



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL 12 AM 11:04

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 183930**

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Petitioner: Cava Mezze Grill, LLC d/b/a Cava Owner: Harvard Collection, LLC C/O James J. Rafferty, Esq.

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 18 Brattle St., Cambridge, MA

**TYPE OF OCCUPANCY:** Retail

**ZONING DISTRICT:** Business B/Harvard Square Overlay.

**REASON FOR PETITION:**

/Change in Use/Occupancy/

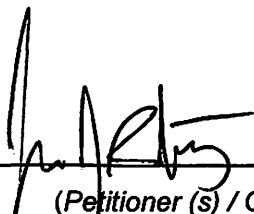
#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks a Special Permit to operate a Quick Serve Food Establishment use in the Harvard Square Overlay District.

#### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

  
(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner  
(Print Name)

Address:

907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

**Date:** July 8, 2022

## OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

\_\_\_\_\_  
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 18 Brattle Square

the record title standing in the name of Harvard Collection, LLC

whose address is 1 INDEPENDENT DRIVE JACKSONVILLE, FL 32202  
(Street) (City or Town) (State & Zip Code)

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

Book 1480 Page 112 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

DocuSigned by:

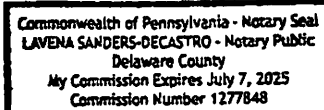
Sam Stichel

\_\_\_\_\_  
(Manager)

On this 28<sup>th</sup> day of June 2022, before me, the undersigned notary public, personally appeared Sam Stichel proved to me through satisfactory evidence of identification, which were Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Lavenna Sanders-DeCastro  
Notary Public

My commission expires:



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 18 Brattle St., Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

The petitioner's restaurant will meet all of the criteria of Article 11.31, including attracting primarily walk-in trade and fulfilling a neighborhood need for a casual restaurant serving healthy Mediterranean cuisine.

**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:**

Existing traffic patterns will not be affected by this use since the majority of prospective customers will be pedestrians.

**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 use is entirely consistent with the retail character of this section of Harvard Square and will not have any adverse effect upon surrounding uses.

**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 restaurant will be operated in conformity with the health, safety and licensing requirements of the City of Cambridge.

**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 proposed use is consistent with the goal of the Harvard Square Overlay District to enhance the viability of the District for residents and visitors.

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

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Petitioner: Cava Mezze Grill, LLC d/b/a Cava  
Owner: Harvard Collection, LLC

**Present Use/Occupancy:** Retail

**Location:** 18 Brattle St., Cambridge, MA

**Zone:** Business B/Harvard Square Overlay

**Phone:** 617.492.4100

**Requested Use/Occupancy:** Fast Order Food/Formula Business

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		1,995 sf	no change	N/A	(max.)
<b><u>LOT AREA:</u></b>		see special permit	see special permit	see special permit	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		see special permit	see special permit	see special permit	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		see special permit	see special permit	see special permit	
<b><u>SIZE OF LOT:</u></b>	WIDTH	see special permit	see special permit	see special permit	
	DEPTH	see special permit	see special permit	see special permit	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	see special permit	see special permit	see special permit	
	REAR	see special permit	see special permit	see special permit	
	LEFT SIDE	see special permit	see special permit	see special permit	
	RIGHT SIDE	see special permit	see special permit	see special permit	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	see special permit	see special permit	see special permit	
	WIDTH	see special permit	see special permit	see special permit	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		see special permit	see special permit	see special permit	
<b><u>NO. OF DWELLING UNITS:</u></b>		see special permit	see special permit	see special permit	
<b><u>NO. OF PARKING SPACES:</u></b>		see special permit	see special permit	see special permit	
<b><u>NO. OF LOADING AREAS:</u></b>		see special permit	see special permit	see special permit	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		see special permit	see special permit	see special permit	

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.:

see special permit

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'.

### Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	15,850	None	No Change	No Change
Lot Width (ft)	151	None	No Change	No Change
Total GFA (sq ft)	54,747	63,400	63,400 <sup>1</sup>	63,400
Residential Base	0	47,550	0	Consistent with Application Documents
Non-Residential Base	54,747	63,400	63,400 <sup>1</sup>	
Inclusionary Bonus	n/a	n/a	n/a	
Total FAR	3.45	4.0	4.0	Consistent with Application Documents
Residential Base	0	3.0	0	
Non-Residential Base	3.45	4.0	4.0	
Inclusionary Bonus	n/a	n/a	n/a	
Total Dwelling Units	0	52	0	0
Base Units	n/a	n/a	n/a	Consistent with Application Documents
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	300	n/a	
Total Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Height (ft)	32	60/80 <sup>2</sup>	65.5 <sup>2</sup>	Consistent with Application Documents
Front Setbacks (ft)	0	None	0	
Side Setback (ft)	0	None	0 to 7.75	
Side Setback (ft)	0	None	0	
Rear Setback (ft)	0	None	n/a	
Open Space (% of Lot Area)	0	None	0	Consistent with Application Documents
Private Open Space	0	None	0	
Permeable Open Space	0	None	0	
Off-Street Parking Spaces	0	43	0 <sup>3</sup>	0
Long-Term Bicycle Parking	0	13	14	Consistent with Application Documents
Short-Term Bicycle Parking	0	29	0 <sup>4</sup>	
Loading Bays	0	3	0 <sup>3</sup>	

<sup>1</sup> Excludes 8,347 square feet in the basement, exempted as per Article 2.000, Definition of Gross Floor Area.

