



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JAN 27 AM 11:47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 103314

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: FRANK P. FIORENTINO, CPA, TRUSTEE OF THE MOBIL NOMINEE TRUST U/D/T DATED MARCH 13, 2017 C/O JESSE D. SCHOMER, ESQ.

PETITIONER'S ADDRESS: REGNANTE STERIO LLP - 401 EDGEWATER PL, STE 630, WAKEFIELD, 01880

LOCATION OF PROPERTY: 2615 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: GAS STATION **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/New Structure/ /Petition for M.G.L. c. 40A, § 6 Finding/

DESCRIPTION OF PETITIONER'S PROPOSAL:

CONSTRUCTION OF 2 DIMENSIONALLY-COMPLIANT ACCESSORY STRUCTURES (CANOPIES) OVER THE EXISTING FUEL PUMP ISLANDS. NO CHANGE, EXTENSION, OR ALTERATION TO THE PRE-EXISTING, NONCONFORMING USE (GAS STATION) OR BUILDING/STRUCTURES IS PROPOSED.

CONSTRUCTION OF 2 DIMENSIONALLY-COMPLIANT ACCESSORY STRUCTURES (CANOPIES) OVER THE EXISTING FUEL PUMP ISLANDS. NO CHANGE, EXTENSION, OR ALTERATION TO THE PRE-EXISTING, NONCONFORMING USE (GAS STATION) OR BUILDING/STRUCTURES IS PROPOSED.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22 (Special Permit, Nonconforming Use).
- Article: 8.000 Section: 8.22.3 (Variance, Nonconforming Use).
- Article: 4.000 Section: 4.21.k (Height, Accessory Structures).

Original
Signature(s):

(Petitioner (s) / Owner)

JESSE D. SCHOMER, ESQ.
(Print Name)
ATTORNEY FOR PETITIONER

Address:

Tel. No. 781-710-1248

E-Mail Address: JSCHOMER@REGNANTE.COM

Date: 1/20/21

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 FRANK P. FIORENTINO, CPA, TRUSTEE OF THE MOBIL NOMINEE TRUST w/d/t DATED MARCH 13, 2017
(OWNER)

Address: 607 NORTH AVENUE, SUITE 16, WAKEFIELD, MA 01880

State that I/We own the property located at 2615 MASSACHUSETTS AVENUE,
which is the subject of this zoning application.

The record title of this property is in the name of _____
FRANK P. FIORENTINO, CPA, TRUSTEE OF THE MOBIL NOMINEE TRUST w/d/t DATED MARCH 13, 2017

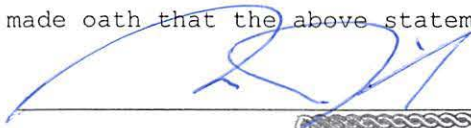
*Pursuant to a deed of duly recorded in the date 8/8/2017, Middlesex South
County Registry of Deeds at Book 69737, Page 577; ~~or~~
~~Middlesex Registry District of Land Court, Certificate No. _____~~
Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

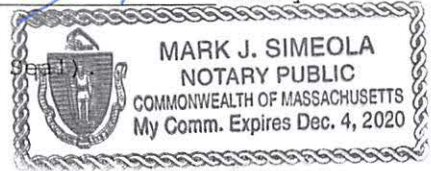
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Frank P. Fiorentino personally appeared before me,
this 25th of November, 2020, and made oath that the above statement is true.


Notary

My commission expires 12-4-2020 (Notary Seal)



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

1. The first part of the document is a list of names and addresses.

The second part of the document is a list of names and addresses.

James O. [unclear]

2. The second part of the document is a list of names and addresses.

1. The first part of the document is a list of names and addresses.

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:

CONSTRUCTION OF CANOPIES IS NECESSARY TO SHIELD FUEL PUMPS FROM WEATHER DUE TO COMPUTER EQUIPMENT WHICH IS PRESENT IN ALL MODERN FUEL PUMPS.

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 by not affecting generally the zoning district in which it is located for the following reasons:

PROPERTY IS A PRE-EXISTING, NONCONFORMING GAS STATION THAT WAS BUILT WITH UNCOVERED FUEL ISLANDS PRIOR TO THE AREA BEING ZONED FOR RESIDENTIAL USE. THE EXISTING UNCOVERED FUEL PUMPING ISLANDS NOW REQUIRE CANOPIES TO PROTECT SENSITIVE COMPUTER EQUIPMENT WHICH IS PRESENT IN ALL MODERN FUEL PUMPS.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

THE PROPOSED CANOPIES WILL COMPLY WITH ALL DIMENSIONAL REQUIREMENTS, INCREASE SAFETY, AND WILL ENABLE THE SITE TO BE MODERNIZED. CANOPIES WILL PROVIDE ADDITIONAL LIGHT SCREENING FOR NEIGHBORS.

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

THE PROPOSED CONDITION OF THE PROPERTY WILL BE SUBSTANTIALLY LESS DETRIMENTAL TO THE NEIGHBORHOOD THAN THE EXISTING CONDITION OF THE PROPERTY, WHICH IS PRESENTLY VISUALLY UNAPPEALING, WITH UNSHIELDED LIGHT IMPACTS. THE PROPOSED CANOPIES WILL PROMOTE SAFETY AND REDUCE VISUAL IMPACTS.

***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

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 2615 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 PROPOSED CONDITION OF THE PROPERTY WILL BE LESS DETRIMENTAL THAN ITS EXISTING CONDITION BASED ON INCREASED SAFETY, IMPROVED VISUAL APPEAL, REDUCED LIGHT IMPACTS.

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:

NO CHANGE TO THE PRE-EXISTING NONCONFORMING USE IS PROPOSED, SO NO CHANGE IN TRAFFIC WILL OCCUR.

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 PROPOSED CANOPIES WITH IMPROVE THE VISUAL APPEAL OF THE SITE AND REDUCE LIGHT IMPACTS OF THE EXISTING COMMERCIAL GAS STATION ON ADJACENT PROPERTIES.

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 CANOPIES WOULD IMPROVE HEALTH, SAFETY, AND WELFARE CONDITIONS BY PROVIDING IMPROVED SHIELDING FROM WEATHER, PROTECTION OF SENSITIVE COMPUTERIZED FUEL PUMP EQUIPMENT, AND IMPROVED FIRE SAFETY.

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 CONDITION OF THE PROPERTY WILL BE LESS DETRIMENTAL THAN ITS EXISTING CONDITION BASED ON INCREASED SAFETY, IMPROVED VISUAL APPEAL, REDUCED LIGHT IMPACTS.

***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: FRANK P. FIORENTINO, CPA, TRUSTEE OF
THE MOBIL NOMINEE TRUST U/D/T DATED
MARCH 13, 2017

Present Use/Occupancy: GAS STATION

Location: REGNANTE STERIO LLP - 401 EDGEWATER
PL, STE 630

Zone: Residence B Zone

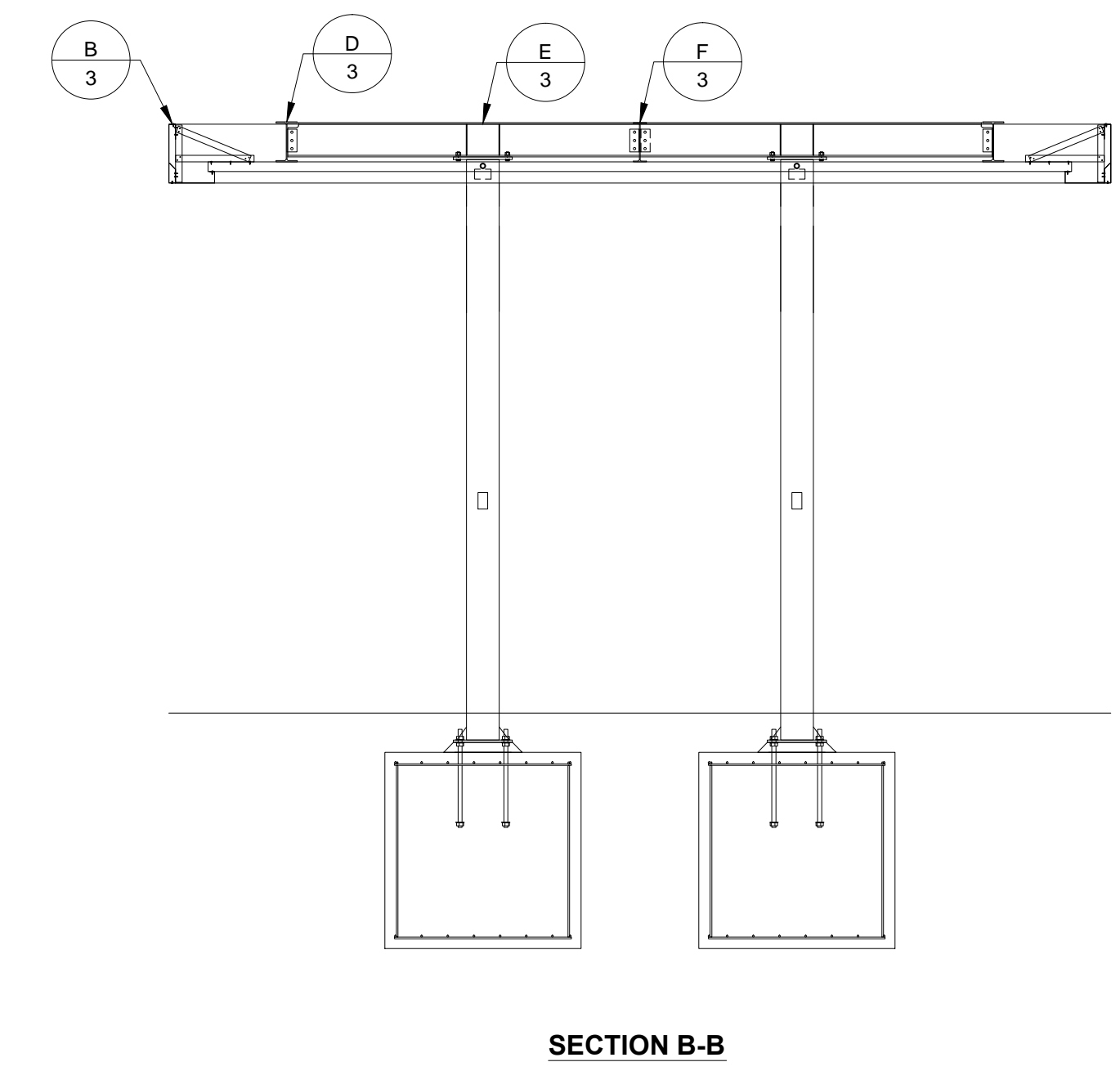
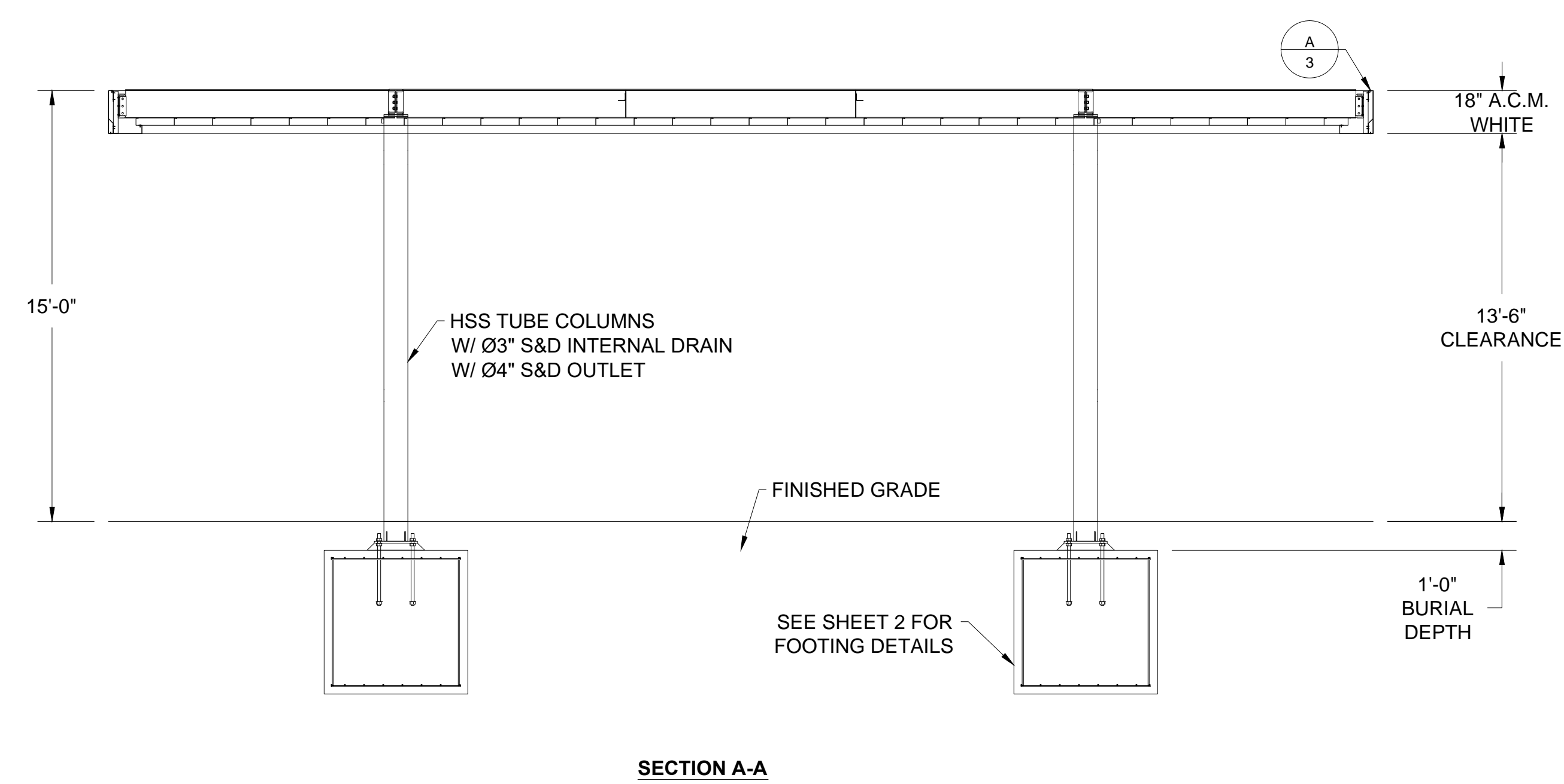
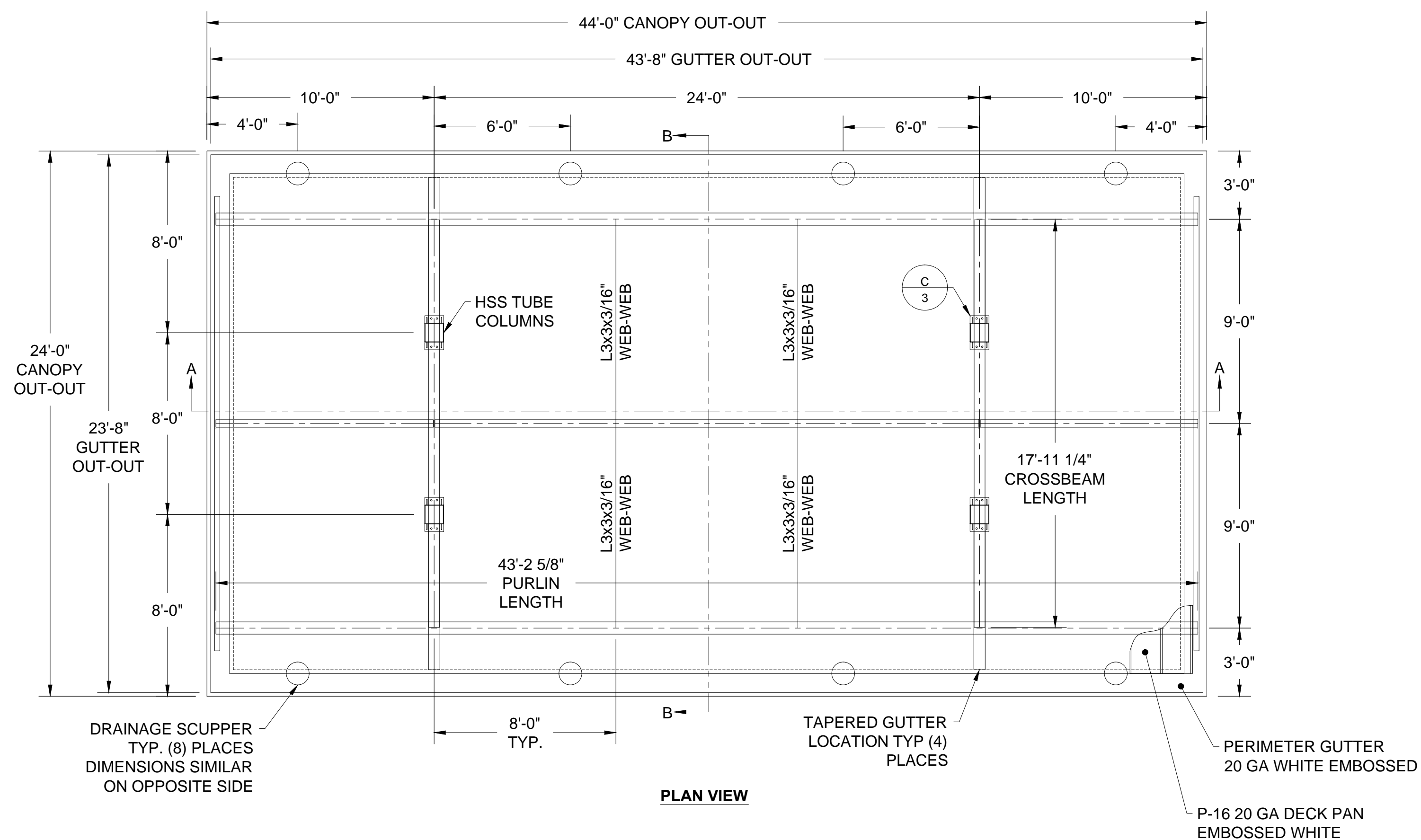
Phone: 781-710-1248

Requested Use/Occupancy: NO CHANGE

	<u>Existing</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
<u>TOTAL GROSS</u> <u>FLOOR AREA:</u>	2020	NO CHANGE	N/A	(max.)
<u>LOT AREA:</u>	21222	NO CHANGE	5000	(min.)
<u>RATIO OF GROSS</u> <u>FLOOR AREA TO</u> <u>LOT AREA: ²</u>	0.095	NO CHANGE	0.5	
<u>LOT AREA OF</u> <u>EACH DWELLING</u> <u>UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	>200	NO CHANGE	50	
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	15	15	15	
REAR	38.7	38.7	25	
LEFT SIDE	15	15	15	
RIGHT SIDE	7.9	7.9	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	14.2	15	35 (15 FOR ACC. STRUCTURES)	
WIDTH	57.7	57.7	N/A	
<u>RATIO OF USABLE</u> <u>OPEN SPACE TO</u> <u>LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING</u> <u>UNITS:</u>	N/A	N/A	N/A	
<u>NO. OF PARKING</u> <u>SPACES:</u>	23	23	N/A	
<u>NO. OF LOADING</u> <u>AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO</u> <u>NEAREST BLDG.</u> <u>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'.



AUSTIN MOHAWK & CO., LLC.
 2175 BEECHGROVE PLACE
 UTICA, NY 13501
 PHONE: 315.793.3000
 TOLL FREE: 1.800.765.3110
 FAX: 315.793.9370
 WEBSITE: www.austinmohawk.com
 E-MAIL: info@austinmohawk.com

**PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION**

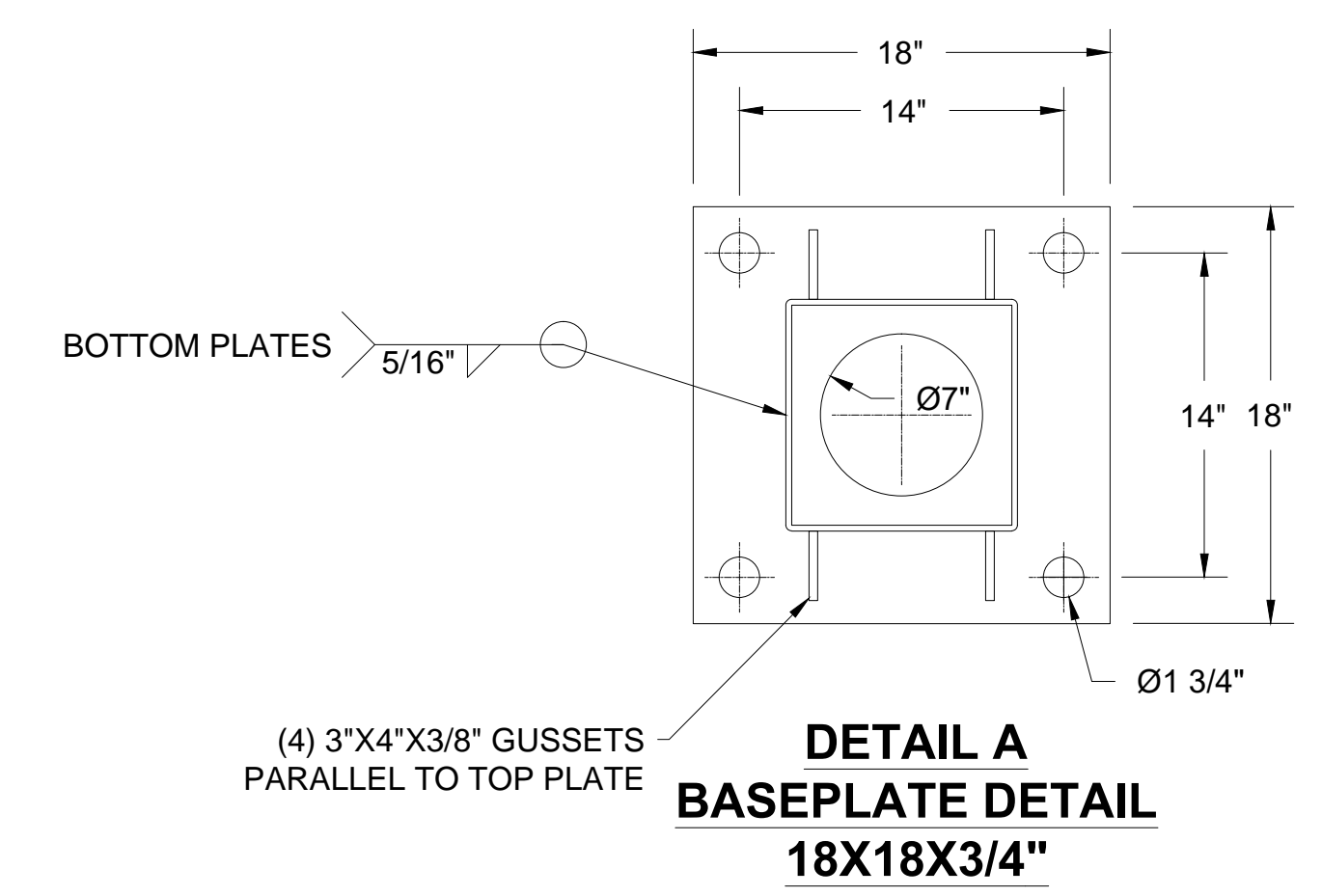
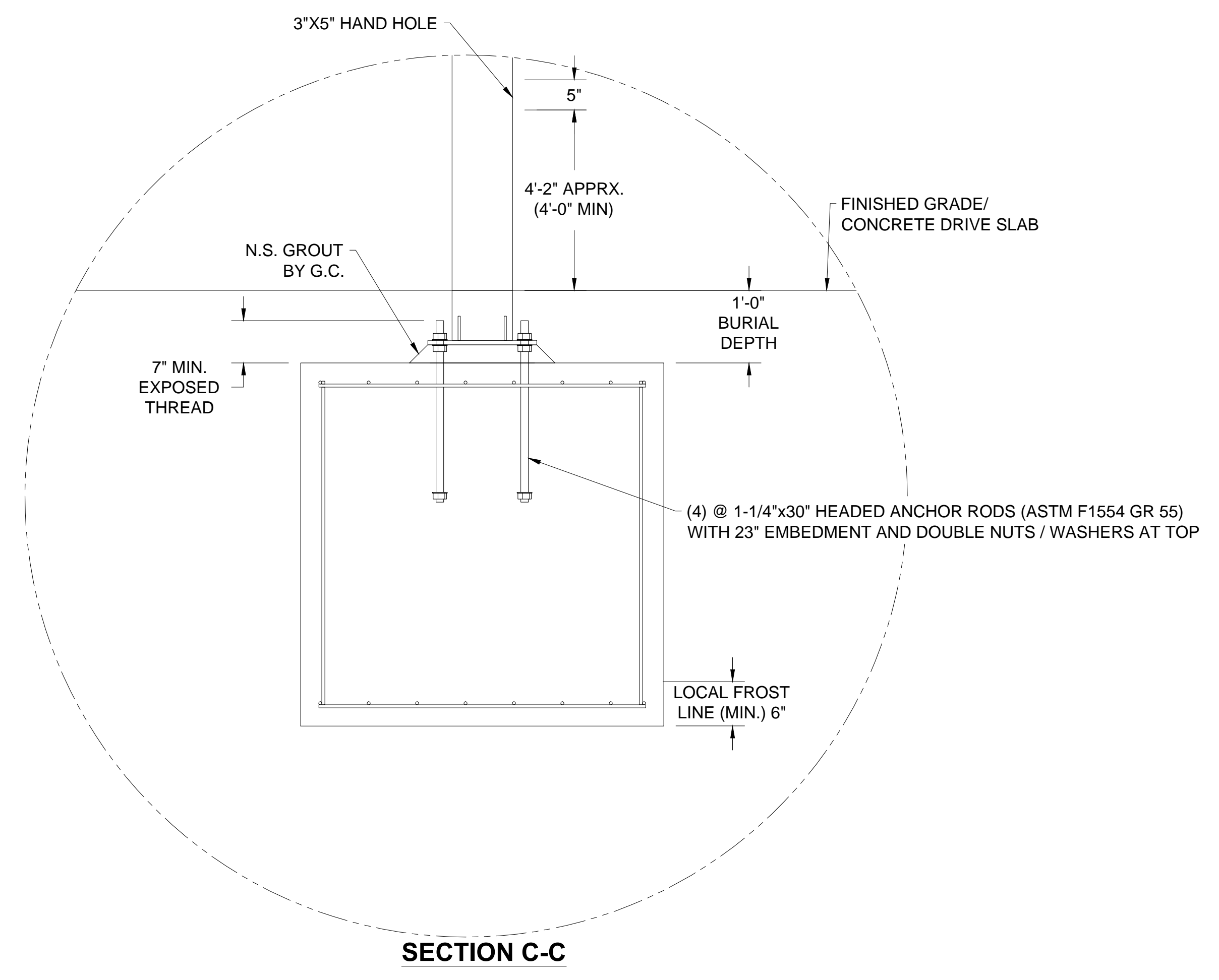
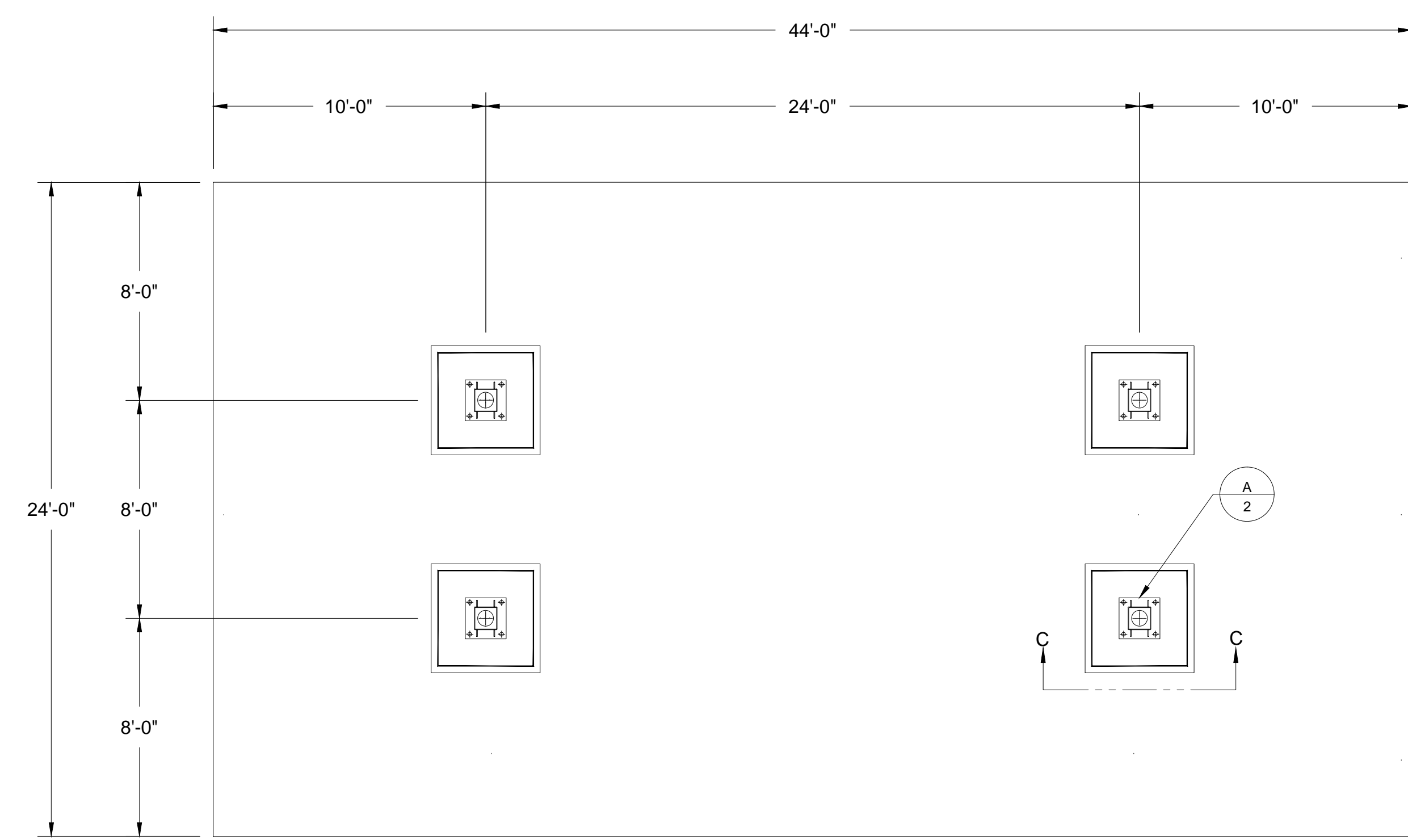
JOB # -

QUOTE # Q0190803	DRAWING # 19-056
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24'-0" X 44'-0" X 4 COLUMN CANOPY

CUSTOMER: WILDCO	
LOCATION: CAMBRIDGE, MA	
SCALE: N.T.S.	DRAWN BY: AJM
DATE: 11.11.19	SHEET: 1 OF 3

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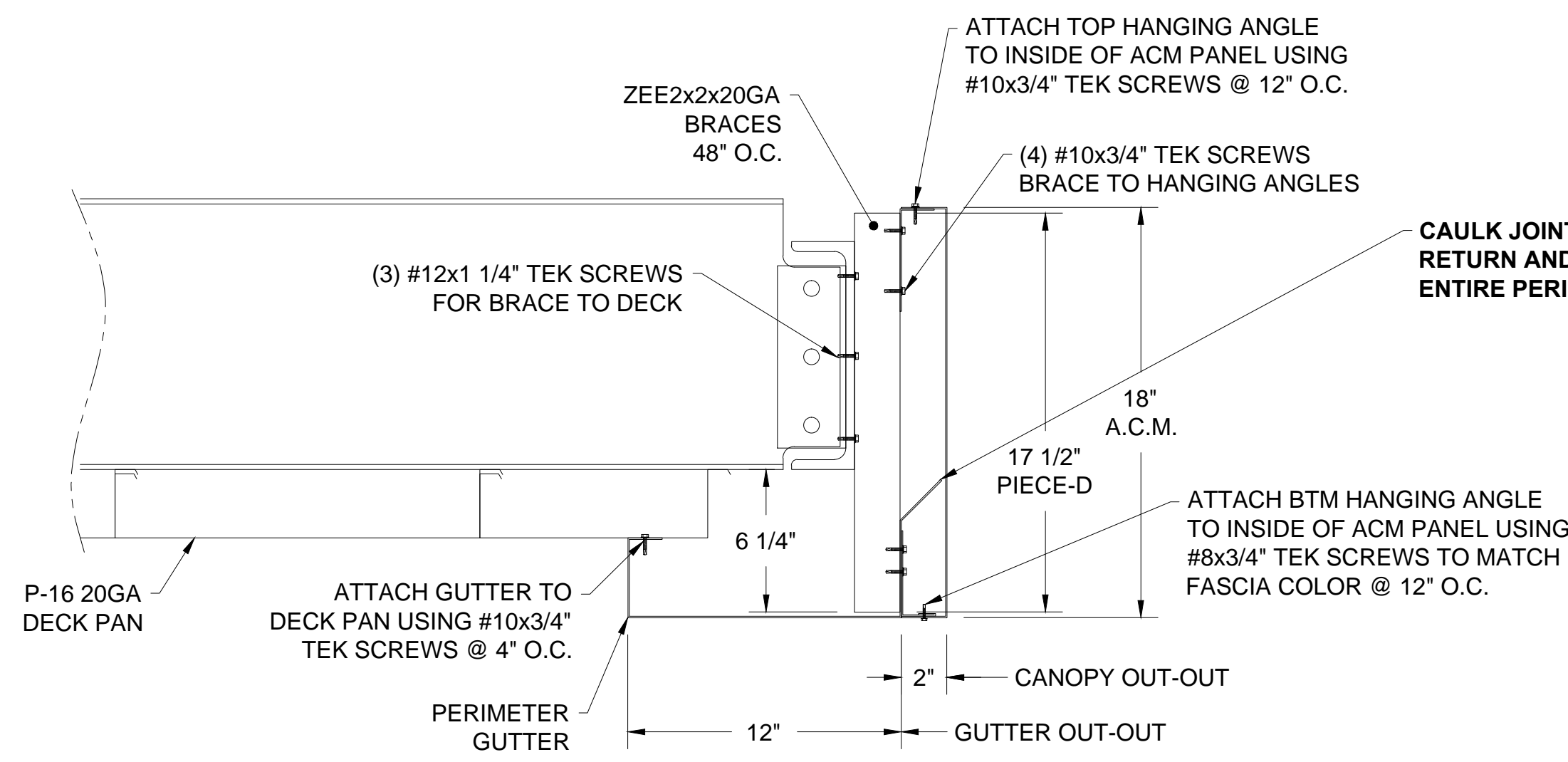
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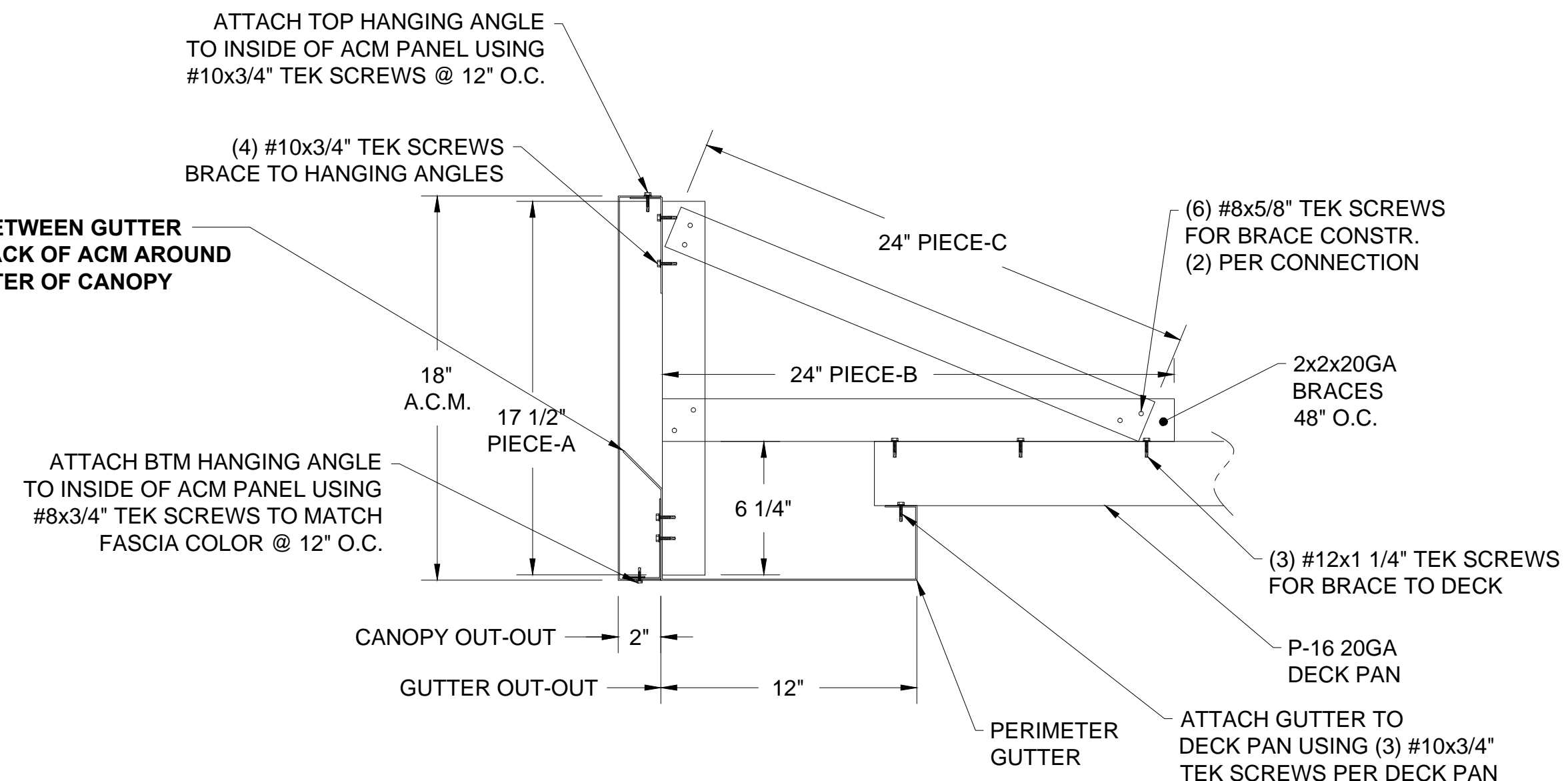
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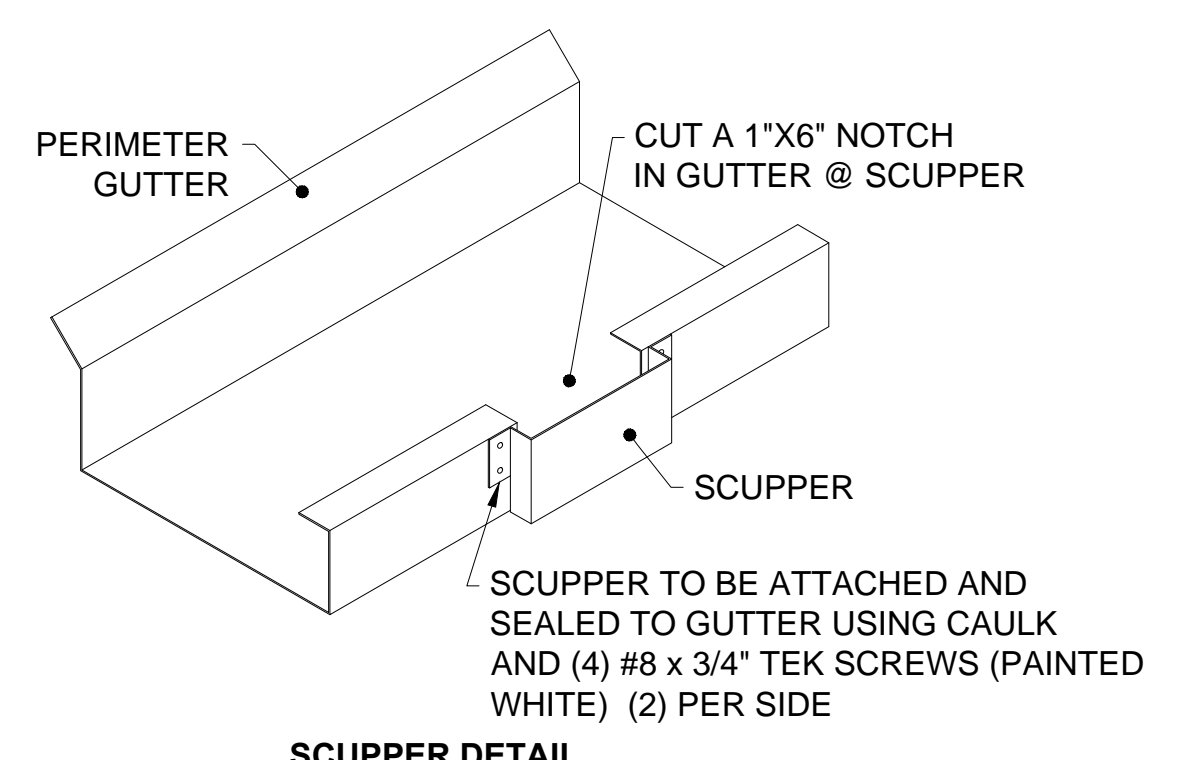
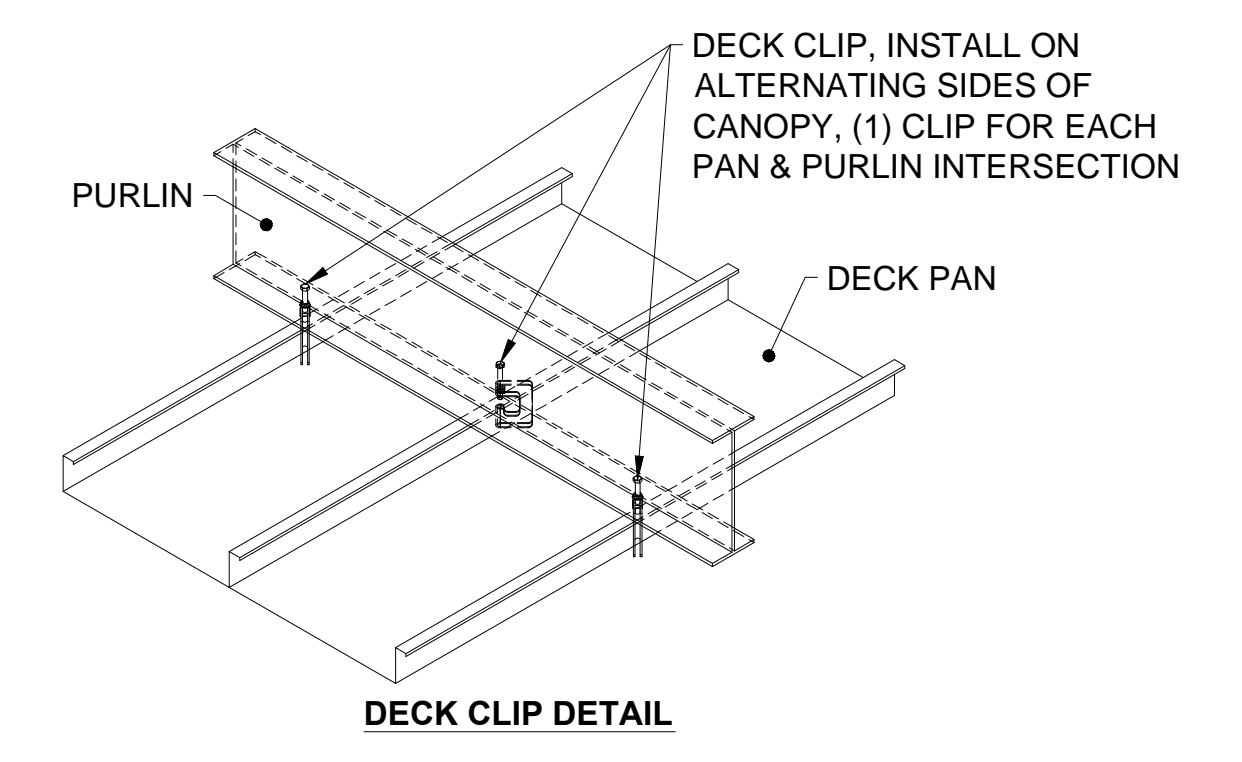
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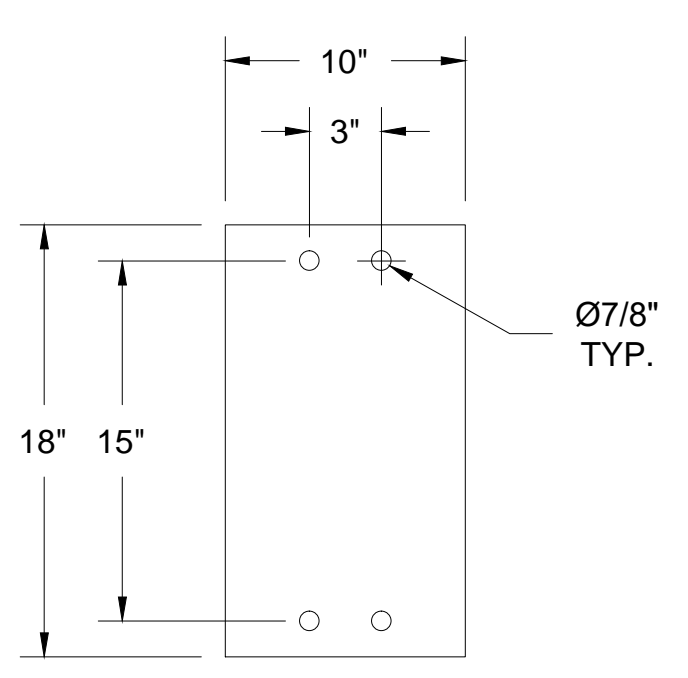
**DETAIL A:
24'-0" SIDE FASCIA BRACE DETAIL**



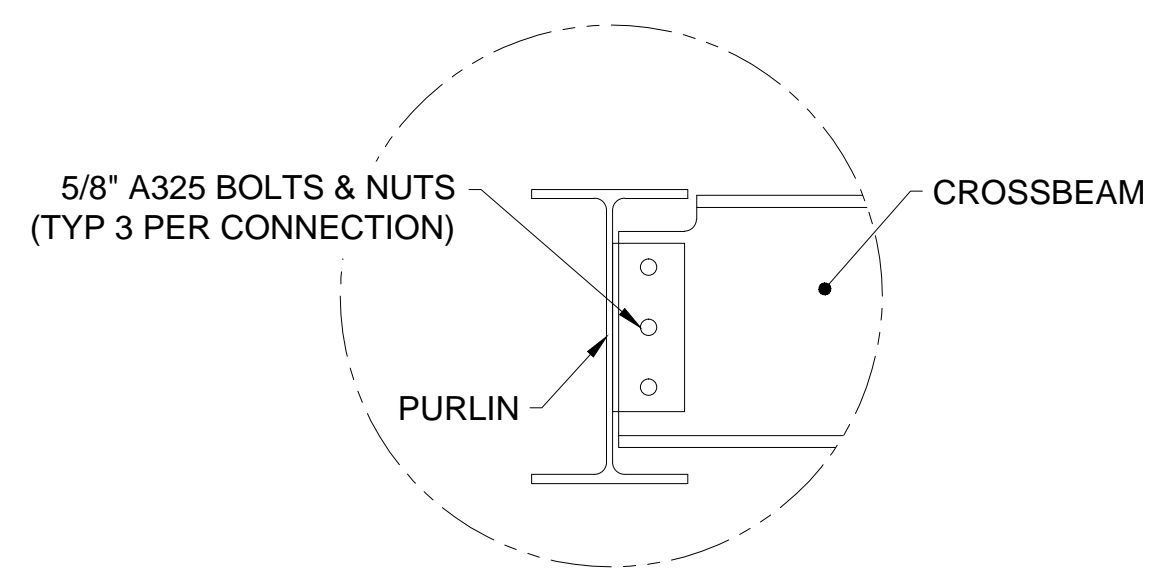
**DETAIL B:
44'-0" SIDE FASCIA BRACE DETAIL**



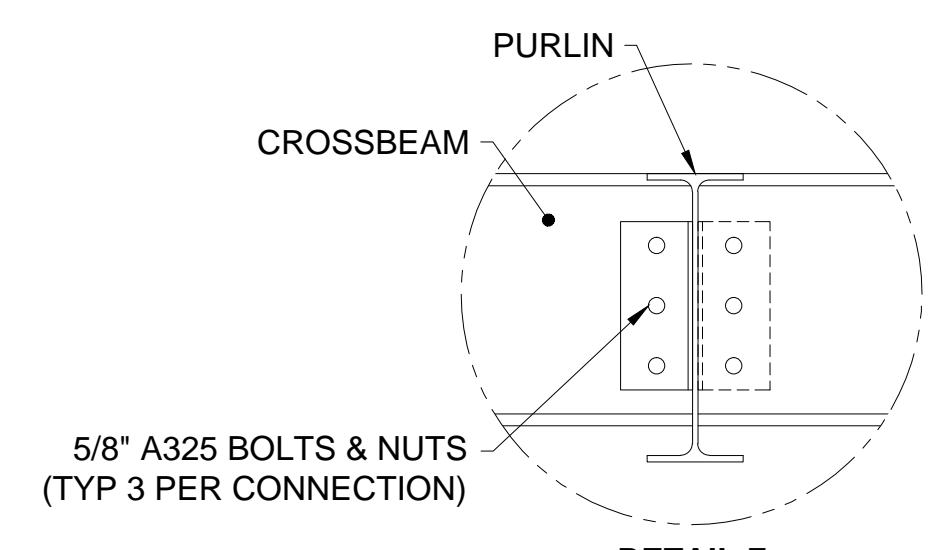
SCUPPER DETAIL



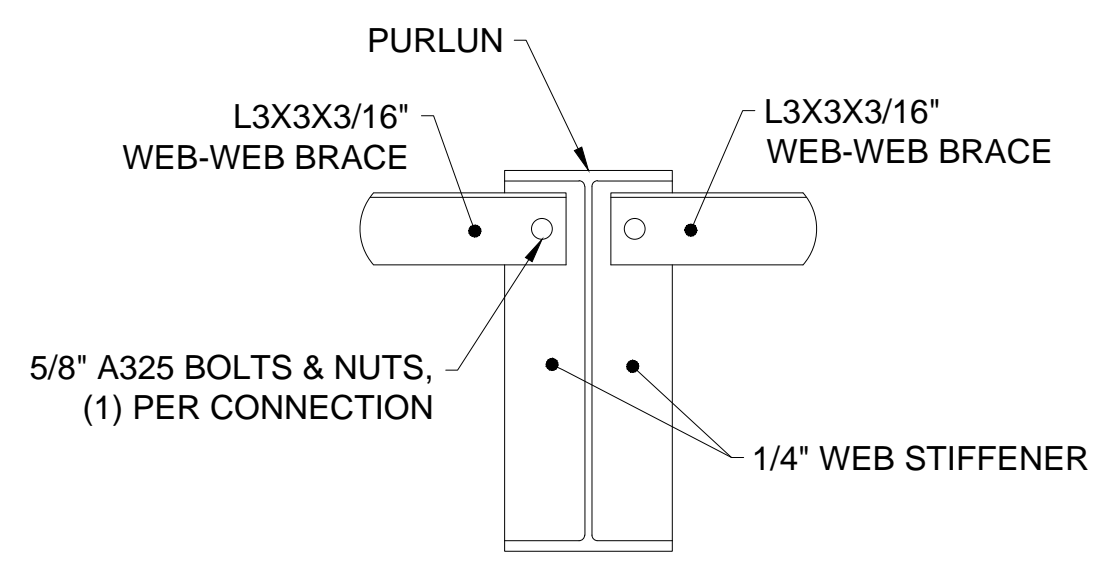
**DETAIL C:
10 X 18 X 3/4\"/>**



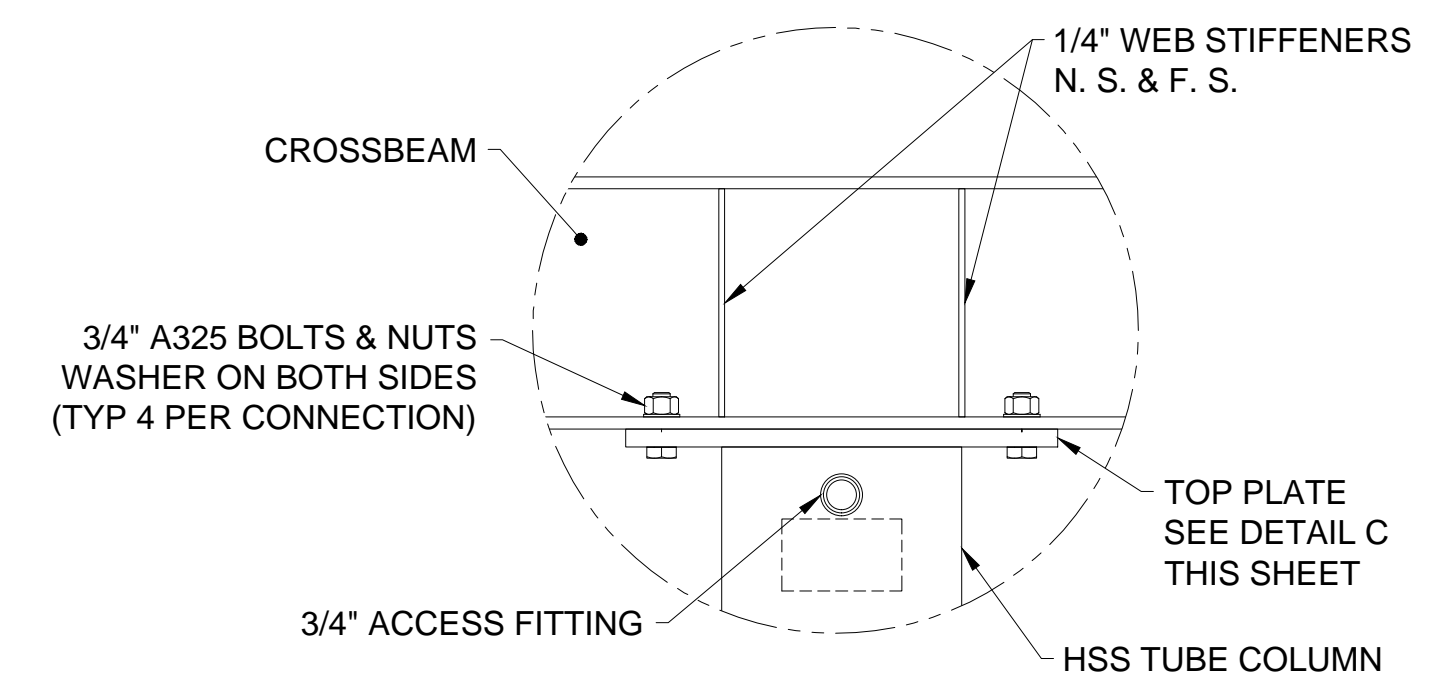
**DETAIL D:
OUTER PURLIN TO CROSSBEAM
DETAIL**



**DETAIL F:
CENTER PURLIN TO CROSSBEAM
DETAIL**



WEB-WEB ANGLE BRACE DETAIL



**DETAIL E:
CROSSBEAM TO COLUMN DETAIL**



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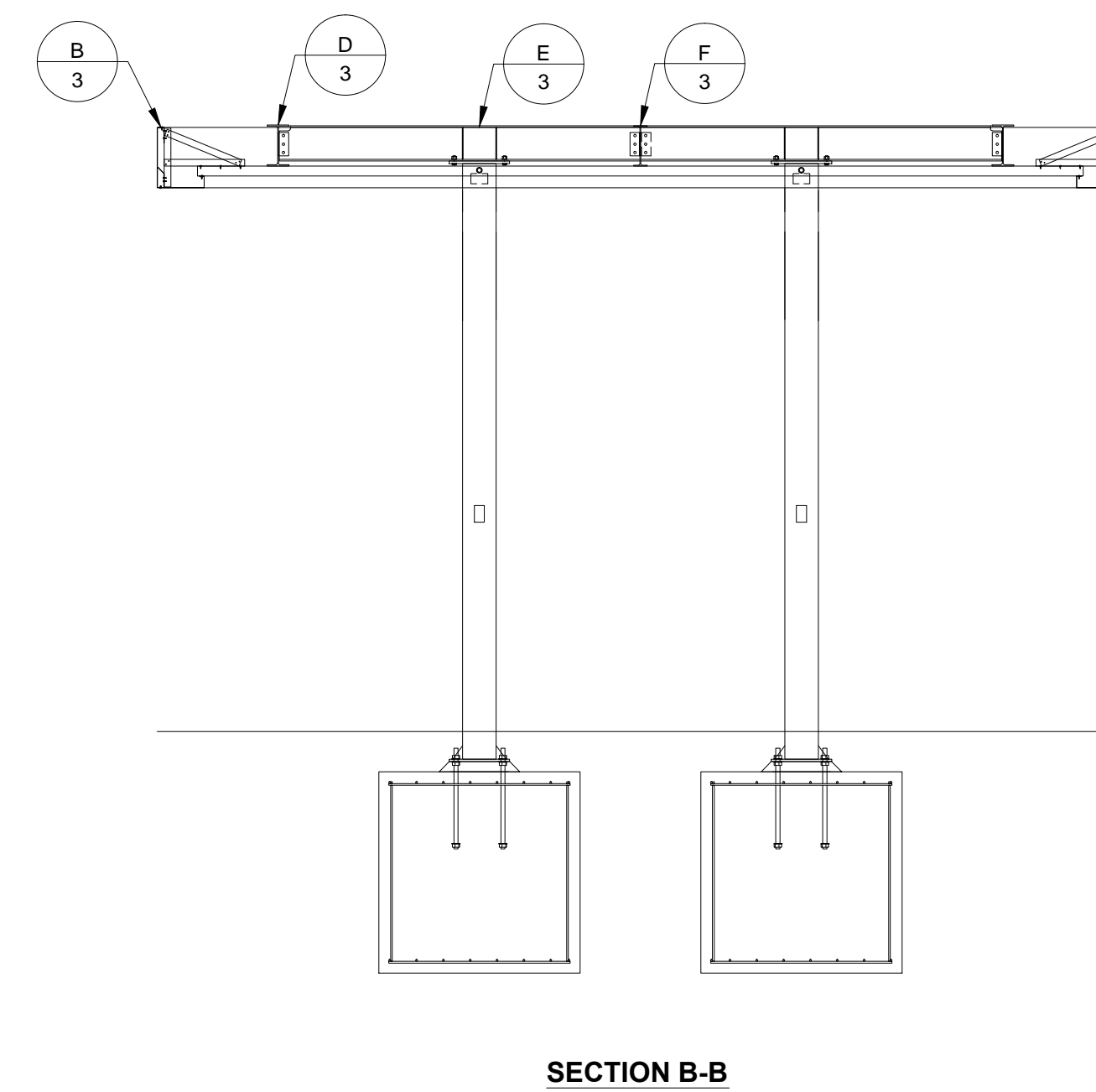
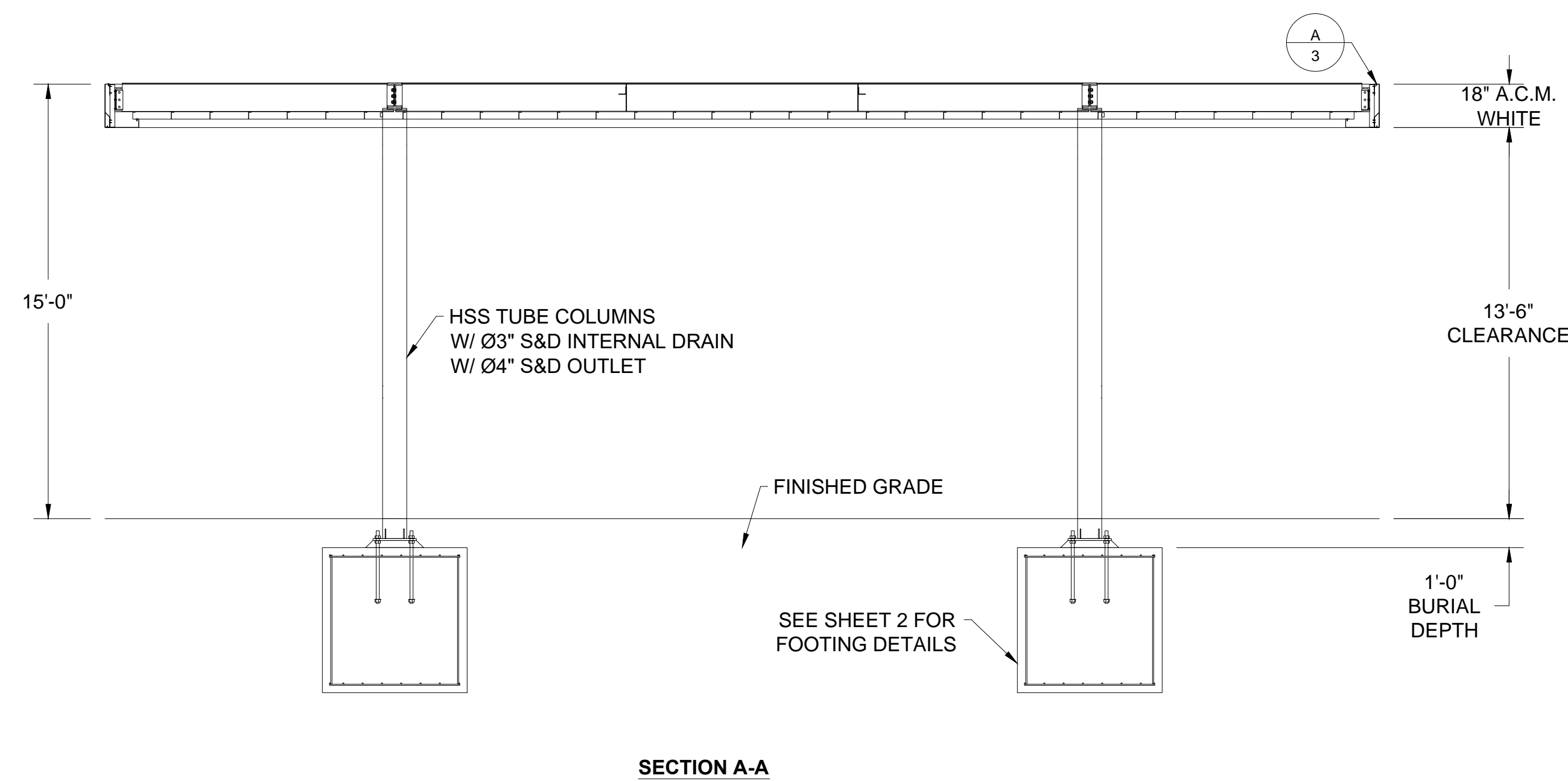
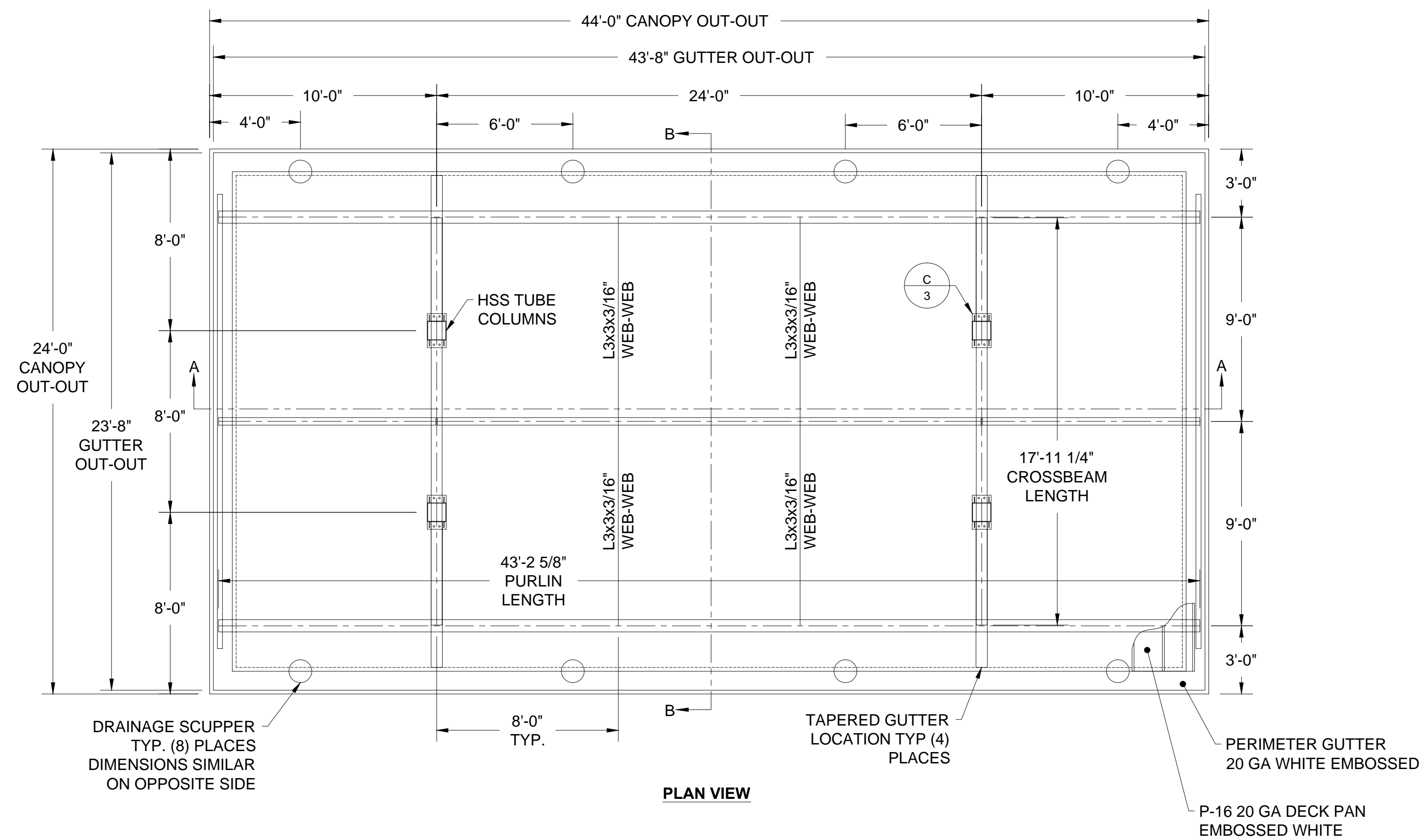
CUSTOMER:
WILDCO

LOCATION: CAMBRIDGE, MA

SCALE: N.T.S. **DRAWN BY:** AJM

DATE: 11.11.19 **SHEET:** 3 OF 3

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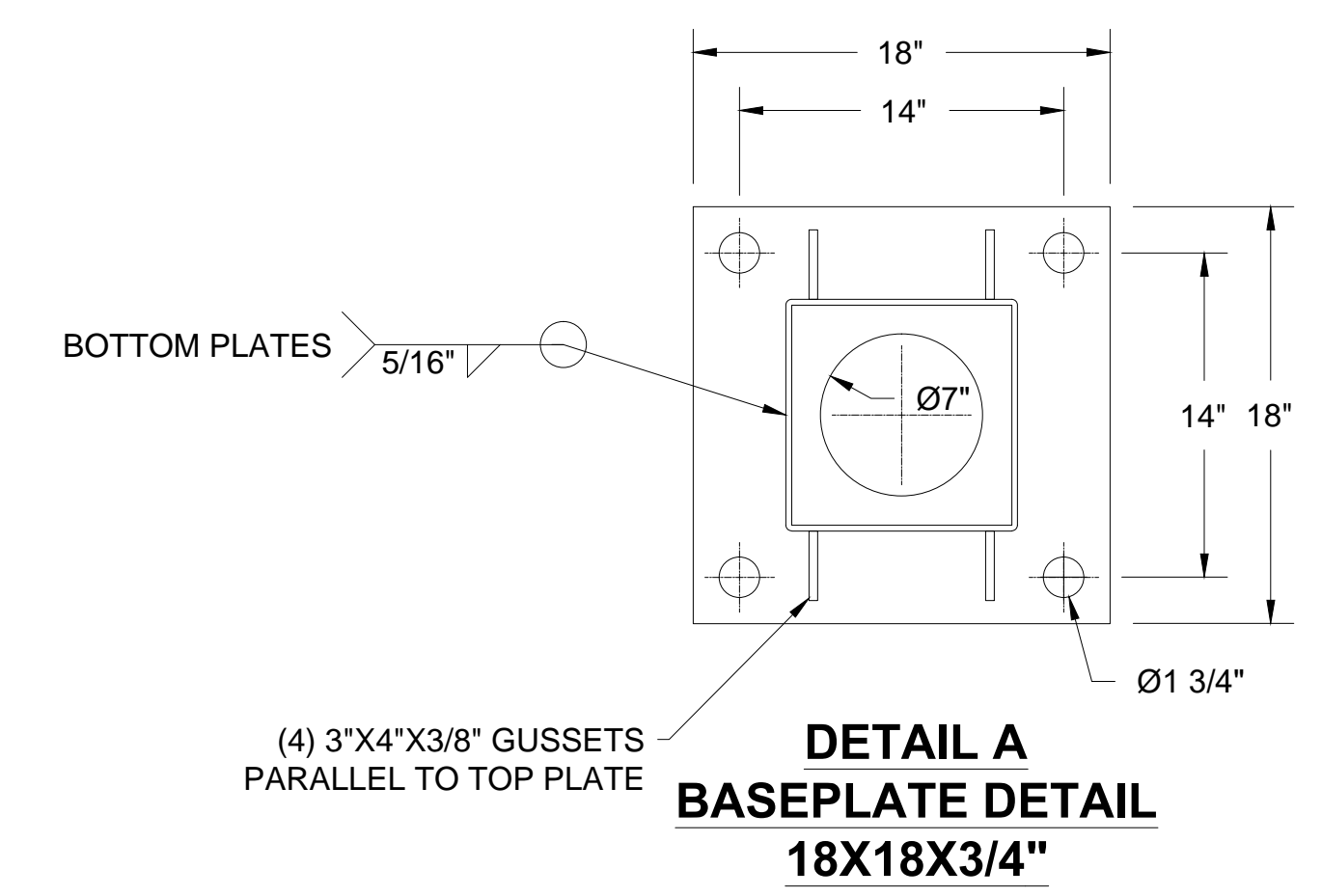
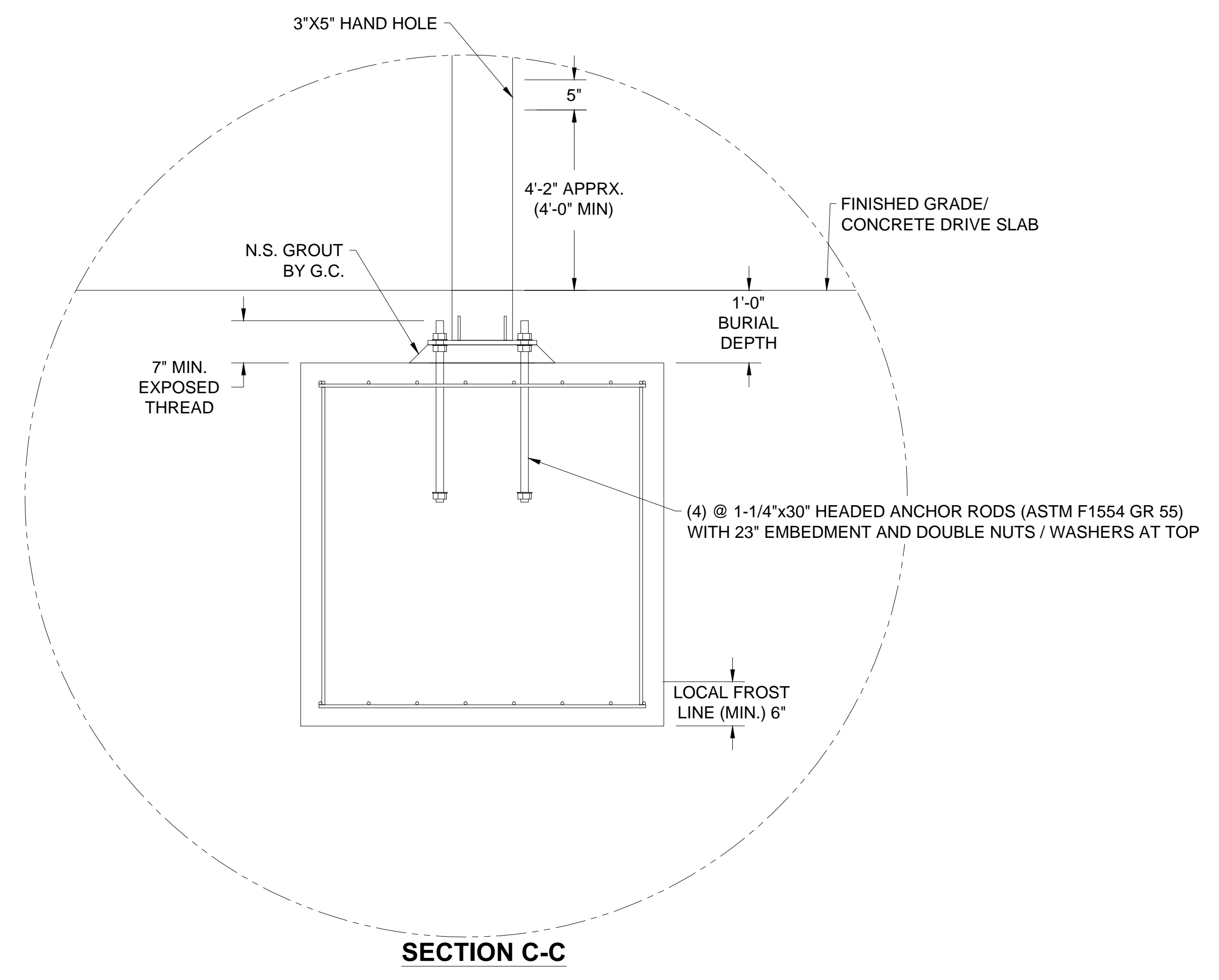
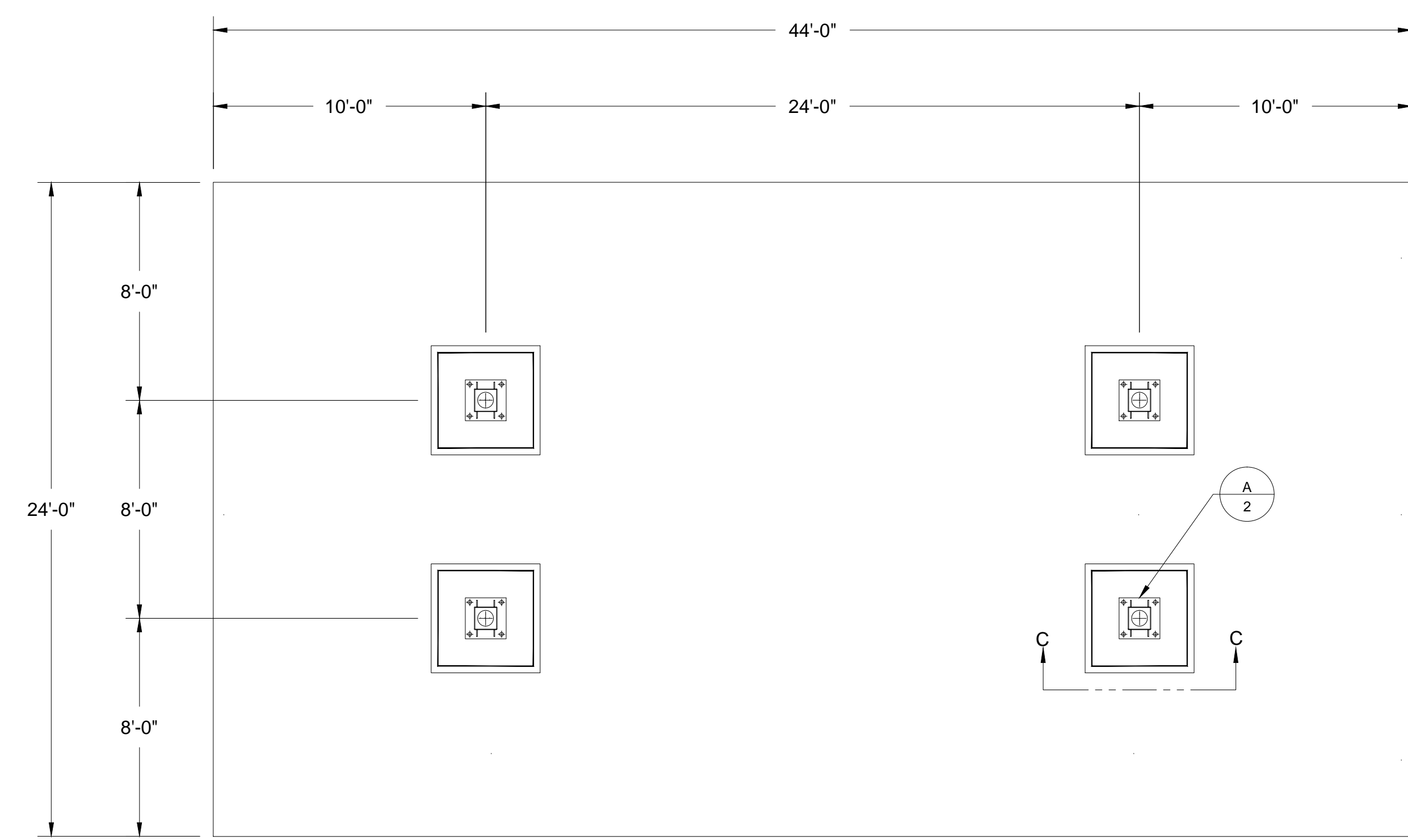
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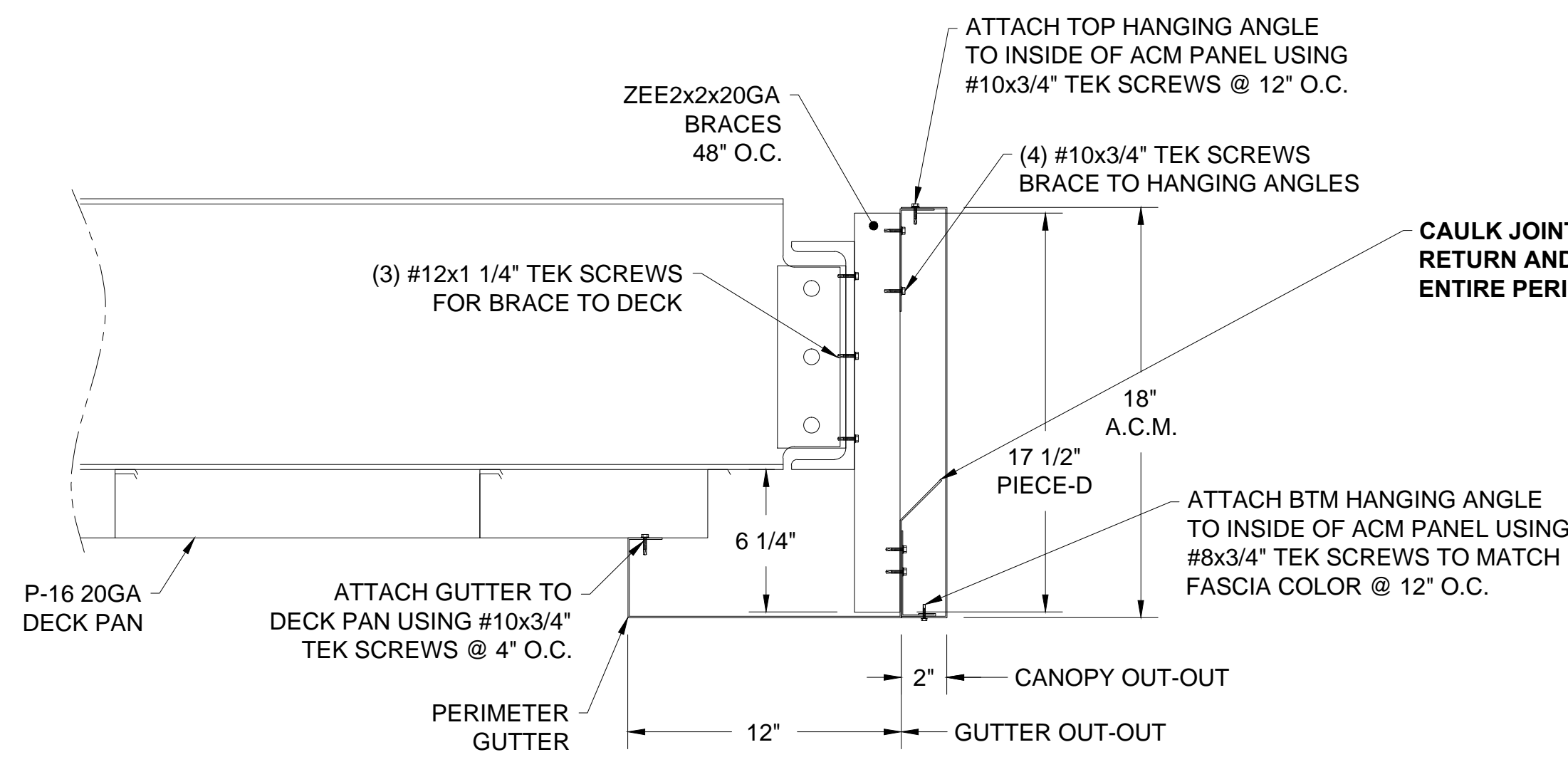
CUSTOMER: **WILDCO**

