



CITY OF CAMBRIDGE

Community Development Department

To: Board of Zoning Appeal
From: Harvard Square Advisory Committee
Date: May 23, 2022
Re: **54 JFK Street**

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Overview

The Harvard Square Advisory Committee (the “Committee”) met on Wednesday, May 18, 2022 to discuss the special permit application by Moge Tee at 54 JFK Street. The meeting was conducted pursuant to the provisions of Section 20.50 of the Cambridge Zoning Ordinance in advance of the applicant’s request for a special permit from the Board of Zoning Appeal (BZA). Committee members present were Allison Crosbie, Lauren Curry, Jemel Derbali, John DiGiovanni, Frank Kramer, Kari Kuelzer, Sara Li, Steven Ng, Alexandra Offiong, and Matt Simitis. After discussion, the Committee decided to forward a report to the BZA with a positive recommendation, with all 10 members present voting in favor.

Proposal Description

The applicant proposes to operate a bubble tea shop. This use is considered both a Formula Business and a Fast Order/Quick-Service Food Establishment. While Fast Order/Quick-Service Food Establishments are allowed as-of-right in the base zone (Business B), the use requires a special permit from the BZA because it qualifies as a Formula Business and is located in the Overlay District.

Committee Comments

Members of the Committee were supportive of the applicant’s proposal, highlighting that the business will be replacing a similar establishment. The Committee noted that curb management is a general concern on this stretch of JFK Street but did not think that it should impact the applicant’s ability to be granted a special permit. Committee members did encourage the applicant to find strategies to mitigate impacts from delivery service vehicles. The Committee also encouraged the applicant to source biodegradable products, including hot and cold cups.

Respectfully submitted for the Committee,

Sarah Scott

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