



**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 Brattle Street Properties, LLC  
(OWNER)

Address: c/o Colliers International, 160 Federal Street, Floor 11, Boston, MA 02110

State that I/We own the property located at 1-3 Brattle Street,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Brattle Square Properties, LLC

Zoning application to be filed in the name of IMA Pizza Store 21 LLC as tenant of the subject property.

\*Pursuant to a deed of duly recorded in the date July 22, 2005, Middlesex South  
County Registry of Deeds at Book 45674, Page 335; or  
Middlesex Registry District of Land Court, Certificate No. N/A  
Book N/A Page N/A

By COLLIERS INTERNATIONAL, AS AGENT FOR  
BRATTLE STREET PROPERTIES, LLC  
By [Signature] EXECUTIVE VICE PRESIDENT  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

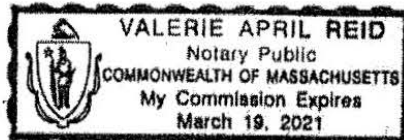
-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name James Callahan personally appeared before me,  
this 1 of Nov, 2016, and made oath that the above statement is true.

[Signature] Notary

My commission expires \_\_\_\_\_ (Notary Seal).

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



**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 8 Brattle St 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:
- The Appellant seeks to open and operate a restaurant with take-out offering craft pizza to residents and visitors of the community. The requested relief will not result in substantial detriment to the public good and without nullifying or substantially derogating from the Ordinance. The nature of the proposed use is in keeping with the character of the surrounding neighborhood.
- 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:
- The proposed use will attract a customer base predominantly traveling by pedestrians. Given the commercial nature of the location, the proposed use will not negatively impact the established neighborhood character.
- 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 proposed use is in keeping with the character of the neighborhood and will not have a negative impact on the adjacent uses.
- 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:
- The proposed use will not create any nuisance.
- 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:
- The proposed use is in harmony with the general purposes and intent of the Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** McDermott, Quilty & Miller LLP      **PRESENT USE/OCCUPANCY:** Restaurant  
**LOCATION:** 8 Brattle St Cambridge, MA      **ZONE:** Business B Zone  
**PHONE:** \_\_\_\_\_      **REQUESTED USE/OCCUPANCY:** Restaurant with take-out

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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>				
<u>WIDTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DEPTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>REAR</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>LEFT SIDE</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>RIGHT SIDE</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>LENGTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>WIDTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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>N/A</u>	<u>N/A</u>	<u>N/A</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. 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.

No change to footprint.

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'.

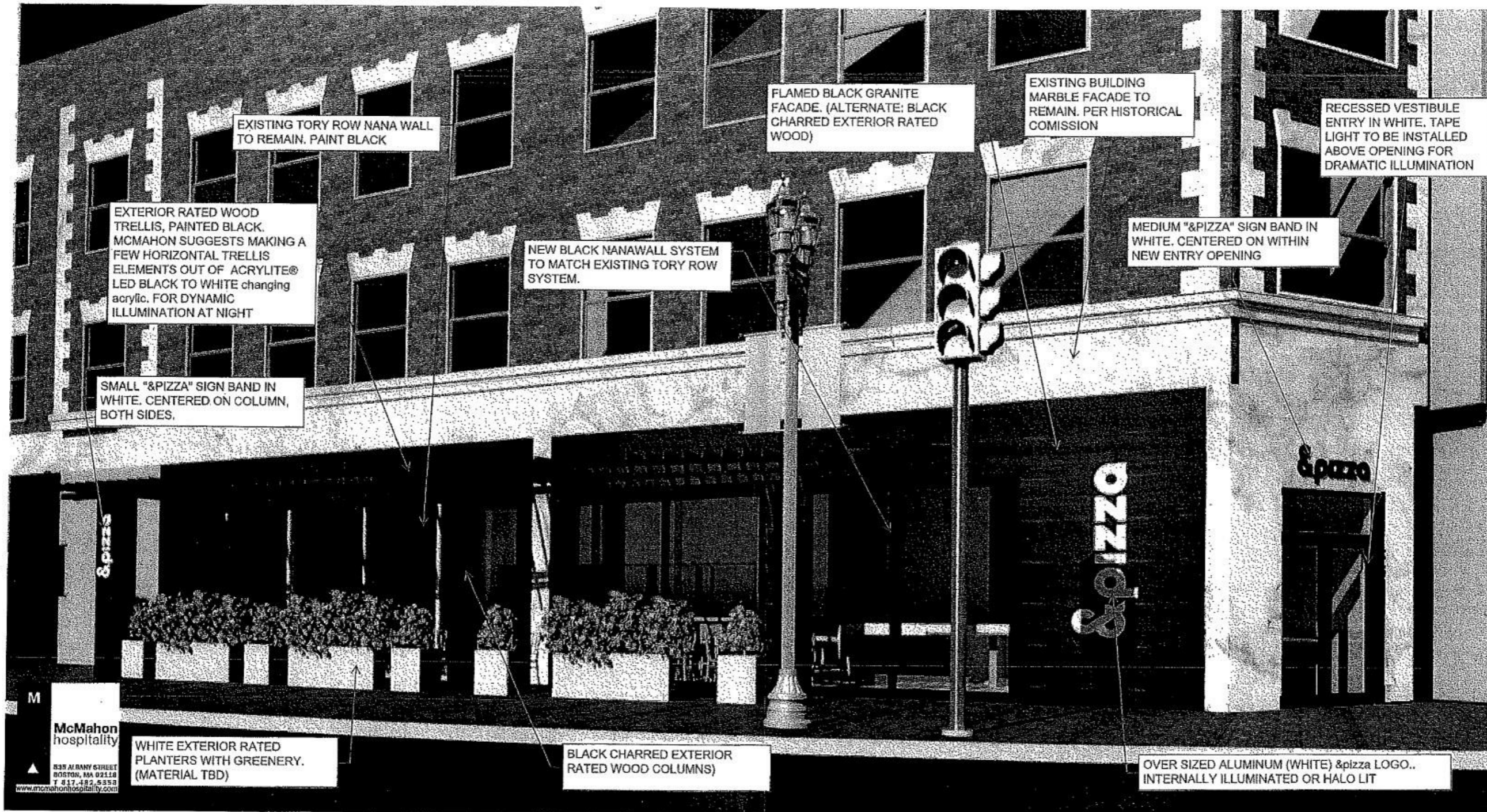
**DIMENSIONAL FORM**

**Project Address:** 3 Brattle Street, Cambridge MA

**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,453			
Lot Width (ft)	144.96			
Total Gross Floor Area (sq ft)	N/A			
Residential Base	N/A			
Non-Residential Base	6,413			
Inclusionary Housing Bonus	N/A			
Total Floor Area Ratio	N/A			
Residential Base	N/A			
Non-Residential Base	N/A			
Inclusionary Housing Bonus	N/A			
Total Dwelling Units	2			
Base Units	N/A			
Inclusionary Bonus Units	N/A			
Base Lot Area / Unit (sq ft)	N/A			
Total Lot Area / Unit (sq ft)	19,239			
Building Height(s) (ft)	3 stories			
Front Yard Setback (ft)	N/A			
Side Yard Setback (ft)	N/A			
Side Yard Setback (ft)	N/A			
Rear Yard Setback (ft)	+/-10'-0"			
Open Space (% of Lot Area)	0%			
Private Open Space	0%			
Permeable Open Space	0%			
Other Open Space (Specify)	0%			
Off-Street Parking Spaces	0			
Long-Term Bicycle Parking	0			
Short-Term Bicycle Parking	0			
Loading Bays	Alley Access			

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



EXISTING TORY ROW NANA WALL TO REMAIN. PAINT BLACK

EXTERIOR RATED WOOD TRELLIS, PAINTED BLACK. MCMAHON SUGGESTS MAKING A FEW HORIZONTAL TRELLIS ELEMENTS OUT OF ACRYLITE® LED BLACK TO WHITE CHANGING ACRYLIC. FOR DYNAMIC ILLUMINATION AT NIGHT

SMALL "&PIZZA" SIGN BAND IN WHITE. CENTERED ON COLUMN, BOTH SIDES.

NEW BLACK NANAWALL SYSTEM TO MATCH EXISTING TORY ROW SYSTEM.

FLAMED BLACK GRANITE FACADE. (ALTERNATE: BLACK CHARRED EXTERIOR RATED WOOD)

EXISTING BUILDING MARBLE FACADE TO REMAIN. PER HISTORICAL COMMISSION

RECESSED VESTIBULE ENTRY IN WHITE. TAPE LIGHT TO BE INSTALLED ABOVE OPENING FOR DRAMATIC ILLUMINATION

MEDIUM "&PIZZA" SIGN BAND IN WHITE. CENTERED ON WITHIN NEW ENTRY OPENING

M  
McMahon  
hospitality  
835 ASHBY STREET  
BOSTON, MA 02118  
7 617.492.5333  
www.mcmahonhospitality.com

WHITE EXTERIOR RATED PLANTERS WITH GREENERY. (MATERIAL TBD)

BLACK CHARRED EXTERIOR RATED WOOD COLUMNS)

OVER SIZED ALUMINUM (WHITE) &PIZZA LOGO.. INTERNALLY ILLUMINATED OR HALO LIT



