



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

2019 SEP 27 AM 10:12
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017184-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Christopher Vuk

PETITIONER'S ADDRESS : 580 Cambridge Street Cambridge, MA 02141

LOCATION OF PROPERTY : 215 Prospect St Cambridge, MA 02139

TYPE OF OCCUPANCY : E- Daycare ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

We were granted a 1-year trial special permit relieving us from (3) required parking spaces. It was discovered recently that we are only required to have (2) off-street parking spaces for this facility pursuant to exception 6.12.c. in the zoning bylaws. We currently have (3) tandem off street parking spaces, it has come to our attention that tandem spaces only count as a single space. We are seeking relief from the second required off-street parking space.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35 (Reduction of Parking).

Article 6.000 Section 6.12.C (Applicability).

Original Signature(s) :

(Petitioner(s) / Owner)

Christopher Vuk

(Print Name)

Address : 580 Cambridge Street
Cambridge, MA 02141

Tel. No. : 857-762-9892

E-Mail Address : Chris@rockandrolldaycare.com

Date : September 25, 2019

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 Angello
(OWNER)

Address: 15 Lucille Drive, Tewksbury, MA, 01876

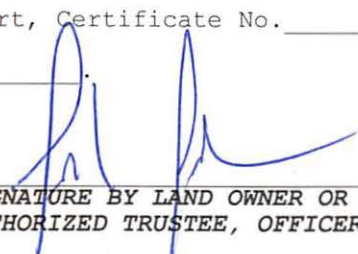
State that I/We own the property located at 215-223 Prospect St, Cambridge
which is the subject of this zoning application.

The record title of this property is in the name of
215 Prospect Street, LLC

*Pursuant to a deed of duly recorded in the date 11/09/2012, Middlesex South
County Registry of Deeds at Book 60455, Page 410; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____


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

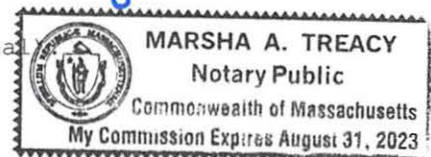
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Frank Angello personally appeared before me,
this 18th of Sept., 2019, and made oath that the above statement is true.

Marsha A. Treacy Notary

My commission expires 8/31/2023 (Notary Seal)



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

STATE OF NEW YORK

IN SENATE
January 11, 1906

REPORT OF THE

COMMISSIONER OF THE LAND OFFICE

FOR THE YEAR 1905

ALBANY:

ANDREW D. DODD, PRINTER

1906

Price, 50 Cents

By Order of the Senate,

JOSEPH B. MORRIS, CLERK

ALBANY, N. Y.

1906

1906

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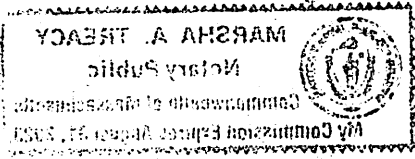
1906

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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 215 Prospect St 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:

A majority of Staff and Patrons walk, bike, or take public transportation to drop off their children, creating minimal impact on the current traffic situation. Those who do drop their children off via car will be doing so briefly. Currently there are several off-site private spaces rented for employees who need to drive to work, freeing up the spaces in the back for patrons.

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:

A majority of Staff and Patrons walk, bike, or take public transportation to drop off their children, creating minimal impact on the current traffic situation. Those who do drop their children off via car will be doing so briefly. Currently there are several off-site private spaces rented for employees who need to drive to work, freeing up the spaces in the back for patrons.

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 daycare would not impair the integrity of the district as it provides a safe and enriching space for resident's children to go during the work week.

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:

At least 50% of the current patrons and staff arrive by transportation other than a car. Although tandem spaces only count once, we still have 3 parking spaces and can coordinate internally for pick-up and drop-off times.

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 daycare would not impair the integrity of the district as it provides a safe and enriching space for resident's children to go during the work week.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Christopher Vuk **PRESENT USE/OCCUPANCY:** E - Daycare
LOCATION: 215 Prospect St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** E - Daycare

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>5544</u>	<u>5544</u>	<u>n/a</u>	(max.)
<u>LOT AREA:</u>		<u>3658</u>	<u>3658</u>	<u>n/a</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>1.51</u>	<u>1.51</u>	<u>2.75 max</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>2772</u>	<u>2772</u>	<u>450</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>66</u>	<u>66</u>	<u>none</u>	(min.)
	DEPTH	<u>56.5</u>	<u>56.5</u>	<u>none</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
	REAR	<u>14.5</u>	<u>14.5</u>	<u>0</u>	(min.)
	LEFT SIDE	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
	RIGHT SIDE	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>16.5</u>	<u>16.5</u>	<u>50' max</u>	(max.)
	LENGTH	<u>66</u>	<u>66</u>	<u>0</u>	
	WIDTH	<u>42</u>	<u>42</u>	<u>0</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>0</u>	<u>0</u>	<u>none</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>3 (tandem)</u>	<u>3 (tandem)</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</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.

