



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 DEC 23 PM 12:03
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 102564

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Cambridge Automotive Properties, LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 2485 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: automotive repair

ZONING DISTRICT: Business A-2/Residence B

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to extend Special Permit granted in Case no. 008606-2015 for automotive repair use, by removing condition of five (5) year duration.

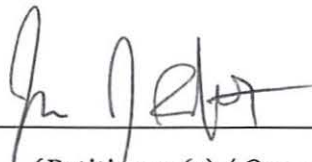
SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22 (Nonconforming Use)

Article: 8.000 Section: 8.22.2.A (Alteration of Nonconforming Use)

Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty
(Print Name)

Address:

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: 12/21/20

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Henley Enterprises, Inc.

(Petitioner)

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

Location of Premises: 2485 Massachusetts Avenue, Cambridge, MA

the record title standing in the name of Cambridge Automotive Properties, LLC

whose address is 2485 Massachusetts Avenue, Cambridge MA 02140

(Street)

(City or Town)

(State & Zip Code)

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

Book 61689 Page 573 or Registry

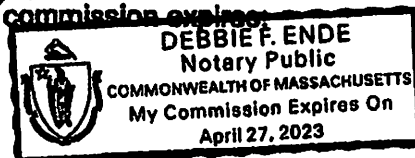
District of Land Court Certificate No. Book Page


Owner / MANAGER

On this 16th day of December, 2020, before me, the undersigned notary public,
personally appeared William McLaughlin proved to me through
satisfactory evidence of identification, which were driver's license, to be
the person whose name is signed on the preceding or attached document, and
acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public

My commission expires



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 2485 Massachusetts Ave , 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:

The building complies with the Massachusetts Overlay District Design Guidelines. Moreover, the automotive repair use is pre-existing at this location and, therefore, is allowed to continue at this location.

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 existing traffic pattern will not be altered by allowing this use to continue.

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:

Adjacent uses have not experienced any adverse impacts since the Special Permit was granted in 1998.

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 use operates in compliance with all environmental, health and safety regulations.

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 proposed use has had no negative impacts upon the district and has operated in compliance with the conditions set forth in the original Special Permit (BZA Case No. 7731) and the in two subsequent Special Permits (BZA Case no. 9170 and 008606-2015)

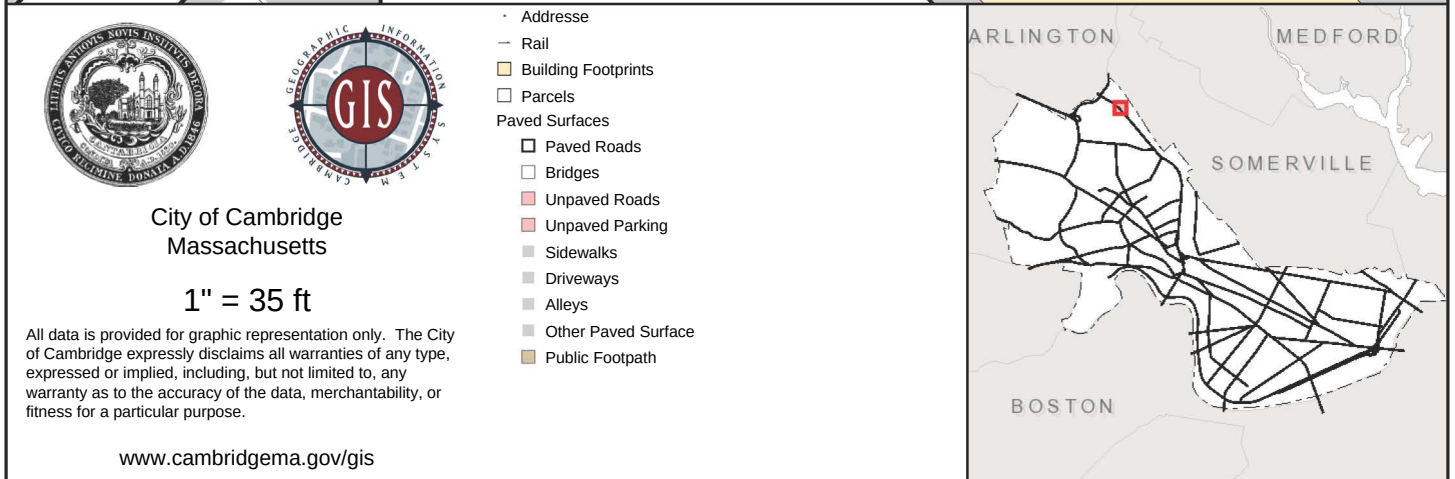
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Cambridge Automotive Properties, LLC**Present Use/Occupancy:** automotive repair**Location:** 907 Massachusetts Avenue**Zone:** Business A-2/Residence B**Phone:** 617.492.4100**Requested Use/Occupancy:** automotive repair

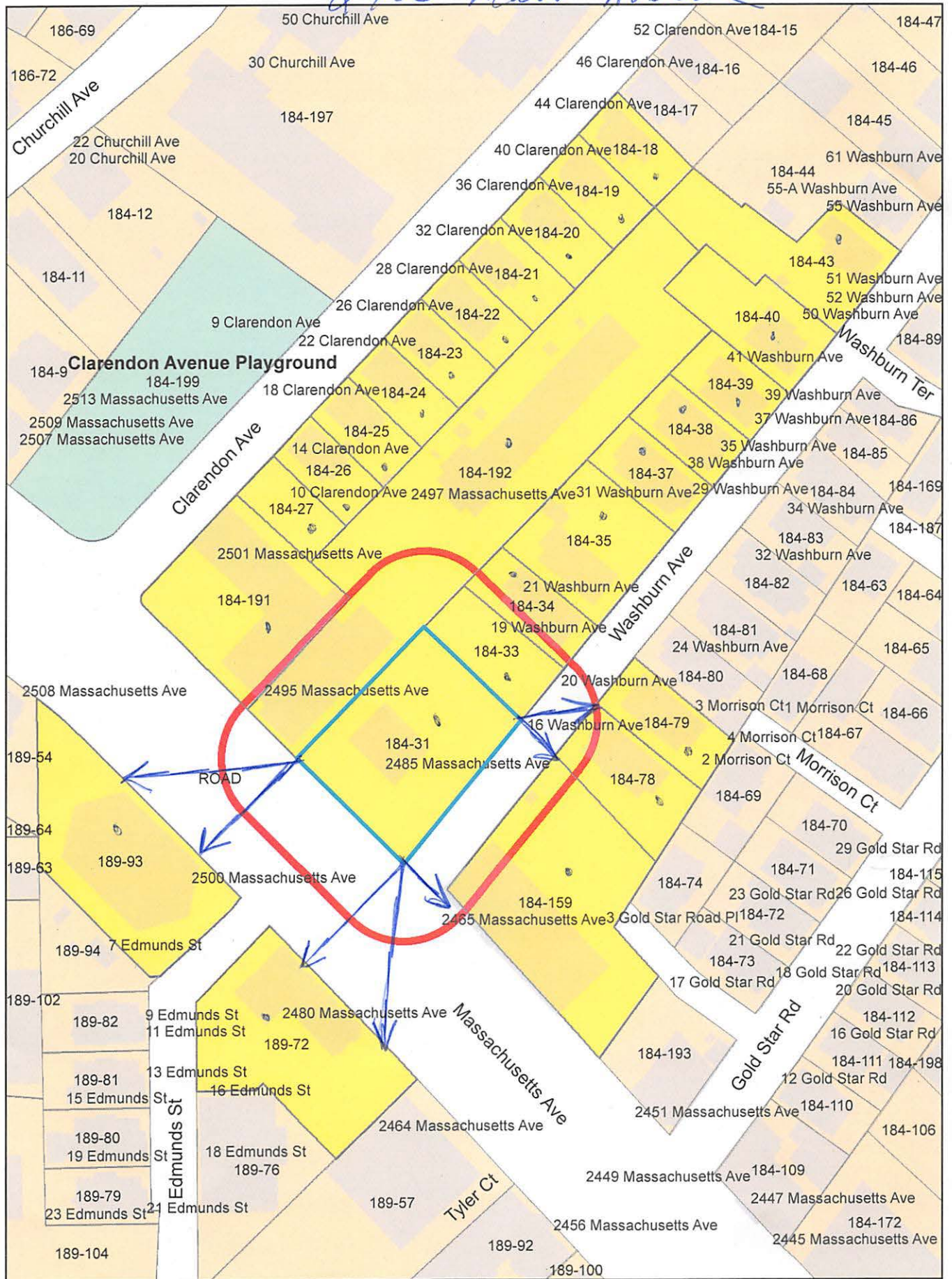
	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1330	no change	12000	(max.)
<u>LOT AREA:</u>	12,000	no change	none/5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.11	no change	1	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	100'	no change	none	
DEPTH	120'	no change	none	
<u>SETBACKS IN FEET:</u>				
FRONT	33'	no change	5'	
REAR	56'	no change	20'	
LEFT SIDE	16'	no change	10'	
RIGHT SIDE	24'	no change	10'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	15'	no change	45'	
WIDTH	37'	no change	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	15%	no change	0	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	6	no change	4	
<u>NO. OF LOADING AREAS:</u>	none	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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'.



2485 Mass Avenue



2485 Mass Ave

Petitioner

184-20
O'KEEFE, KEVIN & LAURA HAZARD OWEN
36 CLARENDON AVE
CAMBRIDGE, MA 02140

184-21
SULESKI, RONALD & JONGHYUN LEE
32 CLARENDON AVE
CAMBRIDGE, MA 02140

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

184-25
DEJON, DIRK S & NANCY L. POPPER
18 CLARENDON AVE
CAMBRIDGE, MA 02140-1116

184-37
MATSUYAMA, KIN-ICHI & HIROKO MATSUYAMA
29-31 WASHBURN AVENUE UNIT #1
CAMBRIDGE, MA 02140

184-39
BRATHWAITE, WILLIAM J. &
BARBARA E. BRATHWAITE
51 WASHBURN AVE
CAMBRIDGE, MA 02140

184-24
BAZ, AVNER & TAL BAZ
22 CLARENDON AVE
CAMBRIDGE, MA 02139

184-27-191
BERNARD FAMILY REALTY LLC.
C/O MARVIN F. POER & CO
NTW, LLC
P.O. BOX 52427
ATLANTA, GA 30355

184-37
PEARL, LISA M.
29-31 WASHBURN AVE. UNIT#2
CAMBRIDGE, MA 02140

184-37
BARBER, KEN D.
1215 BAY STREET #7
SAN FRANCISCO, CA 94123

184-37
JOHNSTON, DAVID L.
29-31 WASHBURN AVENUE UNIT 1B
CAMBRIDGE, MA 02140

184-40
LAMBERT, CRAIG A.
41 WASHBURN AVE #1
CAMBRIDGE, MA 02140

184-78
BARRY, RICHARD W.
16 WASHBURN AVE #2
CAMBRIDGE, MA 02140

184-79
DODDS, MARY KAY
P.O. BOX 121
WESTMINSTER, VT 05158

184-18
BARRETT, CAROLANN C. &
DONNA M. THOMPSON
44 CLARENDON AVE
CAMBRIDGE, MA 02140

184-31
CAMBRIDGE AUTOMOTIVE PROPERTIES LLC
117 HAMMOND ST.
CHESTNUT HILL, MA 02467

184-35
ANTHONY, MICHAEL P.
21 WASHBURN AVE. UNIT#1
CAMBRIDGE, MA 02140

184-35
KUMOR, JULIE
21 WASHBURN AVE., #3
CAMBRIDGE, MA 02140

184-40
KELLY, JOHN G.
41 WASHBURN AVE #2
CAMBRIDGE, MA 02140

184-78
TELEMAQUE, GUY & VIVIAN POEY
16 WASHBURN AVE., UNIT #3
CAMBRIDGE, MA 02138

184-159
SRP NORTH CAMBRIDGE LLC,
C/O STONE RIVER PROPERTIES, LLC.
720 MASS AVE
CAMBRIDGE, MA 02139

184-22
MCCANN, PETER G. & ELIZABETH L. MCCANN
28 CLARENDON AVE
CAMBRIDGE, MA 02140-1116

184-19
MURPHY, JOHN J &
JOHN E LYMAN A LIFE ESTATE
40 CLARENDON AVE
CAMBRIDGE, MA 02140

184-34
OLEY, DAVID J.
19 WASHBURN AVE., #3
CAMBRIDGE, MA 02140-1124

184-35
OPPLIGER, PATRICIA A.
21 WASHBURN AVE #2
CAMBRIDGE, MA 02140

184-78
BARRY, RICHARD W.
16 WASHBURN AVE #1
CAMBRIDGE, MA 02140

189-72
VLW REALTY LLC,
517 CONCORD AVE
CAMBRIDGE, MA 02138

189-93
MOUNT AUBURN PROFESSIONAL SERVICES, INC
C/O MOUNT AUBURN HOSPITAL
330 MOUNT AUBURN ST.
CAMBRIDGE, MA 02138

184-33
OLEY, JAMES J., EVA DOUCETTE,
EVA M. DOUCETTE & MARY DAVIS
C/O EVA DOUCETTE
65 VALLEY STREET #5B
MEDFORD, MA 02155

184-38
WILKINS, MARK D. & NELLA M. YOUNG
35 WASHBURN AVE., #1
CAMBRIDGE, MA 02140

2485 Mass Ave

184-192 KEBEDE, SHIFERAW M. & RIHANA I. ALI 2497 MASS AVE. UNIT#5 CAMBRIDGE, MA 02140	184-192 JAMANKA, AMBER SUMATHI 2495-2497 MASSACHUSETTS AVE., UNIT N CAMBRIDGE, MA 02140	184-192 MITIKIE, MEZGEBU B. & ABEBAYE LEMA 2497 MASS AVE. #2 CAMBRIDGE, MA 02140
184-192 BURY, FRANTZ 2495-2497 MASSACHUSETTS AVE., UNIT F CAMBRIDGE, MA 02140	184-192 WANGCHUK, TSETAN 2497 MASS AVE. #4 CAMBRIDGE, MA 02140	184-192 HYATT, ANGELINE C. 2495 MASS AVE. UNIT#5 CAMBRIDGE, MA 02140
184-192 EVANS, STACEY 2495-2497 MASS AVE., UNIT A CAMBRIDGE, MA 02140	184-192 MOLA, MESELU 2497 MASS AVE #L CAMBRIDGE, MA 02140	184-192 JOSEPH, ARNOLD & JUDITH D. JOSEPH 2495-2497 MASSACHUSETTS AVE., UNIT C CAMBRIDGE, MA 02140
184-192 BEYENE, MEKONNEN M. & FANAYE M. DESTA 2495-2497 MASSACHUSETTS AVE., UNIT B CAMBRIDGE, MA 02140	184-192 HARRIS, MARCELL & ANTONIA HARRIS 2495-2497 MASSACHUSETTS AVE., UNIT 8 CAMBRIDGE, MA 02140	184-192 TUMWINE, DEO F. 2497 MASSACHUSETTS AVE., UNIT K CAMBRIDGE, MA 02140
184-192 KWAN, JACKIE & JENNY KWAN 2495-2497 MASSACHUSETTS AVE., UNIT H CAMBRIDGE, MA 02140	184-192 FEREJI, SUDDI A. & MOANA S. MOHAMMED 2495 MASS AVE. #4 CAMBRIDGE, MA 02140	184-23 RITTER, DAVID H. 26 CLARENDON AVE CAMBRIDGE, MA 02140
184-38 LLOYD, ADRIAN A. 35 WASHBURN AVE UNIT 3 CAMBRIDGE, MA 02140	184-43 BRATHWAITE, BARBARA 51 WASHBURN AVE CAMBRIDGE, MA 02140	184-38 HANKO, CHRISTINE E. 76 COMMONWEATH AVE., APT 5 BOSTON, MA 02116
184-40 KOLTZ, ALEXANDRA 26 MADISON ST UNIT #2 SOMERVILLE, MA 02143	184-26 BOUKRAA, TERESA 14 CLARENDON AVE CAMBRIDGE, MA 02140	



2485 Mass Ave -

