



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT -2 PM 2:38

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 242825

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Stan Hilbert

PETITIONER'S ADDRESS: 5 Craigie Circle, Cambridge, MA 02138

LOCATION OF PROPERTY: 5 Craigie Cir , Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-2 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Building a 18 seat patio on current front yard of restaurant

I would like to add a patio to the existing restaurant at 5, Craigie Circle.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.35.F-1 (Restaurant Use).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Use).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

STANISLAS HILBERT

(Print Name)

Address: _____

Tel. No. 617-785-5763

E-Mail Address: foragecambridge@gmail.com

Date: _____

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 5-7 Craigie Circle LP II / Roth Rob Holding LLC - Stuart Rothman
(OWNER) Manager
Address: 907 Massachusetts Ave, Cambridge, MA 02139

State that I/We own the property located at 5-7 Craigie Circle, which is the subject of this zoning application.

The record title of this property is in the name of 5-

*Pursuant to a deed of duly recorded in the date 10/11/94, Middlesex South County Registry of Deeds at Book 24916, Page 61; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

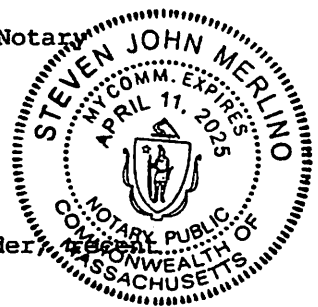
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Stuart Rothman personally appeared before me, this 15th of September 2023, and made oath that the above statement is true.

[Signature] Notary
My commission expires 4/11/2025 (Notary Seal).



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

DECLARATION OF INTEREST - JOHN MERLINI

I, the undersigned, do hereby declare that I am not a member of any organization, firm, or corporation, and I am not a partner, officer, director, or employee of any organization, firm, or corporation, and I am not a trustee, executor, administrator, or guardian of the estate of any person, and I am not a fiduciary of any person, and I am not a partner, officer, director, or employee of any organization, firm, or corporation, and I am not a trustee, executor, administrator, or guardian of the estate of any person, and I am not a fiduciary of any person.

Signature: *John Merlini*

Date: _____

Address: _____

City: _____

State: _____

Occupation: _____

Organization: _____

Position: _____

STATE OF _____

County of _____

Subscribed and sworn to before me this _____ day of _____, 19____.

Notary Public for the State of _____

My commission expires on _____, 19____.



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Thanks to covid, most restaurant goers have expected to sit outdoors. To be able to compete with other restaurants, having a patio is a financial necessity. Without a patio, we don't stand a chance in today's market.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

We are essentially moving our current patio to another spot, while creating a nicer structure to make it more welcoming to our community and enhance the area's appeal.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The structure proposed will add to the neighborhood without creating any undesirable outcomes or views. If anything I would argue it's good for the public to be able to eat outside and meet their neighbors!

Enhanced Community Amenities: The restaurant patio will contribute positively to the local community. For instance, it could provide an outdoor gathering space for residents, potentially increasing social interaction and community engagement.

Economic Benefits: Benefits that the patio can bring to the area, such as job creation, increased property values, and additional revenue for local businesses and the municipality through increased foot traffic.

Aesthetic Improvement: The design of the patio complements the neighborhood's aesthetics, landscaping, and overall appeal, potentially enhancing the area's attractiveness.

Noise and Disruption Mitigation: We will only seat the patio from 5pm to 9:30 pm as to not bother our neighbors and create any noise issues. As we have for the past 3 years.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The patio would be a small extension to the restaurant and would not need any extra space. We would be using landscaped space in front of the restaurant.

***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: Stan Hilbert
Location: 5 Craigie Cir., Cambridge, MA
Phone: 617-785-5763

Present Use/Occupancy: Residential
Zone: Residence C-2 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		330	330	330 (max.)
<u>LOT AREA:</u>		330	330	330 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		330	330	330
<u>LOT AREA OF EACH DWELLING UNIT</u>		330	330	330
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	27	27	27
	<u>DEPTH</u>	14.6	14.6	14.6
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	14.6	14.6	14.6
	<u>REAR</u>	14.6	14.6	14.6
	<u>LEFT SIDE</u>	27.9	27.9	27.9
	<u>RIGHT SIDE</u>	17.7	17.6	17.6
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	0	0	0
	<u>WIDTH</u>	0	0	0
	<u>LENGTH</u>	0	0	0
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0
<u>NO. OF DWELLING UNITS:</u>		0	0	0
<u>NO. OF PARKING SPACES:</u>		0	0	0
<u>NO. OF LOADING AREAS:</u>		0	0	0
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0.5	0.5	0.5

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.:

Multi Unit Of Appartments

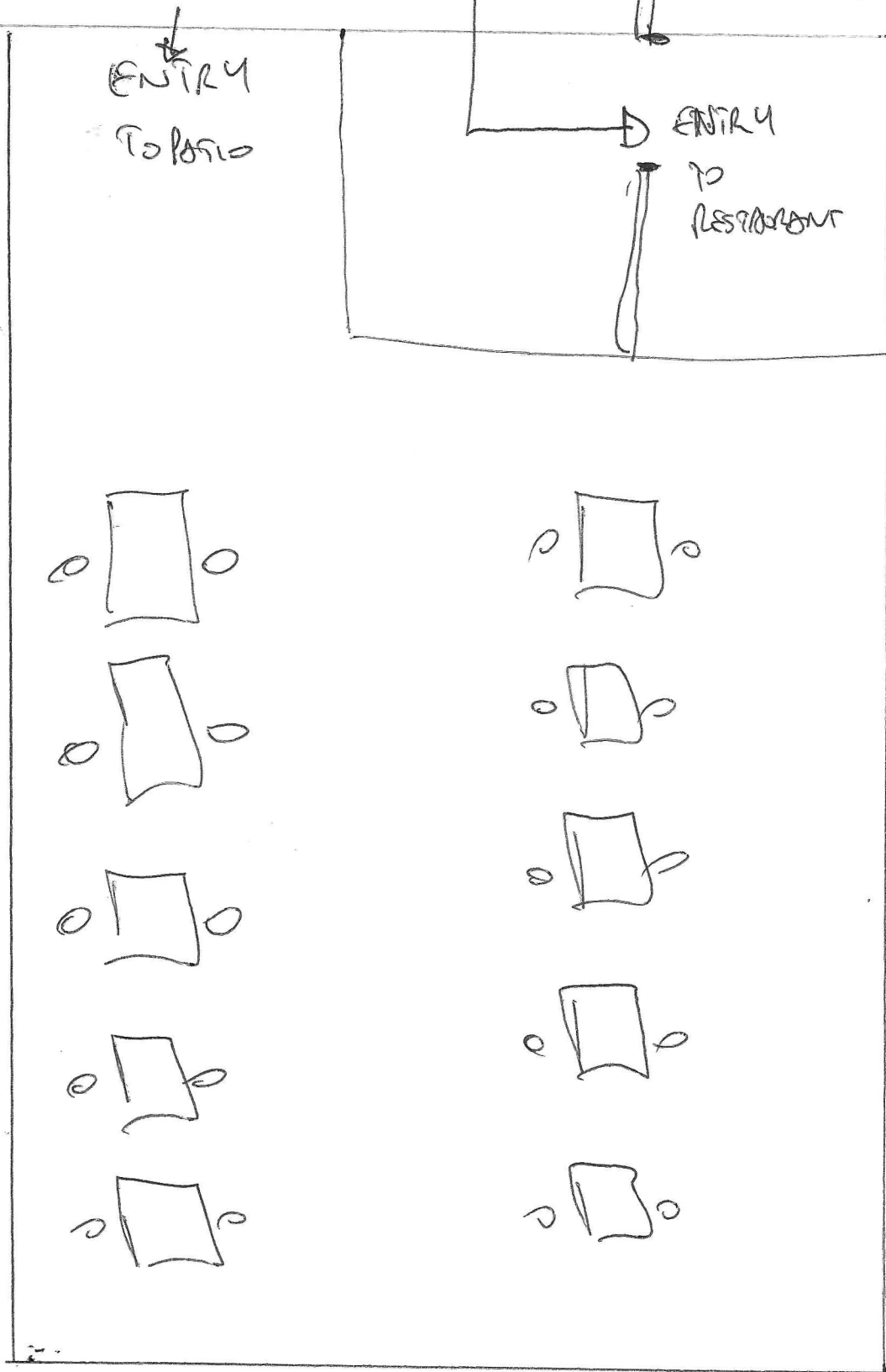
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

