BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ✓ Variance: _____ Appeal: _____

PETITIONER: John Burke

PETITIONER'S ADDRESS: 37 Warehouse Street, Springfield, MA 01118

LOCATION OF PROPERTY: One Brattle Square

TYPE OF OCCUPANCY: Group A-2 ZONING DISTRICT: BB

REASON FOR PETITION:

✓ Additions

✓ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

_____ Dormer

_____ Other: fast food

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Interior fitout of a Cafe. The Cafe will be located on the left side of the existing Webster Bank location.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.30 Section 4.350

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): _____
(Petitioner(s)/Owner)

John Burke
(Print Name)

Address: 37 Warehouse Street
Springfield, MA 01118

Tel. No.: 413-374-4010

E-Mail Address: john@allenandburke.com

Date: ~~2/10/18~~ 3/6/18

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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 One Brattle Square **(*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:

There will be no changes to the front of the building other than signage.

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:

1. Currently there is no parking in front of the space
2. Loading doors are provided as building infrastructure at the rear of building for loading and trash removal.

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 location is a vibrant commercial district and the Cafe aligns with similar activity

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:

Existing sidewalk and public space is more than adequate for proposed Cafe and is similar to adjacent Plaza where Pedestrian traffic is even more robust.

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:

Harvard Square is a commercial hub of pedestrian friendly cafes and shops. This cafe fits into the model for community and Student

lifestyle in a way that is more suitable for the current commercial bank.

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DIMENSIONAL INFORMATION

APPLICANT: John Burke PRESENT USE/OCCUPANCY: Bank - Group - B

LOCATION: One Brattle Square ZONE:

PHONE: (413) 374-4010 REQUESTED USE/OCCUPANCY: Group A-2

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		94,826	94,826	94,826	(max.)
LOT AREA:		N/A	—	—	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		3.2	3.2	3.2	(max.)
LOT AREA FOR EACH DWELLING UNIT:		N/A	—	—	(min.)
SIZE OF LOT:	WIDTH	N/A	—	—	(min.)
	DEPTH				
Setbacks in Feet:	FRONT	N/A	—	—	(min.)
	REAR	N/A	—	—	(min.)
	LEFT SIDE	N/A	—	—	(min.)
	RIGHT SIDE	N/A	—	—	(min.)
SIZE OF BLDG.:	HEIGHT	75'	75'	75'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		N/A	N/A	N/A	(min.)
NO. OF DWELLING UNITS:		N/A	N/A	N/A	(max.)
NO. OF PARKING SPACES:		52	52	104/156	(min./max)
NO. OF LOADING AREAS:		3	3	3	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:					(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.

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'.*

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 Piedmont - One Brattle Square 1, LLC
(OWNER)

Address: One Brattle Square Cambridge, MA 02138

State that I/We own the property located at One Brattle Square, which is the subject of this zoning application.

The record title of this property is in the name of Wells REIT One Brattle Square 1, LLC

*Pursuant to a deed of duly recorded in the date 3/2/04, Middlesex South County Registry of Deeds at Book 42156, Page 500; or Middlesex Registry District of Land Court, Certificate No. —

Book — Page —.

Piedmont Office Management, LLC, Agent for owner

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~~ Washington, District of Columbia

The above-name Daniel M. Dillon personally appeared before me, this 24th of January 2018, and made oath that the above statement is true.

Janice Hardy Notary

My commission expires 2/28/22 (Notary Seal).

JANICE HARDY NOTARY PUBLIC DISTRICT OF COLUMBIA COMMISSION EXPIRES 2/28/2022

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