

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 DEC -6 AM 11:53

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 153095**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** 472 Cambridge street LLC C/O Mohammad Noorouzi

**PETITIONER'S ADDRESS:** 843 Massachusetts Ave , cambridge , MA 02139

**LOCATION OF PROPERTY:** 472 Cambridge St , Unit 1 , Cambridge, MA

**TYPE OF OCCUPANCY:** residential

**ZONING DISTRICT:** Business A/Res. C-2B Zone

**REASON FOR PETITION:**

/Additions/ /Conversion to Additional Dwelling Units/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

We like to split the 1st floor unit into 2 units by adding additional kitchen and bathroom without adding square footage to the existing structure.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 5.000      Section: 5.26 (Conversion).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Mohammad Noorouzi  
(Print Name)

Address:

Tel. No.

617-921-1373

E-Mail Address:

mnoorouzi@yahoo.com

Date: 11-15-21

Permit # 153095

**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 Mohammad Noorouzi / 472 Cambridge Street LLC  
(OWNER)

Address: 843 Massachusetts Ave, Cambridge MA 02139

State that I/We own the property located at 472 Cambridge St. which is the subject of this zoning application.

The record title of this property is in the name of 472 Cambridge St LLC  
472 Cambridge street LLC

\*Pursuant to a deed of duly recorded in the date 2013, Middlesex South County Registry of Deeds at Book 66912, Page 348; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

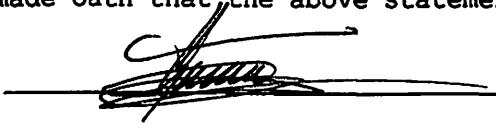
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

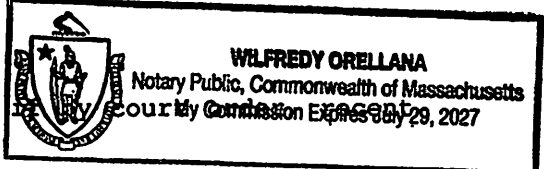
Commonwealth of Massachusetts, County of Middlesex

The above-name Mohammad Noorouzi personally appeared before me, this 10<sup>th</sup> of Nov., 2021, and made oath that the above statement is true.

 Notary

My commission expires 07/29/2027 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation



**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** 472 Cambridge street LLC**Present Use/Occupancy:** residential**Location:** 472 Cambridge St., Unit 1., Cambridge, MA**Zone:** Business A/Res. C-2B Zone**Phone:** 617-921-1373**Requested Use/Occupancy:** residential

		<b><u>Existing Conditions</u></b>		<b><u>Requested Conditions</u></b>		<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		1340		1340		n/a	(max.)
<b><u>LOT AREA:</u></b>		3300		3300		N/A	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u></b>		100%		same		1.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		N/A		N/A		N/A	
<b><u>SIZE OF LOT:</u></b>	<b><u>WIDTH</u></b>	66		66		N/A	
	<b><u>DEPTH</u></b>	103		103		N/A	
<b><u>SETBACKS IN FEET:</u></b>	<b><u>FRONT</u></b>	1.5		1.5		N/A	
	<b><u>REAR</u></b>	2.0		2.0		N/A	
	<b><u>LEFT SIDE</u></b>	2.0		2.0		N/A	
	<b><u>RIGHT SIDE</u></b>	N/A		N/A		N/A	
<b><u>SIZE OF BUILDING:</u></b>	<b><u>HEIGHT</u></b>	131.		131		N/A	
	<b><u>WIDTH</u></b>	N/A		N/A		n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		n/A		n/A		Open space	
<b><u>NO. OF DWELLING UNITS:</u></b>		3		4		open space	
<b><u>NO. OF PARKING SPACES:</u></b>		5		5		4	
<b><u>NO. OF LOADING AREAS:</u></b>		N/A		N/A		N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		2 feet		2feet		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.:

Residential. No outside construction, NO adding squar footage. Just split the current 1st floor unit into 2 unit studios.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

**BZA Application Form****SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

We like to split the the 1st floor apartment into 2 units that the family member be able to live there

**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 by not affecting generally the zoning district in which it is located for the following reasons:

N/A

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

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Helping my mother to live on her own apartment

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

the current space is very large and waste of space for 1 person to live there

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





# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name: Mohammad Noorouzi (Print) Date: 12-15-21

Address: 472 Cambridge St. #1

Case No. BZA-153095

Hearing Date: 1/6/22

Thank you,  
Bza Members

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

APPLICANT: Mohammad Nooruzi PRESENT USE/OCCUPANCY: Residential  
 LOCATION: 472 Cambridge unit #1 Cambridge MA ZONE: Business A/Res C-2B Zone  
 PHONE: 617-921-1373 REQUESTED USE/OCCUPANCY: Residential

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3080'</u>	<u>3080</u>	<u>5775'</u>	(max.)
<u>LOT AREA:</u>		<u>3300</u>	<u>3300</u>	<u>600'</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		<u>0.9</u>	<u>0.9</u>	<u>1.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1st floor 1240'</u>	<u>1240'</u>	<u>600</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>25'</u>	<u>25'</u>	<u>No Min</u>	(min.)
	<u>DEPTH</u>	<u>66'</u>	<u>66'</u>	<u>No Min</u>	
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>2'</u>	<u>2'</u>	<u>No Min</u>	(min.)
	<u>REAR</u>	<u>5.0</u>	<u>5.0</u>	<u>5.0</u>	(min.)
	<u>LEFT SIDE</u>	<u>2.0</u>	<u>2.0</u>	<u>No Min</u>	(min.)
	<u>RIGHT SIDE</u>	<u>1.3</u>	<u>1.3</u>	<u>No Min</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>29'</u>	<u>29'</u>	<u>45'</u>	(max.)
	<u>LENGTH</u>	<u>66'</u>	<u>66'</u>	<u>No Min</u>	
	<u>WIDTH</u>	<u>25</u>	<u>25</u>	<u>15'</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> <sup>3</sup>		<u>18</u>	<u>18</u>	<u>15'</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>3</u>	<u>4</u>	<u>5.5</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>5</u>	<u>5</u>	<u>4</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>					(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>15'</u>	<u>15'</u>	<u>5.0</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

There are currently 3 units on the property. We would like to split the current 1st floor apartment into 2 units by closing off the and adding a bathroom and a kitchenette to the existing 1st floor apartment. We are not planning to add any square footage to the property. No construction outside the apartment

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'.

**BEA 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:**

I am trying to keep my disabled elderly mother to live independently out of the expensive and unpleasant nursing home.

In order to do that my sister has agreed to be the primary caregiver if we could make the housing arrangement so that my mother and she could have their own private living arrangement. Therefore, we would like to split the 1st floor apartment into 2 studios with adding a kitchenette and bathroom to the current unit and closing off the wall in the unit to create affordable housing for both my mother and her caregiver.

Unfortunately, any other arrangement will be financially and emotionally unbearable.

- 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:**

There will be NO change of zoning , structural or any alteration outside the building that affects the zoning of the location and the district.

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

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

Helping our families to stay together and having affordable housing and living conditions that would be hard to achieve without this arrangement.

I would Also like to remind the Board this arrangement will be adding more housing to the area without changing the character and the integrity of the building and the neighborhood.



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

The intent is to keep the property as is and residential without comprising the City ' ordinance.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**(ATTACHMENT B - PAGE 5)**



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JAN 11 AM 11:28  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-153095

Address: 472 Cambridge St

Owner,  Petitioner, or  Representative: Mohammad Morouzi

(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law

Date:

1/11/22

Signature

1 \* \* \* \* \*

2 (8:09 p.m.)

3 Sitting Members: Brendan Sullivan, Constantine Alexander,  
4 Jim Monteverde, Jason Marshall, and Laura  
5 Wernick

6 BRENDAN SULLIVAN: The Board will hear Case  
7 #153095 -- 472 Cambridge Street. Mr. Noorouzi?

8 MOHAMMAD NOOROUI: Yes. Good evening. My name  
9 is Mohammad Noorouzi. And I'd like to thank you for  
10 considering my proposal tonight. And my proposal is for the  
11 three-family currently that we have on Cambridge Street to  
12 be able to split the first floor of the unit, because the  
13 first-floor and second=floor units are very large, and..

14 But the main purpose is to divide the first-floor  
15 apartment by adding to it and a bathroom to the one section  
16 of the apartment that I could have my mother to live in one  
17 of the units, and my sister, who is becoming a caregiver to  
18 her, to be able to live independently in her own apartment  
19 at the other section.

20 BRENDAN SULLIVAN: Mr. Noorouzi, let me -- this is  
21 Brendan Sullivan -- let me just interject here for a minute.  
22 The Members of the Board have reviewed your case. I'm not

1 going to make any comments on that particular aspect of it.  
2 However, what I did do is I asked the Commissioner regarding  
3 the level of the submittal and the proposed layout of the  
4 unit on the first floor, was that sufficient for us, if we  
5 were to approve it, to pass it onto the Building Department?

6           Whatever we do, it has to be a legal document, and  
7 we have to be able to pass not only our comments and our  
8 approval onto the Building Department -- Building Inspector  
9 -- for a building permit.

10           However, the level of that document, that  
11 proposal, that layout, is really quite deficient and not  
12 able to pass onto the Building Department. There was that  
13 level, number one.

14           The other issue that I raised is because you are  
15 asking to take that first-floor unit and basically split it  
16 into two units, so that you're asking to up the number of  
17 units in the building by one?

18           MOHAMMAD NOOROUZI: Correct.

19           BRENDAN SULLIVAN: From three to four. However,  
20 what that triggers is the state building code. Because each  
21 unit has to have a separate means of egress. And on that  
22 plan -- Olivia, could you pull up that proposed? So there's

1 the first-floor plan.

2 And if you could -- and that is the proposal that  
3 is before us, which is deficient. And there is no second  
4 means of egress out of the unit. There is also -- I guess  
5 where I'm going is it needs to be not necessarily  
6 professionally done, but it needs to be more professional in  
7 its presentation.

8 Now, I know that the -- you may have had some  
9 discussion with the Commissioner, in that we could allow the  
10 addition of another kitchenette unit in that unit, so that  
11 you could have two bathrooms and two kitchenette units, and  
12 would remain -- it could remain a single unit.

13 But once you are asking us to split that, and to  
14 put it into two units, that then triggers state building  
15 code factors, which is beyond our control. We cannot  
16 approve this plan based on the fact -- knowing that it  
17 violates state building code.

18 MOHAMMAD NOOROUZI: Understood.

19 BRENDAN SULLIVAN: My suggestion would be is that  
20 you step back from tonight -- I don't know the extent of  
21 your discussion with the Commissioner, but I think maybe  
22 what you need to do is to have a conversation potentially



1 with the Commissioner as to what the violations are, and how  
2 they can be addressed.

3 Because if you were to add another means of egress  
4 out of both of those units, that's going to trigger some  
5 work on the outside of the building -- albeit a doorway,  
6 stairway, whatever it may be, which is going to change the  
7 application that is before us, because then that triggers  
8 potential openings on side -- setback requirements.

9 It could be a whole host of issues that it  
10 triggers, and it would be derelict on our part to approve  
11 something that eventually is going to get kicked back to you  
12 and you're going to wind up all the way back here again and  
13 wasting a lot of time.

14 So what I'm trying to do is to short-circuit the  
15 relief that you're requesting, but it has to be in a more  
16 professional manner than what is before us tonight.

17 MOHAMMAD NOOROUZI: Yes, sir. Absolutely. So if  
18 I -- so should I speak to the Commissioner, or should I --

19 BRENDAN SULLIVAN: I would speak to the  
20 Commissioner. He would be very well versed -- we cannot  
21 give you advice -- very well-versed as to exactly what the  
22 requirement is if you want to proceed with taking this

1 particular unit and splitting it into two separate units.

