



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

BZA APPLICATION FORM

Plan No: BZA-009634-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Honeycomb Companies LLC - C/O Kristen Rummel

PETITIONER'S ADDRESS : 57 Main St. Somerville, MA 02145

LOCATION OF PROPERTY : 1702 Massachusetts Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Business A-2 Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner seeks to operate a Fast Order Food Establishment serving ice cream, coffee and pastries.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 4.000 Section 4.35 (Fast Order Food Establishment).
- Article 11.000 Section 11.30 (Fast Order Food Establishment).
- Article 10.000 Section 10.30 (Variance).

Original Signature(s) : *Kristen Rummel*
(Petitioner(s) / Owner)
Kristen Rummel
(Print Name)

Address : 57 main st.
Somerville, MA 02145

Tel. No. : 302-528-9886

E-Mail Address : info@honeycombcreamery.com

Date : 3/11/16

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/We Nicholas Poulos
(OWNER)

Address: 100 Ball Hill Road , Berlin MA 01503

State that I/We own the property located at 1702 Massachusetts Ave, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Nicholas Poulos

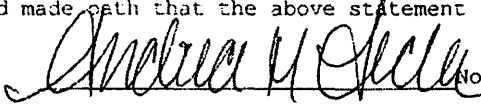
*Pursuant to a deed of duly recorded in the date 9/23/2011, Middlesex South County Registry of Deeds at Book 57496, Page 420; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

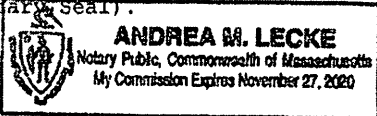
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Nicholas Poulos personally appeared before me, this 26 of February 2016, and made oath that the above statement is true.


Notary

My commission expires NOV. 27, 2020 (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:

The proposal is to convert a small chocolate shop and cafe into a specialty ice cream store selling ice cream made from scratch on the premise with locally sourced ingredients. This is a quick service item, fast food characterization and therefore the petitioner seeks a variance to permit this retail use in the BA-2 District. A literal enforcement of the provisions of this ordinance would cause the space to remain vacant for an undetermined amount of time and deny the owner of the premise the opportunity to permit a tenant use that is compatible with other uses in its retail building as well as with neighboring uses.

- 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:

The building will remain unchanged with its present retail uses and its structure is an integral part of the neighborhood and community. The applicant for use will serve the existing neighborhood and will help maintain a level of quality consistent with its environs.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The location is presently vacant. The proposal is for a unique and quality product that will attract customers from existing pedestrian traffic.

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

The business shall be used for purposes that can be described marginally as a fast food operation and will be of a design and use that will complement the existing retail stores in the building and enhance the quality of the environs. The previous occupant was a retail candy shop that sold chocolates, ice cream and coffee. There is also a retail pizza shop in the building.

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

1702 Mass Ave

EVELYN & ANGEL'S
Chocolates • Coffee • Roasted Nuts

ICE CREAM
FRESH FROM RICHARDSON'S FARMS

ICE CREAM FLAVORS

Vanilla & Raspberry
Milk Chocolate
Caramel
Strawberry
Double Dark Chocolate
Moose Tracks
Oreo Gelato

HOT CHOCOLATE

TY
ON

ie's
Hair Design

For
ent
mail.com
3101

RASPBERRY
BERRY

50 50



CONFIDENTIAL



1702 Mass Ave

Petitioner

155-33
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

155-39
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

HONEYCOMB COMPANIES LLC
C/O KRISTEN RUMMEL
57 MAIN STREET
SOMERVILLE, MA 02145

174-35
OREILLY, HUGH A. & ANDREA M. LORDAN
16-18 BOWDOIN ST #2
CAMBRIDGE, MA 02138

175-44
KUEHNLE, JOHN C.
1247 EGRETS LANDING #102
NAPLES, FL 34108

174-22
DANIELS, JESSICA L. & PAUL BLACKBOROW
18 MARTIN ST
CAMBRIDGE, MA 02138

174-23
SPIEGEL, MARK & FAITH B. RAFKIND
14 MARTIN ST
CAMBRIDGE, MA 02138

174-26
DERKAZARIAN, ALAN K., HOWARD A LEVINE
C/O 1696 MASS AVE LLC
1692 MASS AVE
CAMBRIDGE, MA 02138

174-25
1696 MASSACHUSETTS AVENUE LLC.
1692 MASS AVE
CAMBRIDGE, MA 02138

155-32 / 175-84
LOTUS HARVARD ENTERPRISE, LLC.
1712 MASS AVE
CAMBRIDGE, MA 02138

174-35
FIX, MICHAEL W.G. & SERENA CASHIN FIX
16R BOWDOIN ST
CAMBRIDGE, MA 02139

174-73
POULOS, NICHOLAS
100 BALL HILL RD
BERLIN, MA 01503

174-35
RAMANNA, KARTHIK
16-18 BOWDOIN ST. UNIT#1
CAMBRIDGE, MA 02138

174-76
MACKAY, JOHN C. & ABBY EVERETT JACQUES
12 MARTIN ST
CAMBRIDGE, MA 02138

155-42
SPPOULOS LLC
626 MAIN ST
ACTON, MA 01720

174-23
LEVINE, PETER L., TR. &
LAURA E. BROACH, TR.
14-16 MARTIN ST., #16
CAMBRIDGE, MA 02138



CITY OF CAMBRIDGE
 MASSACHUSETTS
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2016 MAR 14 PM 2:45
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
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Kristen Rummel
 (Print Name)

Address : 57 main st.
Somerville, MA 02145

Tel. No. : 302-528-9886

E-Mail Address : info@honeycombcreamery.com

Date : 3/11/16

Proposed shop menu

Drinks

Coffee (Hot, Iced, Nitro) - \$2.00
Tea (Hot, Iced) - \$1.50
Hot Chocolate - \$3.00
Spindrift Seltzers and Sodas - \$2.50

Pastries

Brownies - \$2.00
Assorted Cookies - \$1.00
Liege Waffle - \$3.00

Toppings

Sweets

Honeycomb Candy - \$1.00
Pine Nut Praline - \$1.00
Caramel Corn - \$0.75
Assorted Homemade Sprinkles - \$0.50
Seasonal Fresh Fruit - \$0.50
Rotating Flavor Whipped Cream - \$0.50

Sauces

Rotating Flavor Caramel Sauce - \$1.00
Rotating Flavor Fudge - \$1.00
Dark Chocolate Shell - \$0.50
Marshmallow Topping - \$0.50
Honey - \$0.25

Savory

Sea Salt - \$0.25
Salty, Rosemary Popcorn - \$0.50

Proposed shop menu

Ice Cream

(Rotating and Seasonal Flavors)

Chocolate Toasted Coconut
Brown Sugar Vanilla Bean
Salty Honey
Coffee Maple
Earl Grey Lemon
White Chocolate Lavender
Cucumber Jalapeno
Sweet Corn Blueberry Swirl
Strawberry Lemonade
Port Roasted Cherry Vanilla
Horchata (vegan)
Dark Chocolate Crunch (vegan)
Grapefruit Rosemary (vegan)
Coffee Taza Chip (vegan)
Apricot Cardamom (vegan)
Watermelon Lemon Mint (sorbet)

Cup

1 Scoop - \$4.00
2 Scoops - \$6.00

Cake & Sugar Cones

1 Scoop - \$4.50
2 Scoops - \$6.50

Cotton Candy Sugar Cone – Add \$0.50

Waffle & Cookie Cones

1 Scoop - \$5.00
2 Scoops - \$7.00

*Waffle Cone Flavors: Vanilla, Chocolate,
Cinnamon, Coffee, Birthday Cake.*

Cookie Cone Flavors: Chocolate Chip

Ice Cream Sandwiches

Cookie Sandwiches - \$4.00
Cookie Dough Ice Cream Sandwich - \$4.00
Brownie Ice Cream Sandwich - \$4.00



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 1702 Mass Ave :

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 jurisdiction: not a designated historic property and the structure is less than fifty years old. *No demo permit proposed. No CHC review of use.*

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 SAB Date 3/18/2016

Received by uploaded to Energov Date "
Relationship to project _____

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.

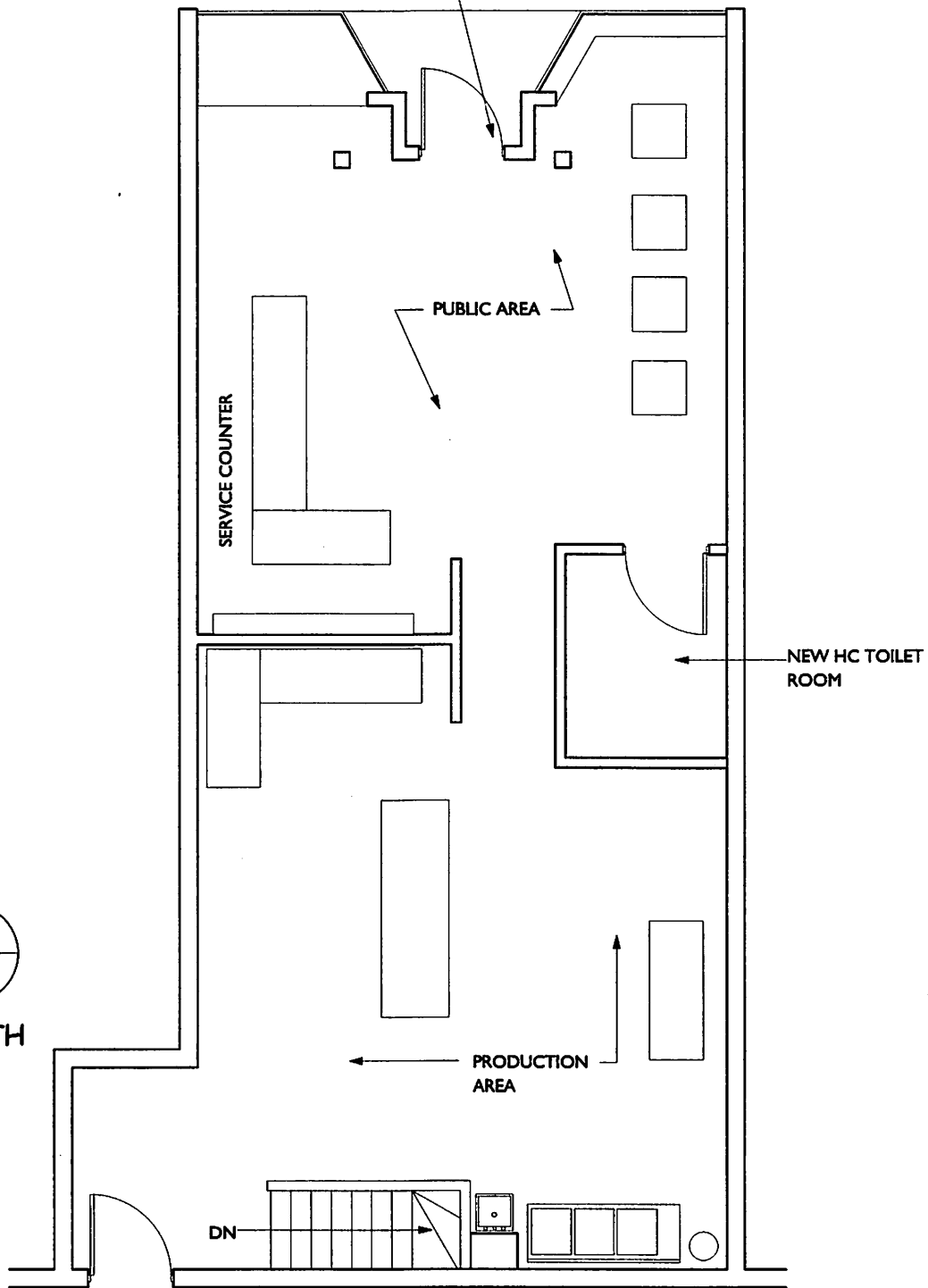
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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.

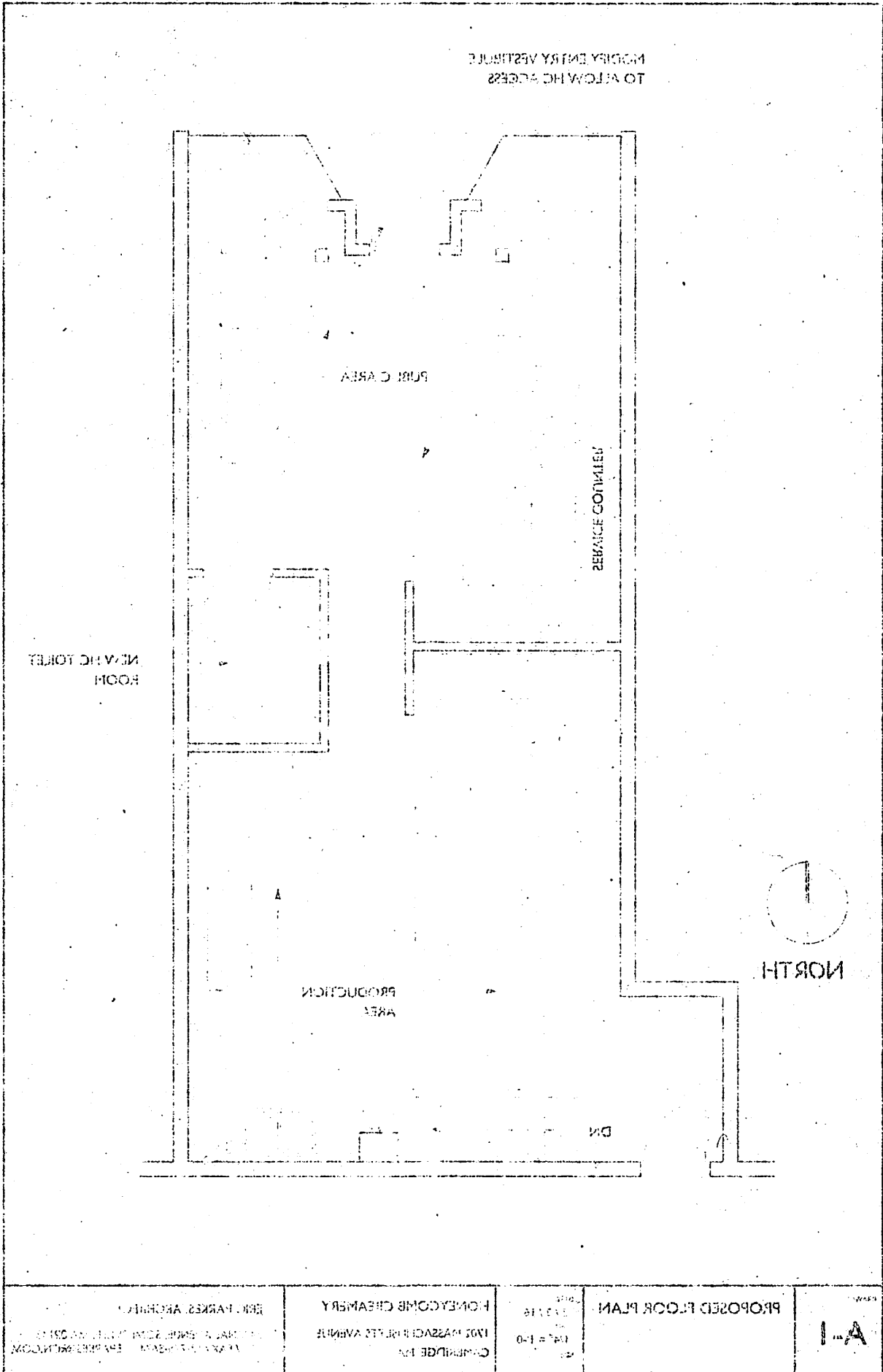
July 2003

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>

MODIFY ENTRY VESTIBULE
TO ALLOW HC ACCESS



DRAWING: A-1	PROPOSED FLOOR PLAN	DATE: 3 / 3 / 16 SCALE: 1/4" = 1'-0" REV:	HONEYCOMB CREAMERY 1702 MASSACHUSETTS AVENUE CAMBRIDGE, MA	ERIC PARKES, ARCHITECT 54 VINAL AVENUE, SOMERVILLE, MA 02143 TEL. / FAX 617-776-3674 EPARKES@RCN.COM
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MODIFY ENTRY VESTIBULE
TO ALLOW HC ACCESS

PUBLIC AREA

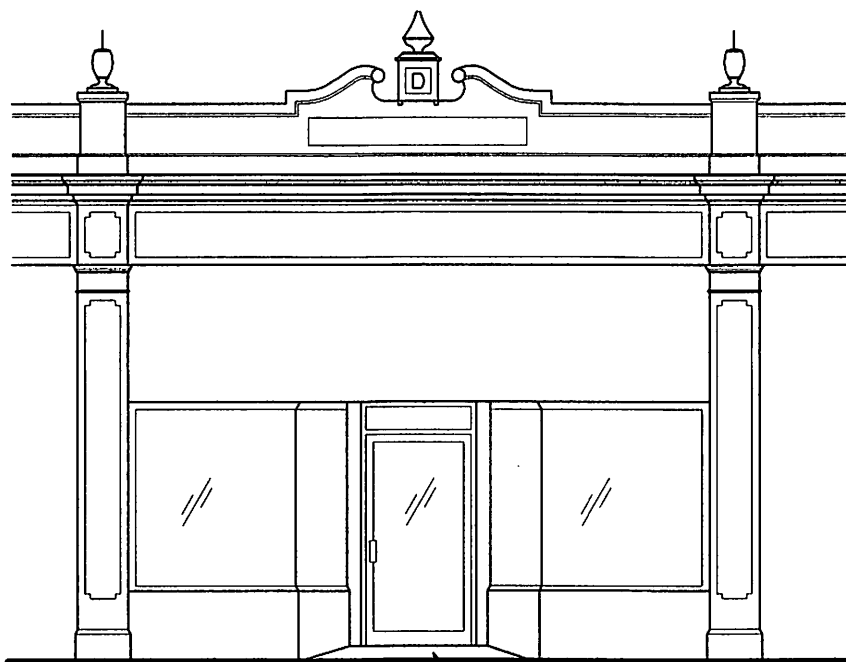
SERVICE COUNTERS

NEW V.C. TOILET
ROOM

PRODUCTION
AREA



<p>PROJECT A-1</p>	<p>PROPOSED FLOOR PLAN</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>HONEYCOMB CREAMERY 1701 MASSACHUSETTS AVENUE CAMBRIDGE MA</p>	<p>DR. J. PARKES ARCHITECTS 100 STATE STREET, 5TH FLOOR CAMBRIDGE, MASSACHUSETTS 02142</p>
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DEEPEN ENTRY VESTIBULE
TO FACITATE NEW RAMP
TO ENTRY

DRAWING:

A-2

PROPOSED STREET
ELEVATION
(PLAN NORTH)

DATE
3 / 3 / 16
SCALE
1/4" = 1'-0"
REV:

HONEYCOMB CREAMERY
1702 MASSACHUSETTS AVENUE
CAMBRIDGE, MA

ERIC PARKES, ARCHITECT

54 VINAL AVENUE, SOMERVILLE, MA 02143
TEL. / FAX 617-776-3674 EPARKES@RCN.COM

A-5

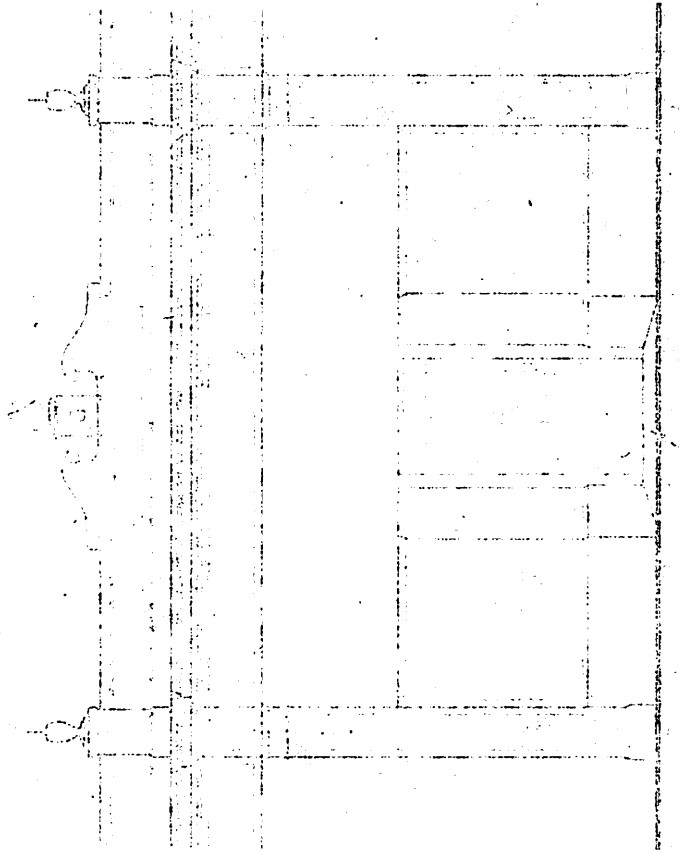
(FROM NORTH)
ELEVATION
PROPOSED STREET

IN - 1-C
NOV 11 1919

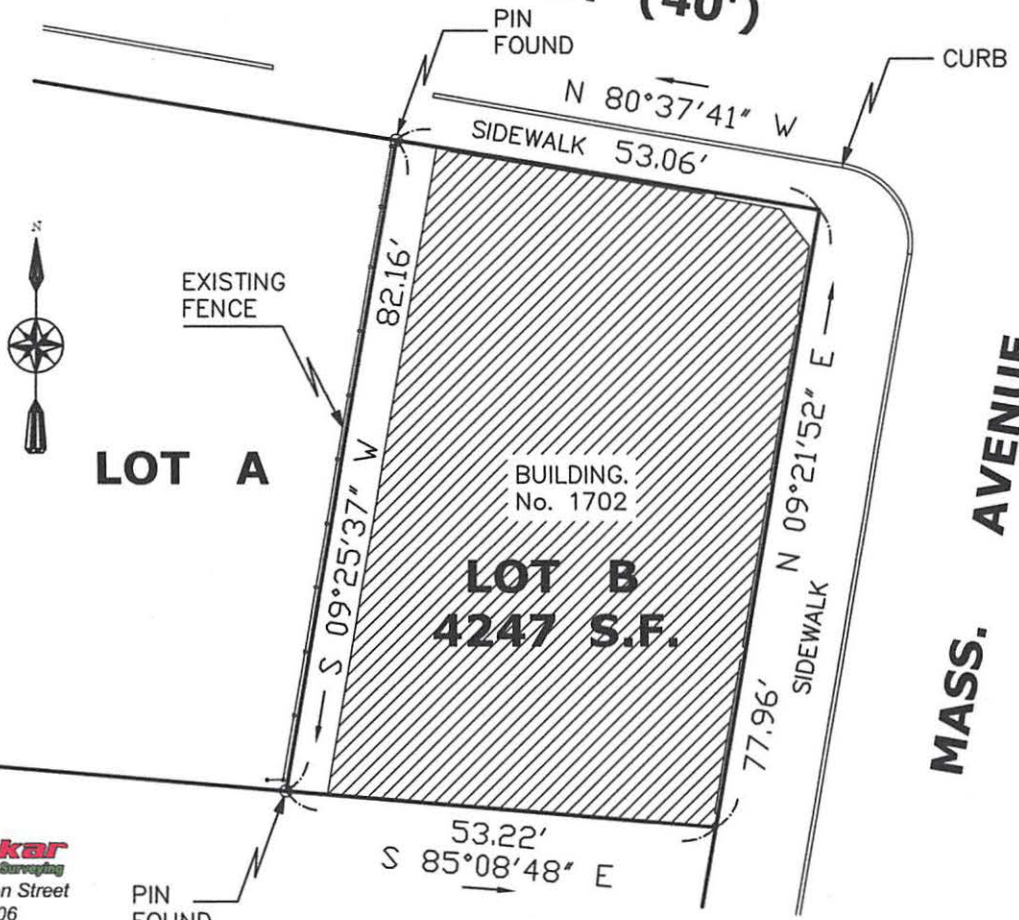
CAMBRIDGE MA
100 N. BROAD ST. WENDE
HOMEACOMB CENTER

100 N. BROAD ST. WENDE
HOMEACOMB CENTER
CAMBRIDGE MA

TO ENTRY
TO FACILITY FROM RAMP
DEEPEN ENTRY VESTIBULE



MARTIN STREET (40')



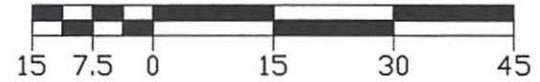
LOT A

LOT B
4247 S.F.

BUILDING
No. 1702

1. ZONING DISTRICT: (B-A2)
2. REFERENCES USED:
 - Assessor's Parcel ID # 174 / 73
 - Deed Book: 57496 - Page: 420
 - Plan Book: 387 - Plan: 34 (Lot # B)
 - (Recorded at the Middlesex County S. District Registry of Deeds)
3. THIS PLAN IS BASED ON AN " ON GROUND" SURVEY.

GRAPHIC SCALE



SITE PLAN

(Showing an existing Building)

1702 MASS. AVENUE , CAMBRIDGE, MA.

Prepared for: Nicholas Poulos
Surveyed by: Michel G. El-Ashkar, PLS

Scale: 1"= 15 ft. Date: October 2, 2015

Ashkar
Engineering & Surveying
70 Washington Street
Suite 306
Haverhill, MA 01832
ph: (978) 914-6527
fax: (978) 914-6528
www.ashkarsurveying.com

1. The area shown is 61.00 acres
 2. The area shown is 61.00 acres
 3. The area shown is 61.00 acres
 4. The area shown is 61.00 acres



1. The area shown is 61.00 acres
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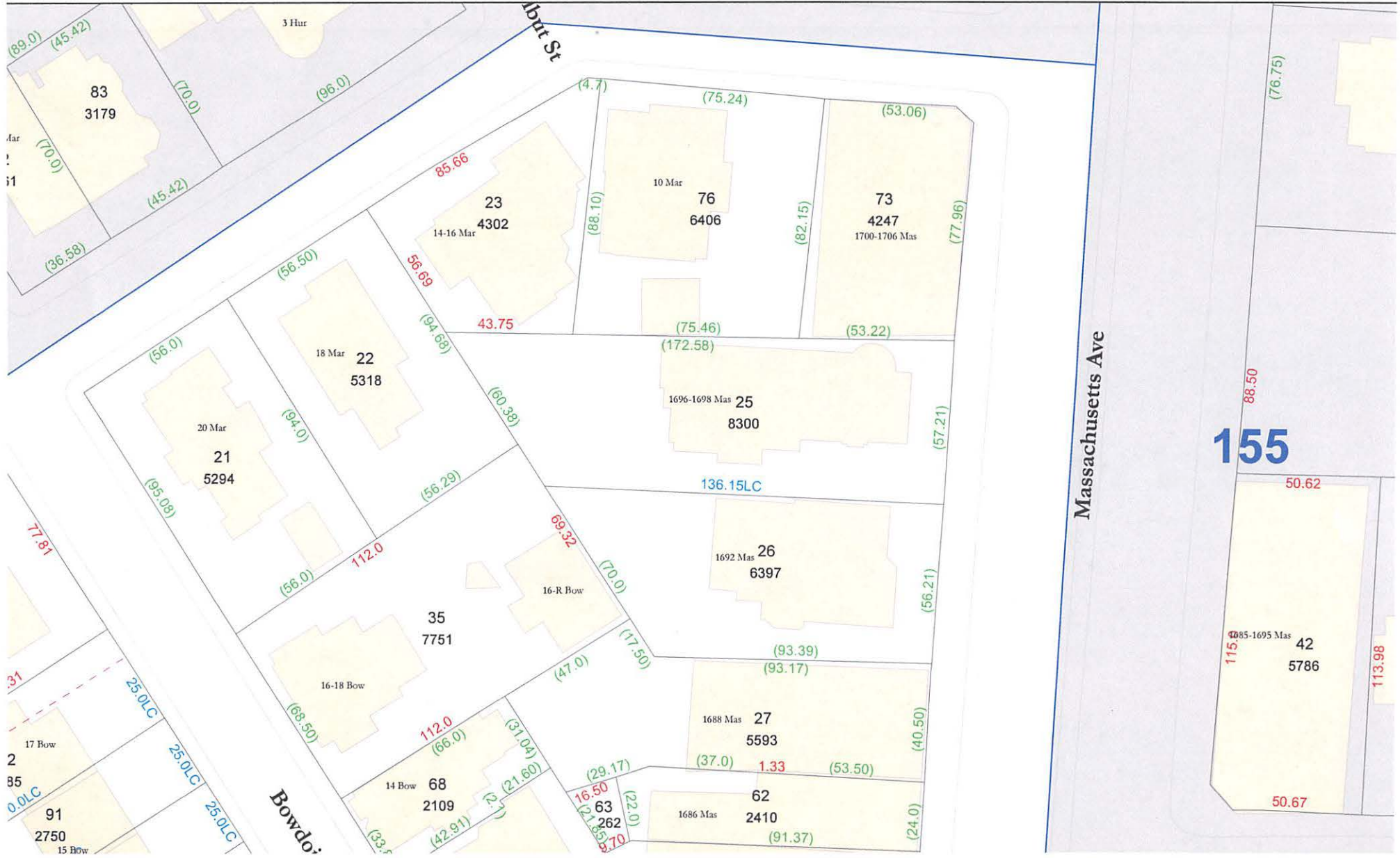
1. The area shown is 61.00 acres
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 3. The area shown is 61.00 acres
 4. The area shown is 61.00 acres

1. THE AREA IS DIVIDED ON THE CITY GROUND SURVEY
 2. THE AREA IS DIVIDED ON THE CITY GROUND SURVEY
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Massachusetts Ave

155