



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

BZA APPLICATION FORM

Plan No: BZA-013396-2017

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Big Corner Realty Trust - C/O Marc Resnick, Tr.

PETITIONER'S ADDRESS : 138 Harvard Avenue Allston, MA 02134

LOCATION OF PROPERTY : 2510 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Local Business ZONING DISTRICT : Business A-2 Zone

REASON FOR PETITION :

Other: Continue Special Permit Granted in 2015

DESCRIPTION OF PETITIONER'S PROPOSAL :

Applicant seeks continuation of special permit granted in BZA Case: BZA-006135-2015
allowing the operation of a pet care and pet store.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.L (Veterinary Establishment)

Article 6.000 Section 6.36.5.L.2 (Parking Requirement)

Original Signature(s) :

(Petitioner(s) / Owner)
Marc Resnick, Trustee
(Print Name)

Address : 138 Harvard Avenue
Allston, MA 02134

Tel. No. : 617-782-7800

E-Mail Address : Baratti.Beantown@gmail.com

Date : May 25, 2017

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 2510 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:

Applicant seeks a continuation of special permit granted in BZA Case: BZA-006135-2015 to use approximately 640 sq. ft. of commercial space at 2510-2512 Massachusetts Avenue, Cambridge, MA (the "Premises") for pet care and related services under Article 4, Section 4.35.1 and for waiver of the parking requirements associated with this use under Article 6, Section 6.36.5.1.2. The grant of this special permit meets the requirements of the Ordinance. The space that is the subject of this special permit application is used by the Boston Dog Company (hereinafter the "Company") for pet care and related services (such as dog day care, dog grooming, dog training, and retail sale of dog related products). The Company also utilizes one garage space at the Premises for dog training.

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 Company offers a pick-up and drop-off service for their clients by utilizing a pet taxi to pick up the pets from their homes and return them once their services are complete. This greatly reduces the need for parking on the street. The Company already uses this service here and at their 535-545 Cambridge Street location. Their pet taxi service is estimated to have decreased CO2 emissions greatly. For clients that do not utilize the pet taxi, there are two parking spaces (one garage space and one outdoor space) at the Premises. Clients typically park for an average of 3-4 minutes when picking up or dropping off their dogs and virtually all need for parking is for pick up and drop off. The site is within a 16 minute walk of the Alewife MBTA train station and approximately an 11 minute walk to the Davis Square MBTA train station. There are also many bus routes available at a bus stop approximately 20 yards away. The space used by the Company is in keeping with the established neighborhood character, as this space was previously used as a retail store called Childhood Days, which sold children's clothes, toys, etc. on consignment. Also, the Company operates a dog product related "farmer's market" out of the garage space on weekends. This is something other businesses in the area do and seems well-received by the community.

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 are similar to this proposal. This will be a continuation of a common land pattern in this neighborhood.

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:

This proposal will advance the objective of the Zoning Ordinance, which is generally to promote service of the needs of the community. The Company has customers who live in the area and had requested the Company open this location. Thus, it will not impair the integrity of the district, adjoining district, or otherwise derogate from the intent and purpose of the Ordinance.

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:

In 2015, the City of Cambridge issued 3,205 dog licenses. The Company already serves some of these owners at this location. The Company seeks to continue serving the needs of Cambridge's pet owners in the North Cambridge area.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION****APPLICANT:** Beantown Companies**PRESENT USE/OCCUPANCY:** Pet care and related use**LOCATION:** 2510 Massachusetts Ave Cambridge, MA**ZONE:** Business A-2 Zone**PHONE:****REQUESTED USE/OCCUPANCY:**

