#### GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:
Special Permit: X Variance: Appeal:
PETITIONER: Islamic Society of Boston
PETITIONER'S ADDRESS: 204 Prospect Street
LOCATION OF PROPERTY: 140-142 Prospect Street
TYPE OF OCCUPANCY: R-2 ZONING DISTRICT: O-1
REASON FOR PETITION:
AdditionsXNew Structure
Change in Use/OccupancyParking
Conversion to Addi'l Dwelling Unit's Sign
DormerSubdivision
Other:
DESCRIPTION OF PETITIONER'S PROPOSAL:
Replace existing 2 family wood structure with 6 units of townhouses similar in scale as its adjacent building also known as Scouting Way Apartments on 144-152 Prospect Street.
The intent of proposal is to refer and defer to its surrounding context and improve the general appeal of stree scape on Prospect Street.
To achieve this, the proposed design follows design guidelines as was established for Scouting Way Apartments.
SECTIONS OF ZONING ORDINANCE CITED:
Article 5 Section 5.11
Article 5 Section 5.52
Article 5 Section 5.25.41
Applicants for a <u>Variance</u> must complete Pages 1-5 Applicants for a <u>Special Permit</u> must complete Pages 1-4 and 6 Applicants for an <u>Appeal</u> to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal
Original Signature(s):  (Petitioner(s)/Owner)  David Duhahn Choi, AIA
(Print Name)
Address: 204 Prospect Street, Cambridge,
Tel. No.: 617-834-5090
E-Mail Address: _davidchoiarchitect@gmail.com
Date: _8/16/17

#### 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 Amr El Rass (OWNER) Executive Director ISB
Address: 10 Conners Av. Mansfield; MA 02048
State that I/We own the property located at 140 _ 142 Prospect St. Combi.
which is the subject of this zoning application.
The record title of this property is in the name of Trustees of Islamic Societ
of Boston
*Pursuant to a deed of duly recorded in the date
County Registry of Deeds at Book $6879$ , Page $339$ ; or
Middlesex Registry District of Land Court, Certificate No
Book Page  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 Nor do X
The above-name Amr Elass personally appeared before me,
this 9 of Aug., 2017, and made oath that the above statement is true.
Notary
My commission expires Jan 13 2023 (Notary Seal).

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



#### 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 140-142 Prospect St. (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:
  - Project refers to the design of 144-152 Prospect Street Scouting Way Apartments as a basis for discussion with City of Cambridge. The proposed new townhouses shall follow same set of dimensional regulations as the adjacent building on 144-152 Prospect St.
- 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:
  - As a replication of 144-152 Prospect Street Apartments, there will be 6 off-street parking and will be accessed via Scouting Way so as not to cause any traffic congestions on Prospect Street. The Floor to Area Ratio (FAR) does not count for parking garage square area (article 5.25.41)
- 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 intent of the proposed new structure is to blend into the surroundings. To this end the design refers and defers to its adjacent townhouses at 144-152 Prospect Street. The brick building at 130 Prospect Street will not be affected by proposed building as no major change of use is being proposed.
- 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:
  - The proposed project is residential in nature and will not pose any additional detriment of health, safety and/or welfare of the occupant of the proposed use or the citizens of the City of Cambridge
- 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 intent of this project is to improve the general streetscape aesthetics along Prospect Street by providing the City with a new structure that continues the urban fabric as already established by Scouting Way Apartments. By replacement of existing wood structure, which is in a state of deferred maintenance, with new townhouse development that defers to its context for appropriateness of scale and proportions, this goal of improving the public realm will be achieved.

(ATTACHMENT B - PAGE 6

#### DIMENSIONAL INFORMATION

PHONE: 617-834-50	090	REQUESTED USE family)	OCCUPANCY: Townho	ouses/Resident	ial (Multi
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMEN	its¹
TOTAL GROSS FLOOR	AREA :	2895 sf	8262 sf	4666 sf	(max.)
LOT AREA:		6222 sf	n/a	5000 sf	(min.)
RATIO OF GROSS FLO	OOR AREA:	.46 FAR	1.33 FAR	.75 FAR	(max.)
LOT AREA FOR EACH	DWELLING UNIT:	3111 sf	1036 sf	1000 sf	(min.)
SIZE OF LOT:  Setbacks in Feet:  SIZE OF BLDG.:  RATIO OF USABLE OF TO LOT AREA:	WIDTH DEPTH FRONT REAR LEFT SIDE RIGHT SIDE HEIGHT LENGTH WIDTH	53.42' 119.85' 10 FT 11.5 FT 16 FT 5 FT 35 FT 48 FT 30.5 FT	53.42' 119.85' 10 FT 11.5 FT 16 FT 5 FT 38 FT 100 FT	50 FT  100 FT  4 FT  5 FT  5 FT  35 FT	(min.)(min.)(min(min(min(min
o hor man,		2	6		(min.)
NO. OF DWELLING UN	<u>IITS</u> :			5	(max.)
NO. OF PARKING SPA	CES:	6	6	_10	(min./max)
NO. OF LOADING ARE	EAS:			<del></del>	(min.)
DISTANCE TO NEARES ON SAME LOT:	ST_BLDG.			<u> </u>	(min.)
Describe where appli Lot, and type of o	icable, other occ	upancies on same osed, e.g.; woo	e lot, the size of a d frame, concrete,	adjacent buildin brick, steel, e	ngs on same etc.

<sup>1.</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

<sup>2.</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

<sup>3.</sup> OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



## **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

	Jurisa	iction Advice	
To the Owner of Property at	140-142	Prospect St	reet
The above-referenced property is s reason of the status referenced below		liction of the Camb	ridge Historical Commission (CHC) by
Avon Hill Neig Half Crown - N Harvard Square Mid Cambridge Designated Lar Property is beir	on Historic District th. 40C, City Code thborhood Conservation Dis- der Conservation Dis- der Neighborhood Condmark and studied for designated to the conservation of Easen for the conservation of Easen fry years or more of the permit, if one is a see for definition of the conservation of the conservation of the conservation of the conservation of the conservation, but the property is available for conservation of the conse	e §2.78.050) vation District od Conservation District onservation District gnation: e III, and various Conent (as recorded) old and therefore surrequired by ISD. (Condemolition. colition review hearing the property and the prop	Eity Council Orders)  Abject to CHC review of any application lity Code, Ch. 2.78, Article II). See the ling with the Historical Commission.  In information.  In the third the Historical Commission of the structure is less than fifty years a National Register of Historic Places; quest.
The Board of Zoning Appeal advis Conservation District Commission		_	
If a line indicating possible juriso Historical Commission to determ			
CHC staff initialsSLB		Date _	September 19, 2017
Received by Uploaded to 1 Relationship to project BZA 14		Date _	September 19, 2017
cc: Applicant Inspectional Services Com	missioner		

#### **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.

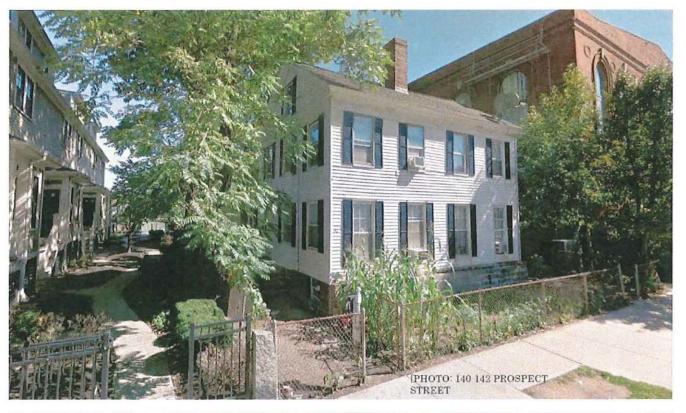
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

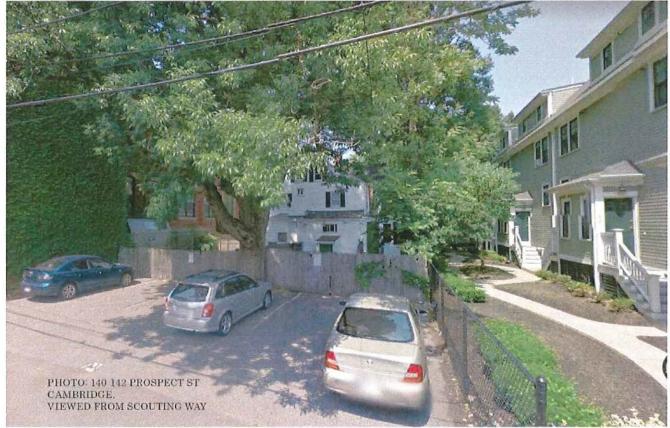
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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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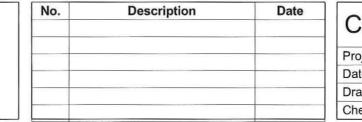
HISTORIC COMM. REVIEW

