



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

**BZA APPLICATION FORM**

Plan No: BZA-013985-2017

**GENERAL INFORMATION**

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : Global Companies LLC - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 2615 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence B Zone


REASON FOR PETITION :

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner seeks to install canopies over gasoline dispensers at existing Automobile Service Station.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article <u>4.000</u>	Section <u>4.26.G (Table of Use Regulations).</u>
Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Alteration/Pre Existing Nonconforming Use)</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

Original Signature(s) :   
 (Petitioner(s) / Owner)  
James J. Rafferty Esq.  
 (Print Name)

Address : 675 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : July 25, 2017

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Global Companies LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 2615 Massachusetts Avenue

the record title standing in the name of The Mobil Trust

whose address is 2615 Massachusetts Avenue, Cambridge MA 02140

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 20082 Page 389 or \_\_\_\_\_ Registry

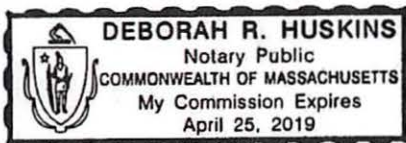
District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Global Companies LLC

Mark Cosenza, Senior Vice President

=====

On this 30<sup>th</sup> day of May, 2017, before me, the undersigned notary public, personally appeared Mark Cosenza proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Deborah R. Huskins  
Notary Public

My commission expires: April 25, 2019

**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 existing gas pumps at the station are in need of upgrading. It would be a hardship if the applicant were not able to install the canopies because it will prevent them from making improvements that will enhance public safety and fire suppression.

- 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 property is very different than the ordinance Residence B Zoning District property given its location on a state highway and its use as an automotive repair station for more than fifty (50) years.

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

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

There will be no detriment to the public good as a result of this application. To the contrary, the canopies contain an improved fire suppression system and will protect the pumps from snow and ice.

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

The alteration of this non-conforming use will not result in any difference in the character, nature or purpose than the current use and will not have any adverse impact on surrounding uses.

**\* 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:** Nirvana **PRESENT USE/OCCUPANCY:** automobile service station  
**LOCATION:** 2615 Massachusetts Ave Cambridge, MA **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** automobile service station

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		2024	4472	8192	(max.)
<u>LOT AREA:</u>		21263	no change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		.095	.210	.5/.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>	WIDTH	118.82	no change	50	(min.)
	DEPTH	179.14	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	78.2'*	7.5'	15'	(min.)
	REAR	69.7'*	6.0'	15'	(min.)
	LEFT SIDE	9.4'*	no change	'6" (sum of 20'	(min.)
	RIGHT SIDE	39'*	no change	'6" (sum of 20'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	14'	no change	35'	(max.)
	LENGTH	57.7'	no change	N/A	
	WIDTH	35.1'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3.5	4.3	40	(min.)
<u>NO. OF DWELLING UNITS:</u>		0	0	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		11	no change	6	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		10'	no change	N/A	(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.

- \*  
front reflects the Massachusetts Avenue Setback  
rear reflects the Alewife Brook Parkway Setback  
left side reflects the Massachusetts Avenue Side Setback  
right side reflects the Alewife Brook Parkway Side Setback

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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 617 349-6100

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OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-013985-2017

