



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

BZA APPLICATION FORM

Plan No: BZA-014725-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Western Avenue Baptist Church C/O Farris Blount III

PETITIONER'S ADDRESS : 299 Western Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 299 Western Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Western Avenue Baptist Church is requesting a variance in order to install a handicap lift with enclosure in order to address accessibility deficiencies. A variance is needed because construction of the lift would exceed our FAR ratio.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Farris Blount III

(Petitioner(s) / Owner)

Farris Blount III

(Print Name)

Address :

299 Western Avenue
Cambridge, MA 02139

Tel. No. :

(617) 661-0433

E-Mail Address :

fblount@westernavenuechurch.com

Date :

10/13/17

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:

An enforcement of this Ordinance would make it difficult for people with physical challenges to enter Western Avenue Baptist Church for worship and fellowship gatherings. Without the handicap lift, it would also be difficult for those who have physical difficulties to use the bathroom inside the church.

- 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 church building is elevated, which makes it difficult for those who are physically challenged to enter the church from the sidewalk. Furthermore, the current building structure only has stair access to the 2nd level (where the bathrooms are located and special events are held). Without a lift, persons who are physically challenged have difficulties entering the 1st and 2nd levels of the building.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

- 1) The lift would not interfere with the sidewalk or the biking lane on Western Avenue.
- 2) The lift would be enclosed in a structure that resembles the current siding on the church building, making it aesthetically pleasing.
- 3) The lift enclosure's roof will be constructed in such a way so that during winter, snow nor ice will not fall on people on the sidewalk.

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

The lift and its enclosure would just be adding 40 square feet to our total gross floor area, a small increase given this Ordinance.

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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Farris Blount III PRESENT USE/OCCUPANCY: Church
LOCATION: 299 Western Ave Cambridge, MA 02139 ZONE: Residence C-1 Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: Church

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>4140</u>	<u>4180</u>	<u>3750</u>	(max.)
<u>LOT AREA:</u>		<u>3575</u>	<u>3575</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>1.16</u>	<u>1.17</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>0</u>	<u>0</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>51.08</u>	<u>N/A</u>	<u>50</u>	(min.)
	<u>DEPTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>30.5</u>	<u>N/A</u>	<u>21.25</u>	(min.)
	<u>REAR</u>	<u>16.20</u>	<u>N/A</u>	<u>21.25</u>	(min.)
	<u>LEFT SIDE</u>	<u>2</u>	<u>N/A</u>	<u>17</u>	(min.)
	<u>RIGHT SIDE</u>	<u>9.9</u>	<u>4.8</u>	<u>17</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>40' 7/12"</u>	<u>N/A</u>	<u>35</u>	(max.)
	<u>LENGTH</u>	<u>69' 3/12"</u>	<u>N/A</u>	<u>N/A</u>	
	<u>WIDTH</u>	<u>36' 2/12"</u>	<u>42' 2/12"</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>0</u>	<u>0</u>	<u>0.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>0</u>	<u>N/A</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>N/A</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>N/A</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(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.

N/A

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, S ECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Farris Blount III PRESENT USE/OCCUPANCY: Residential Commercial (Church)
 LOCATION: 299 Western Ave Cambridge, MA 02139 ZONE: Residence C-1 Zone
 PHONE: (617) 661-0433 REQUESTED USE/OCCUPANCY: Residential Commercial (Church)

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		4140	4180	3750	(max.)
<u>LOT AREA:</u>		3575	3575	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.16	1.17	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		0	0	1500	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	51.08	N/A	50	(min.)
	<u>DEPTH</u>	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	30.5 30.5 ^{28.5 ft}	N/A	21.25	(min.)
	<u>REAR</u>	16.20	N/A	21.25	(min.)
	<u>LEFT SIDE</u>	2	N/A	17	(min.)
	<u>RIGHT SIDE</u>	9.9	N/A ^{4.8}	17	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	40 ^{ft} 7/12 inches	N/A	35	(max.)
	<u>LENGTH</u>	69 ^{ft} 3/12 inches	N/A	Unsure ^{N/A}	
	<u>WIDTH</u>	36 ^{ft} 42 2/12 inches	N/A ^{42 2/12 inches}	Unsure ^{N/A}	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0.30	(min.)
<u>NO. OF DWELLING UNITS:</u>		0	N/A	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	N/A	0	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	N/A	0	(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.

N/A

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

2017 OCT 16 AM 11:50

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
Plan No. CAMBZ-014725-2017
CAMBRIDGE, MASSACHUSETTS

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SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Farris Blount III

(Petitioner(s) / Owner)

Farris Blount III

(Print Name)

Address :

299 Western Avenue
Cambridge, MA 02139

Tel. No. :

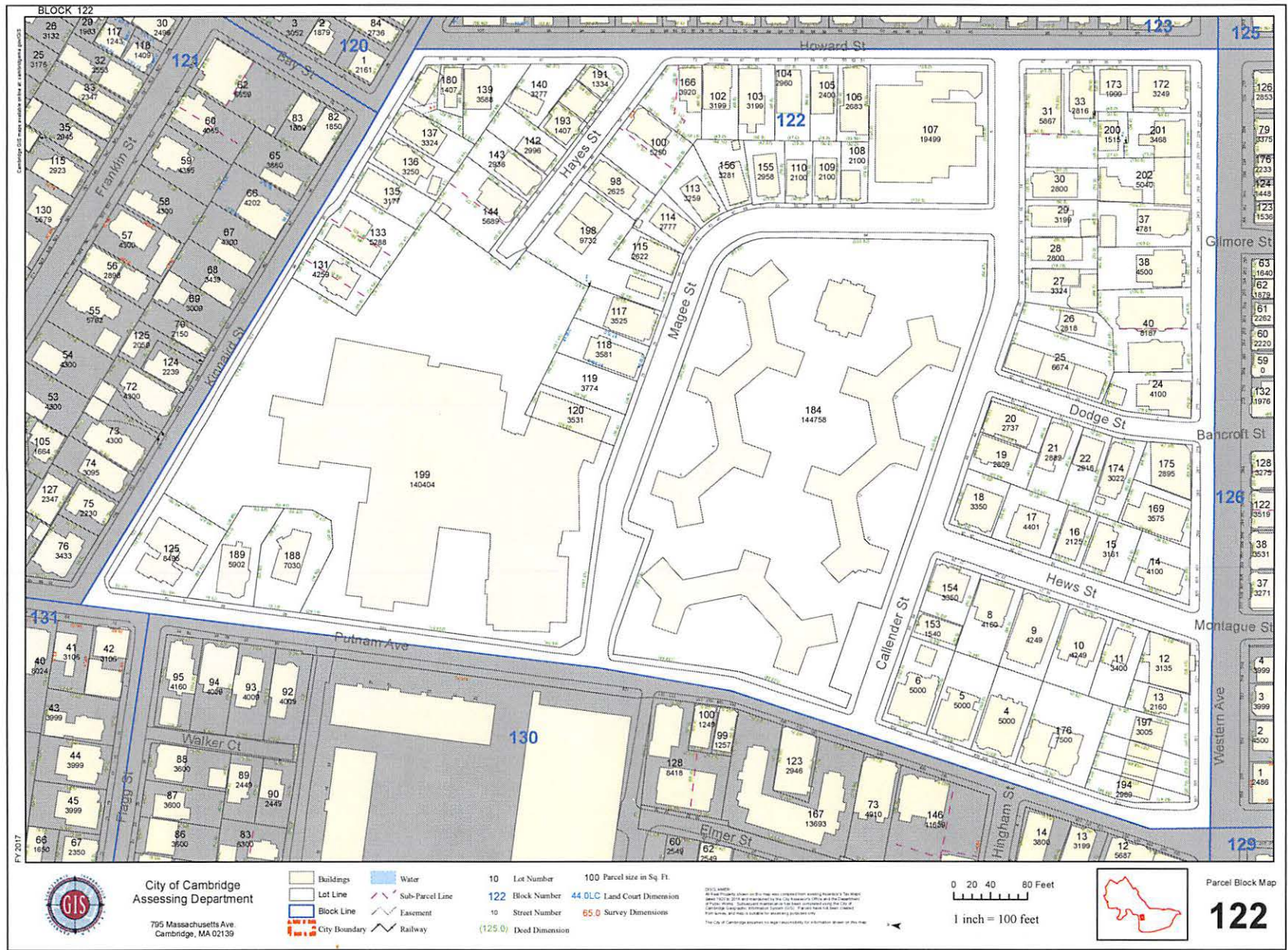
(617) 661-0433

E-Mail Address :

fblount@westernavenuechurch.com

Date :

10/13/17



my heirs, or assigns; and I hereby, for myself and my heirs and assigns COVENANT with the grantee and his heirs, executors, administrators, and assigns that, in case a sale shall be made under the foregoing power I or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and said grantee and his assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantor to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage at the time of such sale. AND IT IS AGREED that the grantee, or his executors, administrators, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. IN WITNESS WHEREOF I the said Walter H. Murdock, who am unmarried hereunto set my hand and seal this twenty third day of October in the year one thousand nine hundred and seventeen. Walter H. Murdock (seal) Signed and sealed in presence of Edward E. Bartlett. COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Hopkinton, October 23rd, 1917. Then personally appeared the above-named Walter H. Murdock and acknowledged the foregoing instrument to be his free act and deed, before me, Edward E. Bartlett, Justice of the Peace. - - - - - Middlesex ss. Oct. 24, 1917. 11h. 55m. A.M. Rec'd & Recorded.

MURDOCK
to
WESTERN AVENUE
BAPTIST
TABERNACLE
CHURCH

KNOW ALL MEN BY THESE PRESENTS that I, Walter H. Murdock of Hopkinton in the County of Middlesex and Commonwealth of Massachusetts in consideration of one dollar and other valuable considerations paid by the Western Avenue Baptist Tabernacle Church a religious corporation duly organized under the laws of said Commonwealth and of, and having its church property, in Cambridge in said County of Middlesex the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Western Avenue Baptist Tabernacle Church its successors and assigns forever a certain parcel of land with the buildings thereon situated in said CAMBRIDGE and bounded and described as follows:- Beginning at a point on Western Avenue, formerly called the Watertown Turnpike, by land formerly of Horace Ewes thence running Easterly on said Western Avenue fifty one and 8/100 (51.08) feet; thence



turning and running in a Northerly direction by land of Frank R. Murdock sixty six and 15/100 (66.15) feet to a stake; thence turning and running in a Westerly direction by land of said Frank R. Murdock forty seven and 69/100 (47.69) feet to a stake at land now or late of Hezlitt and thence turning and running in a Southerly direction by said land now or late of Hezlitt and by said land now or late of Hews eighty three and 49/100 (83.49) feet to said Western Avenue and point of beginning. Containing 3576 square feet more or less and being the same premises conveyed to me by Frank R. Murdock by deed of even date herewith and are subject to a mortgage for twenty five hundred dollars which forms part of the consideration hereof and which the grantee hereby assumes and agrees to pay and save the grantor harmless therefrom. Also my rights in the pipe leading from the building on above described land as set forth in said deed. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Western Avenue Baptist Tabernacle Church and its successors and assigns to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators COVENANT with the said grantee and its successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except as aforesaid that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall WARRANT AND DEFEND the same to the said grantee and its successors and assigns forever against the lawful claims and demands of all persons except as aforesaid. IN WITNESS WHEREOF I the said Walter H. Murdock who am unmarried hereunto set my hand and seal this twenty third day of October in the year one thousand nine hundred and seventeen. Walter H. Murdock (seal) Signed, sealed and delivered in presence of Edward E. Bartlett. COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Hopkinton, October 23rd, 1917. Then personally appeared the above-named Walter H. Murdock and acknowledged the foregoing instrument to be his free act and deed, before me, Edward E. Bartlett, Justice of the Peace. - - - - -

Middlesex ss. Oct. 24, 1917. 11h. 55m. A.M. Rec'd & Recorded.

I, James N. Maddox of Everett, Middlesex County, Massachusetts for consideration paid, grant to the Everett Co-operative Bank, situated in Everett, Middlesex County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of Thirty-four hundred dollars, and

MADDOX

to

EVERETT

CO-OP. BANK

SEP 14 2017

COMMONWEALTH OF MASSACHUSETTS.
MIDDLESEX S.S. _____

SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

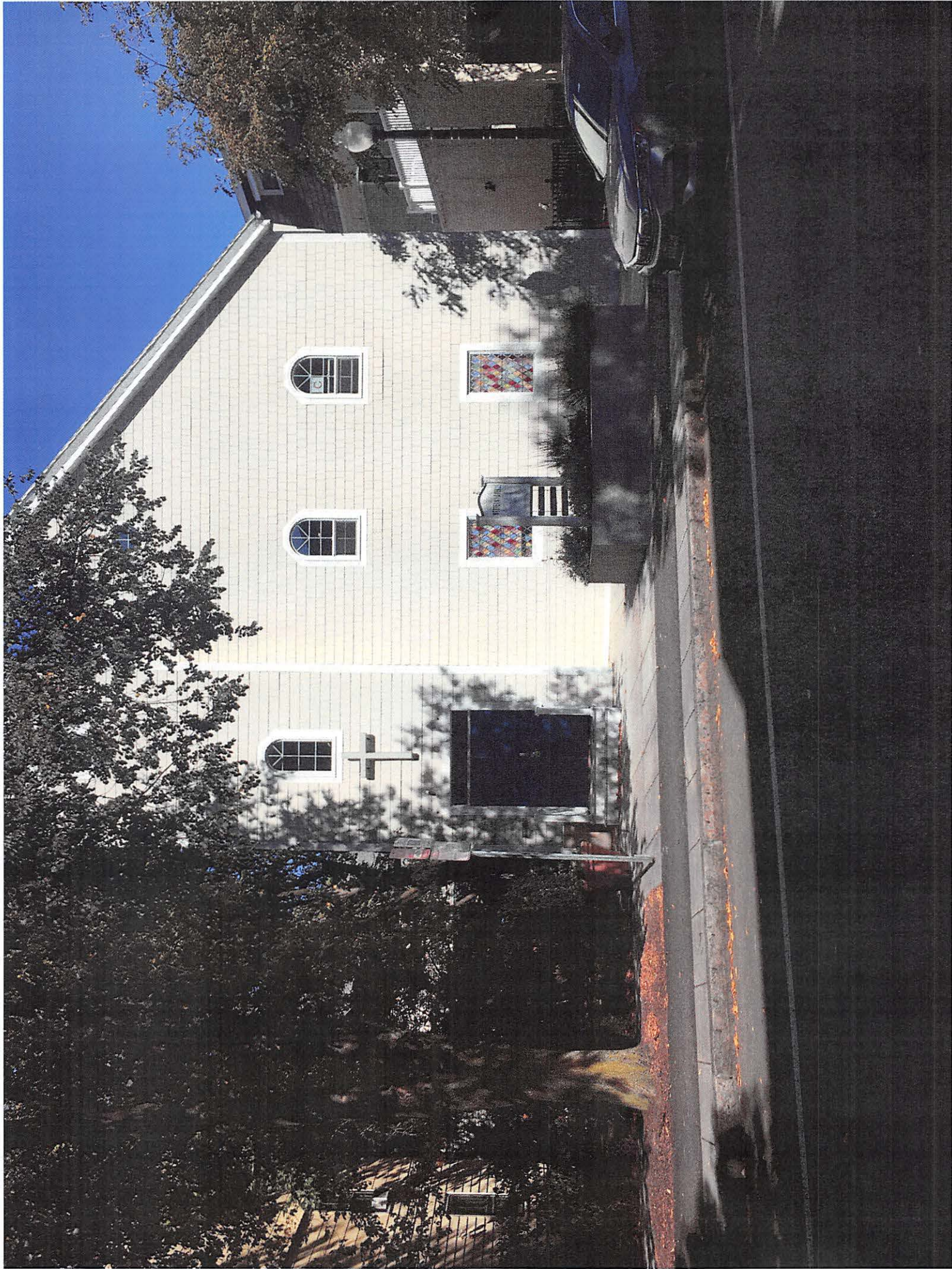
I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER 4169
RECORDED IN BOOK _____

PAGE 324

Maria C. Cristoforetti

REGISTER



299 Western Ave BZA-014725-2017





21

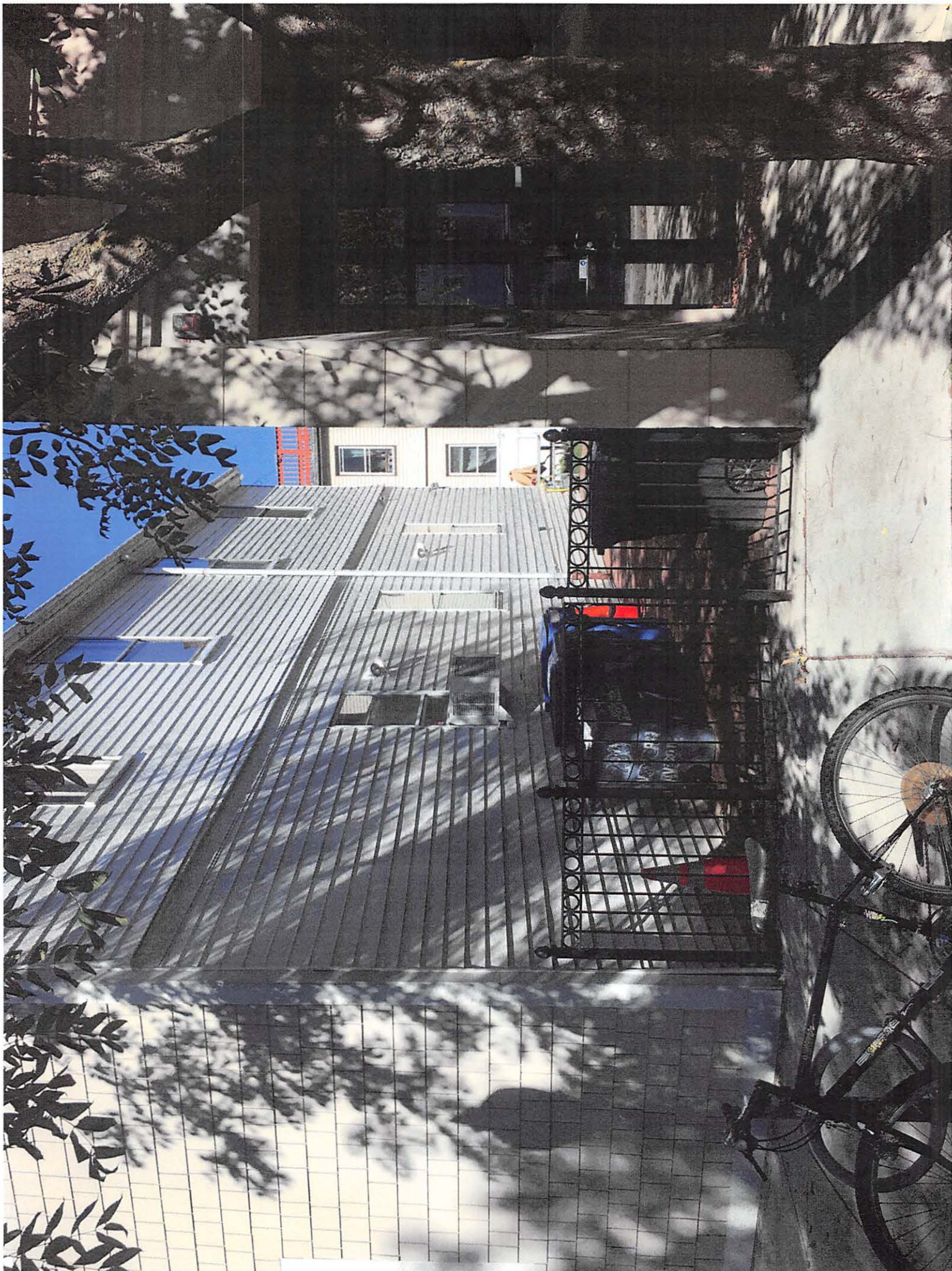
TERN AVENUE
PTIST CHURCH
123 1234
www.ternchurch.com

by D. B. Bate | Pastor
by Service 1000am

HR PARKING
SUNDAY
Zone 16







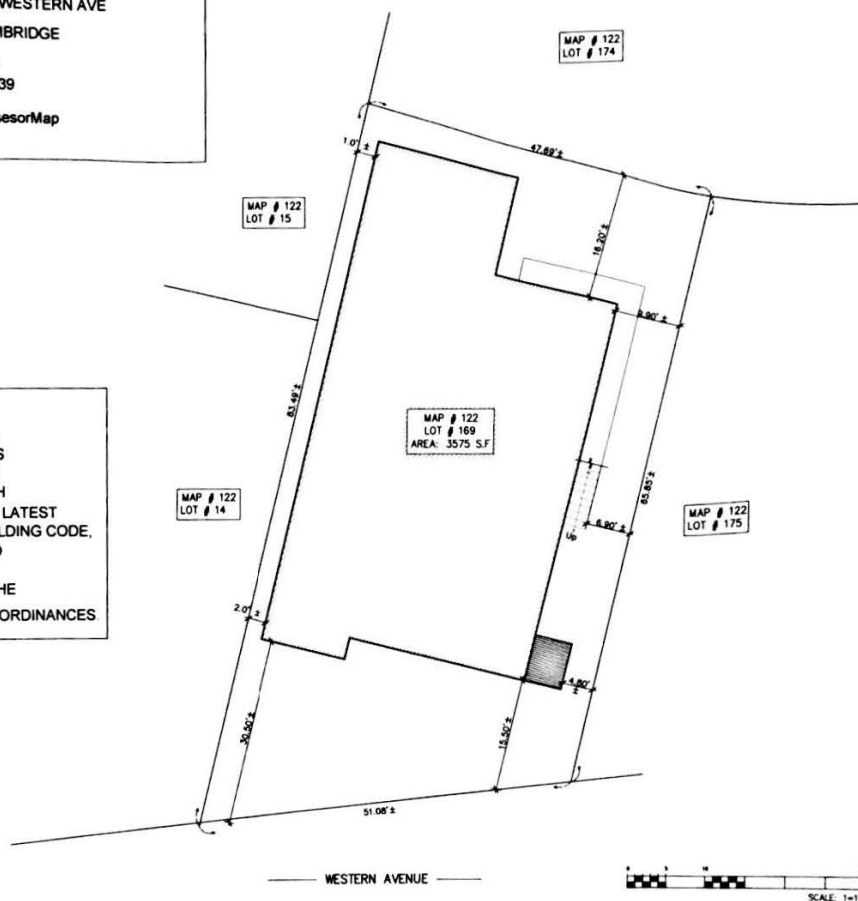


REFERENCE DOCS & PLANS

PROPERTY ID: 122-169
PID: 9411
LAND USE: BENEVOLENT
LAND AREA: 0.08 ACRES/3575 S.F.
LIVING AREA: 4140 S.F.
OWNER: WESTERN AVENUE BAPTIST
TABERNACLE CHURCH
ADDRESS: 299 WESTERN AVE
CITY: CAMBRIDGE
STATE: MA
ZIP CODE: 02139
ASSESSOR MAP: Cambridge AssesorMap

