CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100

BZA Application Form

BZA Number: 183930

General Information

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

Special Permit: _____ X _____ Variance: ______ Appeal: ______


PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 18 Brattle St, Cambridge, MA

TYPE OF OCCUPANCY: Retail ZONING DISTRICT: Business B/Harvard Square Overlay

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks a Special Permit to operate a Quick Serve Food Establishment use in the Harvard Square Overlay District.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.o (Fast Order Food Establishment).
Article: 10.000 Section: 10.40 Special Permit
Article: 11.000 Section: 11.30 Fast Order Food Establishment).

Original
Signature(s): ____________________________________________

(Petitioner (s) / Owner)

_____________________________________________________

(Print Name)

Address: ________________________________________________
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: ____________________
## BZA Application Form

### DIMENSIONAL INFORMATION

| Applicant: Petitioner: Cava Mezze Grill, LLC d/b/a Cava | Present Use/Occupancy: Retail |
| Owner: Harvard Collection, LLC | Zone: Business B/Harvard Square Overlay |
| Location: 18 Brattle St, Cambridge, MA | Requested Use/Occupancy: Fast Order Food/Formula Business |
| Phone: 617.492.4100 | |

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>1,995 sf</td>
<td>no change</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>LOT AREA OF EACH DWELLING UNIT:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>SIZE OF LOT:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>SIZE OF BUILDING:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>NO. OF DWELLING UNITS:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>NO. OF PARKING SPACES:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>NO. OF LOADING AREAS:</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT</td>
<td>see special permit</td>
<td>see special permit</td>
</tr>
</tbody>
</table>

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.:

see special permit

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’.
**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 18 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 petitioner's restaurant will meet all of the criteria of Article 11.31, including attracting primarily walk-in trade and fulfilling a neighborhood need for a casual restaurant serving healthy Mediterranean cuisine.

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:

Existing traffic patterns will not be affected by this use since the majority of prospective customers will be pedestrians.

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 use is entirely consistent with the retail character of this section of Harvard Square and will not have any adverse effect upon surrounding 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 restaurant will be operated in conformity with the health, safety and licensing requirements of the City of Cambridge.

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 consistent with the goal of the Harvard Square Overlay District to enhance the viability of the District for residents and visitors.

*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.
MANUFACTURE AND INSTALL NEW FACELIT CHANNEL LETTERS

QTY: 1

SIGN AREA: 18.9 SF
SCALE: 1/2" = 1' 0"

3" ALUMINUM RETURNS PAINTED BLACK
1" BLACK TRIM-CAP
1/8" WHITE ACRYLIC FACE
WIRING IN LIQUA-TITE TO ELECTRIC CIRCUIT
REMOTE POWER SOURCE IN METAL BOX
WHITE LX-ECL2S NC LED'S
WEEP HOLES AS REQUIRED
EXISTING BUILDING FACADE (VARIES)
TOGGLE BOLT / ANCHORING HARDWARE
VARIES ACCORDING TO ENGINEERING REQ. PER FASCIA
U.L. LISTED DISCONNECT SWITCH

* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 680 OF THE CURRENT NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
CAVA 18 BRATTLE SQUARE - Cambridge MA

NON-LIT BLADE SIGN

A 1/4" THK. ACRYLIC LOGO PTD. WHITE;
STUD-MOUNT TO CABINET FACE
B .080 ROUTED ALUM. SHOEBOX FACE PTD. BLACK

ONE (1) D/F NON-LIT BLADE
SCALE 1" = 1'-0"

ENLARGED DETAIL non-lit