



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN -1 PM 2:45

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 225347

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Daniel Anderson C/O Anderson Porter Design

PETITIONER'S ADDRESS: 1972 Massachusetts Avenue, Cambridge, MA 02140

LOCATION OF PROPERTY: 8 Winter Street, Cambridge, MA

TYPE OF OCCUPANCY: commercial

ZONING DISTRICT: Business A / Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Relief Requested for Front Yard Setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):


(Petitioner (s) / Owner)

DANIEL P. ANDERSON
(Print Name)

Address: 1972 MASS AVE FR CAMB. MA
Tel. No. 617 354 2501
E-Mail Address: dan@andersonporter.com

Date: 5.31.2023

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel Anderson

Present Use/Occupancy: commercial

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).


I/We 8 Winter Street LLC
(OWNER).

Address: 1 Garfield Circle, Unit 6, Burlington MA 01803

State that I/We own the property located at 8 Winter Street, Cambridge, MA 02141 which is the subject of this zoning application.

The record title of this property is in the name of 8 Winter Street LLC

*Pursuant to a deed of duly recorded in the date May 20, 2020, Middlesex South County Registry of Deeds at Book 74716, Page 531; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

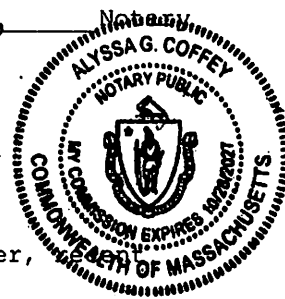

OZAN DOKMECIOGLU,
MANAGER,
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Ozan Dokmecioglu personally appeared before me, this 20 of, July, 2022, and made oath that the above statement is true.

My commission expires 10-28-2027 (Notary Seal).



- If ownership is not shown in 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:

The literal enforcement of the provisions of this Ordinance would involve a substantial hardship to abutters relative to their continued access to their properties via Linehan Court.

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:

The hardship is owing to the following circumstances relating to the shape and location of the atypical lot with multiple front and side yard setbacks. The proposed relief for two front yard setbacks will not affect generally the zoning district as it otherwise conforms with the uses and dimensions outlined in the ordinance. The scale and placement of the structure is otherwise in scale with neighboring buildings.

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:

The proposed alteration does not present a substantial detriment to the public good because it is largely consistent with the zoning district's dimensional requirements. The shift of the structure towards Winter Street allows for increased width at Linehan Court supporting better vehicular access with increased visibility and safety. The new structure is consistent with the existing residential uses and development patterns on the street and does not detract from the neighborhood character.

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

Relief may be granted without substantially altering the intent of this Ordinance because the proposed project is part of an overall improvement of the lot. The proposed project works within the overall requirements of the ordinance and responds to the urgent current demand for new housing. The project has received support from abutters and a written letter of approval from the East Cambridge Planning Team.

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

Location: 8 Winter Street, Cambridge, MA

Zone: Business A/ Residence C-1
Zone

Phone: 617 354 2501

Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1972	16921	16921	(max.)
<u>LOT AREA:</u>		7404	7404	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.27	2.28	2.28	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	411.34	300	
<u>SIZE OF LOT:</u>	WIDTH	95	95	50	
	DEPTH	95.3	95.3	NA	
<u>SETBACKS IN FEET:</u>	FRONT	21	4.6	10	
	REAR	40.4	44.1	10	
	LEFT SIDE	45.3	23.2	23.2	
	RIGHT SIDE	0	0	10	
<u>SIZE OF BUILDING:</u>	HEIGHT	25.3	45	45	
	WIDTH	54.5	76.7	NA	
	LENGTH	43	47.8	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	34	18	
<u>NO. OF DWELLING UNITS:</u>		0	18	21	
<u>NO. OF PARKING SPACES:</u>		14	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	10	

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.:

No other occupancies

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'.



155 Middlesex Turnpike
Burlington, MA 01803

2024 AUG 20 AM 9:43

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Aug 19, 2024

Dear Maria,

I hope this message finds you well. We haven't started the construction at 8 Winter Street, Cambridge yet and I am writing to formally request an extension for Variance case no 225347.

Please let me know if anything further is needed to process this extension request. Thank you for your attention to this request.

Best regards,

Kind Regards,

A handwritten signature in blue ink, appearing to read "Ender Saricay".

Ender Saricay
Pre-Construction Manager
ender.saricay@dnd-homes.com
857 207 6254

8 WINTER STREET: SPECIAL PERMIT

8 WINTER STREET, CAMBRIDGE, MA 02141



NOT FOR CONSTRUCTION

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

ABBREVIATIONS

ACT ACOUSTIC CEILING TILE	DET DETAIL	GA GAUGE	MAT MATERIAL	R RADIUS	UNO UNLESS NOTED OTHERWISE
ADD ADDITIONAL	DF DRINKING FOUNTAIN	GALV GALVANIZED	MAX MAXIMUM	RA RETURN AIR	
ADJ ADJUSTABLE	DIA DIAMETER	GCC GENERAL CONTRACTOR	MECH MECHANICAL	RD ROOF DRAIN	
AFF ABOVE FINISH FLOOR	DN DOWN	GL GLASS	MEMB MEMBER	REG REGISTER	VCT VINYL COMPOSITION TILE
ALUM ALUMINUM	DR DOOR	GWB GYPSUM WALLBOARD	MFR MANUFACTURER	REV REVISION	VERT VERTICAL
APPX APPROXIMATELY	DWG DRAWING	GYP GYPSUM	MIN MINIMUM	REIN REINFORCING	VIF VENEER IN FIELD
			MISC MISCELLANEOUS	REQD REQUIRED	VP VENEER PLASTER
			MO MASONRY OPENING	RL RAIN LEADER	VWC VINYL WALL COVERING
			MTL METAL	RM ROOM	
BC BRICK COURSE	EA EACH	HC HOLLOW CORE		RO ROOF OPENING	
BIT BITUMINOUS	EJ EXPANSION JOINT	HDW HARDWARE		RSL RESILIENT FLOORING	
BLDG BUILDING	EL ELEVATION	HMI HOLLOW METAL			W/ WITH
BLK BLOCK	ELEC ELECTRICAL	HORIZ HORIZONTAL	NIC NOT IN CONTRACT		WC WATER CLOSET
BLKG BLOCKING	ELEV ELEVATOR	HP HIGH POINT	NO NUMBER		WD WOOD
BM BEAM	ENC ENCLOSURE	HT HEIGHT	NTS NOT TO SCALE		WDW WINDOW
BO BOTTOM OF	EQ EQUAL	HTR HEATER		SC SOLID CORE SECTION	WF WIDE FLANGE
BOT BOTTOM	EQUIP EQUIPMENT	HVAC HEATING, VENTILATING, & AIR CONDITIONING		SHT SHEET	W/O WITHOUT
BRD BOARD	ERD EMERGENCY ROOF DRAIN			SIM SIMILAR	WPR WATERPROOFING
BLUR BUILT-UP ROOFING	EWC ELECTRIC WATER COOLER			SPEC SPECIFICATIONS	WUB WALL UTILITY BOX
	EXIST EXISTING			SQ SQUARE	WWF WELDED WIRE FABRIC
	EXP EXPANSION			SSTL STAINLESS STEEL	
	EXT EXTERIOR	IN INCH		STA STATION	
CAB CABINET		INCAN INCANDESCENT		STD STANDARD	& AND
CB CATCH BASIN		INCL INCLUDING		STL STEEL	< ANGLE
CEM CEMENT		INSUL INSULATION		STOR STORAGE	+ INCH
CI CAST IRON	FC FURRING CHANNEL	INT INTERIOR		STRUC STRUCTURAL	' FOOT
CIP CAST-IN-PLACE	FD FLOOR DRAIN		PC PRECAST	SUSP SUSPENDED	@ AT
CJ CONTROL JOINT	FE FIRE EXTINGUISHER		PGL PLATE GLASS		CL CENTERLINE
CLG CEILING	FEC FIRE EXTINGUISHER CABINET	JC JANITOR'S CLOSET	PL PLATE		CHANNEL
CLR CLEARANCE	FFT FINISH FLOOR TRANSITION	JT JOINT	PLAM PLASTIC LAMINATE		# NUMBER
CLO CLOSET	FHC FIRE HOSE CABINET		PLUM PLUMBER	TBD TO BE DETERMINED	Ø DIAMETER
CMU CONCRETE MASONRY UNIT	FIN FINISH		PLY PLYWOOD	TD TRENCH DRAIN	
CO CLEAN OUT	FIXT FIXTURE	LAM LAMINATED	PT PAINT	TEL TELEPHONE	
COL COLUMN	FLR FLOOR	LAV LAVATORY	PTD PAINTED	THK THICKNESS	
COMP COMPRESSIBLE	FLUOR FLUORESCENT	LINO LINOLEUM	PTN PARTITION	TO TOP OF	
CONC CONCRETE	FOF FACE OF FINISH	LP LOW POINT	PVC POLYVINYL CHLORIDE	TOC TOP OF CONCRETE	
CONST CONSTRUCTION	FOM FACE OF MASONRY	LTG LIGHTING		TOF TOP OF FOOTING	
CONT CONTINUOUS	FR FIRE-RATED			TOR TOP OF RAIL	
CPT CARPET	FT FEET			TOS TOP OF STEEL	
CRS COURSES	FTG FOOTING			TOW TOP OF WALL	
CT CERAMIC TILE	FUB FLOOR UTILITY BOX			TRT TREATED	
CUB COLUMN UTILITY BOX				TYP TYPICAL	

SITE LOCATION



CONTACTS

ARCHITECT
Anderson Porter Design
1972 Massachusetts Ave, 4th Floor
Cambridge MA 02139
Dan Anderson
617.354.2501

OWNER
DND Homes LLC
1 Garfield Circle, Unit 6
Burlington, MA 01803
Trina Murphy
781.460.8437

DRAWING LIST

- GO.1 COVER SHEET
- C-0 CAMBRIDGE GIS MAP
- C-1 EXISTING SITE SURVEY
- L1.1 PROPOSED LANDSCAPE
- Z0.1 ZONING SITE PLAN
- Z0.2 ZONING CHART AND LEGENDS
- A1 FLOOR PLANS
- A2 FLOOR PLANS
- A3 FLOOR PLANS
- A4 FLOOR PLANS
- A5 FLOOR PLANS
- A6 PROPOSED ELEVATIONS
- A7 PROPOSED ELEVATIONS
- A9.0 EXISTING SITE PHOTOS
- A9.1 3D VIEWS

ZONING SUMMARY

PROPERTY ADDRESS:	8 WINTER STREET CAMBRIDGE, MA 02141
ZONING DISTRICT:	BUSINESS A (C-2B DIMENSIONAL)/RESIDENCE C-1
PROJECT DESCRIPTION:	NEW RESIDENTIAL DEVELOPMENT (18 UNITS)

AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: **8 WINTER STREET**

Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**

Title: **COVER SHEET**

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2301 Drawn No.:

Date: 2023.05.24

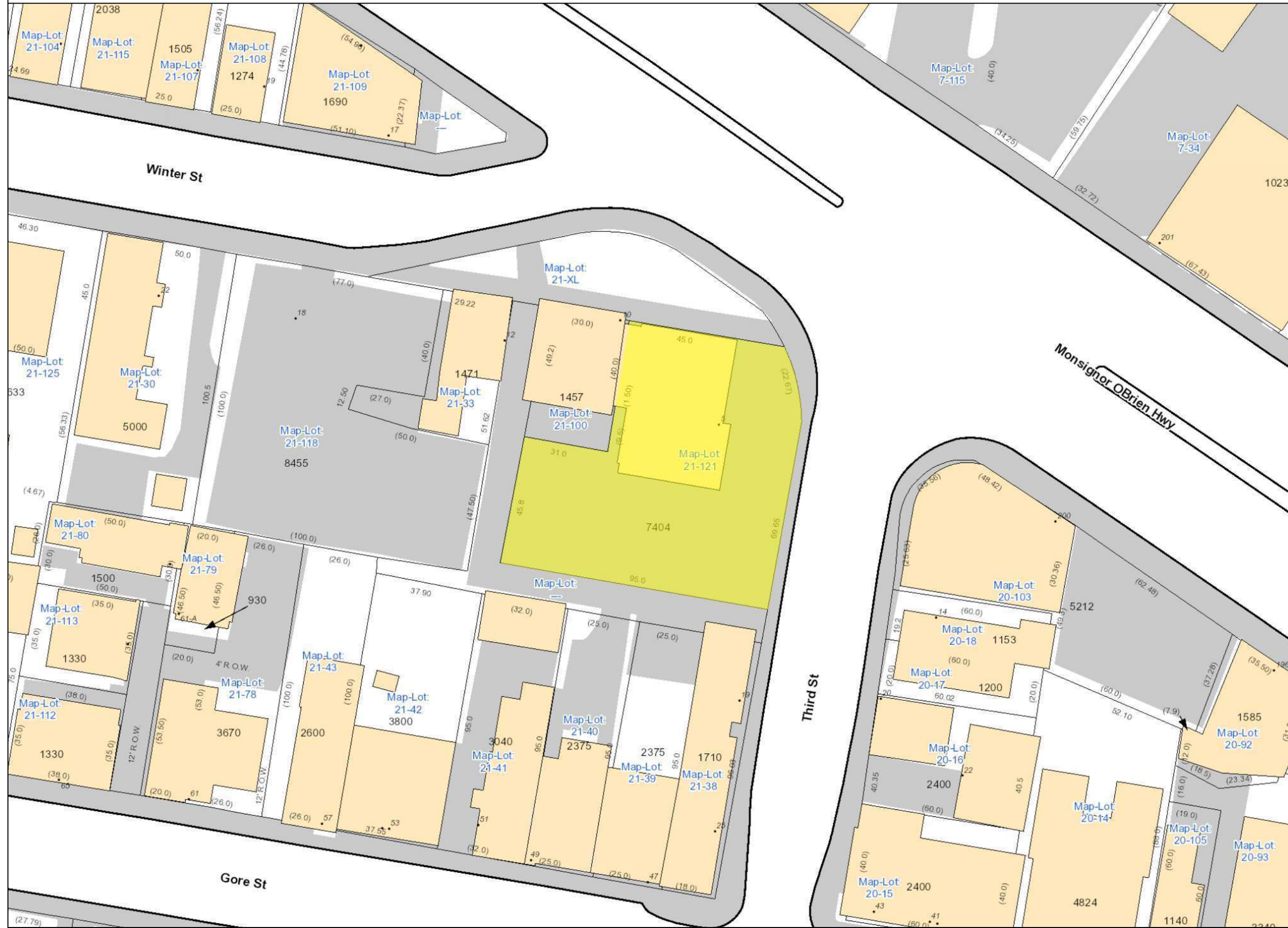
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Drawn by: DA/DS

5/25/2023 1:01:47 PM

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

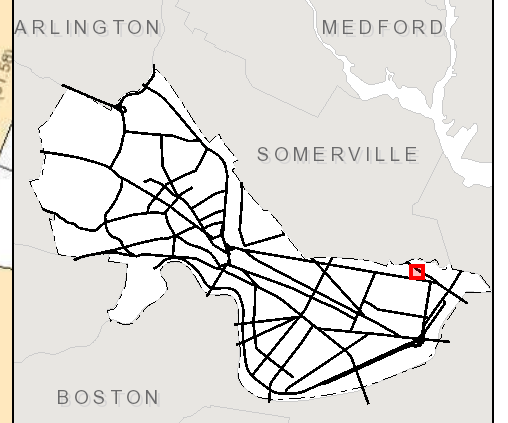


City of Cambridge
Massachusetts

1" = 35 ft

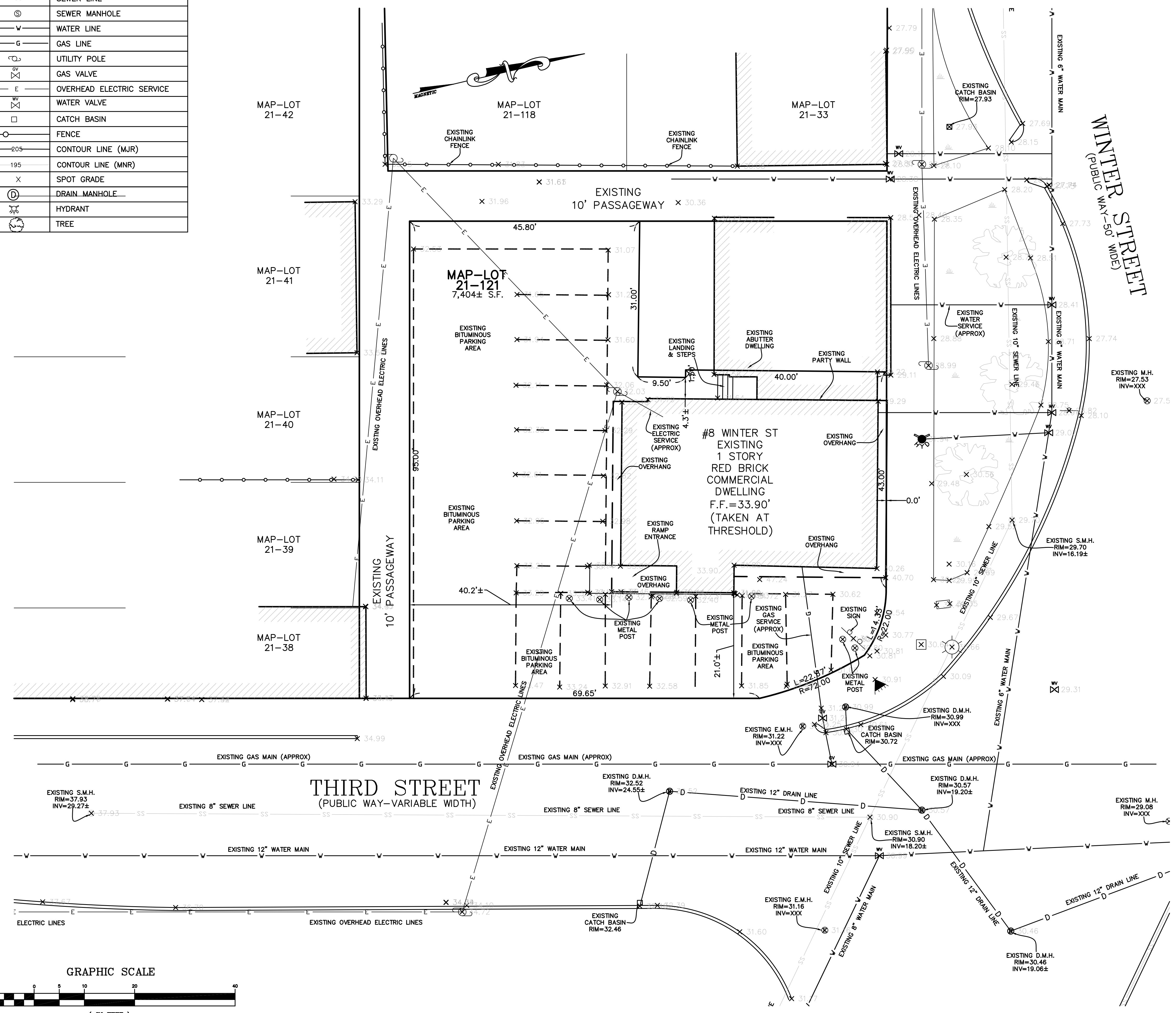
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