NOTE:

CONTRACTOR SHALL
PERFORM ALL WORKS
IN COMPLIANCE WITH
THE COMMONWEALTH
OF MASSACHUSETTS LATEST
EDITION OF THE, BUILDING CODE,
THE BUILDING BOARD
OF STANDARDS AND
REGULATIONS AND THE
CITY OF CAMBRIDGE ORDINANCES



WESTERN AVENUE

PLOT PLAN
SCALE: 1=10



MARCOS A. DEVERS, R.P.E.

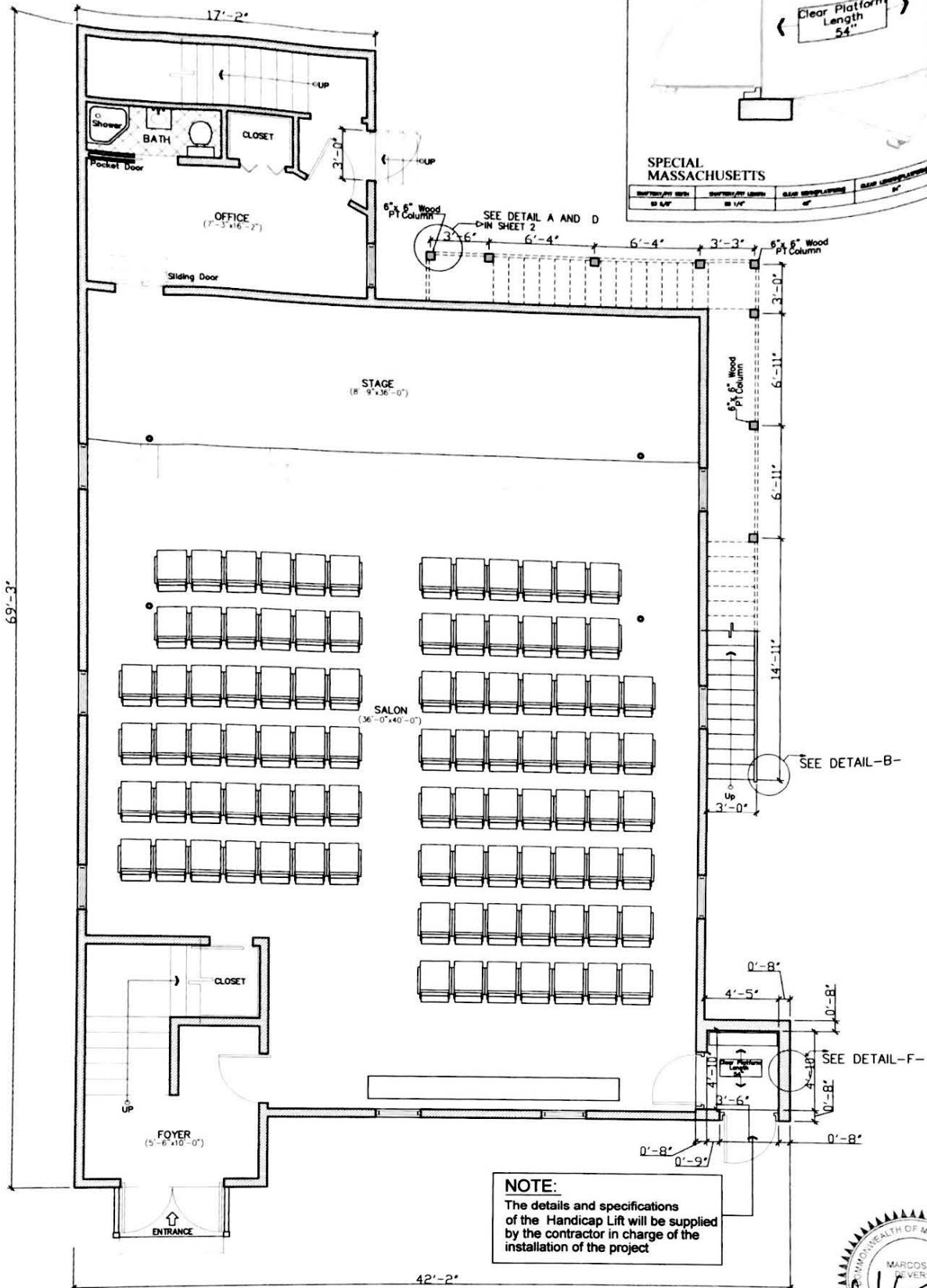
MDJ

MDJ INC ENGINEERING & CONSTRUCTION
16 WOODLAND ST. LAWRENCE, MA
TEL 978-685-5691
MOBILE: 978-804-7588
E-MAIL: mdjincorporated@comcast.net

PROJECT: PLOT PLAN
ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
OWNER: WESTERN AVENUE BAPTIST T. CHURCH
PETITIONER:

REVISED BY: MDJ
APPROVED BY: MDJ
DRAWN BY: GILBERTO JIMENEZ
DATE: 09/28/2017

1
1



ALTERATION FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



MARCOS A. DEVERS, R.P.E.

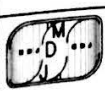
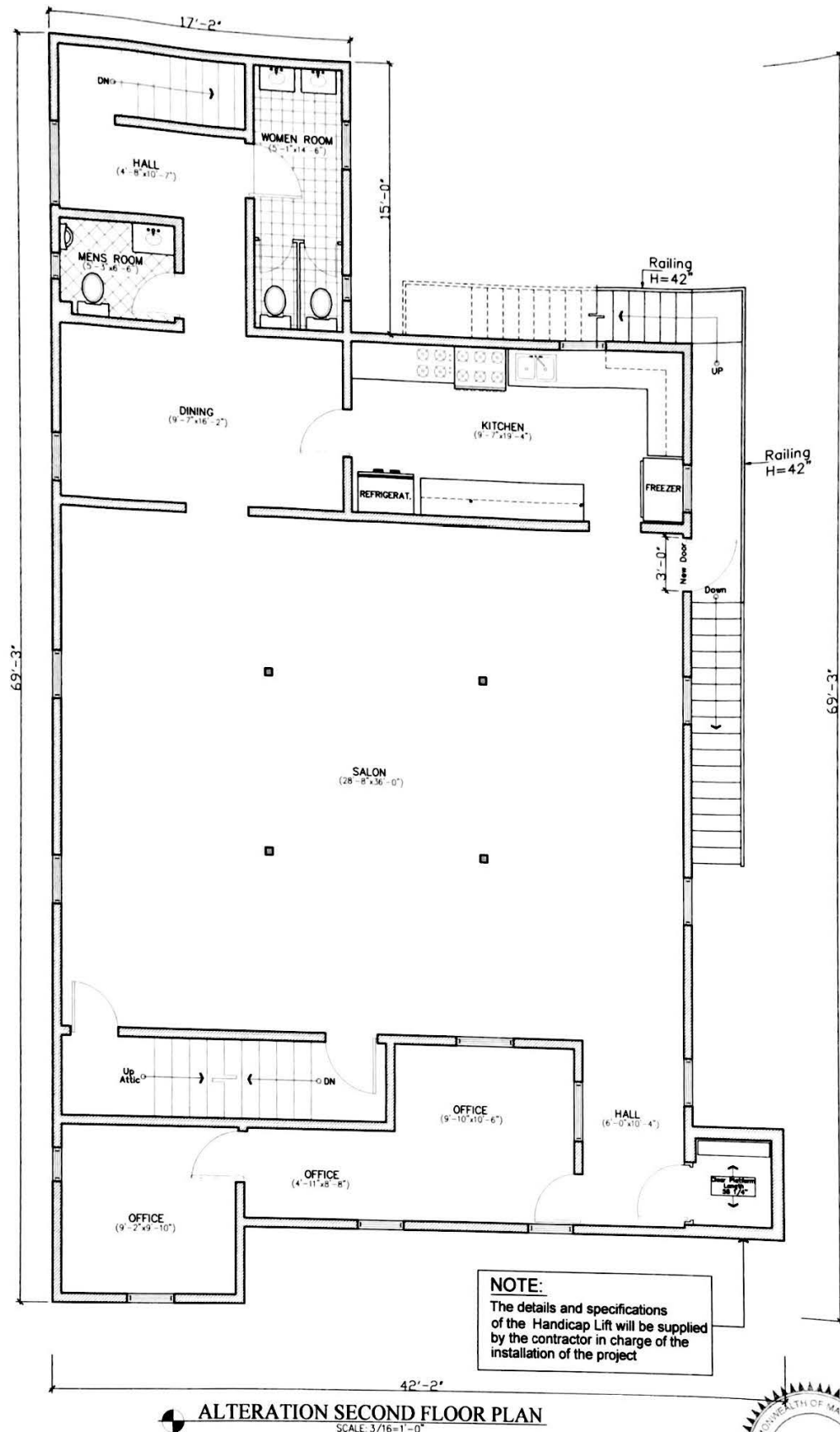
MDJ

MDJ INC ENGINEERING & CONSTRUCTION
16 WOODLAND ST. LAWRENCE, MA
TEL 978-685-5691
MOBILE: 978-804-7588
E-MAIL: mdjincorporated@comcast.net

PROJECT: FLOOR PLAN ALTERATION
ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
OWNER: WESTERN AVENUE BAPTIST TABERNACLE CHURCH

