



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

BZA APPLICATION FORM

Plan No: BZA-017215-2019

GENERAL INFORMATION

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

Special Permit :   v   Variance :            Appeal :           

PETITIONER : Young Americans LLC. - C/O Brian Militana

PETITIONER'S ADDRESS : 71 Gilman St., Unit 1 Somerville, MA 02145

LOCATION OF PROPERTY : 1741 Massachusetts Ave Cambridge, MA 02140

TYPE OF OCCUPANCY : Permitted ZONING DISTRICT : Business A-2 Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

The proposed project requests relief from the number of required parking spaces listed in the 6.36 parking schedule. In the B A-2 zoning district, a restaurant with 65 seats requires 13 vehicle parking spaces. Because the previous use was permitted as retail with relief for 6 spaces, we are requesting relief for the 7 spaces per 6.12.C.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35.1 (Reduction of Parking).

Original Signature(s) :

  
(Petitioner(s) / Owner)

Lauren Friel  
(Print Name)

Address : 71 GILMAN ST APT 1  
SOMERVILLE, MA 02145

Tel. No. : (017) 417-8943

E-Mail Address : LAUREN.FRIEL@GMAIL.COM

Date : 11/13/19

**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 GEORGE WYNER REALTY CONCORD, LLC  
c/o MYER DANA AND SONS, INC.  
Address: 1340 CENTRE ST, SUITE 101, NEWTON, MA 02459

State that I/We own the property located at 1739-1741 MASSACHUSETTS AVE, which is the subject of this zoning application.

The record title of this property is in the name of GEORGE WYNER  
REALTY CONCORD, LLC

\*Pursuant to a deed of duly recorded in the date 1/3/2005, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 232941 Book 01294 Page 186.

Henry E. Wyner - OWNER  
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 Henry E. Wyner personally appeared before me, this 8<sup>th</sup> of November, 2019, and made oath that the above statement is true.

My commission expires 6/14/24 (Notary Seal).  
Karen L. Groux  
Karen L. Groux



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

## 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 1741 Massachusetts Ave Cambridge, MA 02140 (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 parking requirements in cannot be met because the proposed restaurant is a renovation of an existing structure that occupies nearly the entire lot. In order to provide the required parking, we would need to demo a significant portion of an historic structure. We cannot reduce the number of seats proposed to reduce the parking requirement because the space is too large and the expenses of running a restaurant in the neighborhood would be financially untenable with a reduced seat count.

**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:

The proposed restaurant is well served by a wide range of transportation options. There is metered vehicular parking along Massachusetts Ave. and a public parking lot behind Lesley university a few blocks away. The Porter Square MBTA station is approximately ¼ of a mile away. There are the following (9) bus lines within ½ mile of the proposed restaurant: 1, 68, 72, 74, 75, 77, 78, 86, 96.

**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:

This section of Mass Ave. is intended for a diverse range of commercial use. With a number of currently empty storefronts, our proposed restaurant would strengthen the economic viability of the street. Furthermore, the proposed restaurant would be owned and operated by small business owners who have received significant acclaim for their expertise in food and wine. The proposed restaurant would be fit the character of the neighborhood and provide a quality dining option for people who live and/ or work in the area.

**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:

As stated above, there is an abundance of transportation options in the area. The area is well served by the MBTA redline train and numerous bus lines. There is ample metered street parking in the area and a public parking lot less than ¼ mile away. Furthermore, the hours of operation of the proposed restaurant are opposite of many of the daytime businesses in the area.

**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:

We feel the proposed renovation of an historic structure to create a restaurant owned and operated by small business owners perfectly fits the character and intent of the Massachusetts Avenue Overlay district.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Militana Studio **PRESENT USE/OCCUPANCY:** Store for retail sale of merchandise  
**LOCATION:** 1741 Massachusetts Ave Cambridge, MA 02140 **ZONE:** Business A-2 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Restaurant serving alcohol

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	{excluding base	{excluding base	n/a	(max.)
<u>LOT AREA:</u>	3600	3600	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	.81	.81	1.0	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	n/a	n/a	600	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	60	60	none	(min.)
DEPTH	60	60	none	
<u>SETBACKS IN FEET:</u>				
FRONT	to neighbor	to neighbor	0'-0"	(min.)
REAR	10'-0"	10'-0"	20'-0"	(min.)
LEFT SIDE	0'-6"	0'-6"	10'-0"	(min.)
RIGHT SIDE	0'-0"	0'-0"	0'-0"	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	18'-3"	18'-3"	45'-0"	(max.)
LENGTH	50'-0"	50'-0"	n/a	
WIDTH	59'-6"	59'-6"	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	0	0	none	(min.)
<u>NO. OF DWELLING UNITS:</u>	0	0	n/a	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	7	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>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.

The proposed project will be Type IV construction as it is a renovation of a masonry and heavy timber structure constructed in 1927. East Boston Savings Bank is an abutting tenant within the same building. We have provided GSF calculations for the entire building above. Our use is 1470 gsf at the ground floor and 1520 gsf in the basement.

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'.





