



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

BZA APPLICATION FORM

Plan No: BZA-008879-2015

GENERAL INFORMATION

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

Special Permit: √ Variance: Appeal:

PETITIONER: GQS Harvard Square Inc. - C/O Rosamond Lu

PETITIONER'S ADDRESS: 1500 Providence Highway #36 Norwood, MA 02062

LOCATION OF PROPERTY: 57 Jfk St Cambridge, MA

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

REASON FOR PETITION:

Other: Approval as fast food establishment

DESCRIPTION OF PETITIONER'S PROPOSAL:

To operate a "Tom's BaoBao" fast order food establishment at 57 JFk Street.

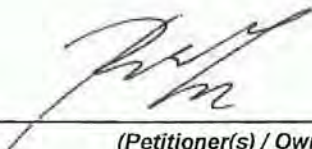
SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000 Section 4.35.0 (Fast Order Food Establishment).

Article 11.000 Section 11.30 (Fast Order Food Establishment).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s):


 (Petitioner(s) / Owner)

Rosamond Lu
 (Print Name)

Address: 1500 Providence Hwy #36
Norwood MA 02062

Tel. No.: 617 922 4561

E-Mail Address: rlu@gqsbus.com

Date: _____

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 Crimson Galeria Limited Partnership
(OWNER)

Address: 57 JFK Street

State that I/We own the property located at 57 JFK Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Crimson Galeria Limited Partnership

*Pursuant to a deed of duly recorded in the date July 10, 1998, Middlesex South
County Registry of Deeds at Book 28824, Page 484; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

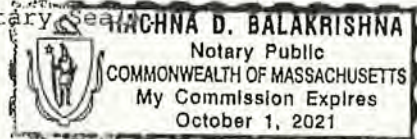
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name Raj Dhande personally appeared before me,
this 12th day of November 2015, and made oath that the above statement is true.

 Notary

My commission expires October 1, 2021 (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 57 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:
1. The operation of Tom's BaoBao at this location will not create any additional foot traffic or reduce parking. patrons of the establishment will arrive primarily on foot.
 2. The nature of the food served (Chinese buns) is compatible with the other restaurant tenants in the building, while offering a unique style of food.
 3. This will be the first Tom's BaoBao in the United States. Tom's BaoBao is very interested in providing this new unique hnad-made from scratch, healthy food at Harvard Square, and seeks a long, successful relationship with the local community.
- 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:
1. Patron's of Tom's BaoBao will arrive primarily on foot.
 2. Other uses in the same building are similar. The former tenant of this space was the same type of use, so no changes to local traffic patterns are anticipated.
 3. Parking areas around the building are clearly marked. The site is also serviced by the Harvard Square T Station, and other public transportation.
- 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:
- Adjacent uses permitted by the zoning ordinance will not be adversely affected by the proposed use of the space. Tom's BaoBao is a similar use to many of the neighboring businesses (restaurants), and will not reate any adverse impacts to the adjacent uses. Automobile traffic will not be negatively impacted, as Tom's BaoBao will only be part of a large community of business that relies heavily on foot traffic.
- 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:
1. The area is already occupied by many other restaurant establishments.
 2. Tom's BaoBao would utilize natural, recycleable or biodegradable materials for serving and eating.
 3. Tom's BaoBao will focus on making one product exceptionally well. The limited menu will enable fast, efficient, service while maintaining a constant high quality of product for the consumer.
 4. The method of cooking the Chinese Bun is through steaming, so no grease vapors or other detrimental waste products will be produced in the preparation process.
- 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:
1. The operation of a Chinese Bun restauarant here is very compatible with the other businesses in the district. Although the preparation and cooking process allows for a quick-serve environment and easy pick-up and go services, places to sit and eat will also be available for those patrons wishing to stay and eat.
 2. The area is very diverse in its businesses. Tom's BaoBao would not stand out as a fst food use, as others are also in the area, but would offer itslef as a unique food alternative.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

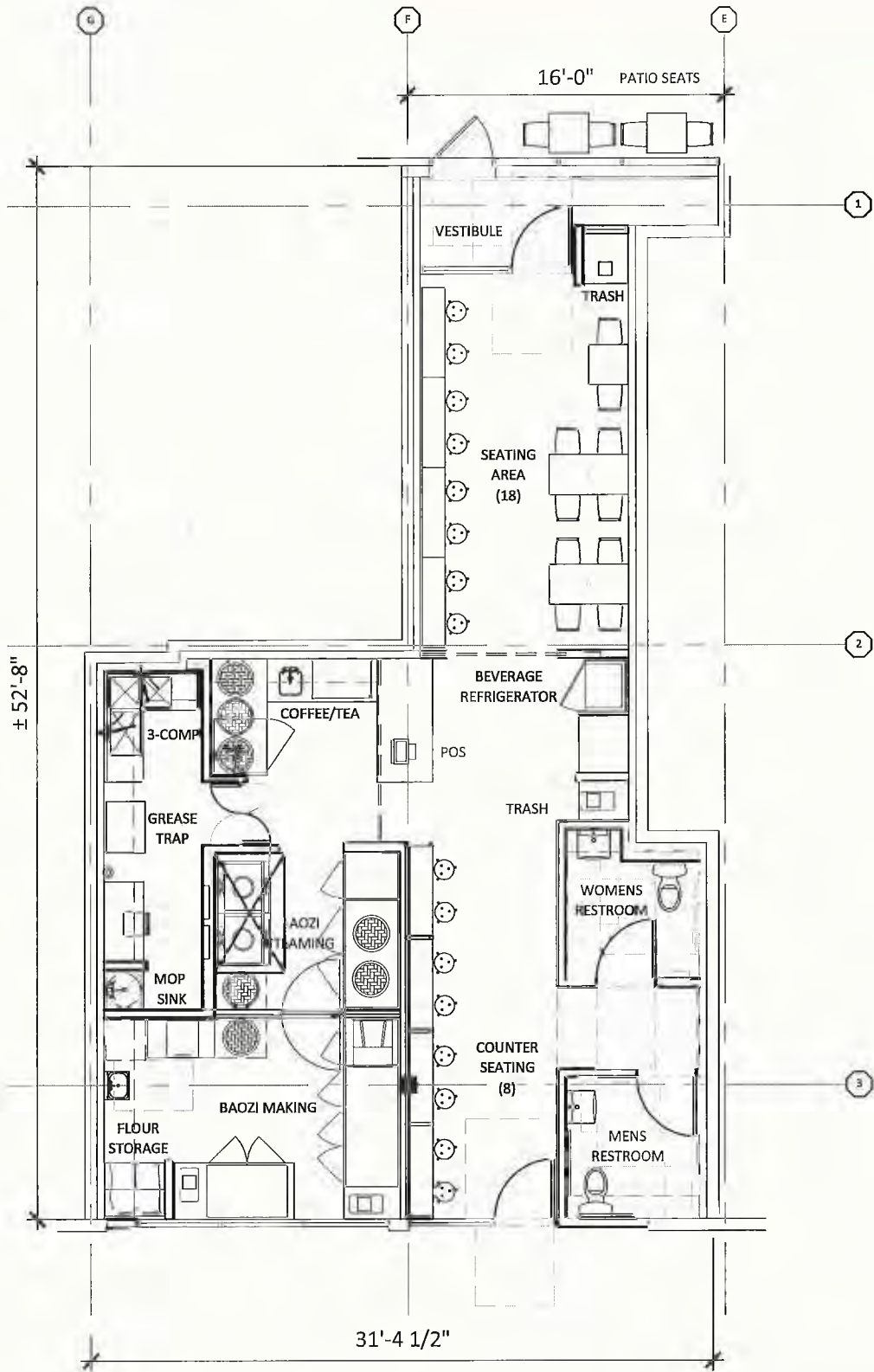
APPLICANT: red architecture + planning LLC **PRESENT USE/OCCUPANCY:** Vacant
LOCATION: 57 Jfk St Cambridge, MA **ZONE:** Business B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Restaurant

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>36,600</u>	<u>36,600</u>	<u>39,891</u>	(max.)
<u>LOT AREA:</u>	<u>14,506</u>	<u>14,506</u>	<u>300</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	<u>2.52</u>	<u>2.52</u>	<u>2.75</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>				
<u>WIDTH</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DEPTH</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>REAR</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>LEFT SIDE</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>RIGHT SIDE</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>LENGTH</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
<u>WIDTH</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE 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. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

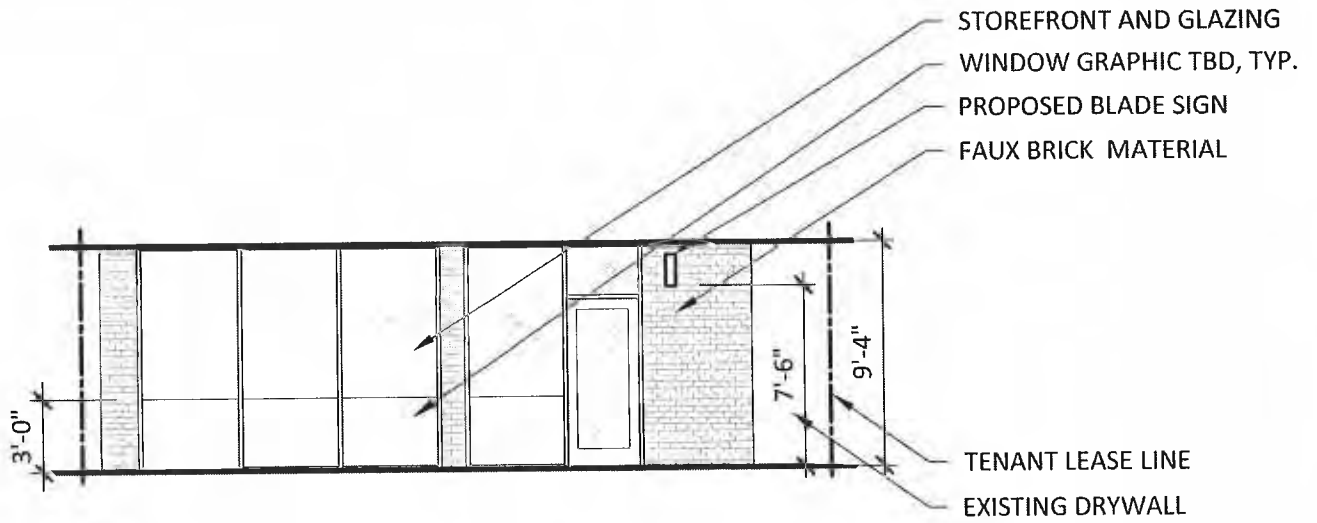
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.: wood frame, concrete, brick, steel, etc.

Additional existing restaurants (Bon Chon, Wagamma, Maharaja), Reatail (Staples)

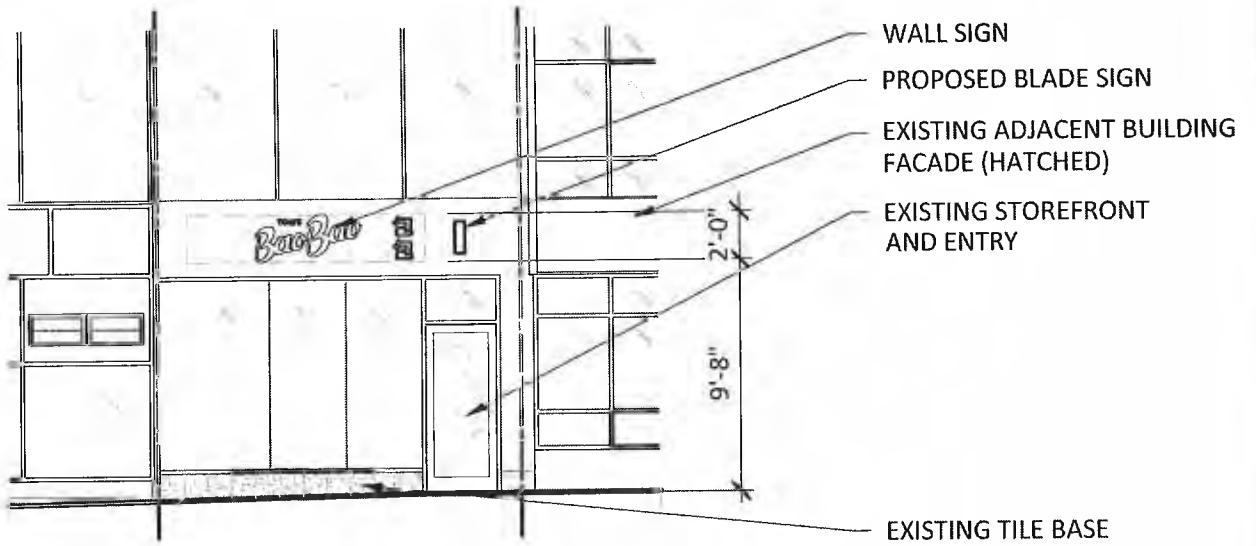
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



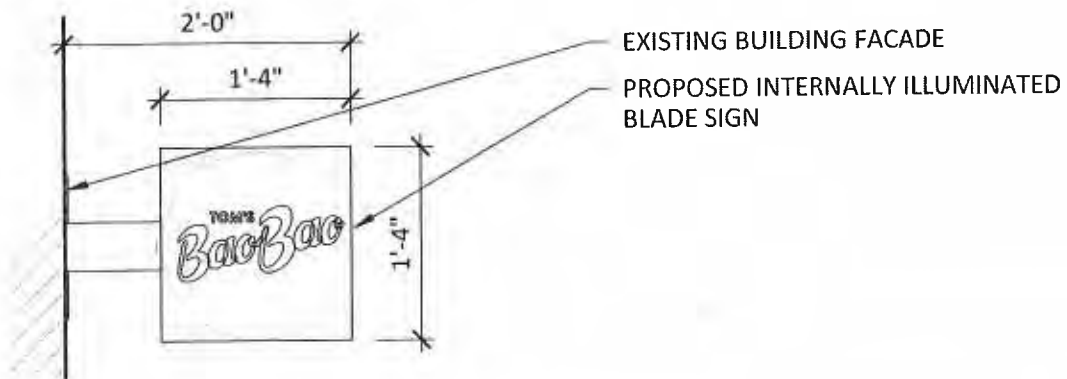
FLOOR PLAN
 SD-5 1/8"=1'-0"



1
 SE-1
 1/8" = 1'-0"



2
 SE-1
 1/8" = 1'-0"



3
 SE-1
 3/4" = 1'-0"

Tom's BaoBao Site Photographs



Fig 1- View of the building from the N.E. corner of JFK and Winthrop St.



Fig 2 – View of N.E. corner of building



Fig 3 – View of the proposed Tom's BaoBao (former Yogurtland) space from JFK Street.



Fig 4 – View of walk from parking garage toward Galeria



Fig 5 – Main storefront



Fig 6 – Storefront adjacent to staples.



Fig 7 – Storefront adjacent to Shake Shack.



Fig 8 – Ramp and sidewalk to main Galeria entry. Note blade signs.



Fig 9 – Steps to Galeria main entrance.



Fig 10 – Galeria with future Toms BaoBao storefront windows on right.



Fig 11 –Entry doors from Galeria



Fig 12 – Storefront and entry from west end of Galeria