



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

BZA APPLICATION FORM

Plan No: BZA-012507-2017

GENERAL INFORMATION

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

Special Permit :   √   Variance :            Appeal :           

PETITIONER : Lamplighter Brewing Co. - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 284 Broadway Cambridge, MA

TYPE OF OCCUPANCY : 4.35, 4.37(c) ZONING DISTRICT : Business A/Residence C-1  
Zone


REASON FOR PETITION :  
Parking

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner requests Special Permit relief from the parking requirements of article 6.35 to add 35 additional seats.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 6.000 Section 6.35 (Parking Requirements).  
 Article 10.000 Section 10.40 (Special Permit).

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

Sean D. Hope Esq  
 (Print Name)

Address : 675 Massachusetts Avenue 5th floor  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : January 30th 2017

**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 284 Broadway 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:  
With the requested Special Permits the requirement of the Ordinance can be satisfied.
- 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:  
No traffic, congestion, hazard, or substantial change in the established neighborhood character will result from approval of the additional seats because the property has a history of a myriad of intense commercial uses and the Brewery/taproom Use has proven that its customer are primarily from the neighborhood and have little or no negative impact.
- 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 continued operation of or the development of adjacent uses will not be adversely affected by the proposed additional seating because the current operation has been a benefit to the neighborhood often drawing lines to enter in the establishment. The additional seating will lessen the wait lines and provide greater opportunity for neighborhood patrons to enjoy the Brewery without extended wait times during peak hours.
- 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:  
No nuisance or hazard will result from approval of the proposed reduction in parking because the Petitioner has proven through its first year of operation that its primary customer are from the neighborhood and the adjacent meter parking on Broadway is sufficient to accommodate the increased demand.
- 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 proposed reduction in parking is consistent with Cambridge's growth policies that includes developing the City in a manner that is less auto-centric and supports Pedestrian and bicycle friendly businesses.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** Commercial/Retail/bottling  
**LOCATION:** 284 Broadway Cambridge, MA **ZONE:** Business A/Residence C-1 Zo  
**PHONE:** **REQUESTED USE/OCCUPANCY:** No Change

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	10,498	10,498	10,870	(max.)
<u>LOT AREA:</u>	10,870	10,870	none	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	.97	.97	1.00	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	n/a	n/a	n/a	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	73.08'	73.08'	None	(min.)
<u>DEPTH</u>	158.77'	158.77'	None	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	1.0'	1.0'	None	(min.)
<u>REAR</u>	1.7'	1.7'	20'	(min.)
<u>LEFT SIDE</u>	.2	.2	None	(min.)
<u>RIGHT SIDE</u>	.3	.3	None	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	19.92'	19.92'	35/45'	(max.)
<u>LENGTH</u>	15.42'	15.42'	138.77'	
<u>WIDTH</u>	72.13'	72.13'	73.08'	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	n/a	n/a	none	(min.)
<u>NO. OF DWELLING UNITS:</u>	n/a	n/a	18	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	5	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	1.74	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	0	0	10'	(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.

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'.



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 617 349-6100

2017 FEB 21 PM 12:00  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

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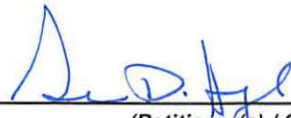
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Original Signature(s) :



(Petitioner(s) / Owner)

Sean D. Hope Esq

(Print Name)

Address : 675 Massachusetts Avenue 5th floor

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : January 30th 2017



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 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., Shary Page Berg, Robert G. Crocker, Chandra Harrington,  
Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 284 Broadway

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 demolition permit anticipated.**
  - 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 January 31, 2017

Received by Uploaded to Energov

Date January 31, 2017

Relationship to project BZA 12507-2017

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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

**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 Steve Partridge  
(OWNER)

Address: 313 PARKAVE, ARKINGTON, MA 02476

State that I/We own the property located at 284 Broadway, which is the subject of this zoning application.

