

BZA APPLICATION FORM

GENERAL INFORMATION

BZA-173542

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

Special Permit: _____ Variance: X

2022 MAY -6 AM 10:30
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Appeal: _____

PETITIONER: Poblocki Sign Company for Quad 10 Wilson Road, LLC

PETITIONER'S ADDRESS: 4 Industrial Park Rd. Medway, MA 02053

LOCATION OF PROPERTY: 10 Wilson Road

TYPE OF OCCUPANCY: RES- & -DEV-FC ZONING DISTRICT: 0-1

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To allow an individual projecting sign of 44.91 square feet reading "Kendall Kitchen at the Quad" mounted to an existing canopy.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 16.22.B.

Article 10 Section 10.30 (Variance)

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):

Jay Pavillo
(Petitioner(s)/Owner)
Jaym Pavillo
(Print Name)

Address:

4 Industrial Park Rd.
Medway, MA 02053

Tel. No.:

617-230-4434

E-Mail Address:

jaypavillo@hotmail.com

Date:

5/4/22

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 Quad 10 Wilson Road, LLC
OWNER

Address: C/O The Davis Companies, 125 High St., Suite 2111, Boston, MA 02110

State that I/We own the property located at 10 Wilson Road
which is the subject of this zoning application.

The record title of this property is in the name of QUAD 10 Wilson Road, LLC

*Pursuant to a deed of duly recorded in the date April 13, 2018, Middlesex South
County Registry of Deeds at Book 70890, Page 21; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

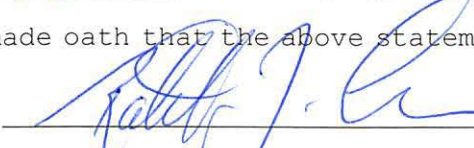


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

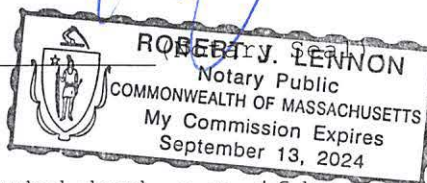
Commonwealth of Massachusetts, County of Suffolk

The above-name Michael Cantalupo personally appeared before me,
this 26th of April, 2022, and made oath that the above statement is true.



Notary

My commission expires _____



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

BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE
10 WILSON ROAD
KENDALL KITCHEN AT THE QUAD SIGN

A) A Literal enforcement of the provision of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The purpose of this sign is to identify the “Kendall Kitchen at the Quad” cafe and direct vehicular and pedestrian traffic to the location of the cafe. The most efficient way to accomplish this would be to mount a sign on the canopy facing Wilson road above the cafe.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

This building is uniquely situated in the Concord Alewife/Fresh Pond Commercial District. This sign will help the cafe exist in this densely populated zone.

C) Desirable relief may be granted without either:

1) Substantial detriment to the public good for the following reasons:

The “Kendall Kitchen at the Quad” sign will only benefit the public by clearly identifying the cafe and directing the public to the location of the cafe.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance for the following reasons:

Although this sign is classified as a projecting sign, it is mounted to an existing canopy and is not cantilevered to the building as a separate obstruction. The existing “10 Wilson” address sign is mounted to a canopy adjacent to this proposed sign. Therefore, this sign will be in harmony with the design and architecture of the building.