LOCATION: **CAMBRIDGE, MA**

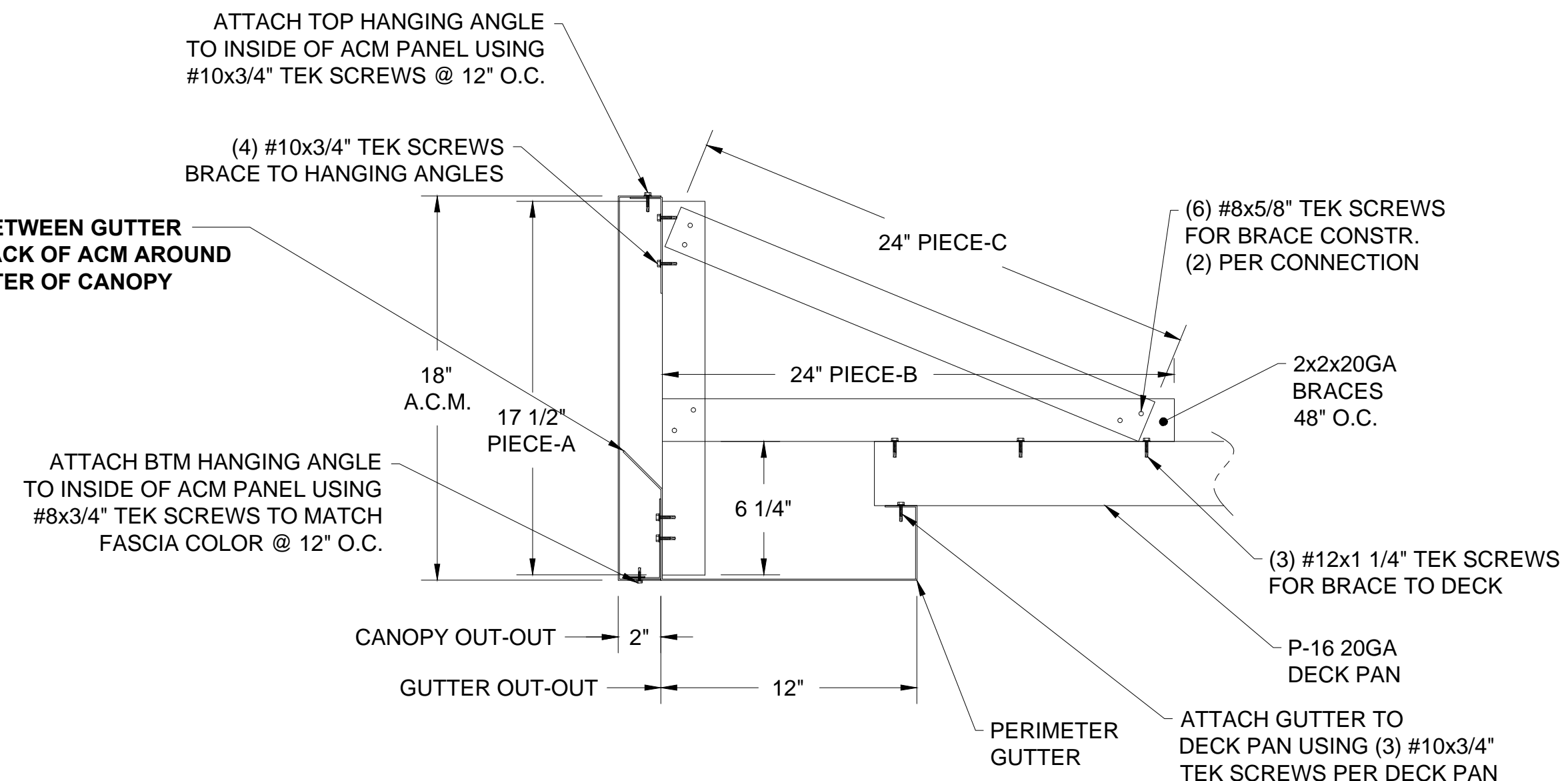
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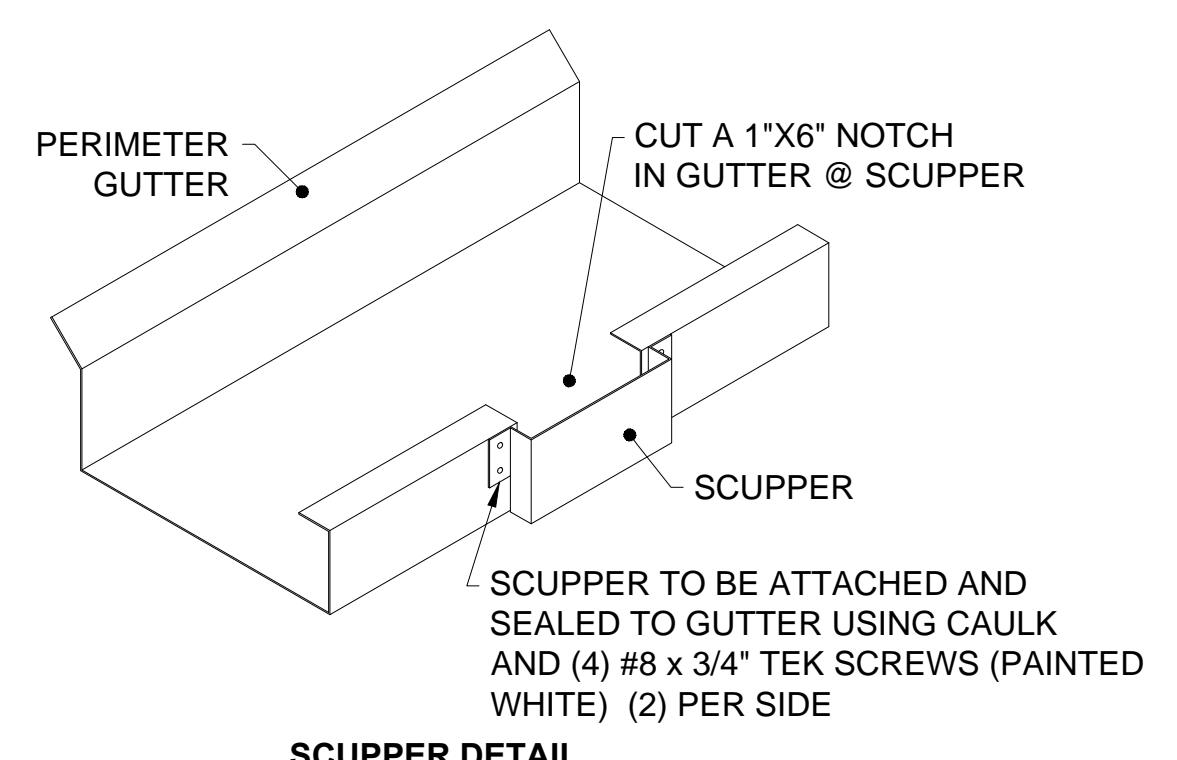
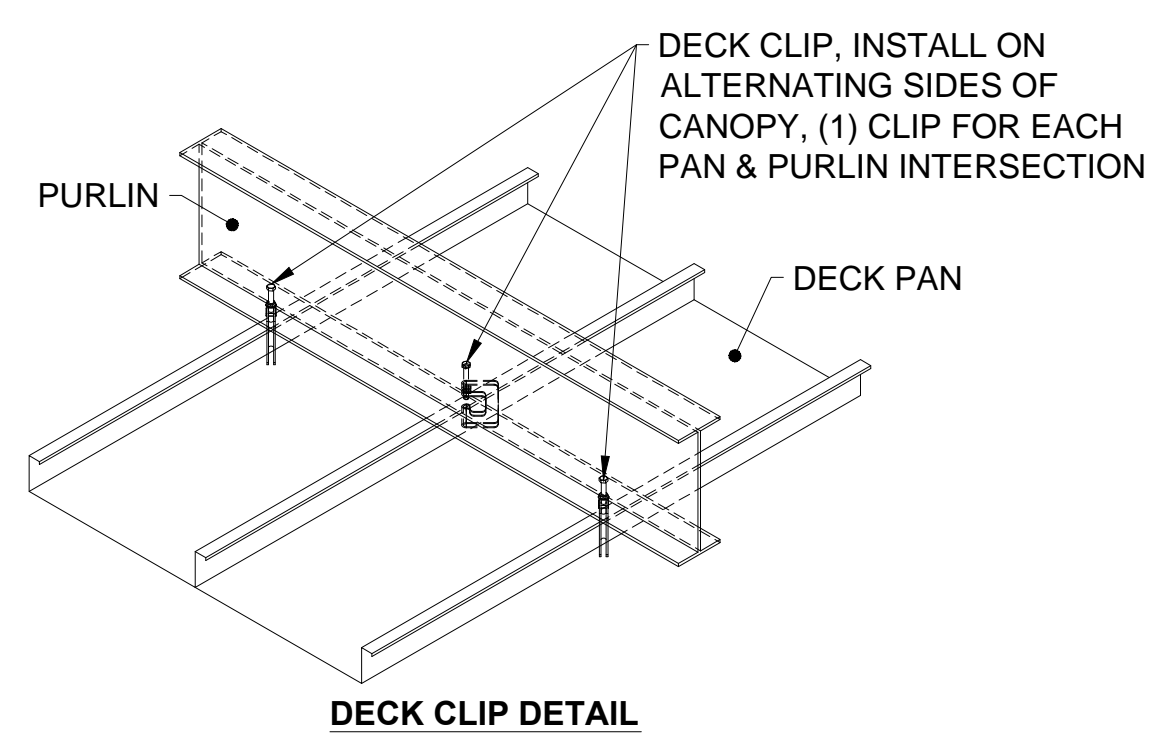
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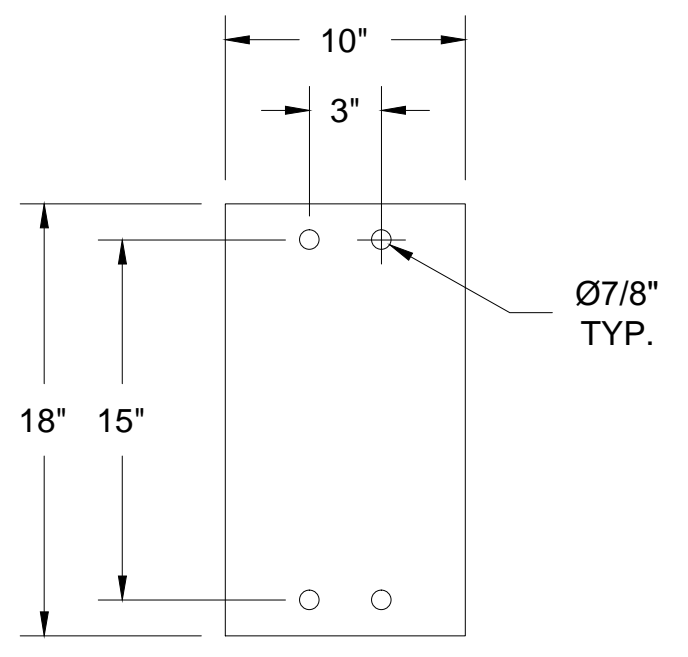
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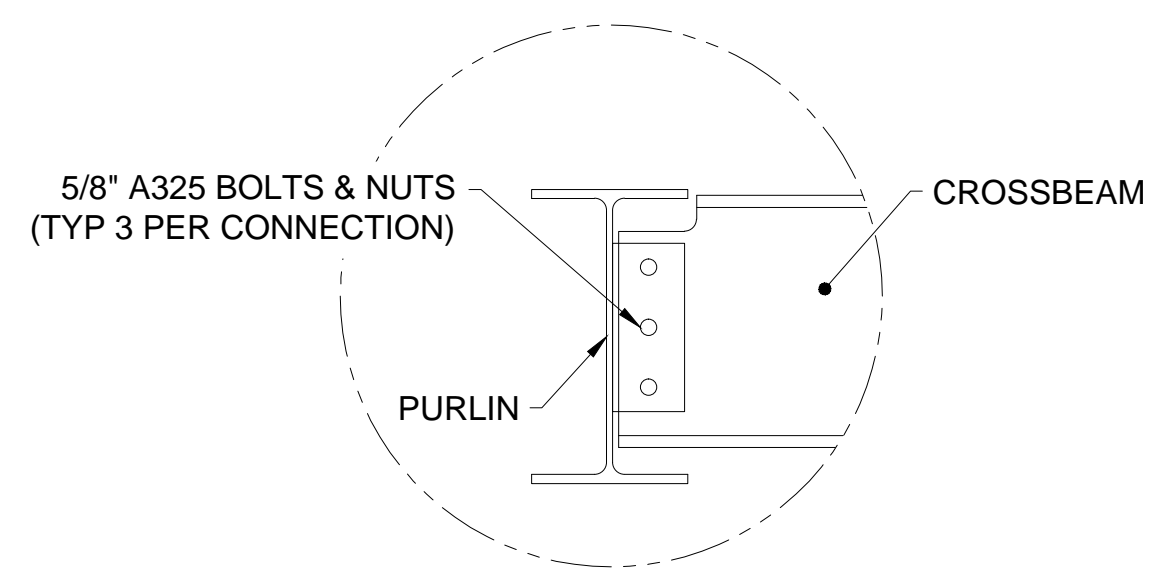
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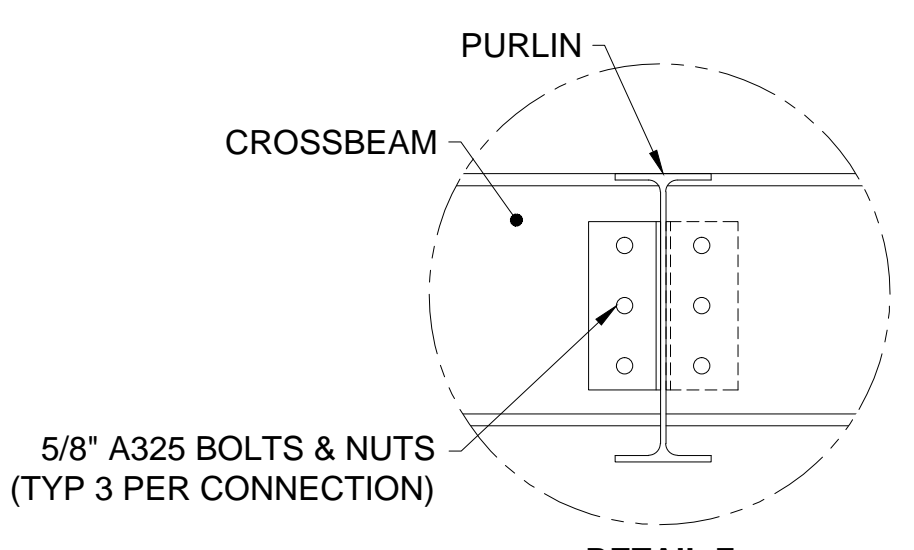
SCUPPER DETAIL



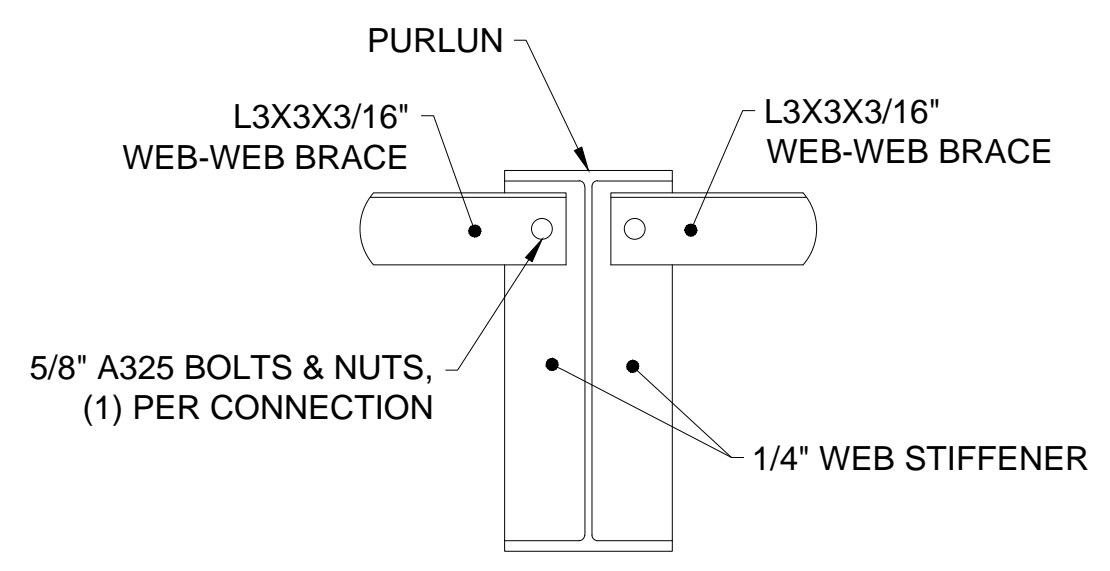
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10 X 18 X 3/4\"/>**



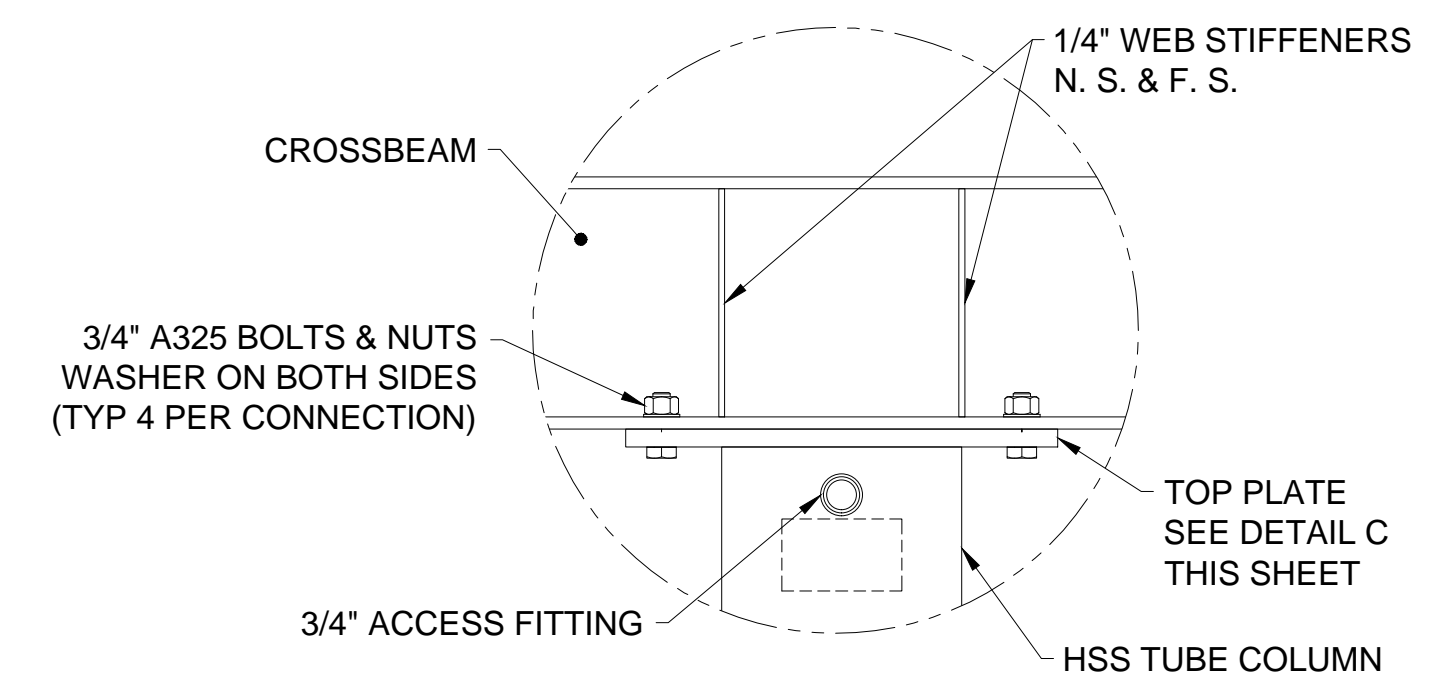
**DETAIL D:
OUTER PURLIN TO CROSSBEAM
DETAIL**



**DETAIL F:
CENTER PURLIN TO CROSSBEAM
DETAIL**



WEB-WEB ANGLE BRACE DETAIL



**DETAIL E:
CROSSBEAM TO COLUMN DETAIL**



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**DRAWING #
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24'-0" X 44'-0" X 4 COLUMN CANOPY

**CUSTOMER:
WILDCO**

LOCATION: CAMBRIDGE, MA

SCALE: N.T.S. DRAWN BY: AJM

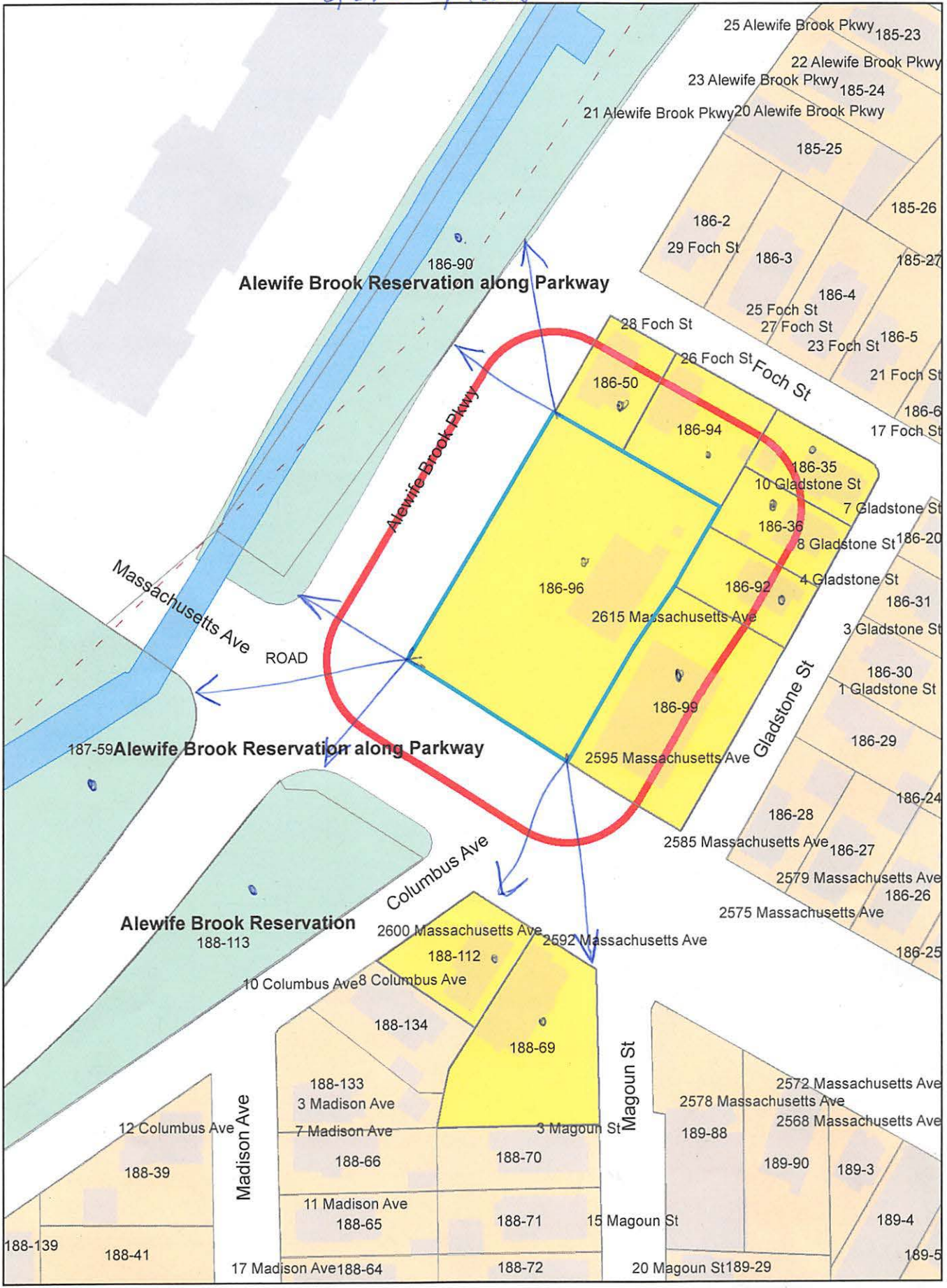
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2615 Mars Ave



2615 Mass Ave



2615 Mass Ave

Petitioner

186-99
NAPAKUN, SUVITYA & APILAJ NAPAKUN
12 DEER RUN RD.
LINCOLN, MA 01773

186-99
CASCAP REALTY, INC.
231 SOMERVILLE AVE
SOMERVILLE, MA 02143

REGNANTE STERIO LLP
C/O JESSE SCHOMER
401 EDGEWATER PLACE - SUITE 630
WAKEFIELD, MA 01880

186-99
MADDALONI, MARIA E.
2595 MASS AVE. UNIT#18
CAMBRIDGE, MA 02140

186-36
CALLANAN, CHARLES & SUSAN CALLANAN
8 GLADSTONE ST
CAMBRIDGE, MA 02140

186-90 /187-59/188-113
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

186-99
CADOTTE, RICHARD E.
2591-2597 MASS. AVE., #1
CAMBRIDGE, MA 02140

186-99
RICE, ZACHARY L. & TERESA M. PILLARS
2595 MASSACHUSETTS AVE., #3
CAMBRIDGE, MA 02140

186-99
DE PAULO, VALDETE & DALBAS DUCLOS
2591-2597 MASS. AVE.
CAMBRIDGE, MA 02140

186-99
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
675 MASS. AVE., 2ND FLR
CAMBRIDGE, MA 02139-3306

186-92
LEVY, SARA B.
4 GLADSTONE ST
CAMBRIDGE, MA 02140

186-94
MAHONEY, KELLYANNE
26 FOCH ST
CAMBRIDGE, MA 02139

186-96
FIORENTINO, FRANK F. CPA TRUSTEE,
THE MOBIL NOM TRUST
607 NORTH AVE., SUITE 16
WAKEFIELD, MA 01880

186-99
BUCHNESS, PAUL
PO BOX 522
WEST SIMSBURY, CT 06092

186-99
BUCKLEY, PATRICIA A.
2595 MASS AVE. UNIT#12
CAMBRIDGE, MA 02140-1636

188-69
HARRIS, GREGORY A
2592 MASSACHUSETTS AVE #2
CAMBRIDGE, MA 02140

188-69
JOSHI, HANSA PINAKIN, TRUSTEE THE
MASSACHUSETTS AVE 2015 REALTY TRUST
2592 MASSACHUSETTS AVE., #3
CAMBRIDGE, MA 02140

188-112
TSALAH, MOSHE
2594 MASS AVE
CAMBRIDGE, MA 02139

186-35
MILI, OLGA, A LIFE ESTATE
10 GLADSTONE ST
CAMBRIDGE, MA 02140-1005

186-99
FRIMLEY PROPERTIES, LLC
73 WOODLAND ROAD
LONGMEADOW, MA 01106

186-99
CARROLL, THOMAS J & SHEILA M. KENNEDY
132 ROBINS RD
ARLINGTON, MA 02476

186-99
ROULEAU, DENIS
2595 MASS AVE - UNIT 13
CAMBRIDGE, MA 02140-1636

186-99
JAIN SACHIN H, TRS THE SACHIN H JAIN
NOMINEE REALTY, TR
2595 MASSACHUSETTS AVE UNIT 10
CAMBRIDGE, MA 02140

186-99
GARIMELLA, PARAMESWAR P. & NIRMALA V.
TRTEES OF GARIMELLA FAMILY 2017 REVOC
INTER VIVOS TRT
11 BROOKFORD ST
CAMBRIDGE, MA 02140

186-99
ZHAO, LING
80 HAWTHORN RD
BRAintree, MA 02184

186-50
BENZAN, JAVIER
28 FOCH ST., UNIT #1
CAMBRIDGE, MA 02140

188-69
JOSHI, JAMIE
2592 MASSACHUSETTS AVE UNIT 1
CAMBRIDGE, MA 02140

186-99
MILEWSKI, STEVEN C., TRUSTEE THE 2595
MASSACHUSETTS AVE UNIT 11 REALTY TR
35 ELM PLACE
WHITMAN, MA 02382

186-99
MIDDLETON, AMY B.
TR. OF THE AMENDED ABM TRUST
14428 ROYAL ST
GEORGE ATHENS, AL 35613

186-50
BENZAN, JAVIER L.
28 FOCH ST UNIT 1
CAMBRIDGE, MA 02140

Description of Relief Requested

The property that is the subject of this application is located at 2615 Massachusetts Avenue, at the corner of Massachusetts Avenue and Alewife Brook Parkway, in the Residence B zoning district. It is currently developed with a pre-existing nonconforming gas and service station, which has existed at the site for at least 60 years and is proposed to remain in its current form without any change to the use or building.

The applicant requests a finding pursuant to Section 6 of Chapter 40A of the Massachusetts General Laws authorizing the construction of two accessory canopy structures over the existing fuel pump islands on the basis of a finding that such construction would not constitute a change, extension, or alteration of the pre-existing, nonconforming use. In the alternative, if the Board determines that such construction would constitute a change, extension, or alteration of the pre-existing, nonconforming use, the applicant requests a finding that the proposed canopies would be not substantially more detrimental to the neighborhood than the existing condition of the site in accordance with M.G.L. c. 40A, § 6 and/or Sections 8.22 and/or 8.22.3 of the Cambridge Zoning Ordinance.

As shown on the attached plans and section views, the proposed canopies have been designed to comply with all dimensional requirements of Section 4.21 of the Cambridge Zoning Ordinance, namely: the canopies "shall not exceed fifteen (15) feet in height above the ground level" and "shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district." The proposed canopies have been designed with as minimal a footprint as possible, so as to respect all applicable height and setback requirements. The canopies are open on all four sides and are supported only by four 7"-diameter columns, so it will not obstruct views through the site. With respect to height, it should be noted that the 15' height of the proposed canopies is significantly shorter than is customary for such installations, but the applicant has proposed this lesser height as an accommodation to neighbors. Additionally, the canopies have been designed with a slimline cover with a height of only 18", which further reduces the appearance of mass. No signage is proposed to be mounted to the canopies.

The purpose of the proposed canopies is to provide shielding from weather for motorists fueling their vehicles, and weather protection to the fuel pumps themselves, which today feature modern computerized equipment, for which protection from weather is absolutely necessary. The proposed canopies will also provide greater fire protection and added shielding for nearby residential properties from light pollution, which currently emanates from the site via unshielded lighting fixtures mounted to the existing fuel pump islands. In contrast to these existing unshielded "up lights", the proposed canopy lights would light downward from above, resulting in greater protection of residential neighbors.

In the case of *Powers v. Bldg. Inspector of Barnstable*, 363 Mass. 648, 653 (1973), the SJC articulated a three-pronged test for determining whether a proposed development relating to a pre-existing, nonconforming use would rise to the level of a change, extension, or alteration of such use:

- (1) Whether the use reflects the nature and purpose of the use prevailing when the zoning by-law took effect.
- (2) Whether there is a difference in the quality or character, as well as the degree, of use.
- (3) Whether the current use is 'different in kind in its effect on the neighborhood.'

Here, the proposed construction of two accessory canopy structures complying with all dimensional requirements of the Zoning Ordinance satisfies all three of these tests.

First, the proposed canopies would have no effect whatsoever on the nature and purpose of the use of the site, which would remain entirely unchanged. The site, including all existing buildings and structures would continue to be used for their present purpose. The proposed canopies would merely modernize the site, which currently lacks any form of weather protection for customers and electronic equipment, nor any shielding of the existing commercial lighting.

Second, the proposed canopies would not cause any difference in the quality, character, or degree of the existing use. As noted, the use of the site would remain completely unchanged.

Third, the use of the site with the proposed canopies would not be in any way different in kind in its effect on the neighborhood as compared to the existing use, which, as noted, would be completely unchanged. Indeed, the proposal would have an ameliorative effect on the neighborhood insofar as it meets all dimensional requirements and results in improved lighting conditions.

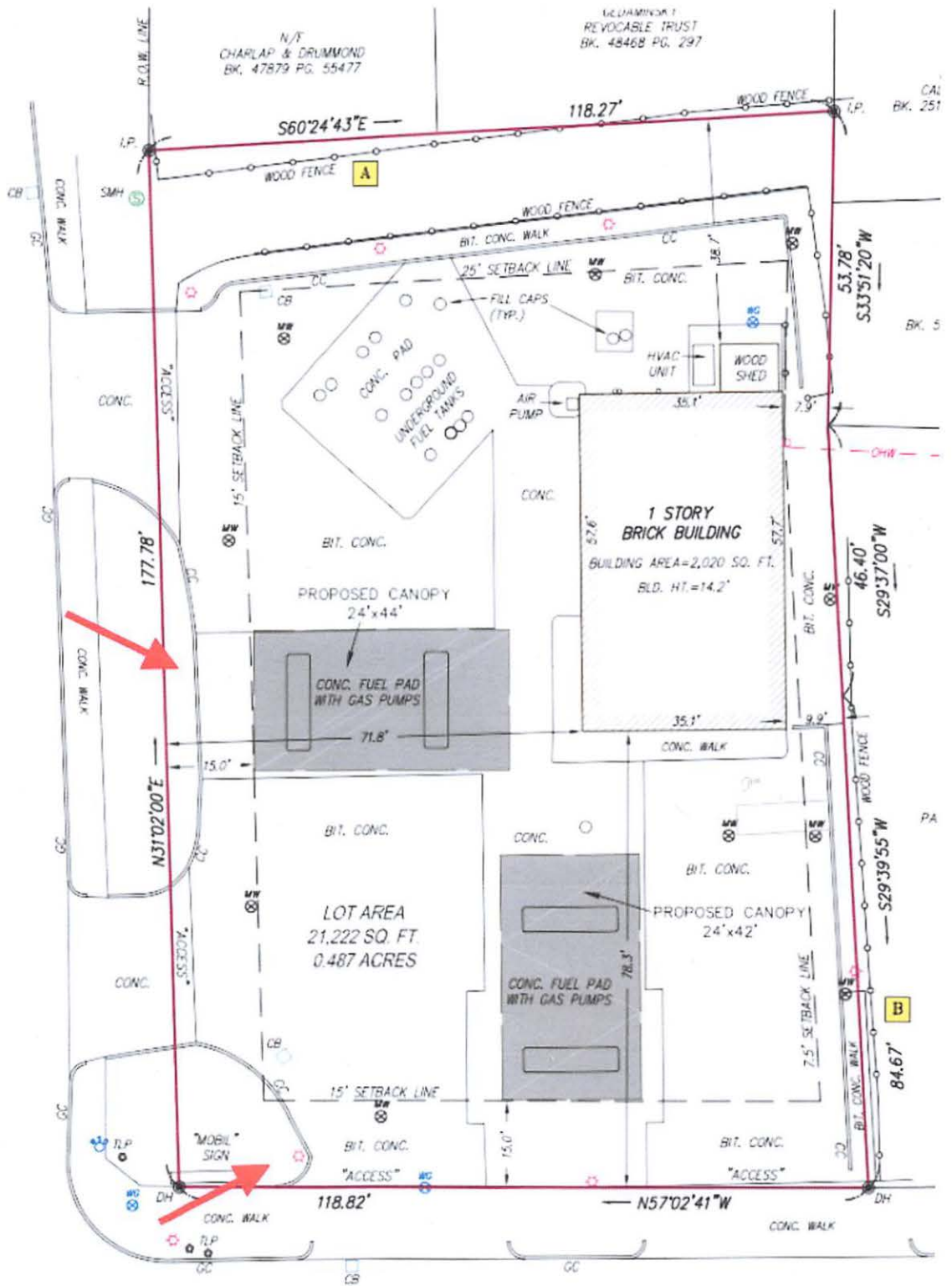
It is well-settled law that modifications to pre-existing, nonconforming uses intended to ensure that such use is "improved and made more efficient," are permitted as of right as long as the modifications are "ordinarily and reasonably adapted to the original use and do not constitute a change in the original nature and purpose of the undertaking." *Derby Ref. Co. v. City of Chelsea*, 407 Mass. 703, 714 (1990). In that case, the court held not only that the conversion of a gasoline storage facility to an asphalt storage facility did not constitute a change of use, but also that site upgrades (enabling the asphalt to be heated) were also permissible, particularly where, as here, there was evidence that neighborhood impacts would be ameliorated.

Similarly here, the proposed canopies are ordinarily and reasonably adapted to the existing use insofar as they have been minimized in size to accommodate only the existing fuel pumps, and there has been no proposal to expand the use of the site, such as by adding additional fuel pumps. Quite simply, advances in fuel pump technology have resulted in a need to provide weather protection to the sensitive computerized equipment that is now in use. These protections were not needed at the time when the unprotected fuel islands were originally constructed. The proposed canopies also provide ancillary benefits insofar as they protect customers from weather, provide added fire protection, and create better light protection for neighbors.

The proposed canopies – far from being a detriment to the neighborhood – would represent a vast improvement over the existing condition of the site by modernizing its appearance and providing additional screening of visual impacts for adjacent residential properties, while also improving safety conditions.

The applicant therefore requests a finding from the Board that the construction of the proposed accessory canopies would not constitute a change, extension, or alteration of the pre-existing, nonconforming gas station use, and on that basis authorizing the issuance of building permits for such work without need for further zoning relief. In the alternative, if the Board determines that such construction would constitute a change, extension, or alteration, the applicant requests a special permit and/or variance under Sections 8.22 and/or 8.22.3 of the Cambridge Zoning Ordinance on the basis that such construction would be not substantially more detrimental to the neighborhood than the existing condition of the site.

ALEWIFE BROOK PARKWAY (RTE 16)
(PUBLIC - VARIABLE WIDTH)
PAVEMENT WIDTH=VARIABLE



2615

MASSACHUSETTS AVENUE (PUBLIC - VARIABLE WIDTH)
PAVEMENT WIDTH=VARIABLE

BZA-103314



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Jason Santos Date: 2/8/2021
(Print)

Address: 2615 Mass Ave

Case No. BZA-103314

Hearing Date: 2/25/21

Thank you,
Bza Members