



**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 2551 Mass Ave LLC c/o Scott Zink  
(OWNER)

Address: 7 Morrison Avenue West Wakefield, MA

State that I/We own the property located at 2551 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
2551 Mass Ave LLC

\*Pursuant to a deed of duly recorded in the date 02/06/2015, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 1691545  
Book 01466 Page 0146.

Scott Zink  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

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Commonwealth of Massachusetts, County of Middlesex

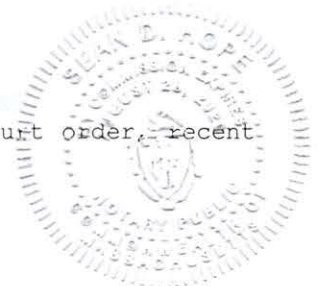
The above-name Scott Zink personally appeared before me, this 26<sup>th</sup> of June, 2017, and made oath that the above statement is true.

Seán D. Hope Notary

My commission expires August 28, 2020 (Notary Seal).

- If ownership is not shown in records, e.g. if by court order, recent deed, or inheritance, a Notary Public, Commonwealth of Massachusetts.

**SEAN D. HOPE**  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires on August 28, 2020





**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:

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the required 10' front yard setback would substantially reduce the buildable foot print and layout of the units on an already tight lot. Additionally the proposed four unit townhouse is substantially smaller (less unit and lower heights) than the BA-2 zoning permits and was designed in concert with the abutting neighbors as part of a rezoning (See Stern Petition # Ordinance #1384) specifically to eliminate the ground floor retail requirement allowing for a lower building that meets the street consistent with the other developments along Massachusetts Avenue.

Without relief Petitioner would suffer substantial financial hardship as well as create a front façade that is inconsistent with urban design principles that focus on activating streetscapes and having buildings coplanar with other building on Massachusetts Avenue.

- 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 unique location of the business district abutting a residential district on Massachusetts Avenue which only occurs in one other area on Massachusetts Avenue (between Roseland Street and Forest). All other areas along Massachusetts Avenue where this transitional front setback would have a differing impact on the Massachusetts Avenue setback because the Business Districts were design to be 100' in depth from Mass Avenue such that the 50' setback from the district boundary would not create a residential setback on a commercial corridor.

The application of Transitional front yard (5.41) setback on this particular lot deviates from the intent of the provision that the Community Development staff, Planning Board and all interested parties failed to apply this Transitional Setback rule during the Planning Board Special Permit application #299 and the neighborhood Petition Ordinance #1384.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

Desirable relief may be granted without substantial detriment to the public good because the proposed four unit building is consistent with the lower scaled residential neighborhood to the North and West of the property and was also the result of an extensive neighborhood design process evidenced by the rezoning and Memorandum of Understanding.

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



Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance because the proposed setback is consistent with the building street scape along Massachusetts Avenue and is the most rational use of land for this site.

- \* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Camberville Coffee Roasters      **PRESENT USE/OCCUPANCY:** Commercial  
**LOCATION:** 2551 Massachusetts Ave Cambridge, MA      **ZONE:** BA-2/Mass A.ve Overlay  
**PHONE:** \_\_\_\_\_      **REQUESTED USE/OCCUPANCY:** Multifamily residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,008	7,629	8,663	(max.)
<u>LOT AREA:</u>		4950	4950	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.20	1.54	1.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	1,237	600	(min.)
<u>SIZE OF LOT:</u>	WIDTH	90.04'	90.04'	none	(min.)
	DEPTH	55'	55'	none	
<u>SETBACKS IN FEET:</u>	FRONT	18.7'	5.1'	10'min	(min.)
	REAR	n/a	n/a	n/a	(min.)
	LEFT SIDE	3.9'	10.1'	10'min	(min.)
	RIGHT SIDE	2.3'	10.6'	10'min	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	12'	35'	55'	(max.)
	LENGTH	20'	33'	none	
	WIDTH	15'	35'	none	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	20%	none	(min.)
<u>NO. OF DWELLING UNITS:</u>		0	4	8	(max.)
<u>NO. OF PARKING SPACES:</u>		>8	4	4	(min./max)
<u>NO. OF LOADING AREAS:</u>		1	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	10' min	(min.)

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

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'.



**CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100**

2017 JUN 27 PM 12:38

**BZA APPLICATION FORM**

Plan No: BZA-013690-2017

**GENERAL INFORMATION**

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : 2551 Mass Ave LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 2551 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : 4.31 (existing commercial) ZONING DISTRICT : BA-2/Mass A.ve Overlay

**REASON FOR PETITION :**

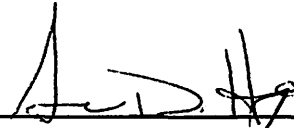
New Structure

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner requests Variance relief from the required by the Transitional Front Yard setback Requirements of section 5.41 and Variance for Open Space for areas beneath projecting bays.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article <u>5.000</u>	Section <u>5.41 (Transitional Setback Requirements).</u>
Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>20.100</u>	Section <u>20.105 (Restriction in Required Setback).</u>
Article <u>10.000</u>	Section <u>10.40 (Variance).</u>

Original Signature(s) :   
(Petitioner(s)/ Owner)

Sean D. Hope  
(Print Name)

Address : 675 Massachusetts Avenue

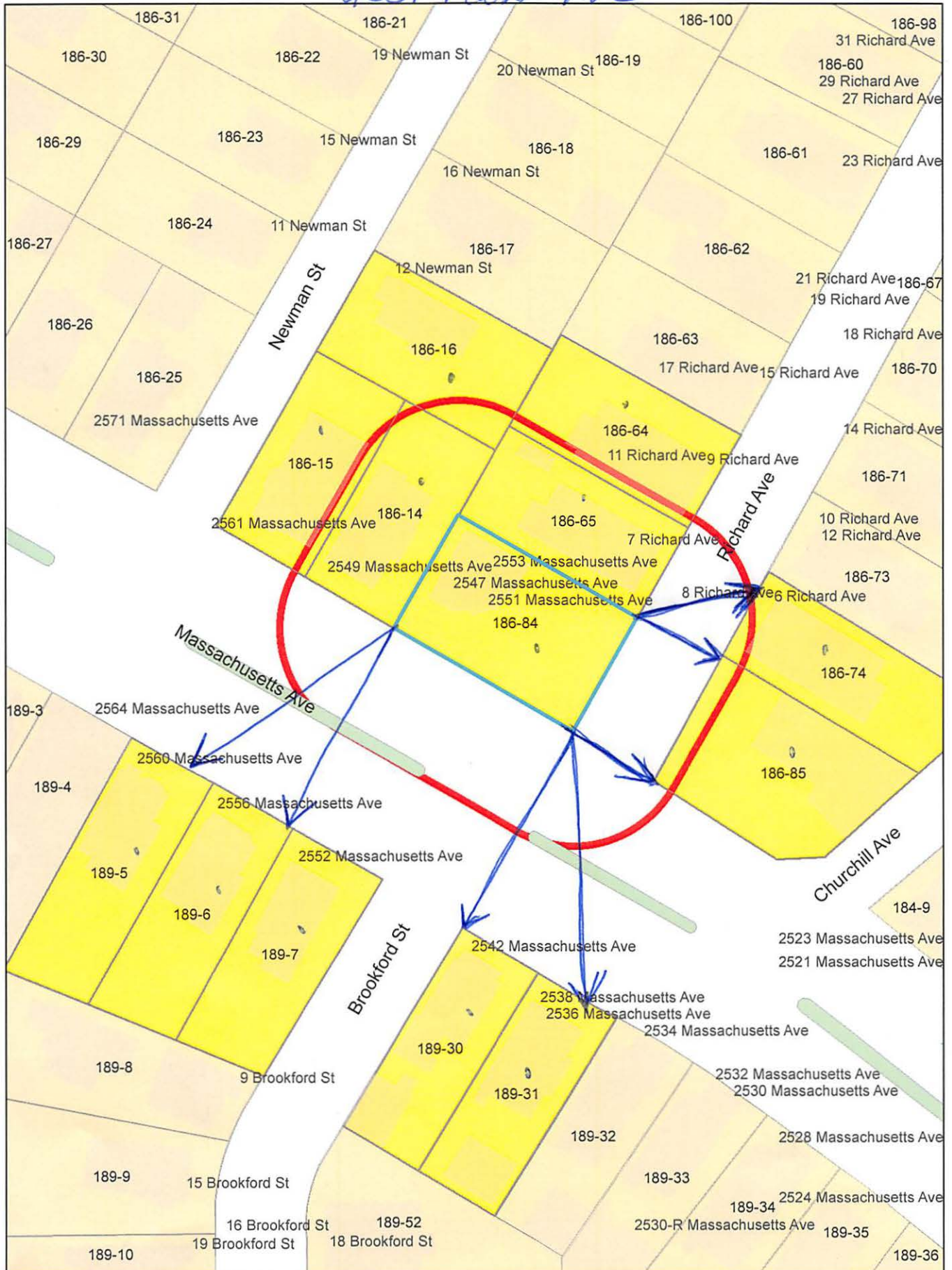
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : June 26, 2017

