BOARD OF ZONING APPEAL

HEARING – REMOTE MEETING

~ AGENDA ~

Thursday, October 26, 2023	**6:00 PM**	**Remote Meeting**

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY - OCTOBER 26, 2023.
Members of the public can participate or view the meeting remotely using the Zoom Webinar link:
<https://cambridgema.zoom.us/j/85702655517>
Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 85702655517

6:30 P.M. CASE NO. BZA-243960
1815 MASS AVENUE **Business C Zone**
LESLEY UNIVERSITY - C/O MICHAEL R. DOLAN, ESQ. FOR DISH WIRELESS
Special Permit: DISH proposes to mount three (3) panel antennas (one (1) antenna per sector) on the façade of the building. Two (2) of the proposed antennas will be mounted at an antenna centerline height of 63'10"AGL, and one (1) antenna at a centerline height of 80'. The height of the proposed antennas will not exceed the height of the penthouse of the building. DISH will also install on the exterior of the building and adjacent to the antennas six (6) Remote Radio Units, and three (3) Over Voltage protection devices. DISH will install equipment on a proposed equipment platform on the roof of the building. DISH's facility will include related amplifiers, cables, fiber, and other associated antenna equipment, including a global positioning system antenna, all as depicted on the Plans. Art. 4.000, Sec. 4.32.g.1 & Sec. 4.40 (Footnote 49) (Telecommunication Facility).
Art. 10.000. Sec. 10.40 (Special Permit). 6409 - Federal Middle Class Tax Relief Act (Spectrum Act).

6:45 P.M. CASE NO. 238938
10 HILLIARD PLACE **Residence B Zone**
RICHARD ANDERSON & FERNANDA SAKAMOTO - C/O THEODORE GALANTE, ARCHITECT
Special Permit: The existing structure exceeds the allowable FAR. The proposed alteration increases the FAR. An alteration is being made to an existing window on the south elevation that is within the existing non-conforming side setback. Art. 10.000, Sec. 10.40 (Special Permit).
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).

7:00 P.M. CASE NO. BZA-243959
30 SUNSET ROAD **Residence B Zone**
ESME GREEN - C/O MICHAEL KIM, ARCHITECT
Special Permit: To construct an addition to a second-floor existing rear structure for enlargement of a master bedroom, requiring relief from FAR and side yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.2.d & Sec. 8.22.2.c (Enlargement of Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

7:15 P.M. CASE NO. BZA-182164
21 MELLEN STREET **Residence C-1 Zone**
MEIMEI ZHAO & QUAN XIAO

Variance: To subdivide pre-existing lot merged as a result of common ownership with Lesley college that results in a dimensionally non-conforming lot. Finish some pre-existing unfinished area of the lower level of a 3 Family house, adding new living space and make it a new unit.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). & Sec. 5.15 (Subdivision). Art. 4.000, Sec. 4.31.g (Multifamily Dwelling). Art. 8.000, Sec. 8.22.3 (Alteration of a Non-Conforming Structure or of a Non-Conforming Use). Art. 10.000, Sec. 10.30 (Variance).

7:30 P.M. CASE NO. BZA-244314
136-138 RINDGE AVENUE **Residence B Zone**
MICHAEL DRISCOLL - C/O ADAM GLASSMAN, ARCHITECT
Special Permit: To construct a new mansard roof addition at 136-138 Rindge Avenue.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2.d (Non-Conforming Structure).
Art. 10.000, Sec. 10.40 (Special Permit).

7:30 P.M. CASE NO. BZA-244597
140 RINDGE AVENUE **Residence B Zone**
MICHAEL DRISCOLL - C/O ADAM GLASSMAN, ARCHITECT
Special Permit: To raise roof, construct new dormers and new left side addition at 140 Rindge Avenue.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).
Art. 10.000, Sec. 10.40 (Special Permit).

8:00 P.M. CASE NO. BZA-242825
5 CRAIGIE CIRCLE **Residence C-2 Zone**
5-8 CRAIGIE CIRCLE LP II / ROTHROB HOLDING LLC- STUART ROTHMAN, MANAGER - C/O STAN HILBERT
Variance: To build a patio for 18 seats located on front yard of the property/restaurant.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.35.F.1 (Restaurant Use).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Use). & Art. 10.000, Sec. 10.30 (Variance).

TO VIEW BZA CASE APPLICATIONS, PLANS & SUBMISSIONS, GO TO: <https://www.cambridgema.gov/inspection/zoning.aspx> at top of page, click "Calendar" > Click hearing date >
Click "Board of Zoning Appeal Agenda." Any information filed after the agenda has been posted can be viewed at the Inspectional Services Department located at 831 Mass Avenue, Cambridge by
appointment only. Copies of this petition are also on file in the office of the City Clerk, City Hall, Cambridge, MA. Interested persons may provide comments to the Board of Zoning Appeal by
participating during the hearing and/or may provide written comments for the Board's consideration by mailing or delivering them to the attention of the Secretary, Board of Zoning Appeal,
831 Mass Avenue, 02139 or by emailing them to mpacheco@cambridgema.gov <mailto:mpacheco@cambridgema.gov>. Comments must be submitted prior to the Hearing and include the Case Number.
Continued cases are not re-advertised but are posted on the office board at the City Clerk's Office in City Hall & on the same BZA Web Page 48 hours prior to hearing.