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

Special Permit: ☑️  Variance:  ☐  Appeal:  ☐

PETITIONER: Anthony Galluccio, Esq.

PETITIONER'S ADDRESS: 1498 Cambridge Street Cambridge, MA 02139

LOCATION OF PROPERTY: 39 JFK St Cambridge, MA 02138

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

REASON FOR PETITION:
Other: Fast Food Special Permit

DESCRIPTION OF PETITIONER'S PROPOSAL:
To operate a fast order food establishment at 39 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).

Original Signature(s):
Anthony Galluccio
Print Name

Address: 1498 Cambridge Street
Cambridge, MA 02139
Tel. No.: 617-945-2577
E-Mail Address: anthonygalluccio@comcast.net

Date: 01-19-2016
A) Requirements of the Ordinance can or will be met for the following reasons:

The Sweetgreen established menu offers a unique and needed product to Harvard Square which will predominantly have walking customers not vehicular customers.

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:

Customers will be predominantly walk-in. The menu is salad, soup and seasonal natural and organic items for local customers.

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:

Sweetgreen is a unique product with significant popularity. The offerings of salad, and whole grains would fulfill a unique need and support existing options.

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:

No nuisance or hazard will be created.

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:

Sweetgreen would provide a unique experience that is not perceived as chain and offers natural foods that meet city goals around public health and non-transfat options.
**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Galluccio & Watson, LLP  
**PRESENT USE/OCCUPANCY:** Retail/Office

**LOCATION:** 39 JFK St Cambridge, MA 02138  
**ZONE:** Business B Zone

**PHONE:**  
**REQUESTED USE/OCCUPANCY:** Restaurant

<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>4036</td>
<td>0</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>5862</td>
<td>0</td>
</tr>
<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>4.5</td>
<td>0</td>
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<tr>
<td>LOT AREA FOR EACH DWELLING UNIT:</td>
<td>N/A</td>
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</tr>
<tr>
<td>SIZE OF LOT: WIDTH</td>
<td>+/- 100'</td>
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<tr>
<td>DEPTH</td>
<td>+/- 50'</td>
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</tr>
<tr>
<td>SETBACKS IN FEET: FRONT</td>
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<td>0</td>
</tr>
<tr>
<td>REAR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>LEFT SIDE</td>
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<td>0</td>
</tr>
<tr>
<td>RIGHT SIDE</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SIZE OF BLDG.: HEIGHT</td>
<td>+/- 50'</td>
<td>0</td>
</tr>
<tr>
<td>LENGTH</td>
<td>+/- 100'</td>
<td>0</td>
</tr>
<tr>
<td>WIDTH</td>
<td>+/- 50'</td>
<td>0</td>
</tr>
<tr>
<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NO. OF DWELLING UNITS:</td>
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<td>0</td>
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<tr>
<td>NO. OF PARKING SPACES:</td>
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<td>0</td>
</tr>
<tr>
<td>NO. OF LOADING AREAS:</td>
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<td>0</td>
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<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT:</td>
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<td>0</td>
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</tbody>
</table>

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.

Total building square footage is 26,250 sq. ft.

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'.**
EXISTING DUCT
CUSTOM PREP TABLE
WATER HEATER
EXISTING MAIN SANITARY RUN
THE WORK LETTER CALLS FOR A 4" SANITARY SEWER, AND 4" VENT PIPE STUBBED INTO THE SPACE.
NEW METAL STAIRS W/ NON-SLIP TREADS

OLO KITCHEN
IT CLOSET
MECHANICAL
ELECTRICAL SERVICE
OFFICE
RESTROOM
GREASE TRAP
EXISTING AIR HANDLING UNIT

GAS SERVICE ENTRY

3/16" = 1'-0"
### Occupancy Count

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
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<tbody>
<tr>
<td>Interior Seating</td>
<td>28</td>
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<tr>
<td>Interior Fixed Seating</td>
<td>8</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>36</strong></td>
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### Existing Electrical Service

- Standpipe Valve
- New Metal Stairs w/ Non-Slip Treads

### Existing HVAC Return Storage

- 2'-2 1/2" A.C.F.

### Existing HVAC Return Storage

- 2'-2 1/2" A.C.F.
EXISTING EAST ELEVATION - (JFK STREET)