

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 Brattle Street Properties
(OWNER)

Address: C/O Colliers International, 160 Federal Street, Boston, MA 02110

State that I/We own the property located at 1-3 Brattle Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of _____
Brattle Street Properties, LLC

*Pursuant to a deed of duly recorded in the date July 22, 2005, Middlesex South County Registry of Deeds at Book 45674, Page 335; or Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A

*By Colliers International, as agent for
Brattle St Properties LLC
Valerie Reid, Vice President*
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 Valerie Reid personally appeared before me, this 28th of June, 2017, and made oath that the above statement is true.

Margaret B. Notary

My commission expires 4/1/20 (Notary Seal).

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

STATE OF TEXAS, COUNTY OF DALLAS

Know all men by these presents, that I, the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County of Dallas, State of Texas, to-wit:

_____ of the County of Dallas, State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County of Dallas, State of Texas, to-wit:

Witness my hand and seal of office this _____ day of _____, 19____.



Notary Public in and for the State of Texas

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 8 Brattle 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:
The Appellant seeks to open and operate a restaurant with take-out offering craft pizza and innovative desserts to residents, tourists, and visitors of the community. The requested relief will not result in substantial detriment to the public good or substantially derogate from the Ordinance. The nature of the proposed use is in keeping with the character of 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:
The proposed use will attract a customer base predominantly traveling as pedestrians. Given the commercial nature of the location, the proposed use will not negatively impact the established neighborhood character.
- 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 proposed use is in keeping with the character of the neighborhood and will not have a negative impact on the adjacent uses.
- 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 nuisance or hazard.
- 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 use is in harmony with the general purposes and intent of the Ordinance and will not be injurious to the neighborhood or otherwise detrimental to public welfare.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: McDermott, Quilty, & Miller **PRESENT USE/OCCUPANCY:** General Business (vacant)

LOCATION: 8 Brattle St Cambridge, MA **ZONE:** Business B Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Fast Order Food Establishment

	<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.
No change to existing footprint.

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'.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic



Bruce A. Irving, *Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1-3 Brattle 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
(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
**No CHC review of land use or fast service restaurant use of the building.
Exterior 1st floor storefront changes that comply with Harvard Square Conservation District guidelines and zoning regulations for signs can be approved administratively by CHC staff per the district order.**
- 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 June 28, 2017

Received by Uploaded to Energov
Relationship to project BZA 13730-2017

Date June 28, 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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

June 27, 2017

VIA ELECTRONIC DELIVERY (lpaden@cambridgema.gov)

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Attention: Liza Paden

**Re: Request for Non-Repetitive Petition
IMA Pizza Store 21 LLC d/b/a &pizza
8 Brattle Street, Cambridge, MA 02138**

Dear Ms. Paden:

This office represents the above-referenced entity (the "Petitioner") in their request for the Planning Board to find that their petition for a Special Permit located at the storefront numbered as 1-3 Brattle Street is non-repetitive.

By way of background, on April 27, 2017, the Board of Zoning Appeal (the "BZA") heard and denied the Petitioner's petition for a Special Permit. The Petitioner wishes to submit a new Special Permit application proposing a different concept with new food offerings and revised interior and exterior plans. These amendments will not only address the concerns of the BZA but also better adhere to the Cambridge Zoning Ordinance and fulfill the desires of the Harvard Square community.

- (1) &pizza's new concept attracts customers to eat in, reducing traffic and upholding the integrity of Harvard Square.

The Petitioner has upgraded its concept to better serve Harvard Square patrons by adding *Milk bar* to its concept. *Milk bar* is nationally renowned for its innovative desserts, made with the highest quality ingredients and using whimsy and nostalgia to inspire its creations. In addition to &pizza's extensive topping selection and organic dough, *Milk bar* will provide another element of taste and satisfaction to guests. By adding a unique and respected brand to its concept, the Petitioner is elevating its image to a new level. This concept has proven to increase on premise consumption by providing a place where patrons can have a full meal, which will

allow for a sit-down experience, decrease the amount of take-out orders, and reduce the possibility of congestion in Harvard Square.

- (2) The Petitioner's signage and layout are more compatible to other buildings and public spaces and will attract visitors due to its more colorful facade.

The Petitioner has revised its plans after hearing concerns from the BZA and the community. The exterior alone has been upgraded in the following ways:

- a. The sign has been split to provide the appearance of a smaller storefront.
- b. The awning has been eliminated.
- c. Illumination for signage has been greatly reduced.
- d. The trellis has been eliminated.
- e. Color and lettering have been added to enhance visual aesthetic.
- f. Umbrellas have been added to the patio.
- g. More seats have been added to the patio to increase the amount of on premise consumption.

Interior design plans will similarly reflect the new concept and full-service menu. These revised plans will utilize brighter colors and therefore appeal to visitors and increase consumerism within Harvard Square.

We respectfully request that you place this request on the agenda for your next meeting. As always, thank you for your time and consideration. Please do not hesitate to contact me with any questions or requests for additional information.

Best regards,

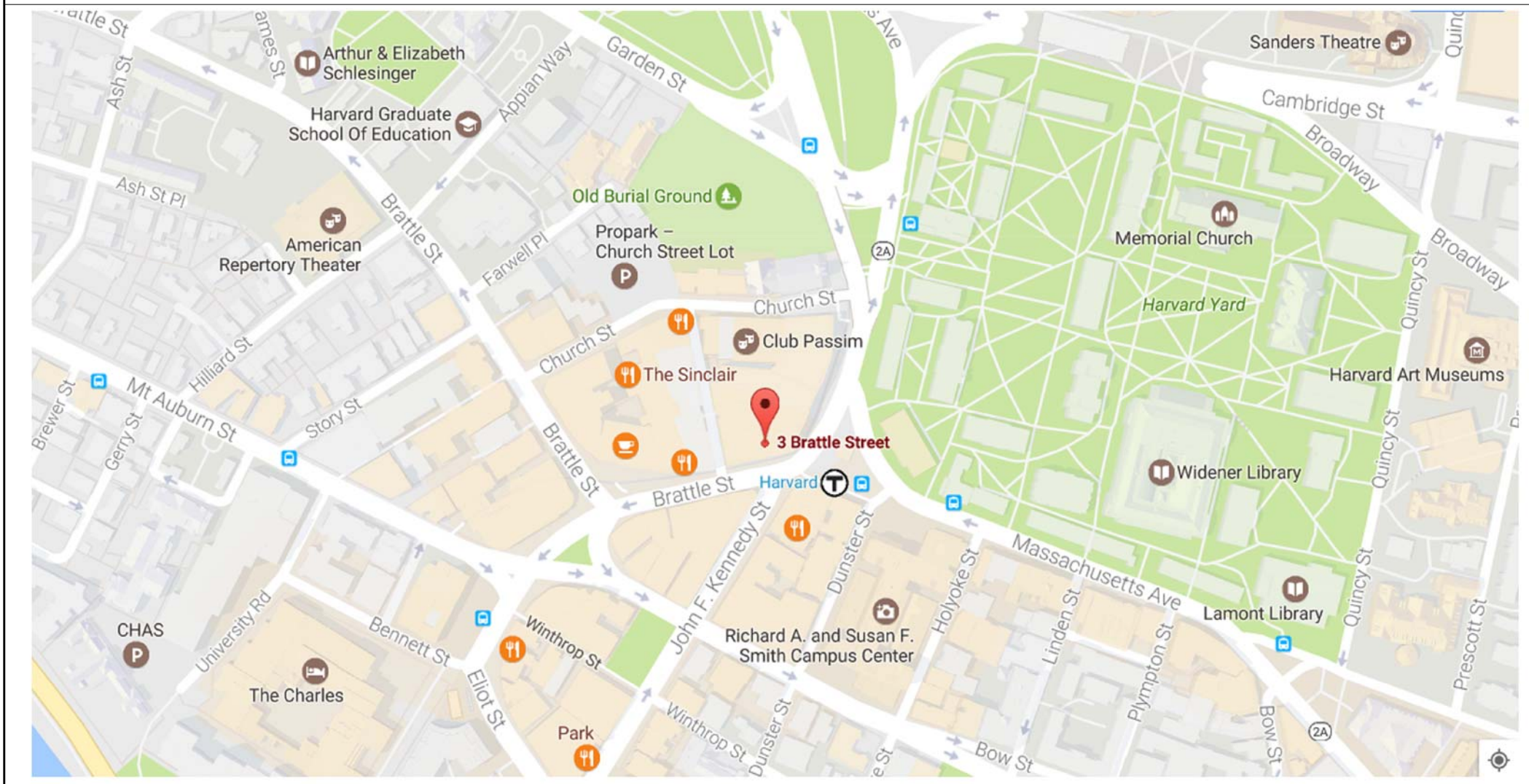
A handwritten signature in black ink, appearing to read 'KDS', with a long horizontal line extending to the right.

Karen D. Simao, Esq.

KDS/rm



LOCUS MAP



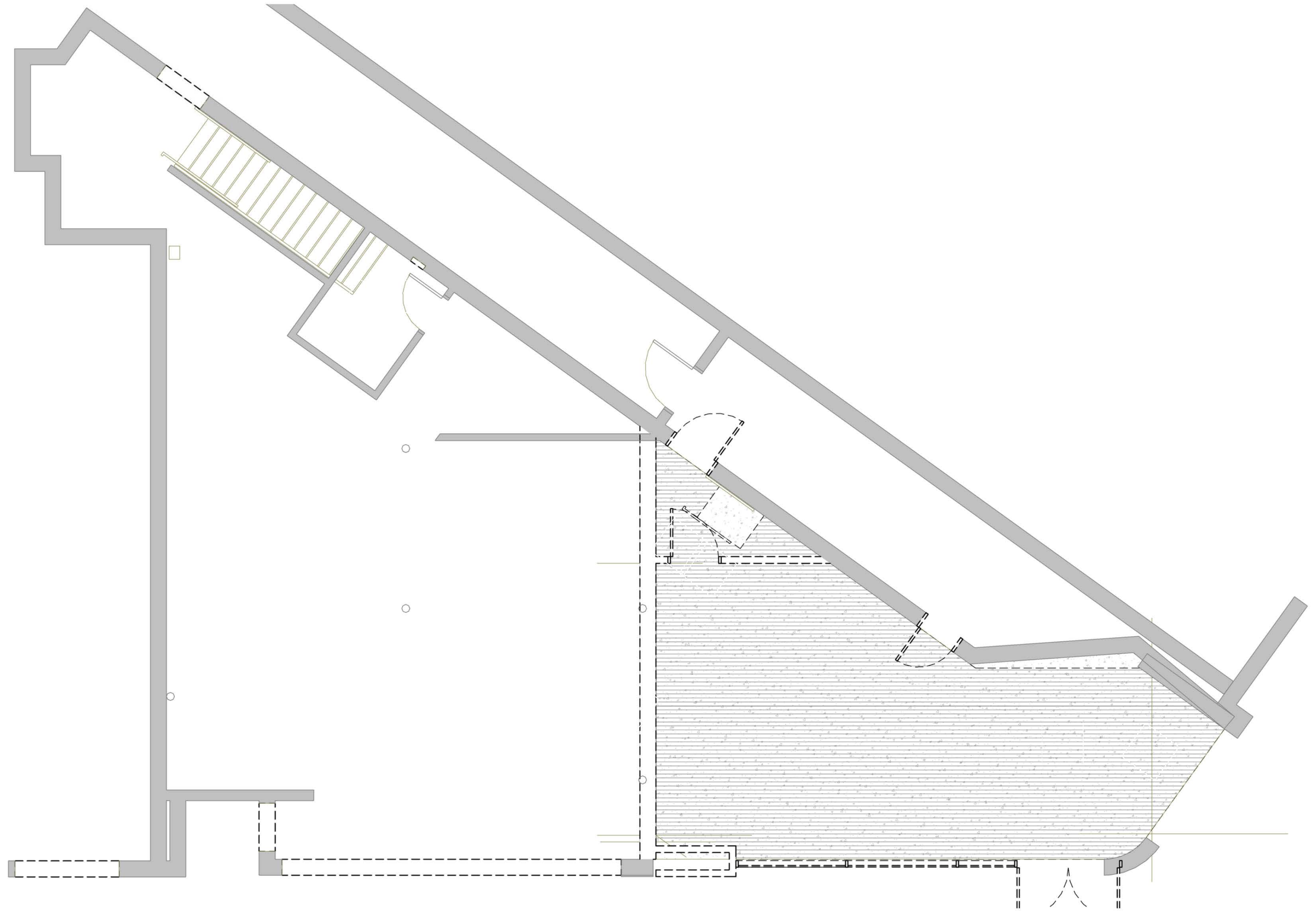
PROJECT DIRECTORY

CLIENT:	&PIZZA 229 1/2 PENNSYLVANIA AVE. SE SUITE 206 WASHINGTON, DC 20003
ARCHITECT:	MCMAHON ARCHITECTS, INC. 535 ALBANY STREET BOSTON, MA 02118 617.482.5353
MEP ENGINEER:	BLW ENGINEERS 311 GREAT ROAD LITTLETON, MA 01460 978.486.4301
FOOD SERVICE DESIGN::	JOHNSON-LANCASTER & ASSOCIATES, INC. 13031 US HIGHWAY 19 N CLEARWATER, FL 33764 727.796.5622
GENERAL CONTRACTOR::	TBD INFO LINE 1 INFO LINE 2 INFO LINE 3

DRAWING LIST

DWG. NO.	DRAWING TITLE
LM - T1	TITLE SHEET
LM01	EXISTING CONDITION PLAN
LM02	EXISTING CONDITION PHOTOS
LM03	PATIO/AWNING FURNITURE LAYOUT AND RCP
LM04	PATIO/AWNING EXTERIOR ELEVATIONS
LM05	PATIO/AWNING EXTERIOR ELEVATIONS RENDERING
LM06	PROPOSED INTERIOR FLOOR PLAN AND SEAT COUNT
LM07	FACADE DOOR SCHEDULE
LM08	PATIO/AWNING MATERIALS
LM09	OLD CONCEPT(S) VS. NEW CONCEPT
LM10	CONCEPT VS. REALITY

<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: &pizza	DRAWING NUMBER: LM - T1
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138	SCALE: As Indicated
	DRAWING TITLE: TITLE SHEET	DATE: 12/21/16
	REVISION: 2017-06-21	JOB NUMBER: 16-3043
	DRAWN: GL/EE	CHECK: NI/LC



1 DEMO FIRST FLOOR KEYNOTE PLAN
 SCALE: 1/4" = 1'-0"

<p>McMahon architects</p> <p>335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LMO1	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	12/21/16	
	DRAWING TITLE:	EXISTING CONDITION PLAN		JOB NUMBER:	16-3043	
	REVISION:	2017-06-21		DRAWN:	GL/EE	CHECK:



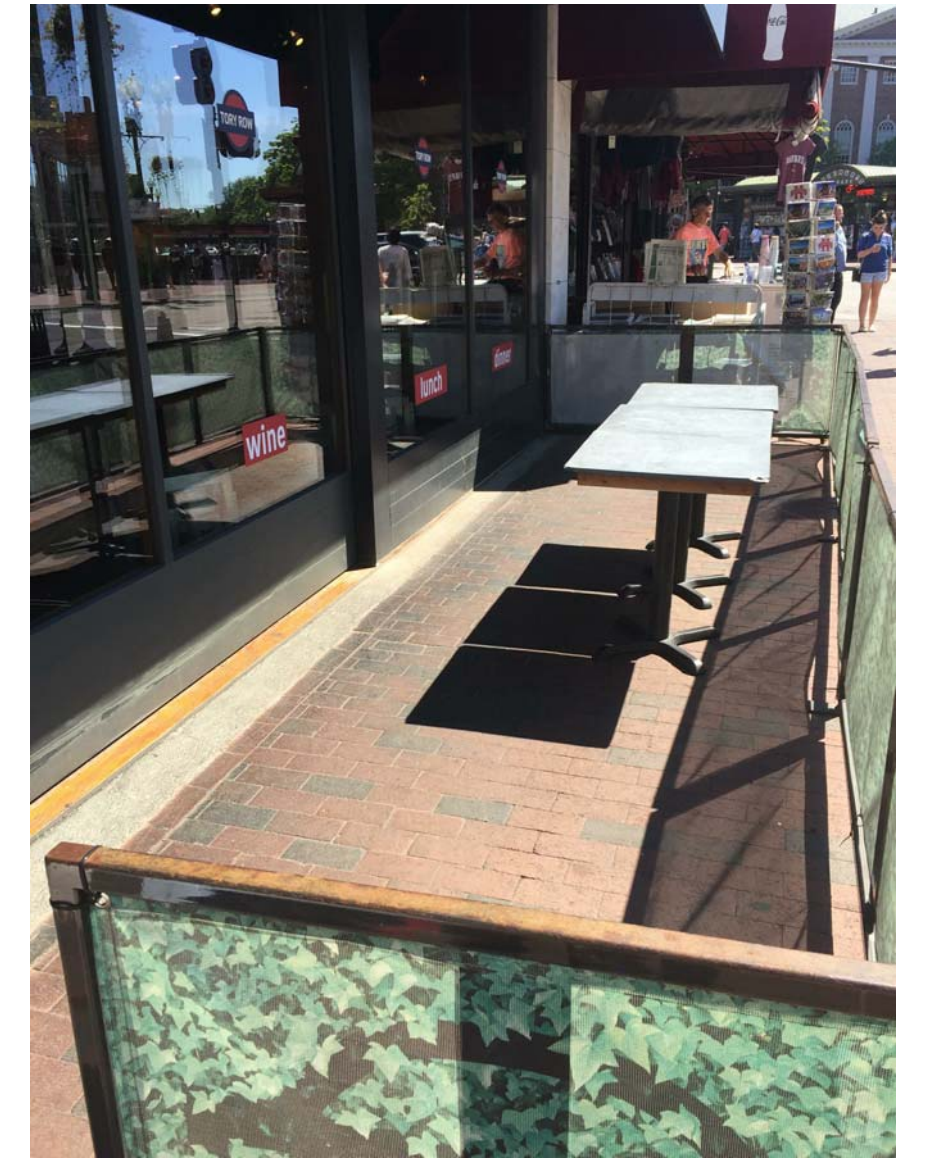
EXTERIOR FACADE AND STREET CONDITIONS. BRICK AND MARBLE TO REMAIN AS IS



CLOSE UP OF BRICK AND CURB CONDITIONS



CLOSE UP OF WHITE MARBLE TO REMAIN AS IS



EXISTING TORY ROW PATIO



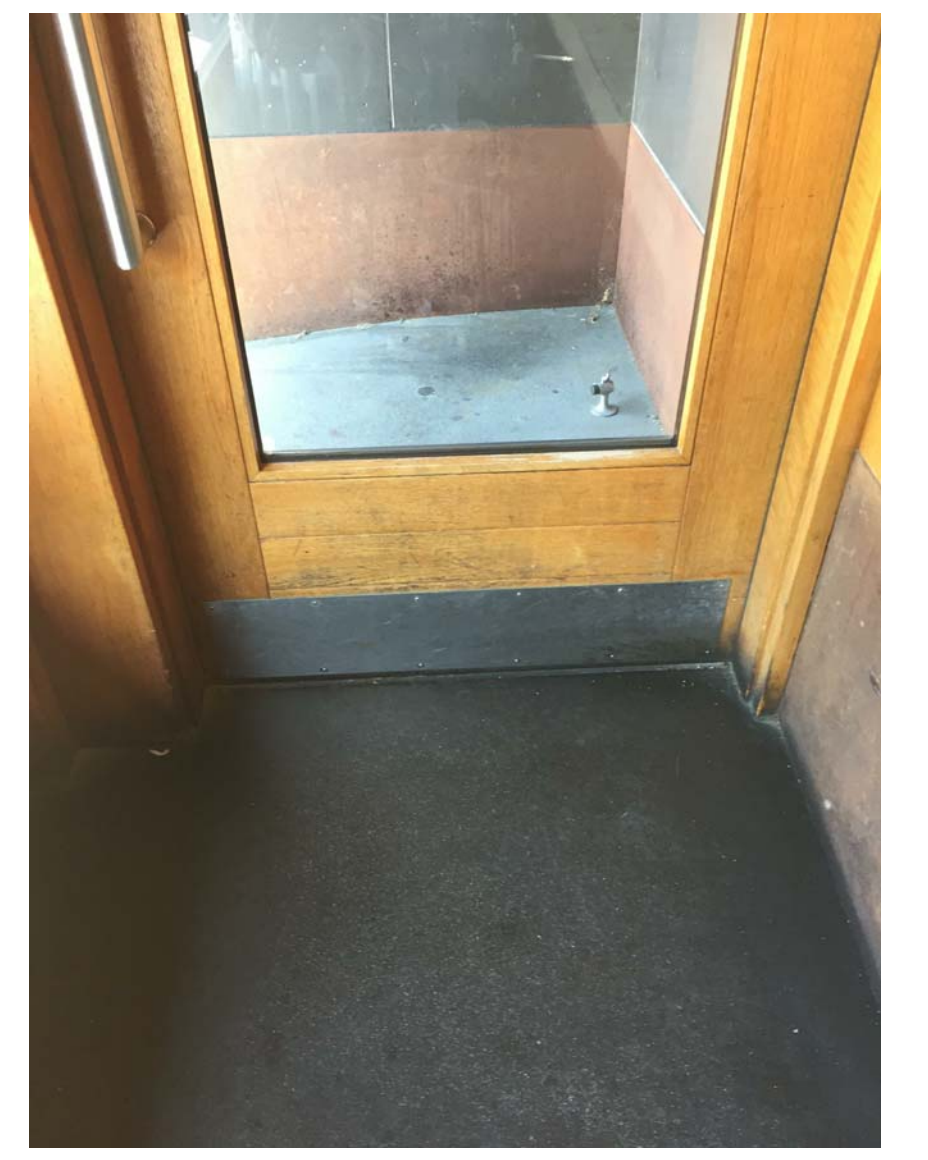
EXISTING TORY ROW FACADE AND PATIO CONDITIONS



INTERIOR VIEW OF EXISTING TORY ROW FACADE



INTERIOR VIEW OF TORY ROW PATIO AND STREET VIEW

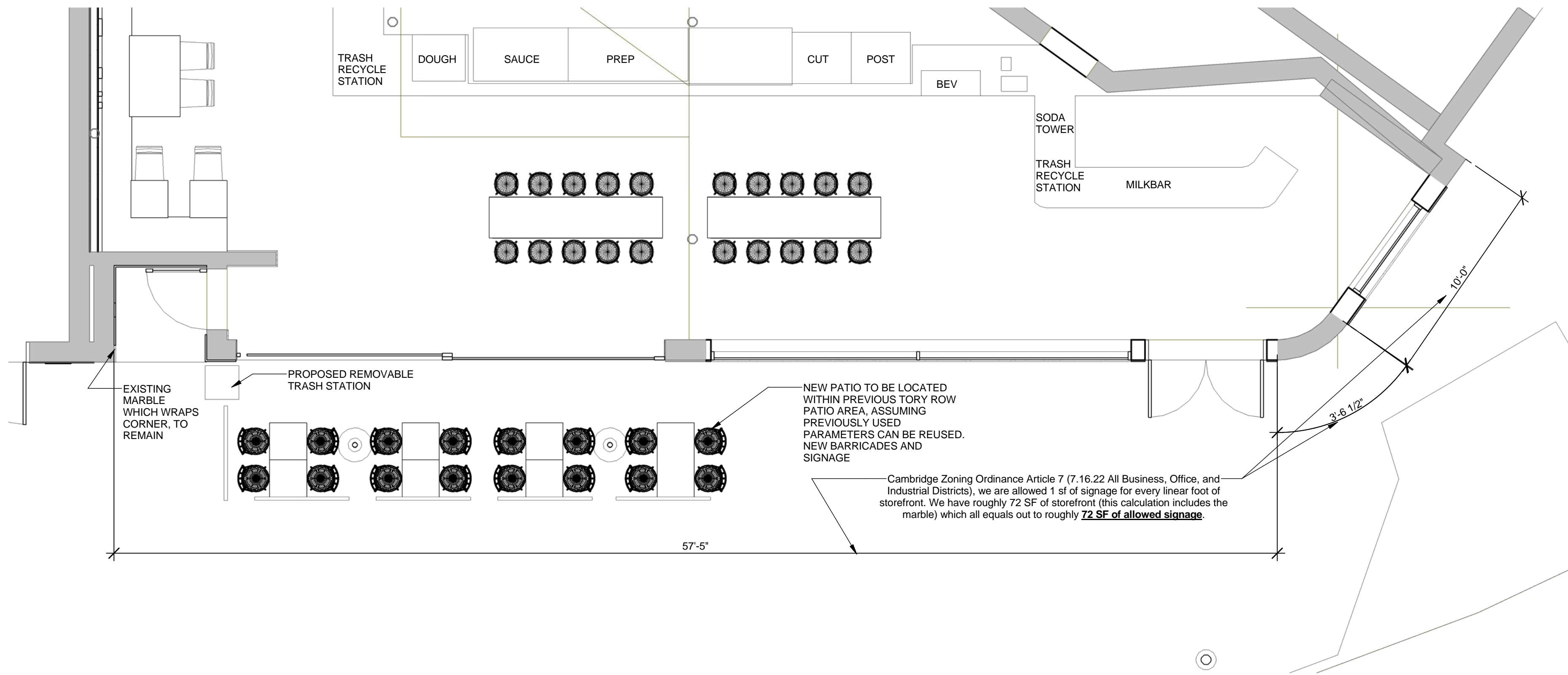


EXISTING CONDITIONS OF PROPOSED SECONDARY EXIT



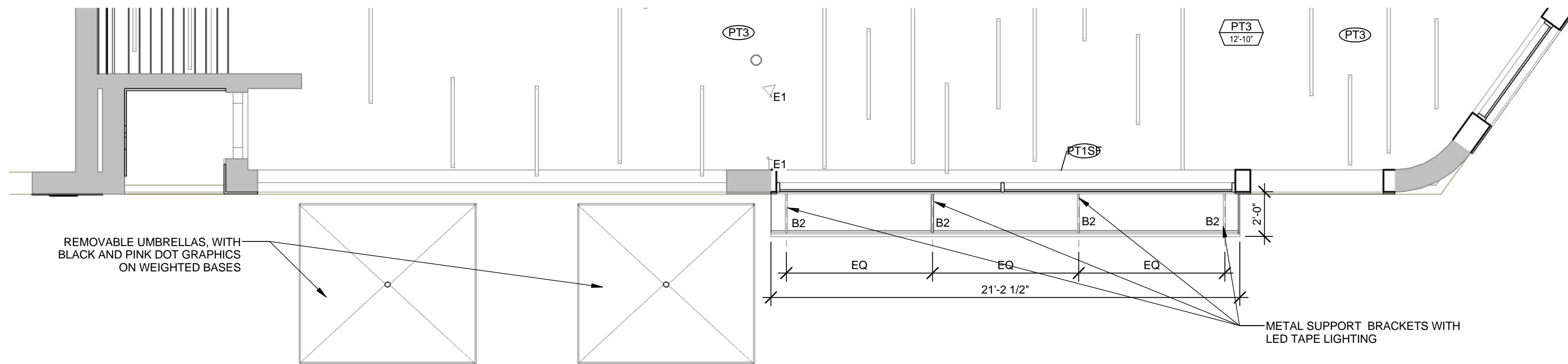
EXISTING TORY ROW AND CRIMSON CORNER FACADE CONDITIONS

<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	DRAWING NUMBER:		
	&pizza	LM02		
	LOCATION:	DATE:	SCALE:	
	3 BRATTLE STREET CAMBRIDGE, MA 02138	12/22/16		
DRAWING TITLE:	JOB NUMBER:	DRAWN:	CHECK:	
EXISTING CONDITION PHOTOS	16-3043	GL/EE	NI/LC	
REVISION:				
2017-06-21				



PATIO FURNITURE PLAN

SCALE: 1/4" = 1'-0"



PATIO/AWNING REFLECTED CEILING PLAN

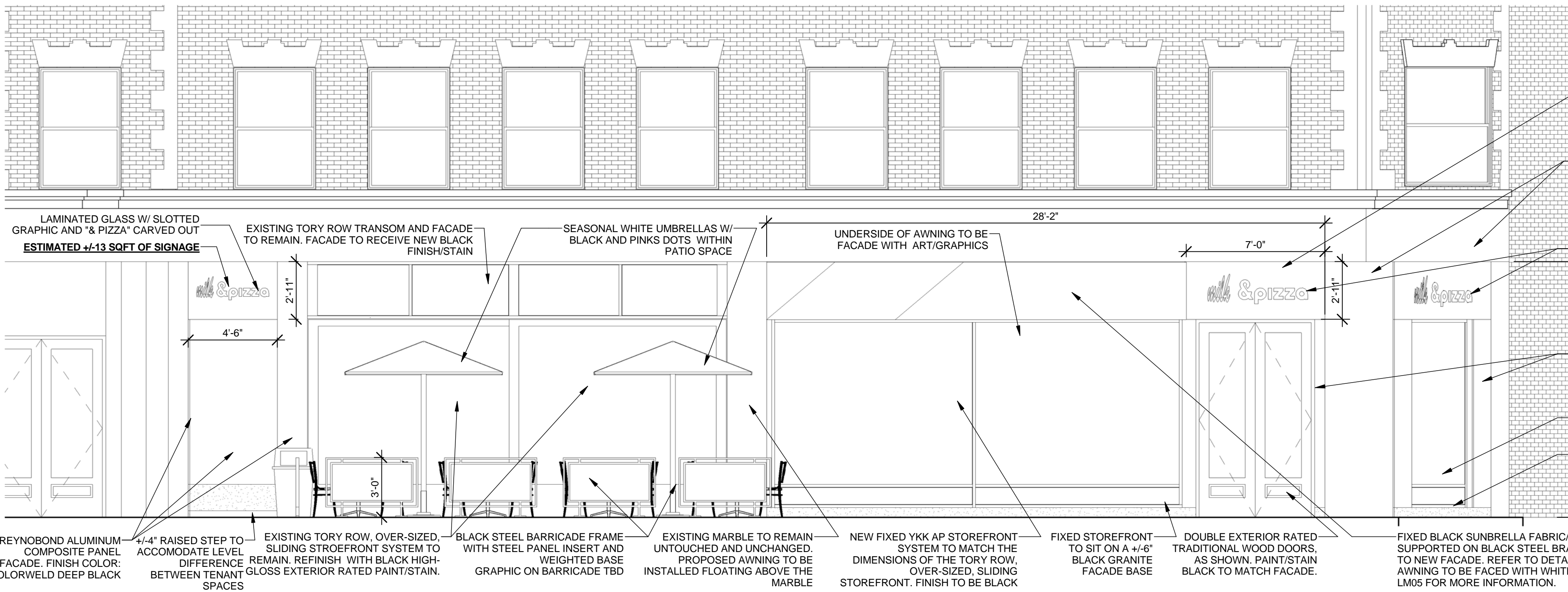
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND			
SYMBOL	CODE	DESCRIPTION	QUANTITY
	B2	LIGHT TAPE - EXTERIOR ACCENT LIGHTING: 2.5" WIDE LAMINATED WIDTH WITH 2" ILLUMINATED WIDTH	13

SEAT CHART	
AREA & QUANTITY	TOTAL
EXTERIOR (SEASONAL)	16
GRAND TOTAL:	16

<p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza	DRAWING NUMBER:	LM03	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138	DATE:	12/20/16	
	DRAWING TITLE:	PATIO/AWNING FURNITURE LAYOUT AND RCP	JOB NUMBER:	16-3043	
	REVISION:	2017-06-21	DRAWN:	EE	CHECK:

TOTAL SIGNAGE ESTIMATED
-57.5 SQFT
ESTIMATED ALLOWED -
72 SQFT -57.5 SQFT = 14.5 SQFT



ESTIMATED +/-20.5 SQFT OF SIGNAGE

EXISTING BUILDING MARBLE TO REMAIN UNTOUCHED AND UNCHANGED. G.C TO PROTECT DURING CONSTRUCTION

&PIZZA LOGO CUT OUT ONTO A BLACK ALUMINUM BOX PANEL. MILK LOGO CUT OUT ONTO A WHITE ALUMINUM BOX PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" AND PINK "MILK" LETTERS THAT ARE INTERNALLY ILLUMINATED

REYNOBOND ALUMINUM COMPOSITE PANEL FACADE. FINISH COLOR: COLORWELD DEEP BLACK

NEW FIXED YKK AP STOREFRONT SYSTEM. FINISH TO BE BLACK

FIXED STOREFRONT TO SIT ON A +/- 18" BLACK GRANITE FACADE BASE

REYNOBOND ALUMINUM COMPOSITE PANEL FACADE. FINISH COLOR: COLORWELD DEEP BLACK

+/-4" RAISED STEP TO ACCOMODATE LEVEL DIFFERENCE BETWEEN TENANT SPACES

EXISTING TORY ROW, OVER-SIZED. SLIDING STOREFRONT SYSTEM TO REMAIN. REFINISH WITH BLACK HIGH-GLOSS EXTERIOR RATED PAINT/STAIN.

BLACK STEEL BARRICADE FRAME WITH STEEL PANEL INSERT AND WEIGHTED BASE GRAPHIC ON BARRICADE TBD

EXISTING MARBLE TO REMAIN UNTOUCHED AND UNCHANGED. PROPOSED AWNING TO BE INSTALLED FLOATING ABOVE THE MARBLE

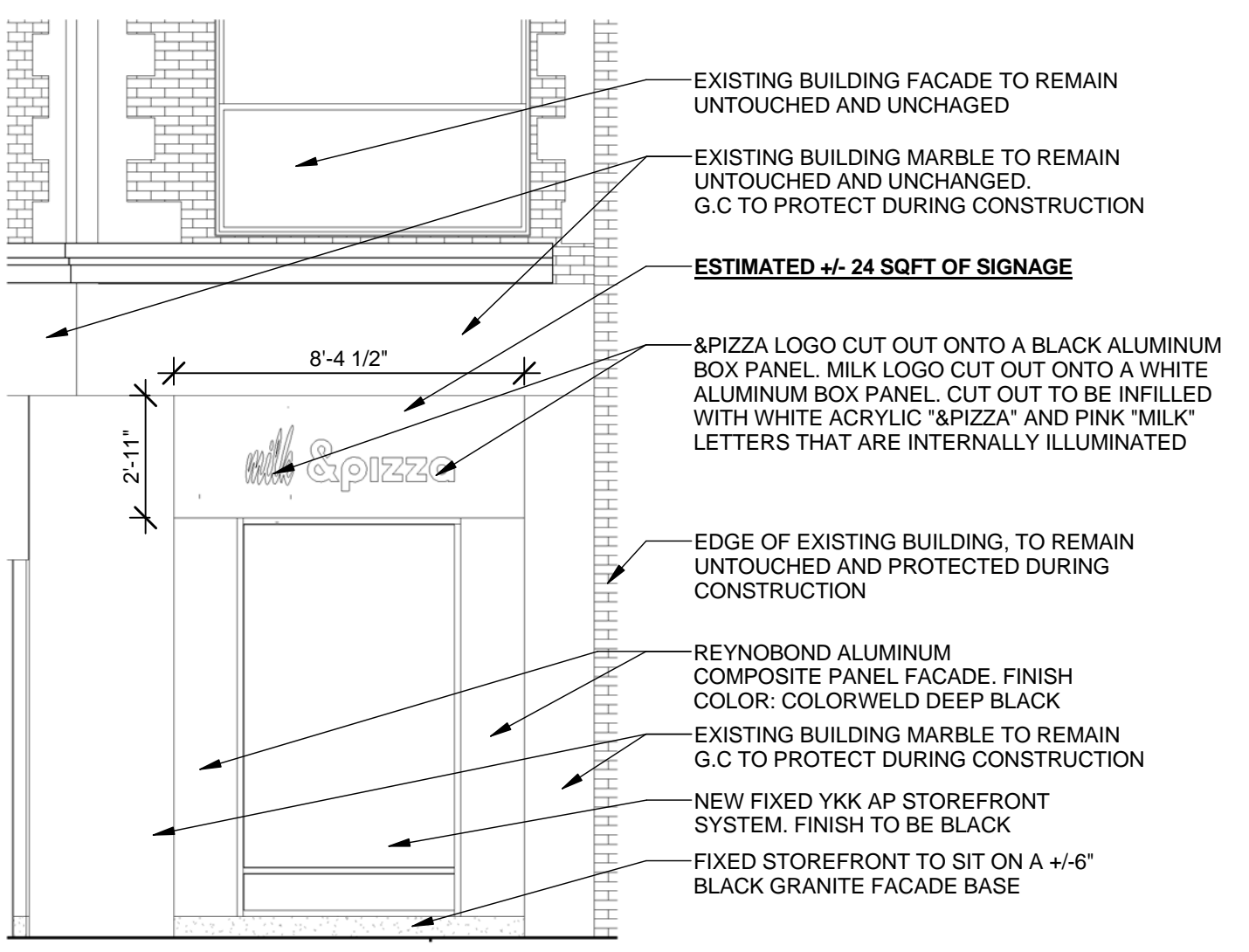
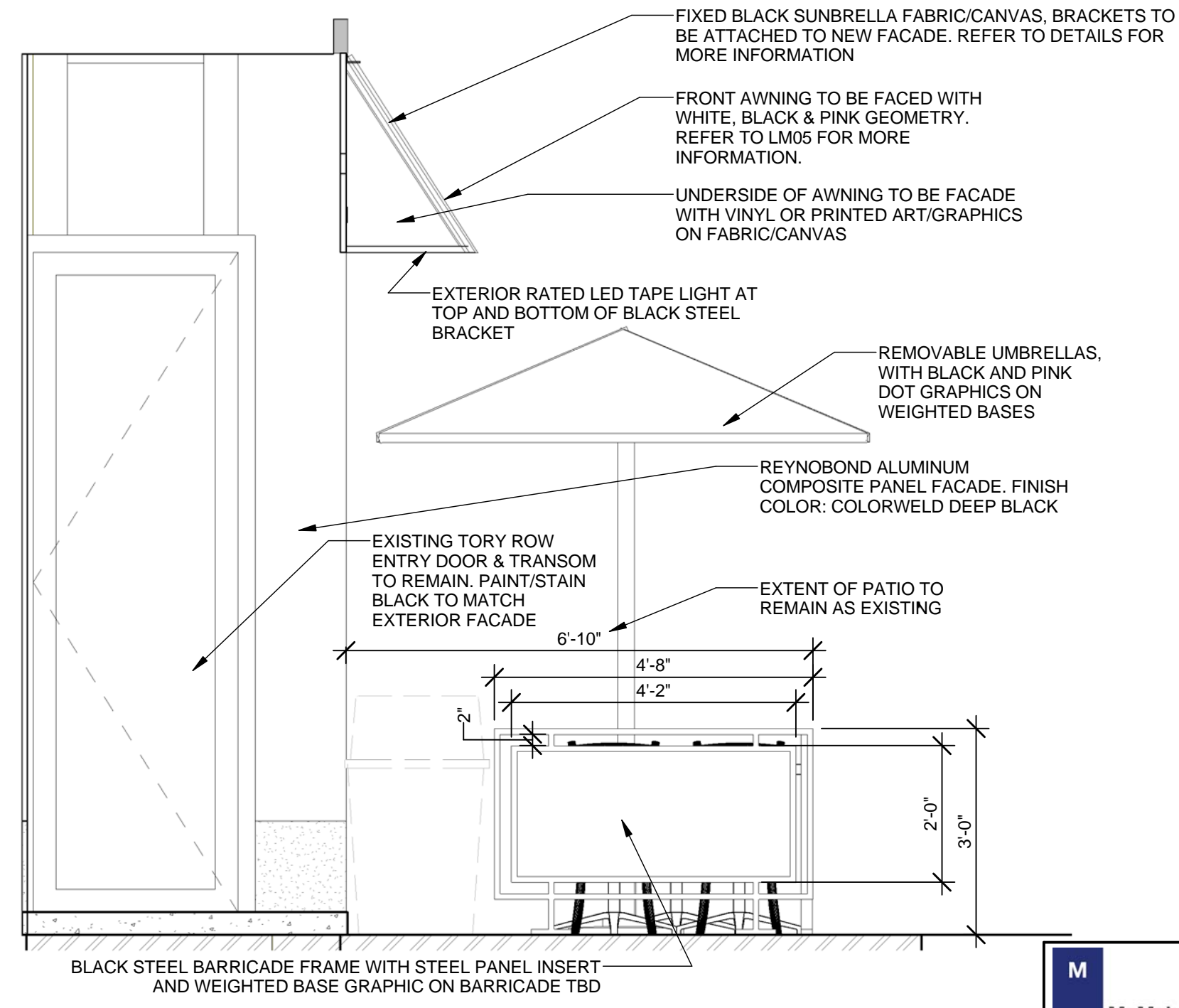
NEW FIXED YKK AP STOREFRONT SYSTEM TO MATCH THE DIMENSIONS OF THE TORY ROW, OVER-SIZED, SLIDING STOREFRONT. FINISH TO BE BLACK

FIXED STOREFRONT TO SIT ON A +/-6" BLACK GRANITE FACADE BASE

DOUBLE EXTERIOR RATED TRADITIONAL WOOD DOORS, AS SHOWN. PAINT/STAIN BLACK TO MATCH FACADE.

FIXED BLACK SUNBRELLA FABRIC/CANVAS, TRADITIONAL, AWNING SUPPORTED ON BLACK STEEL BRACKETS. BRACKETS TO BE ATTACHED TO NEW FACADE. REFER TO DETAILS FOR MORE INFORMATION. FRONT AWNING TO BE FACED WITH WHITE, BLACK & PINK GEOMETRY. REFER TO LM05 FOR MORE INFORMATION.

1 FACADE/AWNING SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING BUILDING FACADE TO REMAIN UNTOUCHED AND UNCHANGED

ESTIMATED +/- 24 SQFT OF SIGNAGE

&PIZZA LOGO CUT OUT ONTO A BLACK ALUMINUM BOX PANEL. MILK LOGO CUT OUT ONTO A WHITE ALUMINUM BOX PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" AND PINK "MILK" LETTERS THAT ARE INTERNALLY ILLUMINATED

EDGE OF EXISTING BUILDING, TO REMAIN UNTOUCHED AND PROTECTED DURING CONSTRUCTION

REYNOBOND ALUMINUM COMPOSITE PANEL FACADE. FINISH COLOR: COLORWELD DEEP BLACK

EXISTING BUILDING MARBLE TO REMAIN G.C TO PROTECT DURING CONSTRUCTION

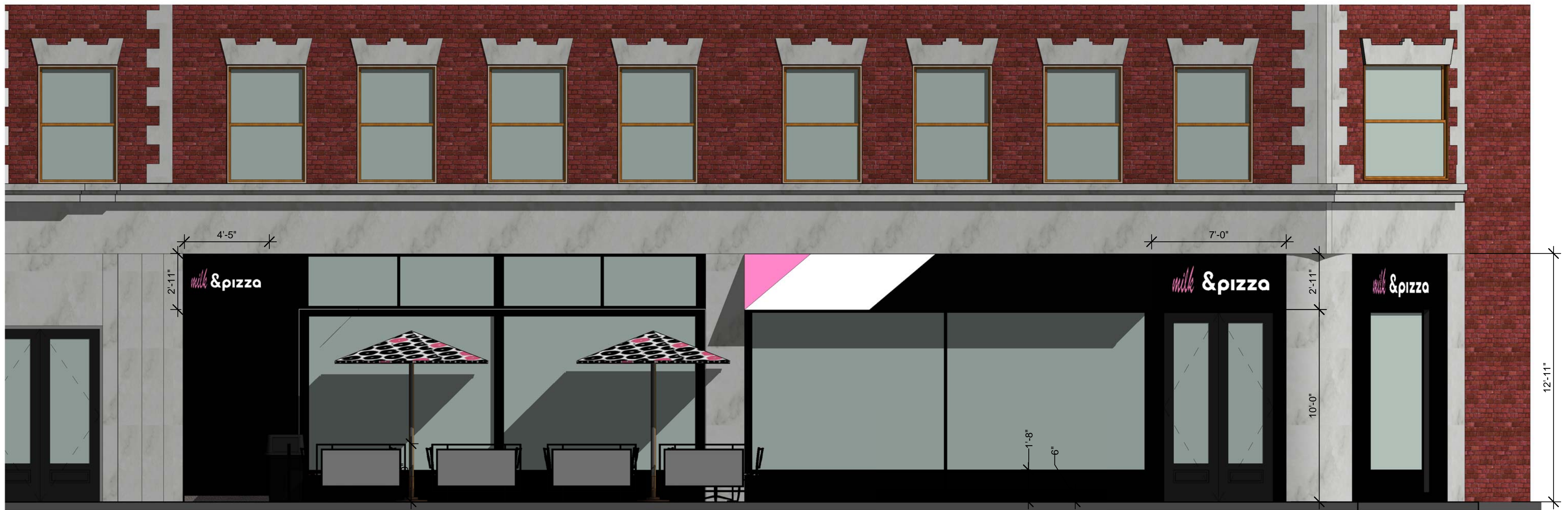
NEW FIXED YKK AP STOREFRONT SYSTEM. FINISH TO BE BLACK

FIXED STOREFRONT TO SIT ON A +/-6" BLACK GRANITE FACADE BASE

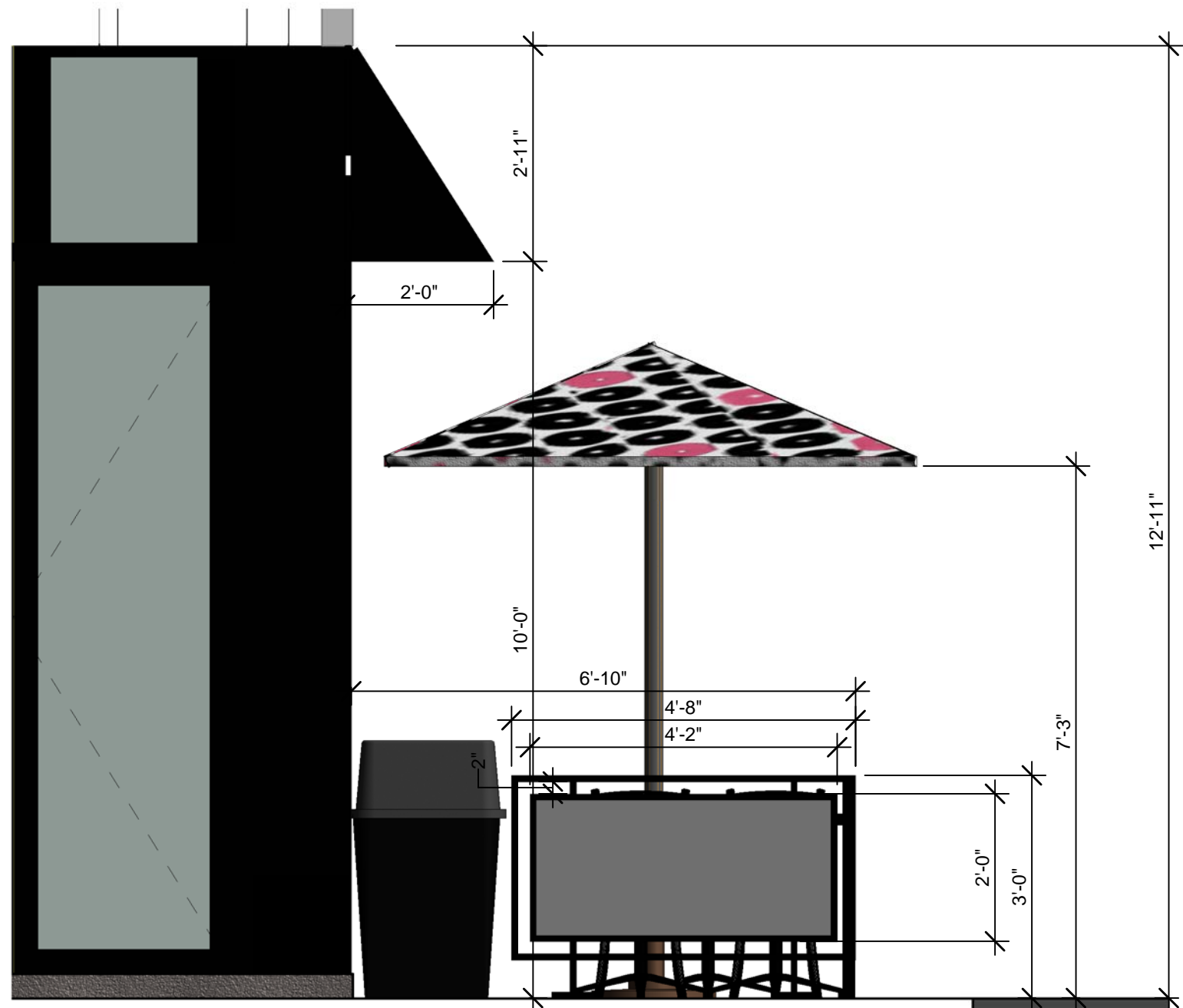
2 FACADE EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3 PATIO/AWNING WEST EXTERIOR ENTRY ELEVATION
SCALE: 1/2" = 1'-0"

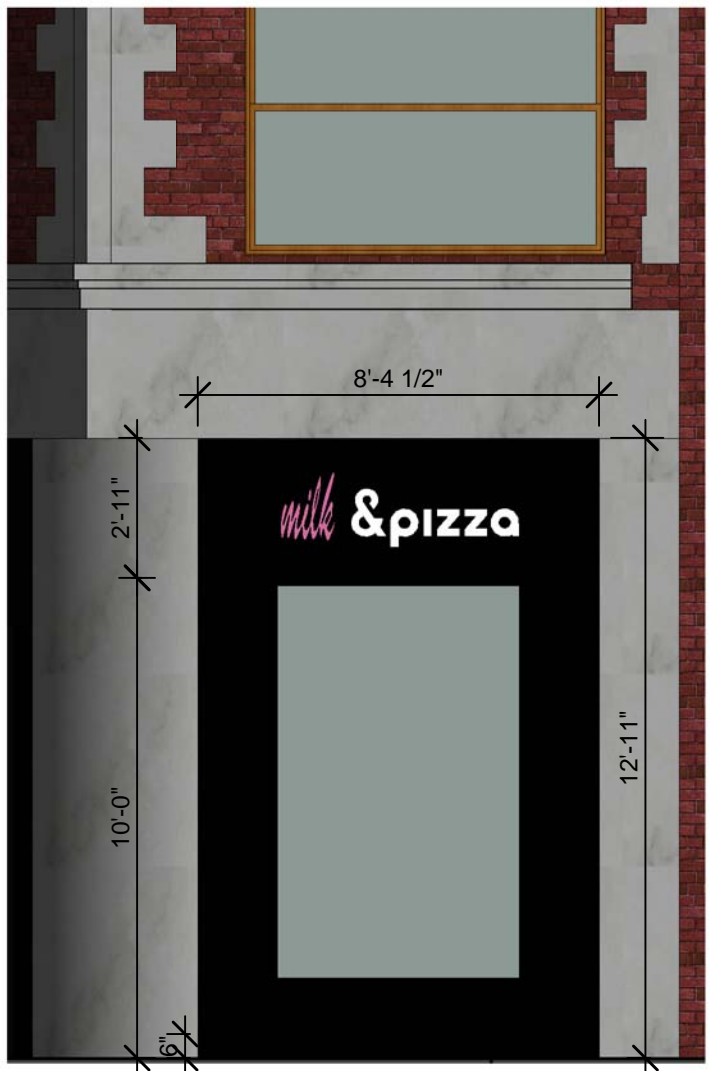
	McMahon architects 535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com	JOB TITLE: &pizza LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138 DRAWING TITLE: PATIO/AWNING EXTERIOR ELEVATIONS REVISION: 2017-06-21	DATE: 01/19/17 JOB NUMBER: 16-3043	DRAWING NUMBER: LM04 SCALE: As Indicated CHECK: NI/LC
--	---	---	---	---



① FACADE/AWNING SOUTH EXTERIOR ELEVATION_RENDERING
SCALE: 1/4" = 1'-0"



③ PATIO/AWNING WEST EXTERIOR ENTRY ELEVATION_RENDERING
SCALE: 1/2" = 1'-0"

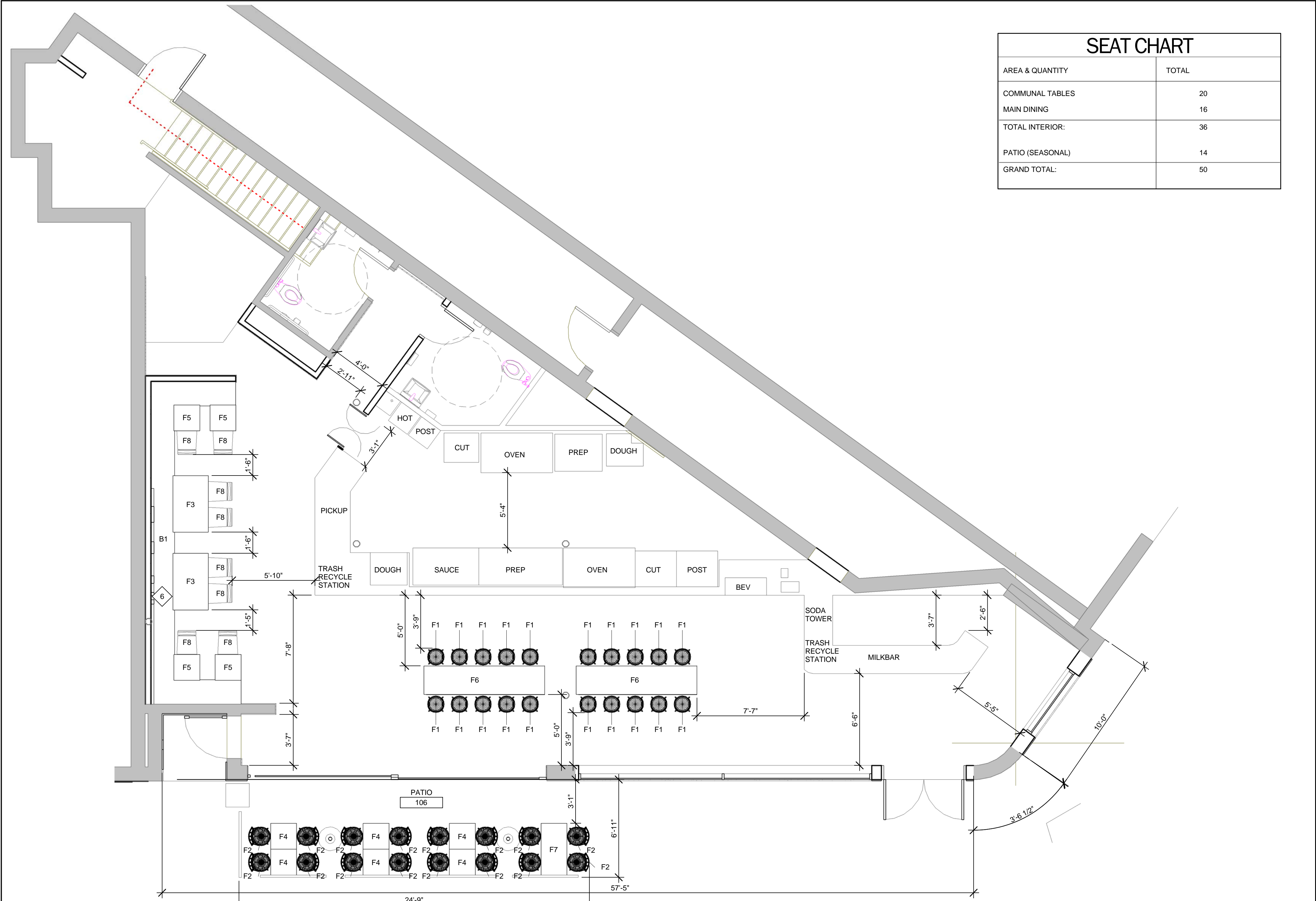


② FACADE EAST EXTERIOR ELEVATION_RENDERING
SCALE: 1/4" = 1'-0"

<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	DRAWING NUMBER:	
	&pizza	LM05	
	LOCATION:	DATE:	SCALE:
	3 BRATTLE STREET CAMBRIDGE, MA 02138	04/04/17	As Indicated
DRAWING TITLE:	JOB NUMBER:	DRAWN:	CHECK:
PATIO/AWNING EXTERIOR ELEVATIONS RENDERING	16-3043	EE	NI/LC
REVISION:			
2017-06-21			

SEAT CHART

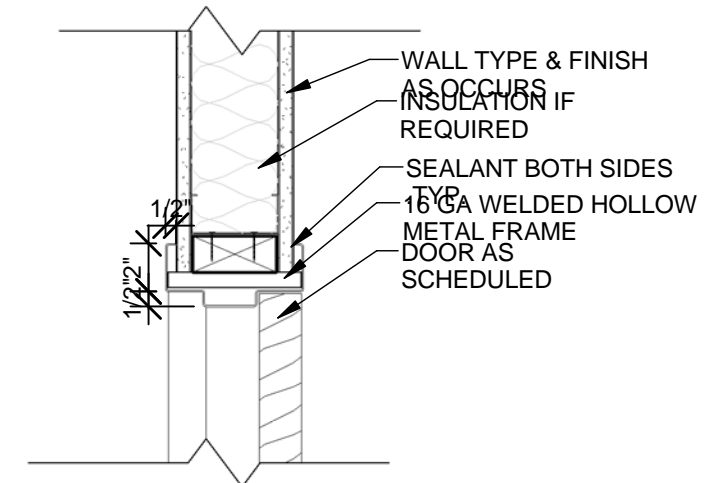
AREA & QUANTITY	TOTAL
COMMUNAL TABLES	20
MAIN DINING	16
TOTAL INTERIOR:	36
PATIO (SEASONAL)	14
GRAND TOTAL:	50



<p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE: &pizza	DRAWING NUMBER: LM06	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138	DATE: 12/20/16	SCALE: As Indicated
	DRAWING TITLE: PROPOSED INTERIOR FLOOR PLAN AND SEAT COUNT	JOB NUMBER: 16-3043	DRAWN: EE
	REVISION: 2017-06-21		CHECK: NI/LC

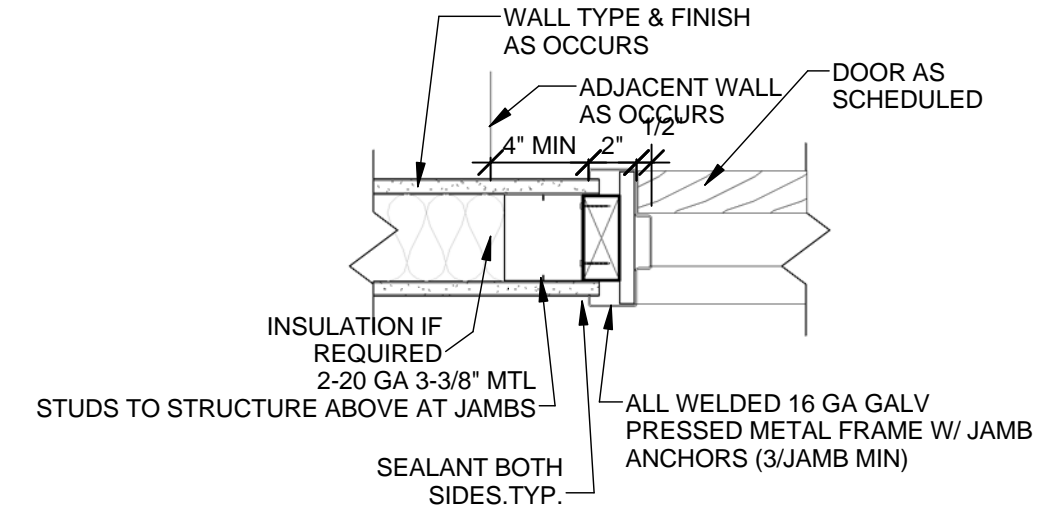
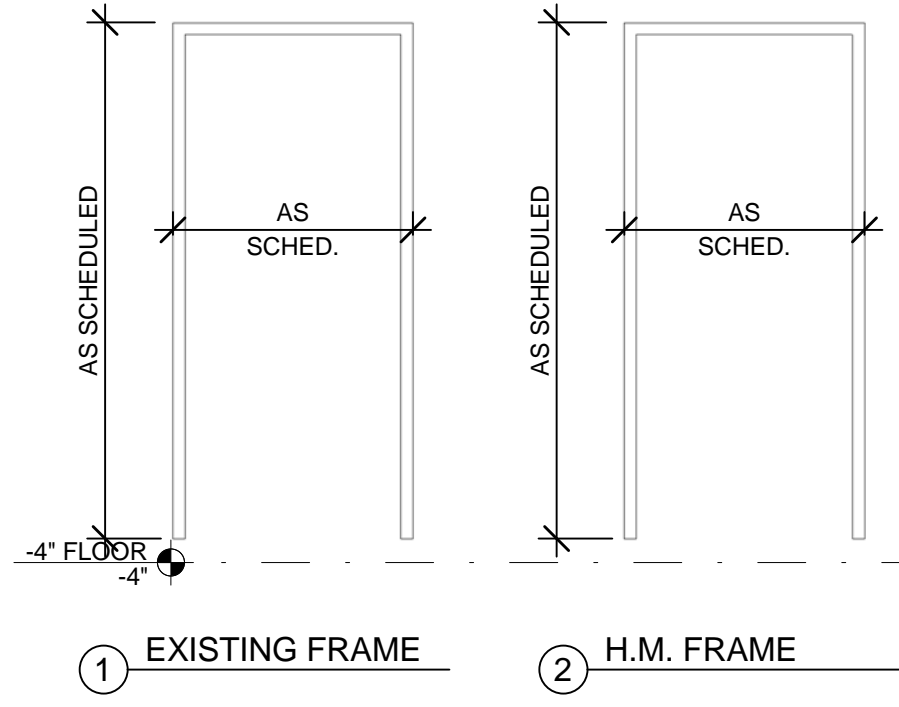
DOOR SCHEDULE

DOOR #	LOCATION	TYPE	WT		WIDTH	HEIGHT	FRAME TYPE	HARDWARE SET #	COMMENTS
			MATERIAL						
1	MAIN ENTRANCE	A	METAL/GLASS		3'-0"	7'-0 3/8"	2	4	
001	OFFICE	EX	EX		2'-0"	7'-0"	1	1	REFER TO GENERAL NOTE # 4
2					3'-0"	9'-8"			
002	KITCHEN-ELIASON	C	ELIASON SWING DOOR		3'-0"	7'-0"	INCLUDED	2	REFER TO GENERAL NOTE #10
003	EMPLOYEE RESTROOM	EX	EX		2'-6"	7'-0"	1	3	DOOR TO BE PAINTED WHITE-INSIDE/OUT- SEMI-GLOSS FINISH
4					3'-0"	7'-0"			
004	EMPLOYEE CHANGING	EX	EX		2'-8"	7'-0"	1	3	DOOR TO BE PAINTED WHITE-INSIDE/OUT- SEMI-GLOSS FINISH
101					5'-8"	9'-10"			
103	SERVICE LINE-ELIASON	C	LOW WALL SWINGING DOOR		3'-3"	2'-8"	N/A	2	REFER TO GENERAL NOTE #11
104	RESTROOM	B	HOLLOW METAL		2'-6"	7'-0"	2	6	
105	ADA RESTROOM	B	HOLLOW METAL		2'-6"	7'-0"	2	6	
106					6'-2"	9'-0"			
107	SLIDING PARTITION DOOR	D	EXISTING TO REMAIN		21'-1 1/4"	10'-0"	EX	5	DOORS TO BE PAINTED WHITE INSIDE/OUTSIDE-SEMI-GLOSS FINISH
109					3'-0"	9'-8"			



HEADER DETAIL (LANDMARKS SUBMISSION)

SCALE: 1 1/2" = 1'-0"

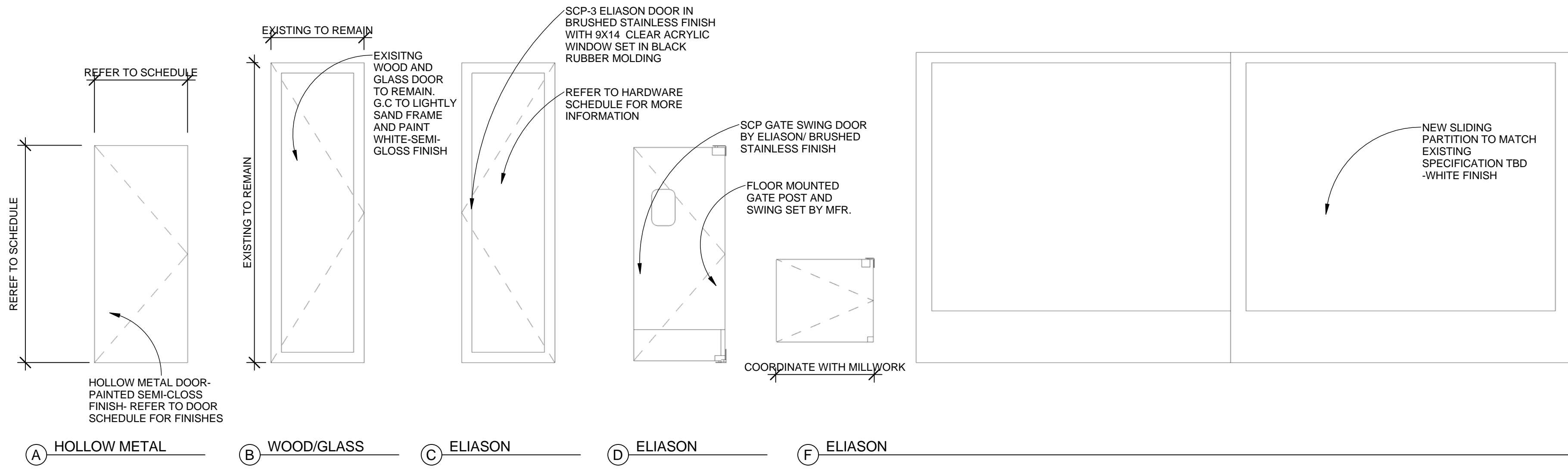


JAMB DETAIL (LANDMARKS SUBMISSION)

SCALE: 1 1/2" = 1'-0"

FRAME ELEVATIONS (LANDMARKS SUBMISSION)

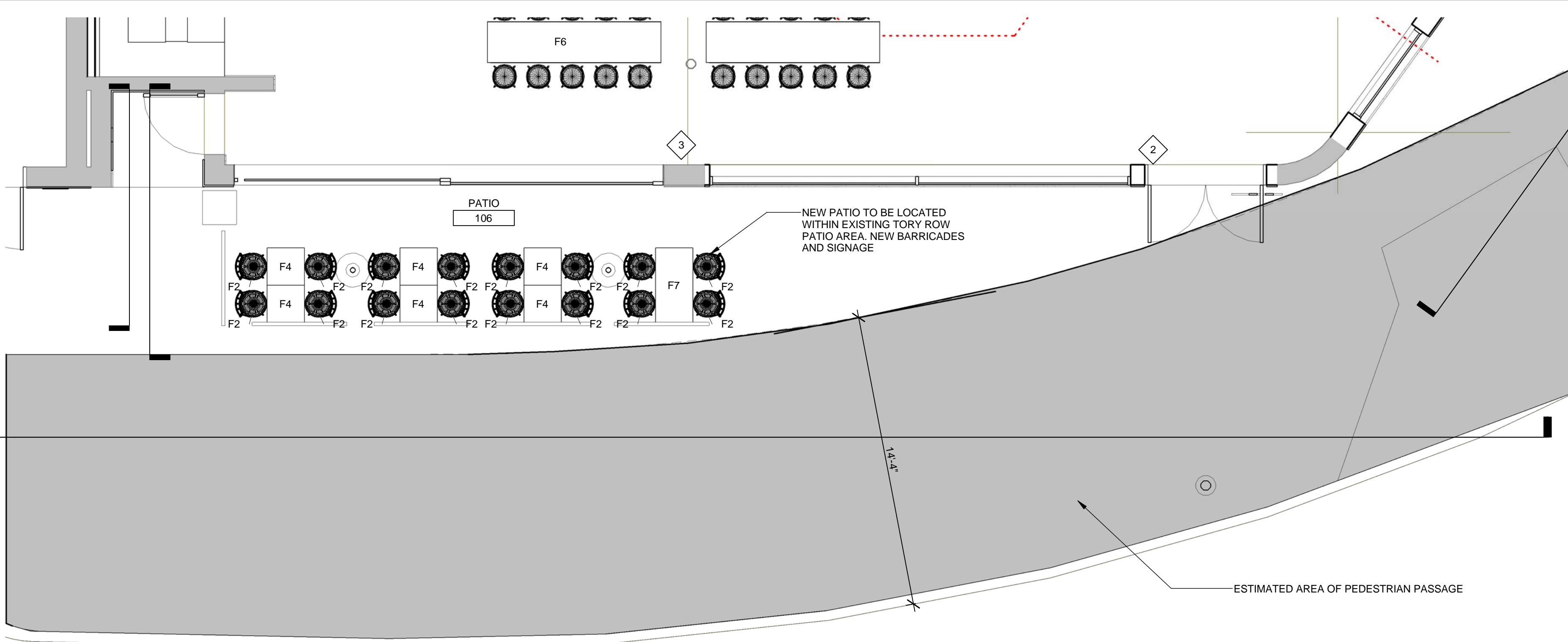
SCALE: 3/8" = 1'-0"



DOOR ELEVATIONS (LANDMARKS SUBMISSION)

SCALE: 3/8" = 1'-0"

<p>McMahon architects 535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LM07
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	12/22/16
	DRAWING TITLE:	FACADE DOOR SCHEDULE		JOB NUMBER:	16-3043
	REVISION:	2017-06-21		DRAWN:	EE



PATIO TABLE OPTION 1 (IN BLACK FINISH)



PATIO TABLE OPTION 2 (IN BLACK FINISH)



PATIO DINING CHAIR OPTION 1 (WHITE FINISH ONLY)

1 PATIO PLAN
SCALE: 1/4" = 1'-0"



EXISTING MARBLE TO REMAIN AS IS



EXISTING BRICK TO REMAIN AS IS



&PIZZA FACADE STANDARD



PROPOSED &PIZZA ART/GRAPHIC FOR UNDERNEATH THE FABRIC/CANVAS AWNING. **EXACT ART/GRAPHIC IS TBD**



FABRIC/CANVAS AWNING STYLE TO BE USED IN CAMBRIDGE LOCATION



BARRICADE STANDARD TO BE IMPLEMENTED



PROPOSED EXTERIOR FACADE

PROPOSED EXTERIOR FACADE



WHITE (6000K-6500K) TAPE LIGHT FOR TRELLIS



PROPOSED ART/GRAPHIC FOR NEW EXTERIOR AND INTERIOR. **EXACT ART/GRAPHIC IS TBD**



<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LM08	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	12/22/16	
	DRAWING TITLE:	PATIO/AWNING MATERIALS		JOB NUMBER:	16-3043	
	REVISION:	2017-06-21		DRAWN:	GL/EE	CHECK:



2016-06-21_&PIZZA EXTERIOR CONCEPT WITH MILKBAR



2017-04-25_&PIZZA EXTERIOR CONCEPT WITH AWNING



2017-04-04_&PIZZA EXTERIOR CONCEPT WITH AWNING



2016-03-09_&PIZZA EXTERIOR CONCEPT WITH TRELLIS



2016-11-11_&PIZZA EXTERIOR CONCEPT WITH TRELLIS

<p>McMahon architects</p> <p>335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	DRAWING NUMBER:	
	&pizza	LM09	
	LOCATION:	DATE:	SCALE:
	3 BRATTLE STREET CAMBRIDGE, MA 02138	04/04/17	
DRAWING TITLE:	JOB NUMBER:	DRAWN:	CHECK:
OLD CONCEPT(S) VS. NEW CONCEPT	16-3043	EE	NI/LC
REVISION:			
2017-06-21			



2017-06-25_&pizza Exterior Facade with MilkBar




EXISTING EXTERIOR FACADE

M McMahon architects <small>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</small>	JOB TITLE: &pizza		DRAWING NUMBER: LM10	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE: 04/18/17	
	DRAWING TITLE: CONCEPT VS REALITY		JOB NUMBER: 16-3043	
	REVISION: 2017-06-21		DRAWN: Author	



THE ADJACENT IMAGES REPRESENT BRATTLE STREET'S MANY STOREFRONTS AND THEIR UNIQUE DESIGNS. THE NEWLY PROPOSED &PIZZA FACADE WILL TAKE ON THE LOOK OF THE "BLACK INK" AND "ORIGINS" FACADE COMBINED. THE TORY ROW FACADE WILL LARGELY REMAIN UNTOUCHED. THE AWNING WILL BE REMOVED TO GIVE THE LOOK OF A SMALLER BOUTIQUE STOREFRONT. A NEW STOREFRONT WILL BE INSTALLED IN THE CRIMSON CORNER FACADE. THE PROPORTIONS AND STYLE OF THE CRIMSON CORNER AWNING WILL BE REPLICATED WITH A NEW BLACK FABRIC AWNING.



 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LM11
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	04/26/17
	DRAWING TITLE:	&pizza SITE PHOTOS AND DEVELOPMENT		JOB NUMBER:	16-3043
	REVISION:			DRAWN:	Author

McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

June 29, 2017

VIA HAND DELIVERY

Cambridge Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

**Re: Application for Special Permit
IMA Pizza Store 21 LLC d/b/a & pizza
8 Brattle Street, Cambridge, MA 02138**

Dear Sir or Madam:


This office represents IMA Pizza Store 21 LLC (the “Applicant”) in its application to the Board of Zoning Appeal (the “BZA”) for a Special Permit to be exercised at the above-referenced address, at the storefront numbered as 1-3 Brattle Street (the “Application”). As required, enclosed please find the following:

- 1) BZA Application Form (Three (3) original signatures), each of which includes one (1) Dimensional Form and one (1) Supporting Statement for Special Permit
- 2) Copy of all attachments as uploaded to the Citizen Access Portal on June 27, 2017, including Photographs of property, Floor Plans, and Elevations
- 3) Ownership Form (One (1) notarized original signature)
- 4) Confirmation of submission of payment online
- 5) Request for Non-Repetitive Petition, submitted to the Cambridge Planning Board on June 27, 2017

Please note that the Applicant submitted a Request for a Non-Repetitive Petition to the Cambridge Planning Board on June 27, 2017 (the “Petition”). On or about June 26, 2017, our office spoke with the Inspectional Services Department, who noted that concurrent submissions of the Application and the Petition are acceptable, with the understanding that the Application will not be heard until both the Planning Board and the BZA determine that the Petition is a non-repetitive request, as outlined in Article 10.50 of the Cambridge Zoning Ordinance.

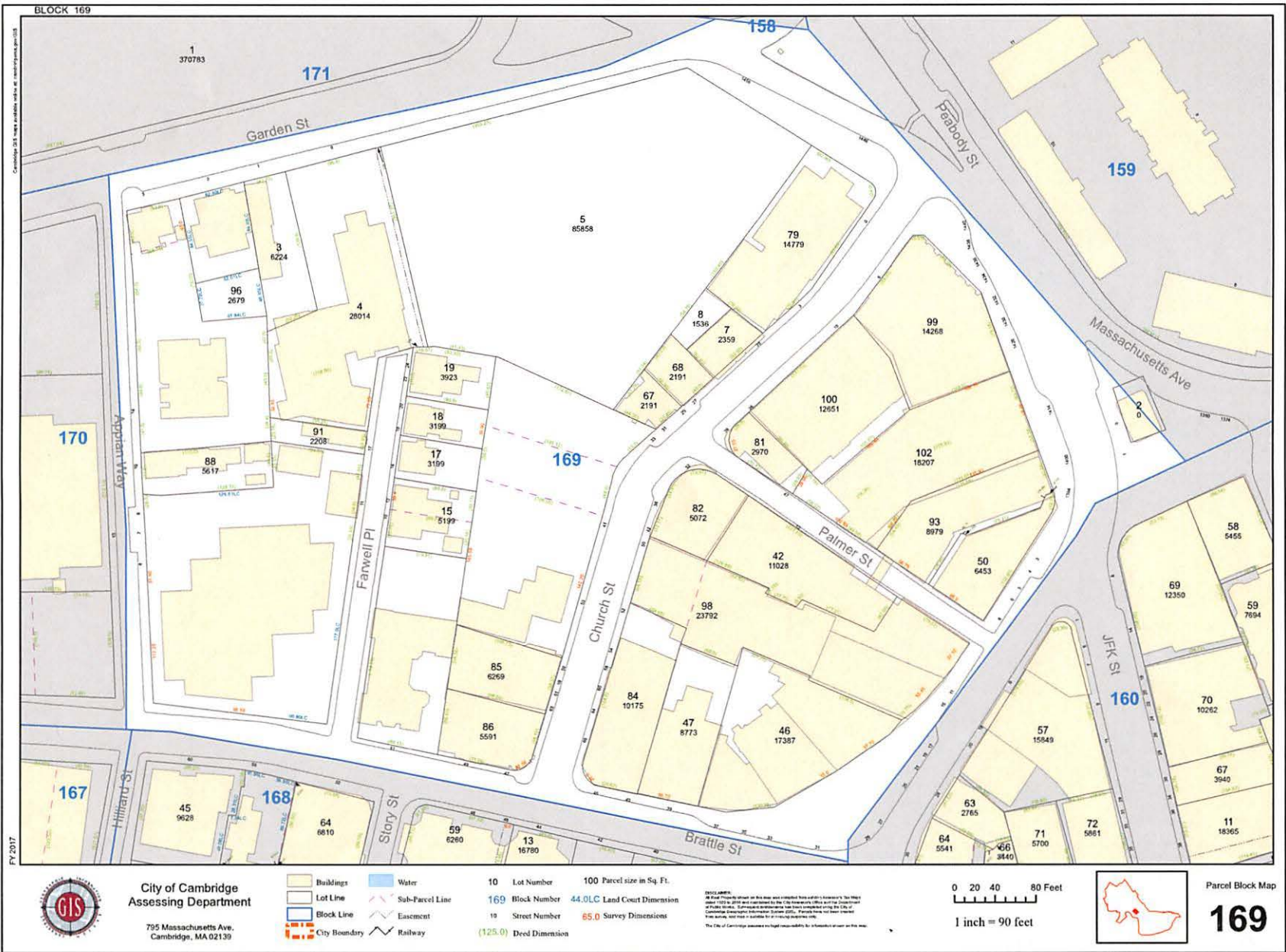
As such, we respectfully request that this item be placed on the agenda for your next available hearing.

Best Regards,

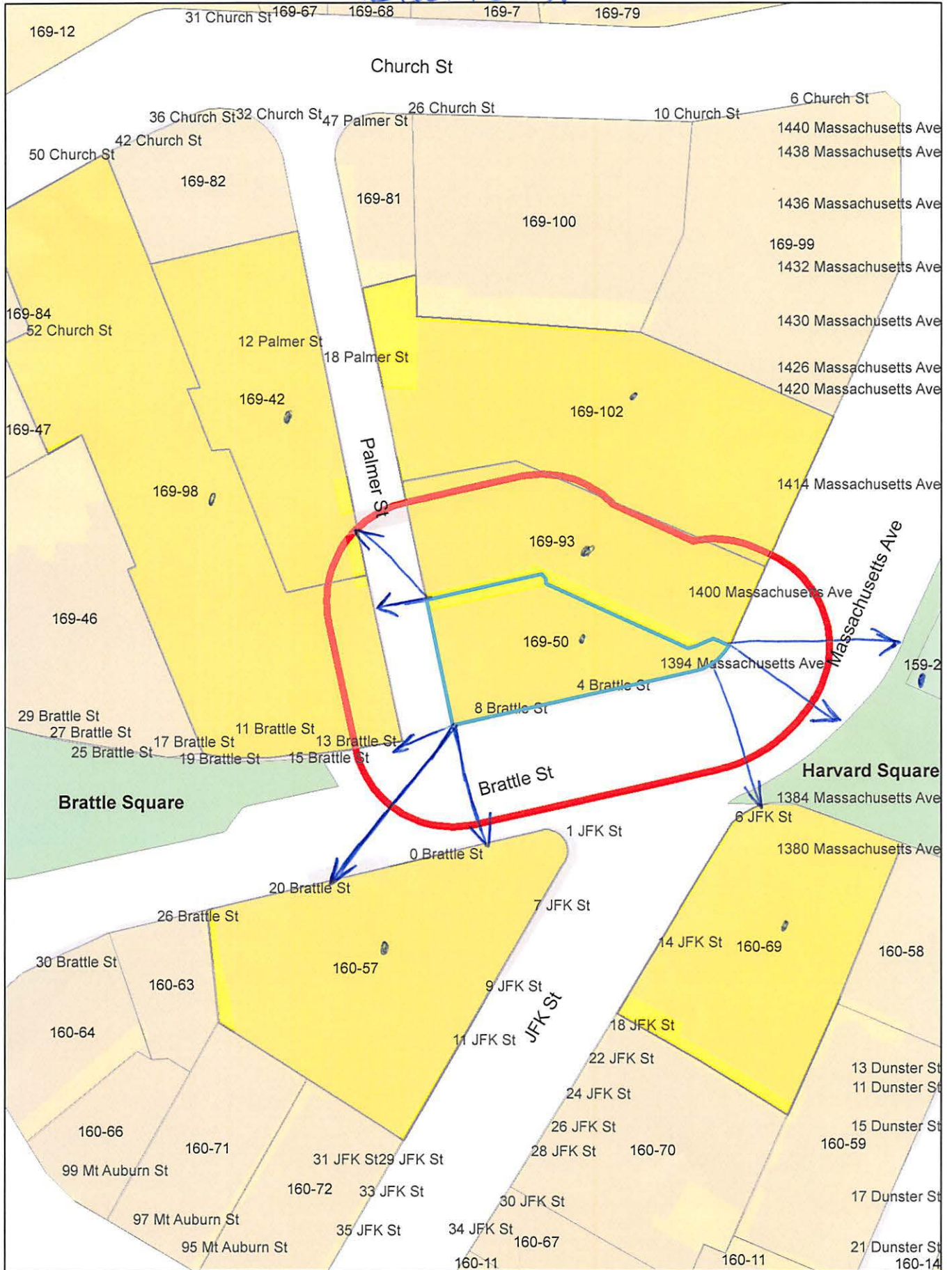


Karen D. Simao, Esq.

KDS/rm
Enclosures



8 Brattle St.



8 Brattle St.

Petitioner

159-2
OUT OF TOWN NEWS, INC.
C/O HUDSON NEWS AGENCY
0 HARVARD SQ.
CAMBRIDGE, MA 02138

160-57
HARVARD COLLECTION LLC
C/O EQUITY ONE, INC. ATTN: CONTROLLER
410 PARK AVE., SUITE 1220
NEW YORK, NY 10022

KAREN D. SIMAO, ESQ.
28 STATE STREET - SUITE 802
BOSTON, MA 02109

169-42-93
HARVARD COOPERATIVE SOCIETY
C/O THOMAS A. WAGNER, JR.
1400 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

169-50
BRATTLE SQUARE PROPERTIES LLC.
C/O COLLIERS INTERNATIONAL
160 FEDERAL STREET
BOSTON, MA 02110

160-69
1834 REALTY, INC.
C/O CAMBRIDGE SAVINGS BANK
1374 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

169-98
CLARKE, JEANNETTE E, BRADLEE F CLARKE, JR
SARAH C. PFAFFENBERGER
C/O BRADLEE F CLARKE, JR
370 REICHOLD
WEXFORD, PA 15090

169-102
WELLS OPERATING PARTNERSHIP, L.P
C/O THOMPSON PROPERTY TAX SERVICES
P.O. BOX 56607
ATLANTA, GA 30343

John Hawkinson
Box 397103
Cambridge, MA 02139-7103