2 MOHAMMAD NOOROUZI: Yes.

3 BRENDAN SULLIVAN: There was a whole host of other  
4 issues that it triggers. And that you should talk to him as  
5 to what it is you're going to need to do to address those  
6 issues, and then who best to take care of those issues for  
7 you, whether it be an architect, or whether it be an  
8 architect/attorney in your presentation or whatever. But it  
9 really needs to come up quite a few notches than what is  
10 before us tonight.

11 MOHAMMAD NOOROUZI: Absolutely. Thank you for  
12 that advice.

13 BRENDAN SULLIVAN: And again, just trying to  
14 shorten down. I mean, what you -- again, I don't want to  
15 comment on the merits of it. I understand what you're  
16 trying to do.

17 I'm trying to potentially get you to that point,  
18 just trying to cut down on the duration of it, and not do  
19 something, stand in your way and then three, four, five  
20 months from now realize you can't do it, and then you wind  
21 up back here again and you've wasted all that time.

22 MOHAMMAD NOOROUZI: Appreciate it.

1           BRENDAN SULLIVAN: So it may take some time, and  
2 it's going to take potentially some money, but it's got to  
3 get -- be done right. So that's my thought on that.

4           Mr. Alexander, any comments?

5           CONSTANTINE ALEXANDER: No. I think you said it  
6 very well.

7           BRENDAN SULLIVAN: Jason, any comments?

8           BRENDAN SULLIVAN: No, Mr. Chair.

9           BRENDAN SULLIVAN: Jim?

10          JIM MONTEVERDE: No, I agree. There's no way that  
11 I could render an opinion on the plan -- the proposed plan  
12 as presented. So I think that's what has to happen.

13          BRENDAN SULLIVAN: Yeah.

14          JIM MONTEVERDE: Thank you.

15          BRENDAN SULLIVAN: Laura, any comments at all?

16          LAURA WERNICK: No, I agree that this is not  
17 ready.

18          BRENDAN SULLIVAN: Let me make a motion, then, to  
19 continue this matter -- Case #153095 -- 472 Cambridge Street  
20 Unit 1, to March 10?

21          CONSTANTINE ALEXANDER: Does that realistically  
22 give them enough time?

1           BRENDAN SULLIVAN: I'm going to put it down at  
2 March 10, Mohammad, and if you see that it's not enough  
3 time, you can always ask for another continuance.

4           MOHAMMAD NOOROUZI: I appreciate it very much.  
5 Thanks for your time. Thanks. That should be sufficient.

6           BRENDAN SULLIVAN: Okay. So you don't have that  
7 staring in your face. But, you know, obviously do due  
8 diligence and try to expedite it, and potentially the  
9 Commissioner may take some time.

10           And so we mark it up for March 10,2022 at 6:00  
11 p.m. and if you get close to that date and you're still not  
12 ready, then you can inform us and we can set another date.

13           MOHAMMAD NOOROUZI: Of course.

14           BRENDAN SULLIVAN: So on the motion, then, to  
15 continue this matter until March 10,2002 at 6:00 p.m. on the  
16 condition that the petitioner change the posting sign to  
17 reflect the new date of March 10,2022 at 6:00 p.m. and the  
18 time at 6:00 p.m..

19           Any new submittals be in our file -- that you  
20 would have to submit them back to us on the 5:00 p.m. on the  
21 Monday prior to March 10. That I'm going to request that  
22 you sign a waiver of the requirement for the Board to hear

1 the case and to render a decision.

2 Such waiver -- and again, you can ask for Ms.  
3 Ratay or Ms. Pacheco to furnish you that form -- review it,  
4 if you're okay with it, sign it and then send it back to  
5 either one of the ladies. And it becomes part of the file.

6 Failure to do that and this case will not proceed  
7 on March 10, and could be subject to denial. So if you  
8 would do those things, then we will see you then on March  
9 10, on the five --

10 MOHAMMAD NOOROUZI: Appreciate that.

11 BRENDAN SULLIVAN: -- vote, yes? Any question?

12 MOHAMMAD NOOROUZI: No, thank you. Appreciate  
13 very much. I will sign the waiver as soon. As I receive  
14 it, I'll be happy to take care of it.

15 BRENDAN SULLIVAN: Great. Okay, thanks.

16 MOHAMMAD NOOROUZI: Thanks for your time,  
17 likewise.

18 BRENDAN SULLIVAN: No, that's all right.

19 MOHAMMAD NOOROUZI: Thank you. Appreciate it.

20 BRENDAN SULLIVAN: We want to get it right. We  
21 want to do right by you and also by the Board.

22 MOHAMMAD NOOROUZI: Appreciate it very much. No,

1 it's good advice. Thank you for your follow-up.

2 BRENDAN SULLIVAN: On the affirmative vote of five  
3 Members of the Board, this matter is continued until March  
4 10. See you then.

5 MOHAMMAD NOOROUZI: Thank you. Have a good night,  
6 everyone. Have a good evening.

7 BRENDAN SULLIVAN: Thank you.

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ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	02/23/22
PL-001	PLOT PLAN	02/23/22
A-020	ARCHITECTURAL SITE PLAN	02/23/22
EX-100	EXISTING PLANS	02/23/22
A-100	FIRST FLOOR PLAN	02/23/22



**PROJECT NAME**  
**472 CAMBRIDGE ST**

**PROJECT ADDRESS**  
 472 CAMBRIDGE ST  
 CAMBRIDGE MA 02139

**CLIENT**  
**MOHAMMED NOOROZI**

**ARCHITECT**  
  
**KHALSA**

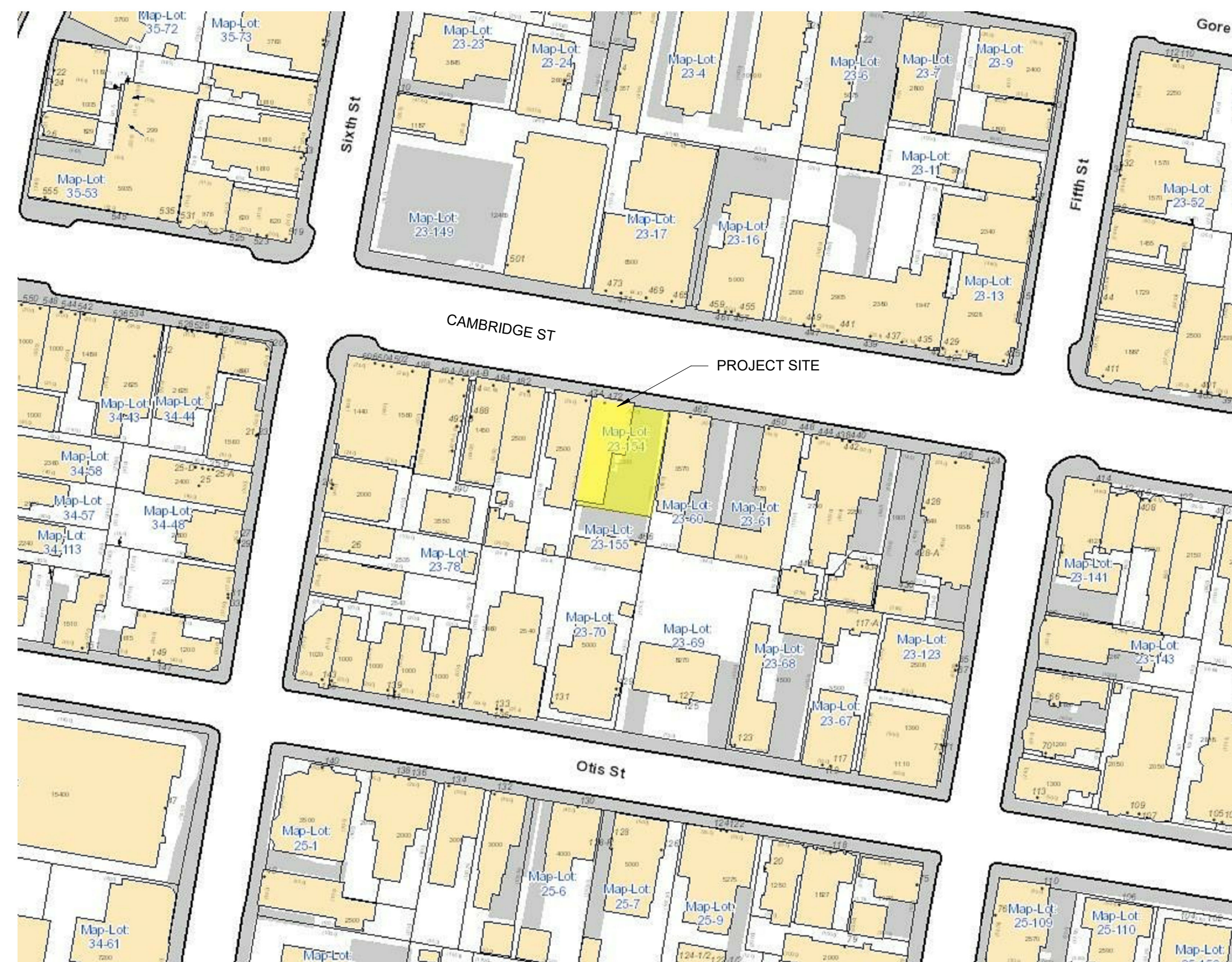
17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682

**CONSULTANTS:**

# PROJECT: 472 CAMBRIDGE STREET

**PROJECT ADDRESS:**  
 472 CAMBRIDGE STREET  
 CAMBRIDGE MASSACHUSETTS

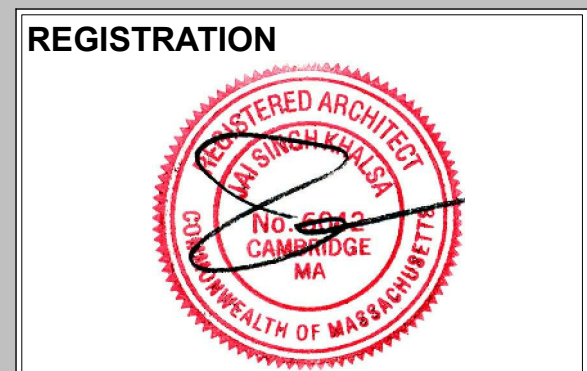
## LOCUS PLAN



**ARCHITECT**  
 KHALSA DESIGN INC.  
 ADDRESS:  
 17 IVALOO STREET, SUITE 400  
 SOMERVILLE, MA 02143

**OWNER**  
 MOHAMMED NOOROZI  
 472 CAMBRIDGE ST LLC  
 ADDRESS:  
 843 MASSACHUSETTS AVE  
 CAMBRIDGE MA 02139

# ZBA SUBMISSION 02/23/2022



REGISTRATION	
Project number	22007
Date	02/23/2022
Drawn by	GW
Checked by	JSK
Scale	

REVISIONS		
No.	Description	Date

**COVER SHEET**

**A-000**  
 472 CAMBRIDGE ST

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 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT  
 OF PROSECUTION UNDER LAW

