



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

BZA APPLICATION FORM

Plan No: BZA-017132-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Cambridge Public Health Commission C/O Andrew M Fuqua, SVP and General Couns

PETITIONER'S ADDRESS : 1493 Cambridge Street Cambridge, MA 02139

LOCATION OF PROPERTY : 201-207 Western Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Business A-3 Zone

REASON FOR PETITION :

Other: Change of Use

DESCRIPTION OF PETITIONER'S PROPOSAL :

Use existing two story building as a social center, including youth service and day care.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.3.3.B.2 (Daycare).

Article 4.000 Section 4.3.3.E.1 (Social Service Center).

Article 4.000 Section 4.40, Footnote 1

Original Signature(s) :

(Petitioner(s) / Owner)

by: ANDREW FUQUA, SVP & GC
(Print Name)
Cambridge Public Health Commission
Address : 1493 Cambridge Street
Cambridge, MA 02139
Tel. No. : (617) 665-1785
E-Mail Address : afuqua@challiance.org

Date :

5/31/19

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:

A literal enforcement of this Ordinance will result in Cambridge Health Alliance needing to expend substantial sums of money to prevent the deterioration of a vacant building, and the building's continued vacancy will be a detriment to the neighborhood. By allowing this change of use, the City of Cambridge will be able to serve neighborhood and community needs.

- 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 structures on the property limit and constrain its uses.

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

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

By allowing the requested variance, the City will be able to meet social needs for the City, and such use is consistent with the current healthcare use in that it will fulfill Petitioner's mission and legislative charge to improve the health of the residents of the City.

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

The desired relief will address a community and neighborhood need and is consistent with the current use as described above

*** 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: Cambridge Health Alliance **PRESENT USE/OCCUPANCY:** Health care
LOCATION: 201-207 Western Ave Cambridge, MA 02139 **ZONE:** Business A-3 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Community Center

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		FAR 1.0	FAR 1.0	FAR 1.0	(max.)
<u>LOT AREA:</u>		5259 sf	5259 sf	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		NA	NA	NA	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		NA	NA	NA	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	51.25	51.25	None	(min.)
	<u>DEPTH</u>	100	100	None	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	None	(min.)
	<u>REAR</u>	20	20	20	(min.)
	<u>LEFT SIDE</u>	0	0	None	(min.)
	<u>RIGHT SIDE</u>	0	0	nONE	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	20	20	35	(max.)
	<u>LENGTH</u>	80	80	None	
	<u>WIDTH</u>	48	48	None	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		20%	20%	None	(min.)
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	17	(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'.



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Plan No: BZA-017132-2019

2019 JUN -3 PM 12:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Andrew M Fuqua

(Petitioner(s) / Owner)

by: ANDREW FUQUA, SVP & GC
(Print Name)
Cambridge Public Health Commission

Address : 1493 Cambridge Street

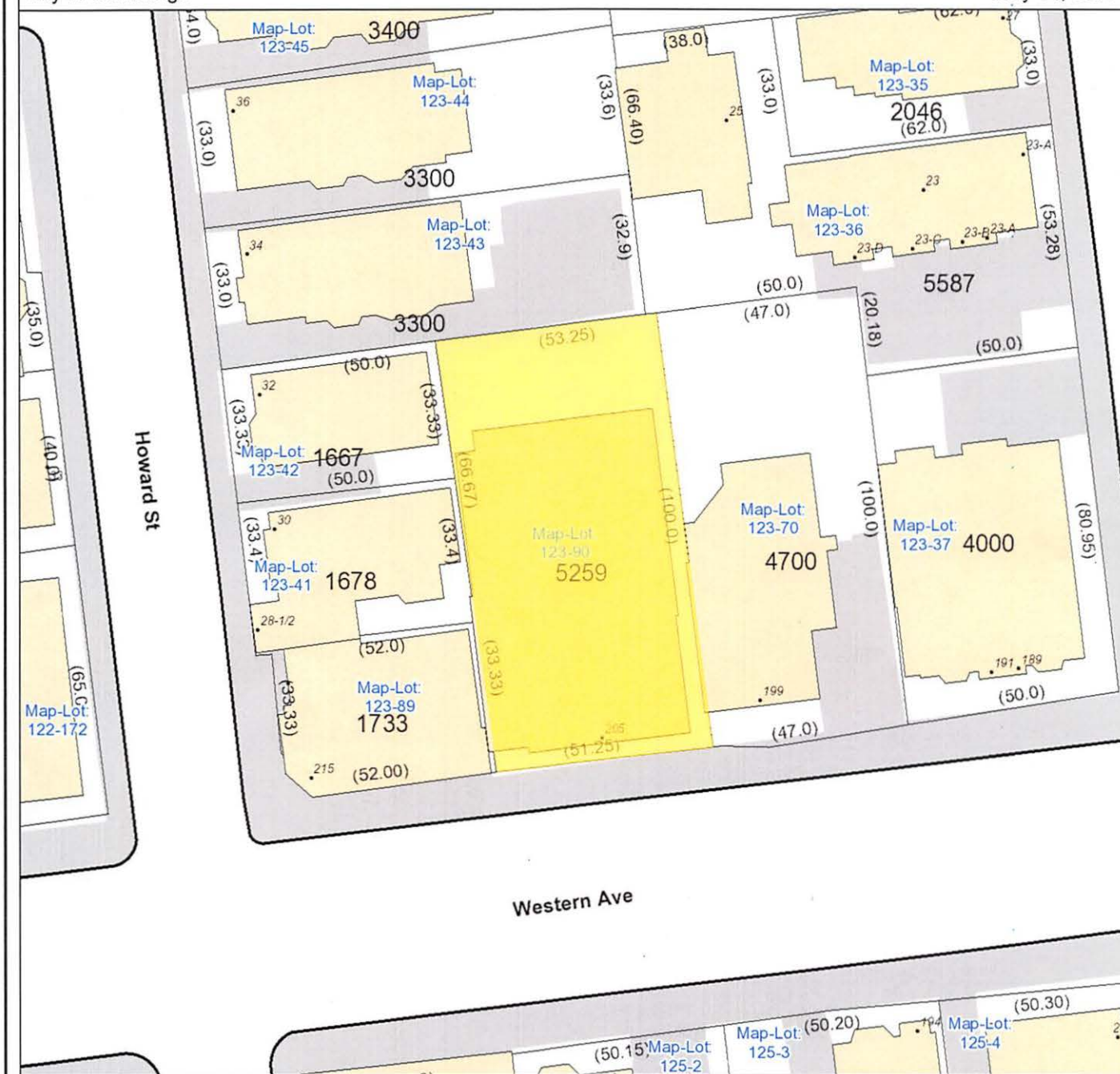
Cambridge, MA 02139

Tel. No. : (617) 665-1785

E-Mail Address : afuqua@challiance.org

Date :

5/31/19



City of Cambridge
Massachusetts

1" = 35 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

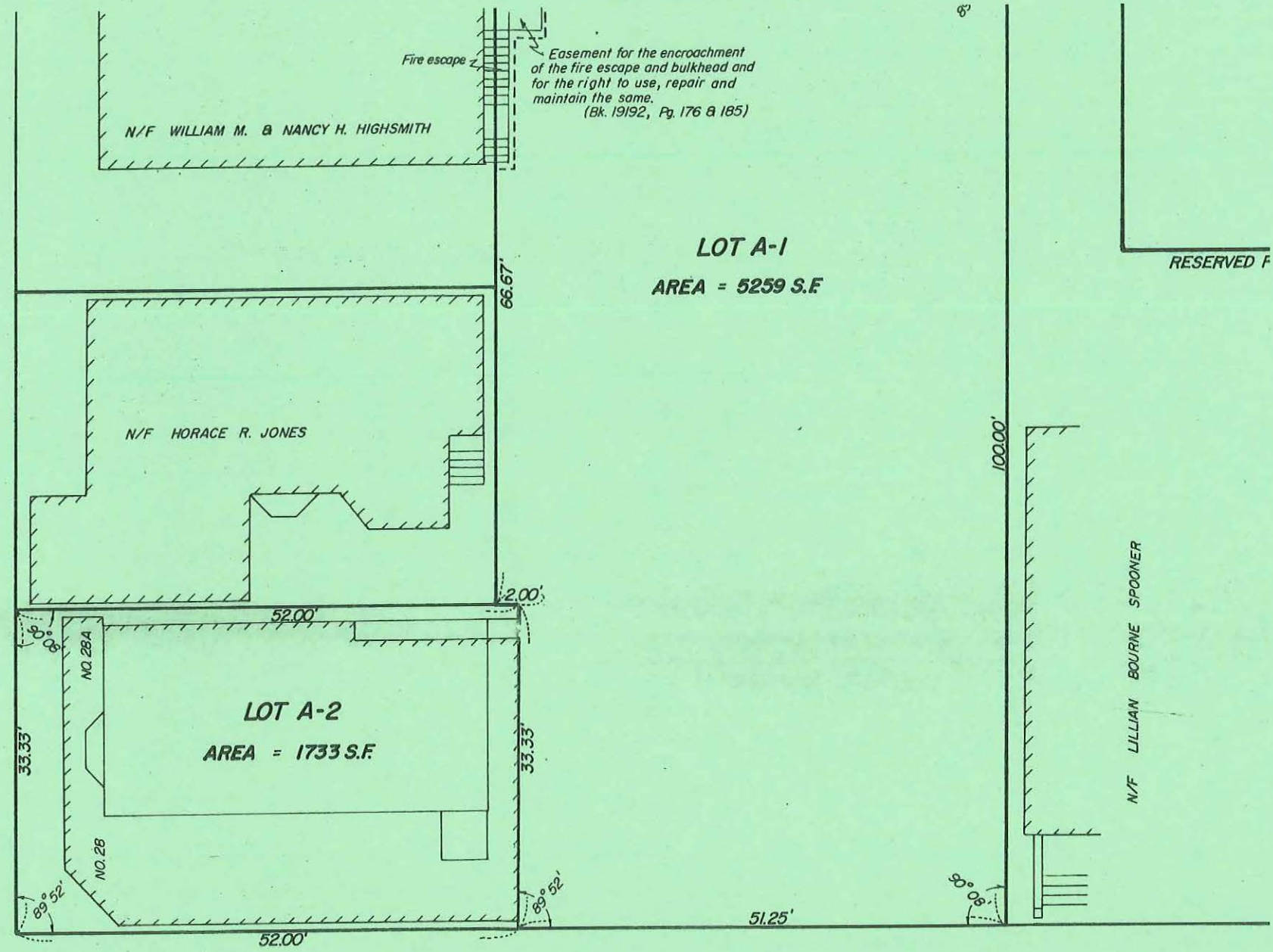


- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





HOWARD STREET



PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Book 19149, Pg. 10
Book 15554, Pg. 63
Book 12195, Pg. 577
Plan Bk. 242, Plan 46

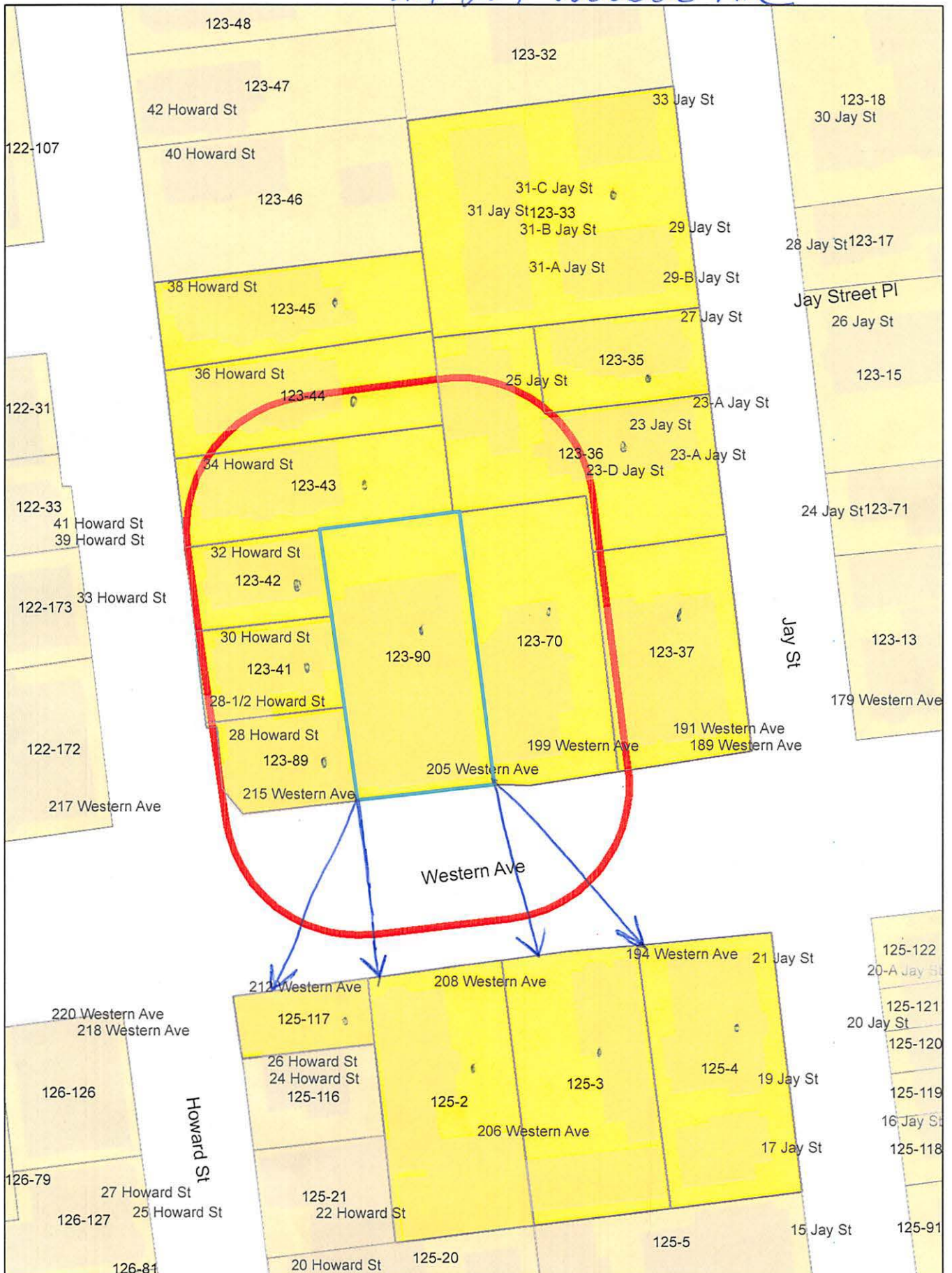
WESTERN

(Public - 66' Wide)

AVENUE

Being a subdivision of
"Subdivision Plan, C"
Feb. 25, 1988, recorded

201-207 Western Ave



201-207 Western Ave Petitioner

123-33
DEIGH, ANTHONY N. & LUCINDA J. LONG
33 JAY ST., UNIT #33
CAMBRIDGE, MA 02139

123-33
29A JAY STREET, LLC
29-33 JAY ST 29A
CAMBRIDGE, MA 02139

CAMBRIDGE PUBLIC HEALTH COMMISSION
C/O ANDREW M. FUQUA, SVP &
GENERAL COUNSEL
1493 CAMBRIDGE STREET
CAMBRIDGE, MA 02139

123-33
YANOVSKY, LLYA &
TANYA YANOVSKY, TRUSTEES
53 FELLSMERE
NEWTON, MA 02459

123-33
RICHMAN, KATHY
31B JAY STREET
CAMBRIDGE, MA 02139

123-33
LEVINSON, F. JAMES & LOUISE COCHRAN
P.O BX 50
MARLBORO, VT 05344

123-35
KLINE, CYNTHIA F.
27 JAY ST
CAMBRIDGE, MA 02139

123-36
DOTTIN, REUBEN N., JR.,
TR. OF R & R TRUST
321A WESTERN AVE
CAMBRIDGE, MA 02139

123-37
GRAHAM, SAUNDRA
191 WESTERN AVE
CAMBRIDGE, MA 02139

123-41
MARTIN, MERIDITH A.
30 HOWARD ST
CAMBRIDGE, MA 02139

123-42
BAHLMANN, KARSTEN R. &
MARTINA E. BAHLMANN
12 LEONARD AVE
CAMBRIDGE, MA 02139

123-44
PALLIN, DANIEL J.
52 KINNAIRD ST
CAMBRIDGE, MA 02139

123-45
MURRIEL, OSCAR R.
TRUSTEE THE MURRIEL FAMILY TRUST
38 HOWARD ST
CAMBRIDGE, MA 02139

123-89
WESTERN AEROSPACE LLC
406 FRANKLIN ST
CAMBRIDGE, MA 02139

123-90
CAMBRIDGE CITY OF
C/O CAMBRIDGE HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

125-2
SMITH, IVY I.
208 WESTERN AVENUE
CAMBRIDGE, MA 02139

125-3
RAYCE REALTY LLC
228 WESTERN AVE
CAMBRIDGE, MA 02139

125-117
DU, SU & YIFEI DU
37 SHADY HILL RD
WESTON, MA 02493

123-70
BAO, CHANNA & GUO NU BAO
199 WESTERN AVE., #1
CAMBRIDGE, MA 02139

123-70
MUZYKEWICZ, MARCY
199 WESTERN AVE #2
CAMBRIDGE, MA 02139

123-70
BARENTS, BRANDY DYER &
KEVIN PATRICK BARENTS
199 WESTERN AVENUE, UNIT #3
CAMBRIDGE, MA 02139

123-43
KLAUBER, BLAKE
TR. OF SPEIDEN FAMILY IRREVOCABLE TR.
34 HOWARD ST. UNIT#1
CAMBRIDGE, MA 02139

123-43
YELLIN, ELRON
34 HOWARD ST., UNIT #2
CAMBRIDGE, MA 02139

125-4
BOREAS, LLC
369 CONGRESS ST FLR #6
BOSTON, MA 02210

125-4
BHAIWALA, RIZVANA &
CHARLES VALOIS TRUSTEES
3 STONEVIEW DR
WESTFORD, MA 01886

123-33
STONE, JULIET K.
29 JAY ST., UNIT B
CAMBRIDGE, MA 02139

123-90
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

123-90
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR