



To: Burlington, MA – Planning Board

From:

James Kimball, AIA
Phase Zero Design
35 Pond Park Road,

Subject:

O'Reilly Auto Parts
207 Cambridge Street
Unit A
Burlington, MA 01803

15 March 2021

Dear Burlington Planning Board,

This request for a Special Permit seeks approval for the renovation of the existing demised space located at 207 Cambridge Street, Unit A, into an O'Reilly Auto Parts store, allowing retail sale of automotive parts as well as used oil fluid recycling. There will be no addition to the building footprint. New HVAC, plumbing, and partitions are included in the proposed design, as well as the replacement of certain exterior doors, new dumpster, dumpster pad, and dumpster enclosure.

Hours of operation for O'Reilly Auto Parts is as follows:

Monday-	7:30 AM – 10:00 PM
Tuesday-	7:30 AM – 10:00 PM
Wednesday-	7:30 AM – 10:00 PM
Thursday-	7:30 AM – 10:00 PM
Friday-	7:30 AM – 10:00 PM
Saturday-	7:30 AM – 10:00 PM
Sunday-	7:30 AM – 9:00 PM

The following are categories of products sold at O'Reilly Auto Parts locations:

- Auto Accessories
- Air Conditioning & Heating



- Alternators & Starters
- Battery & Accessories
- Bearing & Seals
- Belts & Hoses
- Brakes
- Chassis & Steering
- CV, Driveshaft & Axle
- Detailing
- Engine Cooling
- Engine Sensors & Emissions
- Engines & Transmissions
- Exhaust
- Filters
- Fuel Delivery
- Gaskets
- Hardware & Fasteners
- Heavy Duty, Ag & Fleet
- Ignition & Tune-up
- Lawn & Garden
- Lighting & Electrical
- Marine & Boat
- More Powersport
- Oil, Chemicals & Fluids
- Paint & Body
- Performance
- Shocks & Struts
- Tire & Wheel
- Tools & Equipment
- Truck, Towing & Jeep
- Wipers & Components

ZONING OF PROPOSED PROJECT

BG

SITE

Lot Area: 120,977 SF

BUILDING

Building Gross Area: 11,160 GSF

Building Interior Area: 610,367 SF



Please feel free to contact me directly at (781) 452-7121 or via email at jkimball@phasezerodesign.com (CC my colleague Emily Lampert elampert@phasezerodesign.com) with any questions.

Sincerely,

James Kimball, AIA

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