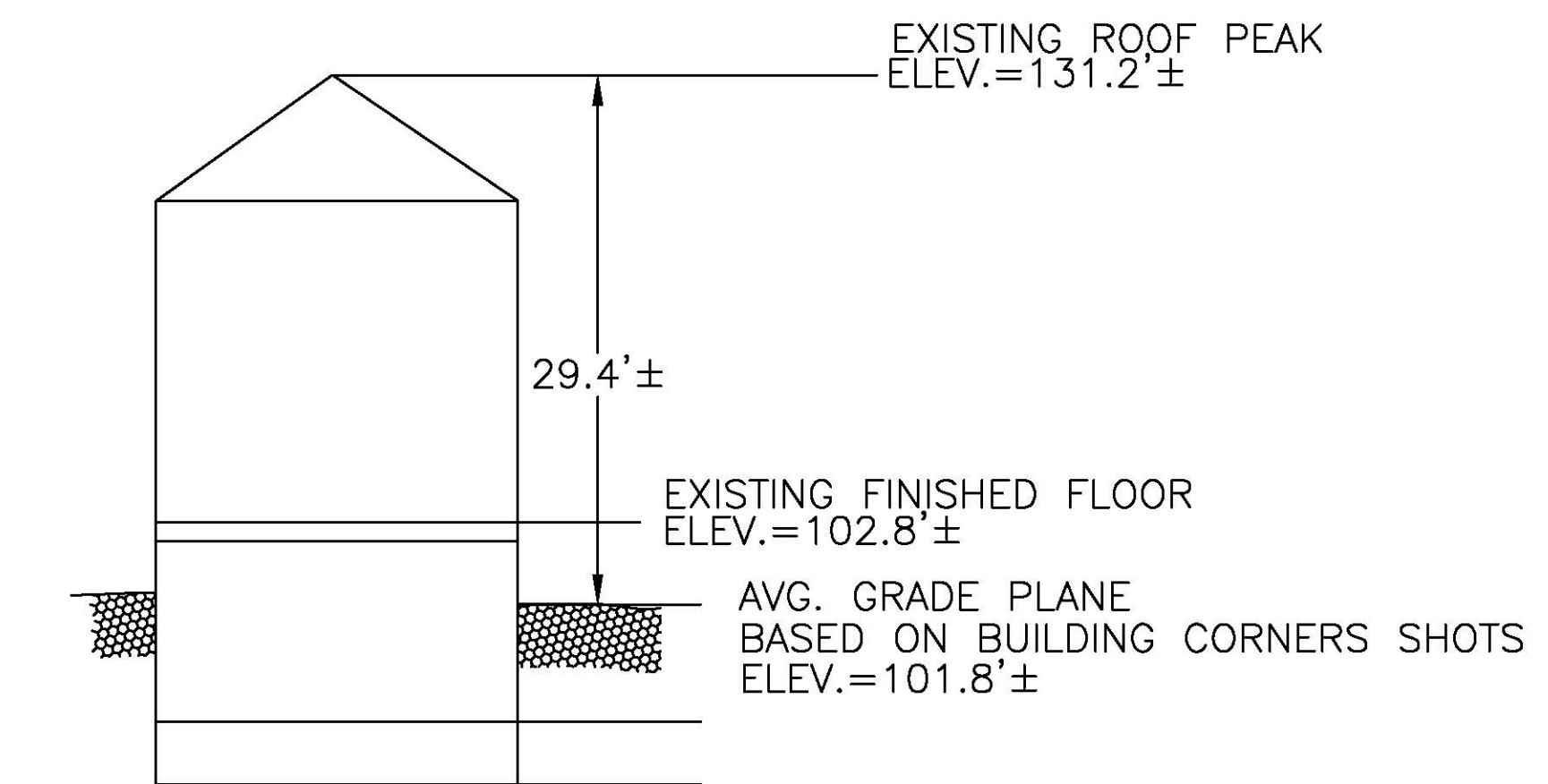
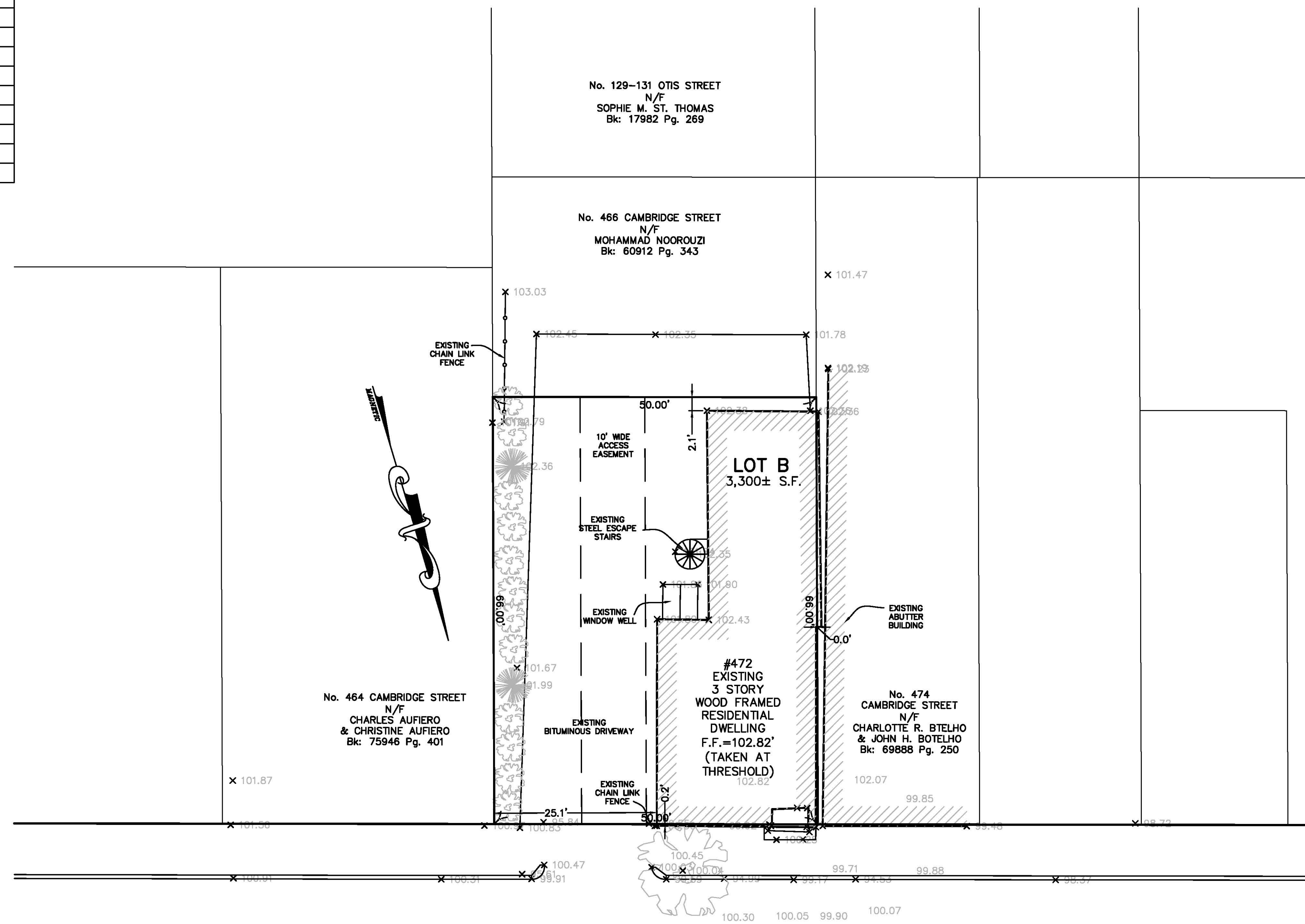


**EXISTING LEGEND**

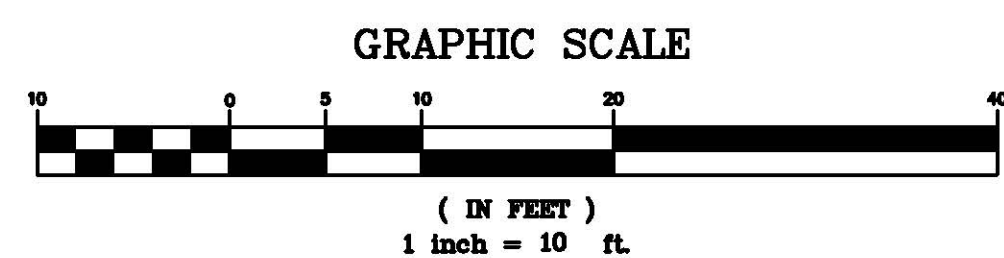
SS	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—○—	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9-08-2021.
2. DEED REFERENCE BOOK 60912 PAGE 348, PLAN REFERENCE: PLAN 1269 OF 2006, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.
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6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = BUSINESS A

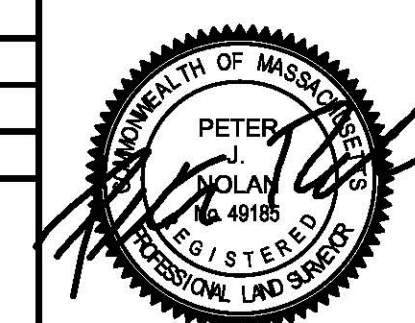


**CAMBRIDGE STREET**  
(PUBLIC WAY - 66' WIDE)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE, LESS THIRD PARTY COST.  
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SCALE	1"=10'
DATE	06/11/2021
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	742 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	PLOT PLAN OF LAND
CHKD BY	PUN
APPD BY	PUN
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO. <b>1</b>	





## ZONING CHART

ZONE : BA **	REQUIRED	EXISTING	PROPOSED	REMARKS
MAX. FAR	1.75	1.47	1.47	EXISTING
LOT AREA, MIN S.F.	5,000 SF	3,300 SF +/-	3,300 SF +/- (EXISTING TO REMAIN)	EXISTING
LOT AREA, MIN S.F. / DU	600 SF	1,100 SF +/-	825 SF +/-	COMPLIES
MIN. LOT WIDTH	50 FT	50 FT	50 FT	COMPLIES
MIN. FRONT YARD	10' FROM STREET	0' FROM STREET	0' FROM STREET	EXISTING
MIN SIDE YARDS	$(H+L)/5+2= (29.4+64.2)/7= \pm 13.4$ FT	0', 25.1'	0', 25.1'	EXISTING
MIN REAR YARD	$(H+L)/4+2= (29.4+24.8)/6= \pm 9.0$ FT MIN REAR YARD 20 FT	2.1'	2.1'	EXISTING
MAX HEIGHT	45 FT	$\pm 29.4$ FT	$\pm 29.4$ FT	EXISTING
MIN RATIO OF PRIVATE OPEN SPACE TO LOT AREA	15% (495 S.F.) 50% AREA REQ. TO BE PRIVATE OPEN SPACE AT GROUND LEVEL (248 SF MIN. REQUIRED)	0 SQ FT	0 SQ FT	DOES NOT COMPLY
PARKING	1 SPACE/DU= 4 SPACES	4 SPACES	4 SPACES	EXISTING
LONG TERM BICYCLE PARKING	1 SPACE/DU	0 SPACES	0 SPACES	DOES NOT COMPLY
SHORT TERM BICYCLE PARKING	0.1 SPACE/DU	0 SPACES	0 SPACES	DOES NOT COMPLY

5.26 Conversion of Dwellings. No new dwelling unit created by the conversion of an existing dwelling into a greater number of units or by addition or enlargement of an existing dwelling shall be permitted unless the requirements of minimum lot area for each dwelling unit, maximum ratio of floor area to lot area, private open space and off street parking are satisfied for all dwelling units (in existence and proposed) in the dwelling after the conversion or enlargement.

\*\* A dwelling in a Business A district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district, except that the height limitation on lots abutting Hampshire Street shall be sixty-five (65) feet.

### OPEN SPACE, PRIVATE

The part or parts of a lot or structure which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes. This space shall have minimum dimensions as prescribed in the Ordinance, shall exclude parking areas, driveways and walkways, and shall be open and unobstructed to the sky. Trees, plantings, arbors, fences, flagpoles, sculpture, fountains and recreational and drying apparatus and similar objects shall not be considered obstructions when located within a private open space. Objects or structures intended exclusively for bicycle parking, designed and located in accordance with Section 6.100, which may be uncovered, partially covered or fully enclosed, shall not be considered obstructions provided that such objects or structures are not used for motor vehicle parking, general storage or any other use, and further provided that any such structure exceeding six feet (6') in height conforms to the requirements for an accessory building in Section 4.21. Beehives and apiaries conforming to the Standards for Urban Agriculture in Article 23.000 of this Zoning Ordinance shall not be considered obstructions provided that they are no more than six (6) feet in height. To the extent permitted in this Ordinance, balconies and roof areas may also be considered as Open Space, Private.

### SECTION 5.22.1: PRIVATE OPEN SPACE:

An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

### SITE PLAN LEGEND

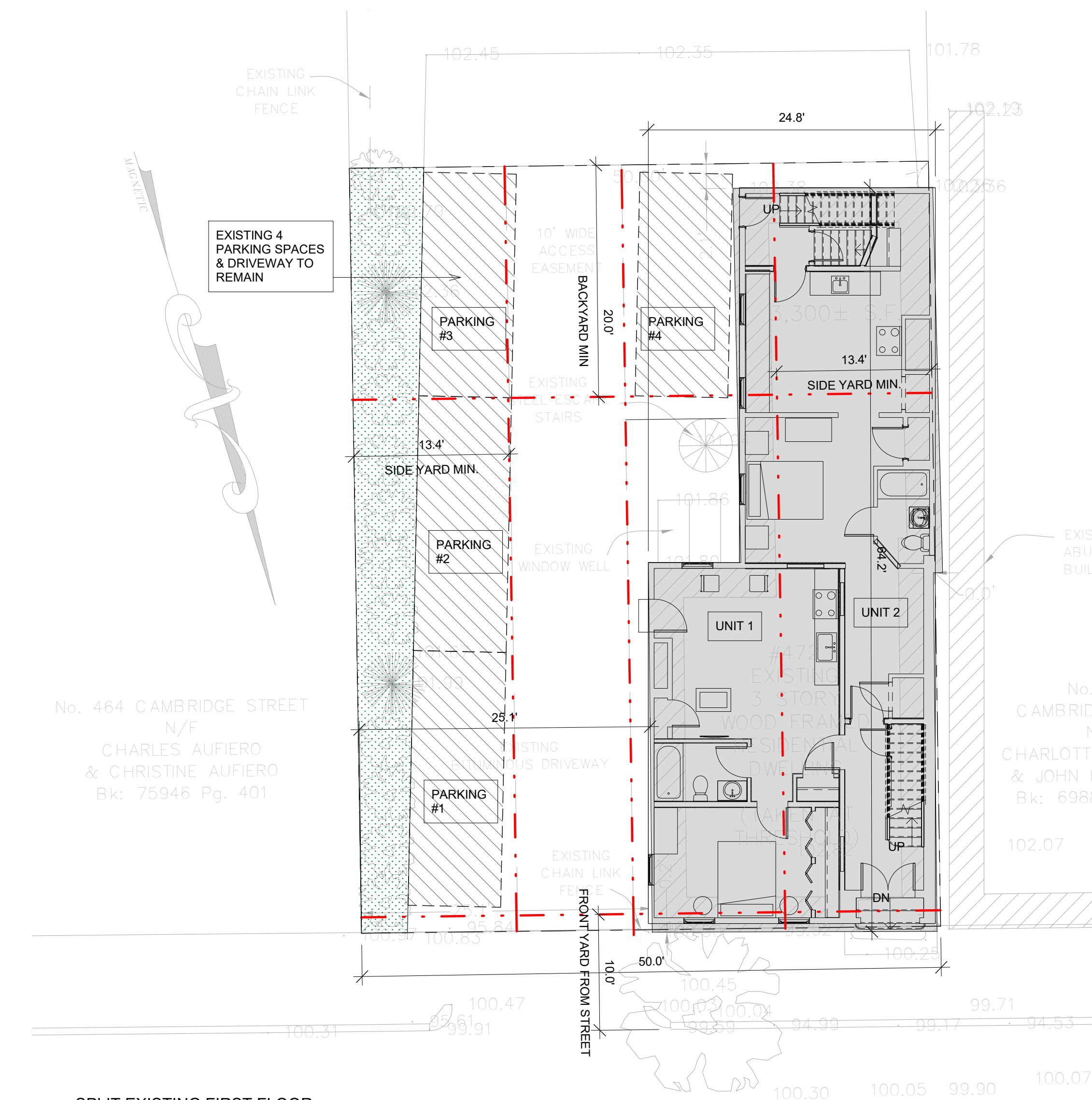
	EXISTING FOOTPRINT
	PROPOSED ADDITION
	LANDSCAPE
	REQUIRED SETBACKS

### NOTE:

THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.

### NOTE:

ENTIRE BUILDING TO BE FULLY SPRINKLERED WITH NFPA 13R SPRINKLER SYSTEM



SPLIT EXISTING FIRST FLOOR  
SINGLE UNIT INTO TWO UNITS.  
UNIT 1 SF: 518 SF  
UNIT 2 SF: 580 SF  
TOTAL SF: 1,098 SF

# CAMBRIDGE STREET

(PUBLIC WAY - 66' WIDE)

① SITE PLAN  
1/8" = 1'-0"

### PROJECT NAME

**472 CAMBRIDGE ST**

PROJECT ADDRESS  
**472 CAMBRIDGE ST  
CAMBRIDGE MA 02139**

### CLIENT

**MOHAMMED  
NOOROZI**

### ARCHITECT

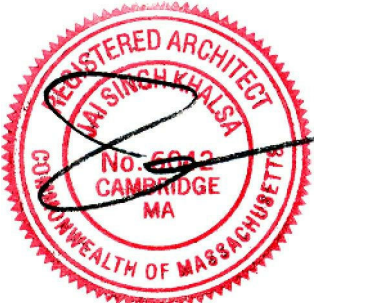


17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

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### REGISTRATION



Project number	22007
Date	02/23/2022
Drawn by	Author
Checked by	Checker
Scale	As indicated

### REVISIONS

No.	Description	Date

**ARCHITECTURAL  
SITE PLAN**

# A-020

472 CAMBRIDGE ST

PROJECT NAME

472 CAMBRIDGE ST

PROJECT ADDRESS  
472 CAMBRIDGE ST  
CAMBRIDGE MA 02139

CLIENT

MOHAMMED  
NOORUZI

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400  
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REGISTRATION



Project number 22007  
Date 02/23/2022  
Drawn by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

FIRST FLOOR  
PLAN

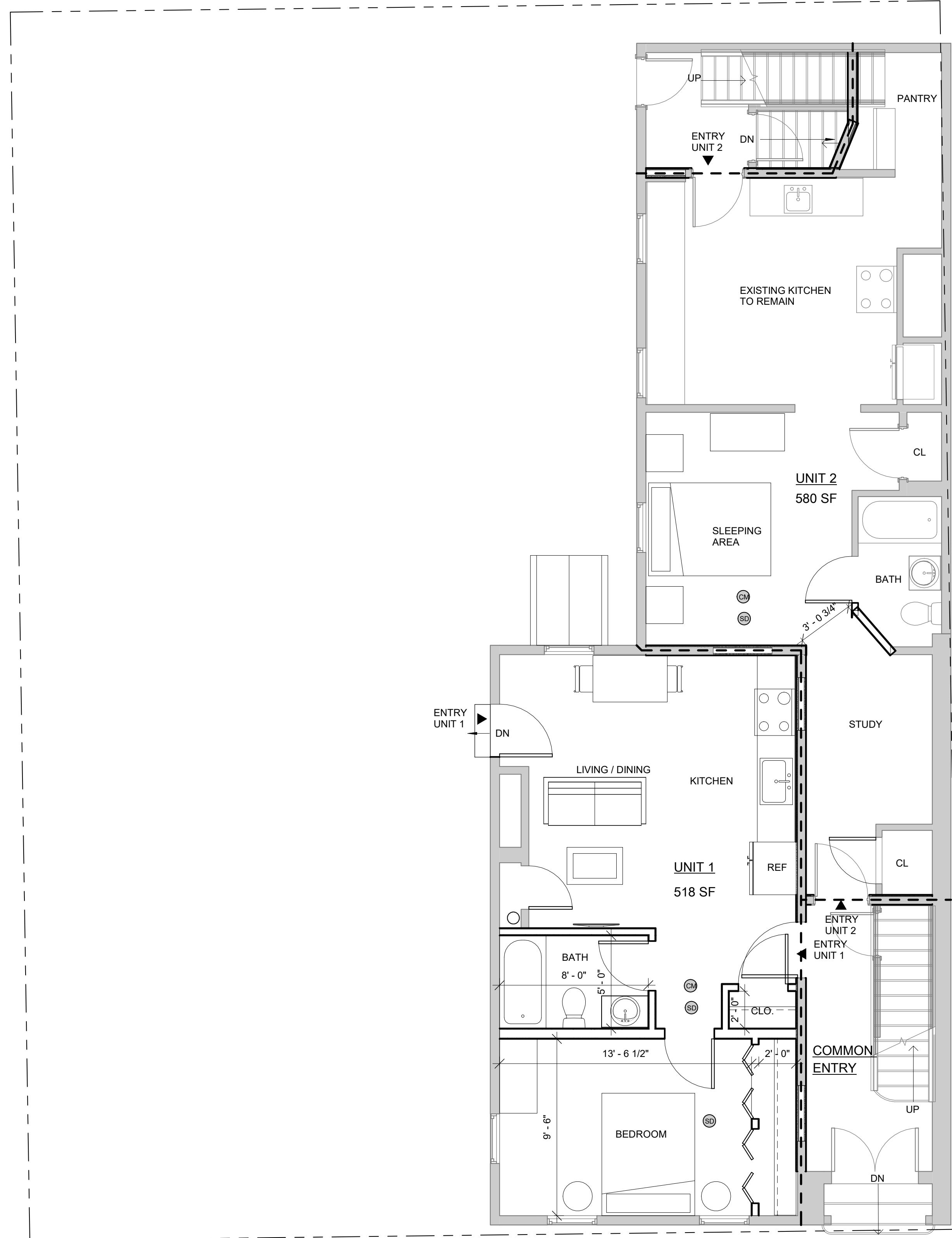
A-100

472 CAMBRIDGE ST

LEGEND

	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		SMOKE DETECTOR
	WALL TYPE		

NOTE: BUILDING TO BE FULLY SPRINKLERED WITH NPFA 13R SPRINKLER SYSTEM





PROJECT NAME

472 CAMBRIDGE ST

PROJECT ADDRESS  
472 CAMBRIDGE ST  
CAMBRIDGE MA 02139

CLIENT

MOHAMMED  
NOOROZI

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

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REGISTRATION



Project number 22007  
Date 02/23/2022  
Drawn by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