2551 Mass Ave



2551 Mass Ave

Petitioner

189-31  
ALDRICH, VIVIENNE  
48 CHASE RD  
CONCORD, MA 01742

189-31  
ADHIKARI, MANAS & GUZIDE ICKE  
154 OLD SPRING STREET  
LEXINGTON, MA 02421

SEAN D. HOPE, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

186-15  
SUKONICK, HANNAH L.  
TR. OF MASSACHUSETTS AVENUE REALTY TR.  
2561 MASS AVE  
CAMBRIDGE, MA 02140

186-15  
ORMES, MARGARET FERGUSON  
2561 MASS AVE #2  
CAMBRIDGE, MA 02140

186-15  
KUHL, LAURA N. & BENJAMIN A. LAKIN  
2561 MASSACHUSETTS AVE., #3  
CAMBRIDGE, MA 02140

186-16  
BROWN, JOHN A. & DAVID W. BROWN  
12 NEWMAN ST.  
CAMBRIDGE, MA 02140

186-64  
DESROCHES, PATRICIA A., A LIFE ESTATE  
9 RICHARD AVENUE  
CAMBRIDGE, MA 02140

186-65  
SEVEN RICHARD AVENUE LLC,  
20 CAMBRIDGE TERR  
CAMBRIDGE, MA 02140

186-74  
ANDREASON, WILLIAM G.,  
TR. THE WILLIAM G. ANDREASON LIVING TR.  
2555 FLORES ST., SUITE #470  
SAN MATEO, CA 94403

186-84  
2551 MASS AVE LLC  
C/O NEWMARKET PROPERTIES  
22 SMITH GARRISON ROAD  
NEWMARKET, NH 03857

186-85  
ORCHANIAN, HAGOP & NORA ORCHANIAN  
TRS. THE 2535 MASS. AVE. REALTY TRUST  
10 CHURCHILL RD  
WINCHESTER, MA 01890

189-5-6  
KADETS, PHILIP I & ELAINE B. KADETS  
38 VARICK RD  
WABAN, MA 02468

186-14  
THE CAMBRIDGE PROFESSIONAL CTR LLC  
202 CHARLES ST  
CAMBRIDGE, MA 02141

189-7  
BARD, ANA L.  
20 KIMBALL RD  
ARLINGTON, MA 02474

189-30  
NGUYEN, OANH & TUAN PHAN  
2542 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,

Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 2551 Massachusetts Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**  
**Existing building not significant. No CHC hearing required.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date June 28, 2017

Received by Uploaded to Energov

Date June 28, 2017

Relationship to project BZA 13690-2017

cc: Applicant  
Inspectional Services Commissioner



## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>





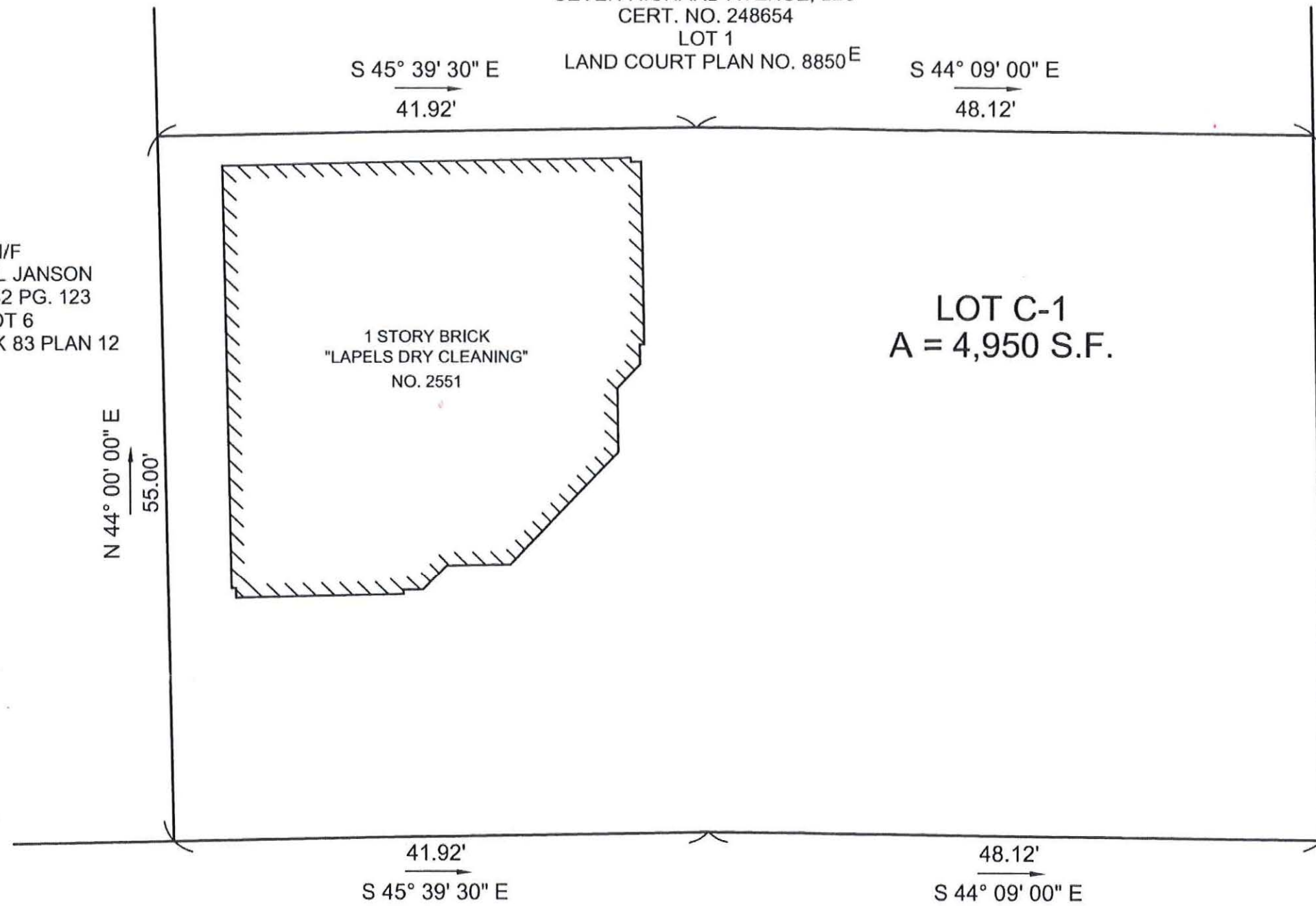
**2551 Mass Ave - Proposed Commercial & 4-Unit Residential Development  
Bus-A2 Base Zoning Table**

	Existing Conditions		Proposed Conditions	Ordinance Requirements/Allowed	
Lot Area	±4,950-SF		<b>±4,950-SF No Change</b>	None	<i>Complies</i>
Total Gross Floor Area	1,008-SF		<b>7,629-SF</b>	1.75 X 4,950-SF = 8,663 -SF (max.)	<i>Complies</i>
Gross Floor Area to Lot Area Ratio (FAR)	0.20		<b>1.54</b>	1.75 (max.)	<i>Complies</i>
Lot Area for Each Dwelling Unit	N/A		<b>1,237-SF</b>	600-SF/Dwelling Unit (min.)	<i>Complies</i>
Size of Lot	Width	90.04'	<b>90.04' No Change</b>	None	<i>Complies</i>
	Depth	55.0'	<b>55.0' No Change</b>	N/A	<i>Complies</i>
Setbacks in Feet (See 3/Z1.0)	Front (Mass)	18.7'+/-	<b>5.1'</b>	5' min. (10' min. in transitional area)	<i>Requires Relief</i>
	Front (Richard)	53.1'+/-	<b>5.1'</b>	5' min. (10' min. in transitional area)	<i>Complies</i>
	Side (Off Mass)	3.9'+/-	<b>10.1'</b>	10' min.	<i>Complies</i>
	Side (Off Richard)	2.3'+/-	<b>10.6'</b>	10' min.	<i>Complies</i>
Size of Building	Height	12'+/-	<b>35'</b>	35' max. within 50' of Res B lot line per §5.33.k. See 3/Z1.0	<i>Complies</i>
Dwelling Units	N/A		<b>4</b>	8 @ 1 per 600-SF	<i>Complies</i>
Car Parking Spaces	Undelineated		<b>4</b>	1/dwelling unit = 4	<i>Complies</i>
Bicycle Parking Spaces	0		<b>5</b>	1/d.u. Long-term + 0.1/d.u. Short-term = 5	<i>Complies</i>
Ratio of Usable Open Space to Lot Area	0% total		<b>0-SF private open space + 1,010-SF permeable open space=1,010-SF total (20%)</b>	None	<i>Complies</i>
Area and % of req'd with width >15.0'			<b>0</b>	None	<i>Complies</i>
Area and % of req'd with width < 15.0' (Permeable)			<b>1,010-SF permeable open space provided.</b>	N/A	<i>Complies</i>

N/F  
MICHAEL JANSON  
BK. 14732 PG. 123  
LOT 6  
PLAN BOOK 83 PLAN 12

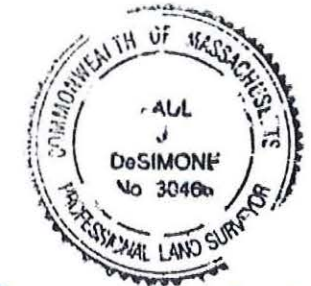
N/F  
SEVEN RICHARD AVENUE, LLC  
CERT. NO. 248654  
LOT 1  
LAND COURT PLAN NO. 8850 E

LAND COURT PLAN NO. 8850 G



MASSACHUSETTS (PUBLIC - 98.00' WIDE) AVENUE

RICHARD (PUBLIC - 40.00' WIDE) AVENUE



*Paul J. DeSimone*

PLOT PLAN  
IN  
CAMBRIDGE, MA  
2551 MASSACHUSETTS AVE.



SCALE: 1" = 10'-0"

DECEMBER 10, 2014

D & A SURVEY ASSOCIATES, INC.  
P.O. BOX 621 MEDFORD, MA 02155  
(781) 324 - 9566 (781) 321 - 2501 (FAX)

NOTES:

1. DEED REFERENCE: CERT. NO. 241779
2. PLAN REFERENCE: LAND COURT PLAN NO. 8850 G



# REDEVELOPMENT OF 2551 MASSACHUSETTS AVE

2551 MASSACHUSETTS AVE, CAMBRIDGE, MA 02140

ZBA APPLICATION FOR

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



MASSACHUSETTS AVE STREET ELEVATION

LIST OF DRAWINGS		ZBA APPL	
		20 JUN 2017	
<b>ARCHITECTURAL</b>			
T1	TITLE SHEET	X	
Z1.1	ZONING COMPLIANCE-DIMENSIONAL SITE PLAN (AS APPROVED)	X	
	ZONING COMPLIANCE-DIMENSIONAL SITE PLAN (AS PROPOSED)	X	
Z1.2	ZONING COMPLIANCE (AS APPROVED)	X	
	ZONING COMPLIANCE (AS PROPOSED)	X	
Z1.3	ZONING COMPLIANCE (AS PROPOSED)	X	
A1.0	BASEMENT FLOOR PLAN (AS PROPOSED)	X	
A1.1	SITE PLAN / GROUND FLOOR PLAN (AS APPROVED)	X	
	FIRST FLOOR PLAN (AS PROPOSED)	X	
A1.2	2ND / 3RD FLOOR PLAN (AS APPROVED)	X	
	2ND FLOOR PLAN (AS PROPOSED)	X	
A1.3	3RD FLOOR PLAN (AS PROPOSED)	X	
A2.1	ELEVATION - MASS AVE (AS APPROVED)	X	
	ELEVATION - MASS AVE (AS PROPOSED)	X	
A2.2	ELEVATION - RICHARD AVE (AS APPROVED)	X	
	ELEVATION - RICHARD AVE (AS PROPOSED)	X	
A2.3	ELEVATION - REAR OPP. MASS AVE (AS APPROVED)	X	
	ELEVATION - REAR OPP. MASS AVE (AS APPROVED)	X	
A2.4	ELEVATION - SIDE OPP. RICHARD AVE (AS APPROVED)	X	
	ELEVATION - SIDE OPP. RICHARD AVE (AS PROPOSED)	X	

SEAL



CONSULTANT

PROJECT

**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

**NEWMARKET PROPERTIES LLC**  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

**TITLE SHEET**

SCALE AS NOTED

REVISION	DATE

ZBA SET 20 JUN 2017

DRAWN BY	REVIEWED BY
MY	PQ

SHEET

T1



**LOCUS PLAN**

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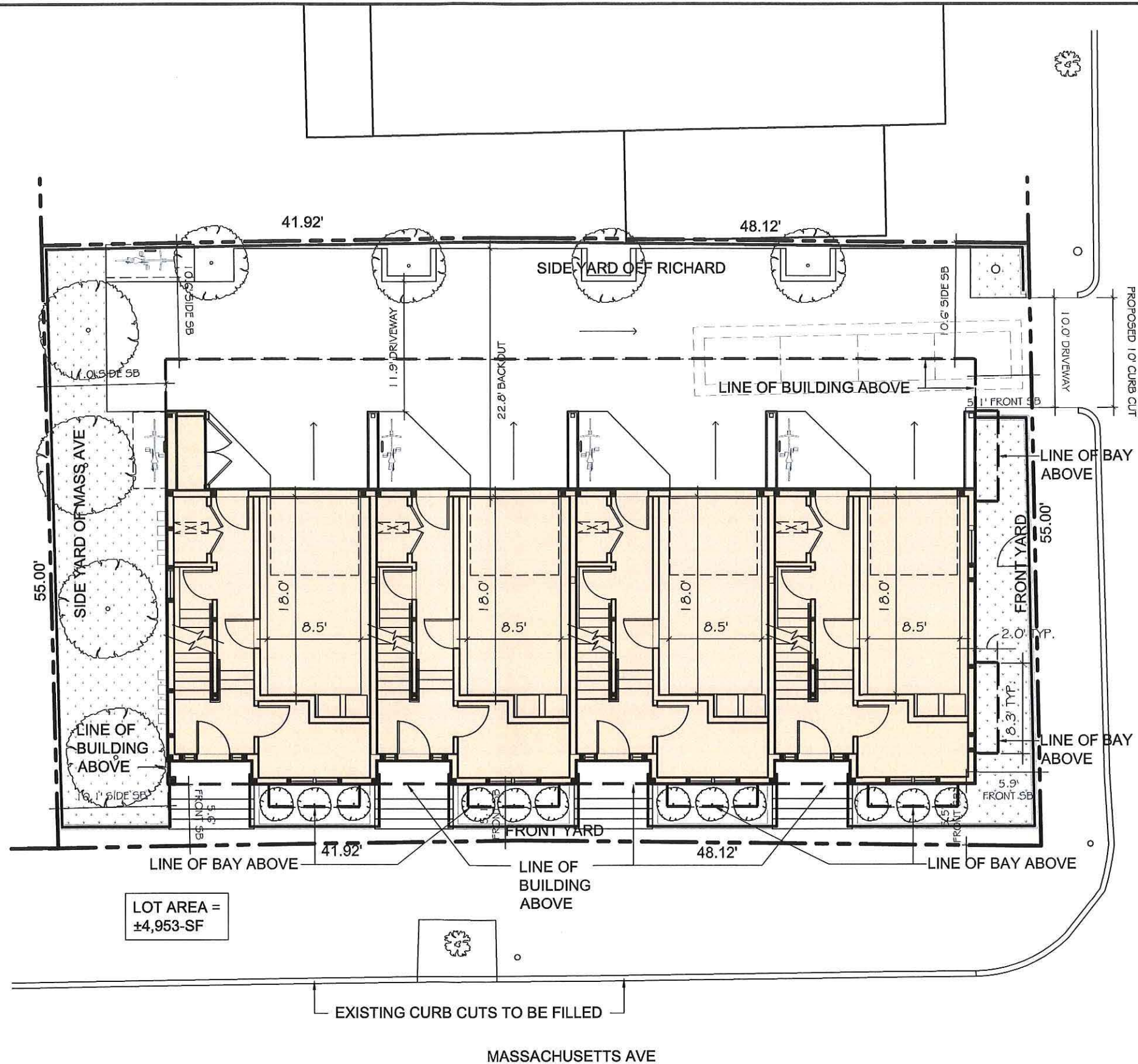
PREPARED BY:

ARCHITECT

**PETER QUINN ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989



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LOT AREA = ±4,953-SF



**3** DIMENSIONAL SITE PLAN  
 SCALE: 1" = 10' APPROVED BY PLANNING BOARD

**PETER QUINN ARCHITECTS**  
 ARCHITECTURE  
 PLANNING  
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
 259 ELM STREET, SUITE 301  
 SOMERVILLE, MA 02144  
 PH 617-354-3989



CONSULTANT

PROJECT  
**2551 MASS AVE**  
 2551 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140

PREPARED FOR  
**NEWMARKET PROPERTIES LLC**  
 7 MORRISON RD  
 WEST WAKEFIELD, MA 01880

DRAWING TITLE  
**ZONING COMPLIANCE DIMENSIONAL SITE PLAN**  
**AS APPROVED**

SCALE AS NOTED

REVISION	DATE

ZBA SET 20 JUN 2017  
 DRAWN BY MY REVIEWED BY PQ

SHEET

**Z1.1**

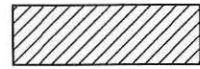


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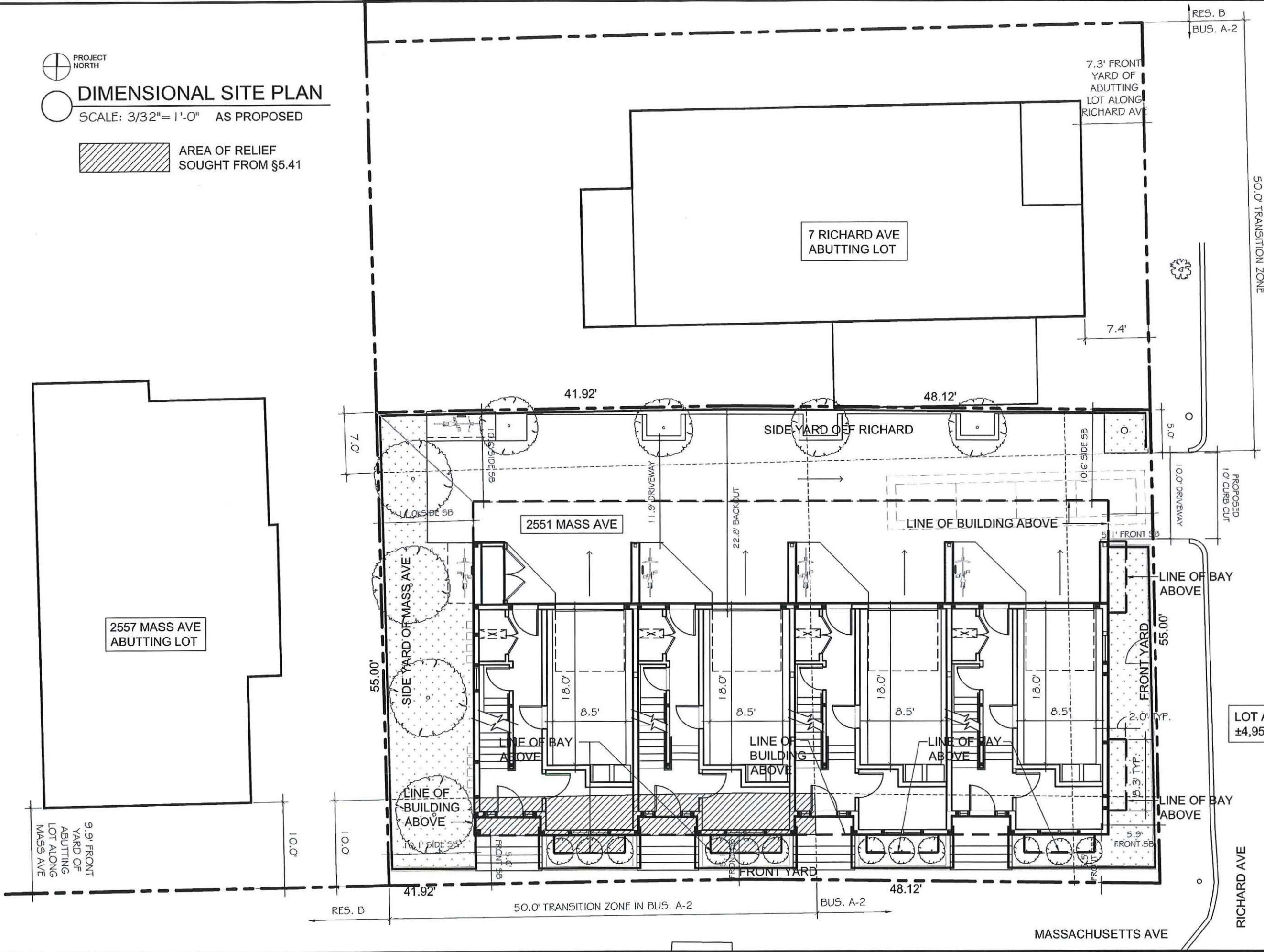


**DIMENSIONAL SITE PLAN**

SCALE: 3/32" = 1'-0" AS PROPOSED



AREA OF RELIEF SOUGHT FROM §5.41



**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
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CONSULTANT

PROJECT  
**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR  
**NEWMARKET PROPERTIES LLC**  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE  
**ZONING COMPLIANCE DIMENSIONAL SITE PLAN AS PROPOSED**

SCALE AS NOTED

REVISION	DATE

ZBA SET 20 JUN 2017  
DRAWN BY MY REVIEWED BY PQ

SHEET

**Z1.1**



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**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3969

SEAL



CONSULTANT

PROJECT

**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

**NEWMARKET PROPERTIES LLC**  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

**ZONING COMPLIANCE**

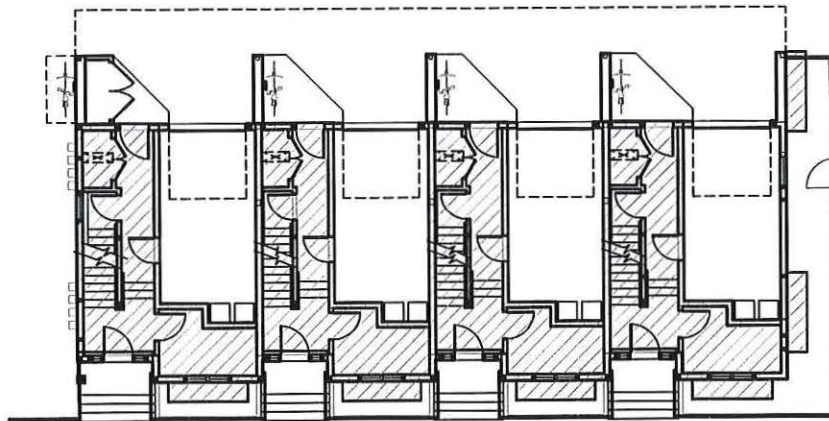
**AS PROPOSED**

SCALE AS NOTED

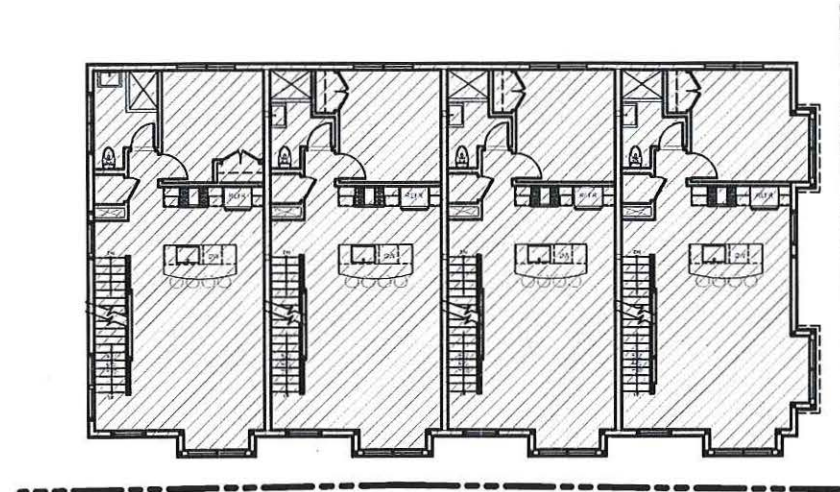
REVISION	DATE
ZBA SET	20 JUN 2017
DRAWN BY MY	REVIEWED BY PQ

SHEET

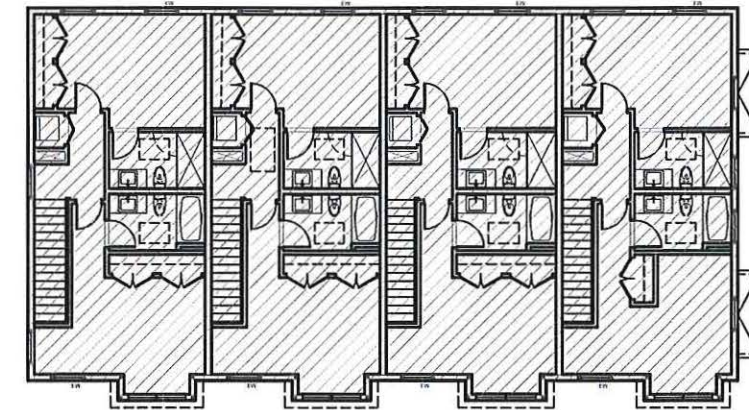
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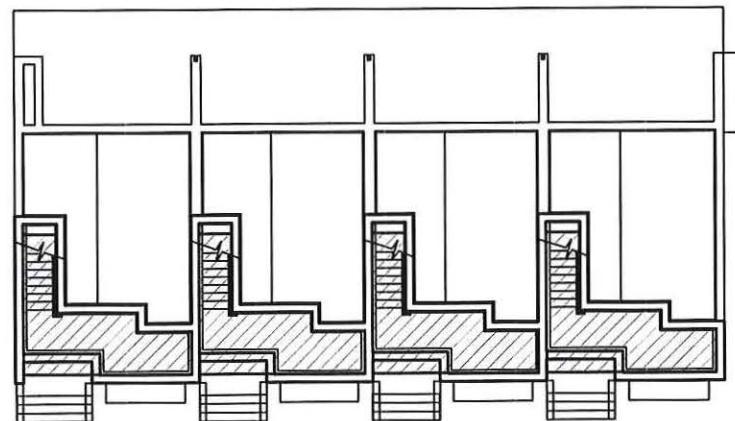
1ST FLOOR = 1201 GSF



2ND FLOOR = 2971 GSF



3RD FLOOR = 2938 GSF



BASEMENT = 519 GSF



**PROPOSED NET FLOOR AREA**  
SCALE: 1"=20'

GROSS SQUARE FOOTAGE SUMMARY

FLOOR	PROPOSED GSF
3RD FL	2,938
2ND FL	2,971
1ST FL	1,201
BASEMENT	519
TOTAL	7,629-GSF (8,662-GSF MAX- 6,087-GSF APPROVED)



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**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3889

SEAL



CONSULTANT

PROJECT

**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

**NEWMARKET PROPERTIES LLC**

7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

**ZONING COMPLIANCE**

**AS PROPOSED**

SCALE AS NOTED

REVISION	DATE

ZBA SET 20 JUN 2017

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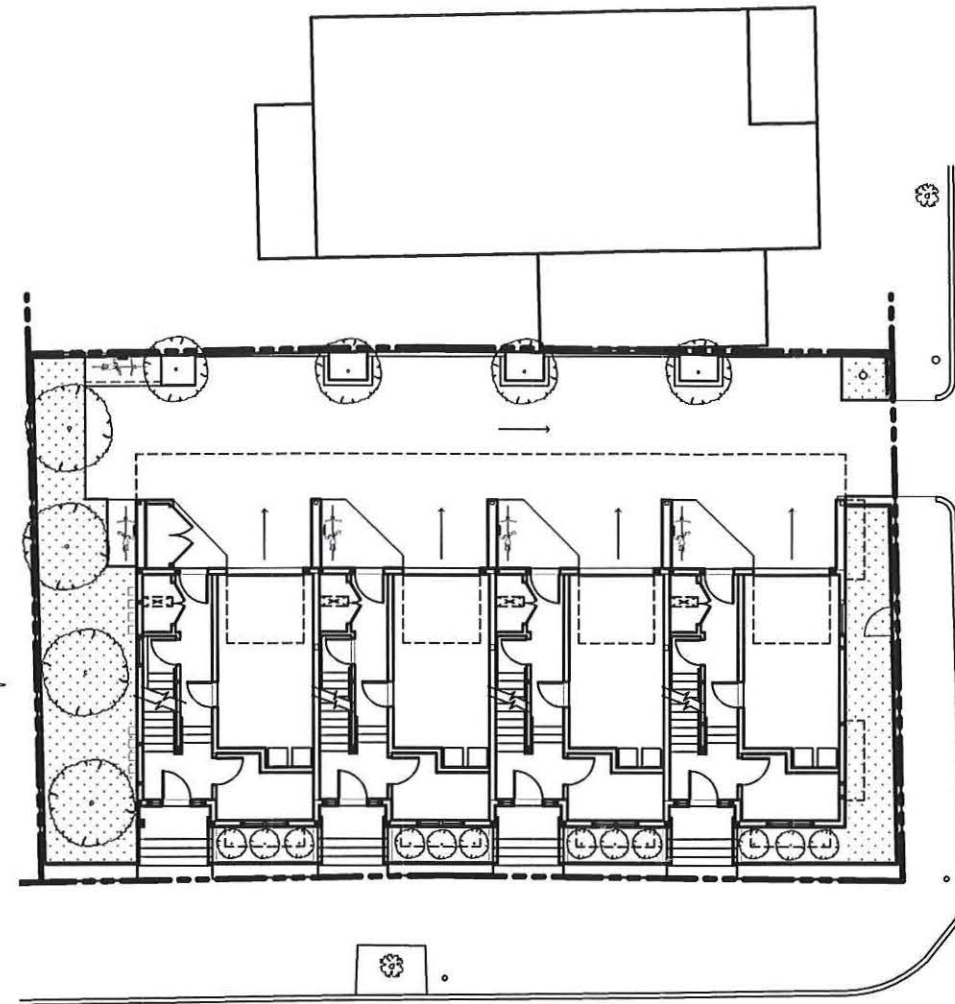
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**Z1.3**



