



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 : v 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

DRES

(Notary Seal).

Notary

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



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

2017 OCT -2 PM 1:47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-014585-2017

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : v 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 : 4.35.0 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

This map illustrates the Holyoke Center North and South areas, showing a network of streets and property lots. The central focus is on the intersection of Dunster St and Holyoke St, with a red line indicating a specific route. The map includes labels for major streets such as Massachusetts Ave, Brattle St, JFK St, Dunster St, Holyoke St, Mt Auburn St, Winthrop St, Linden St, and Bow St. Key locations like Harvard Square, Holyoke Center North, and Holyoke Center South are highlighted. Numerous lot numbers and addresses are provided for reference.

1350 mass Ave

Petitioner

160-14
PRESIDENT & FELLOW OF HARVARD HARVARD
UNIVERSITY R.E. DEPT
HOLYOKE CENTER., ROOM 451
1350 MASS AVE
CAMBRIDGE, MA 02138

159-1 / 160-37-74 / 161-1 / 162-11
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

BON ME FOODS LLC
C/O MICHAEL FEENEY
67 KEMBLE ST. - UNIT 2.2
ROXBURY, MA 02119

160-11
TRINITY REALTY LIMITED PARTNERSHIP I
P.O. BOX 380212
CAMBRIDGE, MA 02238

160-14
PRESIDENT AND FELLOWS OF HARVARD
COLLEGE HARVARD UNIVERSITY R.E. DEPT
HOLYOKE CENTER, ROOM 1017
1350 MASS AVENUE
CAMBRIDGE, MA 02138

159-2
OUT OF TOWN NEWS, INC.
C/O HUDSON NEWS AGENCY
0 HARVARD SQ.
CAMBRIDGE, MA 02138

160-38
HARVARD UNIVERSITY REAL ESATE INC.
HOLYOKE CENTER - ROOM 1000
1350 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

160-58
CAMBRIDGE SAVINGS BANK
C/O KAREN A. GIESTA
1374 MASS AVE
CAMBRIDGE, MA 02138

160-59
DANA CHAMBERS ALLIANCE
135 BEAVER STREET - SUITE #404
WALTHAM, MA 02452

162-62
76 MOUNT AUBURN STREET, INC.
C/O RICK CHILDS, SRB CORP
125 HIGH STREET
OLIVER STREET TOWER 9TH FL
BOSTON, MA 02110