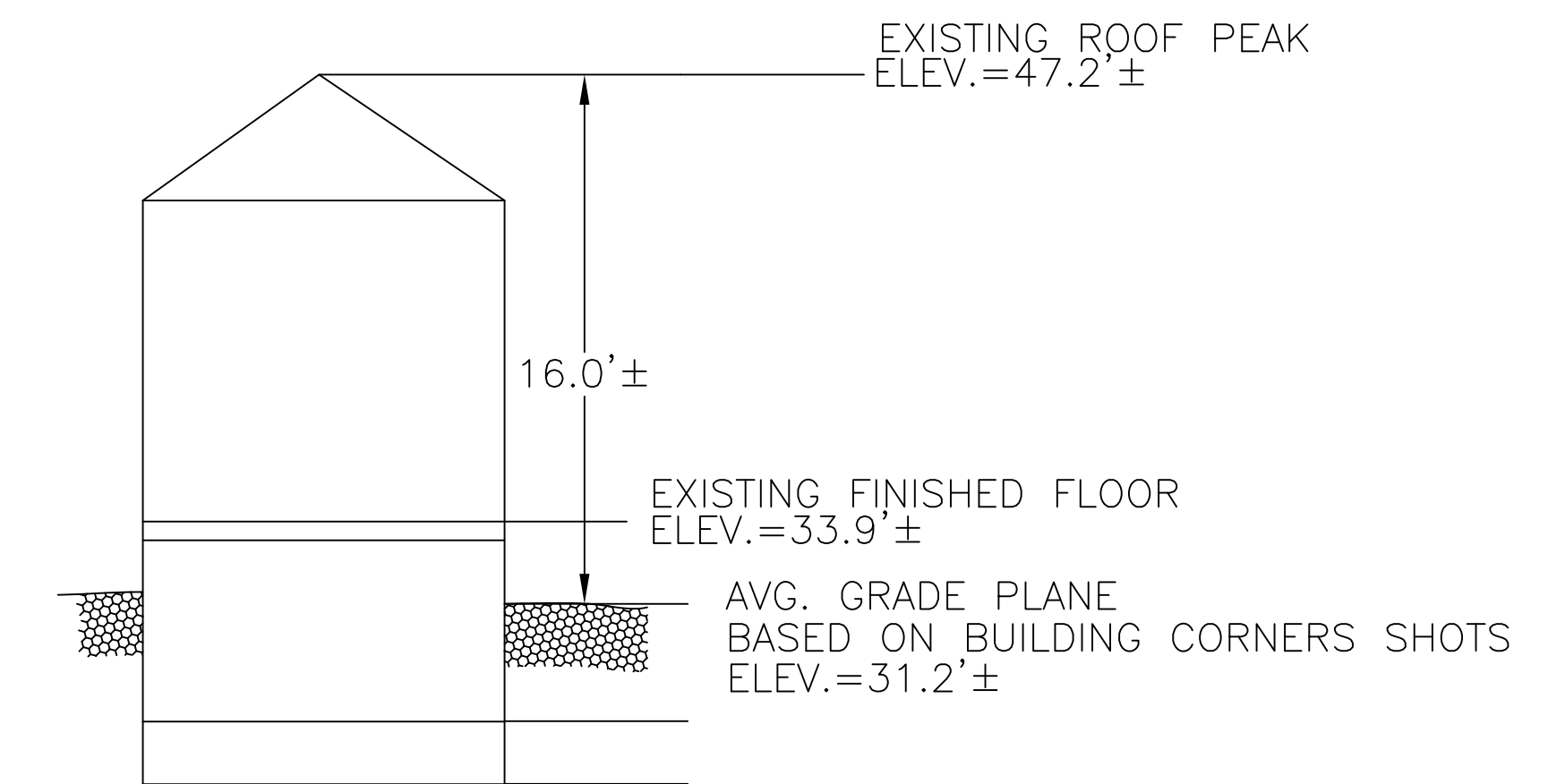
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	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

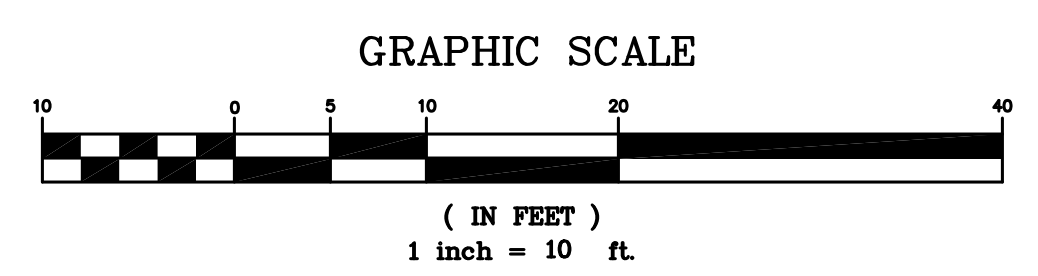


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/23/2023.
2. DEED REFERENCE: BOOK 74716 PAGE 531, PLAN REFERENCE: PLAN NO. 767 OF 1992, 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 4, 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 & RESIDENCE C-1



**EXISTING PROFILE
NOT TO SCALE**

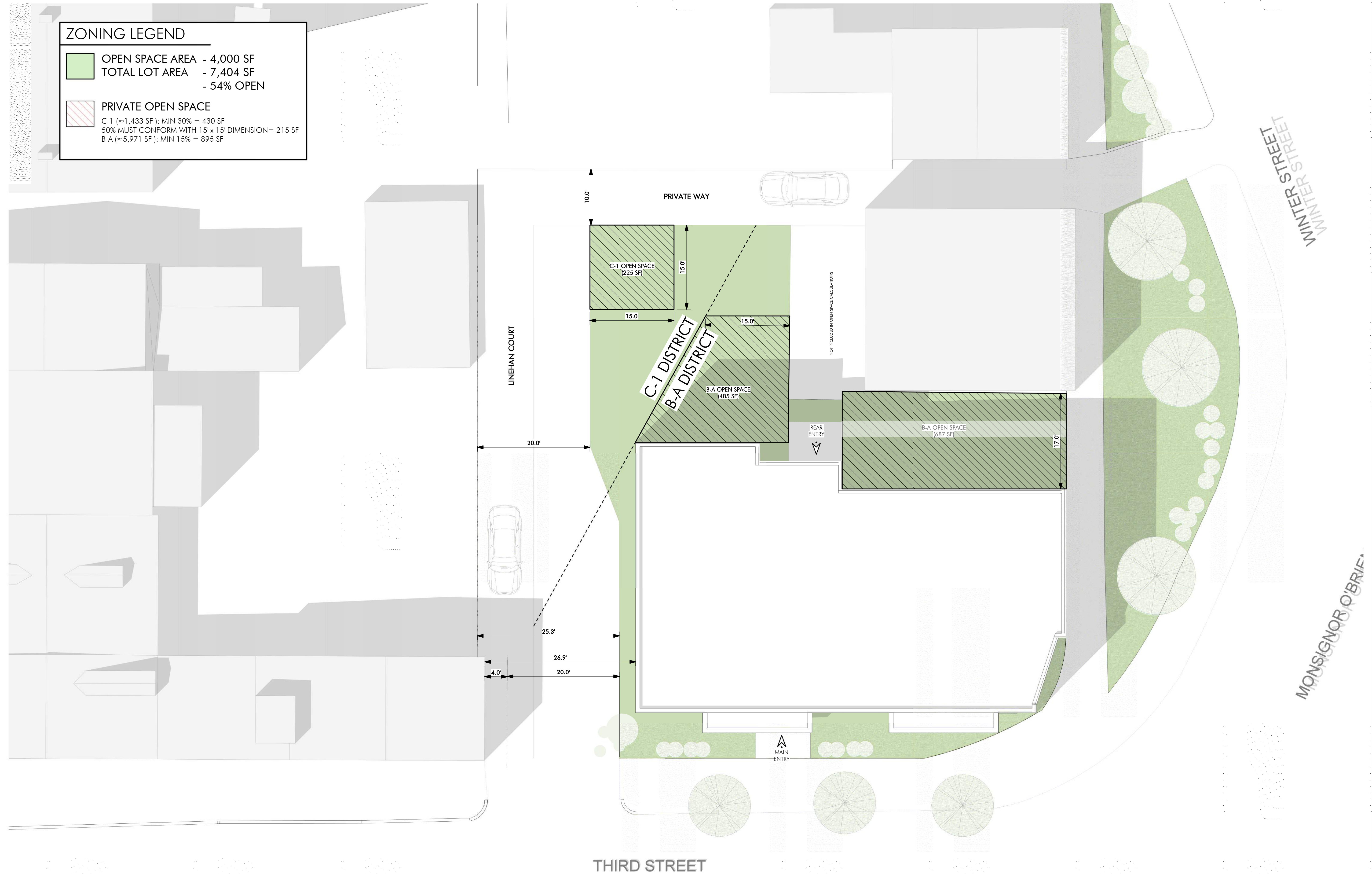


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC, OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
 COPYRIGHT 2020 PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved

SCALE	1"=10'		
DATE	10/23/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	8 WINTER STREET CAMBRIDGE MASSACHUSETTS EXISTING CONDITIONS SITE PLAN	
CLIENT:			
DRAWN BY		SHEET NO. 1	
CHKD BY	PJN	PETER NOLAN & ASSOCIATES LLC 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	
APPD BY	PJN		

ZONING LEGEND

- OPEN SPACE AREA - 4,000 SF
TOTAL LOT AREA - 7,404 SF
- 54% OPEN
- PRIVATE OPEN SPACE
C-1 (≈1,433 SF): MIN 30% = 430 SF
50% MUST CONFORM WITH 15' x 15' DIMENSION= 215 SF
B-A (≈5,971 SF): MIN 15% = 895 SF



NOT FOR CONSTRUCTION

SPECIAL PERMIT

ISSUED		
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AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

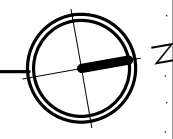
Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED LANDSCAPE

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

L1.1

1 LANDSCAPE PLAN
1/8" = 1'-0"



NOT FOR CONSTRUCTION

SPECIAL PERMIT

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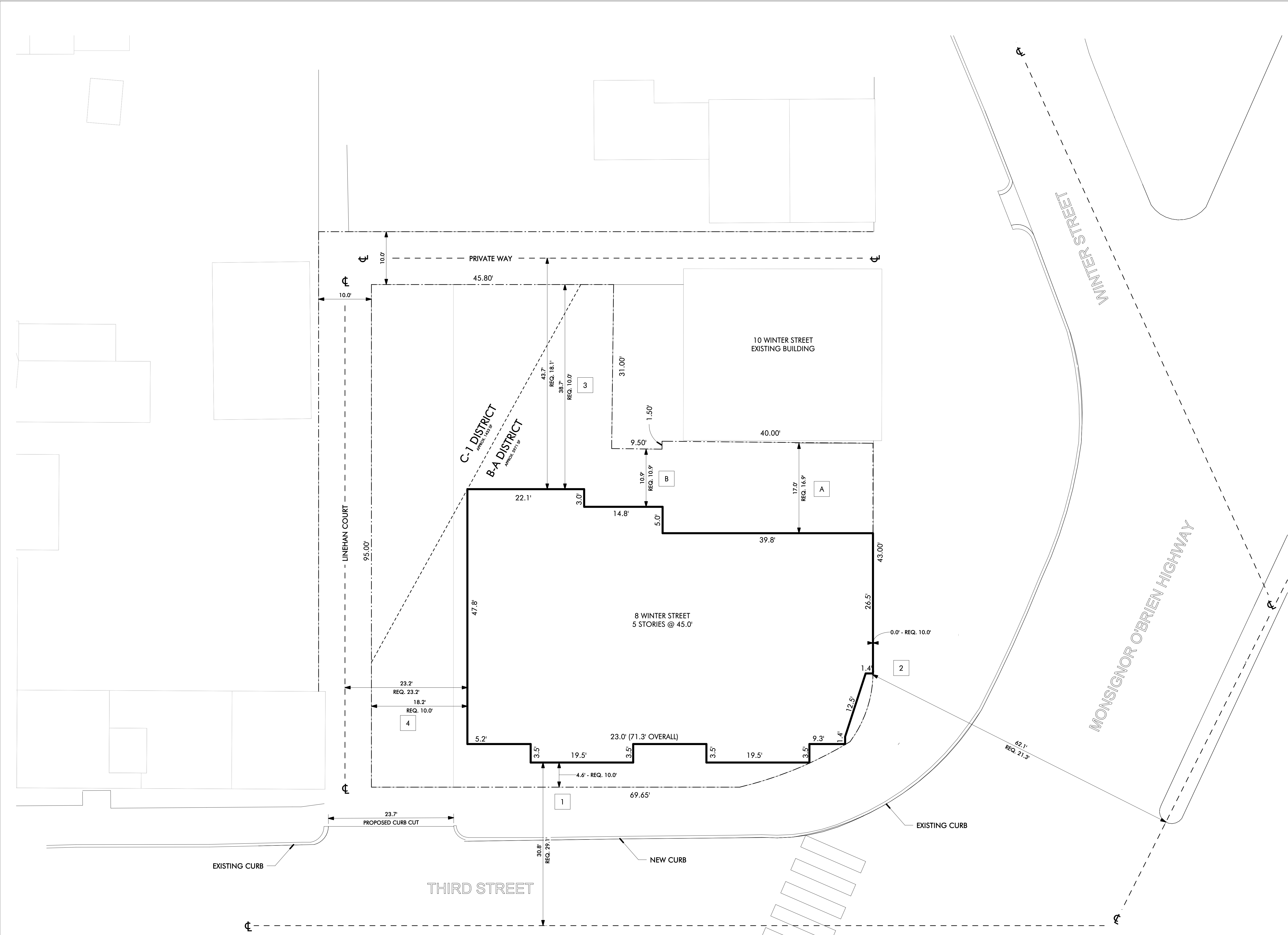
AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: ZONING SITE PLAN

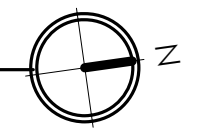
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

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① ZONING LANDSCAPE PLAN
1/8" = 1'-0"

5/25/2023 1:02:27 PM



ZONING CHART - CAMBRIDGE

LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
ZONE	BA/C-1 ZONE	BA/C-1 ZONE	BA/C-1 ZONE	COMPLIES	
USE	LIMITED IMPACT BUSINESS AND INDUSTRY	LIMITED IMPACT BUSINESS AND INDUSTRY	MULTIFAMILY DWELLINGS	COMPLIES	
MIN LOT SIZE	5,000 SF	±7,404	±7,404	COMPLIES	
MIN LOT AREA PER DWELLING UNIT	C-1 - 1433 / 1500 = 0.95 B-A - 5971 / 300 = 19.85 TOTAL UNITS = 21 (20.8) ECHO increase lot area per dwelling unit from 600 to 300 sf/du (FAR)	N/A	18 Units 411.4 sf/du (7404/16) > 300	COMPLIES	
MAX FLOOR AREA RATIO (FAR)	FAR 2.28 C-1 - 1433 x 0.75 = 1074.75 GSF B-A - 5971 x 2.0 = 11,942 GSF Inclusionary + 30% 13,016.75 X 1.3 = 16,921.78 (16,921.78 / 7404 = 2.28)	FAR 0.27 (1,972/7,404 = 0.266)	FAR 2.28 (16,921/ 7404 = 2.28)	COMPLIES	
MAX BUILDING HEIGHT	C-1: 35' B-A: 45'	25.3'	45.00'	COMPLIES	
MIN. YARD SETBACKS FRONT 1 (THIRD STREET) FRONT 2 (WINTER STREET) FRONT 3 (PRIVATE WAY) FRONT 4 (LINEHAN COURT-BA)	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line)	21.0' 0.0' 40.4' 45.3'	Calculated 45.00' + 71.3/4 = 29.1' 45.00' + 39.9/4 = 21.3' 45.00' + 27.3/4 = 18.1' 45.00' + 47.8/4 = 23.2'	Actual 30.8/4.6' 62.1/0.0' 44.1/39.1' 23.2/18.2'	NON-COMPLIANT, RELIEF REQUESTED NON-COMPLIANT, RELIEF REQUESTED COMPLIES COMPLIES
SIDE A (10 WINTER) SIDE B (10 WINTER)	H+L/5 H+L/5	0' 4.3'	45.00' + 39.8/5 = 16.9' 45.00' + 9.5/5 = 10.9'	17.0' 10.9'	COMPLIES COMPLIES
MIN LOT WIDTH	50'	69.65'	69.65'	COMPLIES	
PRIVATE OPEN SPACE, MIN % OF LOT	C-1 (≈1433SF OF LOT): MIN 30% = 430SF 215SF (50%) MUST CONFORM WITH 15X15' DIMENSION B-A (≈ 5971SF OF LOT): MIN 15% = 896SF TOTAL REQUIRED 1326SF	0	2,529 SF Not including balconies or roof decks. (15x15' minimum indicated on Landscape Plan)	COMPLIES	
BICYCLE PARKING	1/DWELLING UNIT	N/A	16 PARKING SPACES (1/DU) LONG TERM	COMPLIES	

GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
PROPOSED LEVEL 1	3309 SF
PROPOSED LEVEL 2	3403 SF
PROPOSED LEVEL 3	3403 SF
PROPOSED LEVEL 4	3403 SF
PROPOSED LEVEL 5	3403 SF
TOTAL	16921 SF

