

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

University Common Real Estate Co. LLP
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 1420-1442 Massachusetts Avenue

the record title standing in the name of University Common Real Estate Co. LLP
c/o Century Real Estate Co., Inc.

whose address is 1430 Massachusetts Avenue, 3rd Fl Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 27558 Page 225 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____


Edward H. Monk, managing partner
(Owner)

=====

On this 13th day of June, 2017, before me, the undersigned notary public, personally appeared Edward H. Monk proved to me through satisfactory evidence of identification, which were driver's licence, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires: 11/16/18

 **EDWARD C. SERUES**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 16, 2018

MEMBER OF DISTANCE
EDUCATION
ASSOCIATION OF DISTANCE EDUCATION
INstitutions of the
STATE OF TEXAS



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 1430 Massachusetts Ave Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
The use of the premises as a location for selling Hawaiian style seafood meets the criteria of Article 11.31 in that the business will attract walk-in trade from nearby students, visitors and residents.
- 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:
A Fast Order Food establishment has operated at this location for two years without impacting the existing traffic patterns.
- 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:
The surrounding uses will not be adversely affected by the operation of this use since it will attract patrons that will also be drawn to their businesses.
- 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:
The petitioner will operate its premises in complete compliance with all health, safety and sanitary code requirements.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The use will add a new and unique food offering to the culinary mix of Harvard Square.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Nirvana Poke For Me, LLC **PRESENT USE/OCCUPANCY:** fast order food
LOCATION: 1430 Massachusetts Ave Cambridge, MA **ZONE:** Business B/Harvard Square O
PHONE: _____ **REQUESTED USE/OCCUPANCY:** fast order food

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>37,070 sf</u>	<u>no change</u>	<u>57,072 sf</u>	(max.)
<u>LOT AREA:</u>	<u>14,268 sf</u>	<u>no change</u>	<u>none</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>2.6</u>	<u>no change</u>	<u>4.0</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>				
WIDTH	<u>97'</u>	<u>no change</u>	<u>none</u>	(min.)
DEPTH	<u>105'</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>0</u>	<u>no change</u>	<u>0</u>	(min.)
REAR	<u>0</u>	<u>no change</u>	<u>0</u>	(min.)
LEFT SIDE	<u>0</u>	<u>no change</u>	<u>0</u>	(min.)
RIGHT SIDE	<u>0</u>	<u>no change</u>	<u>0</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>80' (approx)</u>	<u>no change</u>	<u>80'</u>	(max.)
LENGTH	<u>95' (approx)</u>	<u>no change</u>	<u>N/A</u>	
WIDTH	<u>130'</u>	<u>no change</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0</u>	<u>no change</u>	<u>0</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>no change</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>no change</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>0</u>	<u>no change</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.
occupying 1,480 s.f.

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

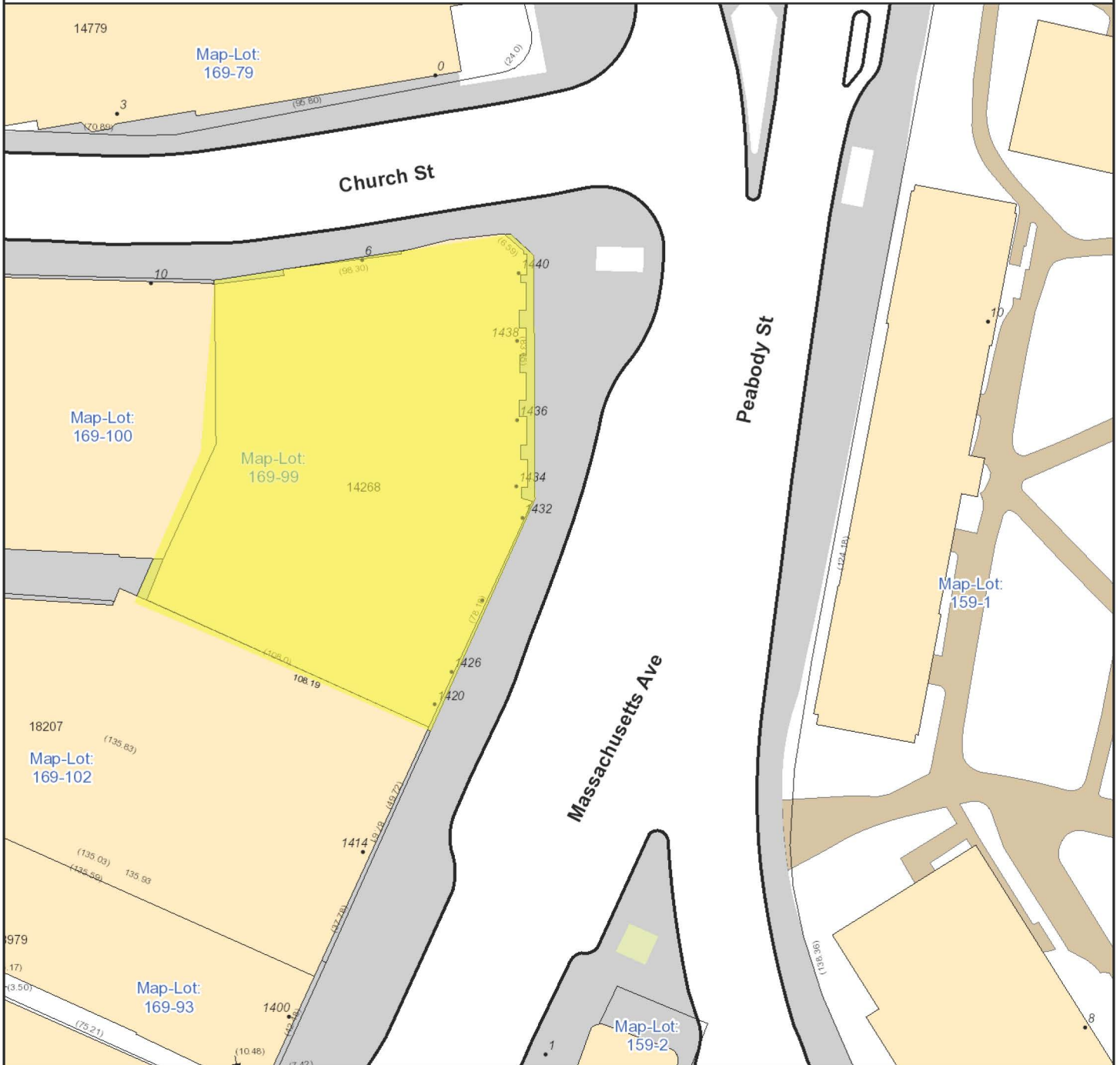
The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Pat Conte Date: 7/7/17
(Print)

Address: 1430 Mass Ave Case No. BZA-013701-2017

Hearing Date: 7/27/17

Thank you,
Bza Members



City of Cambridge
Massachusetts

1" = 48 ft

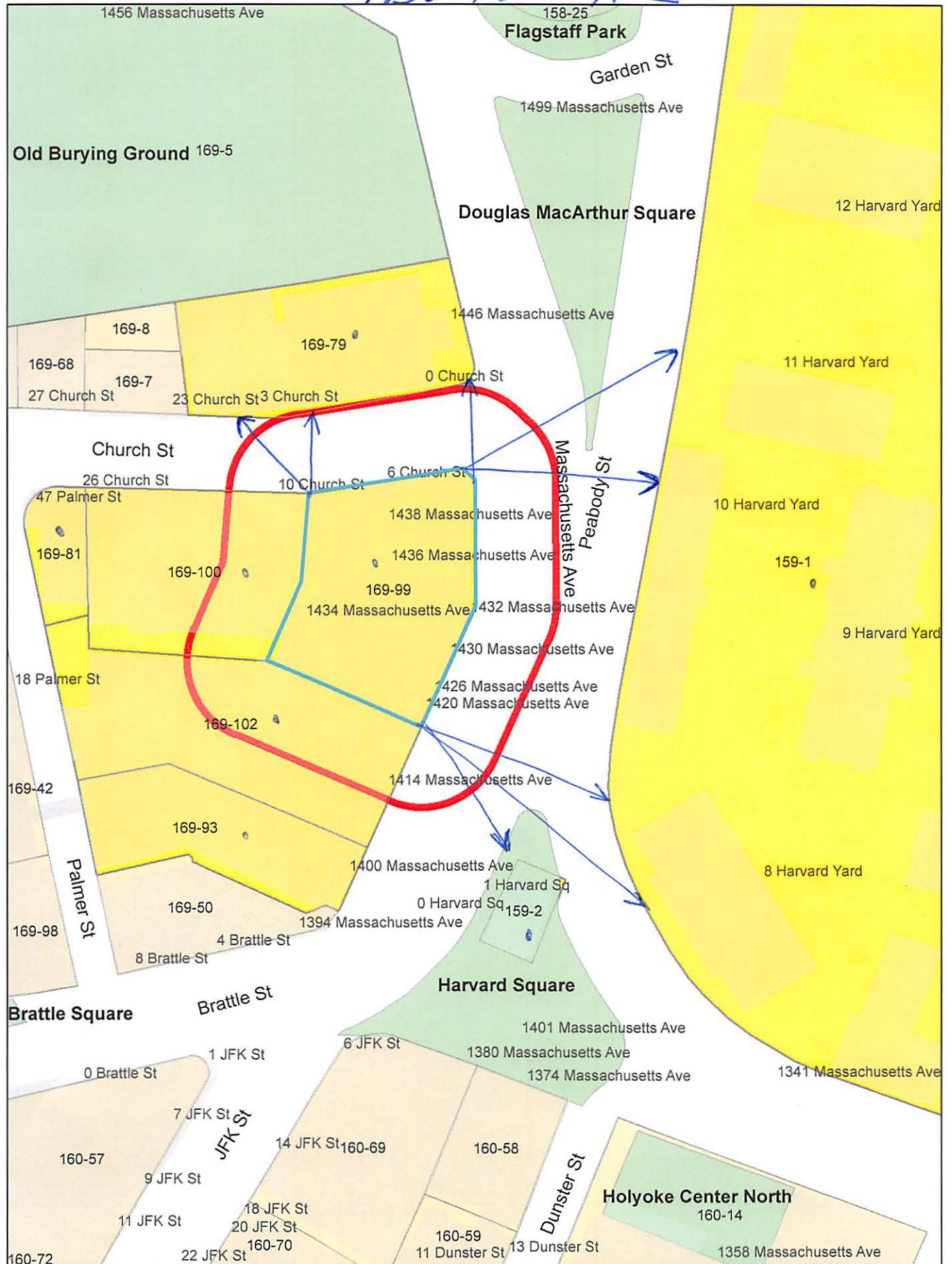
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



1430 Mass Ave



1430 Mass Ave

Petitioner

159-2
OUT OF TOWN NEWS, INC.
C/O HUDSON NEWS AGENCY
0 HARVARD SQ.
CAMBRIDGE, MA 02138

159-1 / 169-81
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

169-102
WELLS OPERATING PARTNERSHIP, L.P
C/O THOMPSON PROPERTY TAX SERVICES
P.O. BOX 56607
ATLANTA, GA 30343

169-79
FIRST PARISH UNITARIAN CHURCH
WILLIAM MORSE COLE
55 BREWSTER STREET
CAMBRIDGE, MA 02138

169-100
KIRCHE, LLC
C/O PRAGUE & COMPANY
15 WALNUT ST., SUITE 150
WELLESLEY, MA 02481

169-93
HARVARD COOPERATIVE SOCIETY
C/O THOMAS A. WAGNER, JR. CFO
1400 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

169-99
UNIVERSITY COMMON REAL ESTATE CO. LLP
C/O CENTURY REAL ESTATE CO, INC.
1430 MASS. AVE. 3RD FL.
CAMBRIDGE, MA 02138

