



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 AUG -7 PM 1:22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 281576

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Manuel Barros

PETITIONER'S ADDRESS: 4 Marion St, Cambridge, MA 02141

LOCATION OF PROPERTY: ⁷³¹ 723 Cambridge St, Cambridge, MA

TYPE OF OCCUPANCY: commercial & Residential **ZONING DISTRICT:** Business A Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a 2-story addition to an existing 3-story building with 4 floors being used as a hotel violating gross floor area and setbacks. Reduction of bike parking and loading zone.

To change from a residential use to hotel use.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.80 (Required Amount of Loading Facilities).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 4.000 Section: 4.31.i.2 (Table of Use Regulations).
- Article: 10.000 Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Manuel Barros

(Print Name)

Address:
Tel. No.

(617) 694-1354

16176941354

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 Manuel Barros
(OWNER)

Address: 4 Marion Street Cambridge, Ma.

State that I/We own the property located at 723-731 Cambridge Street which is the subject of this zoning application.

The record title of this property is in the name of Manuel Barros Realty Trust

*Pursuant to a deed of duly recorded in the date 7-12-1991, Middlesex South County Registry of Deeds at Book 21283, Page 117; or Middlesex Registry District of Land Court, Certificate No. _____ Book 21283 Page 117.

[Signature]
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 MANUEL BARROS personally appeared before me, this 17th of JULY, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires JANUARY 3, 2025 (Notary Seal)

Vincent J. Panico
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 3, 2025

Vincent J. Panico
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 3, 2025

• If ownership is by court order, 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:
- Cambridge redevelopment authority had power of eminent domain, and they seized land from the rear of this building requiring us to build on a smaller lot. The topography was difficult.
- 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:
- Land was taken away by eminent domain by the Cambridge redevelopment authority
- 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:
- Building would bring foot traffic to the business in the area, and create higher value for adjacent buildings.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The proposed building and use aligns with the characteristics of a busy thoroughfare, and does degrade from adjacent parcels

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

BZA Application Form

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 723 Cambridge St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Project will meet with what is feasibly possible

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:

St is already congested and busy. It would not bring additional traffic

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:

Adjacent properties would not be impacted by the proposed building

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:

The proposed building would maintain the existing structure that has been there since 1987

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:

The proposed building would not impact the quiet enjoyment of the neighborhood

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Manuel Barros
Location: 723 Cambridge St., Cambridge, MA
Phone: 16176941354

Present Use/Occupancy: commercial & Residential
Zone: Business A Zone
Requested Use/Occupancy: Commercial & Hotel

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		10,960	20,717	2,351	(max.)
LOT AREA:		4123	4123	na	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		2.63	5.02	1/1.75 (.57)	
LOT AREA OF EACH DWELLING UNIT		na	na	na	
SIZE OF LOT:	WIDTH	62	62	na	
	DEPTH	59	59	na	
SETBACKS IN FEET:	FRONT	0	0	0	
	REAR	0	0	19	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
SIZE OF BUILDING:	HEIGHT	33	67	45	
	WIDTH	62	62	na	
	LENGTH	59	59	na	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	0	na	
NO. OF DWELLING UNITS:		8	0	na	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	1	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	na	

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

brick buildings adjacent

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'.



MARION ST ELEVATION



PARKING LOT ELEVATION



CAMBRIDGE ST ELEVATION



VIEW DOWN CAMBRIDGE ST



AERIAL VIEW

725-731 CAMBRIDGE ST

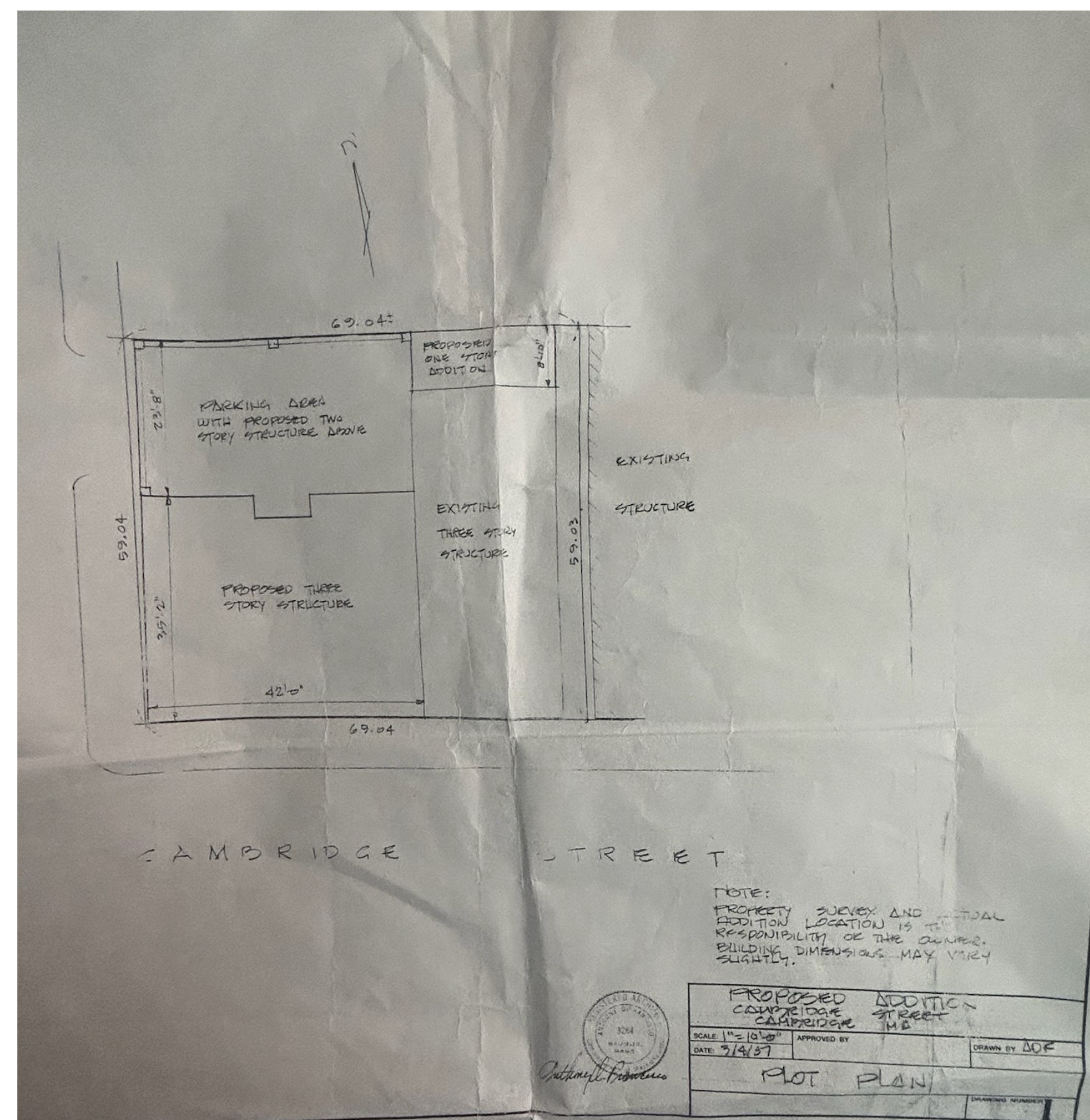
SITE

SCALE PROJECT # DATE ISSUED
2024.01 2024-07-26

A001



1 AERIAL IMAGE
1/8" = 1'-0"



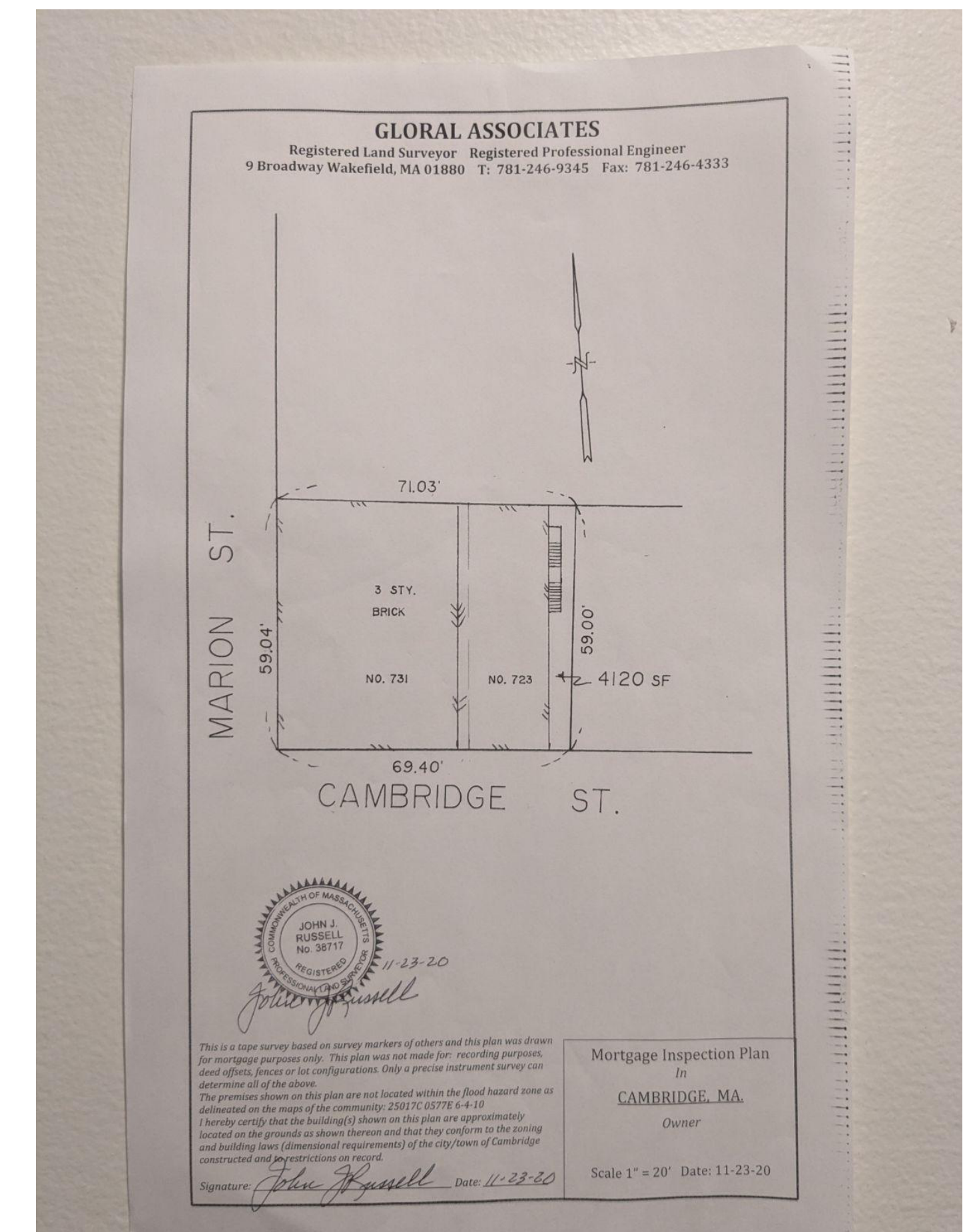
PLOT PLAN

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 Manuel Barros (OWNER)
 Address: 4 Marion Street Cambridge, Ma.
 State that I/We own the property located at 725-731 Cambridge Street which is the subject of this zoning application.
 The record title of this property is in the name of Manuel Barros Realty Trust
 *Pursuant to a deed of duly recorded in the date 7-12-1997 Middlesex South County Registry of Deeds at Book 21283, Page 117; or Middlesex Registry District of Land Court, Certificate No. 21281 Page 117
 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 MANUEL BARROS personally appeared before me, this 17th of JULY, 2024, and made oath that the above statement is true.
 My commission expires JANUARY 3, 2025
 Notary
 Vincent J. Panico
 Notary Public in the Commonwealth of Massachusetts
 (ATTACHMENT 2 - PAGE 3)

