



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

BZA APPLICATION FORM

Plan No: BZA-017219-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Central Square Redevelopment LLC - C/O Clifford Schorer

PETITIONER'S ADDRESS : 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY : 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Assembly, Merchantile, Residential ZONING DISTRICT : Business B Zone/CSQ Overlay

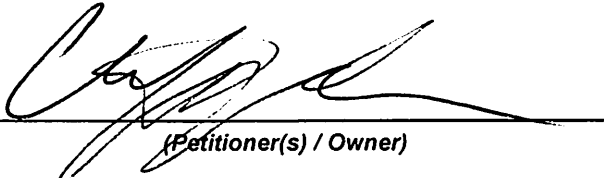
REASON FOR PETITION :
 Other: Lot area per dwelling unit variance

DESCRIPTION OF PETITIONER'S PROPOSAL :

Applicant seeks to build 29 micro-Studio apartments where 20 units of any size are permitted by right. Infill location with small building footprint and existing retailers create a hardship for renovating building into larger spaces.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.33 (Table of Dimensional Requirements).
 Article 11.000 Section 11.203.5.A,B (Affordable Housing).
 Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 

 (Petitioner(s) / Owner)
 Clifford Schorer

 (Print Name)

Address : 10 Turnpike Road, Southborough, MA 01772

Tel. No. : (508)726-5445

E-Mail Address : cschorer@gmail.com

Date : November 26, 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 Central Square Redevelopment
(OWNER)

Address: 10 TURNPIKE RD. SOUTH BOROUGH, MA

State that I/We own the property located at 544-550 MASS AVE., which is the subject of this zoning application.

The record title of this property is in the name of CENTRAL Square Redevelopment

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; 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 Clifford J. Schorer III personally appeared before me, this 14th of November, 2019, and made oath that the above statement is true.

Lata R. Ellison Notary

My commission expires _____
 LATARSHIA R. ELLISON
Notary Public (Notary Seal).
Commonwealth of Massachusetts
My Commission Expires Mar 20, 2026

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Cliff Schorer **PRESENT USE/OCCUPANCY:** Retail, Office
LOCATION: 544 Massachusetts Ave Cambridge, MA **ZONE:** Business B Zone/CSQ Overlay
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Retail, Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>7,879</u>	<u>17,436</u>	<u>20,550</u>	(max.)
<u>LOT AREA:</u>	<u>4,391</u>	<u>4,391</u>	<u>None</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>1.79</u>	<u>3.97</u>	<u>4.0 (SP)</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>151sf</u>	<u>300sf</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>49.98'</u>	<u>N/C</u>	<u>None</u>	(min.)
DEPTH	<u>89'</u>	<u>N/C</u>	<u>None</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>0'</u>	<u>N/C</u>	<u>None</u>	(min.)
REAR	<u>0'</u>	<u>N/C</u>	<u>None</u>	(min.)
LEFT SIDE	<u>5' & 8'</u>	<u>N/C</u>	<u>None</u>	(min.)
RIGHT SIDE	<u>0'</u>	<u>N/C</u>	<u>None</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>42'</u>	<u>69'6"</u>	<u>80' (SP)</u>	(max.)
LENGTH	<u>92'</u>	<u>92'</u>	<u>None</u>	
WIDTH	<u>44'</u>	<u>49'</u>	<u>None</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0</u>	<u>1,400</u>	<u>0</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>29</u>	<u>20</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>.5/du</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>None</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/C</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, 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

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 the Ordinance would require the loss of local retailers and enlargement of the floorplate of each floor to allow for larger residential units, given the extreme high-cost of infill construction and engineering reinforcements required. There is substantial demand for inclusionary and market units at a smaller scale and price point. It is this demand that alleviates the substantial financial hardship of preserving and renovating existing building.

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 building is a very unusual shape having been developed over 100 years with additions. There is an easement for public emergency access that runs through the property alley which must be preserved, and the rear of the building may not be increased in height due to existing support structure of a different height to the floors. The area per floor is broken up by the requirement to add an elevator and emergency stair egress. This provides only very small spaces for units. The hardship in this particular location would be great for larger unit sizes.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

There is substantial demand for this smaller scale and less expensive housing in Central Square. It will relieve pressure on larger family units in the surrounding neighborhood. With the loss of many SRO and lodging accommodations in the Central Square Area, this is a much needed housing stock category. There is no esthetic, traffic, or quality of life impact and the overall FAR is within the new CSQ guidelines. Permitting this Variance will create 4 additional Inclusionary units which are available at 25% of the applicant's income rather than the usual 30%. The new ordinance is creating far fewer smaller units (16% under old ordinance/12% under new ordinance) and this is a serious need that will only increase. Nearly 50% of the entire need in the City of Cambridge, based on existing inclusionary, is single person occupancy.

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

There will be no change to the proposed exterior of the building and this will allow the improvement of an obsolete structure in the middle of Central Square without displacing the local retailers. As the overall project is very low scale and a small urban infill, rather than the large scale residential development the ordinance is designed to address, this is an exception that is very specific to the challenges of this site that creates enough value to justify the enormous cost per foot, which has permitted most of this side of Mass Ave to fall into long term neglect.

***** 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

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 544 Massachusetts Ave Cambridge, MA (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:
All other requirements of the Ordinance are met. The variance addresses only the need for additional DU per lot area, due to the inclusion of small units.
- 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:
There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration. There is substantial demand in this area for smaller housing units and this number will have no detrimental effect on the overall traffic burden of the area.
- 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:
There are numerous local retailers and especially restaurateurs who would only benefit by the addition of residential on this portion of Mass Ave.
- 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:
There is no impact on public safety, health or welfare. Units are served by public water and waste.
- 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:
This is entirely in the spirit of the recent Zoning changes to the CSQ Overlay in encouraging reuse of obsolete and dilapidated structures and renovation of infill properties which would be too costly without the availability of variances and special permits.

544 MASSACHUSETTS AVENUE

542-550 Massachusetts, Avenue, Cambridge, MA 02139

OWNER

Cliff Schorer

xx xxx xxx

txt, MA xxx

ARCHITECT

CARR, LYNCH AND SANDELL, INC.

1904 Massachusetts Avenue

Cambridge, MA 02140

SURVEY

BOSTON SURVEY, INC.

C4 Shipway Place

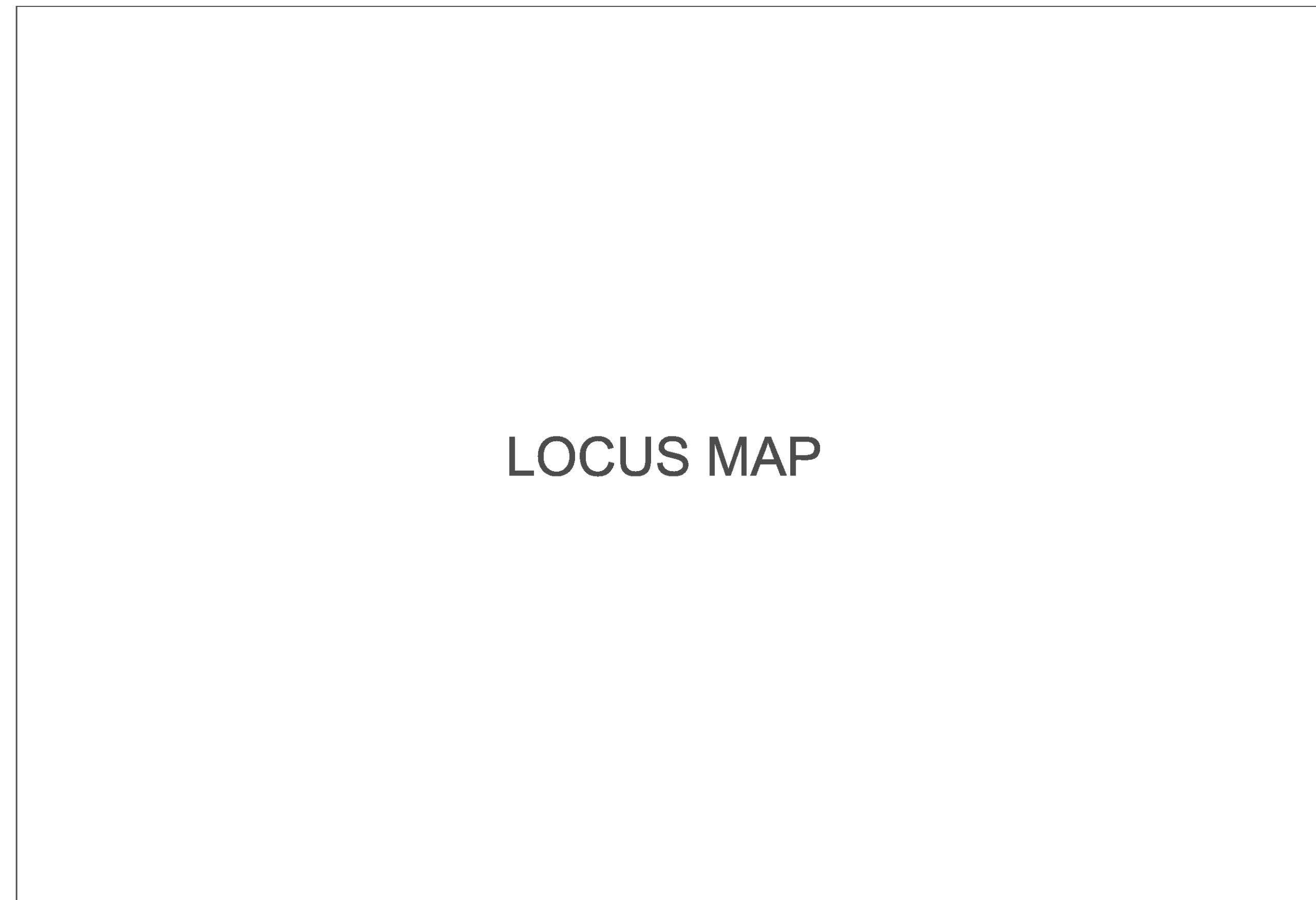
Charlestown, MA 02129

STRUCTURAL ENGINEER

LeMESSURIER

1380 Soldiers Field Rd

Boston, MA 02135



DRAWING INDEX

	COVER SHEET
A1.1	BASEMENT, SECOND AND THIRD FLOOR PLANS
A1.2	FOURTH, FIFTH, SIXTH AND ROOF FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS

ZONING:

	<u>Ord. Req.</u>	<u>Existing</u>	<u>Proposed</u>
District:		BB / CSQ Overlay	
Total Grss Flr Area:	22,833 gsf	7,879 gsf	17,436 gsf
Lot Area:		4,391 sf ±	No change
Ratio of Gross Floor Area to Lot Area:	3.97	.56	2.75 / 3.0 (4.0 S.P.)
Width:		50ft	No change
Setbacks:			
Front:	0'-0"	No change	No change
Left Side:	0'-0'	5' & 8'	0' & 8'
Right Side:	0'-0"	No change	No change
Rear:	0'-0"	No change	No change
Max Height:	55'-0"-(80'-0" SP)	TBD	69'-6"
Size of Building:			
Height:			69'-6"
Length:		92'-0"	No change
Width:		44' & 4 1'	49' & 4 1'
No. Dwelling Units:		N/A	29
No. Parking Spaces:			
No. Loading Areas:			

SEPTEMBER 19, 2019

Key Plan

544 Mass Ave
543-550 Massachusetts Avenue
Cambridge, MA 02139

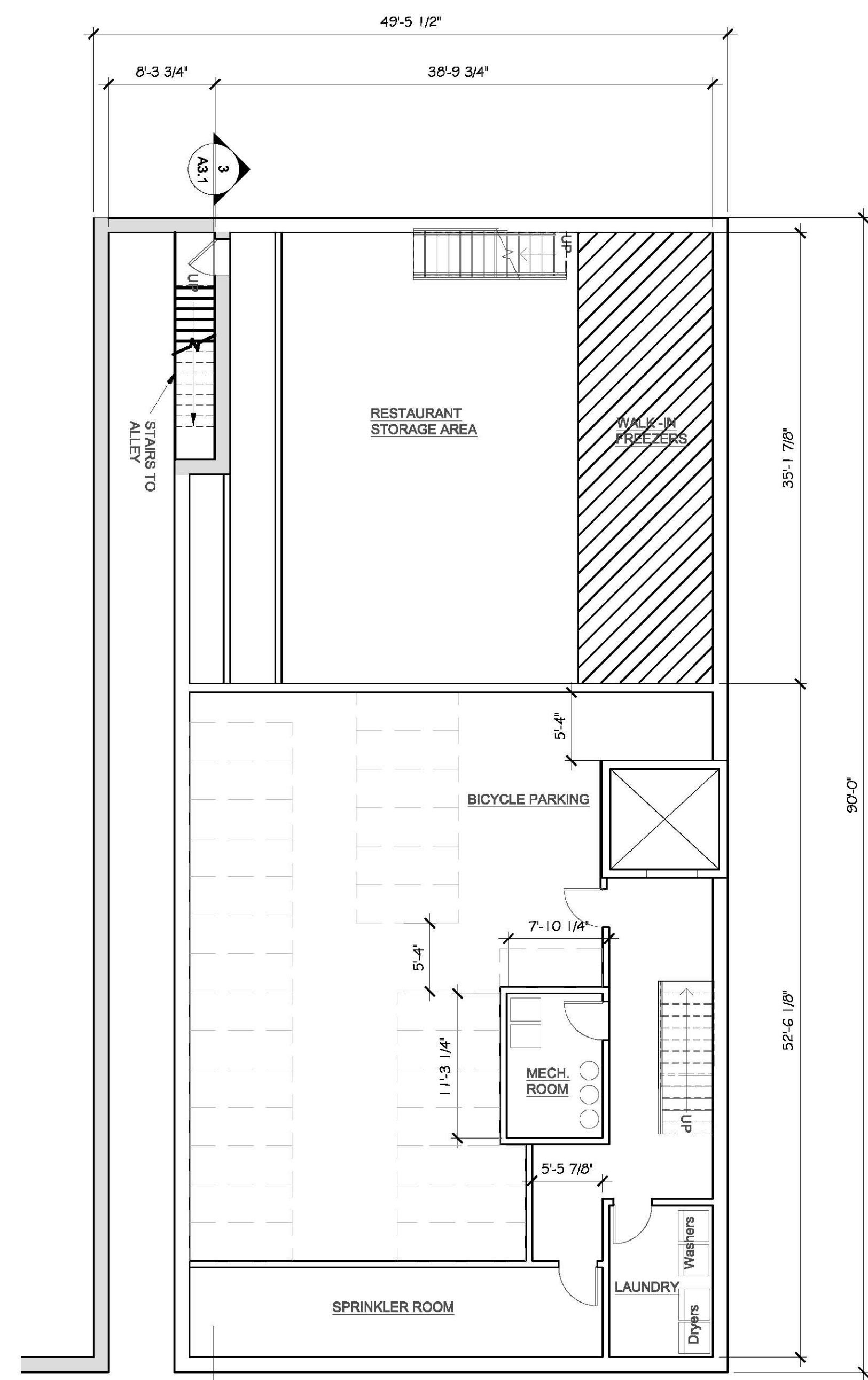
CARR, LYNCH AND SANDELL, INC
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue
Cambridge, MA 02140
617 661-6566 TEL
617 661-6822 FAX
Incorporated 1980

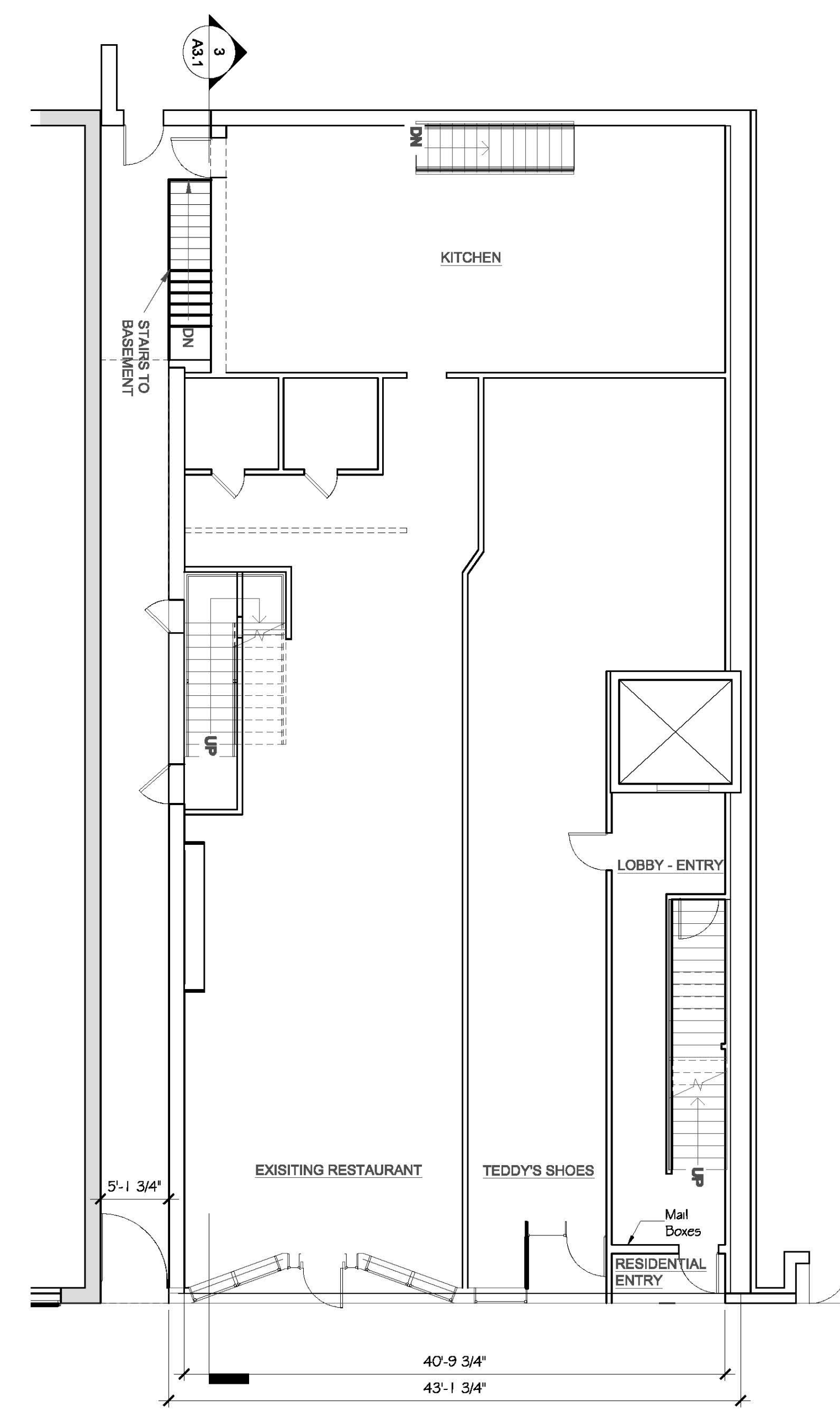
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**BASEMENT, 1st,
2nd & 3rd FLR PLANS**

scale: 1/8" = 1'-0"
date: 9/19/2019
drawn by: KG
project #: 1703

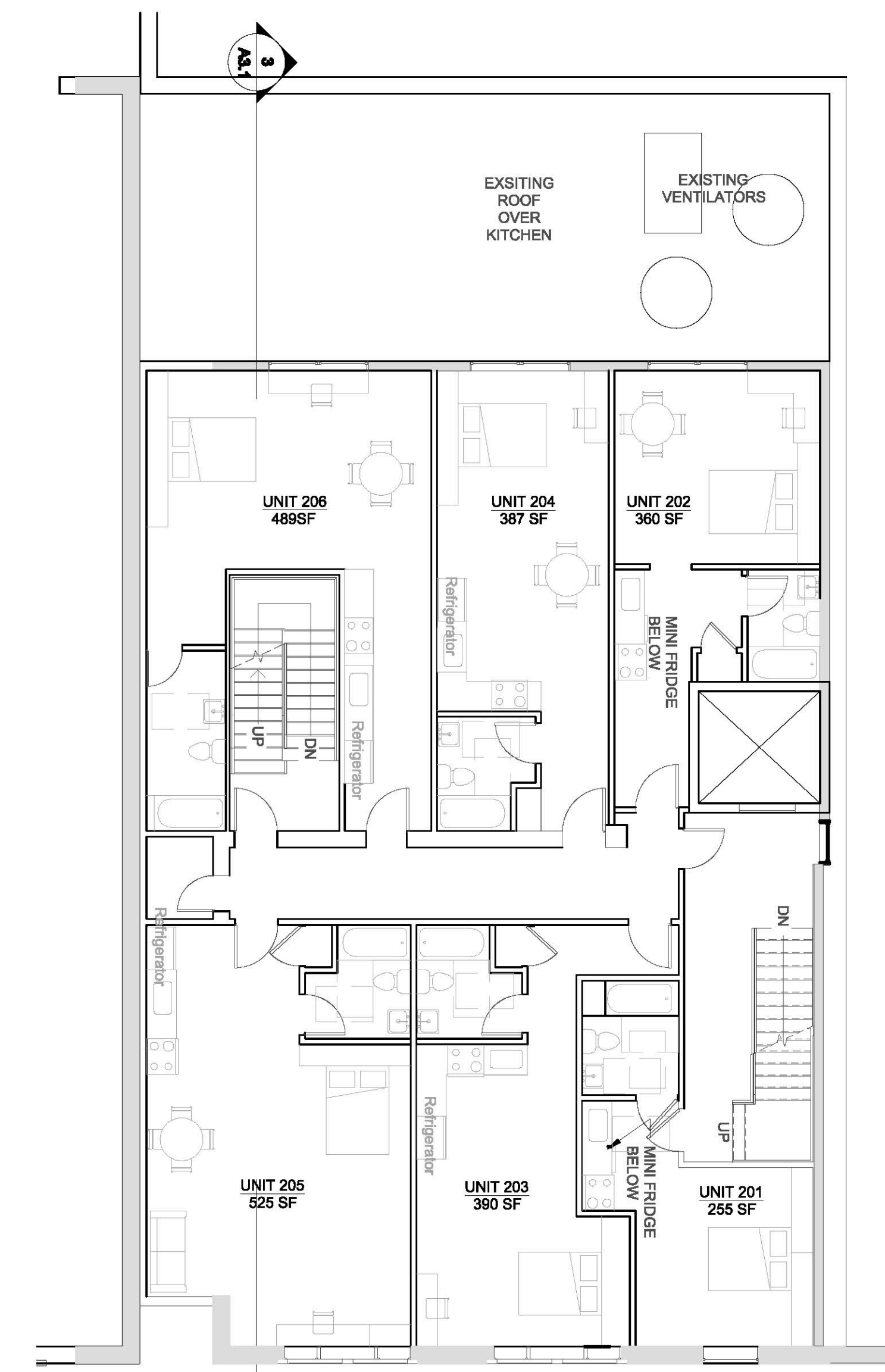
A1.1



BASEMENT PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN (3rd Sim)

A

B

C

D

1

2

3

4

5

Key Plan

544 Mass Ave
 842-880 Massachusetts Avenue
 Cambridge, MA 02138

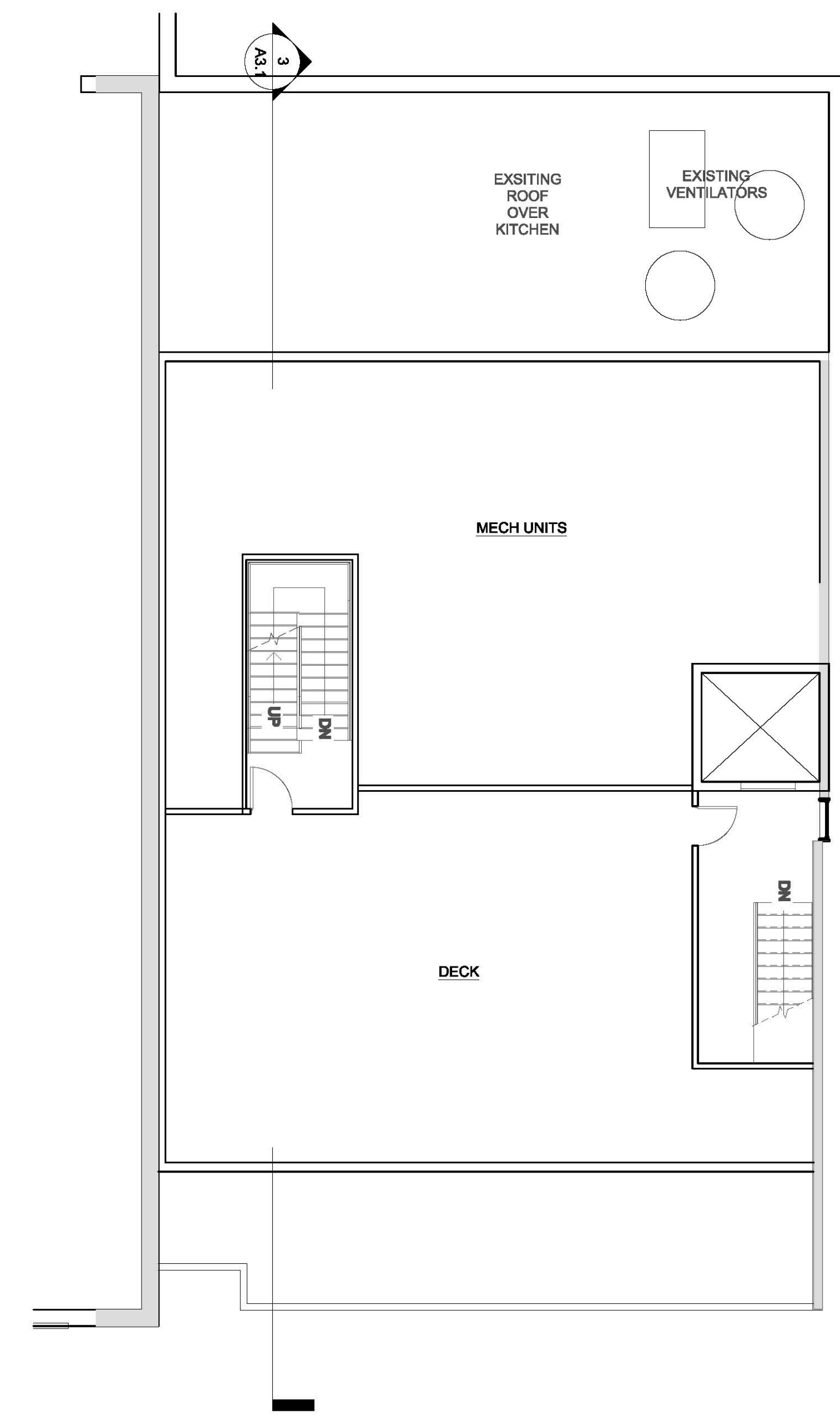
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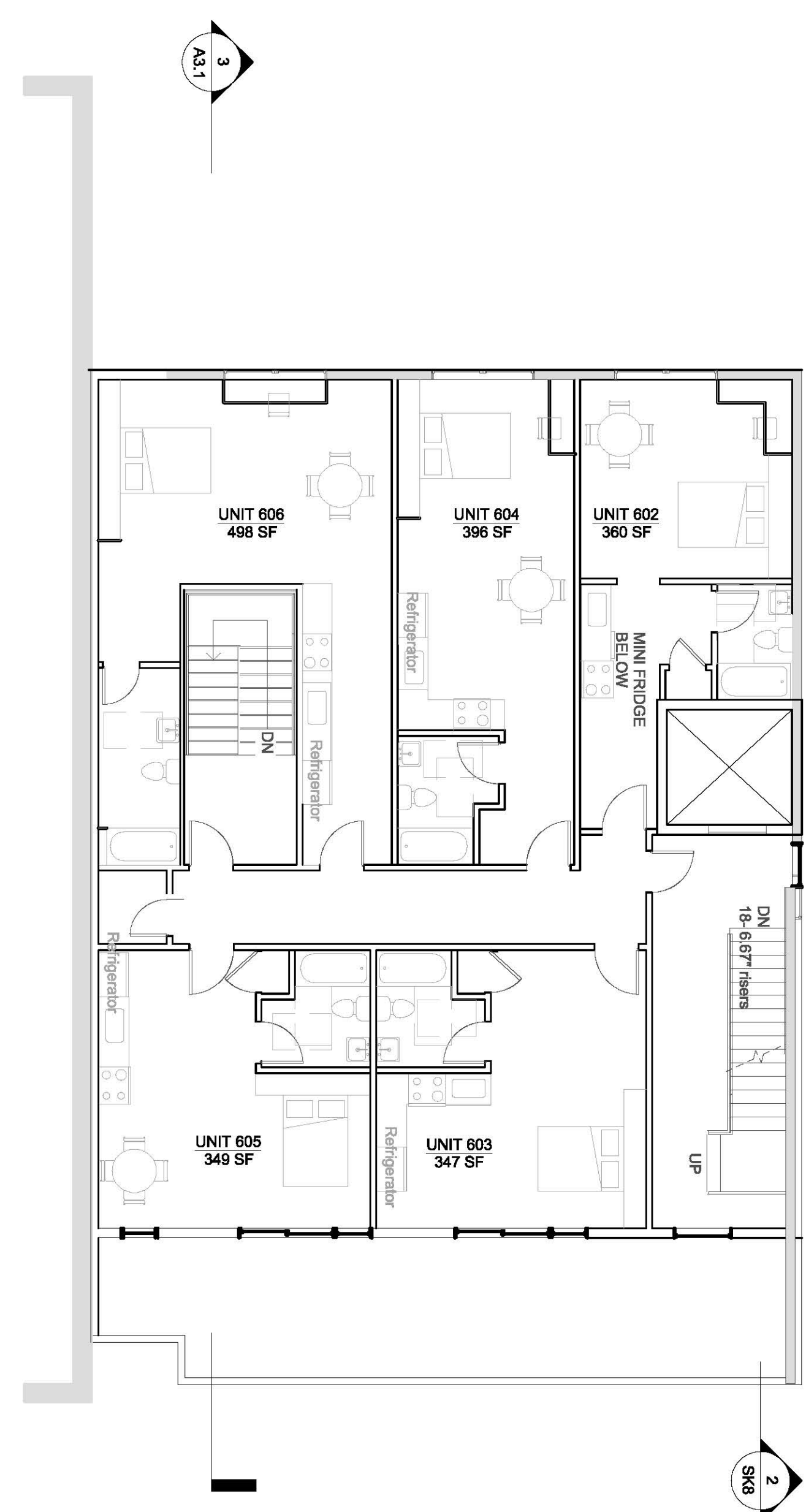
drawing title:
**4th, 5th, 6th &
 ROOF FLR PLANS**

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 drawn by: KG
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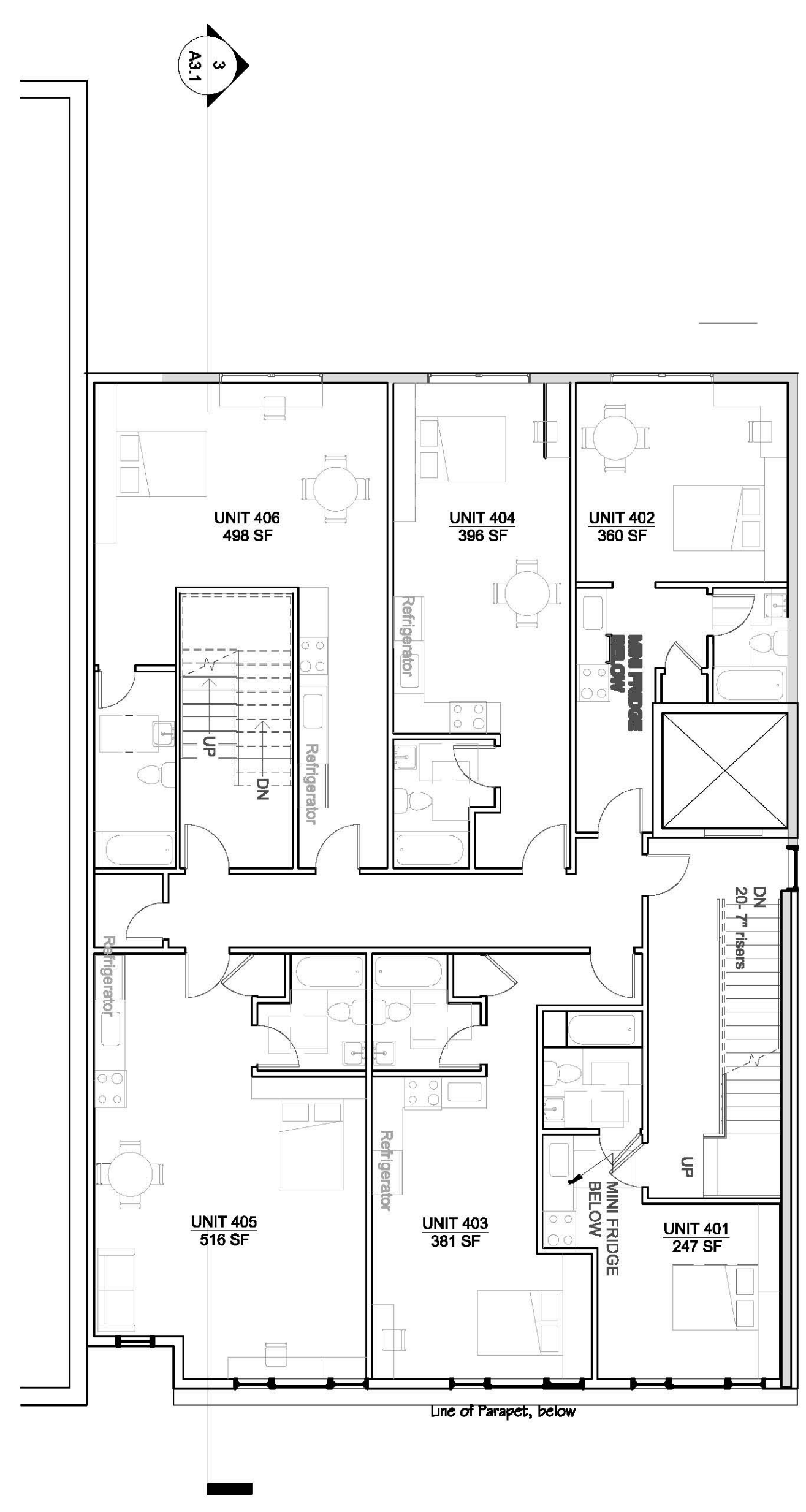
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ROOF PLAN

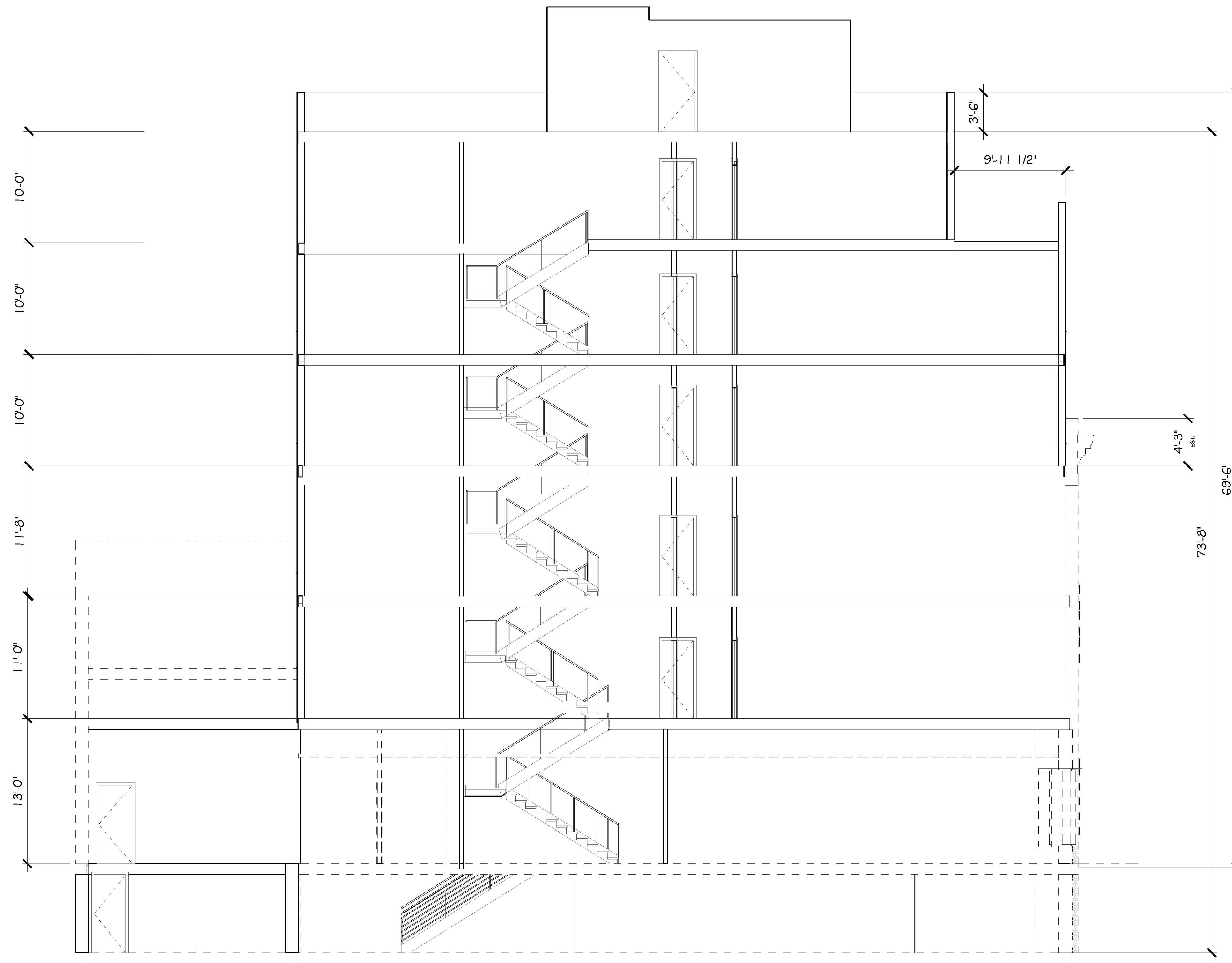


6TH FLOOR PLAN



4TH & 5TH FLOOR PLAN

A
B
C
D



SECTION 3

Key Plan

544 Mass Ave
542-550 Massachusetts Avenue
Cambridge, MA 02139

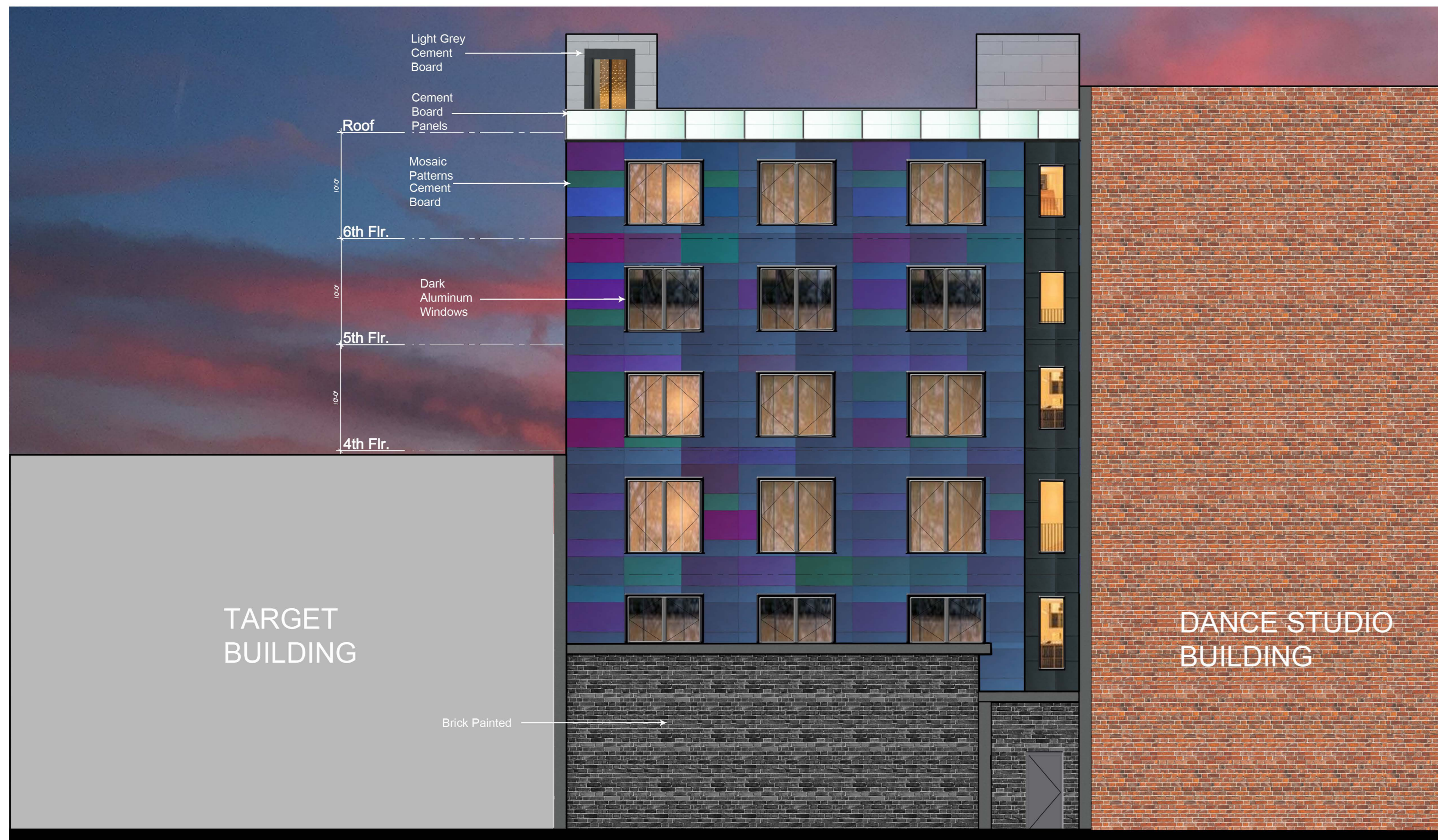
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Cambridge, MA 02140
617 661-6566 TEL
617 661-6822 FAX
Incorporated 1960

drawing title:
SECTION

scale: 3/16" = 1'-0"
date: 9/19/2019
drawn by: KG
project #: 1703

drawing no:
A3.1



2 **SOUTHWEST ELEVATION**
Scale 1/8" = 1'-0"



1 **NORTHEAST ELEVATION**
Scale 1/8" = 1'-0"



3 **NORTHWEST ELEVATION**
Scale 1/8" = 1'-0"

Revisions:
no. date description

Key Plan

544 Mass Ave
544 Massachusetts Avenue
Cambridge, MA 02139

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Architects Landscape Architects Urban Designers Planners

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Cambridge, MA 02140
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Incorporated 1980

drawing title:
EXTERIOR ELEVATIONS

scale: drawing no:
date: 9/19/2019
drawn by: **A 2.1**
project #: 1703



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

2019 NOV 27 AM 11:13

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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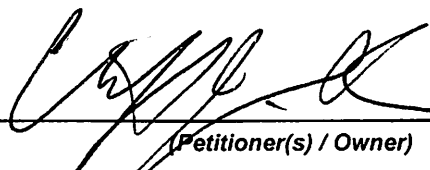
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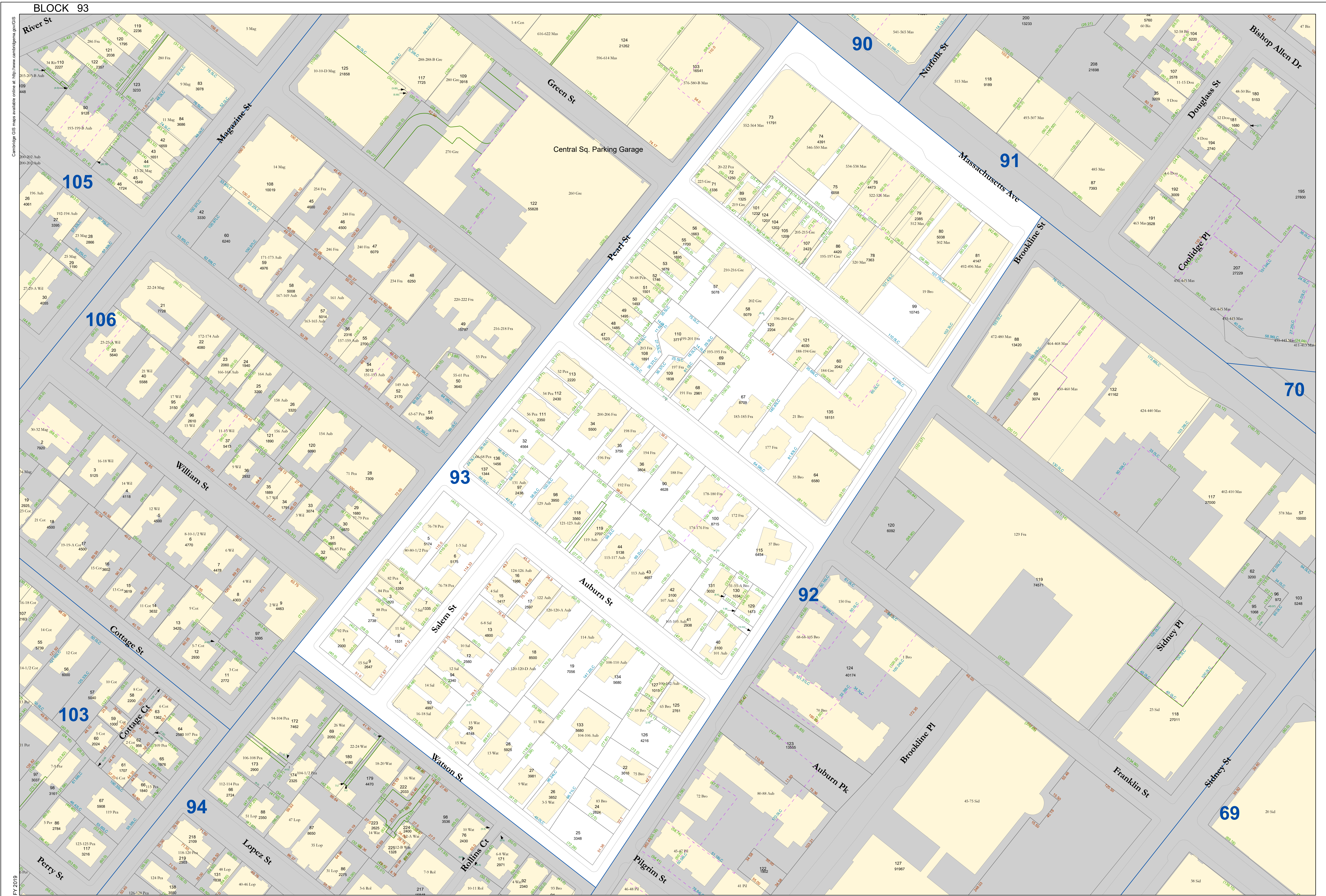
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Address : 10 Turnpike Road, Southborough, MA 01772

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E-Mail Address : cschorer@gmail.com

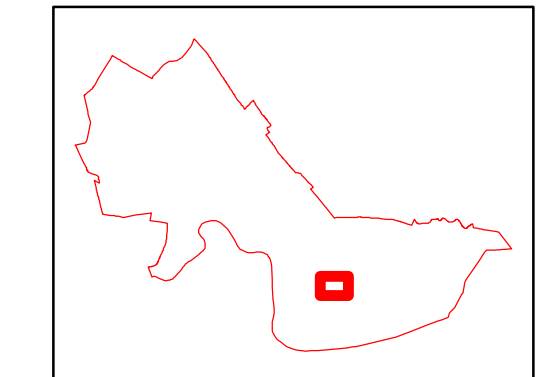
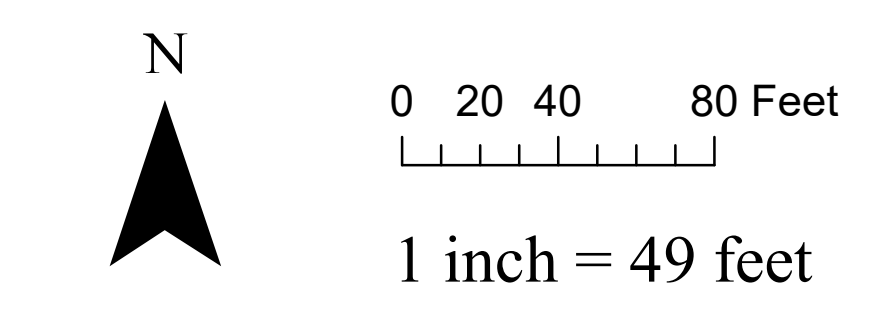
Date : November 26, 2019



City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
 - Water
 - Sub-Parcel Line
 - Easement
 - Railway
 - City Boundary
 - Lot Line
 - Block Line
- 10 Lot Number 100 Parcel size in Sq. Ft.
 93 Block Number 44.0LC Land Court Dimension
 10 Cam Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
93

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 28, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS:
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
 OWNER OF RECORD:
 CENTRAL SQUARE REDEVELOPMENT, LLC
 10 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772

REFERENCES:
 DEED: BK 71483; PG 536
 PLAN: PL BK 46; PL 5
 PL BK 123; PL 23
 PL 1941 #568
 PL 1965 #701
 PL 1989 #494
 PL 2003 #854
 PL 2005 #1237
 PL 2010 #96
 LCC: 2794-A
 8422-A
 9196-A
 11305-A
 12110-A

NOTES:
 PARCEL ID: 93-74
 ZONING: BB-CSQ

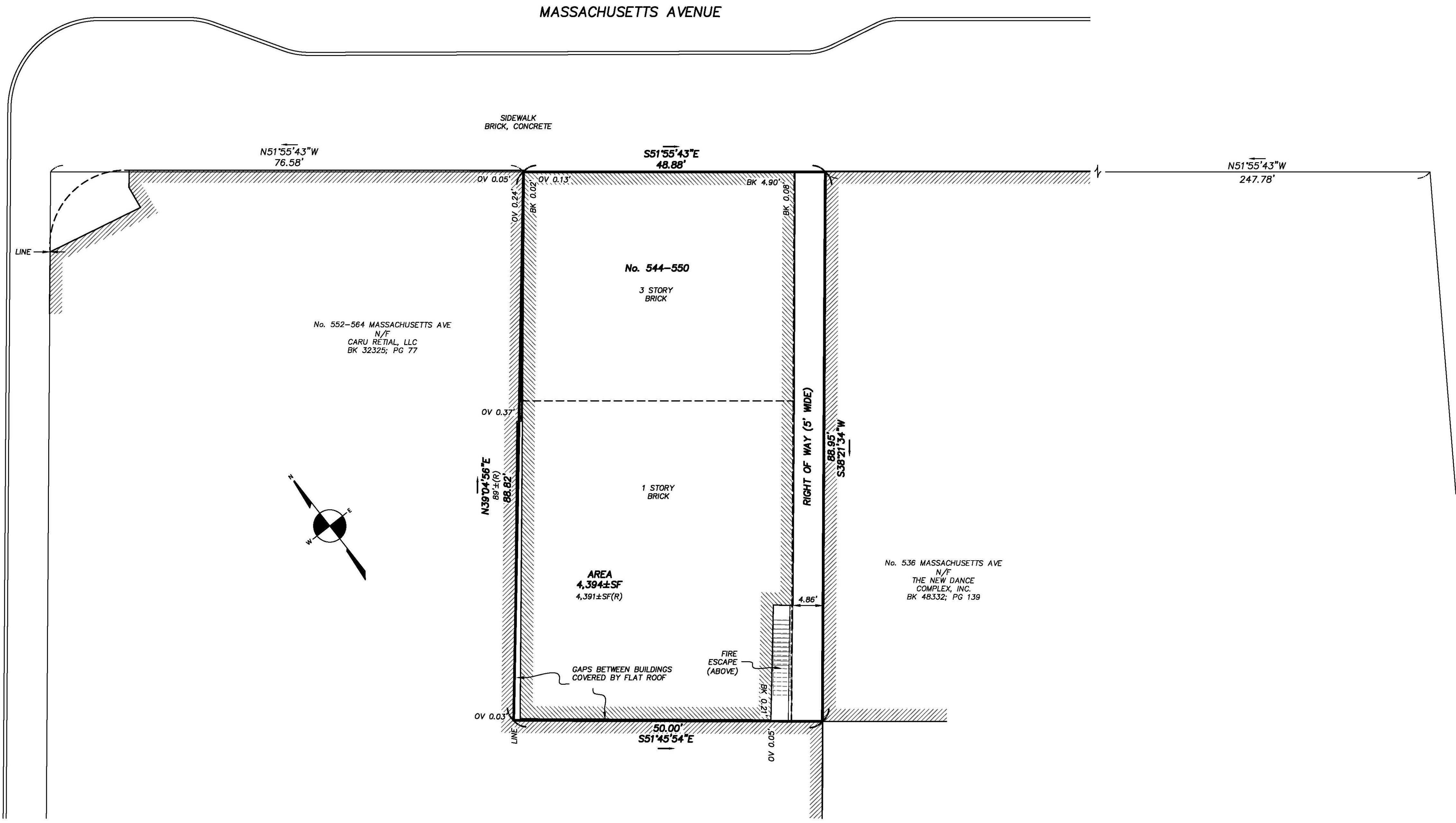
SITE PLAN OF LAND

LOCATED AT
544-550 MASSACHUSETTS AVENUE
CAMBRIDGE, MA

DATE: OCTOBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET



PEARL STREET
 (PUBLIC ~ 40.0' WIDE)



BROOKLINE STREET
 (PUBLIC)

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	10/30/19
JOB #	19-00713

Key Plan

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542-550 Massachusetts Avenue
Cambridge, MA 02139

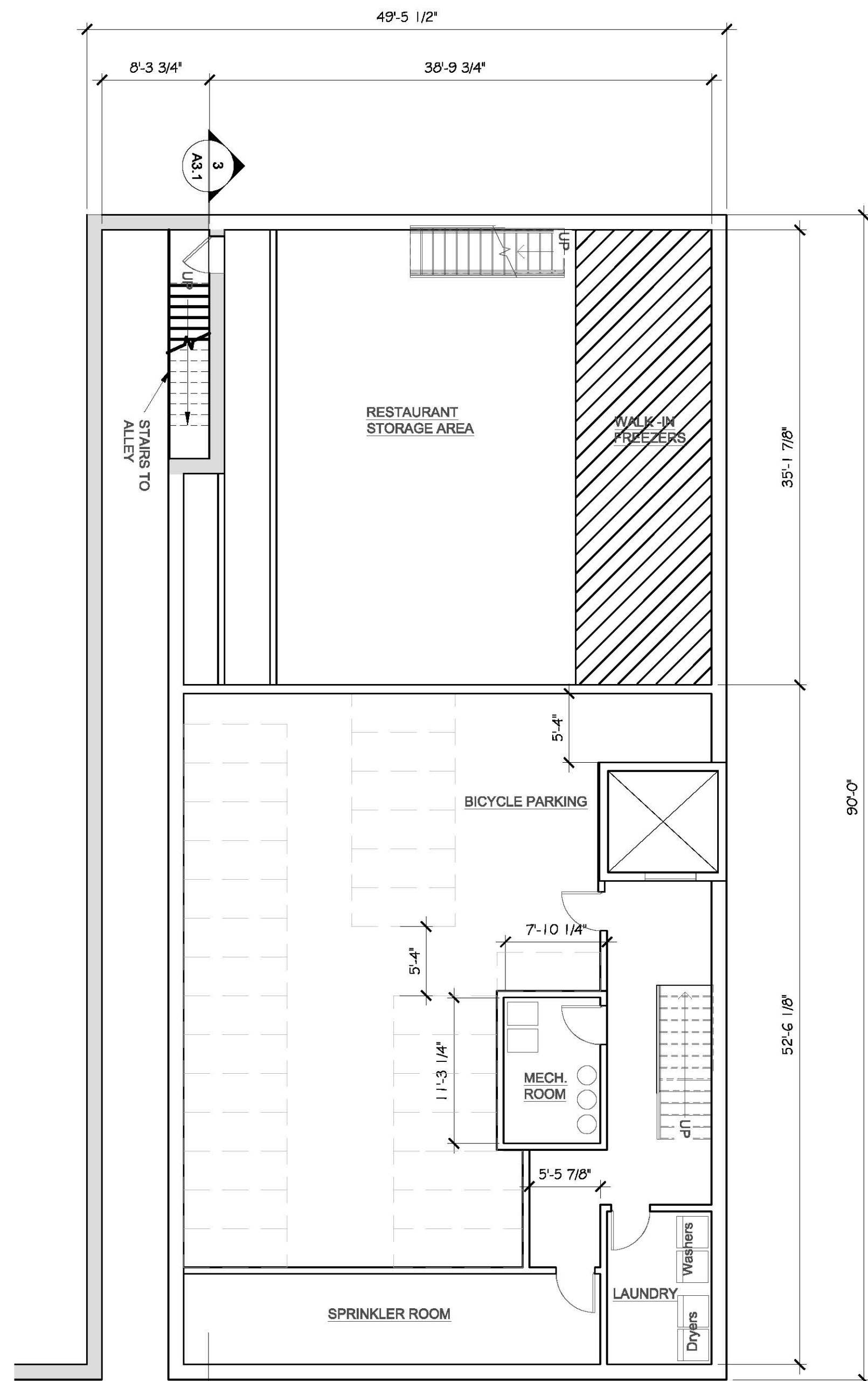
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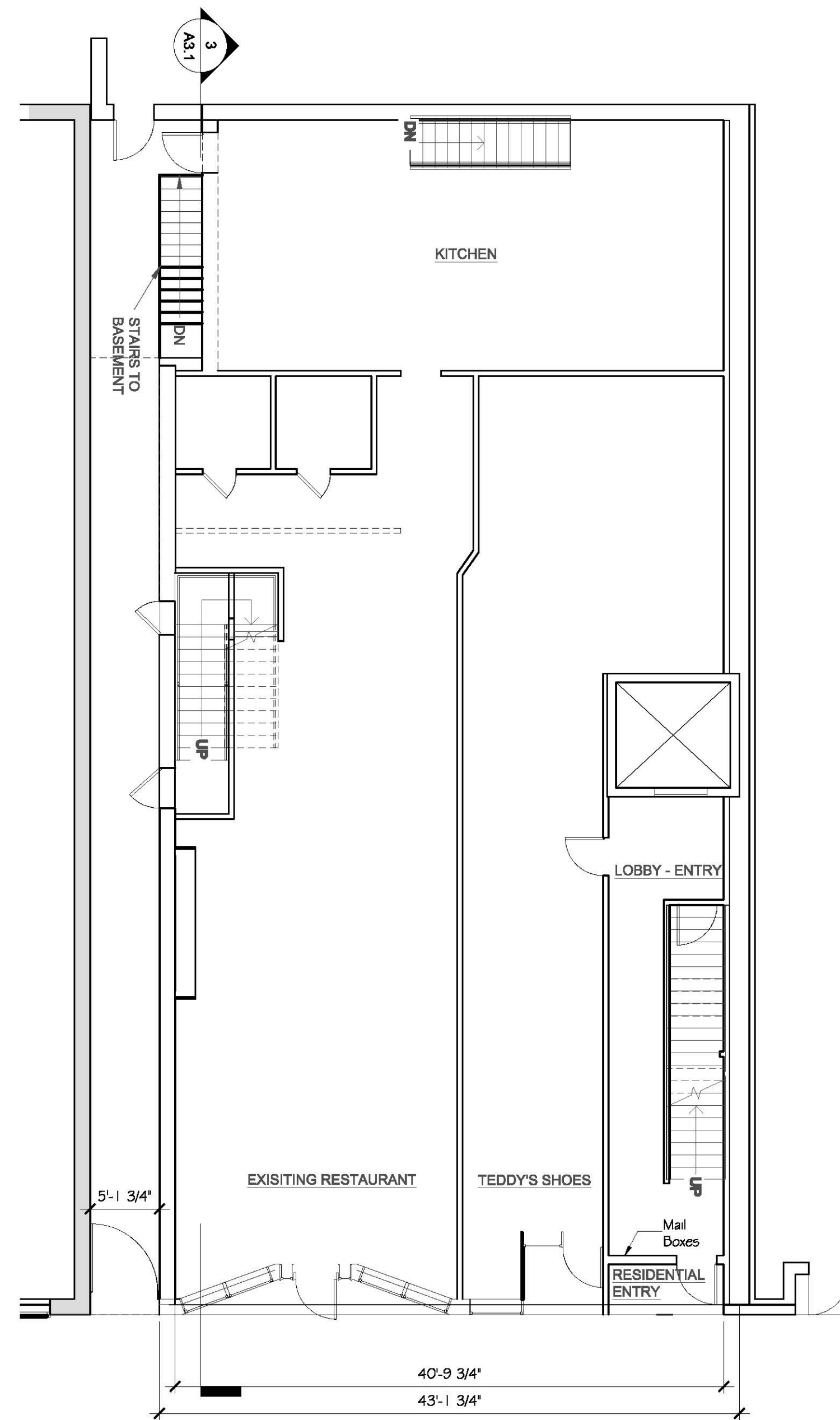
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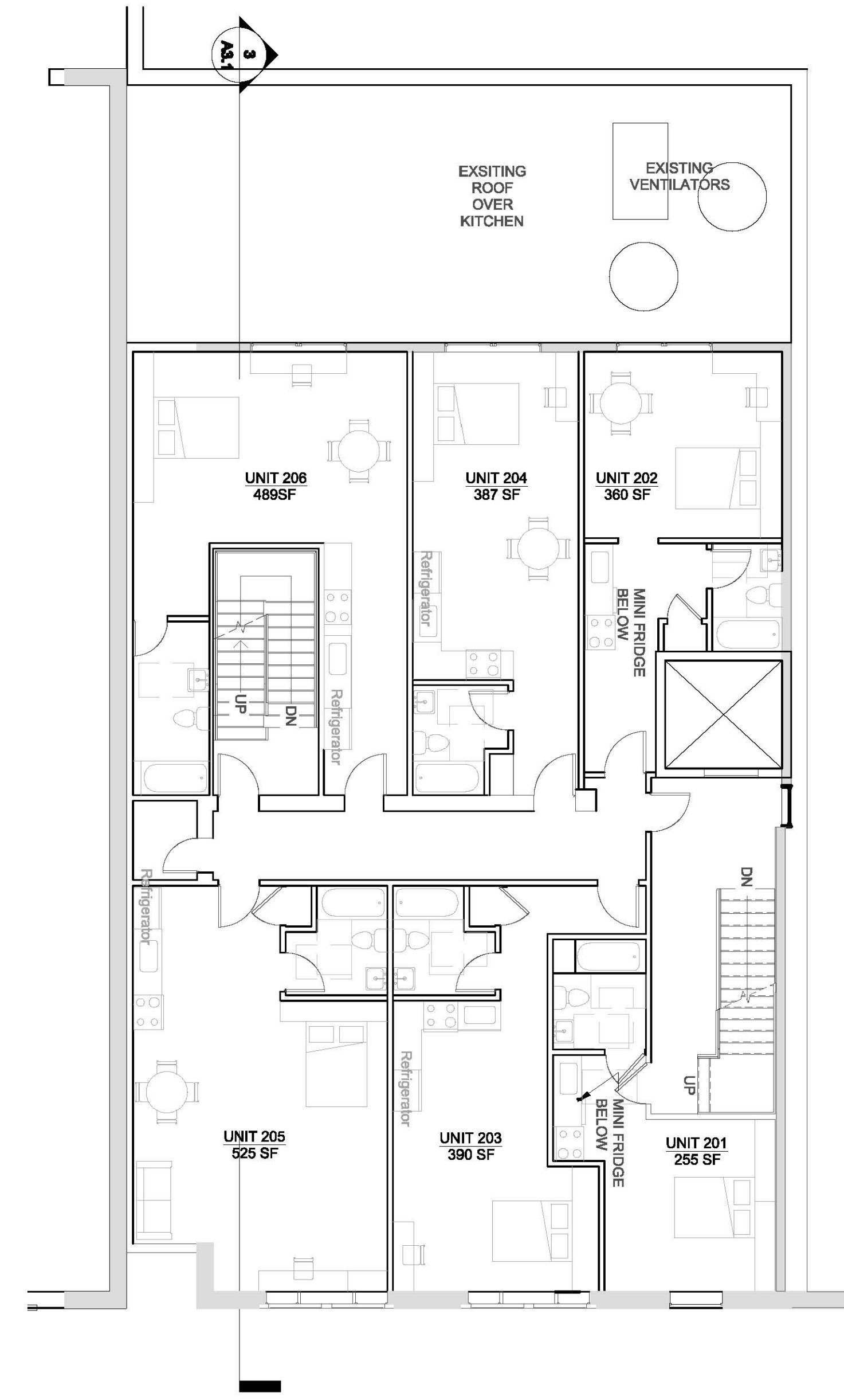
A1.1



BASEMENT PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN (3rd Sim)

A

B

C

D

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5

Key Plan

544 Mass Ave
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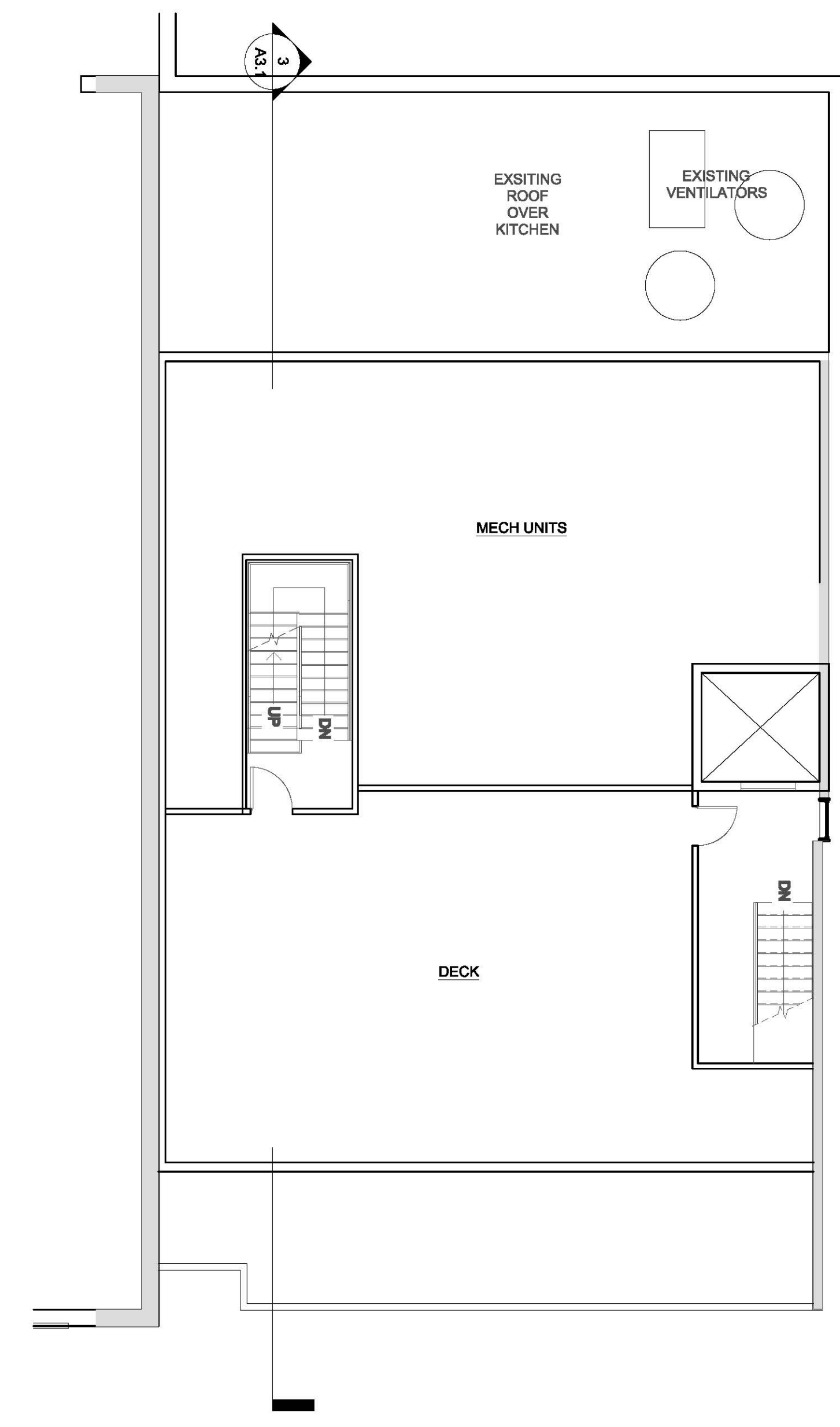
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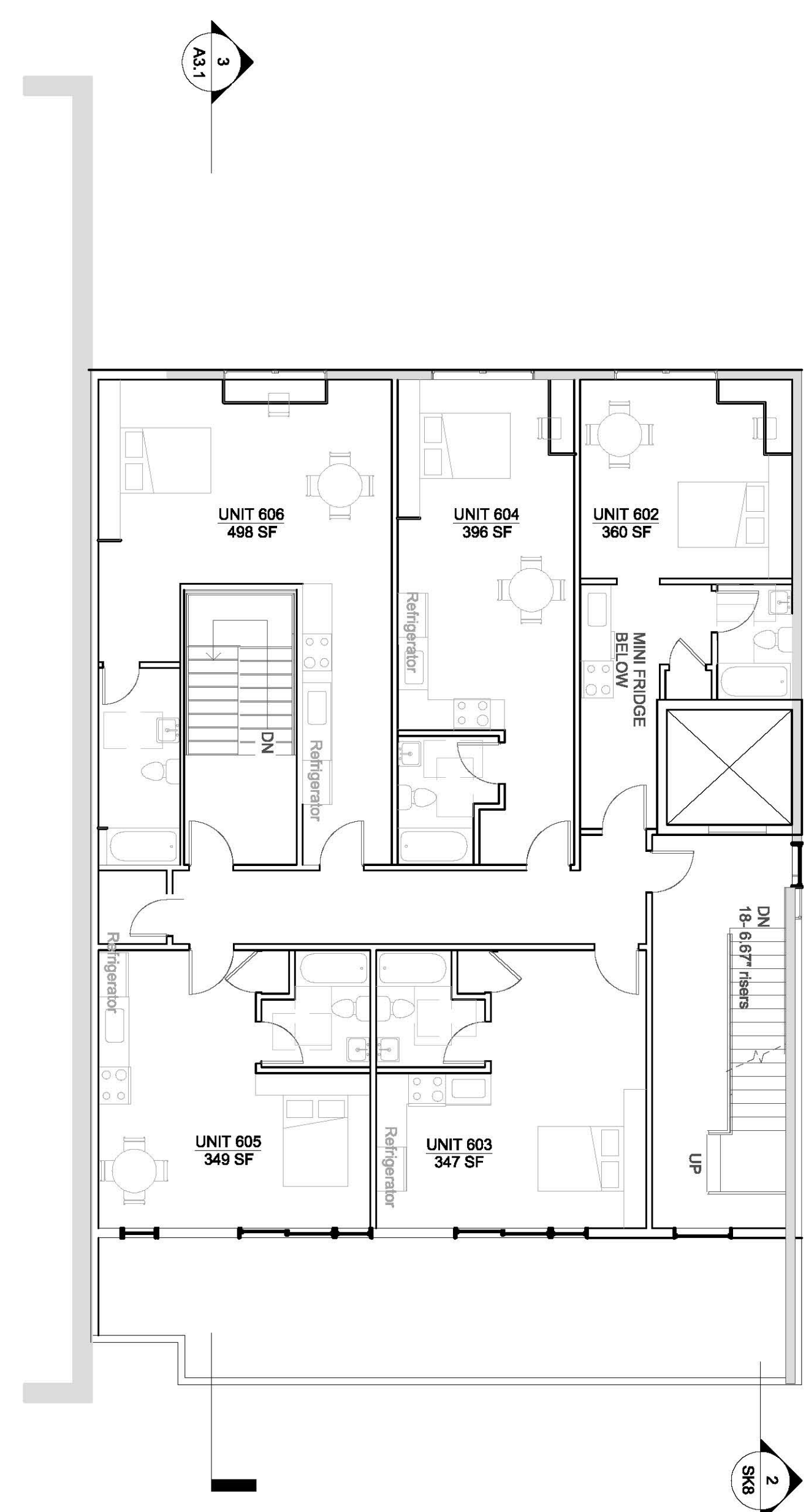
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 ROOF FLR PLANS**

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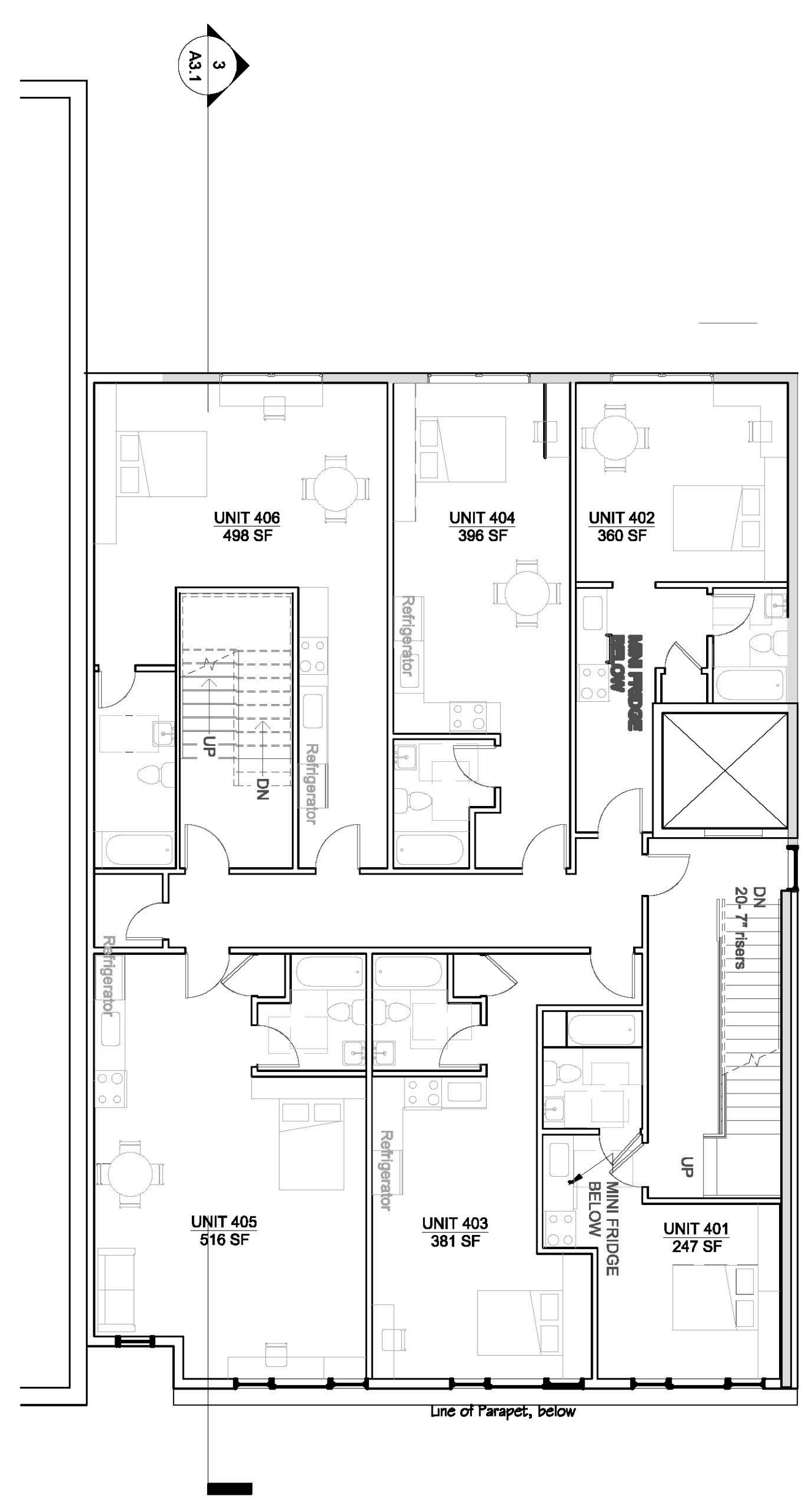
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ROOF PLAN



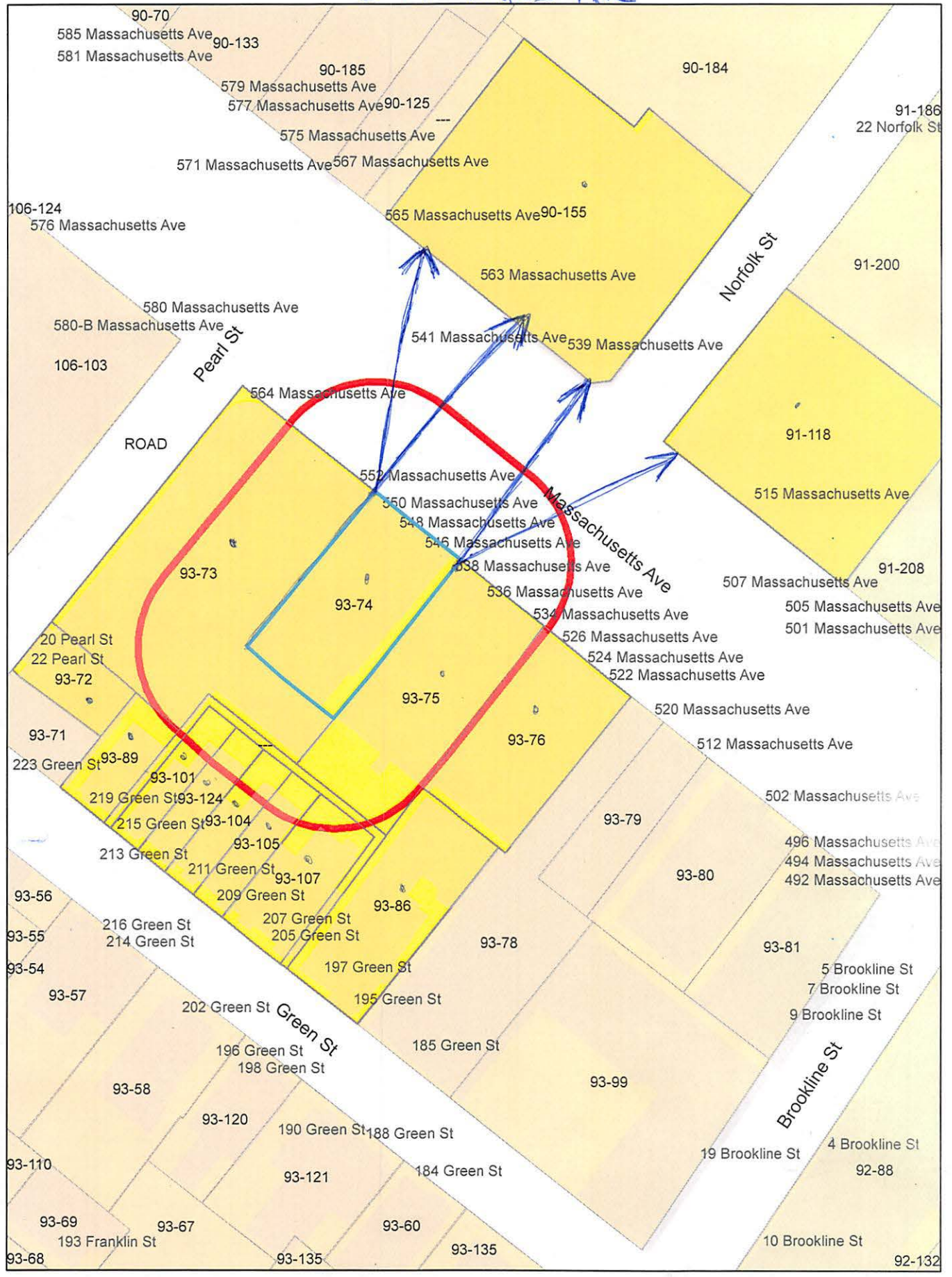
6TH FLOOR PLAN



4TH & 5TH FLOOR PLAN

A
B
C
D

544 Mass Ave



544 Mass Ave

Petitioner

93-73
CARU RETAIL LLC.
614 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

93-89
CHESHATSANG, DHIKI P., &
CHESHATSANG, LOBSANG N.
48 PIERSON ST
WATERTOWN, MA 02472

CENTRAL SQ. REDEVELOPMENT LLC
C/O CLIFFORD SCHORER
10 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

93-105-104
RAYCE REALTY LLC
228 WESTERN AVE
CAMBRIDGE, MA 02139

93-74
CENTRAL SQUARE REDEVELOPMENT, LLC
10 TURNPIKE RD
SOUTHBOROUGH, MA 01772

93-76
522-526 MASSACHUSETTS AVENUE, LLC
C/O MOULTON ORIENTAL FURNITURE
68 MOULTON ST., 3RD FL
CAMBRIDGE, MA 02138

91-118
PARTEEN, LLC
C/O MINTZ LEVIN, COHN, FERRIS, GLOVSKY
ONE FINANCIAL CTR
ATTN : ALLAN CAGGIANO, ESQ
BOSTON, MA 02111

90-155
NAGGAR REALTY LLC.
C/O 545-565 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

93-72
RAMEY, JEAN ANN,
TRUSTEE OF CRESCENT REALTY TRUST
SYNAPSE ENERGY ECONOMICS, INC
ATTN: JEANANN RAMEY
485 MASS AVE STE #2
CAMBRIDGE, MA 02139-4041

93-107
CASCAP REALTY, INC
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

93-101
YOZWIAK, NATHAN L. & JASMINE M. HANIFI
215 GREEN ST., #A
CAMBRIDGE, MA 02139

93-75
THE NEW DANCE COMPLEX, INC.
C/O RICHARD GETZ ASSOC. AGENT
22 HILLIARD ST. STE106
CAMBRIDGE, MA 02138

93-101
GAJOS, KRZYSZTOF Z.
215 GREEN ST. UNITB
CAMBRIDGE, MA 02139

93-124
GREENWALD, DANIEL & MARISA S. GOLD
213 GREEN ST #2
CAMBRIDGE, MA 02139

93-75
THE NEW DANCE COMPLEX, INC.
C/O LIZ SMITH
536 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

93-86
PARSON-GREEN LLC
1247A COMMONWEALTH AVE
BOSTON, MA 02134

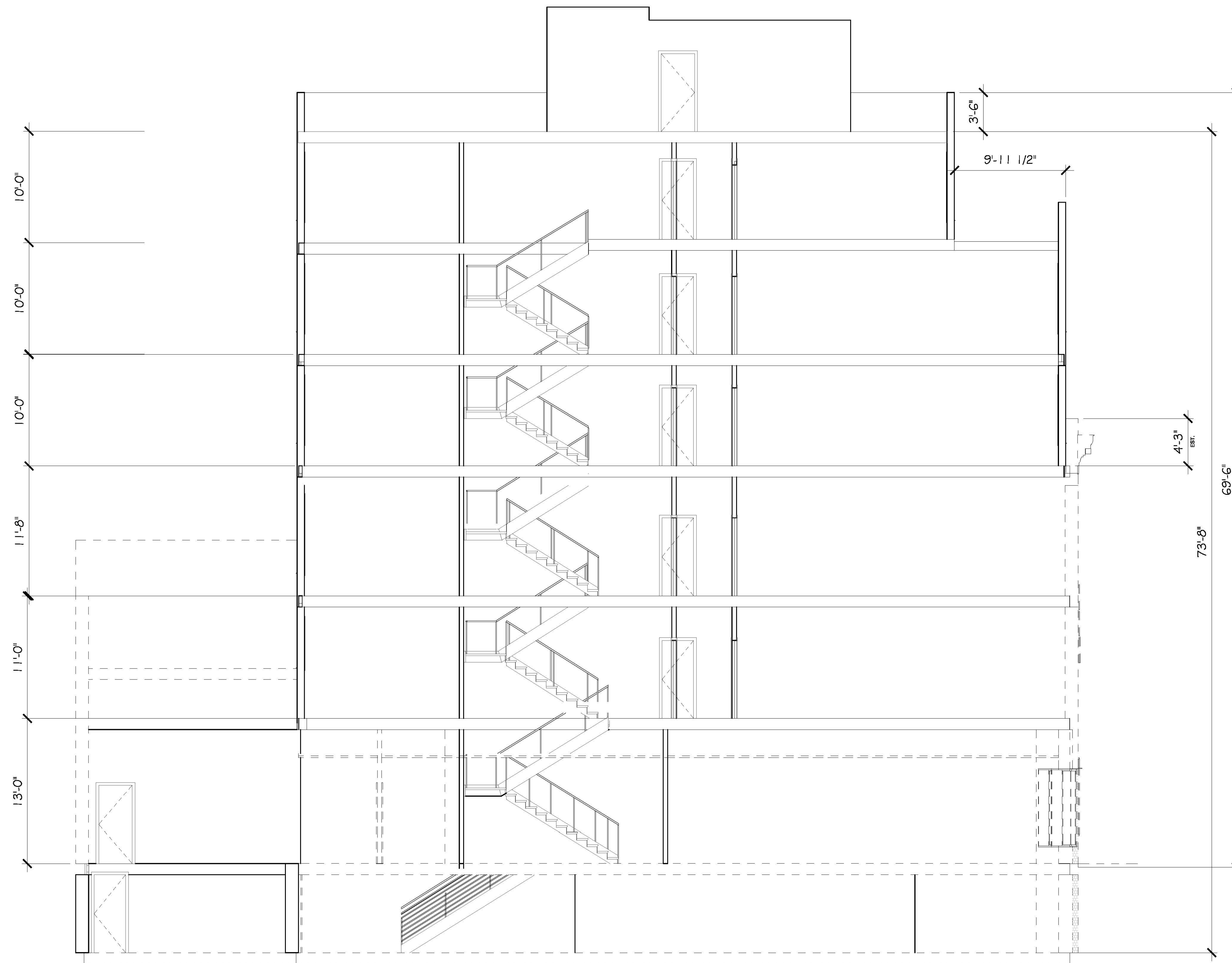
93-86
CABRAL, KYLE PROPERTY MANAGER/REALTOR
ALL BRIGHT REAL ESTATE
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-86
OLIVIA LLC,
93 FISHER AVE
BROOKLINE, MA 02445

93-86
CABRAL, KYLE PROPERTY MANAGER/REALTOR
ALL BRIGHT REAL ESTATE
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-86
FEUERMAN, JEFFREY M. & JEFFREY A. KESNER
TRUSTEE 195-197 GREEN STREET TRUST
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-124
GOULET, DARIN P. TARA B. REDEPENNING
213 GREEN ST #1
CAMBRIDGE, MA 02139



SECTION 3

Key Plan

544 Mass Ave
542-550 Massachusetts Avenue
Cambridge, MA 02139

CARR, LYNCH AND SANDELL, INC.
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue
Cambridge, MA 02140
617 661-6566 TEL
617 661-6822 FAX
Incorporated 1960

drawing title:
SECTION

scale: 3/16" = 1'-0"
date: 9/19/2019
drawn by: KG
project #: 1703

drawing no:
A3.1

544 MASSACHUSETTS AVENUE

542-550 Massachusetts, Avenue, Cambridge, MA 02139

OWNER

Cliff Schorer

xx xxx xxx
xxt, MA xxx

ARCHITECT

CARR, LYNCH AND SANDELL, INC.

1904 Massachusetts Avenue
Cambridge, MA 02140

SURVEY

BOSTON SURVEY, INC.

C4 Shipway Place
Charlestown, MA 02129

STRUCTURAL ENGINEER

LeMESSURIER

1380 Soldiers Field Rd
Boston, MA 02135



DRAWING INDEX

	COVER SHEET
A1.1	BASEMENT, SECOND AND THIRD FLOOR PLANS
A1.2	FOURTH, FIFTH, SIXTH AND ROOF FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS

ZONING:

	<u>Ord. Req.</u>	<u>Existing</u>	<u>Proposed</u>
District:		BB / CSQ Overlay	
Total Grss Flr Area:	22,833 gsf	7,879 gsf	17,436 gsf
Lot Area:		4,391 sf ±	No change
Ratio of Gross Floor Area to Lot Area:	3.97	.56	2.75 / 3.0 (4.0 S.P.)
Width:		50ft	No change
Setbacks:			
Front:	0'-0"	No change	No change
Left Side:	0'-0'	5' & 8'	0' & 8'
Right Side:	0'-0"	No change	No change
Rear:	0'-0"	No change	No change
Max Height:	55'-0"-(80'-0" SP)	TBD	69'-6"
Size of Building:			
Height:			69'-6"
Length:		92'-0"	No change
Width:		44' & 41'	49' & 41'
No. Dwelling Units:		N/A	29
No. Parking Spaces:			
No. Loading Areas:			

SEPTEMBER 19, 2019