Three tandem parking spaces provided on site, see attached plot plan. It was recently discovered tandem spaces only count as a single space, we are seeking relief from the second required space.

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'.

The map shows a residential area in Prospect Heights, Illinois, with various streets and property lots. A red line indicates a proposed road or boundary, and a blue line indicates a proposed development site. The map includes the following streets and lot numbers:

- Streets:** Prospect St, St Mary Rd, Gardner Rd, 5 St Mary Rd, 3 St Mary Rd, 2 St Mary Rd, 4 St Mary Rd, 8 St Mary Rd, 207 Prospect St, 199 Prospect St, 204 Prospect St, 210 Prospect St, 208 Prospect St, 213 Prospect St, 211 Prospect St, 215 Prospect St, 221 Prospect St, 226 Prospect St, 230 Prospect St, 232 Prospect St, 236 Prospect St, 238 Prospect St, 239 Prospect St, 241 Prospect St, 225 Prospect St, 223 Prospect St.
- Lot Numbers:** 110-97, 110-96, 110-63, 87-34, 87-32, 87-152, 87-151, 87-30, 87-135, 87-134, 87-48, 87-47, 87-12, 87-13, 87-11, 87-14, 87-10, 87-9, 87-8, 87-7, 87-17, 87-18, 109-44, 109-80, 109-42, 109-39, 109-38, 110-72, 110-110, 110-90, 110-66, 110-67, 110-43, 110-42, 110-41, 110-76, 240 Prospect St, 237 Prospect St, 235 Prospect St, 234 Prospect St, 233 Prospect St, 231 Prospect St, 229 Prospect St, 227 Prospect St, 224 Prospect St, 222 Prospect St, 220 Prospect St, 218 Prospect St, 216 Prospect St, 214 Prospect St, 212 Prospect St, 210 Prospect St, 208 Prospect St, 206 Prospect St, 204 Prospect St, 202 Prospect St, 200 Prospect St, 198 Prospect St, 196 Prospect St, 194 Prospect St, 192 Prospect St, 190 Prospect St, 188 Prospect St, 186 Prospect St, 184 Prospect St, 182 Prospect St, 180 Prospect St, 178 Prospect St, 176 Prospect St, 174 Prospect St, 172 Prospect St, 170 Prospect St, 168 Prospect St, 166 Prospect St, 164 Prospect St, 162 Prospect St, 160 Prospect St, 158 Prospect St, 156 Prospect St, 154 Prospect St, 152 Prospect St, 150 Prospect St, 148 Prospect St, 146 Prospect St, 144 Prospect St, 142 Prospect St, 140 Prospect St, 138 Prospect St, 136 Prospect St, 134 Prospect St, 132 Prospect St, 130 Prospect St, 128 Prospect St, 126 Prospect St, 124 Prospect St, 122 Prospect St, 120 Prospect St, 118 Prospect St, 116 Prospect St, 114 Prospect St, 112 Prospect St, 110 Prospect St, 108 Prospect St, 106 Prospect St, 104 Prospect St, 102 Prospect St, 100 Prospect St, 98 Prospect St, 96 Prospect St, 94 Prospect St, 92 Prospect St, 90 Prospect St, 88 Prospect St, 86 Prospect St, 84 Prospect St, 82 Prospect St, 80 Prospect St, 78 Prospect St, 76 Prospect St, 74 Prospect St, 72 Prospect St, 70 Prospect St, 68 Prospect St, 66 Prospect St, 64 Prospect St, 62 Prospect St, 60 Prospect St, 58 Prospect St, 56 Prospect St, 54 Prospect St, 52 Prospect St, 50 Prospect St, 48 Prospect St, 46 Prospect St, 44 Prospect St, 42 Prospect St, 40 Prospect St, 38 Prospect St, 36 Prospect St, 34 Prospect St, 32 Prospect St, 30 Prospect St, 28 Prospect St, 26 Prospect St, 24 Prospect St, 22 Prospect St, 20 Prospect St, 18 Prospect St, 16 Prospect St, 14 Prospect St, 12 Prospect St, 10 Prospect St, 8 Prospect St, 6 Prospect St, 4 Prospect St, 2 Prospect St, 1 Prospect St.

