



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

BZA APPLICATION FORM

Plan No: BZA-011898-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : Appeal :

PETITIONER : Steve Stefanopoulos

PETITIONER'S ADDRESS : 8 Sarahs Way Peobody, MA 01960

LOCATION OF PROPERTY : 56 Jfk St Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Business B Zone/HSQ

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

I would like to change the use of the space to a fast food restaurant. We would be adding some equipment and refreshing the space with paint tile work and flooring

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35 (Retail Business).

Article 11.000 Section 11.30 (Fast Order Food Establishment).

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

Steve Stefanopoulos
 (Print Name)

Address : 8 Sarah's Way
 Peabody

Tel. No. : 978-979-3172

E-Mail Address : Steve @ Sunset.p.229.com

Date : 11-24-16

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 McMillan Realty Trust
(OWNER)

Address: P.O. Box 380209, Cambridge, MA 02238

State that I/We own the property located at 56-58 JFK Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
McMillan Realty Trust

*Pursuant to a deed of duly recorded in the date July 10, 1962, Middlesex South
County Registry of Deeds at Book 10073, Page 576; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____. *See also deed recorded May 1, 1961
at Book 9799, Page 288 at Middlesex South County Registry of Deeds.

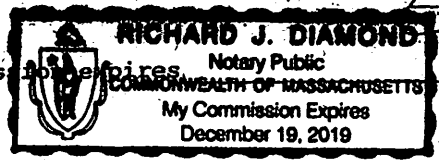
Kibebe Gizaw
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Kibebe Gizaw personally appeared before me,
this 10 of Nov, 2016, and made oath that the above statement is true.

[Signature]
Notary



My commis. expires _____ (Notary Seal).

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

December 19, 1919
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
Notary Public
RICHARD J. DIAMOND



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 56 Jfk St 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:
business zoned location. several food establishments in the neighborhood
- 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 change to traffic patterns
- 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:
proposed business will not generate vehicular traffic
- 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:
the proposed use will not create any hazard or nuisance
- 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:
business zoned and there are several fast food establishments in the neighborhood. this is not a chain store and variety of pizza items

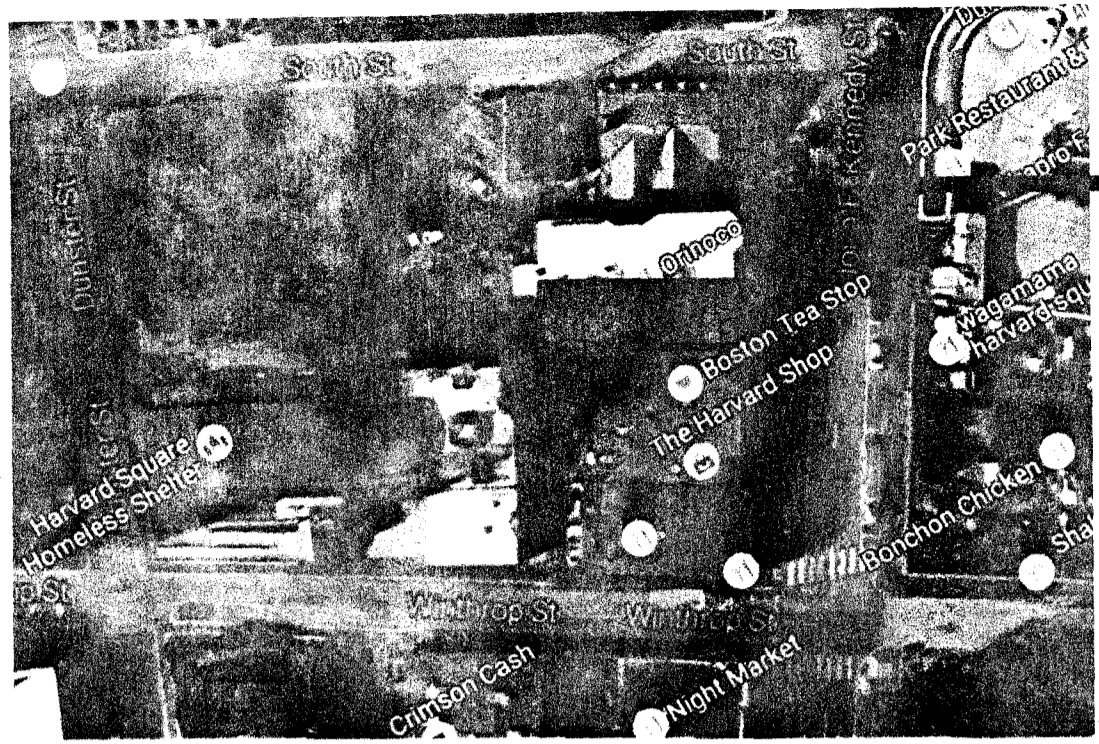
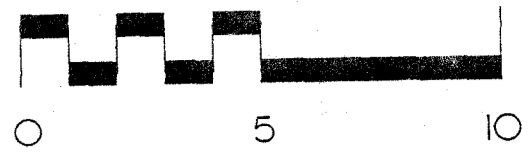
BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Sweet Pizza PRESENT USE/OCCUPANCY: Retail
 LOCATION: 56 Jfk St Cambridge, MA ZONE: Business B Zone/HSQ
 PHONE: _____ REQUESTED USE/OCCUPANCY: Fast Food

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1270</u>	<u>1270</u>	<u>0</u>	(max.)
<u>LOT AREA:</u>	<u>6150</u>	<u>00</u>	<u>300</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>20</u>	<u>0</u>	<u>0</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>50</u>	<u>0</u>	(min.)
	DEPTH	<u>123</u>	<u>0</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>8</u>	<u>0</u>	(min.)
	REAR	<u>70</u>	<u>0</u>	(min.)
	LEFT SIDE	<u>4</u>	<u>0</u>	(min.)
	RIGHT SIDE	<u>4</u>	<u>0</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>30</u>	<u>0</u>	(max.)
	LENGTH	<u>65</u>	<u>0</u>	
	WIDTH	<u>42</u>	<u>0</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>1:4</u>	<u>0</u>	<u>0</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>4</u>	<u>0</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.
wood frame

- 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'.



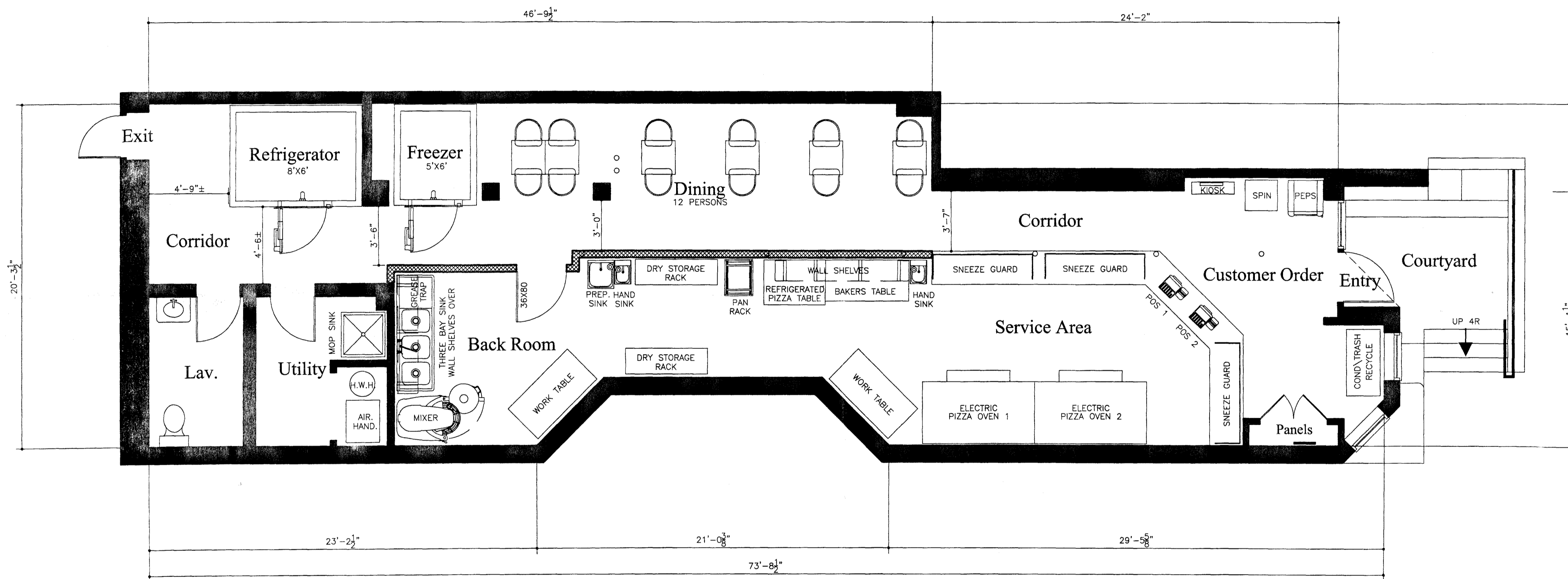
Locus

Locus Map

SCALE: NTS

LEGEND	
	EXISTING STRUCTURE TO REMAIN
	PROPOSED STRUCTURE
	EXISTING STRUCTURE TO BE REMOVED

Silverwatch Architects, LLC
 Architecture * Engineering * Design * Land Planning
 155 Londonderry Road, Windham, New Hampshire 03087



Floor Plan

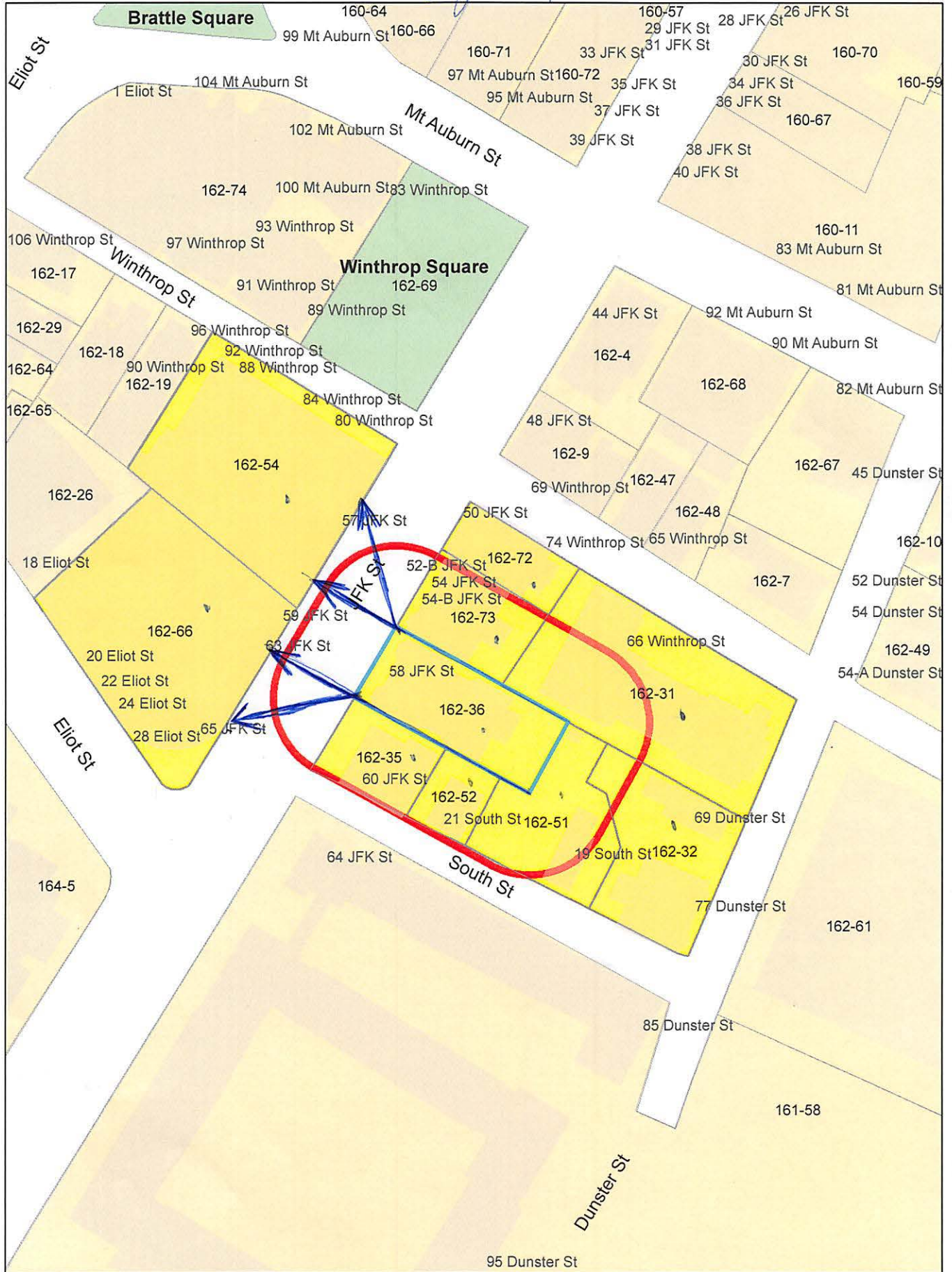
SCALE: 1/4"=1'-0"
 UNIT FLOOR AREA = 1270 SF

Project Name:	Sweet Pizza - Harvard Square
Prepared For:	Sweet Pizza
Project Address:	56 JFK Street - Lower Level - Left Side Cambridge, Massachusetts

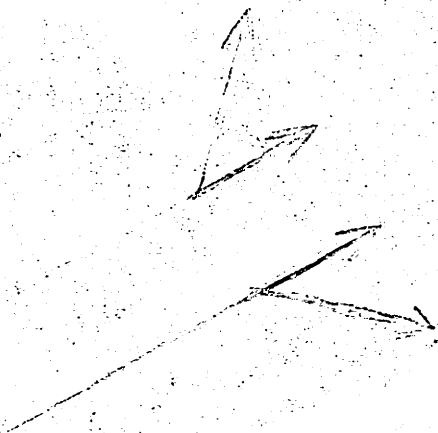
Drawn:	IDS
Checked:	IDS
Approved:	ESN
	XXX
	XXX
Scale:	1/4"=1'-0"



56 JFK St



11 APR 52



56 JFK St.

Petitioner
STEVE STEFANOPOULOS
8 SARAH'S WAY
PEABODY, MA 01960

162-31
THE UNIVERSITY LUTHERAN ASSOCIATION OF
GREATER BOSTON
66 WINTHROP ST.
CAMBRIDGE, MA 02138

162-32-35-51-52
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

162-36
MCMILLAN, GENEVIEVE,
TRUSTEE OF MC MILLAN REALTY TRUST
P.O. BOX 380209
CAMBRIDGE, MA 02238

162-73
HARVARD SQUARE HOLDINGS LLC.
1299 BEACON ST
BROOKLINE, MA 02446

162-72
JANES, ROGER V.
351 SHOREWOOD DRIVE
EAST FALMOUTH, MA 02536

162-54
CRIMSON GALERIA LIMITED PARTNERSHIP
C/O RAJ DHANDA
1299 BEACON STREET
BROOKLINE, MA 02446

162-66
DI GIOVANNI, LOUIS F.
TRUSTEE OF KENNEDY AND ELIOT REALTY TRUST
P.O. BOX 380212
CAMBRIDGE, MA 02238

NOVEMBER 20
CELEBRITYSERIES.ORG
— BOLEY

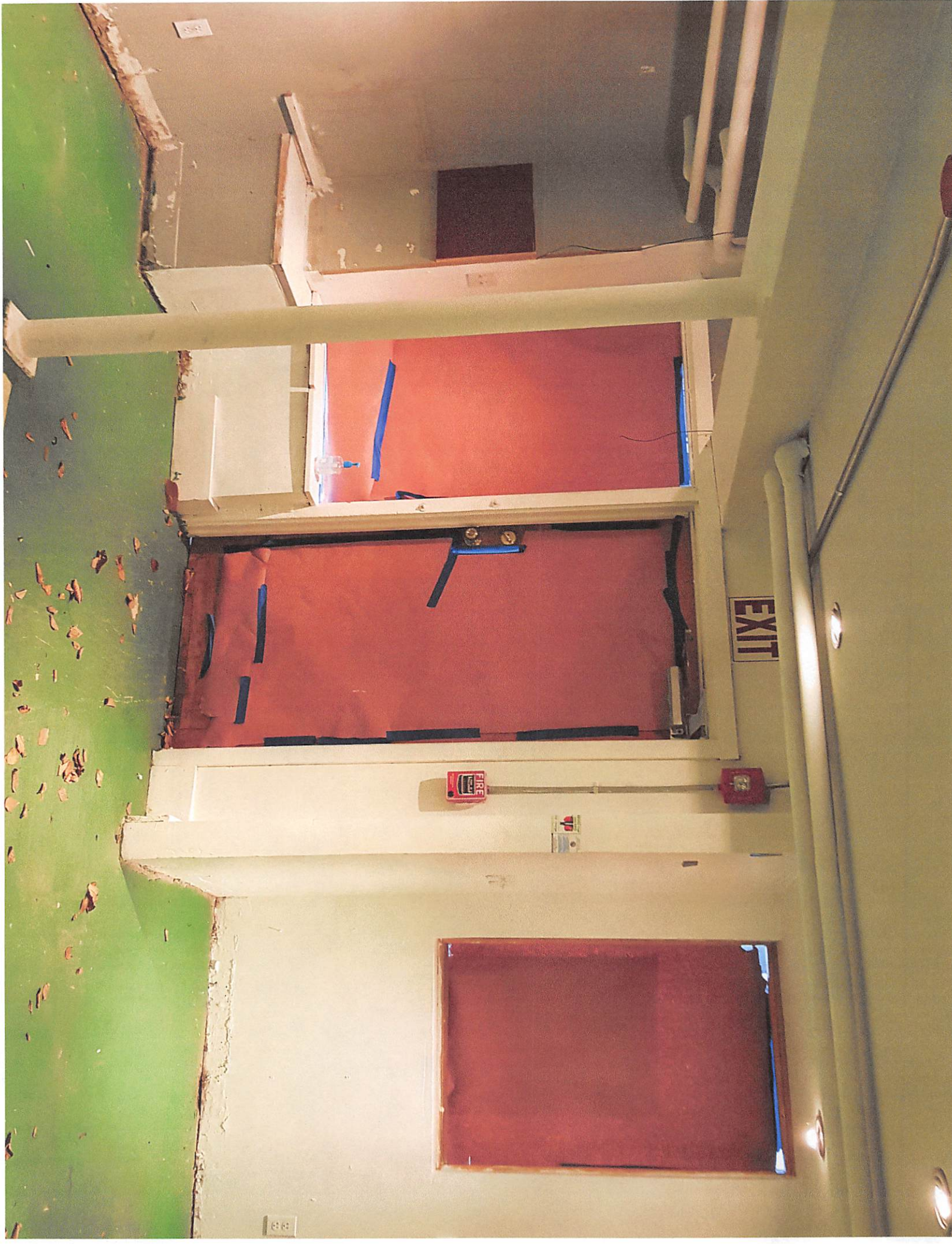
FOR
See an Associate For Details

DOMA LIQUORS

FOR
LEASE
PRIME
TAIL SPACE
(17) 661-1313
THE
DIAMOND
GROUP
COMMERCIAL REAL ESTATE BROKERAGE

Pure Line
Skin Care

56 JFK St
#-011898-2016









OR
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ASE
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