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617 349-6100 2019 NOV 14 PM 3:05

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OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No. BZA-017215-2019

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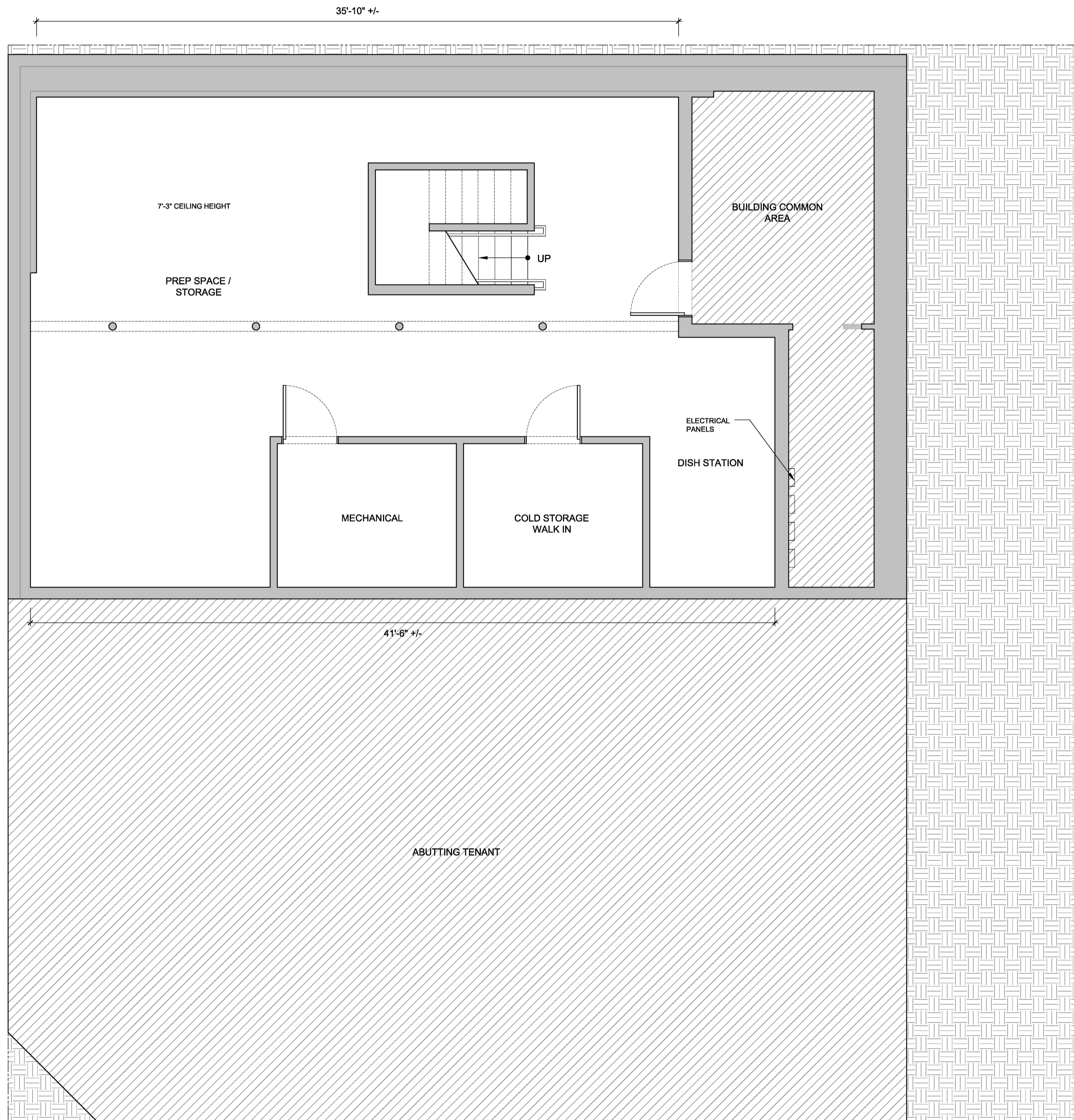
  SOMERVILLE, MA 02145  

Tel. No. :   (617) 417-8943  

E-Mail Address :   LAUREN.FRIEL@GMAIL.COM  

Date :   11/13/19



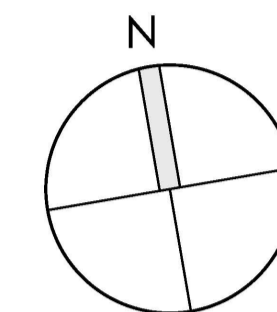


DEAR ANNIE

1741 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02140

MILITANA STUDIO

71 GILMAN ST.  
SOMERVILLE, MA 02145  
T: 931.267.3950



NOTE:

STAMP:



REVISION

REV	DATE	DESCRIPTION

PROPOSED BASEMENT FLOOR PLAN

ISSUED BY  
MILITANA STUDIO

PROJECT NUMBER: SHEET:

014

DRAWING DATE:

11/11/19

SCALE:

1/4" = 1'-0"

