building. It allows some  
13    of those activities to in fact move outside.

14            So it activates -- helps give the plaza full  
15    activation. So it's not simply sitting there.

16            Next?

17            Okay. This is an elevation of the Medeiros  
18    elevation. You can see that the bottom level stops, and the  
19    second level continues over it. We have a three-dimensional  
20    drawing, and we'll show you how the Vierendeel trusses will  
21    work.

22            Next slide, please?

1           Simply a view at the plaza level from the scene I  
2 mentioned earlier looking up at the total elevation. And  
3 again, you know, a suggestion that four daily occasional  
4 activities, movable seats are brought out and events can  
5 take place.

6           Next slide, please?

7           A three-dimensional drawing from the Hampshire  
8 Street side. They -- obviously some trees are going to be  
9 required to be taken down. The caliper of those trees will  
10 be replicated as we get further along.

11          Next slide, please?

12          JOE HANLEY: Yeah. Thank you, Anthony.

13          ANTHONY PISANI: Yeah.

14          JOE HANLEY: I'll jump in here again. Mr.  
15 Chairman, for the record: Attorney Joe Hanley, McDermott,  
16 Quilty & Miller, 28 State Street in Boston. This is our  
17 final slide, but I did want to mention this as it relates to  
18 the ordinance, and the requirement that there not be a  
19 public detriment as a result of relief to be granted, should  
20 we be fortunate enough.

21                 In this situation, you know, this is the result of  
22 over four years of really detailed community engagement by

1 Mr. Carbone, as well as the President of the Dante Alighieri  
2 sent a letter to the neighbors back in February of 2019, and  
3 hosted an open house at the site on a Saturday, so that  
4 everyone who was interested could have the opportunity to  
5 attend. And we had good attendance.

6 So I think as Mr. Pisani said, we also received  
7 some good input and support. And that has been integrated  
8 both into the site plan and the building plan.

9 And then another meeting was conducted on April 30  
10 in 2022. The response has been overwhelmingly positive. I  
11 will say that, you know, the Dante has been serving and a  
12 part of this community since 1985.

13 And as Anthony mentioned, a lot of these uses are  
14 already something that the neighborhood is accustomed to.  
15 But it's very important for the organization, especially  
16 should we have this opportunity to continue here long-term  
17 that we reengage and have constant contact with the  
18 neighbors.

19 So I'd like to thank the community and the folks  
20 that took the time to participate in that with us.

21 And the next slide, please?

22 I believe just says thank you and looking forward

1 to engaging in a question and answer with you. Thank you.

2 That concludes our presentation.

3 JIM MONTEVERDE: Yep. Thank you very much. Any  
4 questions or comments from members of the Board?

5 WENDY LEISERSON: None from me.

6 MATINA WILLIAMS: I didn't see where the actual  
7 parking is. I know that you said that it was going to be  
8 reduced, and that -- you know, this is going to be office  
9 space, you know, eventually I guess for a Consulate. But I  
10 don't see on the plans where your actual parking is. I see  
11 chairs where some of the parking used to be.

12 ANTHONY PISANI: If you could go back to page 8?  
13 It's to the right. You can see the existing curb cut. That  
14 stays, and the existing parking up against the right  
15 property line stays exactly as it is --

16 MATINA WILLIAMS: Uh-huh.

17 ANTHONY PISANI: -- and that -- you can see  
18 there's parking under the cantilever, which would be if you  
19 take a look at this small -- can we --

20 JOE HANLEY: There you go, yep.

21 ANTHONY PISANI: There we go. We'll blow it up  
22 for you. Yeah. So you can see the existing curb cut stays

1 exactly where it is. The --

2 MATINA WILLIAMS: Uh-huh.

3 ANTHONY PISANI: Parking along the right property  
4 line and actually the space -- the buffer -- stays exactly  
5 as it is. You can see the existing --

6 MATINA WILLIAMS: Mm-hm.

7 ANTHONY PISANI: -- slide. And you can see that  
8 underneath the building, underneath the cantilever, there  
9 are two, four, five -- five spaces. And so, we did lose --  
10 obviously we lost some spaces from the 30 down to the 21.  
11 We also have spaces for bicycles, which you can see the  
12 upper part of the slide.

13 MATINA WILLIAMS: Mm-hm.

14 ANTHONY PISANI: That's covered bicycle parking.  
15 The -- what should be borne in mind is that the majority at  
16 the Dante happens in the evening. The Dante has an  
17 arrangement with the parking garage down the street. Guy?  
18 Maybe talk about that.

19 JOE HANLEY: Yeah, you know, if I could just jump  
20 in -- sorry, through the Chair, Mr. Chair. And again, Joe  
21 Hanley, McDermott Quilty & Miller. And Ms. Williams, just  
22 to explain this, you know, over this four-year process we

1 worked very closely with Community Development, CDD, getting  
2 input from a planning standpoint.

3 As this Board is aware, the City actually changed  
4 its zoning during this time, and right before we filed, to  
5 eliminate the parking requirement altogether.

6 MATINA WILLIAMS: No, I just couldn't see it.

7 JOE HANLEY: Yeah.

8 MATINA WILLIAMS: Yeah. I just couldn't see it.

9 So I was --

10 JOE HANLEY: Yeah.

11 MATINA WILLIAMS: -- I just couldn't see it -- I  
12 know you --

13 JOE HANLEY: Yeah.

14 MATINA WILLIAMS: -- eliminated a few, but that's  
15 -- that was fine. I just, it was small.

16 JOE HANLEY: Yeah. So same general location,  
17 improved condition. And then also modernizing, which this  
18 is part of -- you know, the Dante's been there since 1985,  
19 but it's also about improving and updating the site so that  
20 it is, you know, also responsive to modern ways of how folks  
21 come and go.

22 And obviously, the Italian Consulate being in the



1 Kendall Square area is --

2 JIM MONTEVERDE: Thank you. I think you've  
3 answered the question.

4 MATINA WILLIAMS: Thank you.

5 JIM MONTEVERDE: Yep.

6 MATINA WILLIAMS: You've answered the question.

7 JIM MONTEVERDE: Please.

8 JOE HANLEY: Sure. Thank you.

9 JIM MONTEVERDE: Any other questions from members  
10 of the Board?

11 STEVEN NG: Just a quick question. Is the -- is  
12 it intended that the large piazza will be kind of expectable  
13 by the public?

14 ANTHONY PISANI: Oh, absolutely.

15 STEVEN NG: Okay. Thank you.

16 ANTHONY PISANI: Yeah, the main entrance, if you  
17 will, is right at the corner of Hampshire and Cardinal  
18 Medeiros.

19 JIM MONTEVERDE: Thank you. Any other questions  
20 from members? No? I have a few, please. The special  
21 permit asks exclusion of the basement area, which I can see  
22 why when you go to the dimensional form of the variance, but

1 can you explain or rationalize for us, help us understand  
2 that basement space?

3 I understand the basement space that serves the  
4 building -- mechanical equipment, electrical equipment, et  
5 cetera, storage. But the classrooms, the theater, the  
6 seminar room, toilet rooms, et cetera. could you explain  
7 why that should be excluded?

8 ANTHONY PISANI: Mr. Chair, if I may, the  
9 classrooms are included in the area, the new classrooms.

10 JIM MONTEVERDE: Oh, really? In the basement  
11 tabulation?

12 ANTHONY PISANI: Yeah. Yes.

13 JIM MONTEVERDE: For the new addition?

14 ANTHONY PISANI: Yeah.

15 JIM MONTEVERDE: So the only thing is the -- so  
16 the exclusion is for mechanical, electrical, mechanical  
17 storage?

18 ANTHONY PISANI: Yes. During our meetings with  
19 the planners, we discovered that Cambridge counts, and we  
20 have also, in the FAR the covered space of a second-floor  
21 overhang.

22 JIM MONTEVERDE: Yeah, correct.

1           ANTHONY PISANI: So we have -- and our building  
2 has an overhang, so we have included the covered space at  
3 ground floor within our FAR.

4           JIM MONTEVERDE: So are you asking for exclusion  
5 of the basement FAR? I mean, the basement space you're  
6 describing -- the mechanical equipment -- doesn't count,  
7 right?

8           ANTHONY PISANI: Well, it's by special permit, the  
9 way that the -- I'm sorry, Mr. Chair, the way that the --

10          JIM MONTEVERDE: No, go ahead.

11          ANTHONY PISANI: -- yeah, the way that the special  
12 permit is written is, you know, to allow for that exemption.  
13 And the City was considering it to be floor area, as Mr.  
14 Pisani indicated under the definition.

15                 And then because it's -- because of, you know, the  
16 nature of that area not being -- you know, being mechanical  
17 and overhang, then it's appropriate for the special permit,  
18 which is kind of --

19          JIM MONTEVERDE: Now, yeah, understood. I'm not -  
20 -

21          ANTHONY PISANI: Yeah.

22          JIM MONTEVERDE: -- asking you about the

1 mechanical space. It's really -- I think the gist of it is  
2 the overhang.

3 ANTHONY PISANI: Yeah.

4 JIM MONTEVERDE: Right? That you're really --  
5 that's really what the special permit is about, if you don't  
6 -- if you're -- the basement space is already included in  
7 your tabulation. Is it really just the overhang that you  
8 need the special permit for? Or do you need it for both?

9 ANTHONY PISANI: We need it for both.

10 JIM MONTEVERDE: Okay.

11 ANTHONY PISANI: Yep.

12 JIM MONTEVERDE: And that goes to the second part  
13 of the question, which has to do with the variance,  
14 understanding the rationales for it, for them. If I look on  
15 the dimensional form -- I'm just trying to -- I just want to  
16 confirm -- what -- here are the tables: 5.31, what you're  
17 looking for variance for is the fact that the ordinance --  
18 your total area, your FAR, the ordinance allows 0.66.  
19 You're currently at 0.37. You'll almost double that to  
20 0.75. That's the -- that is one.

21 And the second looks like the setbacks on the  
22 right side, currently at 63' and change, 37' and required

1 and now 0. Is that correct? Those are the two pieces you  
2 need?

3 JOE HANLEY: Yeah. No FAR variance. The -- you  
4 know, so basically, we're able to get to the ordinance  
5 requires an FAR of 0.66, and when you exclude the basement  
6 area under the operation of the special permit, that puts us  
7 in compliance at 0.66. So it's not a variance. Now --

8 JIM MONTEVERDE: Oh, so what's requested on a  
9 dimensional form or what's stated as a requested condition,  
10 the 27,175 and does not deduct what you're looking for the  
11 special permit for? When I did the arithmetic, it seemed  
12 like it did, but help me.

13 JOE HANLEY: Yeah, maybe -- so the --

14 JIM MONTEVERDE: I assume it gets worse. If you  
15 weren't granted the special permit, to exclude the areas,  
16 your floor area would increase, and your FAR would increase  
17 beyond the 0.75. Am I correct, or am I allowed to --

18 JOE HANLEY: Well, I mean, you would need a  
19 variance. So my understanding is that that amount of space,  
20 Anthony, which is 3000 that we were cited for total, is --  
21 let me get the number --

22 ANTHONY PISANI: If I may --

1 JIM MONTEVERDE: Yep.

2 ANTHONY PISANI: -- Mr. Chairman and Joe, the  
3 allowable: We are 0.38 FAR --

4 JIM MONTEVERDE: Yep.

5 ANTHONY PISANI: -- existing condition. The  
6 allowable is 0.75.

7 JIM MONTEVERDE: Wow.

8 ANTHONY PISANI: With the --

9 JIM MONTEVERDE: Let me stop you. Go back to your  
10 dimensional form. And it says the ordinance is 0.66. Is  
11 that an error?

12 JOE HANLEY: Yes.

13 ANTHONY PISANI: No. That's -- yeah, go ahead,  
14 Tom.

15 TOM MILLER: Sorry, Mr. Chair. Tom Miller from  
16 McDermott, Quilty & Miller working with Joe Hanley. Yes,  
17 that is an error in the dimensional form. The ordinance  
18 requirements pursuant to Table 51 for this zoning district  
19 is 0.75 FAR.

20 JIM MONTEVERDE: Oh, okay.

21 TOM MILLER: The numbers seem to have been flopped  
22 between the two. With the exclusion of the gross floor area

1 in the basement, we would go from -- and we would be below  
2 the ordinance at 0.66.

3 JIM MONTEVERDE: Okay.

4 TOM MILLER: Those two numbers seem to have been  
5 transposed.

6 JIM MONTEVERDE: So they're just reversed?

7 TOM MILLER: Yes.

8 JIM MONTEVERDE: Okay.

9 TOM MILLER: That's --

10 JIM MONTEVERDE: That's with the exclusion of the  
11 basement or your overhang space?

12 TOM MILLER: Yes, yeah. The --

13 JIM MONTEVERDE: Yeah, okay.

14 THOMAS MILLER: The fact that that overhang space  
15 is counted towards FAR is necessitated to the exclusion of  
16 the FAR in the basement. That -- that space in the basement  
17 is -- is -- you know, necessary for the operation of the --  
18 the buildings as well as the function of the buildings as  
19 well.

20 JIM MONTEVERDE: Okay.

21 THOMAS MILLER: Its intended purpose.

22 JIM MONTEVERDE: Thank you. And the basis for the

1 variance, and there are three conditions: the literal  
2 enforcement involve a substantial hardship, hardship is  
3 owing to, soil condition and shape.

4 So we basically say is there a plan possible for  
5 the building that would reduce it so you wouldn't need  
6 either the dimensional requirements for the variance?

7 TOM MILLER: So -- I'm sorry, I can continue,  
8 unless Joe would like --

9 JOE HANLEY: Yeah, go ahead, Tom.

10 TOM MILLER: So basically -- and Anthony can speak  
11 more to how this directly affects the sight lines, but the  
12 siting of this building was purposeful, as this original  
13 building -- the original structure was designed and  
14 constructed by a noted architect and former professor at  
15 MIT, and has historical -- you know, or significant value  
16 existing.

17 This new building was sited in a way to not  
18 detract from that in compliance with the original plans, as  
19 Anthony stated earlier.

20 In order to site this building so you didn't  
21 require a -- this setback variance, we would have had to --  
22 one -- possibly block the existing structure, and two



1 significantly reduce the onsite parking, which, you know,  
2 while --

3 ANDREW HATCH: Right.

4 TOM MILLER: -- we can deal with less, we do -- we  
5 cannot eliminate entirely. It would have -- resiting the  
6 building so it didn't require the strengths would have --  
7 it's not -- not feasible. Which, you know, for a more  
8 technical reason Anthony can go into if necessary.

