

BZA APPLICATION FORM

Plan No: BZA-013866-2017

## GENERAL INFORMATION

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

**Special Permit :** √ **Variance :**            **Appeal :**           

**PETITIONER:** M&R Hospitality Group, Inc. - C/O James J. Rafferty, Esq.

**PETITIONER'S ADDRESS :** 675 Massachusetts Avenue Cambridge, MA 02139

**LOCATION OF PROPERTY :** 10-12 Springfield St Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner seeks to operate Fast Order Food establishment serving Mediterranean cuisine.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 4.000                  Section 4.35 (Fast Order Food Establishment).

Article 10.000                      Section 10.40 (Special Permit).

Article 11.000                      Section 11.30 (Fast Order Food Establishment).

**Original Signature(s) :**

(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

**Address :** 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : [jrafferty@adamsrafferty.com](mailto:jrafferty@adamsrafferty.com)

Date : 7/17/17

## OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal ✓

-

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 10-12 Springfield  
Street

the record title standing in the name of Fernando and Maria Fernandes

whose address is 90 Norwich Circle, Medford MA 02155  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 44172 Page 140 or  
Registry

District of Land Court Certificate No. Book Page

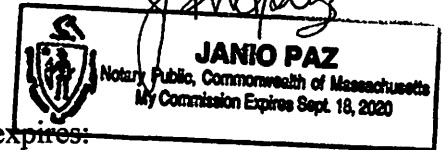
(Owner)

On this 06 day of July, 2017, before me, the undersigned notary public, personally appeared Fernando Fernandez proved to me through satisfactory evidence of identification, which were M A D L, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

*Fernando Fernandez*

Notary Public

My commission expires:



**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 10-12 Springfield 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:
- The business satisfies the criteria of Section 11.31 of the Ordinance since it will attract a significant amount of walk-in trade from nearby residents and businesses.
- 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:
- A Fast Food use has operated at this location since 2007 and it has not caused any congestion or hazard in the neighborhood.
- 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:
- There are a number of retail and restaurant uses in the area and none of them will be adversely affected by a business selling Mediterranean style fast casual food.
- 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 petitioner will operate its premises in full compliance with all health, safety and sanitary code requirements.
- 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 use will add a new food offering to the dynamic Inman Square restaurant community.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Nirvana **PRESENT USE/OCCUPANCY:** fast order food  
**LOCATION:** 10-12 Springfield St Cambridge, MA **ZONE:** Business A Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** fast order food

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	2,045 sf*	no change	4,589 sf (max.)
<b><u>LOT AREA:</u></b>	2,790 sf	no change	none (min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	.73	no change	1.0/1.75 (max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	930 sf	no change	600 sf (min.)
<b><u>SIZE OF LOT:</u></b> <b>WIDTH</b>	38'	no change	none (min.)
<b>DEPTH</b>	72'	no change	n/a
<b><u>SETBACKS IN FEET:</u></b> <b>FRONT</b>	0	no change	none (min.)
<b>REAR</b>	14'-49'	no change	none (min.)
<b>LEFT SIDE</b>	2'	no change	none (min.)
<b>RIGHT SIDE</b>	13.5'	no change	none (min.)
<b><u>SIZE OF BLDG.:</u></b> <b>HEIGHT</b>	30'	no change	45' (max.)
<b>LENGTH</b>	41'	no change	n/a
<b>WIDTH</b>	22'	no change	n/a
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	24%	no change	none (min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	3	no change	4 (max.)
<b><u>NO. OF PARKING SPACES:</u></b>	3	no change	0 (min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	0	no change	0 (min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	n/a	no change	n/a (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.

\*total building

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'.