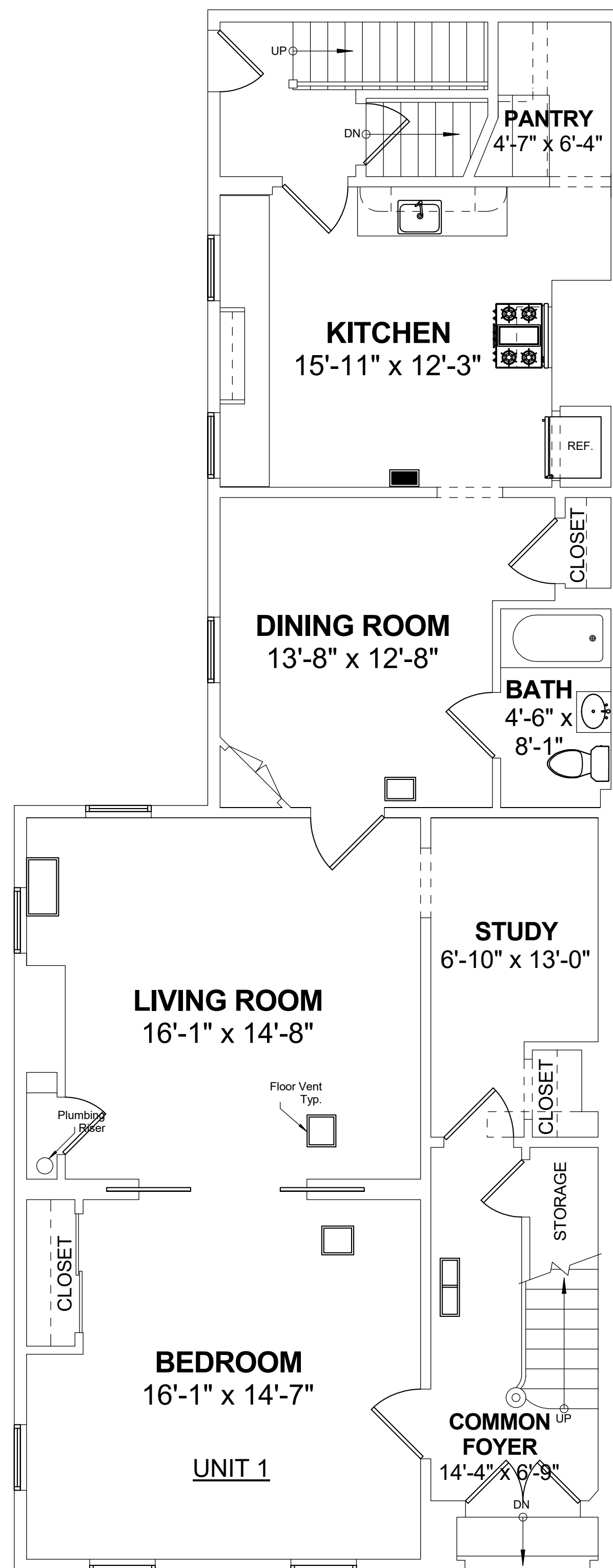
REVISIONS

No.	Description	Date

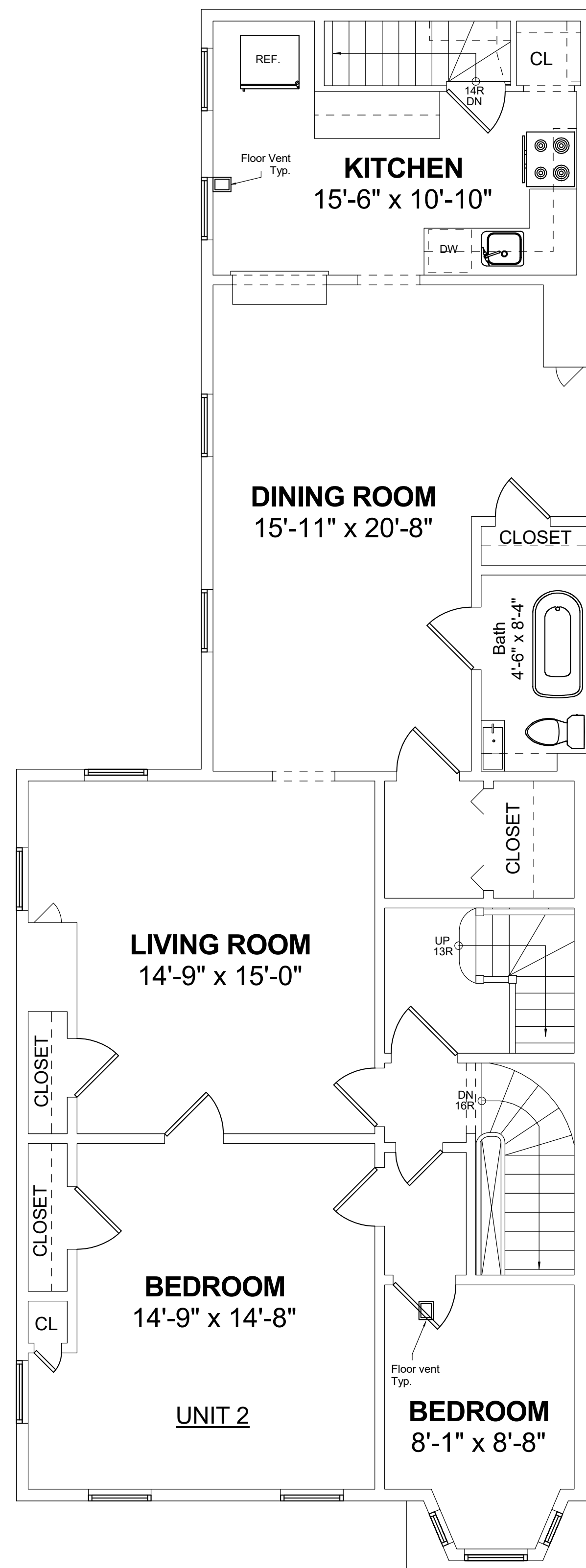
EXISTING PLANS

EX-100

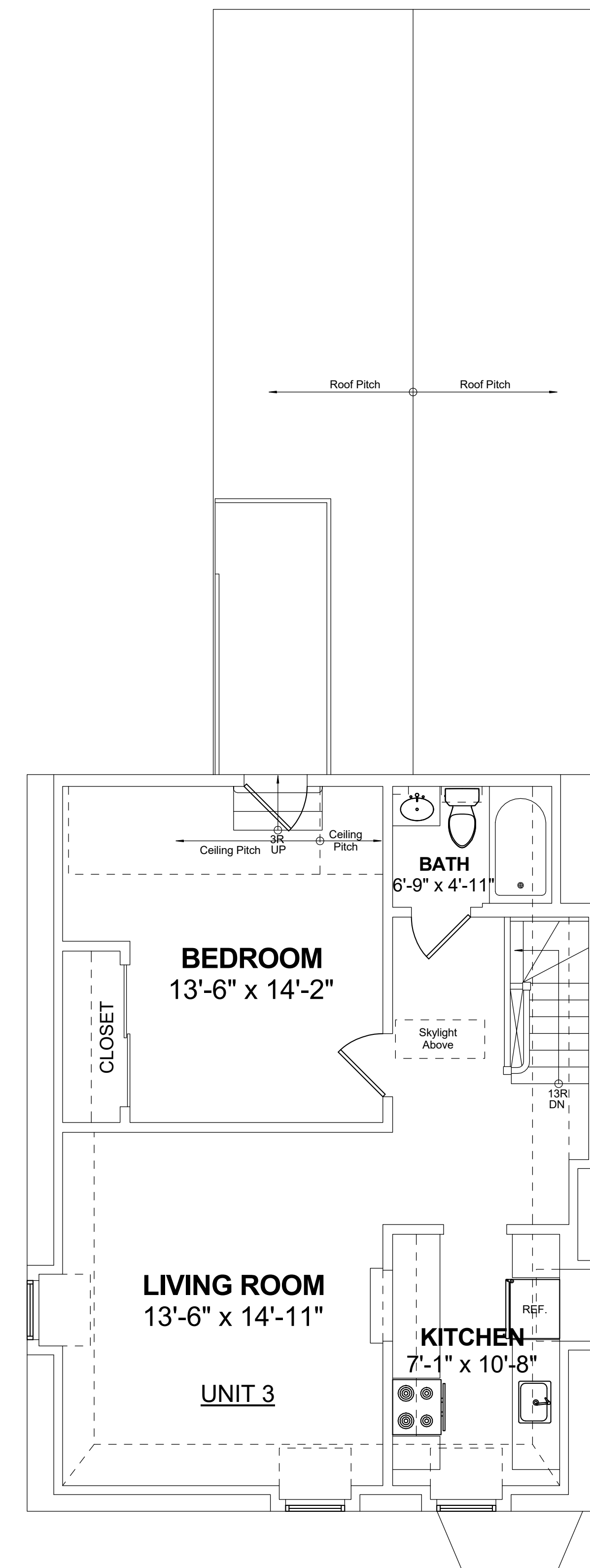
472 CAMBRIDGE ST



FIRST FLOOR PLAN  
Ceiling Height = 8'-10"

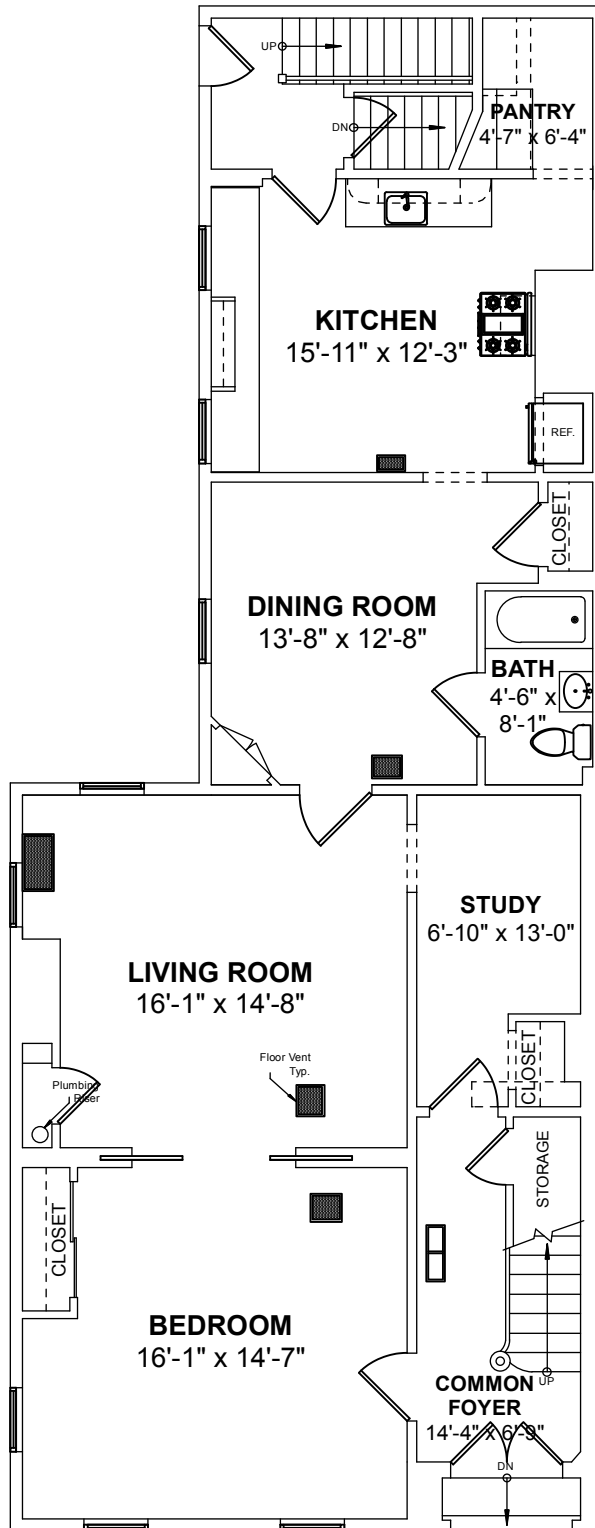


SECOND FLOOR PLAN  
Ceiling Height = 7'-10"



THIRD FLOOR PLAN  
Ceiling Height = 7'-7"