160-76
WHOLEY, FREDERICK R.,
TRS OF THE FREDERICK R. WHOLEY
IRREVOCABLE TRS
15 ANIS ROAD
BELMONT, MA 02478

160-77
HARVARD STUDENT AGENCIES, INC
67 MT. AUBURN ST
CAMBRIDGE, MA 02138

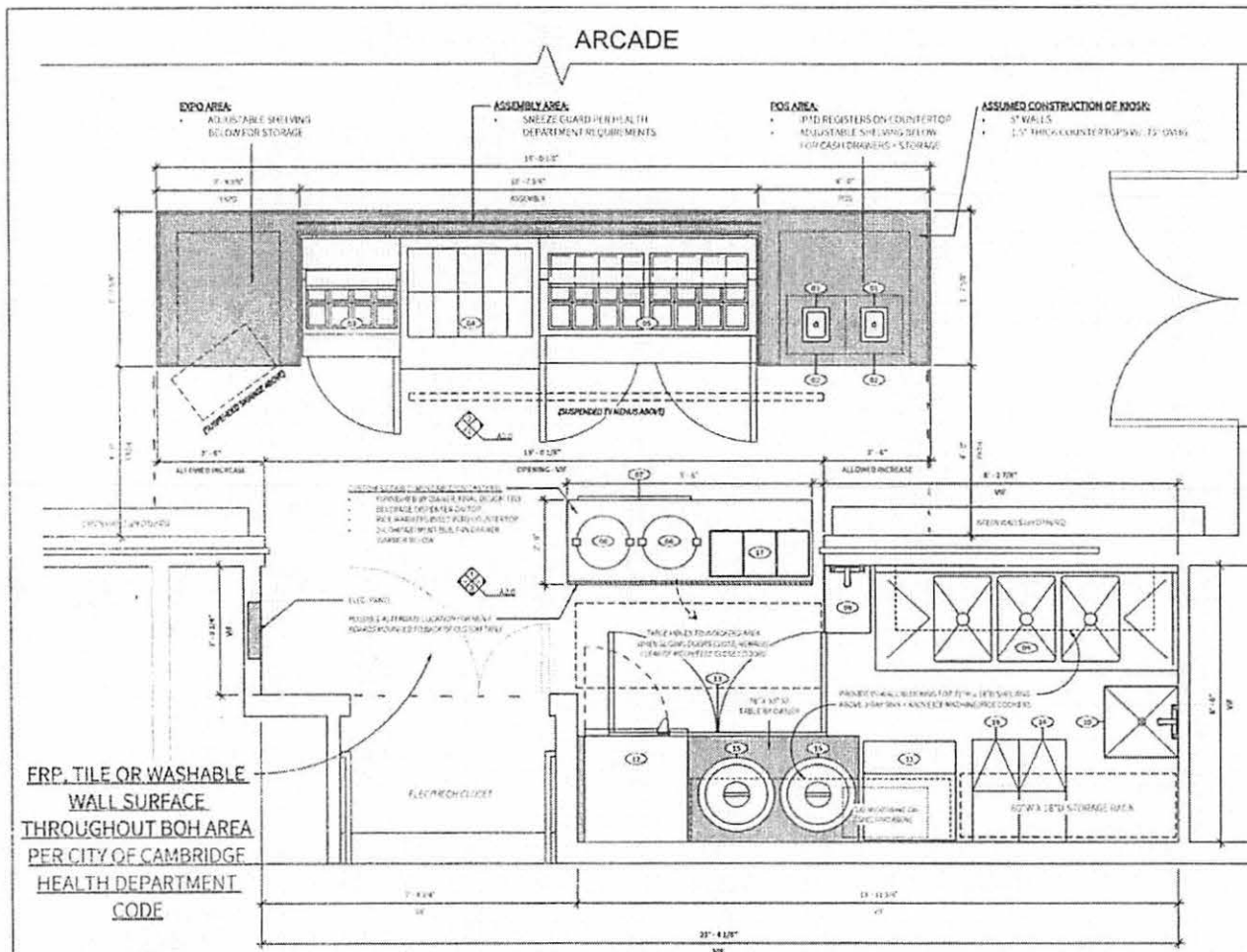
160-85
P.C. HOLYOKE STREET, LLC,
50 CONGRESS ST. ROOM 540
BOSTON, MA 02109

160-83
PLATIN LLC
15 WALNUT ST., SUITE 150
WELLESLEY, MA 02481

160-84
DAVIDSON, CHARLES L.
19 GARDEN ST.
CAMBRIDGE, MA 02138

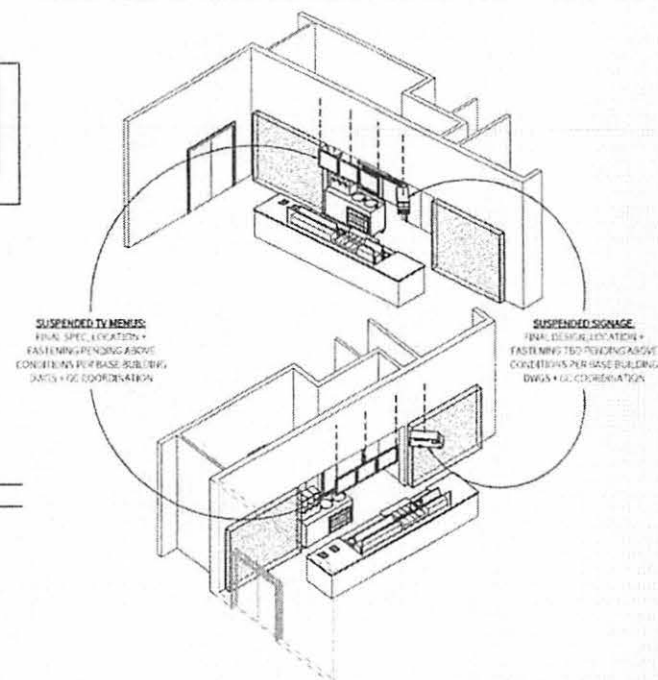
162-67
45 DUNSTER STREET LLC
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

