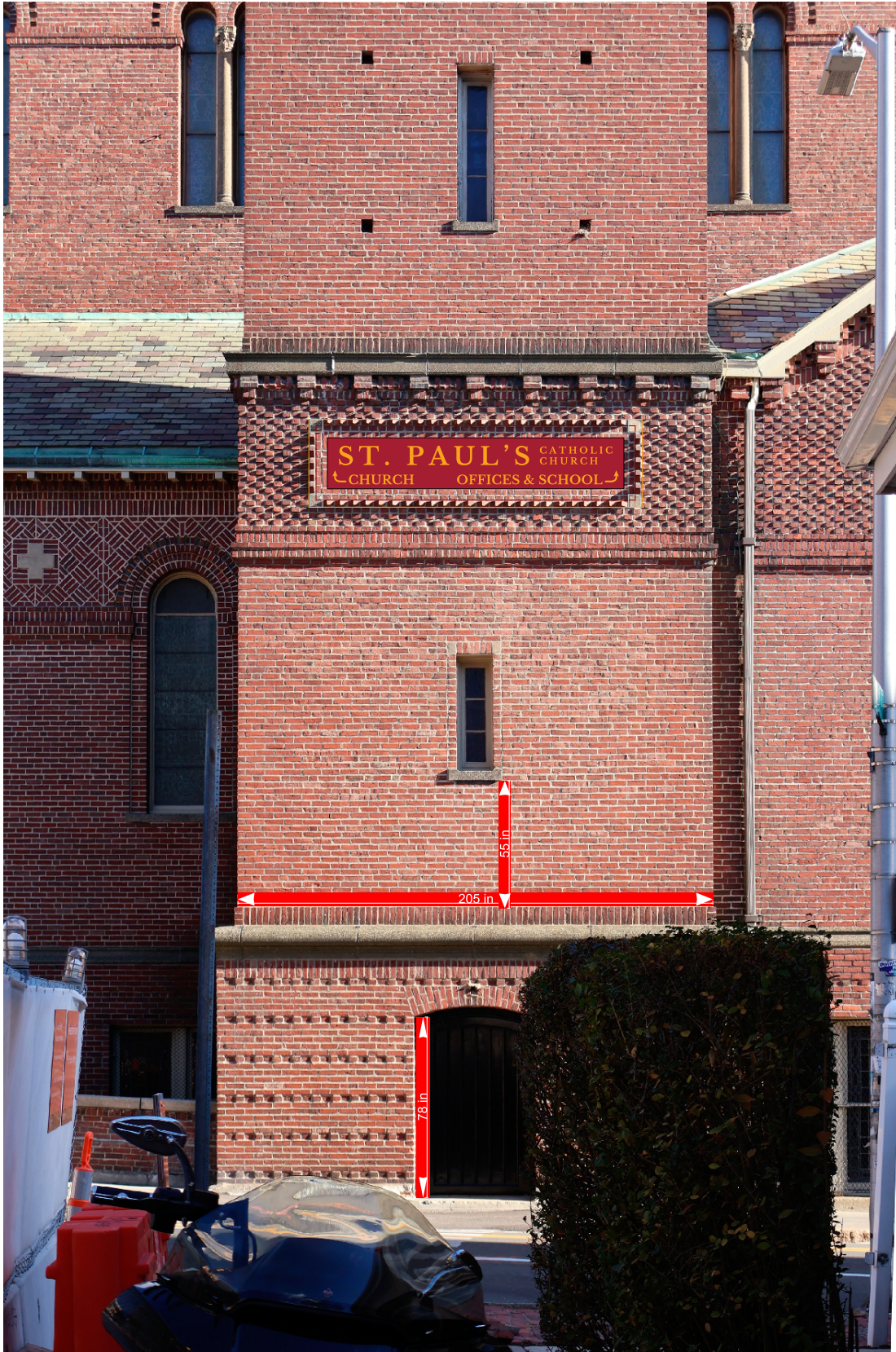


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MATCHING VINYL PATCHES TO COVER SCREW HEADS

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SIZES ARE PROVIDED BY THE CUSTOMER
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MOCKUP FOR ILLUSTRATION PURPOSES ONLY
SCALE IS ESTIMATED







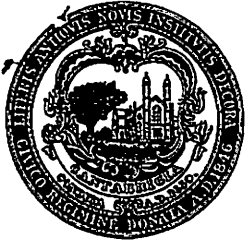


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CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN 28 PM 1:56

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1149291

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Roman Catholic Archbishop of Boston, A Corporate Sole C/O Signarama - Pamela Jagiello

PETITIONER'S ADDRESS: 100 Tenean Street, Dorchester, MA 02122

LOCATION OF PROPERTY: 29 Mt Auburn St., Cambridge, MA

TYPE OF OCCUPANCY: Church

ZONING DISTRICT: O-3/ Harvard Square

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

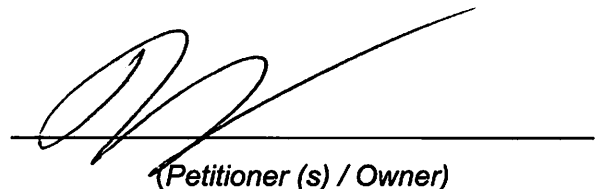
No sign shall be higher than 20'. We are requesting a sign to be placed in what we believe is an architecturally designed sign band at a height of 28'10" to the top of the sign, 27' to bottom.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.c (Wall Sign).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

Michael Cohen
(Print Name)

Address:

100 Tenean St., Dorchester, MA 02122

Tel. No.

617-825-9855

E-Mail Address:

signsbyj@msn.com

Date: 1/27/25

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 Roman Catholic Archbishop of Boston, A Corporate Sole
(OWNER)

Address: 66 Brooks Drive, Braintree, MA 02184


State that I/We own the property located at 29 Mt. Auburn St. Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____

Roman Catholic Archbishop of Boston, A Corporate Sole

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book _____, Page _____; or
Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____



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

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

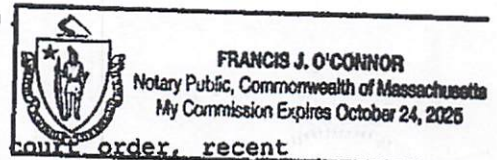
Commonwealth of Massachusetts, County of Norfolk

The above-name John Straub personally appeared before me,
this 17th of January, 2025, and made oath that the above statement is true.



Notary

My commission expires Oct. 24, 2025 (Notary Seal)



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

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The proposed sign is to offer better direction to attendees of the church versus the school and it's offices which are located in close proximity to each other. The sign would allow those approaching the church a earlier notification in the direction which they should travel.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Building currently has no directional signage on a large property.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The sign will be non-illuminated and installed in an area which we believe is an architecturally designed sign band with no detriment to the area. The proposed sign background is to be a similar shade to the existing brick of the building.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The sign meets all other requirements of Article 7 of the bylaws and we are asking for relief because we believe it is the best location for the sign approaching the building.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Roman Catholic Archbishop of Boston, A
Corporate Sole
Location: 29 Mt Auburn St., Cambridge, MA
Phone: 617-825-9855

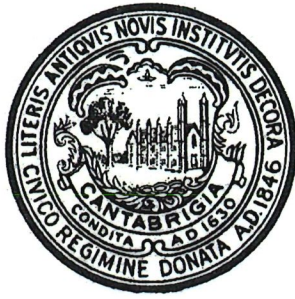
Present Use/Occupancy: Church
Zone: O-3/ Harvard Square
Requested Use/Occupancy: Church

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		46717	0	0	(max.)
<u>LOT AREA:</u>		17809	0	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0	0	0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	0	0	
<u>SIZE OF LOT:</u>	WIDTH	150	0	0	
	DEPTH	115	0	0	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	0	
	REAR	0	0	0	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
<u>SIZE OF BUILDING:</u>	HEIGHT	48	0	0	
	WIDTH	115	0	0	
	LENGTH	150	0	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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.:

N/A

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'.



CITY OF CAMBRIDGE

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and [Article 7.000](#) of the Zoning Ordinance. Please note the following additional requirements:

- **All signs must receive a permit from the Inspectional Services Department (ISD) before installation.** Community Development Department certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. **Do not contract for the fabrication** of a sign until all permits have been issued, including City Council approval if necessary, for signs in the public way.
- Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk must receive approval from the Cambridge City Council and a bond must be posted with the City Clerk. For questions or additional information, please contact cddzoning@cambridgema.gov.

APPLICANT INFORMATION

Applicant Name: Pamela Jagiello

Phone: 617-825-9855

Email: signsbyj@msn.com

Sign Address: 25-29 Mount Auburn Street

PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: Saint Paul's Catholic Church Chuch Office & School

Sign type: Wall Sign

Area in square feet: 19.55

Dimensions: 22" H x 128" L

Placement height in feet: 27' to bottom

Depth from façade: .5"

Illumination: Natural (no illumination)

Sign frontage in feet: 115'

Area of existing signs to remain: 20 square feet, church notices

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: No

Sign requires a variance from the Board of Zoning Appeals: Yes

The placement height exceeds the allowed 20', thus needing a variance from the BZA. The other aspects of the sign comply with Article 7.

Comments:

Signature:

M. Barrett

CDD Representative

1/8/25

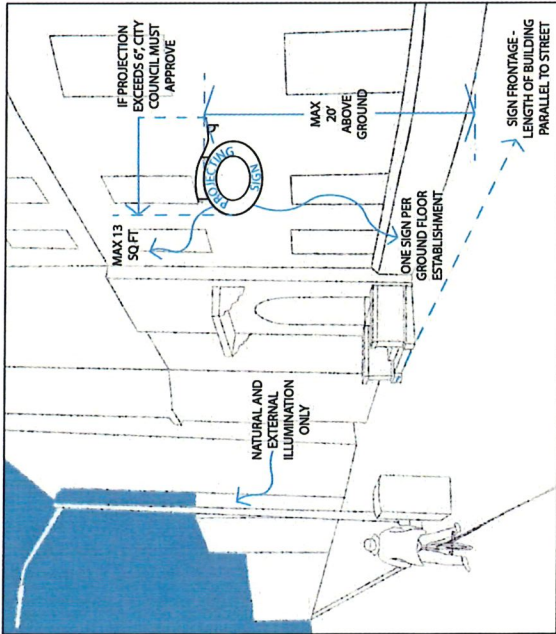
Date

OVERVIEW BY SIGN TYPE

Please note that this guide is intended to provide an overview of requirements by sign type. Sign shall mean and include any permanent or temporary structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction and which is designed to be seen from the outside of a building. For further information on specific requirements, consult Article 7.000 of the Zoning Ordinance.

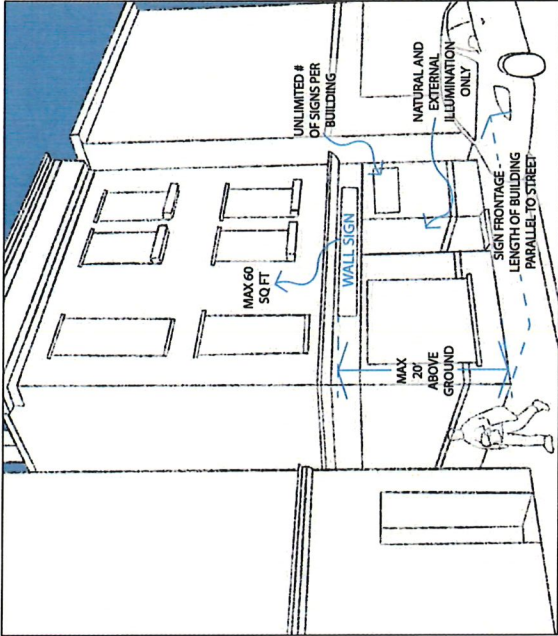
PROJECTING SIGN

A projecting sign is attached to and projects from a building face, including marquee, canopy, and awning mounted signs.



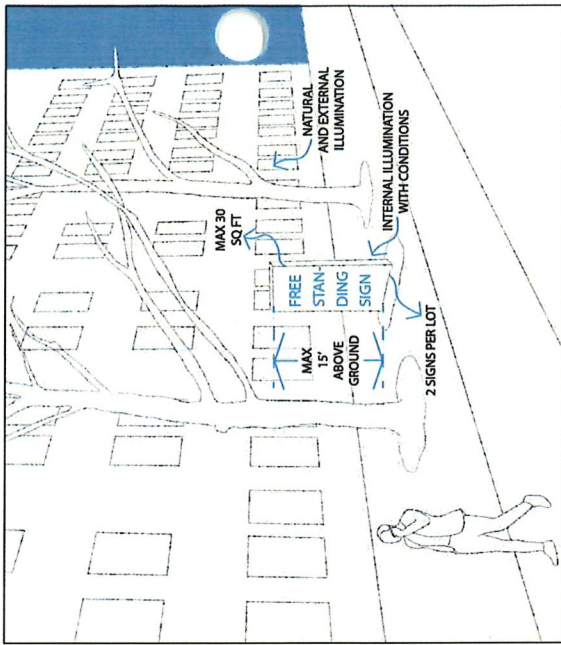
WALL SIGN

A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.

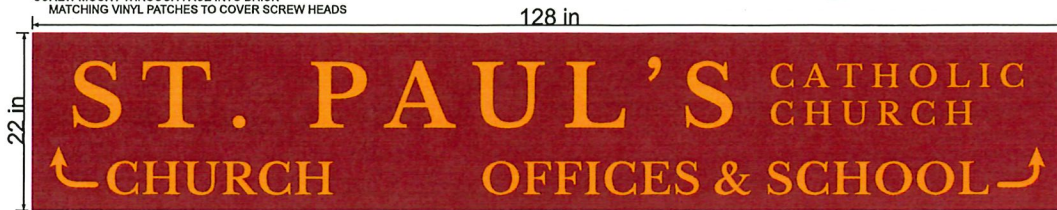


FREESTANDING SIGN

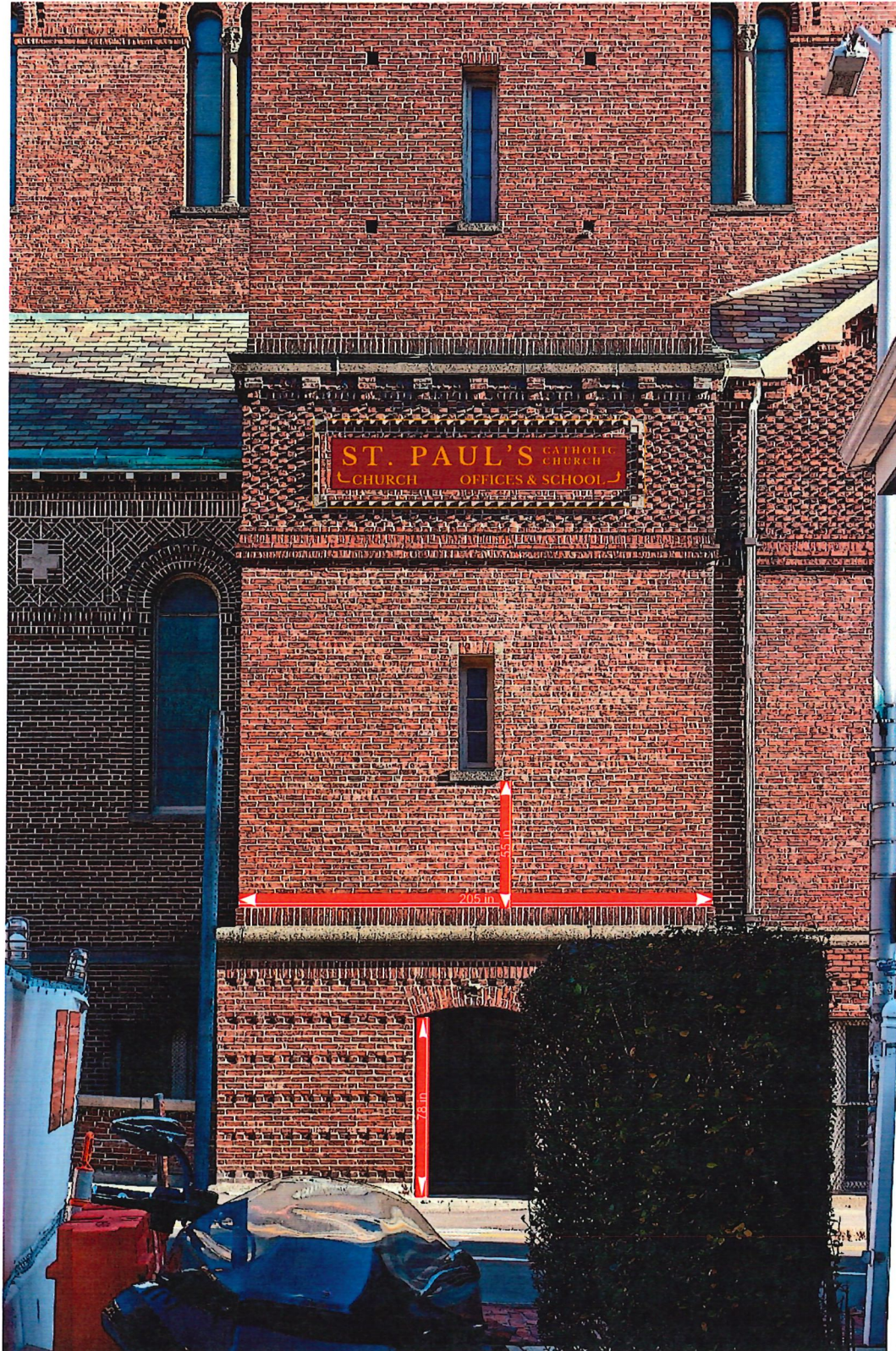
A free standing sign is attached to or part of a self-supporting structure and is not attached to any other structure.



Qty: 1
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