



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 APR 12 AM 10:15

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 264436

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: City of Cambridge C/O Iram Farooq

PETITIONER'S ADDRESS: 344 Broadway, Cambridge, MA 02139

LOCATION OF PROPERTY: 40 Granite St., Cambridge, MA

TYPE OF OCCUPANCY: School parking lot

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

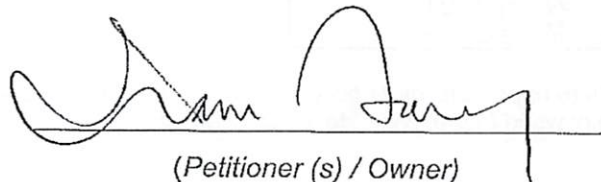
DESCRIPTION OF PETITIONER'S PROPOSAL:

To continue Saturday use of area as a farmers' market, starting June through November, between the hours of 9:00 AM and 4:00 PM as previously approved by the BZA in 2013, case #10399, and in 2018, case #017109-2019.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.36.A (Open Lot retail sales establishment).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

IRAM FAROOQ
(Print Name)

Address:

344 Broadway, Cambridge, MA 02139

Tel. No.

6173494618

E-Mail Address:

dwolf@cambridgema.gov

Date: 7/5/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: City of Cambridge
Location: 40 Granite St., Cambridge, MA
Phone: 6173494618

Present Use/Occupancy: School parking lot
Zone: Residence C Zone
Requested Use/Occupancy: Farmers market

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

N/A

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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Yi-An Huang (OWNER)

Address: 795 Massachusetts Ave., 1st Floor

State that I/We own the property located at 40 Granite St., which is the subject of this zoning application.

The record title of this property is in the name of City of Cambridge

*Pursuant to a deed of duly recorded in the date July, 1953, Middlesex South County Registry of Deeds at Book 8100, Page 602; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

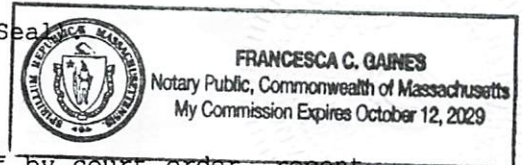
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Yi-An Huang personally appeared before me, this 11 of April, 2024, and made oath that the above statement is true.

 Notary

My commission expires October 12, 2029 (Notary Seal)



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

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:

This location has been used previously as a farmers' market and is the best location to provide a community service of a market, to an underserved area. The area has access and does not interfere with any services to the building.

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:

There will be no impact.

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:

Provides fresh produce to support healthy eating.

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

No impact, no structures are being built.

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



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
*Assistant City Manager for
Community Development*

SANDRA CLARKE
*Deputy Director
Chief of Administration*

To: Olivia Ratay and Maria Pacheco, ISD
From: Daniel Wolf, Senior Planner, Community Development Department
Date: May 2, 2024
Re: Withdrawing from May 9 BZA hearing

This letter serves as a notice to the BZA staff that CDD will no longer need to seek a variance for the farmers market at 40 Granite Street. Together with ISD staff, we have determined that the 2021 zoning change obviates the need for zoning relief for this use.



Farmer's Market Area



City of Cambridge
Massachusetts

1" = 96 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Bus Shelters
- ★ Bike Racks
- Commercial Parking
 - Private Garage
 - P Private Lot
 - Municipal Garage
 - P Municipal Lot
 - MBTA Garage at Alewife
- Ⓜ Subway Stations
- Bike Facilities Existing
 - Bike Path/Multi-Use Path
 - Bike Lane
 - Edge Line
 - Shared Lane Pavement M
 - Contraflow
 - Cycle Track
- Bike Facilities Planned
 - Planned Bike Path/Multi-U
 - Planned Bike Lane
 - Planned Shared Lane Pav
 - Planned Edge Line
 - Planned Cycle Track
 - Planned Shared Street
- Subway Lines
 - GREEN
 - RED
- Rail
- City Boundary
- ★ Street Lights
- Ⓜ Traffic Signals
- ★ Trees
- Hydrants
- Metered Spaces
- Buildings
- Paved Surfaces
 - Paved Roads
 - Bridges









FRESH FISH



Brewery of the Ditch

ESTABLISHED 1978

LOCALLY CAUGHT

41531444

40 Granite St.



40 Granite St.

Petitioner

99-16
GEISLER, BENJAMIN P. &
JOHANNA C. GEISLER
35 GRANITE ST. UNIT 3
CAMBRIDGE, MA 02138

99-17
YALOURIS, ELEFTHERIOS &
CHARLOTTE E. S. KARNEY
41 GRANITE ST.
CAMBRIDGE, MA 02139

CITY OF CAMBRIDGE
C/O IRAM FAROOQ, ASSISTANT CITY MANAGER
344 BROADWAY
CAMBRIDGE, MA 02139

99-20
WATSON, BARBARA M.
43 VILLAGE HILL ROAD
BELMONT, MA 02478

99-19
NIELS, SOKOL W.
51 GRANITE ST
CAMBRIDGE, MA 02139

99-59
BRAGER, AMY R.
184 MAGAZINE ST UNIT 2
CAMBRIDGE, MA 02139

99-59
GIMENEZ, JOAN ALBERT CAMPRODON
184 MAGAZINE ST. UNIT 3
CAMBRIDGE, MA 02139

99-80
PITARO, CARMELLA M.,
TR. THE JEAN GRANT IRREV 2018 TRUST
PO BOX 6246
PLYMOUTH, MA 02362

100-62
NEW CREEK LLC
C/O KIMCO REALTY CORP
500 NORTH BROADWAY STE 201
JERICHO, NY 11753

100-86
PECTEN PROPERTIES, LLC
261 LEDYARD ST.
NEW LONDON, CT 06320

64-6
MIT 640 MEMORIAL SPE LLC.
C/O MIT INVESTMENT MANAGEMENT COMP.
PO BOX 847
CARLSBAD, CA 92018

65-48
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENTS MANAGEMENT CO
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

98-56
MOORE, MAXWELL, II & BERTHA MOORE
25 GRANITE ST
CAMBRIDGE, MA 02139-4737

98-72
FOTOPOULOS, STAVROULA
9-11 GRANITE ST
CAMBRIDGE, MA 02139-4709

98-73
YANG, JIAN-LI
5 GRANITE ST
CAMBRIDGE, MA 02139

98-74
JIACHENG, CUI
48 BERKSHIRE ST
CAMBRIDGE, MA 02141

99-16
SWANSON, ERIKA L.
35 GRANITE ST. UNIT 1
CAMBRIDGE, MA 02139

99-59
HUBBARD, ANNE M. AND
MICHAEL J. FLOREAK
184 MAGAZINE ST UNIT 1
CAMBRIDGE, MA 02139

99-63
MAILMAN, ALBERT J. &
PATRICIA B. O'SULLIVAN
59 GRANITE ST.
CAMBRIDGE, MA 02139

99-81
CAMBRIDGE CITY OF SCHOOL AND
RECREATION
159 THORNDIKE ST
CAMBRIDGE, MA 02141

98-39
HALAJIAN, CRAIG A.
32 ROCKINGHAM ST
CAMBRIDGE, MA 02139-4757

274-1G-1F
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

98-57
PARK, SEUNG HO & CHUNG OK PARK, CO-TRS THE
SEUNG HO PARK & CHUNG OK PARK TRUST
5078 SEASHELL PL
SAN DIEGO, CA 92130

274-2
MASSACHUSETTS WATER RESOURCE
AUTHORITY
660 MEMORIAL DR
CAMBRIDGE, MA 02139

98-57
PARK, SEUNG HO CHUNG OK PARK, TRS
5078 SEASHELL PL
SAN DIEGO, CA 92130

99-16
VOROBYOV, ROMAN MONICA STZELECKI
33-35 GRANITE ST, UNIT 2
CAMBRIDGE, MA 02139

98-17
SOOHOO, MARGARET
TRS THE 31-33 ROCKINGHAM STREET REALTY TR
366 QUINCY AVE - STE 601
QUINCY, MA 02169

99-18
MITCHELL LUKE A & JULIE A MITCHELL TRS.
CITY OF CAMBRIDGE TAX TITLE
47 GRANITE ST
CAMBRIDGE, MA 02139

99-18
NURMI ELEANOR R., SCHNEIDER CLEO M.
CITY OF CAMBRIDGE TAX TAITLE
45 GRANITE ST
CAMBRIDGE, MA 02139

98-57
SEUNG HO, PARK &
CHUNG OK PARK TRUSTEE
5078 SEASHELL PL
SAN DIEGO, CA 92130

40 Granite St.

98-75
CAMBRIDGE CITY OF PUBLIC WORKS DEPT
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

98-75 /99-81
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

98-75/99-81
CITY OF CAMBRIDGE
C/O YI-ANHUANG
CITY MANAGER