



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 600 Massachusetts avenue, (Map 106 Lot 124)

Zoning District: Business B, and Central Square Overlay (20.300)

Applicant Name: Cifrino Mass Ave Realty LLC, C/O Attorney Kevin Crane

Applicant Address: 540 Gallivan Blvd, Dorchester, MA 02134

Contact Information: 617-876-8500      kevin@cranelawoffice.com      617-864-6357  
 Telephone #                              Email Address                              Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

- 1. Definitions: Gross Floor Area Exclusions for Basement, #16 Special Permit
- 2.19.20 Project Review Special Permit
- 3.19.30 Citywide Urban Design Objectives (Findings)
- 4.20.300 Central Square Overlay District (Findings)
- 5.20.304.2.2 Building Height Limitation Special Permit
- 6.20.304.3.4 Special Permit for Additional FAR for Residential Uses
- 7.20.304.3.5 FAR Exemption for Residential Balconies
- 8.20.304.4 Waiver of Setback and Open Space Requirements, Special Permit
- 9.20.304.6 Parking and Loading Requirements
- 10.10.43 General Criteria for the Granting of a Special Permit (Findings)

List all submitted materials (include document titles and volume numbers where applicable) below.

Application Form	Project Narratives	Project Plans and Illustrations	
•Cover Sheet (signed) •Dimensional Form •Ownership Certificate •Fee Schedule	•Project Overview •Zoning Compliance Narrative •LEED Narrative •LEED Affidavit	•Survey •Existing Photos •Existing Plans and Elevations •Propose Site Plan •Proposed Floor Plans •Proposed Elevations	•Proposed Exterior Material •3D Renderings •Shadow Studies •Urban Design Analysis

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date \_\_\_\_\_ Signature of CDD Staff \_\_\_\_\_

**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

	<b>Existing</b>	<b>Allowed or Required</b> (max/min)	<b>Proposed</b>	<b>Permitted</b>
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

*Use space below and/or attached pages for additional notes:*

**OWNERSHIP CERTIFICATE**

**Project Address:**

**Application Date:**

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Citrino Mass Ave Realty LLC  
at the following address: 540 Gallivan Boulevard Dorchester, Ma.02124  
to apply for a special permit for: relief as per cover sheet  
on premises located at: 600 Massachusetts Avenue Cambridge  
for which the record title stands in the name of: Citrino Mass Ave Realty LLC  
whose address is: 540 Gallivan Boulevard Dorchester, Ma 02124

by a deed duly recorded in the:  
Registry of Deeds of County: Middlesex S. Book: 42788 Page: 486  
**OR** Registry District of the Land Court,  
Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Citrino Mass Ave Realty LLC

By: \_\_\_\_\_  
Its: Manager

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

[Handwritten Signature]  
To be completed by Notary Public:

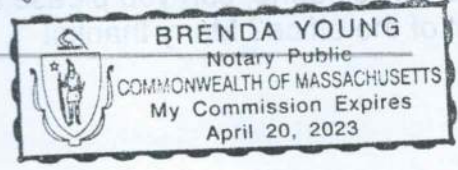
Commonwealth of Massachusetts, County of Berkshire

The above named Janet Garrey <sup>^ as Manager of Citrino Mass Ave Realty LLC.</sup> personally appeared before me,

on the month, day and year July 22, 2020 and made oath that the above statement is true.

Notary: Brenda Young

My Commission expires: 4/20/23



**FEE SCHEDULE**

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**Project Address:**

**Application Date:**

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The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

**Fee Calculation**

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New or Substantially Rehabilitated Gross Floor Area (SF): 53,548	× \$0.10 = \$5,354.80
Flood Plain Special Permit	Enter \$1,000.00 if applicable: 0
Other Special Permit	Enter \$150.00 if no other fee is applicable: 0
<b>TOTAL SPECIAL PERMIT FEE</b>	<b>Enter Larger of the Above Amounts: \$5,354.80</b>

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