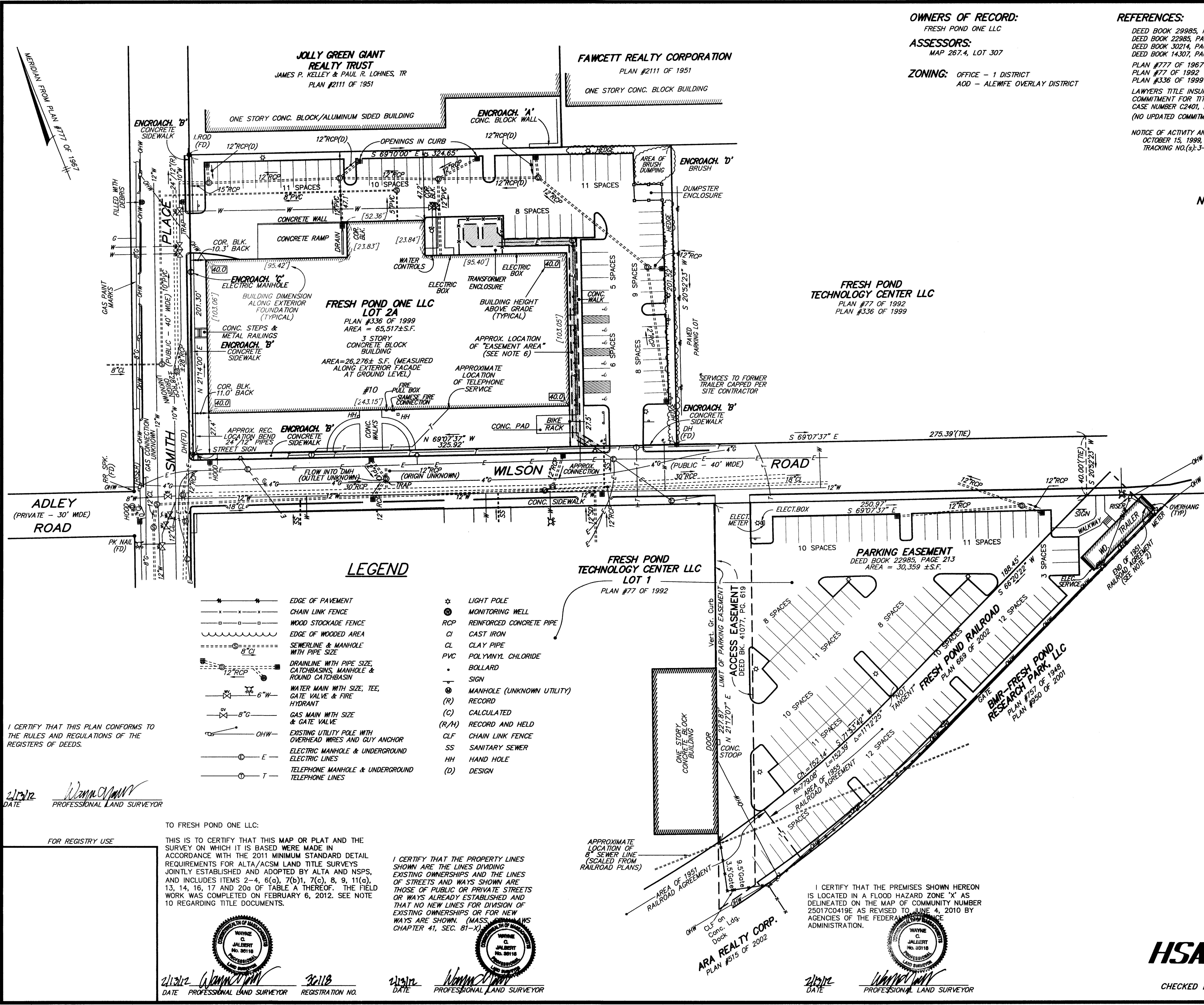
BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Pablocki Sign Co. for Qnd 10 Wilson Road, LLC **PRESENT USE/OCCUPANCY:** General Office Use
LOCATION: 10 Wilson Rd Cambridge, MA **ZONE:** Office 1 Zone /AOD-4
PHONE: 617-230-4434 **REQUESTED USE/OCCUPANCY:** General Office Use

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	75688sf	75984sf	49138sf	(max.)
<u>LOT AREA:</u>	65517sf	65517sf	5000sf min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.16	1.16	0.75 max	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	n/a	n/a	n/a	(min.)
<u>SIZE OF LOT:</u>	WIDTH	325ft	325ft	50ft min (min.)
	DEPTH	201ft	201ft	n/a
<u>SETBACKS IN FEET:</u>	FRONT	47.30ft	42.30ft	46.83ft (min.)
	REAR	47.00ft	47.00ft	46.33ft (min.)
	LEFT SIDE	30.10ft	30.10ft	19.71ft (min.)
	RIGHT SIDE	72.00ft	69.00ft	19.71ft (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	40.00ft	40.00ft	35 max (max.)
	LENGTH	243.00ft	246.00ft	50 min
	WIDTH	103.00ft	108.00ft	n/a
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	21.2%	21.2%	15% min	(min.)
<u>NO. OF DWELLING UNITS:</u>	n/a	n/a	n/a	(max.)
<u>NO. OF PARKING SPACES:</u>	68+118=186	55+118=173	95 min	(min./max)
<u>NO. OF LOADING AREAS:</u>	2	2	1	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	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.