162-10
SIGNET ASSOCIATES
46 DUNSTER ST
CAMBRIDGE, MA 02138



| KITCHEN EQUIPMENT SCHEDULE | | | | | |
|----------------------------|---------------------------|-------|-------------------|-----------------------|-----------------|
| TAG | ITEM | COUNT | MANUFACTURER | MODEL | SURFACE FINISH |
| 01 | IPAD REGISTER | 2 | SQUARE UP | SQUARE STAND | WHITE |
| 02 | UNDERCOUNTER CASH DRAWER | 2 | APG | VB320-BL1616 | 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 50919 | STAINLESS STEEL |
| 07 | DRAWER WARMER | 1 | APW WYOTT | K-PERT SERIES: HOD-2B | STAINLESS STEEL |
| 08 | HAND SINK 2 | 1 | ADVANCE TAPCO | DI-1-12SP | STAINLESS STEEL |
| 09 | 3-BAY SINK | 1 | ADVANCE TAPCO | PC-3-1620-18RL | STAINLESS STEEL |
| 10 | PREP SINK | 1 | ADVANCE TAPCO | FE-1-1515 | STAINLESS STEEL |
| 11 | UNDERCOUNTER ICE MACHINE | 1 | MANITOWOC | NEO UY-0140A | STAINLESS STEEL |
| 12 | ELECTRIC CONVECTION OVEN | 1 | TURBO FAN | E3205 | STAINLESS STEEL |
| 13 | UNDERCOUNTER REFRIGERATOR | 1 | TURBO AIR | TUR-6050 | STAINLESS STEEL |
| 14 | RICE COOKER | 2 | TOWN FOOD | RICEMASTER S7155 | STAINLESS STEEL |
| 15 | RICE BIN | 2 | CONTINENTAL | R321 21 GALLON | N/A |
| 16 | BEVERAGE DISPENSER | 1 | CRAITHCO | D-354 | STAINLESS STEEL |
| 17 | MICROWAVE | 1 | SOLWAVE | 1804W1000D | STAINLESS STEEL |

NOTE: U/L/C 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.



Residence: 617-635-8888, 617-635-8889
Providence: 401-863-4444, 401-863-4445

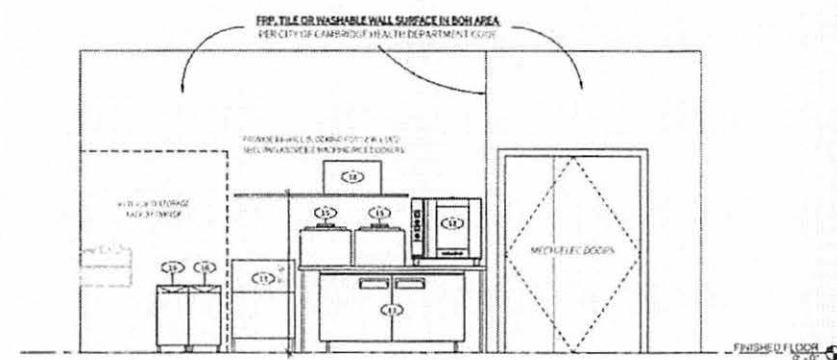
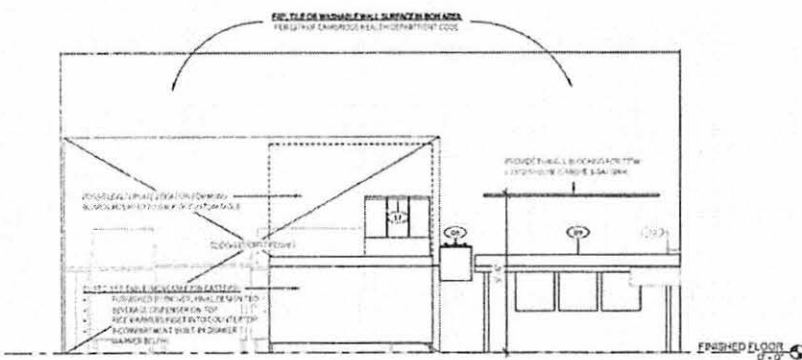
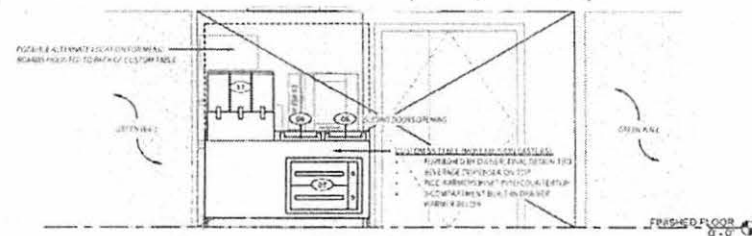
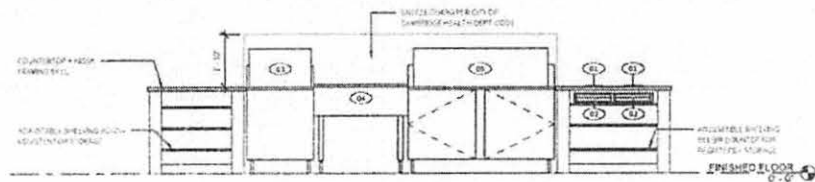
T/F: 603-265-1844
www.stackco.com

MEP:

| | | |
|----------------|------|--------------|
| PROJECT NUMBER | | 17014 |
| ISSUE DATE | | 04/29/17 |
| DRAWN BY | | MD |
| APPROVED BY | | AKS |
| SCALE | | 3/4" = 1'-0" |
| REV # | DATE | DESCRIPTION |
| | | |

SCHEMATIC
FLOOR PLAN

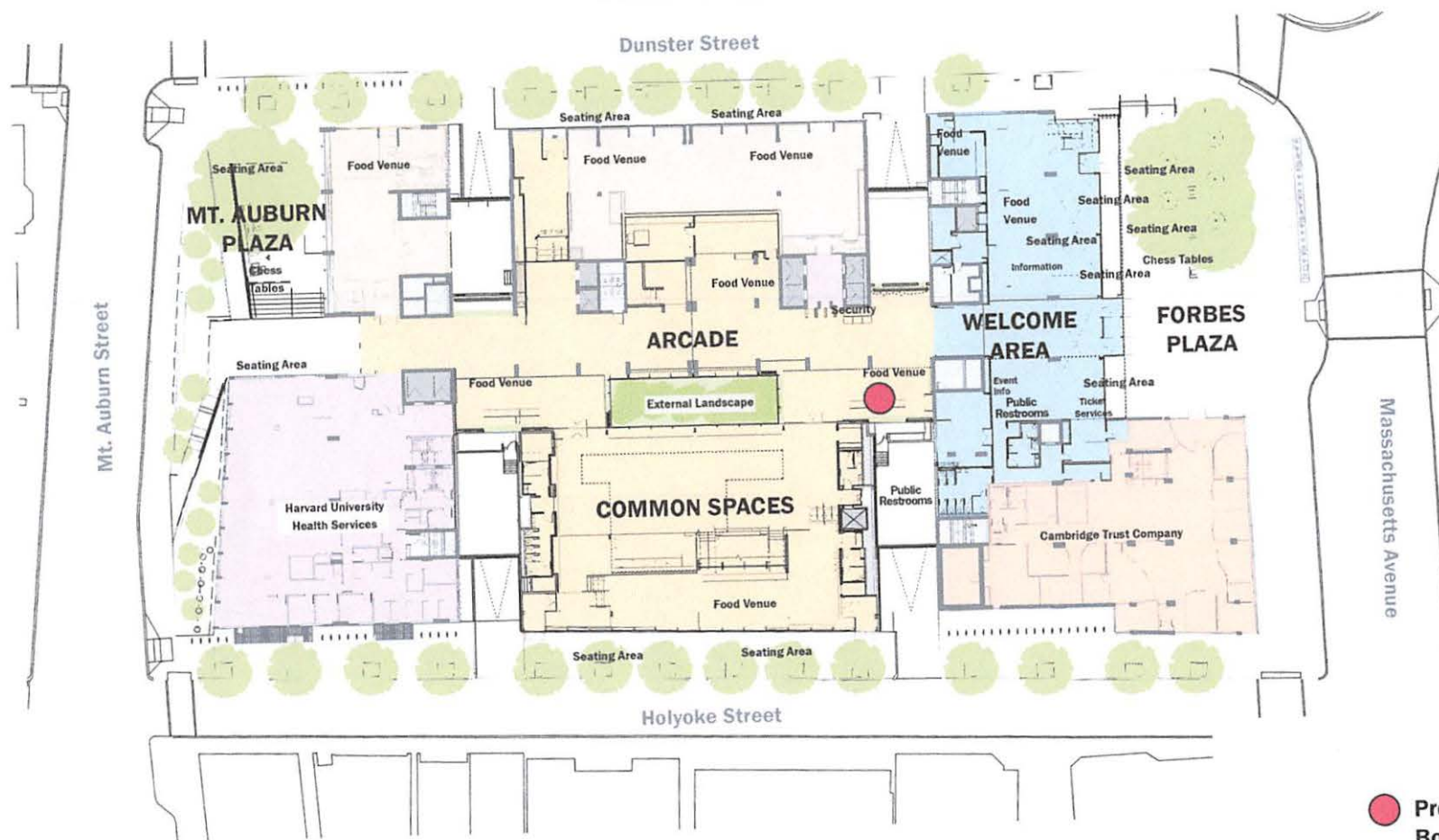
A1.0




A2.0

Design Campus Center 1st Floor

PROPOSED



 Proposed location of Bon Me





Photographs of Smith Campus Center



Smith Campus Center – Currently Under Renovation



Smith Campus Center Arcade – Prior to Renovation

BOLD, FRESH, and FUN ASIAN CUISINE



SANDWICH

\$7⁰⁰

Toasted baguette with pickled carrots & daikon, cucumber, cilantro, red onion, housemade spicy mayo, and housemade pork pâté.

CHOICE of protein



WHITE OR BROWN RICE BOWL

\$8⁰⁰

Pickled carrots & daikon, mesclun, cilantro, scallions, fried shallots, and soy drizzle.

CHOICE of protein



SOBA OR RICE NOODLE SALAD

\$8⁵⁰

Shredded carrot, mesclun, cilantro, and red onion.

CHOICE of protein and dressing



SALAD

\$8⁰⁰

A bed of mesclun with shredded carrot, cilantro, red onion, tomatoes, and almonds.

CHOICE of protein and dressing

DRESSING

vietnamese vinaigrette (GF), **miso lime** (V), **spicy peanut** (V), **toasted sesame** (V)

(V) = vegan (V) = vegetarian (GF) = gluten friendly

All entrees can be made vegetarian or vegan.

Please inform your order taker of any allergies or dietary restrictions.

PROTEINS

Spice Rubbed Chicken (GF)

Chinese BBQ Pork

Roasted Soy & Paprika Tofu (V)



Special Protein

Find today's special protein
at bonmetruck.com/specials

SIDES

Deviled Tea Egg \$2⁵⁰ (V)

Edamame \$2⁵⁰ (GF) (V)

Asian Greens \$3

DESSERTS

Lime Panna Cotta \$3 (V)

Chocolate Rice Pudding \$3

Sides and desserts available on a
rotating basis.

HOUSEMADE DRINKS

Thai Basil Limeade \$3

Spicy Ginger Lemonade \$3

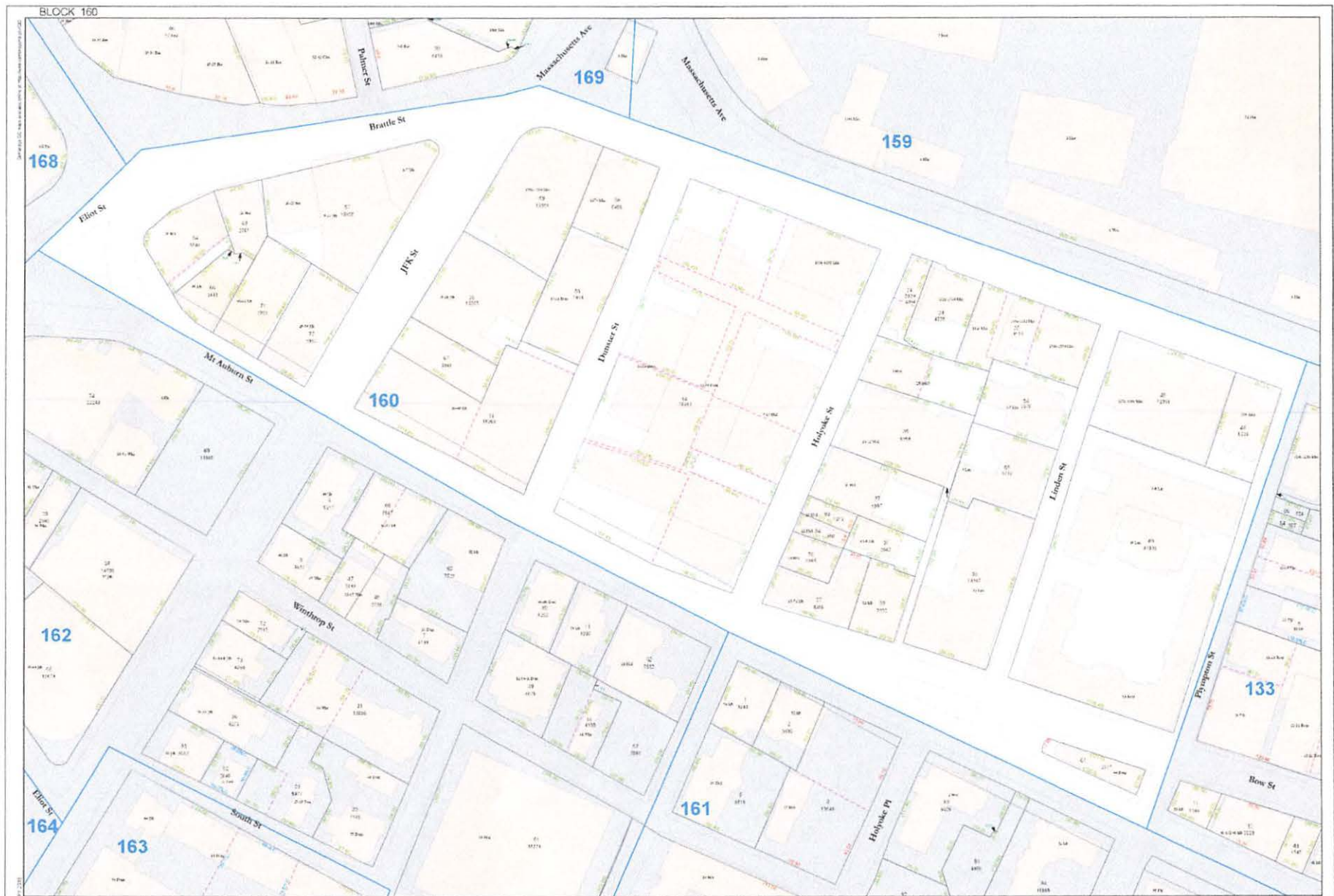
Vietnamese Iced Coffee \$3

Thai Iced Tea \$3

Evvy Iced Green Tea \$2⁵⁰

Our kitchen regularly processes common allergens such as nuts, gluten, and soy. Please note that if you have a major food allergy, then you should not eat our food. We take many safety precautions to accommodate food allergies, but we are unable to 100% guarantee that one of our dishes will not have a food allergen present.

Menu items and prices are subject to change without notice.
Prices do not include tax.



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139



10 Lot Number
160 Block Number
10 City Street Number
(125.0) Deed Dimensions
100 Parcel size in Sq Ft
44.0 CL Land Count Dimension
65.0 Survey Dimensions

This map is a representation of the City of Cambridge's GIS data. It is not a legal document. The City of Cambridge is not responsible for any errors or omissions. The City of Cambridge is not responsible for any damages or losses resulting from the use of this map. The City of Cambridge is not responsible for any claims or lawsuits resulting from the use of this map.



0 15 30 60 Feet
1 inch = 38 feet



Parcel Block Map

160