

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Islamic Society of Boston

PETITIONER'S ADDRESS: 204 Prospect Street

LOCATION OF PROPERTY: 140-142 Prospect Street

TYPE OF OCCUPANCY: R-2 ZONING DISTRICT: O-1

REASON FOR PETITION:

<u> _____ </u> Additions	<u> X </u> New Structure
<u> _____ </u> Change in Use/Occupancy	<u> _____ </u> Parking
<u> _____ </u> Conversion to Addi'l Dwelling Unit's	<u> _____ </u> Sign
<u> _____ </u> Dormer	<u> _____ </u> Subdivision
<u> _____ </u> Other: <u> _____ </u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Replace existing 2 family wood structure with 6 units of townhouses similar in scale as its adjacent building also known as Scouting Way Apartments on 144-152 Prospect Street.

The intent of proposal is to refer and defer to its surrounding context and improve the general appeal of street scape on Prospect Street.

To achieve this, the proposed design follows design guidelines as was established for Scouting Way Apartments.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.11

Article 5 Section 5.52

Article 5 Section 5.25.41

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s) :


 (Petitioner(s)/Owner)
David Duhahn Choi, AIA
 (Print Name)

Address: 204 Prospect Street, Cambridge,

Tel. No.: 617-834-5090

E-Mail Address: davidchoiarchitect@gmail.com

Date: 8/16/17

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 Amr El Pass Executive Director ISB
(OWNER)

Address: 10 Conners Av. Mansfield, MA 02048

State that I/We own the property located at 140 - 142 Prospect St. Cambridge
which is the subject of this zoning application.

The record title of this property is in the name of Trustees of Islamic Society of Boston

*Pursuant to a deed of duly recorded in the date July 18, 1945, Middlesex South County Registry of Deeds at Book 6879, Page 339; 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.

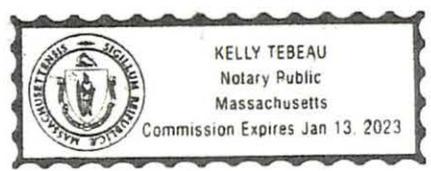
Commonwealth of Massachusetts, County of Norfolk

The above-name Amr El Pass personally appeared before me, this 9 of Aug, 2017, and made oath that the above statement is true.

 Notary

My commission expires Jun 13 2023 (Notary Seal).

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



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 140-142 Prospect St. (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:

Project refers to the design of 144-152 Prospect Street Scouting Way Apartments as a basis for discussion with City of Cambridge. The proposed new townhouses shall follow same set of dimensional regulations as the adjacent building on 144-152 Prospect St.

- 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:

As a replication of 144-152 Prospect Street Apartments, there will be 6 off-street parking and will be accessed via Scouting Way so as not to cause any traffic congestions on Prospect Street. The Floor to Area Ratio (FAR) does not count for parking garage square area (article 5.25.41)

- 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 intent of the proposed new structure is to blend into the surroundings. To this end the design refers and defers to its adjacent townhouses at 144-152 Prospect Street. The brick building at 130 Prospect Street will not be affected by proposed building as no major change of use is being proposed.

- 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 project is residential in nature and will not pose any additional detriment of health, safety and/or welfare of the occupant of the proposed use or the citizens of the City of Cambridge

- 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 intent of this project is to improve the general streetscape aesthetics along Prospect Street by providing the City with a new structure that continues the urban fabric as already established by Scouting Way Apartments. By replacement of existing wood structure, which is in a state of deferred maintenance, with new townhouse development that defers to its context for appropriateness of scale and proportions, this goal of improving the public realm will be achieved.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Islamic Society of Boston PRESENT USE/OCCUPANCY: Residential

LOCATION: 140-142 Prospect St, Cambridge ZONE: O-1

PHONE: 617-834-5090 REQUESTED USE/OCCUPANCY: Townhouses/Residential (Multi-family)

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA :	2895 sf	8262 sf	4666 sf (max.)
LOT AREA:	6222 sf	n/a	5000 sf (min.)
RATIO OF GROSS FLOOR AREA: TO LOT AREA:	.46 FAR	1.33 FAR	.75 FAR (max.)
LOT AREA FOR EACH DWELLING UNIT:	3111 sf	1036 sf	1000 sf (min.)
SIZE OF LOT:			
WIDTH	53.42'	53.42'	50 FT (min.)
DEPTH	119.85'	119.85'	100 FT (MIN.)
Setbacks in Feet:			
FRONT	10 FT	10 FT	10 FT (min.)
REAR	11.5 FT	11.5 FT	4 FT (min.)
LEFT SIDE	16 FT	16 FT	5 FT (min.)
RIGHT SIDE	5 FT	5 FT	5 FT (min.)
SIZE OF BLDG.:			
HEIGHT	35 FT	38 FT	35 FT (max.)
LENGTH	48 FT	100 FT	
WIDTH	30.5 FT		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ²⁾	60 %	24%	15% (min.)
NO. OF DWELLING UNITS:	2	6	5 (max.)
NO. OF PARKING SPACES:	6	6	10 (min./max)
NO. OF LOADING AREAS:			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:			(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.

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'.



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*
Kyle Sheffield, *Alternate*

Jurisdiction Advice

To the Owner of Property at 140-142 Prospect Street

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.
This property will require a demolition review hearing with the Historical Commission. Please contact Historical department for application information.
 - 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 September 19, 2017

Received by Uploaded to Energov Date September 19, 2017
Relationship to project BZA 14099-2017

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>

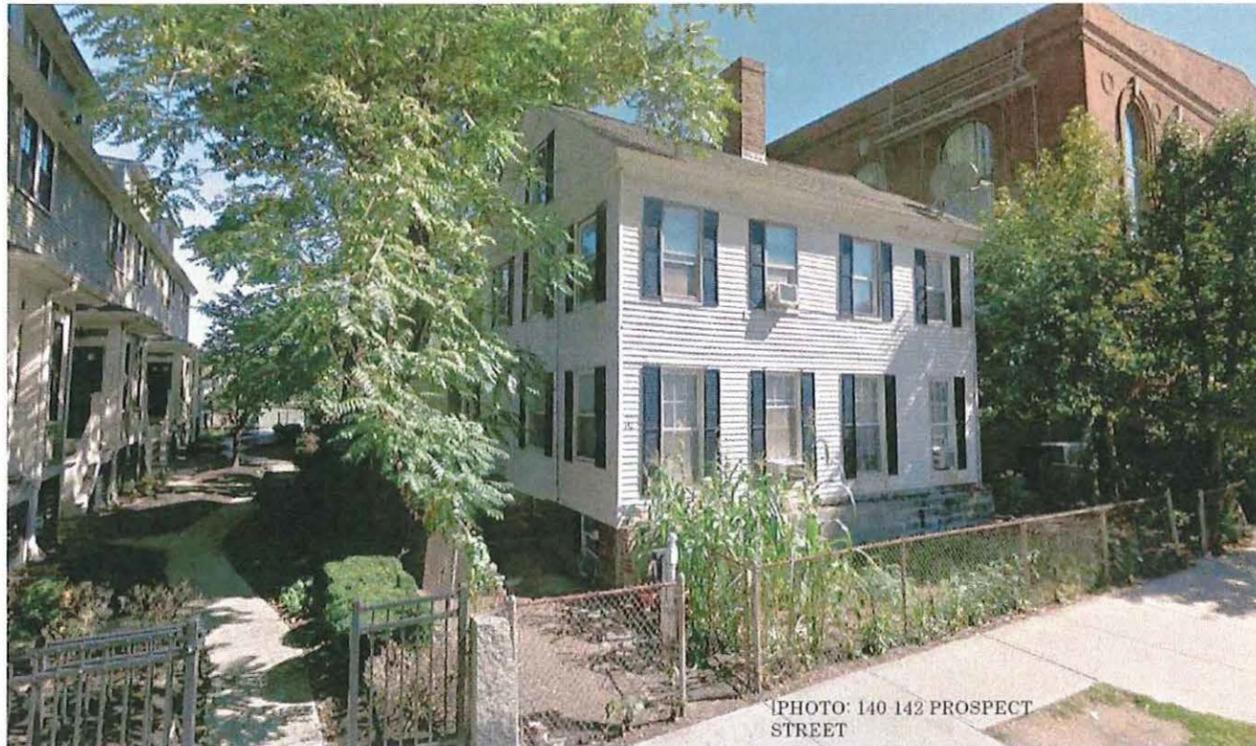


PHOTO: 140-142 PROSPECT STREET

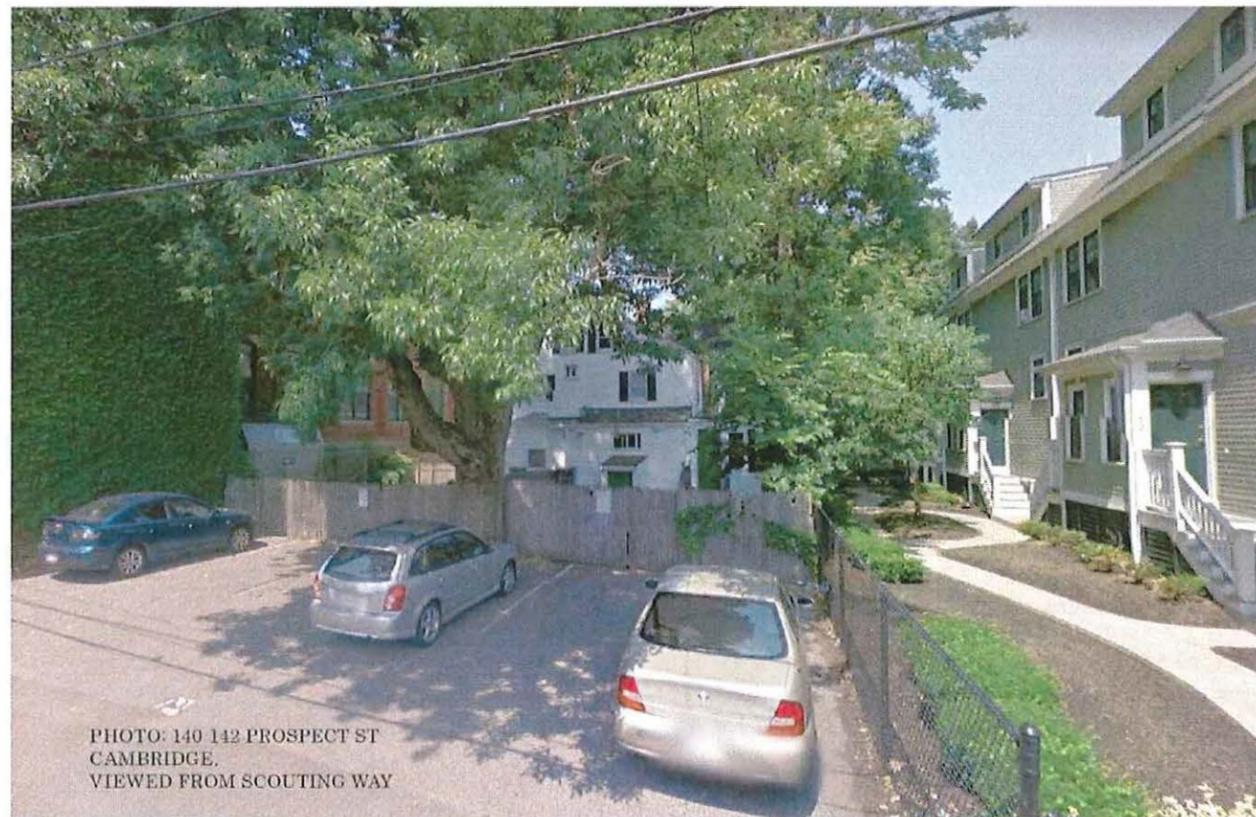
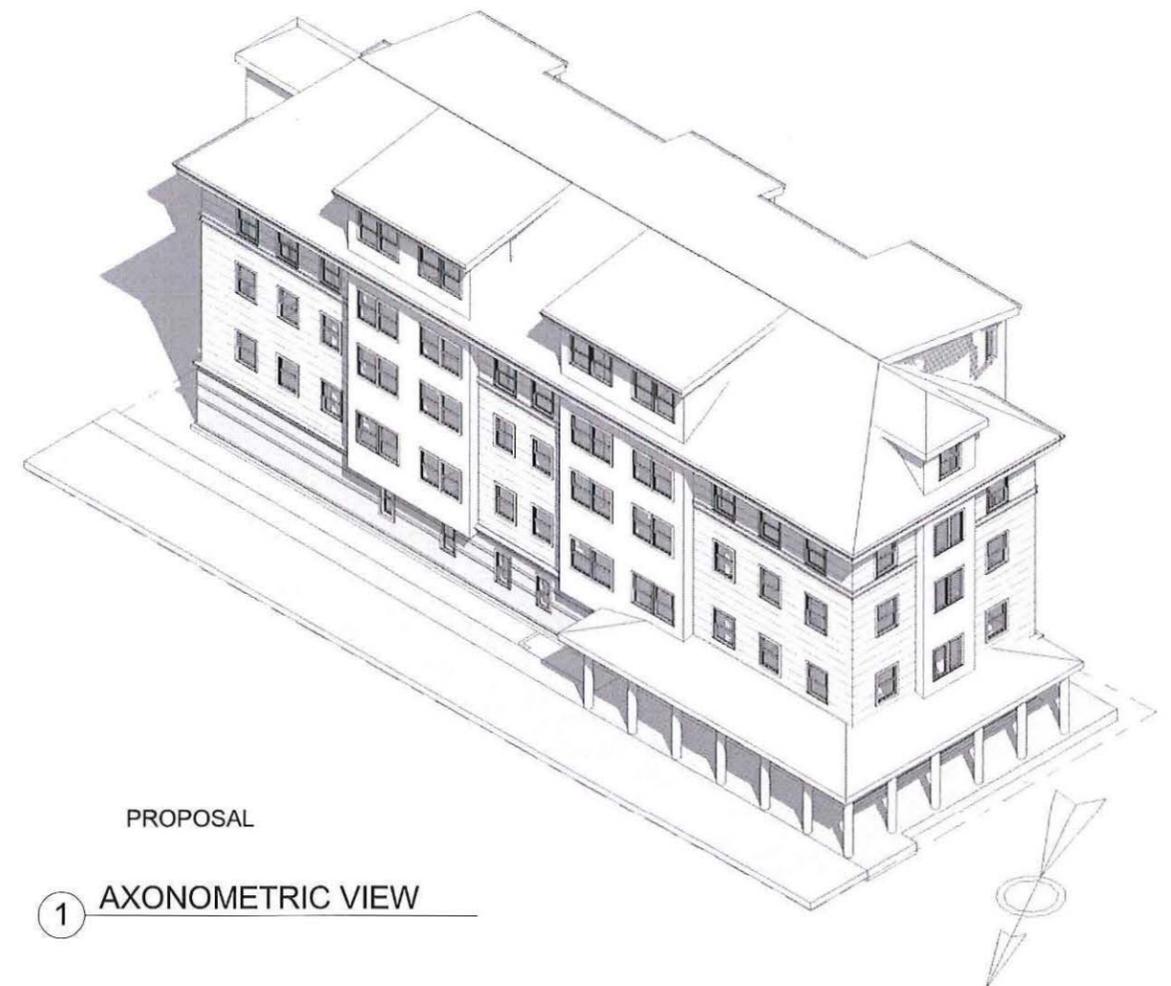


PHOTO: 140-142 PROSPECT ST CAMBRIDGE, VIEWED FROM SCOUTING WAY

EXISTING CONDITION

Sheet List	
Sheet Number	Sheet Name
A0	COVERSHEET
A001	PERSPECTIVE VIEW
A002	AREA ANALYSIS PLANS
A003	EXISTING SITE
A100	PARKING LEVEL PLAN
A101	FIRST FLOOR
A102	SECOND FLOOR
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	ROOF PLAN
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A203	EXTERIOR ELEVATIONS



PROPOSAL

1 AXONOMETRIC VIEW



DAVID CHOI ARCHITECT
CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
**140-142 PROSPECT ST.,
CAMBRIDGE**
ADDITION AND RENOVATION

No.	Description	Date

COVERSHEET

Project number	Project Number	A0
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
		Scale

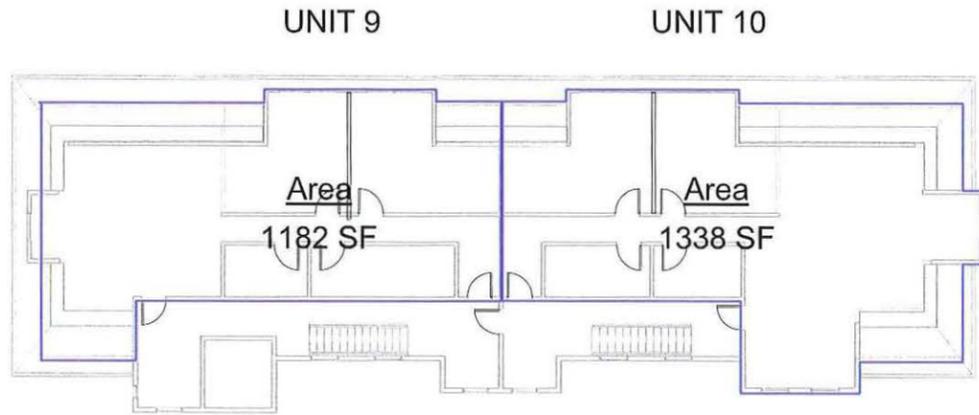


DAVID CHOI ARCHITECT
 CHOIDESIGN@HOTMAIL.COM
 617-834-5090

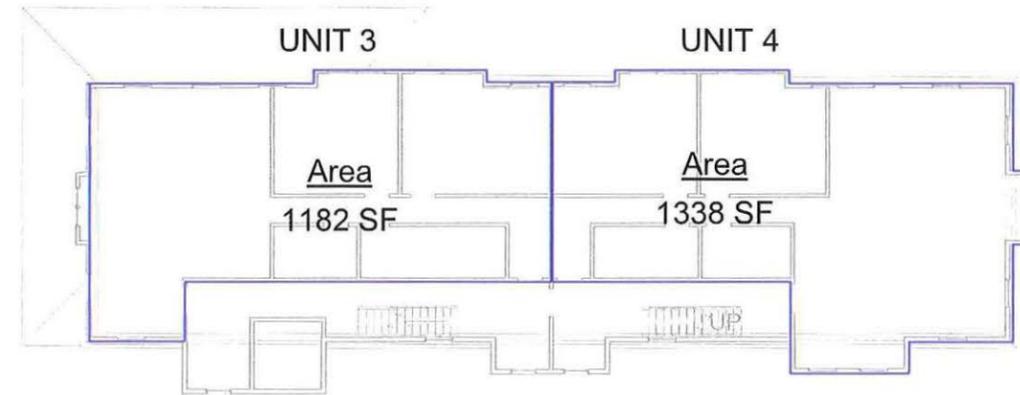
HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
 ADDITION AND RENOVATION

No.	Description	Date

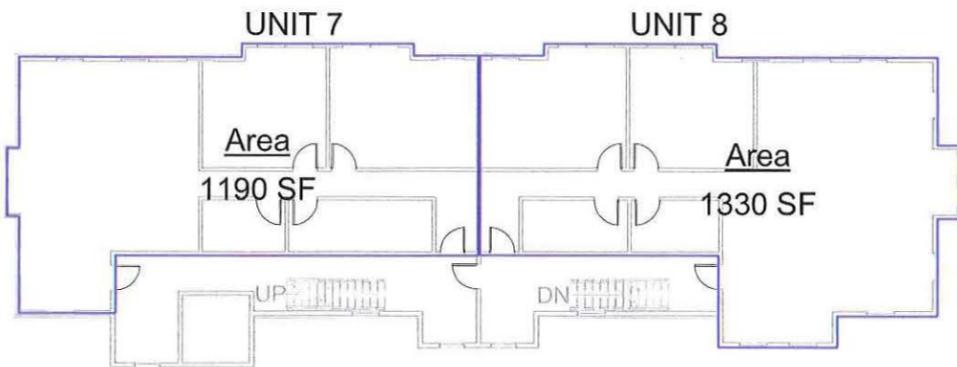
PERSPECTIVE VIEW		A001
Project number	Project Number	
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
Scale		



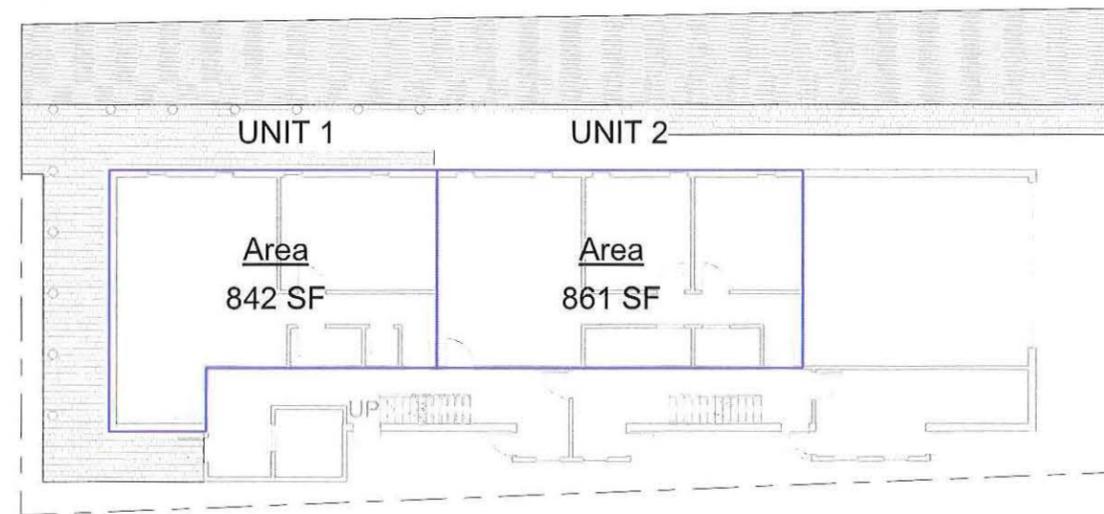
5 5TH FLOOR
1" = 20'-0"



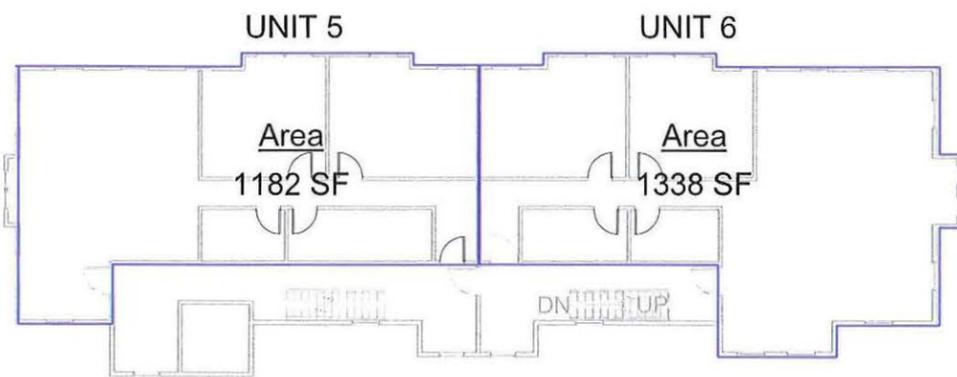
2 2ND FLOOR
1" = 20'-0"



4 4TH FLOOR
1" = 20'-0"



1 1ST FLOOR
1" = 20'-0"



3 3RD FLOOR
1" = 20'-0"

UNIT 1 TOTAL AREA: 842 SF
 UNIT 2 TOTAL AREA: 861 SF
 UNIT 3 TOTAL AREA: 1182 SF
 UNIT 4 TOTAL AREA: 1338 SF
 UNIT 5 TOTAL AREA: 1182 SF
 UNIT 6 TOTAL AREA: 1338 SF
 UNIT 7 TOTAL AREA: 1190 SF
 UNIT 8 TOTAL AREA: 1130 SF
 UNIT 9 TOTAL AREA: 1182 SF
 UNIT 10 TOTAL AREA: 1338 SF

TOTAL SITE AREA:	6,220 SQ. FEET
TOTAL BUILDING AREA(not including parking):	15,000 SQ. FEET

PROPOSED FLOOR TO AREA RATIO:	2.41



DAVID CHOI ARCHITECT
 CHOIDESIGN@HOTMAIL.COM
 617-834-5090

HISTORIC COMM. REVIEW
 140-142 PROSPECT ST.,
CAMBRIDGE
 ADDITION AND RENOVATION

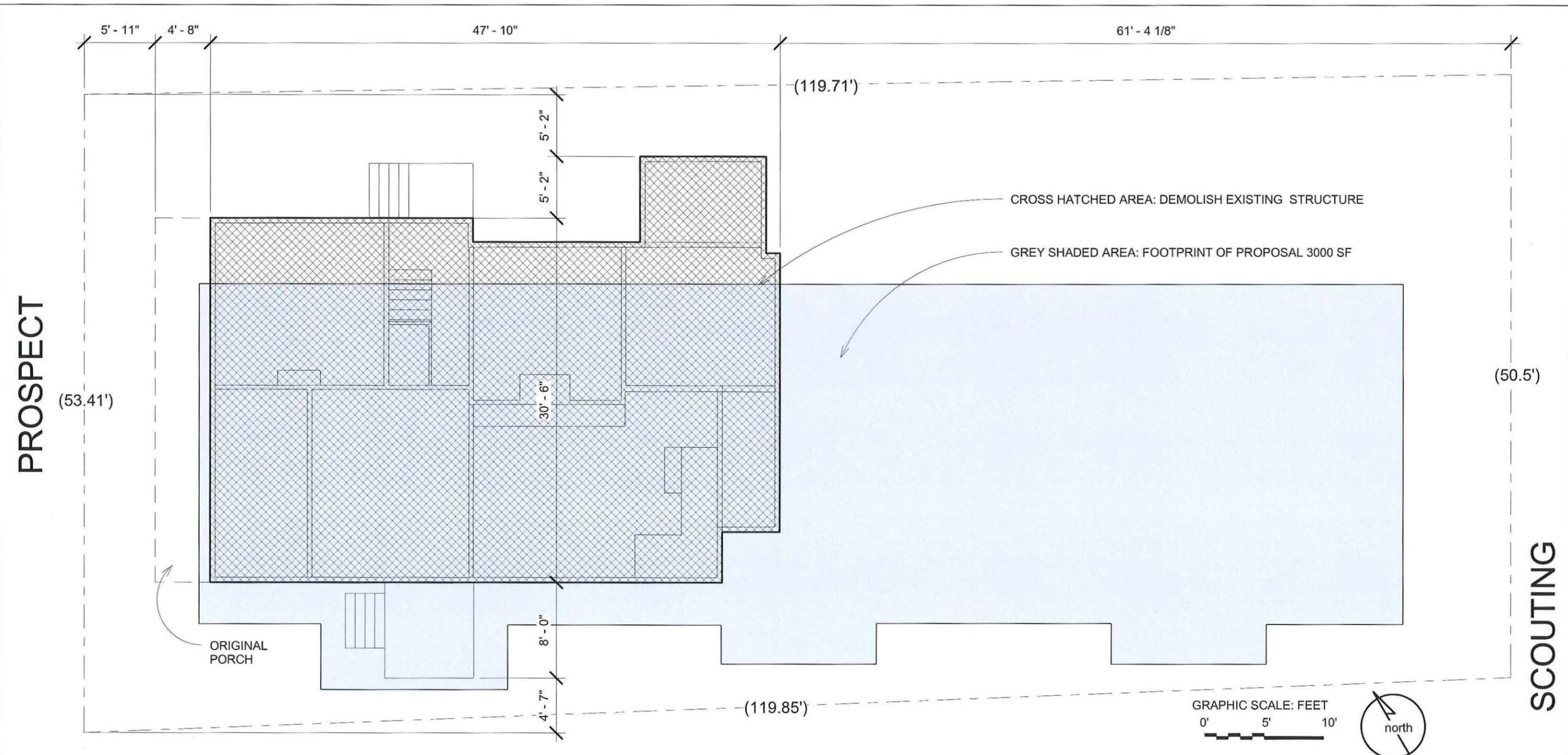
No.	Description	Date

AREA ANALYSIS PLANS

Project number	Project Number
Date	10-13-17
Drawn by	Author
Checked by	Checker

A002

Scale 1" = 20'-0"



1 EXISTING CONDITION
1/8" = 1'-0"



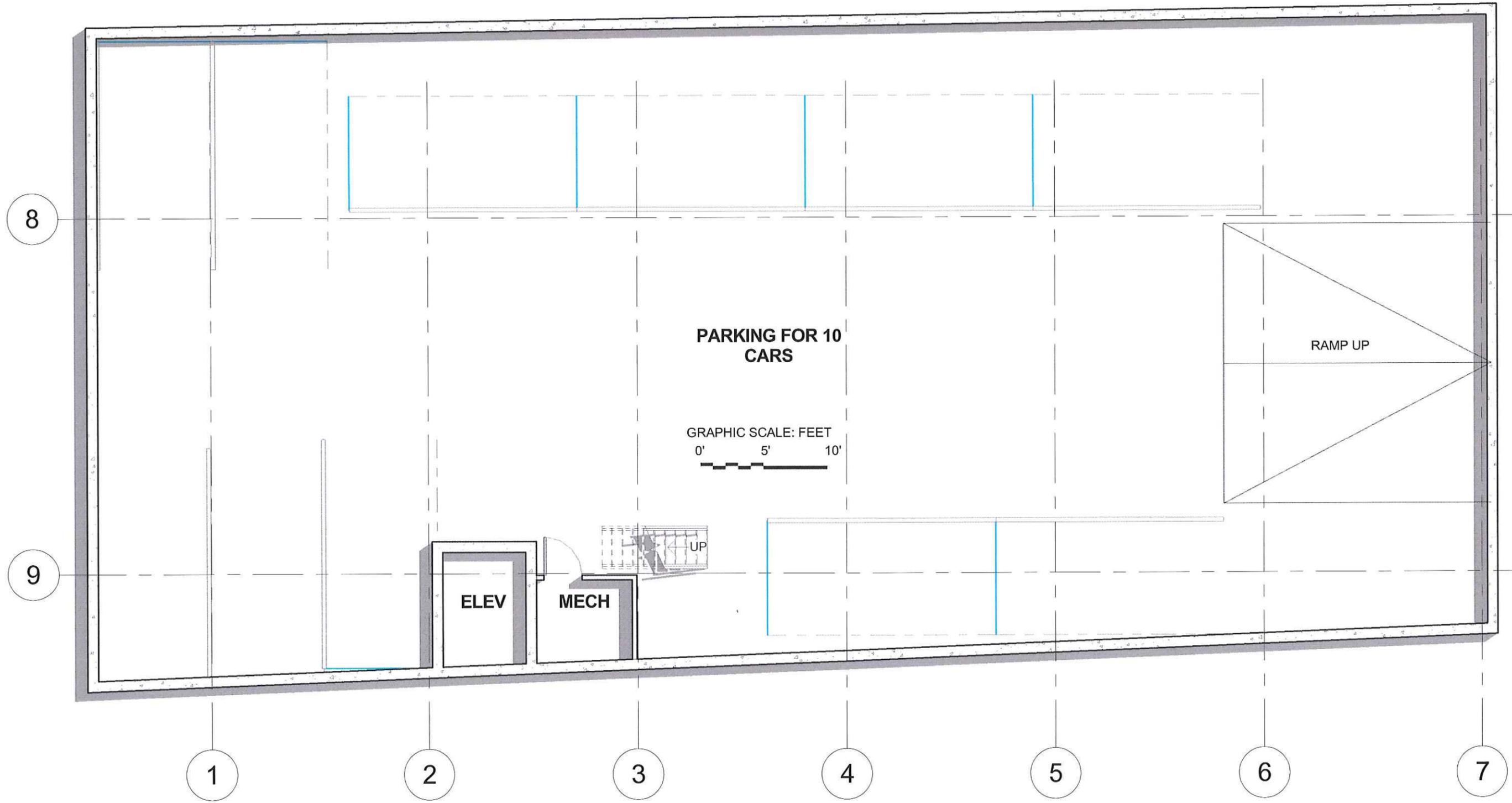
DAVID CHOI ARCHITECT
CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

EXISTING SITE

Project number	Project Number	A003
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



1 BASEMENT LEVEL
1/8" = 1'-0"

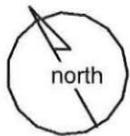


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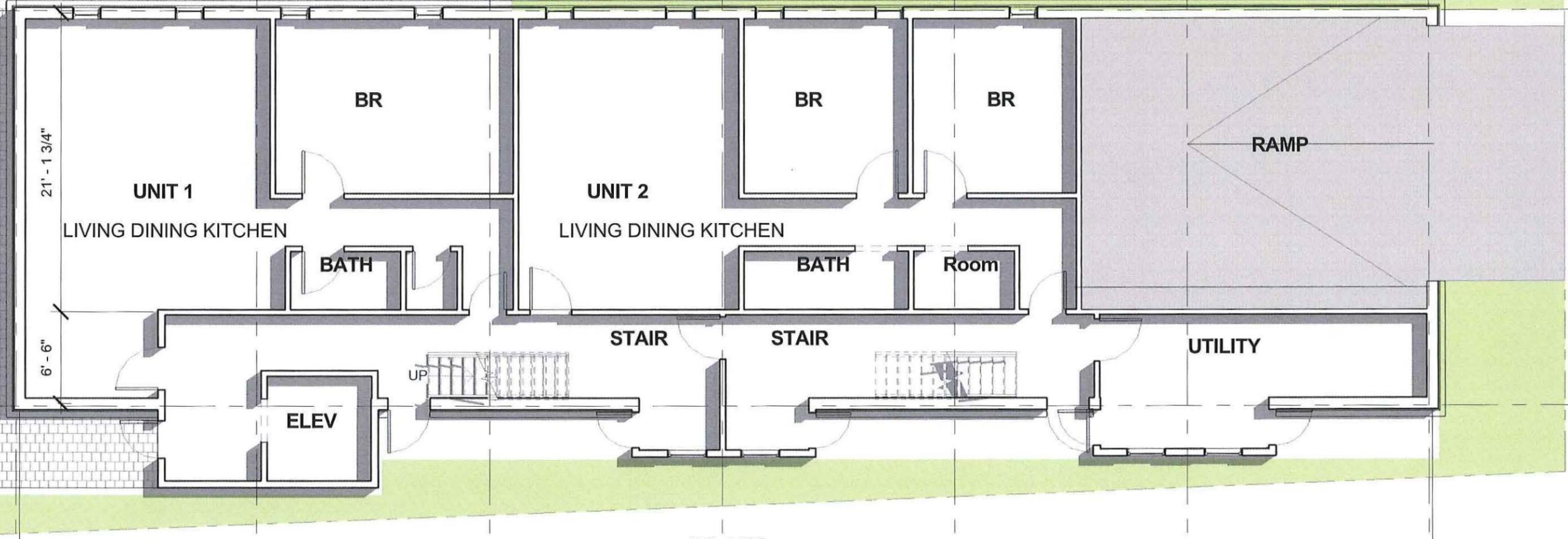
HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

PARKING LEVEL PLAN		
Project number	Project Number	A100
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



PUBLIC PEDESTRIAN CONNECTION BETWEEN PROSPECT STREET AND SCOUTING WAY



100' - 3 5/8"



1 1ST FLOOR
1/8" = 1'-0"

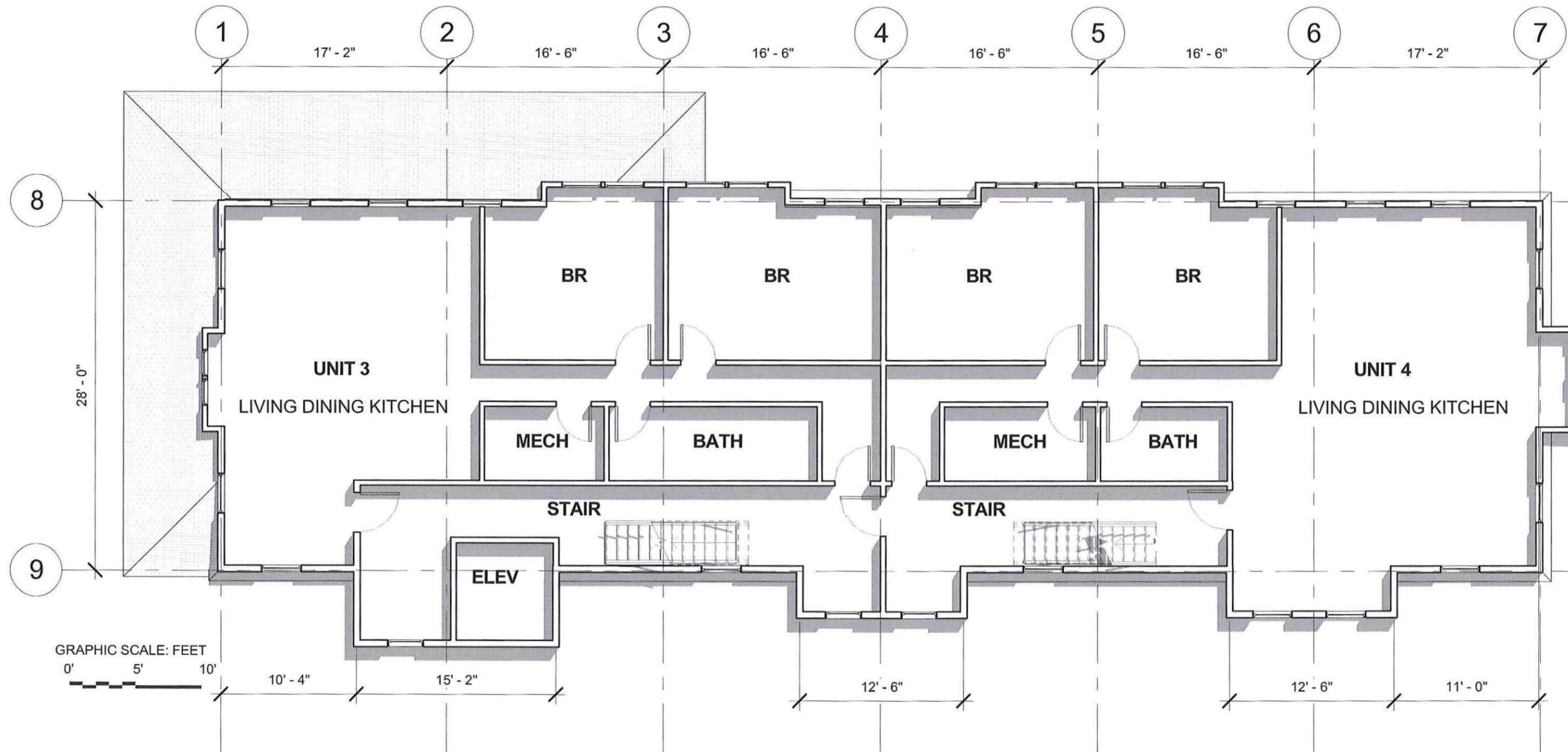


DAVID CHOI ARCHITECT
CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

FIRST FLOOR		
Project number	Project Number	A101
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



1 2ND FLOOR
1/8" = 1'-0"



DAVID CHOI ARCHITECT
CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

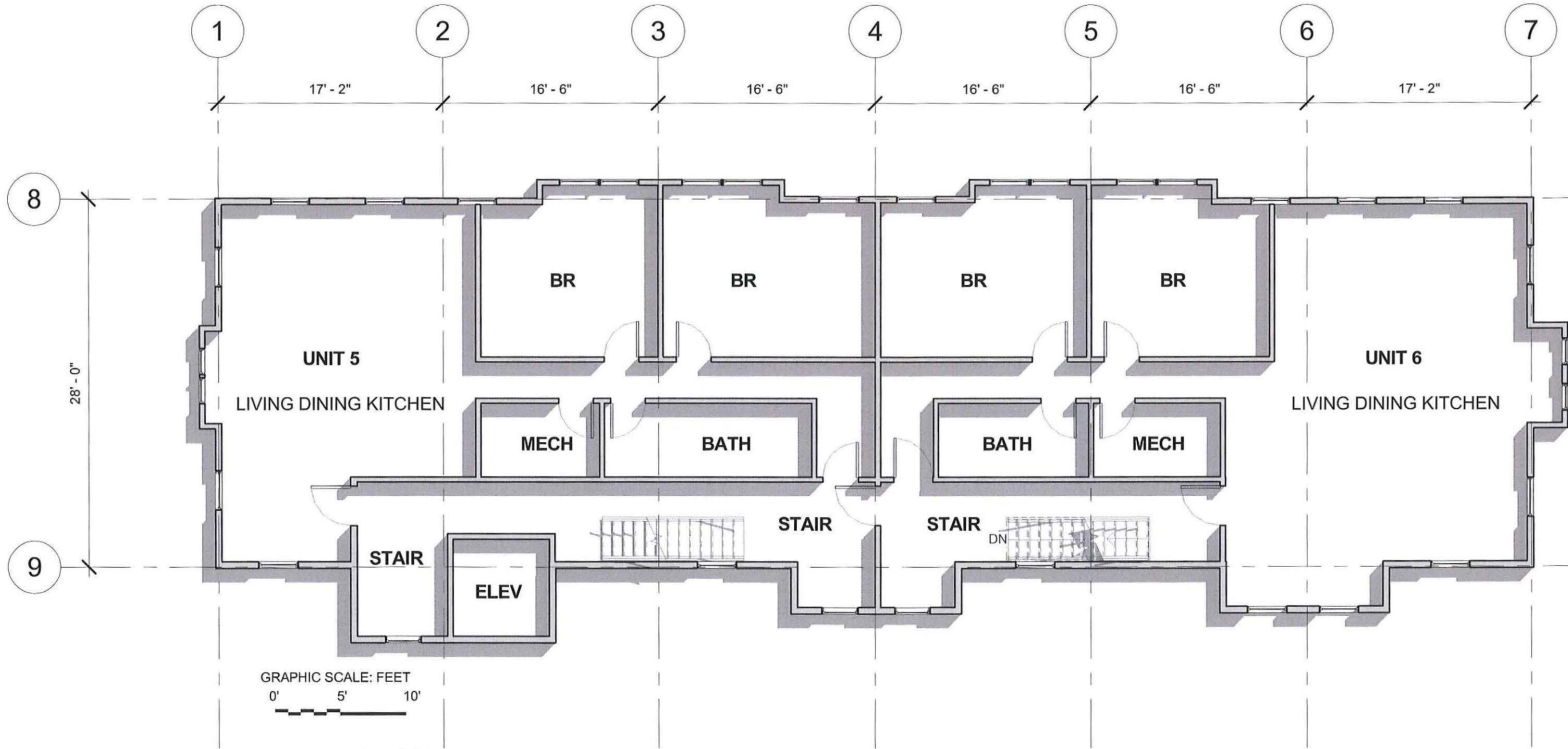
No.	Description	Date

SECOND FLOOR

Project number	Project Number
Date	10-13-17
Drawn by	Author
Checked by	Checker

A102

Scale 1/8" = 1'-0"



① 3RD FLOOR
1/8" = 1'-0"



DAVID CHOI ARCHITECT
CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

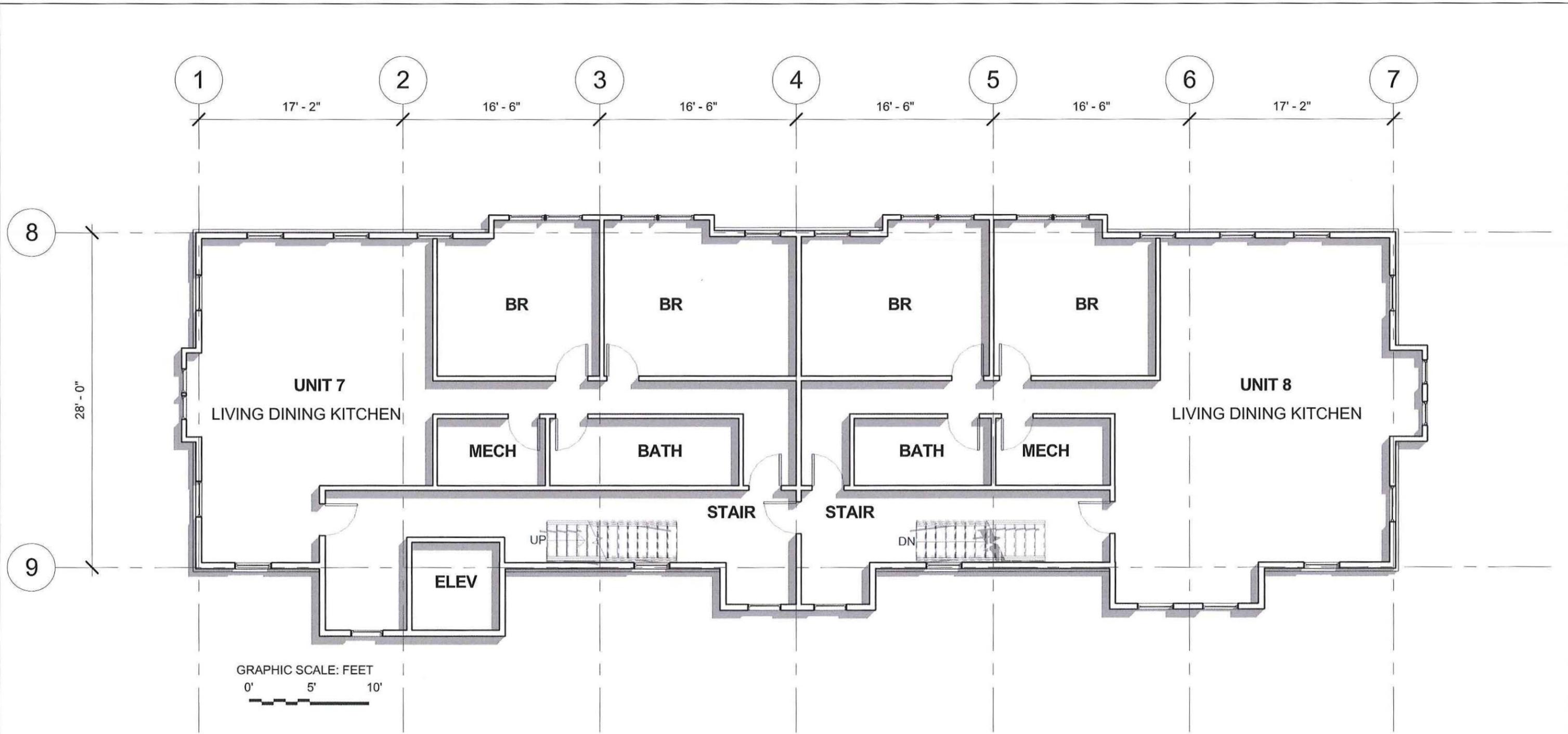
No.	Description	Date

THIRD FLOOR PLAN

Project number	Project Number
Date	10-13-17
Drawn by	Author
Checked by	Checker

A103

Scale 1/8" = 1'-0"



1 4TH FLOOR
1/8" = 1'-0"

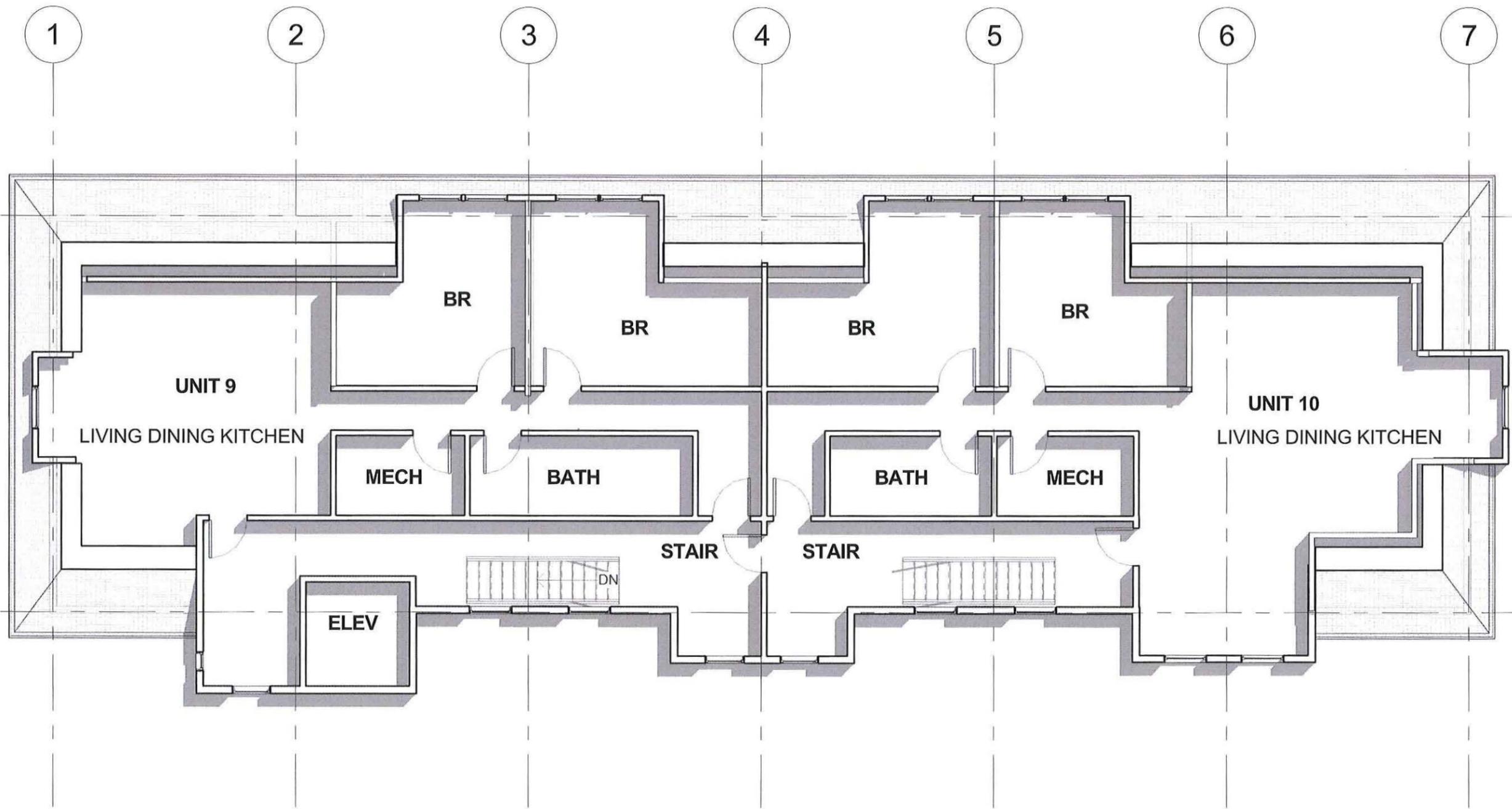


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CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

FOURTH FLOOR PLAN		A104
Project number	Project Number	
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



1 5TH FLOOR
1/8" = 1'-0"



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CHOIDESIGN@HOTMAIL.COM
617-834-5090

HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

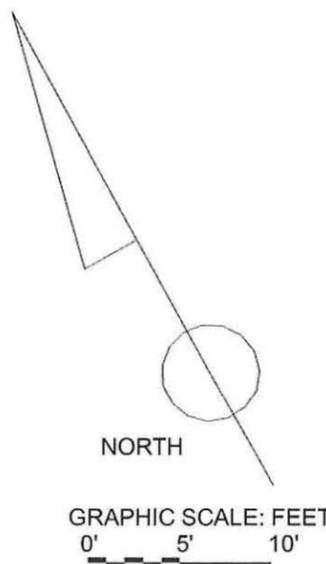
No.	Description	Date

FIFTH FLOOR PLAN

Project number	Project Number
Date	10-13-17
Drawn by	Author
Checked by	Checker

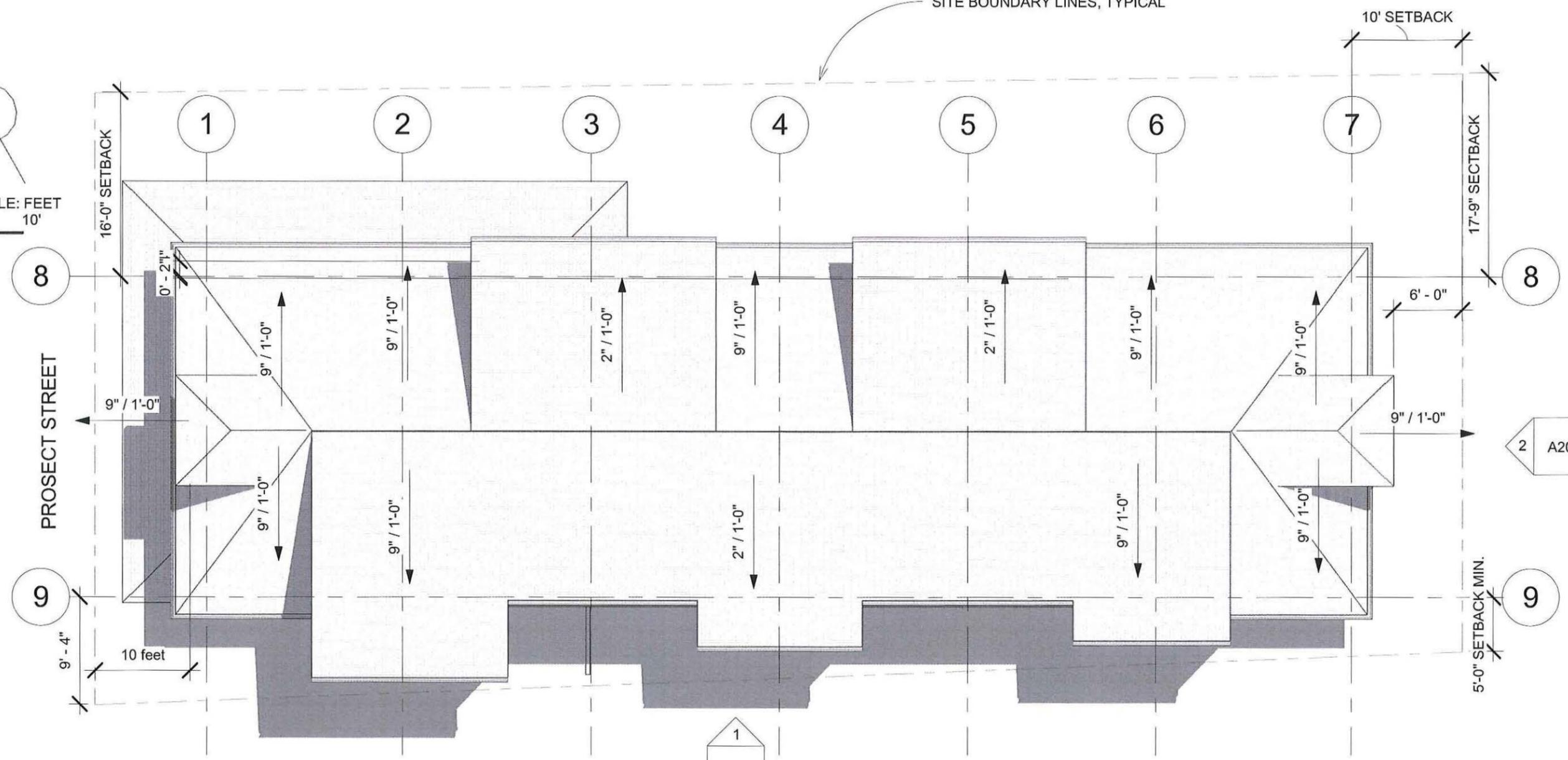
A105

Scale 1/8" = 1'-0"



A201
1

SITE BOUNDARY LINES, TYPICAL



A203
1

2 A203

1
A202

1 ROOF PLAN
1" = 10'-0"



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CHOIDESIGN@HOTMAIL.COM
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HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

ROOF PLAN		A106
Project number	Project Number	
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	Scale 1" = 10'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

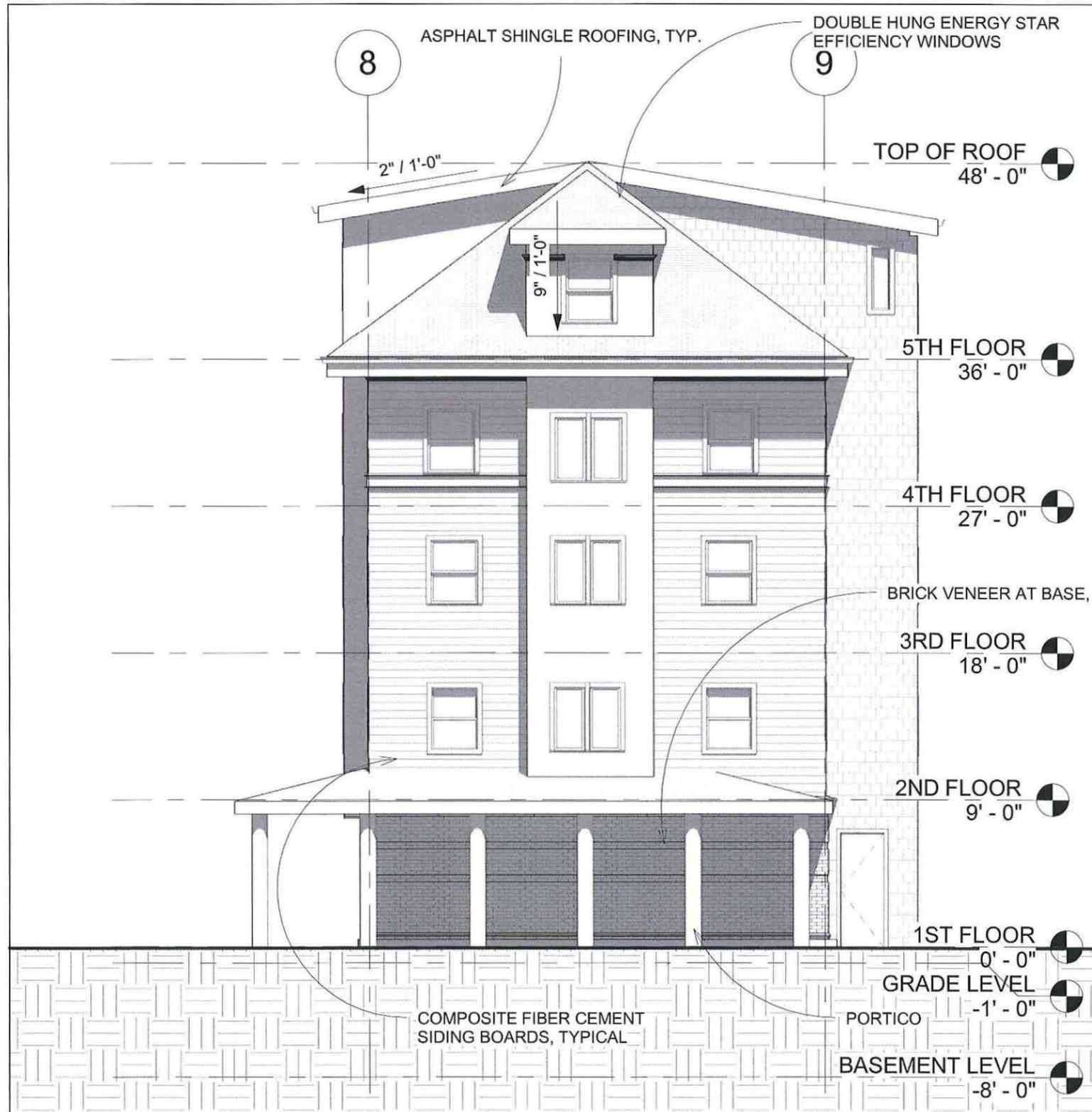


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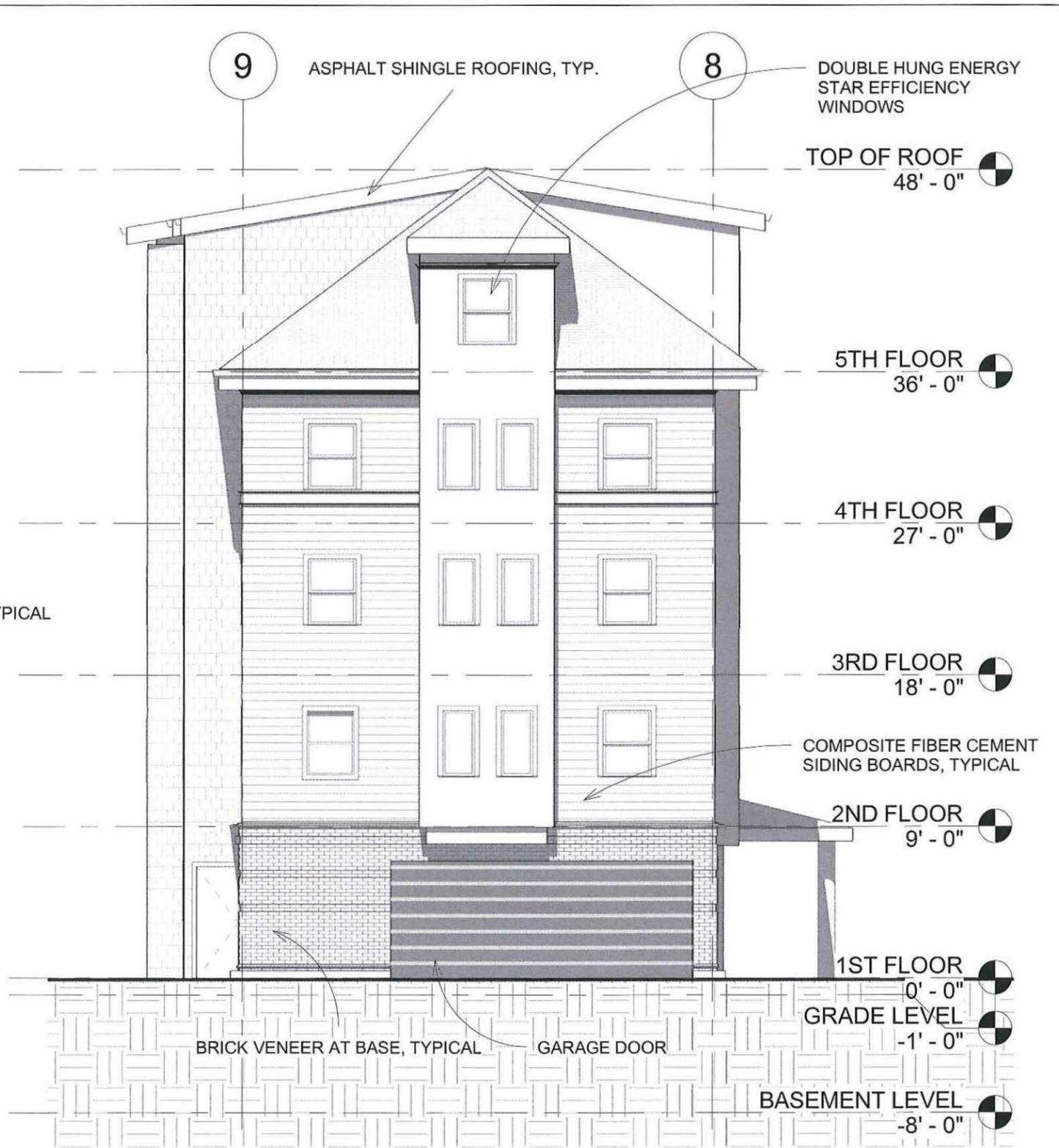
HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

EXTERIOR ELEVATION		
Project number	Project Number	A202
Date	10-13-17	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



1 NORTHWEST ELEVATION
1/8" = 1'-0"



2 SOUTHEAST ELEVATION
1/8" = 1'-0"



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HISTORIC COMM. REVIEW
140-142 PROSPECT ST.,
CAMBRIDGE
ADDITION AND RENOVATION

No.	Description	Date

EXTERIOR ELEVATIONS

Project number	Project Number
Date	10-13-17
Drawn by	Author
Checked by	Checker

A203

Scale 1/8" = 1'-0"



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

Amended

BZA APPLICATION FORM

Plan No: BZA-014099-2017

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Islamic Society of Boston - C/O David Duhahn Choi, AIA

PETITIONER'S ADDRESS : 25 Wellington Street, Unit 1 Arlington, MA 02476

LOCATION OF PROPERTY : 140-142 Prospect St Cambridge, MA

TYPE OF OCCUPANCY : R-2 ZONING DISTRICT : Office 1 Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Replace existing 2 family wood structure with 10 units of townhouses similar in scale as its adjacent building also known as Scouting Way Apartments on 144-152 Prospect Street. The intent of proposal is to refer and defer to its surrounding context and improve the general appeal of street scape on Prospect Street.
To achieve this, the proposed design follows design guidelines as was established for Scouting Way Apartments. Install windows withing the setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.11 (General Regulations).
- Article 5.000 Section 5.32 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 
 (Petitioner(s) / Owner)
David Choi
 (Print Name)

Address : 25 Wellington St #1
Arlington MA 02476

Tel. No. : 617-834-5090

E-Mail Address : david.choi.architect@gmail.com

Date : _____

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.

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- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Project refers to the design of 144-152 Prospect Street Scouting Way Apartments as a basis for discussion with City of Cambridge. The proposed new townhouses shall follow same set of dimensional regulations as the adjacent building on 144-152 Prospect Street.
- 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:
- The revised design (10-17-17 proposes 10 parking stalls in underground garage. (FAR) does not count for parking garage square are (article 5.25.41)
- 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 intent of the proposed new structure is to blend into the surroundings. To this end of the design refers and defers to its adjacent townhouses at 144-152 Prospect Street. The brick building at 130 Prospect Street will not be affected by proposed building as no major change of use is being proposed.
- 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 project is residential in nature and will not pose additional detriment of health safety and/or welfare of the occupant of the proposed use or the citizens of the City of Cambridge.
- 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 intent of this project is to improve the general streetscape aesthetics along Prospect Street by providing the City with new structure that continues the urban fabric as already established by Scouting Way Apartments. By replacement of existing wood structure, which is in a state of deferred maintenance with new townhouse development that defers to its context for appropriateness of scale and proportions, this goal of improving the public realm will be achieved.

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 140-142 Prospect St. (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:

Project refers to the design of 144-152 Prospect Street Scouting Way Apartments as a basis for discussion with City of Cambridge. The proposed new townhouses shall follow same set of dimensional regulations as the adjacent building on 144-152 Prospect St.

- 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:

The revised design (10-17-17) proposes 10 parking stalls in underground garage

(FAR) does not count for parking garage square area (article 5.25.41)

- 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 intent of the proposed new structure is to blend into the surroundings. To this end the design refers and defers to its adjacent townhouses at 144-152 Prospect Street. The brick building at 130 Prospect Street will not be affected by proposed building as no major change of use is being proposed.

- 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 project is residential in nature and will not pose any additional detriment of health, safety and/or welfare of the occupant of the proposed use or the citizens of the City of Cambridge

- 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 intent of this project is to improve the general streetscape aesthetics along Prospect Street by providing the City with a new structure that continues the urban fabric as already established by Scouting Way Apartments. By replacement of existing wood structure, which is in a state of deferred maintenance, with new townhouse development that defers to its context for appropriateness of scale and proportions, this goal of improving the public realm will be achieved.

Relief

→ Param.

→ FAR

units

→ open space

→ Height

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: David Choi PRESENT USE/OCCUPANCY: Residential
 LOCATION: 140-142 Prospect St Cambridge, MA ZONE: Office 1 Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: Residential - Multifamily

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2895	15,000	4666	(max.)
<u>LOT AREA:</u>	6222	n/a	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.46	2.41	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3111	622	1000	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	53.42	53.42	50	(min.)
DEPTH	119.85	119.85	100	
<u>SETBACKS IN FEET:</u>				
FRONT	10	10	10	(min.)
REAR	11.5	10	4	(min.)
LEFT SIDE	16	16	5	(min.)
RIGHT SIDE	5	5	5	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	35	48'-0	35	(max.)
LENGTH	48	48'-0	n/a	
WIDTH	30.5	100	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	60%	50%	15%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	10	5	(max.)
<u>NO. OF PARKING SPACES:</u>	6	10	10	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 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: Islamic Society of Boston PRESENT USE/OCCUPANCY: Residential

LOCATION: 140-142 Prospect St, Cambridge ZONE: O-1

PHONE: 617-834-5090 REQUESTED USE/OCCUPANCY: Townhouses/Residential (Multi-family)

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u>
TOTAL GROSS FLOOR AREA :	2895 sf	15,000 sf	4666 sf (max.)
LOT AREA:	6222 sf	n/a	5000 sf (min.)
RATIO OF GROSS FLOOR AREA: TO LOT AREA:	.46 FAR	2.41 FAR	.75 FAR (max.)
LOT AREA FOR EACH DWELLING UNIT:	3111 sf	622 sf	1000 sf (min.)
SIZE OF LOT:			
WIDTH	53.42'	53.42'	50 FT (min.)
DEPTH	119.85'	119.85'	100 FT (MIN.)
Setbacks in Feet:			
FRONT	10 FT	10 FT	10 FT (min.)
REAR	11.5 FT	10 FT	4 FT (min.)
LEFT SIDE	16 FT	16 FT	5 FT (min.)
RIGHT SIDE	5 FT	5 FT	5 FT (min.)
SIZE OF BLDG.:			
HEIGHT	35 FT	48'-0 (H)	35 FT (max.)
LENGTH	48 FT		
WIDTH	30.5 FT	100 FT	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ¹⁾	60 %	50%	15% (min.)
NO. OF DWELLING UNITS:	2	10	5 (max.)
NO. OF PARKING SPACES:	6	10	10 (min./max)
NO. OF LOADING AREAS:			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:			(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.

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'.

BZA APPLICATION FORM

GENERAL INFORMATION

2017 AUG 17 PM 1:35

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: X Variance: _____

PETITIONER: Islamic Society of Boston

PETITIONER'S ADDRESS: 204 Prospect Street

LOCATION OF PROPERTY: 140-142 Prospect Street

TYPE OF OCCUPANCY: R-2 ZONING DISTRICT: O-1

REASON FOR PETITION:

- | | |
|---|---|
| <input type="checkbox"/> Additions | <input checked="" type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Replace existing 2 family wood structure with 6 units of townhouses similar in scale as its adjacent building also known as Scouting Way Apartments on 144-152 Prospect Street.

The intent of proposal is to refer and defer to its surrounding context and improve the general appeal of street scape on Prospect Street.

To achieve this, the proposed design follows design guidelines as was established for Scouting Way Apartments.

SECTIONS OF ZONING ORDINANCE CITED:

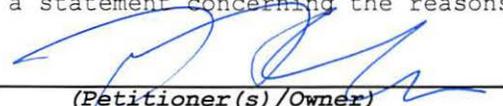
Article 5 Section 5.11 5.32

Article 5 Section 5.52

Article 5 Section 5.25.41

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):



(Petitioner(s)/Owner)

David Duhahn Choi, AIA

(Print Name)

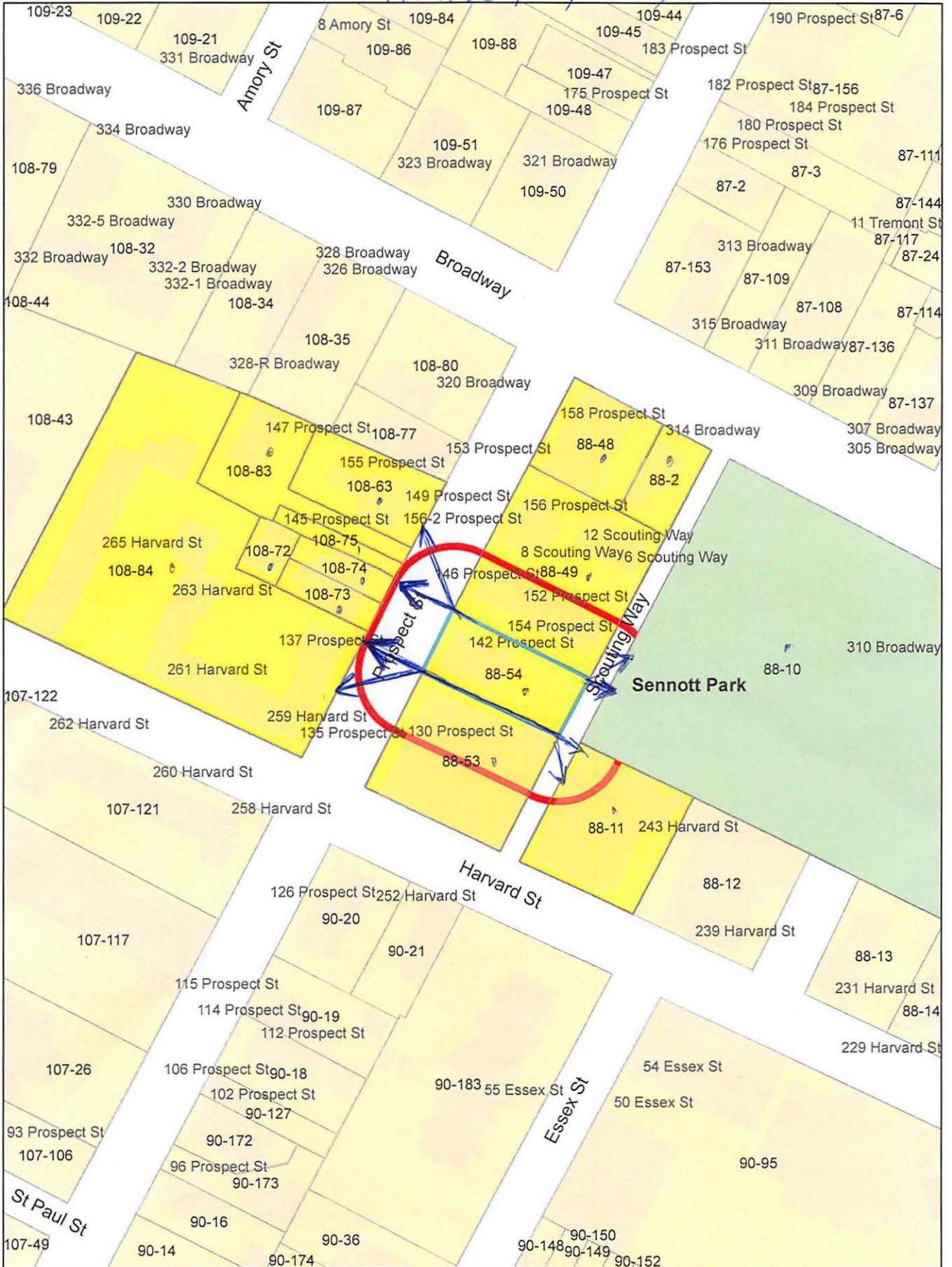
Address: 204 Prospect Street, Cambridge,

Tel. No.: 617-834-5090

E-Mail Address: davidchoiarchitect@gmail.com

Date: 8/16/17

140-142 Prospect St.



140-142 Prospect St. Petitioner
DAVID D. CHOI, AIA
25 WELLINGTON ST. #1
ARLINGTON, MA 02476

88-2
DIPIETRANTONIO, CAMILLO &
ARMELIA A LIFE ESTATE
314 BROADWAY
CAMBRIDGE, MA 02139

108-84
CAMBRIDGE AFFORDABLE PRESIDENTIAL
APARTMENTS, LLC.
675 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

88-48
GILMOK, LLC
C/O YOUNG SOOK PARK
158 PROSPECT STREET
CAMBRIDGE MA, 02 02143

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

88-54
TOBAH, ALI, MOHAMED, ATTAWIA, ETAL
TRS. OF ISLAMIC SOCIETY OF BOSTON TRS.
204 PROSPECT STREET
CAMBRIDGE, MA 02139

108-83
DURAN, MARCIA KIRSSIN
147R PROSPECT ST.
CAMBRIDGE, MA 02139

88-53
130 PROSPECT LIMITED PARTNERSHIP
130 PROSPECT ST
CAMBRIDGE, MA 02139

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

108-72
SLOTNICK, LAURENCE J
94 GRAFTON ST
ARLINGTON, MA 02474

108-73
SALLUM, GEORGE I.
127 LARCH RD.
CAMBRIDGE, MA 02138

108-74
HAYES, BARBARA A.
143 PROSPECT ST
CAMBRIDGE, MA 02139

108-75 / 88-10 & 11
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

88-11 & 88-10 / 107-75
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

108-75 / 88-10 & 11
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2017 SEP -5 PM 2:53

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-014099-2017
Address: 140-142 Prospect St
Owner: _____

I _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)
Petitioner or David Choi, ATA, Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-014099-2017 within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law, as applicable, until November 1, 2017.

Date: 9/5/17

David Choi
Signature
DAVID D. CHOI
Print Name

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative



City of Cambridge

MASSACHUSETTS

2017 OCT -5 PM 2:24

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-014099-2017

Address: 140-142 Prospect St

Owner: _____

I _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)

Petitioner or David Choi, AIA, Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced

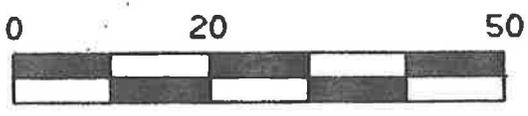
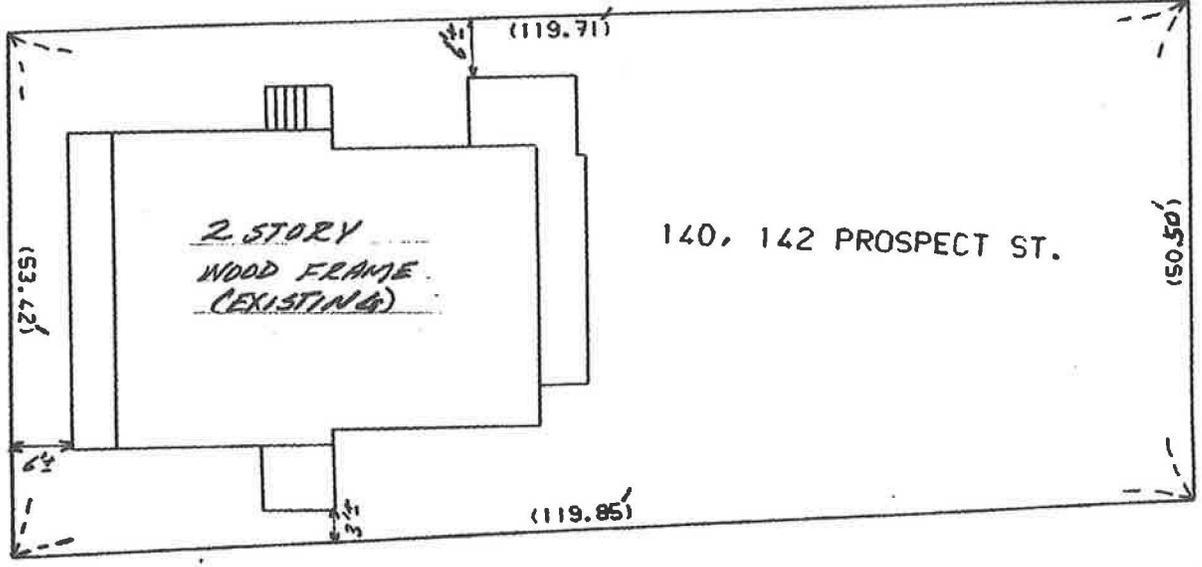
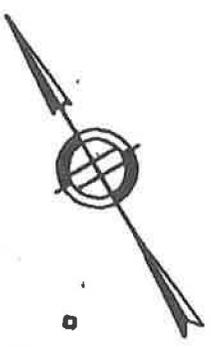
Case # BZA-014099-2017 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until _____, 20_____.

Date: 10/4/17

David Choi
Signature
DAVID CHOI
Print Name

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative

PROSPECT ST.



SCALE 1"=20'

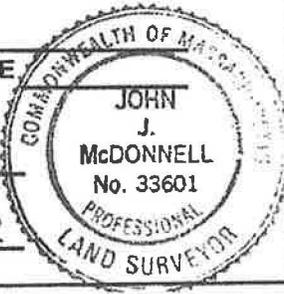
MIDDLESEX COUNTY

DEED REFERENCE: BK. 17475 PG. 67
PLAN REFERENCE: BK. 418 PG. 499
BK. 6879 PL. 339

I certify that this plan was prepared from the results of a field survey and that the existing building is located as shown and was not in violation of the zoning bylaws at the time of construction.

FLOOD HAZARD COMMUNITY NO. _____
BOUNDARY MAP NO. _____ EFFECTIVE _____

John J. McDonnell
REGISTERED LAND SURVEYOR
DATE: 12-16-92



PLAN OF LAND

IN
CAMBRIDGE, MASS

PREPARED FOR:
ISLAMIC SOCIETY
OF BOSTON

SCALE: 1 IN. = 20 FEET

McDONNELL ASSOCIATES
CIVIL ENGINEERS AND SURVEYORS
9 NORTH BORDER ROAD
STONEHAM, MASSACHUSETTS 02180



PHOTO: 140-142 PROSPECT ST
CAMBRIDGE.
VIEWED FROM SCOUTING WAY



[PHOTO: 140-142 PROSPECT STREET