

CITY OF CAMBRIDGE **MASSACHUSETTS BOARD OF ZONING APPEAL** 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100 UCT 26 AM II: 13

OFFICE OF THE CITY CLERK

BZA APPLICATION FORM MBRIDGE, MASSACHUSET 157035-2018

Plan No: BZA-017035-2018

GENERAL INFORMATION

Special Pe	2	ns the Boar	Variance :		Appeal:		
PETITIONE	ER: 320 Broad	way Real	ty Trust - C/O J	ames J. Rafferty,	Esq.		
PETITIONE	ER'S ADDRESS :	675 Mas	sachusetts Aven	ue Cambridge, MA 02	2139		
LOCATION	OF PROPERTY:	320 Bro	adway Cambridge,	MA 02139	×		
TYPE OF C	OCCUPANCY:			_ ZONING DISTRICT :	Business A-1/Prospect		
REASON F	FOR PETITION: Additi	ons			Street Overlay District		
				bay to existing au	ntomobile service_		
SECTIONS	OF ZONING ORDINA	NCE CITE):				
Article	4.000	Section	4.36.g (Automobile Service Station).				
Article	10.000	Section	10.40 (Special Permit).				
Article	20.000	Section	20.200 Prospect Street Overlay District				
			Original Signature(s)		Alla		
				_James J. Ra	(Pelitionel(s) / Owner) fferty (Print Name)		
			Address	: 675 Massachus Cambridge, M			
			Tel. No.	(617) 492-4100			
			E-Mail A	irofforty@c	adamsrafferty.com		
Date: 1	10/25/18		anuscon elita VIV				

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal						
320 Broadway Realty Trust (Owner or Petitioner)						
Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139						
Location of Premises: 322 Broadway						
the record title standing in the name of 320 Broa	adway Realty Trust					
whose address is 320 Broadway, Cambridge (Street) (City	MA 02139 or Town)	(State & Zip Code)				
by a deed duly recorded in the Middlesex South County Registry of Deeds in						
Book						
District of Land Court Certificate No	Book	Page				
Adi	(Owner)					
On this 15 day of May, 2018, before me, the undersigned notary public, personally appeared ADIB NEGAS proved to me through satisfactory evidence of identification, which were DL # 532049348 FMP, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.						
	B J Lalla Notary Public					
	My commission expir BASEMA R. S NOTARY F COMMONWEALTH OF MY COMMISSION EX	MALHOUB UBLIC MASSACHUSETTS				



BASEMÁ R. BHALHO-B NOTARY PUBLIC COMMONWEALTH OF MASSEC SELECTS MY COMMISSION EXPIRES DE SELECT

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 320 Broadway Cambridge, MA 02139 (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 existing service station was authorized by a Special Permit in 1994 (BZA Case No. 6958)

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:

Adding an additional bay will not create any changes in patterns of access or egress. The additional bay will not affect the continued operation of adjacent uses since there has been an automotive service station at this location for more than sixty years.

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 use will operate in accordance with all safety and health regulations.

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:

One of the purposes of the Prospect Street Overlay District is to encourage the retention of "uses which serve the abutting neighborhoods". The proponent operates one of one two remaining service stations in Mid-Cambridge and has a strong customer base from the neighborhood.

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:

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Nirvana PRESENT USE/OCCUPANCY: auto service station 320 Broadway Cambridge, MA 02139 ZONE: Business A-1/Prospect Stree **LOCATION:** PHONE: **REQUESTED USE/OCCUPANCY:** auto service station **EXISTING** REQUESTED **ORDINANCE CONDITIONS CONDITIONS** REQUIREMENTS 1,350 1,770 8,396 TOTAL GROSS FLOOR AREA: (max.) 5,000 8,396 no change LOT AREA: (min.) 0.16 0.21 1.0 RATIO OF GROSS FLOOR AREA (max.) TO LOT AREA: 2 LOT AREA FOR EACH DWELLING UNIT: N/A N/A N/A (min.) 96.6 no change none SIZE OF LOT: WIDTH (min.) 86.8 N/A no change DEPTH 53.761 no change none SETBACKS IN FEET: FRONT (min.) (front) .3 no change none REAR (min.) 36.6 no change none LEFT SIDE (min.) 11.9 0.9 RIGHT SIDE none (min.) 15.2 no change 35 SIZE OF BLDG.: HEIGHT (max.) 48.2 59.2 N/A LENGTH 28 32.67 N/A WIDTH RATIO OF USABLE OPEN SPACE <15% no change 15% (min.) TO LOT AREA: N/A N/A N/A NO. OF DWELLING UNITS: (max.) 5 no change 8 NO. OF PARKING SPACES: (min./max) N/A N/A N/A NO. OF LOADING AREAS: (min.) N/A N/A DISTANCE TO NEAREST BLDG. N/A (min.)

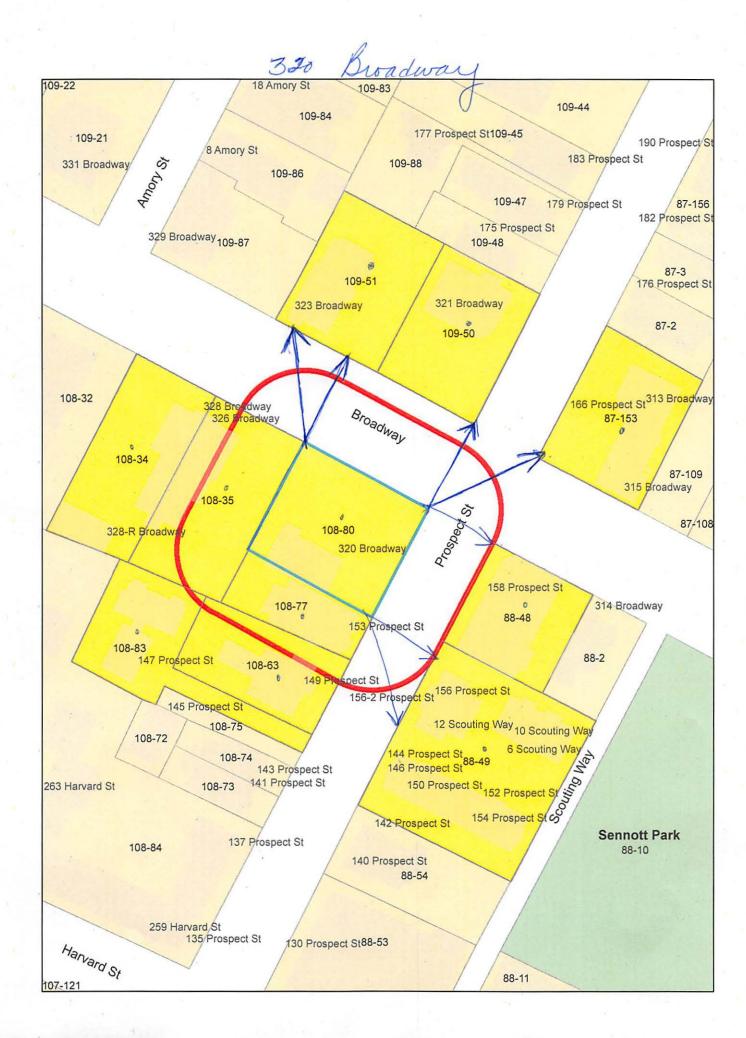
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

ON SAME LOT:

^{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.

OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



87-153 BROADSPECT, LLC. 288 NORFOLK ST CAMBRIDGE, MA 02139

108-34 MEYER, ANDREW J. & JESSICA B. BARBER 328 BROADWAY, # 1 CAMBRIDGE, MA 02139

108-63
BLUM, LAWRENCE A. & NOEL M. JETTE,
TRS. OF PROSPECT STREET TRUST
149 PROSPECT STREET
CAMBRIDGE, MA 02139

108-83 147 PROSPECT STREET LLC C/O MASON, GEOFREY M. 147 PROSPECT ST UNIT #1 CAMBRIDGE, MA 02138

88-49 JUST-A-START CORPORATION C/O JAS PROPERTIES 243 BROADWAY CAMBRIDGE, MA 02139 320 Broadway

88-48 GILMOK, LLC C/O YOUNG SOOK PARK 158 PROSPECT STREET CAMBRIDGE , MA 02139

108-34 AJM 328 BROADWAY LLC 288 NORFOLK ST. SUITE 2B CAMBRIDGE, MA 02139

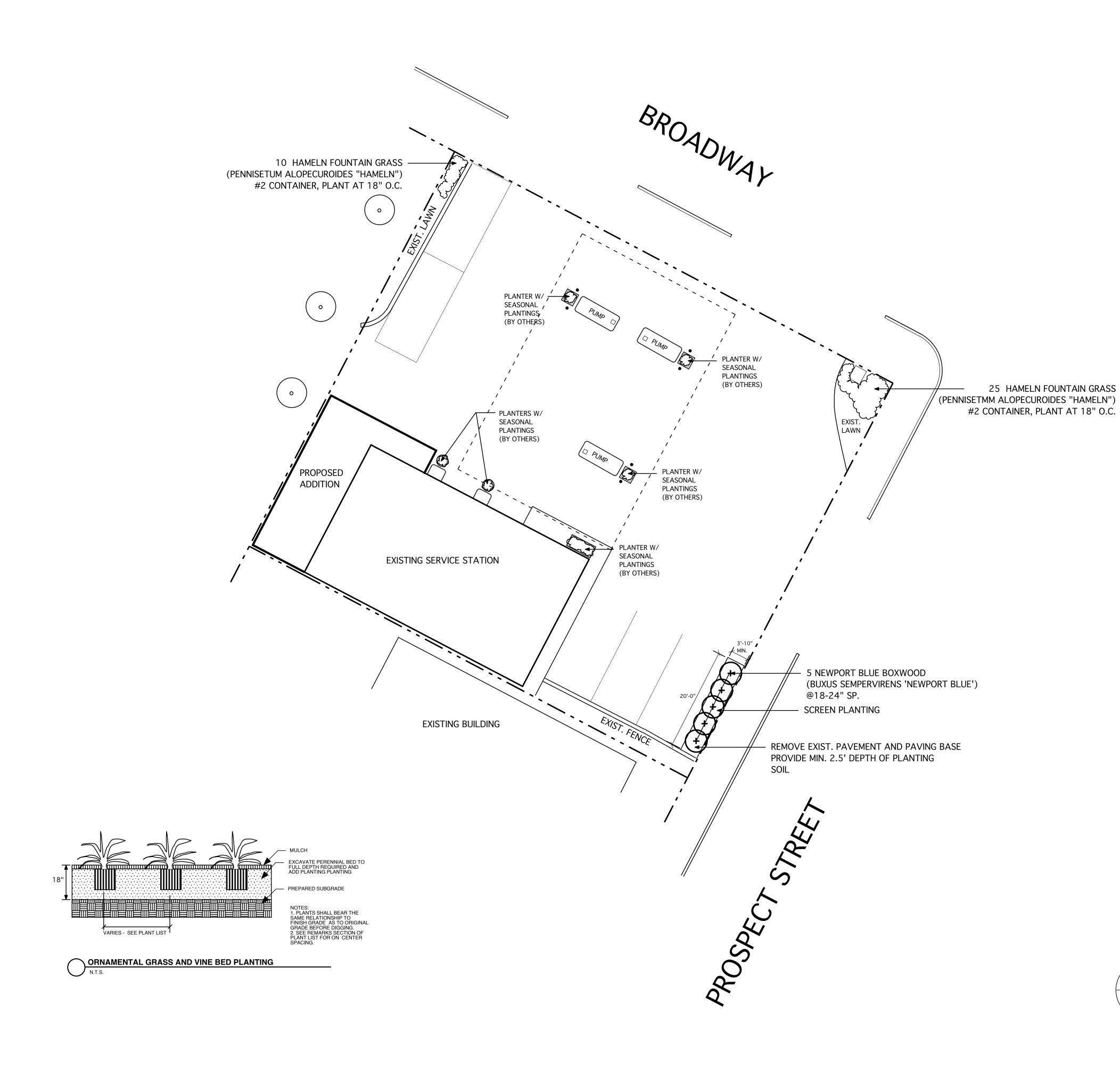
108-77 BOSCH, KURII ALINA SENDZIMIR & LANA CELESTE BOSCH SENDZIMIR 155 PROSPECT ST CAMBRIDGE, MA 02139

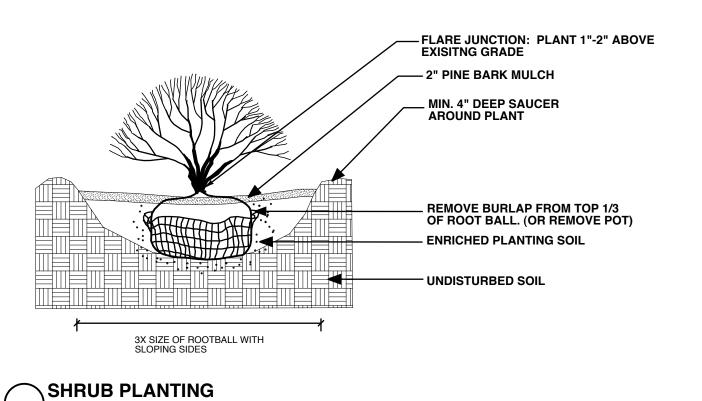
109-50 GOSSELS, JONATHAN G. & JAMIE M. GOSSELS, TRS. OF LONGFELLOW TRUST 11 SPILLER CIRCLE SUDBURY, MA 01776 JAMES J. RAFFERTY, ESQ. 675 MASS AVENUE CAMBRIDGE, MA 02139

108-35 KYE' JIN YONG & MYONGSOON IN' 326 BROADWAY CAMBRIDGE, MA 02139

108-80 ADIB ELIAS TRUSTEE 320 BROADWAY REALTY TRUST 320 BROADWAY CAMBRIDGE, MA 02139

109-51 WILKINS MANAGEMENT, INC. 323 BROADWAY CAMBRIDGE, MA 02139





PLANTING NOTES:

LAWN SEÈD MIX.

- CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO OWNER'S REPRESENTATIVE
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINISH GRADING. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADE BEFORE DIGGING.
- 3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES ESTABLISHED BY
 "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF
 NURSERYMEN, INC.
- 4. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN.
- 5. ALL PLANTS SHALL BE MAINTAINED AS REQUIRED.
- ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL YEAR AFTER COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
- 7. ALL SHRUB BEDS TO BE MULCHED WITH MINIMUM 2" AGED PINE BARK MULCH.8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE LIMIT OF WORK DUE TO CONTRACT
- OPERATIONS. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.

 9. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO
- INSTALLATION.

 10. TOPSOIL (6" MIN. DEPTH) AND SEED ALL DISTURBED SOIL AREAS (EXCEPT IN PLANT BEDS) WITH APPROVED
- 11. TOPSOIL PROVIDE CLEAN, SCREENED, WEEDFREE, FRIABLE NATURAL LOAM PLANTING SOIL. TEST, CONDITION AND AMEND TOPSOIL TO INSURE FERTILITY.
- 12. MAINTAIN AND WATER ALL PLANTINGS AND LAWNS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 THE PROJECT WILL NOT BE APPROVED UNLESS ALL PLANT MATERIALS AND LAWN AREAS ARE HEALTHY
 AND SHOWING VIGOROUS GROWTH.
- 13. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN THE PLAN SHALL GOVERN.
- 14. ALL PLANTS TO BE PLANTED IN ROWS OR STAGGERED ROWS SHALL BE MATCHED SPECIMENS.





322 BROADWAY CAMBRIDGE, MA

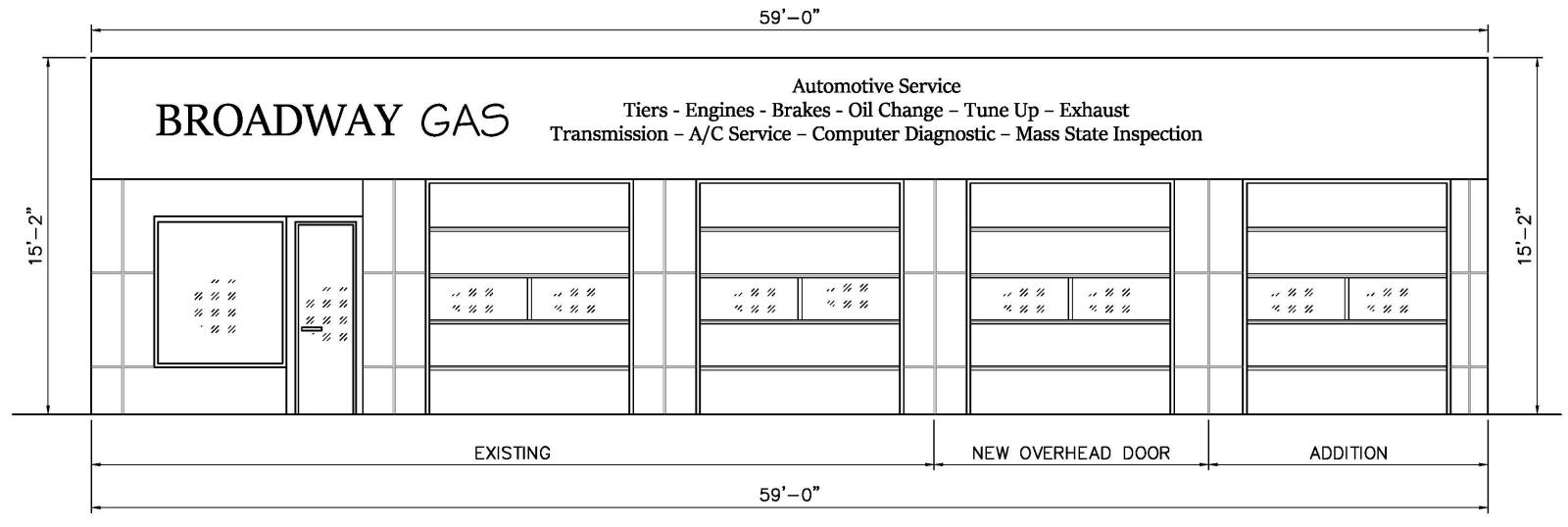
PLANTING PLAN



MKA Landscape Architects
Landscape Architecture and Planning
1700 Wellington Street
Dighton, MA 02715
Phone: (508) 496-7750
Email: mk@mka-la.com

DATE: 10-10-18

SCALE: 1"= 10'



FRONT ELEVATION

SCALE: $\frac{1}{4}$ " = 1'-0"

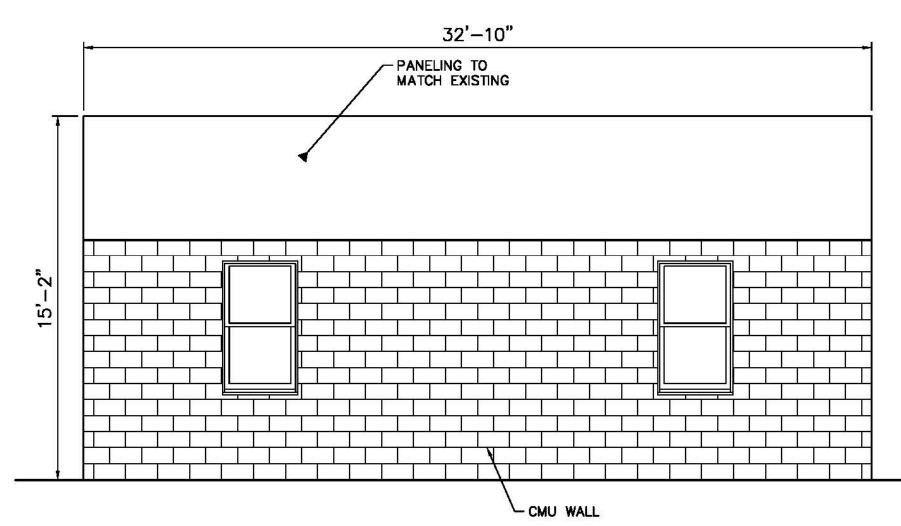
PLANS PREPARED BY

DESIGN BY SAMI LLC.

28 Old Town Road, Walpole MA 01081
Phone: 617-460-1041

PROJECT LOCATION

320-322 BROADWAY CAMBRIDGE, MA





SIDE ELEVATION

SCALE: 4" = 1'-0"



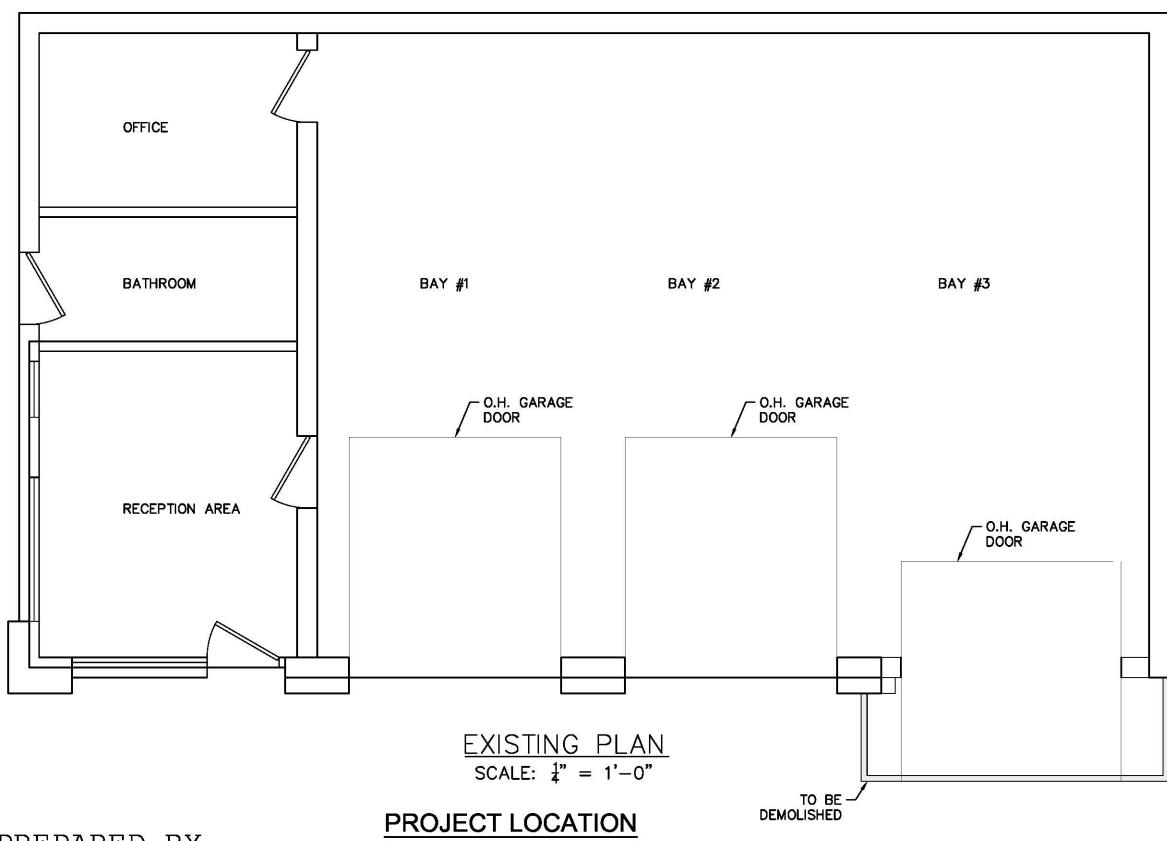
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