BZA APPLICATION FORM

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Address : 675 Massachusetts Avenue  
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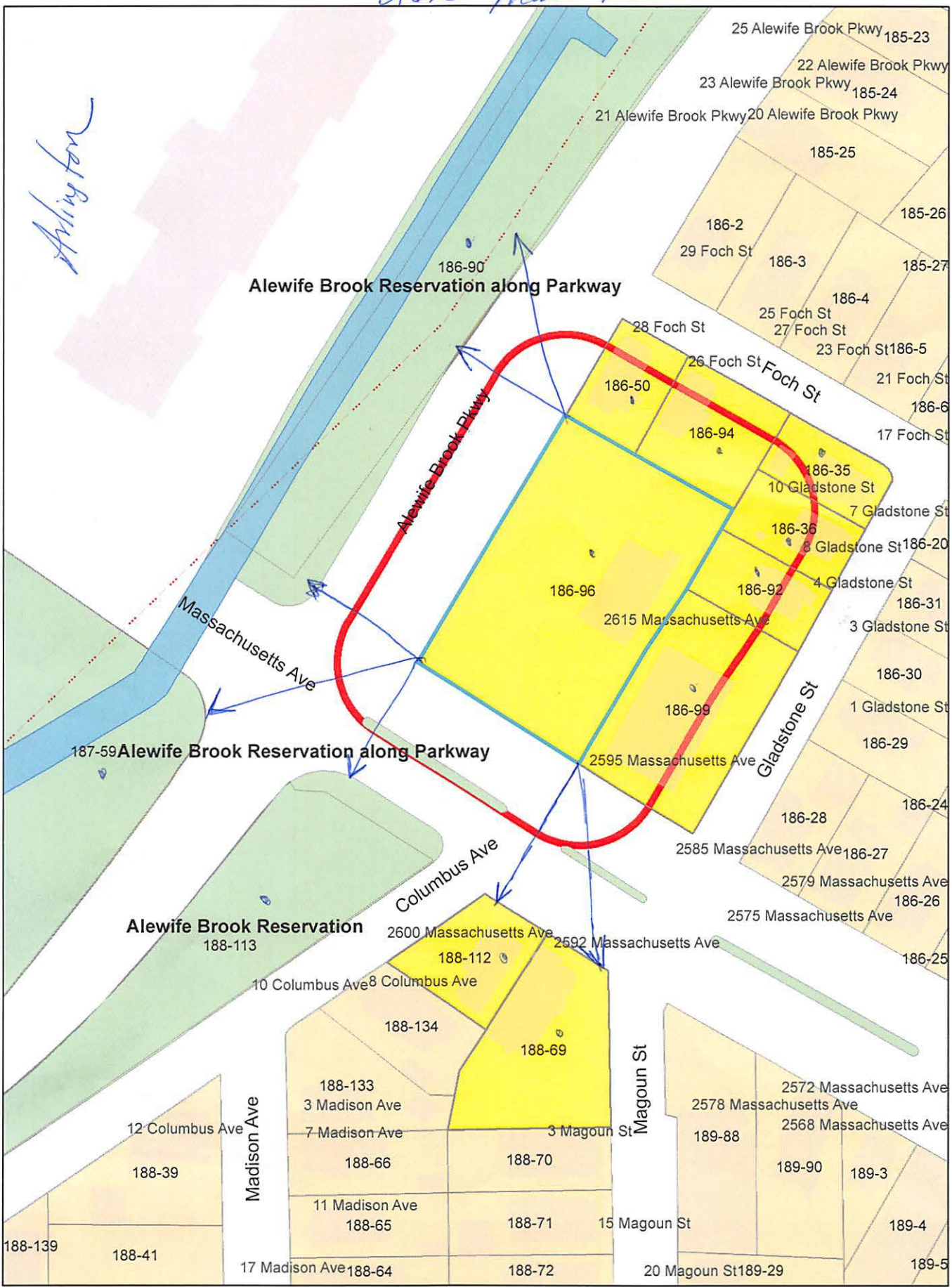
Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : July 25, 2017

2615 Mass Ave

Arlington



2615 Mass Ave

Petitioner

186-50  
BENZAN, JAVIER  
28 FOCH ST., UNIT #1  
CAMBRIDGE, MA 02140

186-50  
MEINERS, ELEANOR  
28 FOCH ST., #2  
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

186-36  
CALLANAN, CHARLES & SUSAN CALLANAN  
8 GLADSTONE ST  
CAMBRIDGE, MA 02140

186-90 / 187-59 / 188-113  
MASSACHUSETTS COMMONWEALTH OF  
STATE HOUSE  
BOSTON, MA 02133

186-92  
LEVY, SARA B.  
4 GLADSTONE ST  
CAMBRIDGE, MA 02140

186-94  
MAHONEY, KELLYANNE  
26 FOCH ST  
CAMBRIDGE, MA 02139

186-96  
GRACE, MILDRED R., TR. OF MOBIL TRUST  
C/O ALLIANCE ENERGY LLC  
ATTN: TAX DEPARTMENT  
36 E. INDUSTRIAL PKWY  
BRANFORD, CT 06405

186-99  
CADOTTE, RICHARD E.  
2591-2597 MASS. AVE., #1  
CAMBRIDGE, MA 02140

186-99  
COURTNEY, JOHN J. & JEAN M. COURTNEY  
2508 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