9 JIM MONTEVERDE: That's the rationale for the --  
10 that basically complies with the substantial hardship.

11 JOE HANLEY: Yep.

12 JIM MONTEVERDE: That's the original --

13 TOM MILLER: Yeah. That's the front yard  
14 variance, yeah, meaning the --

15 JIM MONTEVERDE: Yep.

16 TOM MILLER: -- existing building is 5'2" back,  
17 right? And then the extension, which is the new building  
18 right above it, is also 5'2" back, correct?

19 JOE HANLEY: At the lower level it varies between  
20 5' and 7', but --

21 TOM MILLER: Okay.

22 JOE HANLEY: Right essentially up to the property

1 line.

2 TOM MILLER: Okay.

3 JOE HANLEY: Along Cardinal Medeiros.

4 JIM MONTEVERDE: Yep. No, I think -- I think  
5 you've answered my questions. Thank you.

6 TOM MILLER: Thank you, Mr. Chair.

7 JIM MONTEVERDE: Any other questions from members  
8 of the Board?

9 WENDY LEISERSON: No. Thank you, Mr. Chair for  
10 catching that discrepancy in the Table.

11 JIM MONTEVERDE: Yep. You're welcome. If that's  
12 all the questions we have, I will open it up to public  
13 comments. Any member of the public who wishes to speak  
14 should now click the icon at the bottom of your Zoom screen  
15 that says, "Raise hand."

16 If you're calling in by phone, you can raise your  
17 hand by pressing \*9 and unmute or mute by pressing \*6. I'll  
18 now ask Staff to unmute the speakers one at a time. You  
19 should begin by saying your name and address, and Staff will  
20 then confirm that we can hear you. After that you will have  
21 up to three minutes to speak before I ask you to wrap up.

22 And just to begin, we have three letters in the

1 file in support and no letters in opposition. So if you're  
2 going to speak, can we have a letter from you in the file?  
3 There's no reason to repeat yourself. But anybody want to  
4 speak?

5           STEPHEN NATOLA: Paul Griffin?

6           PAUL GRIFFIN: Yes, hello?

7           JIM MONTEVERDE: Hi. We can hear you.

8           PAUL GRIFFIN: Okay, great. Buona sera, tutti.  
9 My name is Paul Griffin. My husband and I own the property  
10 at 12 Lilac Court in Cambridge, which directly abuts the  
11 Dante Alighieri Center.

12           I would first like to note that I had the good  
13 fortune of living in Italy for five years in the nineties,  
14 and I studied Italian and enjoyed concerts at the Dante  
15 Alighieri Center as well.

16           In general, I think that we support this. It's a  
17 beautiful building. My concern is how the debt is going to  
18 be serviced on this. The existing structure, if you go to  
19 the website --

20           JIM MONTEVERDE: Sorry, could you repeat that?  
21 Were you asking how the --

22           PAUL GRIFFIN: Well, the existing structure --

1 yes, how the new building is going to be -- not involve the  
2 construction, but certainly the maintenance of the building  
3 and the -- how the debt is going to be serviced.

4           It seems like the existing structure with the  
5 existing building, a fair amount of the income is from the  
6 rental hall, which seats 200 people and has a chef's -- a  
7 caterer's kitchen and bar, and also some income generated by  
8 the parking.

9           My concern is that the new structure will add a  
10 financial responsibility to what I believe is a relatively  
11 small non-profit organization. And is the new building -  
12 -

13           JIM MONTEVERDE: Mr. Griffin --

14           PAUL GRIFFIN: -- you've rented out --

15           JIM MONTEVERDE: -- Mr. Griffin, if I can  
16 interrupt you for a moment?

17           PAUL GRIFFIN: Yes, sir.

18           JIM MONTEVERDE: I don't think the questions that  
19 you're asking are really ones that the Board can opine on or  
20 are about to vote on. So they're really not part of our  
21 purview. We have the simple facts that are in front of us,  
22 and that are in the application, and don't address the type

1 of issue that you're talking about.

2 PAUL GRIFFIN: Now, could I ask specifically if  
3 the proposed building will be allowed to be rented out as a  
4 rental hall such as the existing?

5 JIM MONTEVERDE: Thank you for rephrasing that.

6 PAUL GRIFFIN: Does that make sense?

7 JIM MONTEVERDE: That sounds good.

8 PAUL GRIFFIN: Okay.

9 JIM MONTEVERDE: Do you have a response?

10 SPEAKER UNIDENTIFIED: Yeah, Mr. Chair, so --

11 GUY CARBONE: May I, Mr. Chairman?

12 SPEAKER UNIDENTIFIED: Yeah, okay.

13 GUY CARBONE: This is Guy Carbone, Chairman of the  
14 Building Committee. The first floor, if you see it here, at  
15 one end is a small little café that serves the exhibition  
16 area to the right, and that's where the Dante intends to  
17 have little exhibits, you'll see it.

18 The little cafeteria -- see the double doors -- is  
19 only to serve the exhibition area. The only rental space  
20 that we have is because we need an endowment. And that will  
21 be the Consulate on the second floor.

22 And our intention is to work something out with

1 the Italian government, and certainly not market-rate or  
2 rental; we're interested in the symbiotic relationship  
3 between the Consulate and the Cultural Center.