A1.00

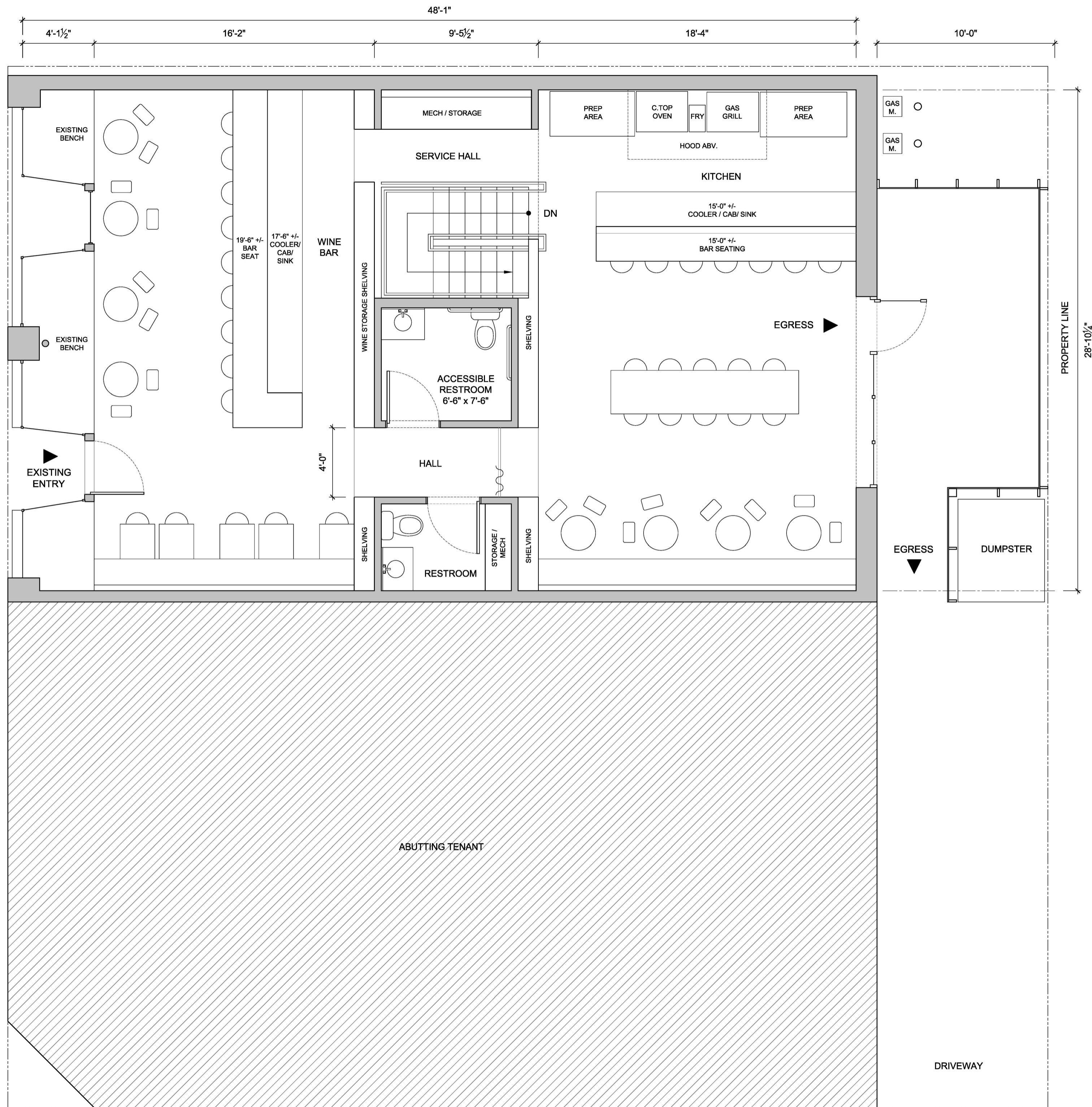


MASSACHUSETTS AVE.

METERED PARKING  
SIDEWALK

SEAT COUNT  
65 SEATS

OCCUPANCY CALCULATION  
77 MAX OCCUPANCY



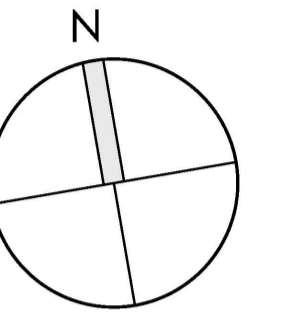
PRENTISS ST.

DEAR ANNIE

1741 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02140

MILITANA STUDIO

71 GILMAN ST.  
SOMERVILLE, MA 02145  
T: 931.267.3950



NOTE:

STAMP:



REVISION

REV	DATE	DESCRIPTION

PROPOSED GROUND FLOOR PLAN

ISSUED BY  
MILITANA STUDIO

PROJECT NUMBER: SHEET:

014

DRAWING DATE:

11/11/19

SCALE:

1/4" = 1'-0"

A1.10



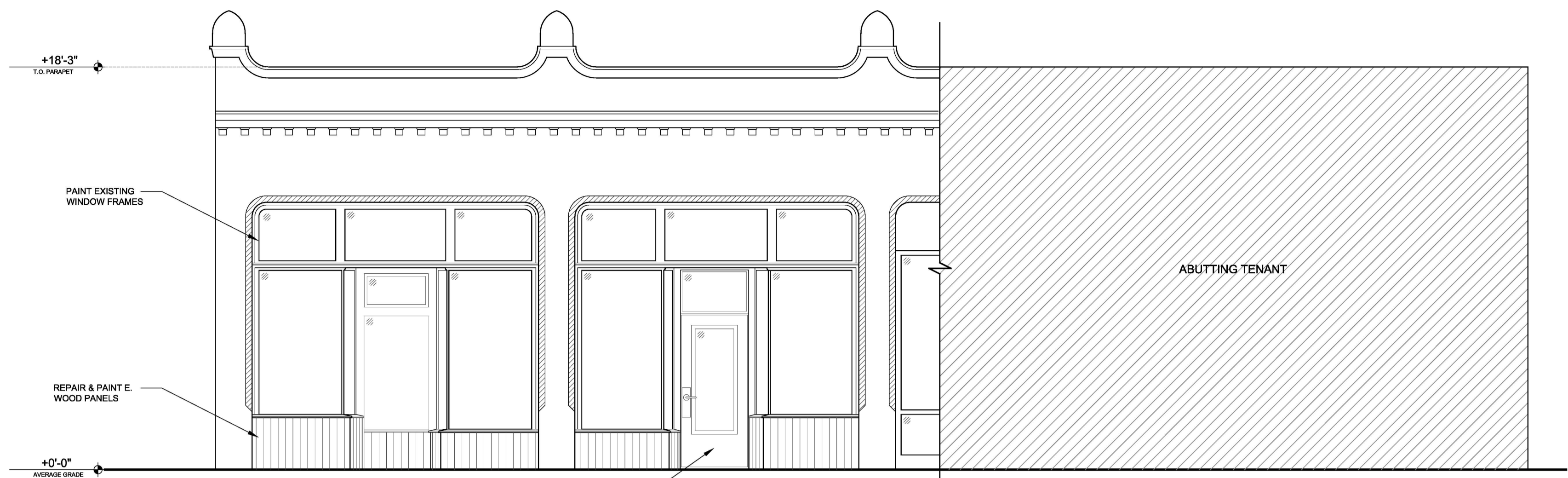
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CAMBRIDGE, MA 02140

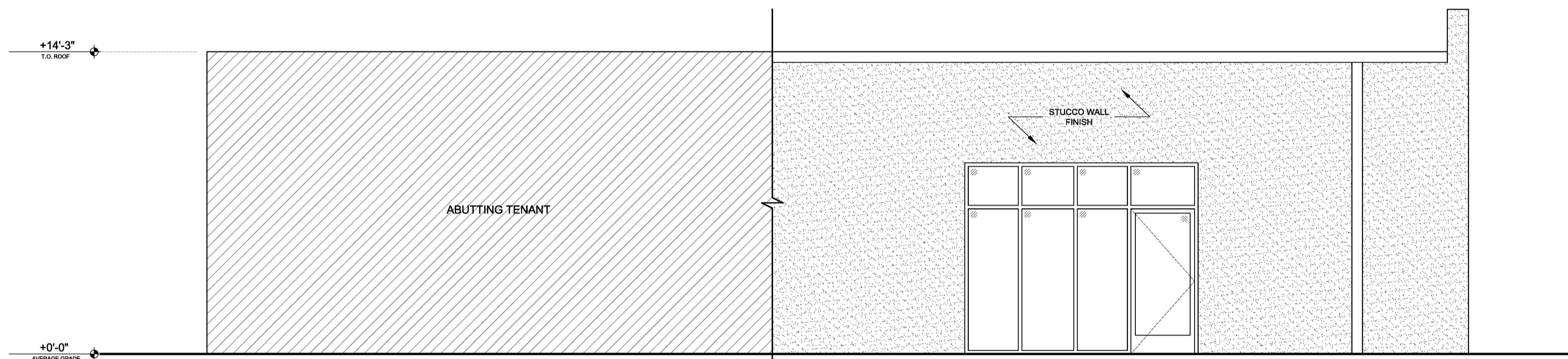
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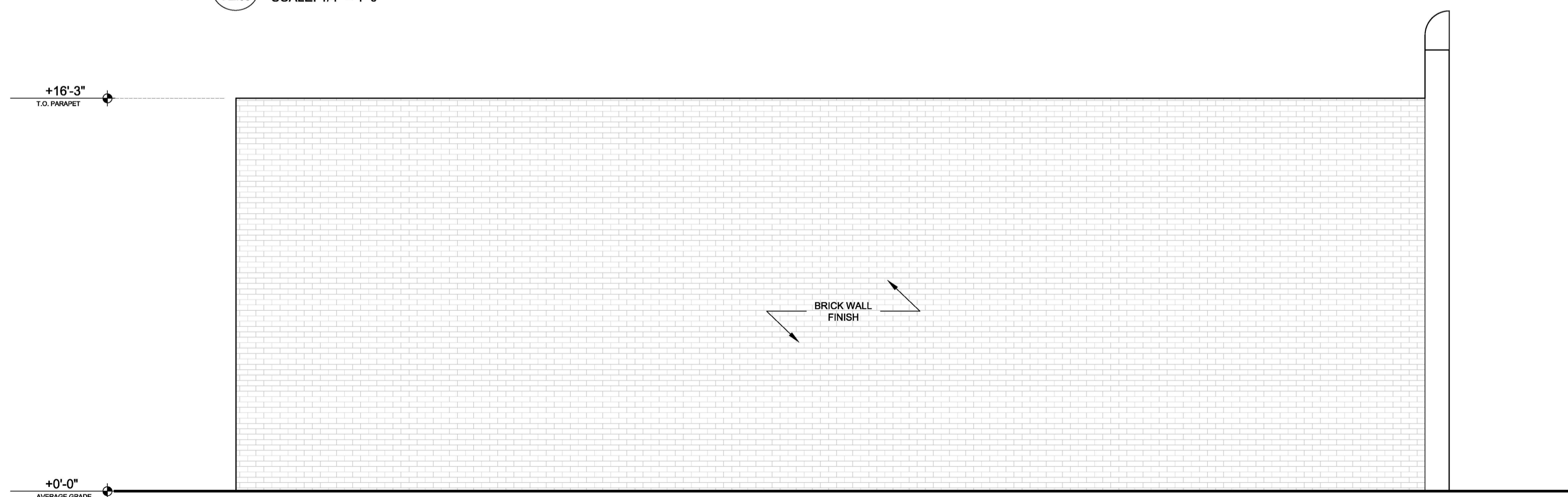
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1 PROPOSED WEST ELEVATION  
A2.20 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
A2.00 SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION  
A2.00 SCALE: 1/4" = 1'-0"

STAMP:



REVISION

REV	DATE	DESCRIPTION

PROPOSED ELEVATIONS

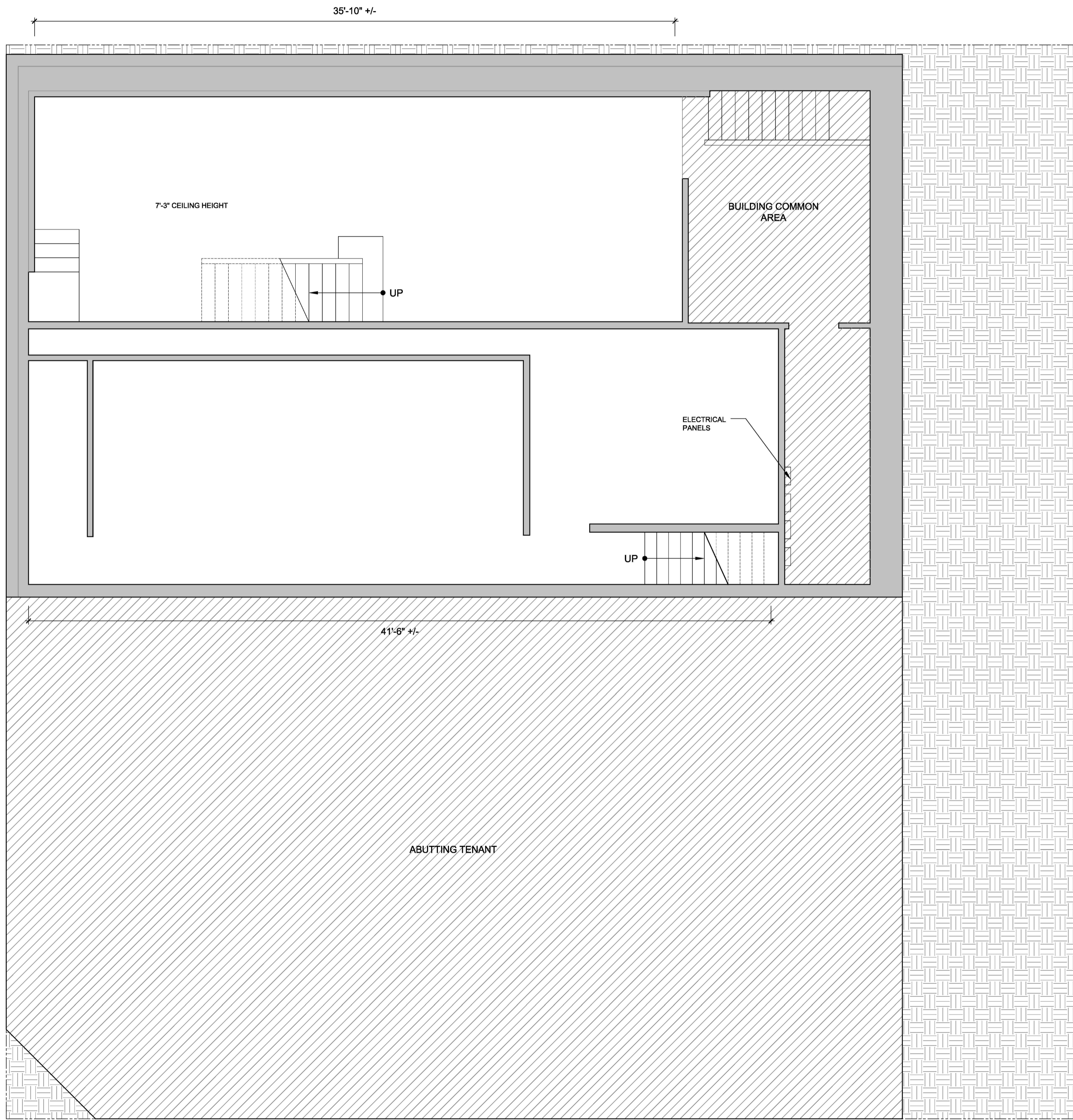
ISSUED BY  
MILITANA STUDIO

PROJECT NUMBER: 014 SHEET: A2.00

DRAWING DATE: 11/11/19

SCALE: AS NOTED



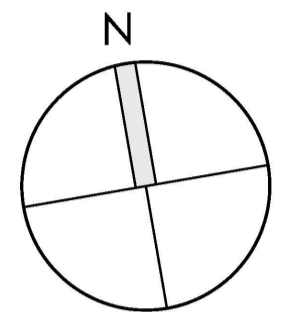


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1741 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02140

MILITANA STUDIO

71 GILMAN ST.  
SOMERVILLE, MA 02145  
T: 931.267.3950



NOTE:

STAMP:



REVISION

REV	DATE	DESCRIPTION

EXISTING BASMENT  
FLOOR PLAN

ISSUED BY  
MILITANA STUDIO

PROJECT NUMBER: 014 SHEET: AX.00

DRAWING DATE: 11/11/19

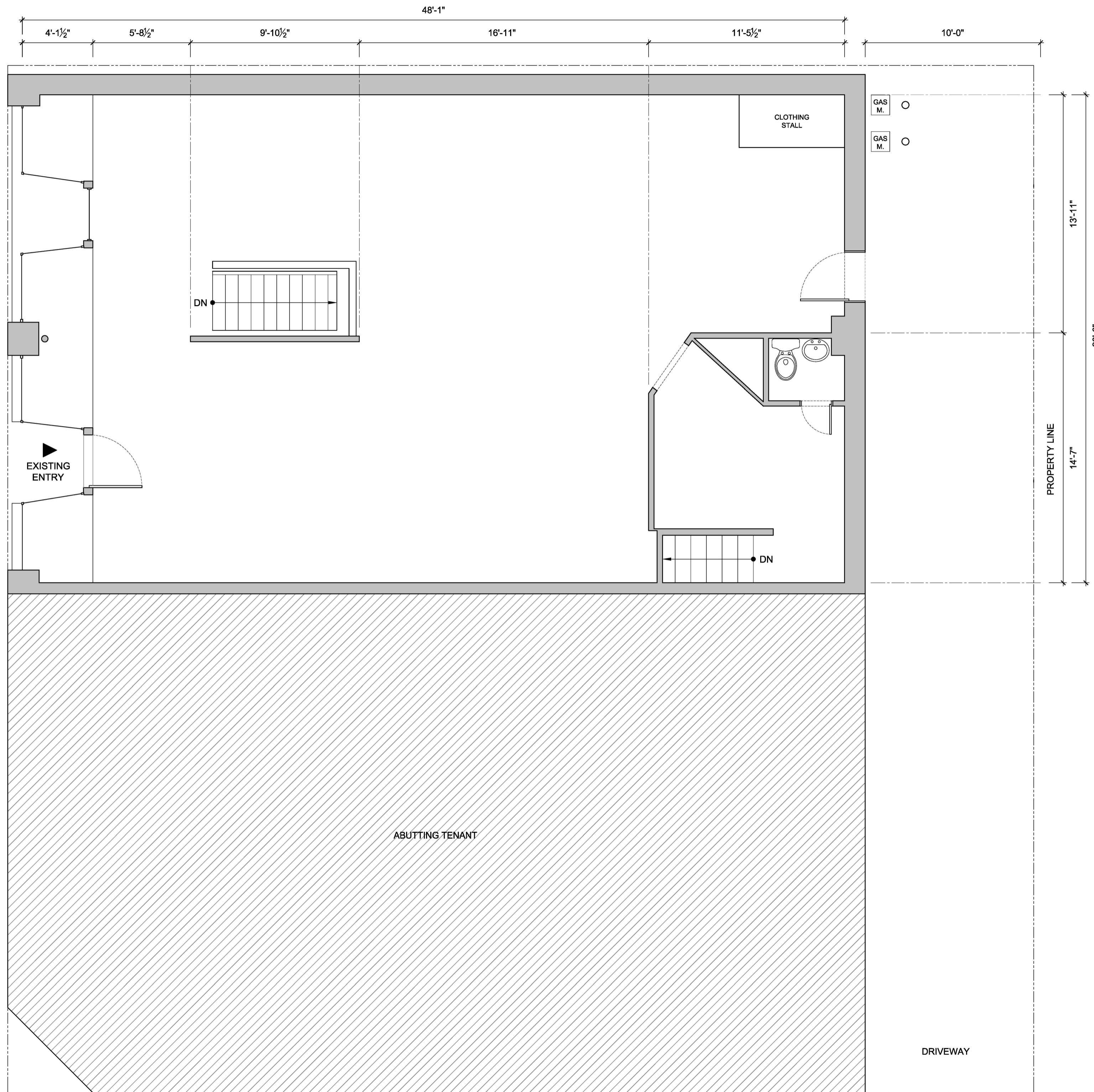
SCALE: 1/4" = 1'-0"



MASSACHUSETTS AVE.

