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

BZA APPLICATION FORM

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

Special Permit: ✓ Variance: ______ Appeal: ______

PETITIONER: Bon Me Foods LLC – C/O Michael Feeney

PETITIONER'S ADDRESS: 67 Kemble Street, Unit 2.2 Roxbury, MA 02119

LOCATION OF PROPERTY: 1350 Massachusetts Ave Cambridge, MA 02138

TYPE OF OCCUPANCY: 4.35.o ZONING DISTRICT: Business B Zone

REASON FOR PETITION: Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL:

Bon Me Foods LLC seeks a special permit to operate a food venue serving quick-service Asian-inspired cuisine within the Smith Campus Center.

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)

Bon Me Foods LLC - Michael Feeney, duly authorized
(Print Name)

Address: 67 Kemble Street, Unit 2.2
          Roxbury, MA 02119

Tel. No.: 617-510-0924

E-Mail Address: mike@bonmetruck.com

Date: 9/28/2017
BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We  President and Fellows of Harvard College

(OWNER)

Address:  c/o Carolee Hill, Harvard Real Estate, 1350 Massachusetts Avenue, Suite 573, Cambridge, MA 02138

State that I/We own the property located at 1350 Massachusetts Avenue which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

*Pursuant to a deed of duly recorded in the date See list below, Middlesex South

County Registry of Deeds at Book, , Page ; or Middlesex

Registry District of Land Court, Certificate No. Book

Page .


[Signature]

Signature by Land Owner or Authorized Trustee, Officer or Agent*

Commonwealth of Massachusetts, County of

The above-name personally appeared before me, this

[Signature]

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.

May 1, 1795 Book 116 Page 557
November 27, 1918 Book 4231 Page 541
November 27, 1918 Book 4231 Page 542
February 26, 1926 Book 4944 Page 242
June 25, 1931 Book 5570 Page 131
July 1, 1936 Book 6041 Page 247
November 14, 1939 Book 6345 Page 209
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 1350 Massachusetts Ave Cambridge, MA 02138 (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 proposed approximately 273 SF establishment will provide a unique food option to the Harvard Square area. Bon Me serves bold, fresh, and fun Asian cuisine. We specialize in Vietnamese-inspired sandwiches, rice bowls, and noodle salads, along with house-made drinks and desserts and a full breakfast menu. As a locally owned and operated business, Bon Me will be in keeping with Harvard Square's identity as a district anchored by the university and local businesses. The establishment will comply with all applicable requirements of the Ordinance.

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:

Bon Me will be located in the building's interior along the pedestrian arcade of the Smith Campus Center and will have no direct frontage along the building perimeter. Given the space's location on the Harvard campus and its proximity to offices, academic buildings, and student housing, the vast majority of customers would arrive on foot, and the effect on vehicular traffic and parking would be negligible.

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 applicant's proposed Fast Order Food use would serve as a complement and amenity to the surrounding uses. The establishment will be one of a variety of food options within the building which will help to make the building a vibrant gathering place for the Cambridge and Harvard community. Bon Me has a positive track record as a community business in Cambridge.

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 applicant uses compostable packaging and utensils for food that is served to customers, and the establishment will include well-marked receptacles with clear directions for customers to dispose of these compostable materials. The building and venue's construction will comply with applicable codes regarding handicapped access.

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 food venue is in the interior of the Smith Campus Center and will use tasteful colors and building materials that are consistent with the overall building design and the character of the area.
# BZA APPLICATION FORM

## DIMENSIONAL INFORMATION

**APPLICANT:** Bon Me  
**PRESENT USE/OCCUPANCY:** Institutional/Commercial

**LOCATION:** 1350 Massachusetts Ave Cambridge, MA 02138  
**ZONE:** Business B Zone

**PHONE:** 617-510-0924  
**REQUESTED USE/OCCUPANCY:** Fast Food

<table>
<thead>
<tr>
<th><strong>EXISTING CONDITIONS</strong></th>
<th><strong>REQUESTED CONDITIONS</strong></th>
<th><strong>ORDINANCE REQUIREMENTS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>326,470</td>
<td>no change</td>
</tr>
<tr>
<td><strong>LOT AREA:</strong></td>
<td>74863.7</td>
<td>no change</td>
</tr>
<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>4.36</td>
<td>no change</td>
</tr>
<tr>
<td><strong>LOT AREA FOR EACH DWELLING UNIT:</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>WIDTH</strong></td>
<td>200'</td>
<td>no change</td>
</tr>
<tr>
<td><strong>DEPTH</strong></td>
<td>380'</td>
<td>no change</td>
</tr>
<tr>
<td><strong>SETBACKS IN FEET:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>FRONT</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>REAR</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>LEFT SIDE</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>RIGHT SIDE</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>SIZE OF BLDG.:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td>112'-1&quot;</td>
<td>no change</td>
</tr>
<tr>
<td><strong>LENGTH</strong></td>
<td>365.5'</td>
<td>no change</td>
</tr>
<tr>
<td><strong>WIDTH</strong></td>
<td>185.5'</td>
<td>no change</td>
</tr>
<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>NO. OF DWELLING UNITS:</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
<td>113</td>
<td>no change</td>
</tr>
<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT:</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
</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.

NA

---

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'.
Public seating, public restrooms, trash/recycling in building common area

BON ME - SMITH CAMPUS CENTER
75 MT. AUBURN ST. CAMBRIDGE, MA 02133
PREPARED FOR BON ME FOODS, INC.
Photographs of Smith Campus Center

Smith Campus Center – Currently Under Renovation

Smith Campus Center Arcade – Prior to Renovation
SANDWICH
Toasted baguette with pickled carrots, daikon, cucumber, cilantro, red onion, homemade spicy mayo, and homemade pork pâté.
CHOICE of protein

WHITE OR BROWN RICE BOWL
Pickled carrots, daikon, mesclun, cilantro, scallions, fried shallots, and soy dizzle.
CHOICE of protein

SOBA OR RICE NOODLE SALAD
Shredded carrot, mesclun, cilantro, and red onion.
CHOICE of protein and dressing

SALAD
A bed of mesclun with shredded carrot, cilantro, red onion, tomatoes, and almonds.
CHOICE of protein and dressing

DESSERTS
Available on a rotating basis

PROTEINS

HOUSEMADE DRINKS

SIDES

All entrées can be made vegetarian or vegan.