



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

BZA APPLICATION FORM

Plan No: BZA-011944-2016

GENERAL INFORMATION

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

Special Permit: v Variance: Appeal:

PETITIONER: IMA Pizza Store 21 LLC - C/O Lesley St. Germain, Esq.

PETITIONER'S ADDRESS: 28 State Street, Suite 802 Boston, MA 02109

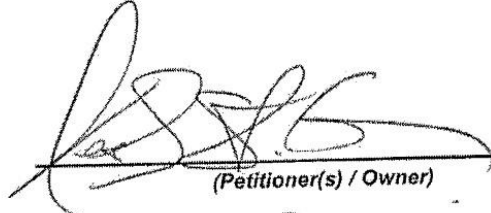
LOCATION OF PROPERTY: 8 Brattle St Cambridge, MA

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

REASON FOR PETITION:
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL:
Appellant seeks a Special Permit to open and operate a restaurant with take-out use to be located at the storefront numbered as 1-3 Brattle Street.

SECTIONS OF ZONING ORDINANCE CITED:
 Article 4.000 Section 4.35.0 (Fast Order Food Establishment).
 Article 11.000 Section 11.30 (Fast Order Food Establishment)

Original Signature(s): 
 (Petitioner(s) / Owner)
Lesley St. Germain
 (Print Name)

Address: 28 State Street Ste 802
Boston, MA 02109

Tel. No.: (617) 946-4600

E-Mail Address: lst.germain@
momup.com

Date: 11/16/16

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 Brattle Street Properties, LLC (OWNER)

Address: c/o Colliers International, 160 Federal Street, Floor 11, Boston, MA 02110

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

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

Zoning application to be filed in the name of IMA Pizza Store 21 LLC as tenant of the subject property.

*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 STREET PROPERTIES, LLC
Devin Callahan EXECUTIVE VICE PRESIDENT
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

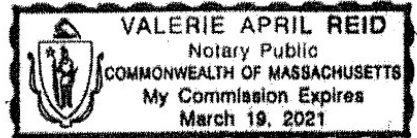
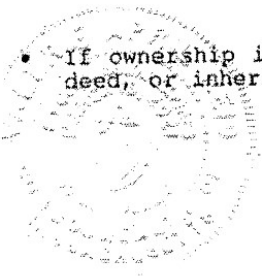
Commonwealth of Massachusetts, County of Suffolk

The above-name Devin Callahan personally appeared before me, this 1 of Nov, 2016, and made oath that the above statement is true.

Valerie April Reid Notary

My commission expires _____ (Notary Seal).

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



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 to residents and visitors of the community. The requested relief will not result in substantial detriment to the public good and without nullifying or substantially derogating from the Ordinance. The nature of the proposed use is in keeping with the character of the surrounding 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 by 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.
- 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 the public welfare.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: McDermott, Quilty & Miller LLP **PRESENT USE/OCCUPANCY:** Restaurant
LOCATION: 8 Brattle St Cambridge, MA **ZONE:** Business B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Restaurant with take-out

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

- 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'.