140-142 PROSPECT ST., CAMBRIDGE ADDITION AND RENOVATION

	Sheet List	
Sheet Number	Sheet Name	

A0	COVERSHEET	
A001	PERSPECTIVE VIEW	
A002	AREA ANALYSIS PLANS	
A003	EXISTING SITE	
A100	PARKING LEVEL PLAN	
A101	FIRST FLOOR	
A102	SECOND FLOOR	
A103	THIRD FLOOR PLAN	
A104	FOURTH FLOOR PLAN	
A105	FIFTH FLOOR PLAN	
A106	ROOF PLAN	
A201	EXTERIOR ELEVATION	
A202	EXTERIOR ELEVATION	
A203	EXTERIOR ELEVATIONS	





SHEET	
Project Number	
10-13-17	A0
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Checker	Scale
	Project Number 10-13-17 Author



DAVID CHOI ARCHITECT

CHOIDESIGN@HOTMAIL.COM 617-834-5090





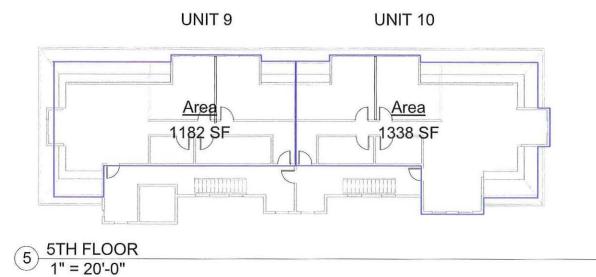
CHOIDESIGN@HOTMAIL.COM 617-834-5090 HISTORIC COMM. REVIEW

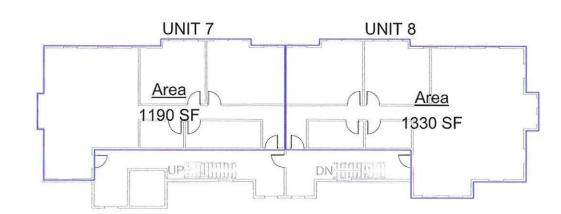
140-142 PROSPECT ST., CAMBRIDGE
ADDITION AND RENOVATION

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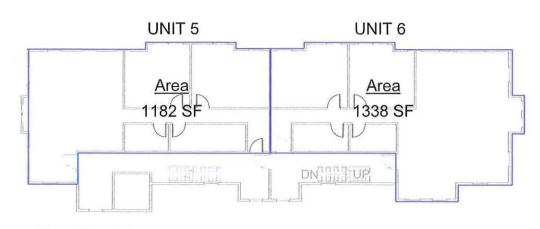
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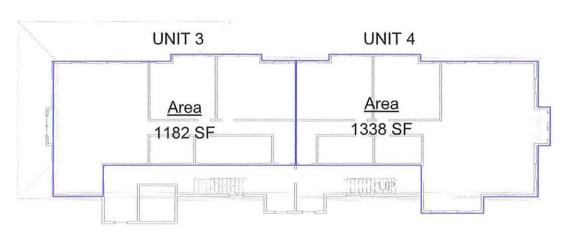




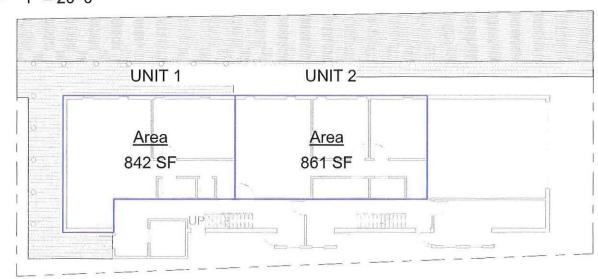
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3 3RD FLOOR 1" = 20'-0"



2 2ND FLOOR 1" = 20'-0"



1 1ST FLOOR 1" = 20'-0"

UNIT 1 TOTAL AREA: 842 SF UNIT 2 TOTAL AREA: 861 SF UNIT 3 TOTAL AREA: 1182 SF UNIT 4 TOTAL AREA: 1338 SF UNIT 5 TOTAL AREA: 1182 SF UNIT 6 TOTAL AREA: 1338 SF UNIT 7 TOTAL AREA: 1190 SF UNIT 8 TOTAL AREA: 1130 SF UNIT 9 TOTAL AREA: 1182 SF UNIT 10 TOTAL AREA: 1338 SF

TOTAL SITE AREA: 6,220 SQ. FEET TOTAL BUILDING AREA(not including parking): 15,000 SQ. FEET

PROPOSED FLOOR TO AREA RATIO:

2.41



## DAVID CHOI ARCHITECT

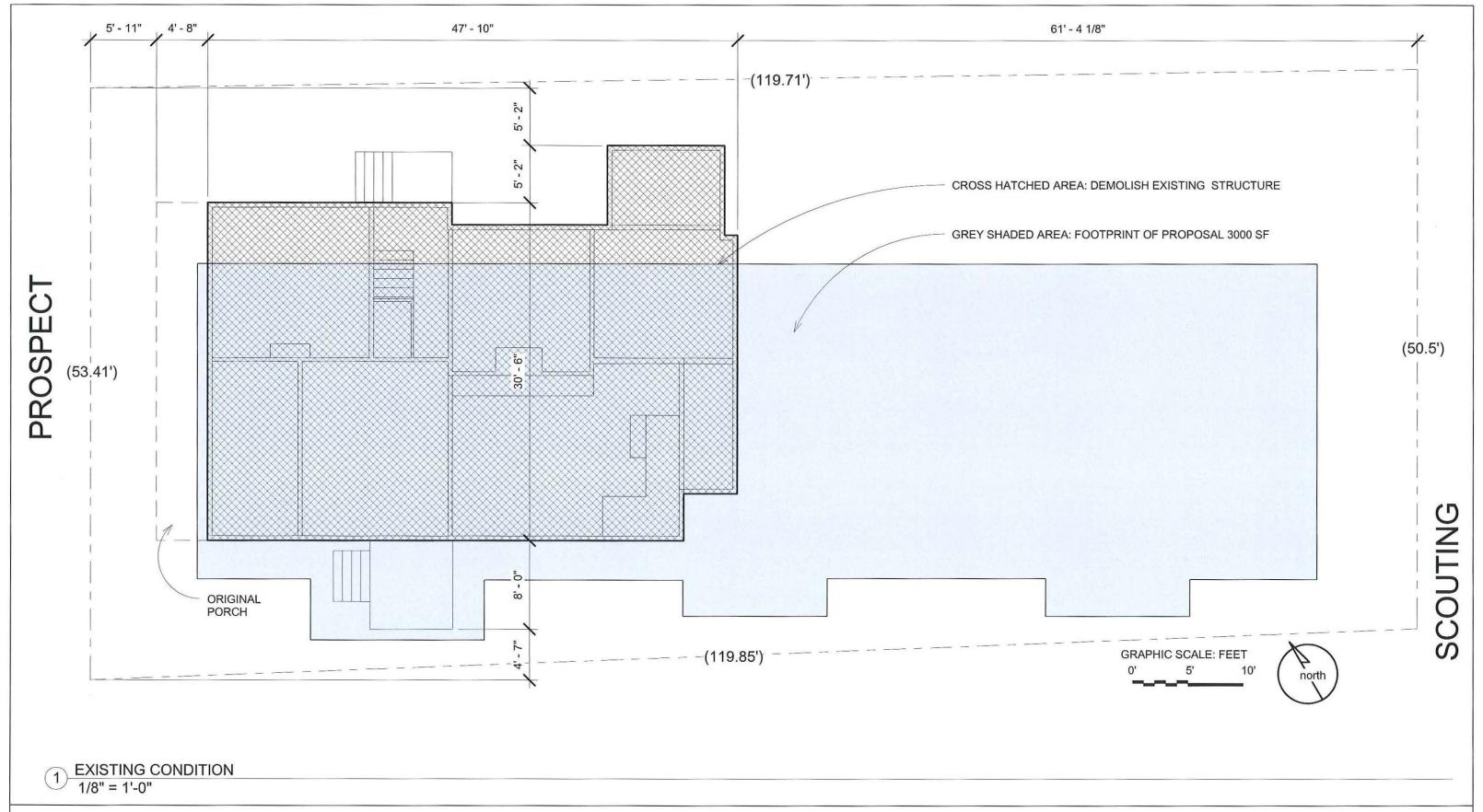
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140-142 PROSPECT ST., CAMBRIDGE
ADDITION AND RENOVATION

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	AREA	ANAL	YSIS	<b>PLANS</b>
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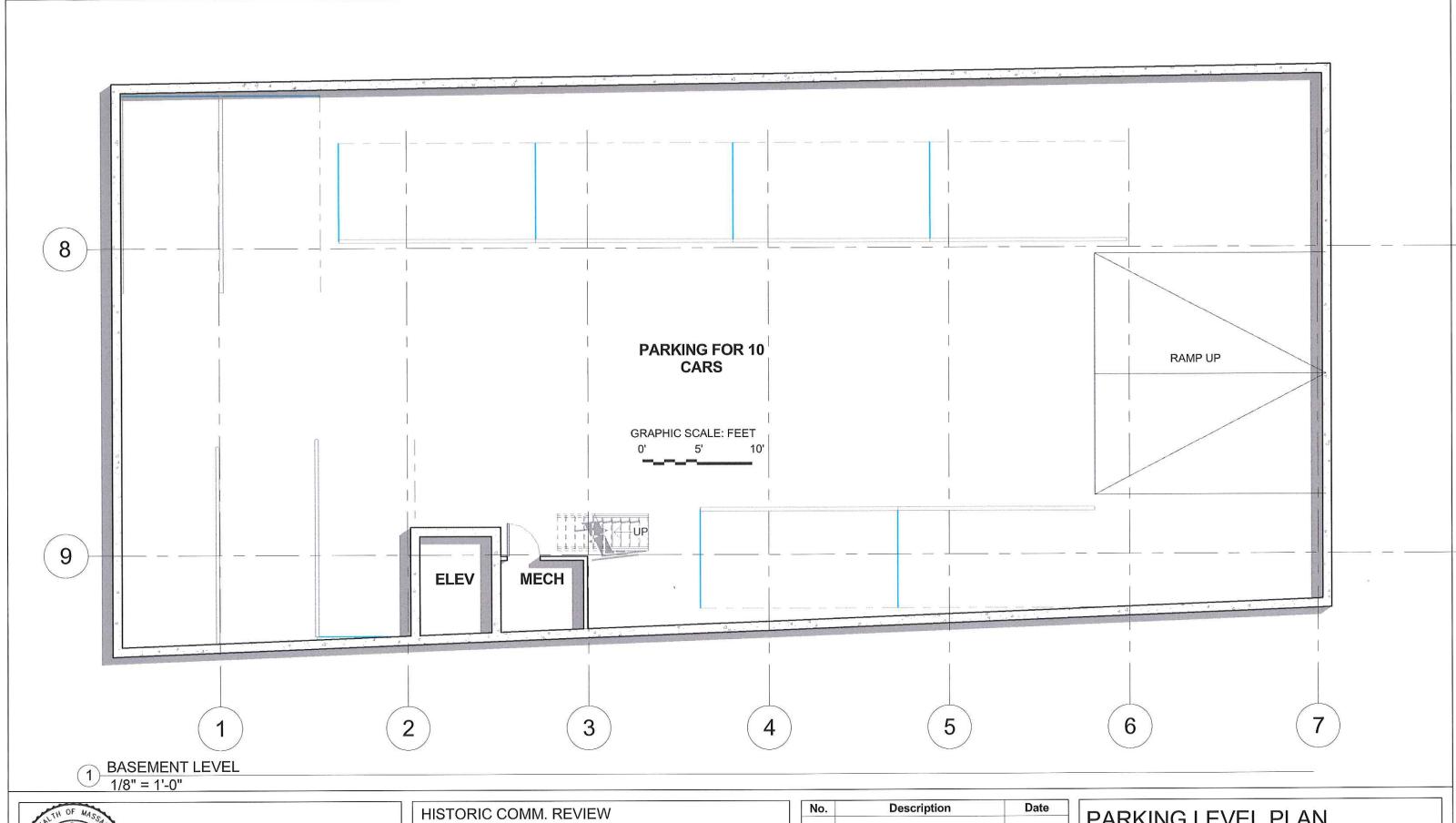


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140-142 PROSPECT ST., CAMBRIDGE
ADDITION AND RENOVATION

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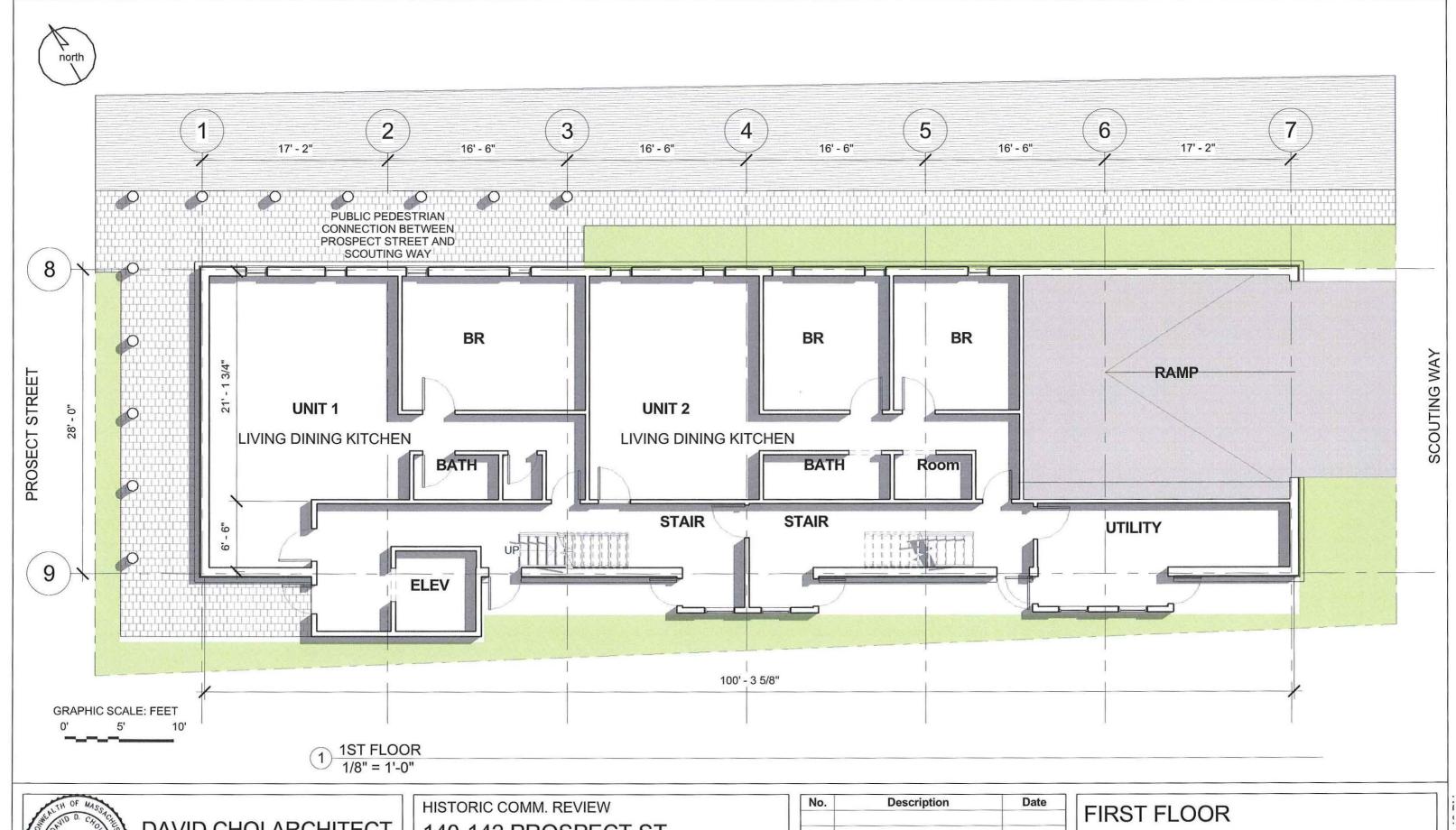


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	<b>PARKING</b>	<b>LEVEL</b>	PLAN
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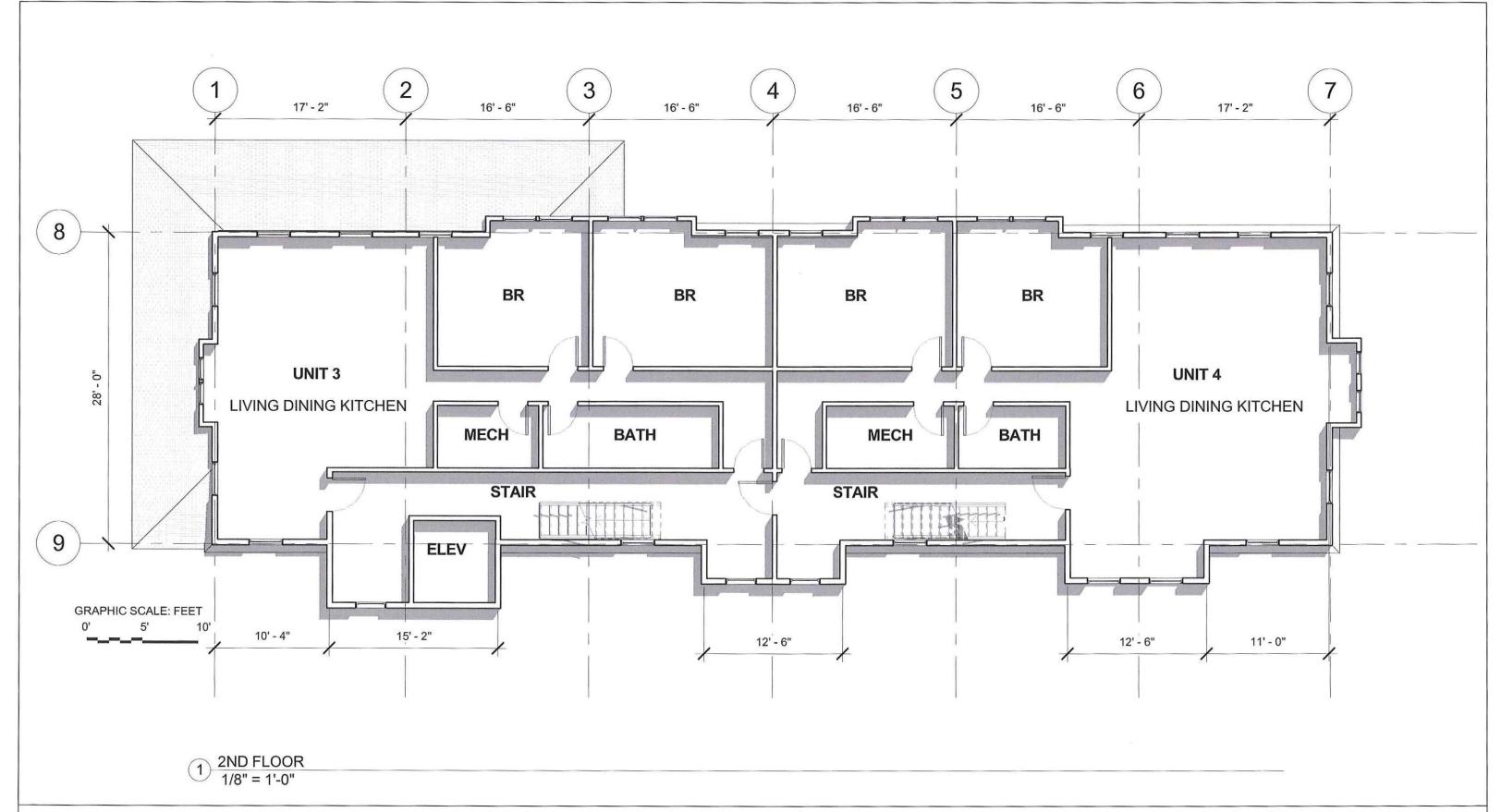


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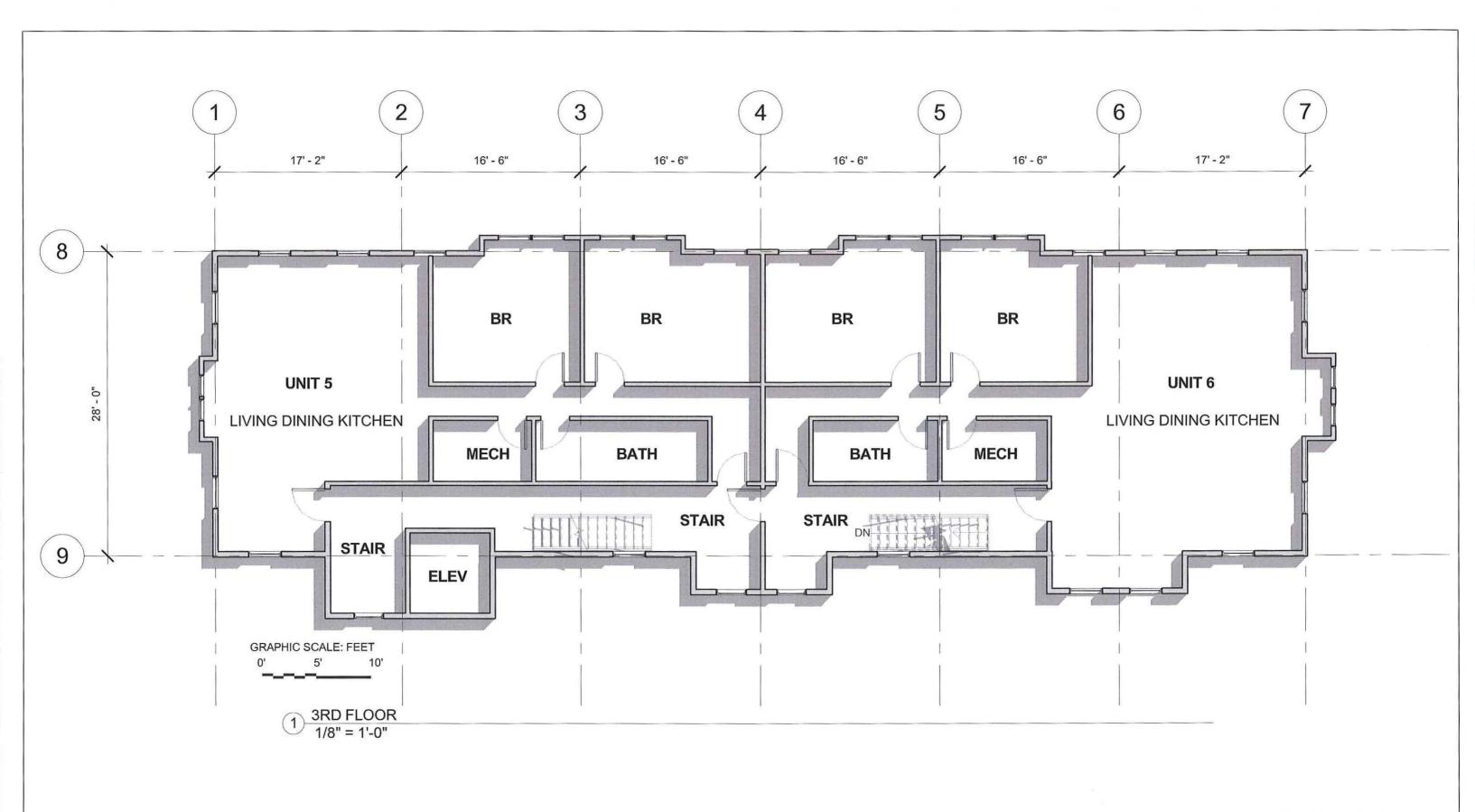
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140-142 PROSPECT

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ADDITION AND RENOVATION

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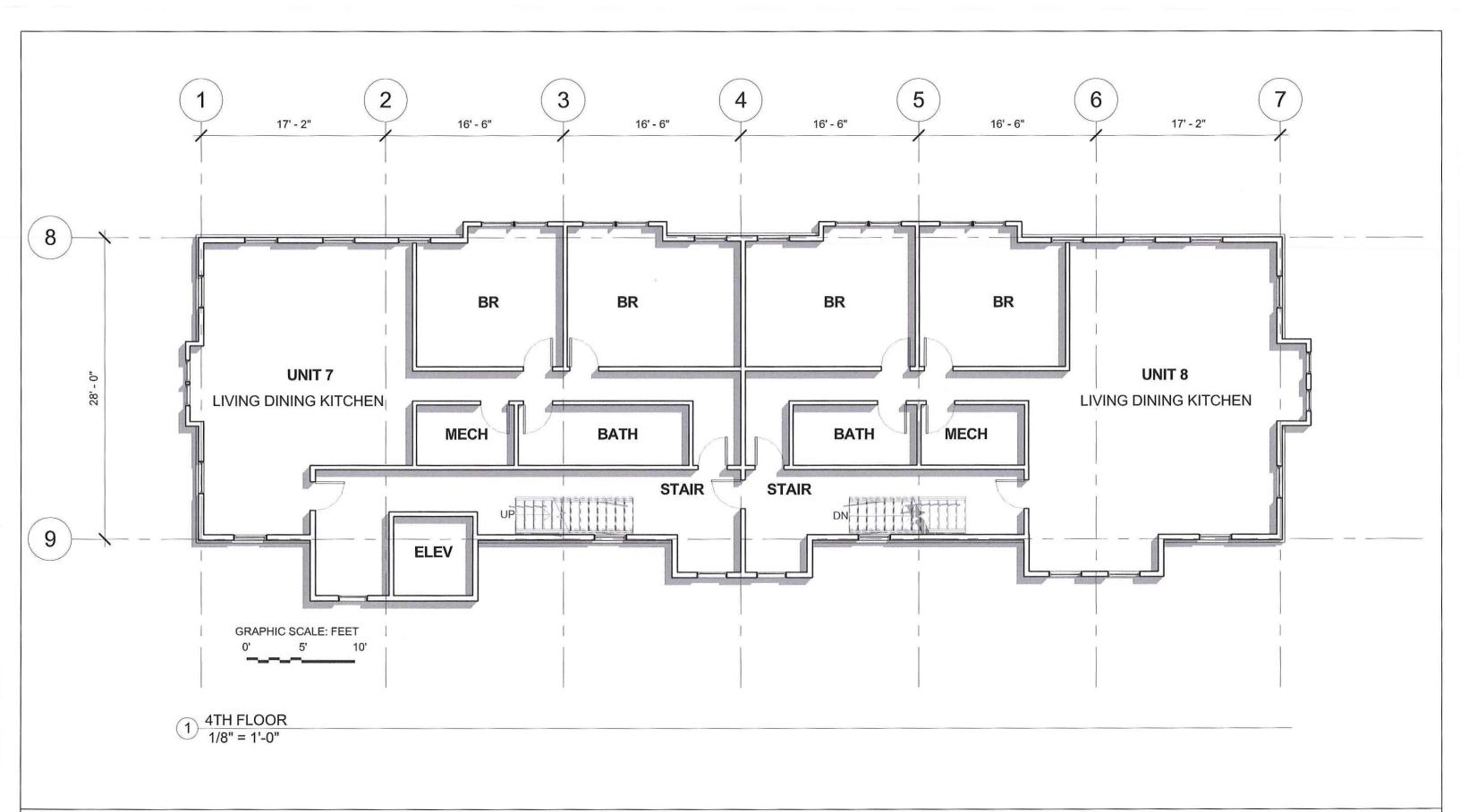
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## THIRD FLOOR PLAN

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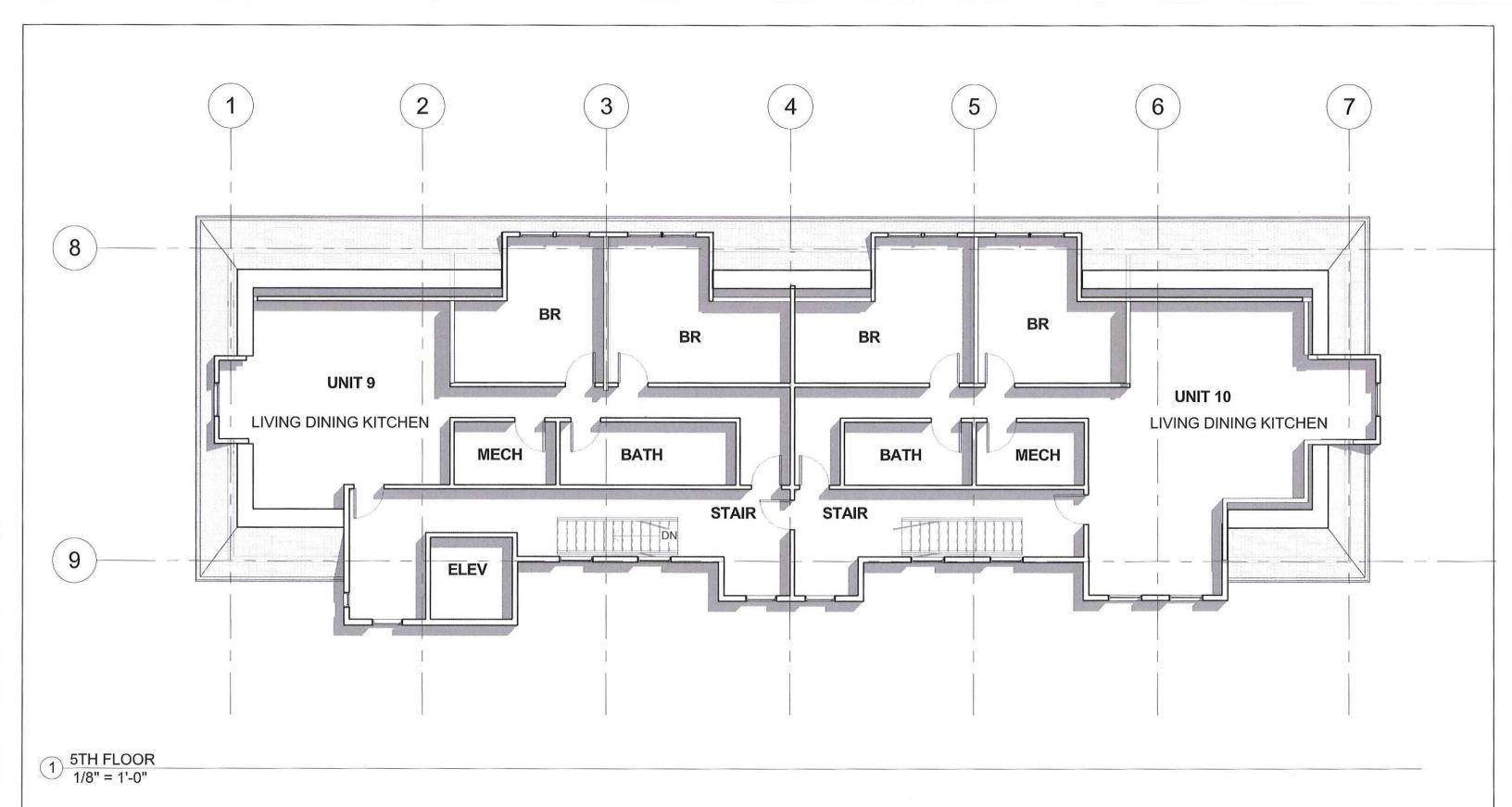
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140-142 PROSPECT ST., CAMBRIDGE
ADDITION AND RENOVATION

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## FOURTH FLOOR PLAN

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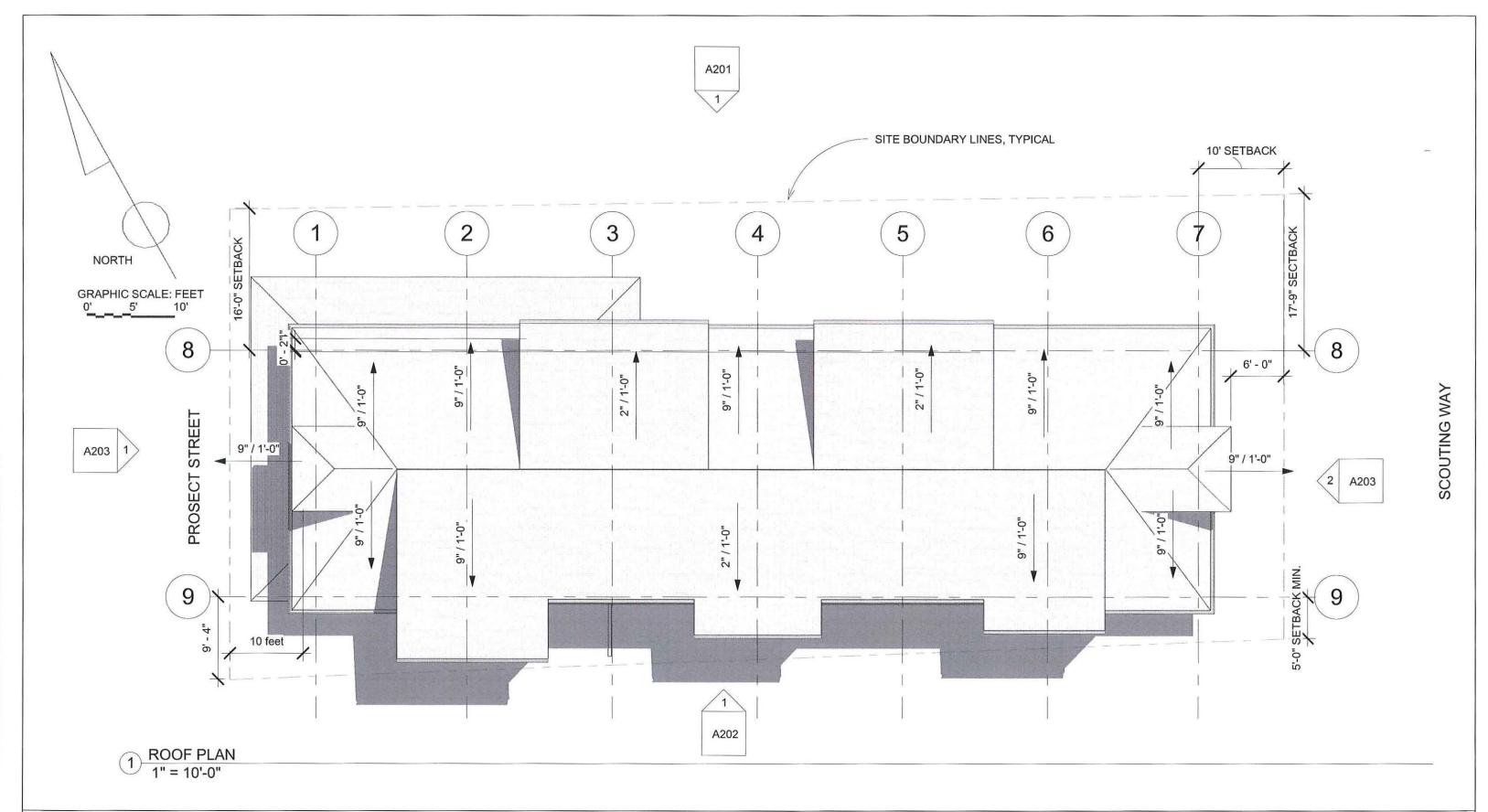
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140-142 PROSPECT ST., CAMBRIDGE
ADDITION AND RENOVATION

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FIFTH	FLOOR PLAN
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140-142 PROSPECT ST.,

CAMBRIDGE
ADDITION AND RENOVATION

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ROOF PLAN		
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CHOIDESIGN@HOTMAIL.COM 617-834-5090 140-142 PROSPECT ST., **CAMBRIDGE** ADDITION AND RENOVATION

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## EXTERIOR ELEVATION

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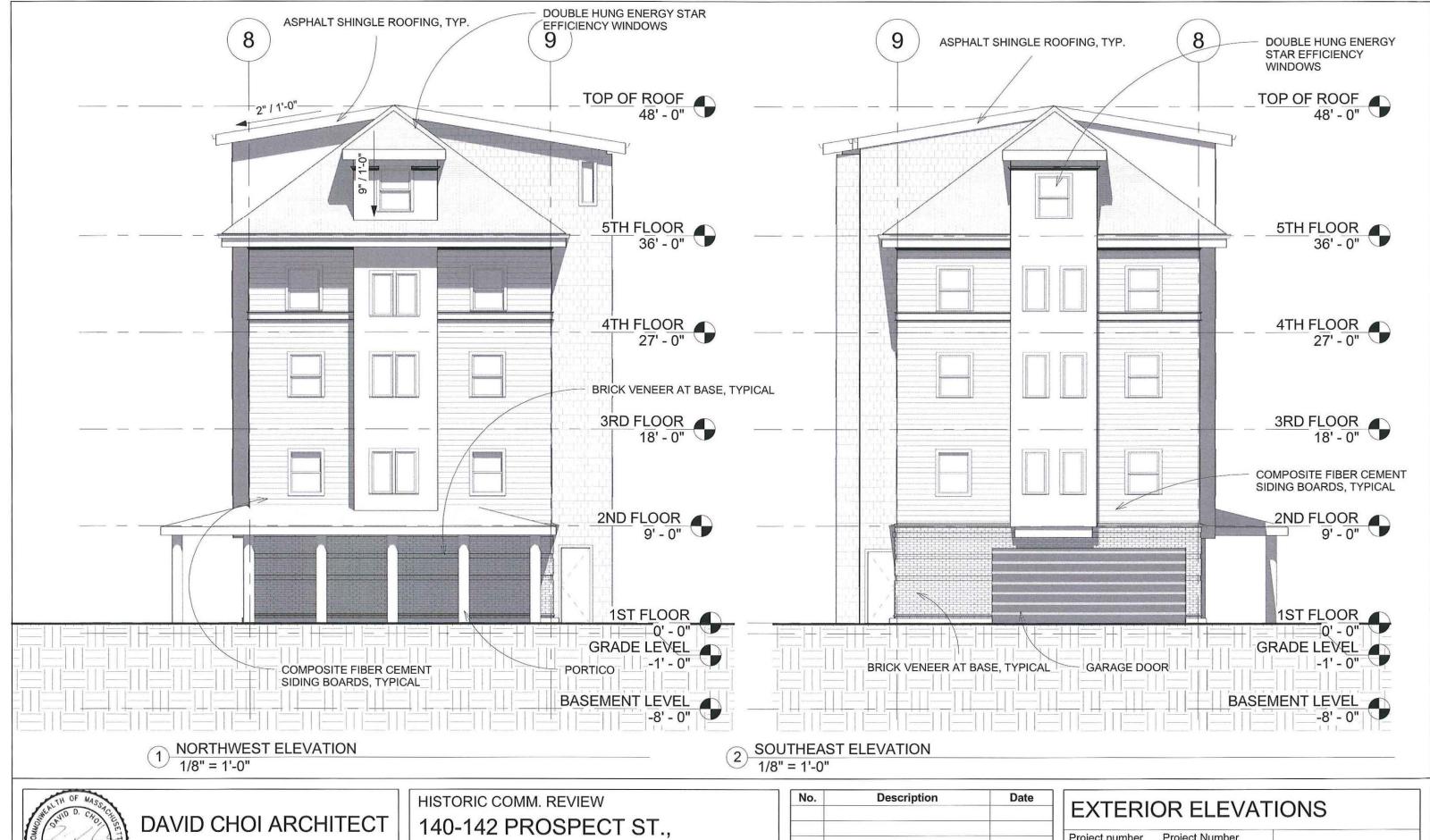
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ADDITION AND RENOVATION

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

Amended

**BZA APPLICATION FORM** 

Plan No: BZA-014099-2017

**GENERAL INFORMATION** 

Special Permit : √	_ Variance : √ Appeal :
PETITIONER: Islam	ic Society of Boston - C/O David Duhahn Choi, AIA
PETITIONER'S ADDRES	SS: 25 Wellington Street, Unit 1 Arlington, MA 02476
OCATION OF PROPER	TY: 140-142 Prospect St Cambridge, MA
YPE OF OCCUPANCY	: R-2 ZONING DISTRICT : Office 1 Zone
REASON FOR PETITION	<b>V</b> :
Ne	w Structure
ESCRIPTION OF PETI	TIONER'S PROPOSAL :
he intent of propo eneral appeal of s o achieve this, th	ing also known as Scouting Way Apartments on 144-152 Prospect Street. It is surrounding context and improve the street scape on Prospect Street. The proposed design follows design guidelines as was established for ments. Install windows withing the setbacks.
ECTIONS OF ZONING	ORDINANCE CITED :
rticle 5.000	Section 5.11 (General Regulations).
rticle 5.000	Section 5.32 (Table of Dimensional Requirements).
article 8.000	Section 8.22.2.C (Non-Conforming Structure).
	Original Signature(s):  (Petitioner(s) / Owner)  David Clusi (Print Name)
	Address: 25 Wellington St #1  Arlington MA 02476
	Tel. No.: 617-834-5090
Date :	E-Mail Address:

#### 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 140-142 Prospect St Cambridge, MA (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:

Project refers to the design of 144-152 Prospect Street Scouting Way Apartments as a basis for discussion with City of Cambridge. The proposed new townhouses shall follow same set of dimensional regulations as the adjacent building on 144-152 Prospect Street.

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 revised design (10-17-17 proposes 10 parking stalls in underground garage. (FAR) does not count for parking garage square are (article 5.25.41)

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 intent o the proposed new structure is to blend into the surroundings. To this end of the design refers and defers to its adjacent townhouses at 144-152 Prospect Street. The brick building at 130 Prospect Street will not be affected by proposed building as no major change of use is being proposed.

Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed project is residential in nature and will not pose additional detriment of health safety and/or welfare of the occupant of the proposed use or the citizens of the City of Cambridge.

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 intent of this project is to improve the general streetscape aesthetics along Prospect Street by providing the City with new structure that continues the urban fabric as already established by Scouting Way Apartments. By replacement of existing wood structure, which is in a state of deferred maintenancewith new townhouse development that defers to its context for appropriateness of scale and proportions, this goal of improving the public realm will be achieved.

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(FAR) does not count for parking garage square area (article 5.25.41)

- 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:
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(ATTACHMENT B - PAGE 6

Relief

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-> Parm.

-> PFAR

# unif(

-> open space

-> Hezat

#### **DIMENSIONAL INFORMATION**

APPLICANT: David Choi PRESENT USE/OCCUPANCY: Residential

LOCATION: 140-142 Prospect St Cambridge, MA ZONE: Office 1 Zone

PHONE: REQUESTED USE/OCCUPANCY: Residential - Multifamily

PHONE :		REQUESTED USE/OCCUPANCY: Residential - Multifamily			.family
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR A	REA:	2895	15,000	4666	(max.)
LOT AREA:		6222	n/a	5000	(min.)
RATIO OF GROSS FLOOT TO LOT AREA: 2	OR AREA	.46	2.41	. 75	(max.)
LOT AREA FOR EACH D	WELLING UNIT:	3111	622	1000	(min.)
SIZE OF LOT:	WIDTH	53.42	53.42	50	(min.)
	DEPTH	119.85	119.85	100	
SETBACKS IN FEET:	FRONT	10	10	10	(min.)
	REAR	11.5	10	4	(min.)
	LEFT SIDE	16	16	5	(min.)
	RIGHT SIDE	5	5	5	(min.)
SIZE OF BLDG.:	HEIGHT	35	48'-0	35	(max.)
	LENGTH	48	48'-0	n/a	
	WIDTH	30.5	100	n/a	
RATIO OF USABLE OPE	N SPACE	60%	50%	15%	(min.)
NO. OF DWELLING UNI	TS:	2	10	5	(max.)
NO. OF PARKING SPAC	ES:	6	10	10	(min./max)
NO. OF LOADING AREA	<u>.s:</u>	0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		n/a	n/a	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.

<sup>1.</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, S ECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

<sup>2.</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

<sup>3.</sup> OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

#### DIMENSIONAL INFORMATION

APPLICANT: Islamic	Society of Bos	ston	PRESENT USE/OCCUPANCY	: Residential
LOCATION: 140-142	Prospect St,	Cambridge	ZONE: 0-1	:
PHONE: 617-834-509	90	REQUESTED U	SE/OCCUPANCY: Townhous	es/Residential (Multi-
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR A	REA :	2895 sf	15,000 sf	4666 sf (max.)
LOT AREA:		6222 sf	n/a	5000 sf (min.)
RATIO OF GROSS FLOOT TO LOT AREA:	DR AREA:	.46 FAR	2.41 FAR	.75 FAR (max.)
LOT AREA FOR EACH D	DWELLING UNIT:	3111 sf	622 sf	_1000 sf(min.)
SIZE OF LOT:	WIDTH	53.42'	53.42′	50 FT (min.)
	DEPTH	119.85'	119.85′	100 FT (MIN.)
Setbacks in	FRONT	10 FT	10 FT	_10 FT (min.)
<u>Feet</u> :	REAR	11.5 FT	10 FT	4 FT (min.)
	LEFT SIDE	16 FT	— 16 FT	<u>5 FT</u> (min.)
	RIGHT SIDE	5 FT		_5 FT (min.)
SIZE OF BLDG.:	HEIGHT	35 FT	5 FT	35 FT (max.)
	LENGTH	48 FT	48'-0 (H)	s
	WIDTH	30.5 FT	100 FT	
RATIO OF USABLE OPE TO LOT AREA: 3)	N SPACE	60 %	50%	15% (min.)
NO OF DWELLING INI	me.	2	10	(min.)
NO. OF DWELLING UNI	<del></del>	39		
NO. OF PARKING SPAC	<del></del> -	6		10 (min./max)
NO. OF LOADING AREA	_			(min.)
ON SAME LOT:	BLDG.			(min.)
Describe where application, and type of co	cable, other occ	upancies on sosed, e.g.; v	ame lot, the size of adj wood frame, concrete, br	acent buildings on same rick, steel, etc.
				*

<sup>1.</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

<sup>2.</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

<sup>3.</sup> OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

## GENERAL INFORMATION

2017 AUG 17 PM 1: 35

The undersigned hereby petition		of Zoning Appe	BRIDGE, MASSACHUSETTS
	Variance:	A <sub>1</sub>	opeal:
PETITIONER: Islamic Society	The second second		
PETITIONER'S ADDRESS: 204 Pros	spect Street		-
LOCATION OF PROPERTY: 140-142	Prospect Str	eet	
TYPE OF OCCUPANCY: R-2		ZONING DISTRICT	r: <u>0-1</u>
REASON FOR PETITION:			
Additions			XNew Structure
Change in Use/Occu	ipancy	_	Parking
Conversion to Addi	'l Dwelling	Unit's _	Sign
Dormer			Subdivision
Other:			
DESCRIPTION OF PETITIONER'S PR	ROPOSAL:		
Replace existing 2 family wood stru also known as Scouting Way Apart			r in scale as its adjacent building
The intent of proposal is to refer and			onrove the general anneal of street
scape on Prospect Street.	d deter to its surror	anding context and in	iprove the general appear of street
To achieve this, the proposed design Apartments.	n follows design gu	uidelines as was estab	olished for Scouting Way
SECTIONS OF ZONING ORDINANCE O	CITED:		
Article 5 Section 5.11	£5.37		
Article 5 Section 5.52			
Article 5 Section 5.25.4			
Applicants for a <u>Variance</u> must			
Applicants for a Special Permi	.t must comple	ete Pages 1-4 a	and 6
Applicants for an <u>Appeal</u> t Inspectional Services Departme	ent must atta	ch a statement	concerning the reasons
for the appeal			111
Original Sic	gnature(s):	(Petitio	oner(s)/Owner
			ahn Choi, AIA
		(P:	rint Name)
	Address:	204 Prospect	Street, Cambridge,
	Tel. No.:	617-834-5090	
	E-Mail Addre	ss: davidchoi	architect@gmail.com
Date: 8/16/17			



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

Amende L

2017 OCT 26 PM 2: 37

BZA APPLICATION FORM

**GENERAL INFORMATION** 

CAMBRIDE OF PLANS A CHUSETTS

The undersigned	hereby petitions the Board of Zoning Appeal for the following:
Special Permit	Variance : Appeal :
PETITIONER:	Islamic Society of Boston - C/O David Duhahn Choi, AIA
PETITIONER'S	DDRESS: 25 Wellington Street, Unit 1 Arlington, MA 02476
LOCATION OF	ROPERTY: 140-142 Prospect St Cambridge, MA
TYPE OF OCCU	PANCY: R-2 ZONING DISTRICT: Office 1 Zone
REASON FOR F	ETITION:
	New Structure
DESCRIPTION	F PETITIONER'S PROPOSAL :
its adjacent The intent o general appe To achieve t	ing 2 family wood structure with 10 units of townhouses similar in scale as building also known as Scouting Way Apartments on 144-152 Prospect Street. proposal is to refer and defer to its surrounding context and improve the 1 of street scape on Prospect Street. is, the proposed design follows design guidelines as was established for Apartments. Install windows withing the setbacks.
SECTIONS OF 2	ONING ORDINANCE CITED:
Article 5.000	Section 5.11 (General Regulations).
Article 5.000	Section 5.32 (Table of Dimensional Requirements).
Article 8.000	Section 8.22.2.C (Non-Conforming Structure).
	Original Signature(s):  (Petitioner(s) / Owner)  DAND CHO!  (Print Name)
	Address: 25 Wellington 5+. #1  Aclination MA 02476  Tel. No.: 617-834-5090
	E-Mail Address :
Date :	david Chojar chitect a gmail. Com

140-142 Prospect St.

109-23 109-22 109-21 109-84 109-84 109-44 109-44 190 Prospect St 109-85 133 Prospect St 109-86 109-86 109-88 133 Prospect St 129 Prospect St 129 Prospect St 120 Prospect St 1
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261 Harvard St  262 Harvard St  269 Harvard St  269 Harvard St  260 Harvard St  107-121  258 Harvard St  126 Prospect St <sub>252</sub> Harvard St  90-20  239 Harvard St  231 Harvard St  14 Prospect St  14 Prospect St <sub>90-19</sub> 88-10  Sennott Park  88-10  Sennott Park  88-10  88-10  88-10  88-10  88-10  88-10  88-10  88-11  243 Harvard St  88-12  239 Harvard St  231 Harvard St  88-13
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107-106 96 Prospect St 90-95
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90-14 90-174 90-152
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88-2 DIPIETRANTONIO, CAMILLO & ARMELIA A LIFE ESTATE 314 BROADWAY CAMBRIDGE, MA 02139

88-48 GILMOK, LLC C/O YOUNG SOOK PARK 158 PROSPECT STREET CAMBRIDGE MA, 02 02143

108-83 DURAN, MARCIA KIRSSIN 147R PROSPECT ST. CAMBRIDGE, MA 02139

108-72 SLOTNICK, LAURENCE J 94 GRAFTON ST ARLINGTON , MA 02474

108-75 / 88-10 & 11 CITY OF CAMBRIDGE C/O LOUIS DEPASQUALE CITY MANAGER 108-84
CAMBRIDGE AFFORDABLE PRESIDENTIAL
APARTMENTS, LLC.
675 MASSACHUSETTS AVE.

140-142 Prospect SX

88-49 JUST-A-START CORPORATION C/O JAS PROPERTIES 243 BROADWAY CAMBRIDGE, MA 02139

CAMBRIDGE, MA 02139

88-53 130 PROSPECT LIMITED PARTNERSHIP 130 PROSPECT ST CAMBRIDGE, MA 02139

108-73 SALLUM, GEORGE I. 127 LARCH RD. CAMBRIDGE, MA 02138

88-11 & 88-10 / 107-75 CAMBRIDGE CITY OF RECREATION DEPT 51 INMAN ST CAMBRIDGE, MA 02139 DAVID D. CHOI, AIA 25 WELLINGTON ST. #1 ARLINGTON, MA 02476

88-54
TOBAH, ALI, MOHAMED, ATTAWIA, ETAL
TRS. OF ISLAMIC SOCIETY OF BOSTON TRS.
204 PROSPECT STREET
CAMBRIDGE, MA 02139

108-63
BLUM, LAWRENCE A. & NOEL M. JETTE,
TRS. OF PROSPECT STREET TRUST
149 PROSPECT STREET
CAMBRIDGE, MA 02139

108-74 HAYES, BARBARA A. 143 PROSPECT ST CAMBRIDGE, MA 02139

108-75 / 88-10 & 11 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR



## City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal 831 Mass Avenue

Cambridge, MA 02139					
RE: Case # <u>B7A - 014099 - 4</u>					
Address: 140-142 phops	rect &	4.			
Owner:	cased see				
1	Owner,				
(Print Owner Name)		(Print Pet	itioner i	Vame)	
Petitioner or David Chen	ATA	, Petitio	oner's a	nd/or Own	er's
(Print Agent/Represent					
Agent or Representative, hereby waive	s the Petition	ner's and/o	r Owne	r's right to	α.
Decision by the Board of Zoning Appeal	on the abov	e reference	ed		,
Case # <u>B7A - 014099 - JN7</u> within th	e time perio	d as require	ed by Se	ection 9 or	Section
15 of the Zoning Act of the Commonw	ealth of Ma	ssachusetts	, Mass	achusetts (	General
Laws, Chapter 40A, and/or Section 640	9 of the fed	eral Middle	Class :	Tax Relief o	and Job
Creation Act of 2012, codified as 47	U.S.C. §1455	(a), or any	other	relevant s	tate or
federal regulation or law, as applicable	, until	ovembe	. 1	_20/7	
Date: 9/5/17	A.	000	no		
, ,	Signature			•	
* *	DA	JID	D.	CHOI	
	Print Name				
· · · · · · · · · · · · · · · · · · ·	□ Owner	,			

₫ Petitioner's and/or Owner's Agent or

Representative



## City of Cambridge 2017 OCT -5 PM 2: 24

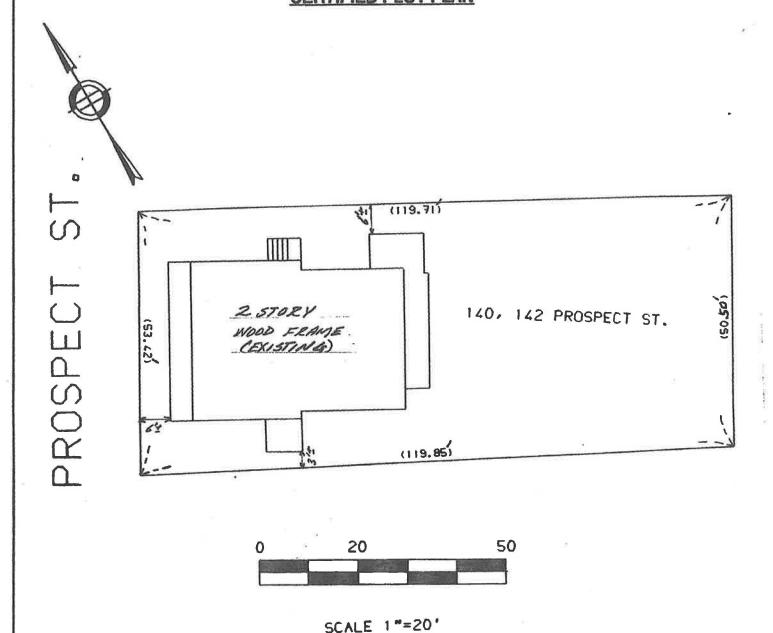
BOARD OF ZONING APPEAL CAMBRIDGE, MASSACHUSETTS

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

## **Board of Zoning Appeal Waiver Form**

The Board of Zoning Appeal 831 Mass Avenue Cambridge, MA 02139

The state of the s
RE: Case # BZA - 014099-2017.
Address: 140-142 Prospect St.
Owner:
, Owner,,
(Print Owner Name) (Print Petitioner Name)
Petitioner or Navid Choi, AIA Petitioner's and/or Owner's
(Print Agent/Representative Name)
Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced
Case # 17A - 014099 - 2017 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state of
federal regulation or law, as applicable, until, 20
Date: 10/4/17 Signature Signature
DAUID CHEO!
Print Name
□ Owner
□ Petitioner
Petitioner's and/or Owner's Agent or
Representative



COUNTY MIDDLESEX

**DEED REFERENCE:** 

BK. 17475 PG. 67

PLAN REFERENCE: \*\* 418 P4 499 .BK. 6879 PL. 339

I certify that this plan was prepared from the results of a field survey and that the existing building is located as shown and was not in violation of the zoning bylaws at the time of construction.

FLOOD HAZARD COMMUNITY NO.

**BOUNDARY MAP NO.** 

**EFFECTIVE** 

REGISTERED LAND SURVEYOR

DATE: 12-16-92



**PLAN OF LAND** 

CAMBRIDGE,

PREPARED FOR:

ISLAMIC SOCIETY OF BOSTON

SCALE: / IN.= 20 FEET

McDONNELL ASSOCIATES **CIVIL ENGINEERS AND SURVEYORS** 9 NORTH BORDER ROAD STONEHAM, MASSACHUSETTS 02180