1 EXISTING PLANS  
1/4" = 1'-0"

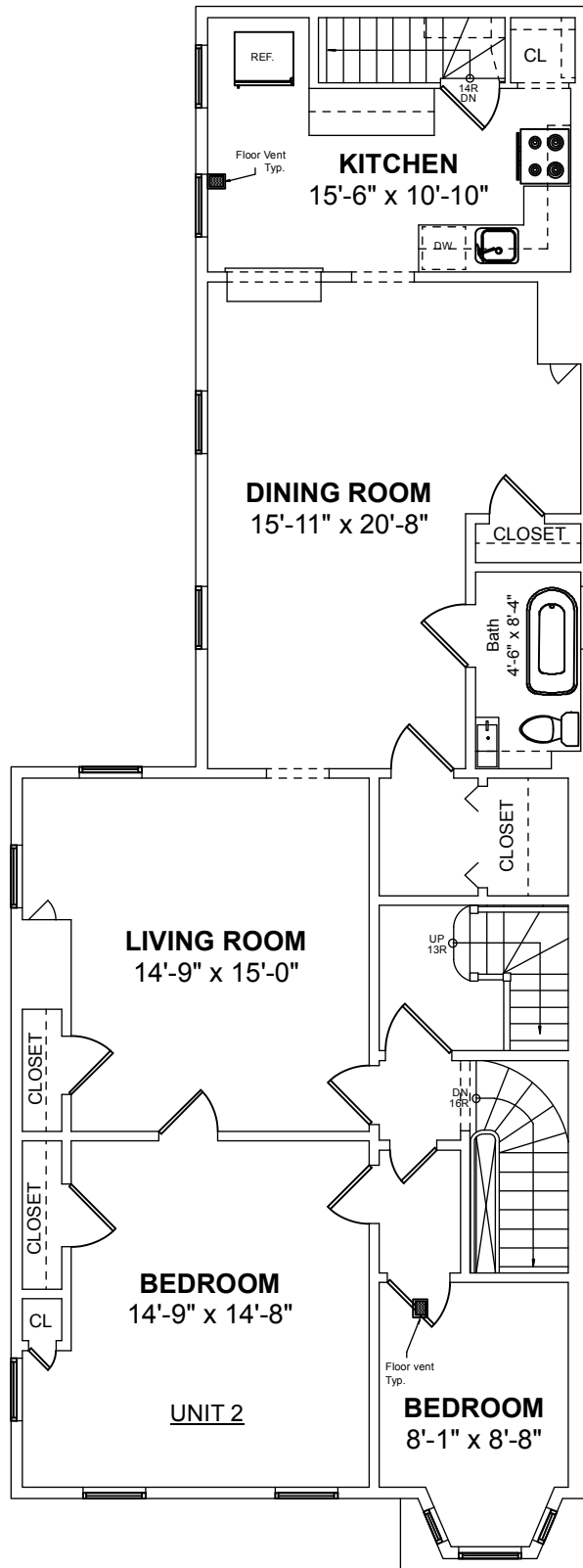


**UNIT 1 FLOOR PLAN**  
Ceiling Height = 8'-10"



Scale 1/8" = 1'-0"

<b>EXISTING CONDITIONS FLOOR PLANS</b>			<b>1</b>
JOB NO.	DATE: JUNE 2021	SCALE: 1/8" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>472 CAMBRIDGE STREET, UNIT 1</b> CAMBRIDGE, MA	

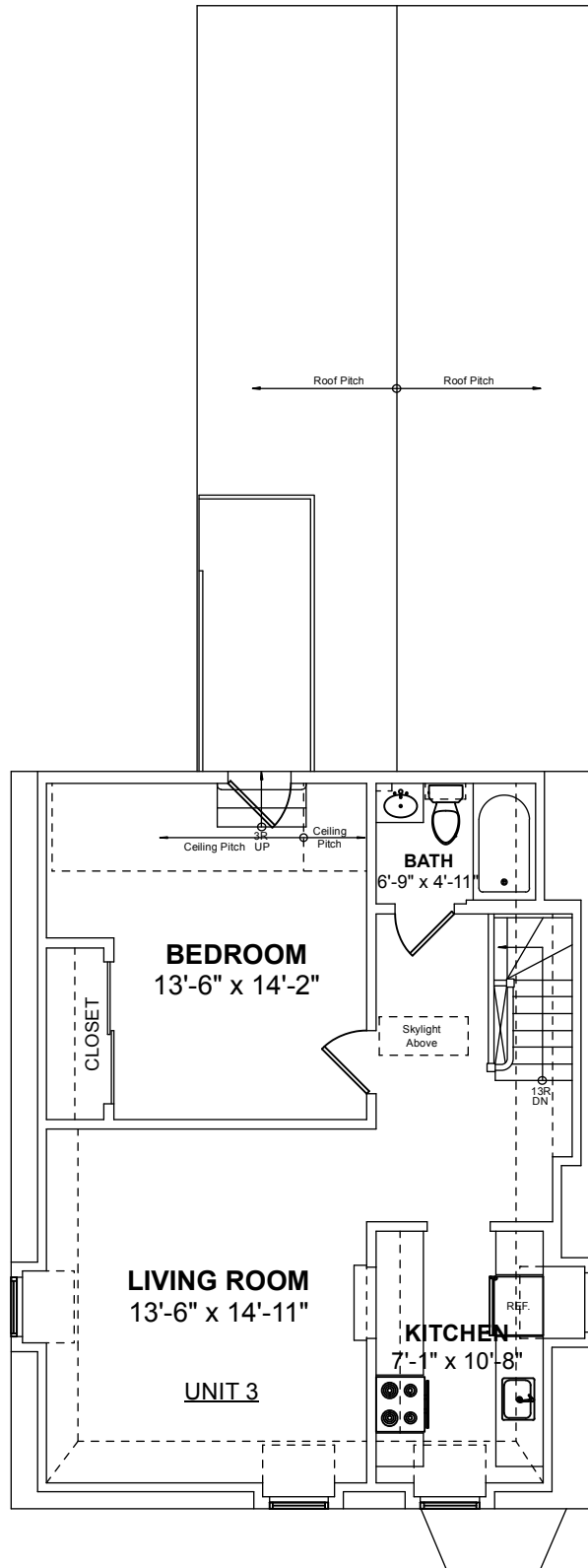


**SECOND FLOOR PLAN**  
Ceiling Height = 7'-10"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			2
JOB NO.	DATE: SEPTEMBER 2021	SCALE: 1/8" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>472 CAMBRIDGE STREET</b> CAMBRIDGE, MA	



**THIRD FLOOR PLAN**  
Ceiling Height = 7'-7"



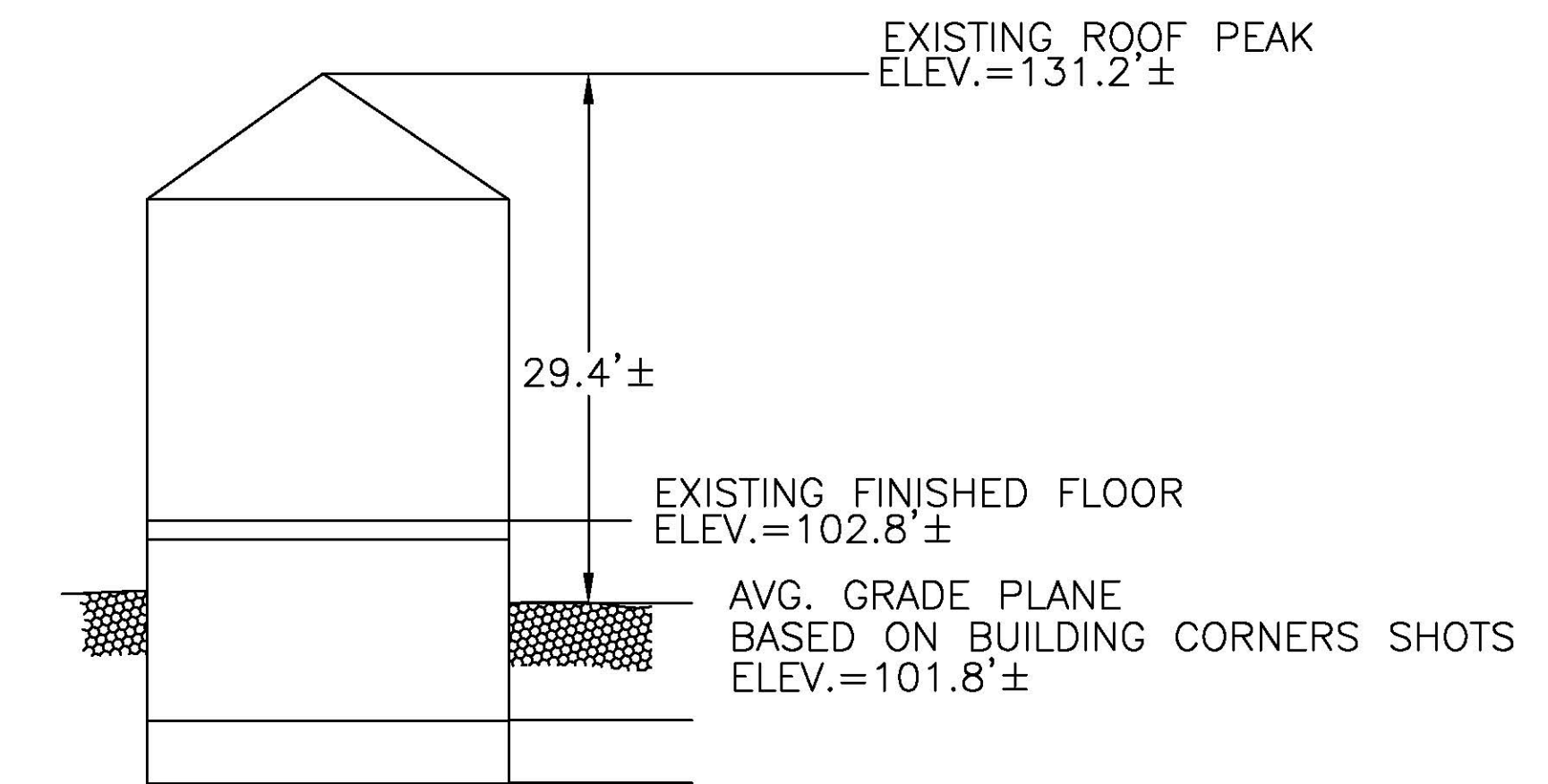
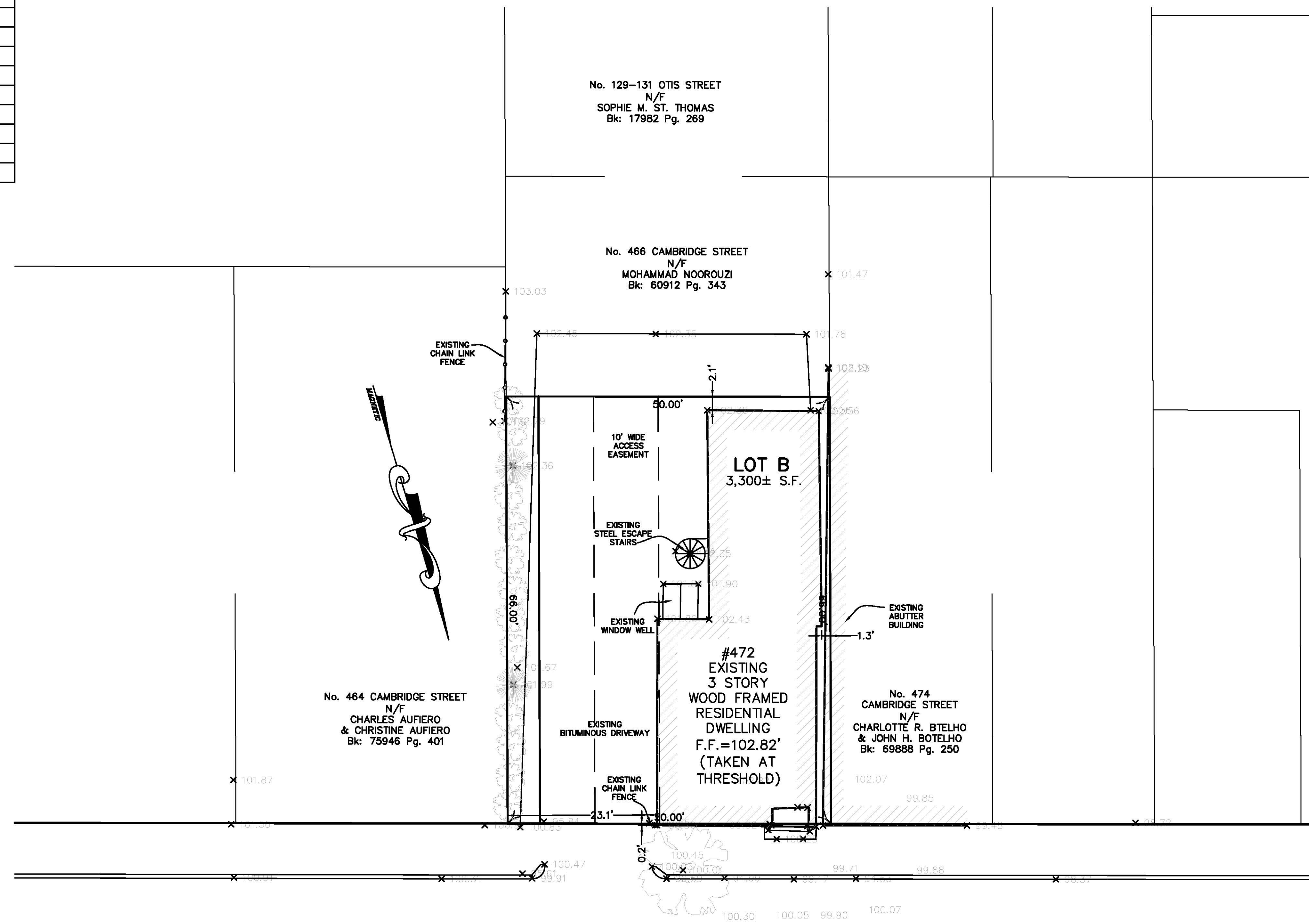
Scale 1/8" = 1'-0"

<b>EXISTING CONDITIONS FLOOR PLANS</b>		
JOB NO.	DATE: SEPTEMBER 2021	SCALE: 1/8" = 1'-0"
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	<b>472 CAMBRIDGE STREET</b> CAMBRIDGE, MA	<b>3</b>

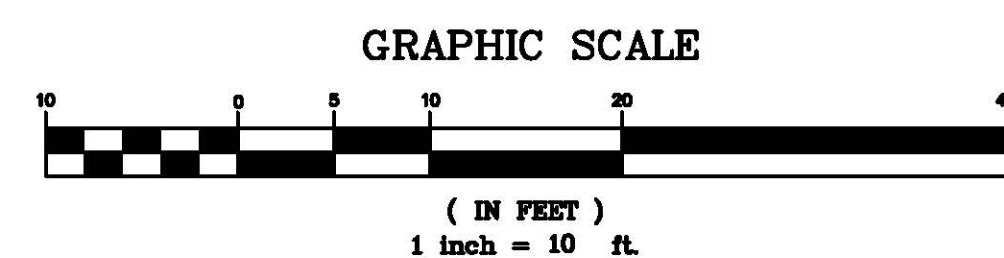
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

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8. ZONING DISTRICT = BUSINESS A



CAMBRIDGE STREET  
(PUBLIC WAY - 66' WIDE)



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SCALE	1"=10'
DATE	10/12/2021
REV	DATE REVISION BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	722 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY:	PJN
CHKD BY:	PJN
APPD BY:	PJN
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1





东北村 DUMPL

TEL: 877-888-8888







8TBT 10



**TOW AWAY  
ZONE**  
ILLEGALLY PARKED AND  
UNLAWFULLY OPERATED VEHICLES  
WILL BE TOWED AT VEHICLE  
OWNER'S EXPENSE.  
24 HOURS A DAY  
7 DAYS A WEEK  
PMA's Towing 877-647-0883







**TOW AWAY ZONE**  
ALL LEGALLY PARKED UNAUTHORIZED VEHICLES WILL BE TOWED AT OWNERS EXPENSE  
24 HOURS A DAY  
7 DAYS A WEEK  
PINE COUNTY 616-831-1111

EMERGENCY  
ARTERY  
NO PARKING  
BUSING REQUIRED  
EMERGENCY

City of Cambridge  
Pay by Phone  
www.cambridge.gov  
www.pay.com  
Zone 2490

2 HR PARKING  
9:00 AM  
TO 5:00 PM  
EXCEPT SUNDAYS  
→

4  
7  
2



**TOW AWAY ZONE**  
VEHICLES PARKED AND  
UNLOCKED AT THIS LOCATION  
WILL BE TOWED AT PERKLE  
AT OWNER'S EXPENSE  
24 HOURS A DAY  
7 DAYS A WEEK  
PH: 800-555-5555

Small orange and white sign on the house's siding.











472 Cambridge Street LLC

843 Massachusetts Ave

Cambridge MA 02139

Dear Board of Zoning,

Thank you for considering to review my request for adding a unit to the current property without any addition or adding square footage to the existence building. We just like to add a kitchen and bathroom to the current apartment and close off the middle door in the unit to create 2 studios for my elderly mother .

We have created green space on the left side on the driveway and we have already 4-5 parking spaces available on site.

Sincerely,

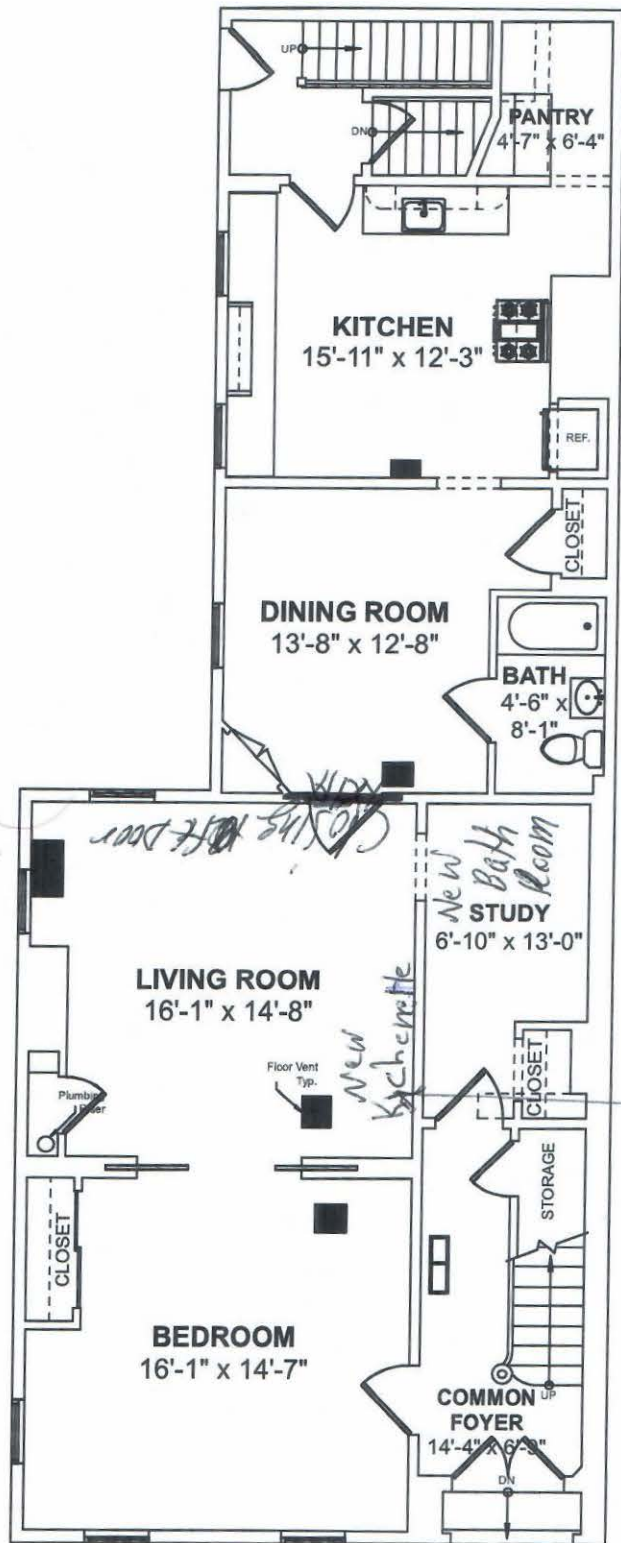
472 Cambridge Street LLC

Mohammad Noorouzi

843 Massachusetts Ave

Cambridge MA 02139

617-921-1373



**UNIT 1 FLOOR PLAN**  
Ceiling Height = 8'-10"

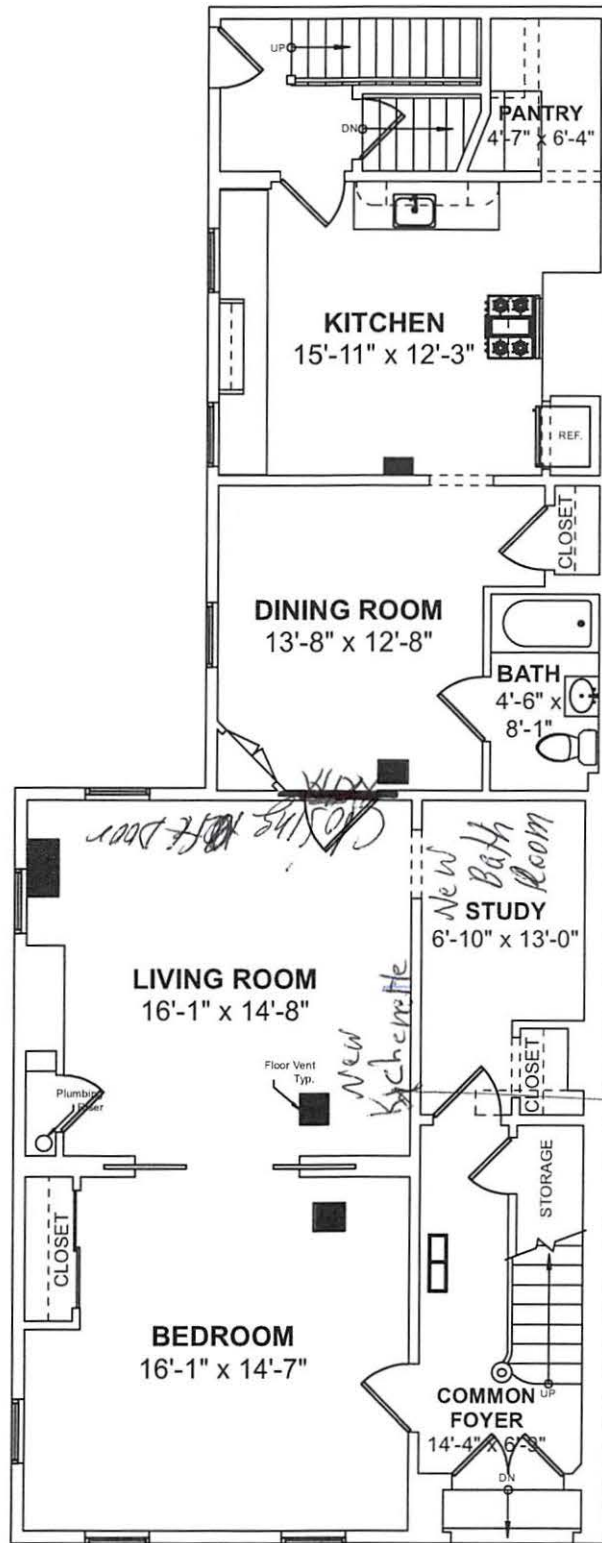


Scale 1/8" = 1'-0"

*Location of the new bathroom*

*Adding a kitchenette*

EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: JUNE 2021	SCALE: 1/8" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>472 CAMBRIDGE STREET, UNIT 1</b> CAMBRIDGE, MA	



Location of the new bathroom

Adding a kitchenette

Proposed changes

**UNIT 1 FLOOR PLAN**  
Ceiling Height = 8'-10"



Scale 1/8" = 1'-0"

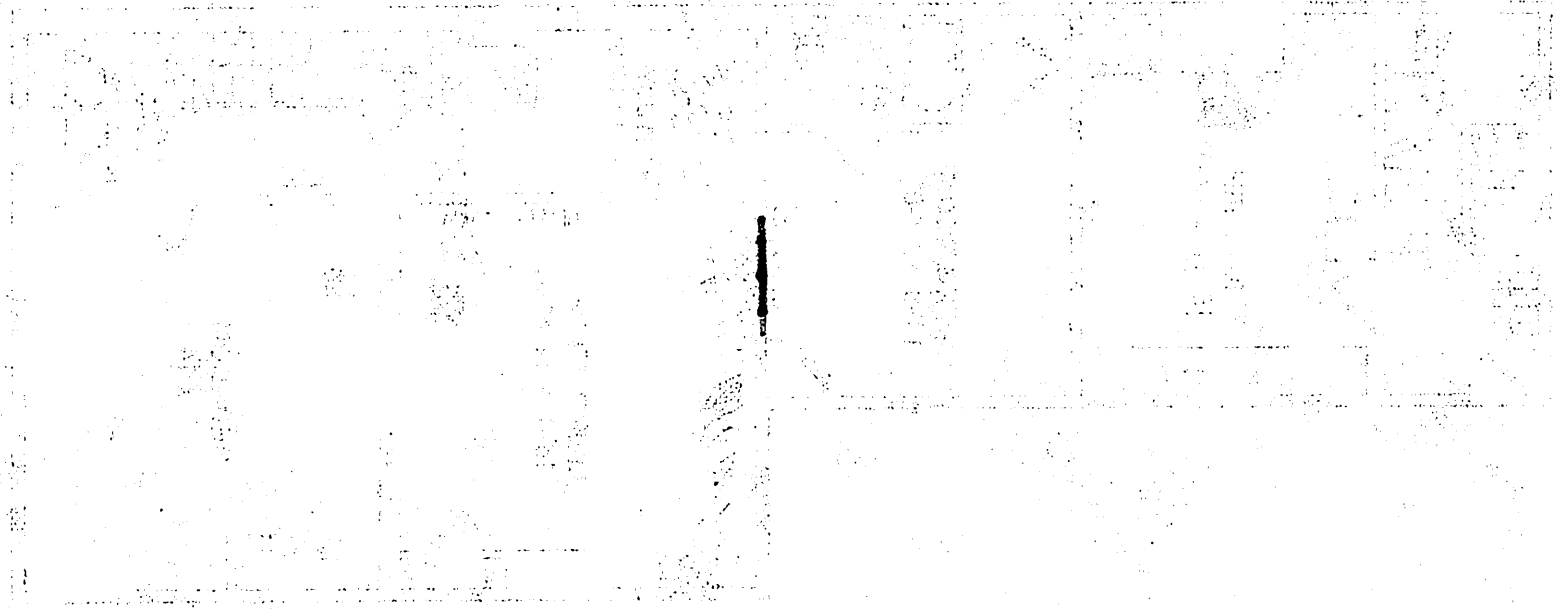
EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: JUNE 2021	SCALE: 1/8" = 1'-0"	
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>472 CAMBRIDGE STREET, UNIT 1</b> CAMBRIDGE, MA	



100-100000  
100-100000  
100-100000

100-100000

100-100000





472 Camb. St.

Petitioner

23-149  
CREAMER, RONALD A., JR.,  
TR. OF RAC REALTY TRUST  
501 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-16  
CAMBRIDGE COMMUNITY HOUSING DEV INC  
C/O HOMEOWNER'S REHAB INC  
280 FRANKLIN ST  
CAMBRIDGE, MA 02139

472 CAMBRIDGE STREET LLC  
C/O MOHAMMAD NOOROUZI  
843 MASS AVENUE  
CAMBRIDGE, MA 02139

23-58  
BOTELHO, CHARLOTTE R. & JOHN H. BOTELHO  
TRS, THE BOTELHO FAM REALTY TR  
474 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-154  
472 CAMBRIDGE STREET LLC  
472 CAMBRIDGE ST  
CAMBRIDGE, MA 02141

23-69  
PIECIUL, BARRY  
127 OTIS ST  
CAMBRIDGE, MA 02141

23-70  
ST. THOMAS, LORRAINE &  
BARBARA KLUCHNICK, TRUSTEES  
131 OTIS ST  
CAMBRIDGE, MA 02141

23-151  
SALIBA, SHUKRI & ESTEPHEN SALIBA  
133 OTIS ST  
CAMBRIDGE, MA 02141

23-152  
TRATZ, ANDREW ROBERT & MA-LUNG CHEN  
TRS, 2010 TRATZ CHEN REV TR  
633 TRAPELO RD., SUITE 202  
WALTHAM, MA 02452

23-155  
466 CAMBRIDGE STREET LLC  
466 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

23-60  
PACHECO 462 CAMBRIDGE STREET LLC  
54 LARCHWOOD DR  
CAMBRIDGE, MA 02138

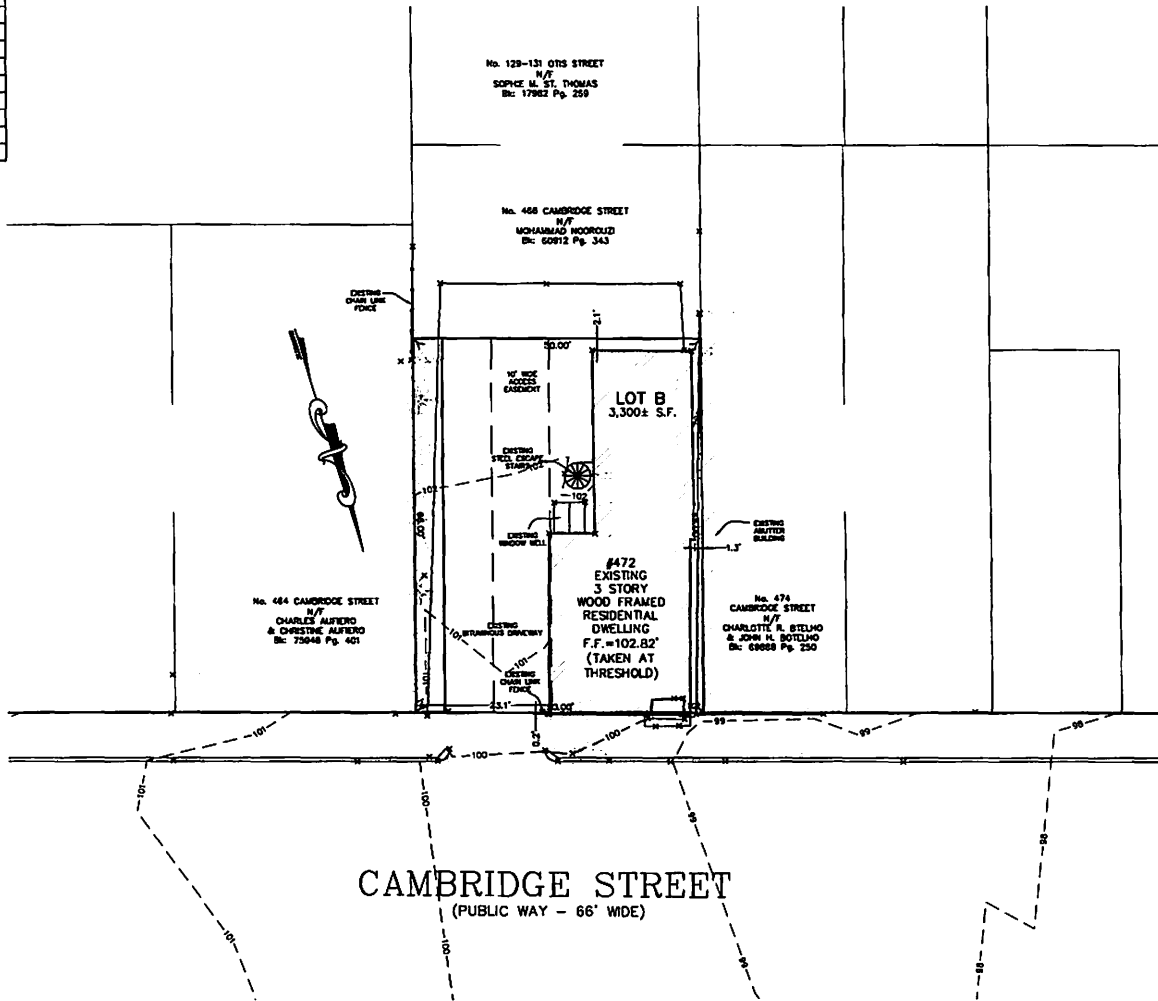
23-17  
465-471 CAMBRIDGE ST LLC  
228 PARK AVE S PMB 35567  
NEW YORK, NY 10003-1502

23-61  
EGIDIO, JOSEPH A., JR. & CAROL A. EGIDIO TRS  
448 CAMBRIDGE REALTY TRUST  
29 ROSEMARY AVE  
WAKEFIELD, MA 01880

23-57  
WONG, ROBIN & FUN FONG WONG,  
TRUSTEES THE WONG FAMILY TRUST  
32 MELVILLE AVE  
NEWTON, MA 02460

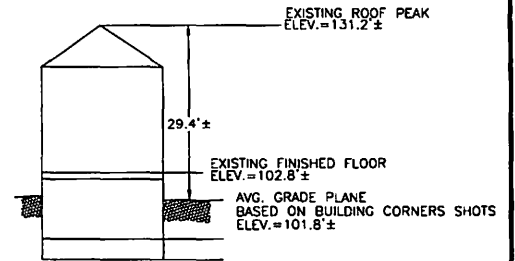
**EXISTING LEGEND**

—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
—	UTILITY POLE
⊙	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊙	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (LAMP)
—	CONTOUR LINE (NWP)
x	SPOT GRADE
⊙	DRAIN MANHOLE
—	HYDRANT
—	TREE



**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9-08-2021.
2. DEED REFERENCE BOOK 60912 PAGE 348, PLAN REFERENCE: PLAN 1269 OF 2006, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = BUSINESS A



**EXISTING PROFILE**  
NOT TO SCALE



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 ALL RIGHTS RESERVED

SCALE	1"=50'
DATE	09/11/2021
REVISION	
BY	
PLAN NO.	742 CAMBRIDGE STREET
1 OF 1	CAMBRIDGE
PROJECT	MASSACHUSETTS
DRAWN BY	PLOT PLAN
CHECK BY	OF LAND
APPD BY	
PUN	
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/ENR. ENGINEERING CONSULTANTS 627 CAMBRIDGE STREET, SUITE 103 BOSTON MA 02115 PHONE: 617 851 7478/617 792 1533 FAX: 617 382 5881 EMAIL: pnolan@pnosurveyors.com	



SHEET NO.  
**1**