OWNERSHIP INFORMATION



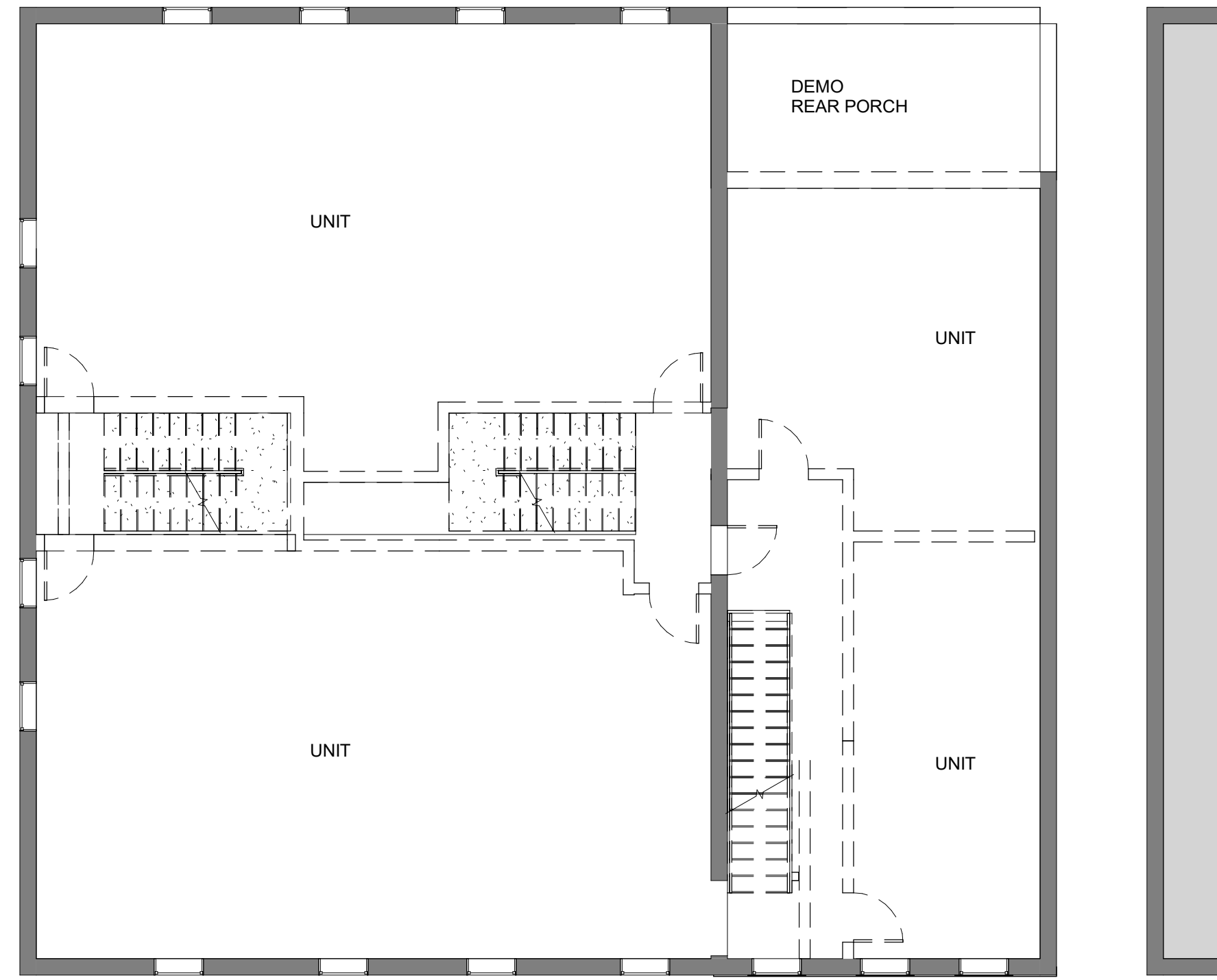
SURVEY

725-731 CAMBRIDGE ST

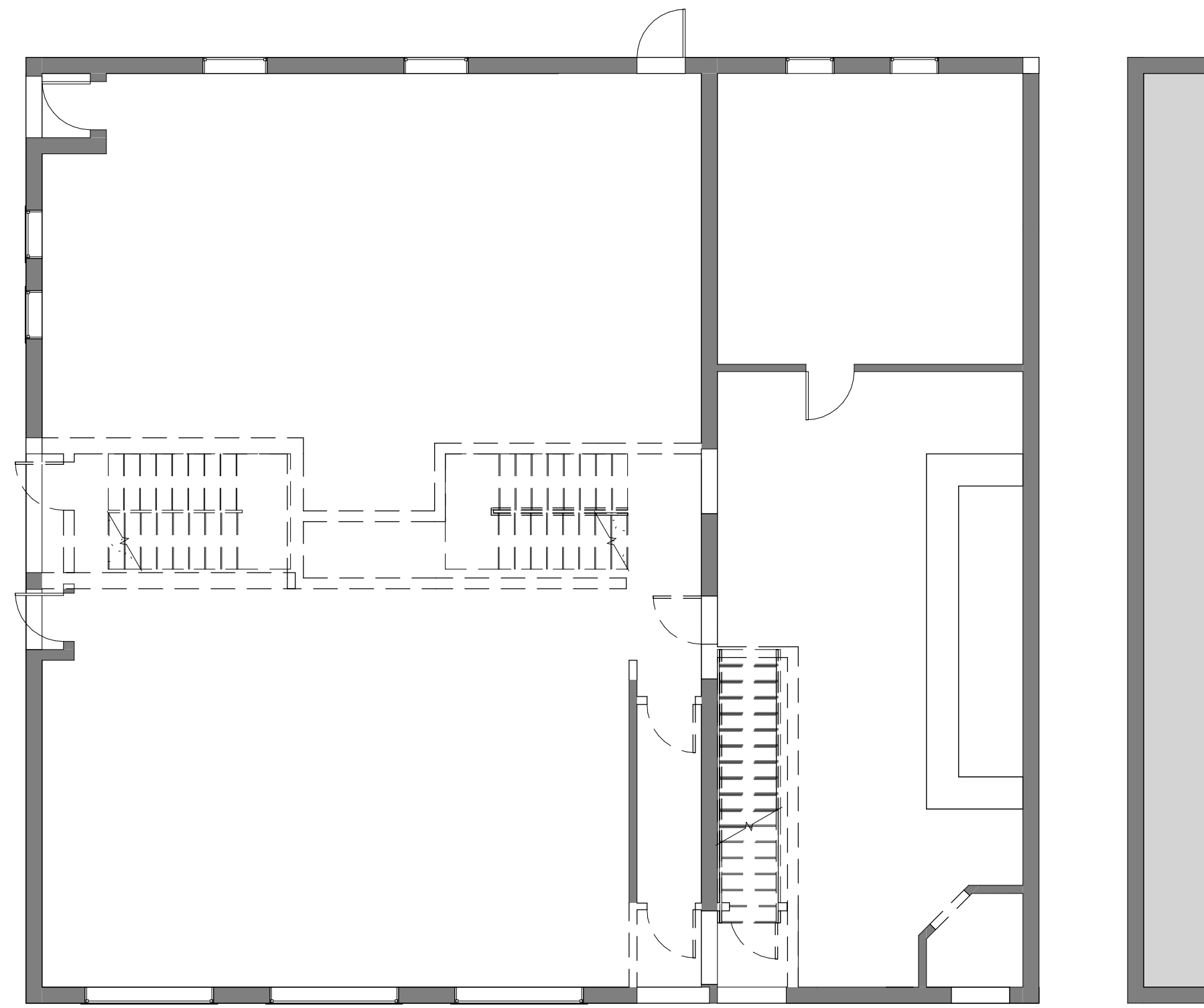
SITE

SCALE 1/16" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

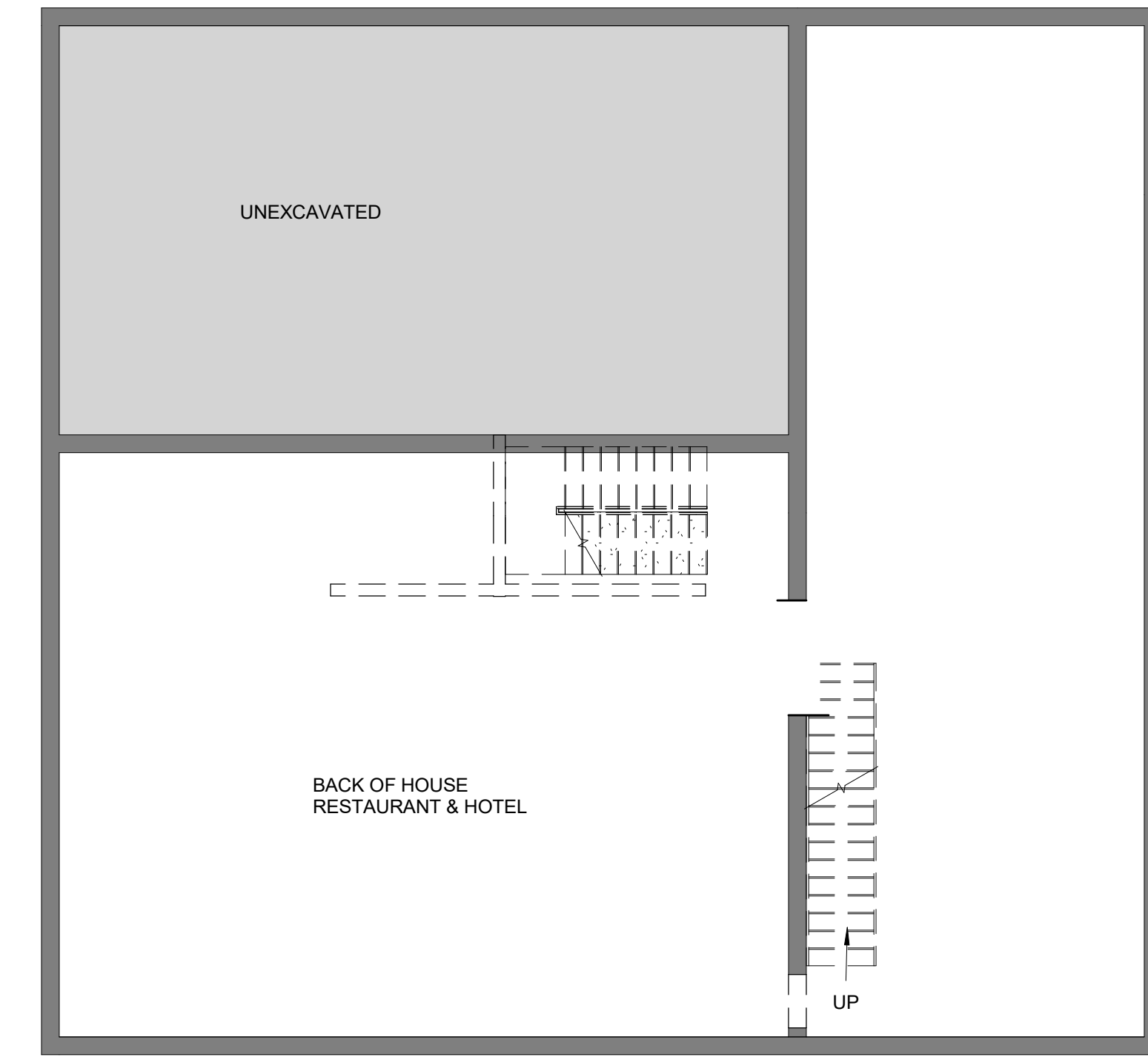
A002



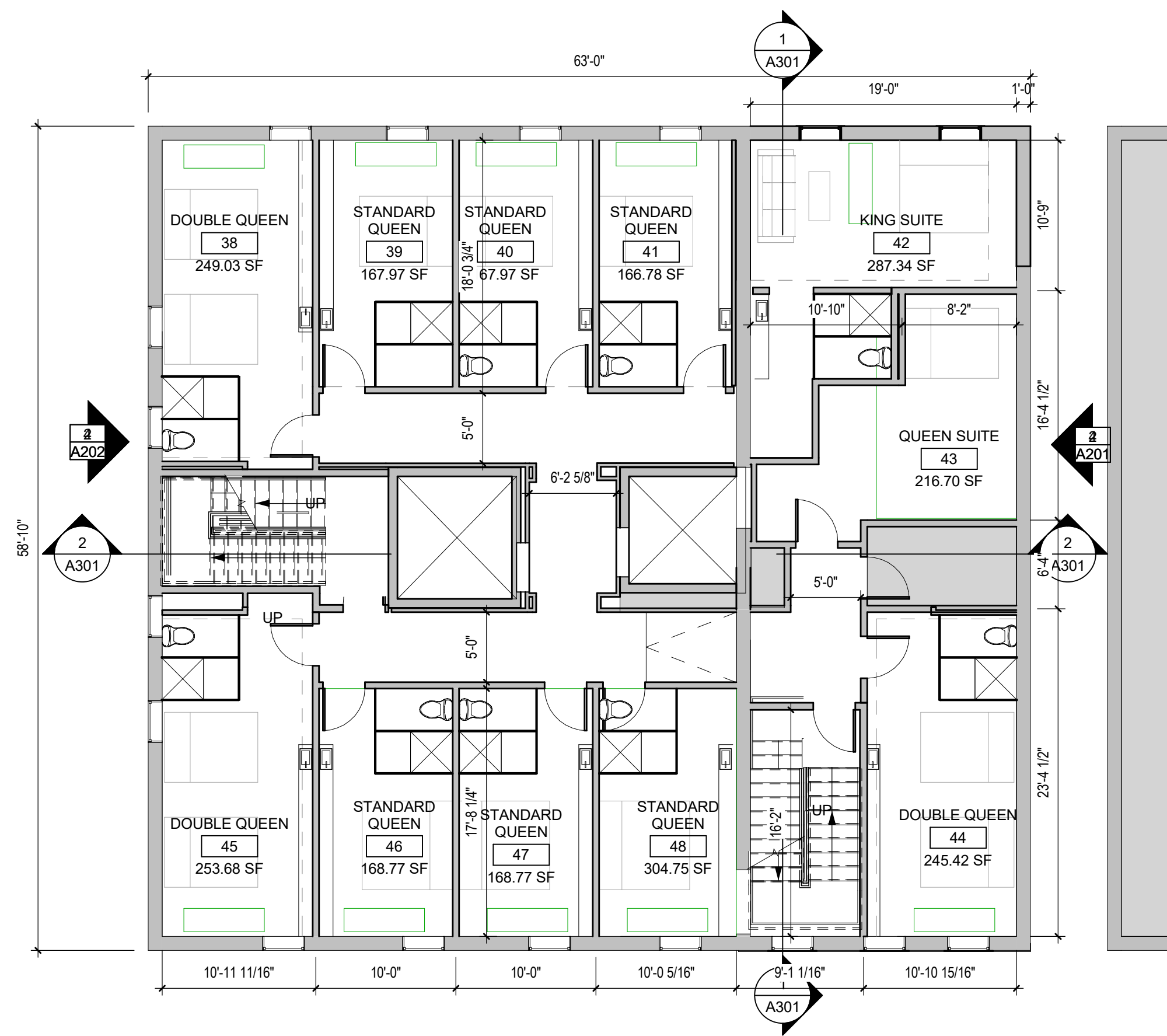
2D LEVEL 2 - DEMOLITION PLAN
1/8" = 1'-0"



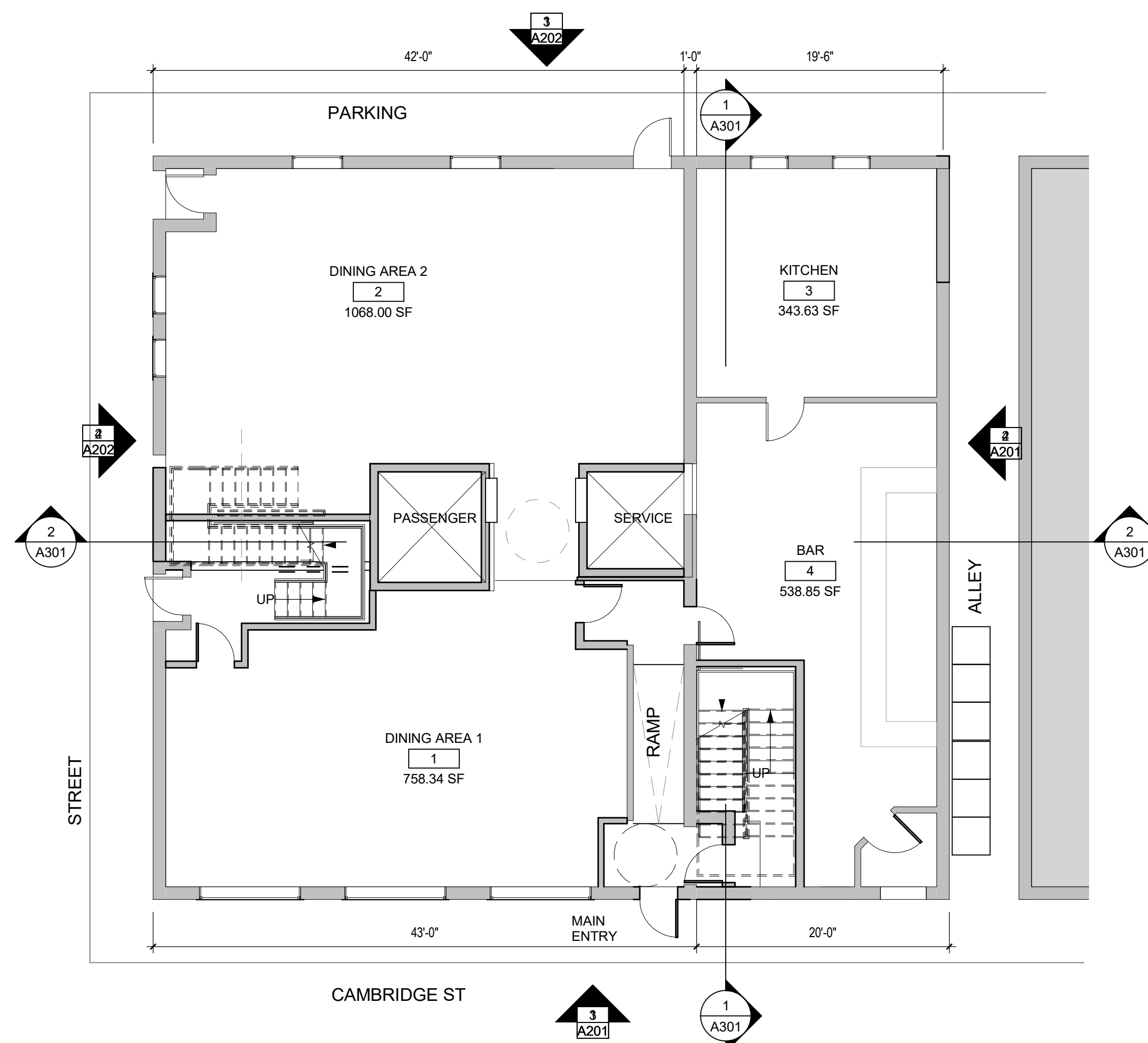
1D LEVEL 1 DEMOLITION PLAN
1/8" = 1'-0"



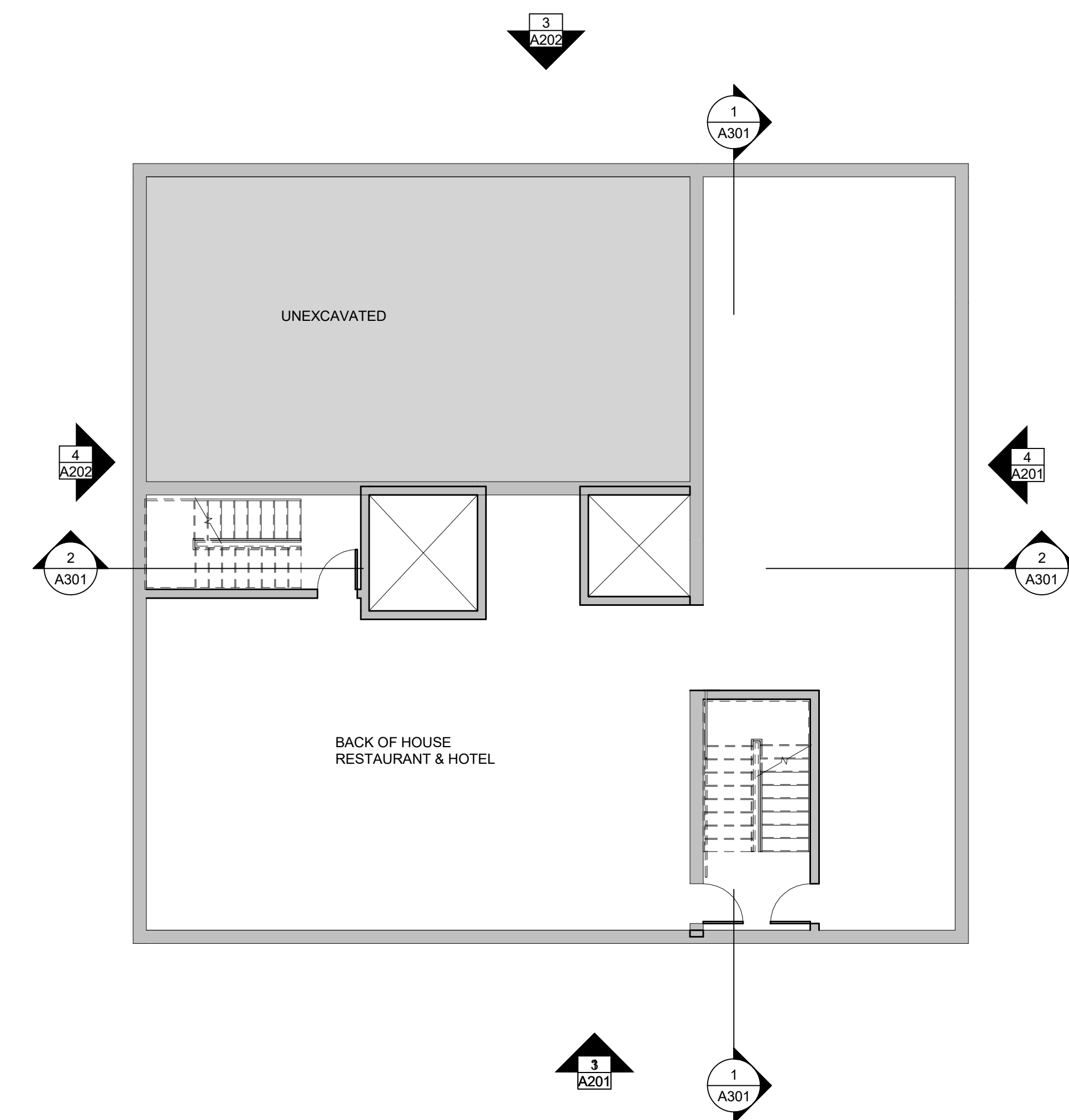
BD BASEMENT - DEMOLITION PLAN
1/8" = 1'-0"



2 LEVEL 2 - PROPOSED
1/8" = 1'-0"



1 LEVEL 1 - PROPOSED
1/8" = 1'-0"



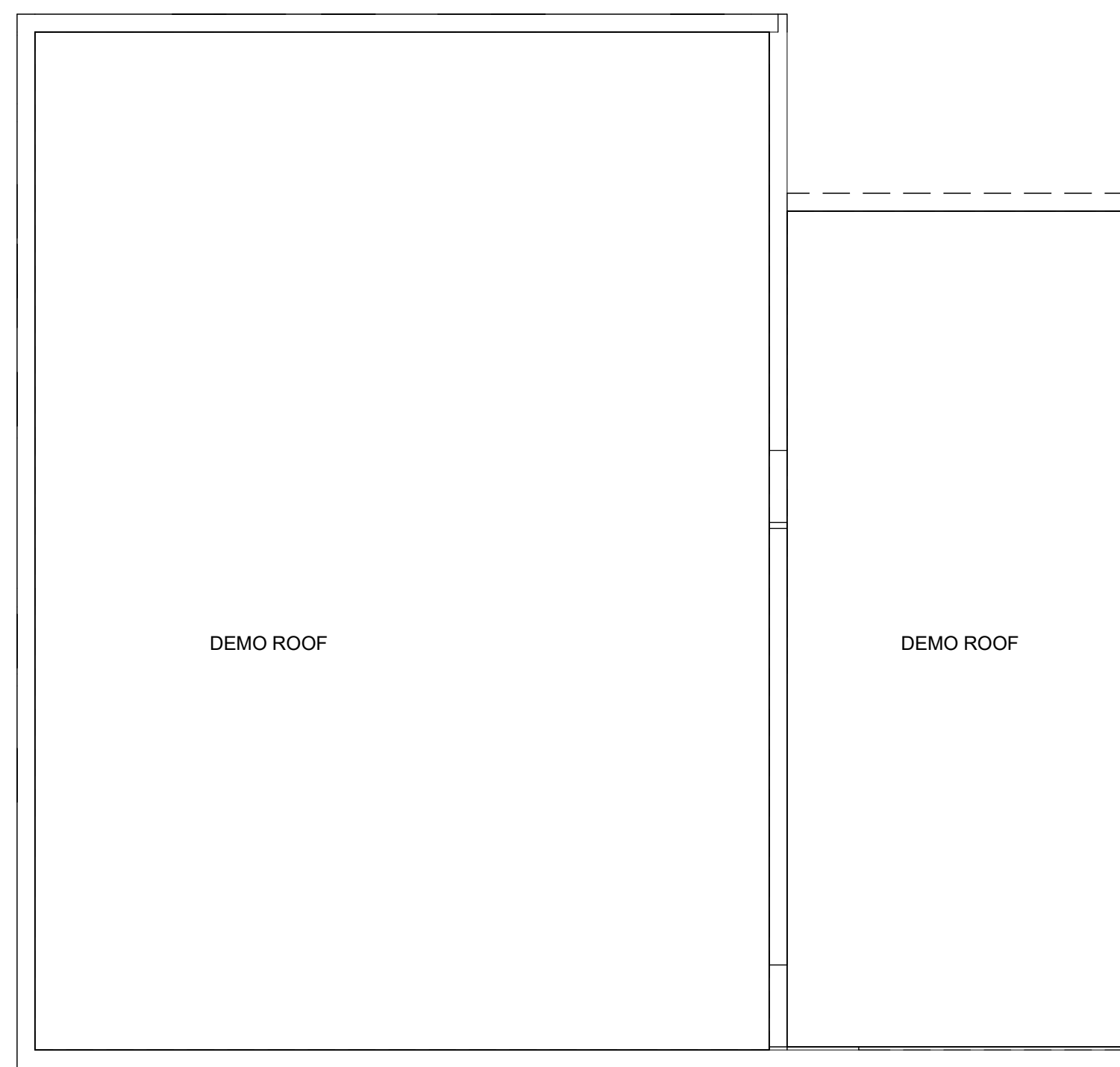
B BASEMENT - PROPOSED
1/8" = 1'-0"

725-731 CAMBRIDGE ST

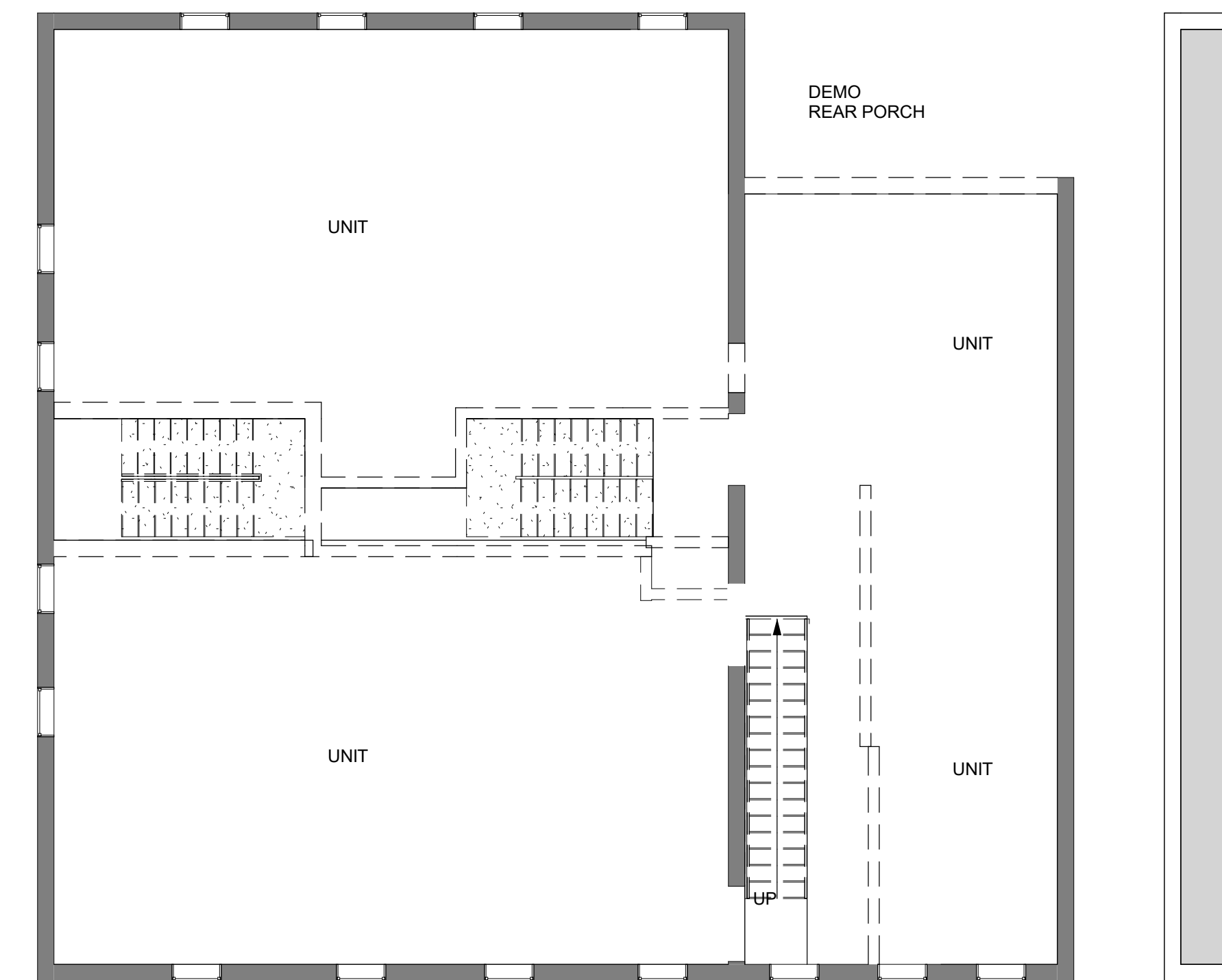
BASEMENT, 1ST, 2ND FLOOR PLANS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

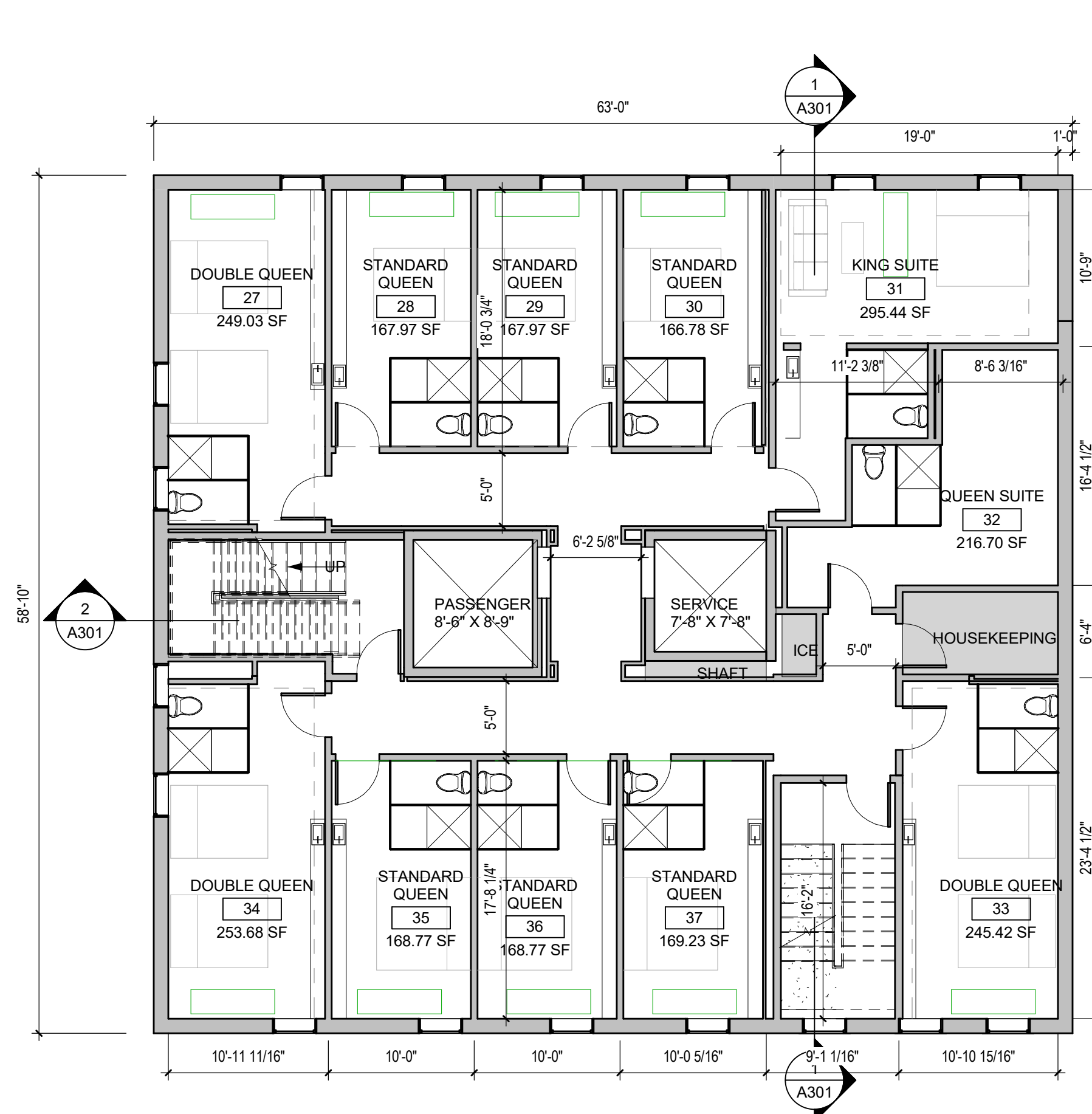
A101



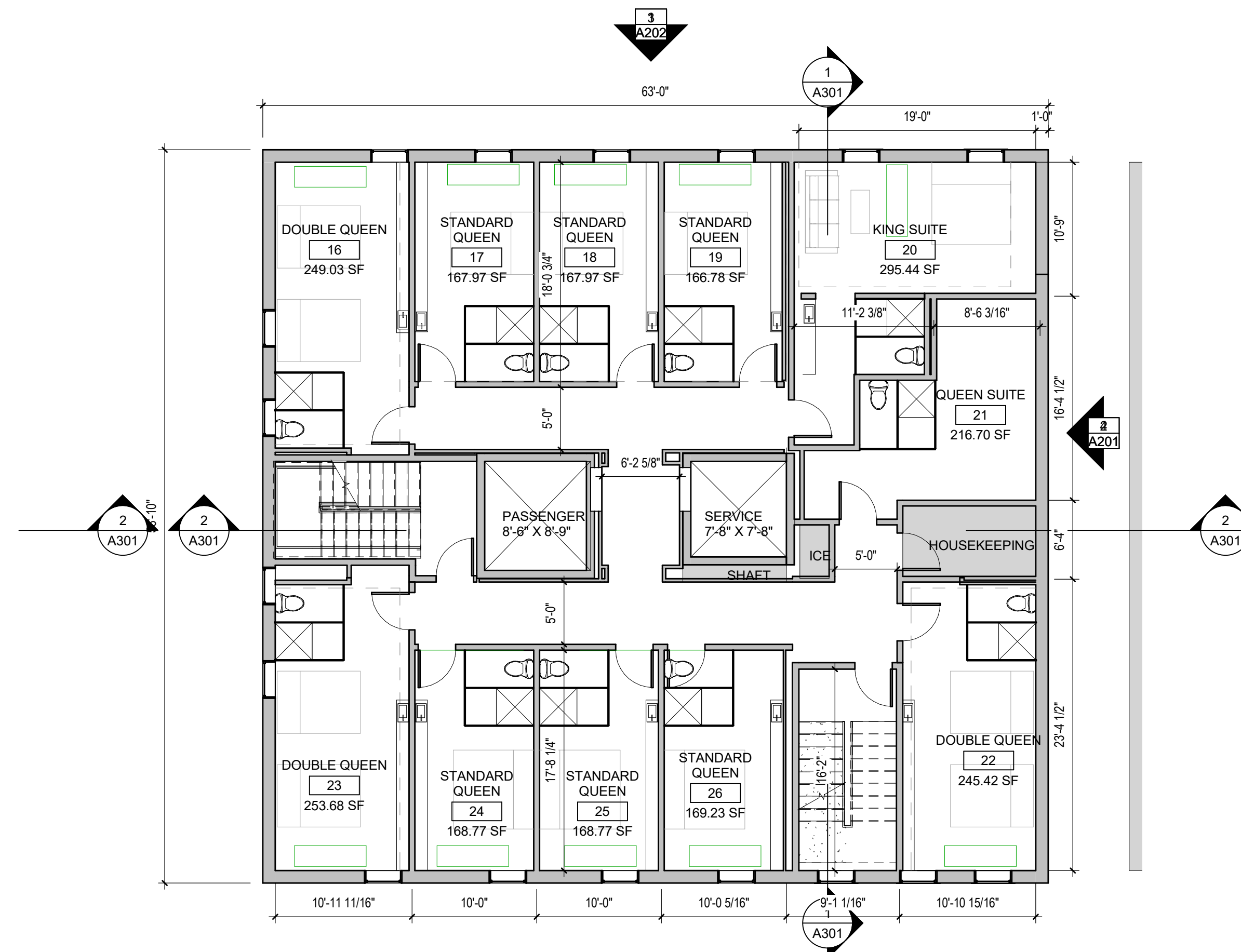
4D ROOF - DEMOLITION PLAN
1/8" = 1'-0"



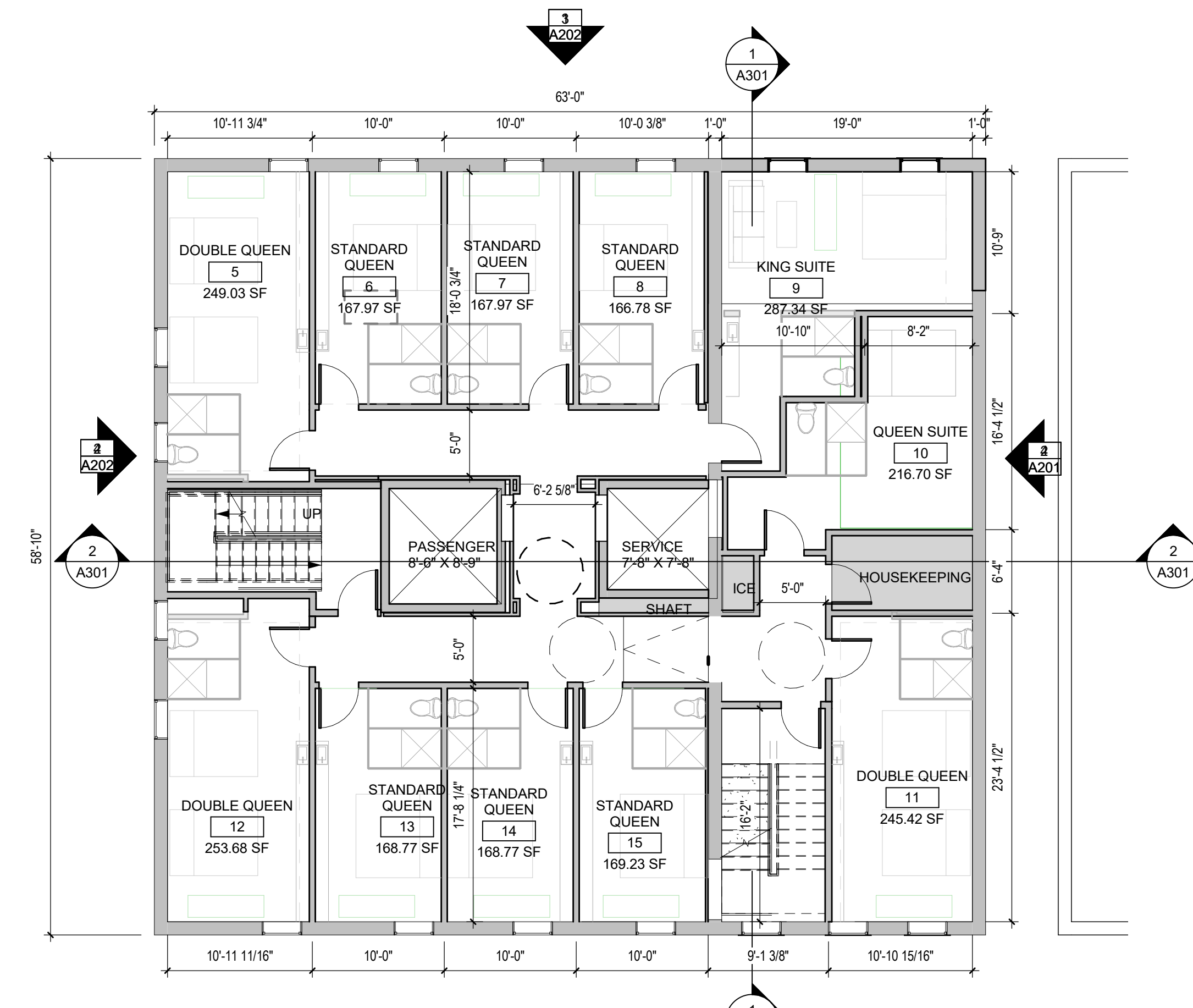
3D LEVEL 3 - DEMOLITION PLAN
1/8" = 1'-0"



5 LEVEL 5 - PROPOSED
1/8" = 1'-0"



4 LEVEL 4 - PROPOSED
1/8" = 1'-0"



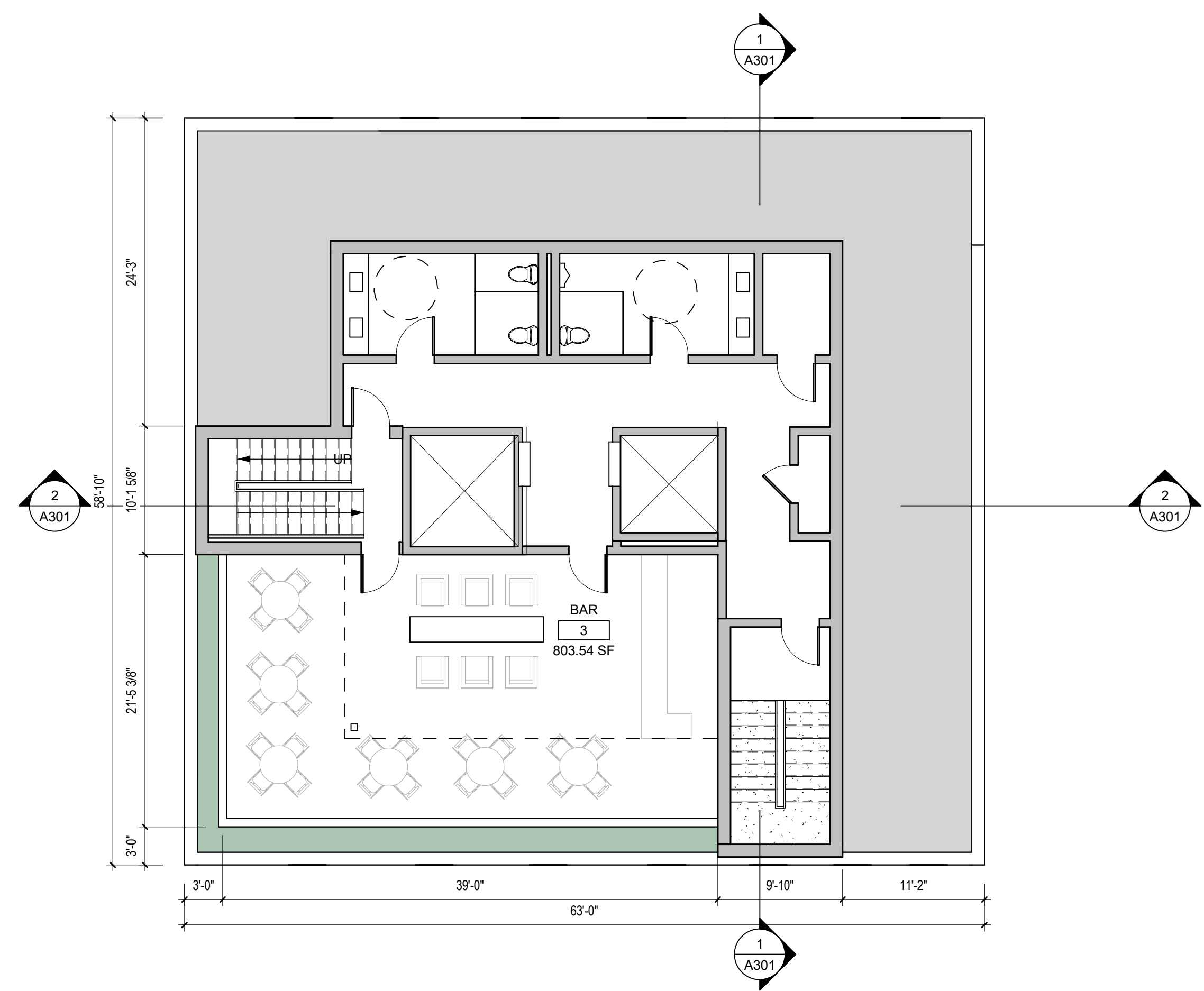
3 LEVEL 3 - PROPOSED
1/8" = 1'-0"

