



# 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:** <sup>731</sup> 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, recorded deed, e.g. if 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>	
<u>TOTAL GROSS FLOOR AREA:</u>		10,960	20,717	2,351	(max.)
<u>LOT AREA:</u>		4123	4123	na	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		2.63	5.02	1/1.75 (.57)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		na	na	na	
<u>SIZE OF LOT:</u>	WIDTH	62	62	na	
	DEPTH	59	59	na	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	0	
	REAR	0	0	19	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
<u>SIZE OF BUILDING:</u>	HEIGHT	33	67	45	
	WIDTH	62	62	na	
	LENGTH	59	59	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	na	
<u>NO. OF DWELLING UNITS:</u>		8	0	na	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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'.

CLIENT  
Manuel Barros

ARCHITECT  
Tim Houde

**ZONING SUMMARY** 8.28.24  
**725-731 CAMBRIDGE ST**

Article 3.02	ZONING DISTRICT	EXISTING	PROPOSED	REQUIRED	COMPLIANT	NOTE
	725 CAMBRIDGE	BA	BA	BA	YES	
	731 CAMBRIDGE	BA	BA	BA	YES	
Article 4.30	USE REGULATIONS	EXISTING	PROPOSED	REQUIRED	COMPLIANT	NOTE
4.3	725 CAMBRIDGE	RESTAURANT	RESTAURANT	-	YES	
		RESIDENTIAL	HOTEL	-	NO	REQUIRES SPECIAL PERMIT
4.3	731 CAMBRIDGE	RESTAURANT	RESTAURANT	-	YES	
		RESIDENTIAL	HOTEL	-	NO	REQUIRES SPECIAL PERMIT
5.25.1	GFA (GROSS FLOOR AREA)	BASEMENT (HOTEL/ REST)	2700	2700		HOTEL: 1,350 SF RESTAURANT: 1,350 SF
		FIRST FLOOR (HOTEL/ REST)	3707	3707		HOTEL: 1,307 SF RESTAURANT: 2240 SF
		SECOND FLOOR (HOTEL)	3507	3707		
		THIRD FLOOR (HOTEL)	3507	3707		
		FOURTH FLOOR (HOTEL)	-	3707		
		FIFTH FLOOR (HOTEL)	-	3707		
		ROOF (HOTEL)	-	1337		
		ROOF (DECK)	-	844		
		<b>TOTAL</b>	<b>13421</b>	<b>23416</b>		<b>HOTEL TOTAL: 19,666 SF</b> <b>RESTAURANT TOTAL: 3,750 SF</b>

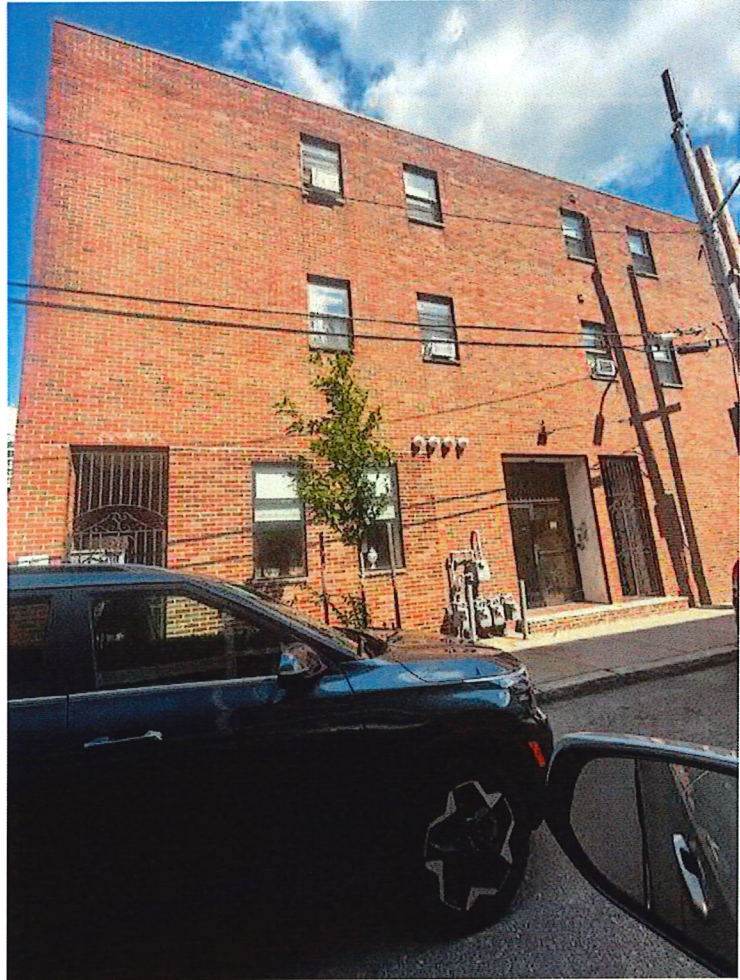
TABLE 5-3	DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED	REQUIRED	COMPLIANT	NOTE
(BA) MAX FAR/LOT AREA	1.0/1.75	COMBINED	COMBINED	COMBINED	NO	REQUIRES SPECIAL PERMIT
(BA) MIN LOT SIZE (SQ FT) - 725 Cambridge	NONE	3.26	5.68	0.57	YES	
(BA) MIN LOT SIZE (SQ FT) - 731 Cambridge	NONE	1,468	1,468	NONE	YES	
	TOTAL COMBINED	2655	2655	NONE	YES	
(BA) MIN. LOT WIDTH (FT)	NONE	4,123	4,123	NONE	YES	
(BA) MIN. YARD -FRONT (FT)	NONE	NONE	NONE	NONE	YES	
(BA) MIN. YARD -SIDE (FT)	NONE	NONE	NONE	NONE	YES	
(BA) MIN. YARD -REAR (FT) - 20 FT MIN	NONE	NONE	NONE	NONE	EXISTING/NON-CONFORMING	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980
(BA) MAX HEIGHT (FT)	34/45 TO 65	33	79'-10"	65	NO	REQUIRES SPECIAL PERMIT

6.36	OFF STREET PARKING AND LOADING	EXISTING	PROPOSED	REQUIRED	COMPLIANT	NOTE
	<b>PARKING NOT CURRENTLY PROVIDED</b>					
	MAX OFF ST PARKING - RESTAURANT	1/200SF	0	0	0	YES
	MAX OFF ST PARKING - HOTEL	NO MAX	0	0	0	YES

6.107.2	LOADING	EXISTING	PROPOSED	REQUIRED	COMPLIANT	NOTE	
	<b>LOADING NOT CURRENTLY PROVIDED</b>						
	LOADING FACILITY CATEGOTY - RESTAURANT - (C)	1/ FIRST 10,000 SF	0	0	1	NO	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980
		1 FOR ADDITIONAL 25,000 SF	0	0	0	YES	
		1 FOR ADDITIONAL 40,000 SF	0	0	0	YES	
	LOADING FACILITY CATEGOTY - HOTEL - (E)	1/ FIRST 10,000 SF	0	0	1	NO	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980
		1 FOR ADDITIONAL 100,000 SF					
		1 FOR ADDITIONAL 100,000 SF					

6.1	BIKE PARKING	EXISTING	PROPOSED	REQUIRED	COMPLIANT	NOTE	
	<b>BIKE PARKING NOT CURRENTLY PROVIDED</b>						
6.107.2	LONG TERM BIKE PARKING - RESTAURANT - (N3)	.2/ 1000 SF	0	0	9	NO	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980
	LONG TERM BIKE PARKING - HOTEL - (R5)	.2/ ROOM	0	0	9	NO	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980
6.107.3	SHORT TERM BIKE PARKING - RESTAURANT - (N1)	.2/1,000 SF	0	0		NO	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980
	SHORT TERM BIKE PARKING - HOTEL - (R5)	.05/ ROOM	0	0	3	NO	REAR LOT AREA TAKEN BY EMINENT DOMAIN, MARCH 1980

2024-08-26



MARION ST ELEVATION



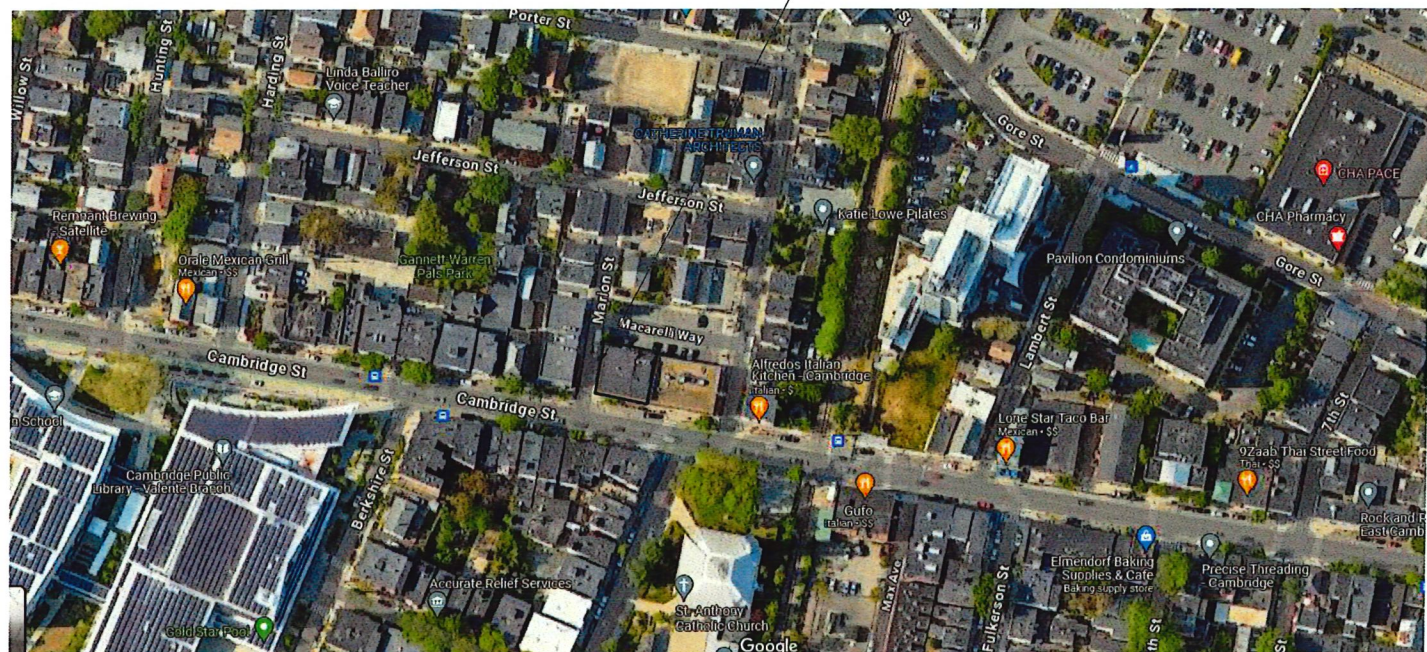
PARKING LOT ELEVATION



CAMBRIDGE ST ELEVATION



VIEW DOWN CAMBRIDGE ST



AERIAL VIEW

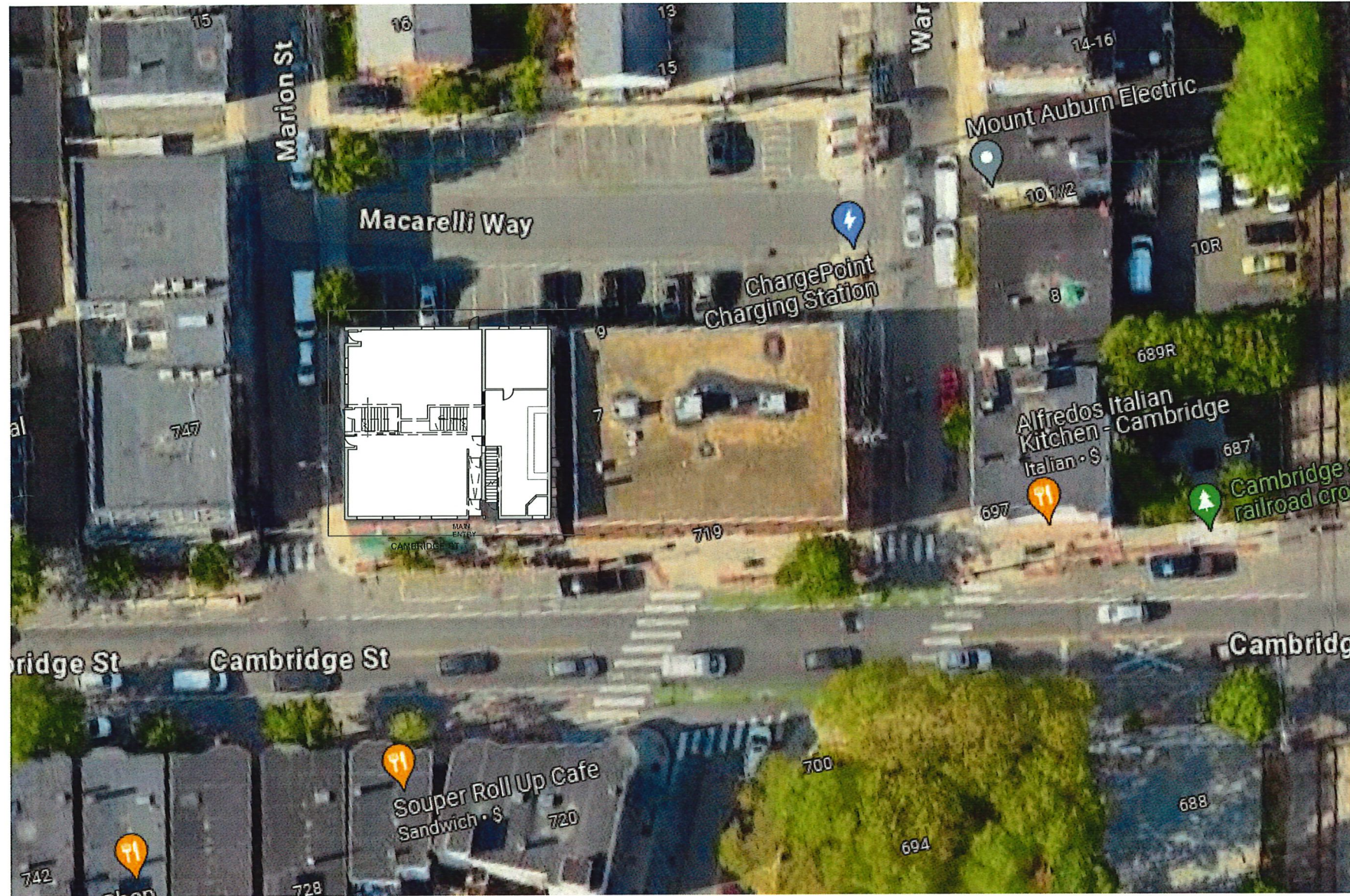
725-731 CAMBRIDGE ST

OWNER: MANUEL BARROS  
ARCHITECT: TIM HOUDE

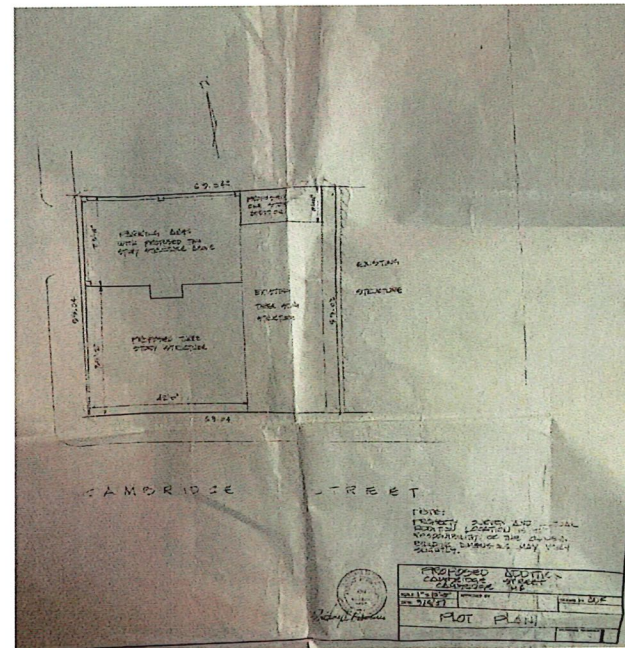
SITE

SCALE PROJECT # DATE ISSUED  
2024.01 2024-08-26

**A001**



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



PLOT PLAN

DEA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

Name: Manuel Barros

Address: 4 Marion Street Cambridge, Ma.

State that I/We own the property located at 713-731 Cambridge Street which is the subject of this zoning application.

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

\*I/We are a dual of dual recorded in the date 7-14-1994 Middlesex South County Registry of Deeds at Book 21283, Page 117 or Middlesex Registry District of Land Cover, Certificate No. 21283 Page 117

→ SIGNATURE BY 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

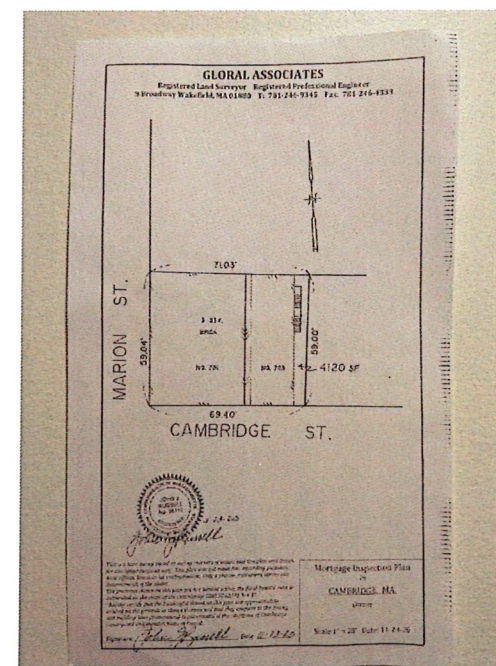
The above named MANUEL BARROS personally appeared before me, this 17th of July, 2025, and gave oath that the above statement is true.

My commission expires January 3, 2025

Witness my hand and seal of office at Cambridge, MA this 17th day of July, 2025.

(ATTACHMENT B - PAGE 3)

OWNERSHIP INFORMATION



SURVEY

725-731 CAMBRIDGE ST

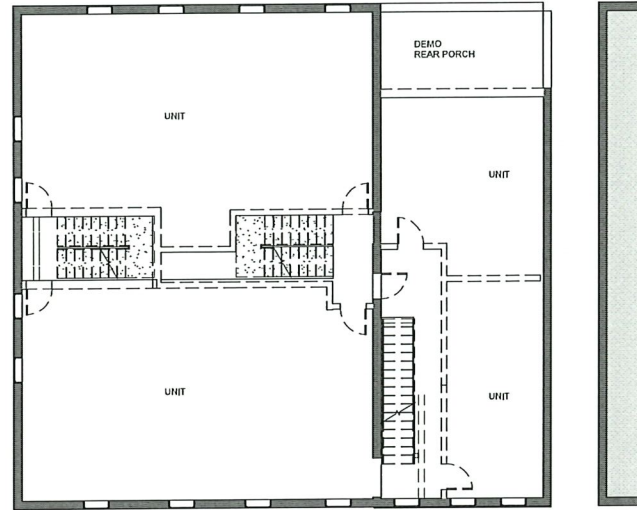
OWNER: MANUEL BARROS  
ARCHITECT: TIM HOUE

SITE

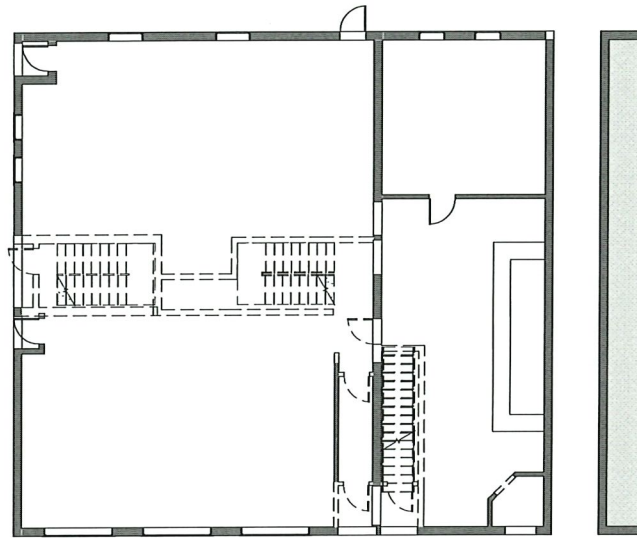
SCALE 1/16" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-08-26

A002

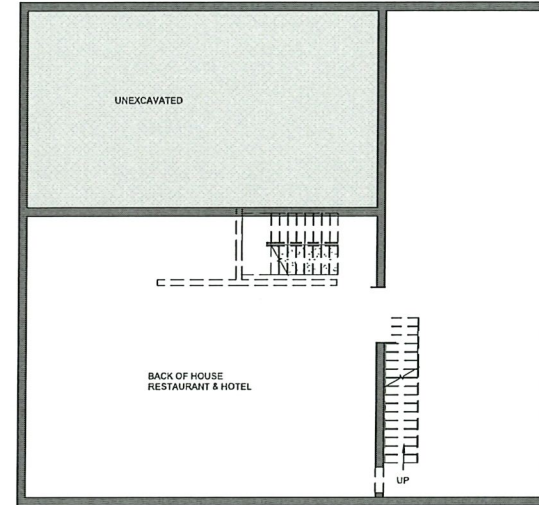




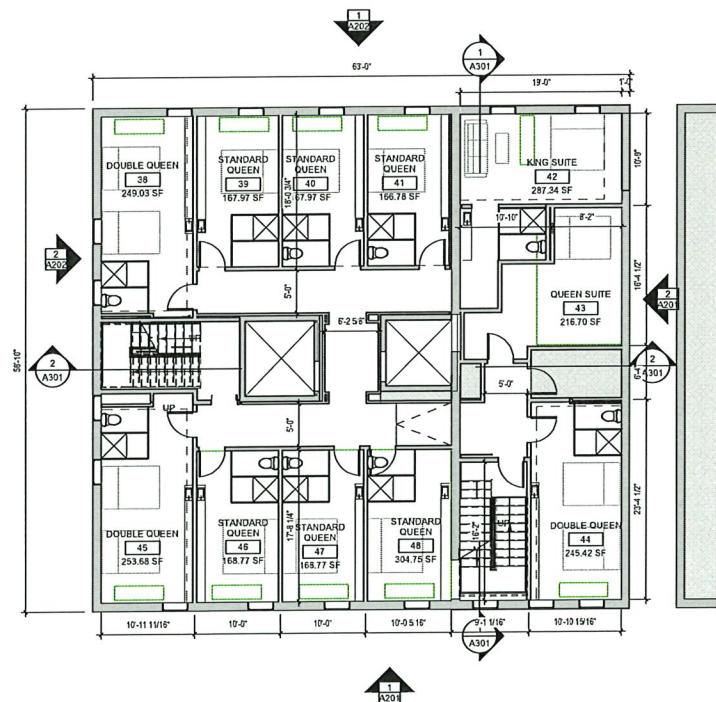
2D LEVEL 2 - DEMOLITION PLAN  
1/8" = 1'-0" GFA: 3,507 SF



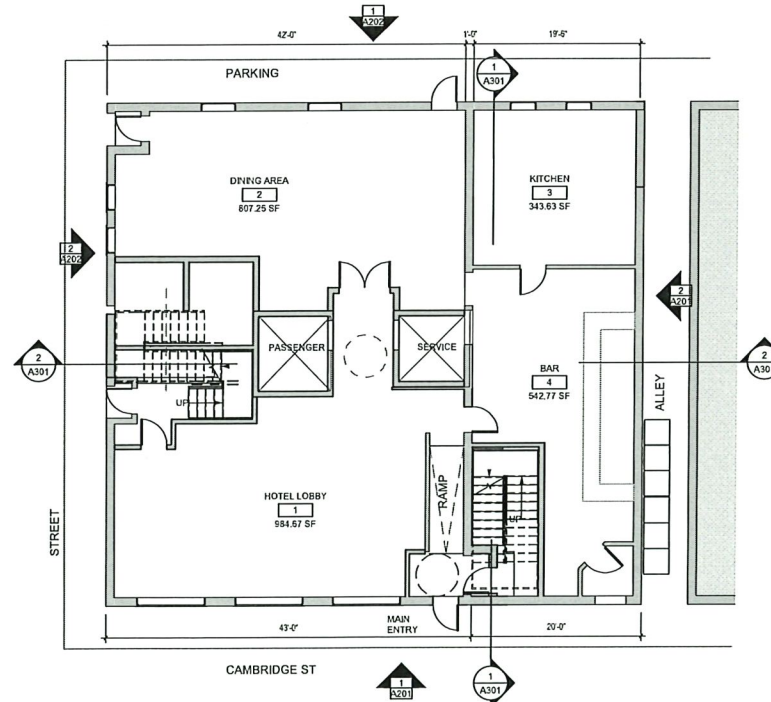
1D LEVEL 1 DEMOLITION PLAN  
1/8" = 1'-0" GFA: 3,707 SF



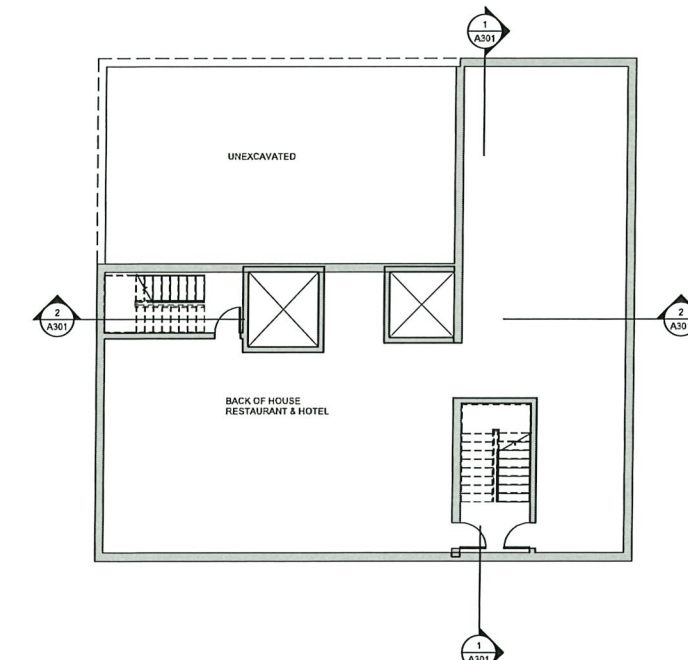
BD BASEMENT - DEMOLITION PLAN  
1/8" = 1'-0" GFA: 2,700 SF



2 LEVEL 2 - PROPOSED  
1/8" = 1'-0" GFA: 2,700 SF



1 LEVEL 1 - PROPOSED  
1/8" = 1'-0" GFA: 3,707 SF



B BASEMENT - PROPOSED  
1/8" = 1'-0" GFA: 2,700 SF

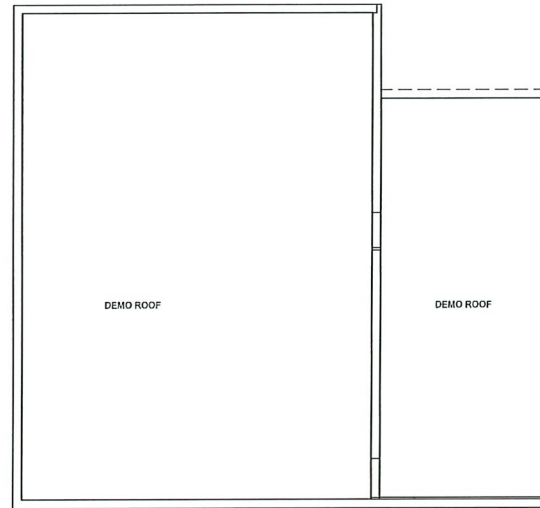
725-731 CAMBRIDGE ST

OWNER: MANUEL BARROS  
ARCHITECT: TIM HOUE

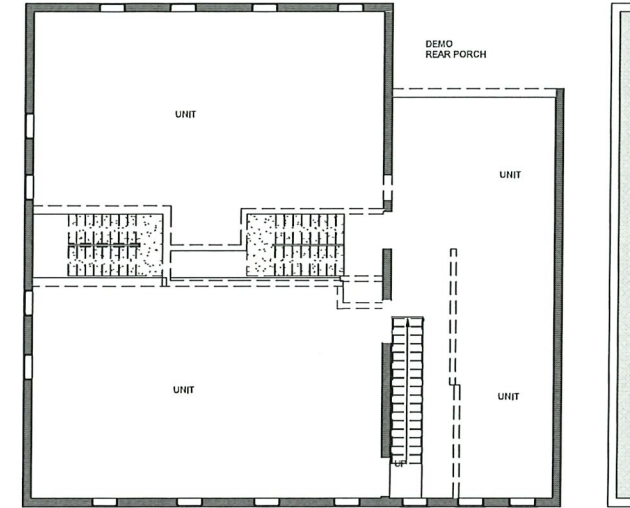
BASEMENT, 1ST, 2ND  
FLOOR PLANS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-08-26

**A101**

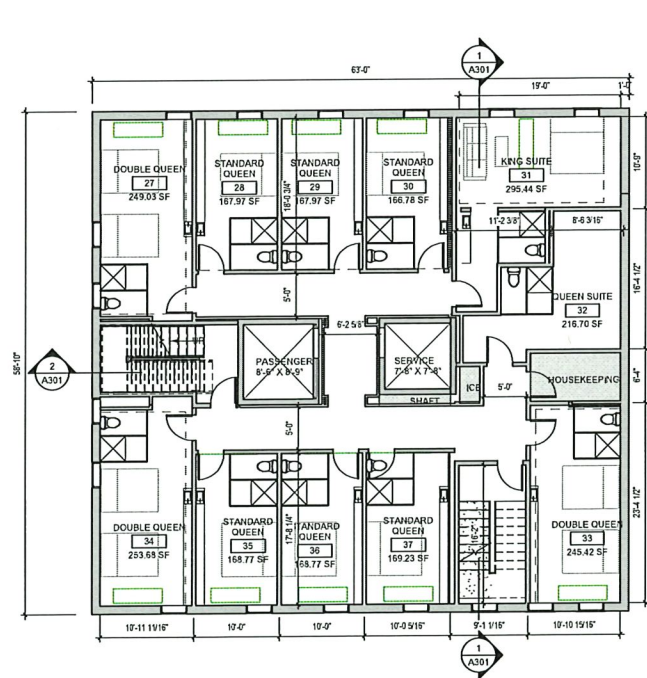


4D ROOF - DEMOLITION PLAN  
1/8" = 1'-0"



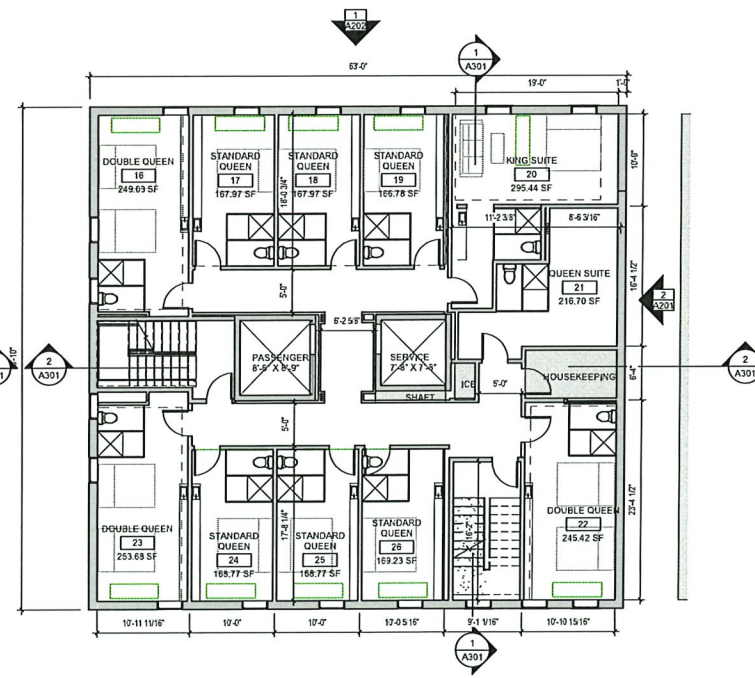
3D LEVEL 3 - DEMOLITION PLAN  
1/8" = 1'-0"

GFA: 3,507 SF



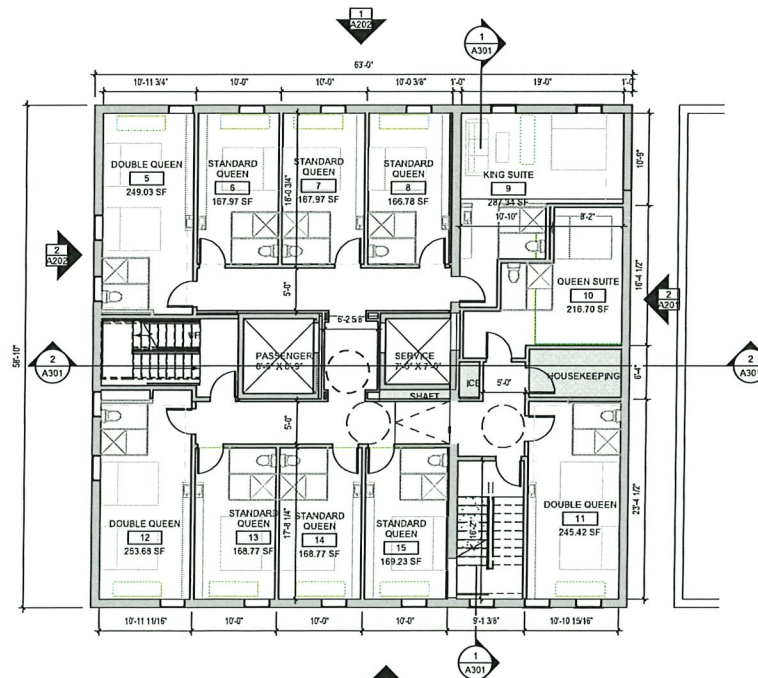
5 LEVEL 5 - PROPOSED  
1/8" = 1'-0"

GFA: 3,707 SF



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

GFA: 3,707 SF



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

GFA: 3,707 SF

725-731 CAMBRIDGE ST

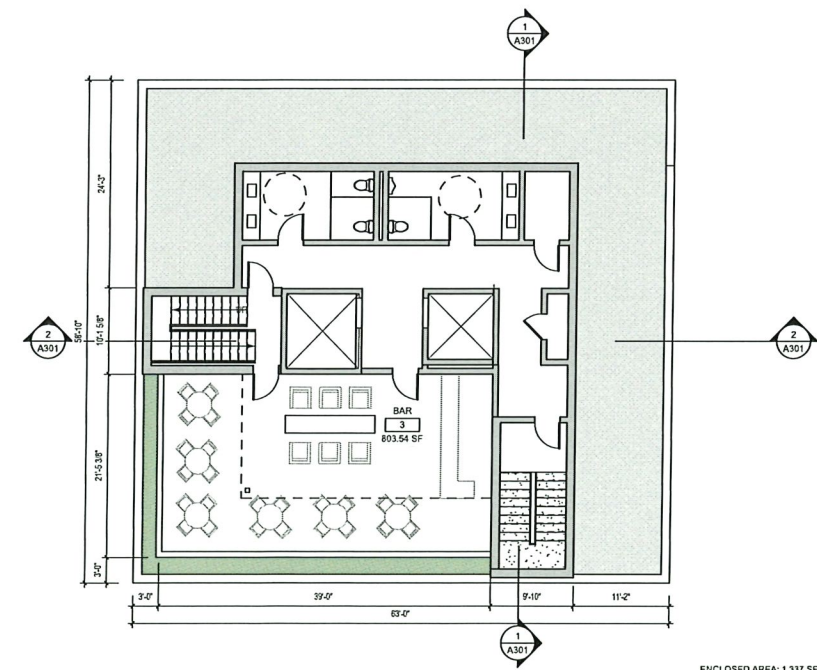
OWNER: MANUEL BARROS  
ARCHITECT: TIM HOUDE

3RD, 4TH, 5TH FLOOR PLANS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-08-26

**A102**

ENCLOSURE



ENCLOSED AREA: 1,337 SF  
 DECK: 844 SF  
 TOTAL: 3,558 SF

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

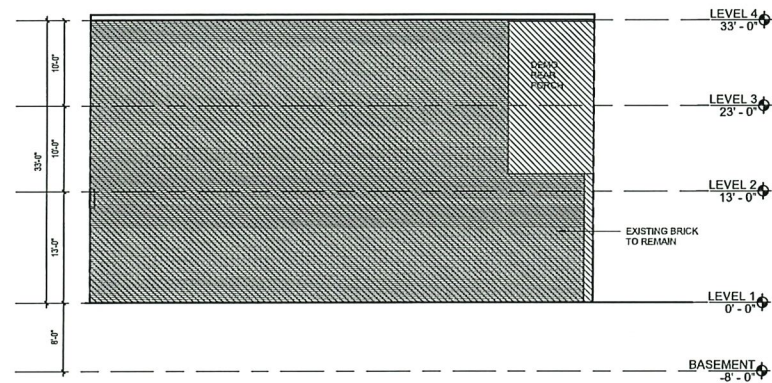
725-731 CAMBRIDGE ST

OWNER: MANUEL BARROS  
 ARCHITECT: TIM HOUDE

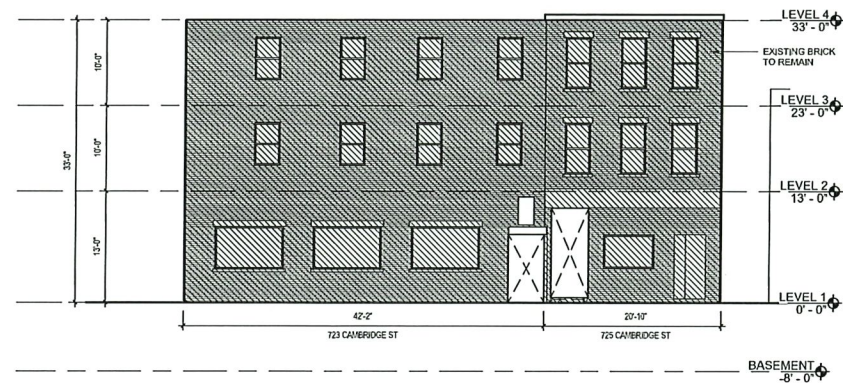
ROOF PROPOSED

SCALE: 1/8" = 1'-0"  
 PROJECT #: 2024.01  
 DATE ISSUED: 2024-08-26

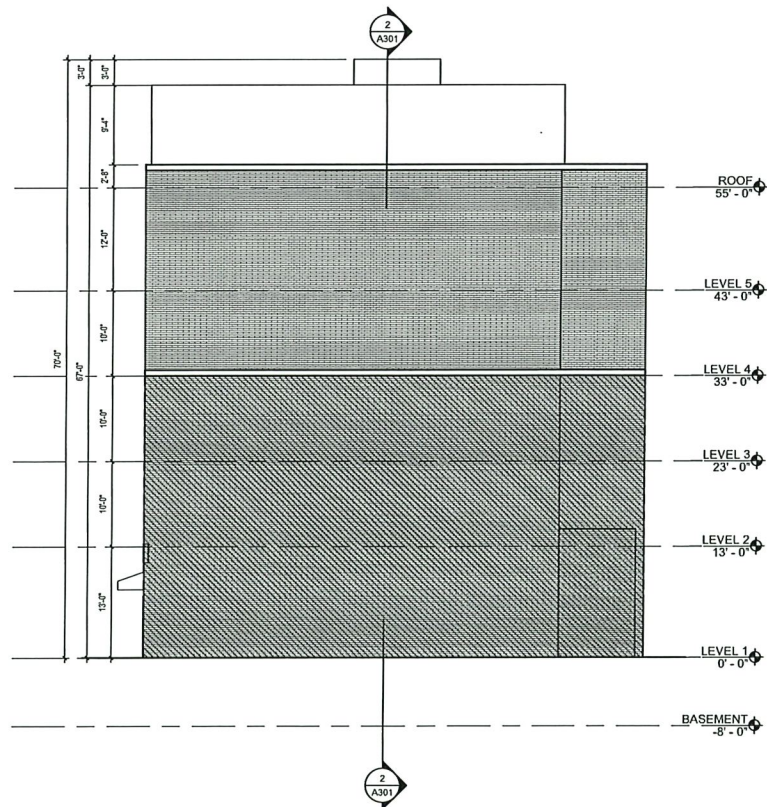
**A103**



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



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



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



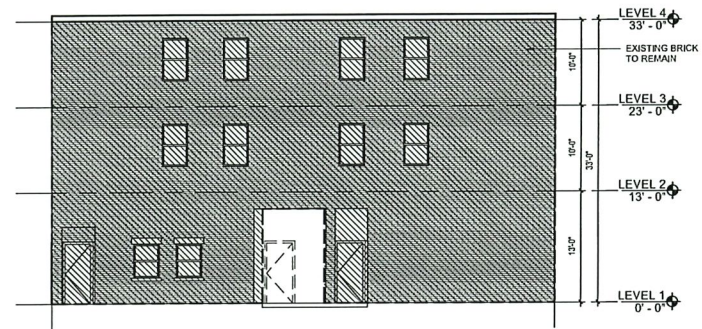
1 SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"