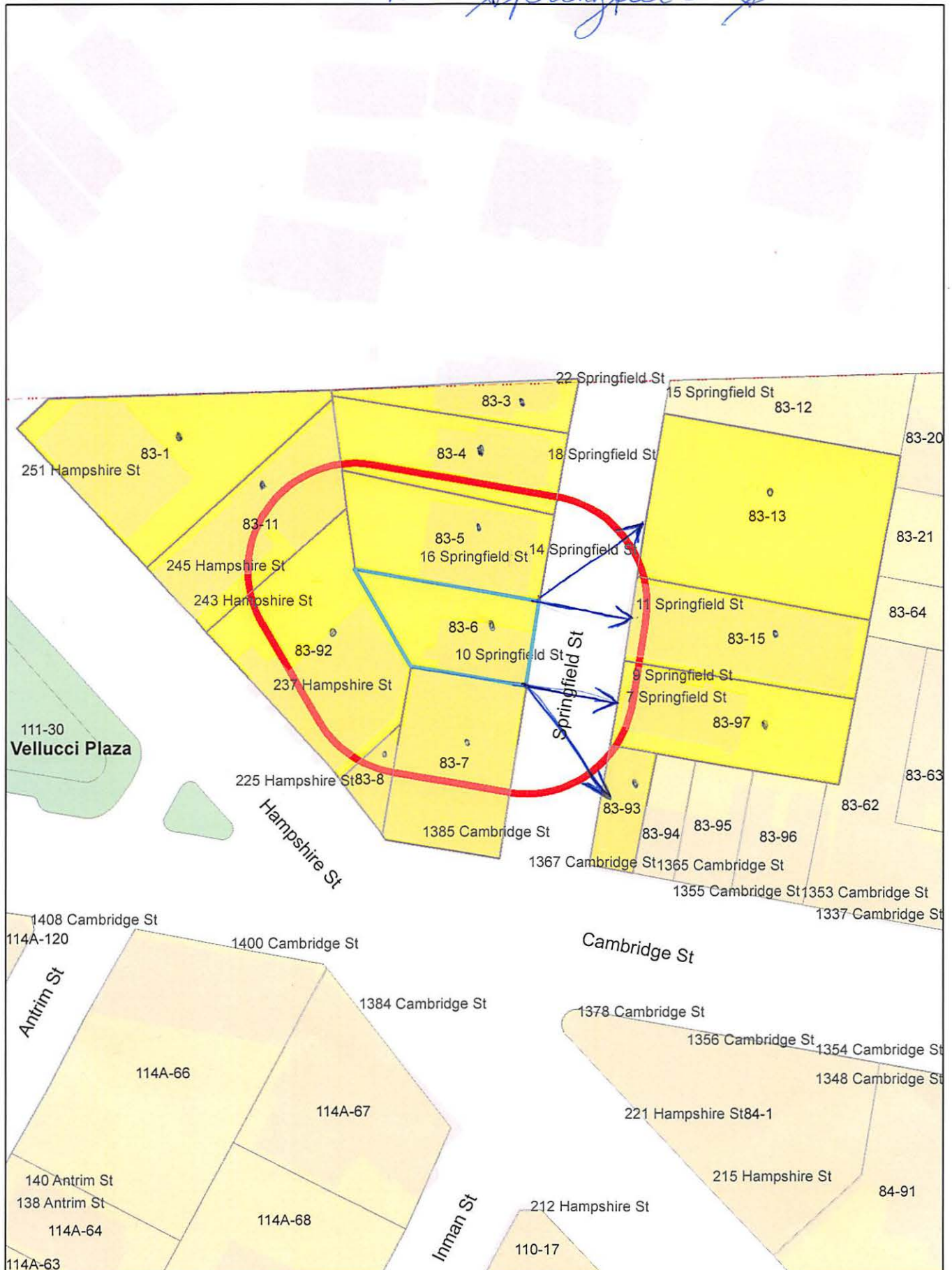


10-12 - Springfield St.





10-12 Springfield St.





10-12 Springfield St.

Petitioner

83-4  
18 SPRINGFIELD STREET LLC  
16 SPRINGFIELD ST  
CAMBRIDGE, MA 02139

83-5  
CERQUEIRA, JOSE B. & MARIA P. SOUSA  
16 SPRINGFIELD ST  
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

83-7  
WEINMAN PROPERTIES, LLC  
281 WABAN AVE  
WABAN, MA 02468

83-8  
SINGH, HARINDER  
170 GORE ST #304  
CAMBRIDGE, MA 02141

83-11  
WINOGRAD, ELIOT J. &  
MICHAEL JUDITH ROSENBERG, TR.  
136 BEAUMONT ST  
NEWTON, MA 02460

83-13  
CITY OF CAMBRIDGE  
C/O LOUIE DePASQUALE  
CITY MANAGER

83-13  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

83-92  
CAMBRIDGE PUBLIC HEALTH COMMISSION  
D/B/A CAMBRIDGE HEALTH ALLIANCE  
1493 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

83-92  
KEANE, ROBERT E.,  
TR. 237 INMAN TRUST  
P.O. BOX 1062  
MEDFORD, MA 02155

83-92  
CAMBRIDGE HEALTH ALLIANCE  
229 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

83-93  
WOLF, GERALD H.,  
TRUSTEE OF 1369 REALTY TRUST  
106 BROOKS STREET  
MEDFORD, MA 02155

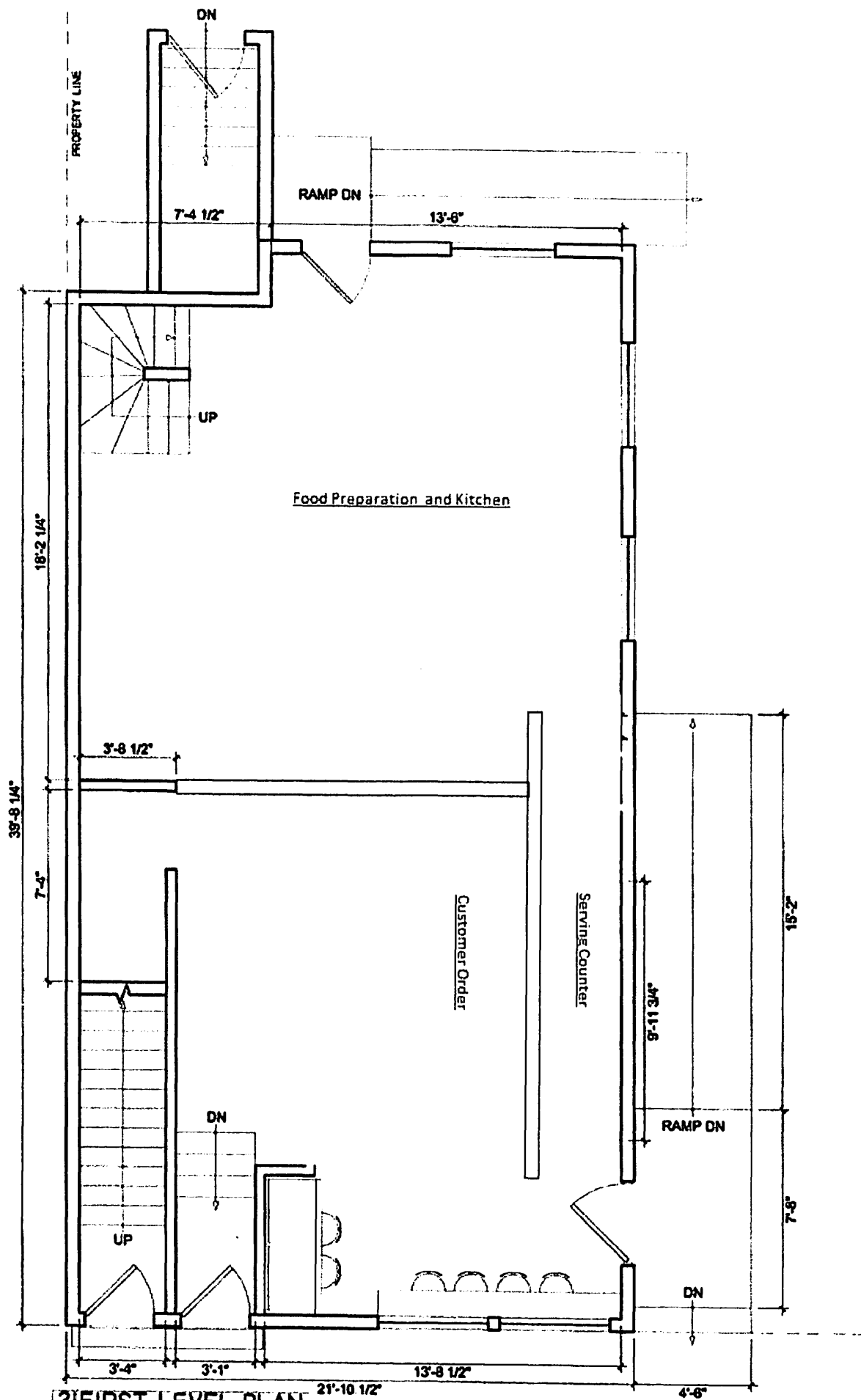
83-97  
BURNS, JULIE L.  
9 SPRINGFIELD ST.  
CAMBRIDGE, MA 02139

83-6  
FERNANDES, FERNANDO M.  
90 NORWICH CIR  
MEDFORD, MA 02155

83-15  
DOO SPRINGFIELD ASSOCIATES LLC.  
101 INMAN ST  
CAMBRIDGE, MA 02139

83-1  
CAMBRIDGE PORTUGUESE  
CREDIT UNION  
251 HAMPSHIRE ST  
CAMBRIDGE, MA 02139-1397

83-3  
MATOS, ADELAIDE ROSARIO  
TR. OF SPRINGFIELD REALTY TRUST.  
22 SPRINGFIELD ST  
CAMBRIDGE, MA 02139



2 FIRST LEVEL PLAN

10-12 Springfield St.