

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 Grigor Mesrobian (OWNER)

Address: 70 Woodfall Rd. Belmont, MA 02478

State that I/We own the property located at 605 Mt. Auburn St., Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Grigor Mesrobian and Anahit Mesrobian, husband and wife, as tenants by entirety

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 249735 Book 1406 Page 65.

Grigor Mesrobian
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 Grigor Mesrobian personally appeared before me, this 12th of January, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires 10/15/2021 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Subject: [Illegible]

[Illegible handwritten notes]



[Illegible handwritten notes]



[Illegible handwritten notes]

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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 Anahit Mesrobian (OWNER)

Address: 70 Woodfall Rd. Belmont, MA 02478

State that I/We own the property located at 605 Mt. Auburn St., Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Grigor Mesrobian and Anahit Mesrobian, husband and wife, as tenants by entirety

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 249735 Book 1406 Page 65.

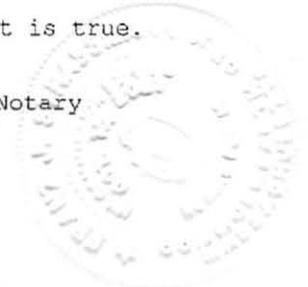
Anahit Mesrobian
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Anahit Mesrobian personally appeared before me, this 12th of January, 2018, and made oath that the above statement is true.

[Signature] Notary
My commission expires 10/15/2021 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

FOURTH EDITION OF THE ...

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1951

QUITCLAIM DEED

I, Araxy Nigoghossian, of 5 Lawndale Avenue, Waltham, Middlesex County, Massachusetts

For consideration paid and in full consideration of Eight Hundred Seventy Five Thousand and 00/100 (\$875,000.00) Dollars

Grant to Grigor Mesrobian and Anahit Mesrobian, husband and wife, as tenants by entirety, both of 70 Woodfall Road, Belmont, Middlesex County, Massachusetts

With QUITCLAIM COVENANTS

CF - MOUNT AUBURN ST.

The land with the buildings there on, now known and numbered 605 Mount Auburn Street, Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

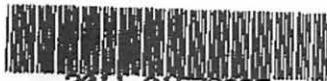
Property 605 Mt. Auburn St. Camb

- EASTERLY by the Western line of Aberdeen Avenue, fifty three and 34/100 feet;
- SOUTHEASTERLY by the Northwesterly curving line at the junction of Mount Auburn Street and said Aberdeen Avenue as shown on plan herein after mentioned, sixty eight and 97/100 feet;
- SOUTHERLY by said Mount Auburn Street, fifty four and 53/100 (54.53) feet;
- WESTERLY eighty-four and 54/100 (84.54) feet; and
- NORTHERLY one hundred feet (100.00), by land now or formerly of Francis F. Whittier et al, Trustees.

Said parcel is shown as lot 42 on said plan (Plan No. 1259 E).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as Approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 16, Page 177, with Certificate Number 2299.

For my title see Deed from Gulf Oil Corporation dated September 27, 1971 filed with the Land Registration Office of the Middlesex County South District Registry of Deeds as Document No. 491535 as noted on Certificate of Title No. 136347, , filed with the Land Registration office of the Middlesex South District Registry of Deeds in Book 811, Page 197.



Bk: 1406 Pg: 65 Cert#: 249735
Doc: DEED 10/07/2011 09:07 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/07/2011 09:07 AM
Ctrl# 169952 00097 Doc# 01678085
Fee: \$3,990.00 Cons: \$875,000.00

- 136347 - M.S

BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 605 MT. AUBURN STREET, CAMBRIDGE (location) would not be a detriment to the public interest because:

A. Requirements of the Ordinance can or will be met for the following reasons:

The applicant proposes to install a new canopy over an existing gas pump island. There will be no change to the existing use. The service station use requires a Special Permit. The C-1 zone does not require a front setback. The new canopy will meet all site requirements in the zone. The addition of the canopy will be no detriment to the public interest. The continued operation of adjacent uses will not be adversely affected nor will the proposed use impair the integrity of the district nor otherwise derogate from the intent and purpose of this Ordinance.

B. Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The addition of the canopy would have no negative impact on access, egress, or congestion. To the contrary, the addition of planters would positively impact the flow of traffic. The proposed canopy will not be metallic but rather wood and shingles to blend with the existing structure and roof lines. The canopy will not only be aesthetically pleasing but will also provide comfort and protection to the customers and employees. The design will complement the local character of the neighborhood.

C. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The addition of a canopy would have no adverse affect on any adjacent use as its addition will serve only to enhance the experience of customers, employees and people passing by.

D. Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There will be no nuisance, hazard or detriment to the citizens of Cambridge as the purpose of the canopy is to enhance their comfort. There will be no walls or other barriers to block the view of motorists or pedestrians and the addition of planters around parts of the perimeter will help control the flow of traffic and enhance safety. Increased lighting will also add to the safety of the area in general.

E. For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The canopy will not have an adverse impact on the neighborhood, nor depreciate aesthetic or property values of the locality. There will be no change to the existing use of the property. The canopy will provide a safer environment with regard to better lighting and overhead protection from the elements. Approximately forty neighbors and abutters have signed the attached petition in support of this proposed canopy.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: HAYG, Inc. d/b/a HAYG Auto **PRESENT USE/OCCUPANCY:** Retail gas/service station

LOCATION: 605 Mt. Auburn Street, Cambridge, MA **ZONE:** BA-1

PHONE: 857-383-8005 **REQUESTED USE/OCCUPANCY:** Retail gas/service station

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS'</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2300sf</u>	<u>2300sf</u>	<u>—</u> (max.)
<u>LOT AREA:</u>	<u>8740sf</u>	<u>8740sf</u>	<u>none</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.2631</u>	<u>0.2631</u>	<u>1.0</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>none</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>100</u>		<u>none</u> (min.)
DEPTH	<u>84.54</u>		
<u>Setbacks in Feet:</u>			
FRONT	<u>31.7</u>	<u>2.0</u>	<u>none</u> (min.)
REAR	<u>10.4</u>	<u>10.4</u>	<u>10/0</u> (min.)
LEFT SIDE	<u>13.4</u>	<u>13.4</u>	<u>0</u> (min.)
RIGHT SIDE	<u>22.5</u>	<u>13</u>	<u>0</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>16</u>	<u>20</u>	<u>35</u> (max.)
LENGTH	<u>60</u>	<u>60</u>	<u>0</u>
WIDTH	<u>49</u>	<u>65</u>	<u>0</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>N/A</u>	<u>N/A</u>	<u>none</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>6</u>	<u>6</u>	<u>existing</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>existing</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>25</u>	<u>—</u>	<u>—</u> (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.

