

Date: July 9, 2015

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

BZA APPLICATION FORM

Plan No:

BZA-007382-2015

**GENERAL INFORMATION** 

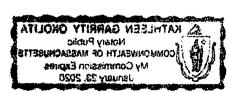
	signed hereby peti	t <mark>io</mark> ns the Boa			r the following:	22
Special Pe	ermit: <u>V</u>		Varia	nce :	_	Appeal:
PETITION	R: Capital	One 360 C	Cafe - C	/O James	J. Rafferty, Esc	I.
PETITION	ER'S ADDRESS :	675 Ma	ssachus	etts Avenu	e Cambridge, MA	02139
LOCATION	OF PROPERTY:	_28 JFK S	treet, Camb	oridge, MA		
TYPE OF (	OCCUPANCY:	-			ZONING DISTRICT	Business B/Harvard Square Overlay District
REASON F	OR PETITION :					•
	Chan	ige in Use	/ Occup	pancy		
DESCRIPT	ION OF PETITIONE	ER'S PROPOS	SAL:			
				a Cantail	One 360 Cafe o	ontaining a Peet's Coffee
	ion to provid					oncaining a reet's correc
SECTIONS	OF ZONING ORDI	NANCE CITE	D:			
Article	4.000	Section	4.35 (H	Fast Order	Food Establish	ment).
Article	10.000	Section	10.40 (Special Permit).			
Article	11.000	Section	11.30 (Fast Order Food Establishment).			
Article	20.000	Section	ction 20.50 (Harvard Square Overlay District).			
			Original	Signature(s) :	James J. Raff	(Petitioner(s) Owner) erty (Print Name)
				Address	: 675 Massachu	setts Avenue
					Cambridge, M	A 02139
				Tel. No. :	(617) 492-410	00

# OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Capital One 360 Cafe - C	lo James J. Rufferty, Esq.
	Massachusetts Avenue Cambridge, MA 02139
Location of Premises:28 JFK Street	
the record title standing in the name of _/	Alliara LLC
whose address is <u>1188 Centre Street, I</u> (Street) (City or Town	
by a deed duly recorded in the <u>Middlese</u>	exCounty Registry of Deeds in
Book <u>60809</u> Page <u>92</u>	orRegistry
District of Land Court Certificate No	Book Page Page Alliara, LLC  by: 62.11  Owner  Paula Turnbull, Manager
On this Is day of July, 2018 personally appeared Faula E Turnbu satisfactory evidence of identification, when the person whose name is signed on the acknowledged to me that	





## **BZA APPLICATION FORM**

# **DIMENSIONAL INFORMATION**

James Rafferty, Esq. PRESENT USE/OCCUPANCY: **APPLICANT:** retail **LOCATION:** 28 Jfk St Cambridge, MA ZONE: Business B/Harvard Square O PHONE: **REQUESTED USE/OCCUPANCY:** fast order food **REQUESTED EXISTING ORDINANCE** CONDITIONS **CONDITIONS** REQUIREMENTS TOTAL GROSS FLOOR AREA: 3,200sf\* no change 41,048 (max.) LOT AREA: 10,262 no change none (min.) RATIO OF GROSS FLOOR AREA 2.7 no change 4 (max.) TO LOT AREA: 2 LOT AREA FOR EACH DWELLING UNIT: N/A N/A N/A (min.) SIZE OF LOT: WIDTH +/-1001 no change none (min.) DEPTH +/-100' no change N/A SETBACKS IN FEET: FRONT 0 • no change none (min.) REAR 0' no change none (min.) LEFT SIDE 0' no change none (min.) RIGHT SIDE 0 \* no change none (min.) SIZE OF BLDG.: HEIGHT +/-45' 60' no change (max.) LENGTH +/-100' no change N/A WIDTH +/-100' no change N/A RATIO OF USABLE OPEN SPACE 0 no change none (min.) TO LOT AREA: NO. OF DWELLING UNITS: 0 no change N/A (max.) 0 0 NO. OF PARKING SPACES: no change (min./max) NO. OF LOADING AREAS: 0 no change N/A (min.) DISTANCE TO NEAREST BLDG. N/A N/A N/A (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.

\*size of space. Total building is 27,846 sf

ON SAME LOT:

<sup>1.</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

<sup>2.</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

## **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 <u>28 Jfk St Cambridge, MA</u> (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 use of a portion of the premises as a Peet's Coffee located within a retail use providing financing financial services meets all of the criteria of Article 11.31 in that it will attract walk-in patrons from the adjacent office, academic and multi-family buildings.

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:

This section of Harvard Square contains a wide range of retail and restaurant uses and the proposed use will not change existing traffic patterns.

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 surrounding uses will not be adversely affected by the operation of this use that will attract banking customers and cafe patrons.

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 petitioner will operate its premises in complete compliance with all health, safety and sanitary code requirements.

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 unique aspect of this Cafe that combines banking services within a Cafe setting will contribute to the diversity of uses encouraged by the Harvard Square Overlay District.