



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

BZA APPLICATION FORM

Plan No: BZA-010312-2016

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Pizza Anytime Corporation - C/O Terrence P. Morris, Esq.

PETITIONER'S ADDRESS : 57 Elm Road Newton, MA 02460

LOCATION OF PROPERTY : 1108 Cambridge St Cambridge, MA 02139

TYPE OF OCCUPANCY : Fast Order Food Establishment ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

A Fast Order Food Establishment requires a special permit in a Business A district according to the Table of Use Regulations. Section 6.36.5.0 Footnote 6 states that the amount of parking required for this use shall be at the discretion of the special permit granting authority.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>4.000</u>	Section <u>4.35.0 (Fast Order Food Establishment).</u>
Article <u>11.000</u>	Section <u>11.30 (Fast Order Food Establishment).</u>
Article <u>6.000</u>	Section <u>6.36.5.0 & Footnote 6 (Parking).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>

Original Signature(s) :

Shanika A. Dyce
(Petitioner(s) / Owner)

SHANIKA A. DYCE
(Print Name)

Address : 26 OSCEOLA ST.

HIDE PARK MALL - 02136

Tel. No. : 617-331-8724

E-Mail Address : DL529@gmail.com

Date : 5/26/16

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, Alex Steinberg, Manager of 1100-1108 Cambridge Street LLC,
(OWNER)

Address: c/o RCG LLC, 17 Ivaloo Street, Somerville, MA 02143

State that the aforesaid LLC owns the property located at 1108
Cambridge Street, which is the subject of this zoning application.
The record title to this property is in the name of 1100-1108
Cambridge Street LLC.

Pursuant to a deed of duly recorded on September 20, 2012 in the
Middlesex South Registry of Deeds at Book 60051, Page 171.

Alex M Steinberg, Manager
SIGNATURE BY LANDOWNER OR
AUTHORIZE TRUSTEE, OFFICER OR AGENT*

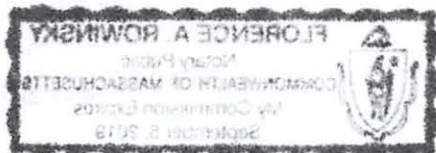
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts

County of Middlesex, ss.

The above named, Alex Steinberg, Manager as aforesaid, personally
appeared before me, this 14 of May, 2016, proved to me through
satisfactory evidence of identification, which was a Massachusetts
Driver's License, to be the person whose name is signed on the
preceding document, and acknowledged to me that he signed it
voluntarily for its stated purpose on behalf of 1100-1108 Cambridge
Street LLC.

Florence A. Rowinsky
FLORENCE A. ROWINSKY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 5, 2019



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1108 Cambridge St Cambridge, MA 02139 (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The particulars of this location, which is situated in a thriving business district with no parking, and its proposed use as a fast order food establishment, are generally found in the Business A District and consistent with the other uses permitted in the neighborhood, which are small retail/service in nature.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The extent of the commercial district, and the proposed use as a pizza shop is compatible and complementary with other uses that generate pedestrian activity necessary for vibrant neighborhood commercial area.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

A pizza shop is entirely consistent with the variety of retail/ service uses that exist in the neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

To the contrary a fast order food establishment is the type of service that is a benefit to the neighborhood and general public given the time demand often imposed on people in today's fast-paced lifestyle.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Same as above.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Law offices of Terrence Morris LLC **PRESENT USE/OCCUPANCY:** vacant (former retail)

LOCATION: 1108 Cambridge St Cambridge, MA 02139 **ZONE:** Business A Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Pizza Shop