NOT FOR CONSTRUCTION

SPECIAL PERMIT

ISSUED		
No.	Description	Date
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3 PROPOSED BUILDING HEIGHT (REAR)
1/8" = 1'-0"

1 PROPOSED GFA PLANS
1" = 20'-0"

5/25/2023 1:02:30 PM

NOT FOR CONSTRUCTION

SPECIAL PERMIT

No.	ISSUED Description	Date
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AndersonPorterDesign
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

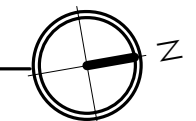
Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: As indicated A1
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 1 (SALABLE)
1/8" = 1'-0"



NOT FOR CONSTRUCTION

SPECIAL PERMIT

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1	SPECIAL PERMIT	11/22/22
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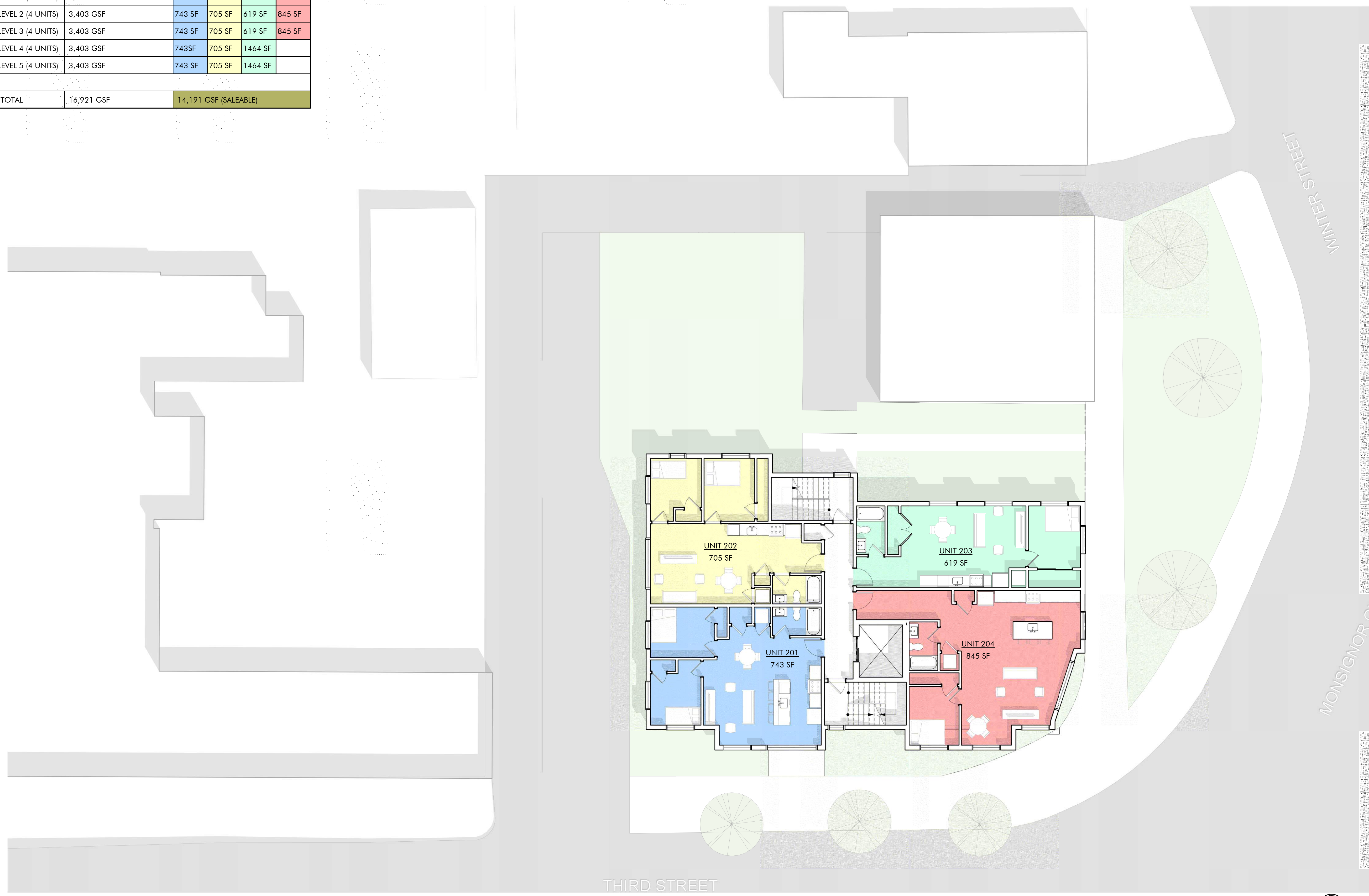
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Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

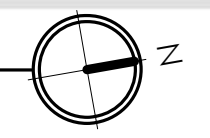
Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: As indicated A2
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 2 (SALABLE)
1/8" = 1'-0"



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SPECIAL PERMIT

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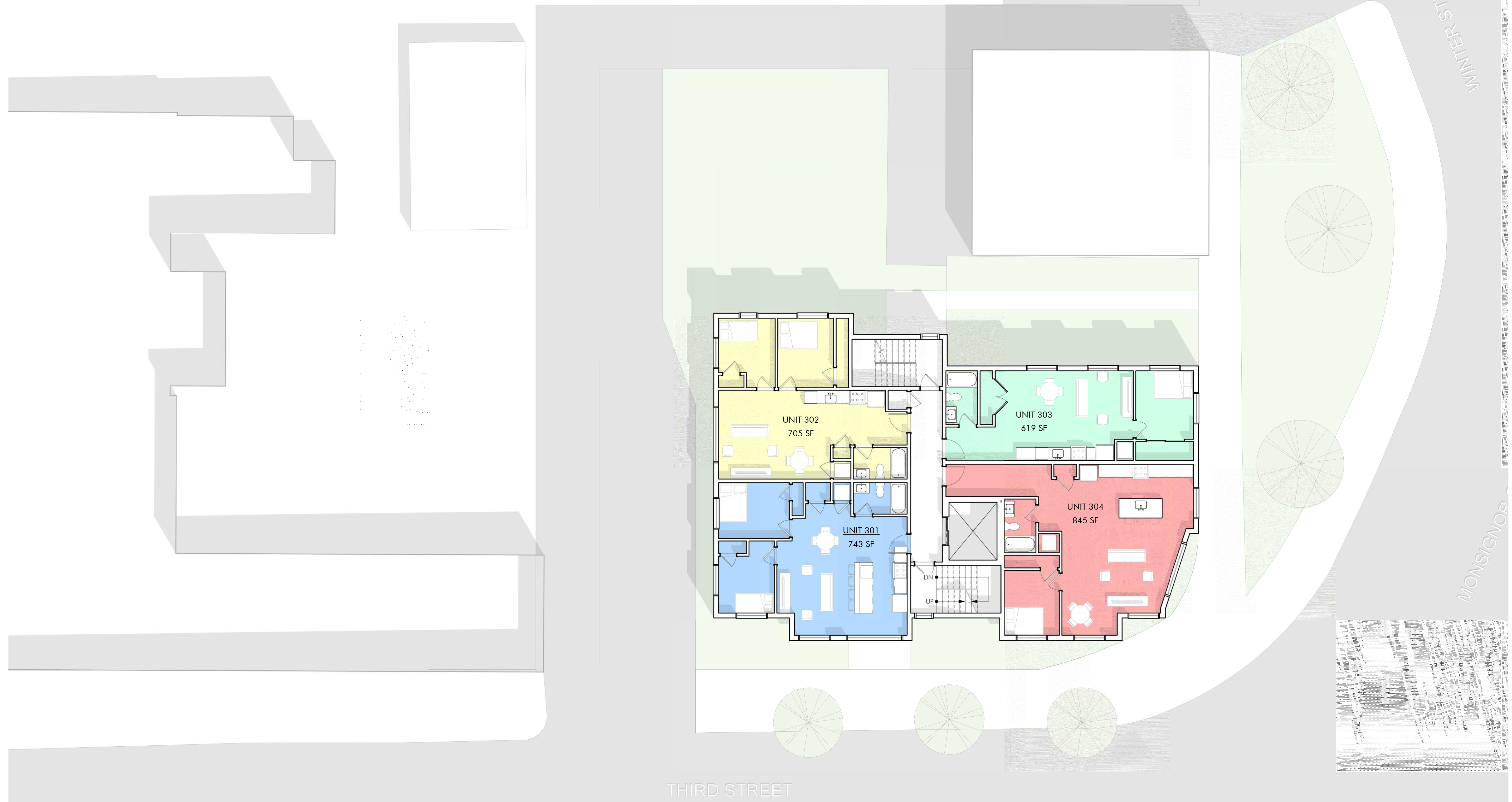
Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: FLOOR PLANS

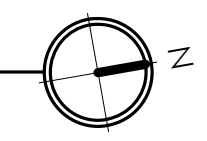
Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: As indicated
Drawn by: DA/DS

A3

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 3 (SALABLE)
1/8" = 1'-0"



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NOT FOR CONSTRUCTION

SPECIAL PERMIT

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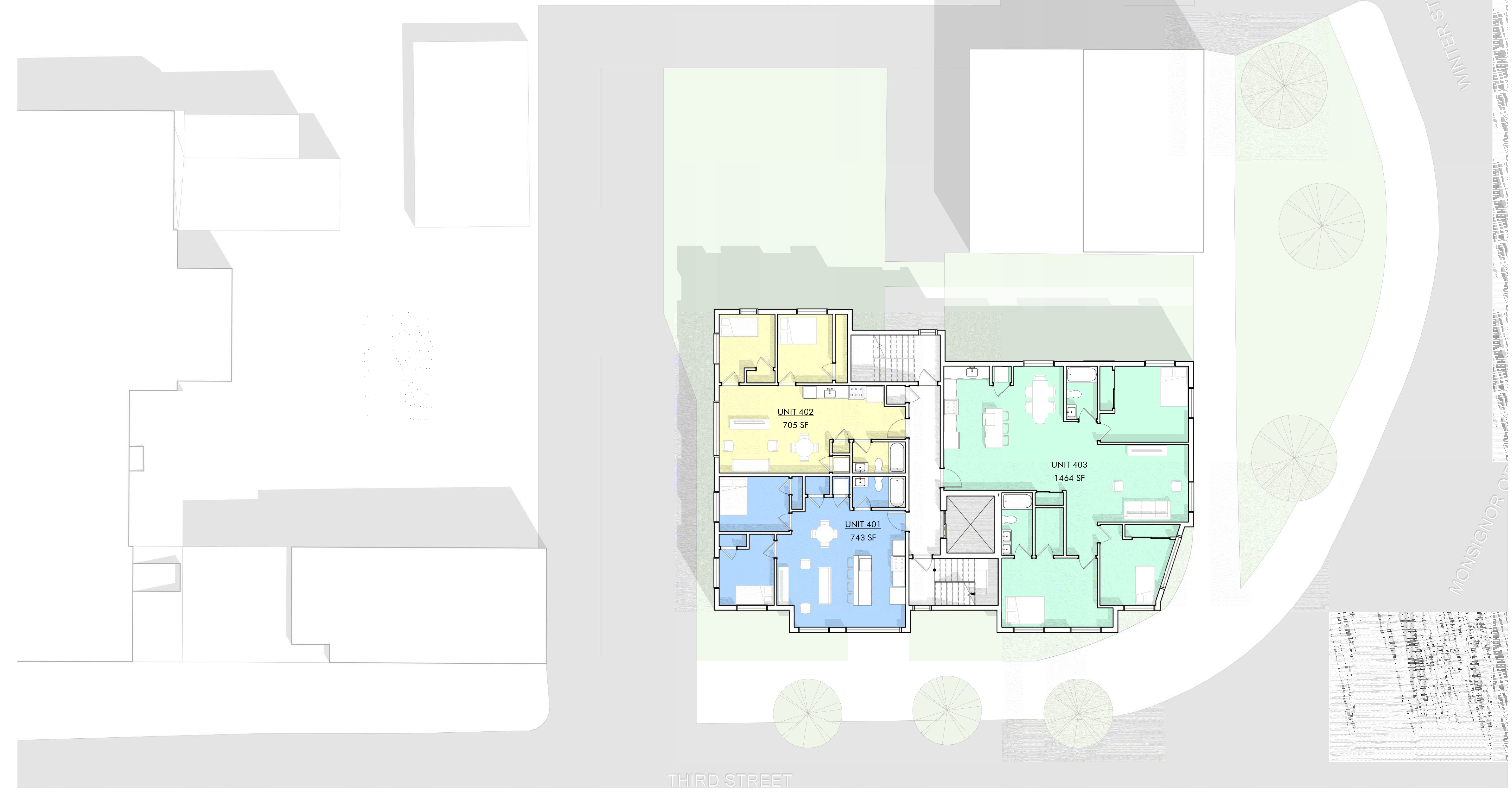
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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
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CAMBRIDGE, MA 02141

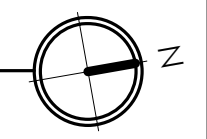
Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.05.24
Scale: As indicated A4
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



1 PROPOSED LEVEL 4 (SALABLE)
1/8" = 1'-0"



5/25/2023 1:07:03 PM

NOT FOR CONSTRUCTION

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,309 GSF	529 SF	705 SF	584 SF	725 SF
LEVEL 2 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 3 (4 UNITS)	3,403 GSF	743 SF	705 SF	619 SF	845 SF
LEVEL 4 (4 UNITS)	3,403 GSF	743SF	705 SF	1464 SF	
LEVEL 5 (4 UNITS)	3,403 GSF	743 SF	705 SF	1464 SF	
TOTAL	16,921 GSF	14,191 GSF (SALEABLE)			



SPECIAL PERMIT

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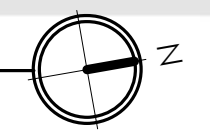
Project: **8 WINTER STREET**
Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**

Title: **FLOOR PLANS**

Drawing Issued By: **ANDERSON PORTER DESIGN**
Project #: **2301** Drawn No.
Date: **2023.05.24**
Scale: **As indicated** **A5**
Drawn by: **DA/DS**

1 PROPOSED LEVEL 5 (SALABLE)
1/8" = 1'-0"

5/25/2023 1:08:42 PM



NOT FOR CONSTRUCTION



① EAST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

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Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: 3/16" = 1'-0"
Drawn by: Author

NOT FOR CONSTRUCTION



② WEST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

SPECIAL PERMIT

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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: 3/16" = 1'-0"
Drawn by: DA/DS

NOT FOR CONSTRUCTION



SPECIAL PERMIT

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Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: EXISTING SITE PHOTOS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.05.24
Scale: A9.0
Drawn by: Author

NOT FOR CONSTRUCTION



① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

SPECIAL PERMIT

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Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN

Project #: 2301 Drawn No.

Date: 2023.05.24

Scale: A9.1

Drawn by: DS

5/25/2023 4:40:02 PM

East Cambridge
ECPT
Planning Team

A Neighborhood Organization for the Betterment of East Cambridge

May 5, 2023

Dan Anderson
Anderson Porter Architects
1972 Massachusetts Ave, 4th Floor
Cambridge, MA 02140

RE: 8 Winter Street (*Dunkin Donuts Site*)

Dear Mr. Anderson:

At the April 26, 2023 East Cambridge Planning Team (ECPT) regular meeting, Dan Anderson, Anderson Porter Architects, presented a revised plan to redevelop 8 Winter Street, currently occupied by Dunkin Donuts. Ozan Dokmecioglu, Ender Saricay, and Trina Murphy of DND Homes, representing the 8 Winter Street redevelopment project, were also in attendance. The proposal was to demolish the existing Dunkin Donuts building and construct a 5-story, 16,921 square foot building with a 35' height except for two units which would be at 45'. The building is proposed to contain 18 residential units. This revised version moves the building away from the abutters to the lot line on Winter St. This would create an approximately 26' distance between the abutters lot line and the new proposed building on 8 Winter Street. This would help alleviate the hardship abutters would encounter entering and exiting their parking spaces and create a green space buffer.

After the presentation, the ECPT members present, including many of the abutters, deliberated on the proposal. Members present stated they would support zoning relief for the side setback as it would help relieve vehicle egress hardships for the abutters. The wider space is essential for abutters to being able to access their driveways.

Following the discussion, the following motion was unanimously passed supporting the project: "The ECPT supports the proposal (attached) for the development at 8 Winter Street including the variances on Winter and Third Streets as long as it results in at least a 25' opening on Linehan Court."

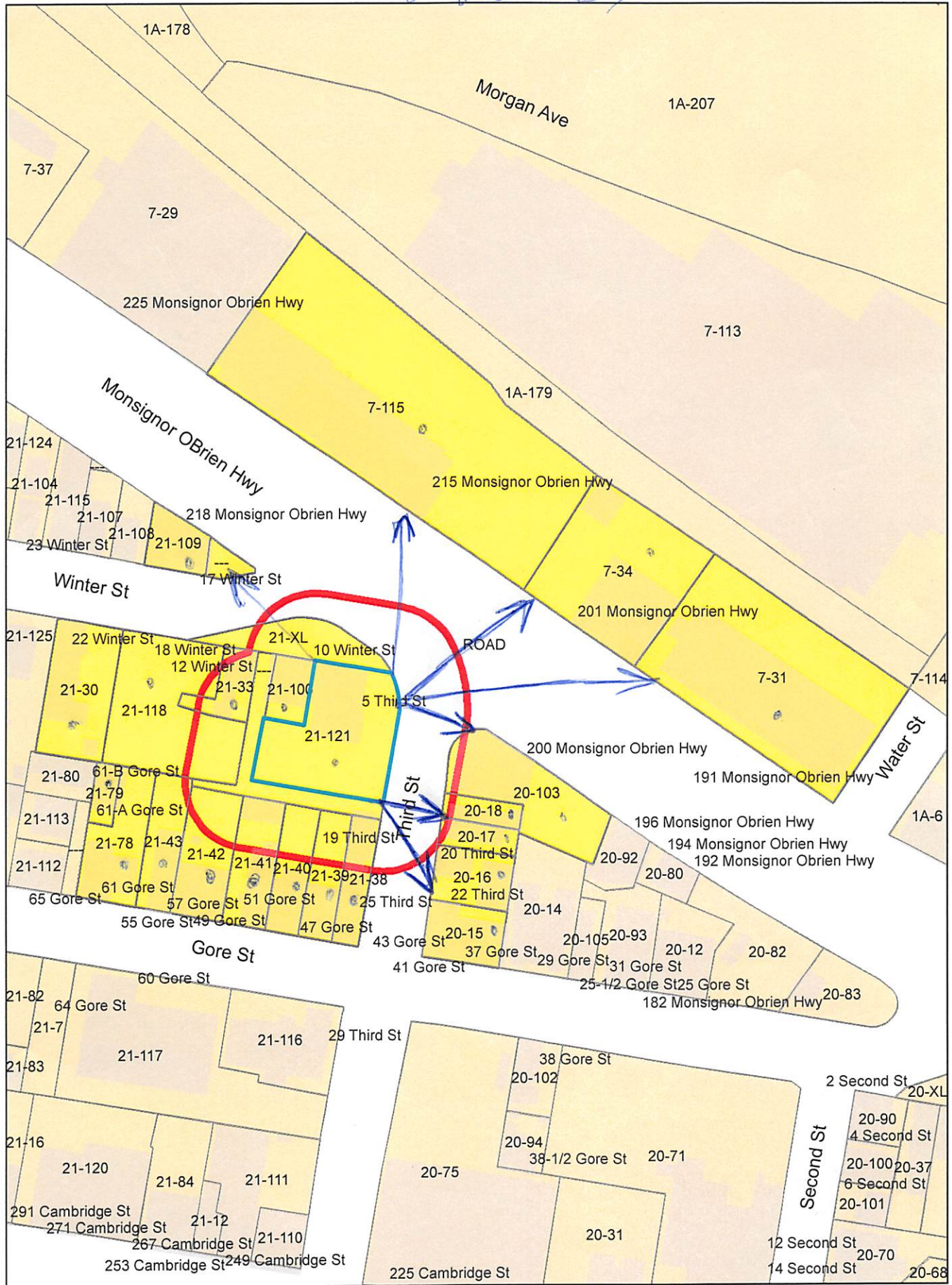
Very truly yours,



Charles T. Hinds
President, ECPT

CC: Ozan Dokmecioglu (ozan.dokmecioglu@dnd-homes.com)
Ender Saricay (ender.saricay@dnd-homes.com)
Trina Murphy (trina.murphy@dnd-homes.com)

8 Winter Street



8 Winter St.

Petitioner

20-18
ALLEN, WILLIAM E. & LOUISE M. ALLEN
14 THIRD ST.
CAMBRIDGE, MA 02141

20-15
L. J. REALTY CORPORATION
138 WOODSIDE LANE
ARLINGTON, MA 02474

ANDERSON PORTER DESIGN
C/O DAN ANDERSON, ARCHITECT
1972 MASS AVENUE - 4B
CAMBRIDGE, MA 02140

21-41
FITCH, KARLOTTA A.
51 GORE STREET
CAMBRIDGE, MA 02141-1213

21-42
CUTONE, ELIO AND MARIO CUTONE
57 GORE ST.
CAMBRIDGE, MA 02141-1213

21-100
FERRARO, LOUIS,
TR. OF FOURTEEN TRAPELO RD NOMINEE TR
64 FLETCHER ROAD
BELMONT, MA 02478

21-40
VETRANO, DOROTHY C. A LIFE ESTATE
49 GORE ST
CAMBRIDGE, MA 02141

21-43
CUTONE, ROSEMARIE AND
ALFREDO CUTONE FOR LIFE
57 GORE ST
CAMBRIDGE, MA 02141-1213

21-79
HEILMAN, ETHAN
61A GORE ST
CAMBRIDGE, MA 02141

7-31
NATRAJ HOSPITALITY LLC
14 HILL ST
WOBURN, MA 01801

7-115
MONSIGNOR HOTEL, LLC
1359 HOOKSETT RD.
HOOKSETT, NH 03106

21-38
O'SHEA, JON
19-25 THIRD ST. UNIT#19/1
CAMBRIDGE, MA 02141

21-38
SCHLABACH, KEIKO & KEVIN SCHLABACH
25 THIRD ST., #25/2
CAMBRIDGE, MA 02141

7-34
JOHN FAHIMIAN, LLC
126 ADAMS ST
MILTON, MA 02186

21-118
18 WS PROPERTY LLC
271 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

21-33
JIANG HANCHENG ZHANG YIMING
12 WINTER ST
CAMBRIDGE, MA 02141

21-121
8 WINTER ST, LLC
271 LINCOLN ST, SUITE 10
LEXINGTON, MA 02421

20-16
MEOLA CHRISTINA S & DAMIAN D MEOLA TRS
3 CURRIE CIR
LYNNFIELD, MA 01940

21-39
PAIK, KENNETH & HANNAH L. SUH
47 GORE ST
CAMBRIDGE, MA 02141

21-78
CHRISTO RICHARD T NANCY J CHRISTO
61 GORE ST
CAMBRIDGE, MA 02141

21-30
LINDA MOCHI, TRS & PAIGE A. BACCI,
NICHOLAS J MOCHI & JENNIFER M MOCHI MOCHI,
LEO J & ERICKA L MOCHI
22 WINTER ST
CAMBRIDGE, MA 02141

20-103
PAC JOINT VENTURE LLC
322 MYSTIC AVE
MEDFORD, MA 02155

21-38
ZHAO, QIN & BEI YU
17 CLELLAND RD
LEXINGTON, MA 02421

21-38
WEI, ZHENG GUANNAN WANG
19-25 THIRD ST UNIT 19/2
CAMBRIDGE, MA 02141

21-38
TOMOV, MOMCHIL SLAVCHEV
25 THIRD ST - UNIT 25-1
CAMBRIDGE, MA 02141

21-109
15 WS PROPERTY LLC
271 CAMBRIDGE ST
CAMBRIDGE, MA 02141

20-17
BALORDI, VIRGINIA A., LOUISE ALLEN &
PAUL BALORDI
16 THIRD ST
CAMBRIDGE, MA 02141-1210

8 WINTER STREET: DEVELOPMENT SET

8 WINTER STREET, CAMBRIDGE, MA 02141

NOT FOR CONSTRUCTION



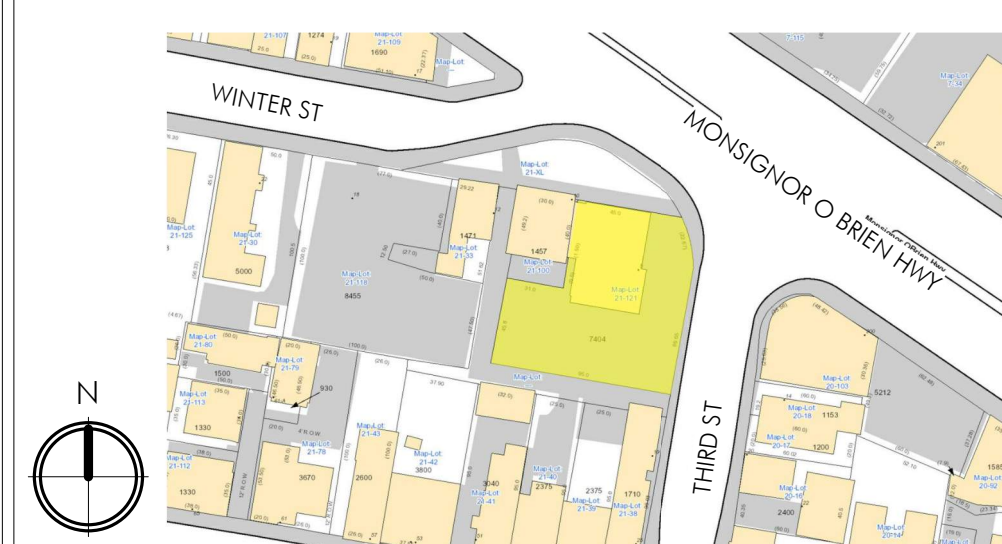
CLIENT REVIEW

REVISIONS		
No.	Description	Date

ABBREVIATIONS

ACT ACOUSTIC CEILING TILE	DET DETAIL	GA GAUGE	MAT MATERIAL	R RADIUS	UNO UNLESS NOTED OTHERWISE
ADD ADDITIONAL	DF DRINKING FOUNTAIN	GALV GALVANIZED	MAX MAXIMUM	RA RETURN AIR	
ADJ ADJUSTABLE	DIA DIAMETER	GCC GENERAL CONTRACTOR	MECH MECHANICAL	RD ROOF DRAIN	
AFF ABOVE FINISH FLOOR	DN DOWN	GL GLASS	MEMB MEMBER	REG REGISTER	VCT VINYL COMPOSITION TILE
ALUM ALUMINUM	DR DOOR	GWB GYPSUM WALLBOARD	MFR MANUFACTURER	REV REVISION	VERT VERTICAL
APPX APPROXIMATELY	DWG DRAWING	GYP GYPSUM	MIN MINIMUM	REIN REINFORCING	VF VENEER IN FIELD
			MISC MISCELLANEOUS	REIN REQUIRED	VP VENEER PLASTER
			MO MASONRY OPENING	RL RAIN LEADER	VVC VINYL WALL COVERING
			MTL METAL	RM ROOM	
BC BRICK COURSE	EA EACH	HC HOLLOW CORE		RO ROUGH OPENING	
BIT BITUMINOUS	EJ EXPANSION JOINT	HDW HARDWARE		RSL RESILIENT FLOORING	
BLDG BUILDING	EL ELEVATION	HM HOLLOW METAL			W/ WITH
BLK BLOCK	ELEC ELECTRICAL	HORIZ HORIZONTAL	NIC NOT IN CONTRACT		WC WATER CLOSET
BLKG BLOCKING	ELEV ELEVATOR	HP HIGH POINT	NO NUMBER		WD WOOD
BM BEAM	ENC ENCLOSURE	HT HEIGHT	NTS NOT TO SCALE		WDW WINDOW
BO BOTTOM OF	EQU EQUAL	HTR HEATER		SC SOLID CORE	WF WIDE FLANGE
BOT BOTTOM	EQUIP EQUIPMENT	HVAC HEATING, VENTILATING, & AIR CONDITIONING		SHT SHEET	W/O WITHOUT
BRD BOARD	ERD EMERGENCY ROOF DRAIN			SIM SIMILAR	WPR WATERPROOFING
BLR BUILT-UP ROOFING	EWC ELECTRIC WATER COOLER			SPEC SPECIFICATIONS	WUB WALL UTILITY BOX
	EXIST EXISTING			SQ SQUARE	WWF WELDED WIRE FABRIC
	EXP EXPANSION	IN INCH		SSTL STAINLESS STEEL	
	EXT EXTERIOR	INCAN INCANDESCENT		STA STATION	
CAB CABINET		INCL INCLUDING		STD STANDARD	& AND
CB CATCH BASIN		INSUL INSULATION		STL STEEL	< ANGLE
CEM CEMENT	FC FURRING CHANNEL	INT INTERIOR		STOR STORAGE	+ INCH
CI CAST IRON	FD FLOOR DRAIN			STRUC STRUCTURAL	' FOOT
CIP CAST-IN-PLACE	FE FIRE EXTINGUISHER	JC JANITOR'S CLOSET		SUSP SUSPENDED	@ AT
CJ CONTROL JOINT	FEC FIRE EXTINGUISHER CABINET	JT JOINT			CL CENTERLINE
CLG CEILING	FFT FINISH FLOOR TRANSITION				CHANNEL
CLR CLEARANCE	FHC FIRE HOSE CABINET				# NUMBER
CLO CLOSET	FIN FINISH	LAM LAMINATED			Ø DIAMETER
CMU CONCRETE MASONRY UNIT	FR FLOOR	LAV LAVATORY		TBD TO BE DETERMINED	
CO CLEAN OUT	FIXT FIXTURE	LINO LINOLEUM		TD TRENCH DRAIN	
COL COLUMN	FLR FLOOR	LP LOW POINT		TEL TELEPHONE	
COMP COMPRESSIBLE	FLUOR FLUORESCENT	LTG LIGHTING		THK THICKNESS	
CONC CONCRETE	FOF FACE OF FINISH			TO TOP OF	
CONST CONSTRUCTION	FOM FACE OF MASONRY			TOC TOP OF CONCRETE	
CONT CONTINUOUS	FR FIRE-RATED			TOR TOP OF FOOTING	
CPT CARPET	FT FEET			TOF TOP OF FINISH	
CRS COURSES	FTG FLOORING			TOF TOP OF RAIL	
CT CERAMIC TILE	FUB FLOOR UTILITY BOX			TOF TOP OF STEEL	
CUB COLUMN UTILITY BOX				TOW TOP OF WALL	
				TRT TREATED	
				TYP TYPICAL	

SITE LOCATION



CONTACTS

ARCHITECT
Anderson Porter Design
1972 Massachusetts Ave, 4th Floor
Cambridge MA 02139
Dan Anderson
617.354.2501

OWNER
DND Homes LLC
1 Garfield Circle, Unit 6
Burlington, MA 01803
Trina Murphy
781.460.8437

DRAWING LIST

- G0.1 COVER SHEET
- C-0 CAMBRIDGE GIS MAP
- C-1 EXISTING SITE SURVEY
- L1.1 PROPOSED LANDSCAPE
- Z0.1 ZONING SITE PLAN
- Z0.2 ZONING CHART AND LEGENDS
- A1 FLOOR PLANS
- A2 FLOOR PLANS
- A3 FLOOR PLANS
- A4 FLOOR PLANS
- A5 FLOOR PLANS
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A9.1 3D VIEWS

ZONING SUMMARY

PROPERTY ADDRESS:	8 WINTER STREET CAMBRIDGE, MA 02141
ZONING DISTRICT:	BUSINESS A (C-2B DIMENSIONAL)/RESIDENCE C-1
PROJECT DESCRIPTION:	NEW RESIDENTIAL DEVELOPMENT (19 UNITS)

AndersonPorterDesign
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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project:
8 WINTER STREET

Address:
**8 WINTER STREET
CAMBRIDGE, MA 02141**

Title:
COVER SHEET

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2301
Date:	2023.07.07
Scale:	
Drawn by:	DA/DS

G0.1

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LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - ▨ Paved Roads
 - ▨ Bridges
 - ▨ Unpaved Roads
 - ▨ Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

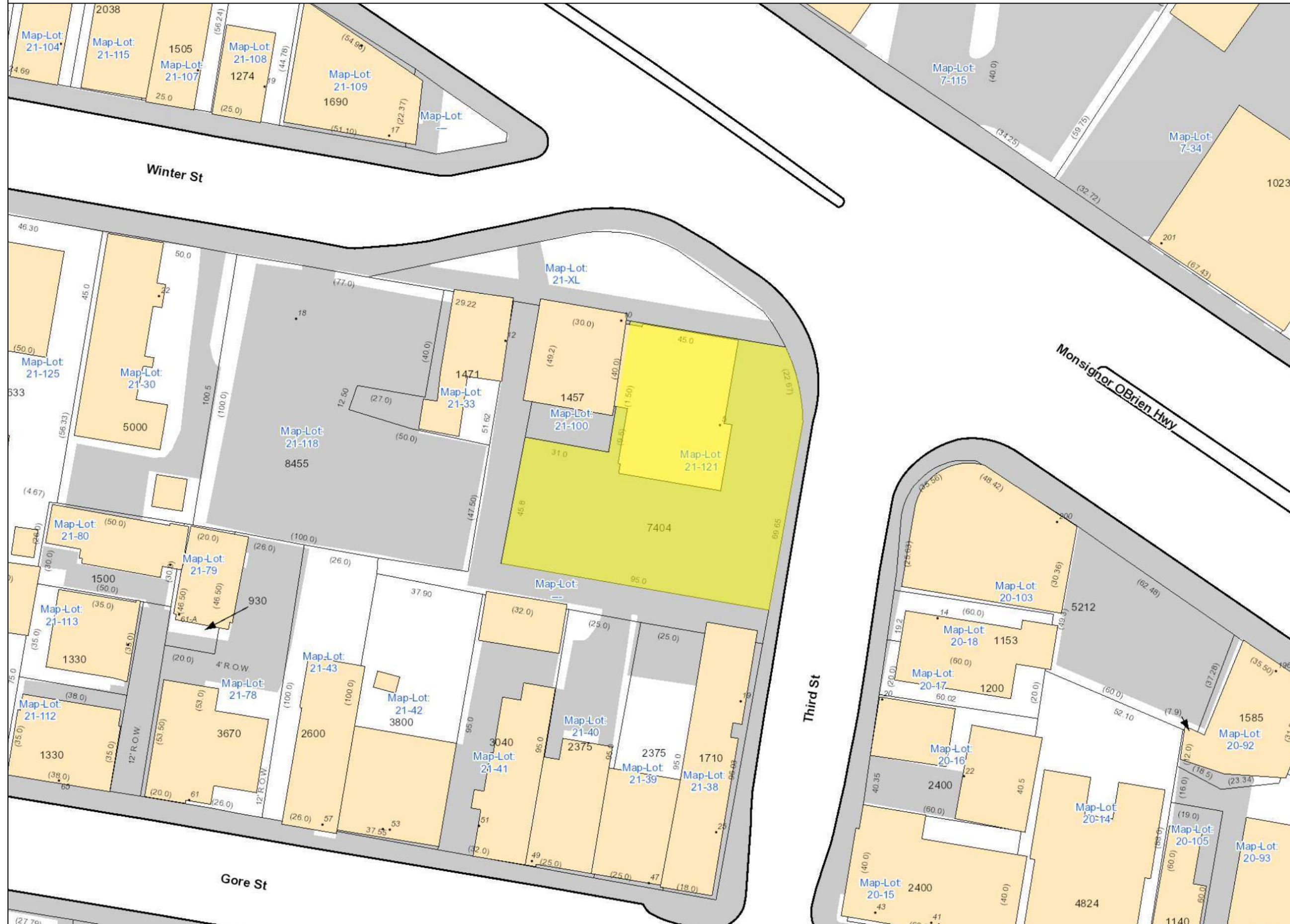
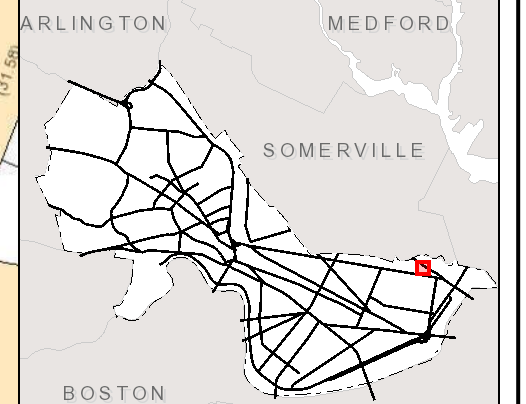


City of Cambridge
Massachusetts

1" = 35 ft

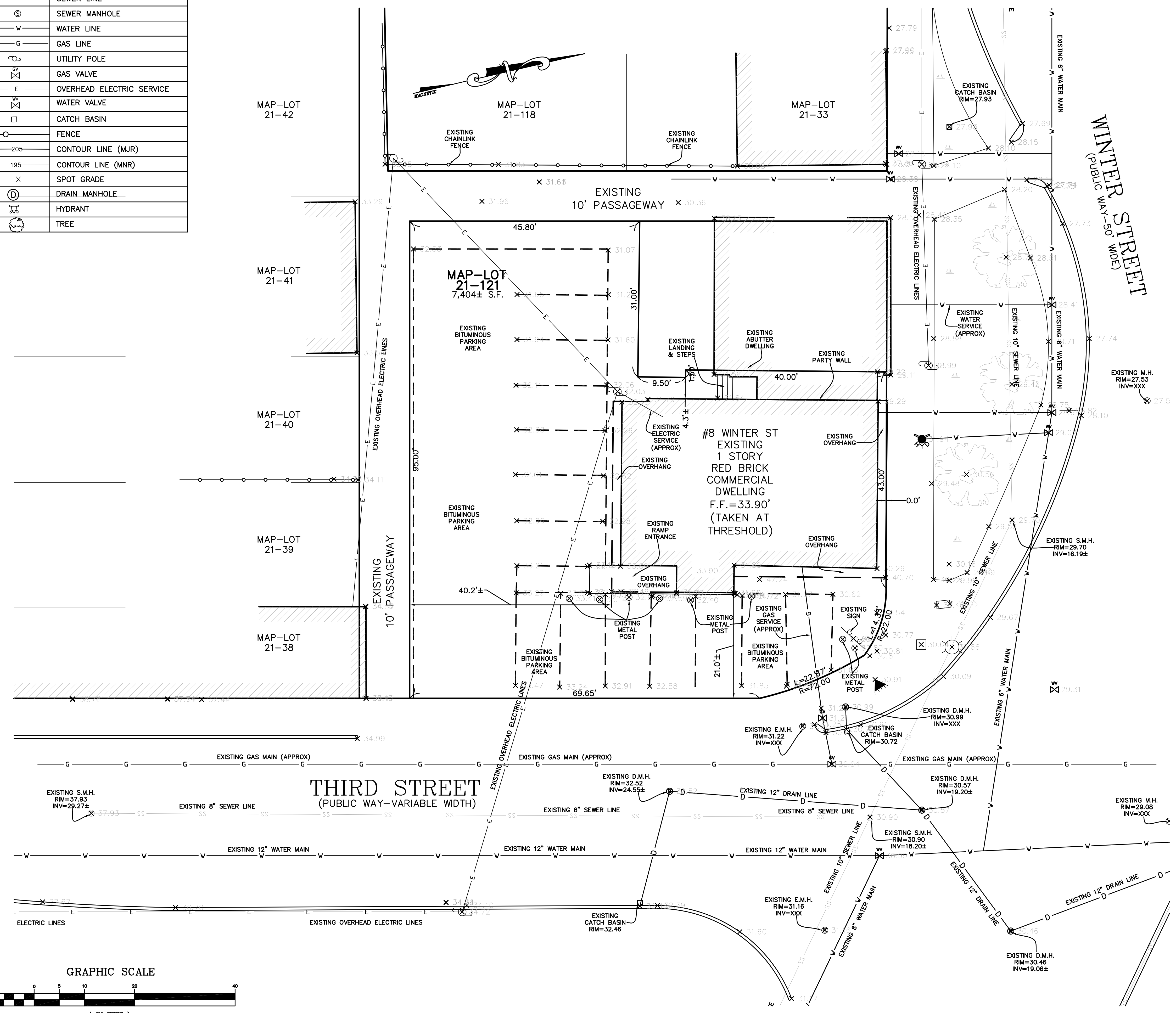
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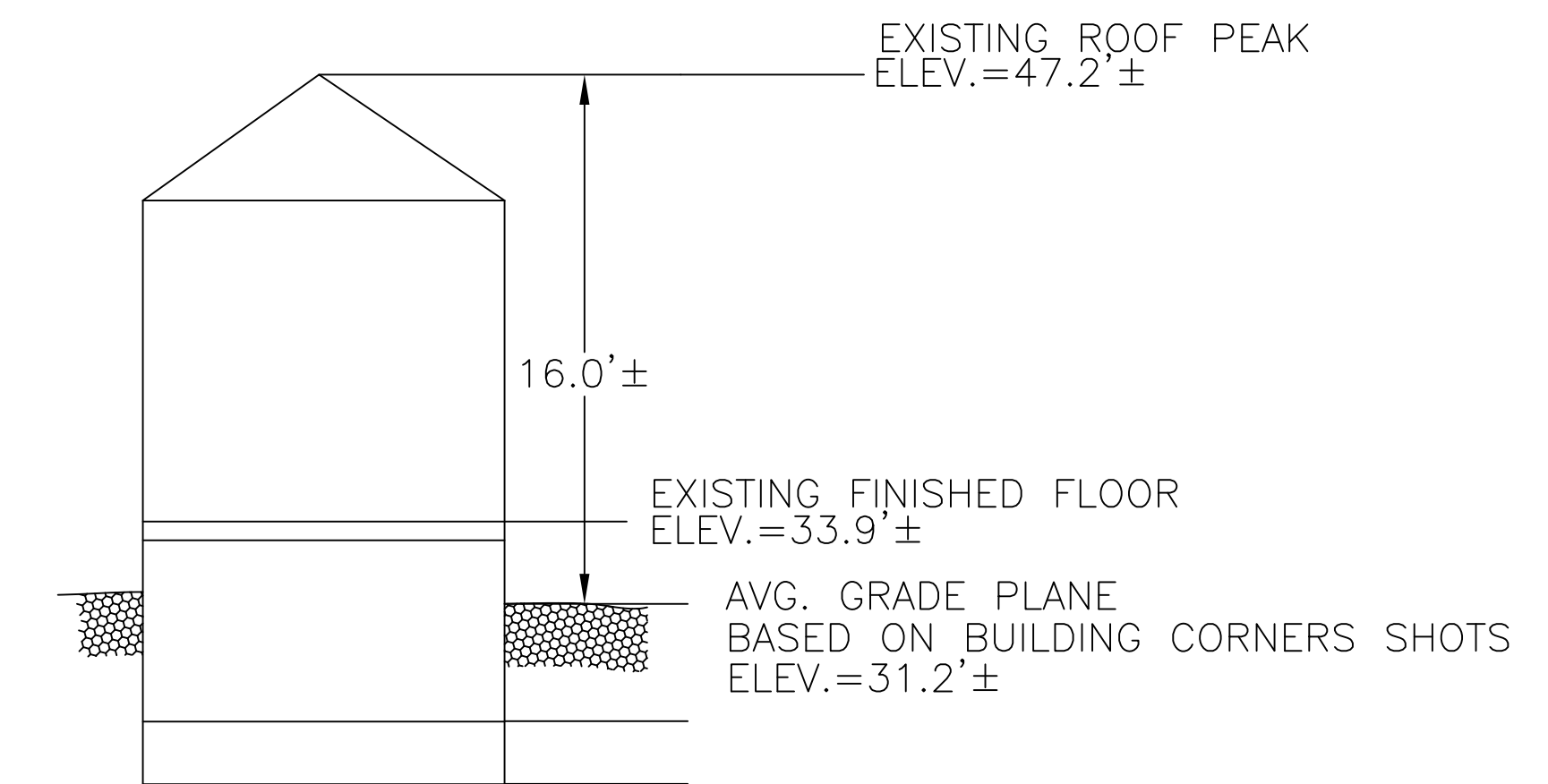
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	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

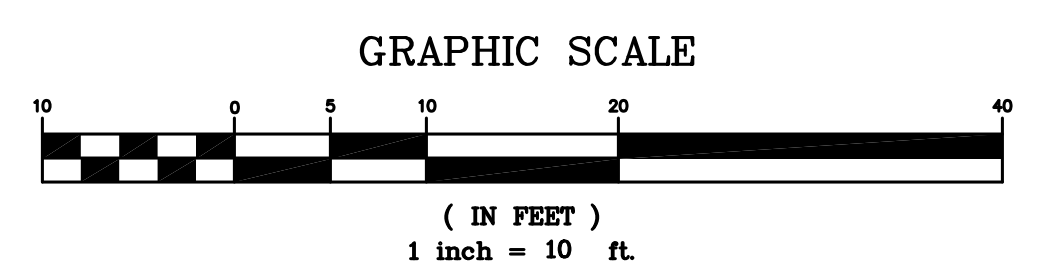


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/23/2023.
2. DEED REFERENCE: BOOK 74716 PAGE 531, PLAN REFERENCE: PLAN NO. 767 OF 1992, 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 4, 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 & RESIDENCE C-1



**EXISTING PROFILE
NOT TO SCALE**



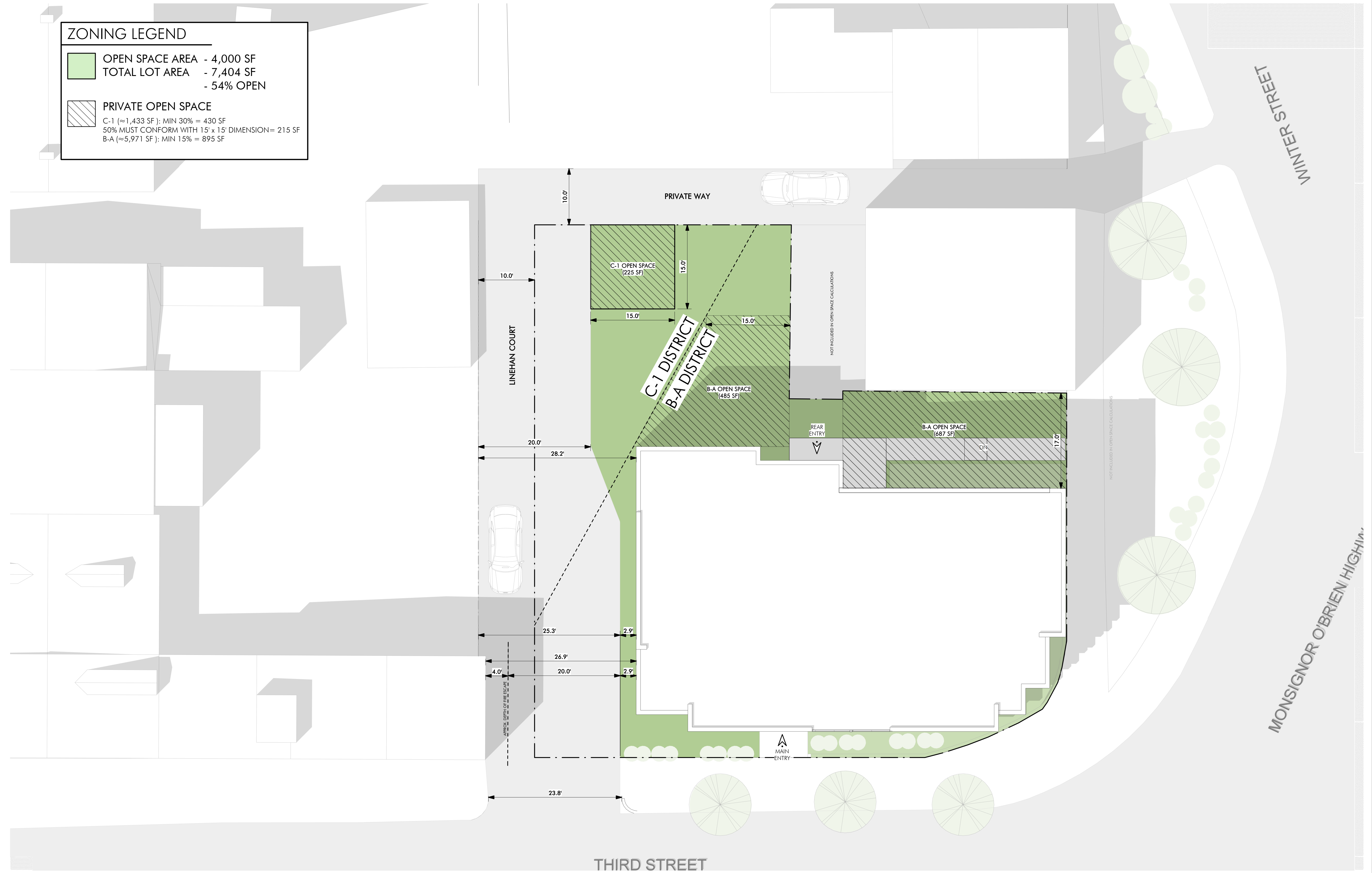
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SCALE	1"=10'		
DATE	10/23/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	8 WINTER STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS SITE PLAN		
DRAWN BY			
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
APPD BY	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

NOT FOR CONSTRUCTION

ZONING LEGEND

- OPEN SPACE AREA - 4,000 SF
TOTAL LOT AREA - 7,404 SF
- 54% OPEN
- PRIVATE OPEN SPACE
C-1 (≈1,433 SF): MIN 30% = 430 SF
50% MUST CONFORM WITH 15' x 15' DIMENSION= 215 SF
B-A (≈5,971 SF): MIN 15% = 895 SF



CLIENT REVIEW

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Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED LANDSCAPE

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

L1.1

1 LANDSCAPE PLAN
1/8" = 1'-0"

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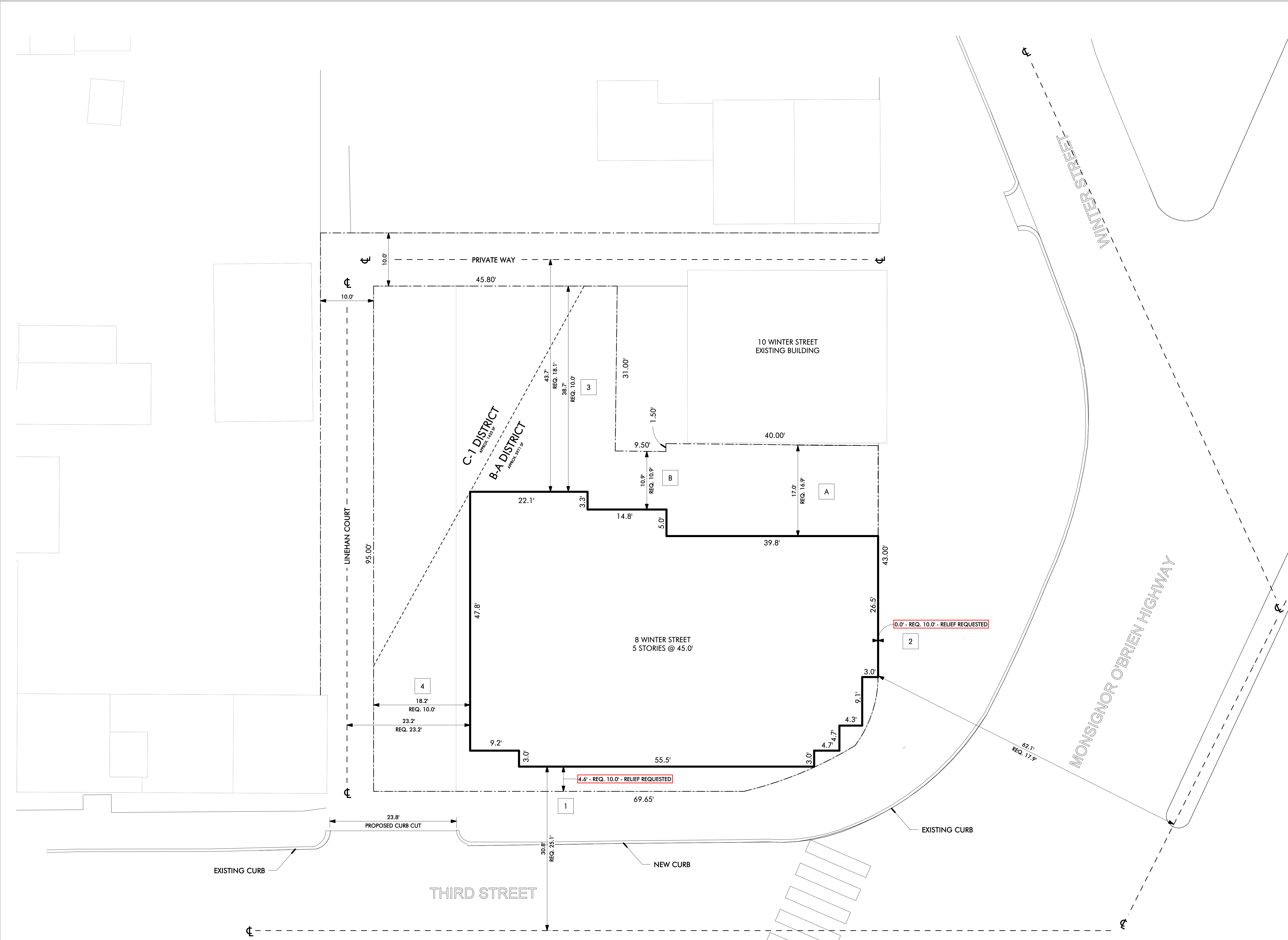
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Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: ZONING SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: 1/8" = 1'-0"
Drawn by: DA/DS

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ZONING CHART - CAMBRIDGE

LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
ZONE	BA/C-1 ZONE	BA/C-1 ZONE	BA/C-1 ZONE	COMPLIES	
USE	LIMITED IMPACT BUSINESS AND INDUSTRY	LIMITED IMPACT BUSINESS AND INDUSTRY	MULTIFAMILY DWELLINGS	COMPLIES	
MIN LOT SIZE	5,000 SF	±7,404	±7,404	COMPLIES	
MIN LOT AREA PER DWELLING UNIT	C-1 - 1433 / 1500 = 0.95 B-A - 5971 / 300 = 19.85 TOTAL UNITS = 21 (20.8) ECHO increase lot area per dwelling unit from 600 to 300 sf/du (FAR)	N/A	18 Units 462.75 sf/du (7404/16) < 300	COMPLIES	
MAX FLOOR AREA RATIO (FAR)	FAR 2.28 C-1 - 1433 x 0.75 = 1074.75 GSF B-A - 5971 x 2.0 = 11,942 GSF Inclusionary + 30% 13,016.75 X 1.3 = 16,921.78 (16,921.78 / 7404 = 2.28)	FAR 0.27 (1,972/7,404 = 0.266)	FAR 2.28 (16,921/ 7404 = 2.28)	COMPLIES	
MAX BUILDING HEIGHT	C-1: 35' B-A: 45'	25.3'	45.00'	COMPLIES	
MIN. YARD SETBACKS FRONT 1 (THIRD STREET) FRONT 2 (WINTER STREET) FRONT 3 (PRIVATE WAY) FRONT 4 (LINEHAN COURT-BA)	H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line) H+L/4 (to center of street - min. 10' to property line)	21.0' 0.0' 40.4' 45.3'	Calculated 45.00' + 71.3/4 = 29.1' 45.00' + 26.5/4 = 17.9' 45.00' + 27.3/4 = 18.1' 45.00' + 47.8/4 = 23.2'	Actual 30.8' 62.1' 43.7'/38.7' 23.2'/18.2'	RELIEF REQUESTED RELIEF REQUESTED COMPLIES COMPLIES
SIDE A (10 WINTER) SIDE B (10 WINTER)	H+L/5 H+L/5	0' 4.3'	45.00' + 39.8/5 = 16.9' 45.00' + 9.5/5 = 10.9'	17.0' 10.9'	COMPLIES COMPLIES
MIN LOT WIDTH	50'	69.65'	69.65'	COMPLIES	
PRIVATE OPEN SPACE, MIN % OF LOT	C-1 (≈1433SF OF LOT): MIN 30% = 430SF 215SF (50%) MUST CONFORM WITH 15X15' DIMENSION B-A (≈ 5971SF OF LOT): MIN 15% = 896SF TOTAL REQUIRED 1326SF	0	2,529 SF Not including balconies or roof decks. (15x15' minimum indicated on Landscape Plan)	COMPLIES	
BICYCLE PARKING	1/DWELLING UNIT	N/A	16 PARKING SPACES (1/DU) LONG TERM	COMPLIES	

GROSS FLOOR AREA...	
LEVEL	AREA
PROPOSED LEVEL 1	3181 SF
PROPOSED LEVEL 2	3435 SF
PROPOSED LEVEL 3	3435 SF
PROPOSED LEVEL 4	3435 SF
PROPOSED LEVEL 5	3435 SF
TOTAL	16921 SF

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CLIENT REVIEW

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3 PROPOSED BUILDING HEIGHT (REAR)
1/8" = 1'-0"

1 PROPOSED GFA PLANS
1" = 20'-0"

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Project: **8 WINTER STREET**
Address: **8 WINTER STREET
CAMBRIDGE, MA 02141**

Title: **ZONING CHART AND LEGENDS**

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: As indicated
Drawn by: DA/DS

Z0.2

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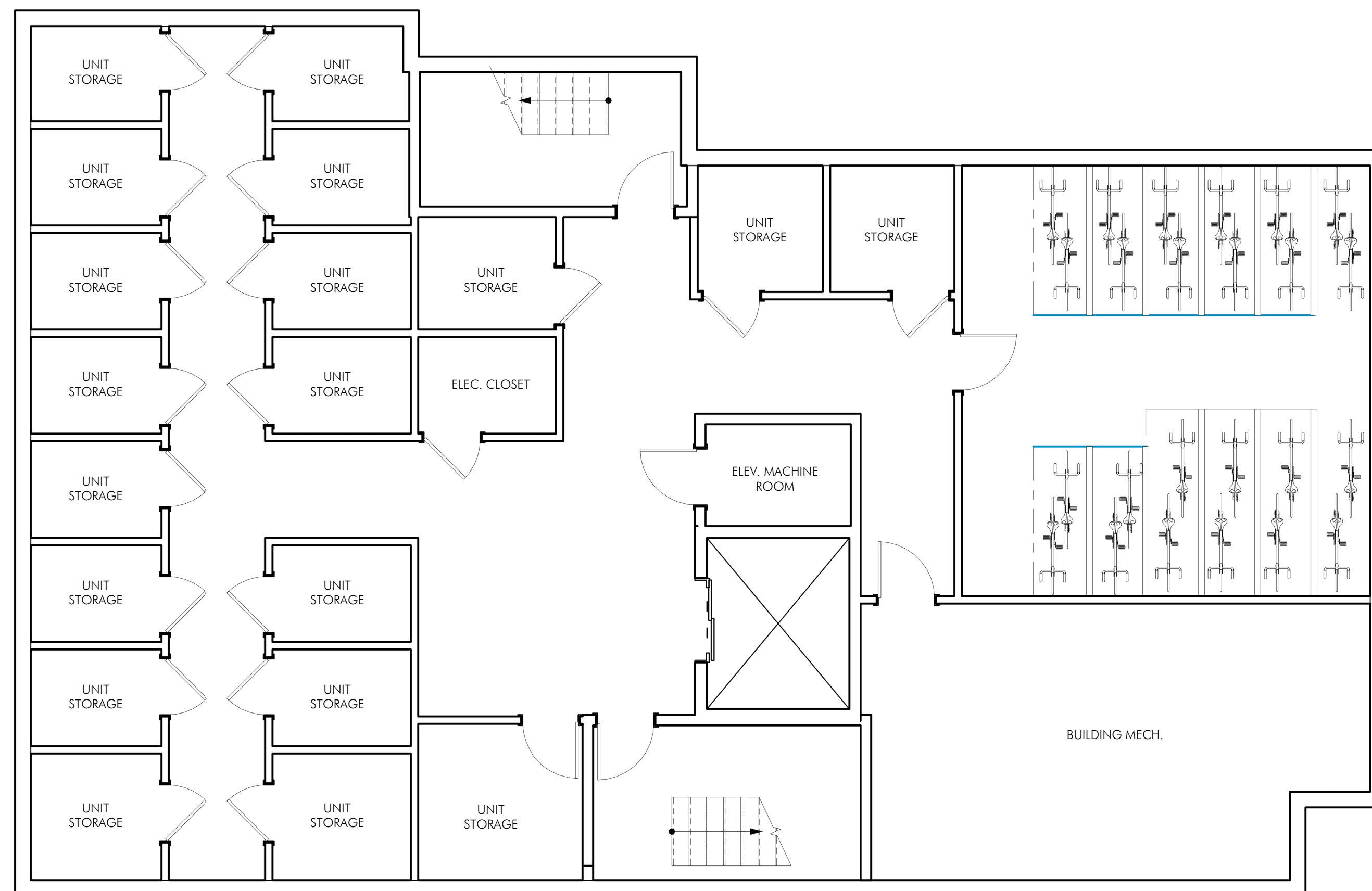
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Title: FLOOR PLANS

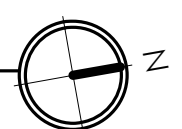
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Scale: As indicated A0
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



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1 PROPOSED LEVEL 0
3/16" = 1'-0"



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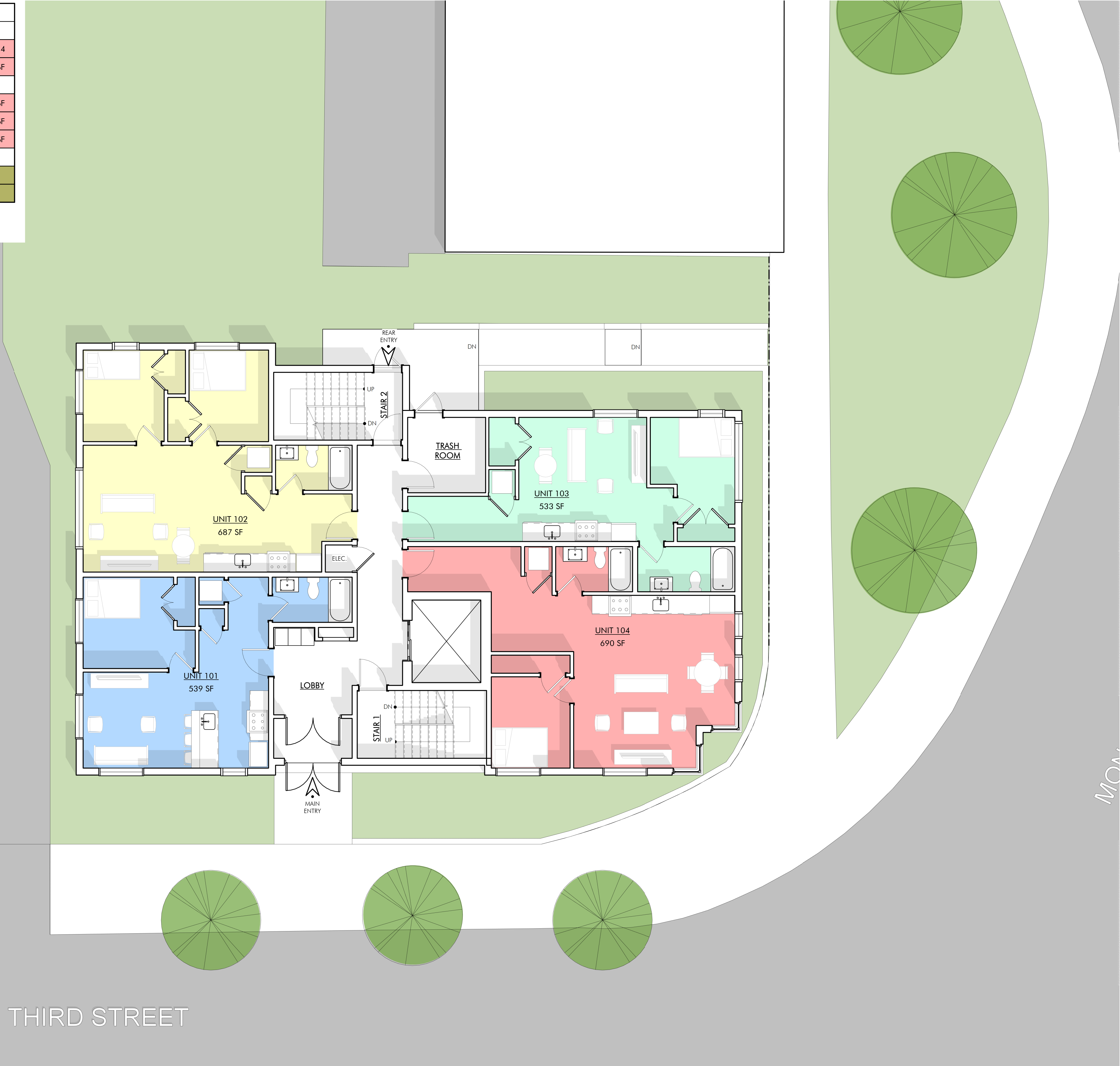
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CAMBRIDGE, MA 02141

Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
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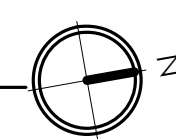
UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
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TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



THIRD STREET

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1 PROPOSED LEVEL 1 (SALABLE)
3/16" = 1'-0"



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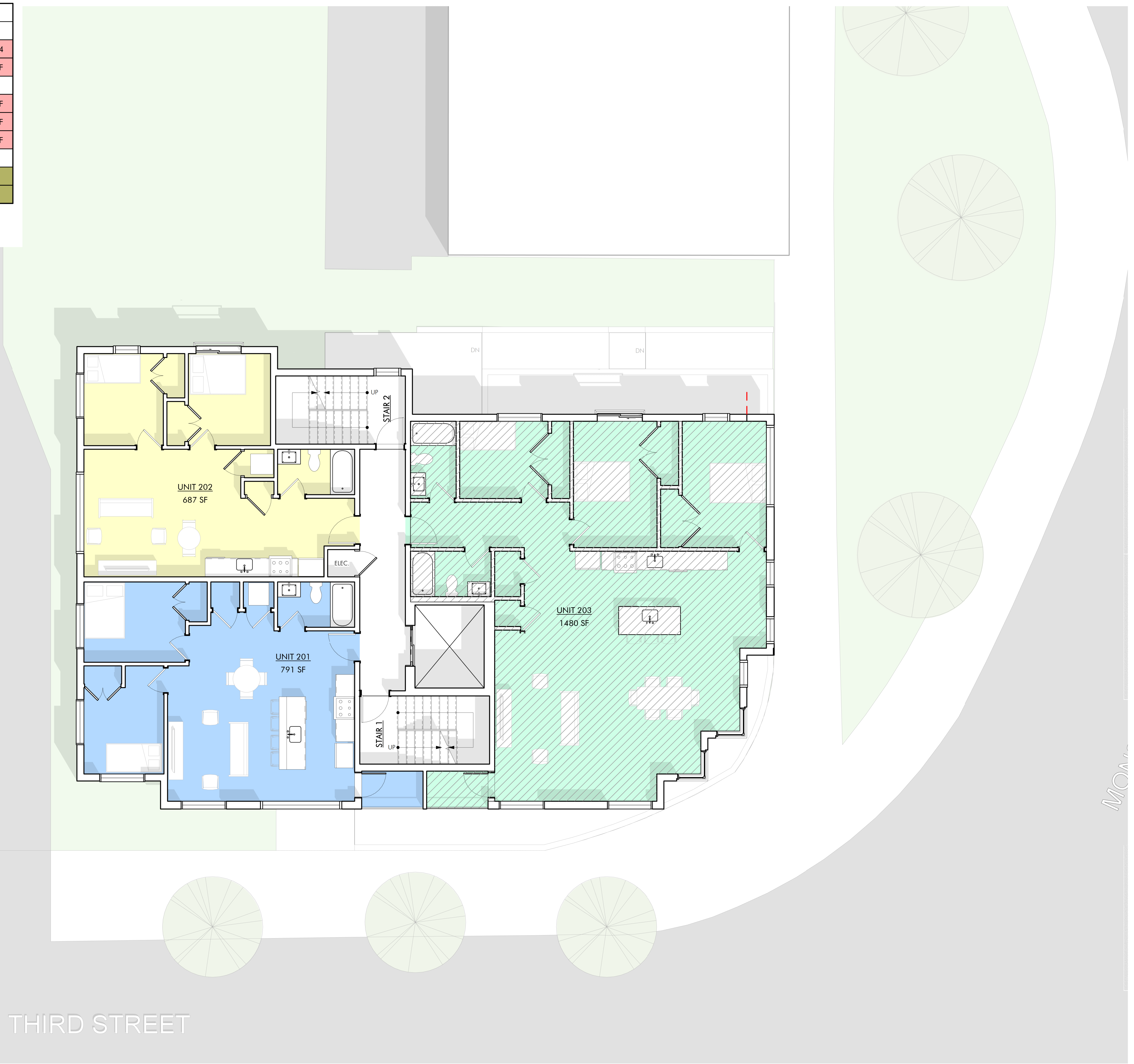
Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: As indicated A2
Drawn by: DA/DS

UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
		12,784 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 12,784 x .20 = 2,557 RSF
 3 UNITS = 2,541 RSF



THIRD STREET

1 PROPOSED LEVEL 2 (SALABLE)
3/16" = 1'-0"



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Project: 8 WINTER STREET
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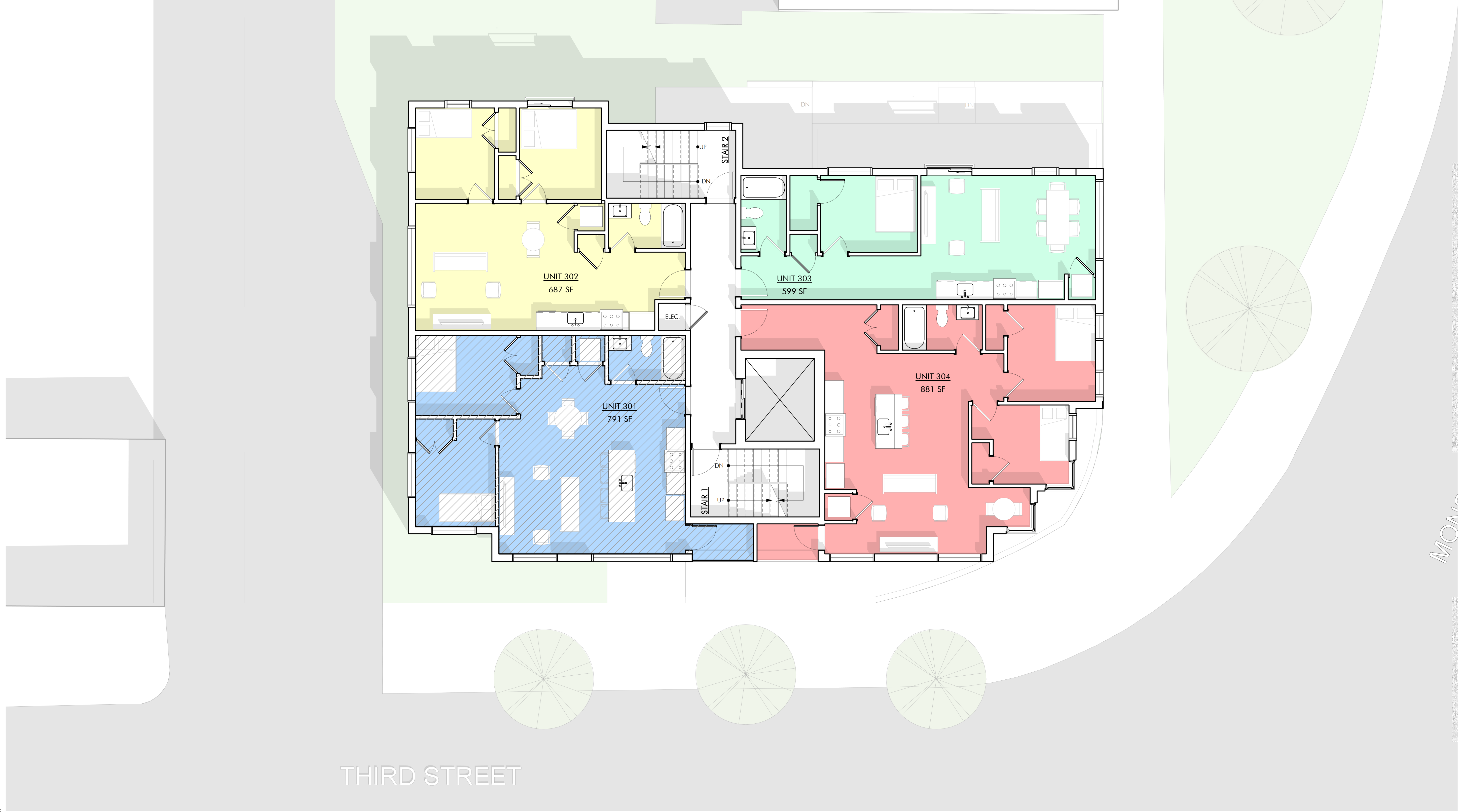
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Project #: 2301
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Scale: As indicated
Drawn by: DA/DS

