

Harvard Square Advisory Committee

c/o Cambridge Community Development Department

344 Broadway

Cambridge, MA 02139

617/349-4647

Case: 1160 Massachusetts Avenue – BZA017128-2019

Applicant: Megan M. Kemp, Esq, for Kung Fu Tea

Proposal and Zoning Issues: Board of Zoning Appeal Use Variance for Fast Order Food Use in the Residence C-2B district. This proposed use would take the place of the recently vacated retail use with alcohol sales

Harvard Square Advisory Committee: October 2, 2019

Summary: Megan M. Kemp of Adam Dash & Associates, representing Kung Fu Tea, presented the application for the use variance. The restaurant use is for 826 square feet with 16 seats. The bubble tea menu would include some baked goods and be a good fit with the Zinnekin's Waffles and the Boston Burger Restaurant. The hours of operation would be 11:00 am to 11:00 pm. The trash, recycling and delivery was discussed.

HSAC comments: The committee discussed and reviewed the operations and the change of use from retail to fast food, this would add variety to the food options on Mass Avenue, and in general the committee members present support active uses on the Mass Avenue corridor.

A motion was made and seconded to support the application for the use variance. Three of the members present voted to support the motion. One member present voted against the variance as it is a fast order food use and does not represent a substantial business presence that a sit down restaurant would provide.

Committee Members in Attendance: Alexandra Offiong, John DiGiovanni, Matt Simitis, and Lauren Curry.

Respectfully submitted for the Committee,



Liza Paden, Community Development Department