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1144</u>	<u>1144</u>	<u>N/A</u>	(max.)
<u>LOT AREA:</u>		<u>2832</u>	<u>2832</u>	<u>None</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		<u>.40</u>	<u>.40</u>	<u>1.0</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>N/A</u>	<u>N/A</u>	<u>None</u>	(min.)
	<u>DEPTH</u>	<u>N/A</u>	<u>N/A</u>	<u>None</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>0</u>	<u>0</u>	<u>None</u>	(min.)
	<u>REAR</u>	<u>pre-existing</u>	<u>pre-existing</u>	<u>20</u>	(min.)
	<u>LEFT SIDE</u>	<u>0</u>	<u>0</u>	<u>None</u>	(min.)
	<u>RIGHT SIDE</u>	<u>0</u>	<u>0</u>	<u>None</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>25</u>	<u>25</u>	<u>35</u>	(max.)
	<u>LENGTH</u>	<u>65</u>	<u>65</u>	<u>N/A</u>	
	<u>WIDTH</u>	<u>20</u>	<u>20</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA: 3</u>		<u>None</u>	<u>None</u>	<u>None</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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

The locus comprises the smaller (1,144 sf) of two street level commercial units located in an existing 2-story woodframe building constructed circa 1900. The larger unit (1,254 sf) is occupied by Pino Brothers Tattoo shop.

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'.



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

2016 MAY 27 AM 10:30

BZA APPLICATION FORM

GENERAL INFORMATION

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CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Shanika A. Dyce
(Petitioner(s) / Owner)

SHANIKA A. DYCE
(Print Name)

Address : 26 Osceola St.
HYDE PARK MA. 02136

Tel. No. : 617.331.8124

E-Mail Address : LD529@gmail.com

Date : 5/26/16

B2A 10312-2016



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1108 Cambridge St.:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**
No demo proposed, No CHC review of use.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date 5/25/16

Received by uploaded to Energov
Relationship to project _____

Date "

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- removal of a roof,
- removal of one side of a building,
- gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and
- removal of more than 25% of a structure.

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

<http://www.cambridgema.gov/Historic/demolitiondelay.html>

This is a detailed street map of a residential neighborhood in Cambridge, Massachusetts. The map shows a grid of streets including Norfolk St, Cambridge St, and Elm St. A red outline highlights a specific area, and blue arrows point to specific addresses within that area.

Streets shown:

- Norfolk St
- Cambridge St
- Elm St

Addresses highlighted by blue arrows:

- 1127 Cambridge St
- 1129 Cambridge St
- 1121 Cambridge St
- 1109 Cambridge St
- 1107 Cambridge St
- 1101 Cambridge St
- 1095 Cambridge St
- 1093 Cambridge St
- 1102 Cambridge St
- 1100 Cambridge St
- 1096 Cambridge St
- 1094 Cambridge St

Other addresses visible on the map:

- 82-88, 82-34, 82-71, 82-68, 82-31, 82-30, 82-28, 82-96, 377 Norfolk St, 381 Norfolk St, 375 Norfolk St, 378 Norfolk St, 82-59, 82-60, 82-93, 299 Elm St, 82-92, 297 Elm St, 295 Elm St, 293 Elm St, 291 Elm St, 289 Elm St, 82-80, 1105 Cambridge St, 82-91, 82-90, 82-58, 82-57, 82-56, 82-79, 82-54, 1127 Cambridge St, 1129 Cambridge St, 1121 Cambridge St, 1109 Cambridge St, 1107 Cambridge St, 1101 Cambridge St, 1095 Cambridge St, 1093 Cambridge St, 1102 Cambridge St, 1100 Cambridge St, 1096 Cambridge St, 1094 Cambridge St, 85-101, 85-100, 85-10, 85-11, 351 Norfolk St, 349 Norfolk St, 352 Norfolk St, 85-26, 85-27, 85-25, 85-23, 348 Norfolk St, 85-80, 346 Norfolk St, 85-81, 85-84, 342 Norfolk St, 340 Norfolk St, 85-86, 344 Norfolk St, 85-85, 338 Norfolk St, 340-A Norfolk St, 85-87, 85-75, 85-17, 85-63, 85-37, 85-34, 85-35, 255 Elm St, 251 Elm St, 85-32, 253 Elm St, 259 Elm St, 257 Elm St, 237-R Elm St, 237 Elm St, 244 Elm St, 246 Elm St, 240 Elm St, 80-19, 80-20, 80-7, 80-8, 80-6, 1076 Cambridge St, 1064 Cambridge St, 1092 Cambridge St, 1094 Cambridge St, 1096 Cambridge St, 1100 Cambridge St, 1102 Cambridge St, 1106 Cambridge St, 1124 Cambridge St, 1126 Cambridge St, 1130 Cambridge St, 1128 Cambridge St, 1144 Cambridge St, 1146 Cambridge St, 85-95, 85-93, 85-72, 85-30, 85-28, 85-64, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85-81, 85-79, 85-77, 85-75, 85-73, 85-71, 85-69, 85-67, 85-65, 85-63, 85-61, 85-59, 85-57, 85-55, 85-53, 85-51, 85-49, 85-47, 85-45, 85-43, 85-41, 85-39, 85-37, 85-35, 85-33, 85-31, 85-29, 85-27, 85-25, 85-23, 85-21, 85-19, 85-17, 85-15, 85-13, 85-11, 85-9, 85-7, 85-5, 85-3, 85-1, 85-0, 85-99, 85-97, 85-95, 85-93, 85-91, 85-89, 85-87, 85-85, 85-83, 85

1108 Cambridge St.

Petitioner

82-57-58
CLUBE DESPORTIVO FAIALENSE, INC.
1121 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-93
CARDOSO, DAVID T. & DOMINGAS M. DOCANTO
269 ELM STREET
CAMBRIDGE, MA 02139

TERRENCE P. MORRIS, ESQ.
57 ELM ROAD
NEWTON, MA 02460-2144

85-27
CERQUEIRA, JOSEPH A.,
TR. OF BETTENCOURT & NETO REALTY TR.
87 PRICHARD AVE.
SOMERVILLE, MA 02144

85-30
RIVERA, M. MARGARITA
259 ELM STREET
CAMBRIDGE, MA 02139

SHANIKA A. DYCE
26 OSCEOLA ST.
HYDE PARK, MA 02136

85-25
SOUSA, CAROLE A.
354 NORFOLK ST.
CAMBRIDGE, MA 02139

82-56
CILLO, ANTONIO & ADRIANA CILLO,
TR. OF THE CAMBRIDGE STREET REALTY TR.
34 ARBORFIELD RD
ROSLINDALE, MA 02131

85-72-26
PINTO, MARIA V.
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-31
BETTENCOURT, EMMANUEL A.
257 ELM ST
CAMBRIDGE, MA 02139

85-95
DESOUSA, MANUEL C., MARIA C. SOUSA &
ANTONIO F. RIBEIRO
TRS OF CAMBELM REALTY
1092 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-81
LEAL, RITA M.
346 NORFOLK ST
CAMBRIDGE, MA 02139

85-64
1100-1108 CAMBRIDGE STREET LLC
C/O RCG LLC
17 IVALOO ST., SUITE 100
SOMERVILLE, MA 02143

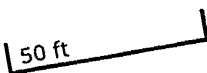
82-79
ZUCHER, CARLOS
1103 CAMBRIDGE ST
CAMBRIDGE, MA 02139

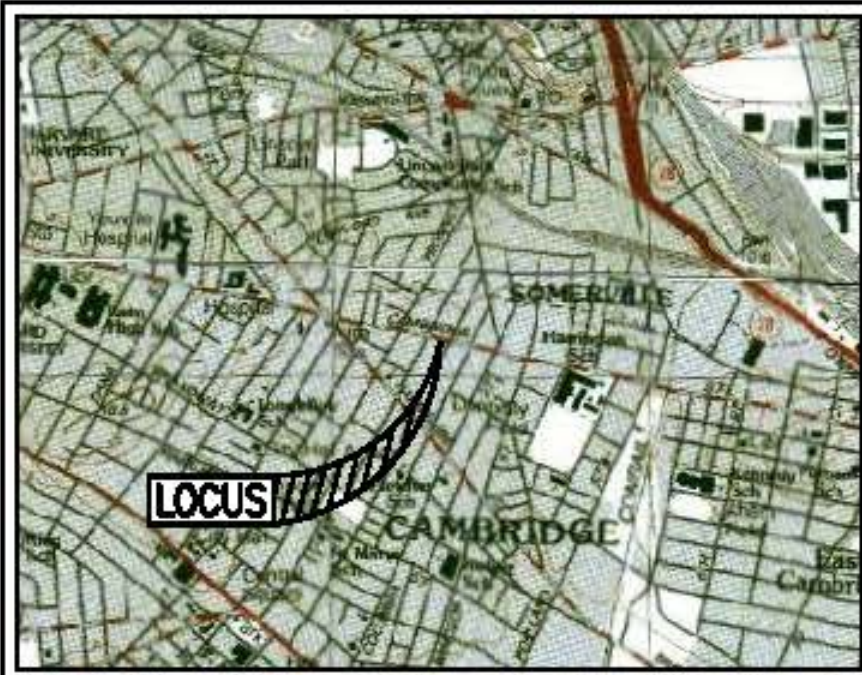
82-54
1099 CAMBRIDGE. LLC,
148 OAKLEY RD.
BELMONT, MA 02478

85-80
LEAL, RITA & ROBERT C. LEAL
348 NORFOLK ST
CAMBRIDGE, MA 02139

85-23
SEEGER, JEREMY
352 NORFOLK ST
CAMBRIDGE, MA 02139

85-28
PINTO, JOAO
C/O GORE STREET PROPERTIES LLC
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139





LOCUS MAP

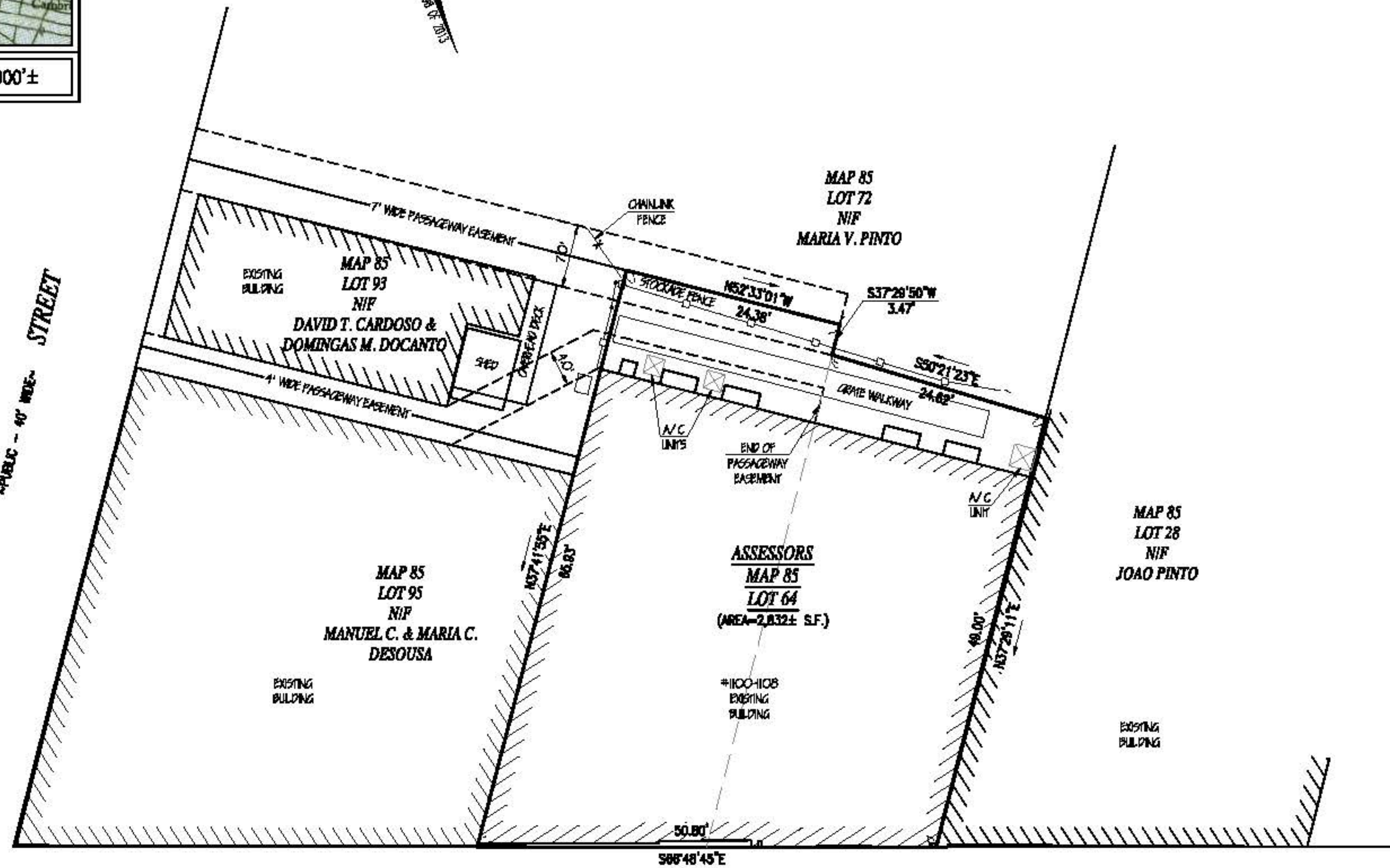
SCALE: 1"=2,000'±

— ZONING DATA —

DISTRICT: BA — BUSINESS A

DESCRIPTION	REQUIRED
LOT AREA	NONE
LOT FRONTAGE	NONE
FRONT SETBACK	NONE
SIDE SETBACK	NONE
REAR SETBACK (MINIMUM IN ANY CASE = 20FT)	(H+L)/5 FT

ELM ~PUBLIC - 40' WIDE~ STREET

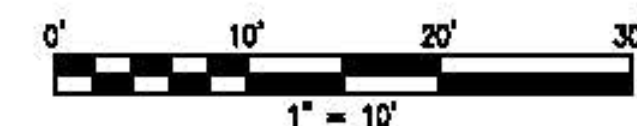


CAMBRIDGE ~PUBLIC - 66' WIDE~ STREET

PLAN REFERENCES:
 PLAN BOOK 37 PAGE 285
 PLAN #979 OF BOOK 1878
 PLAN #1217 OF BOOK 1882
 PLAN #171 OF BOOK 1884
 PLAN #508 OF BOOK 1888
 PLAN #881 OF BOOK 1894
 PLAN #888 OF BOOK 2013

RECORD OWNER:
 ASSESSORS MAP 85 LOT 64
 1100-1108 CAMBRIDGE STREET, LLC
 C/O RCG, LLC
 17 NALOO STREET, SUITE 100
 SOMERVILLE, MA 02143
 DEED BOOK 80051 PAGE 171

NOTES:
 1. PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP., INC. IN FEBRUARY OF 2016.



REVISIONS

NO.	DATE	DESCRIPTION
1	02/16/2016	INITIAL SURVEY

FARLAND CORP.

www.FarlandCorp.com

401 COUNTY STREET
 NEW BEDFORD, MA 02740
 P.508.717.3478
 OFFICES IN:
 • TAUNTON
 • MARLBOROUGH
 • WARWICK, RI

DRAWN BY: MW
 DESIGNED BY: —
 CHECKED BY: BM

CERTIFIED PLOT PLAN
 — 1100-1108 CAMBRIDGE STREET —
ASSESSORS MAP 85 LOT 64
 CAMBRIDGE, MASSACHUSETTS

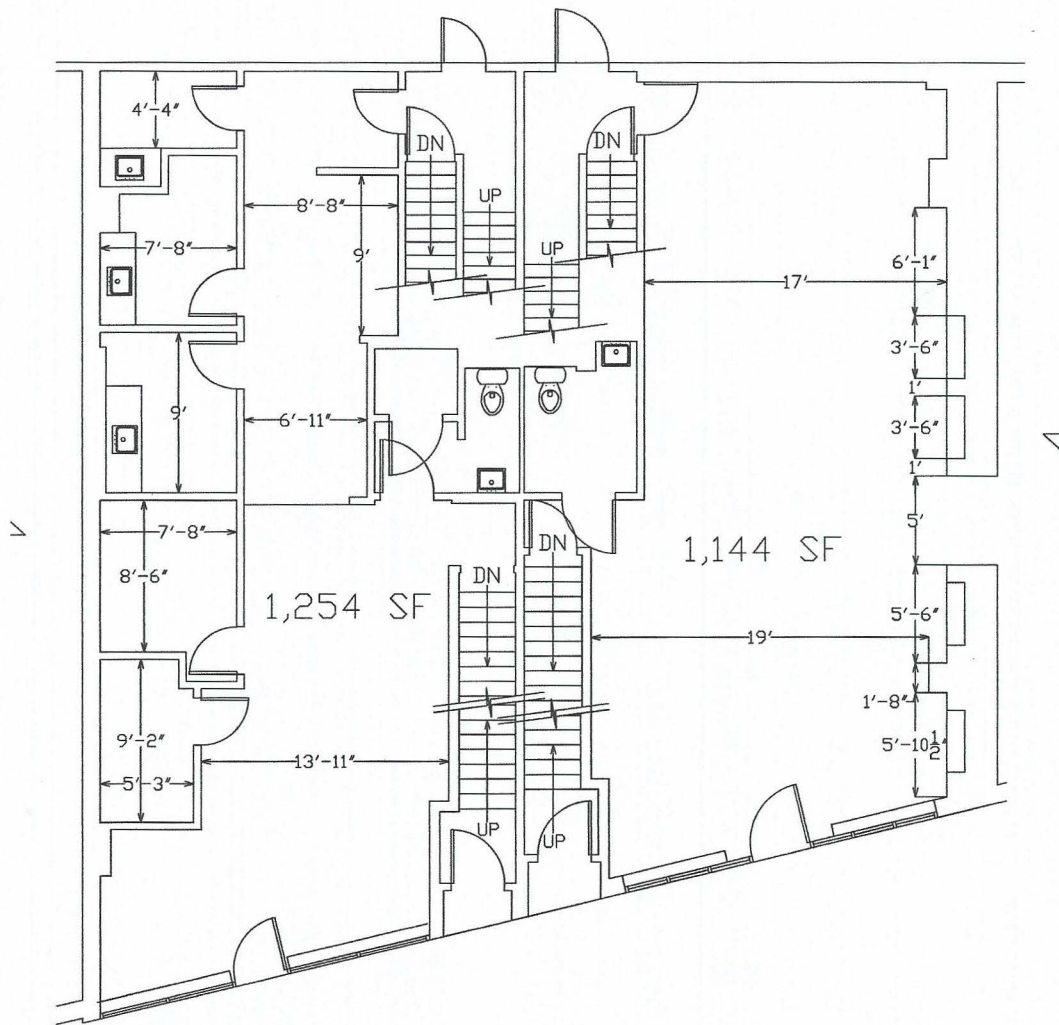
BETH UNGER, 1100-1108 CAMBRIDGE ST, LLC
 1100-1108 CAMBRIDGE STREET
 CAMBRIDGE, MA 02138

PREPARED FOR

MARCH 14, 2016
 SCALE: 1"=10'
 JOB NO. 16-128
 LATEST REVISION:

SHEET 1 OF 1





1 1100-1108 CAMBRIDGE STREET FIRST FLOOR PLAN