215 Prospect St.

Petitioner

87-12
COLUMBIA ,LLC,
60 HIGHLAND RD
SOMERVILLE, MA 02144

87-134
PEREZ, LEONIDAS & MARIA PEREZ LIFE ESTATE
230 PROSPECT ST
CAMBRIDGE, MA 02139

CHRISTOPHER VUK
580 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

109-39-40
KHURANA, JIA R.,
TR OF SMR TRUST
4 ST MARY RD
CAMBRIDGE, MA 02139

110-67
GREGORY, SCOTT S.&FRANCIS V. AUGELLO, JR
C/O MAGNA DEVELOPMENT , LLC
300 FIRST AVE, STE #300
NEEDHAM, MA 02494

COLIN McCONVILLE
328 WINCH STREET
FRAMINGHAM, MA 01701

110-72
FLEISCHMAN, SUSAN D. &
REGINA S. BERKOWITZ
5 ST MARY RD., #2
CAMBRIDGE, MA 02139

110-72
SAWYER, BILLIESUE & LEONARD MCADOO
5 ST MARY RD, UNIT#3
CAMBRIDGE, MA 02139

110-90
215 PROSPECT STREET LLC,
15 LUCILLE DR.
TEWKSBURY, MA 01876

110-110
NEE, JUDY & JONATHAN GALL
3 ST MARY RD
CAMBRIDGE, MA 02139

87-11
HATTAWAY, DOUGLAS J.& JARRETT T. BARRIOS
216 PROSPECT ST. UNIT#1
CAMBRIDGE, MA 02139

87-11
BOESCH, HEATHER ELIZABETH &
HEATHER BOESCH
216 PROSPECT ST., #2
CAMBRIDGE, MA 02139

87-11
VANDERBRUG, RENEE L. &
CITY OF CAMBRIDGE TAX TITLE
216 PROSPECT ST. UNIT 3
CAMBRIDGE, MA 02139

87-10
SCHIKETANZ, CRISTINA
210 PROSPECT ST. UNIT#1
CAMBRIDGE, MA 02139

87-10
SUN, QI & WEI YAO
48 BROMPTON RD
GREAT NECK, NY 11021

87-10
GRINBERG, KEVIN
210 PROSPECT ST., #3
CAMBRIDGE, MA 02139

87-10
MCCANTY, TIMOTHY E. & LINDA M. BURRELL
6105 GRANBY RD.
DERWOOD, MD 20855

87-10
ZIELINSKI, STEFAN
210 PROSPECT ST. UNIT#5
CAMBRIDGE, MA 02139

87-11
SALVADOR, EDUARDO T.
216 PROSPECT ST., UNIT #4
CAMBRIDGE, MA 02139

110-72
RISTIVOJEVIC, MIRKO L. &
NATASA B. RISTIVOJEVIC
5 ST MARY RD. UNIT#1
CAMBRIDGE, MA 02139

215 Prospect Street - Existing Photos
Cambridge, MA
Rock and Roll Daycare 9-15-2019



Front Corner of Building on Prospect Street



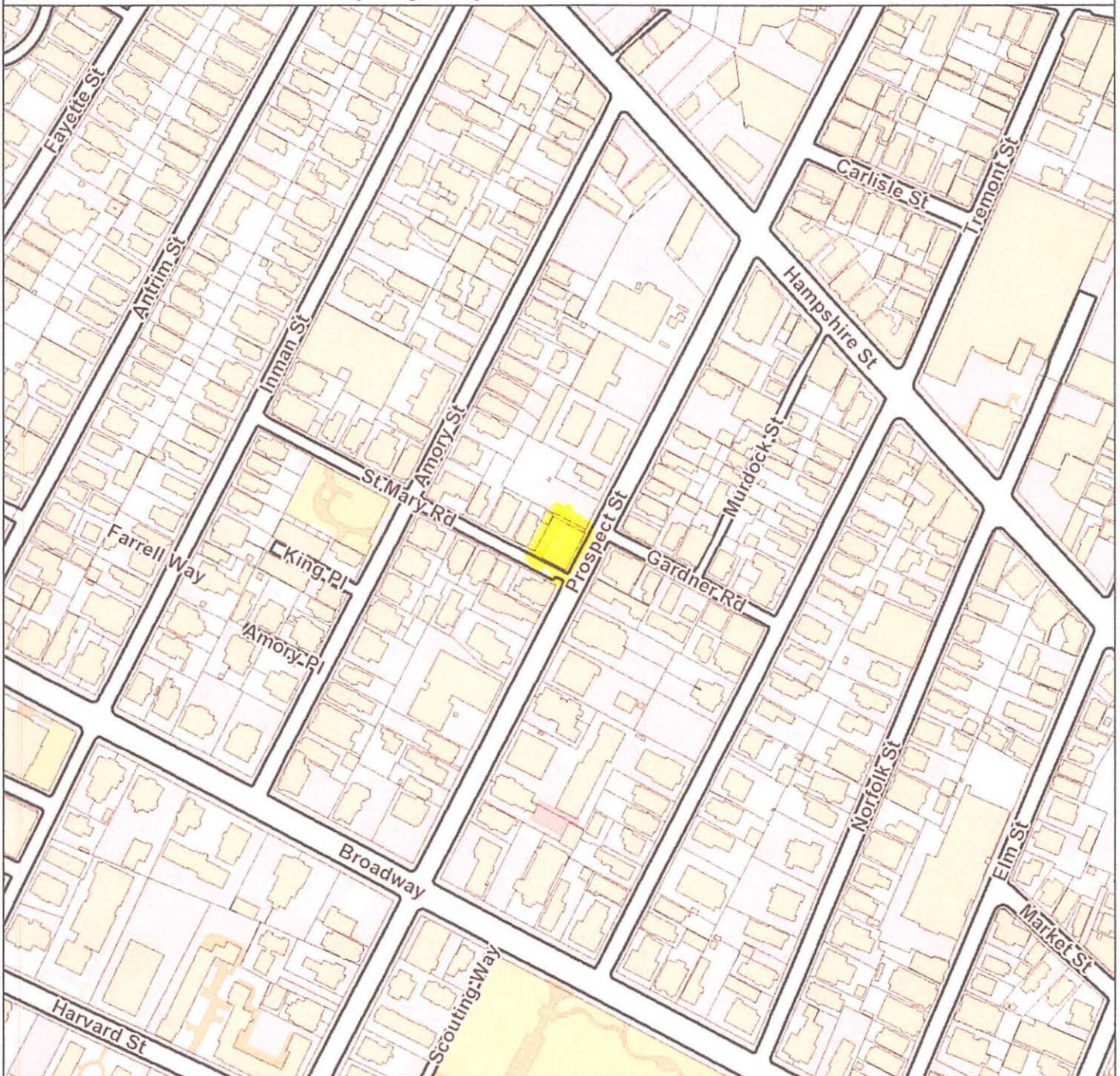
Rear Corner of Building on St. Mary Road

215 Prospect Street - Existing Photos
Cambridge, MA



Existing three-car tandem parking behind building





City of Cambridge
Massachusetts

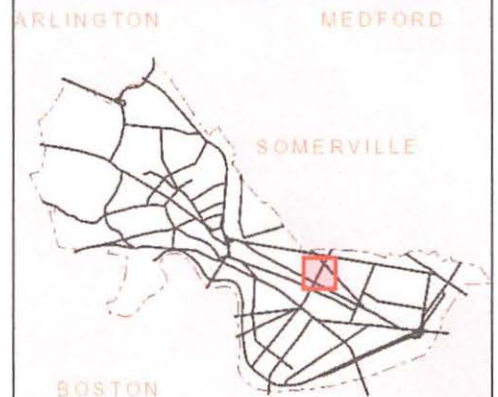
1" = 240 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



PLOT PLAN

IN

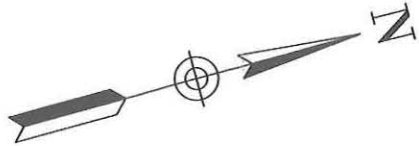
CAMBRIDGE, MA

PREPARED FOR:
215 PROSPECT STREET LLC,
15 LUCILLE DR.
TEWKSBURY, MA 01876-3109

PREPARED BY:
M F ENGINEERING & DESIGN INC,
142 FISHER STREET
WESTBOROUGH, MA 01581
PHONE: (508) 331-7261

DATE: JULY 7th, 2018
SCALE: 1" = 10'

ZONE: C1



#227 PROSPECT ST

N/F
GREGORY, SCOTT S.
FRANCIS V. ANGELLO, JR
TRUSTEE OF 227 PROSPECT
STREET REALTY TR

MAP - LOT: 110 - 67
BOOK - PAGE: 34226 - 186

#3 ST MARY RD
N/F
3 ST MARY ROAD LLC
C/O NEE, JUDY & JONATHAN GALL

MAP - LOT: 110 - 110
BOOK - PAGE: 1457 - 20

S 75° - 00' - 00" E 66.0'

3 EXISITING 9' X 18' PARKING SPACES



14.5 ft

56.5'

S 15° - 00' - 00" W

5.0'

52.1'

#215-221 PROSPECT ST

1 STORY BRICK BUILDING W/ BASEMENT
DAYCARE

MAP - LOT: 110 - 90
BOOK - PAGE: 60455 - 410
LOT AREA: 3658 SF
LIVING AREA: 5544 SF

N 75° - 00' - 00" W 66.0'

PROSPECT ST

PUBLIC WAY

ST. MARY ST
PUBLIC WAY ~ 30' WIDE

N 15° - 00' - 00" E 56.5'

I CERTIFY THAT THE LOT SHOWN AND THE EXISTING BUILDING
THEREON CONFORMED TO THE DIMENSIONAL REQUIREMENTS
AT THE TIME OF ITS CONSTRUCTION OR IS SUBJECT TO
CHAPTER 40A, SECTION 7 OF MASSACHUSETTS GENERAL
LAWS.

I CERTIFY THAT THE LOT SHOWN AND THE BUILDING THEREON
IS NOT WITHIN THE FEDERAL FLOOD HAZARD AREA

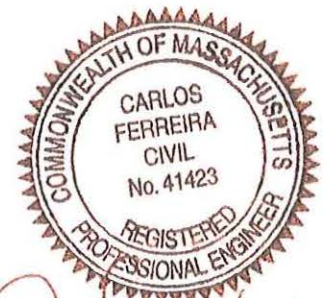
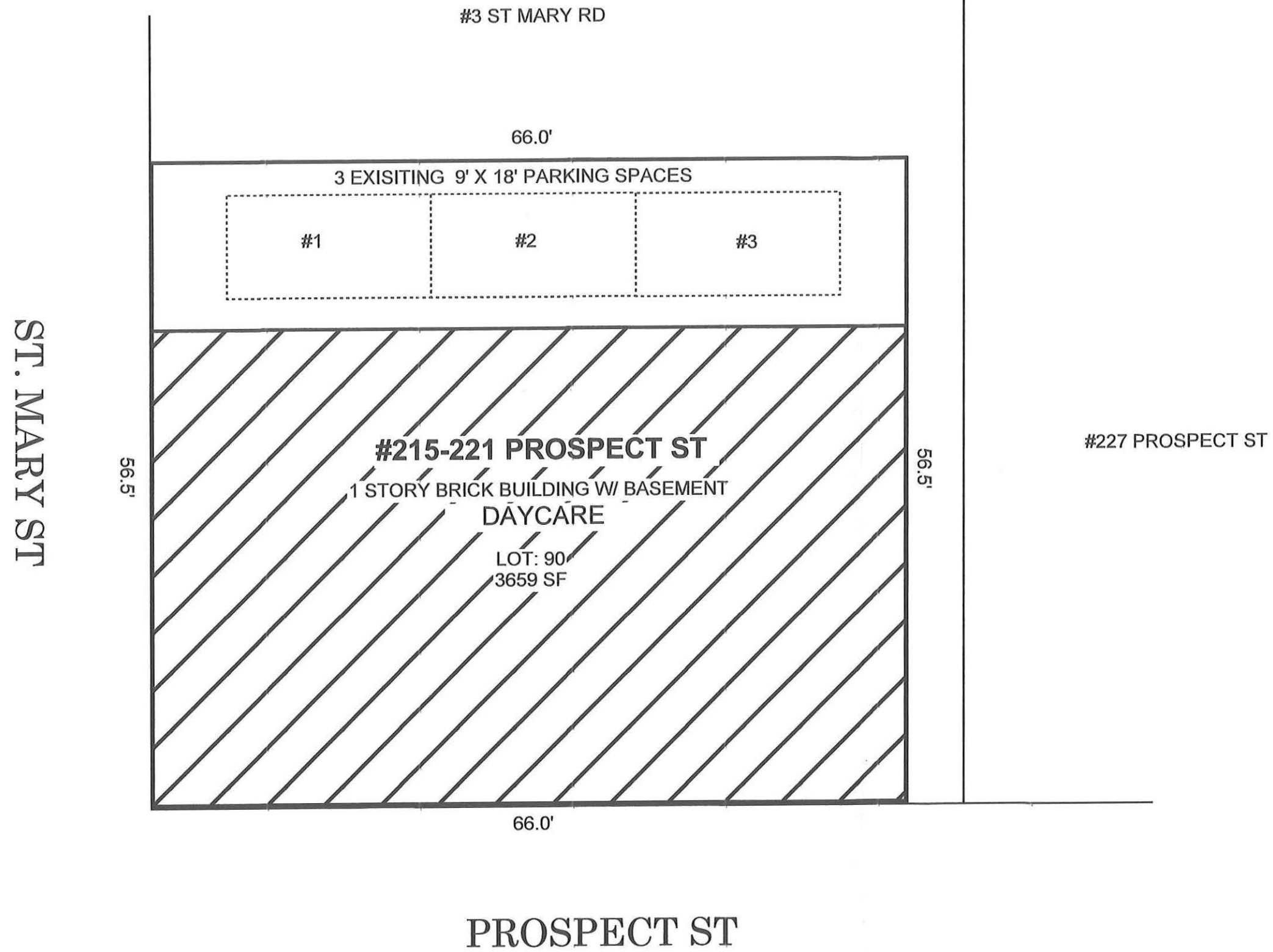
(PARKING LAYOUT PLAN
IN
CAMBRIDGE, BOSTON, MA

PREPARED FOR:
215 PROSPECT STREET LLC,
15 LUCILLE DR.
TEWKSBURY, MA 01876-3109

PREPARED BY:
M F ENGINEERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
PHONE: (508) 331-7261

DATE: JULY 7th, 2018
SCALE: 1" = 10'

MAP: 110 - 90
ZONE: C1



REGISTERED
PROFESSIONAL ENGINEER

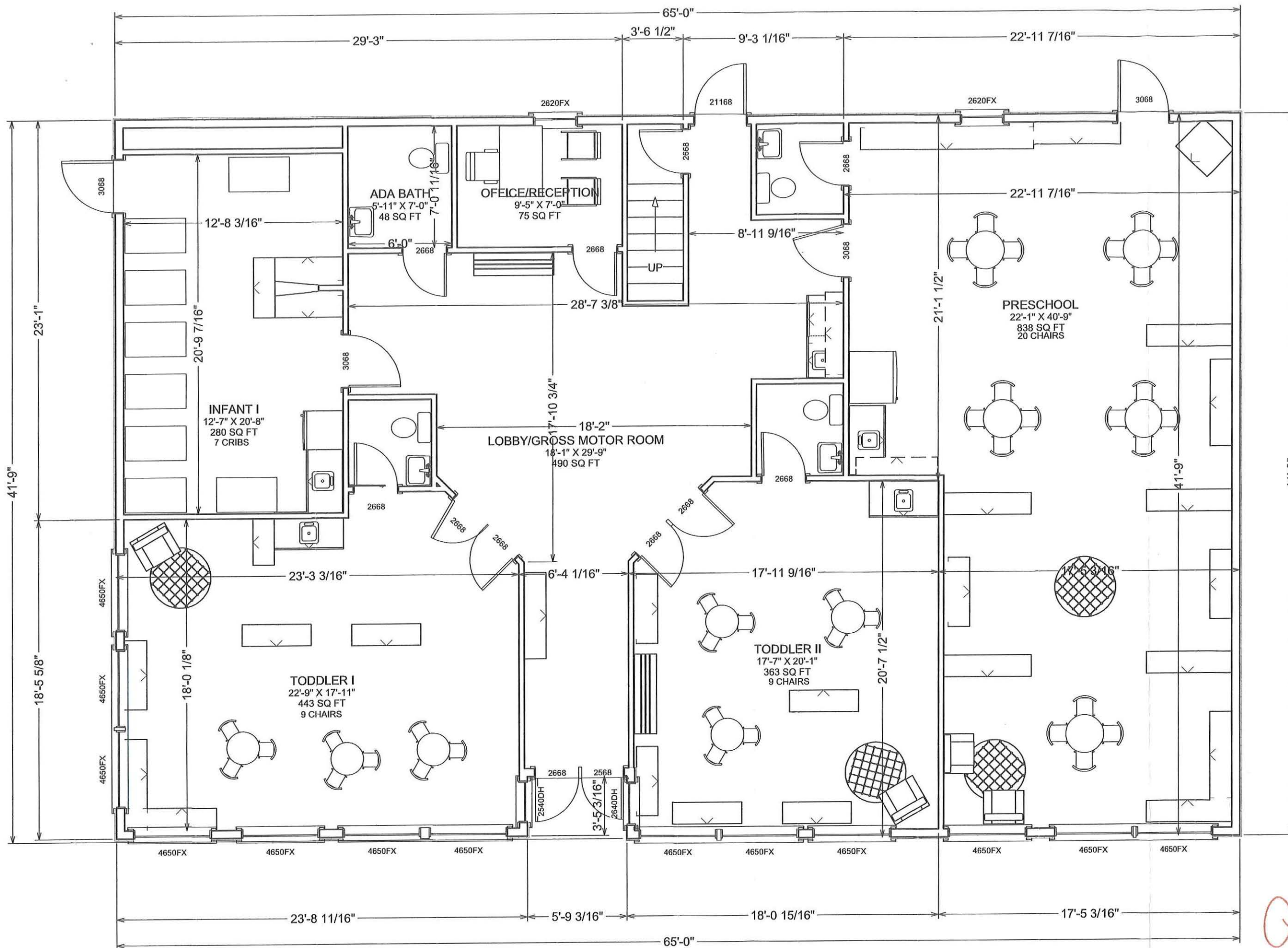
215 PROSPECT ST
CAMBRIDGE, MA 02141

DRAWINGS PROVIDED BY:

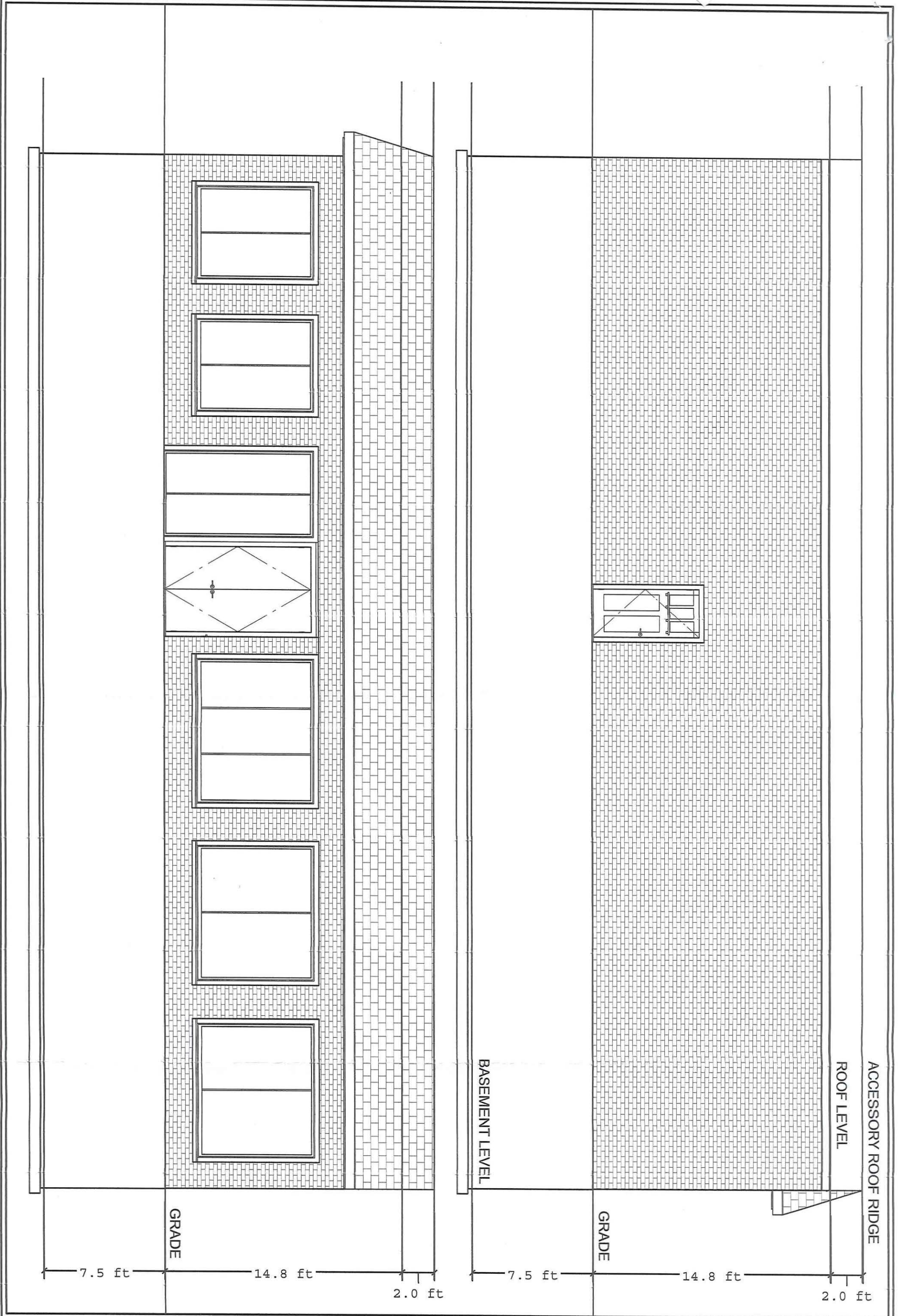
Daniel Martins-Ferreira
(774) 249-8506
d.marf2@gmail.com

DATE: 10/16/18

SCALE: 3/16" = 1'



Carlos Ferreira



M F ENGINEERING & DESIGNS

Daniel Martins-Ferreira
D.marf2@gmail.com
(774) 249-8506

Carlos Ferreira
Carlosfe.engineer@gmail.com
(508) 331-T261

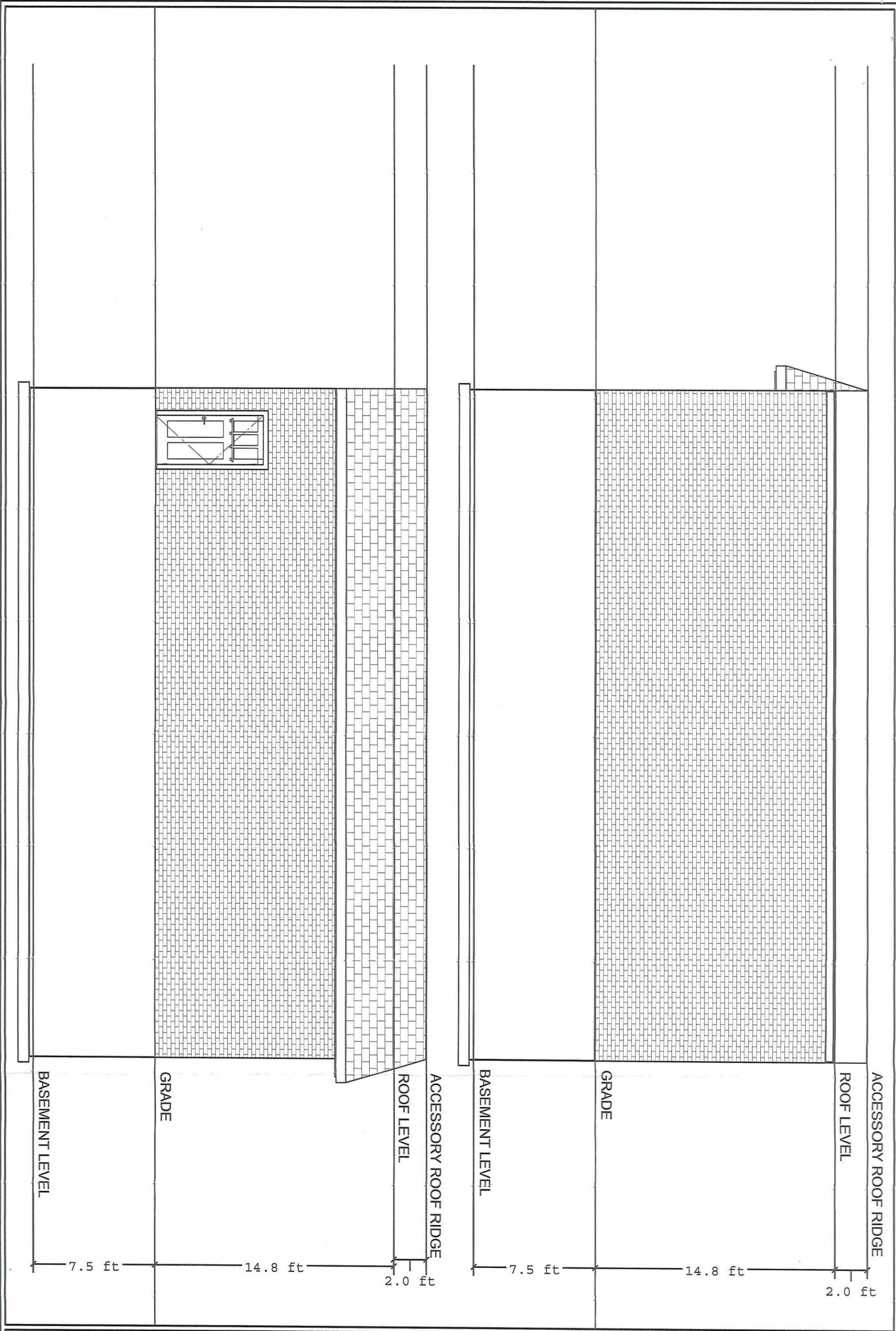
ELEVATIONS

215 PROSPECT ST
CAMBRIDGE, MA

SHEET NUMBER

1

REVISION #:



M F ENGINEERING & DESIGNS

Daniel Martins-Ferreira
D.marf2@gmail.com
(774) 249-8506

Carlos Ferreira
Carlosfe.engineer@gmail.com
(508) 331-1261

ELEVATIONS

215 PROSPECT ST
CAMBRIDGE, MA

SHEET NUMBER
2
REVISION #: