



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

BZA APPLICATION FORM

Plan No: BZA-014585-2017

GENERAL INFORMATION

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 _____

Carolee Hill

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Carolee Hill personally appeared before me, this

24th day of August, 20 17, and made oath that the above statement is true.

My Commission Expires 12/28/2023

[Signature]
Notary

(In official capacity)

* If ownership is not shown in recorded deed, e.g. if 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

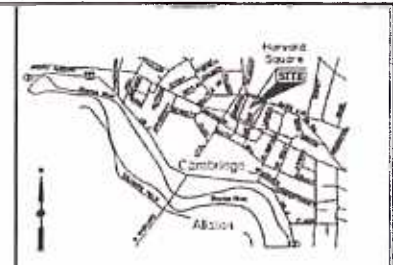
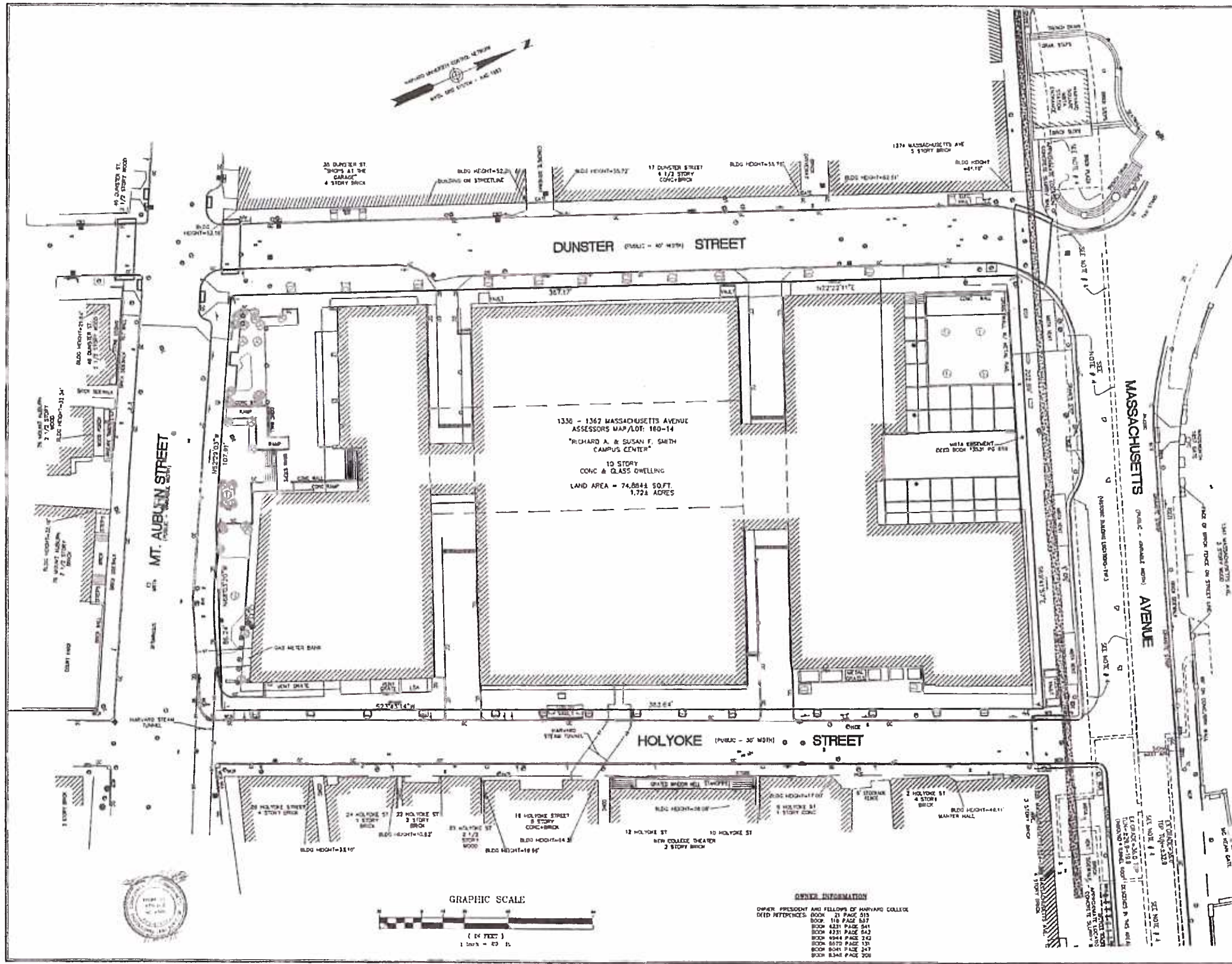
DIMENSIONAL INFORMATION

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 Order Food

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>326,470</u>	<u>no change</u>	<u>299,455</u>	(max.)
<u>LOT AREA:</u>	<u>74863.7</u>	<u>no change</u>	<u>none</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>4.36</u>	<u>no change</u>	<u>4.0</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>200'</u>	<u>no change</u>	<u>none</u>	(min.)
<u>DEPTH</u>	<u>380'</u>	<u>no change</u>	<u>none</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>NA</u>	<u>NA</u>	<u>none</u>	(min.)
<u>REAR</u>	<u>NA</u>	<u>NA</u>	<u>none</u>	(min.)
<u>LEFT SIDE</u>	<u>NA</u>	<u>NA</u>	<u>none</u>	(min.)
<u>RIGHT SIDE</u>	<u>NA</u>	<u>NA</u>	<u>none</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>112'-1"</u>	<u>no change</u>	<u>' with special</u>	(max.)
<u>LENGTH</u>	<u>365.5'</u>	<u>no change</u>	<u>none</u>	
<u>WIDTH</u>	<u>185.5'</u>	<u>no change</u>	<u>none</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>NA</u>	<u>NA</u>	<u>none</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>0</u>	<u>NA</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>113</u>	<u>no change</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</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.
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'.



LOCUS MAP (N.T.S.)

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP FROM OCTOBER 16, 2013 TO JANUARY 7, 2014.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES NAD83 RELATIVE TO THE HARVARD GEODETIC CONTROL NETWORK.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES CAMBRIDGE CITY B.M.C.
4. THE LOCATION OF THE UTILITIES SHOWN HEREON HAS BEEN TAKEN FROM RECORD PLANS AND NOT THE RESULT OF ACTUAL FIELD MEASUREMENTS.

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPARED FROM PUBLIC STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONFIRMED APPROPRIATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SPACES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

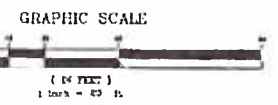
- LEGEND**
- | | |
|----------------------|------------------------------|
| ■ CATCH BASIN | ⊙ DECIDUOUS TREE |
| ○ AREA DRAIN | — SIGN (SINGLE POSTED) |
| ○ DRAIN MANHOLE | ⊙ TRAFFIC SIGNAL |
| ○ SINKER MANHOLE | ⊙ MONITORING WELL |
| ⊙ ELECTRIC BOX | ○ MANHOLE |
| ⊙ ELECTRIC HAND-HOLE | ○ LIGHT POLE |
| ⊙ ELECTRIC METER | ○ BILLIARD |
| ⊙ ELECTRIC MANHOLE | ⊙ FIRE DEPARTMENT CONNECTION |
| ⊙ GAS VALVE | ⊙ TEST PIT |
| ⊙ CABLE BOX | ⊙ VALVE |
| ⊙ CABLE MANHOLE | ⊙ WATER GATE |
| ⊙ TELEPHONE BOX | ⊙ BRIDGEMAN CONTROL VALVE |
| ⊙ TELEPHONE MANHOLE | ⊙ CONCRETE CURB |
| ⊙ WATER MANHOLE | ⊙ GRANITE CURB |
| ⊙ FIRE HYDRANT | ⊙ WHEEL CHAIR RAMP |

- | | |
|---|-------------------|
| — | ADJUTERS LOT LINE |
| — | PROPERTY LINE |
| — | RIGHT-OF-WAY |
| — | WOOD FENCE |
| — | METAL/WIRE FENCE |

PLOT PLAN
 RICHARD A. & SUSAN F. SMITH
 CAMPUS CENTER
 CAMBRIDGE, MASSACHUSETTS
 PREPARED FOR
 HARVARD PLANNING AND PROJECT
 MANAGEMENT

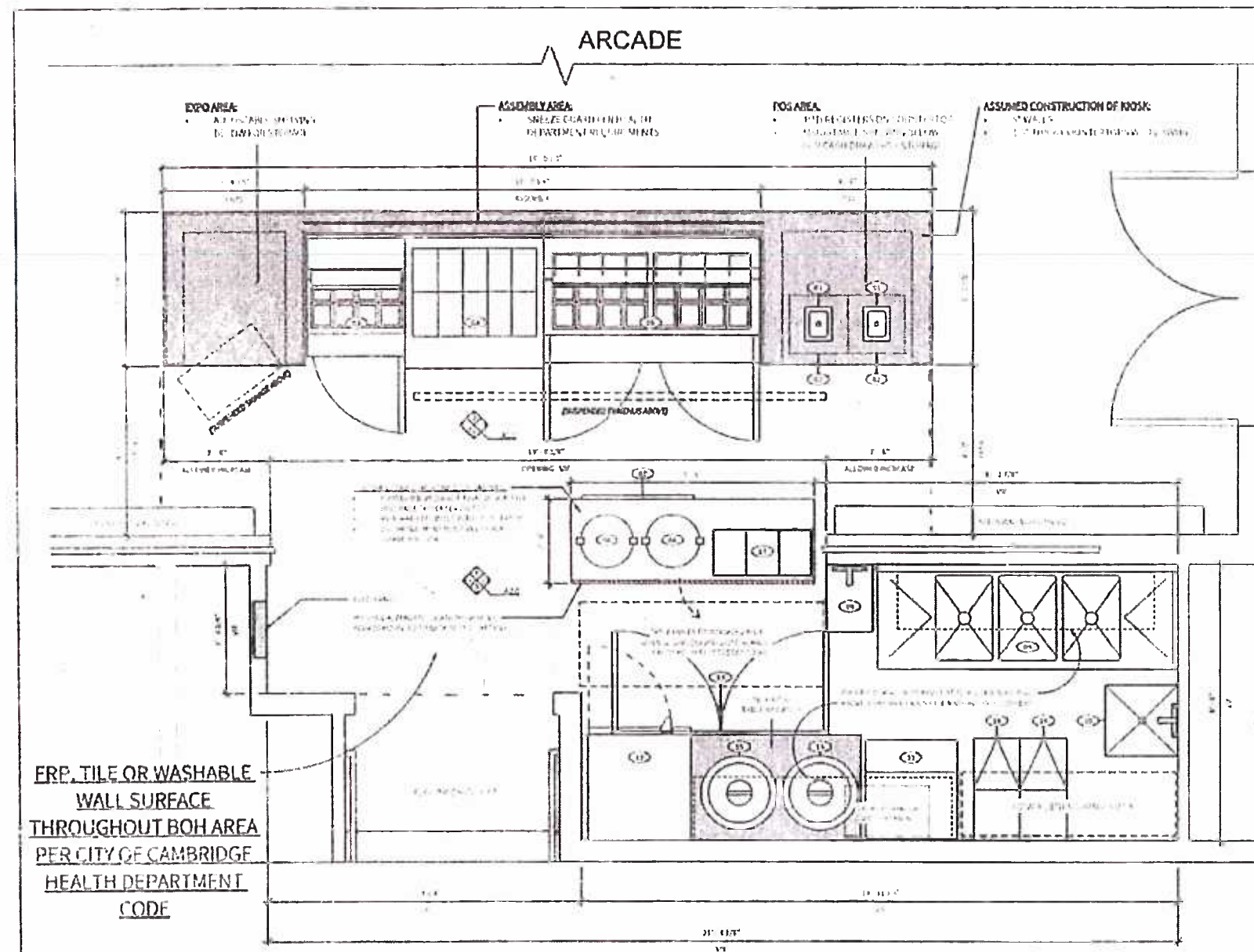


Drawn By: FLS	Date: JANUARY 28, 2015	Job No.: 1330155
Surveyed By: BG TO	Scale: 1" = 20'	Sheet No.: 1 OF 1
Checked By: DJH		
Book No.: 48-19 & 48-20		



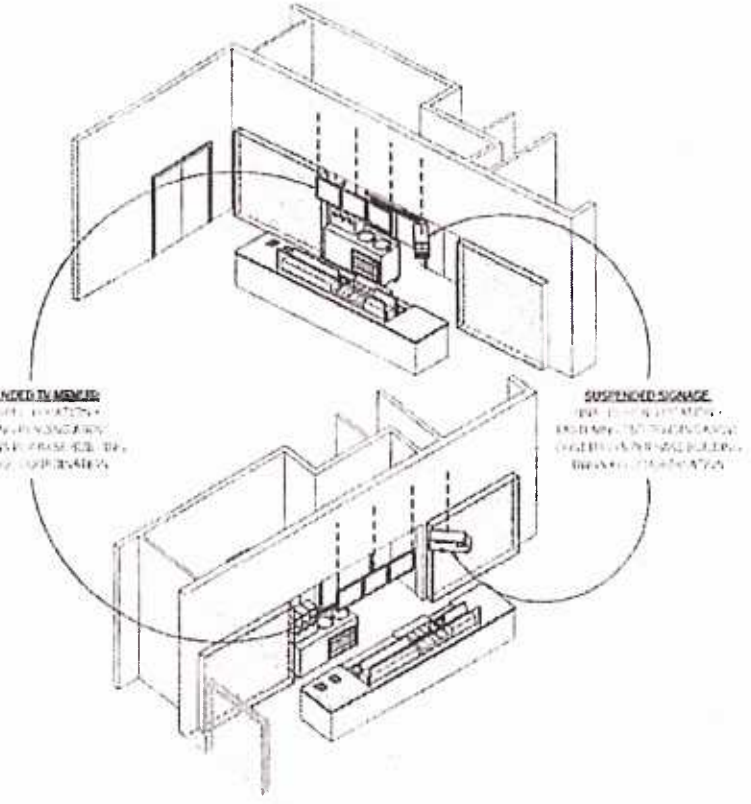
OWNER INFORMATION

OWNER: PRESIDENT AND FELLOWS OF HARVARD COLLEGE
 DEED REFERENCES:
 BOOK 21 PAGE 019
 BOOK 116 PAGE 587
 BOOK 4231 PAGE 541
 BOOK 4231 PAGE 543
 BOOK 4944 PAGE 242
 BOOK 5070 PAGE 131
 BOOK 8041 PAGE 247
 BOOK 8348 PAGE 200



KITCHEN EQUIPMENT SCHEDULE					
TAG	ITEM	COUNT	MANUFACTURER	SURFACE FINISH	
01	SPAD REGISTER	2	SQUARE UP	SQUARE STAND	WHITE
02	UNDERCOUNTER CASH DRAWER	2	APG	VB320-BL1610	METAL - BLACK
03	SANDWICH TABLE	1	TURBO AIR	MST-28-12	STAINLESS STEEL
04	STEAM TABLE	1	CUSTOM - BY OWNER	CUSTOM - BY OWNER	STAINLESS STEEL
05	SANDWICH TABLE	1	TURBO AIR	MST-40-24	STAINLESS STEEL
06	RICE WARMER	2	TOWN FOOD	RICEMASTER 50019	STAINLESS STEEL
07	DRAWER WARMER	1	APR WFOIT	4-PORT SERIES, MOD-28	STAINLESS STEEL
08	HAND SINK 2	1	ADVANCE FABCO	DS-1-105P	STAINLESS STEEL
09	1-BAY SINK	1	ADVANCE FABCO	FC-3-1629-18RL	STAINLESS STEEL
10	PREP SINK	1	ADVANCE FABCO	FE-1-1515	STAINLESS STEEL
11	UNDERCOUNTER ICE MACHINE	1	HANYSOFC	NEO UV-0140A	STAINLESS STEEL
12	ELECTRIC CONVECTION OVEN	2	TURBOFAM	E33DS	STAINLESS STEEL
13	UNDERCOUNTER REFRIGERATOR	1	TURBO AIR	TUR-6050	STAINLESS STEEL
14	RICE COOKER	2	TOWN FOOD	RICEMASTER 5715S	STAINLESS STEEL
15	RICE BIN	2	CONTINENTAL	R31 21 GAL LON	N/A
16	BEVERAGE DISPENSER	1	CRATHCO	D-354	STAINLESS STEEL
18	MICROWAVE	1	SOLWAYE	1800W10000	STAINLESS STEEL

NOTE: U/GC TO COORDINATE KITCHEN EQUIPMENT INSTALL REQUIREMENTS USING PROVIDED SPEC SHEETS DIMENSIONAL + MEP INFO



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

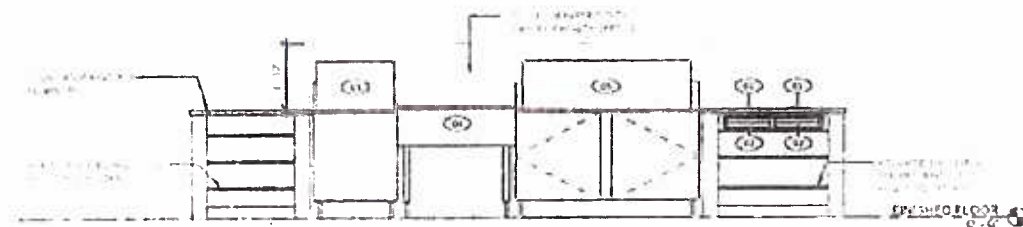
BON ME - SMITH CAMPUS CENTER

75 MT. AUBURN ST. CAMBRIDGE, MA 02133
PREPARED FOR: BON ME FOODS, INC.

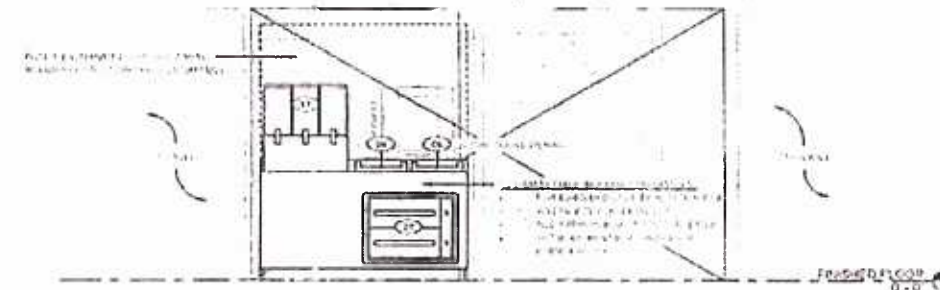
STACK + CO.
PROVIDENCE, RI 02903
TEL: 401.333.7841
WWW.STACKCO.COM

REV #	DATE	DESCRIPTION

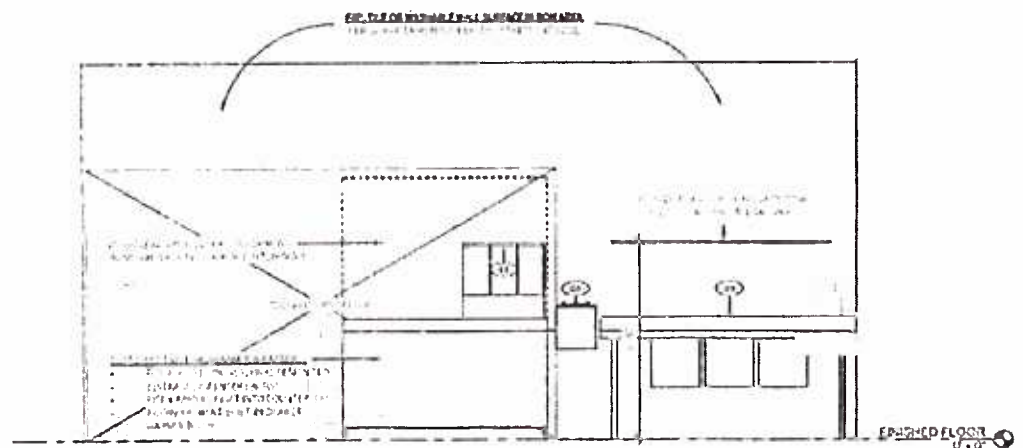
SCHEMATIC
FLOOR PLAN
A1.0



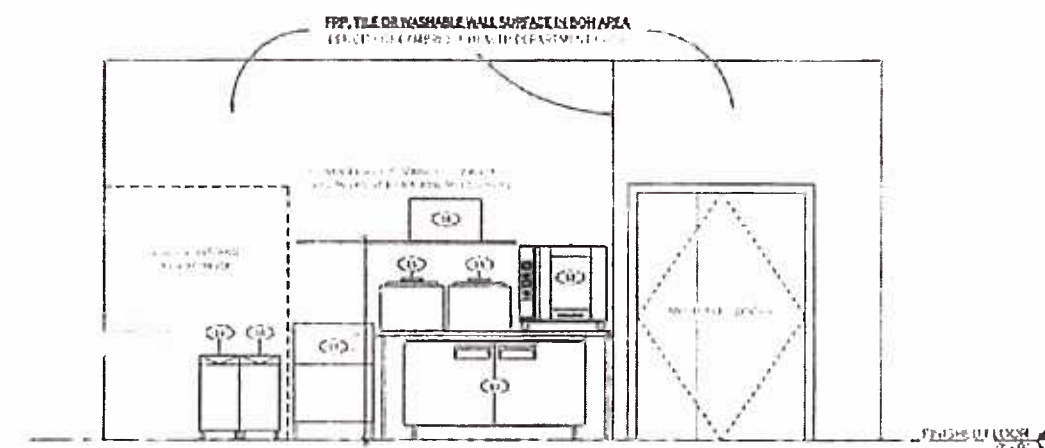
① BEHIND COUNTER - DAG NORTH INTERIOR ELEVATION
1/2" = 1'-0"



② BEHIND COUNTER - DAG SOUTH INTERIOR ELEVATION
1/2" = 1'-0"



③ BOH AREA - DAG NORTH INTERIOR ELEVATION
1/2" = 1'-0"



④ BOH AREA - DAG SOUTH INTERIOR ELEVATION
1/2" = 1'-0"

BON ME - SMITH CAMPUS CENTER

75 MT. AUBURN ST. CAMBRIDGE, MA 02138
PREPARED FOR: BON ME FOODS, INC

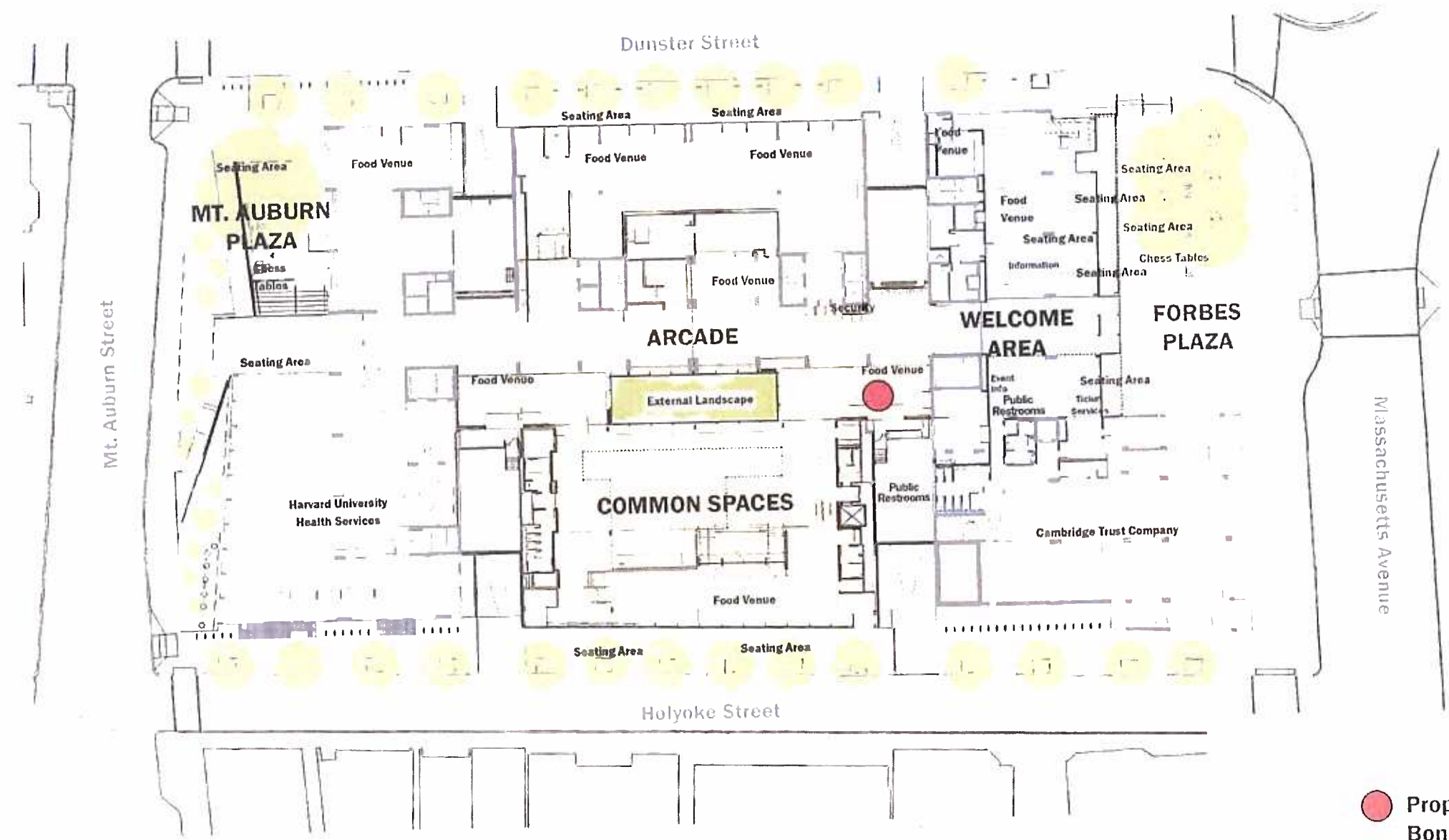


Stack Co. 100 North Main Street, Suite 100
Providence, Rhode Island 02903
Tel: 401.846.1234
www.stackco.com

REV#	DATE	DESCRIPTION

SCHEMATIC
KEY ELEVATIONS

A2.0



● Proposed location of Bon Me