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'.



OWNERS OF RECORD:
FRESH POND ONE LLC

ASSESSORS:
MAP 267.4, LOT 307

ZONING: OFFICE - 1 DISTRICT
AOD - ALEWIFE OVERLAY DISTRICT

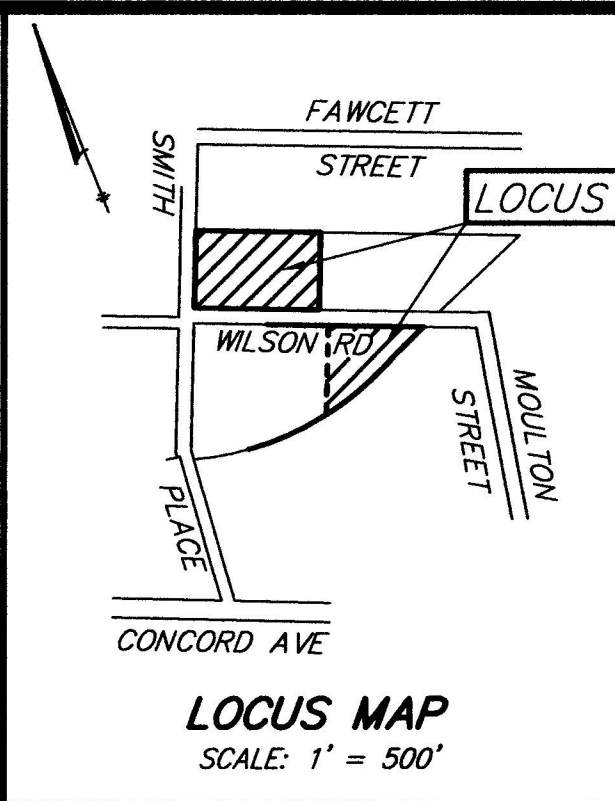
REFERENCES:

DEED BOOK 29985, PAGE 211
DEED BOOK 22985, PAGE 213 (PARKING EASEMENT)
DEED BOOK 30214, PAGE 233 (ELECTRIC EASEMENT)
DEED BOOK 14307, PAGE 399 (WILSON ROAD TAKING)

PLAN #777 OF 1967
PLAN #77 OF 1992
PLAN #336 OF 1999

LAWYERS' TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE
CASE NUMBER C2401, EFFECTIVE DATE OCT. 22, 1999
(NO UPDATED COMMITMENT WAS PROVIDED)