The record title of this property is in the name of Stephen J. Partridge

\*Pursuant to a deed of duly recorded in the date 8/7/1996, Middlesex South County Registry of Deeds at Book 26563, Page 473; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

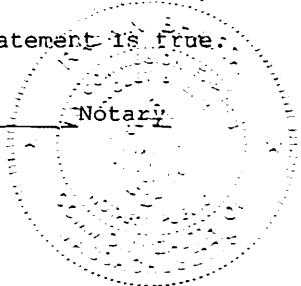
[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Stephen J Partridge personally appeared before me, this 1st of February, 2017, and made oath that the above statement is true.

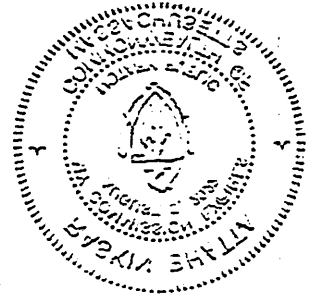
[Signature]  
**RASKIN BHATTA**  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires August 5, 2022



My commission expires \_\_\_\_\_ (Notary Seal).

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

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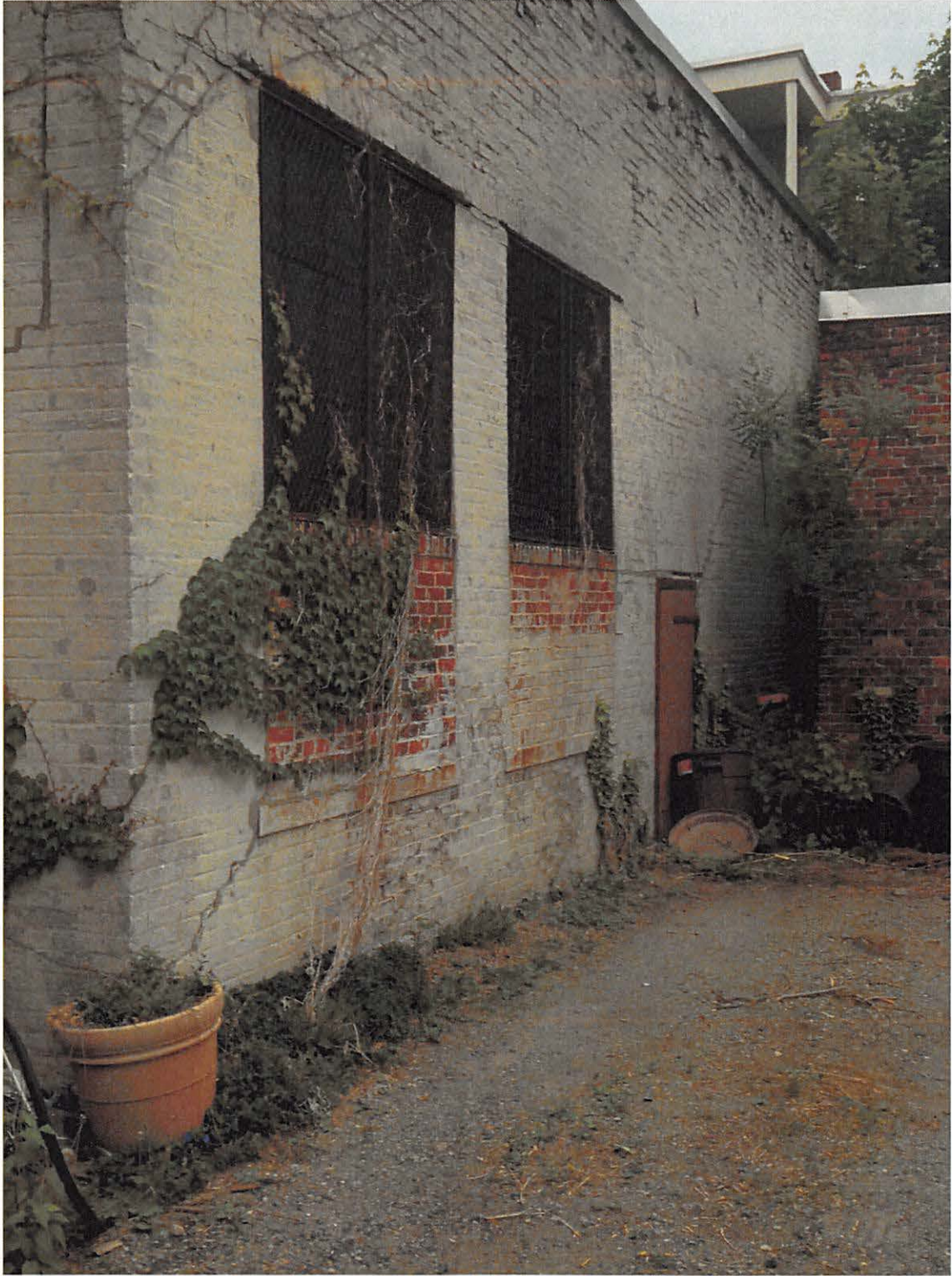


Front Elevation



Side Elevation -Facing Elm St





Rear Elevation



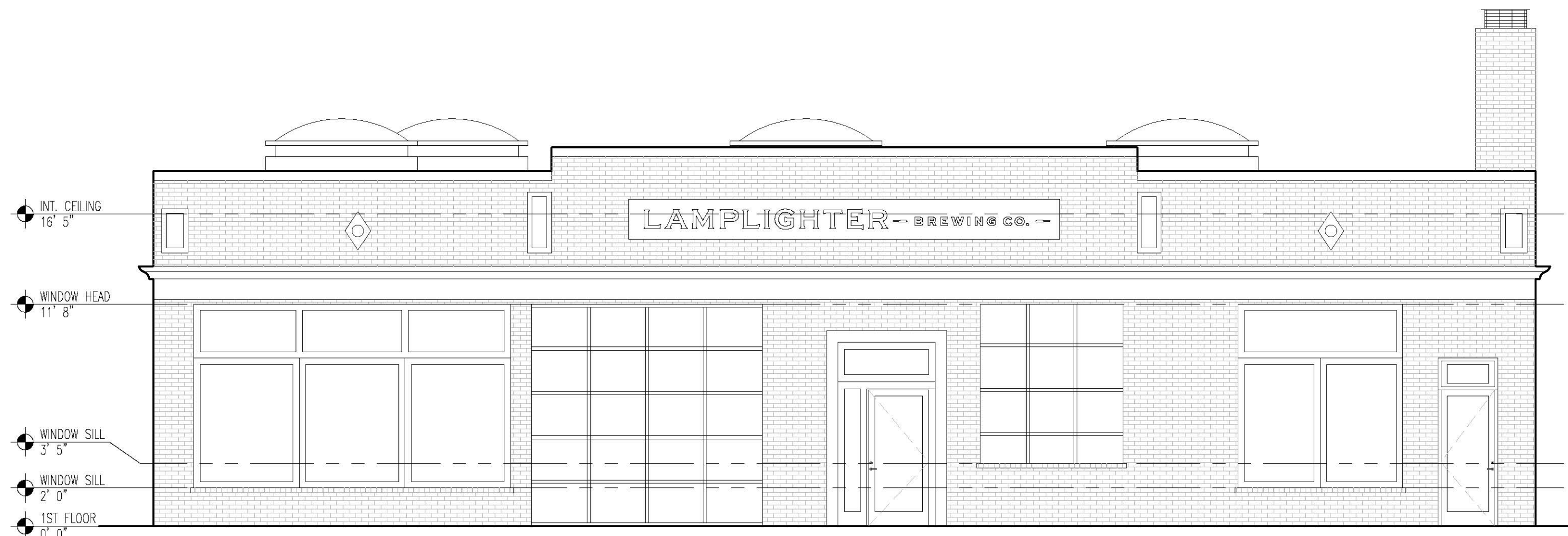


Side Elevation - Facing Columbia St

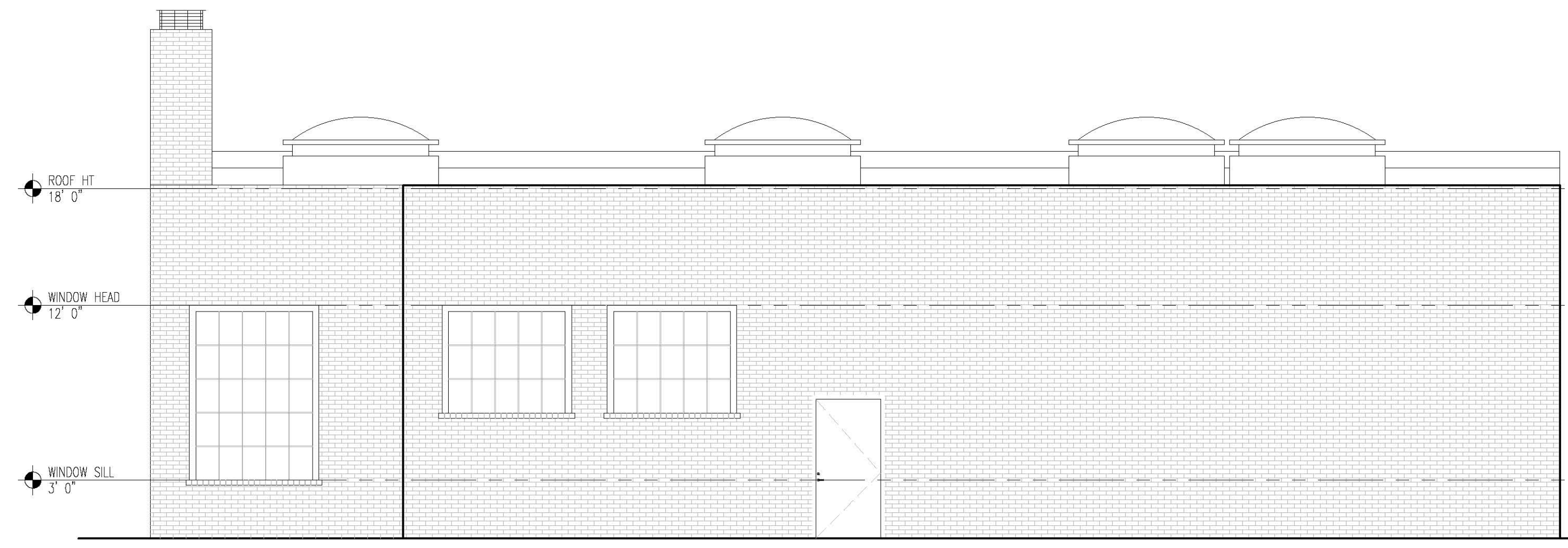


KEY PLAN

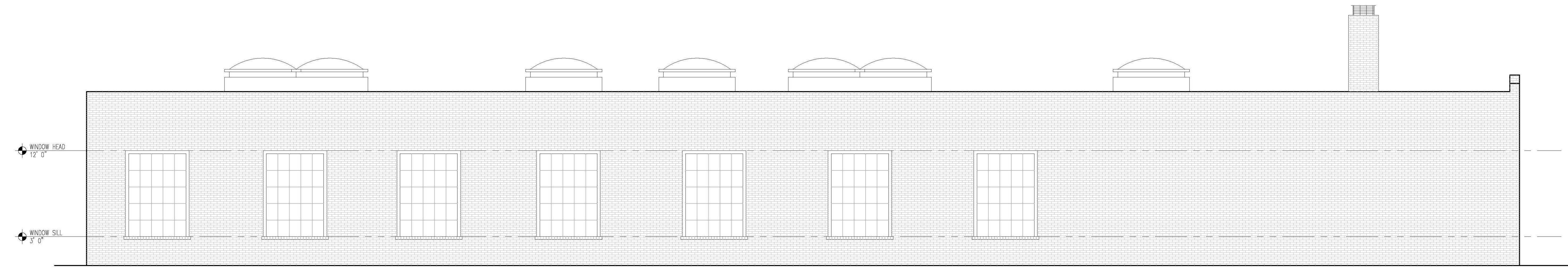
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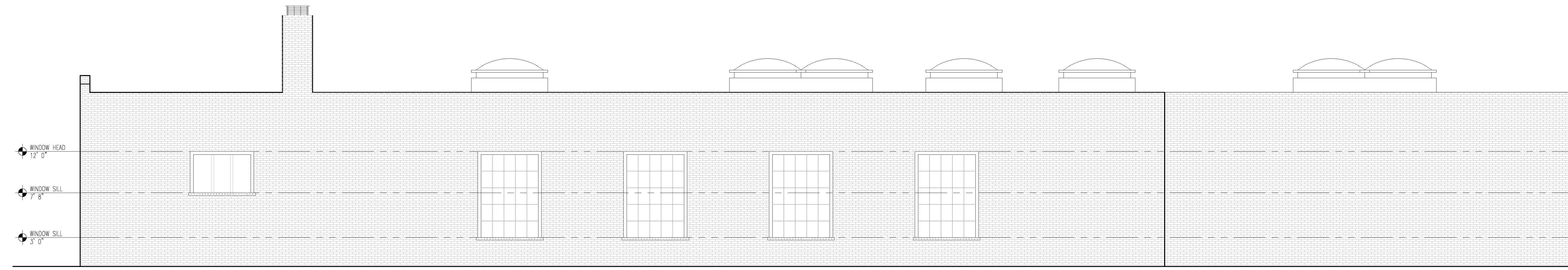
1 NORTH ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"



4 WEST ELEVATION  
3/16" = 1'-0"

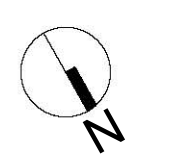
NO.	REVISION	DATE

*ask* Design / Build  
18 Market St Cambridge, MA 02139  
617.714.3369 646.526.5564

Job Number:  
Project: LAMPLIGHTER BREWERY  
Drawn By: AJS Checked By: AJS

Date: 01.27.17  
Scale: 3/16" = 1'-0"

Drawing Title:  
**EXTERIOR ELEVATIONS**



KEY PLAN

LEGEND

1	Kitchen	03.02.15
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NO.	REVISION	DATE



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617.714.3369 646.526.5564

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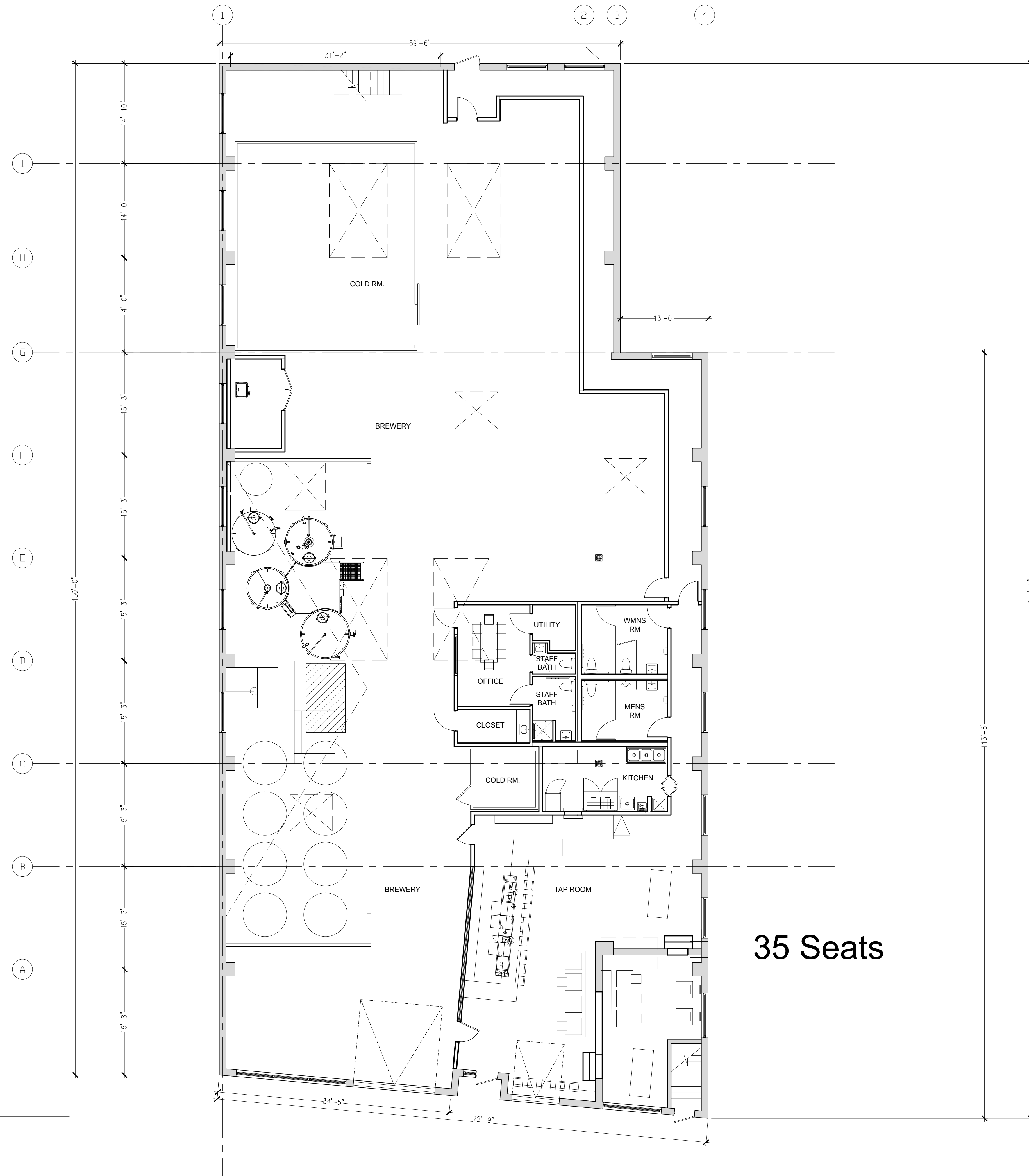
Date: 01.23.17

Scale: 1/8" = 1'-0"

Drawing Title:

1st FLOOR PLAN  
EXISTING

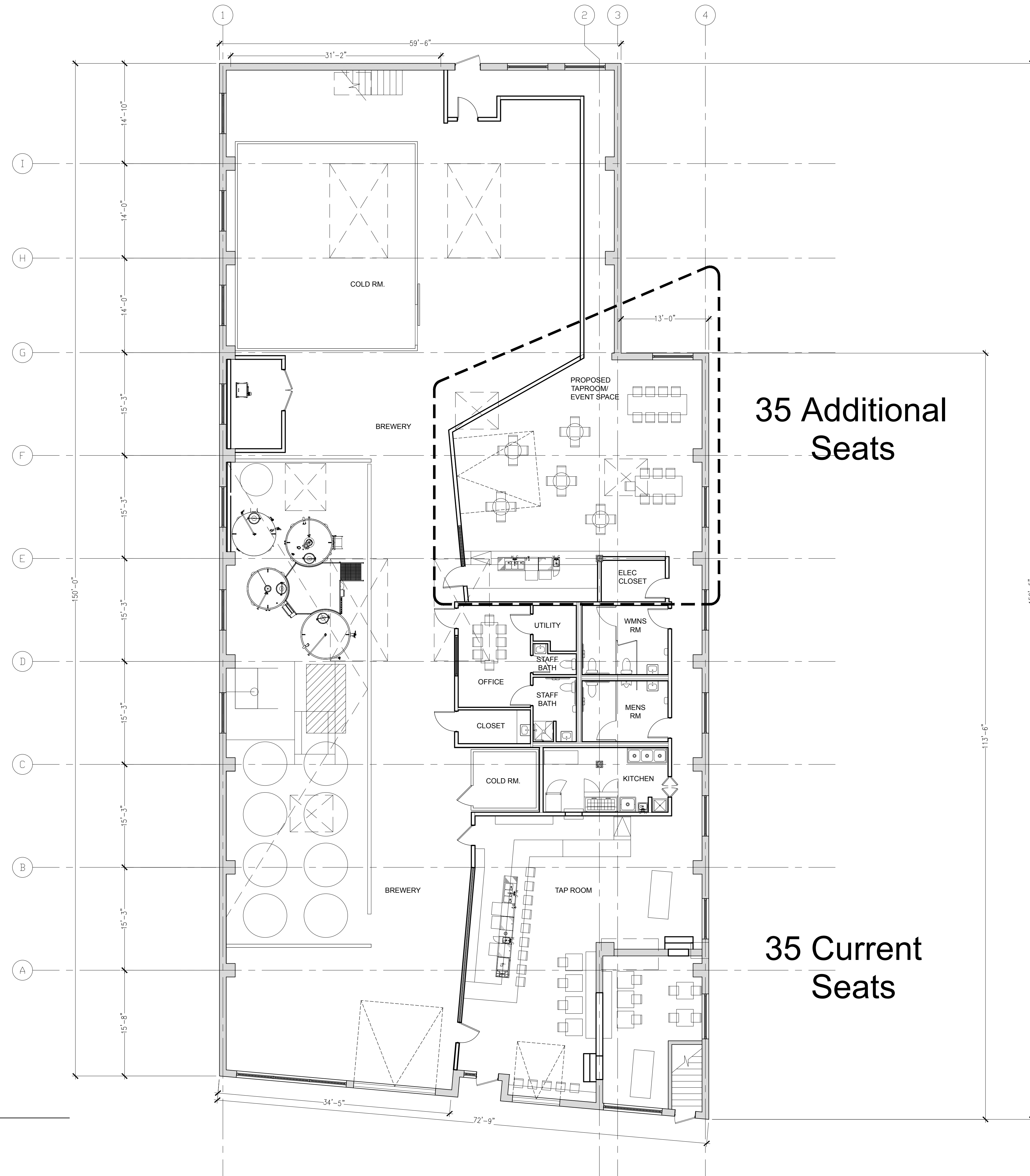
A1.01



1 1st FLOOR PLAN  
1/8"=1'-0"

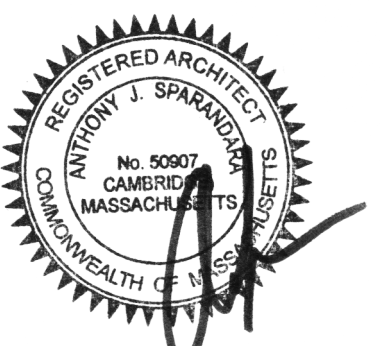
KEY PLAN

LEGEND



1 1st FLOOR PLAN  
1/8"=1'-0"

1	Kitchen	03.02.15
NO.	REVISION	DATE



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**1st FLOOR PLAN  
PROPOSED**