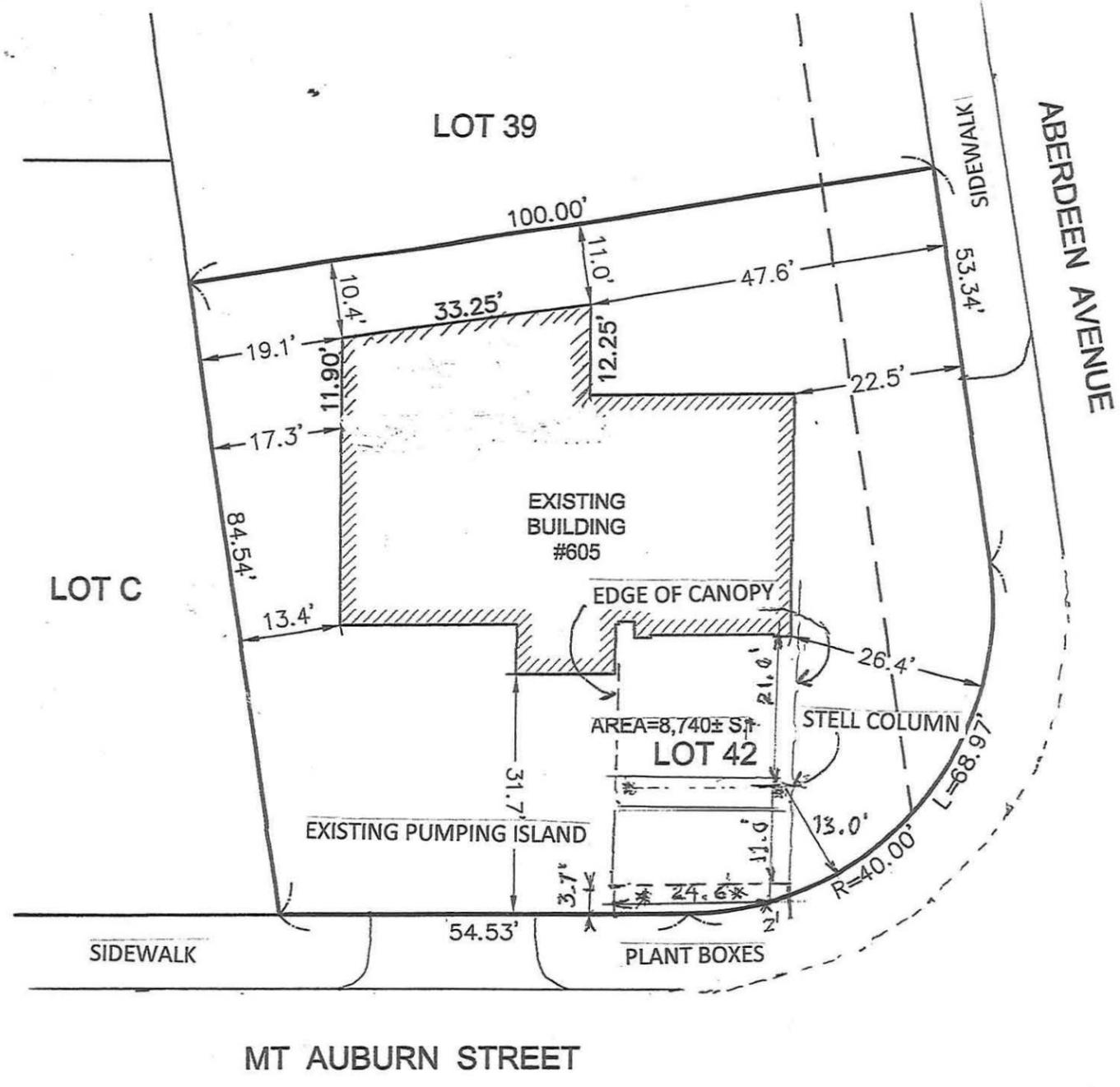
Petitioner seeks to add a canopy (32' x 24.7') over the existing gas pumps. The canopy will be a wooden roof-like structure designed to blend with the existing architecture. Petitioner also seeks to put planters around parts of the perimeter to control the flow of traffic and add greenery to the premises. Construction will be non-combustible and protected combustible. Masonry bearing walls, steel girders, wood framing.

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'.

CANOPY ADDITION AT
605 MOUNT AUBURN STREET
CAMBRIDGE MA

11/20/2017

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299



NOTES:

- * Scale 1 inch = 20 ft.
- * Assessors Ref.: 252/114
- * Deed Ref.: Book 811, Page 197
- * Plan Ref.: LC 1259 F
- * Zone: BA-1

Patrick Roseingrave
 Patrick J. Roseingrave
 Professional Land Surveyor



CANOPY ADDITION - SITE PLAN

605 Mt Auburn Street
 Cambridge, MA

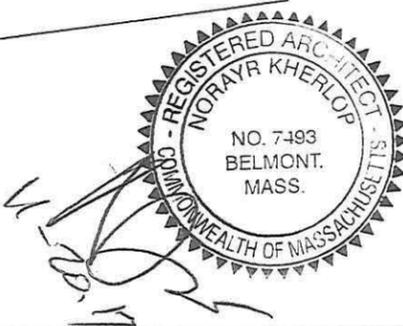
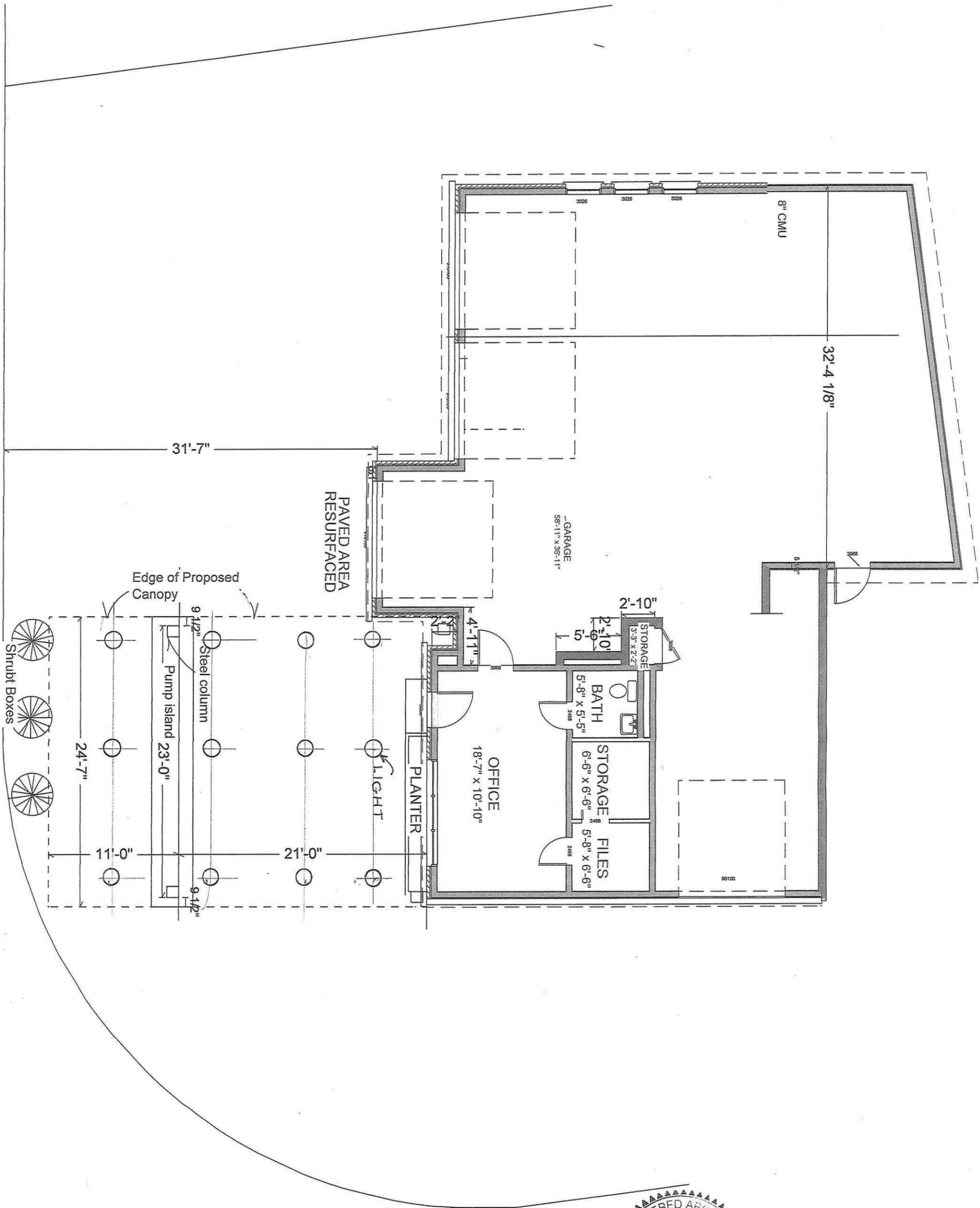