FRIDGE
NEW
PATIO

RESTAURANT

CONCEPT
37 SQ FT
20 SEATS

PARKING
LOT



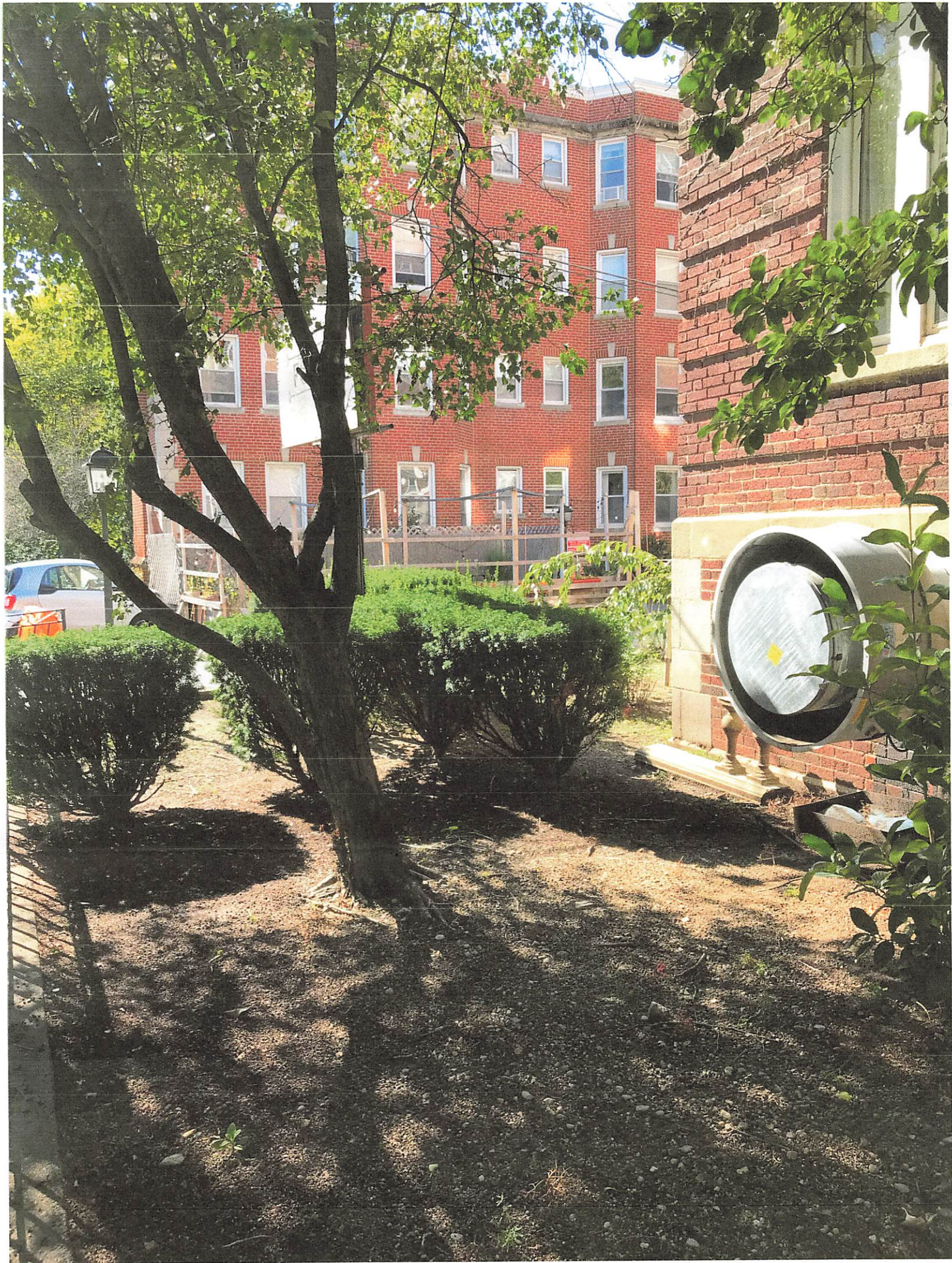
SIZE WALK

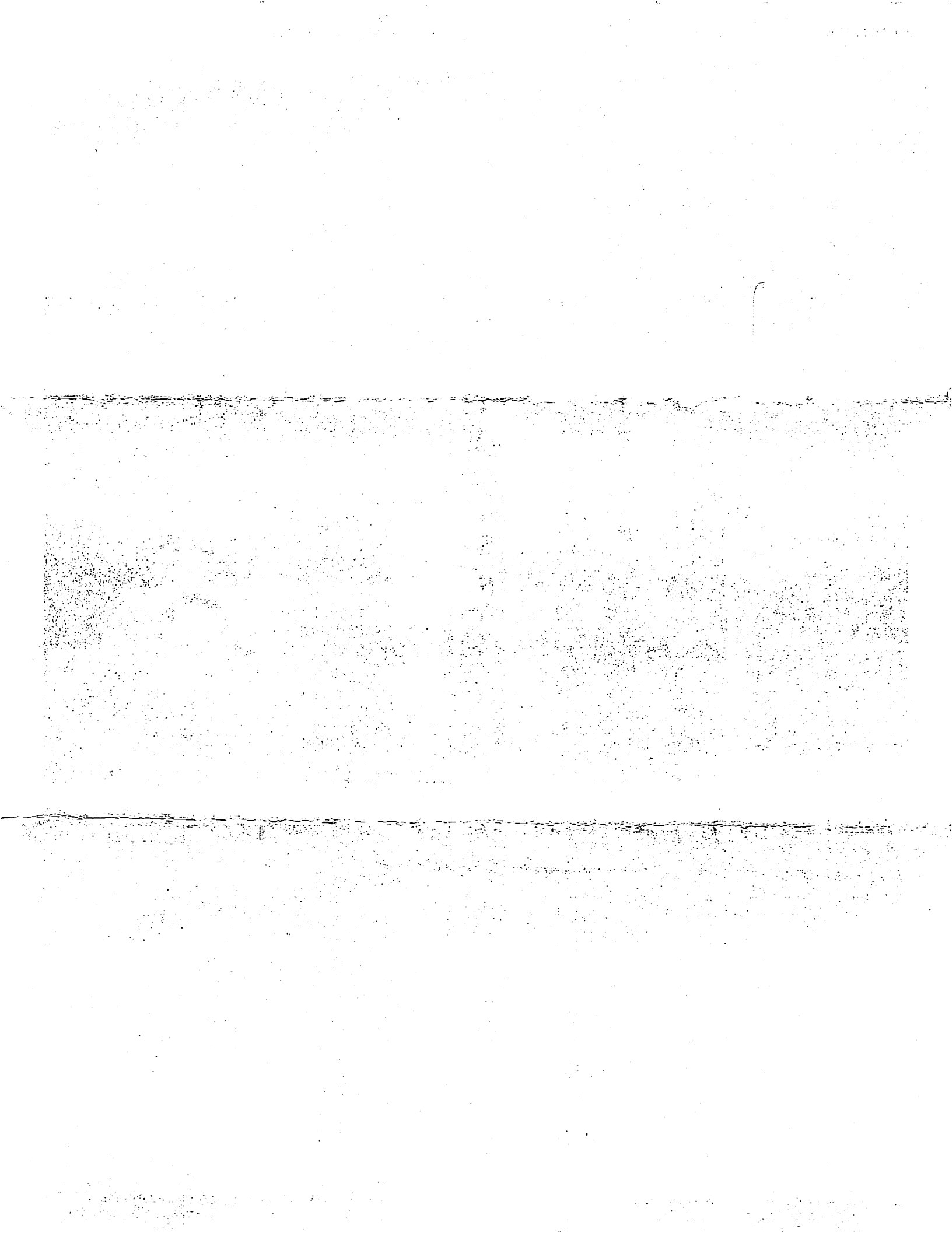
5 Craigie circle

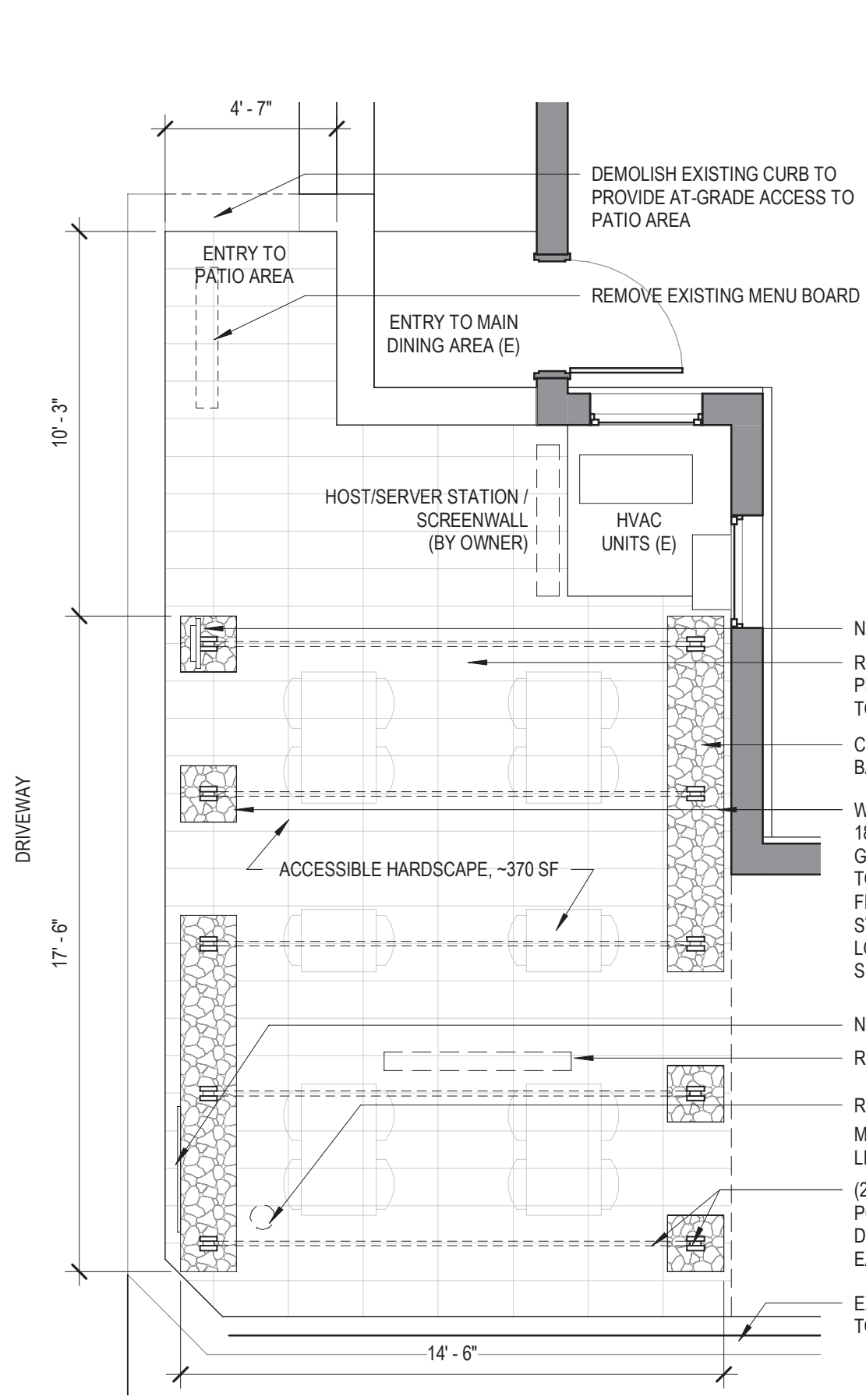




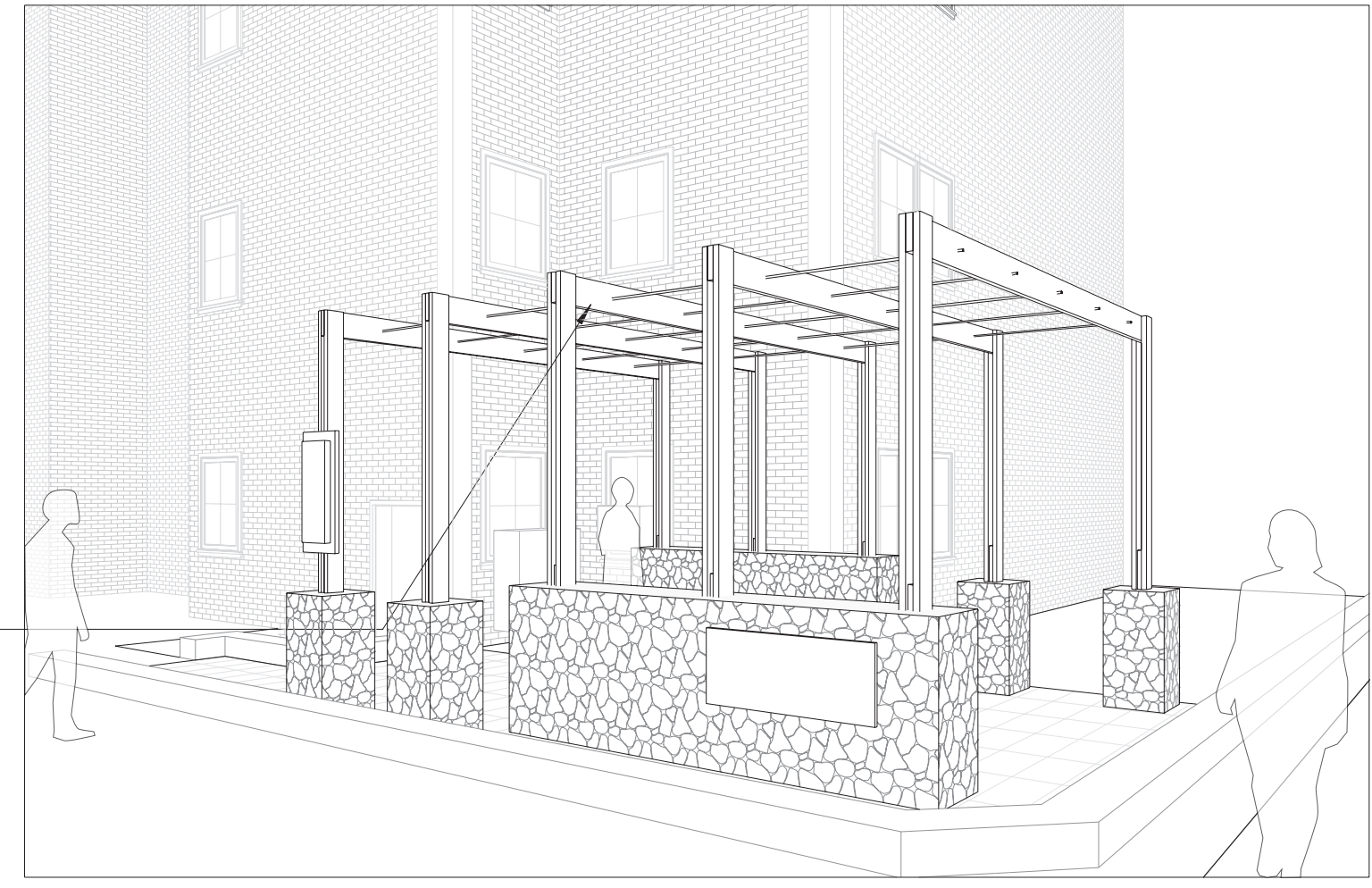
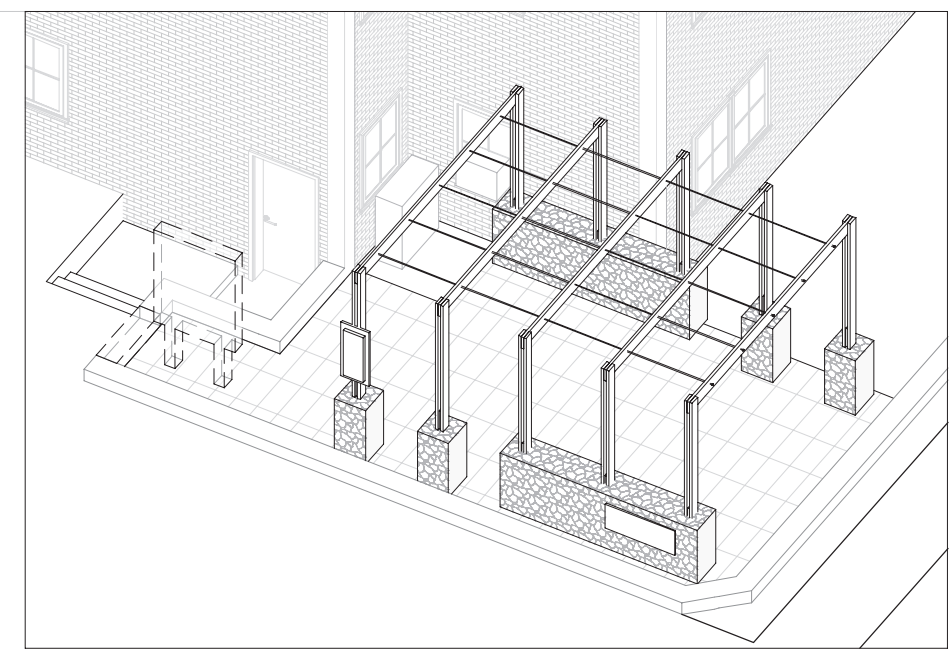
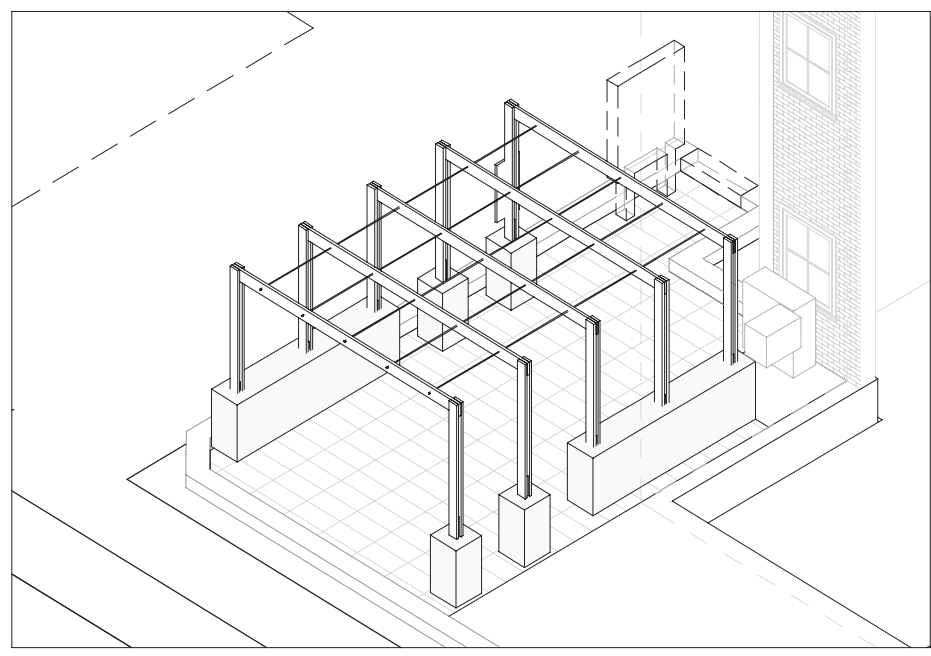






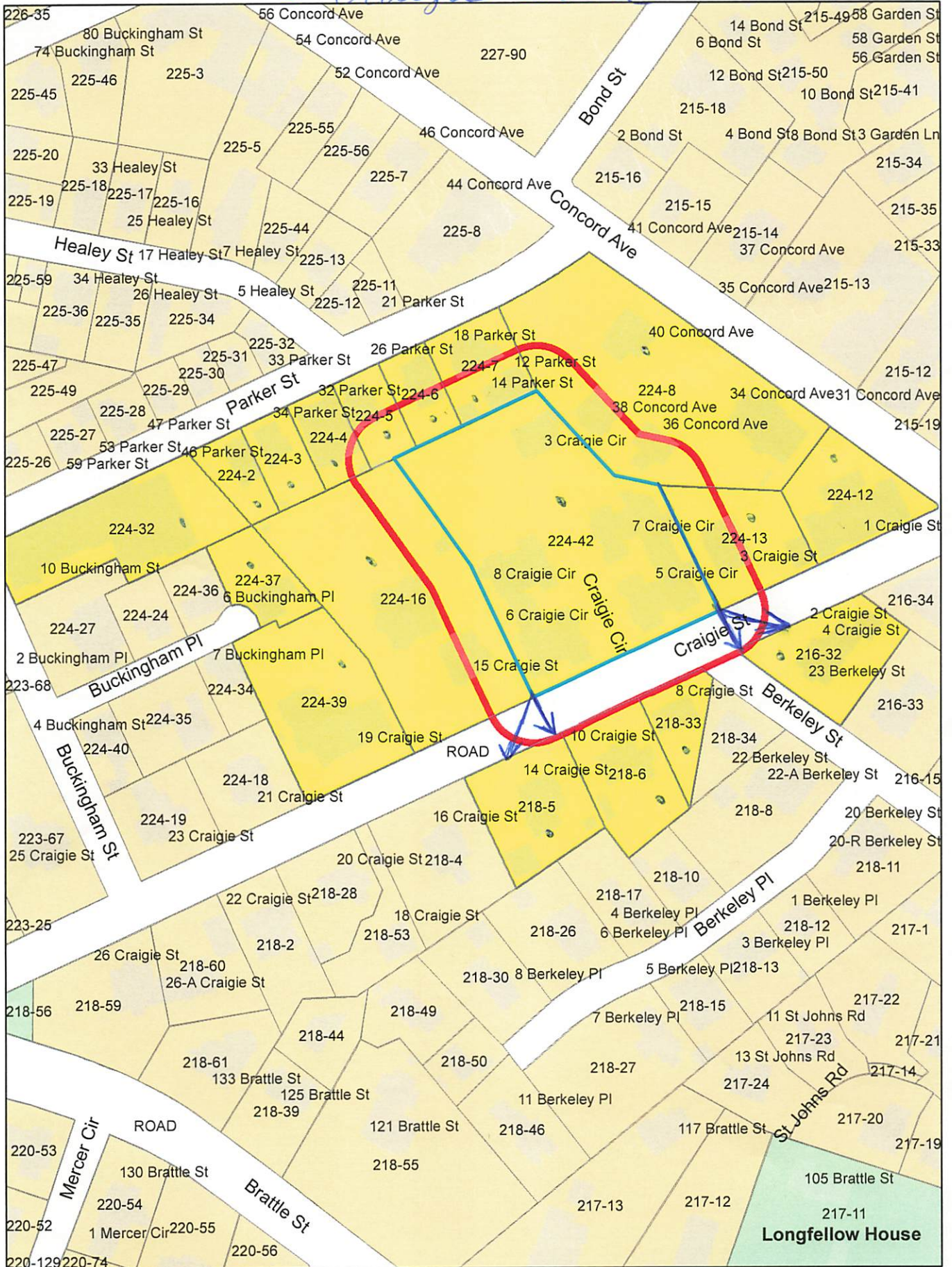


- NEW POST-MOUNTED MENU BOARD
- REMOVE EXISTING TOPSOIL / PLANTINGS AND LOWER GRADE TO ALIGN WITH ACCESS POINT
- CRUSHED STONE LANDSCAPE BASE AT ALL GABIONS
- WELDED WIRE GABION POST BASE, 18"x36"x36", 3" OPENINGS, 9-GAUGE GALVANIZED STEEL, CONNECTED TOGETHER WITH HOG RINGS
FILL CAGES WITH QUARRIED GRANITE STONES, 4"-6" WIDE ONLY, MANUALLY LOCATED FACING LAYER AT EXPOSED SIDES OF CAGE
- NEW SIGN MOUNTED TO GABION
- REMOVE EXISTING SIGN
- REMOVE EXISTING LIGHT POST
METAL RODS FOR MOUNTING LIGHTING FIXTURES
- (2) 2X6 KD DOUGLAS FIR BUILT-UP POSTS, 2X8 KD DOUGLAS FIR BEAMS
DRESS ALL LUMBER TO REMOVE EASED EDGES
- EXISTING CAST IRON RAILING TO REMAIN





5 Craigie Circle



5 Craigie Circle Petitioners

218-6
WODLINGER, HILARY C.,
TRUSTEE THE TEN CRAIGIE ST NOM TRUST
10 CRAIGIE ST
CAMBRIDGE, MA 02138

218-33
GOEBEL, SCOTT & AMY GOEBEL
8 CRAIGIE ST
CAMBRIDGE, MA 02138

STANISLAS HILBERT
5 CRAIGIE CIRCLE
CAMBRIDGE, MA 02138

224-4
CHRISTOPHER, MARIA L.
38 PARKER STREET, UNIT #12
CAMBRIDGE, MA 02138

224-4
IRWIN, NICOLE G
36 PARKER ST., UNIT #8
CAMBRIDGE, MA 02138

224-6
SHEPHARD, NEIL G & HEATHER L. BELL
26 PARKER ST
CAMBRIDGE, MA 02138

224-4
XU, KE & QIUPING CHEN
6 OLD COUNTRY RD., #28
SUDBURY, MA 01776

224-4
FRANKENBERRY, EDWARD
P.O BOX 381418
CAMBRIDGE, MA 02238-1418

224-7
CLIFTON, ARIADNE
16 PARKER ST., UNIT #16
CAMBRIDGE, MA 02138

224-37-16-32-39
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

224-4
LUDWIG, RUTH E.
36 PARKER ST. UNIT#7
CAMBRIDGE, MA 02139

224-7
GRODZINS, DEAN D. & NORA N. GRODZINS
12 PARKER ST., #12
CAMBRIDGE, MA 02138

224-13
SHELL, MARC & SUSAN SHELL,
TRS THE SHELL FAM TRUST
3 CRAIGIE ST
CAMBRIDGE, MA 02138

224-7
BAROTT, MADELINE
18 PARKER ST., UNIT 18
CAMBRIDGE, MA 02138

224-7
DAVID, PATRICIA H.
14 PARKER STREET, #14
CAMBRIDGE, MA 02138

224-4
RICHARDSON SUZANNE DOUGLAS RICHARDSON
32-38 PARKER ST - UNIT 10
CAMBRIDGE, MA 02138

224-4
DHAMO GERTA
32-38 PARKER ST - UNIT 11
CAMBRIDGE, MA 02138

224-2
GARCIA, ERICK ALEJANDRO &
MELISSA MEY MALDONADO
46 PARKER ST
CAMBRIDGE, MA 02138

224-3
VACCARO, JOHN G
TRUSTEE OF PARKER REALTY TRUST.
975 MEMORIAL DR. UNIT#203
CAMBRIDGE, MA 02138

224-4
MAHER, MARGARET M.
68 REDLANDS ROAD
WEST ROXBURY, MA 02132

224-4
ROBINSON, CHARLES N., III
32-38 PARKER ST., UNIT #9
CAMBRIDGE, MA 02138

224-5
WARD, JANIE V.
30 PARKER ST.
CAMBRIDGE, MA 02138-2224

224-8
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

224-12
LEEDER, JUDITH, TRS
C/O LEEDER MGMT
318 HARVARD ST - RM #23 BOX 369
BROOKLINE, MA 02146

224-42
ROTHROB HOLDINGS, LLC
907 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

216-32
RUSSELL, DOUGLAS G.
4 CRAIGIE ST
CAMBRIDGE, MA 02138

218-5
14 CRAIGIE STREET LLC
14 CRAIGIE ST
CAMBRIDGE, MA 02138

224-4
MARKOO, PARMINDER & LEWYN LI
34 PARKER ST UNIT 5
CAMBRIDGE, MA 02138

224-4
POWER KIRSTEN ELIZABETH
34 PARKER ST - UNIT 6
CAMBRIDGE, MA 02138

216-32
OGDEN, SUZANNE P.,
TRS THE 23 BERKELEY ST NOM TR
23 BERKELEY ST
CAMBRIDGE, MA 02138

5 Craigie Circle

224-4
LANDUCCI, ANNA
32 PARKER ST UNIT 2
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Jimmy <jimmycui1998@gmail.com>
Sent: Wednesday, October 18, 2023 6:40 PM
To: Pacheco, Maria
Subject: Opposing building a patio on the front yard of the building

Hi Maria,

Greetings! This is Jimmy Junming Cui and I am writing in regards to the petition BZA-242825. As a resident of 6 Craigie Cir, I would like to express my strong opposition to building a patio for 18 seats in the front yard. I live directly above the patio, and the noise is almost unbearable when the restaurant is open. From 6-9, it is so noisy that I cannot do anything in my apartment. What's worse, there will be drunk people talking or yelling loudly at night and it has disturbed my sleeping greatly. If possible, I would like to invite everyone to my home and experience what it's like to live with this unbearable noise. Per regulation and Cambridge Zoning bylaws, this should never has been set up in the first place. I'm really glad that you gave us a place to express our views, and I am happy to discuss more. Thanks!

Bes,
Jimmy Cui

Pacheco, Maria

From: Kim Reisman McKee <kimberly.reisman@gmail.com>
Sent: Friday, October 20, 2023 11:51 AM
To: Pacheco, Maria
Subject: Support for Forage Restaurant Patio - Appeal # BZA242825-2023

Hello,

I'm writing to register my support for the construction of Forage's patio. I believe that this addition will be a benefit for the community and also contribute to the continued success of a small business by expanding seating capacity and creating resilience in the face of periodic outbreaks of Covid (and other contagious infections).

Thanks for reading,
Kimberly McKee

Pacheco, Maria

From: admin@colinhaley.net
Sent: Friday, October 20, 2023 10:43 AM
To: Pacheco, Maria
Subject: Appeal BZA242825-2023

Hello, I am writing in to voice my strong support for appeal # BZA242825-2023 at the October 26th hearing. I would very much like to see this passed! Thank you!

Pacheco, Maria

From: Alana Green <alanajgreen@googlemail.com>
Sent: Friday, October 20, 2023 10:38 AM
To: Pacheco, Maria
Subject: BZA242825-2023

Hi there,

I am writing to express my desire for appeal number **BZA242825-2023** to be granted.

Forge is my favourite restaurant - they are thoughtful local procurers and community members, and there are so few outdoor dining options in the area!

Best,
Alana

Pacheco, Maria

From: Jessica Angotti <jangotti22@gmail.com>
Sent: Friday, October 20, 2023 10:25 AM
To: Pacheco, Maria
Subject: Appeal number BZA242825-2023

Hello,

I'm writing in support of outdoor dining at Forage in Cambridge, MA at 5 Craigie Circle (appeal number **BZA242825-2023**). Having the option to eat outdoors is such a gift, especially since my family is very cautious when it comes to indoor gatherings (twin babies at home that we need to keep healthy).

Thank you for your consideration!

Best,
Jessica

Pacheco, Maria

From: Richard Berger <richard.s.berger@gmail.com>
Sent: Friday, October 20, 2023 10:30 AM
To: Pacheco, Maria
Subject: Appeal no. BZA242825-2023

This is to support Forage [Restaurant]'s request for permission to establish a permanent patio. This is an incredibly socially responsible operation that has provided local service through several difficult years. The permanent patio would be simple, quiet and tucked away from both sidewalk and street.

This is an excellent addition to Cambridge's resources and a needed service in this portion of Cambridge. Thank you for listening.

Richard Berger

Pacheco, Maria

From: Megan KL <lanham.megan@gmail.com>
Sent: Friday, October 20, 2023 10:32 AM
To: Pacheco, Maria
Subject: BZA242825-2023 - Outdoor Patio

I want to share my opinion on Forage securing an outdoor patio, as an avid customer I highly agree with this option and fully support this and hope you do as well.

We need more outdoor spaces. We need restaurants to thrive. Covid gave us time to apply solutions to a new situation, and some of those solutions such as outdoor dining should continue as it proved to be both great for consumers and businesses. It adds a safe place to eat.

--

Best,
Megan
calendly.com/lanham-megan

Pacheco, Maria

From: Phyllis Kaufman <phyllisk@comcast.net>
Sent: Friday, October 20, 2023 10:55 AM
To: Pacheco, Maria
Subject: Forage Restaurant Permanent Patio

To whom it may concern:

Forage Restaurant is a major dining asset for Cambridge. I urge you to allow the front area, appeal number **BZA242825-2023** to be made into a patio so that the parking spaces can be restored.

Thank you.
Phyllis

Phyllis Kaufman
phyllisk@comcast.net

Pacheco, Maria

From: Wieand, Tom <twieand@mitimco.mit.edu>
Sent: Friday, October 20, 2023 10:57 AM
To: Pacheco, Maria
Subject: Patio

Hi Stan, I support the permanent patio

BZA242825-2023

Pacheco, Maria

From: Richard Eldridge <eldridge.rs@gmail.com>
Sent: Friday, October 20, 2023 11:03 AM
To: Pacheco, Maria
Subject: support for appeal BZA242825-2023

Hi there -

I just wanted to voice my support for

BZA242825-2023 and allowing a permanent outdoor dining area for Forage. Forage has been a fixture for my family for years, but since 2020 we primarily dine outdoors so our visits have been limited. We'd love the opportunity to visit Forage more often.

In general, more outdoor dining availability would be beneficial for public health, the business community, and the happiness of residents and visitors to Cambridge. I hope this appeal is approved.

Thank you,
Rich

Pacheco, Maria

From: James Heathers <jamesheathers@gmail.com>
Sent: Friday, October 20, 2023 11:02 AM
To: Pacheco, Maria
Subject: BZA242825 - 2023 Patio Application

Dear Ms. Pacheco,

I am writing to you to support the application designated BZA242825-2023, wherein the Forage patio is being relocated.

Forage is a cherished establishment within our community, well-known in particular amongst residents of West Cambridge for its exceptional approach to food - it is local, curated, and beautiful. I have taken friends and business associates to their Tuesday night dinners in particular, which are exceptional.

Currently at Forage an existing temporary patio sits in a car park adjacent to the restaurant, and my understanding is this application is to replace it by installing a new and improved permanent patio structure over the rather dilapidated garden at the front of the building. It is overwhelmingly likely that this adjustment will contribute positively to both the ambiance of the establishment and the comfort of patrons - like me! - and to the local community.

The proposed new patio will offer several advantages:

Noise Reduction: I anticipate that **the new patio structure will be substantially less disruptive compared to the existing**, which is *in* the carpark of Craigie Circle, and directly adjoining the windows of 6 and 8 Craigie Circle. The road itself is surrounded by buildings in a fishbowl shape, and having patrons outside of it around the front of the building will certainly dissipate noise more effectively. This is a key consideration for the restaurant, as at present they remind patrons frequently to be minimally disruptive, and close the area early.

Improved Aesthetics: **The new patio will significantly enhance the visual appeal of the establishment.** The plans are straightforwardly more attractive than the existing structure.

Customer Experience: The new patio will provide **a more comfortable and pleasant dining experience.** You might have to take my word for this one.

Commercial Support: Restaurant margins are legendarily thin. At a sustainable and innovative restaurant, they are often knife-edge. The best restaurant in the world, in Copenhagen, fell short of its own ability to sustain itself ([link](#)). **This patio adds, by my reckoning, two-thirds the additional amount of covers to the restaurant** (estimate; the actual number may be different). The commercial implications are obvious.

I kindly request that you consider this application favourably and grant the necessary permit for the relocation. Forage is deeply committed to maintaining a harmonious relationship with their neighbors and enhancing the overall quality of life in our community. I do not believe they would propose this if it were problematic.

I appreciate your time and consideration in this matter, and I am confident that this endeavor will contribute positively to the local area and further solidify Forage as a valuable establishment within the community of Cambridge, particularly in a section of it where dining options are thin.

Please do not hesitate to contact me if you require any additional information or have any questions regarding the above.

Sincerely,

Dr. James Heathers

Pacheco, Maria

From: Kristina Dakos <kristinadakos@gmail.com>
Sent: Friday, October 20, 2023 11:26 AM
To: Pacheco, Maria
Subject: BZA242825-2023

To whom it may concern:

I am writing on behalf of Forage restaurant in Cambridge and their effort to provide permanent outdoor seating.

My husband and I live around the corner from Forage, on Brewster Street. Forage is the dining jewel of our neighborhood and our local go-to destination. We particularly love the outdoor patio the restaurant erected during Covid, which allows us to enjoy dining al fresco three seasons a year. We would be immensely saddened to see this wonderful opportunity disappear completely. We believe it adds enormous value to our neighborhood, not mention to our lives and our outdoor enjoyment of Cambridge. There are far too few outdoor dining opportunities in Cambridge.

Thank you for allowing this project to go forward.

Sincerely,

Kristina Dakos & Marco Salvalaggio
17 Brewster Street, Cambridge

Pacheco, Maria

From: florrie darwin <darwin@post.harvard.edu>
Sent: Friday, October 20, 2023 11:18 AM
To: Pacheco, Maria
Cc: Stan Hilbert
Subject: Strong support for a permit for Forage restaurant's proposed patio

To the members of the BZA: *BZA-242825-2023*

I am a long-time Cambridge resident and a nearby neighbor of Forage. I am writing in strong support of their petition to obtain zoning relief in order to reconstruct a dining patio in the space outside the restaurant.

There have been a number of restaurants in the relatively small space now occupied by Forage, some of which lasted for several years. Of these--all of which my husband and I and friends have enjoyed--Forage has not only been the most inventive and appealing for its cuisine, but it has also been an outstanding member of the community.

Especially noteworthy is the way that Forage rapidly pivoted and adapted itself to continue operating and serving the public during the most difficult times of the pandemic. By creating a comfortable outdoor dining opportunity as well as full-meal take-out options, Forage continued to offer local citizens the possibility of enjoying wonderful dining during a time when so many of life's social pleasures had been eliminated by Covid restrictions. In doing so, of course, they also kept local people employed, local food and beverage vendors in business, and so on. It was the "little restaurant that could," notwithstanding the massive difficulty of keeping a restaurant open at this time.

In addition, the owner and staff maintained their warm and generous manner with customers, in spite of the hardship of operating in unfamiliar ways and the health risks to themselves of working during the pandemic. I will never forget sitting out on their patio in a snowfall, cozy near the heat lamps, watching the intrepid waitstaff making their way through the snow from inside the restaurant--still cheery and helpful when they reached the tables. I was impressed at the time that the restaurant not only rigorously respected the city's requirements for fire safety and other regulations, but also that they were conscientious about ensuring that activity in the outdoor dining area did not interfere with the quiet of the neighborhood.

Allowing the extra seating that the patio would provide would give an economic boost to this small restaurant, which would help it stay in business and continue to be the wonderful benefit to the neighborhood and the city that it has been for several years. The patio would also provide a much-needed opportunity for pleasant outdoor dining, an amenity that is in short supply in Cambridge.

This restaurant has been a great contributor to our community, providing notable economic and culinary benefits to our city, even in the hardest of times. I urge you to grant the zoning relief they request and permit them to construct the patio.

Sincerely,

Florrie Darwin
7 Follen Street
Cambridge

Pacheco, Maria

From: Maarten Peters <maarten.peters1996@gmail.com>
Sent: Friday, October 20, 2023 11:18 AM
To: Pacheco, Maria
Subject: Appeal number BZA242825-2023 Forage Patio

Dear Ms. Pacheco,

I am a Cambridge resident, living on Chauncy Street (Neighbourhood Nine). I am reaching out to express my support for a permanent patio at the restaurant Forage. I understand that there will be an appeals hearing on Thursday, Oct 26th at 8pm (appeal number BZA242825-2023). I hope you can take this letter in support of a permanent patio into account!

With best regards,

Met vriendelijke groet,

Maarten Peters

m: +31 (0)6 57023789

e: maarten.peters1996@gmail.com

l: [linkedin.com/in/maarten-peters-175a5a147/](https://www.linkedin.com/in/maarten-peters-175a5a147/)

Pacheco, Maria

From: Ingrid Bassett <ingrid_bassett@yahoo.com>
Sent: Friday, October 20, 2023 11:10 AM
To: Pacheco, Maria
Subject: appeal BZA242825-2023

Hello,

I am a Cambridge resident and wanted to support the construction of a new patio at Forage. My family lives in walking distance to Forage we dine there frequently and all year long (the heaters are effective!). Its a quiet, family friendly location with fine dining that retains outdoor seating much longer than other venues. It tends to be a quiet, early crowd and so is hopefully not too disruptive to neighbors.

Its a neighborhood gem that we appreciate!

Thanks for your consideration.

Ingrid Bassett

Pacheco, Maria

From: Eric Mankin <eric.mankin@gmail.com>
Sent: Friday, October 20, 2023 11:09 AM
To: Pacheco, Maria
Subject: In support of a patio for the Forge resto

BZA242825-2023 is the case number.

What a great idea to make this patio permanent. I hope it succeeds!

Eric Mankin property owner in Cambridge. (and I used to live in the Forge building).

e

Pacheco, Maria

From: Grace Fletcher <fletcher37@gmail.com>
Sent: Friday, October 20, 2023 11:07 AM
To: Pacheco, Maria
Subject: Support Letter for BZA242825-2023

Good morning,

This email is in reference to case **BZA242825-2023**.

I would like to express my support for Forage restaurant to be able to construct a permanent patio at their establishment. This restaurant is a gem in the community that deserves to continue to grow and thrive, and outdoor seating has proved to be an invaluable resource for restaurants since the pandemic. Thank you for your consideration.

**Best,
Grace Fletcher**

Pacheco, Maria

From: Matilda LaBranche <tillielabranche@gmail.com>
Sent: Friday, October 20, 2023 11:44 AM
To: Pacheco, Maria
Subject: Appeal number BZA242825-2023 Forage Patio

Dear Ms. Pacheco,

I am a Cambridge resident, living on Chauncy Street in Neighborhood Nine. I am reaching out to express my support for a permanent patio at the restaurant Forage. I understand that there will be an appeals hearing on Thursday, Oct 26th at 8pm (appeal number BZA242825-2023). I will be unable to attend the hearing but I hope you can take this letter in support of a permanent patio into account!

Best,
Matilda LaBranche

Sent from Gmail Mobile

Pacheco, Maria

From: JOHN MARTIN <jackjdy2@comcast.net>
Sent: Friday, October 20, 2023 12:33 PM
To: Pacheco, Maria
Subject: Fwd: Help us get our new patio approved by Cambridge!

BZA242825-2023

Hello,
John Martin, 72 Antrim St. Cambridge, Ma.
I would be very pleased to see a new patio at Forage Restaurant. Outdoor dining has proven to be a winner for small restaurants, and Forage is one of the finest in Cambridge. I hope you can see the merits of this proposal and approve at your earliest opportunity.
Thanks

----- Original Message -----

From: Forage - Cambridge <no-reply+a908658b@toast-restaurants.com>
To: jackjdy2@comcast.net
Date: 10/20/2023 10:24 AM EDT
Subject: Help us get our new patio approved by Cambridge!

[View online version](#)



Hello Foragers!

Here's your chance to do some good for our neighborhood and help your friends at Forage secure a permanent patio. I am gearing up for a zoning board of appeals hearing on Thursday, October 26th at 8pm and I'm putting the call out to friends, neighbors and Forage lovers for letters/emails of support. If you're on board (and why wouldn't you be? Outdoor dining options in our area are few and far between and it was hugely beneficial and really a life saver to have throughout and since the pandemic), you can drop an email to mpacheco@cambridgema.gov. Just be sure to reference the appeal number **BZA242825-2023** and cross your fingers for a future full of sunny services.

If you'd like to join the zoom hearing and voice your support then on **Thursday at 8pm**, here's the link

<https://cambridgema.zoom.us/j/85702655517>

Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 85702655517

I would truly appreciate you taking a few minutes to type & send that email!

--

If you missed our previous email, here's what's happening/happened with our outdoor dining: We've gone from hauling our dining room tables to the back garden, to constructing a makeshift patio in the restaurant's parking spots. Now, outdoor dining at Forage is set to evolve once more. Our agreement with the landlord expires at the end of October, and we will dismantle our existing patio space... However, a new solution is in sight!

We have the opportunity to build a new, permanent patio, right at the front of the property where our menu sign is currently. We would free up those parking spots and build a better, nicer patio to provide outdoor seating and a lifeline to our little restaurant.

Any questions, please reply to this email.

Thanks again!

Stan

Forage - Cambridge

5, Craigie Circle

Cambridge, MA 02138

617-576-5444

FOLLOW US ON SOCIAL MEDIA!!



Pacheco, Maria

From: LAWRENCE BELL <lb369@comcast.net>
Sent: Friday, October 20, 2023 12:07 PM
To: Pacheco, Maria
Subject: Appeal number BZA242825-2023 - Forage Restaurant

I am writing to encourage approval of Appeal number BZA242825-2023 with reference to an outdoor dining patio at Forage Restaurant in Cambridge. I lived and worked in Cambridge for many years, and while I now live outside of the city, outdoor dining at Forage is one of the things that draws me back into Cambridge to take advantage of one of its fine resaurants. I hope you will approve the proposed outdoor patio.

Lawrence Bell
lb369@comcast.net

Pacheco, Maria

From: Jason Stonehouse <jason@gourley-stonehouse.org>
Sent: Friday, October 20, 2023 12:00 PM
To: Pacheco, Maria
Subject: Writing in support of BZA242825-2023

Esteemed members of the BZA,

I am writing to express my strong support of Forage Restaurant's (5-8 CRAIGIE CIRCLE LP II / ROTHROB HOLDING LLC- STUART ROTHMAN, MANAGER - C/O STAN HILBERT) proposal to build an 18-seat patio for their business.

I have been a Cambridge resident for nearly 20 years and a regular patron of Forage since shortly after they opened. During the pandemic, the outdoor dining at Forage was a regular date night for my spouse and I, along with a frequent location to share a meal with friends while staying safer. It quickly evolved from a safer dining experience to a more desirable one as the outdoor experience created at Forage was truly special.

I hope that the BZA is supportive of enabling this local business to continue to thrive and serve our community with both indoor and a reliable, safe, and accessible outdoor space.

Regards,
Jason Stonehouse
Jackson St, Cambridge

Pacheco, Maria

From: Anastasia Leyden <stasiarose214@gmail.com>
Sent: Friday, October 20, 2023 2:18 PM
To: Pacheco, Maria
Subject: Support for appeal BZA242825-2023

Hello,

I am writing in support of appeal BZA242825-2023. Forage is an asset to its Cambridge neighborhood and I hope the board will approve its request to build a permanent patio.

Sincerely,
Anastasia Leyden

Pacheco, Maria

From: Barbara Mathews <bmathews@metrocast.net>
Sent: Friday, October 20, 2023 1:12 PM
To: Pacheco, Maria
Subject: Forage outdoor patio

Greetings,

We are writing in support of a permanent outdoor patio at Forage. It has been a wonderful option and adds so much to the neighborhood. Please make it permanent!

Many thanks,
Barbara Mathews

Pacheco, Maria

From: Judith Sandler <josandler@gmail.com>
Sent: Friday, October 20, 2023 1:11 PM
To: Pacheco, Maria
Subject: BZA242825-2023

Just want to voice support for allowing continuous outside dining at Forage. Re: BZA242825-2023 Given the few options in the area for outside dining throughout the year, and the necessity for many people to ONLY dine outdoors, Forage offers an option that is appreciated by many neighbors.

Please consider supporting Forage's request to secure an outside patio.

Thank you,

Judith Opert Sandler
992 Memorial Drive
Cambridge, MA 02138

Pacheco, Maria

From: Servio Garcia <sgarcia@bergamotrestaurant.com>
Sent: Friday, October 20, 2023 1:00 PM
To: Pacheco, Maria
Subject: support for appeal number BZA242825-2023

Hello,

We support and ask you to please approve the change of zoning for Forage to be able to have a patio. As you well know, these patios can be and are a lifesaver to many restaurants in the city and make the city of Cambridge more inviting and a great place to live and dine out.

Thank you for your attention to this matter.

Best,

Servio Garcia

Pacheco, Maria

From: Maura Henry <mhenry1414@hotmail.com> on behalf of Maura Henry
<mhenry@post.harvard.edu>
Sent: Friday, October 20, 2023 12:55 PM
To: Pacheco, Maria
Subject: In Support of Forage BZA242825-2023

Dear Lovely Folks on the Zoning Board of Appeals for the City of Cambridge,
I write to ask that you help everyone (Cantabridgian and other) enjoy Forage's excellent food, drink, and service on a permanent patio.
Thank you and bon appetit,
Maura A. Henry

Pacheco, Maria

From: Theresa Gonnelli <theresag132@gmail.com>
Sent: Friday, October 20, 2023 12:44 PM
To: Pacheco, Maria
Subject: Outdoor Patio (BZA242825-2023)

Hi Stan,

Yes I think a permanent outdoor patio would be great for the community and nice to look at in that back lot. I think it is a great idea to have outside dining. I think it would be a great addition to the neighborhood. I would love to see you get more business and I think this will get more people's attention.

Thank you,

Theresa Gonnelli

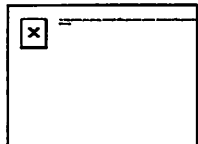
Pacheco, Maria

From: Jason Bond <jason@bondircambridge.com>
Sent: Friday, October 20, 2023 7:28 PM
To: Pacheco, Maria
Subject: appeal number BZA242825-2023

As a Cambridge resident, I would like to add my support of the folks at Forage building permanent patio seating. There are fewer and fewer independent restaurants in Cambridge. I hope we can continue to support independent and original thinkers, and operators who want to be a part of neighborhood improvement.

Kind regards,

Jason Bond
Bondir Restaurant
617-697-6519 mobile



Pacheco, Maria

From: Kristina Lauer <kristina.j.lauer@gmail.com>
Sent: Friday, October 20, 2023 7:00 PM
To: Pacheco, Maria
Subject: Forage

Hello,

I'm writing in support of Forage's wish to have a permanent outdoor dining patio. It's hard to find good outdoor dining options, especially ones that are not right next to high-traffic areas, and I think this would be a great opportunity. They are very careful to advise patrons to keep noise levels down, so I don't think this would have a negative impact on the neighborhood. Thank you for considering this!

appeal number **BZA242825-2023**

Best,

Kristina Lauer

Pacheco, Maria

From: Rita Kraner <ritakraner@gmail.com>
Sent: Friday, October 20, 2023 5:22 PM
To: Pacheco, Maria
Subject: BZA242825-2023

Hello

I wanted to express my support of the outdoor patio for forage restaurant.

I live in the neighborhood and it is so beneficial to be able to dine outside.

Either for Covid or health reasons, and if you want to be outdoors — so few or nonexistent options.

We would be so sad if the outdoor dining was gone.

I hope you consider allowing their request.

Rita Kraner

Pacheco, Maria

From: Maria San Filippo <cinemariasf@gmail.com>
Sent: Friday, October 20, 2023 4:07 PM
To: Pacheco, Maria
Subject: Forage plug

RE: **BZA242825-2023**

Hello,

I'm writing in support of Forage's request to add a permanent patio. This would be a wonderful addition to the neighborhood for a restaurant devoted to culinary sustainability.

Thank you,
Maria San Filippo
Cambridge, MA

Pacheco, Maria

From: Daniel Adams <DAdams@Polsinelli.com>
Sent: Friday, October 20, 2023 4:04 PM
To: Pacheco, Maria
Subject: Zoning Board of Appeals Hearing on Thursday, October 26th (Appeal #BZA242825-2023)

Forge is such an amazing place! I wholeheartedly endorse its permanent patio application.

Daniel Adams

Vice-Chair, Sports & Entertainment Group

dadams@polsinelli.com

617.406.0359 (W)

617.767.9621 (C)

One International Place

Suite 3900

Boston, MA 02110

polsinelli.com



Polsinelli PC, Polsinelli LLP in California

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Pacheco, Maria

From: Nick Patterson <nick9889@panix.com>
Sent: Friday, October 20, 2023 3:00 PM
To: Pacheco, Maria
Subject: Patio for Forage restaurant

Reference BZA242825-2023

To whom it may concern,

My husband and I live near the Forage restaurant on Craigie St. and have eaten there several times. The outdoor space they made on the parking lot during Covid has been very pleasant even after the Covid has abated. I am in strong favor of their being able to build a more permanent outdoor space. I gather they will not be able to use their current arrangement in future.

Also it would be an asset to continue this into possible cooler weather and guard against sudden rainstorms for a more predictable outdoor environment.

Many local restaurants are constrained by a smaller amount of eating space than they really need; this would help with that.

Yours sincerely,
Anne Patterson

Pacheco, Maria

From: Rob Laurens <roblarens@earthlink.net>
Sent: Saturday, October 21, 2023 12:30 PM
To: Pacheco, Maria
Subject: Re: Appeal BZA242825-2023

Hello,

I'm a 17-year home-owning resident of Cambridge writing to express my support for permitting Forage restaurant to maintain an outdoor patio for patrons.

My family and I urge you to grant this unique establishment the means to offer their exceptional outdoor dining experience on a permanent basis, and thereby helping to maintain our city's reputation for creativity and community offered on a small business basis.

Thank you for your kind consideration,
Rob

Rob Laurens
9 Washington Avenue, Apt 4
Cambridge, MA 02140

Pacheco, Maria

From: Barbara Nunn <barbnunn33@gmail.com>
Sent: Saturday, October 21, 2023 11:06 AM
To: Pacheco, Maria
Subject: Patio Appeal

We are an elderly couple from NJ who support Forage Restaurant's appeal for an outdoor patio. Every time we come to the Boston / Cambridge area to visit our son we enjoy a meal at Forage Restaurant. We love Forage! But because our hearing isn't what it used to be, eating outside is so much better acoustic-wise. A large percentage of the population is older with hearing impairment, please consider us in your choice. ❤️

Sent from my iPhone

Pacheco, Maria

From: Tyler Flack <tflack21@gmail.com>
Sent: Saturday, October 21, 2023 10:26 AM
To: Pacheco, Maria
Subject: Support for BZA242825-2023

Good morning,

I am writing to express my support for Forage's request for a permanent patio dining option. They are an important local business. Generally, I support expanding patio dining for all local restaurants in Cambridge and have been glad to see that there's been a real effort from the city to support expanded patio dining across the city. I would love to see Forage benefit from this opportunity as well.

Thank you for your consideration.

All the best,
Tyler Flack (Cambridge citizen)

Pacheco, Maria

From: Angela Bull <abullradoff@gmail.com>
Sent: Saturday, October 21, 2023 9:44 AM
To: Pacheco, Maria
Subject: BZA242825-2023 Advocacy for Outdoor Patio Improvements at Forage Restaurant

I endorse the addition of a permanent outdoor patio at Forage, a beloved neighborhood farm-to-table bistro in Cambridge. Forage has widespread acclaim in New England for its commitment to sourcing local, seasonal ingredients from regional farmers and fishermen and showcasing the Cambridge community.

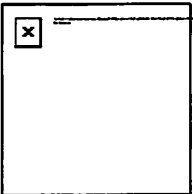
Forage's extensive selection of organic wines, innovative cocktails, and carefully crafted menu items demonstrates a devotion to quality, sustainability, and the promotion of ethical practices. This dedication permeates every aspect of their operation, creating a dining experience that is both unique and deeply rooted in local culture.

This improvement is more than an investment in Forage—it's an investment in the vitality and vibrancy of Cambridge, supporting a business that plays an integral role in the community. The enhanced patio space would elevate the dining experience and contribute to a thriving, sustainable local economy.

I urge you to support Forage in their efforts to make improvements, ensuring that they can continue to be a vital part of our community for years to come.

Thank you for your consideration of BZA242825-2023.

--



508-320-0589 (text preferred)

The best way to get past my call spam killer is to text me with the number you are calling from so I can add you to my contacts.

Pacheco, Maria

From: Erica Reisman <erica.reisman@gmail.com>
Sent: Saturday, October 21, 2023 7:53 AM
To: Pacheco, Maria
Subject: support for Forage's outdoor patio space (BZA242825-2023)

Hello, I'd like to write in to support the outdoor patio space for Forage. This restaurant is amazing is invaluable to the neighborhood, and the outdoor dining space, on such a nice street, is such a gift in Cambridge. Please vote to support the patio!

This is in reference to: BZA242825-2023

Thank you!

Best,
Erica Reisman
Cambridge resident

Pacheco, Maria

From: Robert Unsworth <RUnsworth@indecon.com>
Sent: Saturday, October 21, 2023 2:21 PM
To: Pacheco, Maria
Subject: BZA242825-2023

To whom it may concern:

As a business owner in North Cambridge (where Industrial Economics has been located since 1982), and a frequent diner at Forage, I want to express my hope that Cambridge approves their permanent patio space. Let's keep Cambridge vibrant!

Bob Unsworth
Principal
Industrial Economics, Inc.
2067 Massachusetts Ave.
Cambridge, MA 02140
617-697-4334.

Sent from [Mail](#) for Windows

Pacheco, Maria

From: Evelyn Espitia <gfatcat@hotmail.com>
Sent: Saturday, October 21, 2023 1:18 PM
To: Pacheco, Maria
Subject: Forage Patio - Appeal No. BZA242825-2023

Hi,

I am writing in support of the permanent patio that Forage is hoping to secure. I love Forage, and I am immunocompromised, so I still do not partake in indoor dining. It would be nice to keep Forage as an option for outdoor dining! Thank you!

Best,

Evelyn Espitia
617-823-9864

Pacheco, Maria

From: Dan Hirschkop <danschkop@gmail.com>
Sent: Sunday, October 22, 2023 3:32 PM
To: Pacheco, Maria
Subject: Appeal # BZA242825-2023

Dear Ms. Pacheco,

I want to express my support for approving the installation of a permanent patio for Forage restaurant in Cambridge. It is outdoor dining spaces that truly enhance the experience of living in an urban neighbourhood, and encourage community interactions and activity. Having a social hub where people convene for myriad reasons, from business to social affairs to family time, united in their appreciation of food and wine and the sharing of a deeply cultural activity, out in the community square, is the glue that helps hold communities together.

Cambridge is a wonderful cosmopolitan place with many European features and a wide, diverse community of people who appreciate and are used to such civilities as dining al fresco. It is both appropriate and needed that we have more spaces in our urban environment for gathering together over a meal.

Stan Hilbert is a conscientious, thoughtful and caring proprietor, whose values stand for enhancing the communities in which he works and lives. I have no doubt that he will continue to maintain a space that is both attractive to the eye and beneficial to the neighbourhood. Allowing him to maintain a few extra seats in a patio space is critical to the livelihood of a tiny business like his. The restaurant trade is an extremely challenging one, more so than ever before these last years. I know many restaurateurs who are struggling due to increased costs and staffing shortages. In my view, it is the very least we can do to allow them some outside space to add a few more seats and expand their appeal to a few more customers. We need to support businesses like this to maintain a desirable urban environment in which to live.

Thank you for taking them time to consider my point of view.

Best Regards,
Daniel Hirschkop

Pacheco, Maria

From: Adam Baratz <adam.baratz@gmail.com>
Sent: Sunday, October 22, 2023 2:48 PM
To: Pacheco, Maria
Subject: Case No. BZA242825-2023

Hi,

I'm writing in support of Forage being able to build a permanent patio. My family lives in the neighborhood and has been going there for a number of years now. It's a gem of a restaurant that has hosted us for treasured celebrations and other nights out. Their outdoor space helped us keep going there during the pandemic and has continued to be an asset. We'd love for them to be able to maintain it.

Thanks,
Adam Baratz
Walker St.

Pacheco, Maria

From: Kevin Grinberg <kevin@grinberg.ws>
Sent: Sunday, October 22, 2023 10:47 AM
To: Pacheco, Maria
Subject: BZA 242825

I write in strong support of Forage's outdoor patio application (case 242825).

The entire city benefits from a vibrant dining scene, and outdoor dining is one of the few positive enduring benefits of the pandemic.

The team at Forage is deeply invested in the community, and we should do everything possible to support their ability to offer outdoor dining - particularly and especially outside of the busiest corridors.

Best,
Kevin Grinberg
Lee St, Cambridge

Pacheco, Maria

From: Celenza, John <celenza@bu.edu>
Sent: Sunday, October 22, 2023 3:47 PM
To: Pacheco, Maria
Subject: Cambridge Zoning Board appeal BZA242825-2023

To whom it may concern:

I'm writing in full support of Stan Hilbert's Cambridge Zoning Board appeal (**BZA242825-2023**) to allow Forage to create a permanent outdoor dining space. As a long-time customer of Forage, I can attest to their attention to customers' needs in a way that meshes well with its residential location. As exemplified by multiple pivots throughout the pandemic, Forage was able to keep their business open by providing takeout as well as weekly CSA subscriptions for fresh produce. In addition, as soon as allowed they created a temporary outdoor dining space in the parking area adjacent to the restaurant. While I am not a resident of Cambridge, I get takeout weekly from Forage and usually eat there in person once or twice a month. In my visits, the folks in the outdoor dining area (as well as inside), are well-mannered and not loud. In addition, judging by foot traffic to the restaurant, much of the clientele appear to be local. Taken together, while their cuisine is consistently unique and interesting, as a restaurant they fit in well with their neighborhood. A permanent patio will only enhance this! Thus, I see little downside to this appeal.

Best,
John Celenza

781 367-3647

Pacheco, Maria

From: David Conway <dconway11@yahoo.com>
Sent: Monday, October 23, 2023 11:41 AM
To: Pacheco, Maria
Subject: BZA242825-2023

I strongly support the patio for Forage Restaurant. I recall eating there outdoors with my wife and son at the end of December when multiple employees came out in the cold to serve us. My wife has Stage 4 lung cancer so unsafe to eat indoors due to viral exposure risk.

David Conway
6 Harvey Street
Cambridge

Sent from my iPhone

Pacheco, Maria

From: Brad Miller <bpmhome44@gmail.com>
Sent: Monday, October 23, 2023 10:00 AM
To: Pacheco, Maria
Subject: BZA242825-2023

To the members of the Board of Zoning Adjustment:

I am writing to express my support for the proposed patio for Forage restaurant. Forage is a huge asset to the neighborhood and community and being able to dine outside there was most welcome during the pandemic and beyond. Having a permanent patio will free them to focus on what they do best.

Thank you for your consideration,
Brad Miller
5 Healey Street, Cambridge



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: STON HILBERT Date: 10/19/23
(Print)

Address: 5 Craigie Circle

Case No. BZA-242825

Hearing Date: 10/26/23

Thank you,
Bza Members



UNITED STATES DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR

Reference is made to the report of Special Agent [Name] dated [Date] at [Location], which was received at the Bureau on [Date].

On [Date] at [Location], [Name] advised that [Name] had been contacted by [Name] who had offered [Name] a position of [Position] at [Location]. [Name] advised that [Name] had accepted the offer and had been assigned to [Location] on [Date].

[Name] advised that [Name] had been assigned to [Location] and was currently working as a [Position] at [Location]. [Name] advised that [Name] had been assigned to [Location] and was currently working as a [Position] at [Location].

[Name] advised that [Name] had been assigned to [Location] and was currently working as a [Position] at [Location]. [Name] advised that [Name] had been assigned to [Location] and was currently working as a [Position] at [Location].

[Name] advised that [Name] had been assigned to [Location] and was currently working as a [Position] at [Location]. [Name] advised that [Name] had been assigned to [Location] and was currently working as a [Position] at [Location].

Very truly yours,
[Signature]

Pacheco, Maria

From: Forage Cambridge <foragecambridge@gmail.com>
Sent: Monday, November 27, 2023 1:45 PM
To: Pacheco, Maria
Subject: Upload Pics Board of Appeal (BZA) Special Permit/Variance Number 242825
Attachments: IMG_3167.jpeg; IMG_3164.jpeg; IMG_3168.jpeg; IMG_3163.jpeg; IMG_3166.jpeg; IMG_3105.jpeg; IMG_3108.jpeg

Hi Maria,

Here are the pics that didn't upload on the site.
They are to show/prove that I posted multiple signs very clearly and easily seen by all abutters of the patio.

Thanks

Stan Hilbert
Owner
[@foragecambridge](mailto:foragecambridge@gmail.com)
www.foragecambridge.com





City of Cambridge

Massachusetts

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge, MA

617-552-3100

NOTICE OF PUBLIC HEARING

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually, or in person, at the City Clerk's Office, 831 Massachusetts Avenue, Cambridge, MA 02139. The hearing will be held on the date and time listed below. For more information on this process, please visit <http://www.cambridge.gov/inspector-zoning-board/zoning-appeal>. The Board of Zoning Appeal is a quasi-judicial body that reviews and decides on appeals from the City Clerk's Office. Any information that is submitted to the Board of Zoning Appeal is subject to public release. The Inspector General's Department by appointment only. Please note that the public hearing, unless the Board allows further changes at the hearing, at any time or from time to time prior to 30 days of the hearing before the public hearing, unless the Board allows further changes at the hearing.

VIRTUAL MEETING, Cambridge, Massachusetts

December 29, 2022

Please Note: If at this hearing, the BZA Chairperson continues the case to a later date, you will not receive further notice. However, dates for subsequent BZA cases are posted on the notice board at the City Clerk's office in City Hall.

CASE NO: BZAR2022-0023
LOCATION: 5 Conyns Ct., Cambridge, MA
PETITIONER: Sam Hiebert
ZONING DISTRICT: Residence C-2 Zone
PETITION: Variance To build a patio for 18 seats located on front yard of the property/restaurant
VIOLATION(S): 4.000, 4.35 F-1 (Restaurant Use), 4.000, 4.22.3 (Non-Conforming Use), 3.000, 3.10.2D (Variance), 3.000, 3.10.2D (Variance)

Letter to our Craigie Circle Neigh

As you may know, we are planning our menu board & sign are on the letter. We have plans for something for to 370 sq foot. We're also redu

On 10/26 we had a hearing with the was one Craigie Circle tenant in all dining. This is not the first time this time. By making urbane claims a failure to post signage about the

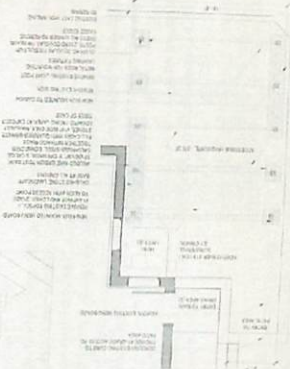
Thanks to the many supportive left us a month to reach out to you, to support our community as a community during the early stages needed anything from us. Flour for furniture? A bottle of good wine to that dessert recipe didn't quite work Except quarters, we never have qu

We've maintained early closing hours past 9:30 so as not to interrupt the once the new patio is built. You've I have been through to stay afloat in and also allow us to keep serving y restaurants have closed in the past will most likely never get a more ca

I would truly appreciate an email of mpacheco@cambridge.gov and Our future depends on your support

If you do have concerns, I've always If you can't find me at the restaurant My email is loran@cambridge.org

Thanks
Stan





First Commonwealth Realty Corp.
977 Massachusetts Ave
Cambridge, MA 02139

1884 Census of New Hampshire

Red fire alarm pull station



City of Cambridge

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA
617-349-6100

NOTICE OF PUBLIC HEARING

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views, in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually. To receive a written statement to the Board of Zoning Appeal, City Hall, 831 Massachusetts Avenue, Cambridge, Mass. If you would like to provide information, please contact the Zoning Department at 349-6100. To view BZA Application, Plans & other Submissions go to <http://www.cambridgema.gov/inspect/zoningboardzoningappeal>, click "Inspectional Services" Click "Board of Zoning Appeal" Any information that either the agenda has been posted, can be viewed at the Inspectional Services Department or on the City Clerk's website. Any information that either the agenda has been posted, can be viewed at the Inspectional Services Department or on the City Clerk's website. Please be advised that documents may be submitted or revised by the petitioner at any time or from time to time prior to 5:00 p.m. on the Monday before the public hearing, unless the Board allows further changes at the hearing.

VIRTUAL MEETING, Cambridge, Massachusetts

November 30, 2023

Dear Mr. Mayor: If at this hearing, the BZA Chairperson continues the case to a later date, you will not receive further notice. However, cases for continued BZA cases are posted on the notice board at the City Clerk's office in City Hall.

CASE NO: BZA242825-2023

LOCATION: 5 Craigie Cir., Cambridge, MA

PETITIONER: Stan Hilbert

ZONING DISTRICT: Residence C-2 Zone

PETITION: Variance: To build a patio for 18 seats located on front yard of the property/restaurant.

VIOLATION(S): 4.001, 4.95 F-1 (Restaurant Use),
8.000, 5.31 (Non-Conforming Use),
8.000, 5.31 (Table of Dimensional Requirements),
10.000, 10.30 (Variance)

forage

Letter to our Craigie Circle Neighbors

As you may know, we are planning on moving our patio from the parking lot to the front of the restaurant where our menu board & sign are, on the Craigie Street side. (You can find a copy of the plans on the back of this letter.) We have plans for something nicer, and permanent. We're reducing the size of the patio from 550 sq feet to 370 sq feet. We're also reducing the seating capacity to 18 seats.

On 10/26 we had a hearing with the Cambridge Zoning authority. In spite of the overwhelming support, there was one Craigie Circle tenant in attendance that spoke in opposition to our plans to continue offering outdoor dining. This is not the first time this tenant has taken issue with the restaurant, or harassed our staff. However, this time, by making untrue claims (patrons becoming over-intoxicated and causing disturbances late at night, a failure to post signage about the hearing), our plans for the patio and the livability of our staff are imperiled.

Thanks to the many supportive letters and emails they received, instead of denying our request the Board gave us a month to reach out to you, to give you a voice in the matter. We pride ourselves on being good neighbors, and supporting our community as much as our community has supported us. We've been here for the community during the early stages of the pandemic and even before that. We've always been here if you needed anything from us. Flour for those cookies you wanted to bake? We got you! Help moving heavy furniture? A bottle of good wine to pair with the dinner you're cooking for friends, or a pint of ice cream when that dessert recipe didn't quite work out. We're here for you.

Except quarters, we never have quarters, sorry...

We've maintained early closing hours on the current patio for the past 3 years, never having anyone sit there past 9:30, so as not to interrupt the lives of our neighbors, and our commitment to that courtesy will continue once the new patio is built. You've heard restaurant margins are "razor thin." You have seen the struggles we have been through to stay afloat these past years... Having an 18 seat patio would give us a fighting chance, and also allow us to keep serving you in the years to come. You've seen how many wonderful successful restaurants have closed in the past year. If Forage closes, the residents of Craigie Circle and the neighborhood will most likely never get a more caring restaurant in the space.

I would truly appreciate an email of support to: mpacheco@cambridgema.gov and please reference BZA-242825 Patio 5 Craigie Circle
Our future depends on your support.

If you do have concerns, I've always been accessible and easy to reach.
If you can't find me at the restaurant my cell is 617-785-5763
My email is foragecambridge@gmail.com

Thanks
Stan

forage

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As you may know, we are planning on moving our patio from the parking lot to the front of the restaurant where our menu board & sign are, on the Craigie Street side. (You can find a copy of the plans on the back of this letter.) We have plans for something nicer, and permanent. We're reducing the size of the patio from 550 sq feet to 370 sq feet. We're also reducing the seating capacity to 18 seats.

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If you do have concerns, I've always been accessible and easy to reach. If you can't find me at the restaurant my cell is 617-785-5763. My email is forage@cambridge@gmail.com.

Thanks
Stan







Notice of Public Hearing

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually, or submit a written statement to the Board of Zoning Appeal, 831 Mass Avenue, Cambridge, Mass. or email your comments to Maria Pacheco mpacheco@cambridgema.gov. If you would like further information, please contact the Zoning department at 349-6100 or visit our office at Inspectional Services Department. Please be advised that documents may be submitted, including revisions to plans or documents previously submitted, by the petitioner or any interested party for the BZA's consideration at the hearing if the documents are submitted prior to 5:00 p.m. on the Monday before the public hearing. It is within the BZA's sole discretion whether to accept further revisions to plans or documents at the public hearing.

Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/j/85702655517>

Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 857 026 55517

VIRTUAL HEARING – THURSDAY – ~~NOVEMBER 23~~ NOVEMBER 23, 2023 @ 6:00 P.M.

Please Note: If at this hearing the BZA Chairperson continues the case to a later date, you will not receive further notice. However, dates for continued BZA cases are posted on the notice board at the City Clerk's office, City Hall, and the City's Website.

CASE NO: BZA-242825

LOCATION: 5 CRAIGIE CIRCLE
CAMBRIDGE, MA

PETITIONER: 5-8 Craigie Circle LP II/Rothrob Holding LLC – Stuart Rothman, Manager
C/o Stan Hilbert

ZONING DISTRICT: RESIDENCE C-2 ZONE

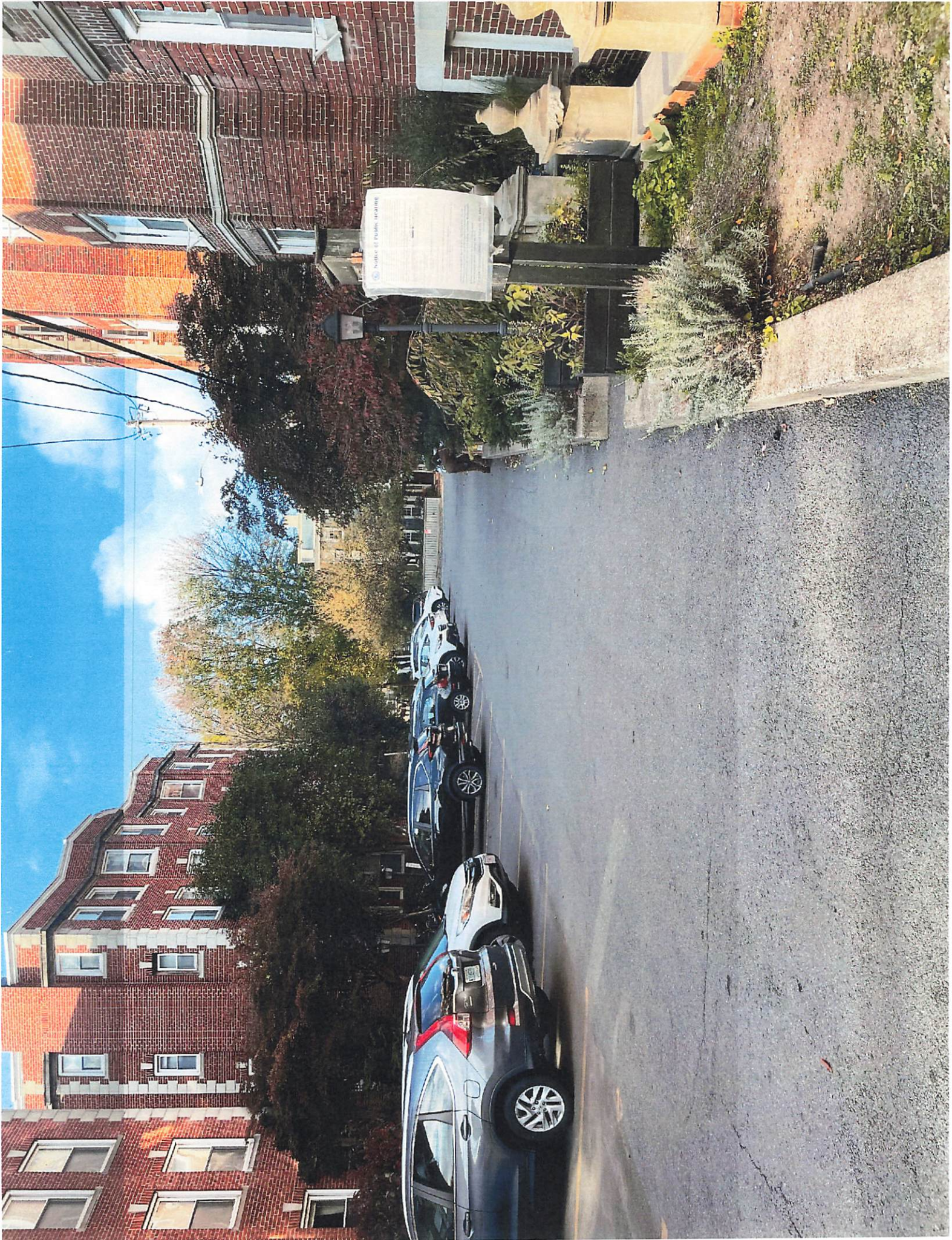
PETITION: Variance: To build a patio for 18 seats located on front yard of the property/restaurant.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 4.000, Sec. 4.35.F.1 (Restaurant Use). Art. 8.000, Sec. 8.22.3 (Non-Conforming Use).
Art. 10.000, Sec. 10.30 (Variance).

Copies of the application are on file at the City Clerk's Office, City Hall, 795 Massachusetts Avenue, and at the Inspectional Services Department, Lombard Building, 831 Massachusetts Avenue, Cambridge, Massachusetts.

Address written comments to the Board of Zoning Appeal.
831 Massachusetts Avenue, Cambridge, MA 02139

For more information please call 349-6100. TTY: 349-6112





Pacheco, Maria

From: JJM352@verizon.net
Sent: Tuesday, October 24, 2023 1:05 AM
To: Pacheco, Maria
Subject: Appeal #: BZA242825-2023

Greetings, Members of the Board of Zoning Appeal,

I am lending my support to the great Forage Restaurant – and its exceptional owner, Stan Hilbert – in their attempt to secure an outdoor patio space (Appeal #: BZA242825-2023). While there will always be some noise/traffic/congestion objections when a small business abuts a residential area, I'd note that you'll rarely find a more upstanding, responsible and responsive business owner than Stan, whom I've known for several years. If any problems developed, I have no doubt that they would be addressed expeditiously.

I'd add that in the many times that I, my friends and family have eaten at Forage, the clientele are uniformly sedate and reserved, drawing mostly from adjacent universities.

An additional plus to a patio space is that quiet outdoor dining is relatively rare in that neighborhood and in Cambridge generally. Also, in this age of pandemics, an outdoor space can provide a stopgap option to help a business survive sudden requirements for social distancing. And the survival of businesses through pandemics and other trials benefits the city, the surrounding community and the business owners.

Thank you for your consideration.

Sincerely,

-- John Masko, M.D.
Chatham, Massachusetts
JJM@writeme.com

Pacheco, Maria

From: Michael Sunog <michael@msunog.com>
Sent: Tuesday, October 24, 2023 12:14 PM
To: Pacheco, Maria
Subject: appeal number BZA242825-2023

Good afternoon,

I am writing this email to lend support to Stan Hilbert and his request to adjust his restaurant's zoning so as to enable permanent outdoor patio seating.

Stan is an incredibly hard working business owner that worked tirelessly *through* the pandemic to serve his patrons and continue to employ staff. Providing outdoor seating was thoughtful and appreciated by all parties as evidenced by the patronage. From my perspective, it would be particularly disappointing to discontinue this service as he has shared his plans to renovate and improve the dining experience.

Please, consider this appeal as my effort to help Stan, his employees, as well as satisfied customers, such as myself, for the past 7+ years, Outdoor seating is a "good thing"...please let's approve his appeal so that we can continue to enjoy outdoor dining at Forage for years to come.

Thank you
Michael Sunog
617 905 1519

Pacheco, Maria

From: David Conway <dconway11@yahoo.com>
Sent: Monday, October 23, 2023 11:41 AM
To: Pacheco, Maria
Subject: BZA242825-2023

I strongly support the patio for Forage Restaurant. I recall eating there outdoors with my wife and son at the end of December when multiple employees came out in the cold to serve us. My wife has Stage 4 lung cancer so unsafe to eat indoors due to viral exposure risk.

David Conway
6 Harvey Street
Cambridge

Sent from my iPhone

Pacheco, Maria

From: Brad Miller <bpmhome44@gmail.com>
Sent: Monday, October 23, 2023 10:00 AM
To: Pacheco, Maria
Subject: BZA242825-2023

To the members of the Board of Zoning Adjustment:

I am writing to express my support for the proposed patio for Forage restaurant. Forage is a huge asset to the neighborhood and community and being able to dine outside there was most welcome during the pandemic and beyond. Having a permanent patio will free them to focus on what they do best.

Thank you for your consideration,
Brad Miller
5 Healey Street, Cambridge

Pacheco, Maria

From: Sara Ellison <sarafellison@gmail.com>
Sent: Wednesday, October 25, 2023 1:16 PM
To: Pacheco, Maria
Subject: Forage patio

Re zoning request BZA242825-2023

Hello all,

I am hugely in favor of Forage winning approval for a permanent outdoor dining patio. Many (many) times, I have brought groups to dine outdoors there during and since the pandemic, because it was one of the few places that had everything we needed: outdoor dining for people being cautious of Covid, flexible menu for different dietary practices, quiet setting, parking nearby, friendly service, and (obviously) great food and wine. It was truly a lifeline. Furthermore, I don't think the need or desire for outdoor dining will go away. Some prefer it for a variety of health reasons (not just Covid), and others like the simple pleasure of a meal eaten outdoors on a warm evening or as the sun is setting or under the stars. I very much hope Forage can be given approval to enhance the livability of the city and the quality of the dining options.

**Cordially,
Sara Ellison**

Pacheco, Maria

From: Mary Sutula <marytsutula@gmail.com>
Sent: Wednesday, October 25, 2023 11:43 AM
To: Pacheco, Maria
Subject: Forage Restaurant Appeal #BZA242825-2023

Dear BZA members

As a neighbor and frequent diner, I am writing to support Forage's petition to obtain zoning relief in order to reconstruct a dining patio in the space outside the restaurant: case BZA242825-2023.

I have lived in the neighborhood for 37 years and I have cherished having a quaint and welcoming dining option so close by. Being in a residential neighborhood as opposed to Harvard Square or Mass Ave, lends a special aura to the experience and enhances the sense of community. I have supported every restaurant that has existed in this space, but I have developed a special relationship with the Forage group. I have felt welcome, always recognized and acknowledged; it is really an extension of my own home for me and my guests. The manager once told me that residents of the building will arrive in their slippers during a snowstorm. Forage is truly a special place.

Keeping a restaurant open is a daunting task - keeping the welcoming environment is additionally daunting. The financial boost provided by additional outdoor tables is an aid that many other restaurants have been able to have; Forage should also be able to avail themselves of this additional financial help. Their current outdoor space is lovely, but it needs to leave the parking lot and be a more permanent space that they can maintain.

Forage is a quiet restaurant - that is why my husband and I like to go there. I walk my dog past their current outdoor space in the evening and never have heard noise. I do not think that there is a realistic potential for noise in their new patio, and that seems to be the only potential downside of an outdoor dining space.

Forage has been a good member of our community - they were available for food and a warm hand-off during the sad days of the pandemic shut-down and they have been open during storms as a warm refuge. It is one of the few restaurants that I would go to by myself and seeing several lone diners in the past, I would say that others agree. Therefore, I urge you to support this restaurant by granting them the zoning relief required to construct their patio. I believe it will be a wonderful addition to the neighborhood.

Sincerely,

Mary Tavares Sutula
9 Concord Avenue
Cambridge, MA 02138

Pacheco, Maria

From: Courtney Sender <courtney.sender@gmail.com>
Sent: Tuesday, November 7, 2023 10:15 AM
To: Pacheco, Maria
Subject: Regarding 5 Craigie Circle BZA-242825

Hello,

I live in 5 Craigie Circle, directly above Forage restaurant, and I wanted to send a letter of support for their plans to extend a patio. The restaurant does not bother me at all as a resident; in fact, it actually contributes substantively to the neighborhood. This is a local business that needs the patio to stay competitive, and it's a great gift to the building and its residents to have Forage here. I hope they get to expand their patio!

Thank you,
Courtney Sender
5 Craigie Circle, Cambridge, MA 02138

--

Courtney Sender
[Website](#) * [Linktree](#)



Pacheco, Maria

From: Claire Michaud <claire.l.michaud@gmail.com>
Sent: Saturday, November 11, 2023 6:57 AM
To: Pacheco, Maria
Subject: Regarding Patio 5 Craigie Circle BZA-242825

To whom it may concern,

I am writing in support of Forage's petition to build their patio at Craigie Circle. I am a neighbor of Forage and have lived at 6 Craigie Circle #1 for four years.

For context, our unit is on the ground level and only several feet away from Forage's previous patio space. We have never experienced an issue with the noise from the restaurant despite being in very close proximity.

The restaurant staff and patrons are respectful of this residential area and the clientele at Forage are not rowdy or loud. There are only ever a small number of diners and they are a refined crowd enjoying upscale fine dining in a relaxed atmosphere.

We have enjoyed having the patio next to our unit. We are hopeful that Forage can soon build a permanent patio for all to enjoy.

Many thanks,
Claire Michaud

Pacheco, Maria

From: Forage Cambridge <foragecambridge@gmail.com>
Sent: Tuesday, November 14, 2023 8:46 AM
To: Pacheco, Maria
Subject: Fwd: Forage Outdoor Seating

Hi Maria,

Hope this works for you, she didn't have your email.
Thanks

Stan Hilbert
Owner
@foragecambridge
www.foragecambridge.com

----- Forwarded message -----
From: **Jessica Tanny** <jtanny@gmail.com>
Date: Tue, Nov 14, 2023 at 8:38 AM
Subject: Forage Outdoor Seating
To: <foragecambridge@gmail.com>

To Whom It May Concern —

I live in 6 Craigie Circle and I love having Forage in the Craigie Circle complex. With their high-end, forward-thinking menu — I think they bring a lot to the neighborhood.

I loved the temporary outdoor seating put up during the pandemic and was sad to see it go. I am sending my support for Forage's desire to build a more permanent outdoor patio.

Jessica Tanny
6 Craigie Circle

Pacheco, Maria

From: David Bucci <dbucci86@gmail.com>
Sent: Monday, November 20, 2023 3:12 PM
To: Pacheco, Maria; Aurelie Bucci
Subject: RE: BZA-242825 Patio 5 Craigie Circle

Hello Maria Pacheco,

I am writing in support of the proposed patio for Forage restaurant at 5 Craigie Circle.

My name is David Bucci, and together with my wife Aurelie Bucci, we resided in the building at 6, Craigie Circle in Apt 42 for 4 years from 2019 - 2023. Our unit was located directly in-front of and above the Forage restaurant.

We would like to attest to the following:

- We were residents at 6, Craigie since Forage first opened their outdoor patio and there was not one occasion where an outdoor dining patron ever disturbed us. We normally keep the windows open during summer and even with open windows we have not had any disturbances from restaurant patrons.
- The restaurant has been very good at following the rules of their lease in relation to noise control.

Furthermore, I would just like to add that Forage is a cornerstone of the Craigie Circle community of buildings. The wonderful smells of the finely prepared food that emanates from their kitchen, the farm to table market food service they provided during covid, the local hangout spot, or perfect place to bring visiting guests, are just among a few of the reasons that Forage should be allowed their outdoor patio.

I am available for further questions or remarks.

Kind regards,

David

email: dbucci86@gmail.com

phone: 917-345-4183

Pacheco, Maria

From: Sarah Pumphrey
Sent: Tuesday, November 21, 2023 8:11 AM
To: Pacheco, Maria
Subject: BZA-242825 Patio 5 Craigie Circle

Dear Maria Pacheco,

Good morning. I am reaching out to give my unwavering support for Forage restaurant to build their new patio (case no. BZA-242825 Patio 5 Craigie Circle). My support for this project comes from three categories of experience that I have in relation to this issue. I am, first, a resident of 5 Craigie Circle, and formerly a resident of 7 Craigie Circle. Second, I am a loyal patron of Forage, and third, I am an architectural designer who engages in urban planning and community engagement work day to day.

My partner and I moved here a year and a half ago from a vibrant neighborhood in Somerville. We were hesitant about moving to a large apartment building because of the noise and lack of "neighborhood feel" we might encounter. However, none of these worries were related to there being a restaurant in the building. From the beginning, this was a tremendous plus for us to have a fresh, sustainably-run restaurant downstairs that had outdoor seating; we were not yet comfortable dining inside due to covid. When we lived in 7 Craigie Circle, we could not even tell there was a restaurant downstairs unless we were leaving the premises, and even then, Forage patrons and staff were always quiet and respectful of the neighborhood. There is signage reminding guests to dine quietly, and the patio closes early out of respect, rather than staying open later to earn more each night. This said; Forage is not the kind of restaurant that would ever have drunk and rowdy patrons, but more of a classy, living room atmosphere, even outside. This year, we moved to 5 Craigie Circle on the first floor, in close proximity to the restaurant and have still not heard a single noise from Forage or its patrons.

Even before we moved in, Forage was the place we would dine on special occasions, bringing family from out of town to experience the fantastic atmosphere and food. All of the staff there have been warm and kind from day one, taking special care of residents if they recognize you. When the temporary patio was open, I would often be greeted as I walked up the parking lot at the end of the day. The staff have come to know us, and feel truly like neighbors, rather than just close by restaurant staff. I have never felt more welcomed or cared for in a restaurant environment. They are well aware of where their restaurant sits, are outwardly grateful to 5-7 Craigie Circle residents, and do all they can to remain respectful neighbors.

Lastly, I come to this issue passionately as an architectural designer who also works on urban planning efforts with different municipalities. As I am sure you are aware, having a respectful business, especially with an outdoor presence, injects life into a community. It would be a shame for this type of urban gesture to be blocked. Forage, its staff, and its temporary patio have proven to be an addition, rather than a subtraction, to the neighborhood. Allowing them a permanent outdoor patio would support the wellbeing of a business that feels like a positive member of the community; one that truly deserves the support of its neighbors. After seeing many restaurants close due to covid-19 and the years following, it is important as community members that we do anything we can to support the longevity of these businesses.

With this, I implore the Board to allow Forage and Stan Hilbert to continue with their permanent patio project. If you have any questions, please do not hesitate to reach out.

Sincerely,
Sarah Pumphrey

Pacheco, Maria

From: grace simmons <gracesimmons2003@gmail.com>
Sent: Monday, November 20, 2023 9:02 PM
To: Pacheco, Maria
Cc: Grace Simmons
Subject: Case# BZA-242825

To whom it may concern,

The Forage restaurant at 5 Craigie Circle has been at this address for about eight years. In all that time, they have been very respectful of other tenants in the building. They close by 11:00pm. They don't entertain loud crowds, they're don't park in others spaces and they're friendly too. I am the only other tenant in the basement besides the restaurant and I have never experienced any disturbance of noise or anything. They work hard and keep the place clean. Please help them to expand their seating capacity. As you already know, they too a big hit during Covid. Anything you do to help them recover will be appreciated by all of us who enjoy this fine cuisine!

Thank you.

Grace Simmons.

Sent from my iPhone

Pacheco, Maria

From: Alexandra Dorn <alexandra.l.dorn@gmail.com>
Sent: Monday, November 20, 2023 8:27 PM
To: Pacheco, Maria
Subject: BZA-242825 Patio 5 Craigie Circle - Neighbor's Message of Support

Hello Maria,

I am writing to you regarding the proposal for adding a patio outside of Forage Restaurant at 5 Craigie Circle. I support this idea not only as an improvement for the restaurant itself, but also to the building and the neighborhood. I am a tenant of 5 Craigie Circle, and have lived in the apartment directly above the restaurant for nearly 3 years. My dining room window would look over their proposed patio. Given the foot traffic in the parking lot and sidewalk I don't foresee any downgrade to my privacy if this patio is added. I believe it would be an improvement. Forage has been a courteous neighbor, and always friendly. 5 Craigie Circle is an apartment building in an urban environment and I believe that approving proposals for amenities like outdoor patios for restaurants would enhance that. As a resident and member of the architectural community in Cambridge, I believe that any effort that can be made to provide places that can be used by the greater community, especially in this specific neighborhood, would be to everyone's benefit.

Please feel free to contact me if you have any questions.

I appreciate your time,
Alexandra Dorn
5 Craigie Cir, Cambridge, MA 02138
617-483-0389

Pacheco, Maria

From: Harold Nassau <haroldnassau@gmail.com>
Sent: Wednesday, November 22, 2023 10:08 PM
To: Pacheco, Maria
Cc: foragecambridge@gmail.com
Subject: BZA-242825

I am a resident of 3 Craigie Circle and I am writing to endorse Forage's plan to expand to an outdoor cafe.

They have been excellent neighbors - cooperative in every regard.
Activity on the street only adds security and ambiance.

Sincerely,

Harold Nassau

Pacheco, Maria

From: Gabriela Perino <geperino@gmail.com>
Sent: Saturday, November 25, 2023 2:28 PM
To: Pacheco, Maria
Subject: Letter of Support- BZA-242825 Patio 5 Craigie Circle

Ms. Pacheco and the Cambridge Inspectional Services Department,

My name is Gabriela McGrane and both my husband and I write to you as current residents of 7 Craigie Circle, the apartment building adjacent to Forage Restaurant. **We write to you in full support of their plans to install a more permanent patio that would allow them to expand the number of guests they serve.**

Upon moving to Cambridge last year, we were surprised and intrigued by the existence of a restaurant in our basement! Would it be noisy? Smelly? Hard to park our own cars as residents of the building?

Admittedly, for several months that winter, I assumed Forage was not a very popular restaurant, given how quiet it was, how clean their footprint was, and how little the restaurant affected our everyday lives as a tenant. It wasn't until we finally dined there ourselves that we witnessed firsthand that it was *both* a popular, well-attended restaurant as well as an environment that exudes kindness, personability, and joy!

In the many months since our move-in, the staff, the guests, and the establishment of Forage itself have become such a comfort to our little corner of Cambridge. I can sincerely say that I have *never* felt irritated by (or even noticed!) the noise of their patio guests. I have never felt that our space as tenants was being encroached on. And I have never once regretted moving into this apartment building with Forage in its basement.

In my eyes, there is no Craigie Circle without Forage. I have seen how these two entities look out for one another, and I can only hope that this support continues. I am hopeful that this letter aids in proving how seriously we trust Forage to do what is best for both their business as well as our little community here. If a patio is what they need at this moment, **then they have our full support.**

Best regards,
Gabriela and Peter McGrane
7 Craigie Circle Unit 62

Pacheco, Maria

From: Joe <haegej@gmail.com>
Sent: Sunday, November 26, 2023 9:23 PM
To: Pacheco, Maria
Subject: BZA-242825 Patio 5 Craigie Cir

Hi,

I'm a tenant at 5 Craigie Circle, who has lived here since 2019 in apartment 45. I recently became aware of Forage's intent to build a patio and completely support it (reference BZA-242825 Patio 5 Craigie Cir). In our 4 years here we have **not once** seen or heard any disturbing behavior from their patrons *at any hour*, let alone at night. Furthermore, their employees are always courteous and our experience dining there once was excellent.

I strongly urge you to consider their request for a patio favorably, in their attempt to continue to serve local residents local food. In this day and age, finding ways to support small businesses is especially important to ensure local commerce remains strong, both for employees and for attracting consistent business.

I appreciate your consideration of this support and their request.

Thank you,
Joe Haegele



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 NOV - 3 AM 10:55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-242825

Address: 5 Craigie Circle

Owner, Petitioner, or Representative: Stanislas Hilbert
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 10/31/23

[Signature]
Signature