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UNIT BREAKDOWNS (SALEABLE)		SALEABLE SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
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LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
		12,784 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 12,784 x .20 = 2,557 RSF
 3 UNITS = 2,541 RSF



THIRD STREET

1 PROPOSED LEVEL 3 (SALABLE)
3/16" = 1'-0"



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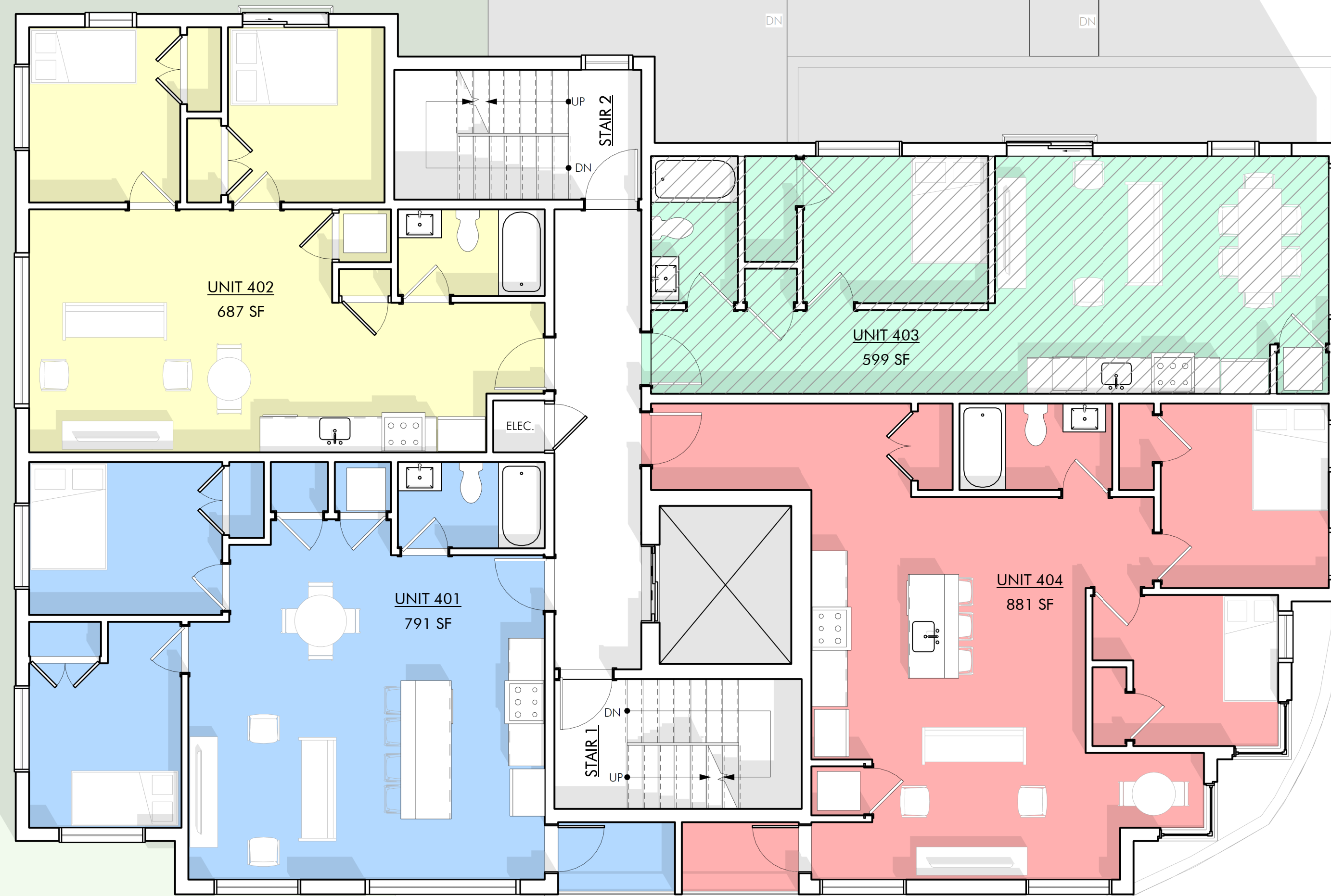
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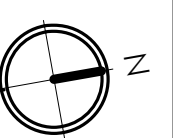
UNIT BREAKDOWNS (SALEABLE)		SALEABLE SQUARE FOOTAGE			
LEVEL	GROSS SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	UNIT 4
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LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
		12,784 NSF			

 AFFORDABLE UNIT
 20% NET SF AFFORDABLE
 12,784 x .20 = 2,557 RSF
 3 UNITS = 2,541 RSF



THIRD STREET

1 PROPOSED LEVEL 4 (SALABLE)
3/16" = 1'-0"



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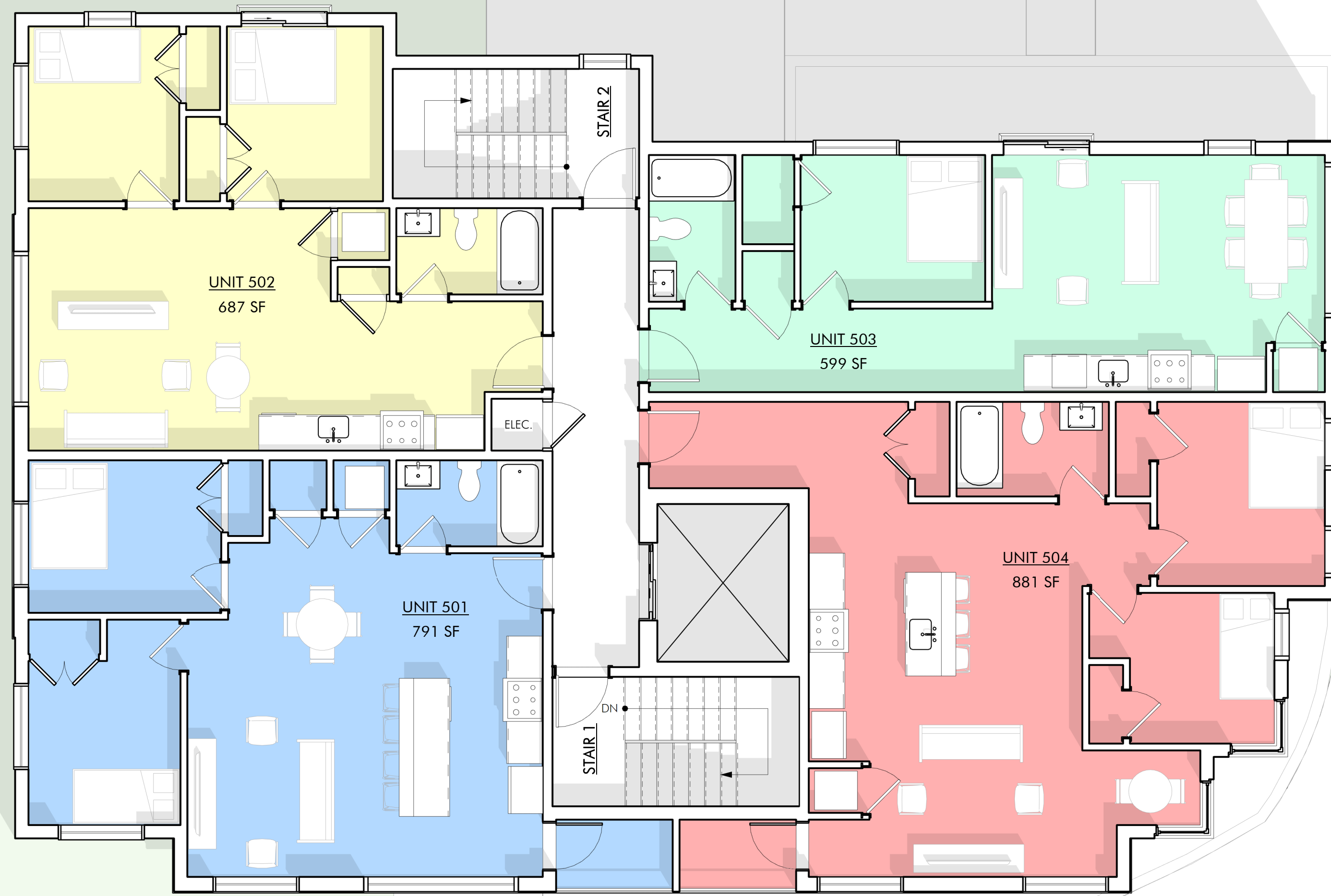
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1972 Massachusetts Ave., 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: As indicated A5
Drawn by: DA/DS

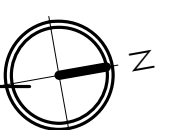
UNIT BREAKDOWNS (SALEABLE)					
LEVEL	GROSS SQUARE FOOTAGE	SALEABLE SQUARE FOOTAGE			
		UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (4 UNITS)	3,181 GSF	539 SF	687 SF	533 SF	690 SF
LEVEL 2 (3 UNITS)	3,435 GSF	791 SF	687 SF	1480 SF	
LEVEL 3 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 4 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
LEVEL 5 (4 UNITS)	3,435 GSF	791 SF	687 SF	599 SF	881 SF
TOTAL	16,921 GSF	14,281 GSF (SALEABLE)			
 AFFORDABLE UNIT 20% NET SF AFFORDABLE 12,784 x .20 = 2,557 RSF 3 UNITS = 2,541 RSF		12,784 NSF			



THIRD STREET

7/7/2023 12:52:01 PM

1 PROPOSED LEVEL 5 (SALABLE)
3/16" = 1'-0"



NOT FOR CONSTRUCTION



① EAST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

CLIENT REVIEW

ISSUED		
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REVISIONS		
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AndersonPorterDesign
1972 Massachusetts Ave., 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: 3/16" = 1'-0"
Drawn by: Author

Drawn No. A2.1

NOT FOR CONSTRUCTION



② WEST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"

CLIENT REVIEW

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Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301
Date: 2023.07.07
Scale: 3/16" = 1'-0"
Drawn by: DA/DS

NOT FOR CONSTRUCTION



① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

CLIENT REVIEW

ISSUED		
No.	Description	Date
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AndersonPorterDesign
1972 Massachusetts Ave., 4th Floor
Cambridge, MA 02140
Tel. 617.354.2501 Fax. 617.354.2509

Project: 8 WINTER STREET
Address: 8 WINTER STREET
CAMBRIDGE, MA 02141

Title: 3D VIEWS

Drawing Issued By: ANDERSON PORTER DESIGN
Project #: 2301 Drawn No.
Date: 2023.07.07
Scale: A9.1
Drawn by: DS



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: Dimuthan Yonak Date: June 28, 2023
(Print)

Address: 8 Winter St.

Case No. BZA-225347

Hearing Date: 7/13/23

Thank you,
Bza Members

1 * * * * *

2 (6:31 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and Bill Boehm

5 JIM MONTEVERDE: We're on our Regular Agenda now,
6 and I will call Case 225347 -- 8 Winter Street. Mr.
7 Anderson?

8 DAN ANDERSON: Yes. Dan Anderson, Partner at
9 Anderson Porter Design, 1972 Mass Ave.

10 So Mr. Chair, and members of the Board, we are
11 here to present a case that is requesting two front yard
12 setback variances. This is a project that we've been
13 working on with neighbors -- ECPT and abutters -- for a
14 little over two years.

15 There was very -- has been very strong support for
16 this in its current configuration. We were looking at ways
17 to seek no variances, but in order to really provide a safe
18 and accommodating entry at Linehan Court, which is a private
19 way existing 10' in width, which has historically been used
20 to access rear properties, parking and most recently in a
21 parking lot off of Winter Street.

22 I think it's 12 Winter. The -- and the property's

1 off of Gore Street.

2 Neighbors have been very much in support, and
3 asked us to pursue this scheme, which really in order to
4 increase that opening width between 29 Third Street and the
5 proposed project, pushes the structure to a zero-lot line at
6 Winter Street. There's a green space and park there. It is
7 actually matching up with the current condition, it's a
8 Dunkin' Donuts site.

9 The existing structure is a zero-lot line at that
10 location. 10 Winter, the abutting brick, three-story
11 building is also a zero-lot line.

12 We've also been in front of Planning Staff. This
13 is not applicable to project that needs Planning Board
14 approval, but typically as part of our process, we solicited
15 input from Staff. Planning Board Staff actually made the
16 recommendation that we maintain that street line, that zero-
17 lot line at that line.

18 We are held back not quite 10' from Third Street,
19 but we are keeping a full 20' drive lane clear of -- there's
20 an emergency fire escape and trash bins, recycling bins that
21 exist at the end of 29 -- that actually impinge on the
22 existing 10' Linehan Court.

1 So this basically opens up and then provides an
2 additional green buffer. So we have 25' clearance.

3 This is actually an increase in the width than we
4 had initially presented to ECPT. So we've increased that to
5 -- by several feet. The setback from Third Street is
6 sufficient. We've reviewed this with Traffic and Planning
7 for emergency vehicle access, for visibility to the corner.

8 As many of you are aware, if you use that Dunkin'
9 Donuts, currently, that's just backout parking directly into
10 Third Street. So this is a much safer condition. The curb
11 will be repaired and replaced so that we can make pedestrian
12 travel there much more safe.

13 And finally, the open space requirements have been
14 able to be achieved within their respective zoning
15 districts. This lot is split between BA and a C-1 district.
16 So this solution allows the proposed residential use to
17 exist in the massing entirely within the BA district. This
18 is an echo overlay. So we're conforming with both lot area,
19 dwelling unit, building height -- conforming in all respects
20 except for these setbacks.

21 In addition, the open space at the rear becomes a
22 real amenity for those buildings at the rear. So we've got

1 a significant amount of open space well in excess of the
2 required dimensional open space.

3 I guess what I -- I think we have a condition, a
4 minor condition from one of the abutters, NECPT, on asking
5 to increase the 25' width of paving a little bit deeper back
6 into the lot. That's a condition that I support and our
7 clients support. So if in your recommendation's that's a
8 condition that you will be willing to make, that's something
9 that we would be happy to conform with.

10 And I think that's the quick overview.

11 I guess the only thing I would say is that this is
12 an Inclusionary Housing project. So we're able in this
13 scheme to provide three inclusionary units meeting the 20
14 percent net, including 1 three-bedroom family-sized unit.
15 So I think there's a real give-back in this project to the
16 community.

17 And it is a transit-oriented project as well. So
18 we're very close to the Lechmere Station. This project that
19 does not propose any off-street car parking, as per the
20 change in the Zoning Ordinance, but does provide all the
21 necessary bike parking and other -- really, we are pursuing
22 this as an all-electric building to be submitted and

1 hopefully will pass for Passive House certification. But
2 it's very much responsive to the Green Initiative and the
3 Cambridge's Climate Control Ordinance.

4 So I'm going to stop my presentation here and be
5 available for questions.

6 JIM MONTEVERDE: Yeah. Mr. Anderson, I just want
7 to make sure we're all talking about the same thing and the
8 one condition you mentioned. This is the diagram that
9 accompanies the correspondence from the East Cambridge
10 Planning Team, July 13. It's that -- I don't know the
11 proper term for it, it's not the trapezoid, but it's that
12 area just above the C-1 district line and BA district line
13 --

14 DAN ANDERSON: Yes.

15 JIM MONTEVERDE: -- outlined in red. That will go
16 to pavement, correct?

17 DAN ANDERSON: That is correct.

18 JIM MONTEVERDE: Okay. And that's what you're
19 agreeing to?

20 DAN ANDERSON: Correct.

21 JIM MONTEVERDE: Correct? Okay. All right.

22 Anything else, Mr. Anderson, or is that your presentation?

1 DAN ANDERSON: I think I'll respond to questions.
2 But I'm complete with my presentation. Thank you.

3 JIM MONTEVERDE: All right. Thank you. Questions
4 from members of the Board? Please say your name first.
5 Anyone? No? If not, I will open the matter to -- oh,
6 sorry, let me read the correspondence we have because if
7 there's anyone calling in from the public, there's no reason
8 to repeat what we already have in the file and that we --
9 all the Board members -- have read.

10 So we have --

11 BILL BOEHM: Excuse me, Jim, I'm sorry, I was
12 muted. I do have a question if you're doing --

13 JIM MONTEVERDE: Oh, go ahead --

14 BILL BOEHM: -- more questions.

15 JIM MONTEVERDE: Yep. Go ahead.

16 BILL BOEHM: My question to Mr. Anderson is does
17 the addition of paved area -- have you calculated that into
18 your open space requirements, and how does that impact that?

19 DAN ANDERSON: So thank you. Bill, the required
20 open space is, as shown in that last diagram. But if you go
21 to the third, fourth slide please, Olivia?

22 So the required open space is shown in the green

1 cross-hatch. The -- so we more than exceed the required
2 open space.

3 So in order to -- for each zoning district, we're
4 required to -- well, except -- with a few exceptions. But
5 in these zoning districts, we're required to provide the
6 15'x15' minimum size open space in all instances. So we've
7 fully satisfied the open space in all instances. So we've
8 fully satisfied the open space requirements in those areas
9 that are hashed.

10 And the small -- the square that's in the upper
11 left-hand corner is the open space that's required in the C-
12 1 district. The other two shapes, the rectangle and the --
13 maybe it's a rhombus -- are satisfying the open space with
14 the VA.

15 JIM MONTEVERDE: Okay. Any other questions from
16 members of the Board?

17 [Pause]

18 Not hearing any. I will just read in the public
19 comments that we have, the letters we have in the file dated
20 July 13 from the East Cambridge Planning Team.

21 We have a letter from Charles Hinds. It basically
22 says that the Planning Team supports the project contingent

1 on the continuous 25' right of way on Linnean Court, and it
2 includes the sketch that we just looked at that that the
3 proponent has agreed to. So that will be made a condition
4 to the finding.

5 We also have a letter from Audrey Cunningham dated
6 July 13 -- support with one exception, which is the same 25'
7 width across the driveway, as contained in that sketch.

8 And we have correspondence dated July 13 from --
9 signed by one, two, three, four, five people -- Audrey
10 Cunningham again, Elio Cutone, Mario Cutone, Hannah and
11 Kenneth Paik, and Jian Hancheng support the current proposal
12 with the exception of the width reduction, and that's
13 covered by the sketch that we just reviewed.

14 So those are the correspondence we have in the
15 file. If anyone in the public is calling in, please no need
16 to repeat those. We have all those comments.

17 Now, any members of the public who wish to speak
18 should now click the icon at the bottom of your Zoom screen
19 that says, "Raise hand."

20 If you're calling in by phone, you can raise your
21 hand by pressing *9 and unmute or mute by pressing *6.

22 I'll now ask Staff to unmute the speakers one at a

1 time. You should begin by saying your name and address, and
2 Staff will then confirm that we can hear you. After that
3 you have up to three minutes to speak before I ask you to
4 wrap up. Anyone wishing to speak?

5 OLIVIA RATAY: Audrey Cunningham.

6 AUDREY CUNNINGHAM: Hi. Can you hear me?

7 JIM MONTEVERDE: Yes.

8 AUDREY CUNNINGHAM: Okay. Thanks, Dan. I just
9 had a question, you know, maybe the visual thing. So then
10 the 25' -- you guys are granted at 25'?

11 DAN ANDERSON: Hi, Audrey, this is Dan. Yes, we
12 are.

13 AUDREY CUNNINGHAM: Oh, great. So where is that
14 in relation -- where would that put me in front of -- in
15 front of my driveway. Is that going to be 25' in front of
16 my driveway?

17 DAN ANDERSON: It would be 25' in front of your
18 driveway, Audrey.

19 AUDREY CUNNINGHAM: Perfect. Okay, thanks. Yeah.
20 Everything else, I have to say that they've been very -- the
21 developers have been very cooperative in talking to us over
22 the past two years. So -- and the variances that they're

1 applying for are actually to our benefit --

2 JIM MONTEVERDE: Okay.

3 AUDREY CUNNINGHAM: -- as abutters.

4 JIM MONTEVERDE: Thank you.

5 AUDREY CUNNINGHAM: Thank you. Thank you.

6 JIM MONTEVERDE: Anyone else wishing to speak?

7 Nope? Okay. I'll send it back to the Board. Discussion
8 from Board members? I'll throw my two cents in. I sat on
9 the previous review, the case that's on the continued side
10 of this.

11 And I would say this one is, in my personal
12 opinion, much improved. I don't have a problem with the
13 relief being sought, the variance being sought for setbacks
14 on the two sides. They seem to be in context with the
15 neighbor, and they are very comfortable along where the curb
16 line is relative to the property line, the building face.

17 And since the condition by the East Cambridge
18 Planning Team and the neighbors has been accepted by the
19 proponent, it all seems fine. So I'm ready to support this
20 one.

21 Any other discussion from any members of the
22 Board, or are you ready for a motion?

1 STEVEN NG: I think we're ready for a motion.

2 JIM MONTEVERDE: All right. The Chair makes a
3 motion to grant the relief from the requirements of the
4 ordinance under Sections Article 5 5.31 Dimensional
5 Requirements and Article 10 10.3 Variance. On the condition
6 that the work proposed conforms to the drawings entitled "8
7 Winter Street Development Set" prepared by Anderson Porter
8 Design, dated July 27, 2023 initialed and dated by the
9 Chair.

10 And further, that we incorporate the supporting
11 statements and dimensional forms submitted as part of the
12 application.

13 Further, that the variance is granted
14 incorporating the following condition: And that condition
15 is as -- and I'll include the sketch from the East Cambridge
16 Planning Team -- that defines the area of what is now shown
17 as green space will go to paved area, on that condition.

18 I think I've covered everything.

19 Any Board members have anything else I missed?

20 [Pause]

21 Nope? Okay.

22 Then, for a vote: Steven?

1 STEVEN NG: In favor.

2 JIM MONTEVERDE: Daniel?

3 DANIEL HIDALGO: In favor.

4 JIM MONTEVERDE: Virginia?

5 VIRGINIA KEESLER: In favor.

6 JIM MONTEVERDE: Bill?

7 BILL BOEHM: In favor.

8 JIM MONTEVERDE: And Jim Monteverde in favor.

9 [All vote YES]

10 JIM MONTEVERDE: It's unanimous. The variance is
11 granted. Congratulations.

12

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CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

2023 SEP -8 AM 10:58
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 225347

LOCATION: 8 Winter Street Business A/Residence C-1 Zone
Cambridge, MA

PETITIONER: 8 WINTER STREET LLC -
C/o Daniel Anderson, Architect

PETITION: Variance: To construct a multifamily dwelling in the setbacks.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: June 29 & July 6, 2023

DATE OF PUBLIC HEARING: July 13, 2023

MEMBERS OF THE BOARD:

JIM MONTEVERDE – VICE-CHAIR	<input checked="" type="checkbox"/>
BRENDAN SULLIVAN	<input type="checkbox"/>
STEVEN NG	<input checked="" type="checkbox"/>
VIRGINIA KEESLER	<input checked="" type="checkbox"/>
FERNANDO DANIEL HIDALGO	<input checked="" type="checkbox"/>
WILLIAM BOEHM	<input checked="" type="checkbox"/>
ANDREA A. HICKEY	<input type="checkbox"/>
LAURA WERNICK	<input type="checkbox"/>

ASSOCIATE MEMBERS:

SLATER W. ANDERSON	<input type="checkbox"/>
MATINA WILLIAMS	<input type="checkbox"/>
WENDY LEISERSON	<input type="checkbox"/>
CAROL AGATE	<input type="checkbox"/>
THOMAS MILLER	<input type="checkbox"/>
ZARYA MIRANDA	<input type="checkbox"/>
MICHAEL LAROSA	<input type="checkbox"/>

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

Case No: BZA-225347
Location: 8 Winter Street, Cambridge, MA
Petitioner: 8 Winter Street LLC – c/o Daniel Anderson, Architect

On July 13, 2023, Petitioner's architect Daniel Anderson appeared before the Board of Zoning Appeal requesting a variance in order to construct a multifamily dwelling in the setbacks. The Petitioner requested relief from Article 5, Section 5.31 and Article 10, Section 10.30 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Anderson stated that the Petitioner was building an otherwise as of right multifamily dwelling at the site. He stated that, in response to neighbor's requests, the proposal was to shift the structure away from a right of way and into a setback. He stated that the setback invasion would create a zero-lot line condition that was matched by the existing building and the abutter's building also. He stated that the zero-lot line condition was preferred by the Planning Board. He stated that traffic safety would be improved in and around the site.

A neighbor spoke in support of the proposal. The Chair read a letter from the East Cambridge Planning Team supporting the proposal contingent on a continuous 25' right of way (Linnean Court) and noted an included sketch. The Chair noted several letters from neighbors in support, contingent on the right of way.

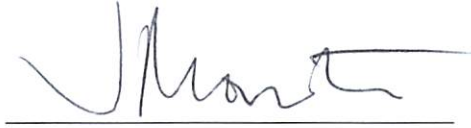
After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before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

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the following conditions:

1. that the work conforms to the drawings entitled "8 Winter Street Development Set" prepared by Anderson Porter Design, dated July 27, 2023, as initialed by the Chair, and
2. that the work conforms to the sketch from the East Cambridge Planning Team.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Monteverde, Ng, Hidalgo, Keesler, and Boehm). Therefore, the variance is granted as conditioned.

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



Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 9-8-23 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.

Pacheco, Maria

From: Audrey Cunningham <mommiedear@rocketmail.com>
Sent: Thursday, July 13, 2023 11:11 AM
To: Pacheco, Maria
Subject: 8 Winter Street
Attachments: July 13, 2023 Our letter to BZA.pdf

Hi Maria,

Here's our letter of support with the one exception which we hope the Zoning Board will require. We need the full 25 feet to safely access our driveways and if the petitioner narrows the Greenspace, that would be achieved to our satisfaction. (This has been going on for over 2 years!)

Thanks,
Audrey

[Sent from Yahoo Mail on Android](#)

July 13, 2023

Cambridge Board of Zoning Appeal.
831 Mass Ave
Cambridge, MA

RE: 8 Winter Street

Dear Members,

As noted in the ECPT letter of July 13, DND Homes presented another revision (dated 06/29/23) to their proposed project at 8 Winter Street.

As abutters we continue to support zoning relief for the side setback as it would relieve vehicle egress hardships for us. The wider space is essential for us to be able to safely access our driveways.

However, as noted in ECPT's current letter, we support the current proposal, including the variances on Winter and Third streets, with the exception of the width reduction which is now proposed as 20 feet on the abutters side vs the prior 25 foot minimum originally supported by ECPT in their letter of May 25, 2023 to BZA; that letter was based on the developer's April 26, 2023 presentation to ECPT. As noted in ECPT's current letter, a modification of the 8 foot 'green space' would allow for at least a 25 foot opening in Linehan Court directly behind our driveways. (As a point of reference, for more than 70 years the resident owners who abutt the proposed development have freely used the currently existing open space of approximately 35 feet)

We also request the petitioner be fully responsible for all upkeep, prompt snow and ice removal, trash, and any other maintenance that may be necessary for the property's appearance and safety, which we have discussed with petitioner, along with the basic requests detailed below:

That documented approval by the City Fire, Police, Traffic and all other safety organizations be granted before commencement of any and all excavation and building activity.

That during excavation and construction the petitioner be fully responsible for diligent rodent control of the entire area.

That during excavation and construction, residents are allowed to freely enter their property without obstruction.

That the petitioner will reasonably consider input from abutters regarding the aesthetics of the materials to be used on the outside of the buildings.

Sincerely,

Audrey Cunningham
49 Gore Street
Cambridge MA 02141

Elio Cutone
57 Gore Street #1
Cambridge MA 02141

Mario Cutone
53-55 Gore Street
Cambridge, MA 02141

Hannah's and Kenneth Paik
47 Gore Street
Cambridge, MA 02141

Hancheng Jiang
12 Winter Street
Cambridge, MA 02141

East Cambridge



Planning Team

A Neighborhood Organization for the Betterment of East Cambridge

July 13, 2023

Cambridge Board of Zoning Appeal
831 Mass Ave
Cambridge, MA 02139

RE: 8 Winter St (BZA-225347)

Dear Chair Brendan Sullivan; Vice Chair Jim Monteverde; Members Hickey, Ng, and Wernick; and Associate Members Agate, LaRosa, Leiserson, Miler, Miranda, and Williams:

This letter is a follow-up to the East Cambridge Planning Team (ECPT) letter dated May 25, 2023, which references the presentation made at the April 26, 2023 ECPT meeting. At the July 12, 2023, ECPT regular meeting, Trina Murphy of DND Homes, presented a revised project proposal containing a few changes from the one presented in April.

As mentioned in the previous ECPT letter, support for the project was contingent on a continuous 25' right of way on Linehan Court in order for the abutters to safely egress from their driveways. The current proposal adds new green space, which encroaches about 5' feet into the part of the previous 25' wide right of way reducing it to 20'. The attached landscape plan shows the encroachment outlined in red.

After a discussion the ECPT members present, including many abutters, unanimously agreed the encroaching green space outlined in red needs to be removed to restore the 25' width. We support variances for front and side setbacks as well as any necessary reduction in green/open space to implement this proposal, if the 25' setback is restored. The development team has worked with the abutters and ECPT for many months to develop a mutually agreeable plan. They have been very responsive to the abutters' needs and been very professional.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. Hinds', with a long horizontal flourish extending to the right.

Charles T. Hinds
President, ECPT

CC: Ozan Dokmecioglu (ozan.dokmecioglu@dnd-homes.com)
Ender Saricay (ender.saricay@dnd-homes.com)
Trina Murphy (trina.murphy@dnd-homes.com)



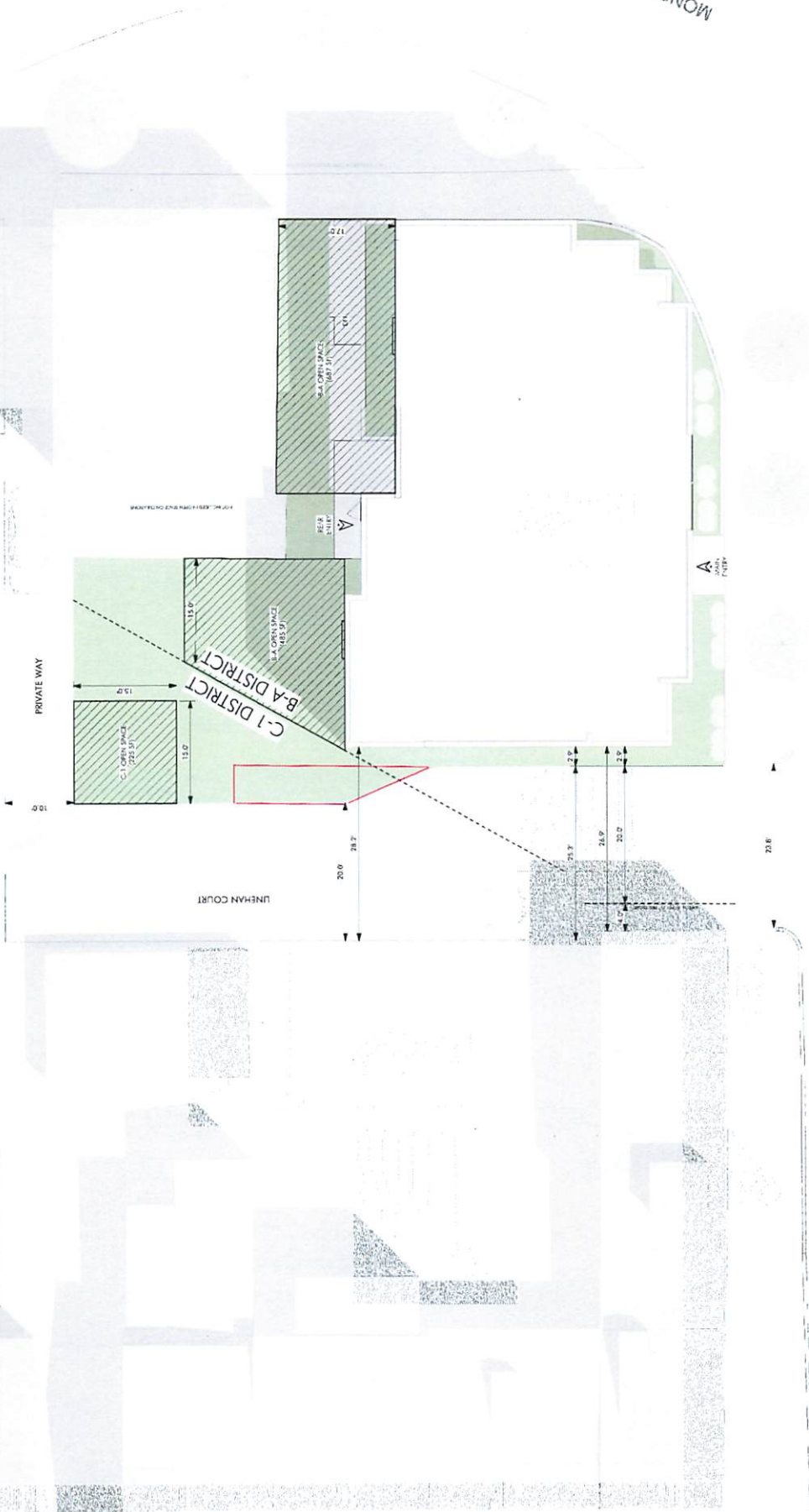
WINTER STREET

MONSIGNOR O'BRIEN HIGHWAY

THIRD STREET

ZONING LEGEND

	OPEN SPACE AREA - 4,000 SF
	TOTAL LOT AREA - 7,404 SF
	- 54% OPEN
	PRIVATE OPEN SPACE
	C-1 (4,000 SF); MIN 20% = 800 SF
	50% MAJEST CONFORM WITH 15' x 15' DIMENSION = 216 SF
	B-A (5,971 SF); MIN 15% = 896 SF





CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

2023 SEP - 8 11:10:58
87

CASE NO: 225347

LOCATION: 8 Winter Street
Cambridge, MA

Business A/Residence C-1 Zone

74716-531

PETITIONER: 8 WINTER STREET LLC -
C/o Daniel Anderson, Architect

PETITION: Variance: To construct a multifamily dwelling in the setbacks.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: June 29 & July 6, 2023

DATE OF PUBLIC HEARING: July 13, 2023



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Bk: 82088 Pg: 344 Doc: DECIS
Page: 1 of 3 10/12/23 10:15 A

MEMBERS OF THE BOARD:

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

ASSOCIATE MEMBERS:

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

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

Case No: BZA-225347

Location: 8 Winter Street, Cambridge, MA

Petitioner: 8 Winter Street LLC – c/o Daniel Anderson, Architect

On July 13, 2023, Petitioner's architect Daniel Anderson appeared before the Board of Zoning Appeal requesting a variance in order to construct a multifamily dwelling in the setbacks. The Petitioner requested relief from Article 5, Section 5.31 and Article 10, Section 10.30 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Anderson stated that the Petitioner was building an otherwise as of right multifamily dwelling at the site. He stated that, in response to neighbor's requests, the proposal was to shift the structure away from a right of way and into a setback. He stated that the setback invasion would create a zero-lot line condition that was matched by the existing building and the abutter's building also. He stated that the zero-lot line condition was preferred by the Planning Board. He stated that traffic safety would be improved in and around the site.

A neighbor spoke in support of the proposal. The Chair read a letter from the East Cambridge Planning Team supporting the proposal contingent on a continuous 25' right of way (Linnean Court) and noted an included sketch. The Chair noted several letters from neighbors in support, contingent on the right of way.

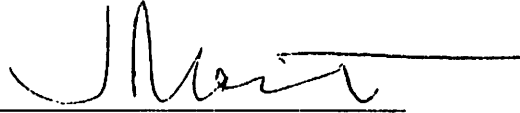
After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before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

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the following conditions:

1. that the work conforms to the drawings entitled "8 Winter Street Development Set" prepared by Anderson Porter Design, dated July 27, 2023, as initialed by the Chair, and
2. that the work conforms to the sketch from the East Cambridge Planning Team.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Monteverde, Ng, Hidalgo, Keesler, and Boehm). Therefore, the variance is granted as conditioned.

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



Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 9-8-23 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: 10/10/23 David P. Hubler City Clerk.

OCT 12 2023

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. _____

SOUTHERN REGISTRY OF DEEDS

COMMUNSE, MA

THE REPLY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PART

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PAGE 344

William C. Anderson

REGISTER