NOTICE OF ACTIVITY AND USE LIMITATION, DATED
OCTOBER 15, 1998, DEP RELEASE
TRACKING NO.(s): 3-17186



- NOTES:**
- 1) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEER'S OFFICE, CITY D.P.W., M.D.C., MASS HIGHWAY DEPT., AND UTILITY COMPANIES. OTHER UNDERGROUND SERVICES MAY EXIST. MANY AMBIGUITIES IN THE LOCATIONS AND CONNECTION OF UTILITIES EXIST.
 - 2) A PORTION OF THE OFF-LOCUS PARKING FACILITIES WAS FORMERLY LOCATED ON LAND DESCRIBED IN TWO LEASE AGREEMENTS BETWEEN A.O. WILSON STRUCTURAL COMPANY AND THE BOSTON & MAINE RAILROAD DATED MAY 11, 1951 & JANUARY 3, 1955. SAID LAND WAS SOLD TO FRESH POND RAILROAD VIA DEED BOOK 41077, PAGE 609, THEREFORE SAID LEASES ARE NO LONGER VALID/ACTIVE.
 - 3) ALL BUILDINGS PRESENTLY EXISTING ON LOT 1 NOT SHOWN HEREON.
 - 4) THIS SURVEY RELATES TO LOT 2A (FRESH POND ONE LLC) ONLY AND DOES NOT ADDRESS ISSUES FOR LAND OF FRESH POND TECHNOLOGY CENTER LLC (LOT 1).
 - 5) EVIDENCE OF AN UNDERGROUND SPRINKLER SYSTEMS EXISTS ON THE PREMISES, SAID SYSTEM IS NOT SHOWN HEREON.
 - 6) THE LOCATION OF THE "EASEMENT AREA" SHOWN HEREON IS BASED ON THE WRITTEN DESCRIPTION RECORDED IN DEED BOOK 30214, PAGE 233. AS-BUILT INFORMATION ON THE EXISTING ELECTRIC LINE WAS NOT AVAILABLE AT THE TIME OF THE SURVEY, THE LOCATION OF SAID ELECTRIC LINE AND THE "EASEMENT AREA" IS APPROXIMATE ONLY. A PORTION OF THE "EASEMENT AREA" AS SHOWN ON "EXHIBIT A" (RECORDED WITH THE GRANT OF EASEMENT) INTENDED TO ENCOMPASS THE TRANSFORMERS ON THE SITE DOES NOT SCALE TO THE ACTUAL LOCATIONS OF THE TRANSFORMERS.
 - 7) THE PREMISES SHOWN HEREON IS LOCATED WITHIN FEMA FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25017C0419E DATED JUNE 4, 2010.
 - 8) THIS PLAN DOES NOT ADDRESS UTILITIES SERVING THE TRAILER ON FRESH POND RAILROAD PROPERTY.
 - 9) UNDERGROUND ELECTRIC LINES EXIST AT LIGHT POLES. LOCATION OF SAID LINES IS UNKNOWN.
 - 10) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT.

LIST OF OBSERVED ENCROACHMENTS:

- A - CONC. WALL ON LOT 2A (0.5'±)
- B - SIDEWALKS PARTIALLY ON PREMISES (1.5'±)
- C - ELECTRIC MANHOLE PARTIALLY ON PREMISES
- D - BRUSH PILE OVER PROPERTY LINE (2.5'±)

**ALTA/ACSM
LAND TITLE SURVEY
IN
CAMBRIDGE, MA**

PREPARED FOR
FRESH POND ONE LLC

SCALE: 1" = 30' FEBRUARY 7, 2012

HSA HANCOCK SURVEY ASSOCIATES, INC.
185 CENTRE STREET, DANVERS, MASSACHUSETTS 01923
VOICE 978-777-3050 FAX 978-774-7816

CHECKED BY: *SRJ*

SIGN SPECIFICATIONS

DESCRIPTION

1" fabricated aluminum letters mounted to 1/4" flatbar, mounted to an existing glass canopy

TYPEFACES

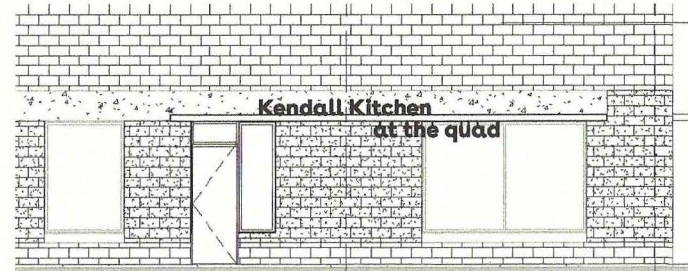
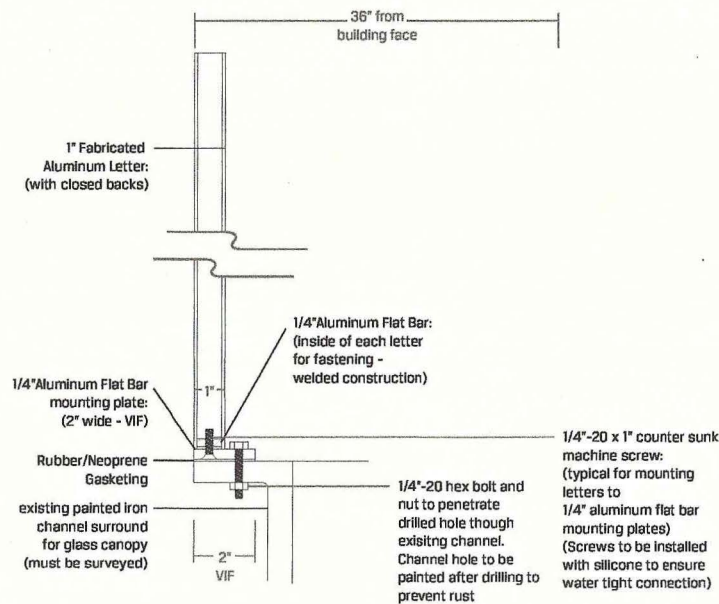
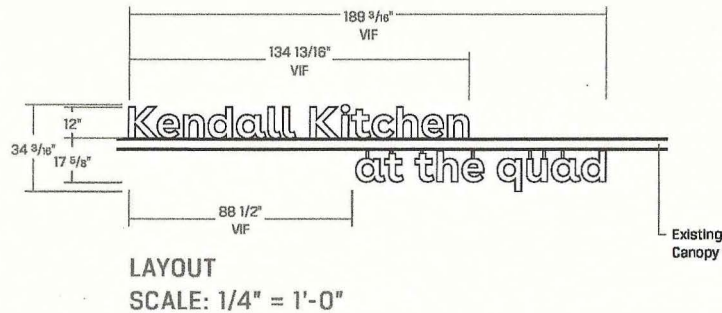
per client supplied vector graphic file
buenos aires bold

COLORS/FINISHES

White

INSTALLATION

mechanically fastened to existing glass canopy



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Project

The Quad
(the davis companies)
10 wilson road
cambridge, ma

Scale: Of Shown Graphics

See Individual Layouts/Sections/Elevations

Notes

white cafe letters shown in black
for visibility of the layout only

Revisions

REV	DESCRIPTION	BY	DATE
		ELB	09.23.20
		ELB	10.12.20
		ELB	12.09.20
		ELB	12.10.20
		ELB	02.22.21
		ELB	03.28.22

Internal Assignment: Sarah H.

Drawn By: ELB

Orig. Date: 09.02.20

A03
cafe letters

87359

Work Order #:

A03.1

Drawing #:

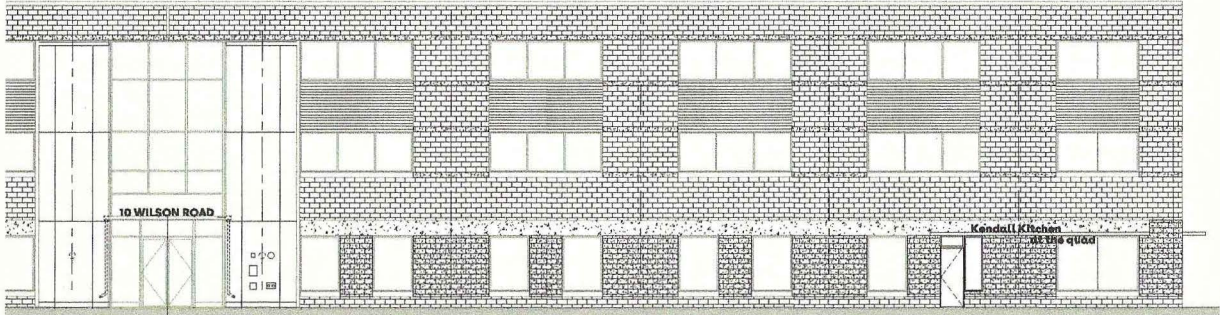
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existing glass canopy

TYPEFACES
per client supplied vector graphic file
buenos aries bold

COLORS/FINISHES
White

INSTALLATION
mechanically fastened to
existing glass canopy



ELEVATION: 10 Wilson Rd.
SCALE: 1/16" = 1'-0"

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The Quad
(the davis companies)
10 wilson road
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Scale: Of Shown Graphics
See Individual Layouts/Sections/Elevations

Notes
white letters shown in black
for visibility of the layout only

Revisions		
REV	DESCRIPTION	DATE

Internal Assignment: Sarah H.
Drawn By: ELB Orig. Date: 08.02.20

A02 and A03
canopy letters

87359 **A02A03.1**
Work Order #: Drawing #:



10 WILSON ROAD

FDC

4x4
TACONA

ESCOVA





T 617.451.1300
F 617.451.3604

125 High Street, Suite 2111
Boston, MA 02110

March 17, 2022

Ms. Sarah Horton
Poblocki Sign Company, LLC
Four Industrial Park Road
Medway, MA 02053

Dear Ms. Horton:

On behalf of and as a representative for **QUAD 10 Wilson Road, LLC** I hereby authorize Advance Signing LLC, a Poblocki Sign Company and Jason Parillo to proceed with the necessary permitting for the installation of the exterior signage at **10 Wilson Road, Cambridge, MA.**

Should you have any questions please contact me at (617) 451-1300 or (gmcgill@thedaviscompanies.com).

Sincerely,

A handwritten signature in cursive script, reading 'Gretchen A. McGill'.

Gretchen A. McGill
Vice President, Construction
The Davis Companies

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: Kendall Kitchen at the Quad

Applicant (name and address) Bablocki Sign Company

4 Industrial Park Rd. Medbury, MA

Signature [Signature]

Telephone: 617-230-4434 FAX: _____

Location of Premises: 10 Wilson Rd.

Zoning District: D-I Overlay District: _____

Date Application Submitted: 4/14/22

Sketch of Sign Enclosed: X Yes _____ No _____

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!

Copies: ISD _____ City Clerk* _____ CDD _____ Applicant _____ Historical Com. _____

*Any sign or portion of a sign extending more than six (6) inches into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 44.91 Dimensions: 34³/₁₆" W X 189³/₁₆" W

Illumination: Natural X Internal External

Height (from ground to the top of the sign): 16'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 243. Area of signs allowed accessory to store:
outside (1 x a) , behind windows (0.5 x a) . Area of all existing signs on
the store front to remain (including any freestanding sign): 12 + 24 = 36. Area of additional signs
permitted: .

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) . Area of signs allowed accessory to
the building facade: outside (1 x a) , behind windows (0.5 x a) . Area of
all existing signs on the building facade to remain (including any freestanding sign): .
Area of additional signs permitted: .

SUMMARY OF LIMITATIONS FOR PROJECTING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 13 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external only. **NUMBER:** one per store plus one per entry to the remainder of the building.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES NO X

Sign requires a variance from the Board of Zoning Appeal: YES X

Relevant sections: 7.16.22.B

COMMENTS: Section 7.16.22.B limits the size of individual projecting signs to 13 square feet; the proposed awning-mounted sign is 44.91 square feet.