REVISED BY: MDJ
APPROVED BY: MDJ
DRAWN BY: GILBERTO JIMENEZ
DATE: 07/12/2017

1/7

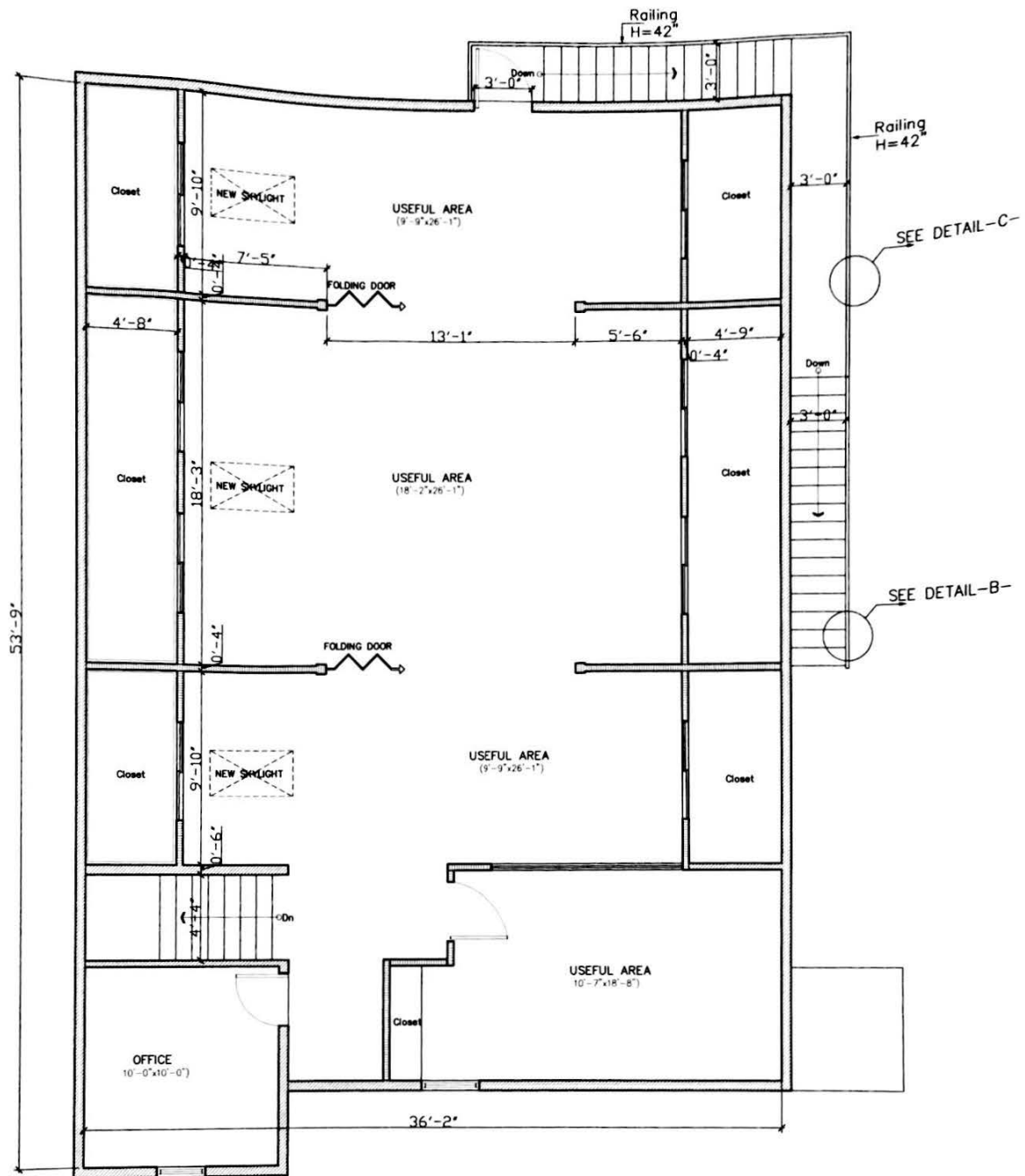


MARCOS A. DEVERS, R. P. E.
MDJ

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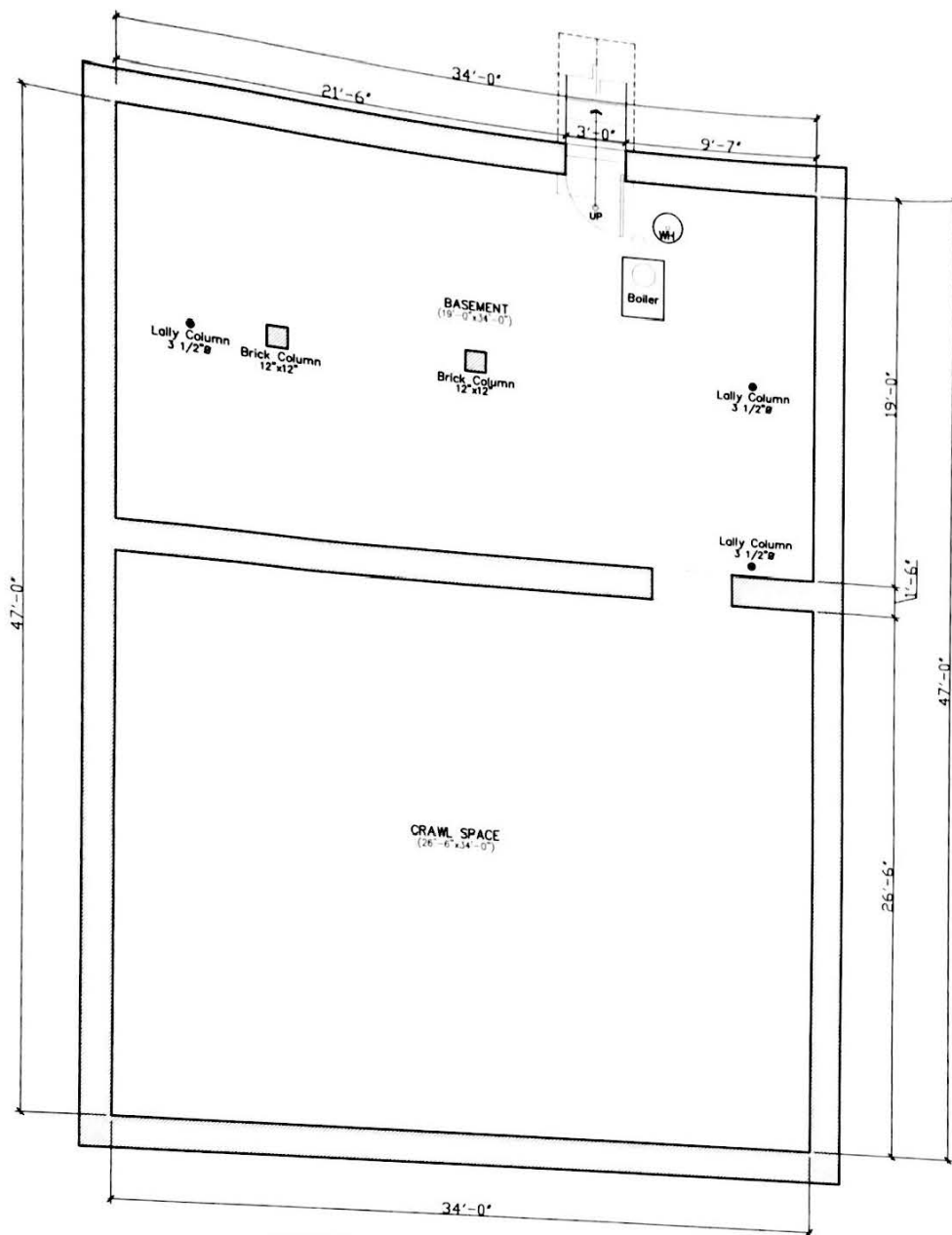
PROJECT: FLOOR PLAN ALTERATION
ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
OWNER: WESTERN AVENUE BAPTIST TABERNACLE CHURCH

REVISED BY: MDJ
APPROVED BY: MDJ
DRAWN BY: GILBERTO JIMENEZ
DATE: 05/27/2011



ALTERATION ATTIC FLOOR PLAN
SCALE: 3/16"=1'-0"





EXISTING BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"



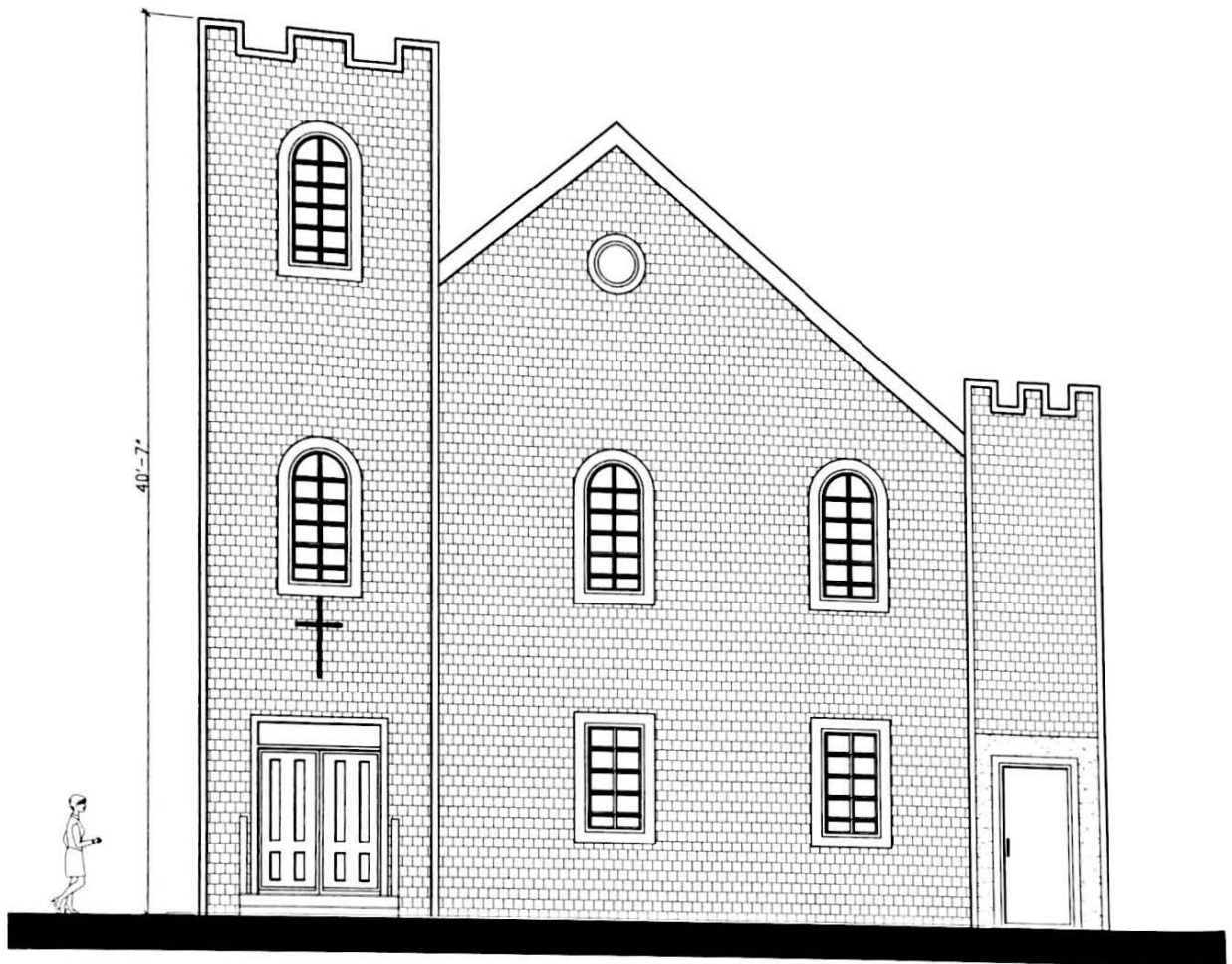
MARCOS A. DEVERS, R. P. E.

MDJ

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16 WOODLAND ST. LAWRENCE, MA
TEL 978-685-5691
MOBILE: 978-804-7588
E-MAIL: mdjincorporated@comcast.net

PROJECT: FLOOR PLAN ALTERATION
ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
OWNER: WESTERN AVENUE BAPTIST TABERNACLE CHURCH

REVISED BY: MDJ
APPROVED BY: MDJ
DRAWN BY: GILBERTO JIMENEZ
DATE: 07/15/2017




FRONT ELEVATION
 SCALE 3/16"=1'-0"



MARCOS A. DEVERS, R. P. E.

MDJ

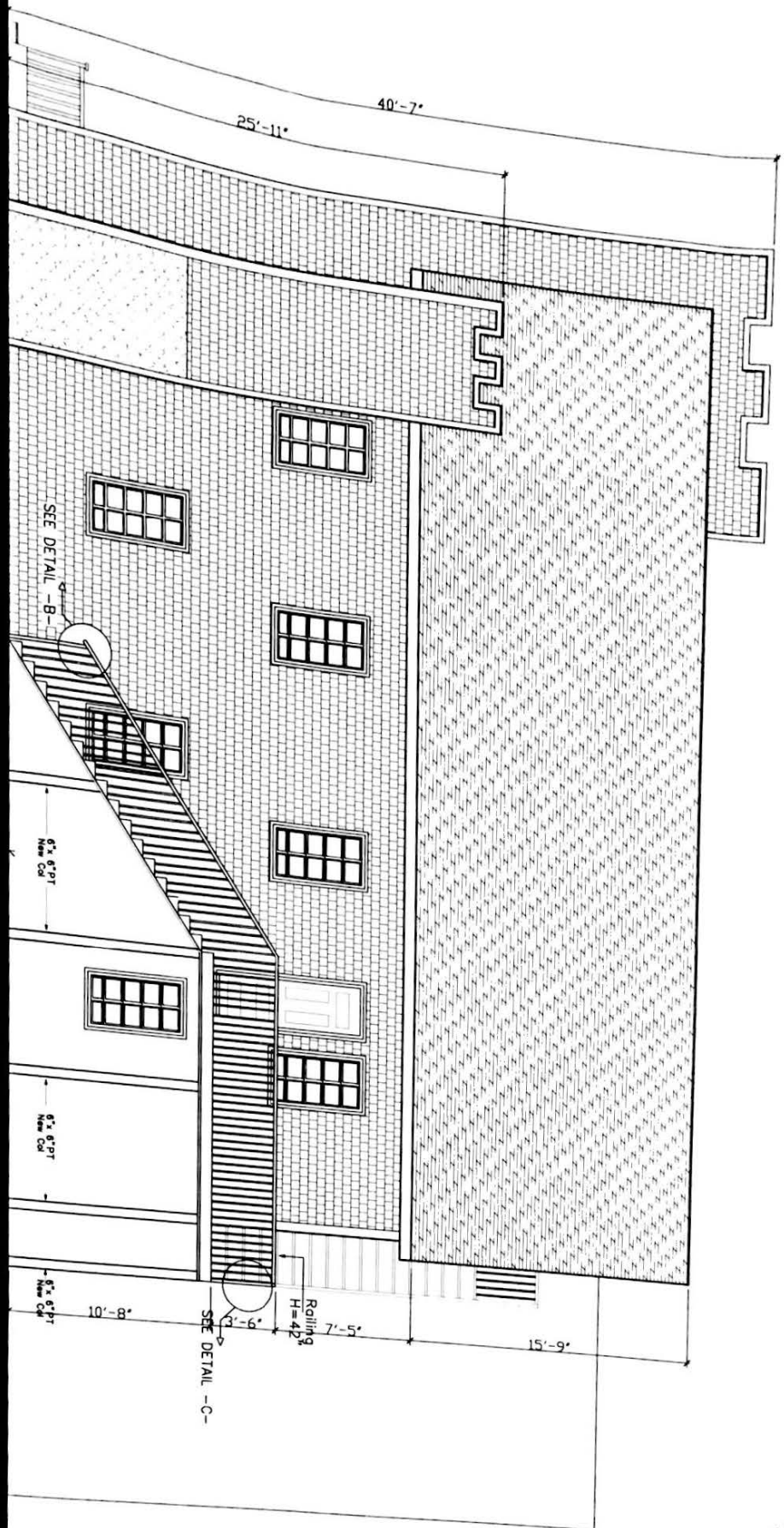
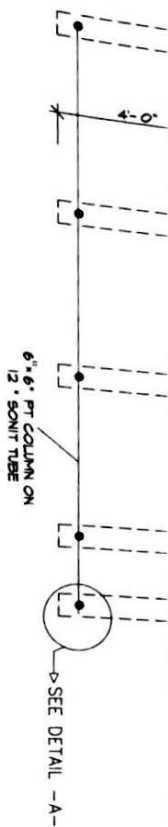
MDJ INC ENGINEERING & CONSTRUCTION
 16 WOODLAND ST. LAWRENCE, MA
 TEL 978-685-5691
 MOBILE: 978-804-7588
 E-MAIL: mdjincorporated@comcast.net

PROJECT: FLOOR PLAN ATTIC ALTERATION
 ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
 OWNER:
 PETITIONER:

REVISED BY: MDJ
 APPROVED BY: MDJ
 DRAWN BY: GILBERTO JIMENEZ
 DATE: 05/17/2017

5/7

RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



ALL LUMBER
 NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION
 AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
 STANDARDS" - AITC 100
 US DEPARTMENT OF COMMERCE - PS 20 FOR LUMBER
 US DEPARTMENT OF COMMERCE - PS 166 FOR SOFTWOOD PLYWOOD
 AMERICAN WOOD PRESERVERS INSTITUTE - ST-1 STANDARDS

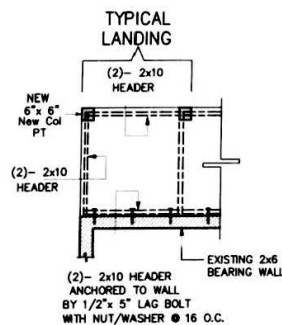
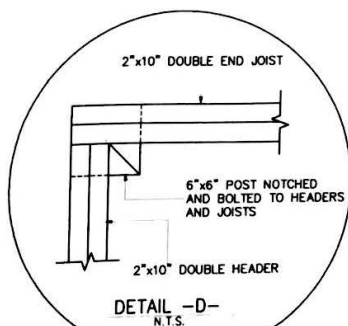
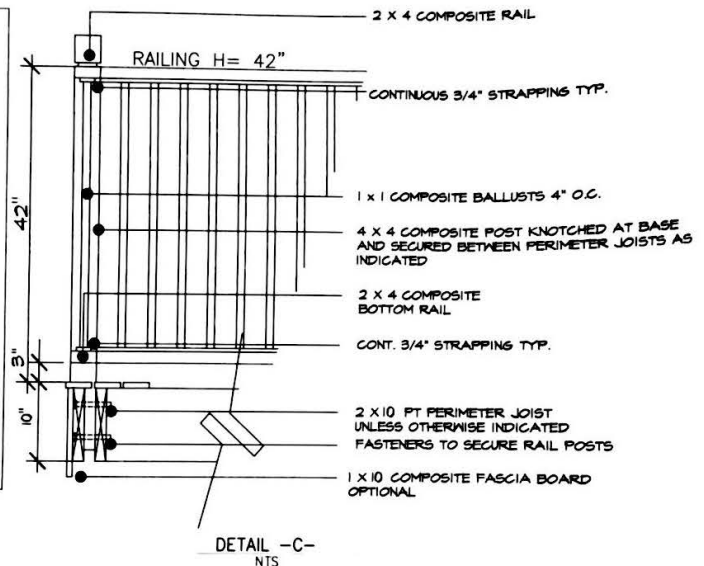
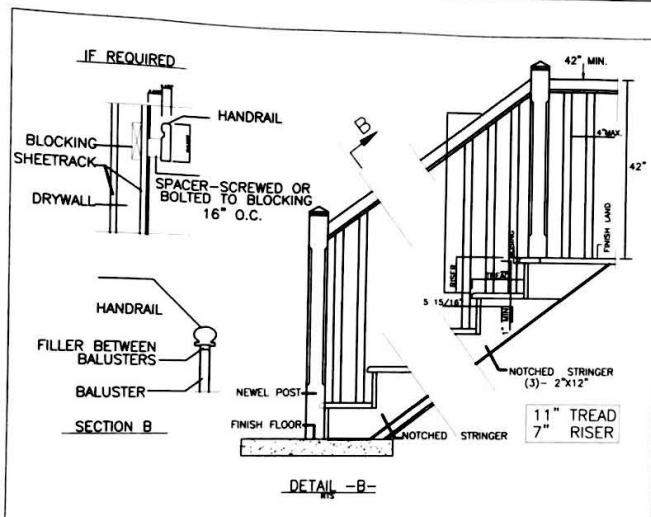
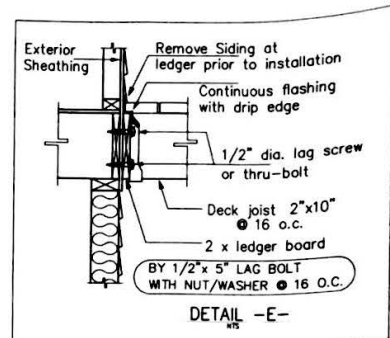
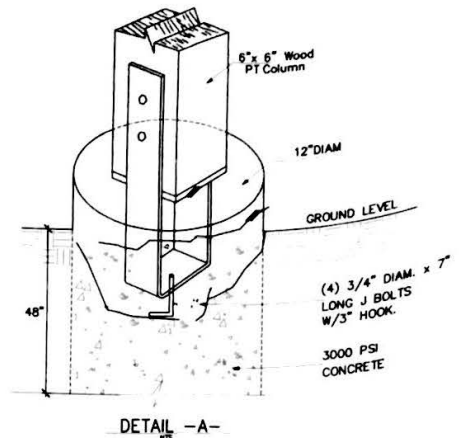
B. MATERIALS
 SOLID LUMBER (19 % MAXIMUM MOISTURE CONTENT)
 STUDS - 2X4, 2X6, SPRUCE PINE FIR, STUD GRADE.
 MEMBERS - 2X6, 2X8, 2X10, 2X12 - SPRUCE PINE FIR NO. 2, 15 KD
 BASE DESIGN VALUES - $F_b = 775$ PSI, $F_v = 10$ PSI, $E = 1100$ KSI
 E = 2,000,000 PSI.
 LAMINATED VENEER LUMBER BEAMS (LVL) - GLUE LAMINATED VENEER LUMBER OF
 SOUTHERN PINE WITH MINIMUM DESIGN VALUES: $F_v = 285$ PSI, $F_b = 2600$ PSI,
 E = 1,800,000 PSI.
 PARALLEL STRAND LUMBER BEAMS (PSL) - GLUE LAMINATED VENEER LUMBER OF
 SOUTHERN PINE WITH MINIMUM DESIGN VALUES: $F_v = 290$ PSI, $F_b = 2400$ PSI,
 E = 1,800,000 PSI.
 BOLTS, NUTS & WASHERS - ASTM - A307
 NAILS - COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING.
 GALVANIZED NAILS AT EXPOSED FRAMING.
 METAL CONNECTORS - APPROVED ITEMS OF PROPER TYPE & GAUGE AS SHOWN ON
 DRAWINGS - GALVANIZED.

ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE
 STAINLESS STEEL.
 PLYWOOD - APA RATED SHEATHING WITH EXTERIOR GLUE.
 ROOF - 5/8" THICK
 WALLS - 1/2" THICK
 SUBFLOORS - 3/4" THICK TONGUE & GROOVE
 PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR
 WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE
 AGENCY.

C. EXECUTION

ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS STATE CODE
 APPENDIX C.
 PLYWOOD SHALL BE NAILED AT 8" O.C. AT ALL JOINTS AND EDGES & 10" O.C.
 AT OTHER SUPPORTS. PLYWOOD SUB-FLOOR SHALL BE GLUED TO JOIST,
 BEFORE NAILING, WITH APPROVED ADHESIVE.
 PROVIDE NAILING AT ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS
 RECOMMENDATIONS.

SNOW LOAD : 40 LBS/SQ. FT.
 DECK LOAD : 60 LBS/SQ. FT.



NOTE:

CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS LATEST EDITION OF THE BUILDING CODE, THE BUILDING BOARD OF STANDARDS AND REGULATIONS AND THE CITY OF CAMBRIDGE ORDINANCES.



MARCOS A. DEVERS, R. P. E.
MDJ
 MDJ INC ENGINEERING & CONSTRUCTION
 16 WOODLAND ST. LAWRENCE, MA
 TEL 978-685-5691
 MOBILE: 978-804-7588
 E-MAIL: mdjincorporated@comcast.net

PROJECT: FLOOR PLAN ALTERATION
 ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
 OWNER: WESTERN AVENUE BAPTIST TABERNACLE CHURCH

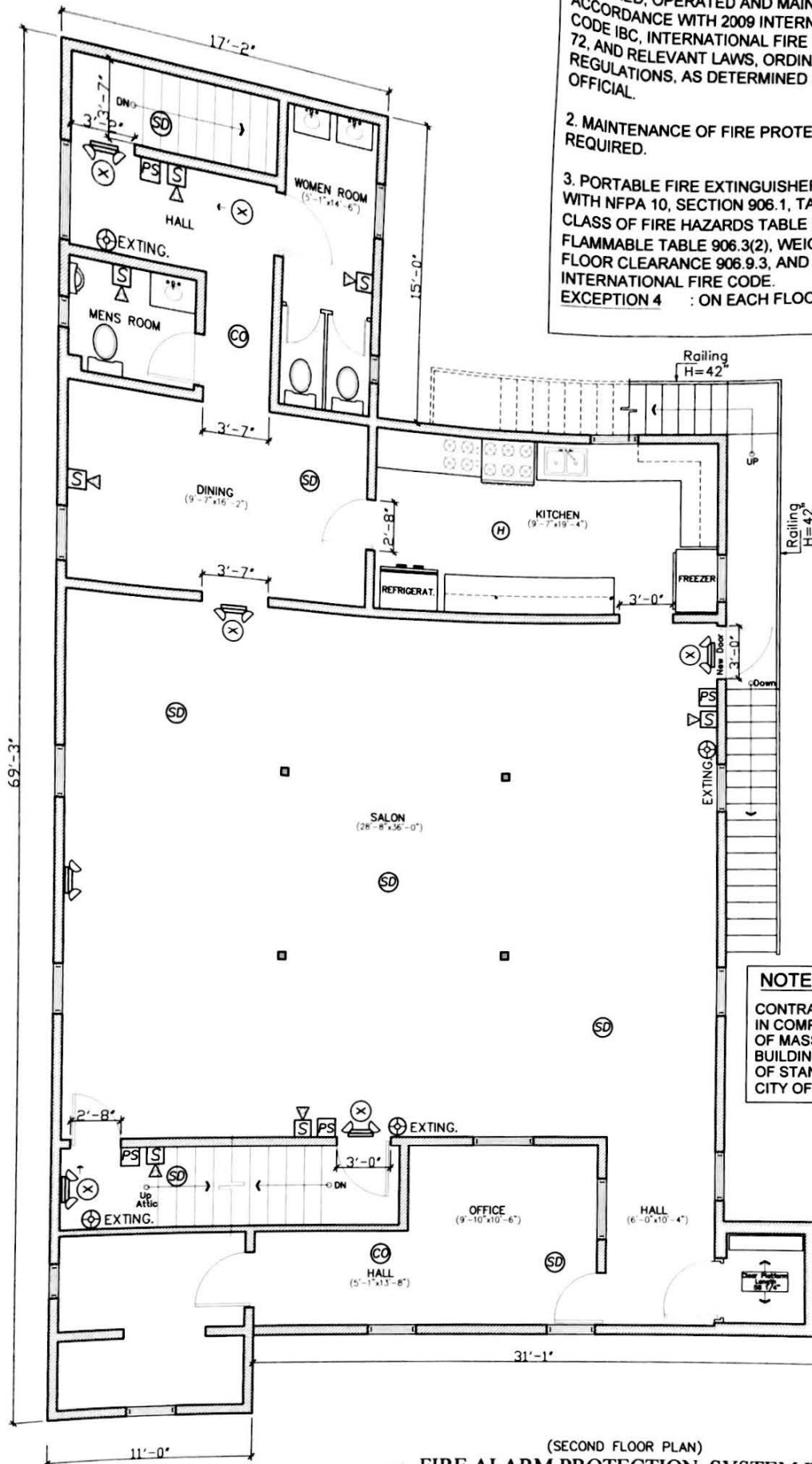
REVISED BY: MDJ
 APPROVED BY: MDJ
 DRAWN BY: GILBERTO JIMENEZ
 DATE: 07/15/2017

FIRE PROTECTION SYSTEMS

1. FIRE PROTECTION SYSTEM SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH 2009 INTERNATIONAL BUILDING CODE IBC, INTERNATIONAL FIRE CODE IFC, NFPA 72, AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL.

2. MAINTENANCE OF FIRE PROTECTION SYSTEM, AS REQUIRED.

3. PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10, SECTION 906.1, TABLE 906.1, FOR CLASS OF FIRE HAZARDS TABLE 906.3(1), FLAMMABLE TABLE 906.3(2), WEIGHING 906.9.1, FLOOR CLEARANCE 906.9.3, AND THE INTERNATIONAL FIRE CODE.
EXCEPTION 4 : ON EACH FLOOR OF STRUCTURES



LEGEND:

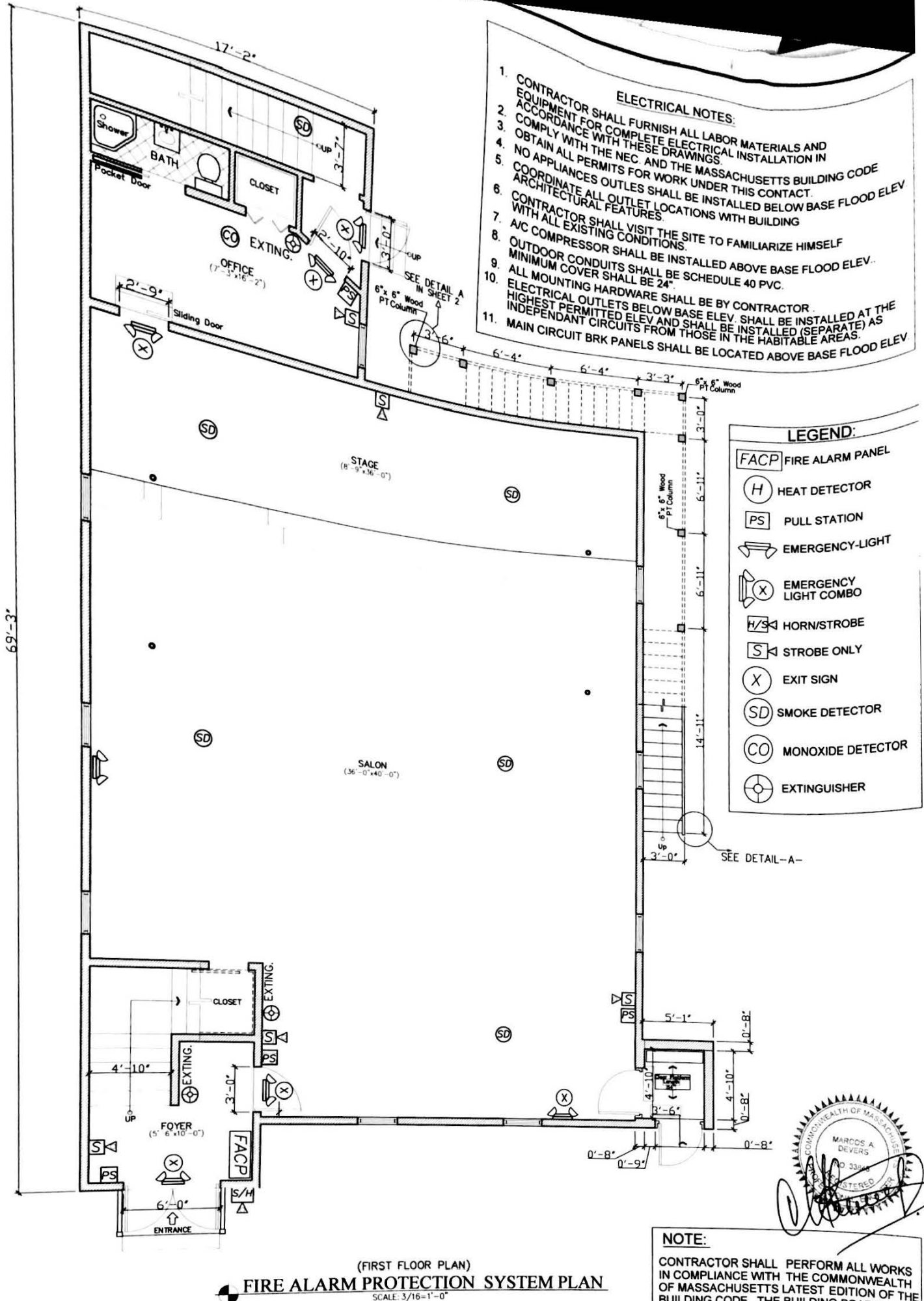
- FACP FIRE ALARM PANEL
- H HEAT DETECTOR
- PS PULL STATION
- X EMERGENCY-LIGHT
- X EMERGENCY LIGHT COMBO
- H/S HORN/STROBE
- S STROBE ONLY
- X EXIT SIGN
- SD SMOKE DETECTOR
- CO MONOXIDE DETECTOR
- X EXTINGUISHER