4 This particular consulate in Boston is the largest  
5 aggregation of Italian scientists and engineers in America  
6 is right here in Kendall Square. And -- they --

7 JIM MONTEVERDE: Can -- sorry to interrupt you --  
8 but again, I think we're getting into territory that this  
9 Board --

10 GUY CARBONE: Okay.

11 JIM MONTEVERDE: -- really has no purview. So  
12 thank you for your response about the rental.

13 GUY CARBONE: Well, so --

14 JIM MONTEVERDE: Mr. Griffin, did that answer your  
15 question?

16 PAUL GRIFFIN: Yes, well, is it -- if the rental  
17 is limited to a potential consulate, that's not a problem  
18 whatsoever. I think that's very welcome.

19 But if it's open to the general public as a rental  
20 hall such as the existing building, I think that would be  
21 problematic, and any approval letter from the ZBA I think  
22 should address that in writing. It should not be rentals to

1 the public --

2           JOE HANLEY: Yeah. So -- so if I may here, so our  
3 application is for a Use Variance or General Office on the  
4 second level of this new and expanded structure, or the US  
5 Italian Consulate.

6           PAUL GRIFFIN: Okay.

7           JOE HANLEY: So any other use is not covered by  
8 that? Is that what you're -- because of the application?

9           PAUL GRIFFIN: Well, you were talking about the --  
10 the -- if it's in the zoning. So it absolutely is in the  
11 zoning, and by virtue of having the Italian Consulate as a  
12 tenant on the second floor, that is a revenue offset.  
13 That's a very -- one of the very points of this application.

14           But there's no agreement in writing. What if for  
15 some -- this doesn't happen, or it doesn't happen for  
16 several years? We know what it's like trying to do business  
17 with governments. What then? Will it lie fallow? Will it  
18 be rented out to somebody else?

19           JIM MONTEVERDE: Mr. Griffin, I need you to  
20 confine yourself to three minutes, to ask a question that  
21 the proponent can answer that's relative to our Zoning  
22 opinion? And just so we can move on to anyone else who

1 wishes to speak.

2 So I'll give you the chance to wrap it up.

3 PAUL GRIFFIN: Okay.

4 JIM MONTEVERDE: Make a final statement.

5 PAUL GRIFFIN: Well, please just -- maybe someone  
6 could educate me to where I'm wrong on this. I -- is this  
7 limited --

8 JIM MONTEVERDE: Do you have a final question?

9 PAUL GRIFFIN: Yes. It -- under the current  
10 request, will this property be able to be rented out to an  
11 entity other than the Italian Consulate? Is that a  
12 legitimate question, sir?

13 JIM MONTEVERDE: I see no -- let me ask Staff. I  
14 see nothing in the proposal that says one way or the other.

15 JOE HANLEY: So the Cultural Center is an  
16 existing, nonconforming use. You follow, right? Under that  
17 use, which is still in place, remains in place and does not  
18 require relief by this Board, they're entitled to have  
19 events, to rent out their space as it relates to the  
20 principal use of the Italian Cultural Center. That's how  
21 they've operated bf.

22 I -- the way I heard your question at the end was



1 you would be pleased if there was another revenue source,  
2 and that is in fact what the case is is to as part of this  
3 development is to add a use and occupancy for General Office  
4 for the Italian Consulate, of which we've been working with  
5 for four years on this project.

6 But I think Mr. Carbone can speak to they have --

7 JIM MONTEVERDE: I --

8 PAUL GRIFFIN: -- decades of collaboration with  
9 them, so --

10 JIM MONTEVERDE: -- I'm going to -- I'm going to  
11 limit everyone to the way beyond the three minutes we've had  
12 for the comment.

13 PAUL GRIFFIN: Yep.

14 JIM MONTEVERDE: And Mr. Griffin, my apologies,  
15 but we're going to move on to anyone else.

16 PAUL GRIFFIN: I appreciated very much your time  
17 and my ignorance of the matter, and I apologize. Have a  
18 good evening.

19 JIM MONTEVERDE: Nope. Glad you could speak.  
20 Anyone else? No, that's the extent of the people calling  
21 in.

22 We are in receipt of -- Mr. Griffin, if I

1 understand correctly, I'm in receipt of your letter that  
2 basically says you're not opposed to the proposed  
3 development? Is that correct?

4 PAUL GRIFFIN: That is incorrect.

5 JIM MONTEVERDE: With conditions?

6 PAUL GRIFFIN: Well -- with conditions, I would  
7 say. Yes. Absolutely.

8 JIM MONTEVERDE: Okay. Thank you. And then we  
9 have a letter from David Marr, President and CEO of the  
10 Cambridge Chamber of Commerce, who is speaking in support.  
11 And Susan Robinson Grillo, who is in support. And Gilberto  
12 Russo, who is also in support. That's everything we have in  
13 the file.

14 Members of the Board, any questions or comments  
15 before we go to a motion?

16 UNIDENTIFIED SPEAKER: No.

17 JIM MONTEVERDE: Ready for a motion?

18 MATINA WILLIAMS: Yes.

19 STEVEN NG: Ready for a motion.

20 JIM MONTEVERDE: All right. This is a two-part.  
21 And I think I'm going to do the special permit first, since  
22 that deals with excluding area. Otherwise, your dimensional

1 form for the variance is all out of whack. So.

2 The Chair makes a motion to grant the relief from  
3 the requirements of the ordinance under sections -- and this  
4 is the special permit -- FAR, Article 2 Section 2,  
5 definition of floor area, and Article 10 Section 1040  
6 special permit --

7 [Side conversation]

8 PAUL GRIFFIN: This is in the back.

9 JIM MONTEVERDE: I beg your pardon?

10 WENDY LEISERSON: Mr. Griffin, you need to mute  
11 yourself.

12 JIM MONTEVERDE: Let me restart that. The Chair  
13 makes a motion to grant the relief from the requirements of  
14 the ordinance under sections -- this will be the special  
15 permit -- FAR, Article 2 Section 2 and Article 10 Section  
16 1040, special permit, on the condition that the work  
17 proposed conforms to the drawings entitled "Dante Alighieri  
18 Cultural Center" prepared by Pisani + Associates Architects  
19 and dated July 22, 2021. Is that the correct date,  
20 proponents?

21 JOE HANLEY: Yes.

22 JIM MONTEVERDE: Initialed and dated by the Chair.

1 And further, that we incorporate the supporting statements,  
2 and dimensional forms submitted as part of the application.

3 On the motion, Steven?

4 STEVEN NG: In favor.

5 JIM MONTEVERDE: Matina?

6 MATINA WILLIAMS: In favor.

7 JIM MONTEVERDE: Wendy?

8 WENDY LEISERSON: In favor.

9 JIM MONTEVERDE: Zarya?

10 ZARAYA MIRANDA: In favor.

11 JIM MONTEVERDE: And Jim Monteverde in favor.

12 [All vote YES]

13 JIM MONTEVERDE: That's five in favor for the  
14 special permit. And then for variance; the Chair makes a  
15 motion to grant the relief from the requirements of the  
16 ordinance under sections -- these are all in the variance --  
17 the Article 5 Section 5.31 dimensional requirements, Article  
18 4 Section 4.34.d, General Office Use, and Article 10 Section  
19 10.3 for the variance on the condition that the work  
20 proposed conforms to the drawings entitled "Dante Alighieri  
21 Cultural Center, Pisani + Associates Architects" dated July  
22 22, 2021 initialed and dated by the Chair.

1           And further, that we incorporate the supporting  
2 statements, and dimensional forms submitted as part of the  
3 application, noting that inversion of the requirement for  
4 the FAR in the proposed. And on the motion, Zarya?

5           ZARAYA MIRANDA: In favor.

6           JIM MONTEVERDE: Wendy.

7           WENDY LEISERSON: In favor.

8           JIM MONTEVERDE: Matina?

9           MATINA WILLIAMS: In favor.

10          JIM MONTEVERDE: Steven?

11          STEVEN NG: In favor.

12          JIM MONTEVERDE: And Jim Monteverde in favor.

13          [All vote YES]

14          JIM MONTEVERDE: That's five affirmative. It is approved,  
15 both the variance and the special permit. Thank you very  
16 much.

17          SPEAKER UNIDENTIFIED Paul?: Thank you. Have a  
18 good evening, Mr. Chair.

19          JIM MONTEVERDE: You too.

20

21

22



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

617) 349-6100

2023 JUL 14 AM 10:36

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: 180779

LOCATION: 41 Hampshire Street  
Cambridge, MA

Residence C-1 Zone

PETITIONER: Dante Alighieri Society of Massachusetts, Inc.  
C/o Guy A. Carbone, Esq.

PETITION: Variance: This project proposed the construction of a new structure to house an expansion of the Appellant's current programing and the addition of the Italian Consulate.

Special Permit: Exclusion of the basement FAR.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 4.000, Sec. 4.34.d (General Office Use).  
Art. 2.000, Sec. 2000 (Def. of Floor Area Gross).  
Art. 10.000, Sec. 10.30 (Variance). Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: May 11 & May 18, 2023

DATE OF PUBLIC HEARING: May 25, 2023

MEMBERS OF THE BOARD:

JIM MONTEVERDE – VICE-CHAIR  
BRENDAN SULLIVAN  
STEVEN NG  
VIRGINIA KEESLER  
FERNANDO DANIEL HIDALGO  
WILLIAM BOEHM  
ANDREA A. HICKEY  
LAURA WERNICK

✓  
✓  
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\_\_\_\_\_

ASSOCIATE MEMBERS:

SLATER W. ANDERSON  
MATINA WILLIAMS  
WENDY LEISERSON  
CAROL AGATE  
THOMAS MILLER  
ZARYA MIRANDA  
MICHAEL LAROSA

✓  
✓  
\_\_\_\_\_  
\_\_\_\_\_  
✓  
\_\_\_\_\_

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner’s property, the layout, and other characteristics as well as the surrounding district.

Case No. BZA-180779

Location: 41 Hampshire Street, Cambridge, MA

Petitioner: Dante Alighieri Society of Massachusetts, Inc. – C/o Guy A. Carbone, Esq.

On May 25, 2023, Petitioner's attorneys Guy Carbone and Joe Hanely and architect Anthony Pisani appeared before the Board of Zoning Appeal requesting two variances in order to build a new structure in order to house both an expansion of the Petitioner's current programming and the addition of the Italian Consulate and a special permit in order to exclude the basement FAR. The Petitioner requested relief from Article 5, Section 5.31, Article 4, Section 4.34.d, Article 2, Section 2.000, and Article 10, Sections 10.30 and 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Hanley stated that the property was a uniquely shaped corner lot, which housed the Dante Alighieri, an Italian cultural and educational non-profit. He stated that the proposal was to build an addition to the existing nonconforming structure, in order to create more program space for the Dante and in order to house the U.S. Italian Consulate. He stated that a variance for general office use in a residential zone was required in order to operate the Consulate. He stated that a variance was also needed to build in the front setback, as had the existing building. He stated that this placement was necessitated by the unique shape of the lot and the placement of the current structure on the lot. He stated that a special permit was required in order to exclude the basement of the new building from FAR calculations. He stated that there had been neighborhood input on the design.

A neighbor spoke, offering conditional support. The Chair noted letters of support from neighbors.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of Article 10, Section 10.30 were met; and that the Board incorporate the supporting statements and dimensional forms as part of the application.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work conform to the drawings entitled "Dante Alighieri Cultural Center replaced by "Pisani + Associates Architects" dated July 22, 2021, as initialed and dated by the Chair.

The five-member Board voted unanimously in favor of granting the variance with the above condition (Monteverde, Leiserson, Ng, Williams, Miranda). Therefore, the variance is granted as conditioned.


After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials

and the evidence before the Board: that the Board find that Petitioner had met the requirements of Article 2 and Article 10, Section 10.40 for the granting of a special permit; that the Board incorporate the supporting statements and dimensional form.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work conform to the drawings entitled "Dante Alighieri Cultural Center, prepared by "Pisani + Associates Architects" dated July 22, 2021, as initialed and dated by the Chair.

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The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 7-14-23 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_.

Appeal has been filed and dismissed or denied.

Date: \_\_\_\_\_ City Clerk.



Decis



# CITY OF CAMBRIDGE

Massachusetts

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA 02142

617) 349-6100



2023 01942000

Bk: 00965 Pg: 144 Cert#: 167094

Doc: DECIS 08/07/2023 11:27 AM

AM 10: 36

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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Cambridge, MA

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C/o Guy A. Carbone, Esq.

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FERNANDO DANIEL HIDALGO  
WILLIAM BOEHM  
ANDREA A. HICKEY  
LAURA WERNICK

✓  
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✓  
✓  
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167001 060 1116

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Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 7-14-23 by Maura J. ... Clerk.

✓ Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: August 7, 2023 David D. ... City Clerk.

①

Doc 01942000

Southern Middlesex LAND COURT  
Registry District

RECEIVED FOR REGISTRATION

On: Aug 07, 2023 at 11:27A

Document Fee 105.00

Receipt Total: \$105.00

NOTED ON: CERT 167094 BK 00965 PG 144

ALSO NOTED ON:

*McDermott, Gully & Miller LLP*

McDermott, Gully & Miller LLP

617 946 4605

STREET ADDRESS

CITY OR TOWN

ZIP

RE: Dante Alighieri Society – BZA 180779

My husband and I own the property at 12 Lilac Court in Cambridge, which directly abuts the Dante Alighieri Society (DAS) at 41 Hampshire Street.

With regard to the DAS Zoning Petition (BZA-180779,) I would first like to note that I had the good fortune of living in Italy for five-years in the 1990s . . . I am a true Italophile who visits Italy often . . . I have enjoyed concerts and have taken language classes at the DAS, and am grateful for its existence.

In a macro sense, I am not opposed to the proposed development; it appears to be a very attractive structure that would be a welcome addition to the neighborhood. However, I have two concerns:

First, I would invite the members of the ZBA to visit the DAS website, specifically the section regarding rentals, wherein one can read that they offer a rental hall which is available days and evenings for up to 200 seated guests with caterer's kitchen and bar, plus onsite and validated parking . . . in sum, this is a commercial rental hall that is available to anyone who cares to pay for it, oftentimes resulting in late night weekend festivities with loud music. Currently, on Sunday mornings, the neighborhood is treated to hearing a religious group's rather loud praise and song emanating from the DAS rental hall.

I cannot speak to the legality of such rentals in the existing structure, but I am very concerned that the proposed structure will be an extension of the current rental hall scenario in which the new structure will be used as a more modern rental venue. Specifically, I note the garden roof deck with two stairways which could be a prime location for outdoor receptions during the warmer months. In addition, I fear that the proposed employee espresso lounge will soon evolve into another caterer's kitchen and bar, ready for rental purposes.