METERED PARKING

SIDEWALK

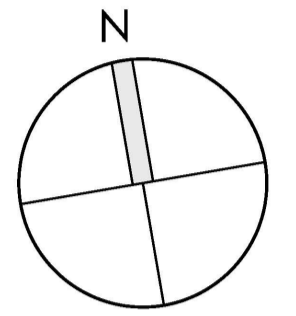


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CAMBRIDGE, MA 02140

MILITANA STUDIO

71 GILMAN ST.  
SOMERVILLE, MA 02145  
T: 931.267.3950



NOTE:

PROPERTY LINE  
14'-7"

STAMP:



REVISION

REV	DATE	DESCRIPTION

EXISTING GROUND FLOOR PLAN

ISSUED BY  
MILITANA STUDIO

PROJECT NUMBER: SHEET:

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DRAWING DATE:

11/11/19

SCALE:

1/4" = 1'-0"

AX.10

PRENTISS ST.



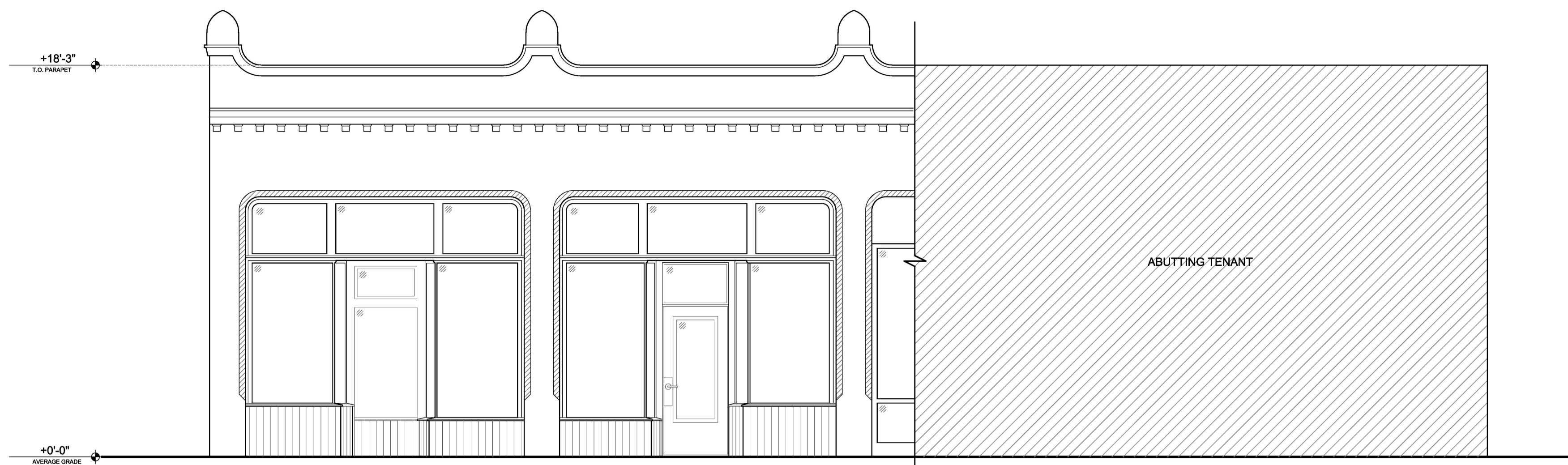
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CAMBRIDGE, MA 02140

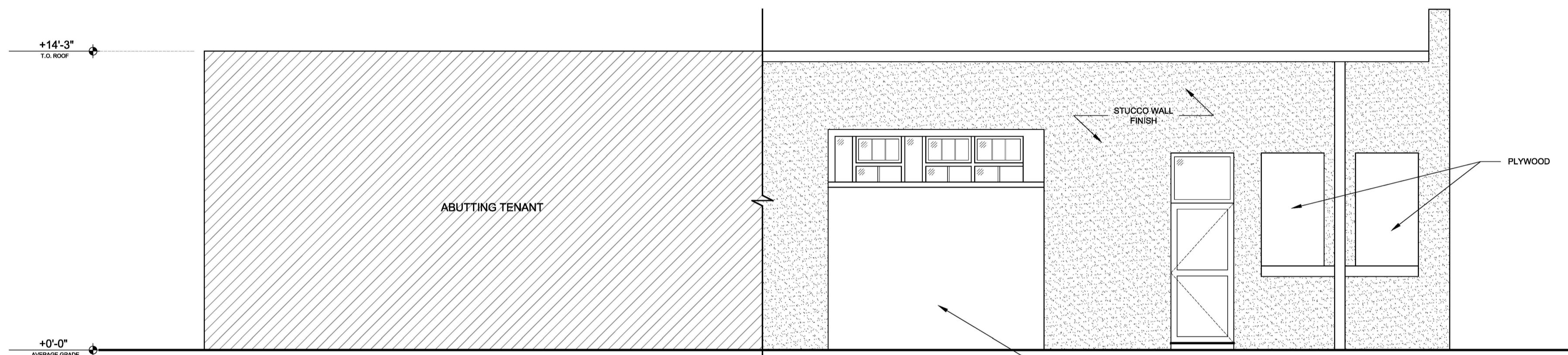
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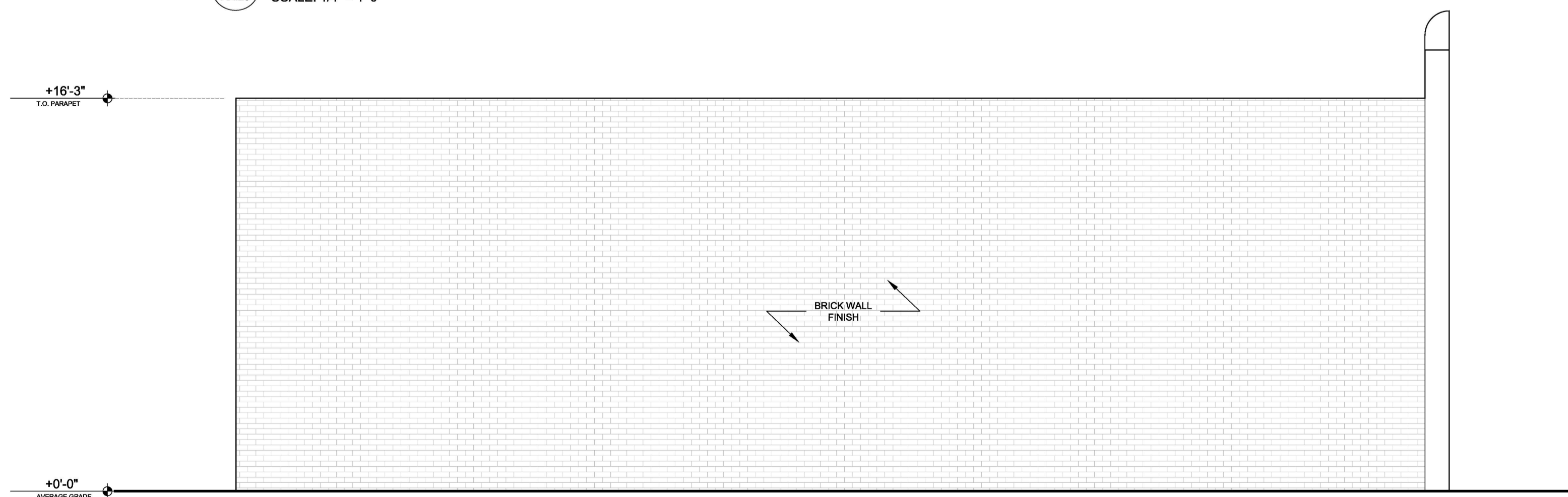
NOTE:



1 EXISTING WEST ELEVATION  
AX.20 SCALE: 1/4" = 1'-0"



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AX.20 SCALE: 1/4" = 1'-0"

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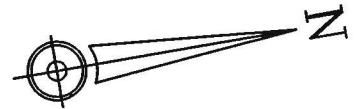
AS NOTED

SHEET:

AX.20



MASSACHUSETTS AVENUE



60.00'

PRENTISS STREET

60.00'

60.00'

1739-1743 MASS. AVE  
1 STORY BRICK

10.0'

3,600 S.F.

10.0'

DRILL HOLE SET

MAG NAIL SET

60.00'

MAG NAIL SET

IRON ROD SET



STAKE OUT PLAN

SCALE: 1"=12'

1739-1743 MASSACHUSETTS AVENUE, CAMBRIDGE

DATE: 4/15/19

R. E. CAMERON & ASSOCIATES, INC.

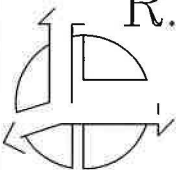
681 WASHINGTON ST. - NORWOOD, MASSACHUSETTS 02062

CIVIL ENGINEERS LAND SURVEYORS

(voice) 781 769-1777 (fax) 781 769-8644

DRAWN BY SLS

JOB No. 4364



Cambridge GIS maps available online at: [cambridgegis.gov/GIS](http://cambridgegis.gov/GIS)



FY 2020



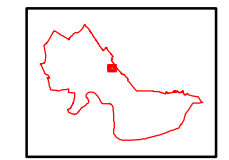
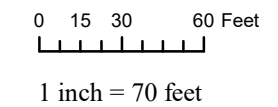
City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Lot Line
- Sub-Parcel Line
- Easement
- Railway
- City Boundary

- 10 Lot Number
- 154 Block Number
- 10 Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1990 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map

**154**





East Boston Savings Bank

NO PARKING  
ANYTIME

NO  
PARKING  
ANYTIME



Cambridge Institute  
of Design



RETAIL SPACE  
**trg**  
TACTICAL  
REALTY GROUP  
617-377-4990  
[www.tactboston.com](http://www.tactboston.com)



174

**trg**  
TACTICAL  
REALTY GROUP  
**PRIME  
RETAIL SPACE  
FOR LEASE**  
617-377-4990  
[info@tactboston.com](mailto:info@tactboston.com)  
[tactboston.com](http://tactboston.com)







East Boston  
Savings Bank

Est. 1848

1739

ONE WAY







STOP

STREET  
NOMAD





NOMAD

NO  
PARKING

Audi  
2AC 256



