



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 APR 30 PM 2: 39

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 267118

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: WDGB trust C/O Walter tauro

PETITIONER'S ADDRESS: 40 Shelly road Arlington , Arlington , Ma 02476

LOCATION OF PROPERTY: 2530-R Massachusetts Ave , Cambridge, MA

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residential B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:


Auto retail of wholesale tires with installation. No auto mechanical repairs will be done at this site.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.37.h (Automotive Garage).

Article: 10.000 Section: 10.40 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

Evin Rafael LeGuisamon

(Print Name)

Address: _____
Tel. No. 617-293-2017
E-Mail Address: Gina.Tauro@gmail.com

Date: 09/29/24

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 WALTER TAURO Trustee WDG-B WDBG TRUST
(OWNER)

Address: 2530 MASS AVE CAMBRIDGE MA

State that I/We own the property located at 2530 MASS AVE Cambridge which is the subject of this zoning application.

The record title of this property is in the name of WDBG TRUST

*Pursuant to a deed of duly recorded in the date 4/13/24 Middlesex South County Registry of Deeds at Book 67798, Page 407; 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 WALTER TAURO personally appeared before me, this 13TH of APRIL, 2024, and made oath that the above statement is true.

Notary

My commission expires 1/26/29 (Notary Seal).

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

I will loose my lively hood. IT'S MY SOURCE OF INCOME, I AM A FATHER OF 3 MINORS.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

THE LOCATION OF THE LOT AND THE ZONING DISTRICT IT'S IN IS IN A COMERCIAL ZONE ALONG MASS AVE.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:

THE BOARD OF ZONING APPEALS GRANTED RELIEF IN 1938 FOR 2 BRECT A ONE STORY BUILDING FOR AUTOMOBILE BUSINESS. IN 1928 THE BZA ALLOWS BUILDING FOR AUTO ACCESSORIES.

CASE 2997 - CASE 2321 - 2321

- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

~~I WANT TO~~ IT'S ALREADY BUILT UP IN THAT AREA RIGHT ON MASS AVE. A LOT OF VEHICLES ON THAT MAIN ROAD. AND IT'S ALREADY A GREAT INDUSTRIAL AREA.

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

DIMENSIONAL INFORMATION

Applicant: WDGB trust
Location: 2530-R Massachusetts Ave., Cambridge, MA
Phone: 617-293-2017

Present Use/Occupancy: Residential
Zone: Residential B Zone
Requested Use/Occupancy: Tire wholesale

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1786	1786	1786	(max.)
<u>LOT AREA:</u>		696	696	696	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		2,482	2,482	2,482	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2.56609195	2.56609195	2.56609195	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	2,482	2,482	2,482	
	<u>DEPTH</u>	2,482	2,482	2,482	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	1786	1786	1786	
	<u>REAR</u>	1786	1786	1786	
	<u>LEFT SIDE</u>	1786	1796	1787	
	<u>RIGHT SIDE</u>	1786	1786	1786	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	12 feet	12 feet	12 feet	
	<u>WIDTH</u>	47 feet	47 feet	47 feet	
	<u>LENGTH</u>	38 feet	38 feet	38 feet	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		65/35	65/35	65/35	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		6	6	6	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		100 feet	100 feet	100 feet	

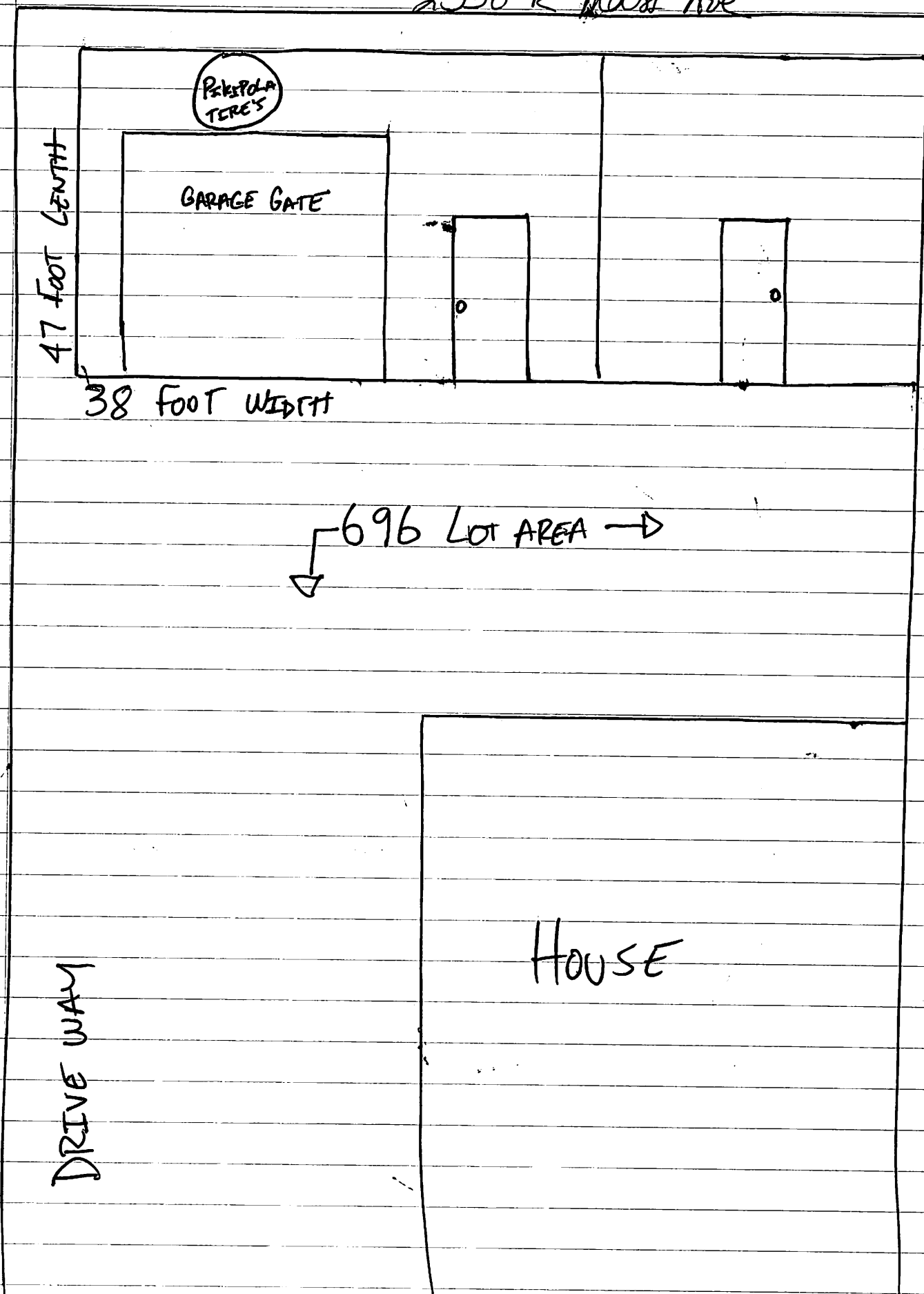
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

3 family house

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'.

PIKIPOLA TIRES SCETCH 04/29/24

2530-R Main Ave



47 FOOT LENGTH

GARAGE GATE

38 FOOT WIDTH

696 LOT AREA →

DRIVE WAY

HOUSE

12/10/2019 14:30 14:30 14:30



14:30 14:30

14:30 14:30

← 14:30 14:30

14:30

14:30 14:30

2530-R Main Ave

TIRES

**NEW &
USED**



**USED RADIOS &
CAR BATTERIES**

FOLLOW - SIGA



857-615-7618

 **NEW TIRES**
617-202-5100


PIKIPOLA
TIRES & AUTO SERVICES

 **USED TIRES**
f i t y
@pikipolatiresautoservices





USED
TIRE
245
60
15

USED
TIRE
245-60-17

USED
TIRE
245-60-17

USED
TIRE
245-40-2

USED
TIRE
25-60-17

USED
TIRE
25-65-17

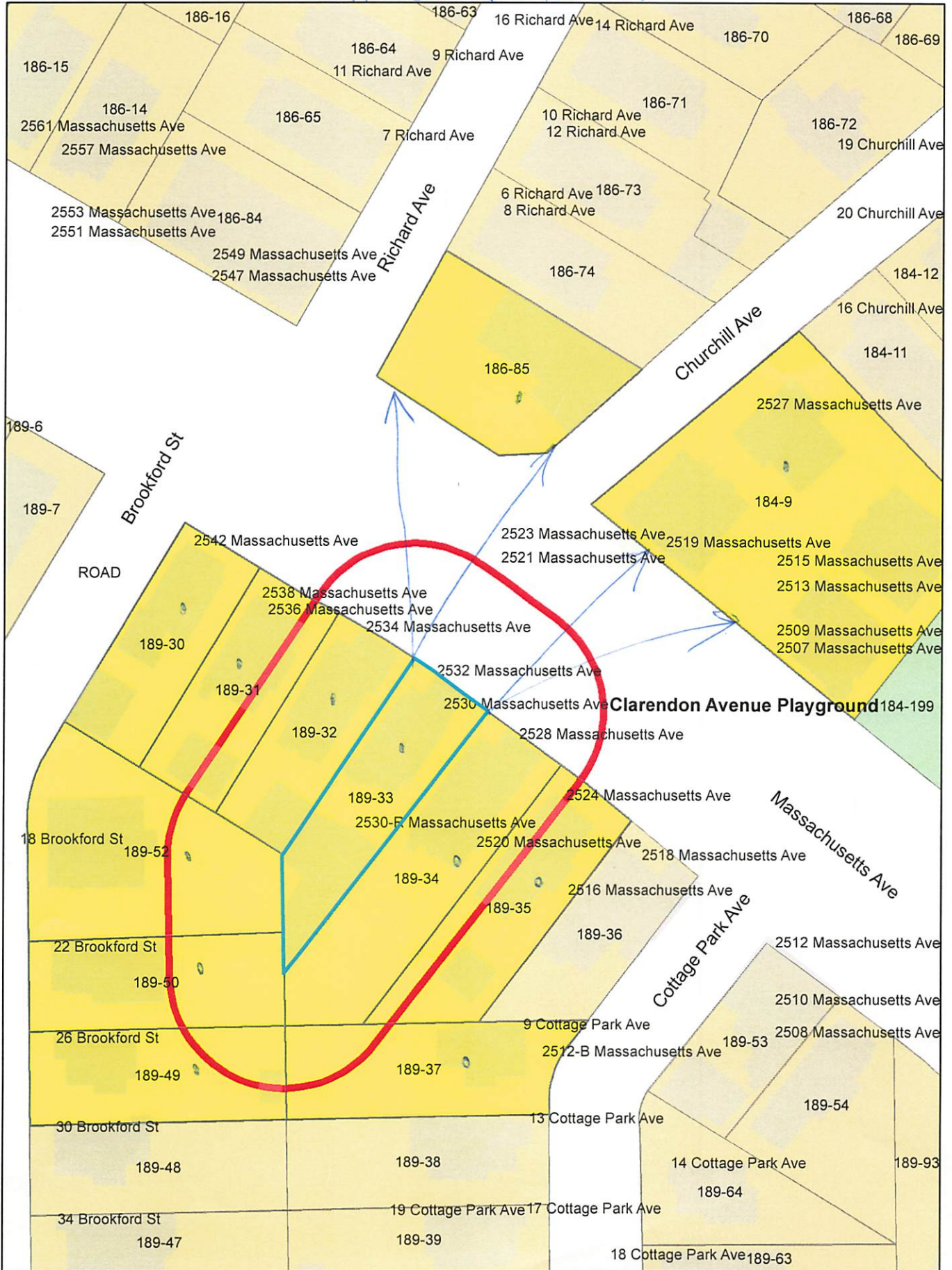
USED
TIRE
255-50-20

USED
TIRE
255-50-20





2530-R Mass Ave



2530-R Mass Ave

Petitioner

189-52
KELLER, WAYNE & JAN E. SHARROW
16 BROOKFORD ST.
CAMBRIDGE, MA 02140

189-33
TAURO, WALTER J.JR., & DANIEL P. TAURO
GINA D. TAURO & BIANCA R. TAURO, TRS
17 WESTWARD CIRCLE
NORTH READING, MA 01864

EURI R. LEGUISAMON
40 SHELLY ROAD
ARLINGTON, MA 02476

184-9
JAS CONSOLIDATED PROPERTIES LLC
C/O JAS CORPORATION
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

186-85
ORCHANIAN, HAGOP & NORA ORCHANIAN
TRS. THE 2535 MASS. AVE. REALTY TRUST
10 CHURCHILL RD
WINCHESTER, MA 01890

189-30
NGUYEN, OANH & TUAN PHAN
2542 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

189-34
 TSAI, JUDY
2528 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

189-49
SLOANE, TIMOTHY
TRUSTEE THE SLOANE FAMILY TRUST
26 BROOKFORD ST
CAMBRIDGE, MA 02140

189-50
MCGOWAN, ROBERT & DIANNE CABRAL
22 BROOKFORD
CAMBRIDGE, MA 02140-1002

189-31
ADHIKARI, MANAS & GUZIDE ICKE
154 OLD SPRING STREET
LEXINGTON, MA 02421

189-31
ALDRICH, VIVIENNE,
TRS THE VIVIENNE ALDRICH 2005 REVOC TRT
48 CHASE RD
CONCORD, MA 01742

189-32
HU XINGCHUN & JULIA X DU
371 MASSACHUSETTS AVE
ACTON, MA 01720

189-37
BISHOP, JULIA ANN
TRS THE JULIA ANN BISHOP 2023 TR
9 COTTAGE PARK AVE
CAMBRIDGE, MA 02140

189-52
PENAGOS-VARGAS, HECTOR MARIA
ESQUITIN-CISNEROS
16-18 BROOKFORD ST - UNIT 18
CAMBRIDGE, MA 02140

189-35
FEDRINI, FREDERICK A.
2524 MASS AVE
CAMBRIDGE, MA 02140

Pacheco, Maria

From: Dr. Robert J. McGowan, Ed.D <bob.mcgowan@comcast.net>
Sent: Wednesday, May 8, 2024 4:39 PM
To: Pacheco, Maria
Subject: BZA - 267118

I am writing this to respond to BZA - 267118 for a “variance: to operate an auto retail of wholesale tires with installation. No auto mechanical repairs will be done at this site.” This variance is for 2530-R Mass Avenue, Cambridge, MA 02140. We believe that this site is not conducive for such a business. We object to it for the following reasons:

1. The area is not large enough to store large amounts of new and used tires on the property. This will create a fire hazard for the neighborhood.
2. This business has tires in many areas, both inside and outside. This may cause a possible hazard for the garage structure. The business has also “in the past” stored tires on the roof of the garage until the city put a stop to this practice. I fear that this will begin again when they run out of space inside.
3. Even though they state that they will not be doing mechanical repairs they will & have been installing tires on cars using air compressors and air drills for the tire removal, repair, and installation. This adds a noise factor for our “residential” neighborhood.
4. The driveway was made for residential use and not for a business having multiple vehicles ; the driveway. It does not have the capacity to hold several cars in the driveway without it impacting Mass Ave. and creating a hazard for pedestrians, cars, and bikes traveling by that has already been impacted by a change in traffic pattern. This area already has traffic jams and increased noise volume with irate drivers.
5. They have already advertised their business on the sidewalk and on other property not their own.
6. The tires stored outside can also be a problem with rain accumulation and possible infestation of mosquito and larvae.
7. This business is not an industrial area as stated in the BZA application form. The existing garage is set back and up against several residential homes. Also some of this garage structure is dilapidated with gaps exposed to outside.
8. Additionally, there are already three businesses less than a quarter mile that already provide this service on the “opposite side” of Massachusetts Avenue.

Dr. Robert J. McGowan
Ms. Dianne Cabral
22 Brookford Street
Cambridge, MA 02140

Pacheco, Maria

From: Kathy Dutra <kdutra60@gmail.com>
Sent: Tuesday, May 14, 2024 8:38 AM
To: Ratay, Olivia; Natola, Stephen; Pacheco, Maria
Subject: BZA -267118 Variance

I am writing to respond to BZA-267118 for a "variance to operate an auto retail of wholesale tires with installation. No auto mechanical repairs will be done at this site." This variance is for 2530-R Mass Avenue, Cambridge, MA 02140. We believe this site is not conducive for such a business. I object for the following reasons:

1. The space is not adequate to store the number of tires that are on this property. The tires are piled behind the house, that is in front of this business, and it is blocking the rear entrance of this building, which does not allow the residences in an emergency to exit through the rear of the building. In addition, the area has become a fire hazard.
2. This business does not do enough business to warrant the number of tires on this property.
3. The tires are not being put on manually. They are using air compressors and air drills to install them. This has added noise to our residential neighborhood.
4. The space also cannot accommodate multiple vehicles, putting a strain on our already limited parking spaces. The vehicles having their tires are backing out onto Mass Ave into a bike lane and a traffic pattern change for vehicles. I am concerned about the safety of cyclists, pedestrians and the potential of a vehicle accident.
5. The tires stored on this property are extreme for their business needs. With the tires sitting there and accumulating rain water it becomes a breeding ground for mosquitoes and their larvae along with a perfect place for rats to nest.
6. We already have numerous tire installers in the neighborhood. We do not need another. This location is not an industrial area as stated in the application.
7. The last time I checked, the tires behind the house are surrounding the residences trash containers not allowing access for the containers to be brought out on trash day.

Kathleen Dutra
2524 Mass Ave
Cambridge, MA.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Evin R. LEGISAMON Date: 04/07/24
(Print)

Address: 2530-R Mass Ave

Case No. BZA-267118

Hearing Date: 5/23/24

Thank you,
Bza Members