



**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Capital One 360 Cafe - c/o James J. Rafferty, Esq.

(Petitioner)

Address: c/o James J. Rafferty, Esq. 675 Massachusetts Avenue Cambridge, MA 02139

Location of Premises: 28 JFK Street

the record title standing in the name of Alliara LLC

whose address is 1188 Centre Street, Newton Centre MA 02459

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex County Registry of Deeds in

Book 60809 Page 92 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

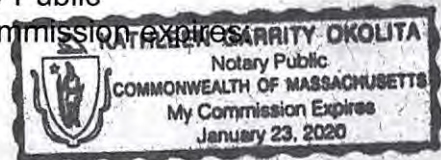
Alliara, LLC  
by: [Signature]  
Owner  
Paula Turnbull, Manager

On this 1<sup>st</sup> day of July, 2015, before me, the undersigned notary public, personally appeared Paula E. Turnbull proved to me through satisfactory evidence of identification, which were Ma Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

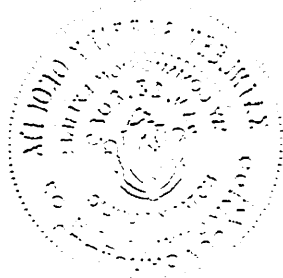
[Signature]

Notary Public

My commission expires



January 23, 2020  
My Commission Expires  
COMMONWEALTH OF MASSACHUSETTS  
Notary Public  
KATHLEEN GARRETT O'NEILL





**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 28 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:  
The use of a portion of the premises as a Peet's Coffee located within a retail use providing financing financial services meets all of the criteria of Article 11.31 in that it will attract walk-in patrons from the adjacent office, academic and multi-family buildings.
- 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:  
This section of Harvard Square contains a wide range of retail and restaurant uses and the proposed use will not change existing 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:  
The surrounding uses will not be adversely affected by the operation of this use that will attract banking customers and cafe patrons.
- 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 petitioner will operate its premises in complete compliance with all health, safety and sanitary code requirements.
- 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 unique aspect of this Cafe that combines banking services within a Cafe setting will contribute to the diversity of uses encouraged by the Harvard Square Overlay District.