

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 Broadway Realty Trust

whose address is 320 Broadway, Cambridge MA 02139

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 20214 Page 149 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

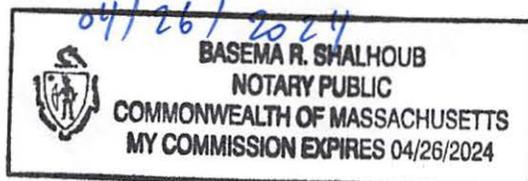
(Owner)

=====

On this 15 day of May, 2018, before me, the undersigned notary public, personally appeared ADIB N ELIAS proved to me through satisfactory evidence of identification, which were DL # S32049398 EX19, 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.

Notary Public

My commission expires:





MY COMMISSION EXPIRES 12/31/2024
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC
BASEMA R. SHALHOUB

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

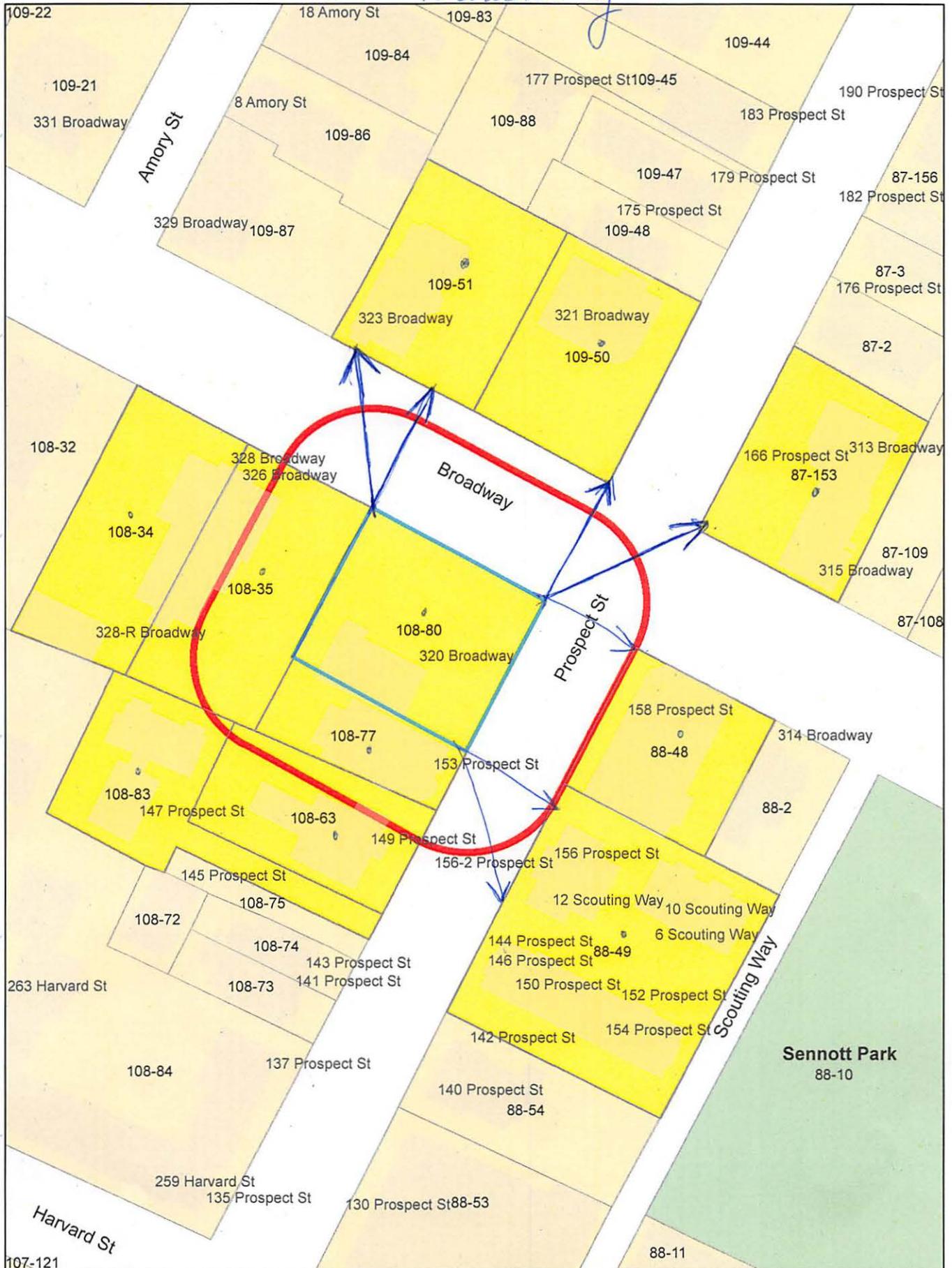
APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** auto service station
LOCATION: 320 Broadway Cambridge, MA 02139 **ZONE:** Business A-1/Prospect Stree
PHONE: _____ **REQUESTED USE/OCCUPANCY:** auto service station

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,350</u>	<u>1,770</u>	<u>8,396</u>	(max.)	
<u>LOT AREA:</u>	<u>8,396</u>	<u>no change</u>	<u>5,000</u>	(min.)	
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0.16</u>	<u>0.21</u>	<u>1.0</u>	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	<u>96.6</u>	<u>no change</u>	<u>none</u>	(min.)
	DEPTH	<u>86.8</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>53.76'</u>	<u>no change</u>	<u>none</u>	(min.)
	REAR	<u>(front) .3</u>	<u>no change</u>	<u>none</u>	(min.)
	LEFT SIDE	<u>36.6</u>	<u>no change</u>	<u>none</u>	(min.)
	RIGHT SIDE	<u>11.9</u>	<u>0.9</u>	<u>none</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>15.2</u>	<u>no change</u>	<u>35</u>	(max.)
	LENGTH	<u>48.2</u>	<u>59.2</u>	<u>N/A</u>	
	WIDTH	<u>28</u>	<u>32.67</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u><15%</u>	<u>no change</u>	<u>15%</u>	(min.)	
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)	
<u>NO. OF PARKING SPACES:</u>	<u>5</u>	<u>no change</u>	<u>8</u>	(min./max)	
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)	
<u>DISTANCE TO NEAREST BLDG.</u> <u>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.

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'.

320 Broadway



320 Broadway

Petitioner

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

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

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

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

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

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

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

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

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

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

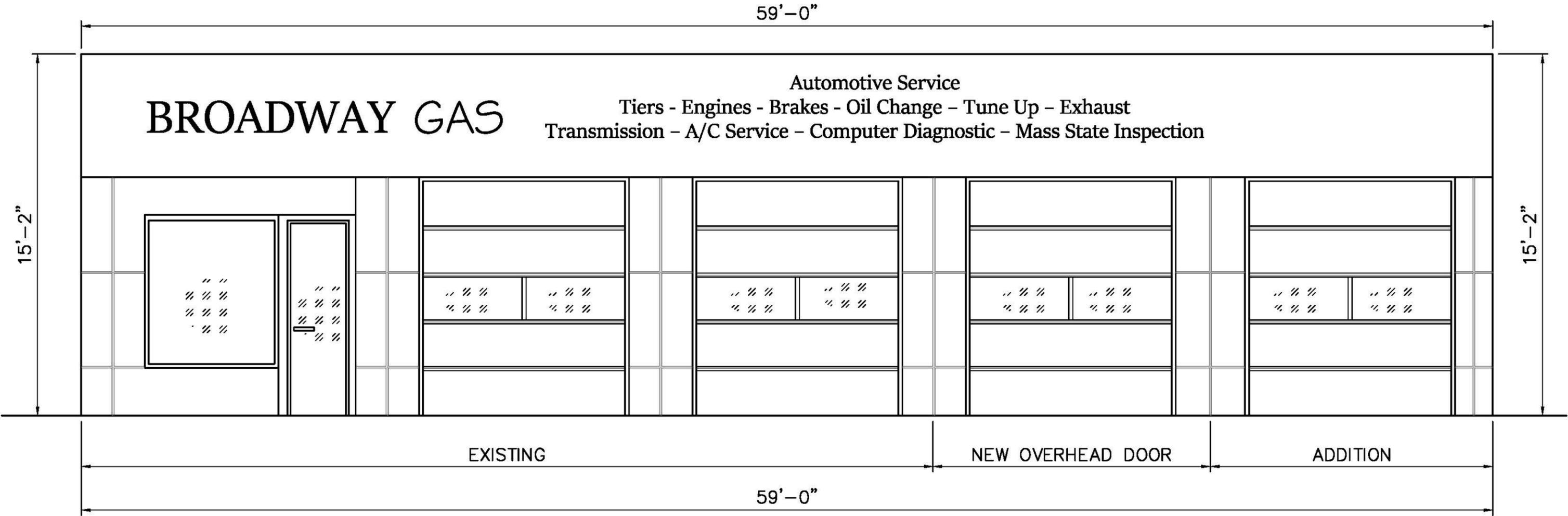
109-50
GOSSELS, JONATHAN G. & JAMIE M. GOSSELS,
TRS. OF LONGFELLOW TRUST
11 SPILLER CIRCLE
SUDBURY, MA 01776

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

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

BROADWAY GAS

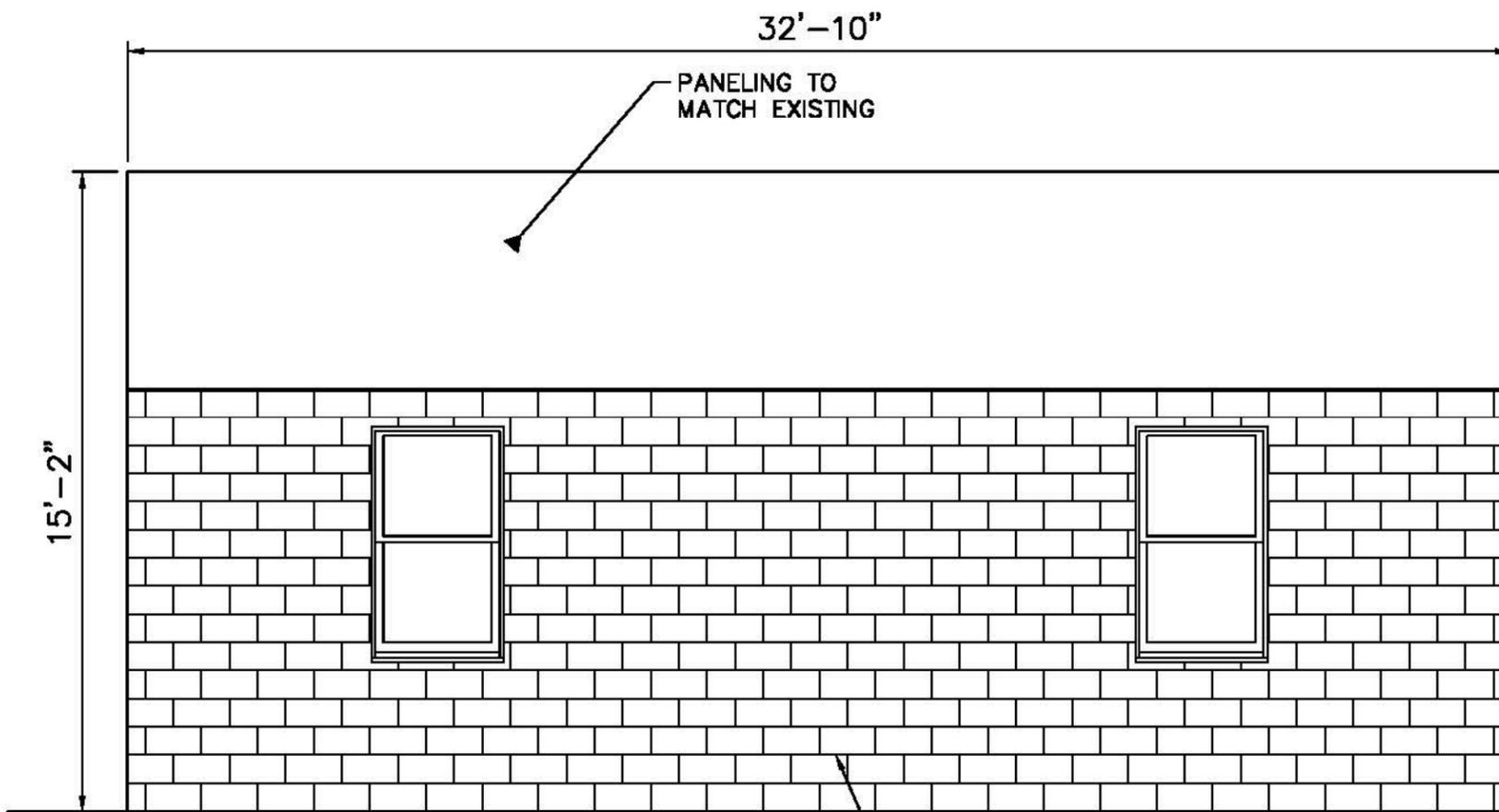
Automotive Service
Tiers - Engines - Brakes - Oil Change - Tune Up - Exhaust
Transmission - A/C Service - Computer Diagnostic - Mass State Inspection



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: 1/4" = 1'-0"

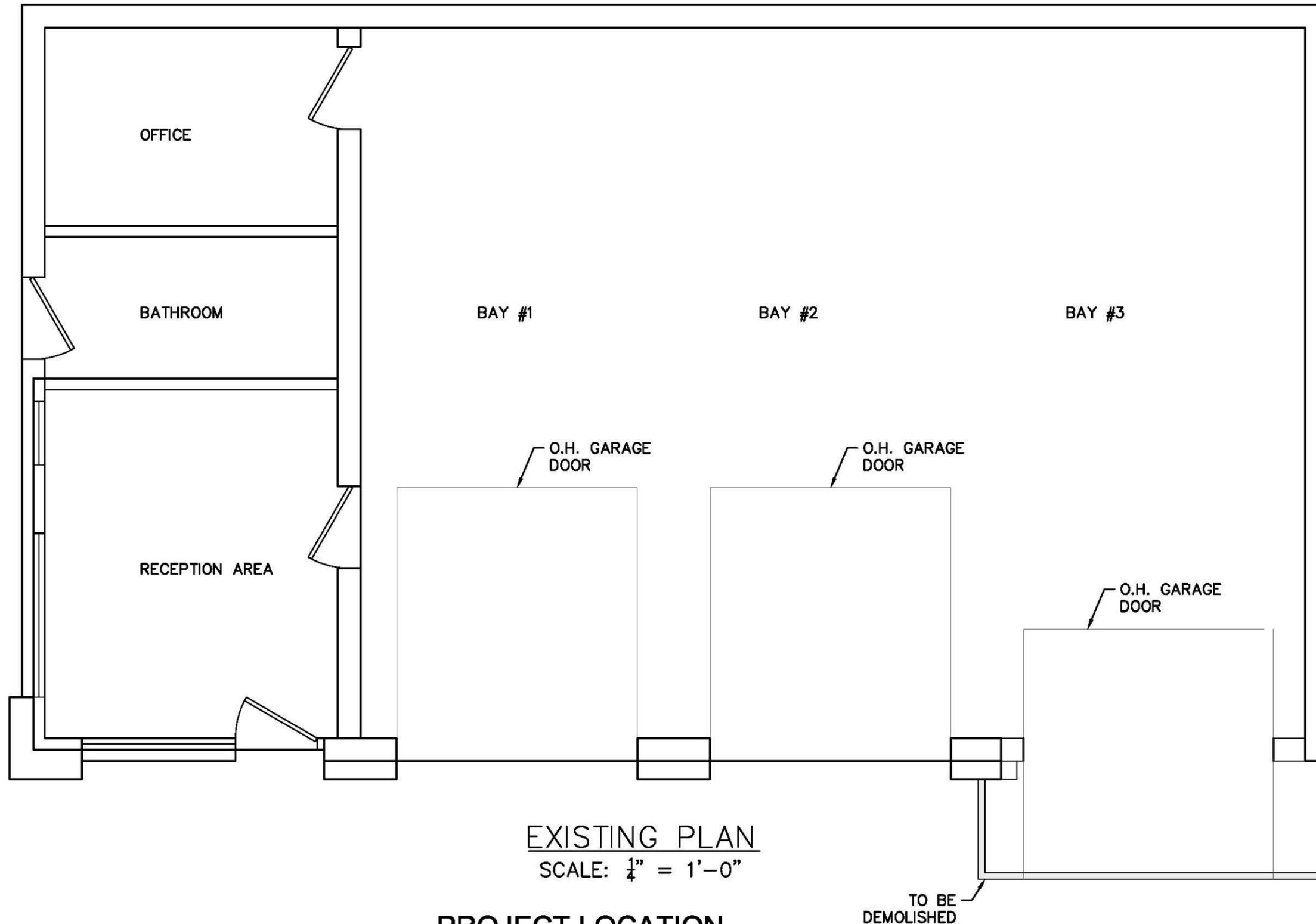


PROJECT LOCATION

320-322 BROADWAY
CAMBRIDGE, MA

PLANS PREPARED BY

DESIGN BY SAMI LLC.
28 Old Town Road, Walpole MA 01081
Phone: 617-460-1041

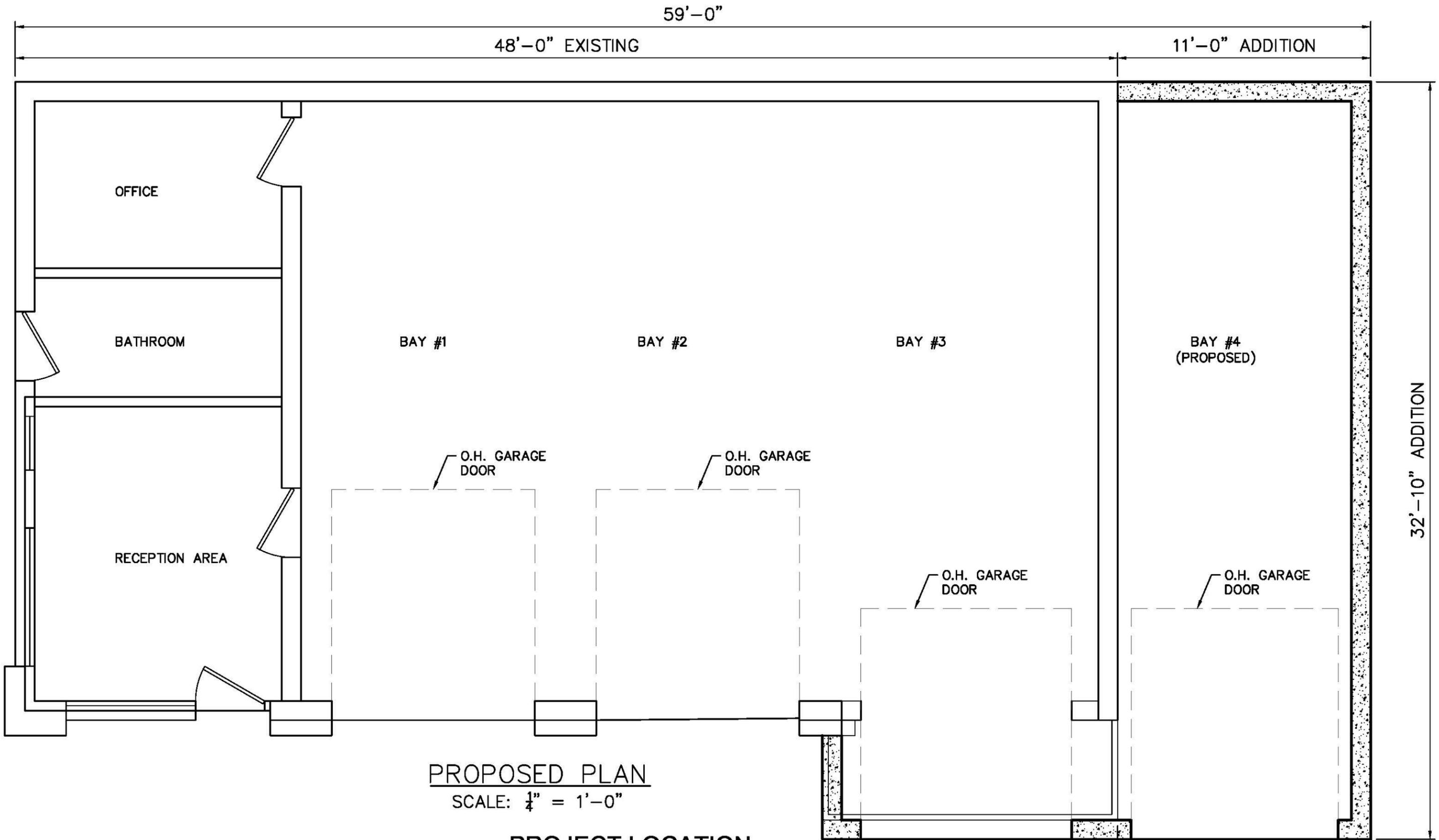


PROJECT LOCATION

**320-322 BROADWAY
CAMBRIDGE, MA**

PLANS PREPARED BY

DESIGN BY SAMI LLC.
28 Old Town Road, Walpole MA 01081
Phone: 617-460-1041



PROPOSED PLAN
 SCALE: 1/4" = 1'-0"

PROJECT LOCATION
 320-322 BROADWAY
 CAMBRIDGE, MA

PLANS PREPARED BY
 DESIGN BY SAMI LLC.
 28 Old Town Road, Walpole MA 01081
 Phone: 617-460-1041