186-99  
BUCHNESS, PAUL E.  
2595 MASSACHUSETTS AVE. - UNIT #3  
CAMBRIDGE, MA 02140

186-99  
FRIMLEY PROPERTIES, LLC  
10 MILK ST., SUITE 1065  
BOSTON, MA 02109

186-99  
NAPAKUN, SUVITYA & APILAJ NAPAKUN  
12 DEER RUN RD.  
LINCOLN, MA 01773

186-99  
FARNABY, MELVIN & SARAH FARNABY  
2595 MASSACHUSETTS AVE, #6  
CAMBRIDGE, MA 02140

186-99  
CARROLL, THOMAS J & SHEILA M. KENNEDY  
132 ROBINS RD  
ARLINGTON, MA 02476

186-99  
CASCAP REALTY, INC.  
231 SOMERVILLE AVE  
SOMERVILLE, MA 02143

186-99  
MIDDLETON, AMY B.  
2595 MASSACHUSETTS AVE. - UNIT #9  
CAMBRIDGE, MA 02138

186-99  
STANTON, WILLIAM J.  
15 HAVEN ROAD  
MEDFIELD, MA 02052

186-99  
MILEWSKI, STEVEN C.  
29 ELM PLACE  
WHITMAN, MA 02382

186-99  
BUCKLEY, PATRICIA A.  
2595 MASS AVE. UNIT#12  
CAMBRIDGE, MA 02140

186-99  
ROULEAU, DENIS  
2595 MASS AVE - UNIT 13  
CAMBRIDGE, MA 02140

186-99  
DE PAULO, VALDETE & DALBAS DUCLOS  
2591-2597 MASS. AVE.  
CAMBRIDGE, MA 02140

186-99  
ZHAO, LING  
80 HAWTHORN RD  
BRAintree, MA 02184

188-112  
TSALAH, MOSHE  
2594 MASS AVE  
CAMBRIDGE, MA 02139

186-99  
CAMBRIDGE AFFORDABLE HOUSING  
CORPORATION  
675 MASS. AVE., 2ND FLR  
CAMBRIDGE, MA 02139

186-99  
MADDALONI, MARIA E.  
2595 MASS AVE. UNIT#18  
CAMBRIDGE, MA 02140

186-35  
MILI, OLGA, A LIFE ESTATE  
10 GLADSTONE ST  
CAMBRIDGE, MA 02140

188-69  
DATICK DEVELOPMENT, LLC  
C/O WHITEWATER REAL ESTATE, LLC  
369 MANNING STREET  
NEEDHAM, MA 02492

188-69  
HARRIS, GREGORY A. & MICHELLE HARRIS  
2592 MASS. AVE., #2  
CAMBRIDGE, MA 02140

188-69  
JOSHI, HANSA PINAKIN  
2592 MASS AVE #3  
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*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Kyle Sheffield, *Alternate*

## Jurisdiction Advice

To the Owner of Property at 2615 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.**
  - No jurisdiction: not a designated historic property and the structure is less than fifty years old. **Built in 1973. Adjacent to the Alewife Brook Parkway National Register District.**
  - 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 August 16, 2017