**1 BUILDING HEIGHT**

SCALE: 1"=10'  
(35' AS APPROVED)



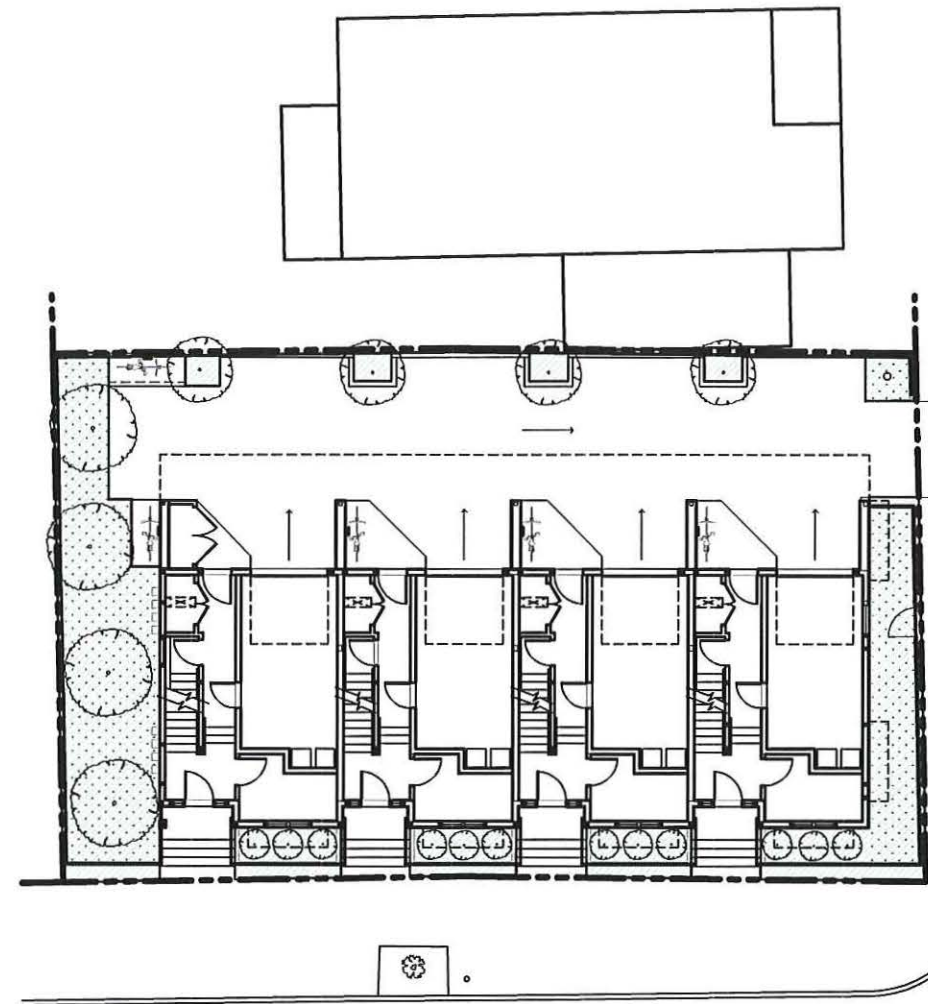
PROJECT NORTH

**2 PRIVATE OPEN SPACE**

SCALE: 1"=20'

LANDSCAPE AREA	0 SF	= 0%
LOT	4,950 SF	

(0% APPROVED)



**3 PERMEABLE OPEN SPACE**

SCALE: 1"=20'

PERVIOUS AREA	1,010 SF	= 20%
LOT	4,950 SF	

(20% AS APPROVED)



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 PH 617-354-3889



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**2551 MASS AVE**  
 2551 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140

PREPARED FOR  
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 7 MORRISON RD  
 WEST WAKEFIELD, MA 01880

DRAWING TITLE  
**BASEMENT FLOOR PLAN**

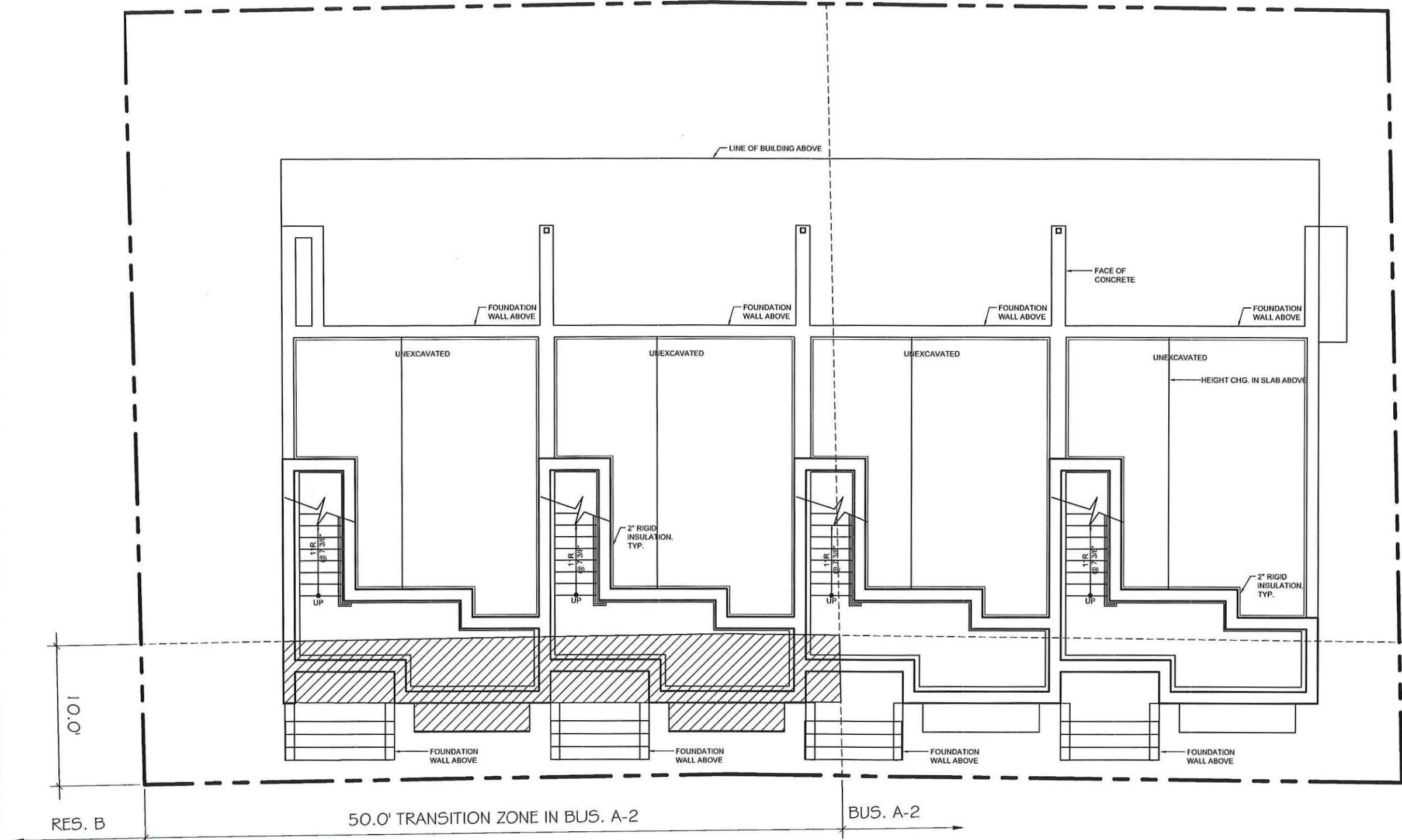
**AS PROPOSED**

SCALE AS NOTED	
REVISION	DATE

ZBA SET 20 JUN 2017  
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**A1.0**

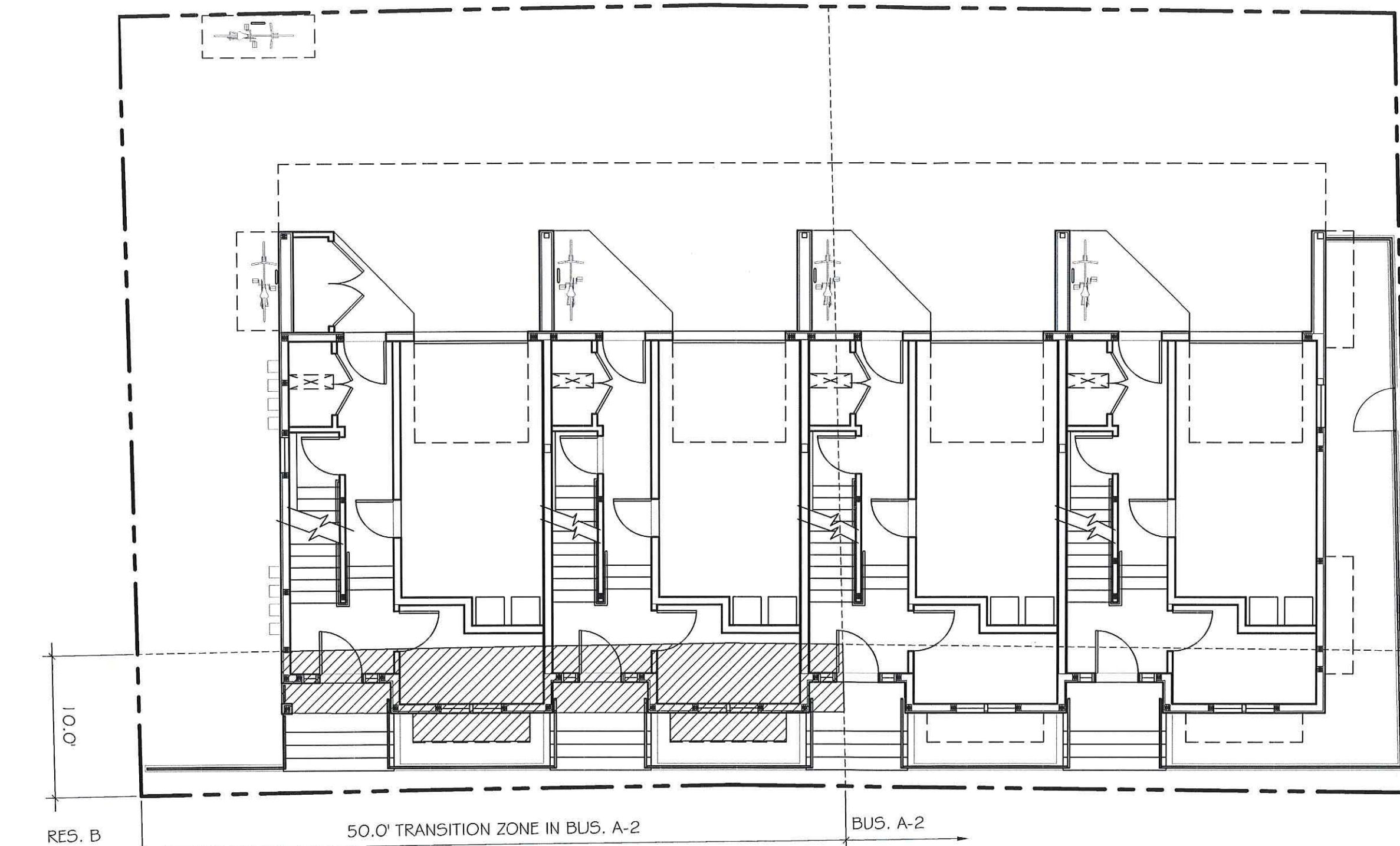


**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-2"  
 [Hatched Box] AREA OF RELIEF SOUGHT FROM §5.41





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○ 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-2"

▨ AREA OF RELIEF SOUGHT FROM §5.41

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**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

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WEST WAKEFIELD, MA 01880

DRAWING TITLE  
**1ST FLOOR PLAN**

**AS PROPOSED**

SCALE AS NOTED

REVISION	DATE

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**A1.1**





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PROJECT

**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

**NEWMARKET PROPERTIES LLC**  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

**2ND FLOOR PLAN**

**AS PROPOSED**

SCALE AS NOTED

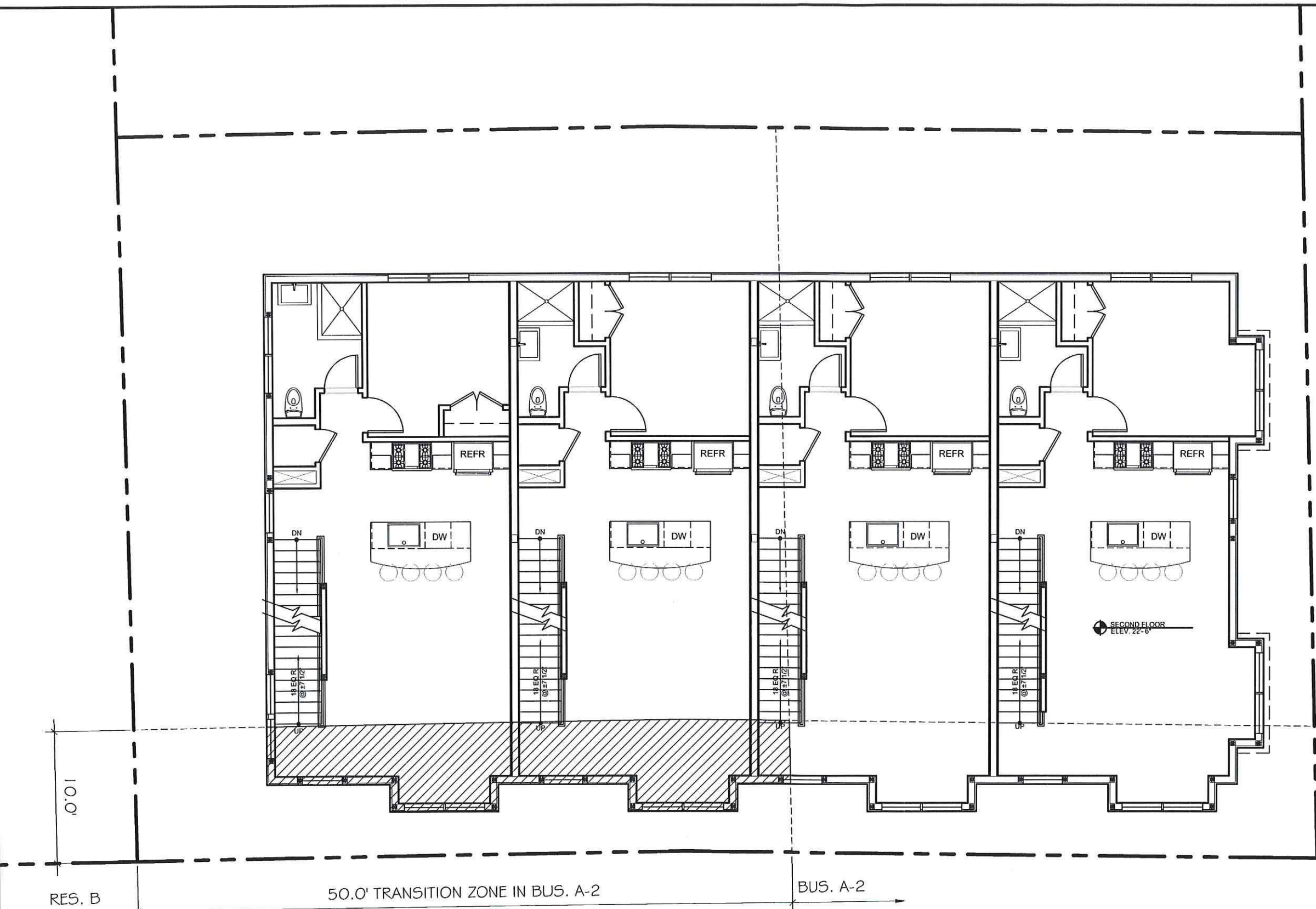
REVISION	DATE

ZBA SET	20 JUN 2017
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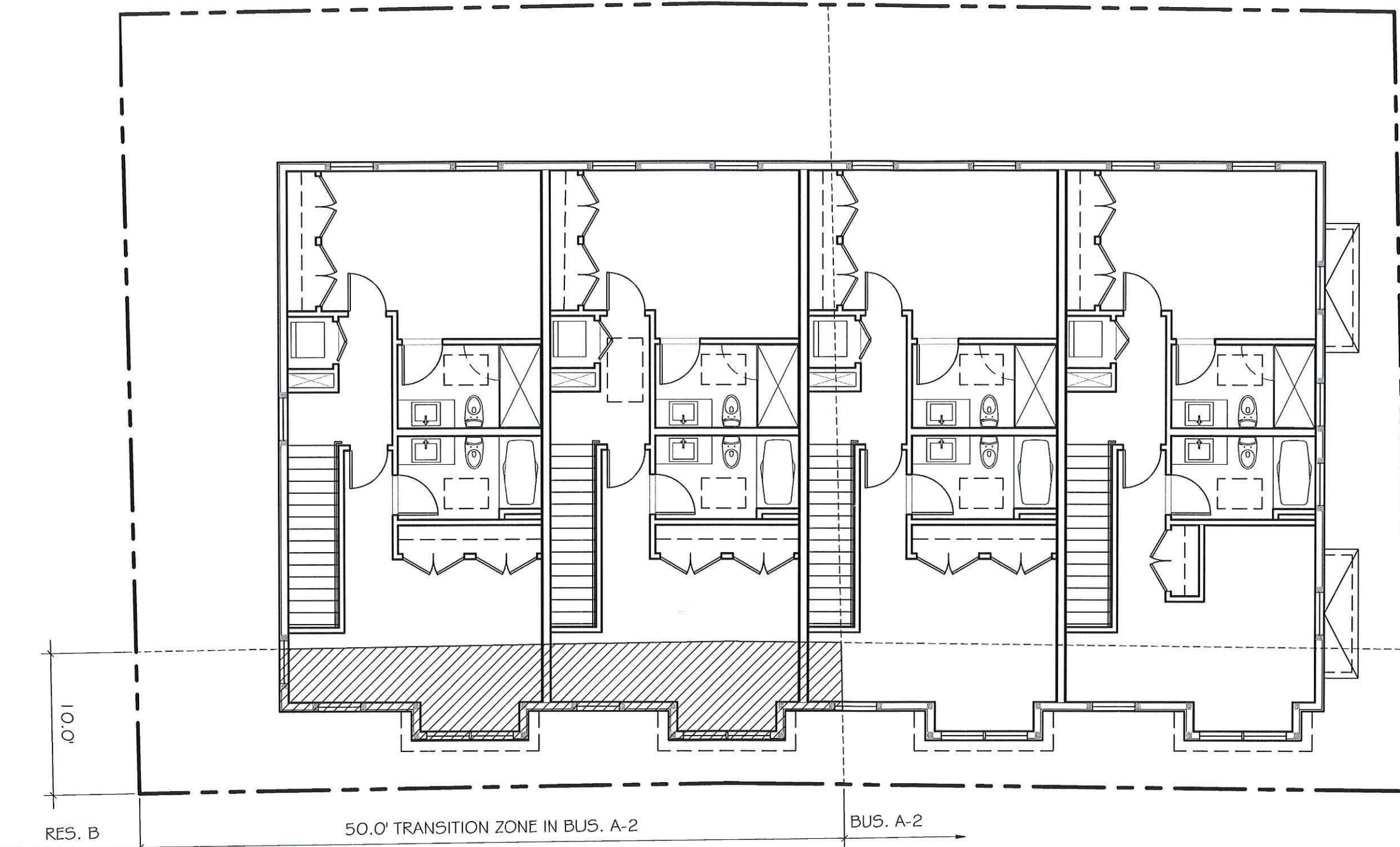
SHEET

**A1.2**



**2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-2"  
AREA OF RELIEF SOUGHT FROM §5.41

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**3RD FLOOR PLAN**  
 SCALE: 1/8" = 1'-2"

AREA OF RELIEF SOUGHT FROM §5.41

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 PH 617-254-3889



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 CONSULTANT

PROJECT  
**2551 MASS AVE**  
 2551 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140

PREPARED FOR  
**NEWMARKET PROPERTIES LLC**  
 7 MORRISON RD  
 WEST WAKEFIELD, MA 01880

DRAWING TITLE  
**3RD FLOOR PLAN**

**AS PROPOSED**

SCALE AS NOTED

REVISION	DATE

ZBA SET	20 JUN 2017
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SHEET  
**A1.3**

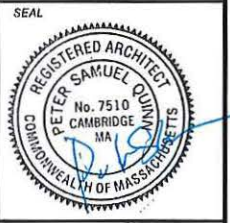


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**1 FRONT ELEVATION - MASS AVE**  
SCALE: 1" = 10'-0"

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PH 617-354-3989



CONSULTANT

PROJECT  
**REDEVELOPMENT OF**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR  
**NEWMARKET PROPERTIES LLC**  
7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE  
**ELEVATION - MASS AVE**

**AS APPROVED**

SCALE AS NOTED	
REVISION	DATE
MOU - FINAL	27 JUN 2016
SP APPL	05 JUN 2015
DRAWN BY MN	REVIEWED BY PQ

SHEET  
**A2.1**



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SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

2551  
MASS AVE  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

NEWMARKET  
PROPERTIES LLC  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

ELEVATION  
MASS AVE

AS PROPOSED

SCALE AS NOTED

REVISION DATE

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A2.1



○ MASS AVE ELEVATION  
SCALE: 1/8" = 1'-0"





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**RICHARD AVE ELEVATION**  
SCALE: 1/8" = 1'-0"

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SEAL



CONSULTANT

PROJECT

**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

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7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

**ELEVATION RICHARD AVE**

**AS PROPOSED**

SCALE AS NOTED

REVISION	DATE

ZBA SET	20 JUN 2017
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**A2.2**

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**3 REAR ELEVATION**  
SCALE: 1" = 10'-0"

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PH 617-354-3989



CONSULTANT

PROJECT  
**REDEVELOPMENT OF**

2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR  
**NEWMARKET PROPERTIES LLC**

7 MORRISON ROAD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE  
**ELEVATION - REAR**

**AS APPROVED**

SCALE AS NOTED

REVISION	DATE

MOU - FINAL 27 JUN 2016

SP APPL 05 JUN 2015

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**A2.3**



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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

**2551 MASS AVE**  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

**NEWMARKET PROPERTIES LLC**  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

**ELEVATION REAR (OPP. MASS AVE)**

**AS PROPOSED**

SCALE AS NOTED

REVISION	DATE

ZBA SET 20 JUN 2017

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**A2.3**



**REAR ELEVATION (OPPOSITE MASS AVE)**  
SCALE: 1/8" = 1'-0"





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○ SIDE ELEVATION - (OPPOSITE RICHARD AVE)  
SCALE: 1/8" = 1'-0"

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PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

2551  
MASS AVE  
2551 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

PREPARED FOR

NEWMARKET  
PROPERTIES LLC  
7 MORRISON RD  
WEST WAKEFIELD, MA 01880

DRAWING TITLE

ELEVATION  
SIDE (OPP  
RICHARD AVE)

AS PROPOSED

SCALE AS NOTED

REVISION	DATE

ZBA SET	20 JUN 2017
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SHEET

A2.4





# 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: Sen D. Hope Callaway Date: 7/7/17  
(Print)

Address: 2551 Mass Ave Case No. BZA-013690-2017

Hearing Date: 7/27/17

Thank you,  
Bza Members



