CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUL 21 AM 10: 39
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 233603

General Information

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: anthony brooks

PETITIONER'S ADDRESS: 155 western ave, Cambridge, ma 02139

LOCATION OF PROPERTY: **233 River St , Cambridge, MA**

TYPE OF OCCUPANCY: fast orderfood establishment **ZONING DISTRICT:** Business A-3 Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

existing fast order food establishment (coast cafe). received special permit #7378 in 1997, which is now expired. under current zoning need to apply again. going for an annual common victualer license

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).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): Anthony Brooks

(Petitioner (s) / Owner)

Anthony Brooks

(Print Name)

Address: _____
Tel. No. 6172718729
E-Mail Address: coastsoulcafe@gmail.com

Date: _____

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 233 River St , Cambridge, MA (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:

pre existing commercial use. will not cause any detriment to the public good or neighborhood. no increased traffic. restaurant is beloved by the neighborhood.

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:

will not change the neighborhood character nor will my use increase traffic or patterns of egrees or access

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:

i hope that my restaurant ipositively affects the neighbrohhod character

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:

used cooking oil picked up regularly. dumpster disposed of regularly

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:

the proposed use is pre existing and in a busy neighborhood of the city along a major road

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: anthony brooks
Location: 233 River St , Cambridge, MA
Phone: 6172718729

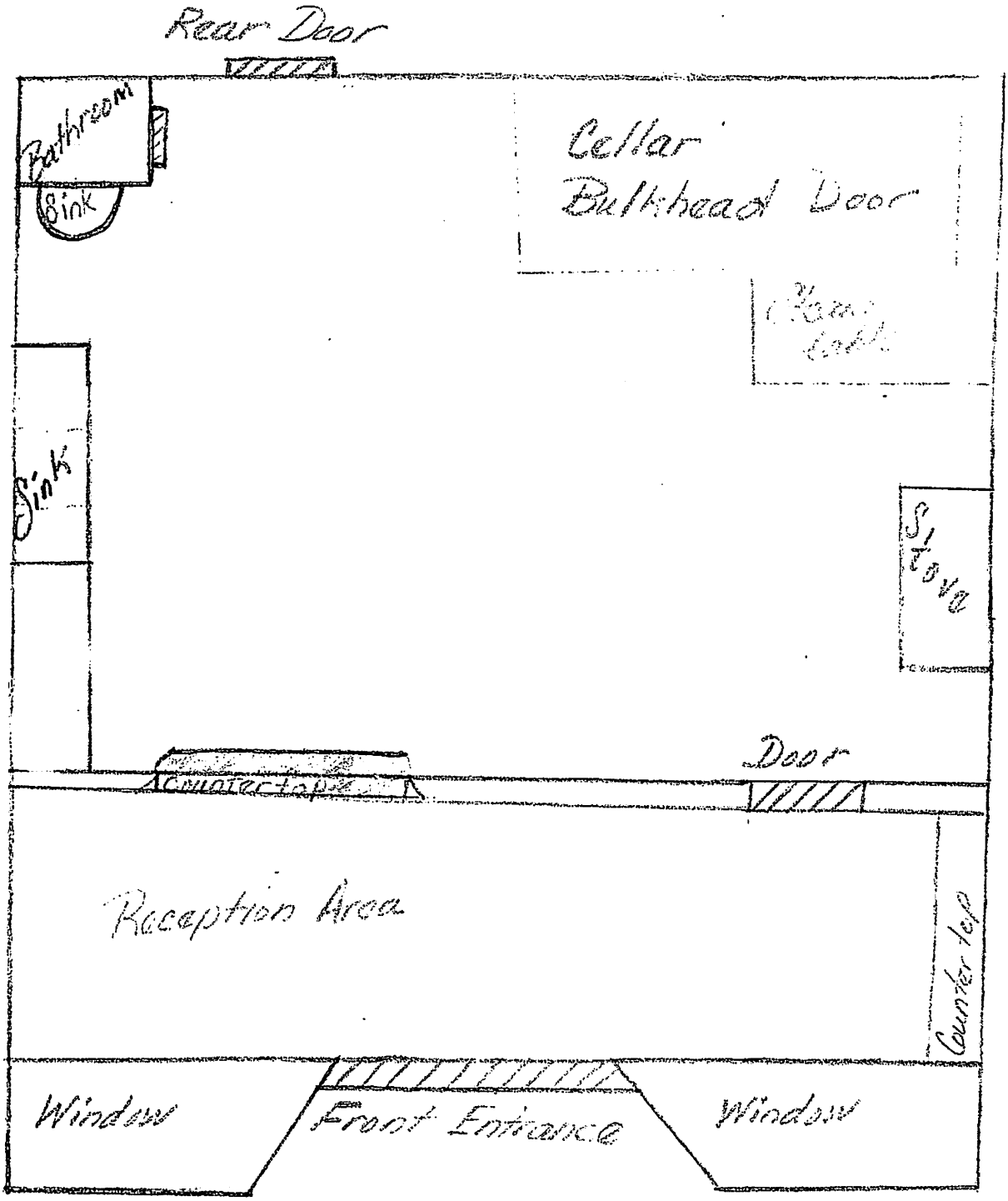
Present Use/Occupancy: fast orderfood establishment
Zone: Business A-3 Zone
Requested Use/Occupancy: fast roder food establishment

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		371		371		N/A	(max.)
LOT AREA:		3,246		3,246		N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.11		.11		.75	
LOT AREA OF EACH DWELLING UNIT		n/a		n/a		n/a	
SIZE OF LOT:	WIDTH	39		39		50	
	DEPTH	70		70		n/a	
SETBACKS IN FEET:	FRONT	street line		street line		10	
	REAR	34		34		10	
	LEFT SIDE	property line		property line		8	
	RIGHT SIDE	20		20		8	
SIZE OF BUILDING:	HEIGHT	12		12		35	
	WIDTH	16		16		n/a	
	LENGTH	12		12		n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		.25		.25		30%	
NO. OF DWELLING UNITS:		0		0		0	
NO. OF PARKING SPACES:		0		0		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		touching		touching		n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

rental house with firewall in between

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'.


Rear Door
Bathroom
Sink
Cellar
Bulkhead Door
Sink
Stove
Door
Counter top
Reception Area
Counter top
Window
Front Entrance
Window


THE COAST CAFE
FOOD FROM THE SOUL
617 354-7644
233
BBQ SMOKED PULLED CHICKEN SANDWICH W/ FRIES 11.99
FOOD FROM THE SOUL
617 354-7644
The Boston Globe
Boston magazine
BEST OF BOSTON 2009


624
RECYCLE
AWARNING
ADVERTENCIA
Back Area Opening Checklist
Back Area CLOSING Checklist
Food Allergies
what you need to know
Most Common Food Allergens
Chicken Refill
RECYCLE


KOSHER


PITCO
CRISP N' HOLD


"When you're
surrounded by people
who share a
passionate commitment
around a common
purpose,
anything is possible."


"When you're surrounded by people who share a passionate commitment around a common purpose, anything is possible."

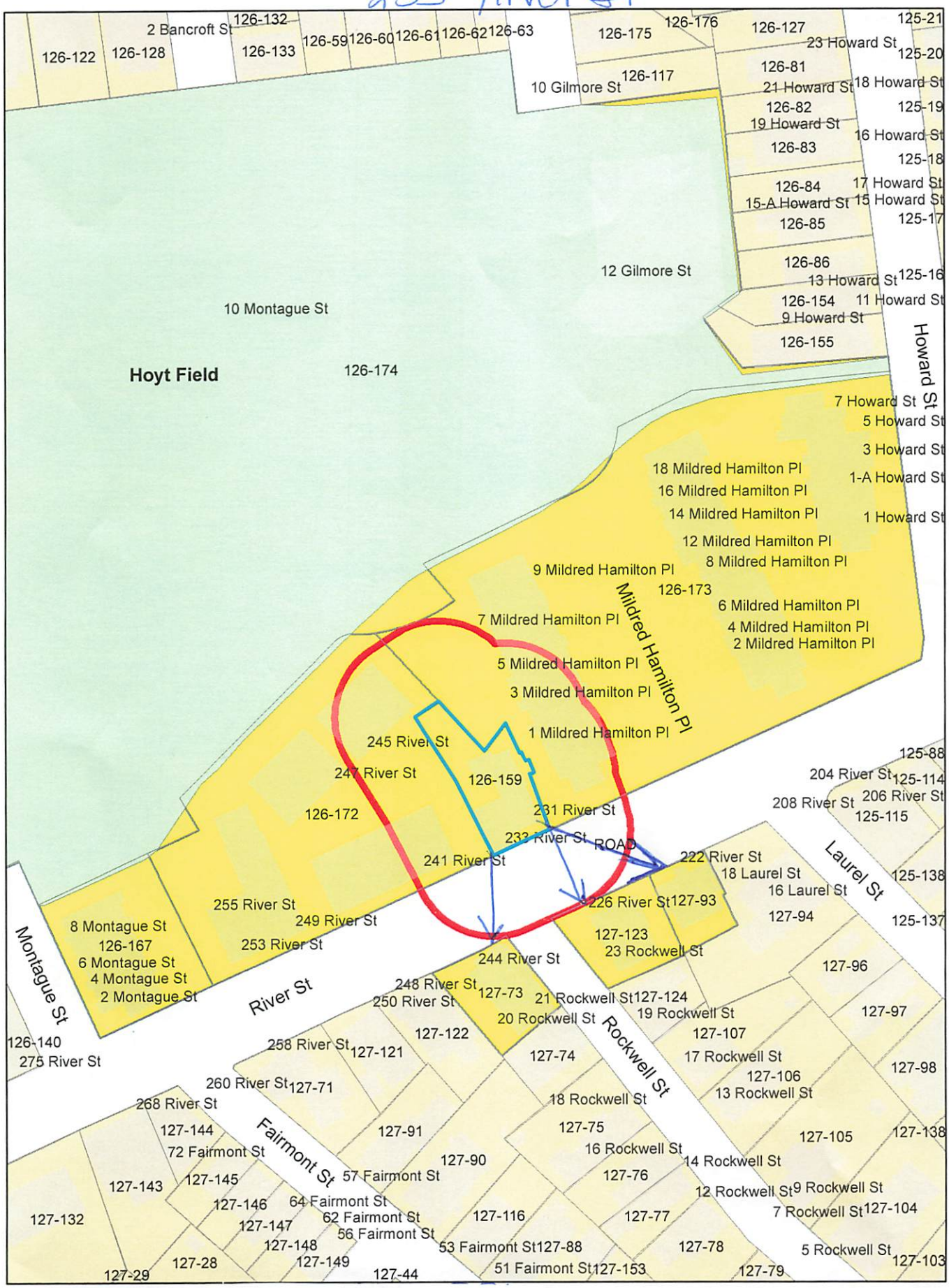

NOTICE TO CUSTOMERS
VALID ID IS REQUIRED FOR ALL NON-CHIP-ENABLED CREDIT AND DEBIT CARD PURCHASES
BBQ SMOKED PULLED CHICKEN SANDWICH W/ FRIES
11.99
secured by ADT
Caution Hot
Chicken +
NEW HOURS
Wednesday & Thursday
3pm - 8pm
Friday & Saturday
12pm - 8pm


Boston
Eat.Out!
BELIEVE
THE COAST CAFE
TAKE HOME SOME OF
OUR SIGNATURE
SAUCES TODAY!
FOLLOW US
NOTICE TO CUSTOMERS
VALID ID IS REQUIRED FOR ALL
NON-CHIP ENABLED CREDIT
AND DEBIT CARD PURCHASES


BO PLATES
ED CHICKEN
Thigh, Breast, Mix
IED WING
AST WING
BBQ, Buffalo,
Hot, Jerk
IED Boneless Thigh
BBQ, Buffalo
Hot, Jerk
BQ PORK RIB
BQ P. RIB and chicken
RIED CATFISH
RIED HADDOCK
APPETIZERS
•CORNBREAD MUFFIN
•BEEF AND CHEESE PATTY
•Chicken + Cheese
•Jerk Chicken Cheese
•Buffalo Chicken Cheese
SIDES
Small 8oz
Med 12oz
Large 16oz
•mac'n cheese • Yams
•collard greens
•string beans
•rice and beans (w/gravy)
CHICKEN BOXES
Small Large
3 Piece BOX
•Thighs
•Breasts
•Mixed
•Fried Wing
•Coast Wing
•BBQ Wing
•Buffalo Wing
•Hot Wing
•Jerk Wing
Caution Hot
NOTICE TO CUS
VALID ID IS REQUIR
NON-CHIP-ENABL
AND DEBIT CARD P
BBQ SMOKE
PULLED
CHICKEN
SANDWICH
FRIES
11.99
Chicken + Waffles
NEW HOURS
Wednesday


American Panel
Kat-Clear
Drink Cups
COUNTRY CROCK
YL2512
Made in the USA

233 River St.


2 Bancroft St
126-132
126-122
126-128
126-133
126-59
126-60
126-61
126-62
126-63
126-175
126-176
126-127
125-21
23 Howard St
125-20
126-81
10 Gilmore St
126-117
21 Howard St
18 Howard St
126-82
125-19
19 Howard St
16 Howard St
126-83
125-18
126-84
17 Howard St
15-A Howard St
15 Howard St
126-85
125-17
126-86
12 Gilmore St
13 Howard St
125-16
126-154
11 Howard St
9 Howard St
10 Montague St
126-155
Howard St
Hoyt Field
126-174
7 Howard St
5 Howard St
3 Howard St
18 Mildred Hamilton Pl
1-A Howard St
16 Mildred Hamilton Pl
14 Mildred Hamilton Pl
1 Howard St
12 Mildred Hamilton Pl
8 Mildred Hamilton Pl
9 Mildred Hamilton Pl
126-173
Mildred Hamilton Pl
6 Mildred Hamilton Pl
7 Mildred Hamilton Pl
4 Mildred Hamilton Pl
2 Mildred Hamilton Pl
5 Mildred Hamilton Pl
3 Mildred Hamilton Pl
1 Mildred Hamilton Pl
245 River St
247 River St
126-159
126-172
231 River St
233 River St
ROAD
241 River St
222 River St
18 Laurel St
16 Laurel St
Laurel St
125-88
204 River St
125-114
206 River St
208 River St
125-115
125-138
226 River St
127-93
127-94
125-137
255 River St
249 River St
253 River St
8 Montague St
126-167
6 Montague St
4 Montague St
2 Montague St
Montague St
River St
127-123
23 Rockwell St
244 River St
127-96
248 River St
127-73
250 River St
21 Rockwell St
127-124
20 Rockwell St
19 Rockwell St
127-97
127-122
127-107
126-140
275 River St
258 River St
127-121
127-74
17 Rockwell St
127-98
Rockwell St
127-106
260 River St
127-71
13 Rockwell St
268 River St
18 Rockwell St
127-144
127-91
127-75
127-105
127-138
Fairmont St
72 Fairmont St
127-90
16 Rockwell St
14 Rockwell St
127-143
127-145
57 Fairmont St
127-76
12 Rockwell St
9 Rockwell St
127-146
64 Fairmont St
127-104
7 Rockwell St
127-132
127-147
62 Fairmont St
127-116
127-77
56 Fairmont St
127-148
53 Fairmont St
127-88
127-78
5 Rockwell St
127-149
127-103
127-28
127-29
127-44
51 Fairmont St
127-153
127-79

233 River St.

Petitioner

127-123
HUNTER, CAROLINE
23 ROCKWELL ST
CAMBRIDGE, MA 02139

126-167-173
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

ANTHONY BROOKS
155 WESTERN AVENUE
CAMBRIDGE, MA 02139

127-93
SHAPLYKO, NICHOLAS & EKATERINA SOROKINA
115 COLLEGE AVE
SOMERVILLE, MA 02144

126-159
BECKFORD, HAROLD H.
231 RIVER ST
CAMBRIDGE, MA 02139

126-172
CHAN, ERICA Y & NATHAN FOX HANAGAMI
TRSTS OR THEIR SUCCESSORS OF THE CHAN
HANAGAMI LIVING TRUST
247 RIVER ST UNIT#2
CAMBRIDGE, MA 02139

126-172
WU, SHUYING,
TRUSTEE JING LIU REALTY TRUST
245-1 RIVER ST
CAMBRIDGE, MA 02139

126-172
PERROTT, JEFFREY H. & ALEXANDRA R. PERROTT
453 PRENTICE ST
HOLLISTON, MA 01746

126-172
YAN, XUEFENG & LI JIANG
26014 SUMMER SAVORY LN
KATY, TX 77494

126-172
MASSARI, PAOLA
241-255 RIVER ST,UNIT #241/2
CAMBRIDGE, MA 02139

126-172
SANTOS, JOHN C.,
TRUSTEE THE JOHN C. SANTOS REV TRUST
70 SEAVIEW AVE
MARBLEHEAD, MA 01945

126-172
MOODY, JASON
241-255 RIVER ST,UNIT #241/4
CAMBRIDGE, MA 02139

126-172
BEAULIEU, DANIEL & ELIZABETH A. DORAN
249 RIVER ST
CAMBRIDGE, MA 02139

126-172
AARH, LLC
8 EULITA TER
BRIGHTON, MA 02135

126-172
BEWSHER, ANDREW C. & CELINE BEWSHER
247 RIVER ST., UNIT #1
CAMBRIDGE, MA 02139

126-172
COLANGELO, AUGUSTUS B., IV
241-255 RIVER ST. UNIT#245/3
CAMBRIDGE, MA 02139

126-172
BALL, VALERIE M.
245 RIVER ST UNIT 2
CAMBRIDGE, MA 02139

126-172
KIM, SANDRA M.
241 RIVER ST. UNIT #9
CAMBRIDGE, MA 02139

126-172
KIM, SANDRA M.
247-1 RIVER ST
CAMBRIDGE, MA 02139

126-172
HUSSAIN, SHAHNAJ & NAJEEB HUSSAIN
241 RIVER ST. UNIT#1
CAMBRIDGE, MA 02139

126-172
GUEVARA, REYNERIO & GLORIBEL BARUCO
241 RIVER ST. UNIT#3
CAMBRIDGE, MA 02139

127-73
EISENDRATH, MATTHEW
244 RIVER ST. UNIT#2
CAMBRIDGE, MA 02139

127-73
BENTON, JOSHUA A.
244 RIVER ST. UNIT#1
CAMBRIDGE, MA 02139

127-73
JONES, JESSICA
104 W 129TH ST. #4
NEW YORK, NY 10027

126-172
DOUKOURE-AMOA ADJA MAME
MARIENE AMOA KWAKU
241 RIVER ST - UNIT 5
CAMBRIDGE, MA 02139

126-172
WEN, HAIYAN
241-255 RIVER ST - UNIT 247-3
CAMBRIDGE, MA 02139

126-172
MORIEARTY, ELEANOR
255 RIVER ST - UNIT 241-6
CAMBRIDGE, MA 02139

126-172
SMITH, MARK BURNHAM & CAROLYN EDELSTEIN
241-255 RIVER ST - UNIT 255
CAMBRIDGE, MA 02139

126-174
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

126-174
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

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.

CITY OF CAMBRIDGE
2023 AUG 15 P 12:35
ELECTIONAL SERVICE

I/We Harold Beckford
(OWNER)

Address: 231 River St. Cambridge, MA 02139

State that I/We own the property located at 233 River St. Camb.,

which is the subject of this zoning application.

The record title of this property is in the name of H. Beckford

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 64267, Page 382; or Middlesex Registry District of Land Court, Certificate No._____

Book _____ Page _____.

H. Beckford
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 Middlesex

The above-name Harold Beckford personally appeared before me, this 10th of August, 2023, and made oath that the above statement is true.

Adaria Brooks Notary

My commission expires _____ (Notary Seal).

ADARIA J. BROOKS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2028

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

Pacheco, Maria

From: Mark Smith <markburnhamsmith@gmail.com>
Sent: Thursday, September 7, 2023 12:15 PM
To: Pacheco, Maria
Subject: Comments Regarding BZA-233603: Coast Cafe

Dear Maria,

I live at 255 River Street, in close proximity to Coast Cafe. I'm writing to share my strong support for the continued permitting of Coast Cafe at 233 River Street as a Fast Order Food Establishment. The petitioner, Anthony Brooks and his restaurant are a cornerstone of our neighborhood and an important part of the character of the community. I would be very disappointed to see our neighborhood lose this long-established local business.

Sincerely,
Mark Smith

Pacheco, Maria

From: Carolyn Edelstein <carolyn.edelstein@gmail.com>
Sent: Thursday, September 7, 2023 12:42 PM
To: Pacheco, Maria
Subject: Comments Regarding BZA-233603: Coast Cafe

Dear Maria,

I received a notice a few days ago about the continued permitting for the Coast Cafe at 233 River St. I'm a resident of 255 River St, and writing to voice my strong support for this long-established and beloved neighborhood restaurant. The Coast Cafe serves the best smoked barbecue, mac n cheese, and cornbread around (and I strongly suggest you stop by sometime to try it out!). There are frequent lines out the door. Its owner, Tony Brooks, is a wonderful person and a terrific neighbor who cares deeply about the neighborhood, and he is a big part of why we love where we live.

I hope the zoning board votes to support this well-loved local business.

Many thanks,
Carolyn

August 15, 2023

To Whom it May Concern,

We are the owners of 245 River Street, Unit 3, and we are writing in support of our neighbors, The Coast Cafe. We live directly behind and share a parking lot with the restaurant, and we wholeheartedly support their zoning application.

Tony and his team are incredibly thoughtful and conscientious neighbors. We have never experienced any disruptions or inconveniences due to their operations and have only benefitted from having such a wonderful (and delicious) local institution feet away from our front door.

We are so lucky to have Tony and his team in our lives. When we brought our son home from the hospital, Tony came over with food from the Cafe to get us through those first long nights, an act of generosity and support for which we will always be grateful. As we've quickly learned and experienced, The Coast Cafe is an institutional anchor of our community. Tony connects us with each other, whether by way of his personal relationships with a wide radius of neighbors or his many loyal customers who flock to the restaurant for unbeatable food. His customers, whether they are students biking over or Cambridge Fire Department members stopping by in their trucks, have always been kind and respectful of our neighborhood. The entire Coast Cafe team is deeply dedicated to this community and has provided decades of nourishment, both literal and figurative, to the residents of Cambridge.

We could not imagine having better neighbors, commercial or residential, and we unequivocally support this application as we look forward to many more years of living next to The Coast Cafe. Please do not hesitate to contact us if you have any questions or if we can provide any additional information.

Best Regards,

Sarafina Midzik and Andrew Noh

Sarafina Midzik and Andrew Noh
245 River Street, Unit 3
Cambridge MA 02139

smidzik@gmail.com
617-966-4014

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Anthony Brooks **Date:** 8-24-23
(Print)

Address: 233 River St.

Case No. BZA-233603

Hearing Date: 9/14/23

Thank you,
Bza Members