

**BZA APPLICATION FORM**

PLAN No: BZA-017256-2020

**GENERAL INFORMATION**

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

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_PETITIONER: Christopher Vuk - Rock and Roll Daycare

PETITIONER'S ADDRESS: \_\_\_\_\_

LOCATION OF PROPERTY: 1971 Massachusetts Avenue, Cambridge, MATYPE OF OCCUPANCY: E-Daycare ZONING DISTRICT: BC**REASON FOR PETITION:**

<u>      </u> Additions	<u>      </u> New Structure
<u>      </u> Change in Use/Occupancy	<u>  X  </u> Parking
<u>      </u> Conversion to Addi'l Dwelling Unit's	<u>      </u> Sign
<u>      </u> Dormer	<u>      </u> Subdivision
<u>      </u> Other: _____	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Rock and Roll Daycare has signed a lease for a newly-built commercial space that does not provide any off-street parking spaces. The proposed fit-out will include five (5) new daycare classrooms. We are seeking relief from the seven (7) required off-street parking spaces. The facility is located on a major street (Mass. Ave) with ample access to public transportation. In addition to the proximity to public transportation there is on-street metered parking directly adjacent to the building's entrance and all along Mass. Ave. Historically, existing R&R Daycares in Cambridge show that close to 50% of Patrons pick up / drop off their child by alternate means of transportation rather than driving.

**SECTIONS OF ZONING ORDINANCE CITED:**Article 6 Section 6.36.3-b.1Article 6 Section 6.35

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5Applicants for a Special Permit must complete Pages 1-4 and 6Applicants for an Appeal 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)Christopher Vuk(Print Name)

Address: \_\_\_\_\_

580 Cambridge StreetCambridge, MA 02141

Tel. No.: \_\_\_\_\_

857-762-9892E-Mail Address: chris@rockandrolldaycare.comDate: 2-7-2020

**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 Urban-SRP 1971 Mass Ave, LLC  
(OWNER)

Address: 55 Bent Street Cambridge, MA 02141

State that I/We own the property located at 1969-1969 Massachusetts Ave  
which is the subject of this zoning application.

The record title of this property is in the name of Urban-SRP 1971  
Mass Ave, LLC

\*Pursuant to a deed of duly recorded in the date 10/19/2012, Middlesex South  
County Registry of Deeds at Book 60289, Page 482; 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 Middlesex

The above-name David Natter personally appeared before me,  
this 3 of January, 2020, and made oath that the above statement is true.

Kathryn E. Esteg Notary

My commission expires July 22, 2022 (Notary Seal).

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



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 1971 Mass. Ave. (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:

Based on the current Rock & Roll Daycare model a majority of Staff and Patrons walk, bike, or take public transportation to drop-off their children, creating minimal impact on the current traffic situation. Those who do drop-off/ pick-up their children off via car will be doing so briefly.

- 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:

Based on the current Rock & Roll Daycare model a majority of Staff and Patrons walk, bike, or take public transportation to drop-off their children, creating minimal impact on the current traffic situation. Those who do drop-off/ pick-up their children off via car will be doing so briefly.

- 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 Daycare would not impair the integrity of the district as it provides a safe and enriching space for Resident's children to go during the work week.

- 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:

Based on the current R&R Daycare model many of the patrons and staff live in the immediate areas and typically arrive by transportation other than a car. The Porter Square train station is within 600ft of the site and the "Mass Ave Opp Beech St." bus stop is directly across the street. There are approximately five (5) on-street metered parking spaces directly in front of the proposed Daycare on the same side of the Mass. Ave., as well as other metered parking spaces on Mass. Ave.

- 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 daycare would not impair the integrity of the district as it provides a safe and enriching space for Resident's children to go during the work week.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Christopher Vuk, Rock and Roll Daycare **PRESENT USE/OCCUPANCY:** E - Daycare

**LOCATION:** 1971 Mass. Ave., Cambridge, MA **ZONE:** BC

**PHONE:** 857-762-9892 **REQUESTED USE/OCCUPANCY:** E-Daycare

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	4,833 sf	none	(max.)
<u>LOT AREA:</u>	14,044 sf	none	500 sf (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		none	1.25/2.00 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	N/A	none	N/A (min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	106 ft	none	none (min.)
<u>DEPTH</u>	130 ft	none	none
<u>Setbacks in</u> <u>FRONT</u>	none	none	none (min.)
<u>Feet:</u> <u>REAR</u>	7.4ft	none	20 ft (min.)
<u>LEFT SIDE</u>	none	none	none (min.)
<u>RIGHT SIDE</u>	none	none	none (min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	50ft	none	55 ft (max.)
<u>LENGTH</u>	106ft	106ft	
<u>WIDTH</u>	130ft	130ft	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	none	none	none (min.)
<u>NO. OF DWELLING UNITS:</u>	n/a	n/a	n/a (max.)
<u>NO. OF PARKING SPACES:</u>	0 provided	0	7 min. (min./max)
<u>NO. OF LOADING AREAS:</u>	1	1	n/a (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	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.

The only on-site, off street parking provided is reserved for the residential units above the future daycare space. All other parking in the direct vicinity is on-street metered spaces.

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'.



**BZA APPLICATION FORM****GENERAL INFORMATION**

PLAN NO: BZA-017256-2020

2020 FEB 11 PM 2:46

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: X Variance: \_\_\_\_\_

PETITIONER: Christopher Vuk - Rock and Roll Daycare

PETITIONER'S ADDRESS: \_\_\_\_\_

LOCATION OF PROPERTY: 1971 Massachusetts Avenue, Cambridge, MA

TYPE OF OCCUPANCY: E-Daycare ZONING DISTRICT: BC

## REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	<u>X</u> Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

## DESCRIPTION OF PETITIONER'S PROPOSAL:

Rock and Roll Daycare has signed a lease for a newly-built commercial space that does not provide any off-street parking spaces. The proposed fit-out will include five (5) new daycare classrooms. We are seeking relief from the seven (7) required off-street parking spaces. The facility is located on a major street (Mass. Ave) with ample access to public transportation. In addition to the proximity to public transportation there is on-street metered parking directly adjacent to the building's entrance and all along Mass. Ave. Historically, existing R&R Daycares in Cambridge show that close to 50% of Patrons pick up / drop off their child by alternate means of transportation rather than driving.

## SECTIONS OF ZONING ORDINANCE CITED:

Article 6 Section 6.36.3-b.1Article 6 Section 6.35

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5Applicants for a Special Permit must complete Pages 1-4 and 6Applicants for an Appeal 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)

Christopher Vuk

(Print Name)

Address:

580 Cambridge Street

Cambridge, MA 02141

Tel. No.:

857-762-9892

E-Mail Address:

chris@rockandrolldaycare.com

Date: 2-7-2020



Revised 2/18/20

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

BZA APPLICATION FORM

Plan No: BZA-017256-2020

GENERAL INFORMATION

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

Special Permit: ✓ Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: Rock and Roll Daycare - C/O Christopher Vuk

PETITIONER'S ADDRESS: 580 Cambridge Street Cambridge, MA 02141

LOCATION OF PROPERTY: 1971 Massachusetts Ave C-1 Cambridge, MA 02140

TYPE OF OCCUPANCY: E- Daycare ZONING DISTRICT: Business C Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Rock and Roll Daycare has signed a lease for a newly-built commercial space that does not provide any off-street parking spaces. The proposed fit-out will include five (5) new daycare classrooms. We are seeking relief from the eight (8) required off-street parking spaces. The facility is located on a major street (Mass. Ave) with ample access to public transportation. In addition to the proximity to public transportation there is on-street metered parking directly adjacent to the building's entrance and all along Mass. Ave. Historically, existing R&R Daycares in Cambridge show that close to 50% of Patrons pick up / drop off their child by alternate means of transportation rather than driving.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.36.3-B.1 (Pre-school/Daycare Center).

Article 6.000 Section 6.35 (Reduction of Parking).

Original Signature(s) :

(Petitioner(s) / Owner)

Christopher Vuk, Rock and Roll Daycare

(Print Name)

Address : 580 Cambridge Street  
Cambridge, MA

Tel. No. : 857-762-9892

E-Mail Address : chris@rockandrolldaycare.com

Date : 2-14-2020

## BZA APPLICATION FORM

### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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Granting the Special Permit requested for 1971 Massachusetts Ave C-1 Cambridge, MA 02140 (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:

Based on the current Rock & Roll Daycare model a many of the Staff and Patrons walk, bike, or take public transportation to drop-off their children, creating minimal impact on the current traffic situation. Those who do drop-off/ pick-up their children off via car will be doing so briefly.

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**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Colin McConville      **PRESENT USE/OCCUPANCY:** None  
**LOCATION:** 1971 Massachusetts Ave C-1 Cambridge, MA 02140      **ZONE:** Business C Zone  
**PHONE:** \_\_\_\_\_      **REQUESTED USE/OCCUPANCY:** E-Daycare

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4,833	n/a	n/a	(max.)
<b><u>LOT AREA:</u></b>		14,044	n/a	500	(min.)
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<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		n/a	n/a	n/a	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	106	n/a	n/a	(min.)
	DEPTH	130	n/a	n/a	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	none	n/a	none	(min.)
	REAR	7.4	n/a	20	(min.)
	LEFT SIDE	none	n/a	none	(min.)
	RIGHT SIDE	none	n/a	none	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	50	n/a	55	(max.)
	LENGTH	106	n/a	n/a	
	WIDTH	130	n/a	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		none	none	none	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		n/a	n/a	n/a	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		0 provided	0	8	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		1	1	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		n/a	n/a	n/a	(min.)

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

Revised 2-18-20

2020 FEB 18 AM 11:26

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-017256-2020

GENERAL INFORMATION

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SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.36.3-B.1 (Pre-school/Daycare Center).

Article 6.000 Section 6.35 (Reduction of Parking).

Original Signature(s) :

(Petitioner(s) / Owner)

Christopher Vuk, Rock and Roll Daycare

(Print Name)

Address : 580 Cambridge Street  
Cambridge, MA

Tel. No. : 857-762-9892

E-Mail Address : chris@rockandrolldaycare.com

Date : 2-14-2020

NOTES:

- 1) THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY.
- 2) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER CONCRETE FOUNDATION.

ASSESSORS:

MAP 179, LOT 51

ZONING:

BUSINESS C,  
MASSACHUSETTS AVENUE OVERLAY  
DISTRICT

REFERENCES:

DEED BOOK 60289, PAGE 482  
PLAN BOOK 20, PLAN 51  
PLAN BOOK 239, PLAN 35



I CERTIFY THAT THE FOUNDATIONS SHOWN  
HEREON ARE LOCATED ON THE GROUND AS  
SHOWN.



PROFESSIONAL LAND SURVEYOR

PLOT PLAN  
OF LAND IN  
CAMBRIDGE, MA

PREPARED FOR

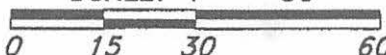
URBAN SPACES CONSTRUCTION, LLC

HANCOCK

Survey Associates, Inc.

185 CENTRE STREET, DANVERS, MA. 01923  
VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 30'



F:\Civil 3D Projects\17174\DWG\17174pp.dwg Jul 01, 2016 - 10:35 am

DATE:  
7/1/16

JOB  
NO.  
17174



DAYCARE FACILITY

### Rock and Roll Daycare

1971 Mass. Ave.  
Cambridge, MA 02140



328 Winch Street,  
Framingham, MA 01701

Phone No.:  
(860) 748-5798

Email  
Colin.McConville@FinoDesignGroup.com

1

[illegible]

DRAWING TITLE  
EXISTING  
ELEVATIONS

1-17-2019

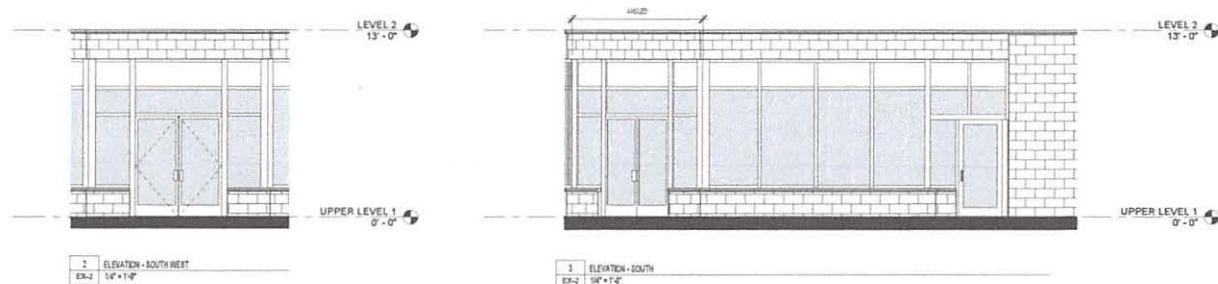
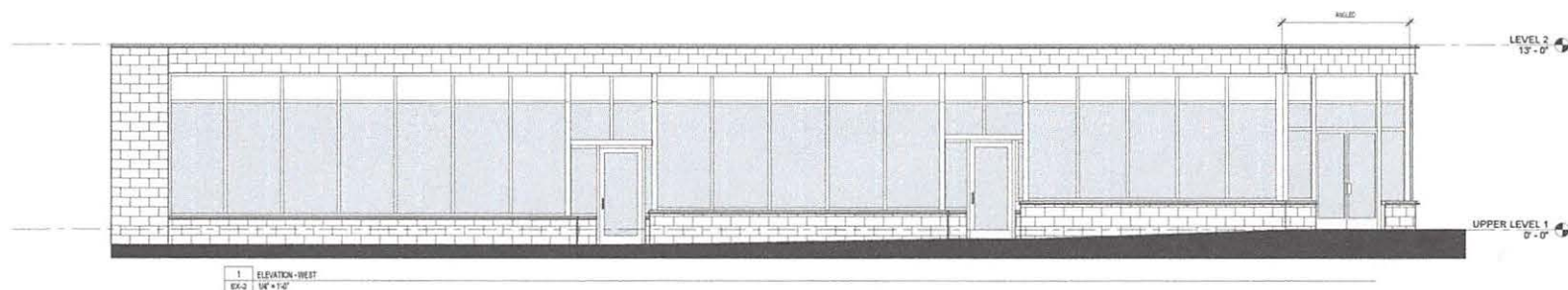
C

FDG

2020-002

Scale  
1/4" = 1'-0"

EX-2

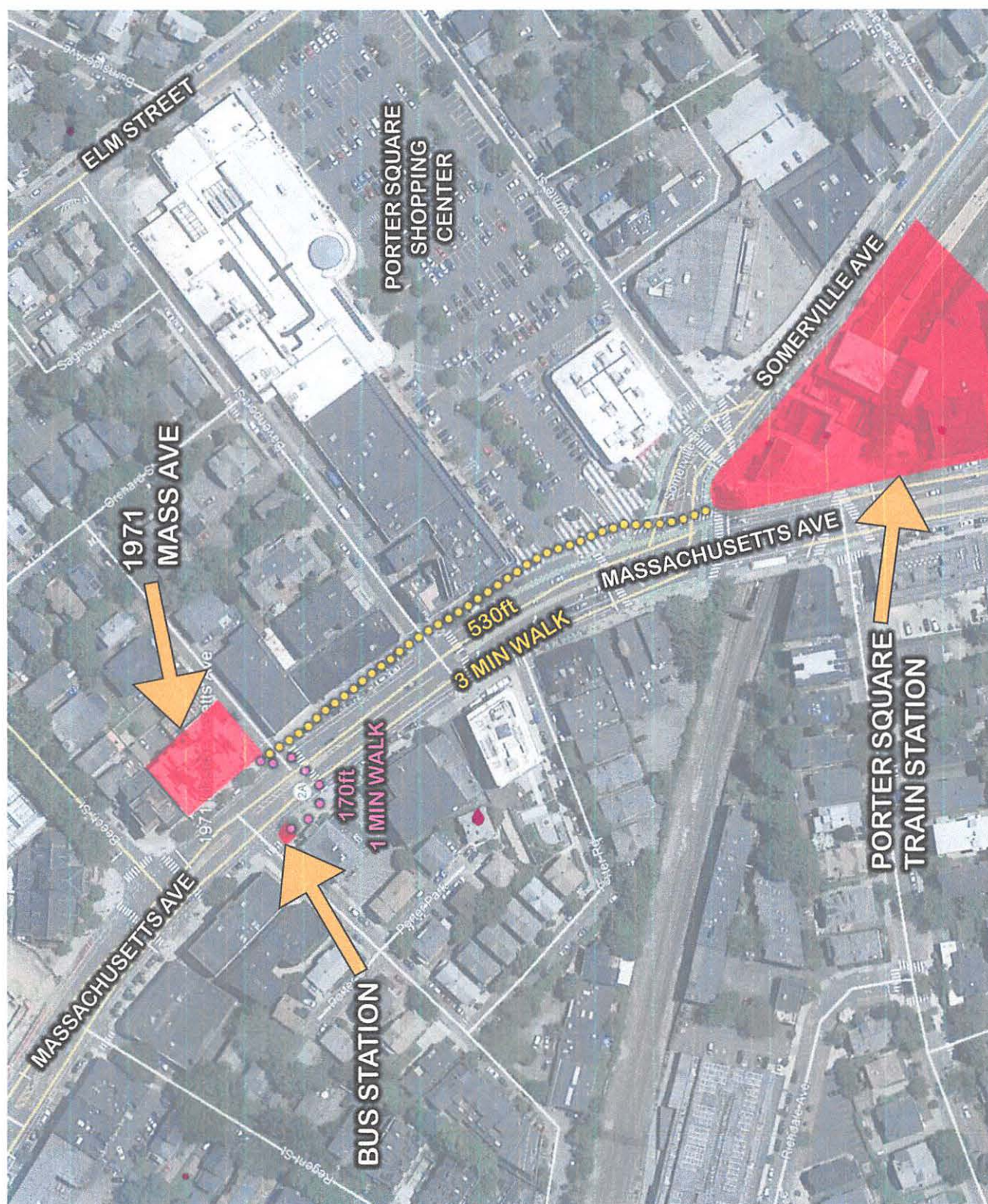




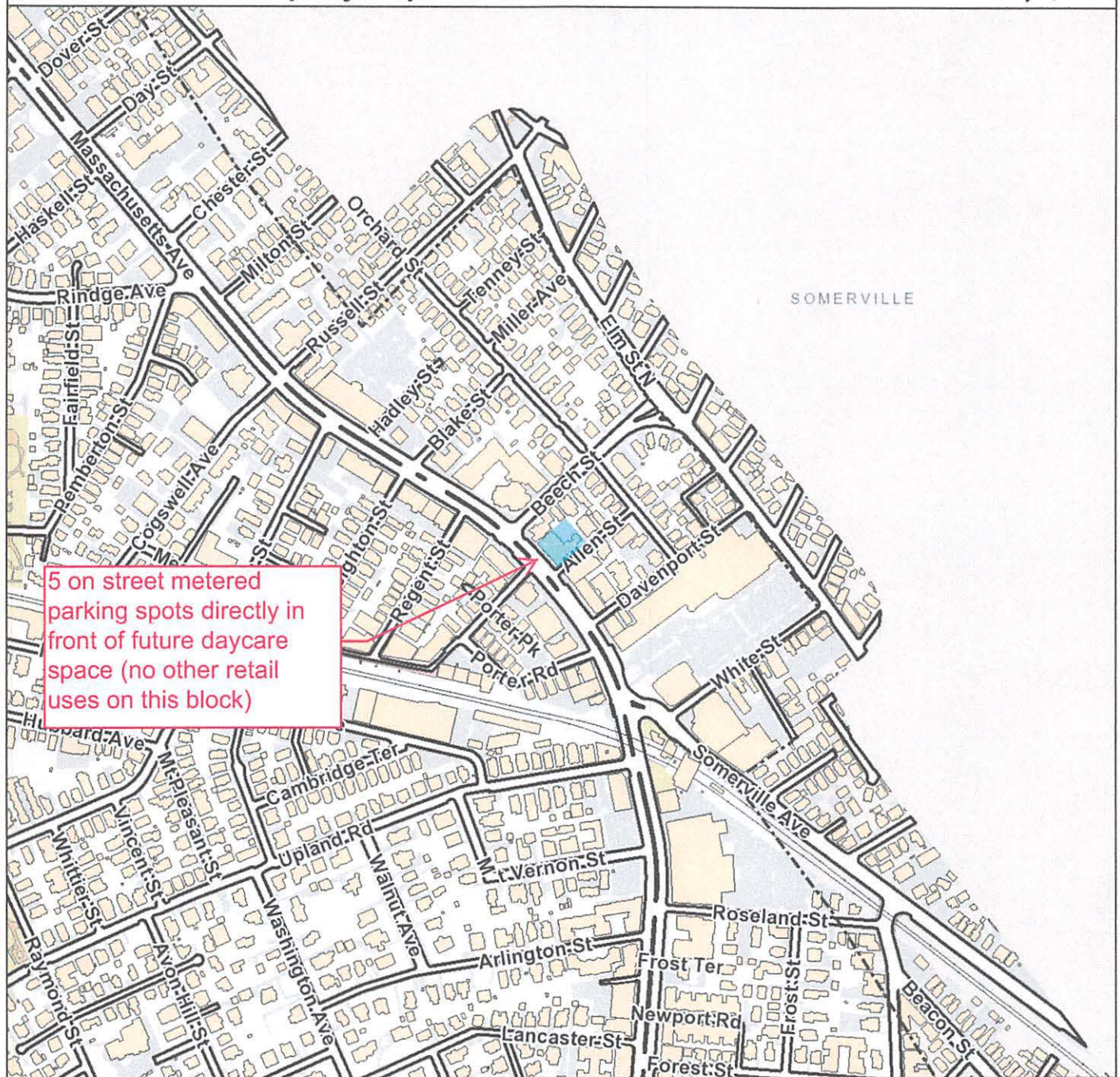


A-1









City of Cambridge  
Massachusetts

1" = 504 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](http://www.cambridgema.gov/gis)



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

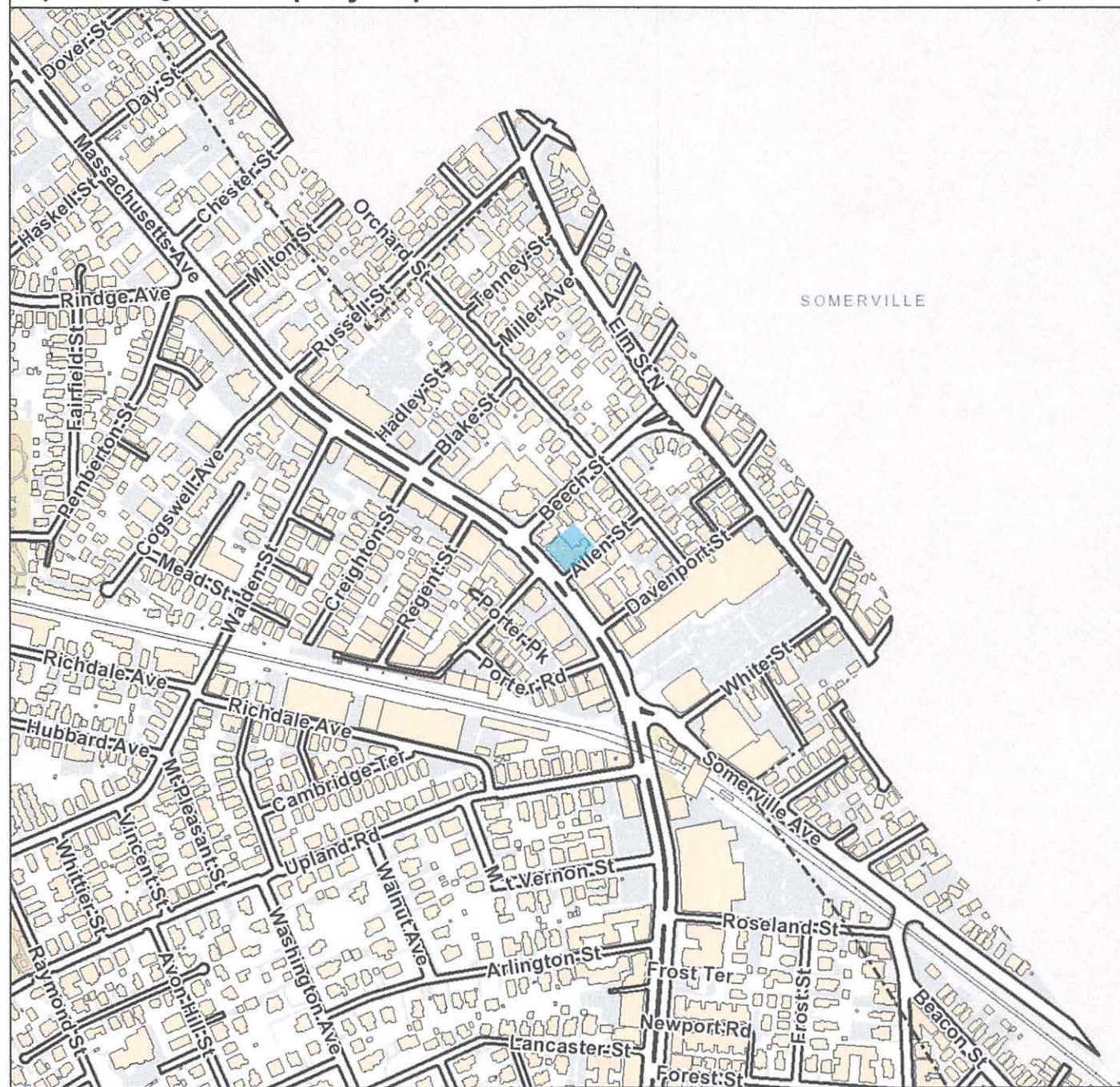
ARLINGTON

MEDFORD



BOSTON





City of Cambridge  
Massachusetts

1" = 504 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



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ARLINGTON

MEDFORD



BOSTON



**1971 Mass Ave - Existing Photos**  
**Cambridge, MA**  
**Rock and Roll Daycare 2-7-2020**



View of Building from Across Massachusetts Ave.



Corner of Massachusetts Ave. & Allen Street

1971 Mass. Ave. - Existing Photos  
Cambridge, MA



Interior of future Daycare Space