Pet care and related use

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2086 sq.ft.	2086 sq.ft.	None	(max.)
<u>LOT AREA:</u>		3287 sq.ft.	3287 sq.ft.	None	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²		63%	63%	1.0/1.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		821.75 sq.ft.	821.75 sq.ft.	600 sq.ft.	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40'	40'	None	(min.)
	DEPTH	79.90'	79.90'	None	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	5	(min.)
	REAR	.5'	.5'	20'	(min.)
	LEFT SIDE	2'	2'	10'	(min.)
	RIGHT SIDE	0	0	10'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	3 story	3 story	45'	(max.)
	LENGTH	55.5'	55.5'	None	
	WIDTH	37'	37'	None	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		37%	37%	None	(min.)
<u>NO. OF DWELLING UNITS:</u>		4	4	5	(max.)
<u>NO. OF PARKING SPACES:</u>		4	4	1/unit	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		6.5'	6.5'	None	(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 premises contains 4 residential units and 1 commercial unit and a garage. Petitioner seeks to continue special permit granted in 2015 to use the commercial unit, which contains approximately 640 sq.ft., for pet care and related services. Use of one garage space is also requested for use ancillary to the pet services.

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'.



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MASSACHUSETTS
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831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

GENERAL INFORMATION

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2017 MAY 31 AM 11:23
OFFICE OF THE CLERK
CITY OF CAMBRIDGE
MASSACHUSETTS

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Original Signature(s) :

(Petitioner(s) / Owner)

Marc Resnick, Trustee

(Print Name)

Address :

138 Harvard Avenue
Allston, MA 02134

Tel. No. :

617-782-7800

E-Mail Address :

Baratta.Beantown@gmail.com

Date :

May 25, 2017



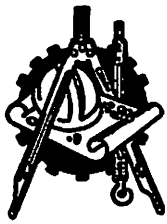
BOSTON DOG COMPANY DOG DAYCARE







SITE PLAN



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 2512 MASSACHUSETTS AVE
CAMBRIDGE MA

OWNER: 2512 MASS AVE LLC

DATE: 01-15-15

DEED: 43242-526

ZONE: BA-2

PLAN: 63-9

SCALE: 1"=20'

COMP'D: DJT

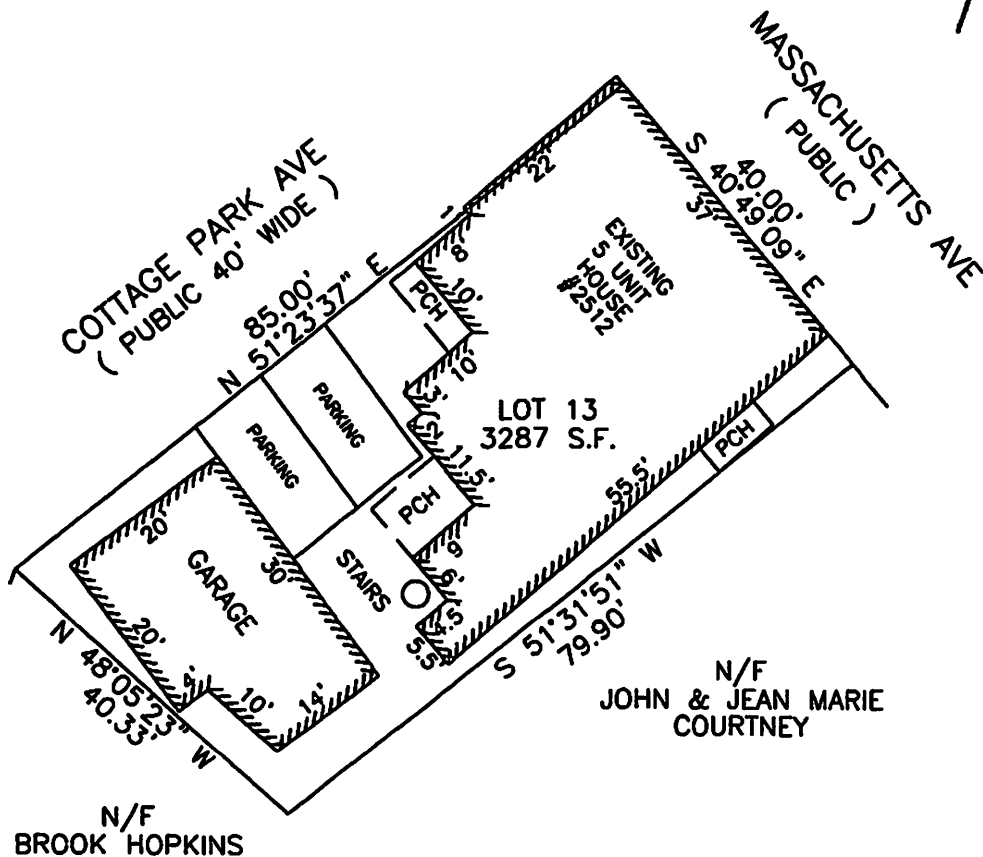
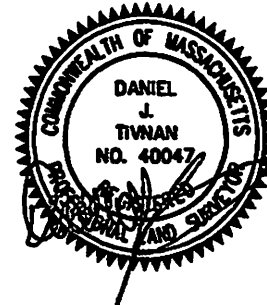
FLD. BK: 639-116