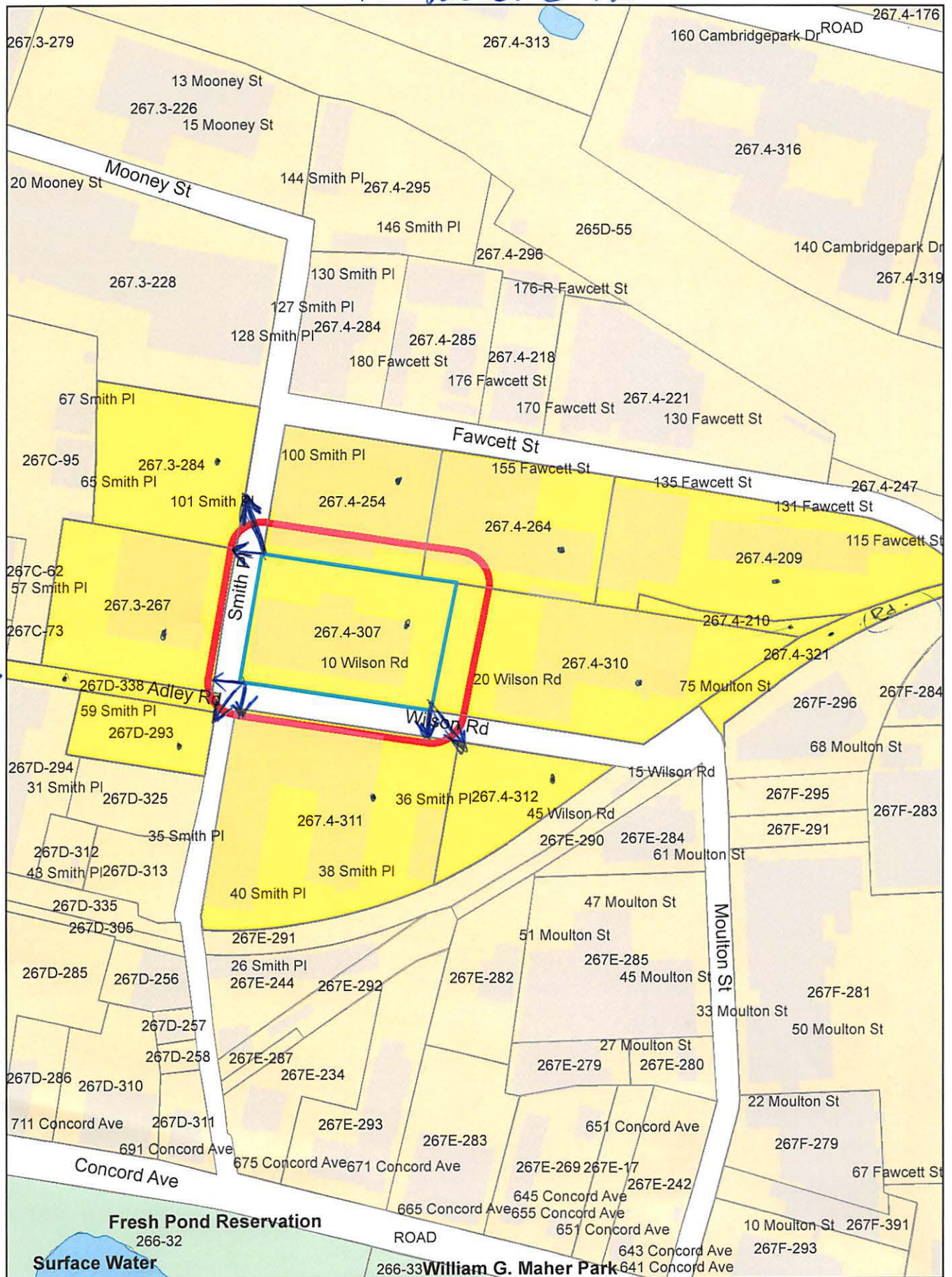
Date: 4-21-22 CDD Representative

Daniel
Messplay

Digitally signed by Daniel
Messplay
DN: cn=Daniel Messplay, o=ou,
email=dmessplay@cambridgema
.gov, c=US
Date: 2022.04.21 10:02:28 -04'00'

10 Wilson Rd.

Adley Rd →



10 Wilson Rd .

267.4-312-311-307 /267.3-267-284
QUAD 40 SMITH PLACE, LLC,
2001 ROSS AVE. SUITE 3400
DALLAS, TX 75201

267.4-264
ART ROCKS LLC,
C/O BAY MANAGEMENT CORP.
990 WASHINGTON STREET
DEDHAM, MA 02026

Petitioner
JASON PARILLO
4 INDUSTRIAL PARK ROAD
MEDWAY, MA 02053

267.4-209
LS ALEWIFE VII LLC
C/O LINCOLN PROPERTY COMPANY
53 STATE ST
BOSTON, MA 02109

267.4-310
QUAD 75 MOULTON STREET &
20 WILSON ROAD, LLC
2001 ROSS AVE, SUITE 3400
DALLAS, TX 75201

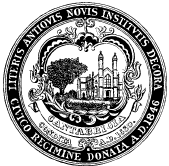
267D-293
LS 725 CONCORD LLC
1920 MAIN ST - SUITE 1200
IRVINE, CA 92614

267.4-254
JOLLY GREEN GIANT, LLC.
100 SMITH PL
CAMBRIDGE, MA 02139

267.4-321
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
78R CAMBRIDGE PARK DR
10 PARK PLAZA
BOSTON, MA 02116

267D-338 & 267.4-210 (Road)
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR'S OFFICE

267D-338 & 267.4-210 (Road)
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER



City of Cambridge
Massachusetts

1" = 1011 ft

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www.cambridgema.gov/gis



- Rail
- Road Centerline Cityscale
- Paved Surfaces**
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