NOTE:

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(SECOND FLOOR PLAN)
FIRE ALARM PROTECTION SYSTEM PLAN
SCALE: 3/16"=1'-0"



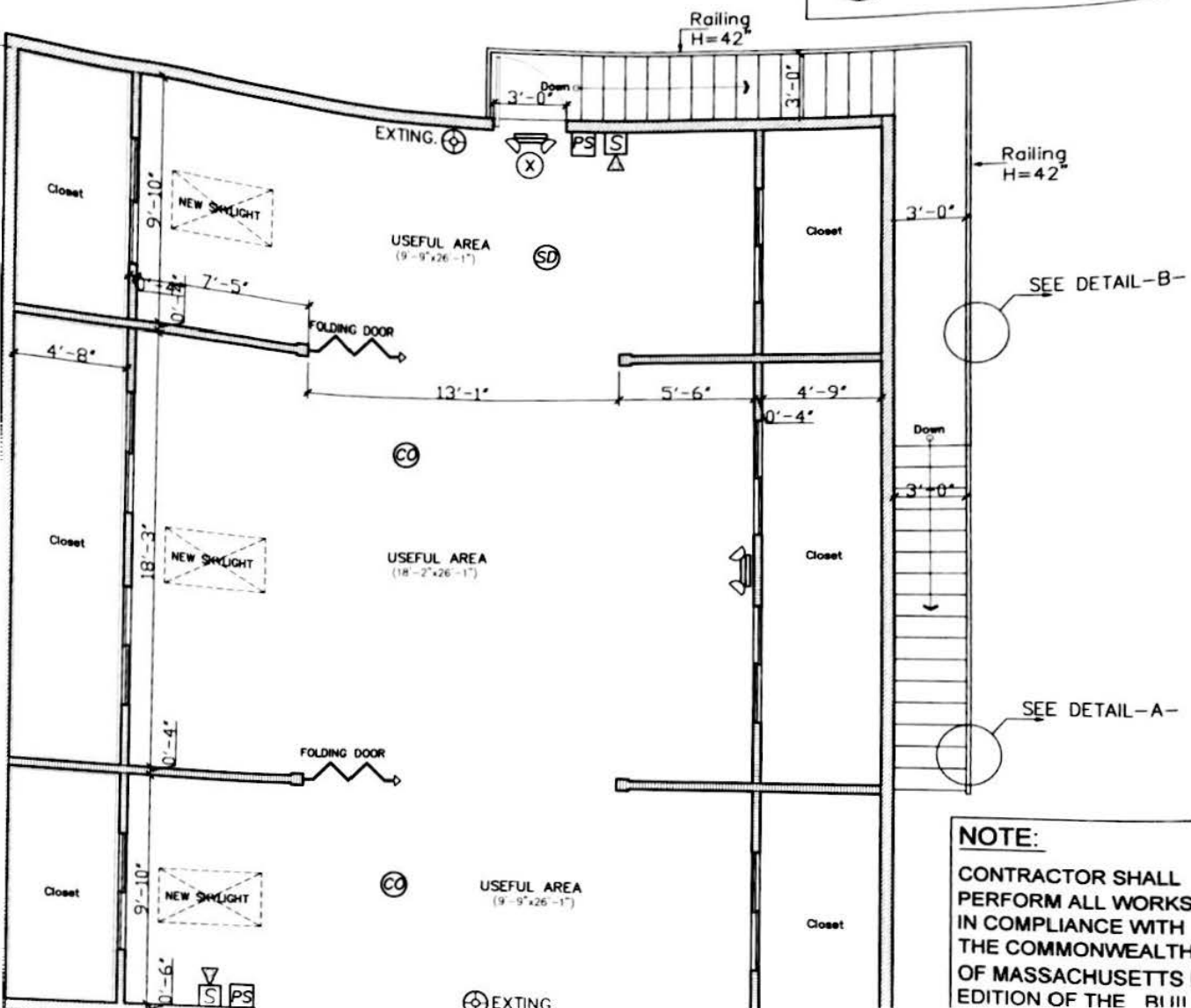


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LEGEND:

- FACP** FIRE ALARM PANEL
- (H)** HEAT DETECTOR
- PS** PULL STATION
- EMERGENCY-LIGHT
- EMERGENCY LIGHT COMBO
- H/S** HORN/STROBE
- S** STROBE ONLY
- (X)** EXIT SIGN
- (SD)** SMOKE DETECTOR
- (CO)** MONOXIDE DETECTOR
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NOTE:

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NOTE 1

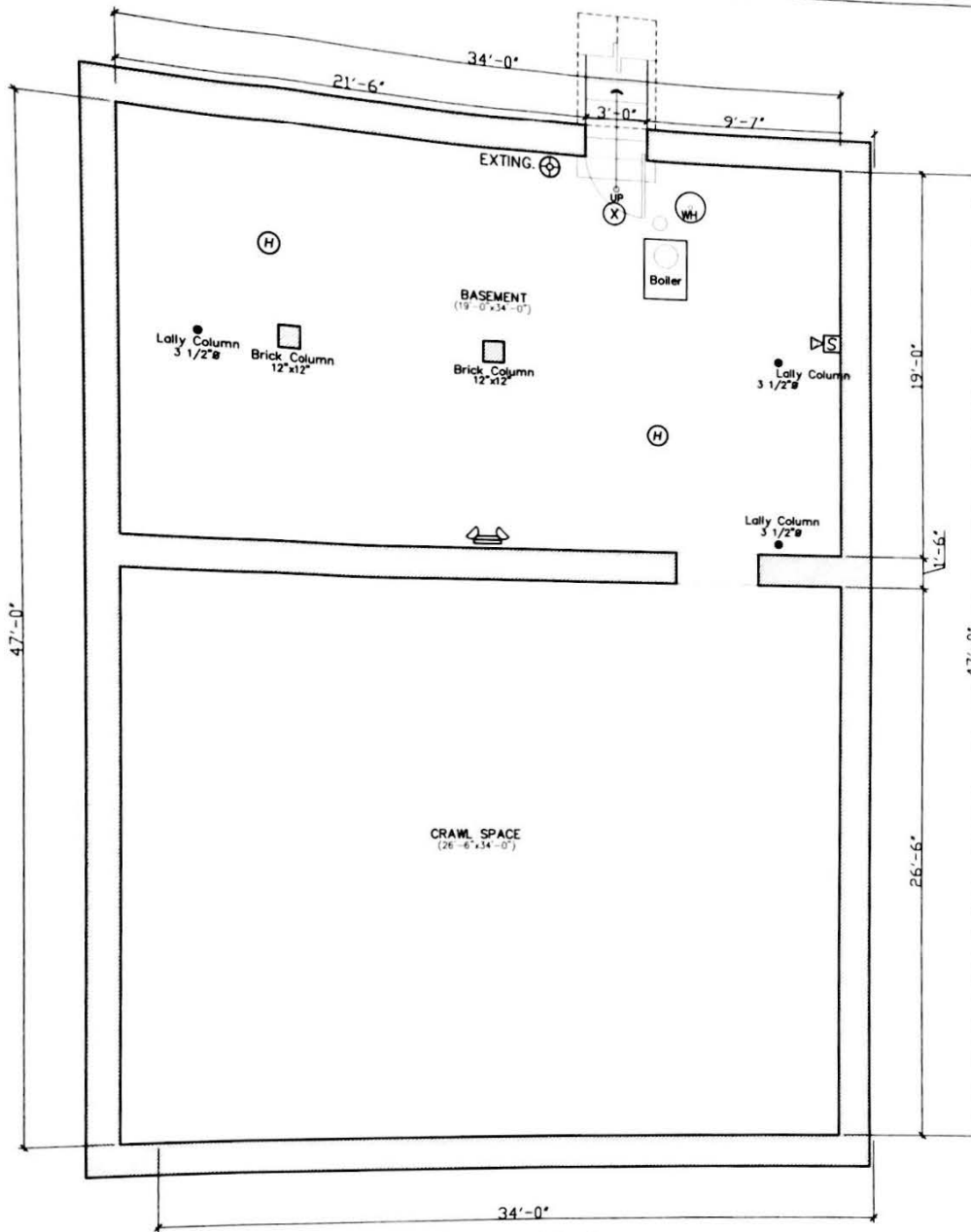
PROVIDE ADDRESS MODULES FROM ALL FLOW & TAMPER SWITCHES
SEE FLOOR PLANS FOR DETECTOR TYPES AND LOCATIONS AND
QUANTITIES. SEE SPRINKLER DRAWINGS FOR FLOW/TAMPER SWITCH
LOCATIONS AND QUANTITIES. CARRY MINIMUM OF (1) FLOW AND (4)
TAMPER SWITCH AT SPRINKLER SERVICE LOCATION AND (1)
FLOW/TAMPER SWITCH PER FLOOR PER STAIR
PROVIDE MONITOR MODULES AT DRY ALARM VALVE
PROVIDE MONITOR MODULES FOR ALL DETECTORS LOCATED IN COLD
AREAS
PROVIDE BATTERY CALCULATIONS AND ONE LINE WIRING DIAGRAM
PROVIDE TEST CERTIFICATE FROM UL LISTED ALARM COMPANY

NOTE 2

FIRE ALARM SYSTEM DESIGN ACCORDING WITH CMR
580, NFPA EDITION 8TH

SEQUENCE OF OPERATION

UPON ACTIVATION OF ANY FIRE DETECTOR, MANUAL PULL
STATION OR FLOW SWITCH
-FIRE ALARM PANEL WILL TRIP AND CALL ALARM COMPANY
-ALL AUDIO DEVICES WILL INITIATE ALARM SIGNAL TO ALERT
ALL OCCUPANTS FOR ALARM CONDITION IN THE BUILDING
FOR FULL EVACUATION.
-ALL VISUAL DEVICES WILL ACTIVATE, THEY SHALL BE
SYNCHRONIZED TYPE.

**LEGEND:**

- FACP** FIRE ALARM PANEL
- H** HEAT DETECTOR
- PS** PULL STATION
- EMERGENCY-LIGHT**
- EMERGENCY LIGHT COMBO**
- H/S** HORN/STROBE
- S** STROBE ONLY
- X** EXIT SIGN
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- EXTINGUISHER**

(BASEMENT FLOOR PLAN)

FIRE ALARM PROTECTION SYSTEM PLAN

SCALE: 3/16"=1'-0"



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ADDRESS: 299 WESTERN AVE, CAMBRIDGE, MA
OWNER: WESTERN AVENUE BAPTIST TABERNACLE CHURCH

REVISED BY: MDJ
APPROVED BY: MDJ
DRAWN BY: GILBERTO JIMENEZ
DATE: 07/15/2017

4

NOTE:

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NOTE 1

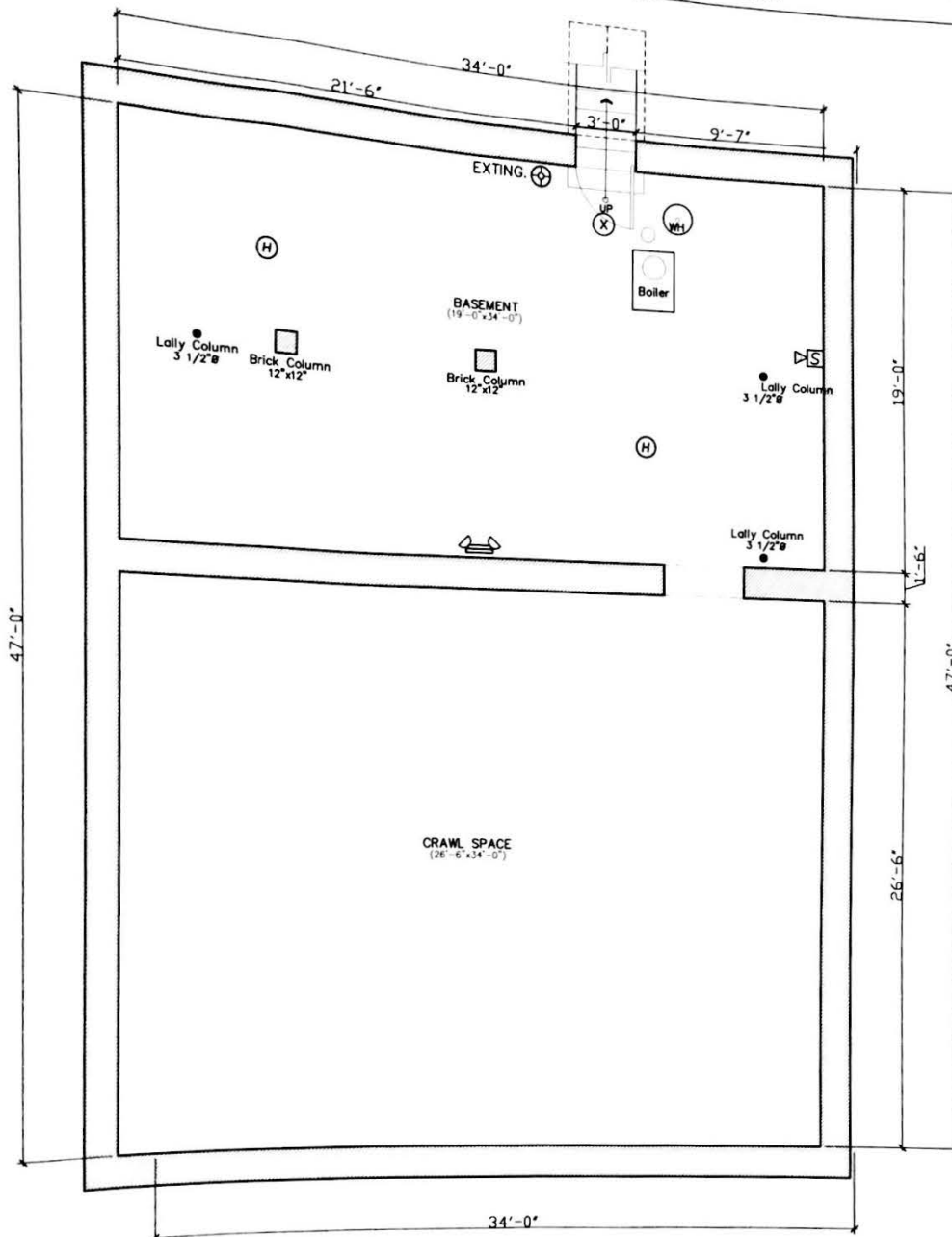
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H/S HORN/STROBE

S STROBE ONLY

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SD SMOKE DETECTOR

CO MONOXIDE DETECTOR

EXTINGUISHER

(BASEMENT FLOOR PLAN)

FIRE ALARM PROTECTION SYSTEM PLAN

SCALE: 3/16"=1'-0"



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DATE: 07/15/2017





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: Farris Blount III Date: 10/20/17
(Print)

Address: 299 Western Ave

Case No. BZA-014725-2017

Hearing Date: 11/9/17

Thank you,
Bza Members



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin Kleespies, Paula Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 299 Western Avenue

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.
No demolition permit anticipated; CHC staff are reviewing the construction, which is being funded in part with a Preservation Grant. CHC public meeting process completed.
- ☐ 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 SLB

Date October 23, 2017

Received by Uploaded to Energov

Date October 23, 2017

Relationship to project BZA 14725-2017

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.

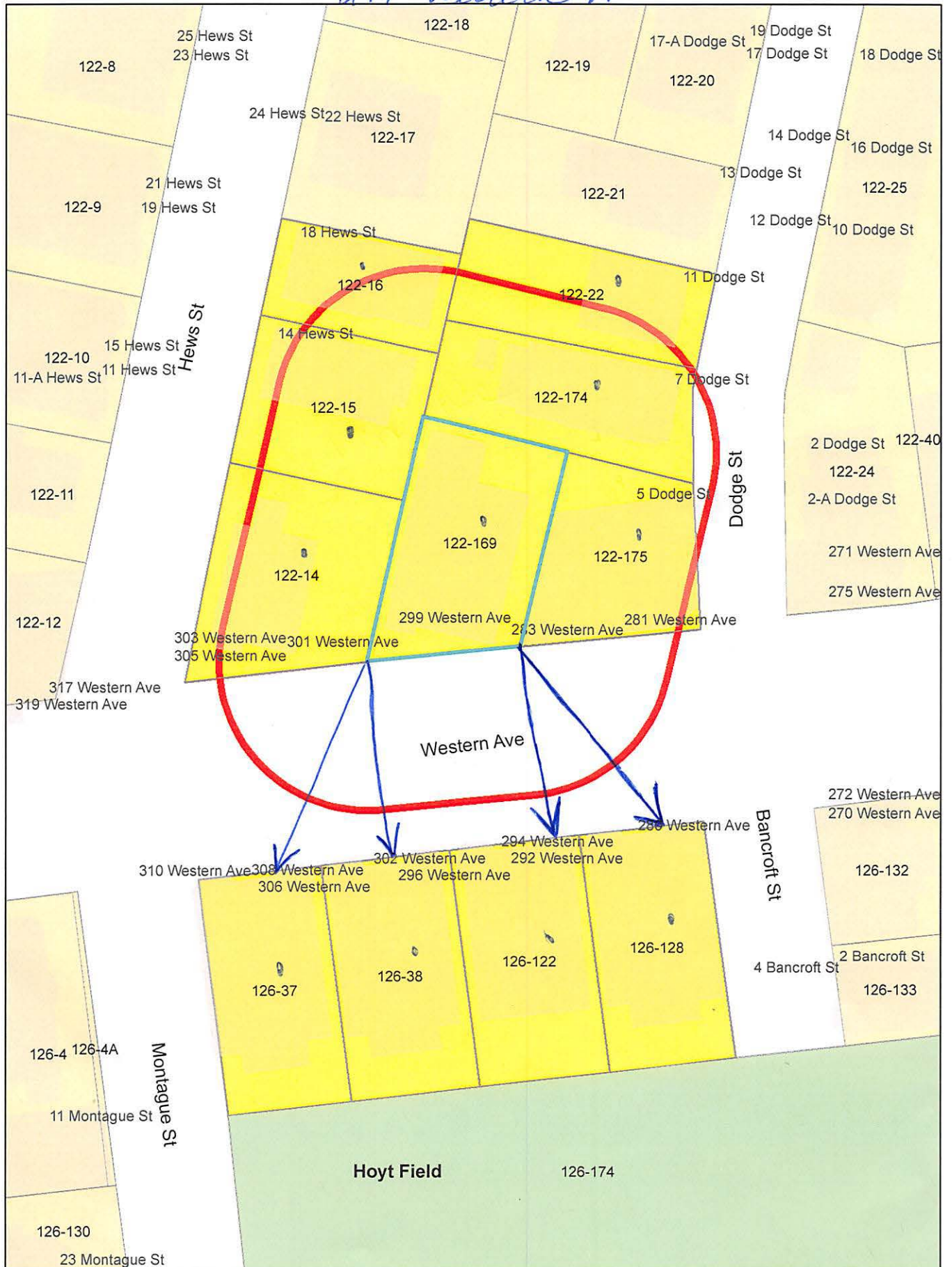
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

299 Western Ave



299 Western Ave

Petitioner

122-14
SIENIEWICZ, THOMAS & MARTHA SIENIEWICZ
84 MAGAZINE ST
CAMBRIDGE, MA 02139

122-15
FUNES, PABLO J. & SILVIA B. GERSZKOWICZ
14 HEWS ST
CAMBRIDGE, MA 02139

WESTERN AVENUE BAPTIST CHURCH
C/O FARRIS BLOUNT, III
299 WESTERN AVENUE
CAMBRIDGE, MA 02139

122-169
WESTERN AVENUE BAPTIST
TABERNACLE CHURCH
299 WESTERN AVE.
CAMBRIDGE, MA 02139

122-174
NARINSKY, ALEXANDER
7 DODGE ST
CAMBRIDGE, MA 02139

122-175
277-283 WESTERN AVE LLC.
C/O SAFE JOURNEYS, LLC
24 RIDGEWOOD TERRACE
NORTHAMPTON, MA 01060

126-122
MLA CAPITAL PARTNERS, LLC
955 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

126-122
TOWVIM, ADAM
288-294 WESTERN AVE. - UNIT #290/1
CAMBRIDGE, MA 02139

126-122
USANMAZ, GOKHAN & EBRU GIRITLIGIL
288-294 WESTERN AVE., UNIT #290/2
CAMBRIDGE, MA 02139

126-122
CHAUNDRY, RASHID & SAMIA CHAUNDRY
C/O 292 WESTERN LLC
37 JUNIPER RD
WESTON, MA 02493

126-122
DUTTA, ARINDAM & ANNE REINHARDT
288-294 WESTERN AVE., UNIT #292/2
CAMBRIDGE, MA 02139

126-122
KEZIRIAN, MICHAEL T.
288-294 WESTERN AVE. - UNIT #294
CAMBRIDGE, MA 02139

126-37
SRP 310 WESTERN AVE., LLC
720 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

126-38
TUCK, JEROME M. & RICHARD L. TUCK,
TRS. THE 296 WESTERN AVENUE REALTY TR.
110 WOODLAND ST.
NATICK, MA 01760

126-128
WEST ARMS COOPERATIVE CORPORATION
280 WESTERN AVE #1
CAMBRIDGE, MA 02139

122-22
LYBERIS, JOHN
11 DODGE ST. UNIT#1
CAMBRIDGE, MA 02139

122-22
LECHEVALIER, DAVID & MARJORIE LECHEVALIER
11 DODGE ST. UNIT#2
CAMBRIDGE, MA 02139

122-16
BERSHIRE INVESTMENT, LLC,
18 HEWS ST
CAMBRIDGE, MA 02139