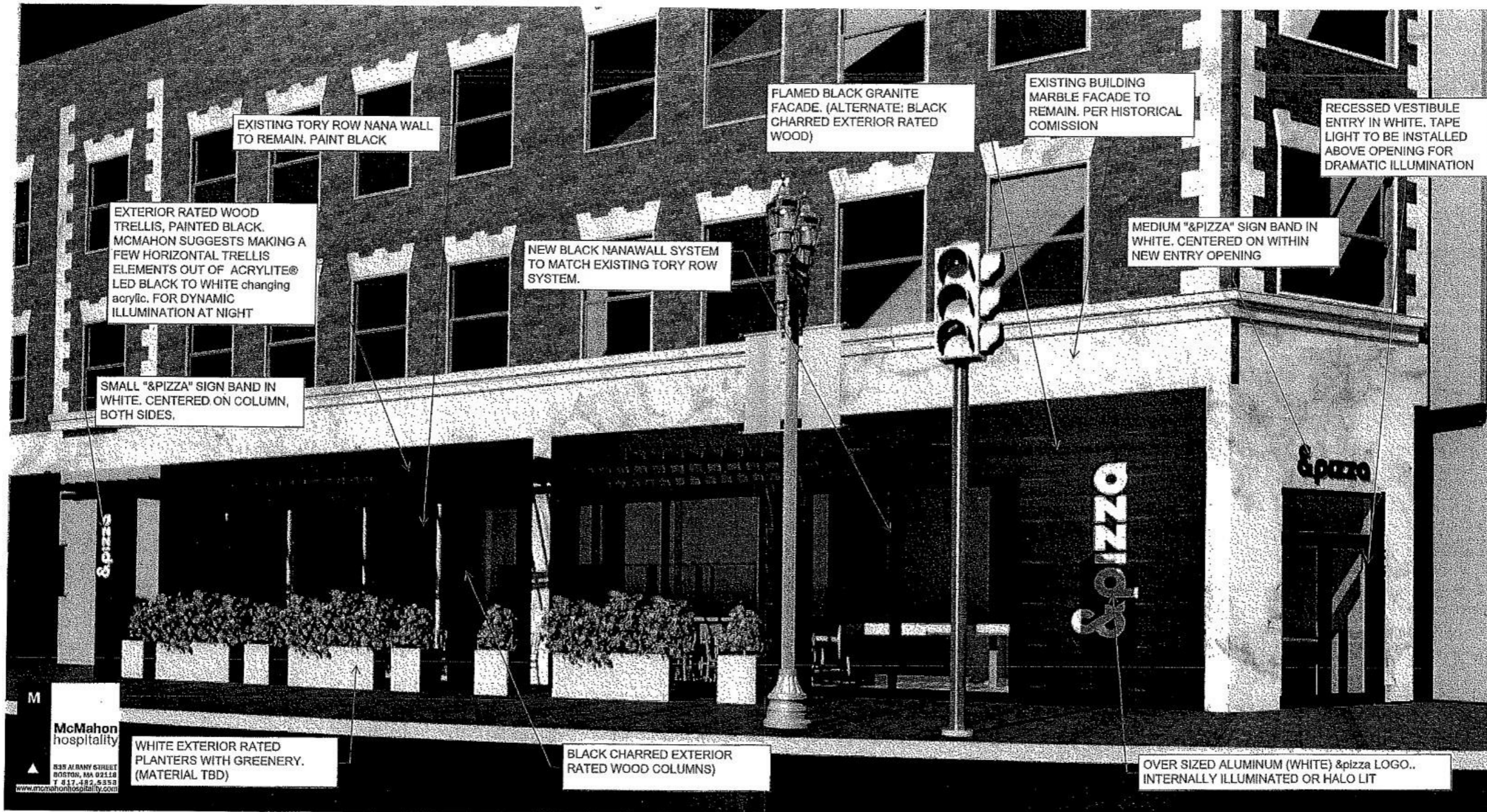
DIMENSIONAL FORM

Project Address: 3 Brattle Street, Cambridge MA

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,453			
Lot Width (ft)	144.96			
Total Gross Floor Area (sq ft)	N/A			
Residential Base	N/A			
Non-Residential Base	6,413			
Inclusionary Housing Bonus	N/A			
Total Floor Area Ratio	N/A			
Residential Base	N/A			
Non-Residential Base	N/A			
Inclusionary Housing Bonus	N/A			
Total Dwelling Units	2			
Base Units	N/A			
Inclusionary Bonus Units	N/A			
Base Lot Area / Unit (sq ft)	N/A			
Total Lot Area / Unit (sq ft)	19,239			
Building Height(s) (ft)	3 stories			
Front Yard Setback (ft)	N/A			
Side Yard Setback (ft)	N/A			
Side Yard Setback (ft)	N/A			
Rear Yard Setback (ft)	+/-10'-0"			
Open Space (% of Lot Area)	0%			
Private Open Space	0%			
Permeable Open Space	0%			
Other Open Space (Specify)	0%			
Off-Street Parking Spaces	0			
Long-Term Bicycle Parking	0			
Short-Term Bicycle Parking	0			
Loading Bays	Alley Access			

Use space below and/or attached pages for additional notes:



EXISTING TORY ROW NANA WALL TO REMAIN. PAINT BLACK

EXTERIOR RATED WOOD TRELLIS, PAINTED BLACK. MCMAHON SUGGESTS MAKING A FEW HORIZONTAL TRELLIS ELEMENTS OUT OF ACRYLITE® LED BLACK TO WHITE CHANGING ACRYLIC. FOR DYNAMIC ILLUMINATION AT NIGHT

SMALL "&PIZZA" SIGN BAND IN WHITE. CENTERED ON COLUMN, BOTH SIDES.

NEW BLACK NANAWALL SYSTEM TO MATCH EXISTING TORY ROW SYSTEM.

FLAMED BLACK GRANITE FACADE. (ALTERNATE: BLACK CHARRED EXTERIOR RATED WOOD)

EXISTING BUILDING MARBLE FACADE TO REMAIN. PER HISTORICAL COMMISSION

RECESSED VESTIBULE ENTRY IN WHITE. TAPE LIGHT TO BE INSTALLED ABOVE OPENING FOR DRAMATIC ILLUMINATION

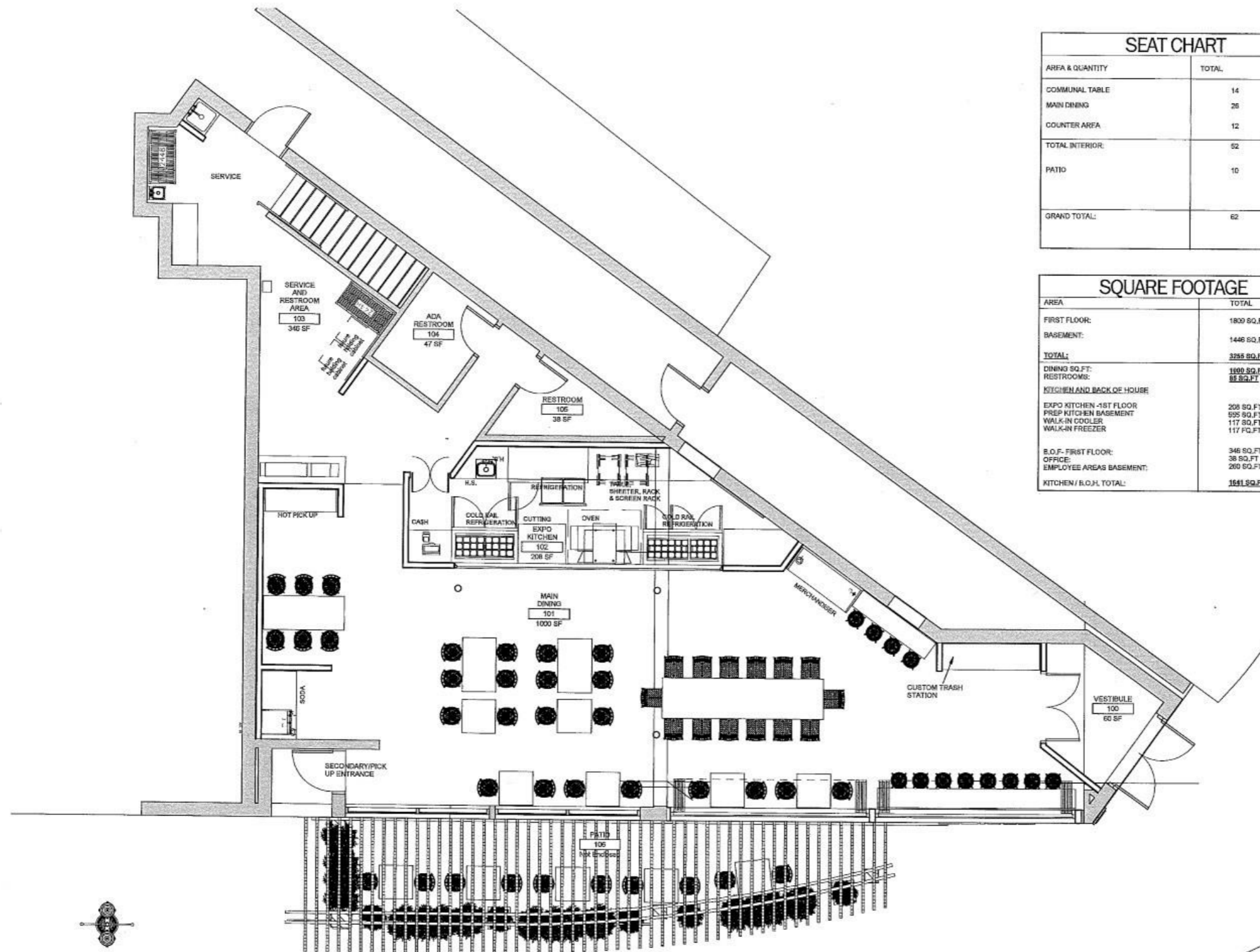
MEDIUM "&PIZZA" SIGN BAND IN WHITE. CENTERED ON WITHIN NEW ENTRY OPENING

M
McMahon
hospitality
835 ASHBY STREET
BOSTON, MA 02118
7 617.492.5333
www.mcmahonhospitality.com

WHITE EXTERIOR RATED PLANTERS WITH GREENERY. (MATERIAL TBD)

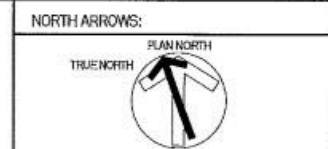
BLACK CHARRED EXTERIOR RATED WOOD COLUMNS)

OVER SIZED ALUMINUM (WHITE) &PIZZA LOGO.. INTERNALLY ILLUMINATED OR HALO LIT



SEAT CHART	
AREA & QUANTITY	TOTAL
COMMUNAL TABLE	14
MAIN DINING	26
COUNTER AREA	12
TOTAL INTERIOR	52
PATIO	10
GRAND TOTAL:	62

SQUARE FOOTAGE	
AREA	TOTAL
FIRST FLOOR:	1800 SQ.FT
BASEMENT:	1446 SQ.FT
TOTAL:	3246 SQ.FT
DINING SQ.FT:	1000 SQ.FT
RESTROOMS:	85 SQ.FT
KITCHEN AND BACK OF HOUSE	
EXPO KITCHEN - 1ST FLOOR	208 SQ.FT
PREP KITCHEN BASEMENT	535 SQ.FT
WALK-IN COOLER	117 SQ.FT
WALK-IN FREEZER	117 SQ.FT
B.O.F. - FIRST FLOOR:	346 SQ.FT
OFFICE:	38 SQ.FT
EMPLOYEE AREAS BASEMENT:	280 SQ.FT
KITCHEN / B.O.F. TOTAL:	1681 SQ.FT



ISSUE	DESCRIPTION	DATE

M

McMahon
architects

535 ALBANY STREET
BOSTON, MA 02118
T 617.482.5353
www.mcmahonarchitects.com

JOB TITLE & ADDRESS:
&pizza
3 BRATTLE STREET
CAMBRIDGE, MA

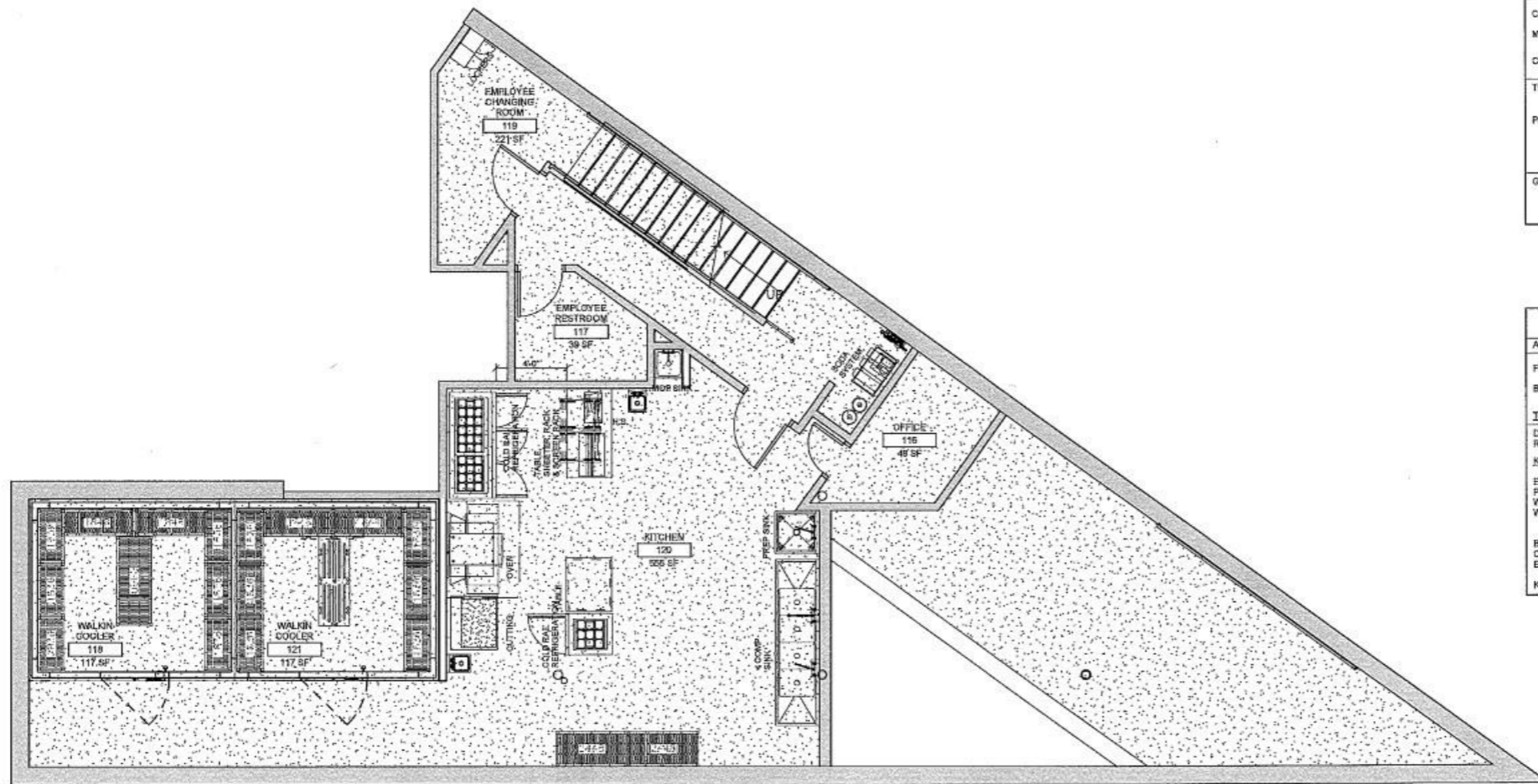
PROJECT INFORMATION:
SCALE: As indicated
DRAWN BY: EE/NI
CHECKED BY: NI/LC
JOB NO: 16-3043

SHEET TITLE:
FIRST FLOOR FURNITURE &
EQUIPMENT PLAN

STAMP:

① FIRST FLOOR FURNITURE & EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

A501



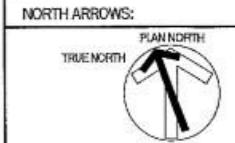
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAT CHART

AREA & QUANTITY	TOTAL
COMMUNAL TABLE	14
MAIN DINING	25
COUNTER AREA	12
TOTAL INTERIOR:	52
PATIO	10
GRAND TOTAL:	62

SQUARE FOOTAGE

AREA	TOTAL
FIRST FLOOR:	1609 SQ.FT
BASEMENT:	1446 SQ.FT
TOTAL:	3255 SQ.FT
DINING SQ.FT:	1009 SQ.FT
RESTROOMS:	85 SQ.FT
KITCHEN AND BACK OF HOUSE	
EXPO KITCHEN -1ST FLOOR	208 SQ.FT
PREP KITCHEN BASEMENT	558 SQ.FT
WALK-IN COOLER	117 SQ.FT
WALK-IN FREEZER	117 SQ.FT
R.O.F. - FIRST FLOOR:	345 SQ.FT
OFFICE:	38 SQ.FT
EMPLOYEE AREAS BASEMENT:	250 SQ.FT
KITCHEN / B.O.H. TOTAL:	1541 SQ.FT



ISSUE	DESCRIPTION	DATE

M

McMahon
architects

535 ALBANY STREET
BOSTON, MA 02118
T 617.482.5353
www.mcmahonarchitects.com

JOB TITLE & ADDRESS:
&pizza
3 BRATTLE STREET
CAMBRIDGE, MA

PROJECT INFORMATION:
SCALE: As indicated
DRAWN BY: EE/NI
CHECKED BY: NI
JOB NO: 16-3043

SHEET TITLE:
BASEMENT FURNITURE &
EQUIPMENT PLAN

STAMP: