

PB#121

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**  
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

**SPECIAL PERMIT APPLICATION**

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.105 of the Zoning Ordinance.

Applicant: Porter Square Car Wash Inc. DBA Lechner Auto Wash  
center

Address: 2013 Mass Ave  
(include phone #) 617-547-1368

Type of Special Permit: North Mass Avenue Overlay District  
(please include all special permits and variances needed by ordinance section)

Location of Premises: 2013 MASS Ave

Zoning District: MASS Ave Overlay District

Submitted Materials: PLANS & DRAWINGS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant: Thomas A. Brewster, III

This application has been reviewed and is hereby certified complete.

For the Planning Board: Elizabeth J. Malarfant

Date: October 11, 1996

revised 3/96

RECEIVED BY  
OFFICE OF CITY CLERK  
CAMBRIDGE MA.  
96 NOV -5 PM 4:41

Dimensional Form

*Munich*

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	1.75	15,100 A	(6,129)	( )
Max. Height	45'	16,290A 15'		
Max. Angle Above Cornice Line		N/A		
Min. Lot Size		5,000 S.F.A.		
Min. Lot Area per d.u.		N/A		
Max. No. d.u.		N/A		
Min. Lot width		50'		
Min. yard setbacks				
Front		16' 9"	20' <del>28</del> "	
Side L		0	-	
R		0	-	
Rear		40'	-	
Ratio Usable Open Space (Area)		( )	( )	( )
Off-Street Parking Minimum No. Spaces		Ø		
Maximum No. Spaces				
No. Handicapped Spaces				
Bicycle Spaces		Ø		
No. Loading Bays		Ø		

OWNERSHIP CERTIFICATE - PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board:

I hereby authorize: Porter Sq Car Wash Inc. / Domenic A. Previte III  
(Petitioner)

Address 2013 Mass Ave City or Town CAMBRIDGE

to apply for a special permit for \_\_\_\_\_ on premises  
(Type of Development)

located at: 2013 MASS AVE CAMBRIDGE  
(Street and Number) (Assessor Plat and Lot Number (s)) (City)

for which the record title stands in the name of: JAD REALTY TRUST

whose address is: 2013 MASS AVE CAMBRIDGE MA  
(Street and Number) (City or Town) (State)

by a deed duly recorded in the Middlesex County Registry of Deeds  
in Book \_\_\_\_\_ Page \_\_\_\_\_; or Registry District of the Land Court, Certificate  
No \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

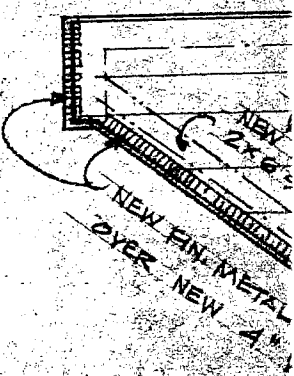
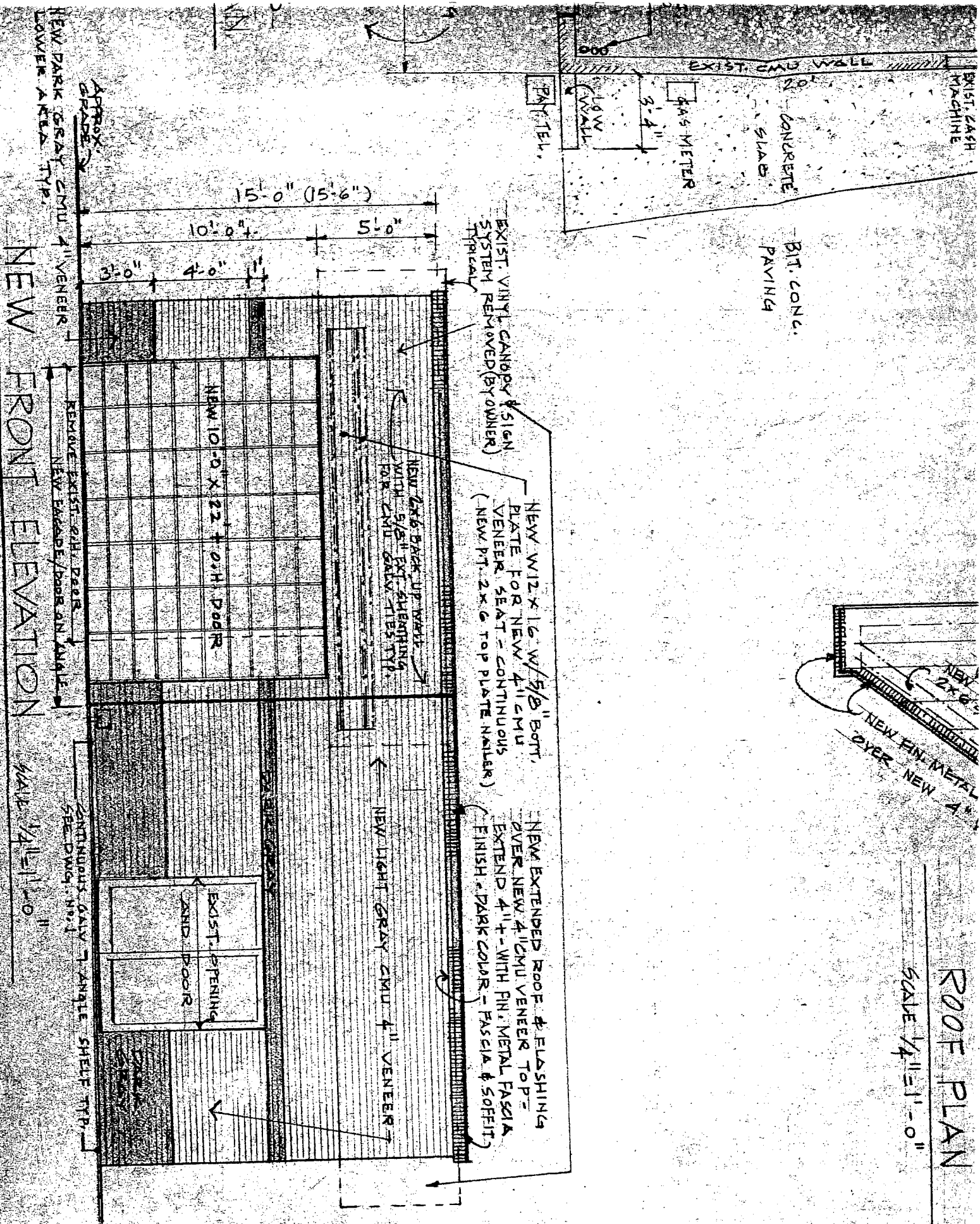
Domenic A. Previte Jr. Trustee  
Signature of Land Owner  
(If authorized Trustee, Officer  
or Agent so denitrify)

Commonwealth of Massachusetts, County of Middlesex

The above-named Domenic A. Previte Jr. personally appeared before me, this 11th  
(Day)  
of October, 1996, and made oath that the above statement is true.  
(Month) (Year)

Mario Sarcia Notary

My Commission expires 4-7-2000 (Notary Seal)



ROOF PLAN  
SCALE 1/4" = 1'-0"

<p><b>COSTA</b> Architects</p> <p>333 Moody Street Waltham, Massachusetts 02154 617-647-6891</p>	<p>EXISTING BUILDING FRONT RENOVATIONS LECHMERE AUTO WASH CENTER 2013 MASSACHUSETTS AVE. CAMBRIDGE, MASS.</p>	<p>EXISTING WALLS FLOOR PLAN NEW FRONT ELEVATION ROOF PLAN</p>	<p>DRAWING</p>	<p>9-27-96 9-21-96</p>
--------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------	----------------	----------------------------



# FLOOR PLAN

FRONT PROPERTY LINE

NEW ROLL UP DOOR = DYNALOX, LEXAN ROLLING CLOSURE, DYNAMIC CLOSURES CORP., OPERATORS EXPLOSIVE PROOF, WATER TIGHT, DUST TIGHT, STARTERS-ELECTRIC ALL TO BE EXPLOSION PROOF, SAFETY EDGE BOTTOM BARS, OVERLOAD PROTECTION NEMA 1 COMPONENTS, UL MOTOR, 3 BUTTON OPEN-CLOSE-STOP CONTROL STATION OPERATING ON 24 VOLT CONTROL CIRCUIT.  
 VERIFY EXACT TYPE, STYLE & COLOR WITH OWNER.

EXIST. ELECTRICAL MODE  
 OVER CONDUIT HEATING PIPES  
 IN THIS AREA- PRECAUTION!

EXCAVATE AS REQ.  
 NEW 4" CMU VENEERS  
 TYP. ON NEW, SEE  
 NOTES ABOVE.

EXIST. GAS  
 FLUE UP

\* = EXIST. CMU  
 WALL REMOVED  
 & CON. FOOTING  
 BELOW GRADE TO  
 REMAIN- TYPICAL  
 VERIFY IN FIELD  
 DURING REMOVAL  
 AND EXCAVATION

20'-6" VERIFY IN FIELD

EXISTING  
 PILASTER

EXIST. CMU WALL

EXISTING  
 CAR WASH  
 TO REMAIN

RELOCATE EXIST. FRONT  
 PIPES, VENTS TO HERE.  
 EXIST. STEEL BEAM ABOVE

PROVIDE #5 VERT. REINF. TO  
 COMPLETE NEW CONC. FILL UP  
 CMU VENTS AT CORNER, TYP.  
 CAREFULLY PROVIDE POCKET FOR BEAM  
 EXIST. CONC. TYPICAL  
 R. SLAB

EXIST. AREA  
 TO REMAIN

NEW BEAM OVER WIZXIC  
 22'-0" (VERIFY IN FIELD)  
 EXIST. WALL  
 & ROOF THIS  
 AREA REMOVED  
 EXIST. PIPES,  
 VENTS REMOVED  
 & RELOCATED.  
 EXIST. WALL  
 REMOVED  
 IF REQUIRED

EXCAVATE  
 AS REQ. FOR  
 NEW WORK  
 AND PIPES  
 VERIFY  
 THICKNESS  
 & ELEV. OF  
 EXIST. PAD  
 IN FIELD - TYPICAL  
 VERIFY SIZE, DIM.  
 IN THIS FRONT AREA  
 BIT, CONCRETE FINISH  
 NEW SLOPING MATCH

RELOCATE  
 GAS METER  
 CHANGE MACHINE  
 REMOVE &  
 RELOCATE

EXIST. TEL  
 UNIT REMOVE  
 & RELOCATE

19'-6" +

EXISTING DOOR

EXISTING AREA TO RE

# EXISTING WALLS FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