10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com

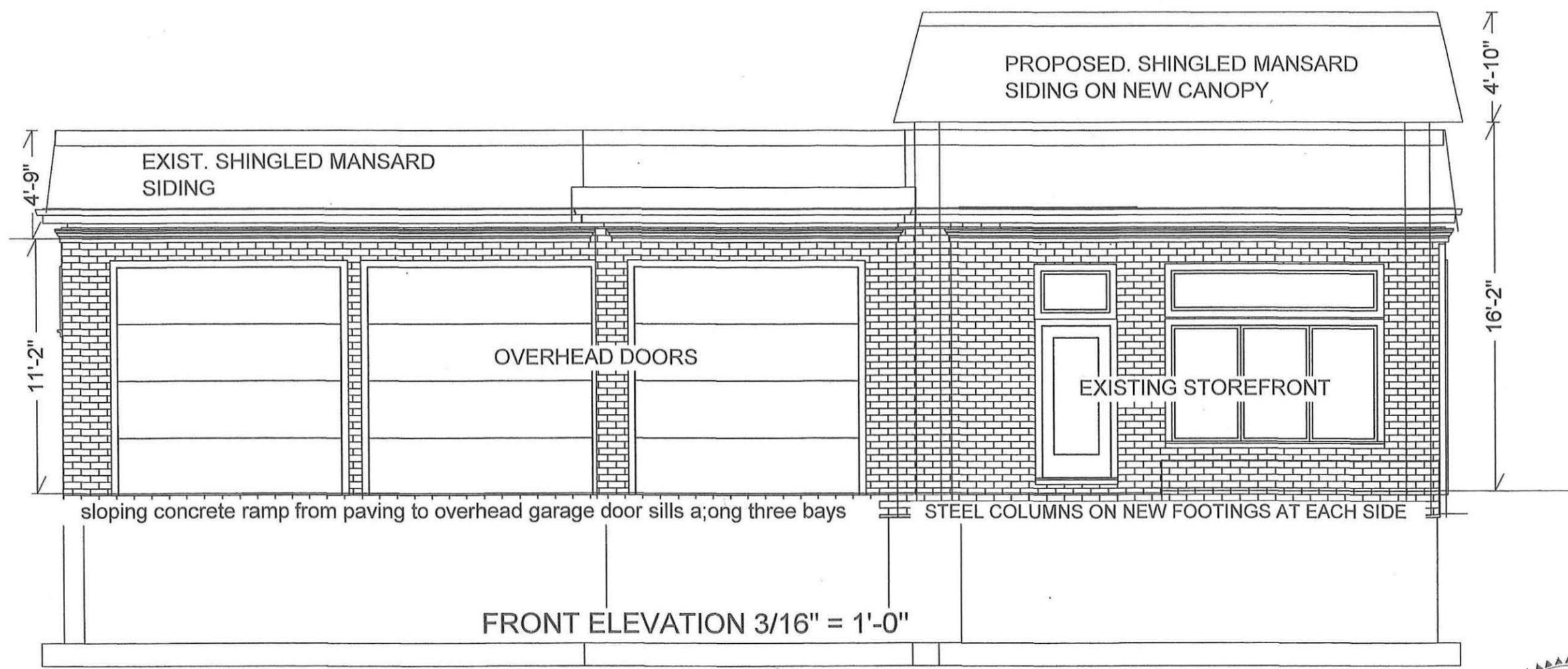
Date: June 6, 2017



Norman Herlop

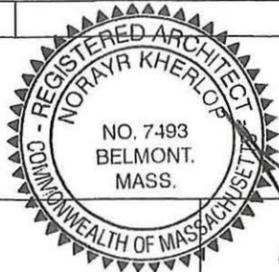
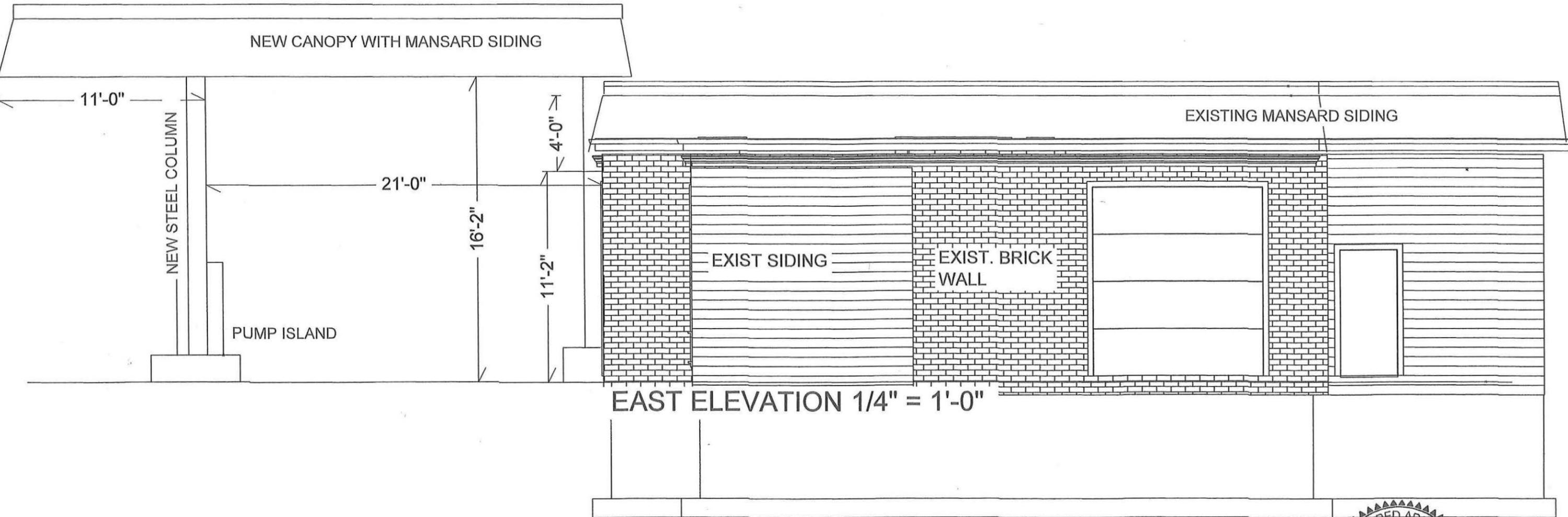


CANOPY ADDITION AT 605 MOUNT AUBURN STREET, CAMBRIDGE MA	NORDESIGN & BUILD ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	GROUND FLOOR PLAN 1/8" = 1'-0"	A-1
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ADDITION AT 605 MOUNT AUBURN STREET CAMBRIDGE MA	NORDESIGN & BUILDARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	SOUTH ELEVATION 3/16" = 1'-0"	A-2 11/20/17
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ADDITION AT 605 MOUNT AUBURN STREET CAMBRIDGE MA

NORDESIGN & BUILD ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EAST ELEVATION
3/16" = 1'-0"

A-5
1120/17

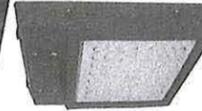
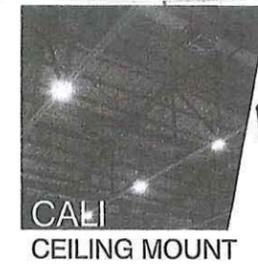


← ONLY | ONLY → ↑

REDUCE SPEED 5

SALES & SERVICE
617-254-0871

SALES & SERVICE
617-254-0871



CALI Ceiling Mount

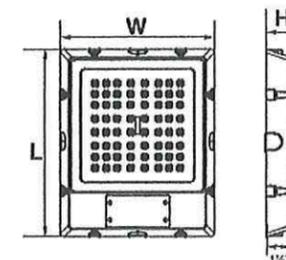
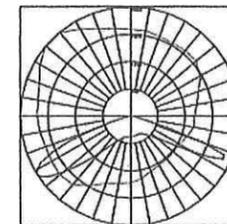
- Features:**
- DLC Listed
 - IP67 Rated

LED
PRODUCT DETAILS

ATG's CALI Garage Luminaire is a low-profile exterior luminaire designed for safe, reliable illumination from low to medium ceiling heights. The CALI is ideal for gas stations, parking garages, stairwells, entryways, and building overhangs. The garage luminaire is IP65 rated and may be deployed in ambient temperature ranges of -40° to 40°C.

Technical Specifications:

- Input Voltage: 120-277 VAC
- Power Consumption: 55.8W
- Dimension: 13.75 *11.25 *2.5 in
- Lumens: 5486 lm
- Luminous Efficacy: 98.32 lm/W
- CCT: 5000 K
- Color Accuracy: CRI 80+
- L70: 50000



[Document Library](#)

[Photo Gallery](#)

[Spec Sheet](#)

[CALI Ceiling Mount](#)

B24-015890-2018

6005 Mt. Auburn St.





1A1

HAYG'S GAS

RETAIL AIR 269.99
 PLUS 299.99
 PREMIUM 309.99

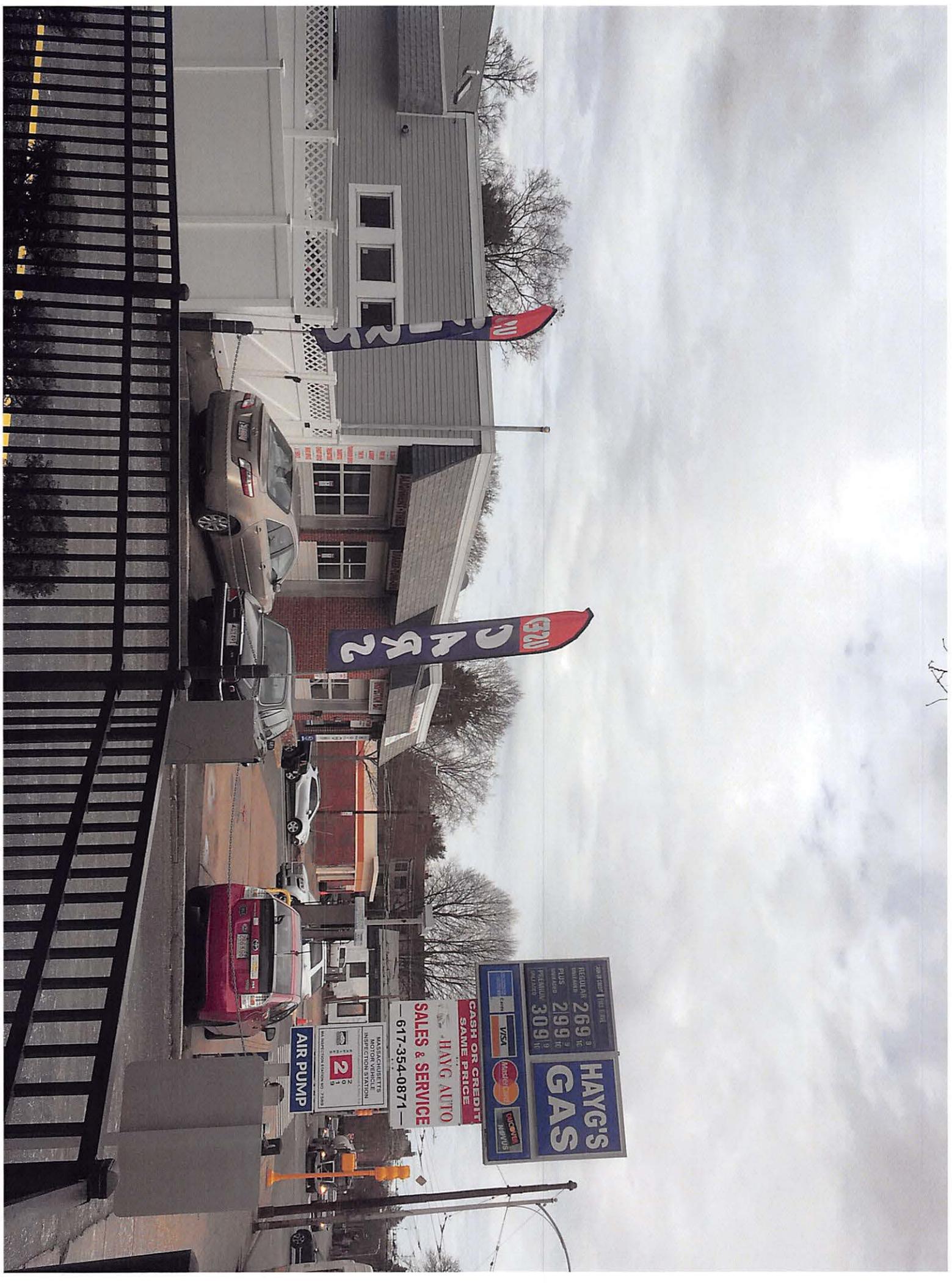
MasterCard
 Visa
 Discover
 American Express

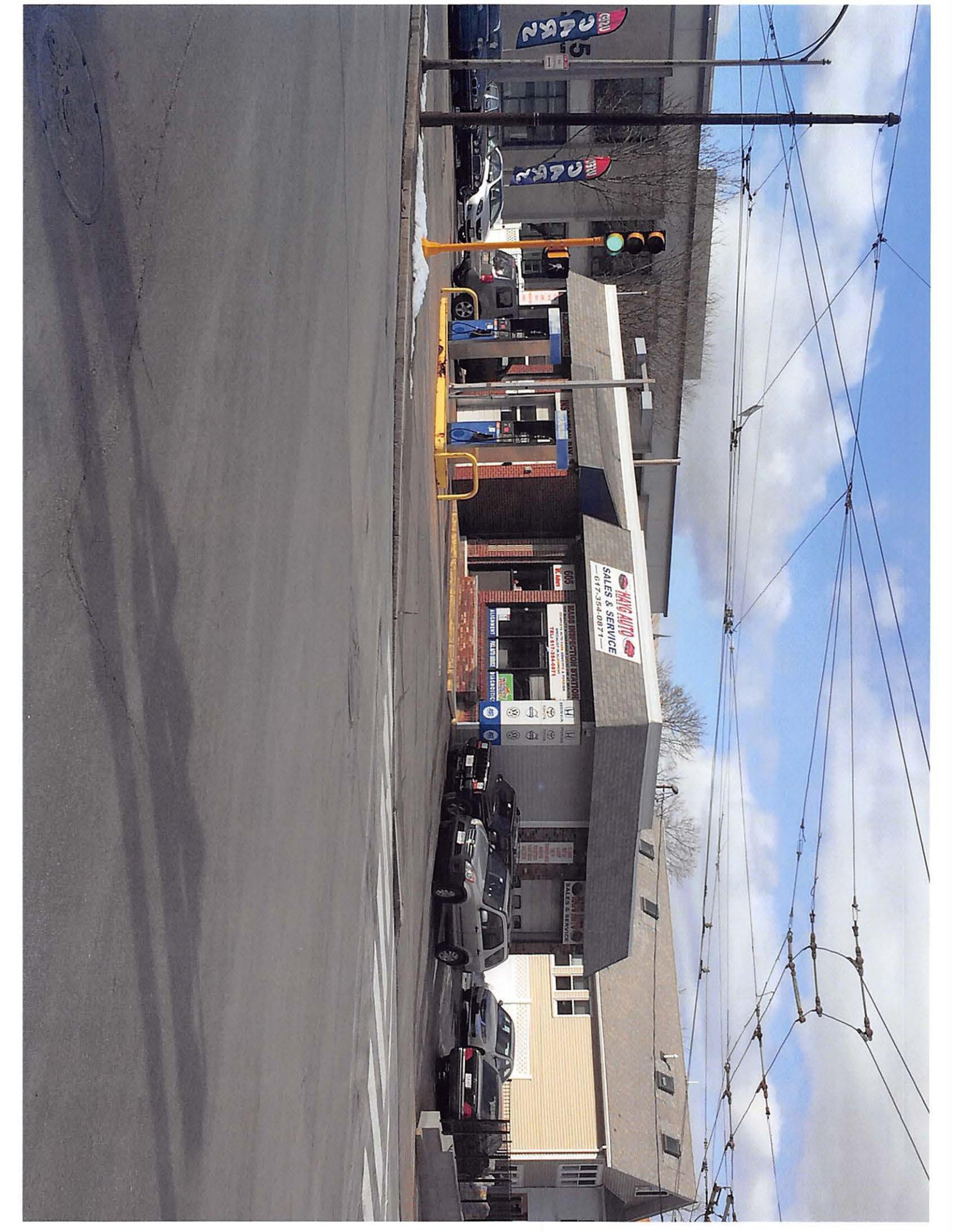
HAYG AUTO
 SALES & SERVICE
 617-354-0871

AIR PUMP

CARS

CARS





HAWK AUTO
SALES & SERVICE
617-354-0871

CLASS INSPECTION STATION
SALES & SERVICE
617-354-0871

- Honda
- Toyota
- Nissan
- Subaru
- Mazda
- Hyundai
- Kia
- VW

ALTERNATE FOR THE BEST AUTO SERVICE

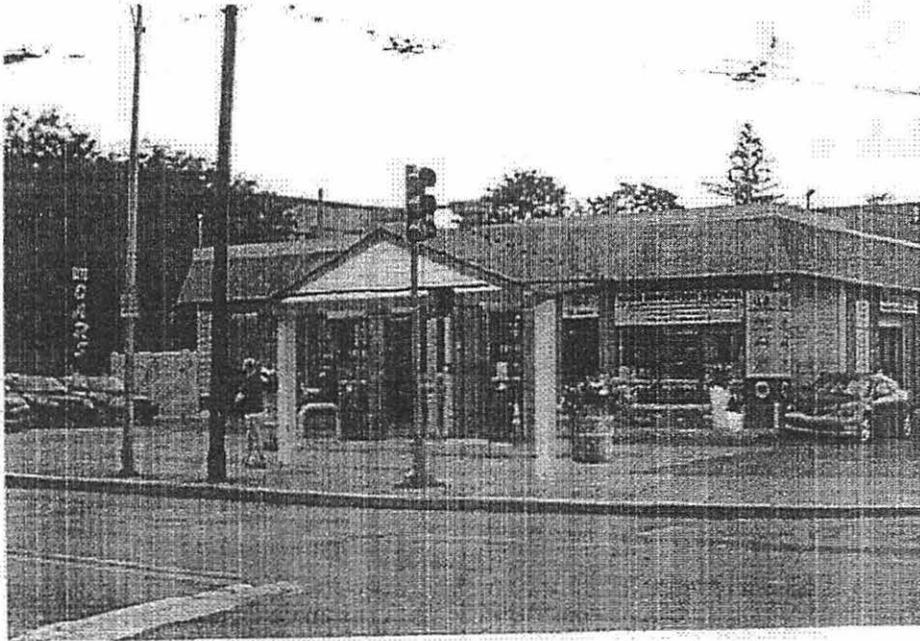
SALES & SERVICE

Hello Neighbor!

We are writing to you from your friendly auto service provider and neighbor, HAYG Auto Repair at 605 Mt. Auburn Street, to let you know about some work we wish to have done to our automotive repair facility. Before we do anything, we respectfully and humbly ask you for your support.

My father and I have been working at this location since 1999. However we only recently purchased the shop and can finally call it our own. We are not only here to conduct business: We want and are constantly trying to be an active member of the neighborhood and community. Many of you who know us from your visits to get gas, repairs or just walking by know that it has always been our goal to be good neighbors and we strive to maintain our shop and keep it in a neat, clean, state of the art, and orderly fashion. In furtherance of this goal, we wish this year is to add a canopy above our gas pumps, for not only aesthetic reasons, but also to keep us and you out of inclement weather whether you drop by for gas, repairs, a cup of complimentary coffee or just to say hi. Currently, we are in the preliminary stages of budgeting, designing, and permitting/licensing. Some of the neighborhood buildings have been around for more than a hundred years before us and it is our goal to preserve the historical look of the neighborhood landscape, blend with the current buildings including our own, and add an esthetically pleasing structure benefiting everyone. The picture below though not a final plan is a concept of what we are trying to do. We are not looking to add a "cookie cutter" plain metal design but rather one that is not only functional but will also blend in style and in color with the current structure and enhance the appearance of the property and the neighborhood in general. We have also spoken with the city about adding some planters around the perimeter which will limit the vehicular access and increase the safety to pedestrians, while at the same time, adding to the green corridor of Aberdeen Avenue and the Mount Auburn Cemetery.

We are hopeful that you will sign below signifying your approval to add this canopy.



We hope you will not hesitate to reach out to us if you have any questions or concerns about these plans. You can reach us at 617-354-0871, or walk on up and come and see us. We know many of you already and would be happy to get to know the rest of you!

Your neighbors,

Koko and Greg

I am a neighbor of HAYG Auto at 605 Mt. Auburn Street in Cambridge and have no objection to a canopy being added over the gas pumps:

NAME	ADDRESS	TELEPHONE
MARK J. MOSMAN	78 ABERDEEN AVE	617-851-4957
Martha K Mosman	78 Aberdeen Ave	617-851-3950
Dan Barch	2 Aberdeen Ct, 2A	617-697-1586
Jim Sullivan	1 Aberdeen Ct	617-413-54
John VERNER	83 Aberdeen Ave	617-828-578
BRIAN McEv	76 ABERDEEN AV	617 538 822
T S Sullivan	110 Aberdeen Ave	617-908-25
Carl Pardo	39 Aberdeen Ave	617-868-9000
Brenda Shannon Adam	33 Aberdeen Ave #3	603-616-9199
Kristin Michaud	83 Aberdeen Avenue	617-596-4814
Jh Hill	26 Aberdeen Ave.	617-547-5032
Laura	33 Aberdeen Ave	617-792-5032
Ruff	87 ABERDEEN AVE	617 214 1578
John Jh	90 Aberdeen Ave.	206-629-9544

I am a neighbor of HAYG Auto at 605 Mt. Auburn Street in Cambridge and have no objection to a canopy being added over the gas pumps:

NAME	ADDRESS	TELEPHONE
<u>Timothy Murphy</u>	<u>28 Fresh Pond</u>	<u>617-876-2119</u>
<u>Terese Hill</u>	<u>46 Holworthy St</u>	<u>617-388-2222</u>
<u>Geraldine Denton</u>	<u>524 Huron Ave, ⁰²¹³⁸ Cam</u>	<u>617 306-2111</u>
<u>Alex Palk</u>	<u>234 Belle St.</u>	<u>617-497-0555</u>
<u>DAN Pindel</u>	<u>" "</u>	<u>" "</u>
<u>Joan Pindel</u>	<u>" "</u>	<u>" "</u>
<u>Howard Tenney</u>	<u>153 Applington St</u>	<u>617 547 5487</u>
<u>Samr. Delaney</u>	<u>11 Thurgwalle Ave</u>	<u>617-857-3582</u>
<u>Michael Patti</u>	<u>28 Fresh Pond Lane</u>	<u>617 285-6470</u>
<u>Nicole Lunny</u>	<u>28 Fresh Pond Lane</u>	<u>617 8333388</u>
<u>Maria McAuliffe</u>	<u>27 Thurgwalle Ave</u>	<u>617-547-4444</u>
<u>Stephen McAuliffe</u>	<u>27 Thurgwalle Ave</u>	<u>617-547-4444</u>
<u>Toni Stearns</u>	<u>25 Fresh Pond Place</u>	<u>617/497-5050</u>

I am a neighbor of HAYG Auto at 605 Mt. Auburn Street in Cambridge and have no objection to a canopy being added over the gas pumps:

NAME

ADDRESS

TELEPHONE

Lawrence Kimbrough

24 Aberdeen Ave

617 529 3287

Meredith Hubbell

24 Aberdeen Ave.

(617) 909-1125

DAVID SPUTTER

43 ABERDEEN

607 763 9288

Stephen Ortega

41 Aberdeen Ave

617-825-0720

NANCY ORTEGA

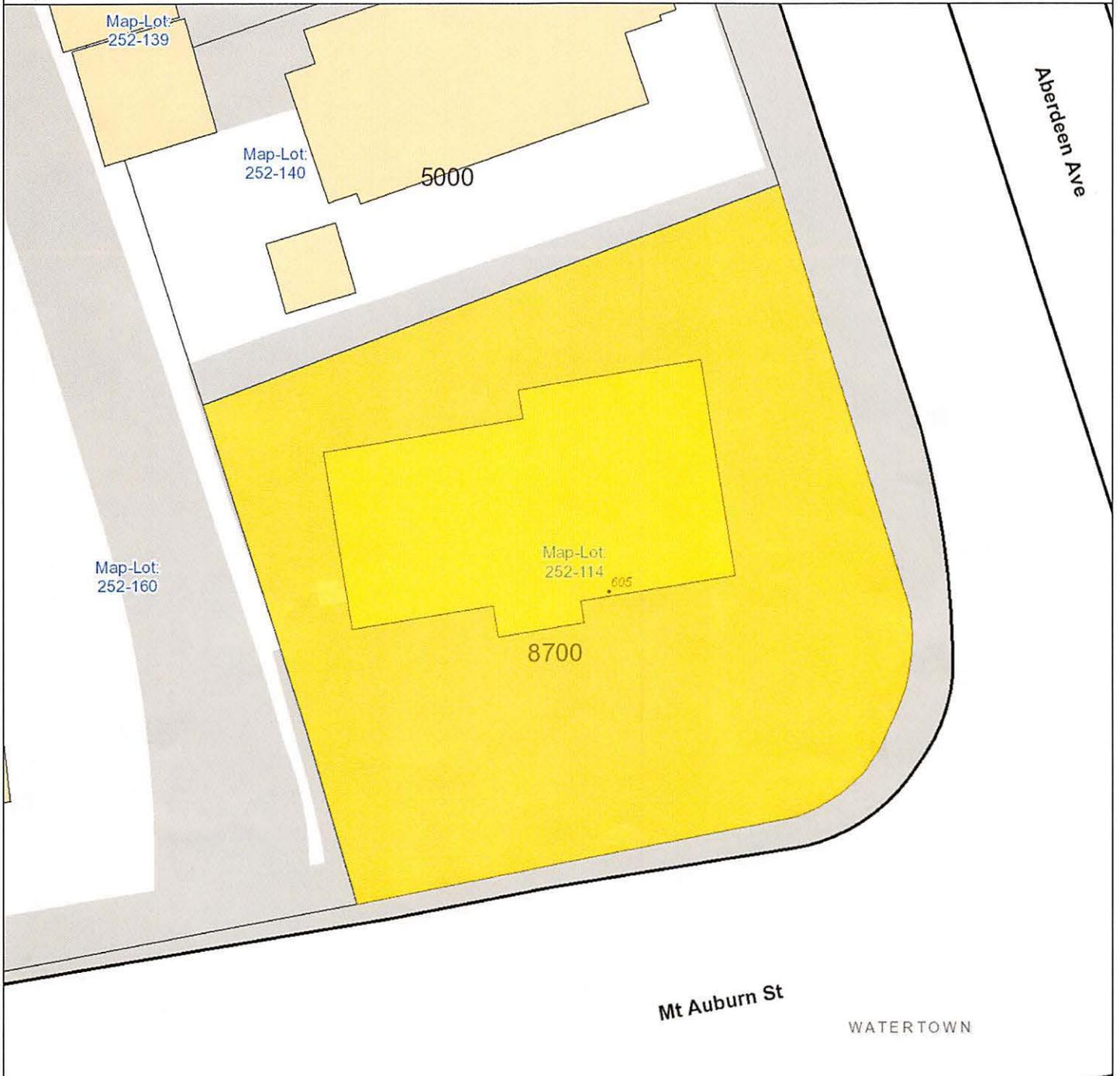
41 Aberdeen Ave

617 869-5251

Hal Hedges

67 Aberdeen Ave

617-401-5567



City of Cambridge
Massachusetts

1" = 24 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

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



Franz J. Strassmann, Esq.

*37 Quanset Street
Hull, Massachusetts 02045
617 / 438-1131
fstrassmann@hotmail.com*

March 19, 2018

Mr. Ranjit Singanayagam,
Commissioner
City of Cambridge Inspectional Services
831 Massachusetts Avenue
Cambridge, Massachusetts 02139-3201

Re: HAYG / BZA Application

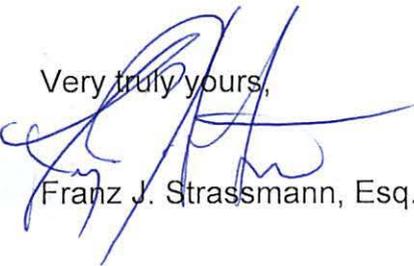
Dear Mr. Singanayagam:

Relative to the above-referenced matter, attached please find our Application for a Special Permit.

If you have any questions and/or concerns please feel free to contact me at your convenience.

Thank you for your courtesy and cooperation.

Very truly yours,


Franz J. Strassmann, Esq.

605 Mt. Auburn St.

Petitioner

251-221
BOURJI, NAIM,
TR. THE BOURJI NOM REAL ESTATE TR.
587 MT AUBURN ST
CAMBRIDGE, MA 02138

251-242
GUO, LIYAN & LIN ZHOU
2 ABERDEEN CT
CAMBRIDGE, MA 02138

HAYG AUTO REPAIR
C/O GRIGOR MESROBIAN
70 WOODFALL ROAD
BELMONT, MA 02478

252-114
MESROBIAN, GRIGOR & ANAHIT MESROBIAN
70 WOODFALL RD.
BELMONT, MA 02478

252-137
LINEHAN, CHARLES H., JR. &
ELIZABETH J. LINEHAN, FOR LIFE
30 ABERDEEN AVE
CAMBRIDGE, MA 02138

FRANZ J. STRASSMANN, ESQ.
37 QUANSET STREET
HULL, MA 02045

252-139
COX, RANDALL L. & SUSAN T. CAULFIELD
22 ABERDEEN AVE
CAMBRIDGE, MA 02138

252-140
ZOU, ZONG SONG
C/O SUNNYVIEWRE LLC
259 LOWELL ST
LEXINGTON, MA 02420

252-160
EOS AT 625 MOUNT AUBURN LLC
C/O KBS REALTY ADVISORS LLC
P.O. BOX 28270
SANTA ANA, CA 92799

251-243
LOFBLAD, KRISTIN A.
1 ABERDEEN CT
CAMBRIDGE, MA 02138

252-138
HUBBELL, JOHN P. & KATHLEEN T. REIST
26 ABERDEEN AVE
CAMBRIDGE, MA 02141

245-1
MT AUBURN CEMETERY CORPORATION
JOHN P. KROBLOCK
580 MT. AUBURN STREET
CAMBRIDGE, MA 02138

252-154
STEWART, LAURA J.
40 ABERDEEN AVE
CAMBRIDGE, MA 02139

252-136
PARONIS, CAROL A.
34 ABERDEEN AVE
CAMBRIDGE, MA 02138