Received by Uploaded to Energov

Date August 16, 2017

Relationship to project BZA 13985-2017

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.**

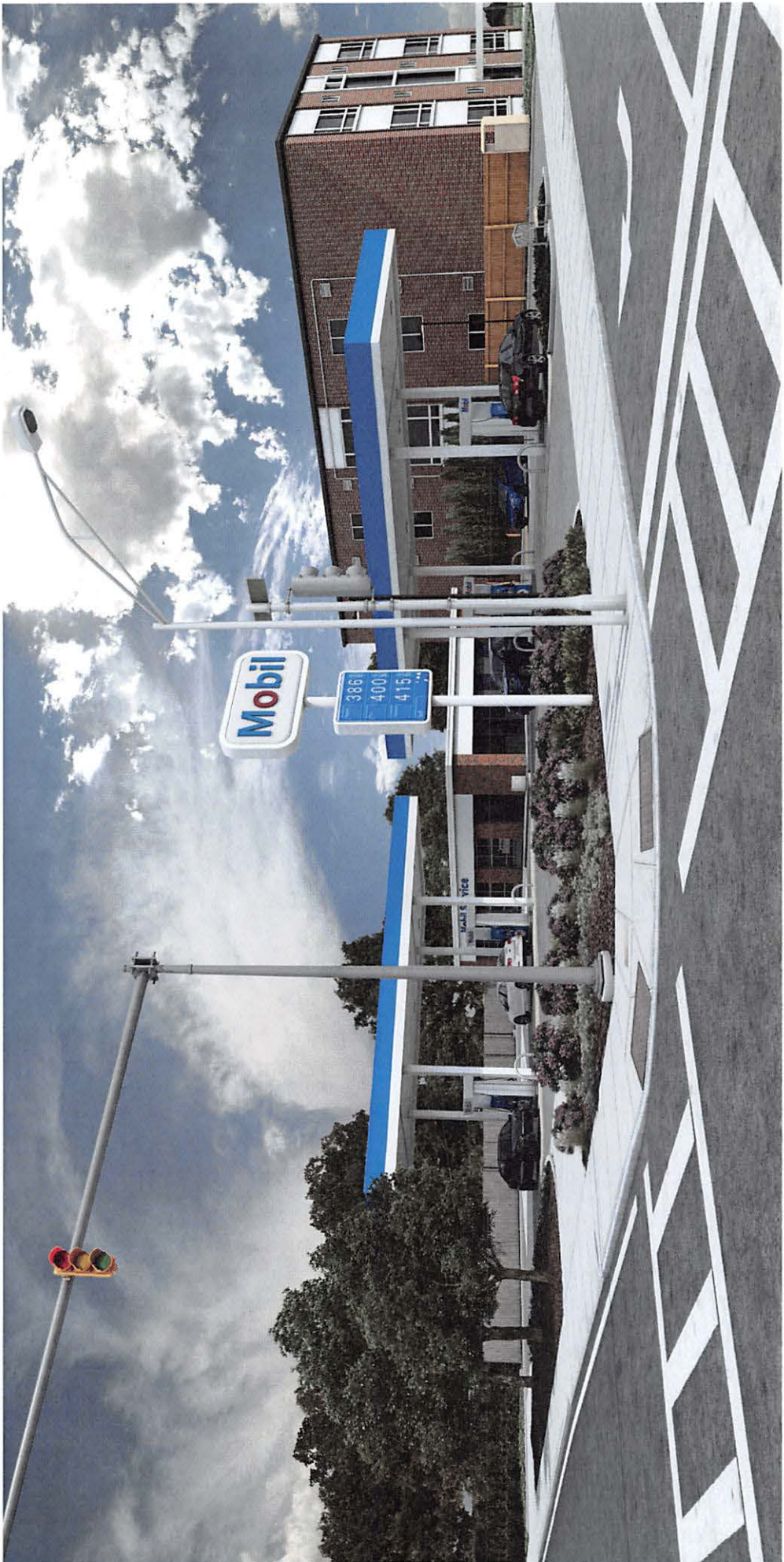
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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>