CAD: DJT

JOB #: 5593

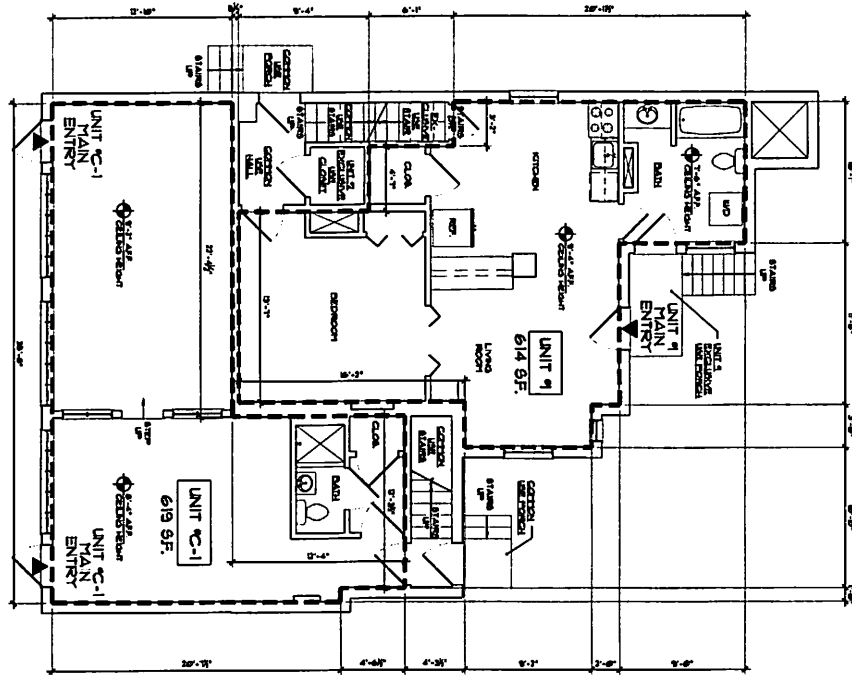
FILE: MASSAVE2512PL1

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

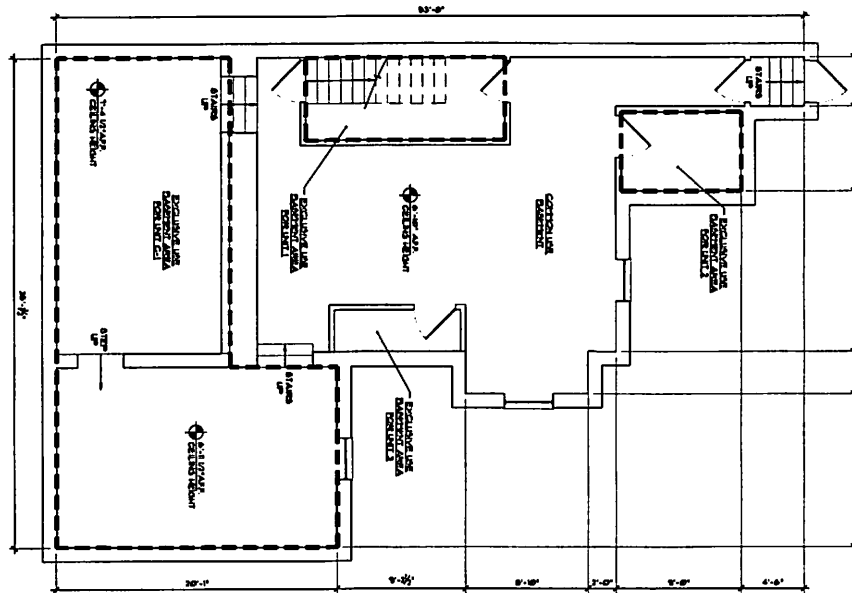


