



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

**BZA APPLICATION FORM**

Plan No: BZA-012303-2016

**GENERAL INFORMATION**

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : Signs On Site - C/O Melissa Nugent

PETITIONER'S ADDRESS : 40 Tremont Street, Suite 50 Duxbury, MA 02332

LOCATION OF PROPERTY : 40 Erie St Cambridge, MA 02139

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Special District 8

REASON FOR PETITION :

Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :

To install a wall sign 24'-4" from the ground to the top of the sign, which is 4'-4" higher than what is permissible in the Zoning code.

SECTIONS OF ZONING ORDINANCE CITED :

Article 7.000 Section 7.16.22.C ( Wall Signs).

Original Signature(s) :

Melissa Nugent  
(Petitioner(s) / Owner)

Melissa Nugent  
(Print Name)

Address :

40 Tremont St., Suite 50  
Duxbury, MA 02332

Tel. No. :

781-934-5664

E-Mail Address :

melissanugent@signsonsite.com

Date :

1/6/2017



STAMA A MAZUS  
MOTRY PLUC  
Komunistyczny Ruch Robotniczy  
1947



**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**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Signs On Site **PRESENT USE/OCCUPANCY:** \_\_\_\_\_

**LOCATION:** 40 Erie St Cambridge, MA 02139 **ZONE:** Special District 8

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** \_\_\_\_\_

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	na	na	na	(max.)
<b><u>LOT AREA:</u></b>	na	na	na	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	na	na	na	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	na	na	na	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	na	nan	(min.)
	<b>DEPTH</b>	na	na	na
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	na	na	(min.)
	<b>REAR</b>	na	na	(min.)
	<b>LEFT SIDE</b>	na	na	(min.)
	<b>RIGHT SIDE</b>	na	na	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	25'-6"	na	(max.)
	<b>LENGTH</b>	596'	na	na
	<b>WIDTH</b>	146'	na	na
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	na	na	na	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	na	na	na	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	na	na	na	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	na	na	na	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	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'.



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 617 349-6100

2017 JAN 18 PM 1:50

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-012303-2016

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Tel. No. :

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E-Mail Address :

melissanugent@signsonsite.com

Date :

1/6/2017



# 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 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

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 SLB

Date January 9, 2017

Received by Uploaded to Energov

Date January 9, 2017

Relationship to project BZA 12303-2016

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 St.



40 Erie St

Petitioner

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

96-88  
MUNDY, CYNTHIA L.  
59 ALLSTON ST. UNIT #3  
CAMBRIDGE, MA 02139

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

67-61  
MIT 149 SIDNEY SPE LLC  
C/O MIT INVESTMENT MANAG.  
238 MAIN ST  
CAMBRIDGE, MA 02142

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



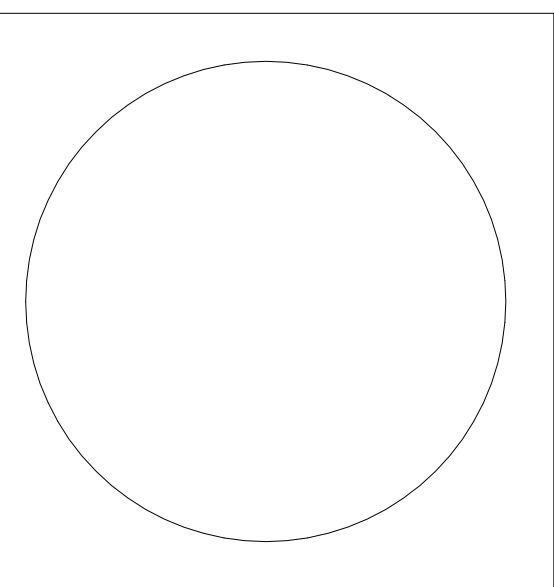
**SIDNEY RESEARCH CAMPUS**

**40 ERIE**

**LANDLORD IMPROVEMENTS**

**40 Erie Street  
Cambridge, MA**

**SHELL & CORE CONSTRUCTION DOCUMENTS**



**ARROWSTREET 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

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

**EXTERIOR ELEVATIONS**

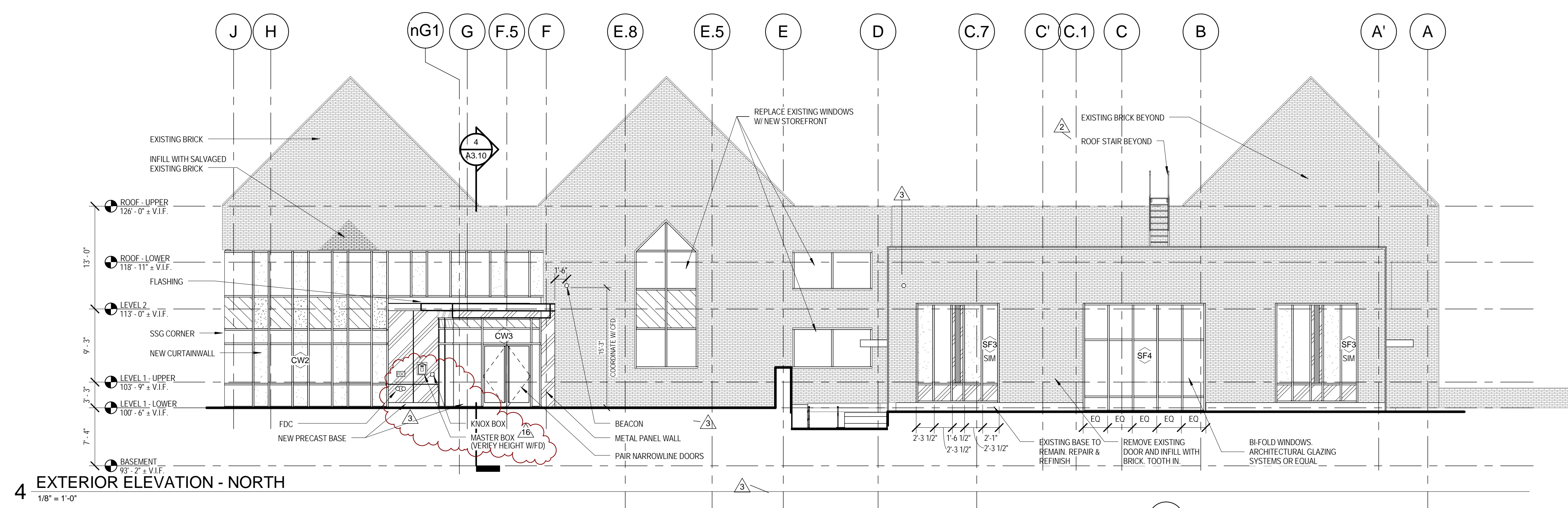
SCALE As indicated

Drawing Number

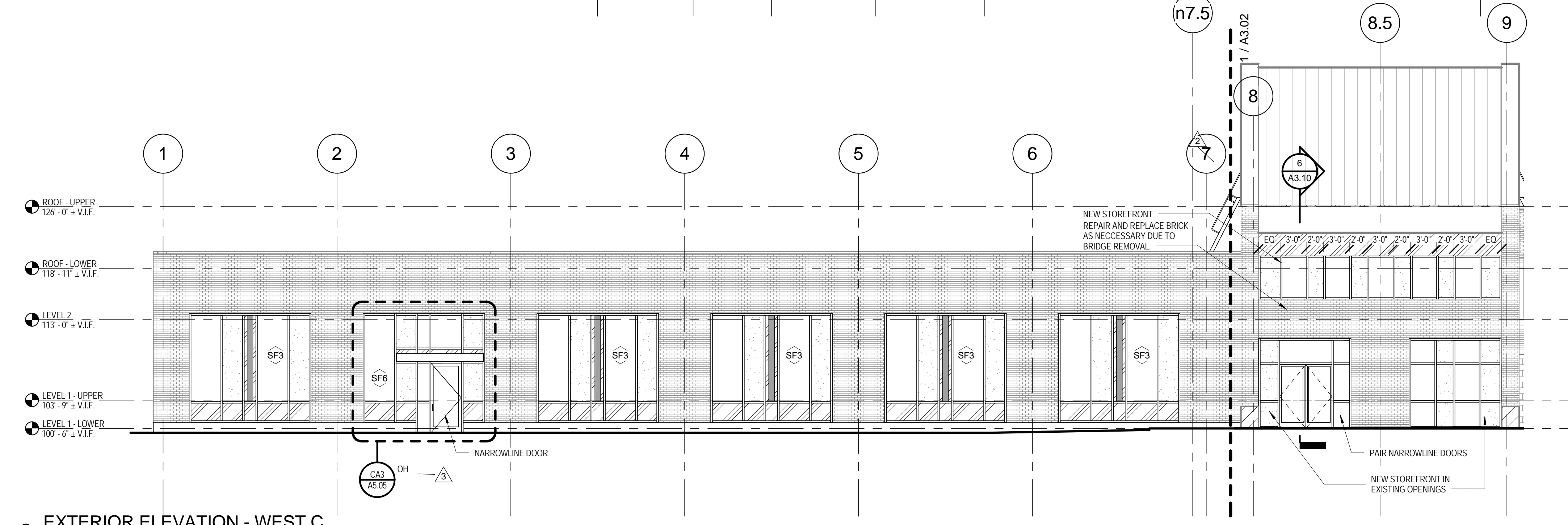
**A3.02**

**EXTERIOR MATERIALS LEGEND**

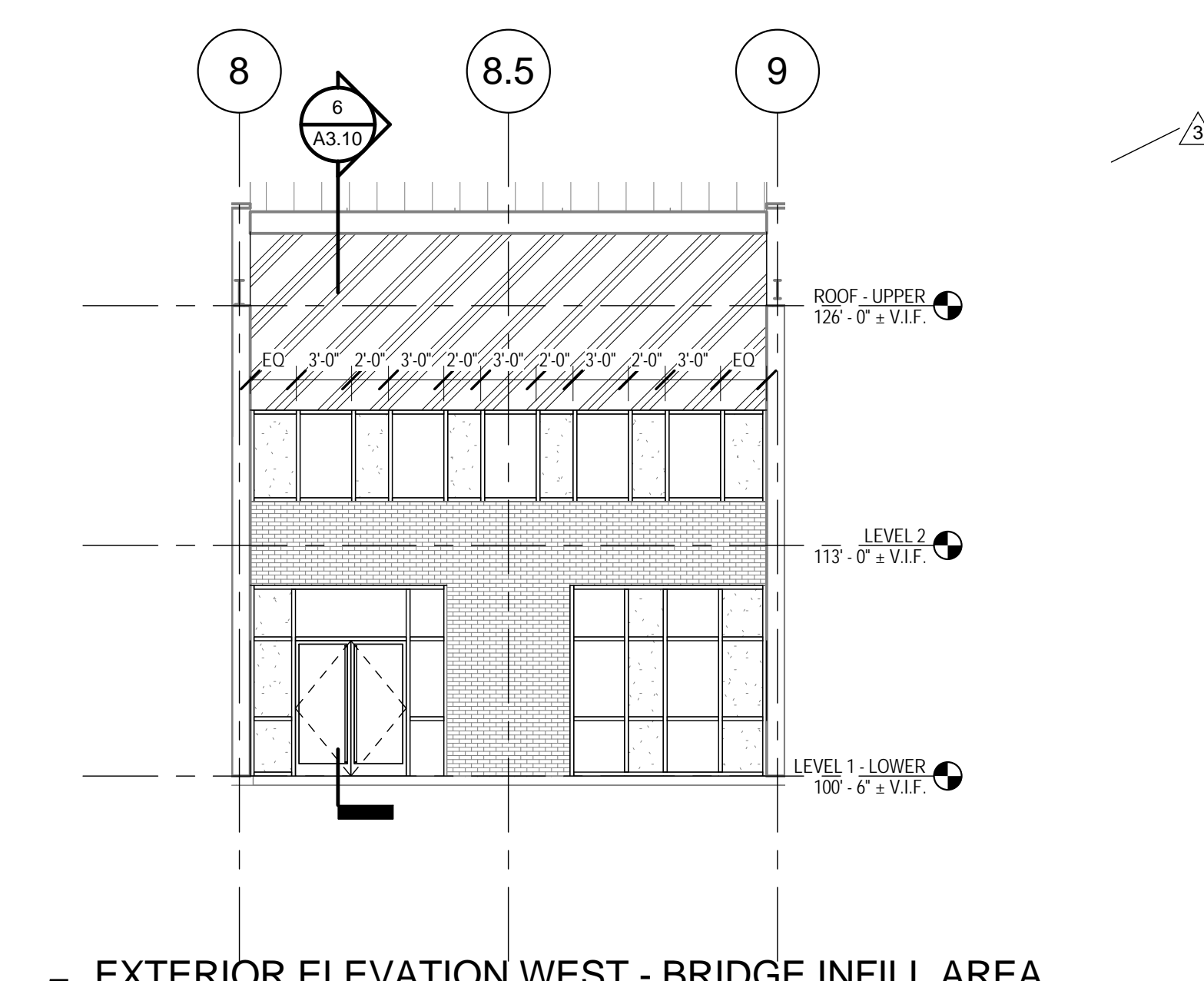
	COMPOSITE METAL PANEL - SOLID, GREY COLOR		COMPOSITE METAL PANEL - SOLID, GREEN COLOR
	CONCRETE		EXISTING BRICK
	EXISTING PAINTED BLOCK		



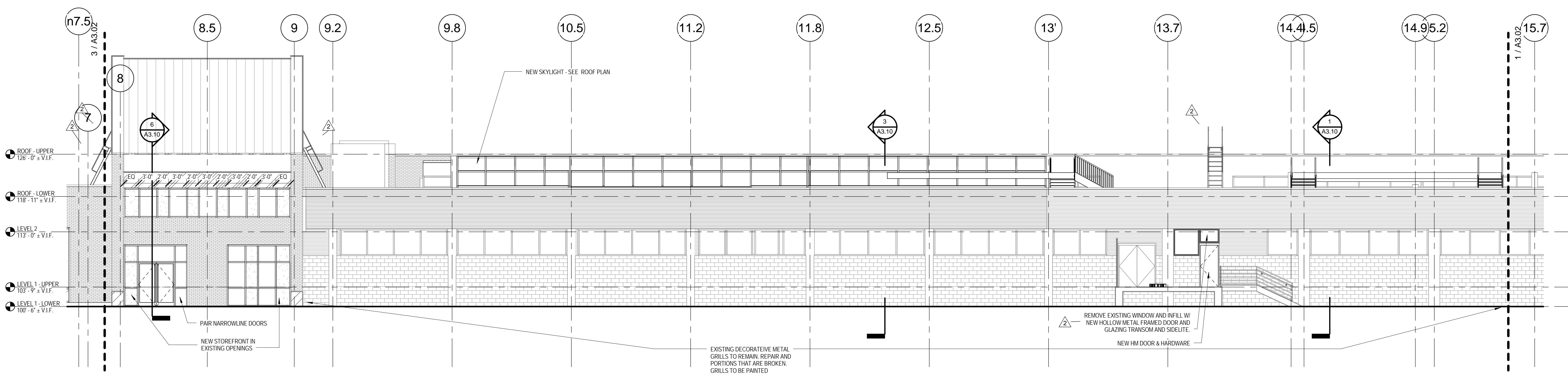
**4 EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"



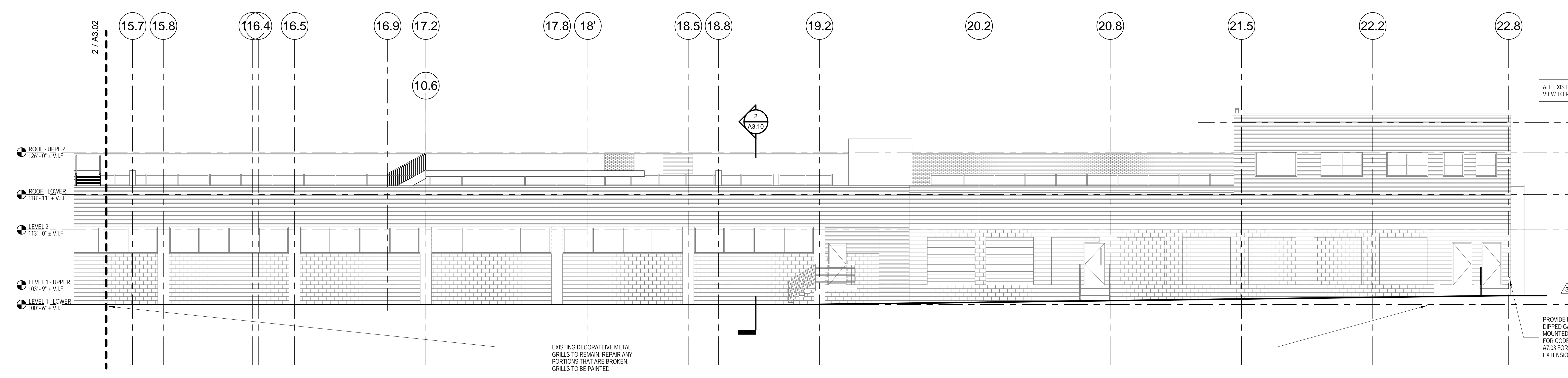
**3 EXTERIOR ELEVATION - WEST C**  
1/8" = 1'-0"



**5 EXTERIOR ELEVATION WEST - BRIDGE INFILL AREA**  
1/8" = 1'-0"



**2 EXTERIOR ELEVATION - WEST B**  
1/8" = 1'-0"



**1 EXTERIOR ELEVATION - WEST A**  
1/8" = 1'-0"

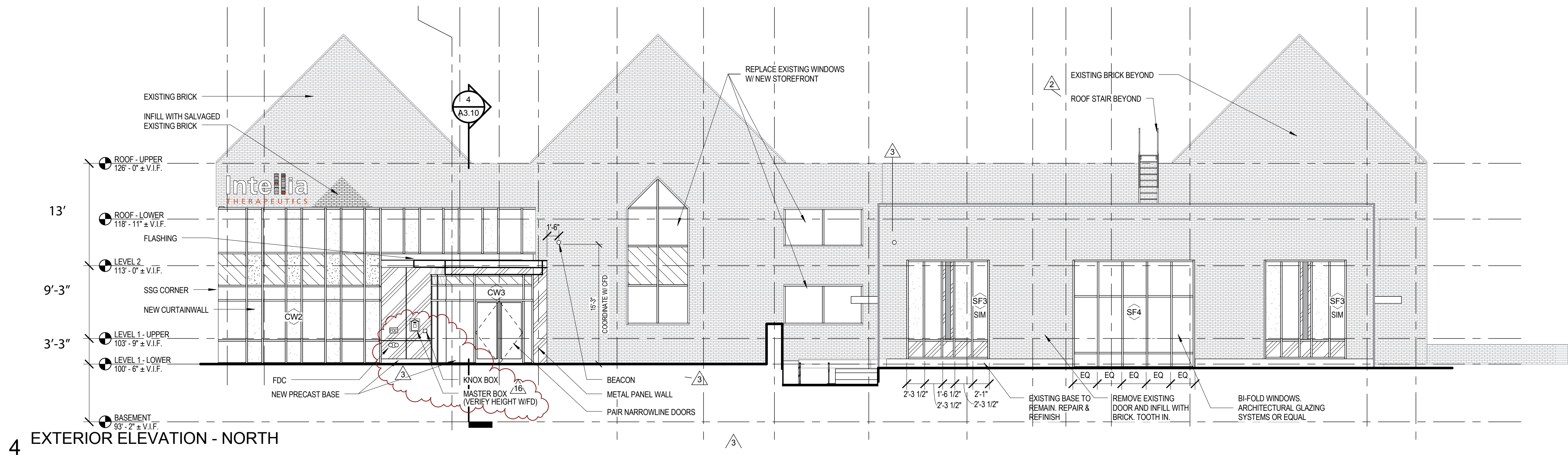




### Sign Specifications

Sign Size: 42”h x 113”w  
 ‘I’ - 25.5”h / ‘T’ = 6.75” h  
 Sign Color: Letters - White, ‘II’ digital print graphics applied  
 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.signsonsiteboston.com

**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 Melissa Nugent

Telephone: 781-934-5664 FAX: 781-934-5667

Location of Premises: 40 Erie Street

Zoning District: SD-8 Overlay District: \_\_\_\_\_

Date Application Submitted: 11/9/16

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. 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.**

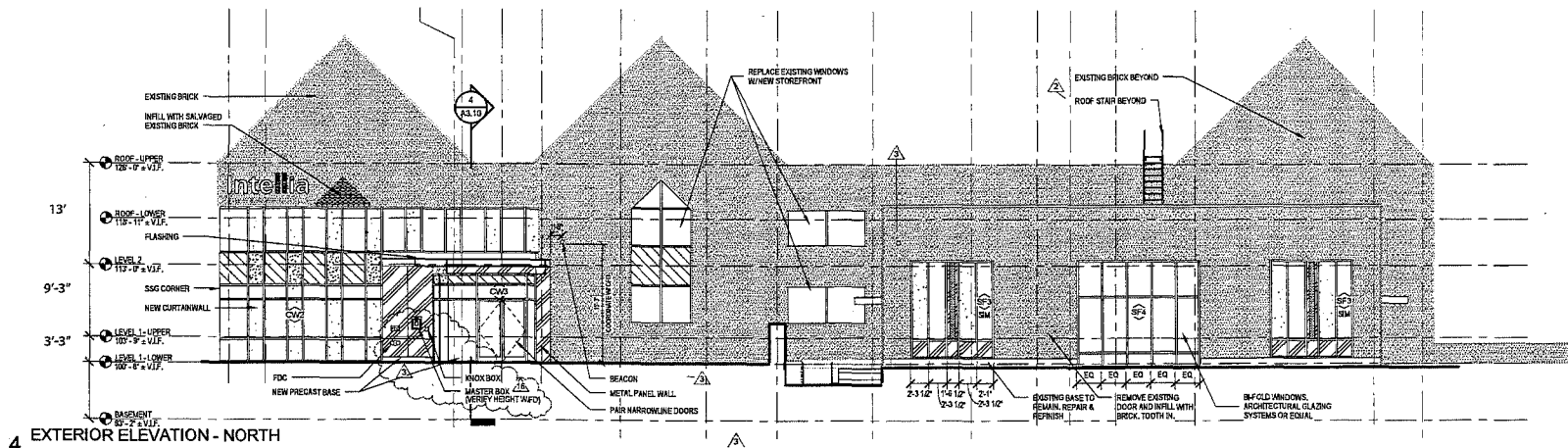




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