OWNER: MANUEL BARROS  
ARCHITECT: TIM HOUDE

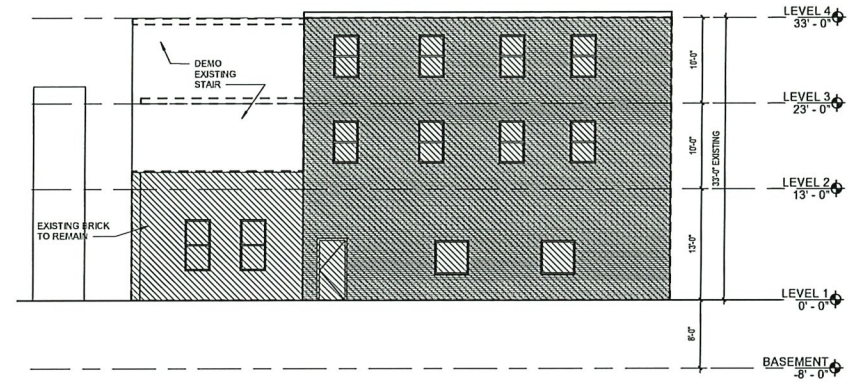
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024.08.26

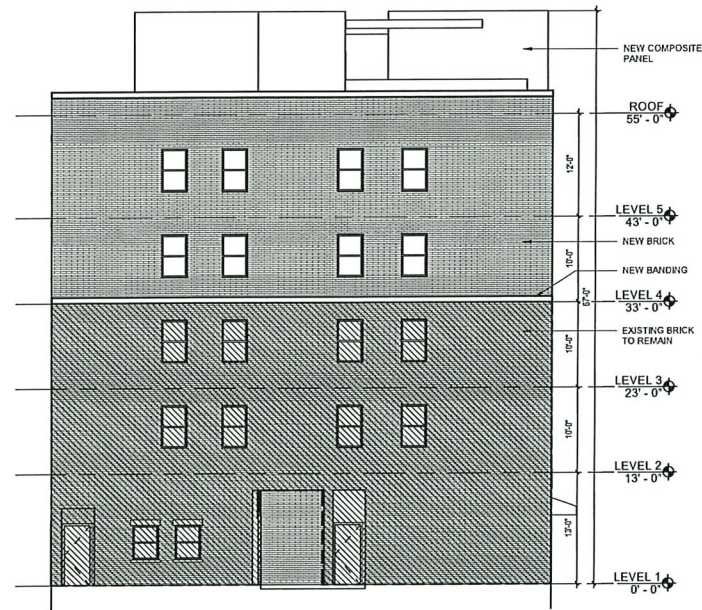
**A201**



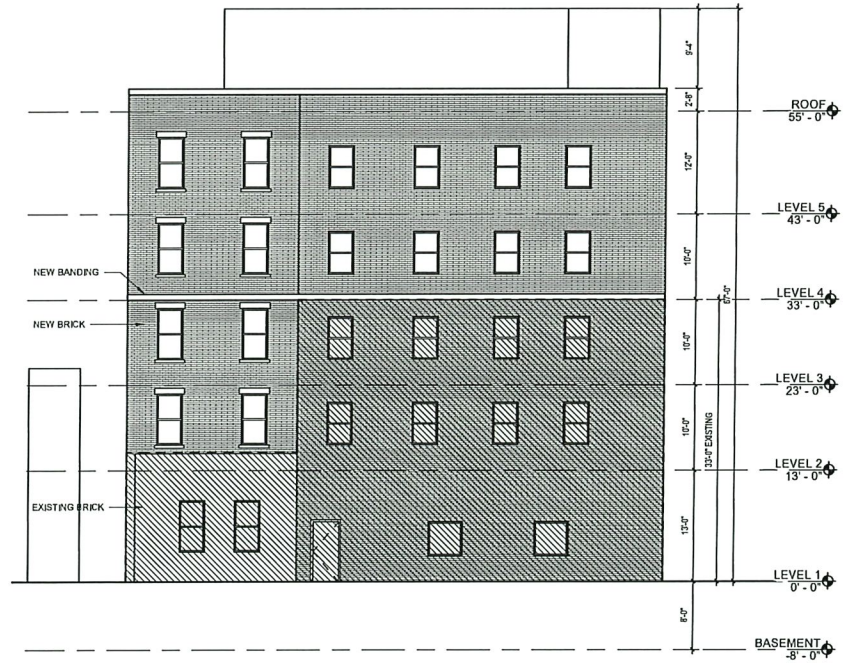
4 WEST ELEVATION - DEMOLITION  
1/4" = 1'-0"



3 NORTH ELEVATION - DEMOLITION  
1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED  
1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"

725-731 CAMBRIDGE ST

OWNER: MANUEL BARROS  
ARCHITECT: TIM HOUBE

BUILDING ELEVATIONS

SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-08-26

**A202**



MARION ST ELEVATION



PARKING LOT ELEVATION



CAMBRIDGE ST ELEVATION



VIEW DOWN CAMBRIDGE ST



AERIAL VIEW

725-731 CAMBRIDGE ST

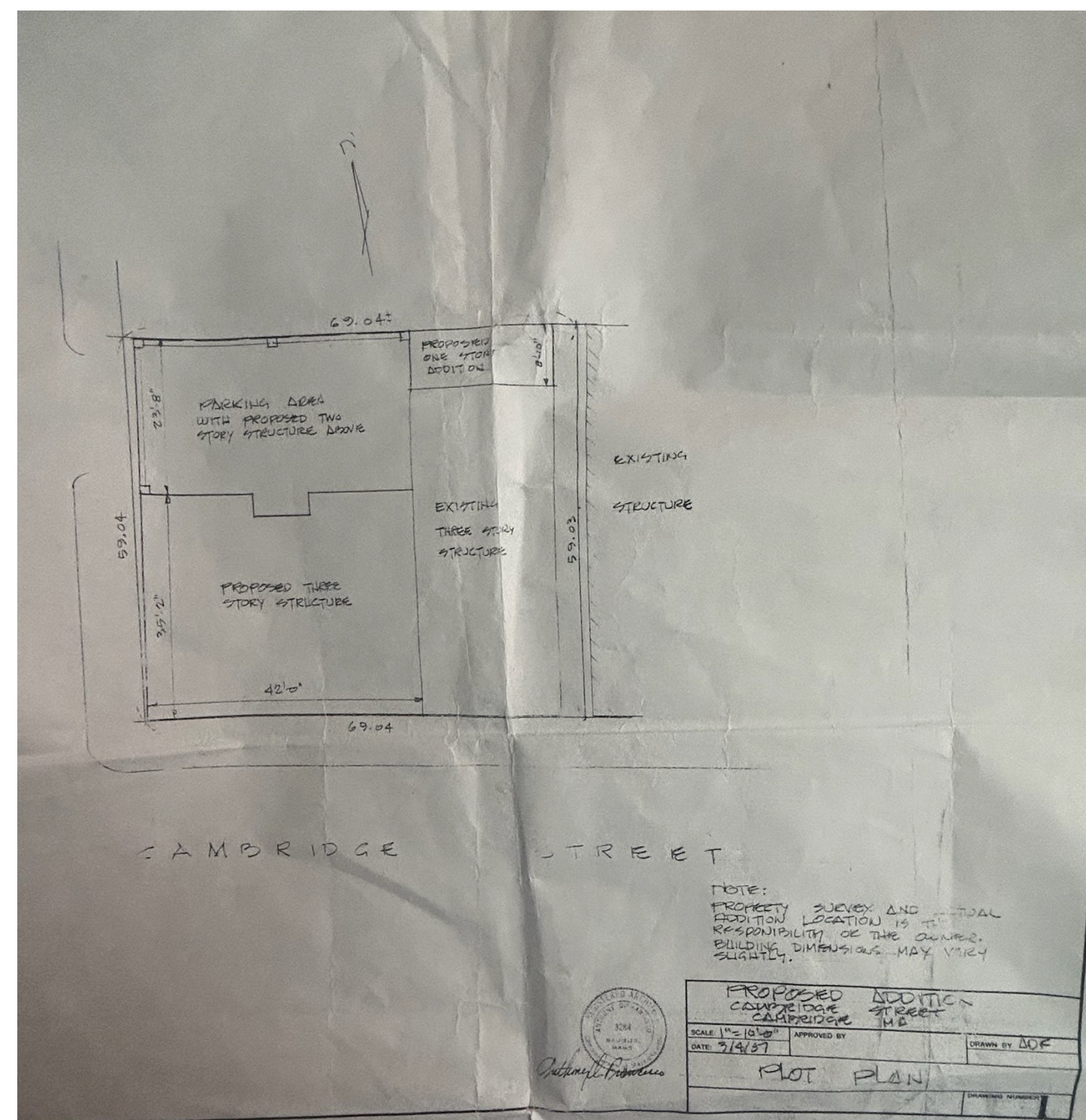
SITE

SCALE PROJECT # DATE ISSUED  
2024.01 2024-07-26

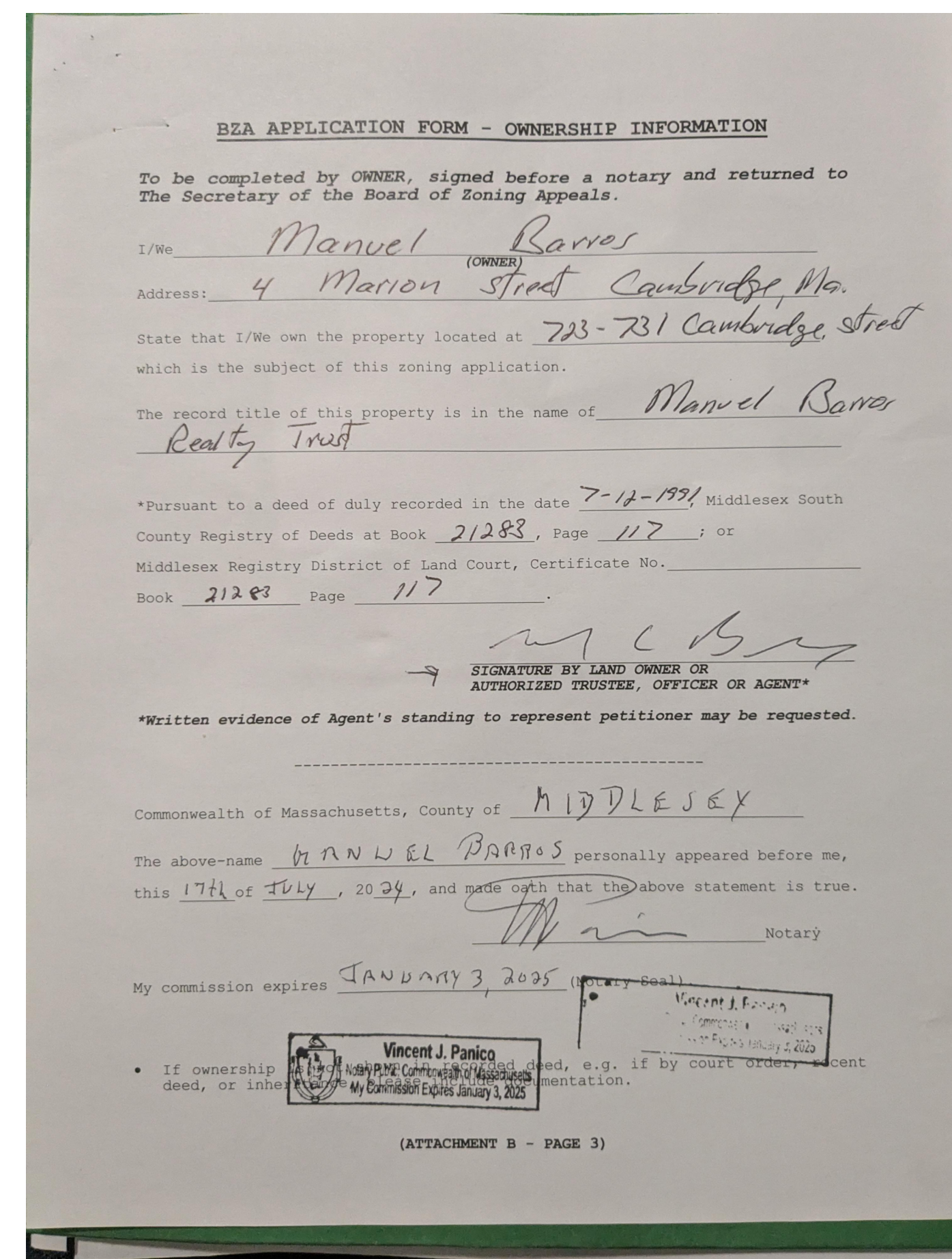
**A001**



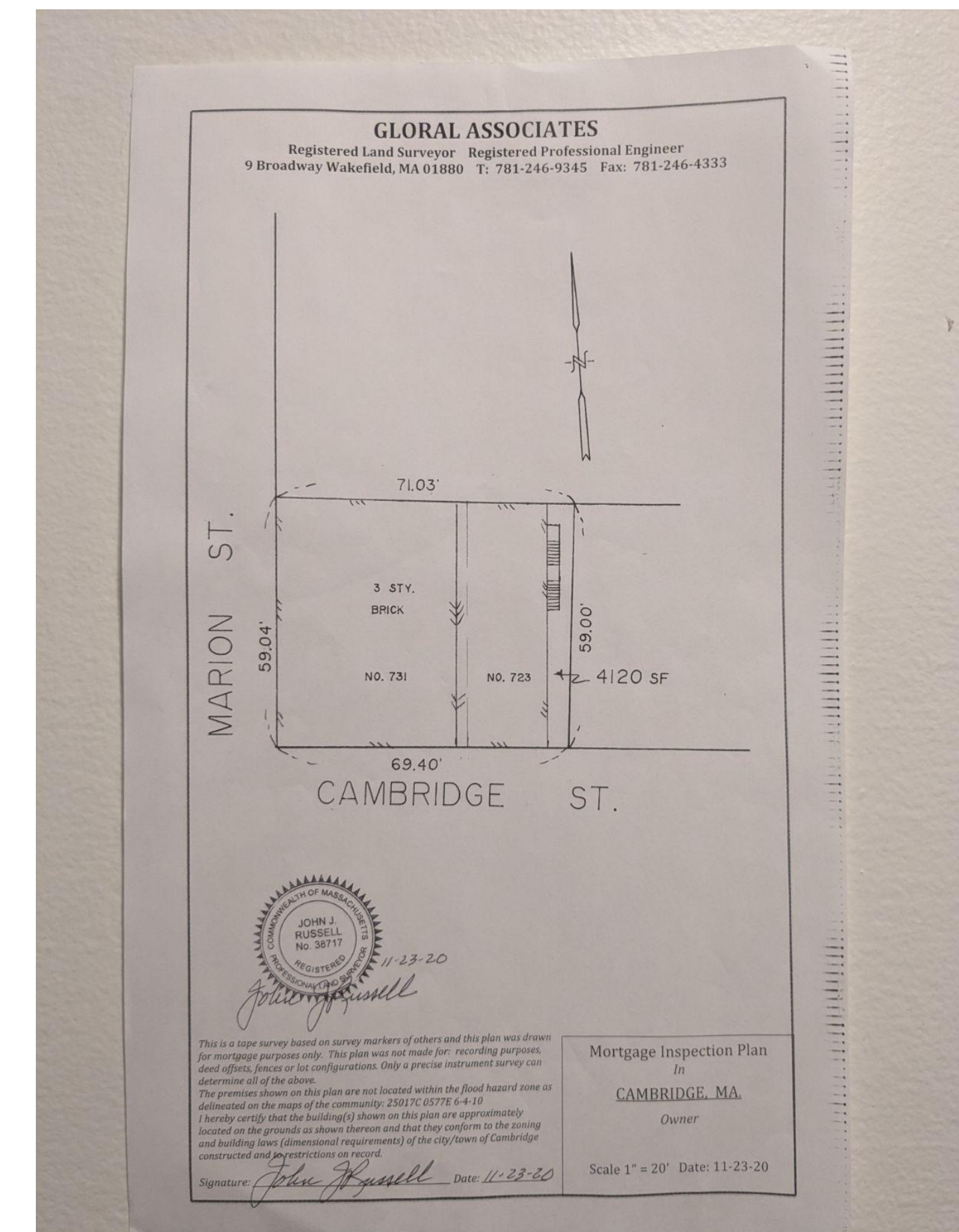
1 AERIAL IMAGE  
1/8" = 1'-0"



PLOT PLAN



OWNERSHIP INFORMATION



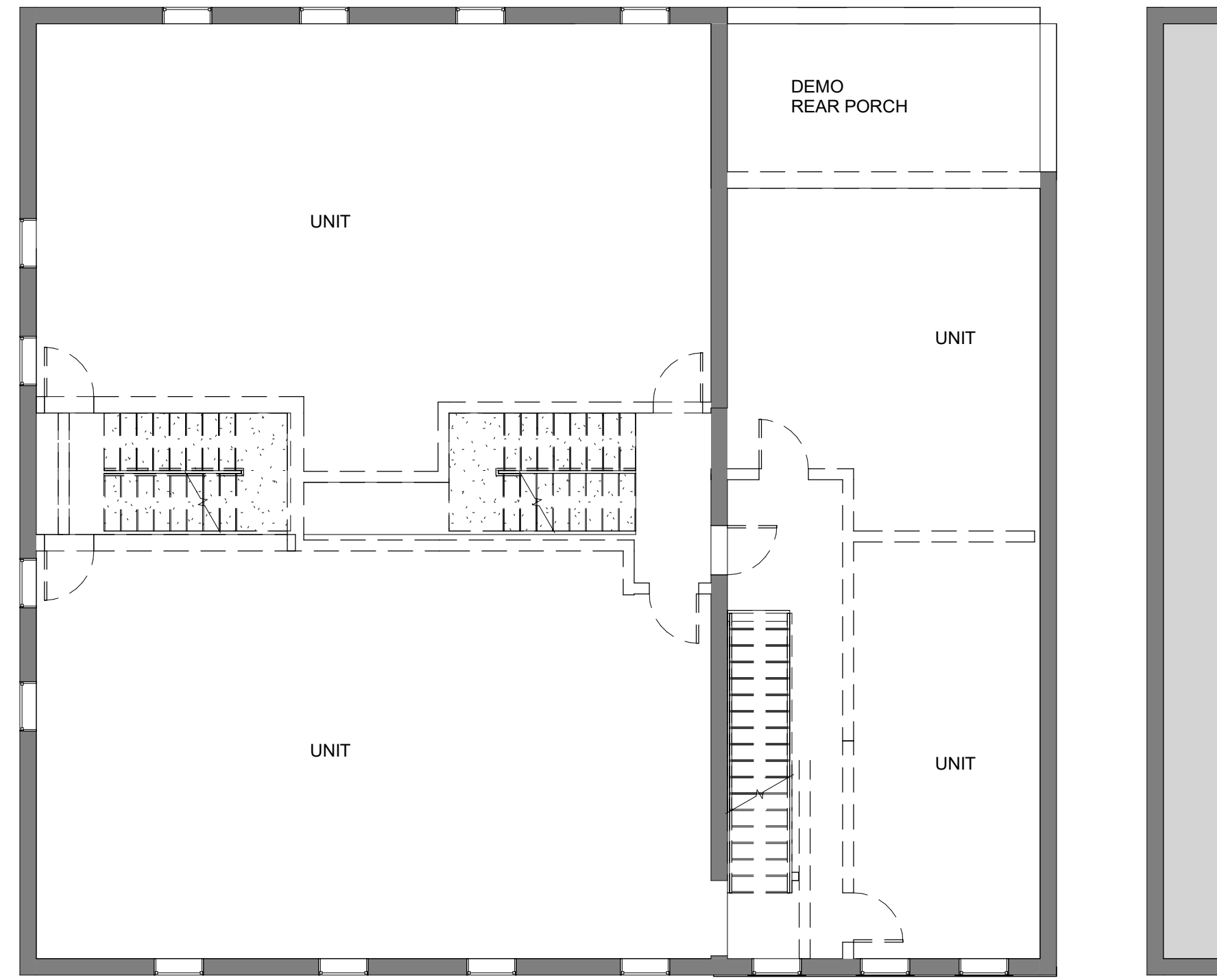
SURVEY

725-731 CAMBRIDGE ST

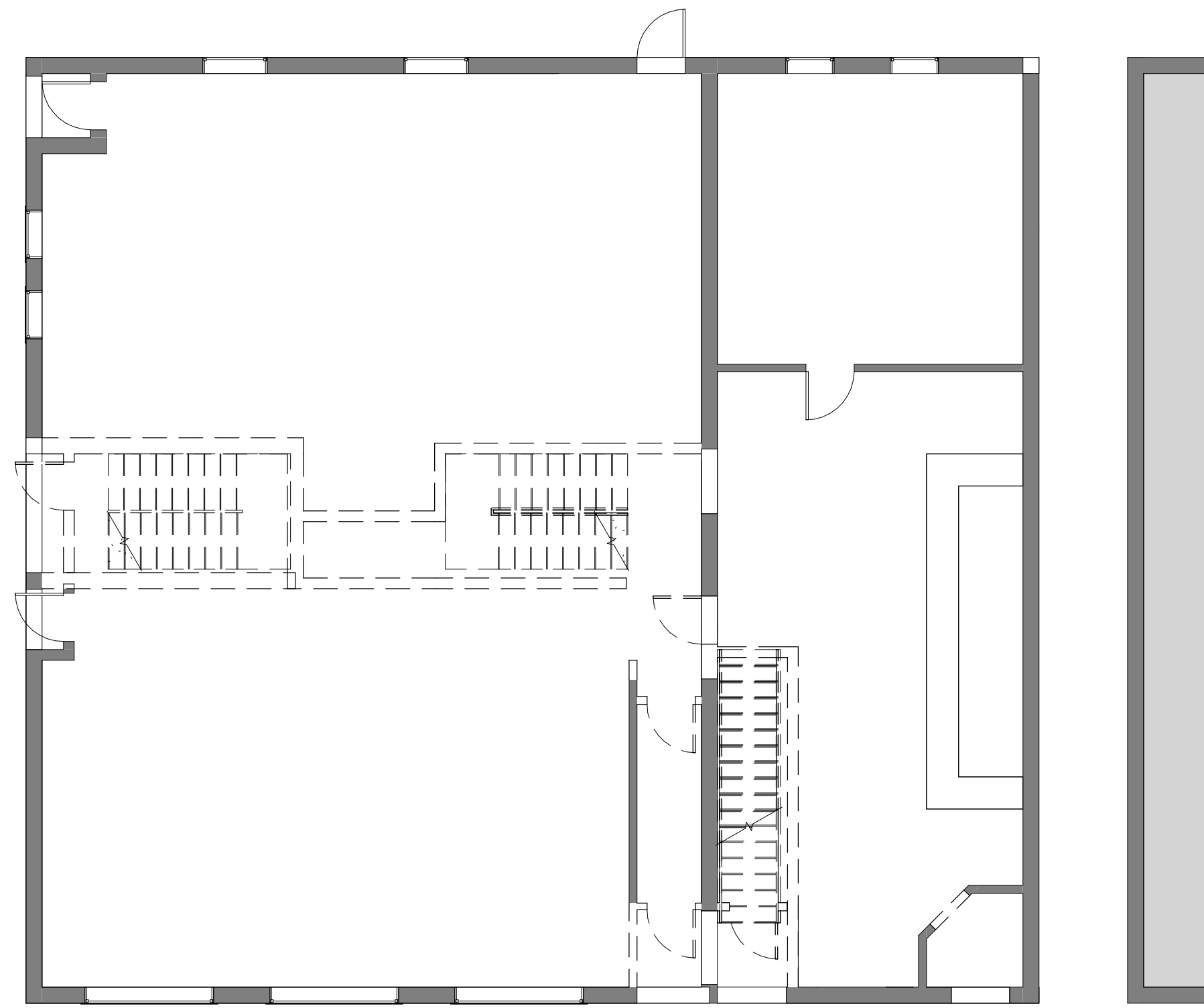
SITE

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

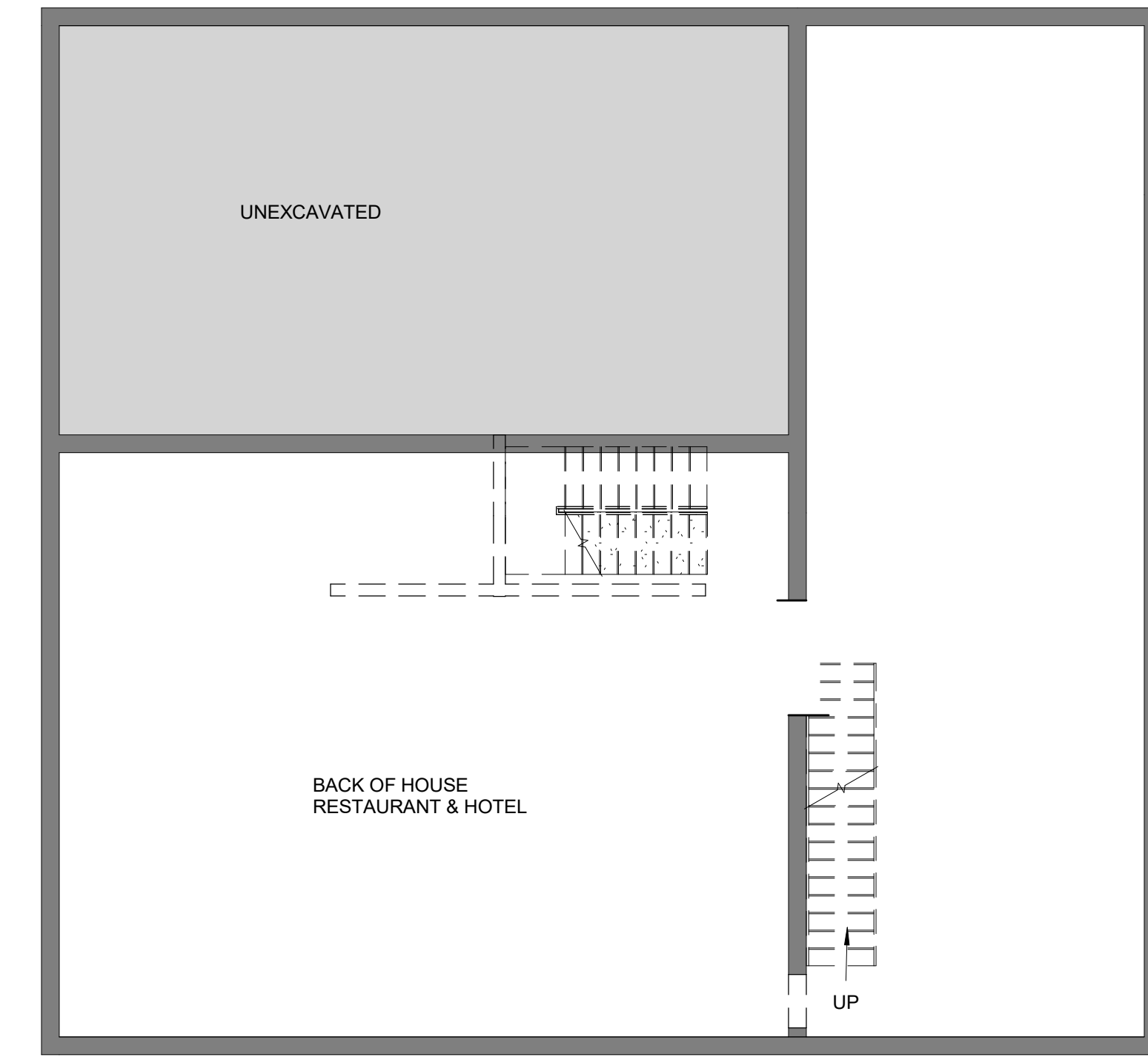
A002



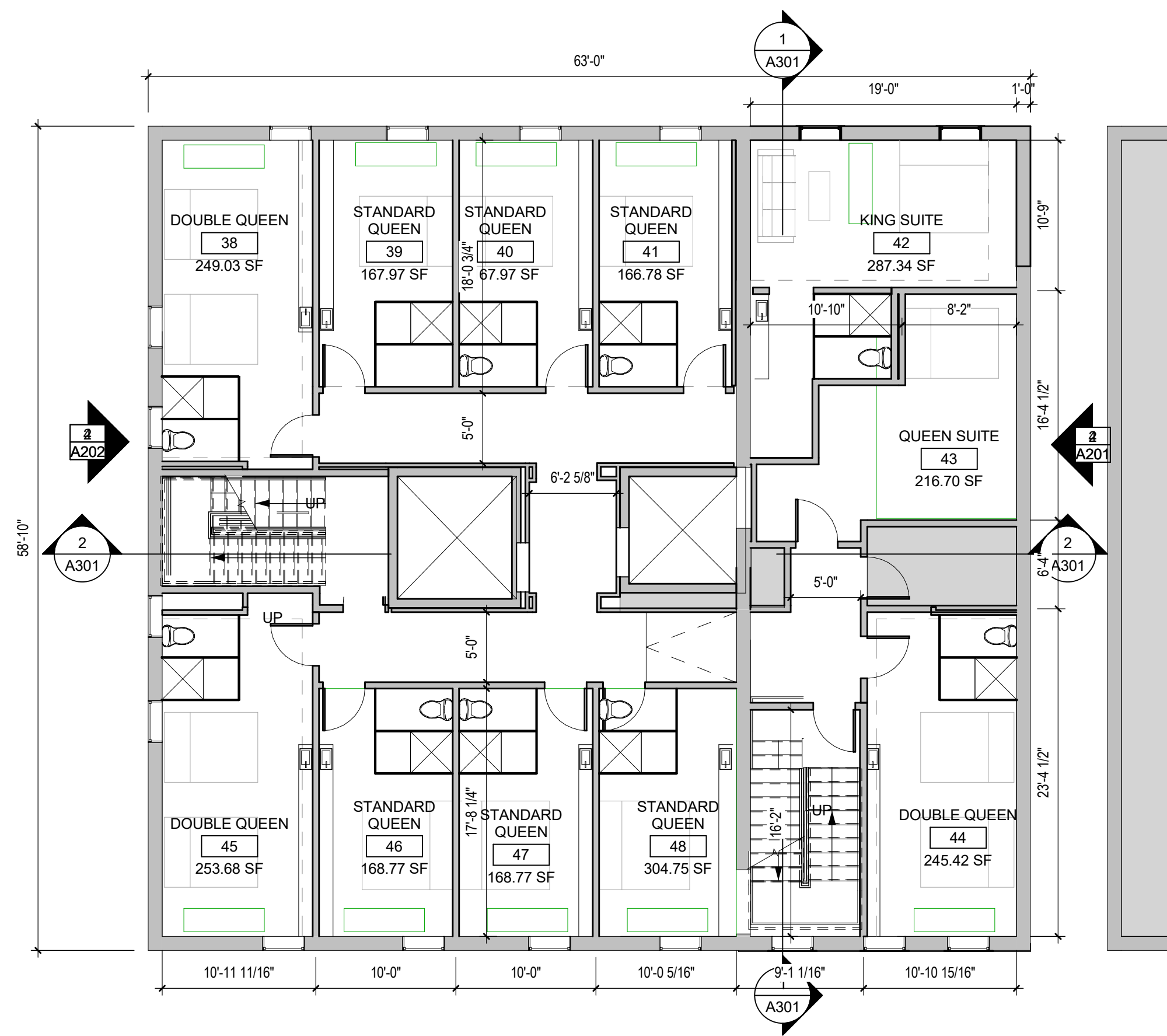
2D LEVEL 2 - DEMOLITION PLAN  
1/8" = 1'-0"



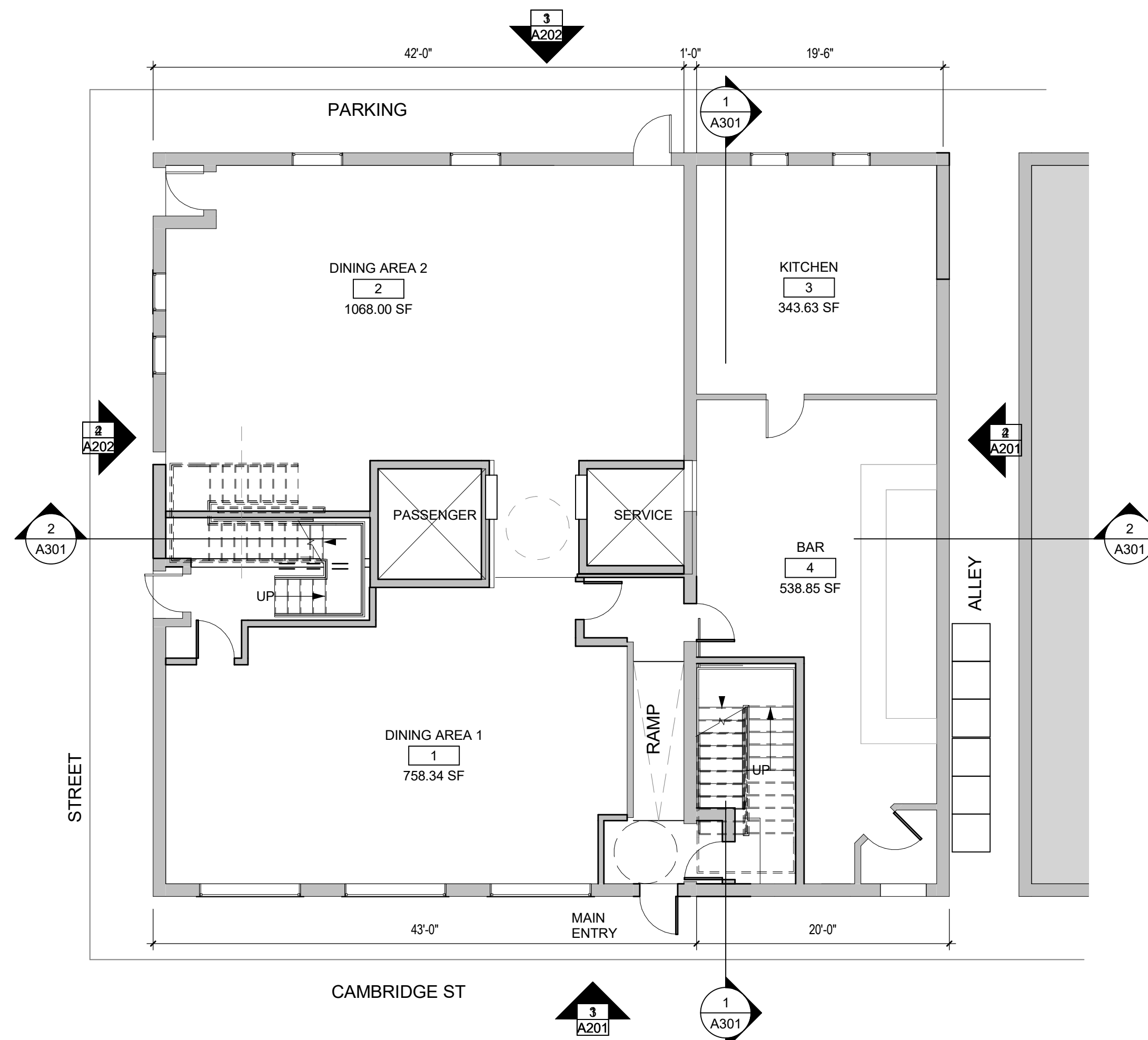
1D LEVEL 1 DEMOLITION PLAN  
1/8" = 1'-0"



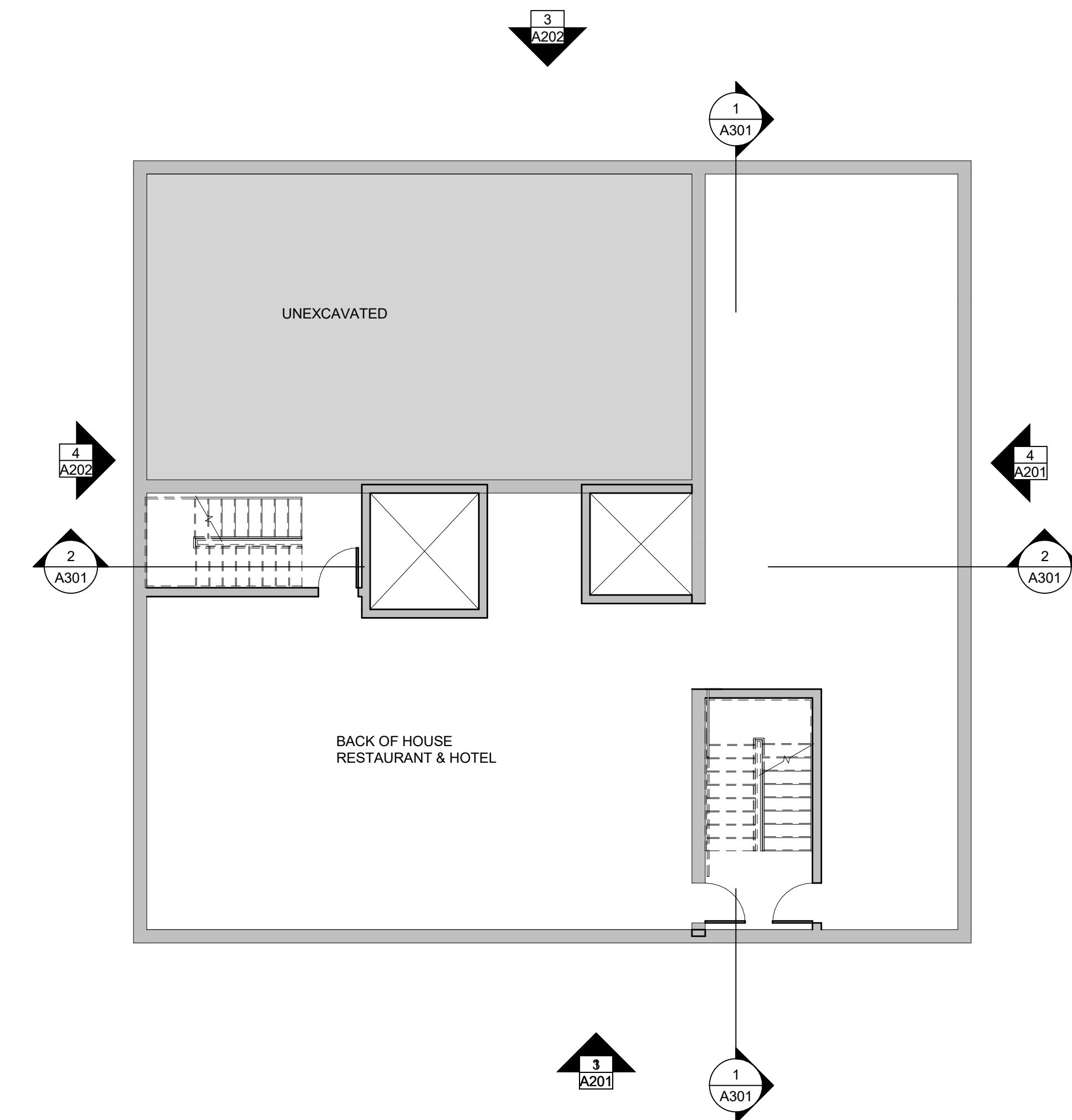
BD BASEMENT - DEMOLITION PLAN  
1/8" = 1'-0"



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



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



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

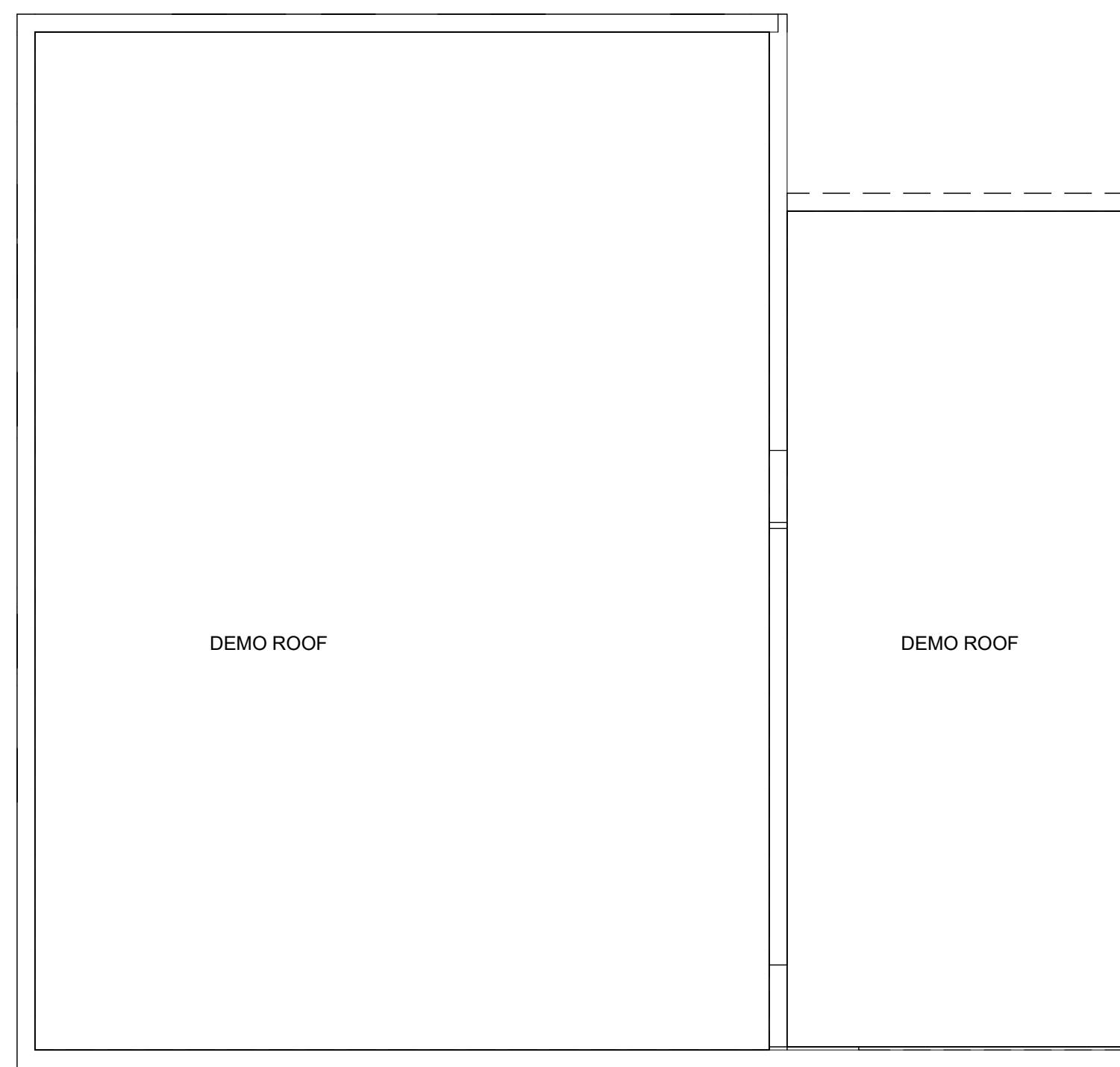
725-731 CAMBRIDGE ST

BASEMENT, 1ST, 2ND FLOOR PLANS

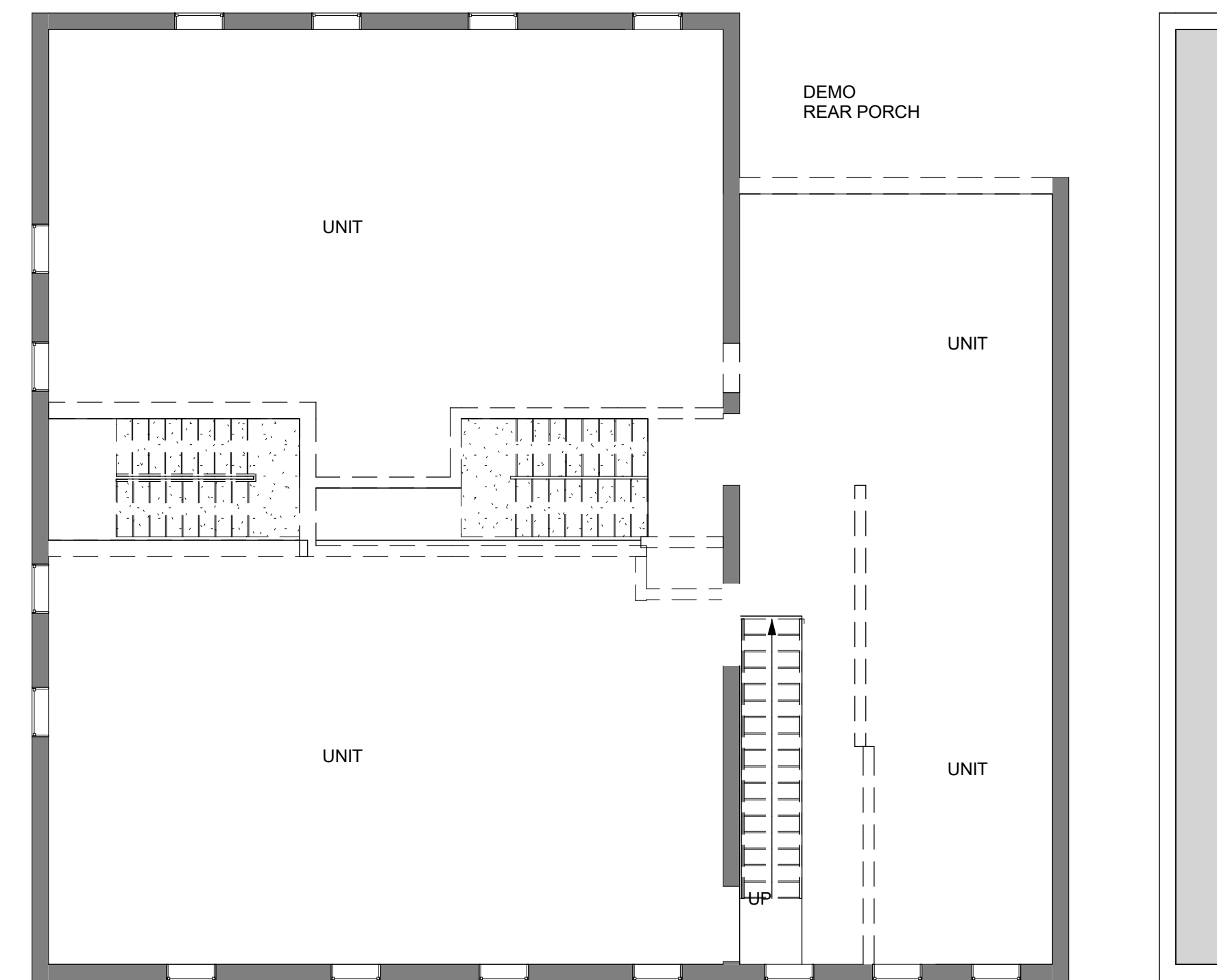
SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

A101

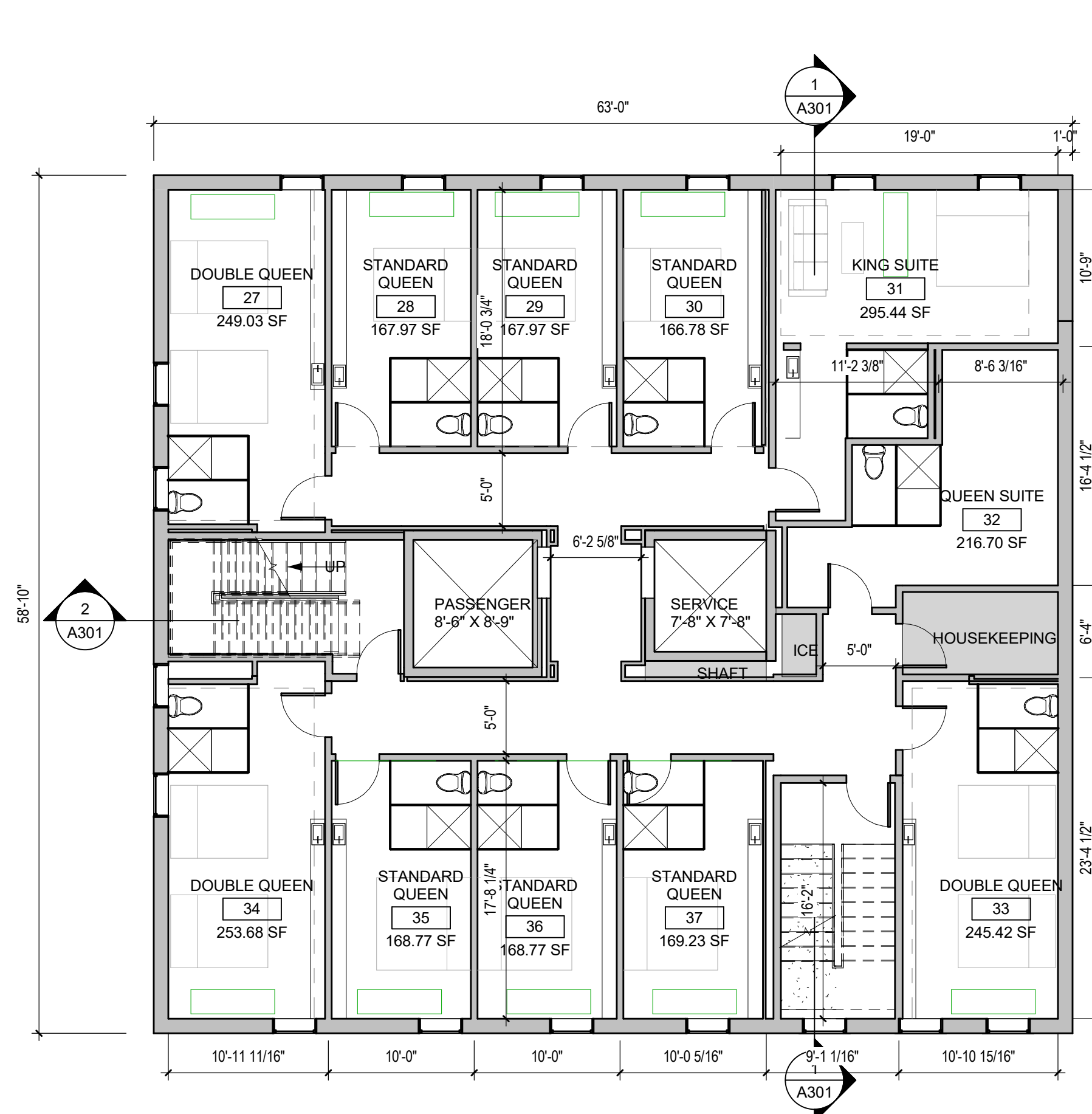




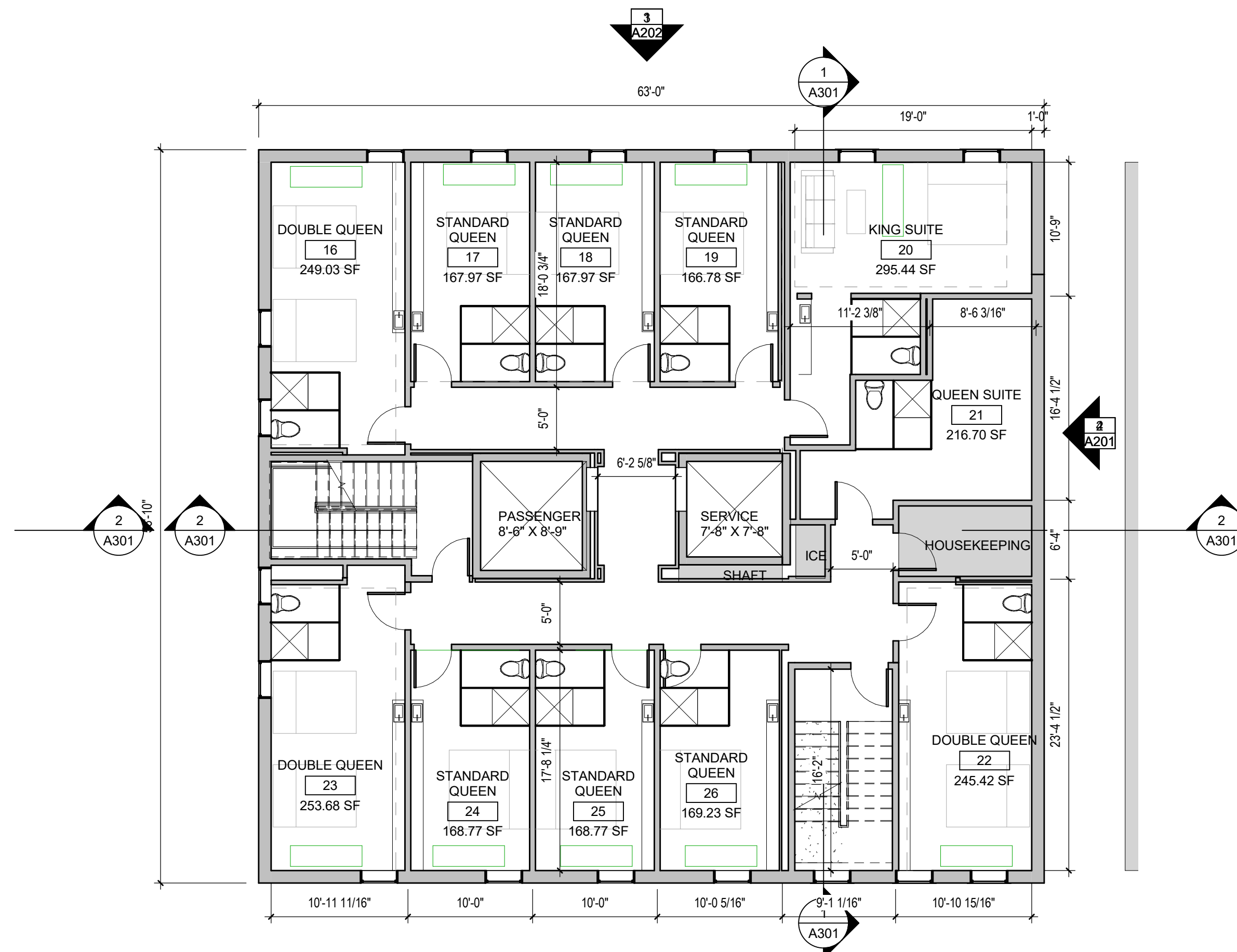
4D ROOF - DEMOLITION PLAN  
1/8" = 1'-0"



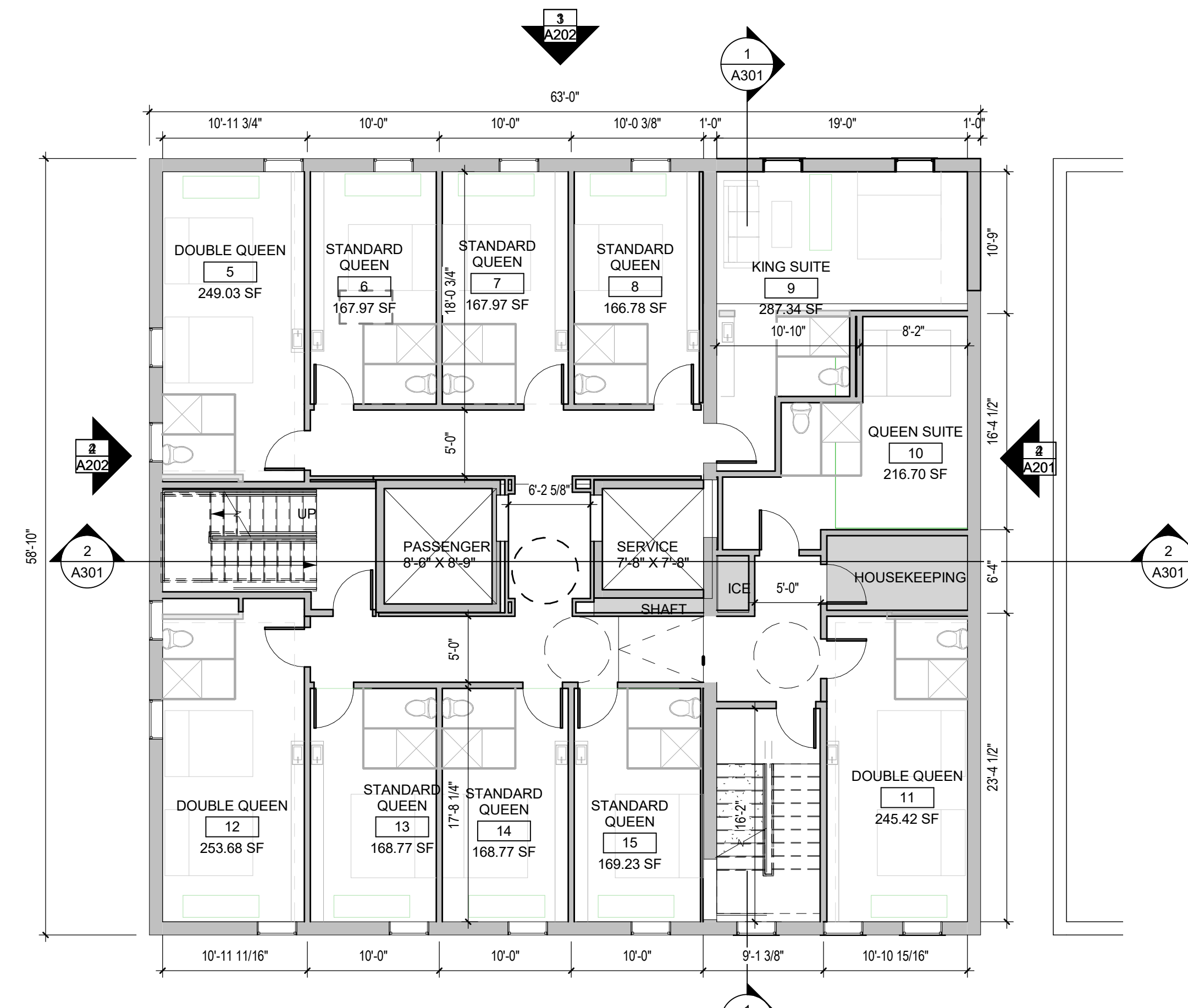
3D LEVEL 3 - DEMOLITION PLAN  
1/8" = 1'-0"



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



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



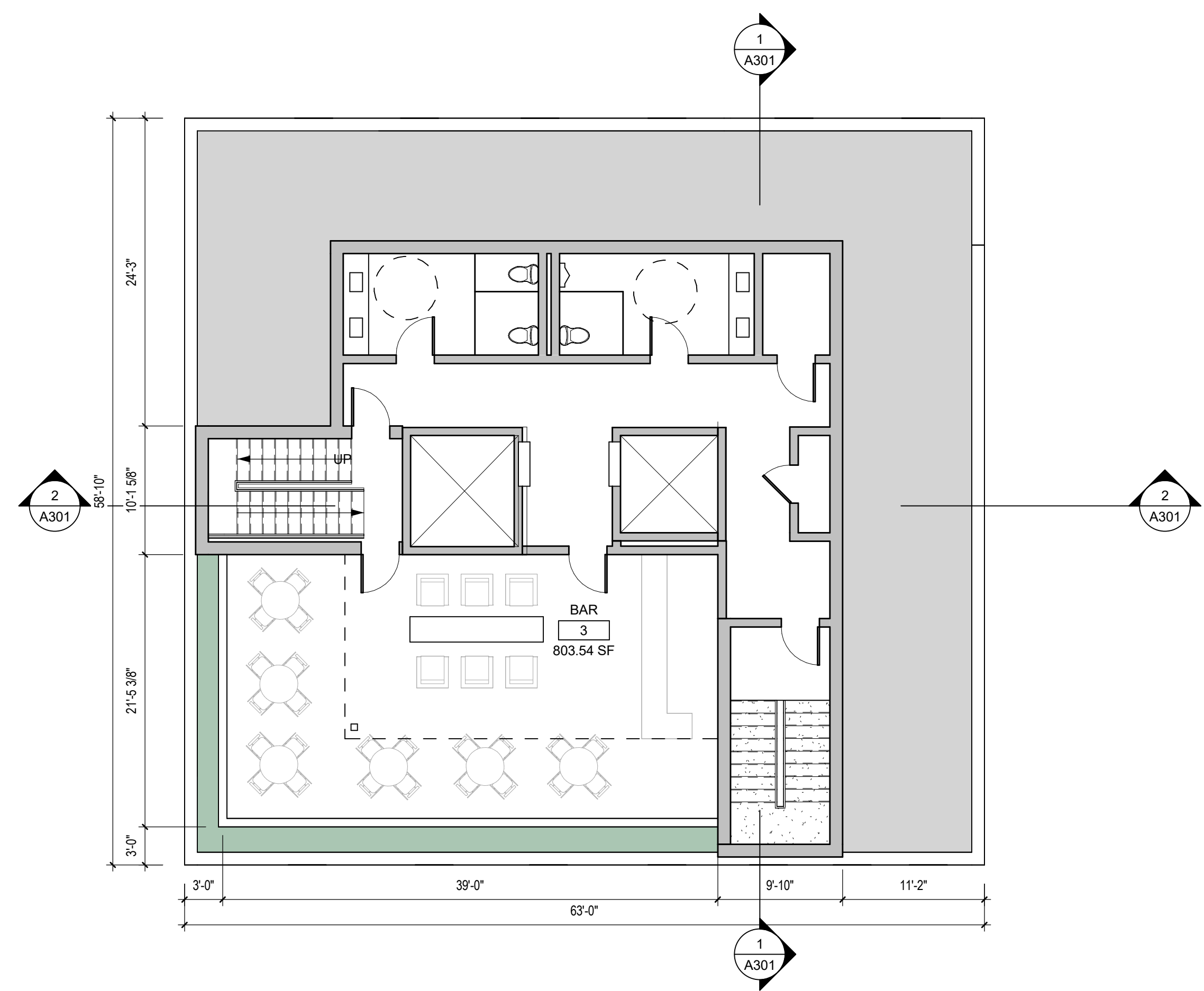
3 LEVEL 3 - PROPOSED  
1/8" = 1'-0"

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

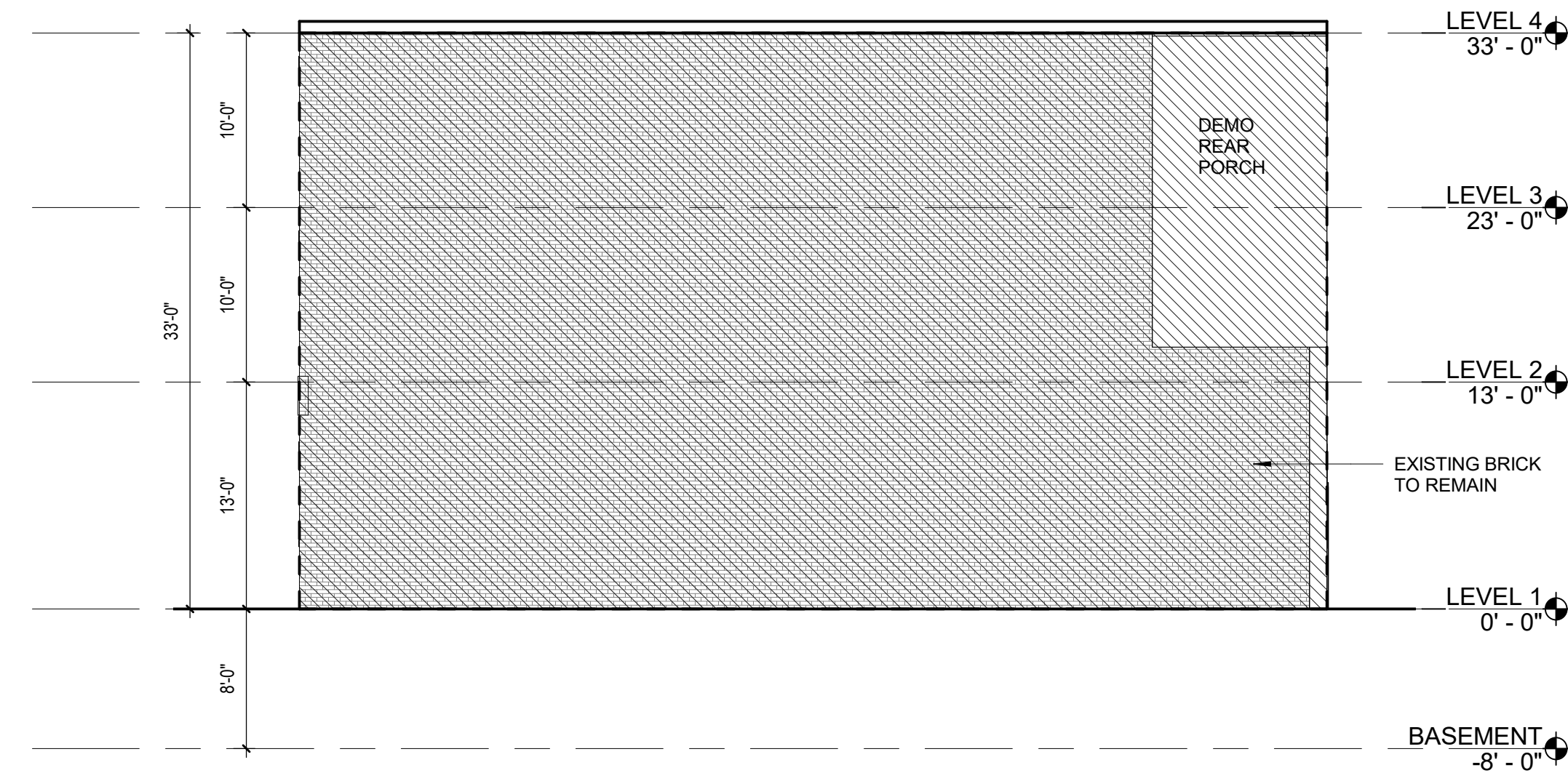
ROOF PROPOSED

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

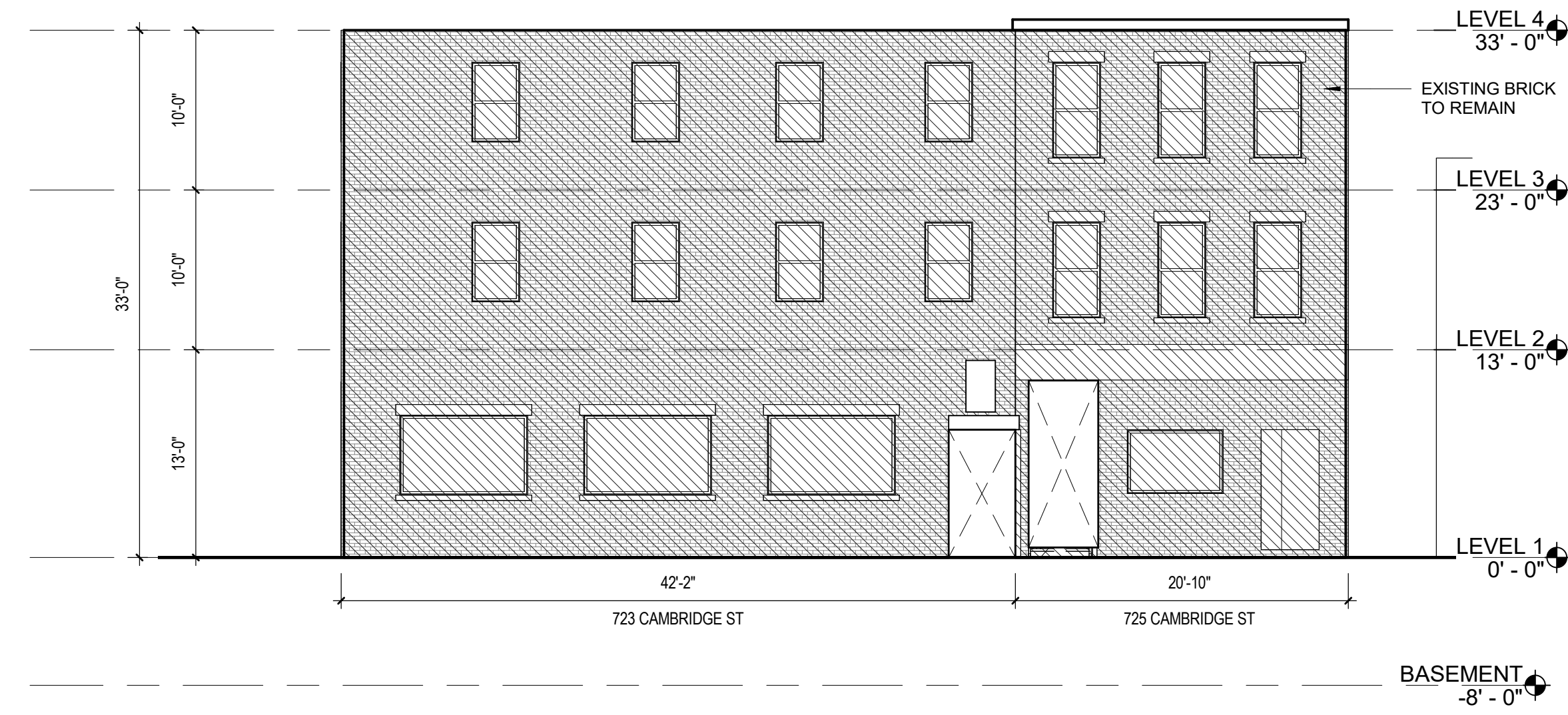
SCALE 1/8" = 1'-0" PROJECT # 2024.01 DATE ISSUED 2024-07-26

**A103**

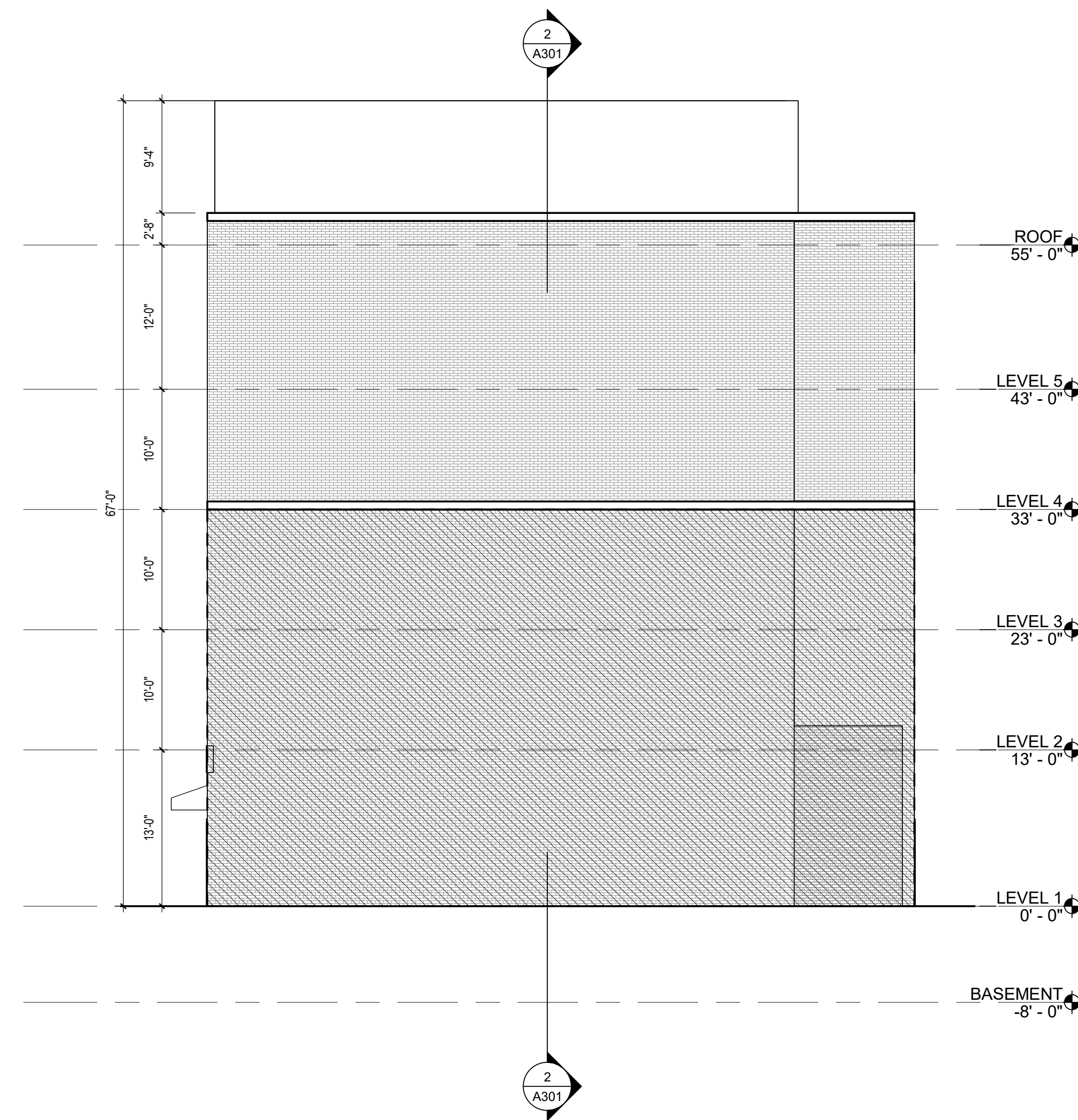
7/20/2024 8:38:03 AM



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



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



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



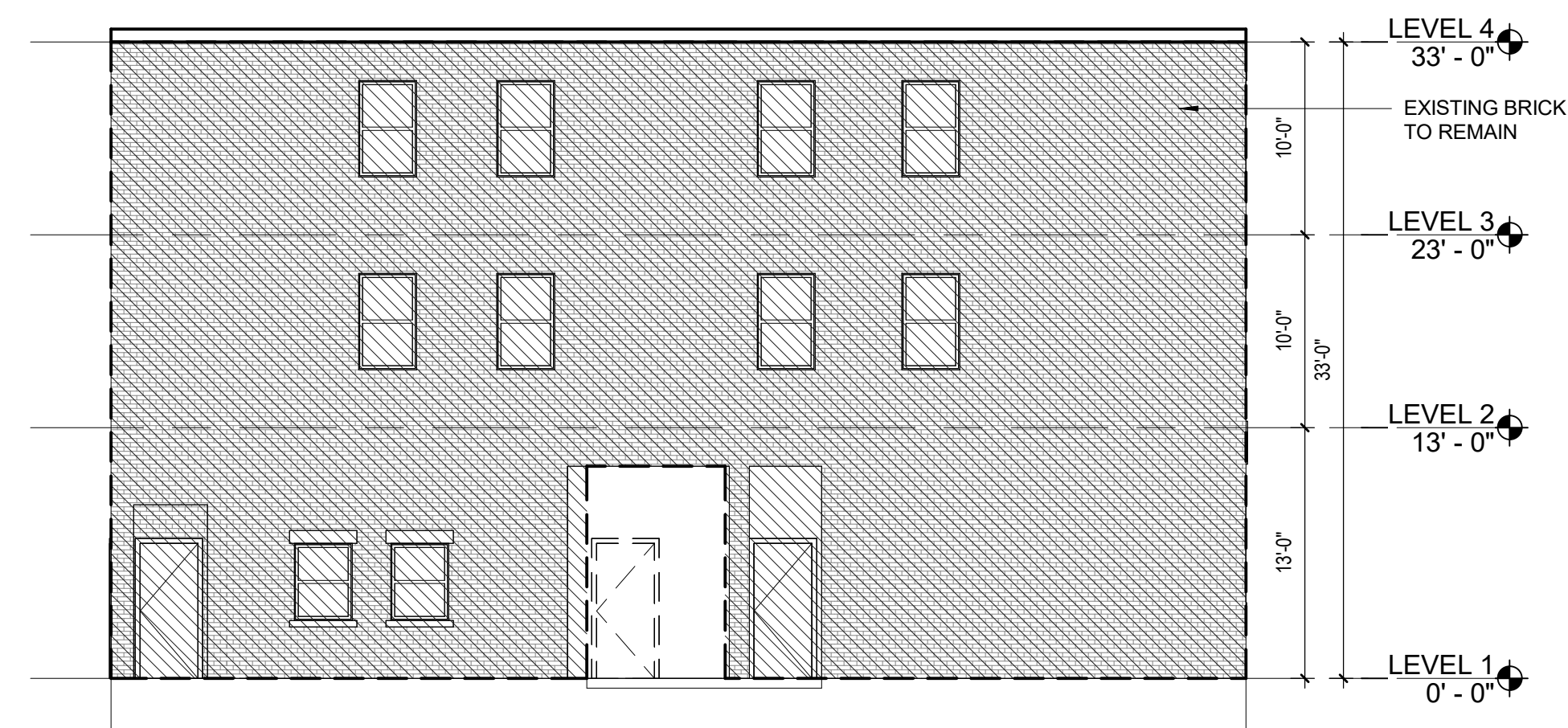
1 SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"

725-731 CAMBRIDGE ST

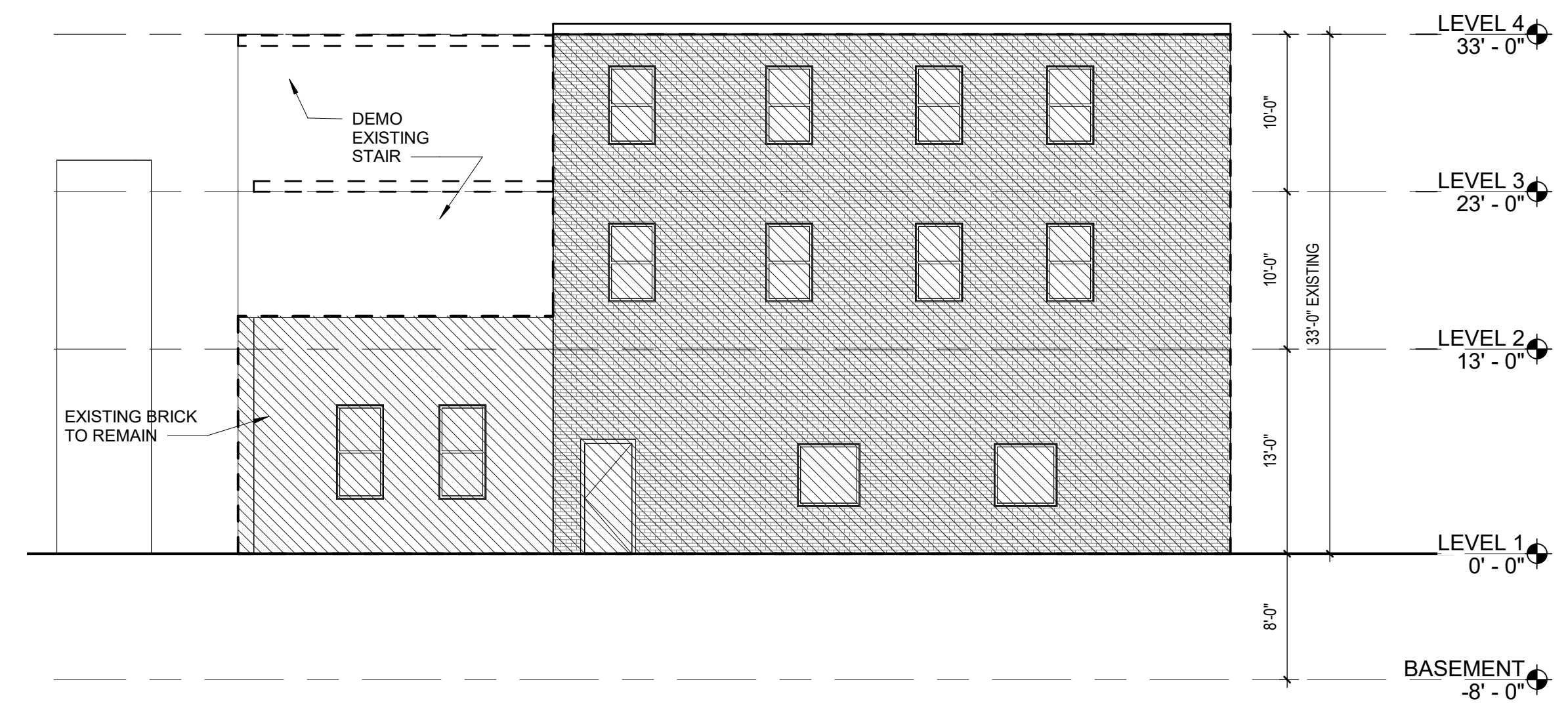
BUILDING ELEVATIONS

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

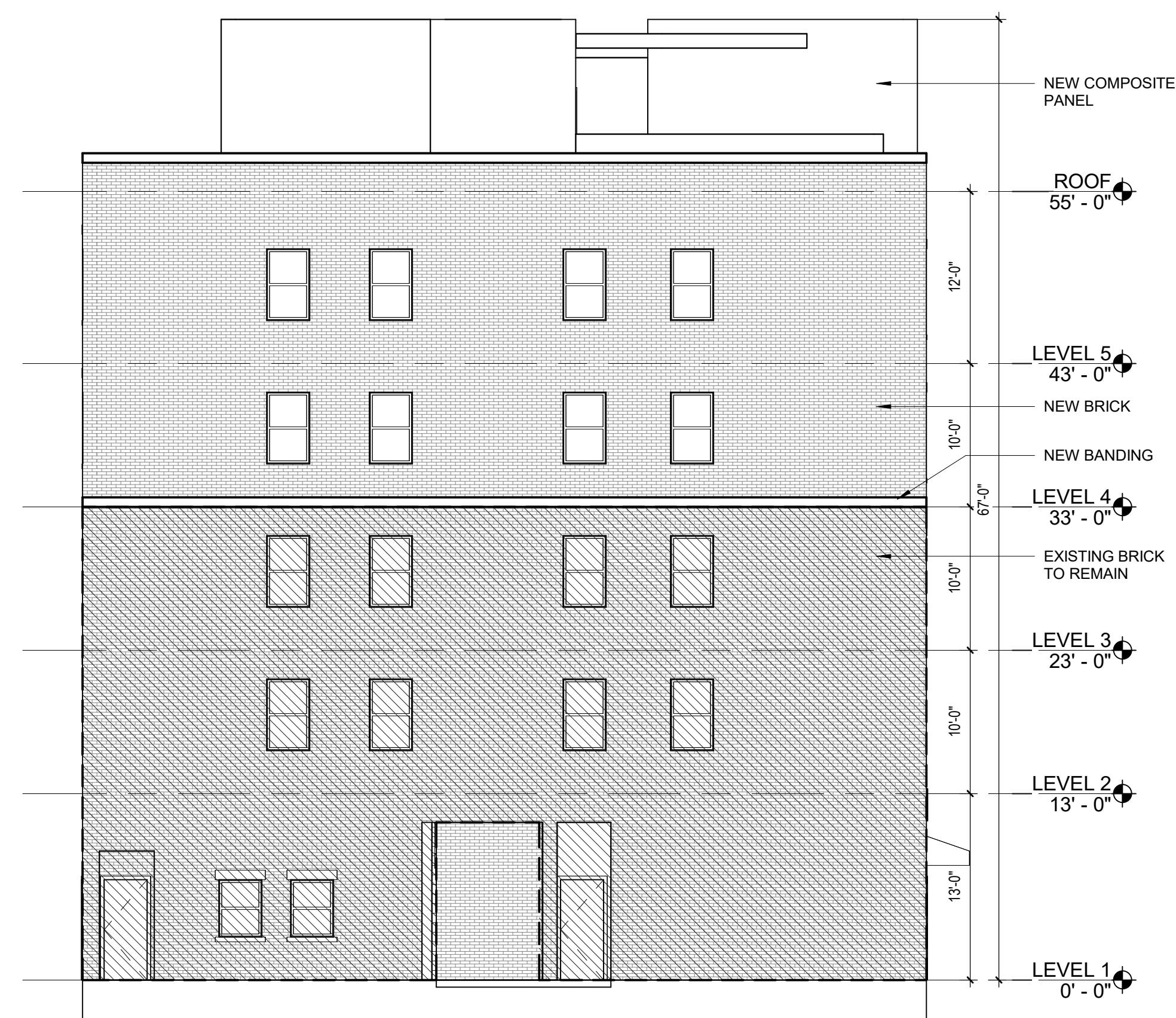
A201



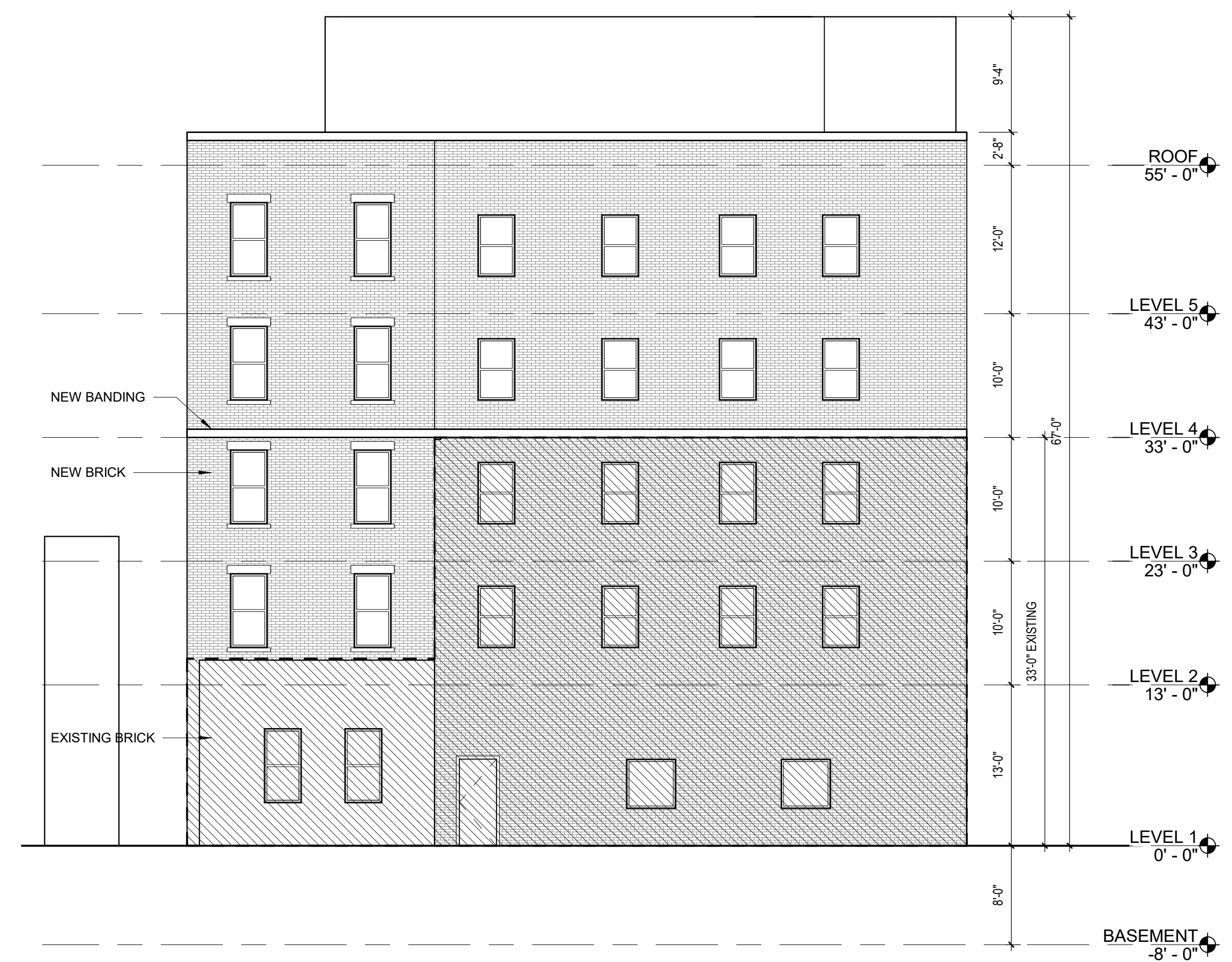
4 WEST ELEVATION - PROPOSED Copy 1  
1/8" = 1'-0"



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

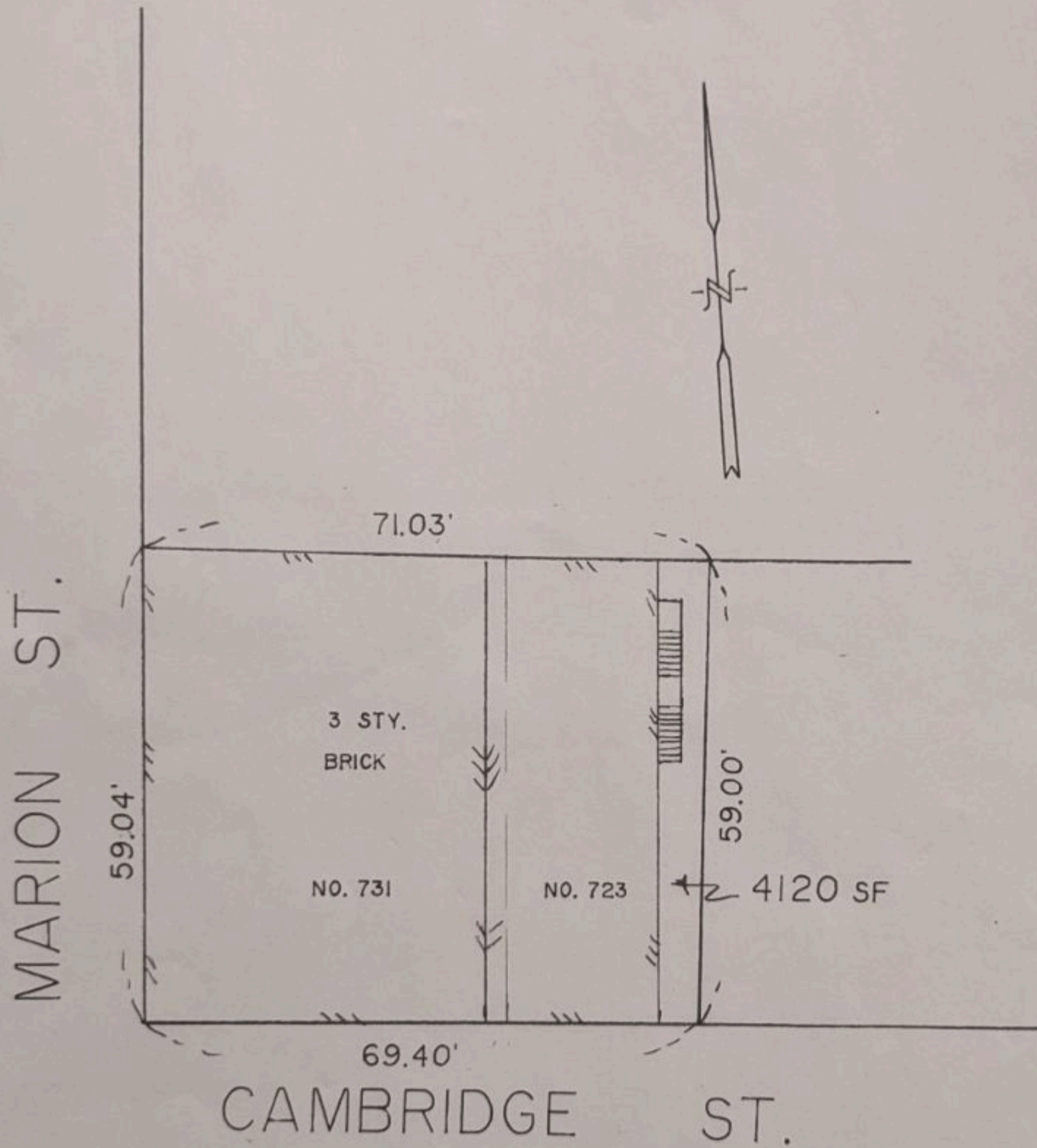
BUILDING ELEVATIONS

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

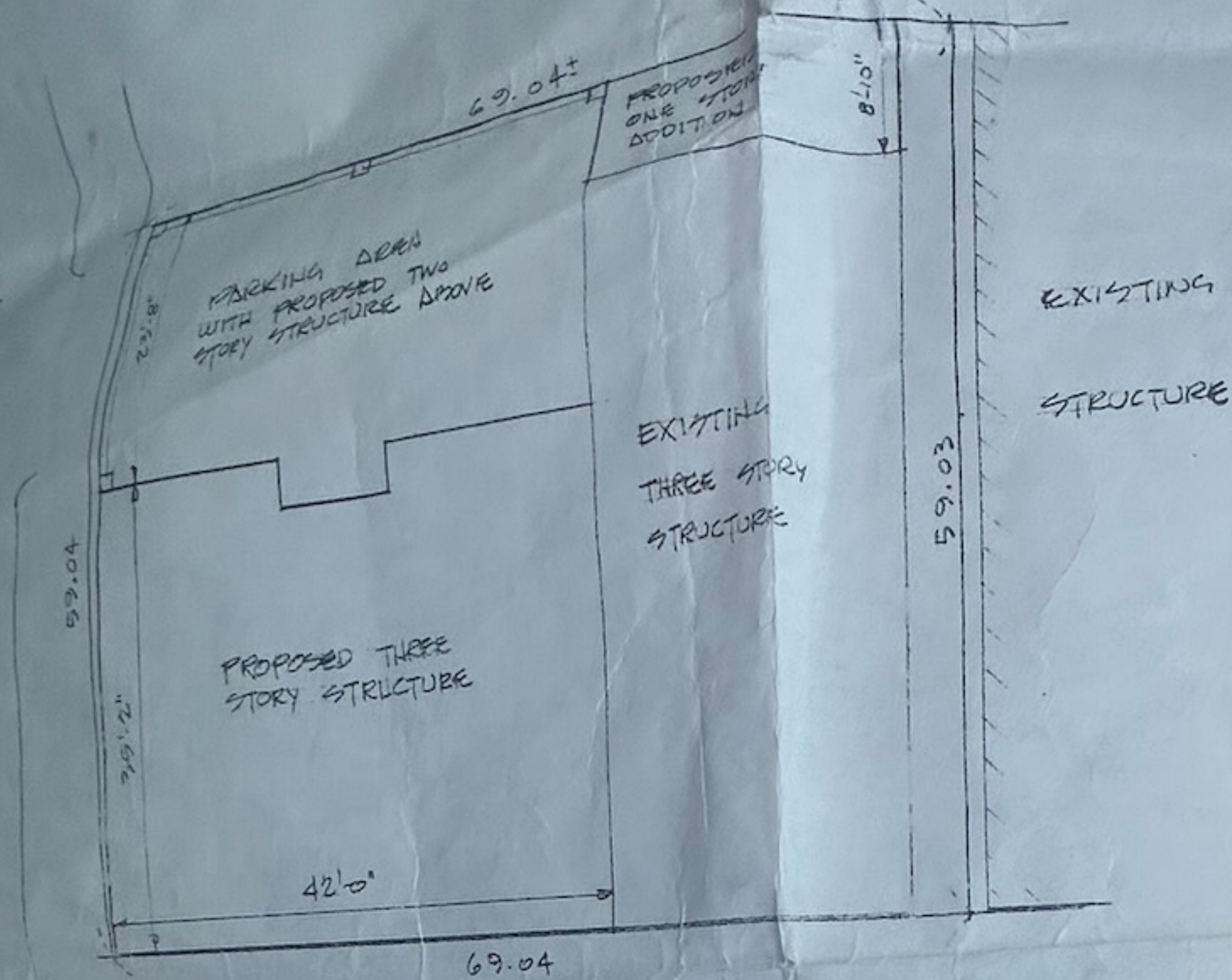
Mortgage Inspection Plan  
In

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 DiPompeo*

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.

*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



## Pacheco, Maria

---

**From:** Joseph Rose <cambridgemoxie@yahoo.com>  
**Sent:** Wednesday, August 14, 2024 10:28 AM  
**To:** Ratay, Olivia; Natola, Stephen; Pacheco, Maria  
**Subject:** Opposition Letter for BZA-281576

To the Board of Zoning Appeals.

This proposal (BZA-281576) for 723-731 Cambridge St is out of character with the neighborhood with several red flags where the petitioner may follow zoning ordinances "where feasible."

Hardship requirements not met:

This proposal implies the city "took" the rear parcel by eminent domain. If this is true it was done a long while ago; the parking lot behind this building has been there for ages. Secondly, the property owner would have been compensated for the taking IF it happened. The site conditions don't meet hardship requirements

Detriment to the public good:

Proposal will add 44 units of temporary, hotel housing to what the petitioner acknowledges is a dense and busy area. Cambridge needs more housing. It does not need more hotels.

The increased demand on parking will overwhelm the municipal lot at the rear at the expense of the neighbors and the public good.

Noise to neighbors: Adding a roof-top, open-air bar will impact the newly constructed housing directly next door at 747 Cambridge St.

Degradation of Ordinance Intent:

This area is zoned for residential use NOT hotels.

Excessive height well exceeding ordinance along this corridor.  
Petitioner falsely claims no adverse effects on neighbors

Traffic and congestion increase:

Petitioner indicates no increase in traffic, parking, or congestion. The proposal will definitely impact the area. It will add dozens and dozens of people to this location There is no information pertaining to parking for the hotel or where loading / unloading would occur for the constant turnover of guests. I would imagine the public parking lot in the back to be overwhelmed with parking from the hotel.

I oppose this petition and ask that you reject it.

Sincerely.

Joe Rose  
Spring St, East Cambridge

## **Pacheco, Maria**

---

**From:** Cindy Mathers <cindym12000@yahoo.com>  
**Sent:** Thursday, August 22, 2024 10:55 AM  
**To:** Ratay, Olivia; Natola, Stephen; Pacheco, Maria  
**Subject:** BZA-281576 Letter in Opposition to Petition

To the Board of Zoning Appeals.

I'm writing in opposition to the proposal (BZA-281576) for 723-731 Cambridge St.

The petitioner has not demonstrated any hardships and the proposal would be a significant detriment to the neighborhood in an already dense and busy area.

The attached plans show a hotel space that has several issues and doesn't appear to be a legitimate establishment.:

- 1) Lacks a lobby for guest to check in.
- 2) Is it legal to have passenger and service elevators interrupting the dining spaces
- 3) Guests are expected to walk through an active restaurant
- 4) "Queen Suite" on right side of plans for floors 2-5 has NO windows
- 5) Rooftop bar will be quite loud for neighboring residences
- 6) Public parking will be overrun and taxed by this one establishment for over 44 units
- 7) Traffic will be worse along Cambridge St and neighborhood.
- 8) Area is not zoned for Hotel use

I oppose this petition and ask that you please deny this petition.

Sincerely,

Cindy Mathers  
Fulkerson St, Cambridge



# 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:

[Handwritten Signature]

(Print)

Date:

8-13-2024

Address:

723-731 Cambridge St

Case No.

BZA-281576

Hearing Date:

9/5/24

Thank you,  
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

August 28, 2024

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-281576 723-731 Cambridge St

The Planning Board reviewed this BZA application during a meeting on August 27, 2024 and decided to forward the following comments to BZA.

The Planning Board encourages the Applicant to review in detail the recommendations from the recently-completed [Our Cambridge Street: A Community Plan](#), which concluded in the fall of 2022 after extensive neighborhood stakeholder involvement. This plan recommends, among other elements, that existing housing stock be preserved; that additional height and density be reserved for new mixed-use housing development; and that development projects incorporate project features that help to support a bicycle and pedestrian environment along the Cambridge Street corridor. In its current form, the proposal at 723-731 Cambridge Street would run counter to these planning goals by seeking to remove existing dwelling units for a hotel use and seeking to reduce required bicycle parking within the development. The plan also includes detailed recommendations for ground-story activation and building design, which should be further reviewed by the Applicant and reflected in their proposal.

Planning Board members also had questions regarding the application itself. For example, the application seeks a reduction in required bicycle parking, which is a special permit that the Planning Board grants. It is unclear if the zoning relief being requested is all the relief that would be needed, or what the most appropriate and efficient approval pathway would be for the Applicant. The Planning Board encourages the Applicant to continue working with staff on developing their application in order to determine the best process for moving forward.

At this time, the Board does not recommend granting the requested variances and special permits for BZA Case #281576 at 723-731 Cambridge St.

## Pacheco, Maria

---

**From:** Manny Barros <mannybarros@aol.com>  
**Sent:** Friday, August 30, 2024 2:23 PM  
**To:** Pacheco, Maria  
**Subject:** MARIA--Please forward this e-mail to BZA for September 5 hearing  
**Attachments:** BZA.pdf

Dear BZA:

MY name is Manny Barros. I am the petitioner for the proposed hotel at 723-731 Cambridge St.. I would like to convey to the board the history of the hardship my family has suffered due to the power of eminent domain by the Cambridge Redevelopment Authority. My family purchased this property in 1962. We had run it a a bar with apartments above for many years. In was in the middle of the entire block. Both sides had become vacant lots, with the Warren St. side of the building being used as a parking lot. We did not want our property taken as it was a source of income for many members of my family. The CRA said that only commercial uses would be allowed on the property if we wished to maintain ownership. The building would only be one-story bulindg This restriction would be on the deed. My family attempted to secure financing for a restaurant-only, but the bank refused: the statistics on restaurants are that only one in ten is successful. The most difficult part of this transaction was that the CRA would not allow a mixed-use with restaurant and apartments. The bank, however, was willing to finance a mixed-use of apartments with a restaurant.

The CRA charter would only allow for one-story commercial development at that time. We reached a compromise with the CRA where they wanted the existing building to be completely renovated with the four apartments and the bar and a courtyard on the Marion St. side of the building. This was an expensive endeavor, costing hundreds of thousands of dollars. On the other side of the building, the Warren St., side cold be used as parking as

it was already existing. We attempted to renovate the building, but there were rent-control laws at the time, and made it much more difficult as we had to re-locate tenants with rent-control protection.

My family was in a terrible position. I went on my own initiative to the Cambridge City council and asked for their help with the CRA. One of the member of the board of the CRA was part of the Sullivan family in Cambridge and we were able to get a change in the charter of the CRA to allow for mixed use development with a restaurant and eight apartments above. However, my family lost a tremendous amount of money and ownership of the adjacent parking for the restaurant (where Giro's studio of photography currently stands.) We also lost the lot in the rear of our property, which is now a municipal parking lot, Macarelli Way Parking Lot.

Had we been able to keep the parking we initially owned and then sought (now the Giro property) to keep, it would have made a significant difference in our proposal for a hotel today.

I recently met with Tom Evans, the new director of the CRA, and we went over the history of the CRA and my family property of 723-731 Cambridge St. He was very sympathetic. He told me that the previous director is in litigation with the CRA so he could not talk about the history of this site because he did not have much information. I provided as much information as I could, based on my history, but the most important thing I want to tell this board, and it was the same issue I discussed with Mr Evans, was that the CRA wrote us a letter saying that, in order to go forward with the courtyard and bar, we had to change the clientele. The reason for this was that they cited many fights in the bar and used that as the reason for the taking of the property. There were many other bars on Cambridge St. at that time, patronized by Portuguese-speaking immigrants and others, which also had problems with behavior as well, but the CRA arbitrarily singled out our bar. I believe, their

intent was to acquire our bar by eminent domain. We sought the counsel of an attorney who advised us that this was illegal discrimination and we should sue. We settled on building on top another eight apartment and a restaurant, where the courtyard existed, called Portugalia. It has been a successful restaurant for the past forty years, with apartments above.

To be clear, I want the BZA to know the history of this property and the hardship our family endured over the years, which I believe was an unfair treatment by the CRA.

I would like to speak to the board about the Cambridge Planning Board opposition to my petition and the opposition of two others who do not live near the building. In 1985, when I petitioned the BZA to build 8 apartments on this site (723-731 Cambridge St.) with a restaurant on the first floor, the planning board had submitted a letter without my knowledge to the BZA that they were opposed to the eight apartments and the Portugalia Restaurant on the first floor. The BZA approved my request. I built a mixed-use building, and a positive influence in the neighborhood for forty years. I spoke to the planning board on August 27, 2004 via Zoom about my proposed hotel and they basically said it did not conform to the wishes of the 2023 study for Cambridge St., which I vehemently disagreed with. The proposed hotel would have guests who would use Uber and Lyft for transportation to the hotel and it would not create additional traffic as we will advertise that we do not have parking. The hotel will create foot-traffic and customers for the Cambridge St. businesses in the future. architect tells me that the total square footage of the hotel is 23,000 square feet, which is below the 25,000 square feet standard under regulations that would call for a traffic study.

The goal of the Cambridge St. study was to reduce car traffic and increase foot traffic. In addition the building will still have a

restaurant on the first floor alongside the lobby of the hotel, which was another goal of this study, to have receptive businesses on the first floor. I was not able to effectively communicate with the planning board on August 27 as there were technical problems with ZOOM. I wanted to share many other details with the planning board, but was unable to do so. One of the issues was that I have been working with Daniel Messplay, manager of community development for about a year, as to how to best develop 723-731 Cambridge St. I intend to work with the planning board in the future for any issues that relate to bicycles, as I do not have enough parking to comply, as it was taken by eminent domain.

In my speaking to many of the business owners on Cambridge St., for example Susan's Hair Salon, corner of Cambridge & Fifth St. (where I have my hair cut and colored) . I have had much feedback on the issues raised in 2023 Cambridge St. Study, where much parking will be eliminated and bike paths will be created. I understand that these proposed changes are now "paused" until some resolution can be achieved to address the concern of these business people.

I, speaking for myself, believe that Cambridge needs to go forward with the the bike paths, reducing traffic. There are simply too many cars. I had thought of creating a shuttle service using the existing municipal lot (Macarelli Way) so that people doing business of Cambridge St. could park and be transported to neighborhood visits. To finalize the issue with the CPB, I do want to "collaborate" with them so we can make the hotel work in a positive way for the future of the neighborhood with fewer cars and more foot traffic.

I want to ring to the attention of the board a 4-story, 16-unit brick building that I basically turned over to Homeowners Rehab, a subsidiary of the City of Cambridge to provide permanent housing for 16 families at 1-3 Marcella St..



I petitioned the BZA in 2006 to create units in that building with no parking, got the support of the CHA, and St. Anthony's Church, but yet the planning board opposed it. At 111 Sciarappa St., I went in front of the BZA and petitioned, to build an 8-unit apartment building which had been previously used as a bar called Salty's, that the Cambridge Police had closed down due to drugs. I worked with the community and we built eight apartments, but yet again the planning board opposed it. I can site more examples of other petitions I sought with the BZA, and yet the planning board has consistently opposed me.

I am beginning to think that the planning board does not like bilingual Portuguese-English speakers like me, who speak Portuguese with a Boston accent. ( JUST KIDDING!)

Finally I want to speak about the 8 apartments that will be replaced by the hotel, with many units of housing I have created in Cambridge. I have plans to enter in an RFP that I spoke to Mr. Evans about, to build more housing in parking lots in Cambridge.

Respectfully submitted,  
Manny Barros

**CAMBRIDGE HOUSING  
AUTHORITY**  
19 Prospect St.  
Cambridge, MA 02139

**Phone: (617) 497-4040**  
**Fax: (617) 520-6420**

**Josh Meehan**  
**Community Outreach**  
**Coordinator**

**Phone: (617) 520-6408**

**Email:**  
**jmeehan@cambridge-**  
**housing.org**

**DO YOU HAVE AN  
AVAILABLE  
APARTMENT?**

**TAKE  
ADVANTAGE OF  
THE CHA'S  
FREE LISTING  
SERVICE!!!!**

**CALL CATHERINE  
SCRIVE AT  
617-497-4040 FOR  
MORE  
INFORMATION**

## 2003 OWNER RECOGNITION RECEPTION LARGEST EVER!

This year's Reception, co-sponsored by the Cambridge Housing Authority and the City of Cambridge, was held on September 25th at the University Park Hotel @ MIT. By all accounts the Fourth Annual Owner Recognition Reception was the best attended and most successful yet. Over one hundred and twenty owners, agents, managers, elected officials and housing advocates attended.

The Recognition Reception is one of the highlights of the year for the affordable housing community in Cambridge. It provides a unique opportunity for the CHA and the City to show our appreciation to the five hundred plus



Award Winners & Presenters at the 2003 Owner Recognition Reception:

Back row left to right: Owner Manny Barros, CHA Executive Director Dan Wuenschel, HRI Inc. Director Peter Daly, CHA Director of Leased Housing & Occupancy Mike Johnston

Front row left to right: Cambridge Mayor Michael Sullivan, Cambridge Multi-Service Center Director Len Thomas, Owner Tera Chung, HRI Inc. Board President Harry Johnson

owners that work with us to provide safe, affordable housing to some of the City's most vulnerable families. 2003 was a record setting year for the CHA, and more importantly a terrific year for the thousands of low income families who are proud to live in Cambridge.

Awards of Appreciation and Proclamations from the Mayor's Office were given out again this year. Awards were presented to owners who've shown particular kindness towards their tenants, kept their properties in top condition and worked well with CHA staff.

This year's awards were presented to owners Tera Chung (featured in May 2003 *Section 8 News*) and Manny Barros (featured in March 2003 *Section*

*8 News*). Both Tera and Manny have been invaluable partners over the last year. They are both compassionate and deeply committed to increasing the availability of high quality affordable housing in Cambridge.

Local nonprofits Homeowner's Rehab, Inc. (see July 2003 *Section 8 News* for more about HRI Inc.) and The Cambridge Multi-Service Center (see May 2002 *Section 8 News* for more about the CMSC) also received awards at the Reception. HRI, Inc. has been working with owners, the CHA and developers to create and maintain affordable units in Cambridge for the past thirty years. The quality of their housing stock is first rate, and their management team is exceptionally professional and easy to work with. The Cambridge Multi-Service Center serves some of our community's most difficult to house citizens, with a special focus on moving families and individuals from the streets and the shelters into long-term, affordable housing. We applaud their work and dedication to helping the less fortunate.

Thanks to everyone who works together with us to help keep Cambridge a place anyone can call home. We look forward to another great year and to seeing even more of you at next year's reception!

# SECTION 8 NEWS

## Inside this issue:

- **New Fair Market Rents**
- **Frequently Asked Questions**
- **2003 Owner Recognition Reception**

## Coming Soon:

### Cambridge Housing Authority Online

Soon doing business with the CHA will be even easier.

Download all CHA forms

Quickly find answers to your frequently asked questions

Review the Fair Market Rent & Utility Allowance Charts

Stay tuned for details!

## 2004 FAIR MARKET RENTS HAVE ARRIVED

The Cambridge Housing Authority is happy to announce the new Fair Market Rents (FMRs) for Cambridge. The FMRs for Section 8 units are going up this year despite the struggling rental market. While most owners are seeing their rents tumble, many Section 8 owners will be seeing small increases this year.

The new payment standards are as follows:

Studio	1 Bed	2 Bed	3 Bed	4 Bed
\$1107	\$1248	\$1561	\$1952	\$2292

These rents are for units that include all utilities. Rents that do not include utilities are adjusted accordingly. The payment standards will be used in the computation of Housing Assistance Payments for all annual renewals, and all new lease-ups. Please keep in mind that these FMRs represent the CHA's ceiling rents. Rents at these levels are reserved for new or newly renovated units.

The Annual Adjustment Factor (AAF) will be 3% again this year. The AAF is automatically applied to all Section 8 contracts as long as the increased rent does not exceed the FMR, less tenant supplied utilities.

**Important Reminder:** The CHA cannot implement increases retroactively for recently negotiated contracts and units are only eligible for increases *once* per year.

## FREQUENTLY ASKED QUESTION:

"How do I request a rent increase?"

The process for requesting an increase is as follows:

1. Owner sends an increase request letter to Josh Meehan at the CHA at least sixty (60) days prior to the lease anniversary date, making sure to send a copy of the request to the tenant.
2. Josh meets with the inspector of the unit to determine whether or not the location, size and condition of the unit warrants the requested increase.
3. If the inspector agrees to the increase, it takes effect on the first month of the new contract year.
4. If the inspector does not believe that the requested increase is reasonable, Josh contacts the owner with a counter offer. If an agreeable number can be reached, the increase will take effect beginning on the first month of the new contract year.
5. If an agreement cannot be reached, and the owner has decided not to renew, the owner must notify the tenant and the CHA at least thirty (30) days prior to the anniversary date that the contract will not be renewed.



## OFFICE OF THE MAYOR

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139  
(617) 349-4321 • FAX: (617) 349-4287  
TTY/TDD (617) 349-4242 • Email: [agalluccio@ci.cambridge.ma.us](mailto:agalluccio@ci.cambridge.ma.us)

Anthony D. Galluccio  
Mayor

June 18, 2001

Manny Barros  
4 Marion St #1  
Cambridge, MA 02141

Dear Manny:

I am pleased to send you the enclosed Mayor's Certificate of Appreciation recognizing your commitment to providing affordable housing in Cambridge by participating in the Section 8 program. While we recognized a few particular landlords at the reception, every Section 8 landlord is very important to our efforts.

This certificate is a small way to again say thank you. We are always looking to make the Section 8 Program work better for landlords and tenants alike. I enjoyed the reception and I want to reiterate what I said at that time, you are important to our community because of the commitment you have made to provide affordable housing to our residents.

Please do not hesitate to call on me if I can be of any assistance to you in the future.

Sincerely

A handwritten signature in black ink, appearing to read "Anthony D. Galluccio".

Anthony D. Galluccio  
Mayor, City of Cambridge

# City of Cambridge

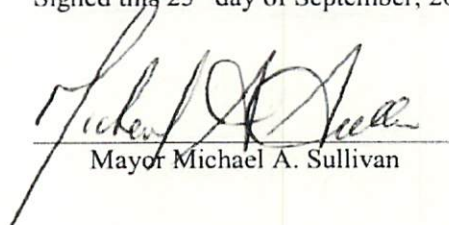
## OFFICE OF THE MAYOR

Michael A. Sullivan  
*Mayor*

### PROCLAMATION

- WHEREAS: The City of Cambridge has established that cultural and socioeconomic diversity, commercial diversity and vitality, a healthy environment, and the unique character of our city are all community values that must guide all City policies and their implementation; and
- WHEREAS: It is a goal of the Cambridge City Council to preserve and expand the supply of permanent affordable housing, supporting socioeconomic diversity; and
- WHEREAS: The policy guidelines for this goal include creating and preserving housing opportunities for low, moderate, and middle income residents, as well as providing housing support services for low, moderate, and elderly residents; and
- WHEREAS: The City of Cambridge, in partnership with the Cambridge Housing Authority, endeavor to provide quality affordable housing to low income residents; and
- WHEREAS: The city's landlords play an integral role in expanding the available number of affordable housing units by agreeing to accept tenants who participate in the Section 8 Housing Choice Voucher Program; now therefore be it
- RESOLVED: That I, Michael A. Sullivan, Mayor of the City of Cambridge, extend my gratitude to the Cambridge Housing Authority for their dedication to affordable housing in the City of Cambridge; and be it further
- RESOLVED: That I, Michael A. Sullivan, Mayor of the City of Cambridge, extend my gratitude to the landlords participating in the city's Section 8 Housing Choice Voucher Program and specifically commend Homeowner's Rehab, Inc., Manuel Barros, Cambridge Multi-Service Center, and Tera Chung for their continued participation in this vital program.

Signed this 25<sup>th</sup> day of September, 2003



\_\_\_\_\_  
Mayor Michael A. Sullivan