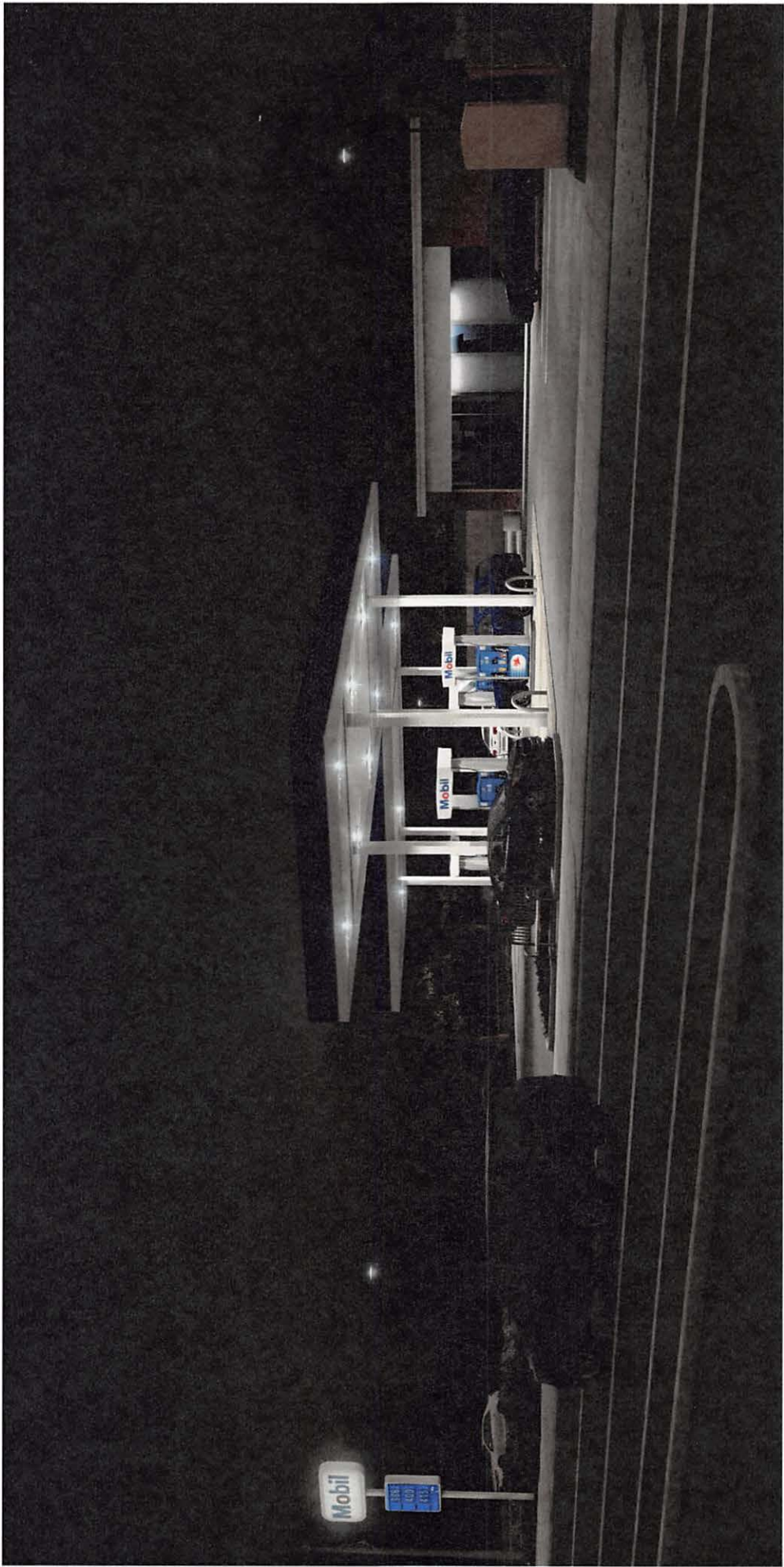


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Cambridge, MA

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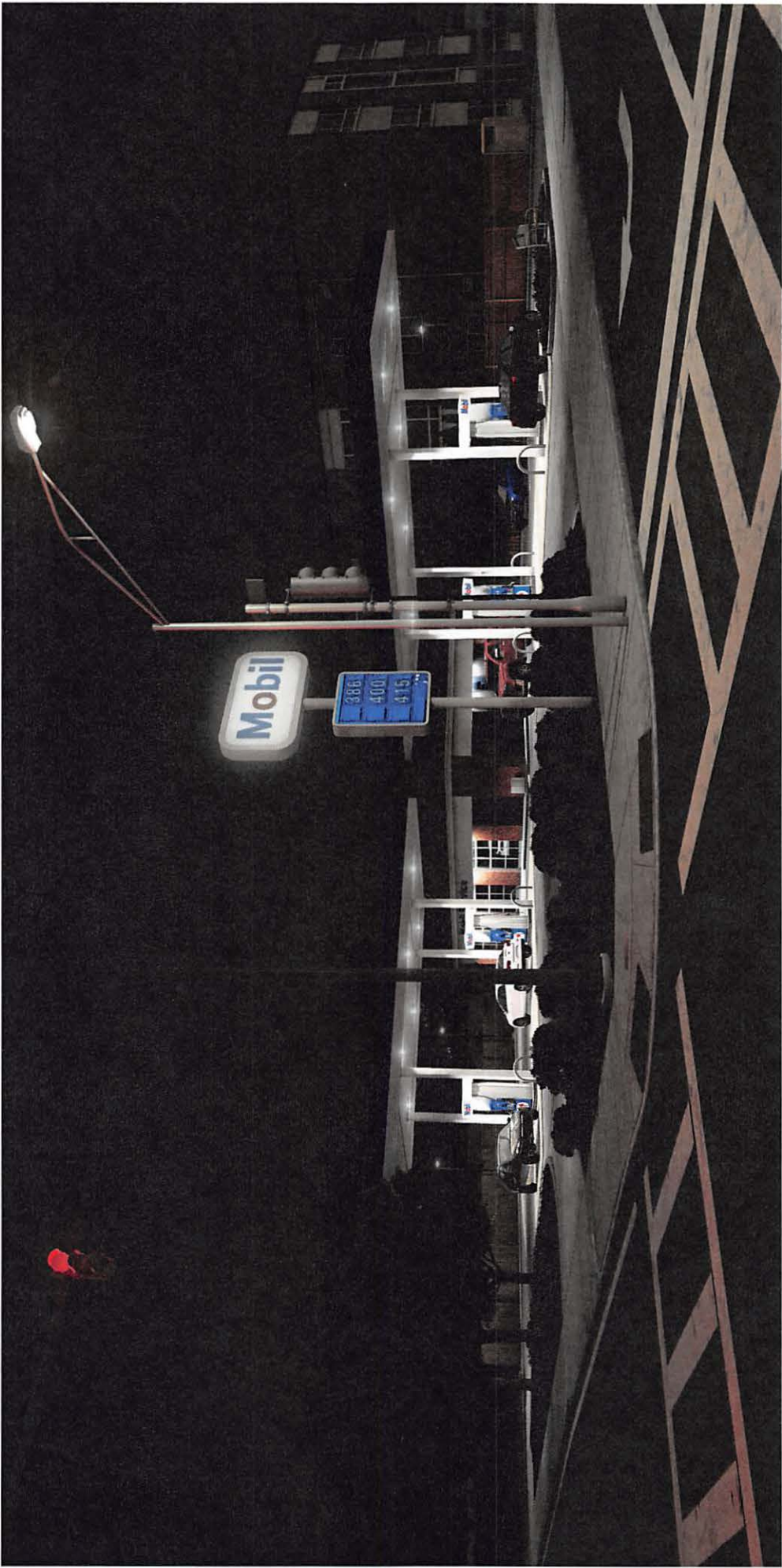


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Cambridge, MA

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Cambridge, MA

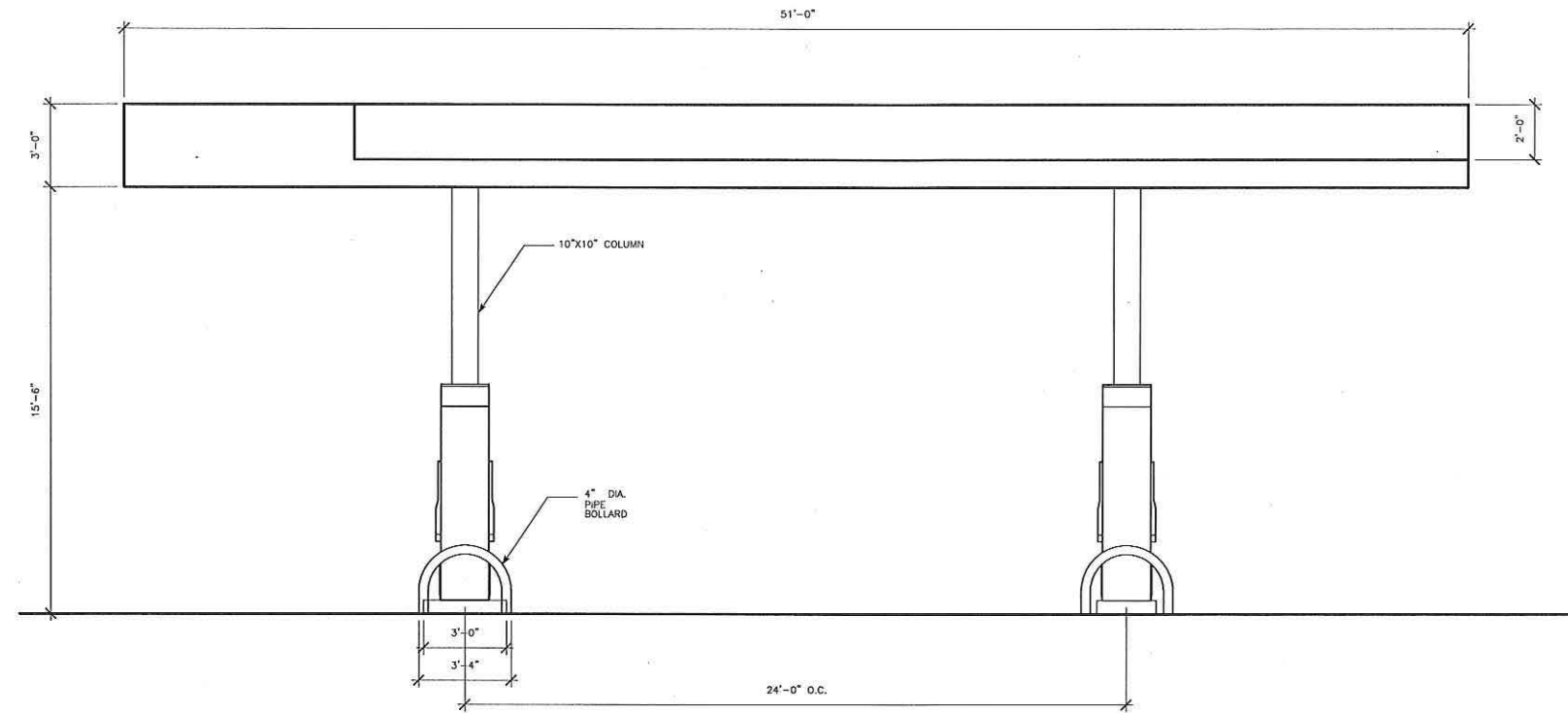
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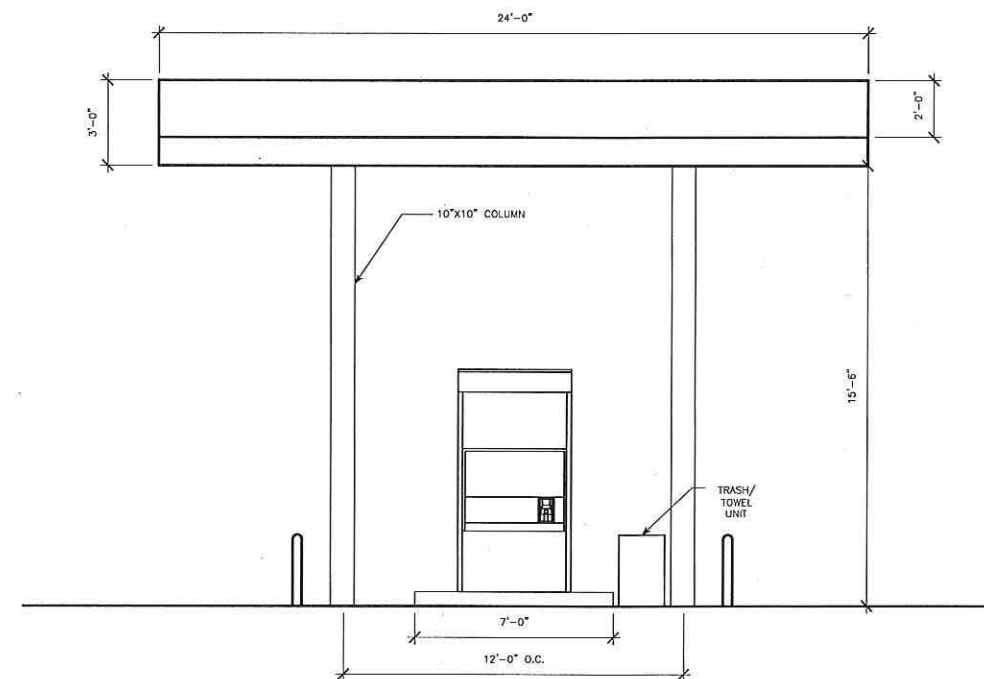






FRONT ELEVATION

SCALE: 1" = 3'-0"



SIDE ELEVATION

SCALE: 1" = 3'-0"

**BOHLER ENGINEERING**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING • CIVIL DESIGN • PROGRAM MANAGEMENT • PERMITTING SERVICES • TRANSPORTATION SERVICES  
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 ILLINOIS, IL • MISSOURI, MO • KANSAS, KS • NEBRASKA, NE • SOUTH DAKOTA, SD  
 NORTH DAKOTA, ND • MINNESOTA, MN • WISCONSIN, WI • IOWA, IA • MISSISSIPPI, MS  
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 INDIANA, IN • OHIO, OH • PENNSYLVANIA, PA • NEW YORK, NY

REVISIONS			
REV	DATE	COMMENT	BY
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**PERMIT SET**

PROJECT No.: W171018  
 DRAWN BY: BLG  
 CHECKED BY: LMD  
 DATE: 05/24/17  
 SCALE: AS NOTED  
 CAD ID: CANOPY

**SITE DEVELOPMENT PLANS FOR**

**GLOBAL**

LOCATION OF SITE  
 MAP #186, LOT #96  
 2615 MASSACHUSETTS AVE  
 CITY OF CAMBRIDGE  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 42844-C  
 RHODE ISLAND LICENSE No. 7268  
 CONNECTICUT LICENSE No. 71854  
 NEW HAMPSHIRE LICENSE No. 10590  
 MARYLAND LICENSE No. 6490  
 NEW YORK LICENSE No. Q12924-1  
 FLORIDA LICENSE No. 56292

SHEET TITLE:  
**CANOPY ELEVATION PLAN**

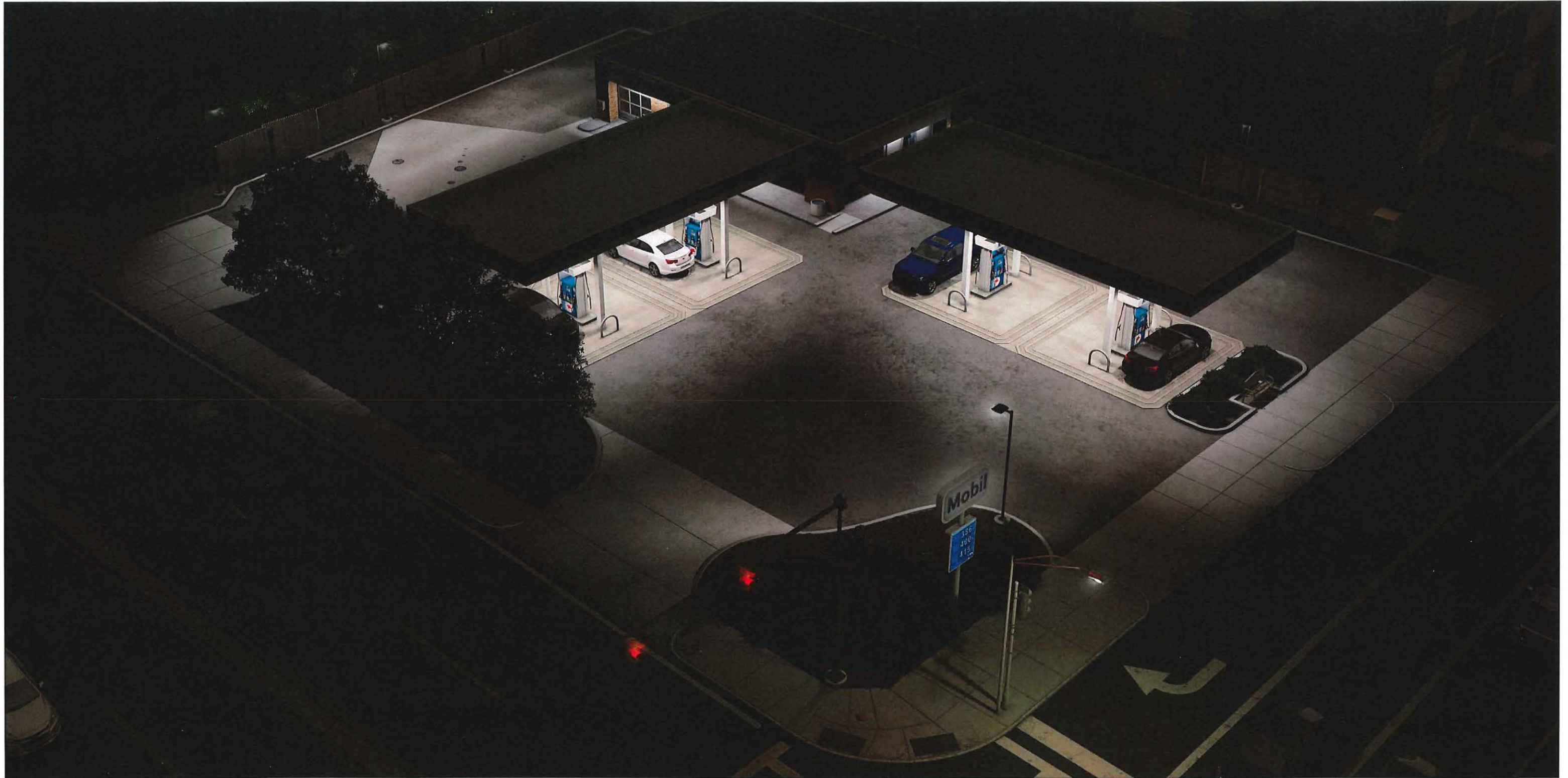
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 OF 3

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**811**  
 Know what's below.  
 Call before you dig.







# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

*2 BZA*

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

*Jan J. Rafferty*  
(Print)

Date:

Address:

*2615 Mass Ave*

Case No.

*BZA-013985-2017*

Hearing Date:

*9/14/17*

Thank you,  
Bza Members