The proposed structure looks beautiful, and no doubt will be expensive to build and to maintain - how will this ongoing debt be serviced? I am not privy to the finances of DAS, but I suspect that a fair portion of their income is derived from the rental of the hall and its numerous parking spaces, a third of which will be eliminated by the proposed construction. Will the Italian Consulate be paying rent, and if so will it be enough to carry the property? Is the Italian government participating in the cost of this project by way of a grant? Is there an intention to have this proposed development be a resource for the boutique hotel currently under construction less than 100-feet away at the corner of Portland Street?

Given the relatively small scale of the non-profit organization in question, I believe that it is reasonable to ask exactly how the proposed development will be financed and maintained. The current building appears to be maintained to some considerable degree by public rental.

May I suggest that any zoning relief granted be contingent upon specific instruction that the new structure will be used solely for its intended noble cause - the advancement of Italian

Culture - and that is will not be used in any commercial manner such as rentals. Furthermore, it should be noted that the roof of the structure shall remain vacant and not be used for any social gatherings or purposes.

To my understanding, zoning relief is predicated upon some sort of hardship. I doubt that the potential expansion of a commercial rental business run by a non-profit organization on a residentially zoned parcel qualifies as a hardship.

On a lighter note, literally, I am concerned that the lighting of the interior and exterior of the proposed structure will come directly into our home. The plans presented in the ZBA application do not evidence the Northern and Western walls of the structure which would face our home, so I do not know if they will be walls of glass, of brick, a combination of the two, or something else. While the Kendall Square area is not known as a haven for star gazing, any addition to the existing light pollution is unwelcome and I would request that the lighting specialists involved with the proposed structure take note of the abutting residential homes and ensure that interior overnight lighting is kept to a minimum and that all exterior lighting is lower to the ground and focused downward.

I must call attention to Paragraph E of the Supporting Statement which alleges that " . . . the proposed project is the result of extensive public review and input" with specific meeting dates provided. However, I can state with certainty that the first and only notification we received of this proposed development was via a letter from the Cambridge BZA with a post mark of May 4, 2023. I do recall a prior proposal from several years ago, but I believe that was a different project from the one at hand.

Again, in my opinion, the building itself and its officially proposed use would be beneficial to the area. However, if this expensive venture will be financed by using the structure as a commercial rental hall, as the existing structure is being used, then I believe that it would be detrimental to the neighborhood and should not obtain BZA approval. Any ZBA approval should directly address these concerns within the approval language.

Sincerely,  
Paul Griffin



- David P. Maher**  
Chamber President & CEO
- Gilda Nogueira, Chair**  
East Cambridge Savings Bank
- Robyn Culbertson, Vice Chair**  
Cambridge Office for Tourism
- Jay Kiely, Vice Chair**  
BioMed Realty
- Paul Lee, Treasurer**  
Hong Kong Restaurant
- Katherine Rafferty, Secretary**  
Mount Auburn Hospital
- Alex Attia**  
The Charles Hotel
- Ken Barron**  
CARU Associates
- Dennis Benzan**  
La Fabrica
- Michelle Consalvo**  
Takeda
- Kara Cournoyer**  
Novartis
- Julie Cox**  
Astellas
- Sarah Gallop**  
MIT
- Bob Gittens**  
Bridges Homeward
- Sean Hope**  
Hope Real Estate
- Michelle Lower**  
Alexandria Real Estate
- Thomas Lucey**  
Harvard University
- Susan Martin**  
MassBio
- Jim McSweeney**  
CIP Group
- Michael Guleserian**  
Sheraton Commander
- Carl Nagy-Koechlin**  
Just-A-Start Corporation
- Krina Patel**  
Biogen
- Wayne Patenaude**  
Cambridge Savings Bank
- Sasha Purpura**  
Food for free
- Elizabeth Schwab**  
Google

May 23, 2023

Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Board of Zoning Appeal Members:

On behalf of the Chamber of Commerce, I write to express our support for the Dante Alighieri Society of Massachusetts zoning petition. The petition before you would allow the construction of a new structure to house an expansion of the Dante's current programming and the possible addition of an Italian Consulate.

If passed, this petition before you will have many positive impacts for the entire Cambridge community. The building being proposed is a wonderful addition that will expand on their mission to promote and foster the Italian language and culture. It is unlike anything we have in Cambridge.

The Dante Alighieri Society of Massachusetts is a non-profit organization that helps to develop an appreciation of Italian achievements in the arts, literature, science, and industry; and promotes a spirit of understanding among people through the arts and cultural activities. As a neighbor of the Dante, I can attest to their neighborhood spirit and collaboration.

The Chamber urges the Board of Zoning Appeal to support the zoning petition for the new building project at 41 Hampshire Street.

Sincerely,  
  
David P. Maher  
President & CEO



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

*2 Bds*

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Guy A. Carbone, Esq. Date: 5/8/23  
(Print)

Address: 41 Hampshire St.

Case No. BZA-180779

Hearing Date: 5/25/23

Thank you,  
Bza Members