725-731 CAMBRIDGE ST

3RD, 4TH, 5TH FLOOR PLANS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

A102



725-731 CAMBRIDGE ST

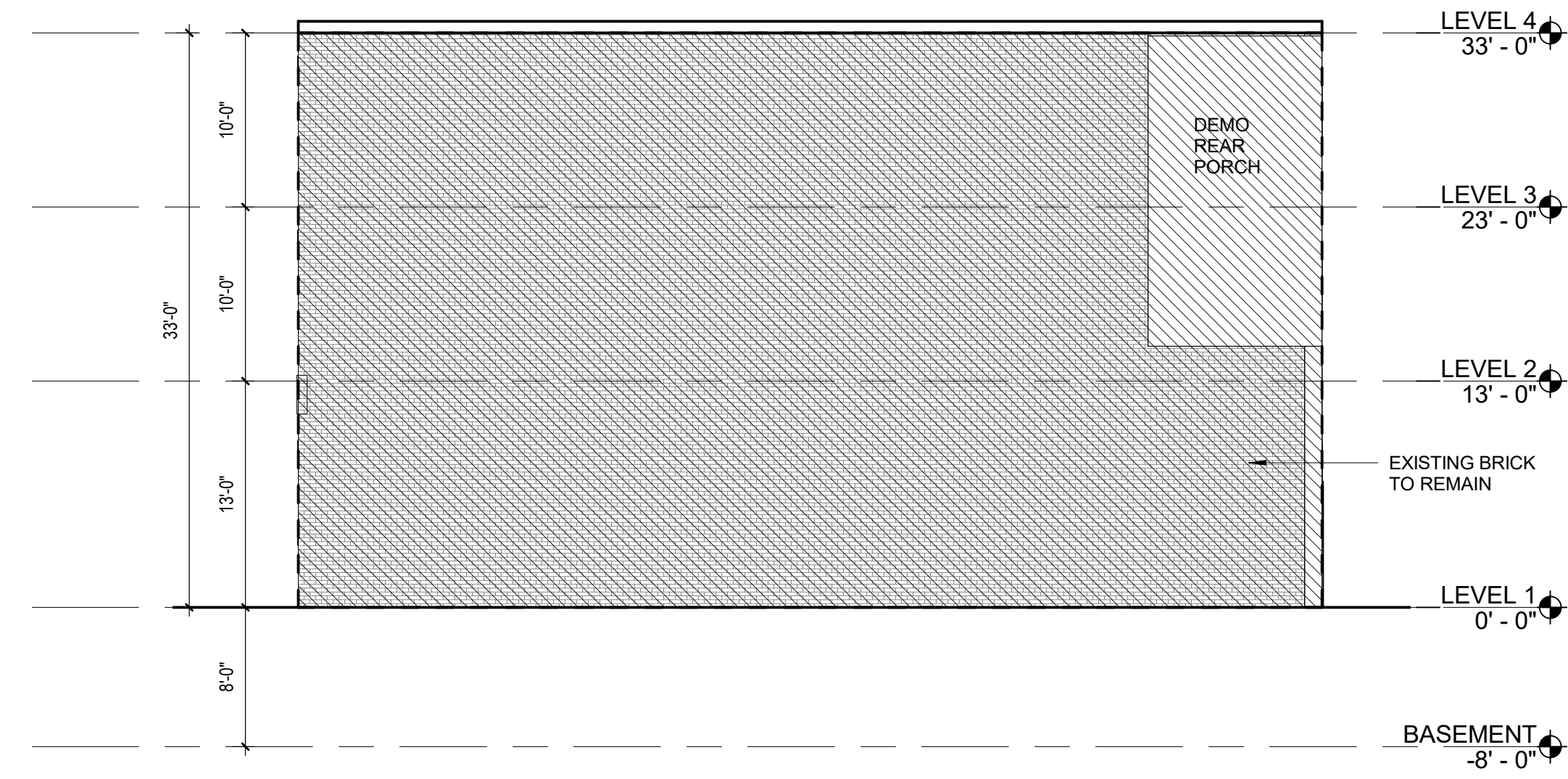
ROOF PROPOSED

1 ROOF - PROPOSED
1/8" = 1'-0"

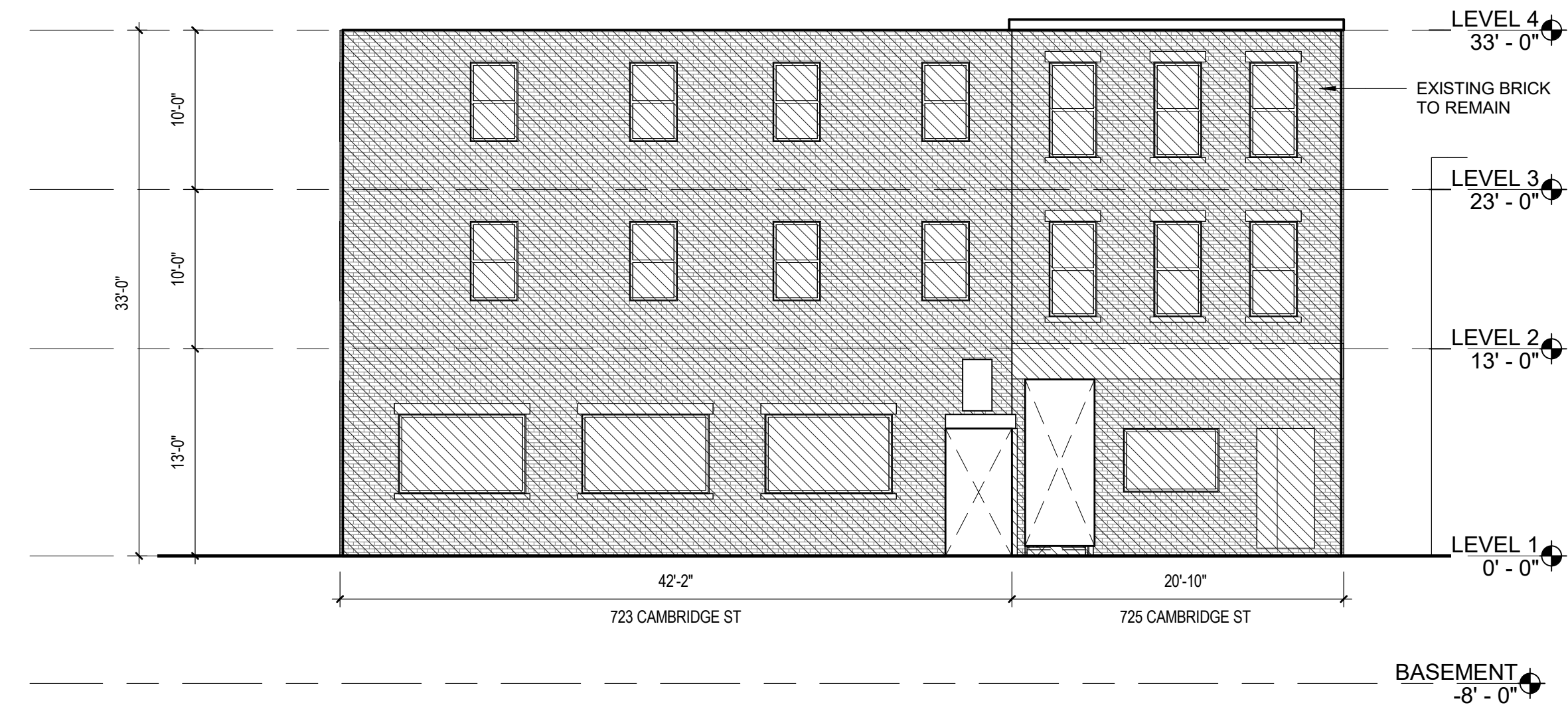
SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

A103

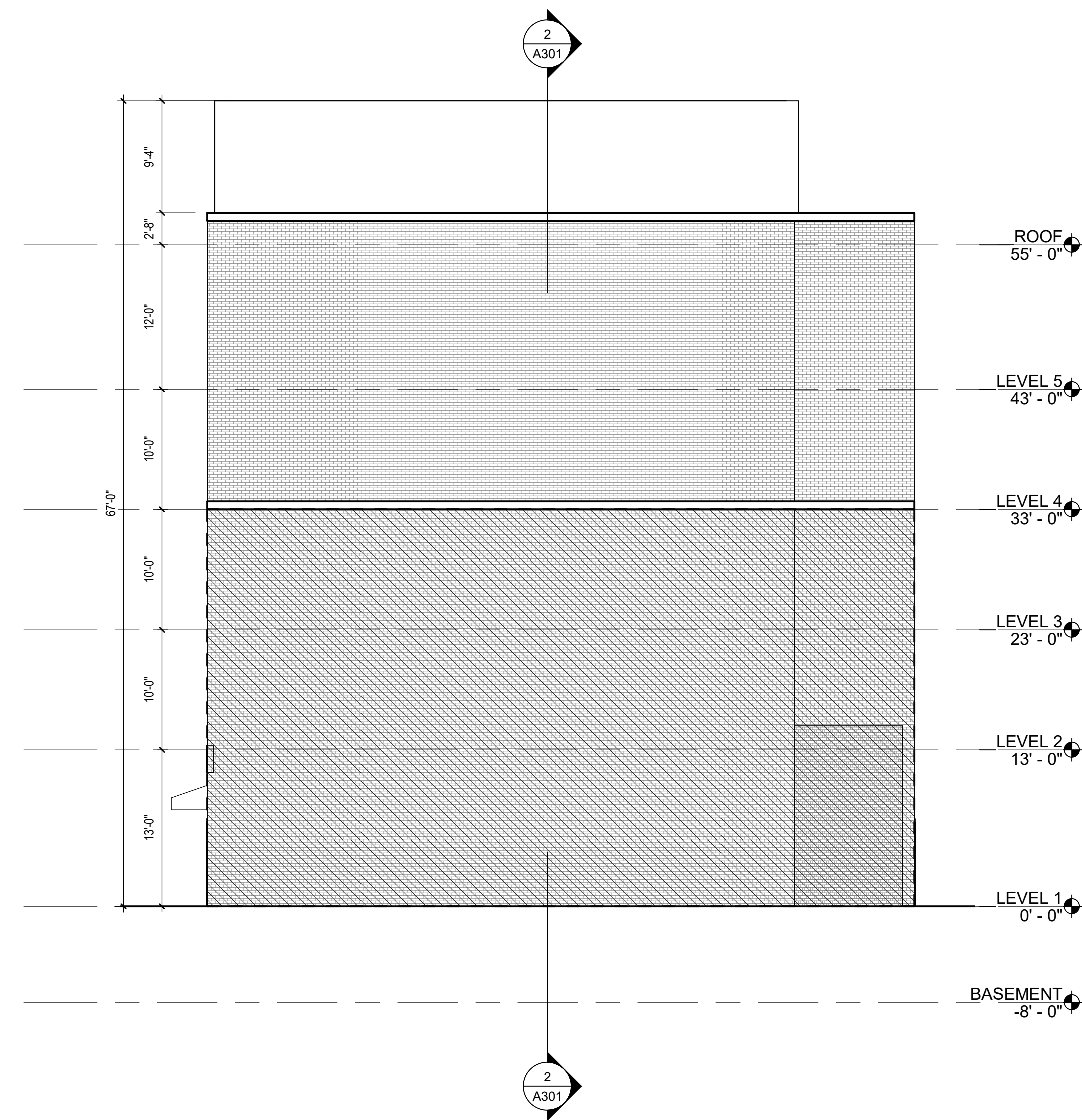
7/20/2024 8:38:03 AM



4 EAST ELEVATION - DEMOLITION
1/8" = 1'-0"



3 SOUTH ELEVATION - DEMOLITION
1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



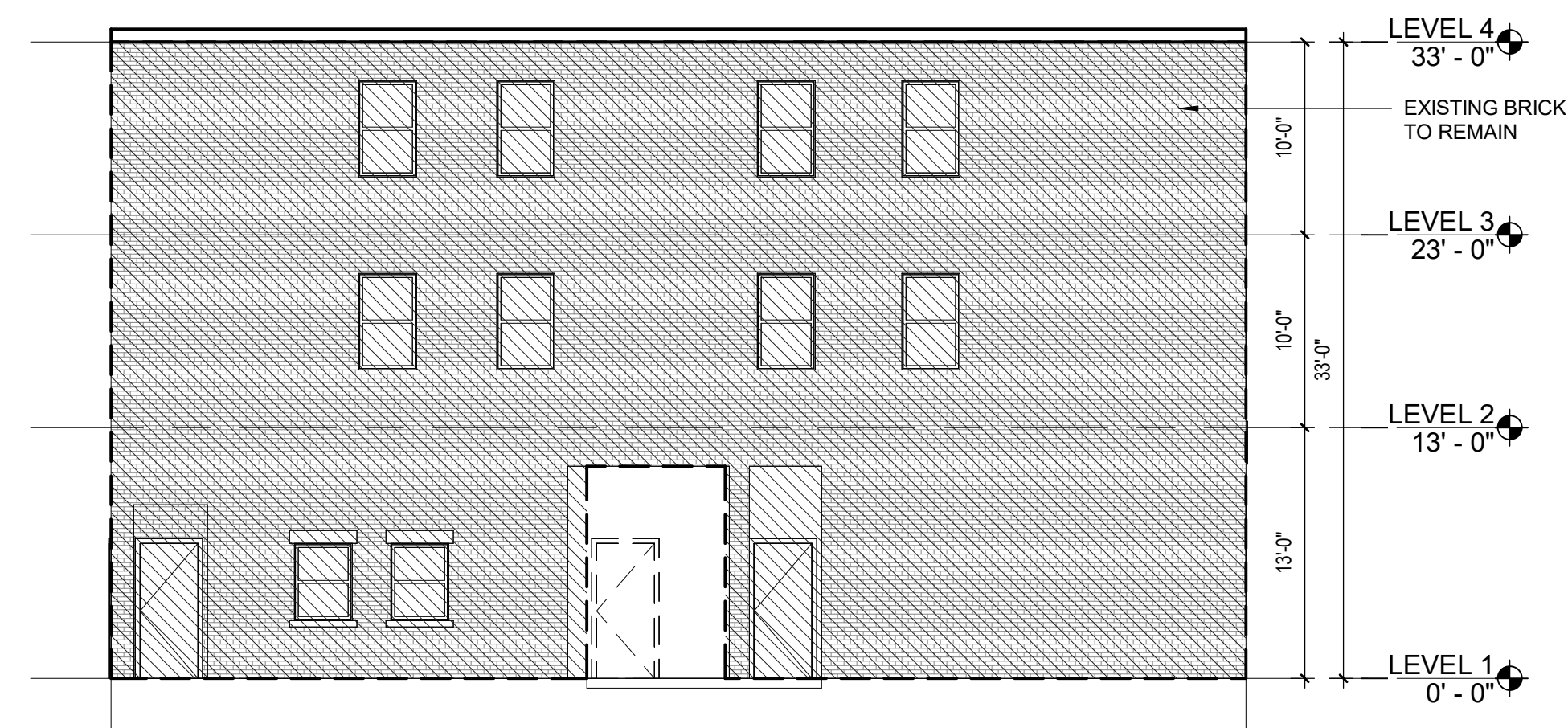
1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

725-731 CAMBRIDGE ST

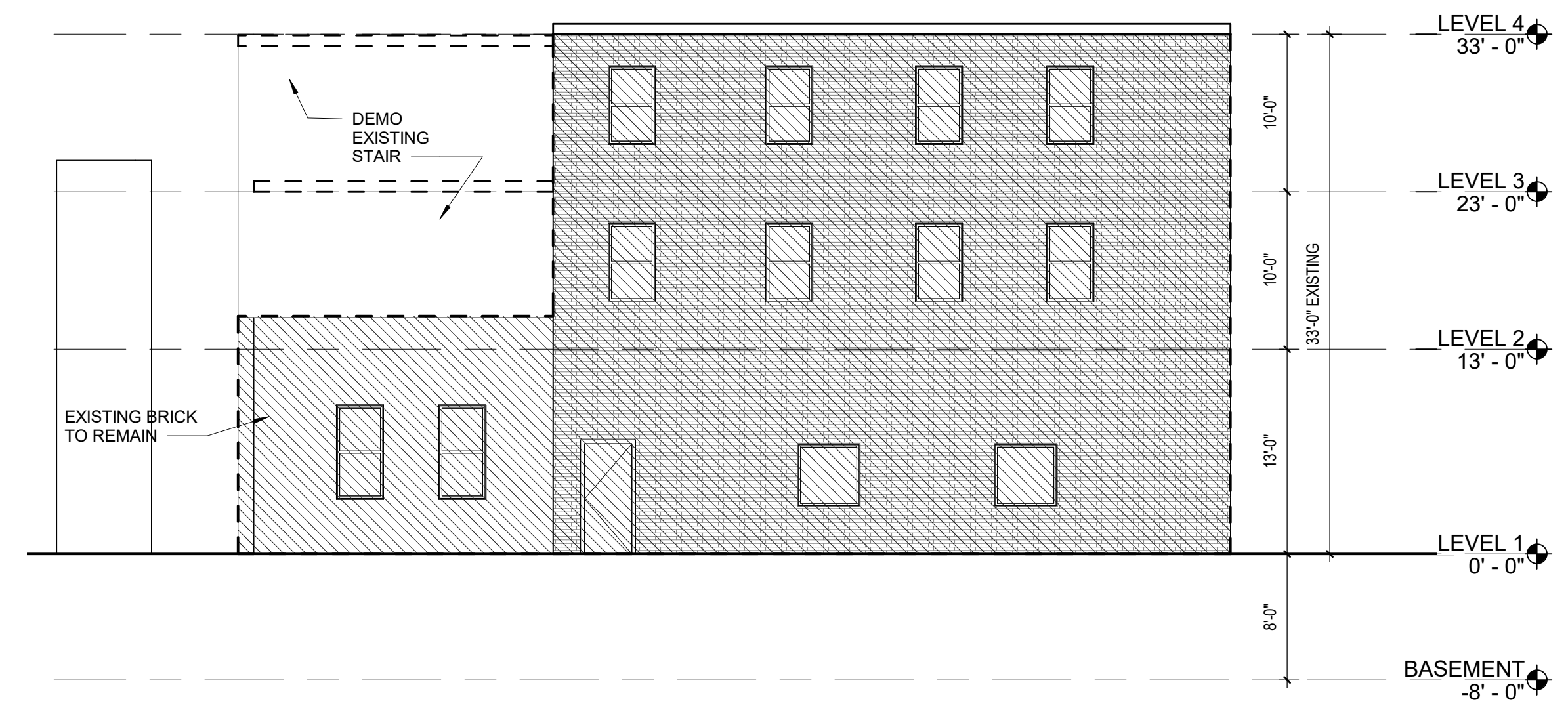
BUILDING ELEVATIONS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

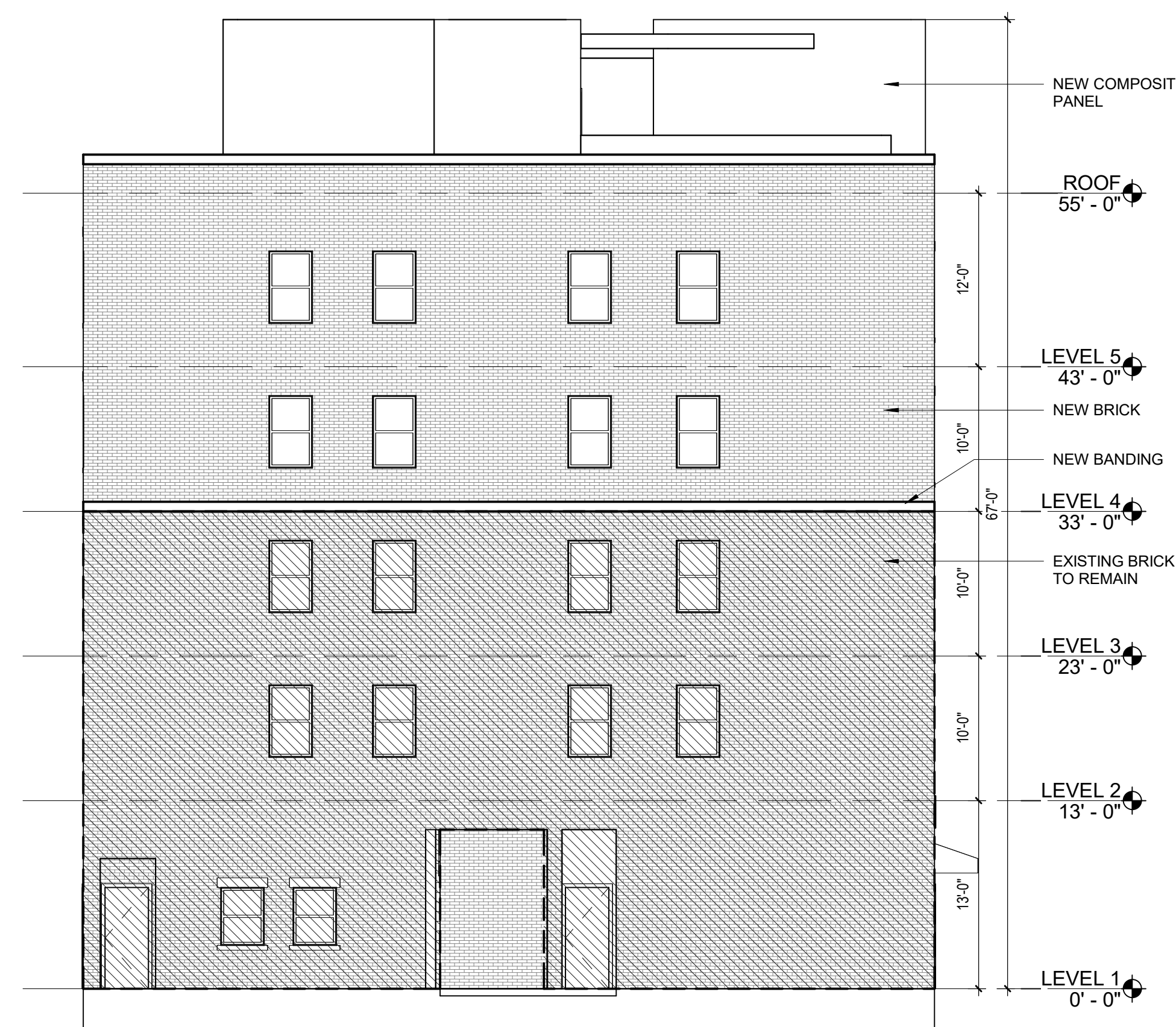
A201



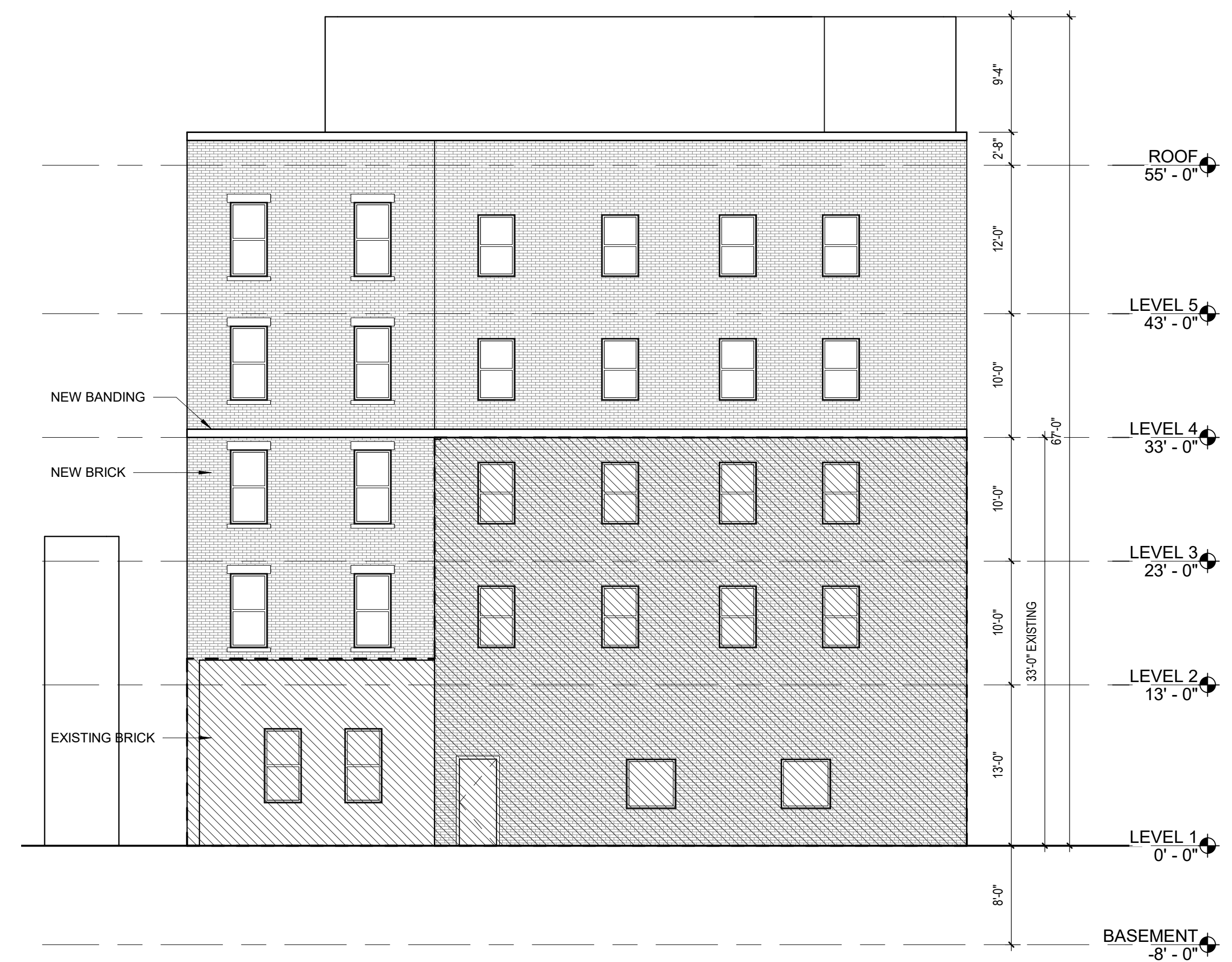
4 WEST ELEVATION - PROPOSED Copy 1
1/8" = 1'-0"



3 NORTH ELEVATION - DEMOLITION
1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

725-731 CAMBRIDGE ST

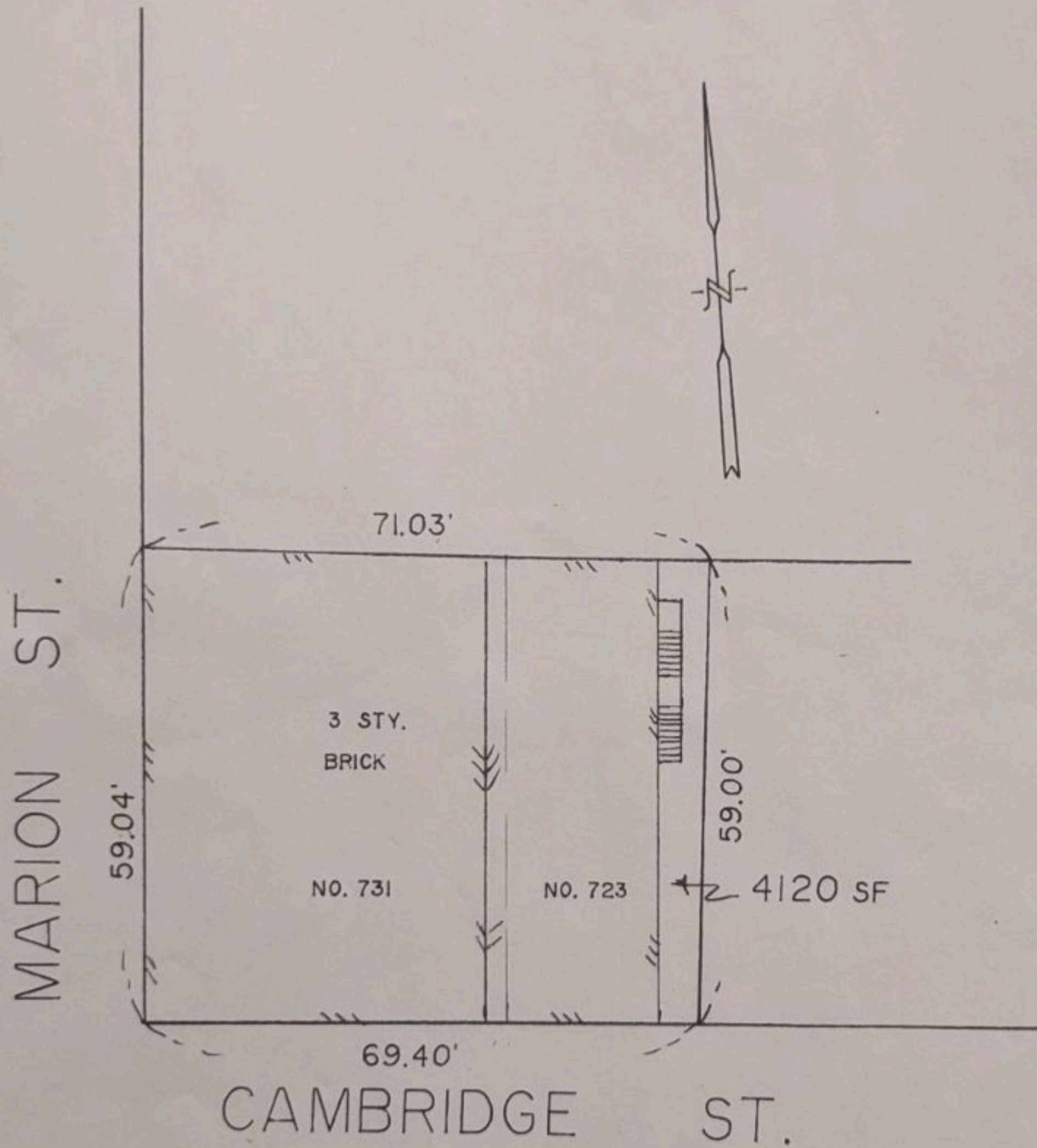
BUILDING ELEVATIONS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

A202

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



COMMONWEALTH OF MASSACHUSETTS
JOHN J. RUSSELL
No. 38717
REGISTERED PROFESSIONAL LAND SURVEYOR
11-23-20
John J. Russell

This is a tape survey based on survey markers of others and this plan was drawn for mortgage purposes only. This plan was not made for: recording purposes, deed offsets, fences or lot configurations. Only a precise instrument survey can determine all of the above.

The premises shown on this plan are not located within the flood hazard zone as delineated on the maps of the community: 25017C 0577E 6-4-10
I hereby certify that the building(s) shown on this plan are approximately located on the grounds as shown thereon and that they conform to the zoning and building laws (dimensional requirements) of the city/town of Cambridge constructed and to restrictions on record.

Signature: *John J. Russell* Date: 11-23-20

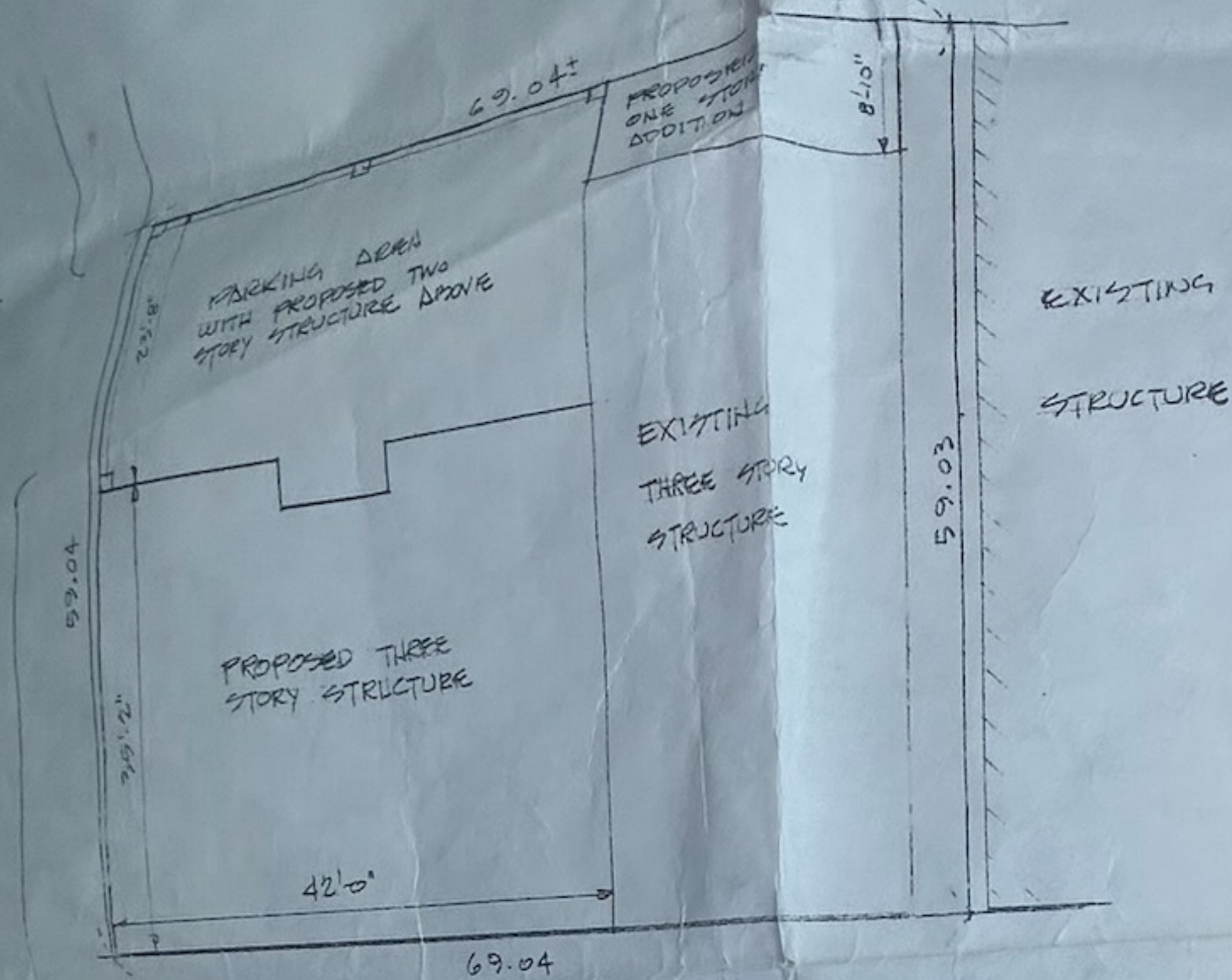
Mortgage Inspection Plan
In

CAMBRIDGE, MA.

Owner

Scale 1" = 20' Date: 11-23-20

MARION STREET



CAMBRIDGE

STREET

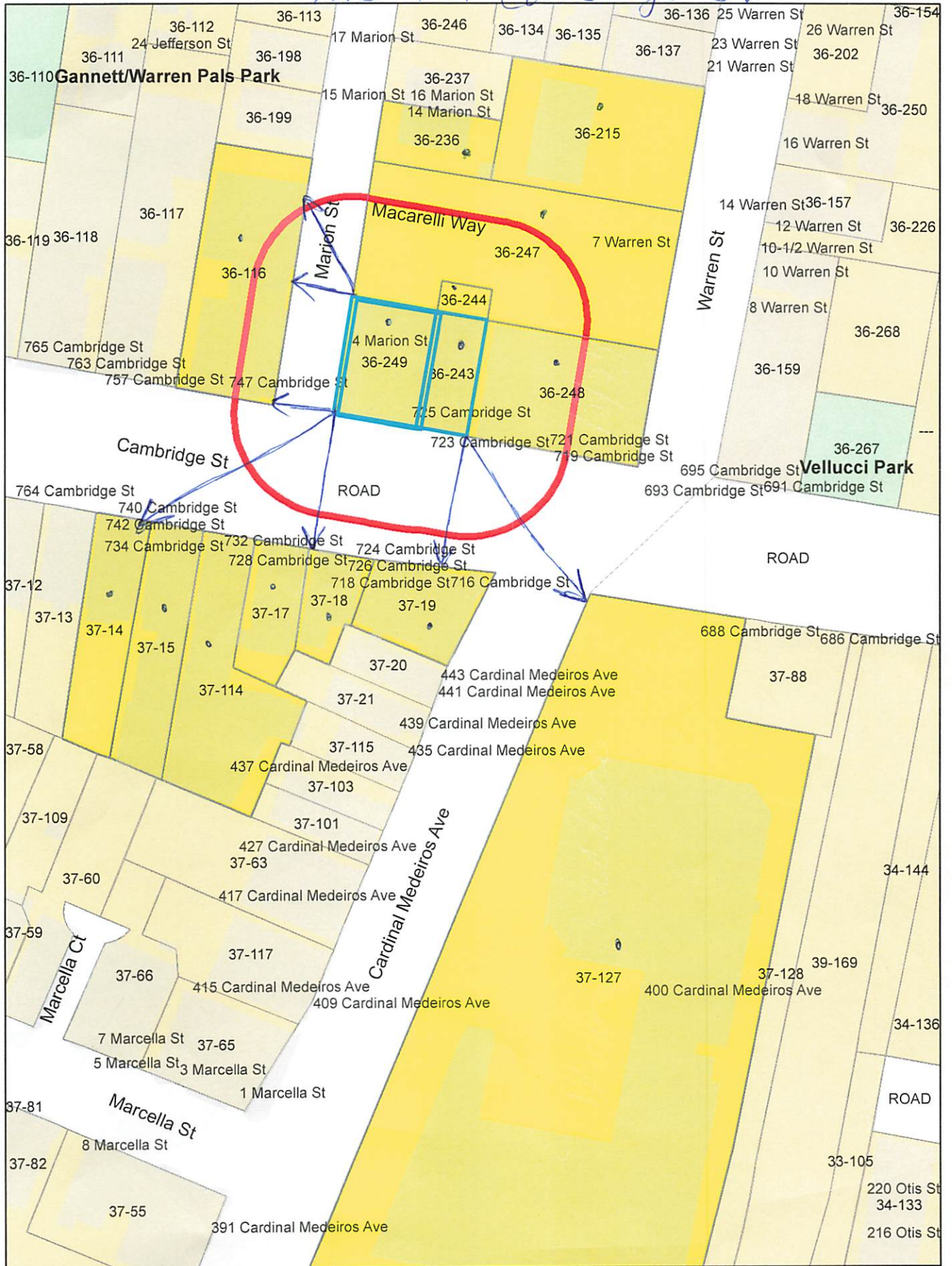
NOTE:
 PROPERTY SURVEY AND ACTUAL
 ADDITION LOCATION IS THE
 RESPONSIBILITY OF THE OWNER.
 BUILDING DIMENSIONS MAY VARY
 SLIGHTLY.



Anthony DiFronzo

PROPOSED ADDITION		CAMBRIDGE STREET	
CAMBRIDGE		MA	
SCALE: 1" = 10'-0"	APPROVED BY	DRAWN BY DDF	
DATE: 3/4/97			
PLOT PLAN			
		DRAWING NUMBER	

723-731 Cambridge St.



723-731 Cambridge St.

Petitioner

36-243-249
BARROS, MANUEL S. & MARIA T. BARROS
TRS. OF M&M BARROS REALTY TRUST
4 MARION STREET
CAMBRIDGE, MA 02141-1413

36-248
DIBIASE, GIRO & ELIZABETH DIBIASE,
TRS. OF DIBIASE FAMILY TRUST
26 GERARD RD.
WINCHESTER, MA 01890

BARROS, MANUEL S.
4 MARION STREET
CAMBRIDGE, MA 02141

37-19
DIDOMENICO, SAVATORE & MARIE
TRUSTEES SALS CONDO TR
716 CAMBRIDGE ST
CAMBRIDGE, MA 02141-1497

37-127
ROMAN CATHOLIC ARCHBISHOP OF
BOSTON CORPORATION SOLE
66 BROOKS DRIVE
BRAINTREE, MA 02184

36-247-244
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02141

37-17
MEDEIROS, ANTONIO & MICHAEL VITAL,
JOAO CARVALHO,
TR. OF THE JAM REALTY TRUST
732 CAMBRIDGE ST
CAMBRIDGE, MA 02141-1401

36-247-244
CITY OF CAMBRIDGE
C/O MEGAN BAYER
ACTING CITY SOLICITOR

36-247-244
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

36-236
SAUER, JAMES W. & MAUREEN V. SAUER
14 MARION STREET
CAMBRIDGE, MA 02141-1030

37-15
MOREIRA, LISA & MANUEL MOREIRA
TRUSTEE OF LMCM REAL ESTATE TRUST
7 PEPPER HILL DR.
WINCHESTER, MA 01890

37-18
BERGANTINO, ANGELO A. &
PAULINE M. TRS REALTY TRUST
20 LANSDOWNE RD
ARLINGTON, MA 02474

36-215
NICOLORO, MICHAEL A. & KAREN M.S.
TRUSTEES OF THE 13-15 WARREN ST
156 SPRING ST
CAMBRIDGE, MA 02141

37-114
CENTRAL BAKERY, INC.
732 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

37-19
DIDOMENICO, MARIE A LIFE ESTATE
716-722 CAMBRIDGE ST - UNIT 2
CAMBRIDGE, MA 02141

37-14
DIBIASE, GIRO & ELIZABETH DIABIASE
TRS. NOMINEE TRUST
26 GIRARD RD
WINCHESTER, MA 01890-3339

36-116
GJM CAMBRIDGE 747 LLC
200 BROADWAY STE 103
LYNNFIELD, MA 01940