



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR 21 AM 10:18
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

Amended

General Information

BZA Number: 163850

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Clover Fast Food, Inc. c/o Justin Kelly

PETITIONER'S ADDRESS: 1075 Cambridge St, Cambridge, MA 02139

LOCATION OF PROPERTY: 1075 Cambridge St, Cambridge, MA

TYPE OF OCCUPANCY: Restaurant

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:

To join to restaurant spaces to provide additional space (approx.. 1,500 sq. ft.) for existing bakery operations.

DESCRIPTION OF PETITIONER'S PROPOSAL:

To use a portion of 1075 Cambridge St., previously occupied by Bisq restaurant, to provide additional space for Clover's existing bakery operations.

SECTIONS OF ZONING ORDINANCE CITED:

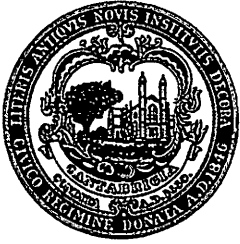
- Article: 4.000 Section: 4.35.o (Fast Order Food Establishment).
- Article: 11.000 Section: 11.30 (Fast Order Food Establishment).
- Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): *Christopher Anderson*
(Petitioner (s) / Owner)

Christopher Anderson
(Print Name)

Address: 1075 Cambridge Street Cambridge MA 02138
Tel. No. 617-838-7666
E-Mail Address: Office@justinkellycontracting.com

Date: 4/22/22



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 163850

2022 APR 12 PM 2:39
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General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Chris Anderson % Justin Kelly

PETITIONER'S ADDRESS: 1075 Cambridge St, Cambridge, MA 02139

LOCATION OF PROPERTY: 1075 Cambridge St, Cambridge, MA

TYPE OF OCCUPANCY: Restaurant

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:


/Joining two restaurant spaces. /

DESCRIPTION OF PETITIONER'S PROPOSAL:

To use portion of 1075 Cambridge St which was used by Bisq restaurant as part of Clover quick food.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.35.o (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)

Chris Anderson
(Print Name)

Address: 1075 Cambridge Street Cambridge, MA 02138
Tel. No. 617-838-7666
E-Mail Address: Office@justinkellycontracting.com

Date: 4/11/22

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 Giuseppe Costa Long Trustee Maria Laranjeira
(OWNER)

Address: 1075 Cambridge St

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

The record title of this property is in the name of same as above

*Pursuant to a deed of duly recorded in the date 8/21/15, Middlesex South County Registry of Deeds at Book 65950, Page 35; or Middlesex Registry District of Land Court, Certificate No. _____ Book 65950 Page 35.

Maria Laranjeira
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

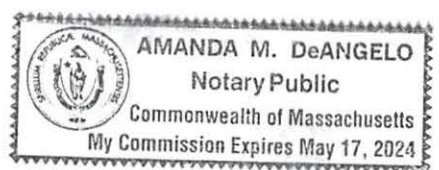
Commonwealth of Massachusetts, County of Middlesex

The above-name Maria Laranjeira personally appeared before me, this 10th of April, 2022, and made oath that the above statement is true.

Amanda M. DeAngelo
Notary

My commission expires May 17, 2024 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



MEMORANDUM FOR THE RECORD - [Illegible]

Reference is made to [Illegible] dated [Illegible] and [Illegible] dated [Illegible].

[Illegible handwritten text]

[Illegible handwritten text]

[Illegible handwritten text]

[Illegible handwritten text]



[Illegible handwritten text]

FILED IN [Illegible]
[Illegible]
[Illegible]

[Illegible handwritten text]

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 1075 Cambridge 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:

Clover proposes a special permit for 1075 Cambridge street conforming to the requirements outlined in section 11.31. Details are attached in the supporting statement.

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:

Clover is not making any changes to the façade of the building. We are only making some minor adjustments to the interior to support our bakery in that space. The space is already zoned for bakery use. Additionally, traffic would likely decrease from previous use as a separate restaurant and would be used to support Clover's existing operations.

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 adjacent space is operated by Clover under a special permit issued on July 29, 2011 (Case No. 10115). This proposal would support Clover's existing operations and improve upon the services currently offered therein.

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:

Plans include adequate garbage receptacles with clear and prominent signage. Sidewalk will be maintained for safety. Food options will be among the healthiest in the area, potentially improving public health.

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:

**No change to existing building facade, no increase in automobile traffic.
See attachment for more details**

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

ATTACHMENT: SUPPORTING STATEMENT

Clover at 1075 Cambridge Street

Find below in italicized text statements to support Clover at 1075 Cambridge Street in response to the requirements set forth in 11.30 FAST ORDER FOOD ESTABLISHMENTS.

11.31.a The operation shall not

11.31.a.1 Create traffic problems

Use of this space to provide additional support for Clover's existing bakery operations would likely decrease traffic from prior uses as a separate restaurant because Clover's seating and patron service area will not be increased. The new space will provide additional room for Clover's existing bakery operations.

11.31.a.2 Reduce available parking

There will be no reduction in available parking, no parking spaces will be eliminated.

11.31.a.3 Threaten the public safety in the streets and sidewalks

There are no changes to the streets or sidewalks.

11.31.a.4 Encourage or produce double parking on adjacent public streets(s)

The bakery will not have patrons entering the space, so there will be no need to double park. All employees will enter the employee entrance established on Elm street. We will receive raw goods through the receiving dock following current receiving SOPs on Elm street.

11.31.b The physical design, including color and use of materials, of the establishment shall be compatible with and sensitive to the visual and physical characteristics of other buildings, public spaces and uses in the location.

Clover is not proposing any revisions to the building façade and only intends to make minor revisions to the building's interior to provide additional space for Clover's existing operations.

11.31.c The establishment fulfills a need for such a service in the neighborhood or in the city;

Clover serves local, seasonal food at accessible price points. Clovers offers food options that are nutrient dense and cooked in real time. Post covid, there are

not many options left in Inman square that can provide breakfast, lunch and dinner to the community.

11.31.d The establishment will attract patrons primarily from walk in trade as opposed to drive in or automobile related trade; however, should the board specifically find that the district of area within the establishment is proposed to be located does not have significant pedestrian traffic, this requirement need not be met.

Clover had developed a box pick up program to service our customers through covid. As covid has subsided this program has transitioned to instore pick up and delivery. We encourage instore pick through biking and walking. We offer discounts to patrons that choose this option.

11.31.e the establishment shall, to the greatest extent feasible, utilize biodegradable materials in packaging the food and in the utensils and other items provided for consumption thereof:

Clovers packaging in the restaurant is 100% biodegradable. We do not have trash cans in the customer area, only compost receptacles. Clover is pioneering the country's first zero waste delivery program. Clover looks to achieve this milestone in the late fall.

11.31.f. the establishment shall provide convenient, suitable and well marked waste receptacles to encourage patrons properly to dispose of the all packaging materials, utensils and other items provided with the sale of food.

Clover has clearly marked compost receptacles next to the pick up and packaging area. Consumers are encouraged to use this before exiting so we can properly capture the compostable packaging instead of it being placed in a trash can outside of clover. Additionally, the expanded space will not be used or accessed by patrons and will not increase the disposal needs of patrons.

11.31.g the establishment complies with all state and local requirements applicable to ingress, egress, and use of all facilities on the premises for handicapped and disabled persons

Clover's architectural drawings have met all code requirements. We are not changing the egress or ingress of the space which currently complies with all applicable code from prior permitting and build out. The changes being made within the space are superficial.

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Clover fast food, Inc
Location: 1075 Cambridge St., Cambridge, MA
Phone: 617-838-7666

Present Use/Occupancy: Restaurant
Zone: Business A Zone
Requested Use/Occupancy: Restaurant

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4224	5760	0	(max.)
<u>LOT AREA:</u>		8080	8080	8080	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.5/2	1.5/2	1.5/3.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	0	0	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	30	30	0	
	<u>DEPTH</u>	10	10	0	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	0	
	<u>REAR</u>	0	0	0	
	<u>LEFT SIDE</u>	0	0	0	
	<u>RIGHT SIDE</u>	0	0	0	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	20	20	45	
	<u>WIDTH</u>	120	120	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		2	2	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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

No other buildings on lot

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'.

CLOVER FOOD LAB HUB BAKERY

1075 CAMBRIDGE ST
CAMBRIDGE, MA 02139

WARNING:
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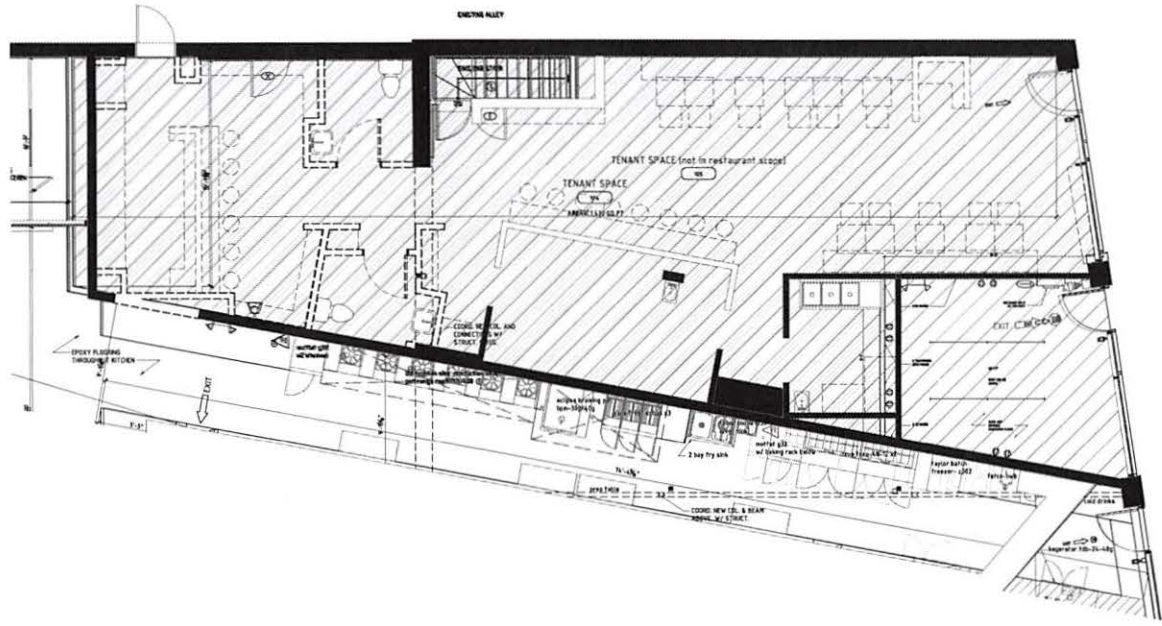
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2. All uses of this document must carry out all relevant investigations and must examine, take advice as required and verify the accuracy concerning the contents, correctness and sufficiency of the information and its contents for their purposes.
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Contributors to such Architectural Drawings for set out. Contributors to check and verify all Dimensions on Site prior to Construction/Installation. Figures and Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with I. B. C. Statutory Authorities and relevant American Standards.

DATE: 02/01/22

INDEX OF DRAWINGS

SHEET LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	FLOOR 01 (DEMO PLAN)
A100	FLOOR 01 (LAYOUT PLAN)
A101	FLOOR 01 (EQUIPMENT PLAN)
A102	FLOOR 01 (RCP)
A400	FLOOR 01 (ELEVATIONS)
A401	FLOOR 01 (ELEVATIONS)



1 Floor 01 (Demo Plan) Cover.
1/4" = 1'-0"

JOE THE ARCHITECT
1075 Cambridge St
Cambridge, MA 02139
www.joethearchitect.com

CLOVER FOOD LAB HUB BAKERY

DATE: 02/01/22



PROJECT INFORMATION
CLOVER FOOD LAB HUB BAKERY

1075 CAMBRIDGE ST
 CAMBRIDGE, MA 02139

NOT FOR CONSTRUCTION

202002 3:20:41 PM

Jon The Architect, LLC, all drawings and written reports have been issued in the original and unmodified form. Any alterations to these drawings shall be made by the original author and shall be signed and dated. Contractors shall verify all dimensions and materials prior to construction. The design firm shall be responsible for the accuracy of the drawings. The client shall be responsible for the accuracy of the information provided. This drawing is not to be used for any other purpose without the written consent of Jon The Architect, LLC. All rights reserved. © 2020 Jon The Architect, LLC.

NO.	ISSUE	DATE
	PROJECT MEMBER	
	CHECKER	
	APPROVER	
	SCALE	
	SHEET NAME	

FLOOR 01 (DEMO PLAN)

SHEET NUMBER

A001

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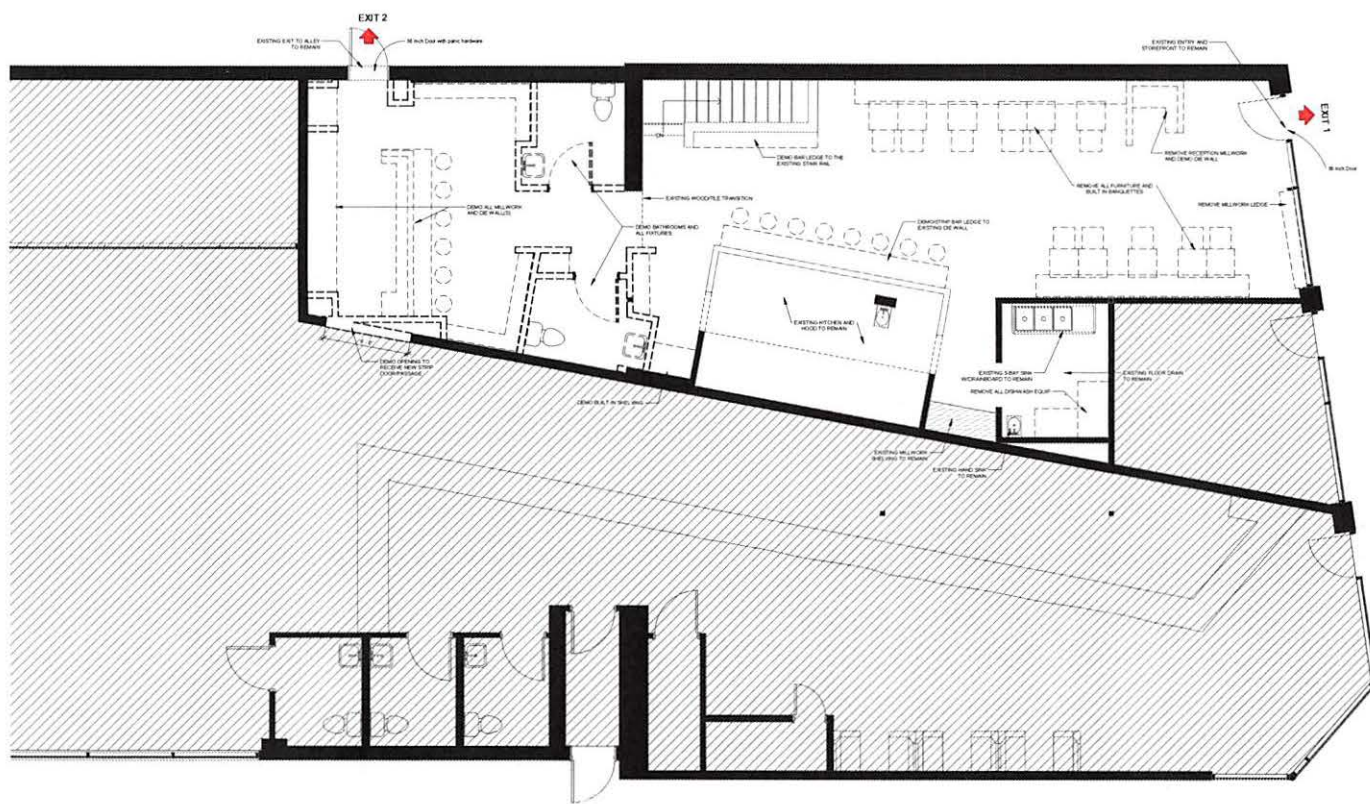
**GENERAL NOTES AND LEGENDS
 EGRESS NOTES**

1. All existing egress to remain without changes. All the existing emergency egress ETC. No changes to the egress path on new space. The maximum occupancy on the new space is 12 as the reduction on occupancy from 20 reflects the needs for any egress modifications.

EXISTING STRUCTURES (EBC)

Alteration - Level 2

The Clover Lab Hub Bakery at 1075 Cambridge Street is alteration Level 2. The project is removing the equipment, fixtures and creating a new spacing connecting to the existing common area. The project will comply with all requirements for Level 2 alterations under Chapter 9 as well as the requirement for alteration level 1 Chapter 7.



1 Floor 01 (Demo Plan)
 1/4" = 1'-0"

A100

SHEET NUMBER

FLOOR 01 (LAYOUT PLAN)

SHEET NAME

SCALE: 1/4" = 1'-0"

APPROVED

CHECKED

PROJECT NUMBER

DATE

SCALE CHART

NOT FOR CONSTRUCTION

1075 CAMBRIDGE ST
CAMBRIDGE, MA 02139

CLOVER FOOD LAB HUB
BAKERY

KEY PLAN

SEAL

CONSULTANT

CLIENT

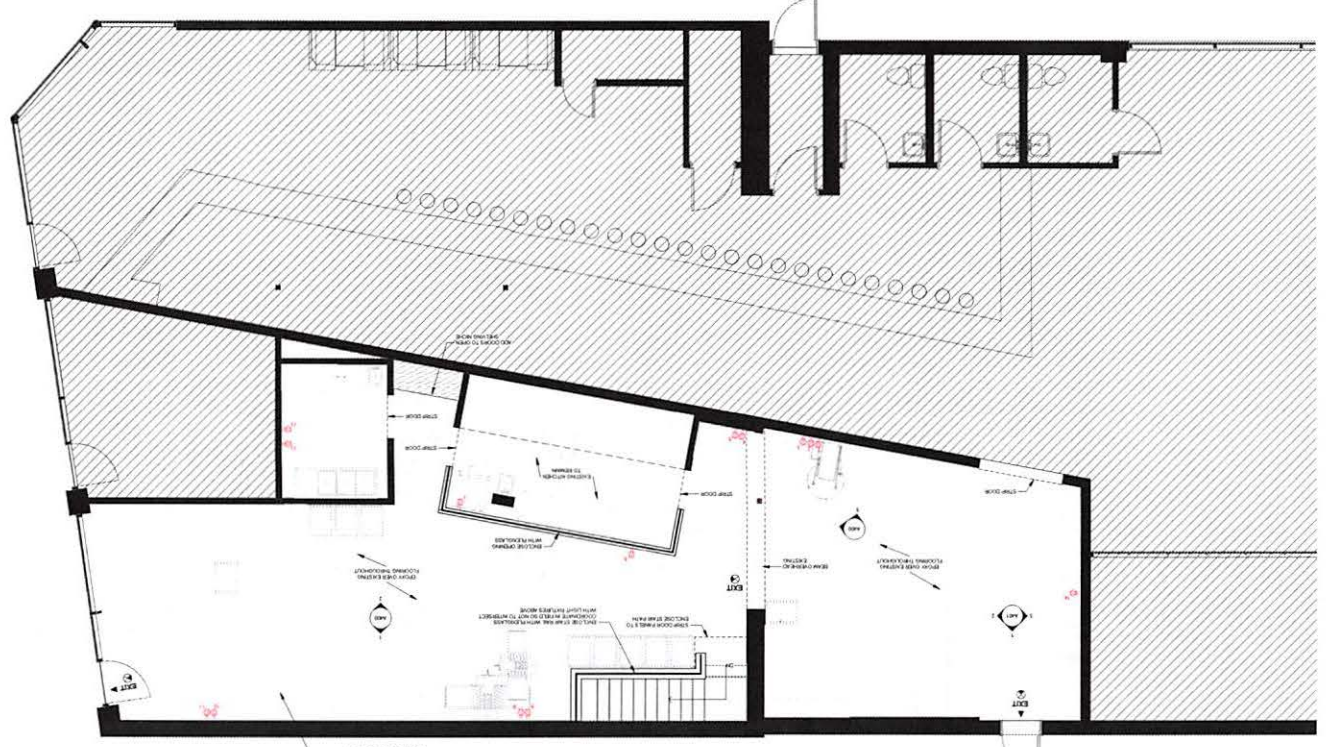


DESIGN FIRM

J + A

The Arcade LLC
30 Market Street, Suite 20, Cambridge, MA 02142
T: +1(617) 764-2022 • E: info@jacobandarcade.com
www.jacobandarcade.com

1 Floor 01 (Layout Plan) 1/4" = 1'-0"



Mark	Comments
1	Mixer
2	Digital Timer for Mixer
3	Water Meter for Mixer
4	IPad (2)
5	IPad Charging Station
6	Dough Dividing Rounder
7	Reach-In Fridge
8	Double Lane Chiller
9	Single Lane Chiller
10	Oven
11	Conveyor Belt
12	Wall Mounted Vacuum Charger
13	Wall Mounted Vacuum Charger
14	Speaker Power Above

RELOCATE SIGNAGE TO OTHER LOCATIONS
CONVERT TO CONSTRUCTION MARKING
BLACK TO CONSTRUCTION SPEC AND 1/8" DIA. RINGS
REMOVE OR MARK OFF AT CONSTRUCTION
REMOVE OR MARK OFF AT CONSTRUCTION
REMOVE OR MARK OFF AT CONSTRUCTION



PROJECT INFORMATION
CLOVER FOOD LAB HUB
BAKERY

1075 CAMBRIDGE ST
 CAMBRIDGE, MA 02139

NOT FOR CONSTRUCTION

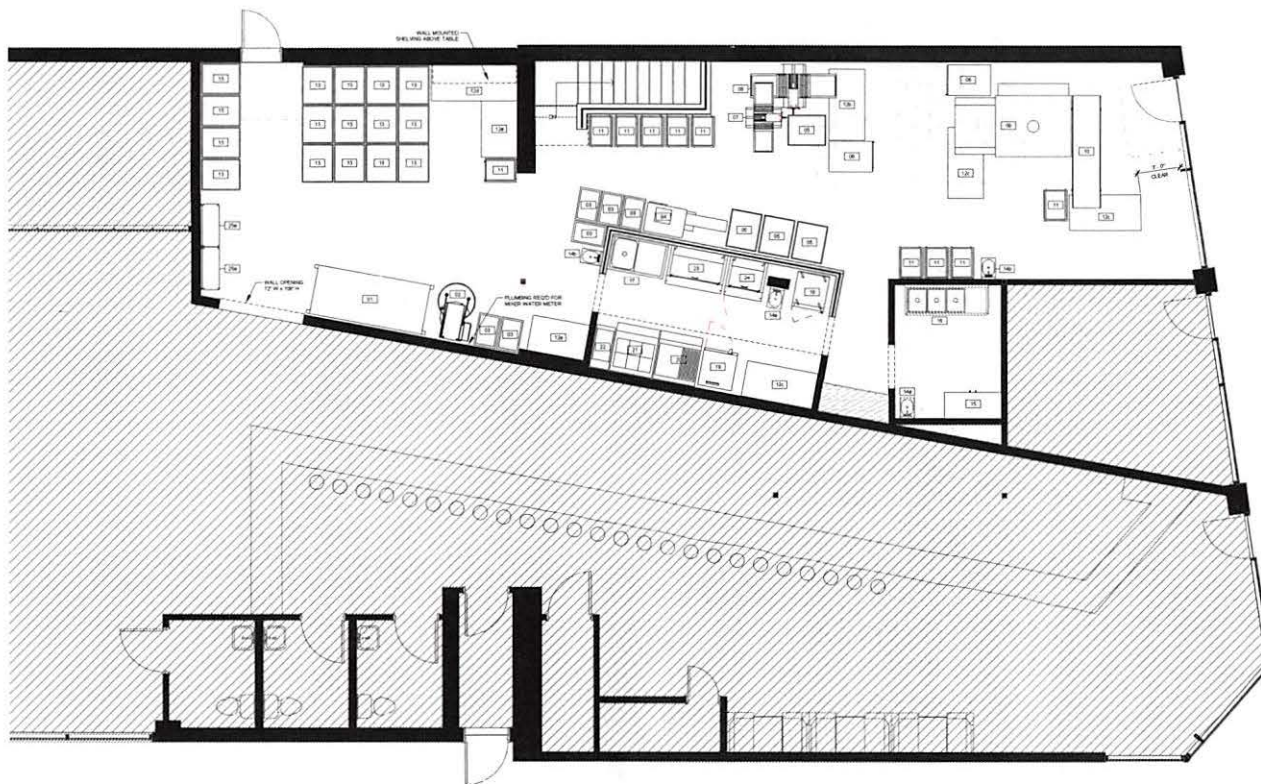
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 ISSUE CHART

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	SHEET NAME	

FLOOR 01
(EQUIPMENT PLAN)

Specialty Equipment Schedule					
No.	Description	Manufacturer	Model	Qty	Supplier
01	Pallet Rack	-	-	1	Clover Food Lab
02	Silverline Spiral Mixer SL80	Univex	SL80	1	Equipment Vendor
03	Fermentation Bins	-	-	6	Clover Food Lab
04	Dough Divider/Rounder	Koenig	Mini Rex Multi	1	Clover Food Lab
05	White Proofing Bins	-	-	4	Clover Food Lab
06	Proofing Cabinet	-	-	2	Clover Food Lab
07	Double Lane Sheeter	Jagum	-	1	Clover Food Lab
08	Single Lane Sheeter	Jagum	-	1	Clover Food Lab
09	Pita Oven	Jagum	-	1	Clover Food Lab
10	Conveyor Belt	Jagum	-	1	Clover Food Lab
11	Sheet Pan Rack	-	-	10	Clover Food Lab
12a	Work Table 30x45 SS	John Boos	ST6-3048SSK (or sim)	2	Equipment Vendor
12b	Work Table 30x60 SS	Custom	Custom	1	Clover Food Lab
12c	Work Table 30x60 SS	John Boos	ST6-3060SSK (or sim)	3	Equipment Vendor
12d	Work Table 30x72 SS	John Boos	ST6-3072SSK (or sim)	1	Equipment Vendor
13	Bread Rack	-	-	16	Clover Food Lab
14a	Hand Sink	-	-	2	Existing
14b	Hand Sink w/Faucet & Splash Guard	John Boos	PBHS-W-0909-SSLR (or sim)	2	Equipment Vendor
15	Mop Sink Cabinet	John Boos	PBJC-224884-L	1	Justin Kelly Construction

Specialty Equipment Schedule					
No.	Description	Manufacturer	Model	Qty	Supplier
16	3-Bay Sink w/ Drainboard	-	-	1	Existing
17	Prep Sink	-	-	1	Existing
18	Reach-In Fridge	True Mfg	T-23-HC	1	Equipment Vendor
19	Gas Convection Oven w/ SS Stand & RH Kit	Turbofan	G32D5-SK32 (RH)	2	
20	Grill/Griddle	-	-	1	Existing
21	Stove w/ Salamander	-	-	1	Existing
22	Fryer	-	-	1	Existing
23	Ref Food Prep Station	-	-	1	Existing
24	Ref Food Prep Station	-	-	1	Existing
25a	Wall Shelf 14x36	Eagle Group	GWB1436C (or sim)	12	Equipment Vendor



1 Floor 01 (Equipment Plan)
 1/4" = 1'-0"



PROJECT INFORMATION
CLOVER FOOD LAB HUB BAKERY

1075 CAMBRIDGE ST
 CAMBRIDGE, MA 02139

NOT FOR CONSTRUCTION

3/20/2023 3:36:42 PM
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ISSUE CHART

N	ISSUE	DATE
	PROJECT NUMBER	
	CHECKED	
	APPROVED	
	SCALE	
	SHEET NAME	

FLOOR 01 (RCP)

SHEET NUMBER

A102

Lighting Fixture Schedule				
Type Mark	Manufacturer	Model	Description	Count
LF1	Acuity Brands Lighting (or sim)	2GTL-2-40L-GZ10-LP835	General Purpose LED Troffer 2x2', Acrylic Lens, 3500K	18
LF2	Lithonia Lighting	WF# LED 27K30K35K 90CRI MW	Wafer LED downlight, Switchable White, Matte white, 3500K	7



1 Floor 01 (RCP)
 1/4" = 1'-0"

DESIGN FIRM

J t A

John T. Arnold, LLC
1000 North Main Street, Suite 200
Cambridge, MA 02142
Tel: (617) 552-3333
www.jtaarchitect.com

CLIENT

CONSULTANT

SCALE



KEY PLAN

PROJECT INFORMATION
**CLOVER FOOD LAB HUB
BAKERY**

100 CAMBRIDGE ST
CAMBRIDGE, MA 02139

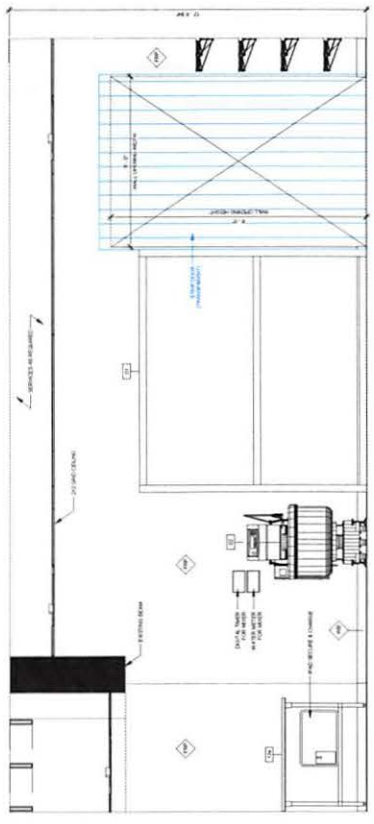
NOT FOR CONSTRUCTION

DATE: 02/02/2018 10:41 AM
DRAWN BY: JTA
CHECKED BY: JTA
APPROVED BY: JTA
SCALE: 1/2" = 1'-0"
SHEET NAME: FLOOR 01 (ELEVATIONS)
SHEET NUMBER: A400

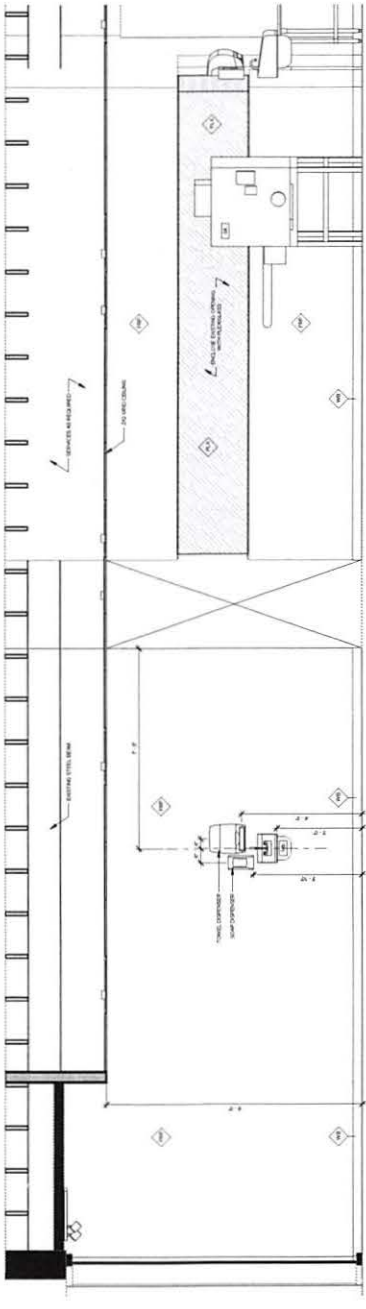
NO.	REVISION	DATE
1	Check	02/02/2018
2	Approve	02/02/2018

FLOOR 01 (ELEVATIONS)

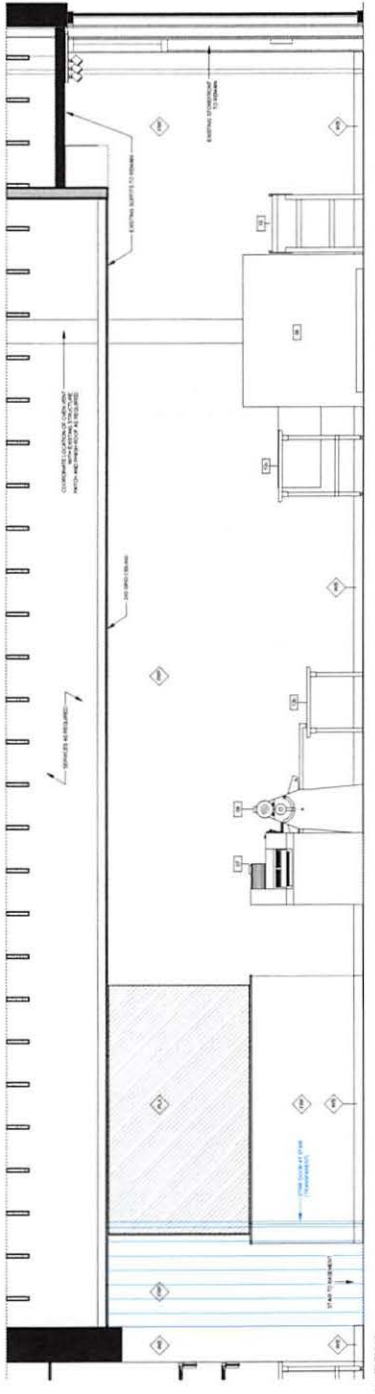
SHEET NUMBER
A400



② ELEV. 2B
1/2" = 1'-0"



① ELEV. 1B
1/2" = 1'-0"



③ ELEV. 1A
1/2" = 1'-0"



PROJECT INFORMATION
CLOVER FOOD LAB HUB
BAKERY

1075 CAMBRIDGE ST
 CAMBRIDGE, MA 02139

NOT FOR CONSTRUCTION

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NOTES:
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ISSUE CHART

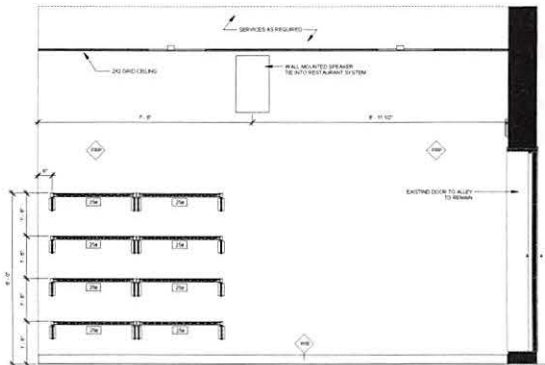
NO.	DATE	DESCRIPTION

FLOOR 01
(ELEVATIONS)

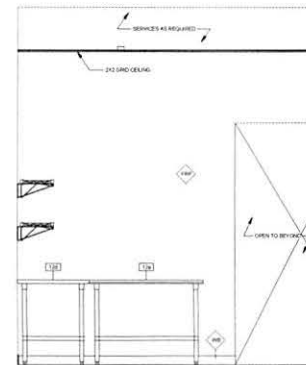
SHEET NUMBER

A401

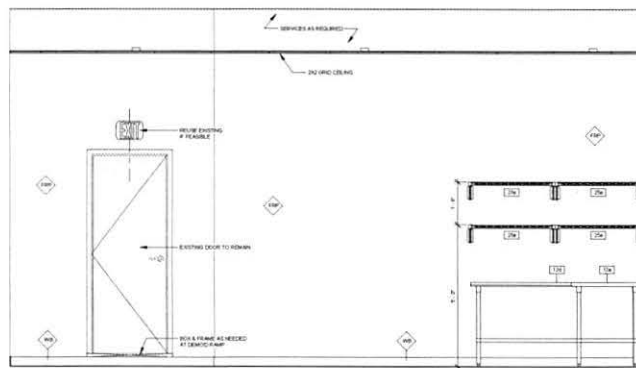
Finish Schedule			
Material: Mark	Material: Manufacturer	Material: Model	Material: Description
FRP	Marlite (or sim)	Smooth White	Fiberglass Reinforced Panels, White, Smooth, PVC Corners
PLX	Clover Food Lab	1/2" Clear	Plexiglass
WB	Johnsonite	Platinum 21	Vinyl Wall Base



30 ELEV 30
 1/2" = 1'-0"

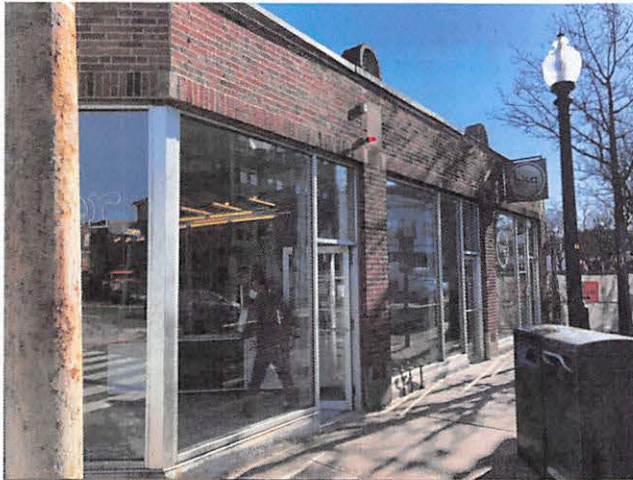


30B ELEV 30B
 1/2" = 1'-0"



30A ELEV 30A
 1/2" = 1'-0"



















clover

Photo studio

127 Cambridge St.

bisq
restaurant

bisq
restaurant

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: _____ DATE: _____

PETITIONER OR REPRESENTATIVE: _____

ADDRESS & PHONE: _____

BLOCK: _____ LOT: _____

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. **APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.**

**PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.**

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form - 3 Copies with Original Signatures	_____	_____
Supporting Statements	_____	_____
Application Fee (\$ _____) (SEE ATTACHED FEE SCHEDULE)	_____	_____
Assessor's Plat (Available at Engineering Dept. - 147 Hampshire Street)	_____	_____
Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies (Subject to further review by Zoning Specialist)	_____	_____
Ownership Certificate, Notarized - 2 Copies	_____	_____
Floor Plans - 2 Copies	_____	_____
Elevations - 2 Copies *	_____	_____
Certified Plot Plan - 2 Copies (By Registered Land Surveyor)	_____	_____
Photographs Of Property	_____	_____
Parking Plan (if relevant to your application)	_____	_____
<u>FOR SUBDIVISION ALSO INCLUDE:**</u>		
Proposed Deeds	_____	_____
Evidence of Separate Utilities ***	_____	_____
Proposed Subdivision Plan	_____	_____

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** See attachment G.

*** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: _____ Appeal: _____

PETITIONER: _____

PETITIONER'S ADDRESS: _____

LOCATION OF PROPERTY: _____

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: _____

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Units	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): _____
(Petitioner(s))

Address: _____

Tel. No.: _____

Date: _____

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: _____ Appeal: _____

PETITIONER: _____

PETITIONER'S ADDRESS: _____

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_____ Other: _____	

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SECTIONS OF ZONING ORDINANCE CITED:

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Article _____ Section _____

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(Petitioner(s))

Address: _____

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Date: _____

BZA APPLICATION FORM

GENERAL INFORMATION

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Special Permit: _____ Variance: _____ Appeal: _____

PETITIONER: _____

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_____ Change in Use/Occupancy	_____ Parking
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_____ Other: _____	

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SECTIONS OF ZONING ORDINANCE CITED:

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Article _____ Section _____

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Original Signature(s): _____
(Petitioner(s))

Address: _____

Tel. No.: _____

Date: _____

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____
 LOCATION: _____ ZONE: _____
 PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:		_____	_____	_____ (max.)
LOT AREA:		_____	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		_____	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:		_____	_____	_____ (min.)
SIZE OF LOT:	WIDTH	_____	_____	_____ (min.)
	DEPTH	_____	_____	_____ (min.)
Setbacks in Feet:	FRONT	_____	_____	_____ (min.)
	REAR	_____	_____	_____ (min.)
	LEFT SIDE	_____	_____	_____ (min.)
	RIGHT SIDE	_____	_____	_____ (min.)
SIZE OF BLDG.:	HEIGHT	_____	_____	_____ (max.)
	LENGTH	_____	_____	_____ (min.)
	WIDTH	_____	_____	_____ (min.)
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)		_____	_____	_____ (min.)
NO. OF DWELLING UNITS:		_____	_____	_____ (max.)
NO. OF PARKING SPACES:		_____	_____	_____ (min./max)
NO. OF LOADING AREAS:		_____	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		_____	_____	_____ (min.)

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

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'.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____
 LOCATION: _____ ZONE: _____
 PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:		_____	_____	_____ (max.)
LOT AREA:		_____	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		_____	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:		_____	_____	_____ (min.)
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	REAR	_____	_____	_____ (min.)
	LEFT SIDE	_____	_____	_____ (min.)
	RIGHT SIDE	_____	_____	_____ (min.)
SIZE OF BLDG.:	HEIGHT	_____	_____	_____ (max.)
	LENGTH	_____	_____	_____ (min.)
	WIDTH	_____	_____	_____ (min.)
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)		_____	_____	_____ (min.)
NO. OF DWELLING UNITS:		_____	_____	_____ (max.)
NO. OF PARKING SPACES:		_____	_____	_____ (min./max)
NO. OF LOADING AREAS:		_____	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		_____	_____	_____ (min.)

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

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 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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 _____ (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:

- 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:

- 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:

- 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:

- 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:

ATTACHMENT: SUPPORTING STATEMENT

Clover at 302 Elm St.

Find below in italicized text statements to support Clover at 302 Elm St. in response to the requirements set forth in 11.30 FAST ORDER FOOD ESTABLISHMENTS.

11.31.a The operation shall not

11.31.a.1 Create traffic problems

Primary traffic is expected to be by foot. 90% of the current traffic at Clover's existing locations in Harvard Square, Kendall Square, Government Center, and South Station is from customers who have walked to the locations.

11.31.a.2 Reduce available parking

There will be no reduction in available parking, no parking spaces will be eliminated.

11.31.a.3 Threaten the public safety in the streets and sidewalks, or

There are no changes to the streets or sidewalks that are expected to impose a threat on public safety. Clover will not create any obstacles with trash and recycling bins.

11.31.a.4 Encourage or produce double parking on adjacent public street(s)

At 302 Elm St. Clover will not encourage any double parking in front of the store or on any adjacent street.

11.31.b The physical design, including color and use of materials, of the establishment shall be compatible with and sensitive to the visual and physical characteristics of other buildings, public spaces and uses in the particular location

There are no planned changes to the façade of 302 Elm St. that would impact the visual and physical harmony of the local area. We will add windows but not other changes will be made to the shell of the building.

11.31.c The establishment fulfills a need for such a service in the neighborhood or in the city;

Clover serves local, seasonal food at accessible price points. There is currently no offering in Inman Square that can properly make such a

claim. Further, Clover serves a full menu of vegetarian food, an offering that is not available in Inman Square.

11.31.d The establishment will attract patrons primarily from walk in trade as opposed to drive in or automobile related trade; however, should the Board specifically find that the district of area within which the establishment is proposed to be located does not have significant pedestrian traffic, this requirement need not be met.

Clover has no plans to serve automobile traffic at 302 Elm St.

11.31.e the establishment shall, to the greatest extent feasible, utilize biodegradable materials in packaging the food and in the utensils and other items provided for consumption thereof;

Clover packaging will be 100% biodegradable. We will not need recycling bins, nor will we need trash bins as all waste, food, packaging, will be biodegradable and will be composted by a commercial service.

11.31.f the establishment shall provide convenient, suitable and well marked waste receptacles to encourage patrons properly to dispose of all packaging materials, utensils and other items provided with the sale of food;

Clover will have clearly marked compost bins inside the restaurant. Customers will be educated and encouraged to make use of the composting bins before leaving the store, and will be encouraged to compost at home if they do not already.

11.31.g the establishment complies with all state and local requirements applicable to ingress, egress, and use of all facilities on the premises for handicapped and disabled persons

Clover's architects SSd, based on Cambridge, Norton Remmer, our consultant, WB&A engineering, and Cafco Construction will work to ensure that the restaurant complies to all applicable codes.

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: _____ DATE: _____

PETITIONER OR REPRESENTATIVE: _____

ADDRESS & PHONE: _____

BLOCK: _____ LOT: _____

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. **APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.**

***PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.***

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form - 3 Copies with Original Signatures	_____	_____
Supporting Statements	_____	_____
Application Fee (\$100) (SEE ATTACHED FEE SCHEDULE)	_____	_____
Assessor's Plat (Available at Engineering Dept. - 147 Hampshire Street)	_____	_____
Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies (Subject to further review by Zoning Specialist)	_____	_____
Ownership Certificate, Notarized - 2 Copies	_____	_____
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Elevations - 2 Copies *	_____	_____
Certified Plot Plan - 2 Copies (By Registered Land Surveyor)	_____	_____
Photographs Of Property	_____	_____
Parking Plan (if relevant to your application)	_____	_____
<u>FOR SUBDIVISION ALSO INCLUDE:**</u>		
Proposed Deeds	_____	_____
Evidence of Separate Utilities ***	_____	_____
Proposed Subdivision Plan	_____	_____

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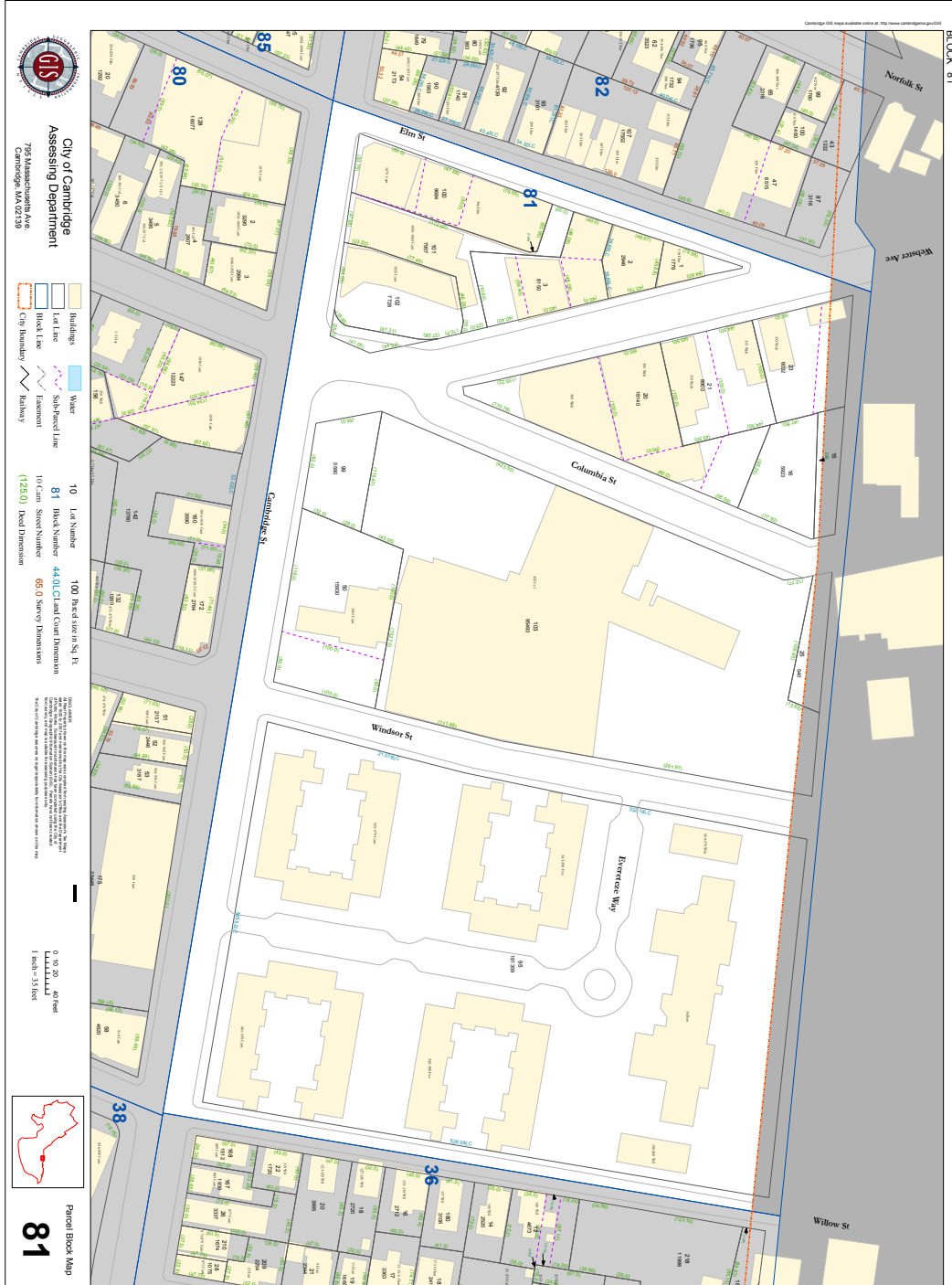
* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** See attachment G.

*** Can be submitted after subdivision has been approved.

ATTACHMENT: ASSESSOR'S PLAT

Clover at 302 Elm St.



ATTACHMENT: EXTERIOR PHOTO

Clover at 302 Elm St.



Clover at 302 Elm St.

clover

DETAILED MENU:

note: all packaging 100% compostable. local and organic when possible. prices approximate.

BREAKFAST (6am – 11am)

- \$4.00 Granola, yogurt, compote
 - House made organic granola
 - Fresh yogurt from Rhode Island
 - Seasonal fruit compote (e.g., Rhubarb in spring, Plum late summer)
- \$3.00 Oatmeal
 - House made organic oatmeal, vegan, touch of brown sugar, cinnamon, nutmeg
 - Seasonal toppings (e.g., house made marmalade)
- \$3.00 Seasonal fruit salad
 - Best seasonal fruit available, cut and prepared < 30 minutes before being served
- \$2.00 Seasonal muffins
 - Organic, vegan, e.g., apple muffin with golden raisins
- \$2.00 Pop-overs
 - Organic, fresh out of the oven (baked in small batches)
 - Served with house-made marmalade

LUNCH/ DINNER (11am – midnight)

- \$5.00 Sandwiches
 - Chickpea fritter
 - Egg and eggplant
 - Soy BLT
 - BBQ Seitan
- \$8.00 Plate
 - Seasonal (e.g., ripe field tomato, cheddar cheese, lettuce, mayo late August/ early Sept.)
 - Chickpea fritter, or eggplant
 - Hummus
 - 3 salads of your choice
- \$2.00 French fries with rosemary
- \$3.00 Cup of soup
 - Seasonal, 2 soup choices, made daily (e.g., spicy carrot)
- \$2.50 Salads
 - Seasonal, 6 choices daily (e.g., roasted beet, feta cheese, mint, pumpkin seeds)

BEVERAGES (all day)

- \$1.75 Single cup of coffee
 - 12 oz., single cup drip, prepared to order (approximately 90 second wait)
 - Barrington Coffee Roasters coffee
- \$1.75 Hot mulled cider
 - Local apple cider
 - House spice blend including cinnamon and allspice with hint of star anise
- \$1.75 Hot tea
 - Selection from local importer MEM
- \$1.75 Iced coffee, cold brew process
- \$2.25 Seasonal lemonade (e.g., lavender lemonade), house made daily
- \$2.25 Clover soda
 - House-made syrups (e.g., vanilla bean) combined with carbonated water
- \$2.25 Sparkling lemonade, house made to order
- \$3.00 Seasonal ague fresco (e.g., cranberry for autumn), house made daily
- \$4.00 Seasonal fresh juices (e.g., pineapple with tart apple and lemon)
- \$4.00 Fresh squeezed O.J.
 - The real stuff, squeezed on premises

Clover at 302 Elm St.

clover

DETAILED MENU:

note: all packaging 100% compostable. local and organic when possible. prices approximate.

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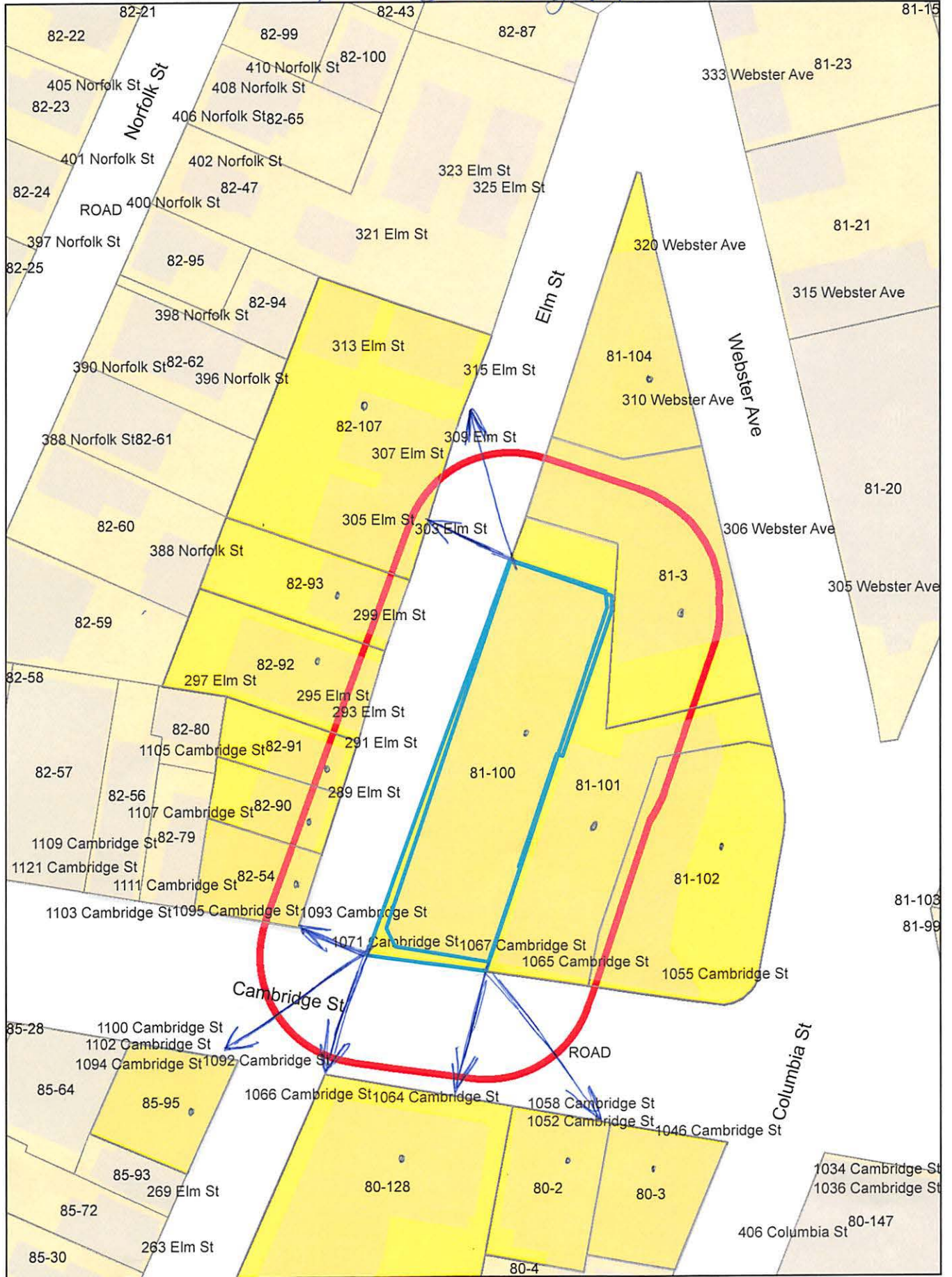
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- \$4.00 Seasonal fresh juices (e.g., pineapple with tart apple and lemon)
- \$4.00 Fresh squeezed O.J.
 - The real stuff, squeezed on premises

1075 Cambridge St.



1075 Cars *Ad.*

Petitioner

81-104
PIMENTEL, CARLOS, MARIO PIMENTEL,
ROBERT PIMENTEL & PAUL PIMENTEL
C/O C.L.M. AUTOMOTIVE
306 WEBSTER AVENUE
CAMBRIDGE, MA 02141

80-3
MASSACHUSETTS ALLIANCE OF PORTUGUESE
SPEAKERS
1046 CAMBRIDGE
CAMBRIDGE, MA 02139

CHRISTOPHER ANDERSON
C/O JUSTIN KELLY
1075 CAMBRIDGE STREET
CAMBRIDGE, MA 02139

81-3
PIMENTEL, MARIO, CARLOS PIMENTEL &
ROBERT E. PIMENTEL
294-306 WEBSTER AVE.
CAMBRIDGE, MA 02141

81-100
LONG, GISELLE COSTA,
Tr. THE MARIA COSTA LARANJEIRA IRREV TRS
15 POND TER
WOBURN, MA 01801

82-90
GOMES, ANTONIO C.
289 ELM ST
CAMBRIDGE, MA 02139

82-91
PIMENTEL, ROBERT E.
291 ELM STREET
CAMBRIDGE, MA 02141

82-107
BUCK, DAVID ALAN
307 ELM ST. UNIT#3
CAMBRIDGE, MA 02139

82-107
KENSKY, EITAN & JENNIFER B. BROXMEYER
1775 MASSACHUSETTS AVE., APT #6.
CAMBRIDGE, MA 02140

82-107
GOULD, ELLIOTT J.
25-27 CLAREMON ST
SOMERVILLE, MA 02144

82-107
BERGER, COLBY S.
44 MEACHAM RD
SOMERVILLE, MA 02144

82-107
LIU, DONG
11 WESTWOOD RD
LEXINGTON, MA 02420

82-107
IGNATIEV, KONSTANTIN
66 DIMICK ST., UNIT #1
SOMERVILLE, MA 02143

82-107
SALEHI, ROYA & ALIREZA ASIAI
303-315 ELM ST., #315/1
CAMBRIDGE, MA 02144

82-107
HAYS, DEREK
303-315 ELM STREET, UNIT 313/3
CAMBRIDGE, MA 02139

82-107
UGLJESA, ALEXANDRA
303-315 ELM ST. UNIT#313/1
CAMBRIDGE, MA 02139

82-107
HENKE, ULRICH & MARGARET HENKE
309 ELM ST., #2
CAMBRIDGE, MA 02139

82-107
SMITH, FRANCIS R. II
30 BRADLEY LANE
STOW, MA 01775

82-107
NOLL, MICHAEL P.
303-315 ELM ST. UNIT#303/1
CAMBRIDGE, MA 02139

82-107
MERRIFIELD, CATHERINE G. &
MATTHEW BRADLEY MERRIFIELD
1327 MARSHFIELD RD
LAS VEGAS, NV 89135

85-95
RIBEIRO, ANTONIO F. & ISABEL C. QUELHAS,
TRS THE QUELHAS RIBEIRO 2018 TRUST
30 CHELSEA ST., #610
EVERETT, MA 02149

82-107
CHEN, KE
303-315 ELM ST #309/3
CAMBRIDGE, MA 02139

82-54
CAMBRIDGE 168 LLC
470 MIDDLE ST
BRAintree, MA 02184

82-107
WANG FRANK
303-315 ELM ST -UNIT 307-2
CAMBRIDGE, MA 02139

82-92-93
RODRIGUES, ROSA,
TRS MARIA & ERIC D. LUIS
11 GRANT ST
SOMERVILLE, MA 02145

80-128
JAS PROPERTIES
243 BROADWAY
MANAGEMENT OFFICE
CAMBRIDGE, MA 02139

82-107
XU SU
303 315 ELM ST 315-4
CAMBRIDGE, MA 02139

82-107
SAHNI RAHUL & AMRITA SAHNI
150 CAMBRIDGE ST - UNIT A308
CAMBRIDGE, MA 02139

82-107
YOO MICHAEL H & SARAH YOO
309 ELM ST - UNIT 1
CAMBRIDGE, AL 02139

81-101
1043 CAMBRIDGE ST LLC
121 CHARLES ST
SOUTH BOSTON, MA 02116

1075 Cambridge St.

81-102
1043 CAMBRIDGE STREET LLC
398 COLUMBIA AVE -#345
BOSTON, MA 02116

82-107
WEISS ALEXA N & ANDREAS W ROUSING
305 ELM ST - UNIT 3
CAMBRIDGE, MA 02139

80-2
1060 CAMBRIDGE STREET LLC
402A HIGHLAND AVE
SOMERVILLE, MA 02143

Pacheco, Maria

From: Michael Noll <michaelnoll@gmail.com>
Sent: Monday, May 2, 2022 6:02 PM
To: Pacheco, Maria
Subject: Clover Expansion - BZA-163850

Maria:

Today I received a letter from the Cambridge Board of Zoning Appeals for a hearing on May 19, 2022 to review Clover's expansion plans into the vacant Bisq space at 1075 Cambridge Street. They plan to expand their bakery operations.

I am writing to voice my opposition to the expansion.

This is extremely concerning to me since we have to deal with their constant traffic, trash, noise, loud music, and rude employees. I assume that this expansion will increase activity at their loading dock on Elm Street as well as increase the number of employees on site.

We listen to their vans and employees making noise as early as 4am. Their employees have been rude to me when I have reminded them that they cannot smoke, eat, or hang out on our stoop. Hair nets litter our block. Their vendors make a habit of delivering outside of hours stipulated by the noise ordinance (before 7am on weekdays and before 9am on weekends/holidays). I have recently complained to the License Commission about deliveries prior to 7am (complaints sent 11/5/2021 and 4/18/2022). Delivery and trash trucks often block Elm Street, which leads to honking horns from annoyed drivers stuck behind them. The Clover van drivers who also use the loading dock often blast their music as they come and go.

Our noise complaints to the License Commission go back to 2012 (should be on record with them.) There have been multiple hearings, fines, and at least one suspension, yet Clover has to be constantly reprimanded by the Licensing Commission to fix these problems.

As I mentioned, I am concerned that this expansion will increase delivery traffic, trash pickup traffic, Clover vehicle traffic, and employee numbers on the site. All of this will lead to poorer living conditions for the residents of Cambridge Street.

Thanks...

Michael Noll
303 Elm Street #1

Michael Noll
michaelnoll@gmail.com

Pacheco, Maria

From: Colby Swettberg <colby.swettberg@gmail.com>
Sent: Friday, May 6, 2022 3:07 PM
To: Pacheco, Maria
Subject: Clover expansion - case # BZA-163850

Maria,

As a long time owner and resident of Elm Street (I'm across the street from Clover), I am writing to voice my opposition to the proposed expansion of Clover.

Their plans to expand are extremely concerning since we have to deal with their constant traffic, trash, noise, loud music, and rude employees. I assume that this expansion will increase delivery activity on Elm Street. Their vendors make a habit of delivering outside of hours stipulated by the noise ordinance (before 7am on weekdays and before 9am on weekends/holidays). We also listen to Clover's own vans making noise as early as 4am. We have recently complained to the Licensing Commission about deliveries prior to 7am.

I wish we could have faith that Clover could simply learn to be a good neighbor since many of us would be happy to give them business, but our complaints about Clover go back to 2012 - they have to be constantly reprimanded by the Licensing Commission and it seems to fall on deaf ears by Clover's leadership. Rewarding disrespectful behavior by allowing Clover to expand flies in the face of the values and culture that drew me to the City of Cambridge as a homeowner.

Thank you for taking our concerns into account as you consider this expansion.

Best,
Colby Swettberg
--
Colby
(pronouns: they/them/their)

Pacheco, Maria

From: Michael Noll <michaelnoll@gmail.com>
Sent: Monday, May 9, 2022 6:48 AM
To: Pacheco, Maria
Subject: Re: Clover Expansion - BZA-163850

Maria:

I wanted to follow up with these two photos demonstrating the traffic issues on Cambridge street. I also forgot to mention that Clover occasionally parks their vehicles in residential parking spots overnight on Elm Street. As stated earlier, I fear that an expanded kitchen will increase deliveries and make the situation worse.

This photo was taken on April 18, 2022:



This photo was taken on May 9, 2022:



Thanks...

-michael

Michael Noll

michaelnoll@gmail.com

On Mon, May 2, 2022 at 6:02 PM Michael Noll <michaelnoll@gmail.com> wrote:

Maria:

Today I received a letter from the Cambridge Board of Zoning Appeals for a hearing on May 19, 2022 to review Clover's expansion plans into the vacant Bisq space at 1075 Cambridge Street. They plan to expand their bakery operations.

I am writing to voice my opposition to the expansion.

This is extremely concerning to me since we have to deal with their constant traffic, trash, noise, loud music, and rude employees. I assume that this expansion will increase activity at their loading dock on Elm Street as well as increase the number of employees on site.

We listen to their vans and employees making noise as early as 4am. Their employees have been rude to me when I have reminded them that they cannot smoke, eat, or hang out on our stoop. Hair nets litter our block. Their vendors make a habit of delivering outside of hours stipulated by the noise ordinance (before 7am on weekdays and before 9am on weekends/holidays). I have recently complained to the License Commission about deliveries prior to 7am (complaints sent 11/5/2021 and 4/18/2022). Delivery and trash trucks often block Elm Street, which leads to honking horns from annoyed drivers stuck behind them. The Clover van drivers who also use the loading dock often blast their music as they come and go.

Our noise complaints to the License Commission go back to 2012 (should be on record with them.) There have been multiple hearings, fines, and at least one suspension, yet Clover has to be constantly reprimanded by the Licensing Commission to fix these problems.

As I mentioned, I am concerned that this expansion will increase delivery traffic, trash pickup traffic, Clover vehicle traffic, and employee numbers on the site. All of this will lead to poorer living conditions for the residents of Cambridge Street.

Thanks...

Michael Noll
303 Elm Street #1

Michael Noll
michaelnoll@gmail.com



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Aristotle Nye Date: 5/3/22
(Print)

Address: 1075 Cambridge St.

Case No. BZA-163850

Hearing Date: 5/19/22

Thank you,
Bza Members