

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: Appeal: _____

PETITIONER: Andrew Husband (owner-Chief) ; Douglas Wotw, AIA (Authorized Agent Architect)

PETITIONER'S ADDRESS: 32 Cedar Av., Stoneham, MA 2 Frost St., Natick, MA

LOCATION OF PROPERTY: One Kendall Square on Cardinal Medeiros St.

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: _____

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

To Replace Existing Non-illuminated Projecting Sign with the proposed Illuminated Sign as shown in the attached photo & plan, Exceeding height and Area. However, this is to replace the existing projecting sign on existing brackets

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 7.16.22.B

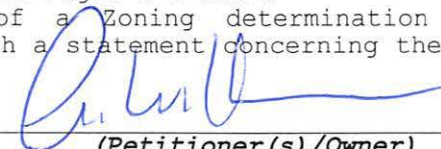
Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):  _____
 (Petitioner(s)/Owner)
 Andy Husband
 (Print Name)

Address: 32 Cedar Ave
Stoneham, MA 02180

Tel. No.: 617.640.4647

E-Mail Address: Andy@Tremont647.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 DWF IV One Kendall, LLC (OWNER)

Address: One Kendall Square, Suite 6103, Cambridge, MA 02139

State that I/We own the property located at One Kendall Square, which is the subject of this zoning application.

The record title of this property is in the name of DWF IV One Kendall, LLC

*Pursuant to a deed of duly recorded in the date 1/16/14, Middlesex South County Registry of Deeds at Book 47261, Page 163; or Middlesex Registry District of Land Court, Certificate No. 236486 Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

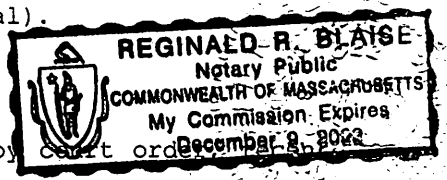
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Mark Milone personally appeared before me, this 22nd of April, 2016, and made oath that the above statement is true.

[Signature] Notary

My commission expires Dec 09, 2022 (Notary Seal).

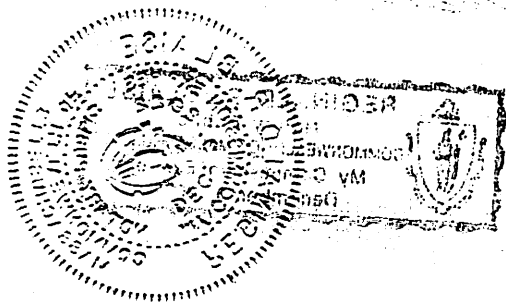


- If ownership is not shown in recorded deed, e.g. if by deed, or inheritance, please include documentation.

SECRET

CONFIDENTIAL

SECRET



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 is to replace the existing sign of 'Tommy Doyles' projecting sign as shown in the inclosed photo. The same owner is coming with new name of the same restaurant as "Smoke Shop", however Community Development reviewer Liza Paden refused by Article 7.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or to pography 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 new sign will be installed in the same location using the existing same holding structural fixtures on the wall. No changes in loccatiomo new structural fixtures just to replace the exist ing with the new name of the restaurant, "Smoke Shop" by the same owner.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER :

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

Therefore, desirable relief may be granted without substantial detriment to the public good especially it's been not algically designe d by Carmi ne Saccardo, NENEON Inc. so as to match the original industrial building and the texture and color of the brick building materials.

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

Along with the One Kendall Square/Court Yard has been under substantial renovations, bringing in quite an improvement, this restaurant owners intends to match it : Therefore, they are c urrently to rebrand /renovate their existing restaurant. Again, this is to replac e the existi ng solely deteriorated sign with the new name sign.

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

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 1 Kendall Sq-2200 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:
Granting the Special Permit requested for the associated location would not be detriment to the public interest because: There has been and still is the existing projecting sign held by the structural steel fixtures on brick exterior wall as shown in the attached photo. This is to replace the obsoletely deteriorated with the new sign designed by Carmine Sacca ~~AMER~~NEON Inc ., Framingham, MA
- 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:
n/a
- 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:
This is not to extend nor add to expand the building envelope but to replace the existing obsolete sign with the new enhanced sign nostalgically designed by the sign specialist to match with the new branding of the same owners restaurant (cooking ambience/menu/etc.), the existing original existing building and brick building materials. This restaurant is in/out from the Court Yard that are in substantial construction and public improvement. Therefore, this doesn't adversely affect the neighboring uses and occupants but positively improve and please them.
- D) Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
Since the whole restaurant as well as the entire One Kendall Sqaure are coming along with impressive improvements as explained as above there is no nuisance or hazard to be created on this proposal to replace the existing obsolete sign. The existitng holding steel fixtures on exterior wall to remain with structural preinspection. This intends to improve the healthsafety and welfare of the existing restaurant and the occupants including the citizens of the City of Cambridge.
- 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 same owners including owne-chef, Mr. Husband is to rebrand his existing restaurant to match to the improving One Kendall Square complex and its Court Yard. This enhances the integrity of this restaurant in/out from Court Yard and further harmonize with adjoining district so as to better serve the intent purpose of the City zoning ordinance.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT : Douglas Wohn PRESENT USE/OCCUPANCY : restaurant
 LOCATION : 1 Kendall Sq-2200 Cambridge, MA ZONE : Industry B Zone
 PHONE : _____ REQUESTED USE/OCCUPANCY : restuarnt

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>LOT AREA:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>n/a</u>	<u>n/a</u>	<u>n/a</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>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
DEPTH	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
REAR	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
LEFT SIDE	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
RIGHT SIDE	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(max.)
LENGTH	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
WIDTH	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</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>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>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.

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

BZA APPLICATION FORM
GENERAL INFORMATION

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

2016 MAY 27 AM 10:30

Special Permit: _____ Variance:

Appeal:
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Club-Owner Andrew Husband ; Douglas Wolin, AIA (Authorized Agent Architect)

PETITIONER'S ADDRESS: 32 Cedar Av, Stoneham, MA 2 Frost St, Natick, MA

LOCATION OF PROPERTY: One Kendall Square (on Cardinal Medina St.) MA

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: _____

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

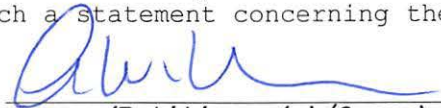
DESCRIPTION OF PETITIONER'S PROPOSAL:

To Replace Existing Non-illuminated Projecting Sign with the proposed illuminated sign per plans: Exceeding Height and Area; However, this is to replace the existing projecting sign (Tommy Doyle's) all along on existing wall brackets.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 7.16.22.B
Article _____ Section _____
Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a Statement concerning the reasons for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)

Andy Husband
(Print Name)

Address: 32 Cedar Ave
Stoneham MA 02180

Tel. No.: (7.640.4647)

E-Mail Address: Andy@trenont647.com

Date: _____

1 Kendall Sq - Bldg 100

Petitioner

40-196-197-34
DANTE ALIGHIERI SOCIETY OF MASS., INC.
41 HAMPSHIRE STREET
CAMBRIDGE, MA 02139

41-28-37
AMGEN CAMBRIDGE REAL ESTATE
HOLDINGS, INC.
P.O. BOX 19027
NEWBURY PARK, CA 91319

ANDREW HUSBANDS
32 CEDAR AVENUE
STONEHAM, MA 02180

42-7
GRIFFIN, CHRISTOPHER J.
2267 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

31-20
BROWN, ALBERT W., AUSTIN C. BROWN &
CHARLES S. ADAMS,
TRS OF THE CANAL REALTY TRUST
303 BINNEY ST.
CAMBRIDGE, MA 02142

DOUGLAS D. WOHN, AIA
2 FROST STREET
NATICK, MA

42-11-13
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC LIGHT CO.
PROPERTY TAX DEPT. P.O. BOX 270
HARTFORD, CT 06141

40-138
SERGEEVA, MARIA & ANDREI SERGEEV
C/O OXFORD REALTY INC.
1644 MASSACHUSETTS AVE
CAMBRIDGE, MA 02143

42-87
BROADWAY/HAMPSHIRE ASSOCIATES
LIMITED PARTNERSHIP
ONE APPLETON ST.
BOSTON, MA 02116

30-43
CAMBRIDGE REDEVELOPMENT AUTHORITY
4 CAMBRIDGE CENTER 2ND FLR
CAMBRIDGE, MA 02142

41-26 / 43A-24
CHARLES, STARK DRAPER LABORATORY INC.,
ATTN: ELIZABETH MORA - MS #05
555 TECHNOLOGY SQ
CAMBRIDGE, MA 02139

40-138
BELLOWS, DAVID,
TRUSTEE THE BELLOWS REALTY TRUST
233 CARDINAL MEDEIROS AVE., # 4
CAMBRIDGE, MA 02141

39-173-174 / 33-110-111 / 41-29-34-38-36
DWF IV ONE KENDALL GARAGE, LLC
C/O NXS#300372-F40NEK
P.O. BOX 7703
MERRIFIELD, VA 22116

40-138
MAROTTA FAMILY HOLDINGS, LLC
2150 NORTH OCEAN BLVD., #2N
BOCA RATON, FL 33432

40-219
BLANC, ELODIE & NIVEN WINCHESTER
19 LILAC CT.
CAMBRIDGE, MA 02141

42-6
GRIFFIN, PAUL D & CHRISTOPHER J. GRIFFIN TR.
OF 36 HAMPSHIRE ST NOMINEE TRUST
36 HAMPSHIRE ST
CAMBRIDGE, MA 02139

42-5
EMMAAT40 LLC
2307 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

40-256
RUSSO, GILBERTO
24 LILAC CT
CAMBRIDGE, MA 02141

40-218
NICKLAUS, JAMES J.
18 LILAC COURT
CAMBRIDGE, MA 02141

41-26
SCHLUMBERGER TECHNOLOGY CORPORATION
C/O DUFF & PHELPS #809
P.O. BOX 260888
PLANO, TX 75026

39-169
CONSOLIDATED RAILROAD PROPERTY TAX DEPT.
P.O. BOX 8499
PHILADELPHIA, PA 19101

40-220
ROBINSON, CHARLOTTE MARIE
20 LILAC CT
CAMBRIDGE, MA 02141

40-217
MCRINER, ANDREW JOHN
4 PLYMOUTH ROAD
WINCHESTER, MA 01890

40-202
ZONDERVAN, QUINTON Y. & RADHIKA NAGPAL
TRUST OF RADHIKA NAGPAL LIVING TR.
519 SOMERVILLE AVE. PMB 214
SOMERVILLE, MA 02143

40-138
DELEZAETA, MONICA
233 CARDINAL MEDEIROS AVE - UNIT #1
CAMBRIDGE, MA 02141

40-138
LU, VICTORIA & LOU LU
C/O OXFORD STREET REALTY INC
PO BOX 400354
CAMBRIDGE, MA 02138



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 One Kendall Square, Bldg 100 :

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 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 6/2/2014

Received by uploaded to Energo 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>

SHEET	SIGN TYPE & DESCRIPTION	ILLUMINATED	QTY	SQUARE FOOTAGE	WITHIN 100' OF HAMPSHIRE ST
1.0	RT Retail Tenant Blade Sign	Indirectly Illuminated ¹	1	25 sf	✓
2.0	W1-1 Smoke Shop Take Out Sign	Indirectly or Externally Illuminated ²	1	3 sf	✓
2.0	W1-3 Smoke Shop ID Sign	Indirectly or Externally Illuminated ²	1	50 sf	✓

78 sf
TOTAL

¹ Requires City of Cambridge Administrative Sign Variance

² Must Comply w/ City of Cambridge Code

OWNER

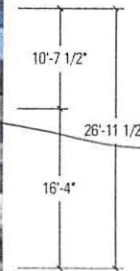
DIVCO WEST
575 MARKET ST
SAN FRANCISCO, CA 94105
TEL (415) 284-5738

SIGNAGE CONTRACTOR

SCOTT | AG
SCOTT AG, LLC
ENVIRONMENTAL GRAPHICS
1275 NORTH DUTTON AVE
SANTA ROSA, CA 95401
TEL 707.545.4519
FAX 707.571.7802
Contractors License #972537

ENGINEER

YJ INC.
25379 WAYNE MILLS PLACE #272
VALENCIA, CA 91355
TEL (877) 600-8444
TEL (661) 259-0700
FAX (661) 259-0900



To Replace Existing per New Design

Existing Parking Blade
20 sq ft

Existing Tenant Banner
25 sq ft
Banner: 24" W x 127 1/2" H
Mounting Rods: 36" W

100 BUILDING
SOUTHWEST CORNER
NTS

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: Smoke Shop

Applicant (name and address) Douglas Wohn

ddwohn@comcast.net

Signature _____

Telephone: _____ FAX: _____

Location of Premises: One Kendall Sq Building 100

Zoning District: 1B Overlay District: _____

Date Application Submitted: 3.28.16 Revised 3/30/16

Sketch of Sign Enclosed: Yes No Revised 4-6-16

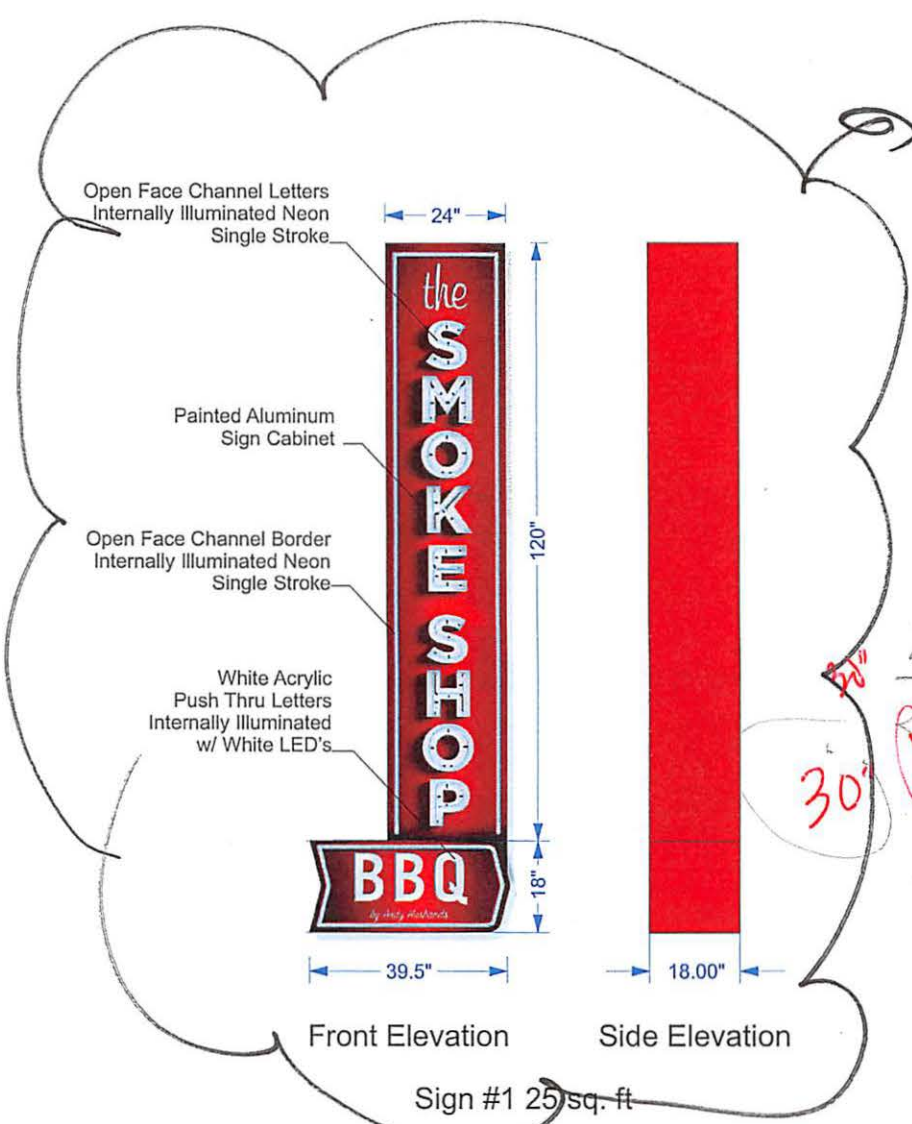
PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!

Copies: ISD City Clerk* _____ CDD _____ Applicant _____ Historical Com. _____

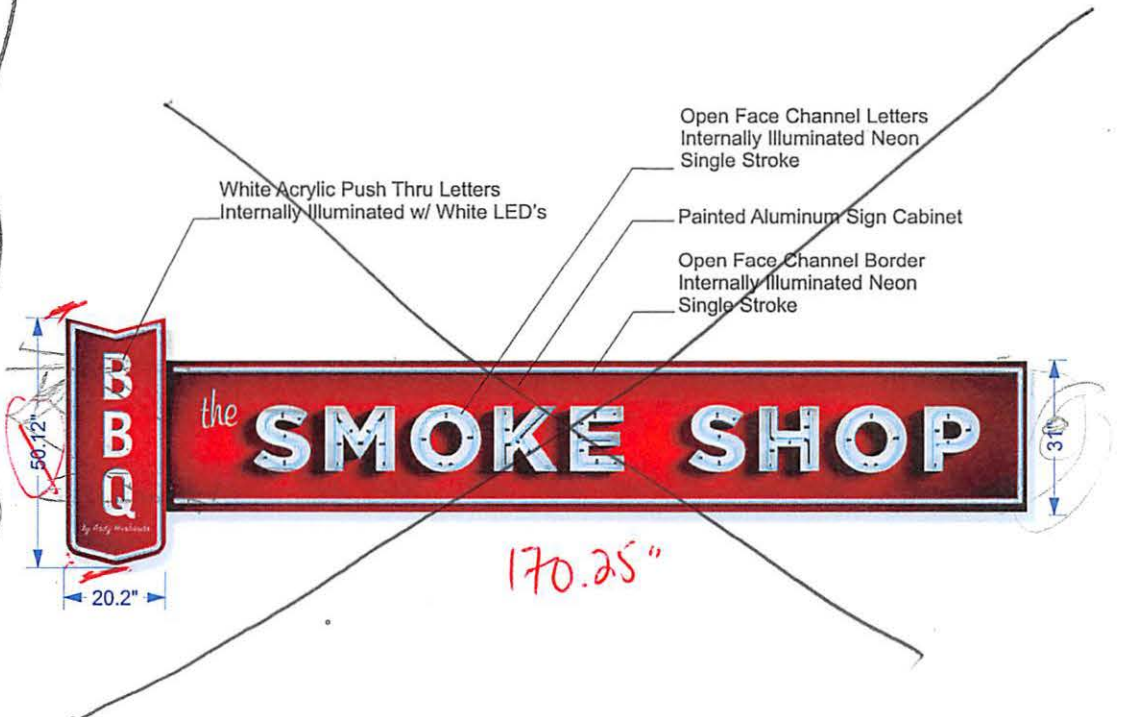
*Any sign or portion of a sign extending more than **six (6) inches** into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk .

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

BZA case - 009894-2016



Sign #1 25 sq. ft



Sign #2 43.8 sq. ft

UL Listed

Notes: All penetrations must be caulked and sealed. Tenant G.C. to provide blocking for all signs.

REVISIONS	PROJECT	DATE	SCALE	DRAWING TITLE	DRAWING NUMBER
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