

BZA: 9258-2016



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2016 FEB -1 PM 12: 18

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MA
BZA 909258-2016

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : V Variance : Appeal :

PETITIONER : Anthony Galluccio, Esq.

PETITIONER'S ADDRESS : 1498 Cambridge Street Cambridge, MA 02139

LOCATION OF PROPERTY : 39 Jfk St Cambridge, MA 02138

TYPE OF OCCUPANCY : Business B ZONING DISTRICT : Business B Zone

REASON FOR PETITION :
Other: Fast Food Special Permit

DESCRIPTION OF PETITIONER'S PROPOSAL :
To operate a fast order food establishment at 39 JFK Street.

SECTIONS OF ZONING ORDINANCE CITED :
Article 4.000 Section 4.35.0 (Fast Order Food Establishment).
Article 11.000 Section 11.30 (Fast Order Food Establishment).

Original Signature(s) :

(Petitioner(s) / Owner)

Anthony Galluccio
(Print Name)

Address : 1498 Cambridge Street
Cambridge, MA 02139

Tel. No. : 617-945-2577

E-Mail Address : Anthonygalluccio@comcast.net

Date : 01-19-2016

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 39 Jfk St Cambridge, MA 02138 (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 Sweetgreen established menu offers a unique and needed product to Harvard Square which will predominantly have walking customers not vehicular customers.
- 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:
Customers will be predominantly walk-in. The menu is salad, soup and seasonal natural and organic items for local customers.
- 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:
Sweetgreen is a unique product with significant popularity. The offerings of salad, and whole grains would fulfill a unique need and support existing options.
- 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:
No nuisance or hazard will be created.
- 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:
Sweetgreen would provide a unique experience that is not perceived as chain and offers natural foods that meet city goals around public health and non-transfat options.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

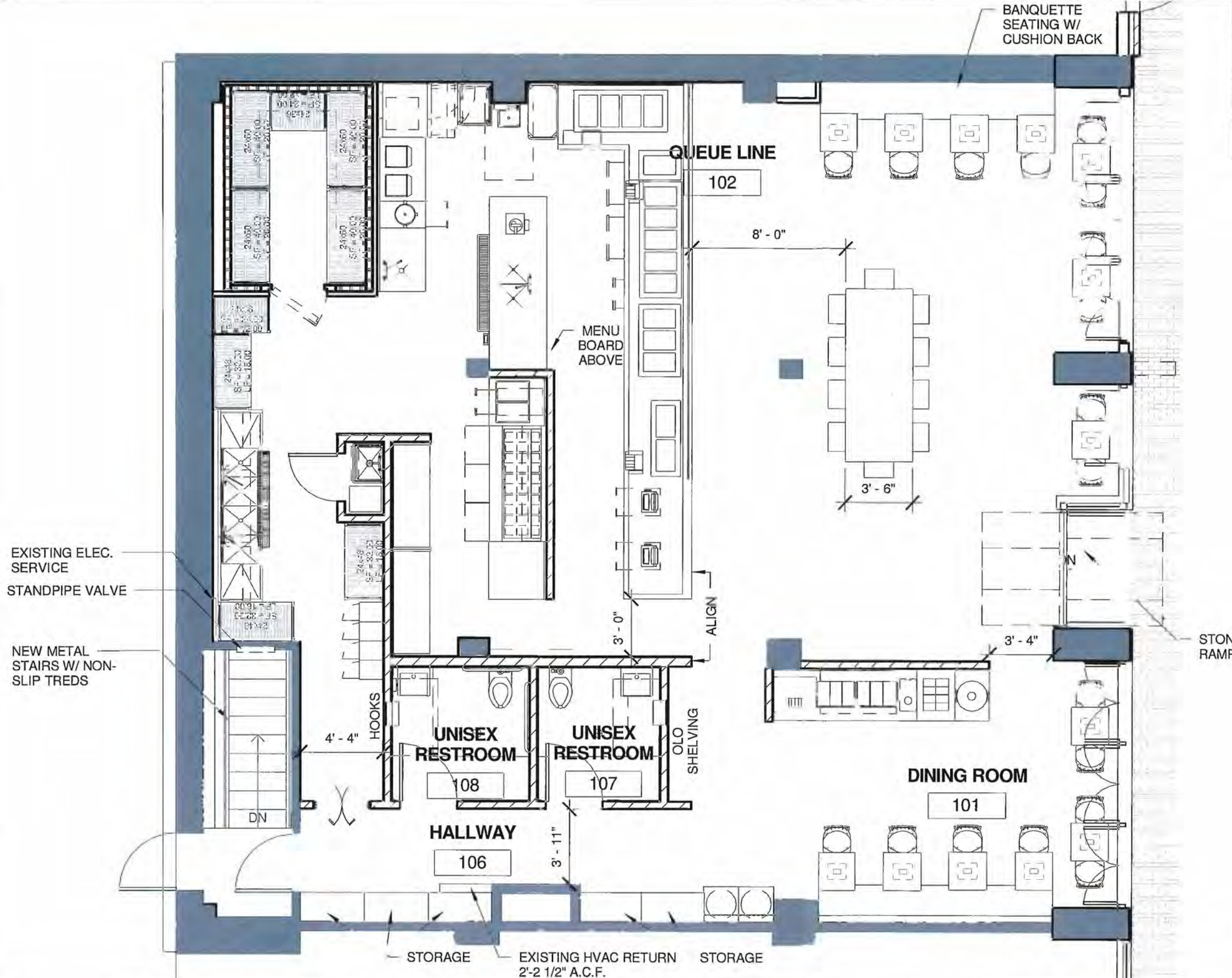
APPLICANT: Galluccio & Watson, LLP **PRESENT USE/OCCUPANCY:** Retail/Office
LOCATION: 39 Jfk St Cambridge, MA 02138 **ZONE:** Business B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Restaurant

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4036	0	0	(max.)
<u>LOT AREA:</u>	5862	0	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	4.5	0	0	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	N/A	0	0	(min.)
<u>SIZE OF LOT:</u>	WIDTH	+/- 100'	0	(min.)
	DEPTH	+/- 50'	0	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	(min.)
	REAR	0	0	(min.)
	LEFT SIDE	0	0	(min.)
	RIGHT SIDE	0	0	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	+/- 50'	0	(max.)
	LENGTH	+/- 100'	0	
	WIDTH	+/- 50'	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	0	(min.)
<u>NO. OF DWELLING UNITS:</u>	0	0	0	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	0	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	0	0	(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.

Total building square footage is 26,250 sq. ft.

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'.

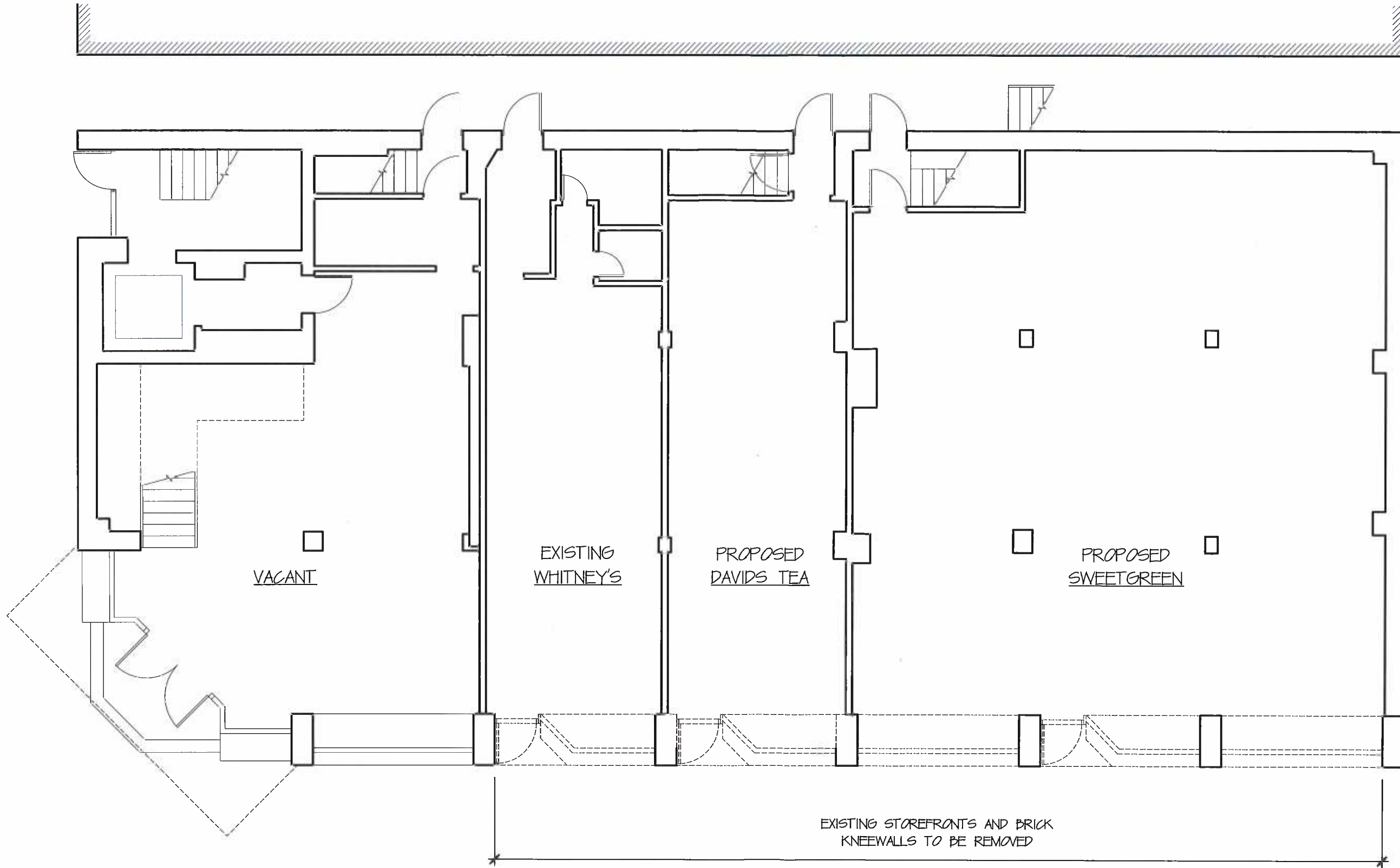


OCCUPANCY COUNT	
INTERIOR SEATING	28
INTERIOR FIXED SEATING	8
TOTAL	36

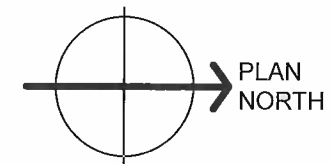
EXISTING ELEC. SERVICE
STANDPIPE VALVE
NEW METAL STAIRS W/ NON-SLIP TREDS

STONE RAMP

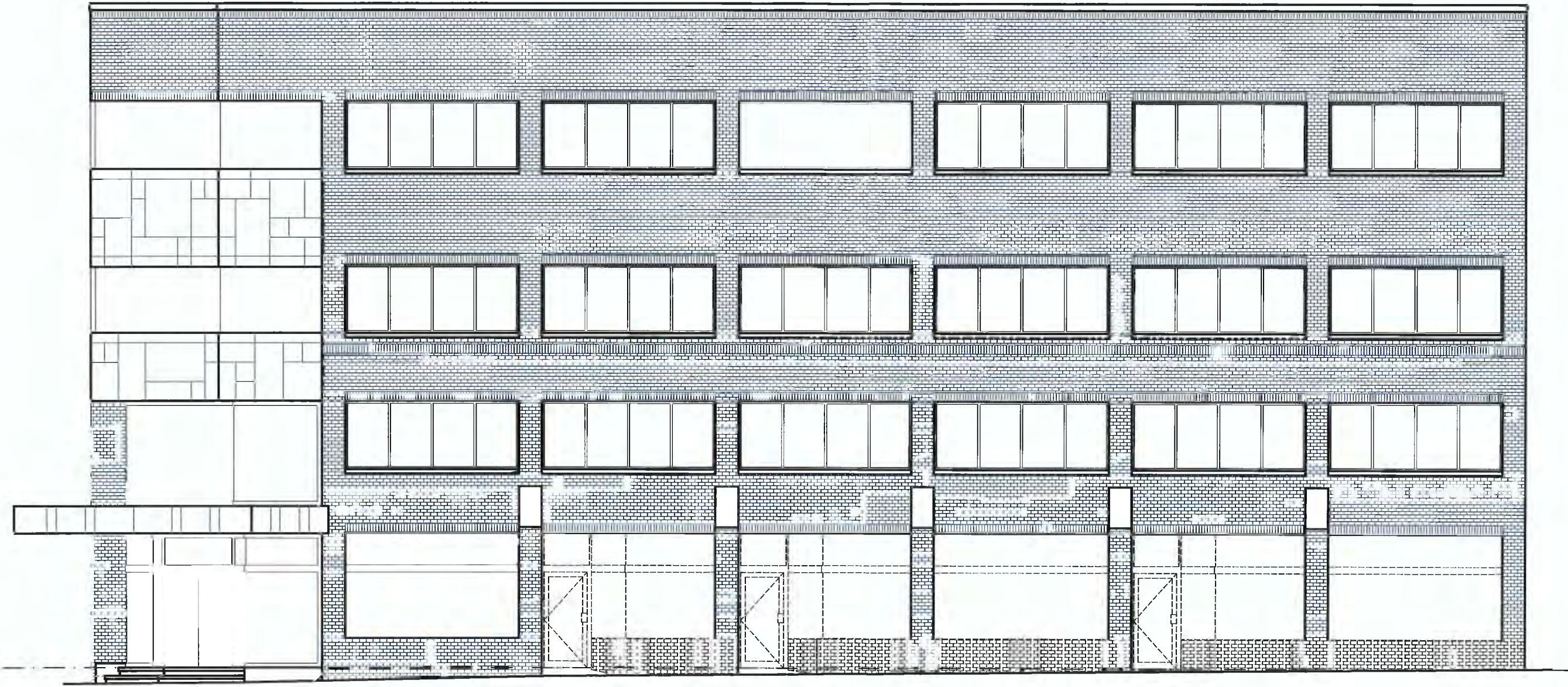
① SD - FIRST FLOOR PLAN
3/16" = 1'-0"



EXISTING FIRST FLOOR PLAN

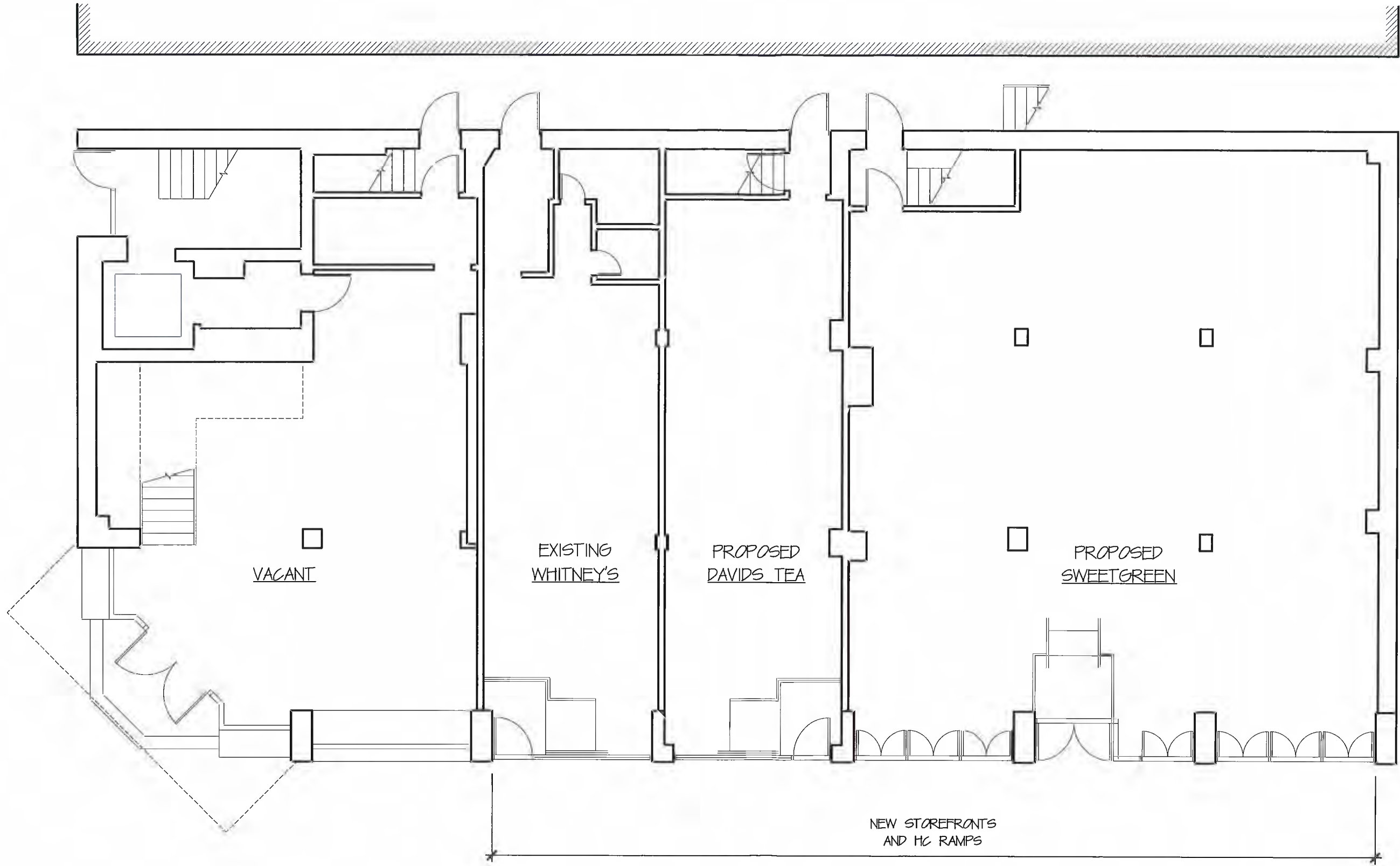


<p>CGKV Architects, Inc. 204A Hampshire Street Cambridge, MA 02139</p>	<p>SCALE: 1/8"=1'-0"</p>	
	<p>DATE: 12/21/2015</p>	
<p>STOREFRONT IMPROVEMENTS at 39 JFK Street Cambridge, MA</p>		<p>DRAWING NO.: A-1</p>



EXISTING STOREFRONTS AND BRICK
KNEEWALLS TO BE REMOVED

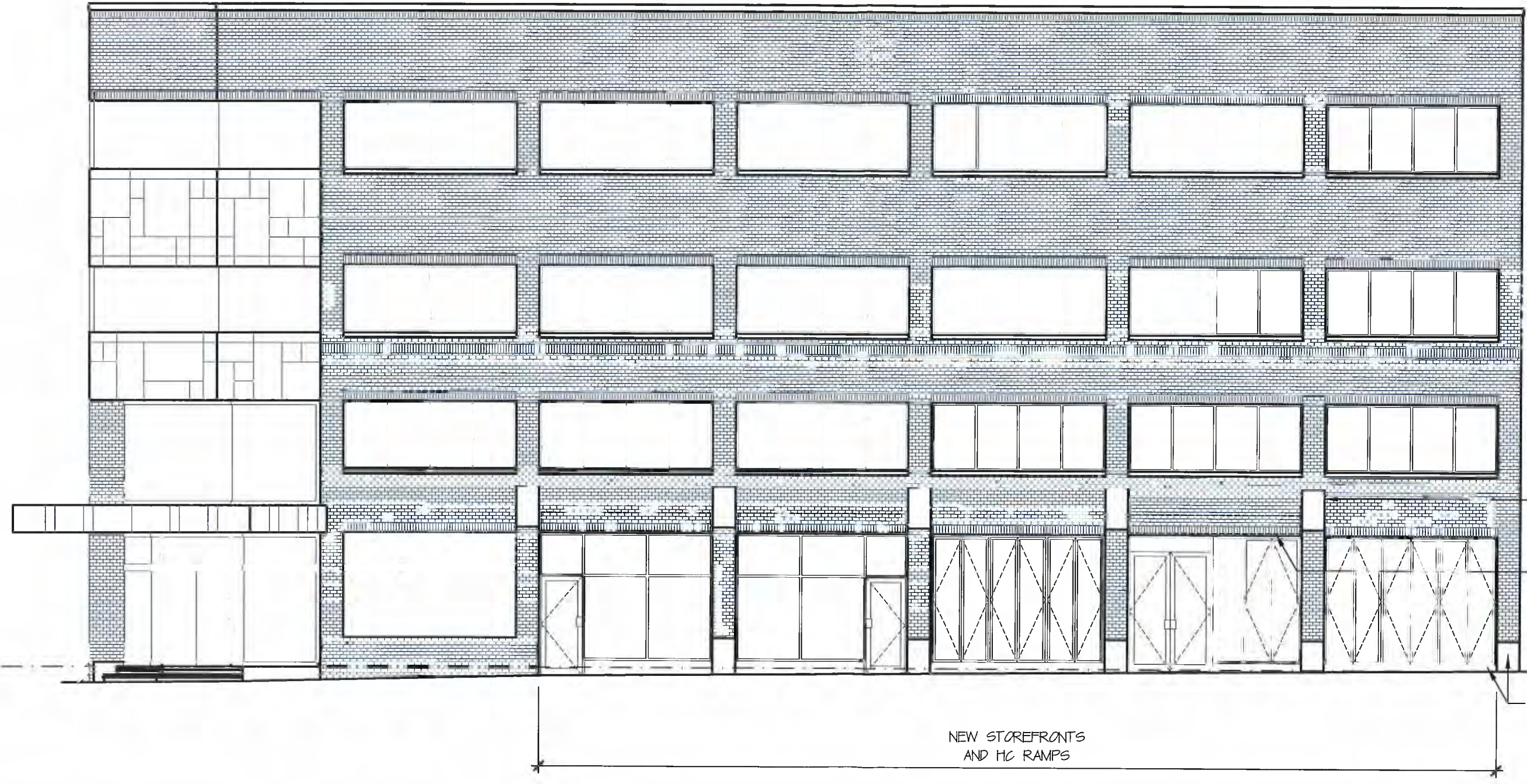
EXISTING EAST ELEVATION - (JFK STREET)



PROPOSED FIRST FLOOR PLAN



<p>CGKV Architects, Inc. 204A Hampshire Street Cambridge, MA 02139</p>	<p>SCALE: 1/8"=1'-0"</p>
	<p>DATE: 12/21/2015</p>
<p>STOREFRONT IMPROVEMENTS at 39 JFK Street Cambridge, MA</p>	
<p>DRAWING NO.: A-4</p>	



PROPOSED EAST ELEVATION - JFK STREET

SCALE:	1/8"=1'-0"
DATE:	12/21/2015
DRAWING NO.: A-5	
STOREFRONT IMPROVEMENTS at 39 JFK Street Cambridge, MA	
CGKV Architects, Inc. 204A Hampshire Street Cambridge, MA 02139	