ITIONER: Signs On Site - C/O M ITIONER'S ADDRESS: 40 Tremont CATION OF PROPERTY: 40 Erie St E OF OCCUPANCY: SSON FOR PETITION : Sign	ariance :√	Plan No: <u>N</u> ving: Appeal :	BZA-012303-2016
cial Permit : V ITIONER : Signs On Site - C/O M ITIONER'S ADDRESS : 40 Tremont CATION OF PROPERTY : 40 Erie St E OF OCCUPANCY : SSON FOR PETITION : Sign	ariance: elissa Nugent Street, Suite 50 Dux	Appeal :	
ITIONER: Signs On Site - C/O M ITIONER'S ADDRESS: 40 Tremont CATION OF PROPERTY: 40 Erie St E OF OCCUPANCY: SSON FOR PETITION: Sign	elissa Nugent Street, Suite 50 Dux		
ITIONER'S ADDRESS : 40 Tremont   CATION OF PROPERTY : 40 Erie St   E OF OCCUPANCY : .   SSON FOR PETITION : .   Sign .	Street, Suite 50 Dux	bury, MA 02332	
ATION OF PROPERTY: 40 Erie St E OF OCCUPANCY: ASON FOR PETITION : Sign		bury, MA 02332	
E OF OCCUPANCY : SON FOR PETITION : Sign	Cambridge, MA 02139		
Sign			
Sign	ZONING	DISTRICT : Speci	al District 8
CRIPTION OF PETITIONER'S PROPOSAL :			
install a wall sign 24'-4" from the than what is permissible in t		of the sign, wh	ich is 4'-4"
TIONS OF ZONING ORDINANCE CITED :			
icle 7.000 Section 7.16	5.22.C ( Wall Signs).		

		Original Signature(s) :	Meliza Augent (Petitioner(s) / Owner) Melissa Nugent (Print Name)
		Address : _	40 Tremont St., Suite 50 Duxbury MA 02332
		Tel. No. : E-Mail Address	781-934-5664
Date :	1/6/2017		

-

#### 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/WeBMR-Sidney Research Campus LLC, a Delaware limited liability company (OWNER)
Address: 17190 Bernardo Center Drive, San Diego, CA 92128
State that I/We own the property located at 40 Erie St. (a/k/a 130 Waverly St.) & 200 Sidney St., which is the subject of this zoning application.
The record title of this property is in the name of
BMR-Sidney Research Campus LLC, a Delaware limited liability company
*Pursuant to a deed of duly recorded in the dateMay 21, 2005, Middlesex South
County Registry of Deeds at Book45356, Page494; or
Middlesex Registry District of Land Court, Certificate No. 217509
Book 1301 Page 143   (200 Sidney Street; and deed dated October 29, 2015 at Book 66320, Page 185 and filed with the Land Court as Document No.   234048, Book 1480, Page 232 (40 Erie Street); See also name change certificate recorded at Book 66641, Page 182)
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
*Written evidence of Agent's standing to represent petitioner may be requested.
*Written evidence of Agent's standing to represent petitioner may be requested.
*Written evidence of Agent's standing to represent petitioner may be requested.
*Written evidence of Agent's standing to represent petitioner may be requested.
*Written evidence of Agent's standing to represent petitioner may be requested.
*Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of <u>MUddleSep</u> The above-name <u>William Kane</u> personally appeared before me, this <u>29<sup>th</sup></u> of <u>Nov</u> , 20 <u>16</u> , and made oath that the above statement is true. <u>Ausan A. Amato</u> Notary My commission expires <u>October 26, 3023</u> (Notary Seal).
*Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of $\underline{MUUUSU}$ The above-name $\underline{WiUUUM Kane}$ personally appeared before me, this $\underline{29^{th}}$ of $\underline{Nov}$ , 20 <u>16</u> , and made oath that the above statement is true. $\underline{Muuu A. Muut}$ Notary My commission expires $\underline{October 36, 3033}$ (Notary Seal).

(ATTACHMENT B - PAGE 3)

BUSAN A AMATO NOTAR PLUC BERNINGSON OF MULC AV Countsion Equina October 26, 2003



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#### **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:

There is not a location available for tenant signage that meets the requirements set forth in the zoning by-laws. Intellia Therapeutics is looking to guide employees and visitors to the appropriate entrance of 40 Erie Street, the substantial hardship would be the inability to do so.

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 Waverly Street side of the building is all windows and does not allow for signage. The Erie Street side of the building has a beautiful full window facade with a brick soffet above the windows, suitable for tenant signage. However this portion of the building ranges from 19' - 25' above ground level.

#### C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

We are proposing that the sign be installed 24'-4" from the ground to the top of the sign. This is only 4'-4" above what the zoning ordinance allows, and is utilizing the best available space given the architecture of the building.

- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons: The sign is within the size limitations of the zoning ordinance and is non-illuminated.
- 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**

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#### **DIMENSIONAL INFORMATION**

APPLICANT: Signs On Site		PR	RESENT USE/OCCUPANCY :		
LOCATION: 40 Erie	St Cambridge,	MA 02139	ZONE :	Special Distri	ct 8
PHONE : REQUESTED US					
		<u>EXISTING</u> CONDITIONS	REQUESTED CONDITIONS	<u>ORDINANCE</u> <u>REQUIREMENTS</u>	1
TOTAL GROSS FLOOR AR	EA:	na	na	na	(max.)
LOT AREA:		na	na	na	(min.)
RATIO OF GROSS FLOOR TO LOT AREA: 2	AREA	na	na	na	(max.)
LOT AREA FOR EACH DW	ELLING UNIT:	na	na	na	(min.)
SIZE OF LOT:	WIDTH	na	nan	na	(min.)
	DEPTH	na	na	na	
SETBACKS IN FEET:	FRONT	na	na	na	(min.)
	REAR	na	na	na	(min.)
	LEFT SIDE	na	na	na	(min.)
	RIGHT SIDE	na	na	na	(min.)
SIZE OF BLDG.:	HEIGHT	25'-6"	na	na	(max.)
	LENGTH	596'	na	na	
	WIDTH	146'	na	na	
RATIO OF USABLE OPEN TO LOT AREA:	SPACE	na	na	na	(min.)
NO. OF DWELLING UNIT	<u>S:</u>	na	na	na	(max.)
NO. OF PARKING SPACES	<u>s:</u>	na	na	na	(min./max)
NO. OF LOADING AREAS	<u>:</u>	na	na	na	(min.)
DISTANCE TO NEAREST N ON SAME LOT:	BLDG.	na	na	na	(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'.

	CITY OF CA MASSACH BOARD OF ZO 831 MASSACHUS CAMBRIDGE 617 345	HUSETTS DNING APPEAL ISETTS AVENUE	
	<b>BZA APPLICATION FO</b>	DRM OFFICE OF THE CITY CLERK Plan No: BZA-012303-2016 TS	
	GENERAL INFORMATI	<u>rion</u>	
The undersigned hereby petitic Special Permit :	ons the Board of Zoning Appeal for the follow Variance : $$	lowing: Appeal :	
PETITIONER: Signs On	Site - C/O Melissa Nugent		
PETITIONER'S ADDRESS :	40 Tremont Street, Suite 50 De	Duxbury, MA 02332	
LOCATION OF PROPERTY :	40 Erie St Cambridge, MA 02139	9	
TYPE OF OCCUPANCY :	ZONIN	NG DISTRICT: Special District 8	
REASON FOR PETITION : Sign			
	24'-4" from the ground to the to missible in the Zoning code. ANCE CITED:	op of the sign, which is 4'-4"	
Article 7.000	Section 7.16.22.C (Wall Signs)	).	
	Original Signature(s) :	Meliza Magent (Petitioner(s) / Owner) Melissa Nugent (Print Name)	
	Address :	40 Tremont st., suite 50 Duxbury, Mt 02332	
	Tel. No. :	781-934-5664	
Date : 1/6 2017	E-Mail Address :	Melissanugent @ signsonsite	.com

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### **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 40 Erie Street

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
- \_X\_ Fort Washington Historic District Part of the building on the Waverly Street elevation are in the district, but proposed location of wall sign is outside of the district. No CHC jurisdiction.
  - (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 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 <u>SLB</u>

Received by Uploaded to Energov Relationship to project BZA 12303-2016 Date January 9, 2017

Date January 9, 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.

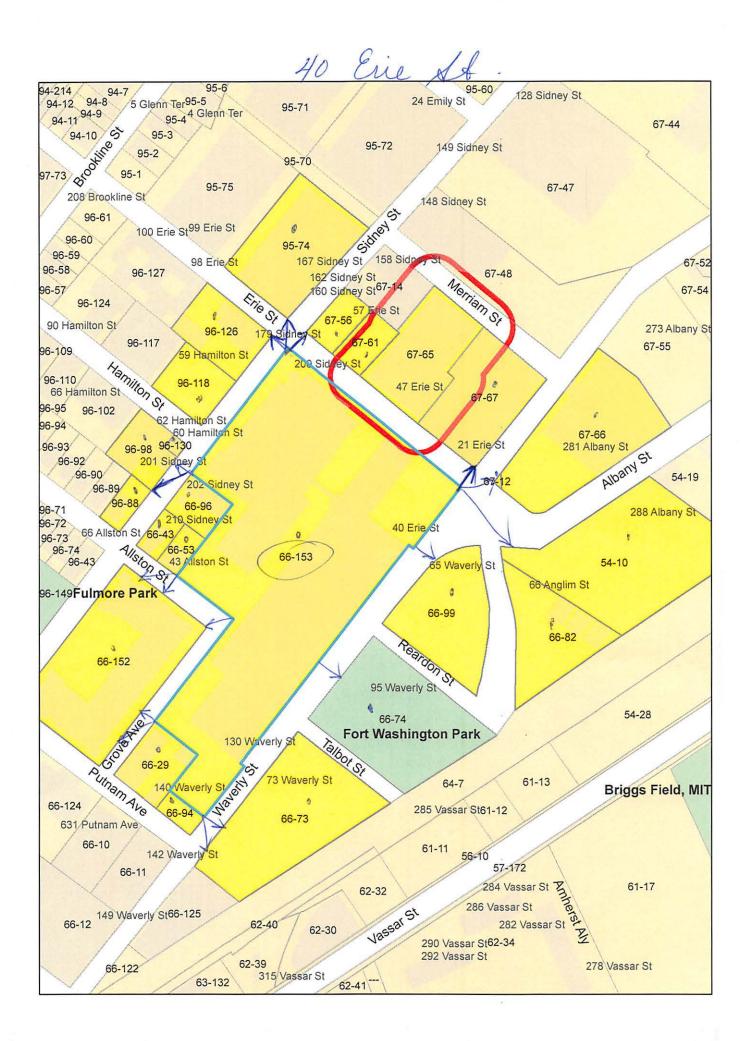
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



40 Erie XX

96-88 MACDONALD, CHRISTOPHER & ABIGAIL MACDONALD 59 ALLSTON ST. UNIT#1 CAMBRIDGE, MA 02139

54-10 /66-29-73-82-94-99 /67-66 / 96-118 MASSACHUSETTS INSTITUTE OF TECHNOLOGY OFFICE OF THE TREASURER 238 MAIN STREET - SUITE 200 CAMBRIDGE, MA 02142

66-53 JACOB BEN-DAVID ZIMMERMAN 43 ALLSTON ST., #1 CAMBRIDGE, MA 02139

66-74-12 CAMBRIDGE CITY OF PUBLIC WORKS DEPT 147 HAMPSHIRE ST CAMBRIDGE, MA 02139

96-126 FIRST C-G LIMITED PARTNERSHIP 179 SIDNEY STREET CAMBRIDGE, MA 02139

66-152 SIDNEY GROVE LLC, C/O MORRIS & MORSE COMPANY, INC. 66 LONG WHARF BOSTON, MA 02110

67-61 MIT 149 SIDNEY SPE LLC C/O MIT INVESTMENT MANAG. 238 MAIN ST CAMBRIDGE, MA 02142 96-88 MUNDY, CYNTHIA L. 59 ALLSTON ST. UNIT #3 CAMBRIDGE, MA 02139

96-98 SIDNEY STREET ENTERPRISES LLC. 60 HAMILTON ST CAMBRIDGE, MA 02139

66-53 SMITH, MAGIE L. 43 ALLSTON ST., UNIT #2 CAMBRIDGE, MA 02139

66-74-12 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR

66-96 HAINES, PETER D. & SEKYO N. HAINES 202 SIDNEY ST CAMBRIDGE, MA 02139

66-153 /67-67-65 BMR-200 SIDNEY STREET LLC, C/O PARADIGM TAX GROUP 5694 MISSION CENTER RD. - SUITE 602-800 SAN DIEGO, CA 92108

67-56 /95-74 MIT 170/171 SIDNEY LLC C/O ARE EQUITIES C/O ARE-MA REGION NO.23 LLC P.O. BOX 847 CARLSBAD, CA 92018

SIGNS ON SITE C/O MELISSA NUGENT 40 TREMONT STREET – SUITE 50 DUXBURY, MA 02332

66-43 YAU, SHING TUNG & YU-YUN KUO YUA TRUSTEE OF YAU FAMILY TRUST P.O. BOX#390266 CAMBRIDGE, MA 02139

66-53 PARK, DANIEL J. & SUSAN Y. PARK 43 ALLSTON ST. UNIT#3 CAMBRIDGE, MA 02139

66-74-12 CITY OF CAMBRIDGE C/O LOUIS DEPASQUALE CITY MANAGER

96-130 SHARP, ADAM MD. & DANIEL PALESTRANT, MD 64 HAMILTON ST CAMBRIDGE, MA 02139

96-88 SIKRI, VIVEK A. & RAYNA A. JHAVERI 59 ALLSTON ST., #2 CAMBRIDGE, MA 02139



OR MATERIALS LEGEND

COMPOSITE METAL PANEL - SOLID, GREY COLOR

CONCRETE

EXISTING PAINTED

BLOCK

/// *	_	
4	, ver	
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COMPOSITE METAL	
PANEL - SOLID, GREEN	
COLOR	

EXISTING BRICK

\_\_\_\_\_

# BioMed Realty

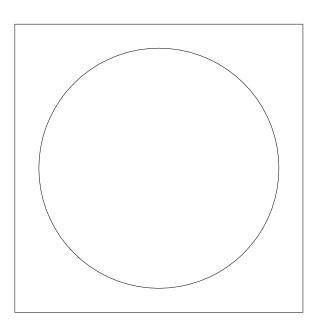


**40 ERIE** 

LANDLORD **IMPROVEMENTS** 

40 Erie Street Cambridge, MA

# SHELL & CORE CONSTRUCTION DOCUMENTS



# **A** R R O W S T R E E T ARCHITECTURE & DESIGN

**10 POST OFFICE SQUARE** SUITE 700N BOSTON MA 02109 617.623.5555 www.arrowstreet.com

Project Number:	15040.00
Drawn By:	KB
Checked By:	JB
Issue Date:	13 NOVEMBER 2015

# Revisions

No.	Date	Description
1	10/05/2015	ADDENDUM#1
2	10/19/2015	ADDENDUM #2
3	11/09/2015	ADDENDUM #3
16	03/22/2016	ADDENDUM#16

Drawing Title



SCALE

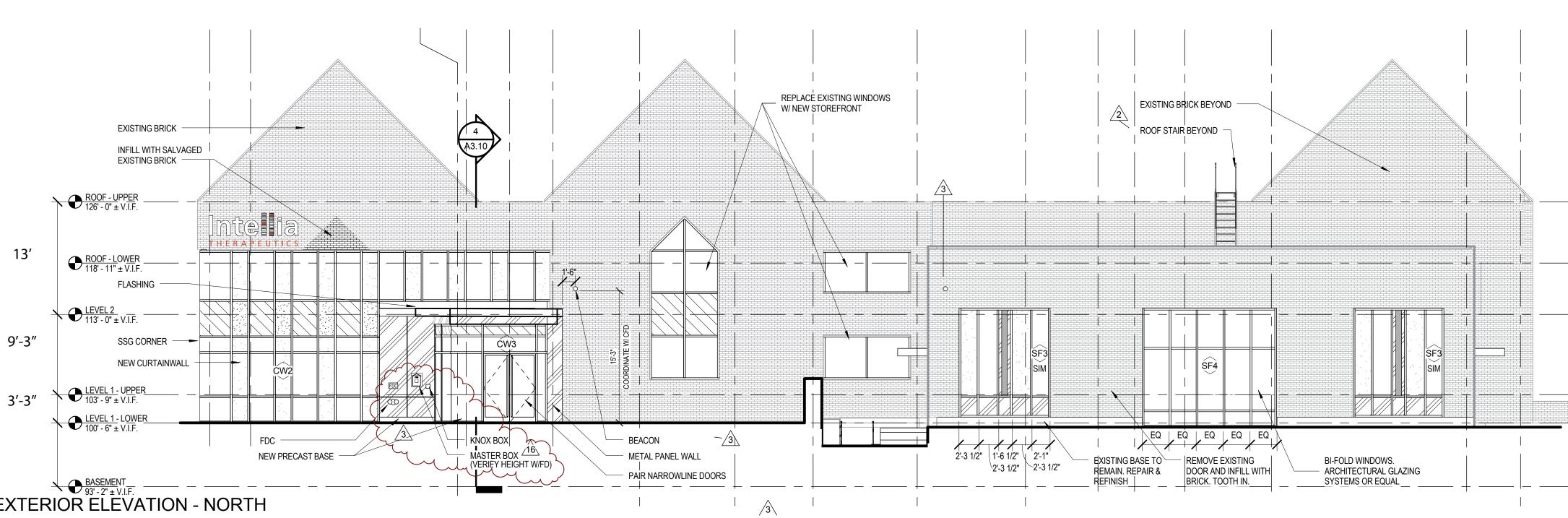
Drawing Number

As indicated



Signs On Site 40 Tremont Street, Suite 50 Duxbury, MA 02332 Tel: 781-934-5664 Fax: 781-934-5667 www.signonsiteboston.com







# Sign Specifications

Sign Size: Sign Color: 42"h x 113"w 'l' - 25.5"h / 'T' = 6.75" h Letters - White, 'll' digital print graphics applied Therapeutics - Pantone 173C

Fabricated Aluminum Painted Letters Intellia - 4" deep / Therapeutics - 2" deep NON-ILLUMINATED Stud mount

#### SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT
Sign Text: Intellia Therapeutics
Applicant (name and address) Signs On Site
40 Tremont street, suite 50 Duxbury MA 02332
Signature Melisia Nugent
Telephone: 781-934-5664 FAX: 781-934-5667
Location of Premises: 40 Erie Street
Zoning District: <u>SD-8</u> Overlay District:
Date Application Submitted: 1/9/16
Sketch of Sign Enclosed: Yes No

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. <u>Do not contract for the fabrication of a sign until all</u> <u>permits have been issued including approval from the City Council, if necessary (see below)!</u>

Copies: ISD 🖌 City Clerk\* CDD Applicant Historical Com.

\*Any sign or portion of a sign extending more than  $\underline{Six}(6)$  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 <u>ALL</u> REQUESTED INFORMATION FOR EACH SIGN PROPOSED. <u>FAILURE TO DO SO WILL ONLY DELAY</u> CERTIFICATION.

	Proposed WALL Sign	
Area in Square feet: _	<u>33 sqft. Dimensions: 42" h</u>	xX
Illumination: Natura	al 🔨 Internal External	
Height (from ground	to the top of the sign): $24' - 43_{+}$	11
Length in feet of store to outside $(1 \times a)$ 843	N SIGN IS ACCESSORY TO A FIRST FL front facing street: (a) <u>843</u> . Are <u>solar</u> , behind windows (0.5 x a) n (including any freestanding sign): <u>12.5</u> 54 <u>4</u> .	ea of signs allowed accessory to store: Area of all existing signs on
2. COMPLETE FOR A	ANY OTHER SIGN	

Length in feet of building facade facing street: (a) 843 H . Area of signs allowed acce	ssory to
the building facade: outside (1 x a) 843 sills behind windows (0.5 x a)	. Area of
all existing signs on the building facade to remain (including any freestanding sign):	
Area of additional signs permitted: <u>797 square</u> .	

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

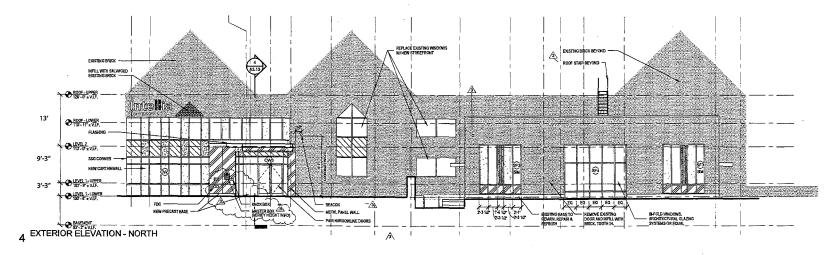
COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION
Sign conforms to requirements of Article 7.000: YES NO
Sign requires a variance from the Board of Zoning Appeal: YES
Relevant sections: 7, 16.22. B Wall sign is taller
COMMENTS: than 20 ft
COMMENTS: than 20 ft
color
Date: 11/21/16 CDD Representative ELMM. Aden



#### Sign Specifications

Sign Size:42"h x 113"w<br/>'I' - 25.5"h / 'T' = 6.75" hSign Color:Letters - White, 'II' digital print graphics applied<br/>Therapeutics - Pantone 173C

Fabricated Aluminum Painted Letters Intellia - 4" deep / Therapeutics - 2" deep NON-ILLUMINATED Stud mount





Signs On Site 40 Tremont Street, Suite 50 Duxbury, MA 02332 Tel: 781-934-5664 Fax: 781-934-5667 www.signonsiteboston.com