

Board of Appeal (BZA) Special Permit/Variance
209431

Your Submission

Attachments

Guests (0)

- ✔ Inspectional Services Application Intake
- ✔ Board of Zoning Appeal Application
- ▶ Board of Zoning Appeal Application Fee
 - Preparation for Board of Zoning Appeal Hearing
 - Historical Commission Review
 - Board of Zoning Appeal - Post Hearing Process

Your submission

Submitted Jan 31, 2023 at 3:10pm

Contact Information

Robyn Kiernan

Email address

rkiernan@phasezerodesign.com

Phone Number

3522563410

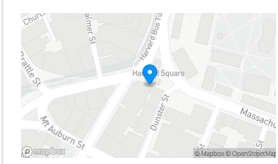
Mailing Address

35 Pond Park Road Bay 16, Hingham, MA 02043

Locations

1 location total

PRIMARY LOCATION



1380 Massachusetts Ave
Cambridge, MA 02138

Reason for Petition

Additions

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Change in Use / Occupancy

--

Conversion to Additional Dwelling Units

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Dormer

--

New Structure

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Parking

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Sign

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Subdivision

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Telecommunication Facility (antenna)

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Other



Reason for Petition (Other) *

special permit for Formula Business

Are you applying for a Special Permit? *

Yes

Are you applying for a Variance? *

No

Are you applying for an Appeal to an ISD decision? *

No

Zoning Use

Current use *

Fast Food (Juicery)

Proposed use *

Fast Food (Coffe Shop).

Zoning District *

Business B Zone/Harvard Square Area Overlay District

Sections of Zoning Ordinance Cited

Check the box to see an example:



Article *

4.000

Section *

4.35.0 (Fast Order Food Establishment).

Article

11.000

Section

11.30 (Fast Order or Quick Serve Food Establishments).

Article

10.000

Section

10.40 (Special Permit).

Article

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Section

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Article

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Section

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Article

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Section

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Article

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Section

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Relief Description

Brief description of work that requires Special Permit relief? *

Blank Street Coffee has been identified as a Formula Business. We are requesting a special permit to build an interior fit out for Blank Street Coffee. The exterior scope of work is limited to new signage which has been approved by City of Cambridge.

Total Gross Floor Area

Existing Conditions (Square Feet) *

39240

Requested Conditions (Square Feet) *

39240

Ordinance Requirements (Square Feet) *

39240

Lot Area

Existing Conditions (Square Feet) *

12,351

Requested Conditions (Square Feet) *

12,351

Ordinance Requirements (Square Feet) *

12,351

Ratio of Gross Floor Area to Lot Area

Existing Conditions *

3.18

Requested Conditions *

3.18

Ordinance Requirements *

3.18

Lot Area of Each Dwelling Unit

Existing Conditions (Feet) *

Not Applicable - no residential
Requested Conditions (Feet) *
Not Applicable - no residential

Ordinance Requirements (Feet) *
Not Applicable - no residential

Size of Lot

Width

Existing Conditions - Width (Feet) *
139

Requested Conditions - Width (Feet) *
139

Ordinance Requirements - Width (Feet) *
139

Depth

Existing Conditions - Depth (Feet) *
100.66

Requested Conditions - Depth (Feet) *
100.66

Ordinance Requirements - Depth (Feet) *
100.66

Setbacks in Feet

Front

Existing Conditions - Front (Feet) *
0

Requested Conditions - Front (Feet) *

0
Ordinance Requirements - Front (Feet) *

0

Left Side

Existing Conditions - Left (Feet) *

0

Requested Conditions- Left (Feet) *

0

Ordinance Requirements- Left (Feet) *

0

Right Side

Existing Conditions - Right (Feet) *

0

Requested Conditions - Right (Feet) *

0

Ordinance Requirements - Right (Feet) *

0

Rear

Existing Conditions - Rear (Feet) *

0

Requested Conditions - Rear (Feet) *

0

Ordinance Requirements - Rear (Feet) *

0

Size of Building

Height

Existing Conditions - Height (Feet) *

45

Requested Conditions - Height (Feet) *

45

Ordinance Requirements - Height (Feet) *

45

Width

Existing Conditions - Length (Feet) *

100.66

Requested Conditions - Length (Feet) *

100.66

Ordinance Requirements - Length (Feet) *

100.66

Length

Existing Conditions - Width (Feet) *

139

Requested Conditions - Length (Feet) *

139

Ordinance Requirements - Length (Feet) *

139

Ratio of Usable Open Space to Lot Area & Permeable Open Space

Existing Conditions *

unknown

Requested Conditions *

unknown

Ordinance Requirements *

unknown

Number of Dwelling Units

Number of Existing Dwelling Units *

0

Proposed Number of Dwelling Units *

0

Ordinance Requirements *

0

Number of Parking Spaces

Existing Number of Off Street Vehicle Parking Spaces *

0

Proposed Number of Off Street Vehicle Parking Spaces *

0

Ordinance Requirements *

0

Number of Loading Areas

Existing Number of Loading Areas *

0

Proposed Number of Loading Areas *

0

Ordinance Requirements *

0

Distance to Nearest Building on Same Lot

Existing Conditions (Feet) *

0

Requested Conditions (Feet) *

0

Ordinance Requirements (Feet)

0

Description of other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g. wood frame, brick, steel, etc. *

none

Special Permit

Requirements of the Ordinance can or will be met for the following reasons: *

Blank Street coffee is a regional coffee brand with locations (2) locations in Massachusetts and (20+) locations in NY. A coffee use is currently permitted in the Harvard Square Overlay District.

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 prior use(s) were A2 Food & Beverage - we do not anticipate additional pedestrian congestion, beyond the previous uses/ tenants.

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: *

We do not anticipate any adverse effects from the proposed coffee shop use.

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: *

We do not anticipate any hazards from the proposed coffee shop use.

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: *

Blank Street is a brand with multiple locations, however each store is unique in design, relative to the community in which it is located.

Petitioner Information

Property Owner Name *

1834 Realty, Inc

Care Of 📍

Daniel Fraine

Enter the address below where all correspondence should be sent.

Address *

1374 Massachusetts Avenue

Address - Line Two

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State (ex: MA)

MA

City

Cambridge

ZIP

02138

Contact Information

Phone Number

617-441-4208

E-mail Address

dfraine@cambridgesavings.com

Attestation

Full Name *

Robyn Kiernan

Date *

01/31/2023

Attachment Information

City of Cambridge, MA

Your Profile

[Your Records \(/dashboard/records\)](/dashboard/records)

Resources

[Claim a Record \(/claimRecord\)](/claimRecord)

[Employee Login \(https://cambridgema.viewpointcloud.io\)](https://cambridgema.viewpointcloud.io)