2512 MASSACHUSETTS AVE CAMBRIDGE MA

FIRST FLOOR



BASEMENT LEVEL



1 OF 4

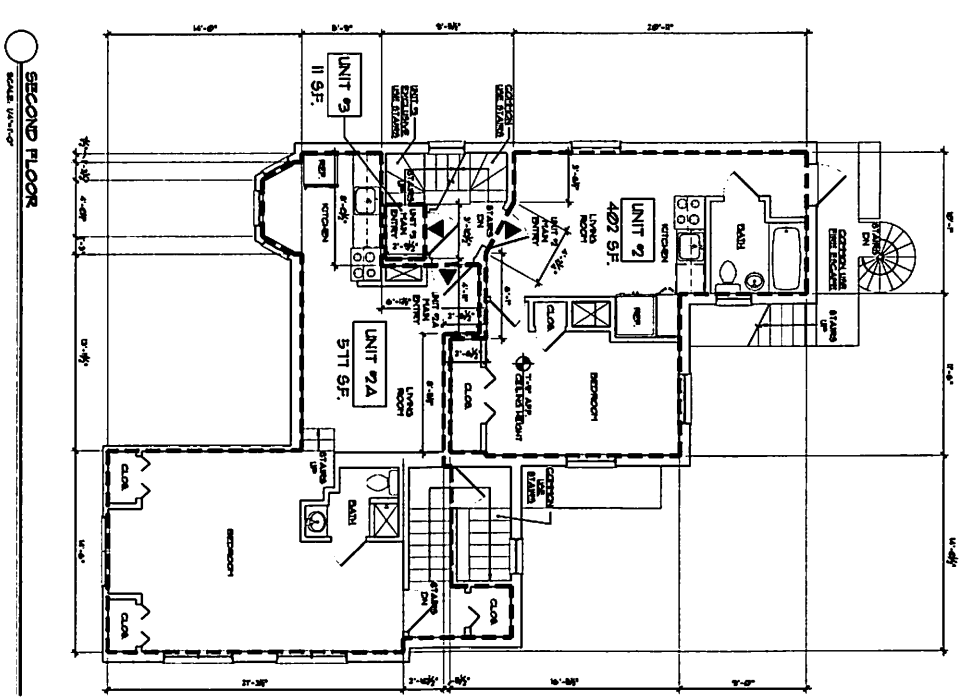
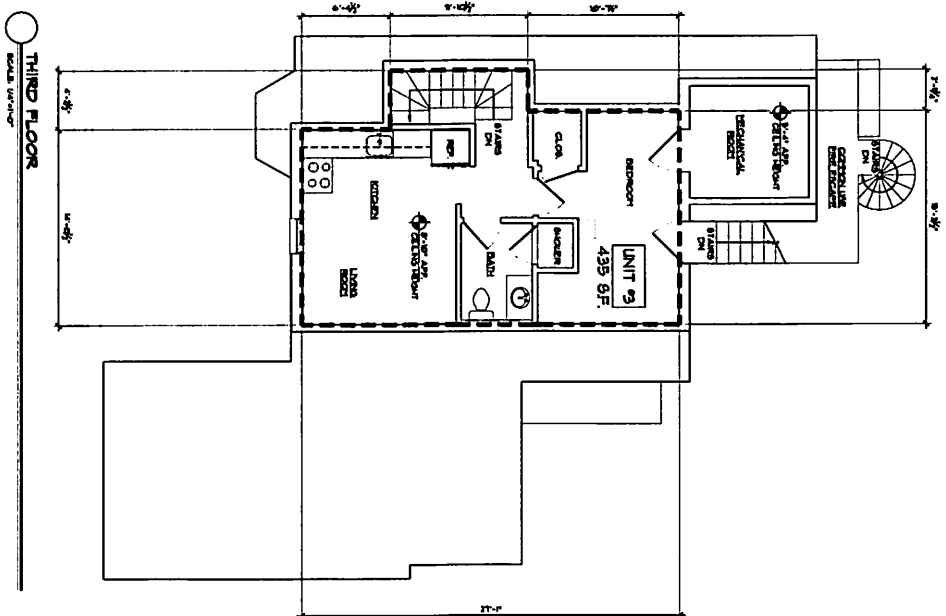
FLOOR PLANS

FLOOR PLANS PREPARED FOR
2510-2512 MASSACHUSETTS AVE CONDO ASSOCIATION
CAMBRIDGE, MA 02140

FOR REGISTRY USE ONLY

I, David Belbert, an architect
registered in Massachusetts, hereby
certify to the following:

1. That the plans fully and accurately
depict the layout, location, unit number
and dimensions of the units as built.
2. That the plan conforms to the rules
and regulations of the registry of
deeds of the Commonwealth of
Massachusetts



Scale	1/8" = 1'-0"
Unit	Unit 2
Drawn by	Unit 2
Checked by	Unit 2
Date	10/01
By	Unit 2

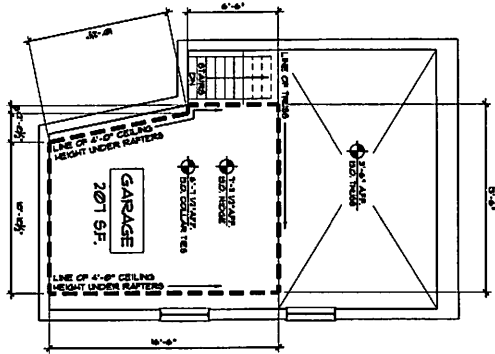
FLOOR PLANS

FLOOR PLANS PREPARED FOR
 2310-2312 MASSACHUSETTS AVE CONDO ASSOCIATION
 CAMBRIDGE, MA 02140

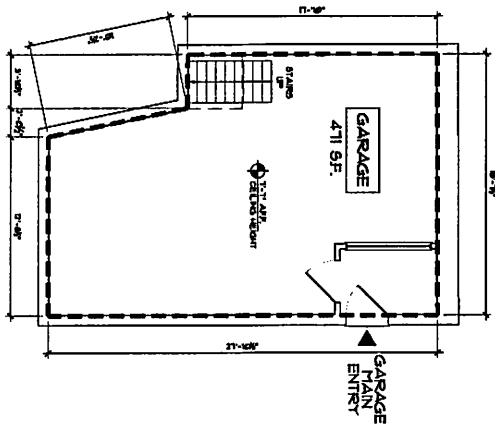
FOR RECORDING USE ONLY

I, David Gelbart, an architect registered in Massachusetts, hereby certify to the following:

1. That the plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.
2. That the plan conforms to the rules and regulations of the registry of deeds of the Commonwealth of Massachusetts.



GARAGE SECOND FLOOR
SCALE 1/8"=1'-0"



GARAGE FIRST FLOOR
SCALE 1/8"=1'-0"



DATE	10/12/07
DRAWN BY	DAVID
CHECKED BY	DAVID
DESIGNED BY	DAVID

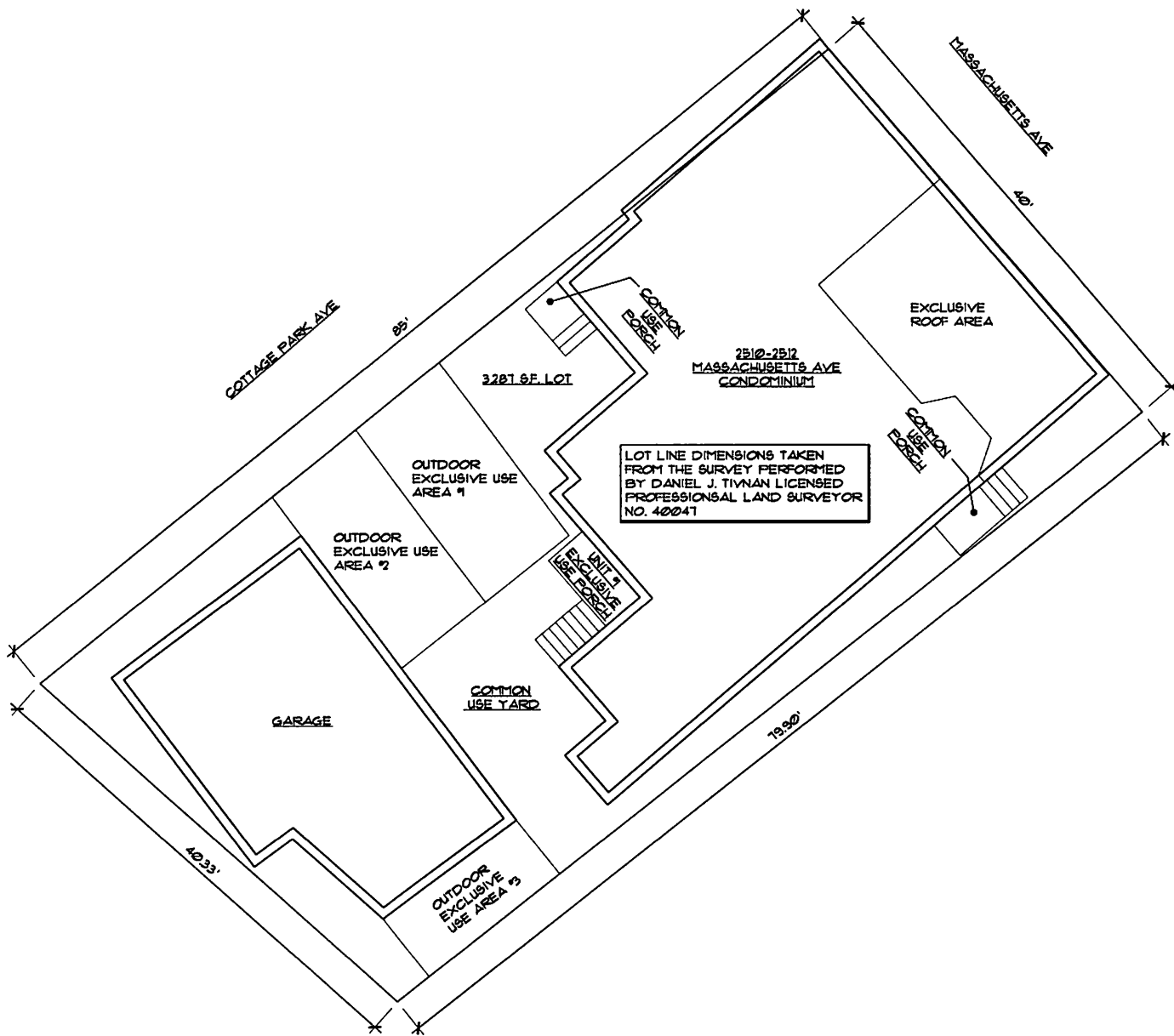
GARAGE FLOOR PLANS

FLOOR PLANS PREPARED FOR
2510-2512 MASSACHUSETTS AVE CONDO ASSOCIATION
CAMBRIDGE, MA 02140

FOR RECORDATION ONLY

I, David Seibert, an architect
registered in Massachusetts, hereby
certify to the following:

1. That the plans fully and accurately
depict the layout, location, unit number
and dimensions of the units as built.
2. That the plan conforms to the rules
and regulations of the registry of
deeds of the Commonwealth of
Massachusetts



SITE PLAN
SCALE: 1/4"=1'-0"



I, Daniel J. Tivnan, an architect registered in Massachusetts, hereby certify to the following:

1. That the plans fully and accurately represent the proposed structure and dimensions of the units as built.
2. That the plan conforms to the rules and regulations of the Registry of Professional Engineers of the Commonwealth of Massachusetts.

FOR REGISTRY USE ONLY

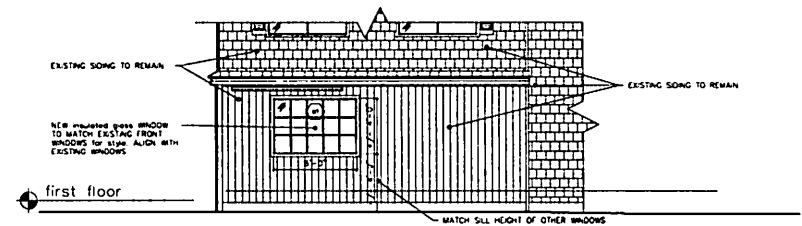
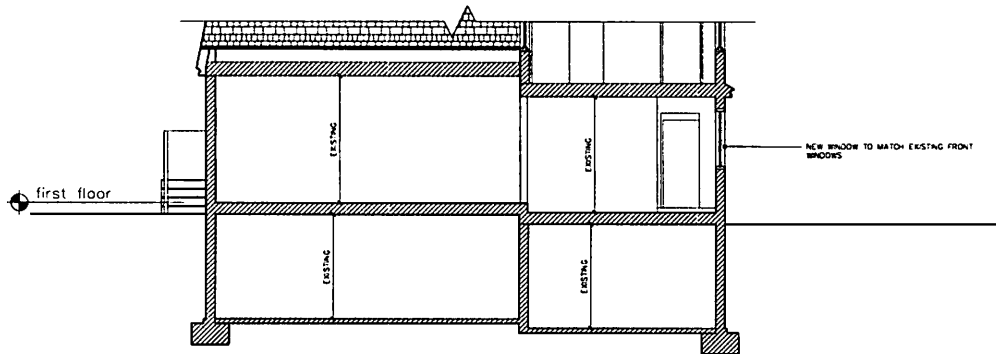
SITE PLAN

**FLOOR PLANS PREPARED FOR
2510-2512 MASSACHUSETTS AVE CONDO ASSOCIATION
CAMBRIDGE, MA 02140**

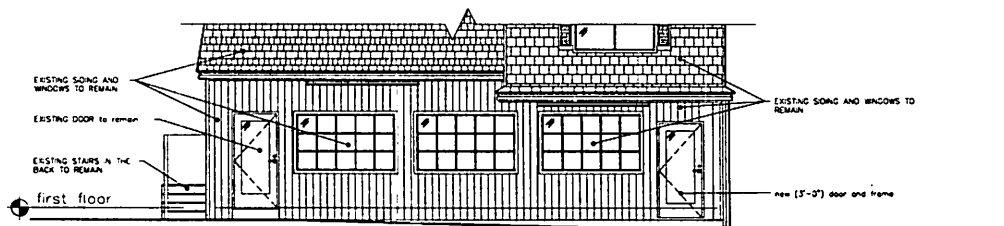
Scale	1/4"=1'-0"
Date	5/20/15
Drawn by	JL
Checked by	DB
Job Number	

Drawing

4 OF 4



EXISTING FIRST FLOOR ELEVATION



2 EXISTING FIRST FLOOR ELEVATION
Scale: 1/8" = 1'-0"

2510 MASS AVE
CAMBRIDGE, MA
3/19/2015



O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • DESIGN • PLANNING

580 Main Street, Suite 204 • Reading, MA 01867
Tel: (781) 439-6106 • Fax: (781) 439-6170 • WWW.OSULLIVANARCHITECTS.COM

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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 Big Corner Realty Trust
(OWNER)

Address: 138 Harvard Avenue, Allston, MA 02134

State that I/We own the property located at 2510-2512 Massachusetts Avenue
which is the subject of this zoning application.

The record title of this property is in the name of Marc Resnick,
Trustee of Big Corner Realty Trust, up/d/t dated July 30, 2014

*Pursuant to a deed of duly recorded in the date 08/08/2014, Middlesex South
County Registry of Deeds at Book 64055, Page 137; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
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 Suffolk

The above-name Marc Resnick personally appeared before me,
this 30th of May, 2017, and made oath that the above statement is true.

[Signature] Notary
Michelle Baratta

My commission expires November 9, 2018 (Notary Seal).

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

[illegible]

2510 Mass Ave

Petitioner

189-38

CYR, ROBERT J. A LIFE ESTATE,
DEBORAH A. CYR ET-AL
13 COTTAGE PARK AVE
CAMBRIDGE, MA 02139

184-9

CHURCHILL COURT LIMITED PARTNERSHIP
C/O JAS PROPERTIES
243 BROADWAY
CAMBRIDGE, MA 02139

189-53

RESNICK, MARC,
TRUSTEE BIG CORNER REALTY TRUST
138 HARVARD AVE.
ALLSTON, MA 02134

189-36

ORCHANIAN, ZAREH & LORI ORCHANIAN
129 LAURICELLA LANE
WALTHAM, MA 02154

189-37

BISHOP, JULIA
9 COTTAGE PARK AVE
CAMBRIDGE, MA 02140

184-191

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

189-63

CARR, DANIEL P. & LAURA S. FERRAGUTO
18 COTTAGE PARK AVE., #2
CAMBRIDGE, MA 02140

189-54

COURTNEY, JOHN J. & JEAN MARIE COURTNEY
C/O BOSCH, KURI ALINA SENDZIMIR
2508 MASS AVE
CAMBRIDGE, MA 02140

189-64

HOPKINS, BROOK
14 COTTAGE PARK AVE
CAMBRIDGE, MA 02140

189-93

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

189-63

ATHANASOPOULOS, JOHN &
KATHERINE SPYROPOULOS
7 PONDVIEW RD
ARLINGTON, MA 02174

184-199

CAMBRIDGE CITY OF RECREATION DEPT.
57 INMAN ST
CAMBRIDGE, MA 02139

184-199

CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

184-199

CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 2510 Massachusetts Ave.

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

☐ Old Cambridge Historic District

☐ Fort Washington Historic District

(M.G.L. Ch. 40C, City Code §2.78.050)

☐ Avon Hill Neighborhood Conservation District

☐ Half Crown – Marsh Neighborhood Conservation District

☐ Harvard Square Conservation District

☐ Mid Cambridge Neighborhood Conservation District

☐ Designated Landmark

☐ Property is being studied for designation:

(City Code, Ch. 2.78., Article III, and various City Council Orders)

☐ Preservation Restriction or Easement (as recorded)

☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**

CHC does not review use. No CHC hearing required.
☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.

☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.

Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SPL

Date 5.24.17

Received by uploaded to EnerGov

Date 5.24.17

Relationship to project BZA-13396-2017

cc: Applicant
Inspectional Services Commissioner

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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic/demolitiondelay.html>