

CC HRE 2072 Mass Ave Tenant LLC  
c/o Capstone Communities LLC  
1087 Beacon Street, Suite 302  
Newton, MA 02459

January 7, 2021

Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Continuance Request  
2072 Massachusetts Avenue, Cambridge, MA 02140  
(BZA Case No. 017326-2020)

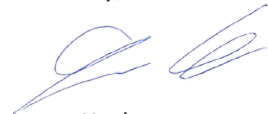
Dear Board of Zoning Appeal Members:

We are writing to request a continuance for the above referenced BZA Case. On January 5, 2021 we held a Zoom community meeting to present the 8:6 story alternative proposal that we submitted to the BZA on January 4, 2021. At the community meeting, at least one participant challenged the depiction of the abutting Russell Apartments as being out of scale in our architect's renderings. After the meeting, our architect, Jason Forney from Bruner/Cott Associates, reexamined his renderings and discovered that the Russell Apartments' height was in fact incorrect in several of the drawings. Please see the attached memo from Mr. Forney that provides more information regarding this error.

We have worked to ensure that the 2072 Mass Ave permitting process has been robust and transparent with the community. We believe that this error requires us to distribute the corrected plans and renderings to the community and City staff and for us to schedule another community meeting to solicit additional feedback prior to us presenting any further plans to the BZA.

It is of utmost importance to us that the plans we present to the community, City staff, and the BZA are accurate to the best of our ability. Therefore, we believe this continuance is paramount to ensuring the permitting process's integrity is not diminished. We look forward to presenting our corrected plans to the BZA in the near future.

Sincerely,



Jason Korb  
managing member of managing member



Sean D. Hope  
managing member of managing member

Enclosure

Cc: City of Cambridge Inspectional Services Department  
City of Cambridge Community Development Department

## Memorandum

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**To:** Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

**Date:** Jan 7, 2021

**From:** Jason Forney, FAIA  
Principal, Bruner/Cott Architects

**Project:** Comprehensive Permit Application for 2072  
Mass Ave Apartments  
2072 Massachusetts Avenue,  
Cambridge, MA

**Re:** Comprehensive Permit Hearing for 2072 Massachusetts Avenue

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Dear Board of Zoning Appeal Members:

After discussion at a community meeting on January 5, it has come to our attention that several of the rendered views in our comprehensive permit package contain inaccurate depictions of an adjacent building.

The building in question is 2050 Massachusetts Avenue, the Russell Apartments, a six-story building immediately adjacent to 2072 Massachusetts Avenue. In the drawings and renderings we submitted to the BZA, and have been using in the public process, we erroneously depicted the building as approximately 70 feet tall, based on an assumption of standard residential floor to floor dimensions along with a taller ground floor and a parapet wall.

Several neighbors pointed out that they thought the 2050 building was shorter than it appeared in the rendered views. They explained that they thought it was somewhere between 58 and 62 feet tall, and we agreed to check.

Immediately after the meeting, we collected available survey information, looked at the available as-built structural drawings and counted brick courses on the building. Through these investigations, we have determined that the building is lower than depicted in our drawings. This is primarily due to floor-to-floor dimensions (8'-8") that are much lower than a standard building. Through visual measurements (counting bricks), we conclude that the building is approximately 59 feet to the roof edge at the corner closest to our site. This number is confirmed by an average grade to roof plane calculation based on an available ALTA survey of the property.

We are taking immediate action to correct this unintentional inaccuracy of the following drawings:

- Perspective Renderings on the cover sheet, A304, A305, A 306, A 310
- Massachusetts Avenue Elevation - North A300, A 301
- West Elevation A304
- Building Section A402

Rather than proceed with the scheduled hearing on January 7, we feel that it is prudent to revise these drawings to accurately depict the 2050 building, review the images with the community, and resubmit them to the BZA for the Chapter 40B permit application. I apologize for this inconvenience.

A handwritten signature in black ink, consisting of stylized initials 'JF' followed by a horizontal line extending to the right.

Jason Forney, FAIA