<sup>2</sup> With Planning Board Special Permit as per Section 20.54.2.2.

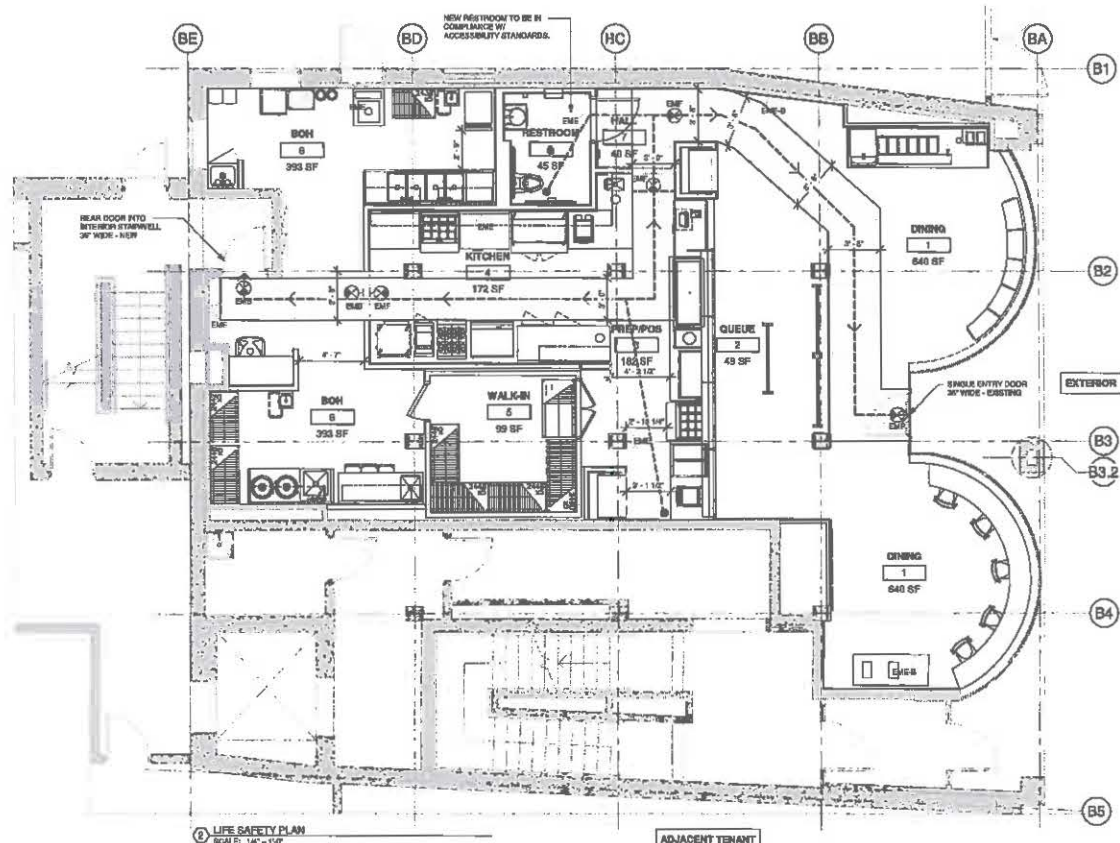
<sup>3</sup> With Planning Board Special Permit as per Section 20.54.4.

<sup>4</sup> Provided by making a contribution to the City's Public Bicycle Parking Fund for 15 bike racks.

NOT TO SCALE

BUILDING CODES	
DISCIPLINE	APPLICABLE CODES & STANDARDS
ACCESSIBILITY	SET CMR - 200A & MASSACHUSETTS ARCHITECTURAL ACCESS BOARD
BUILDING	87TH EDITION MASSACHUSETTS DEPARTMENT BUILDING CODE, PM CODE BASED ON IBC 2015
ELECTRICAL	NET CODE MASSACHUSETTS ELECTRICAL CODE
ENERGY	NET MASSACHUSETTS ENERGY CODE BASED ON IECC 2015
FIRE PREVENTION	2021 CMR 800 MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE BASED ON NFPA 1-2015 EDITION, WITH MASSACHUSETTS AMENDMENTS
MECHANICAL	MASSACHUSETTS STATE MECHANICAL CODE BASED ON ASHRAE 90.1-2015
PLUMBING	2021 CMR 10.00 MASSACHUSETTS UNIFORM STATE PLUMBING CODE

BUILDING CODE REVIEW	
1. OCCUPANCY GROUP: PREVIOUS TENANT: ZONING: DISTRICT:	NA CAVA-A2 RESTAURANT ESTABLISHED AT RISK OF SALES R2 - HQ R2 - BUSINESS H2D - HARVARD SQUARE OVERLAY DISTRICT
2. CONSTRUCTION TYPE:	TYPE III
3. LEASE AREA:	2,000 SF
4. NUMBER OF STORIES: BUILDING: TENANT SPACE:	FIVE (5) LEVELS ABOVE GRADE, ONE (1) BELOW (BASEMENT) ONE (1) LEVEL AT GRADE
5. OCCUPANT LOAD, TENANT SPACE: PREVIOUS OCCUPANT: BOILER: CIRCULAR: STAIRS: TOTAL OCCUPANTS:	5 OCC. NO OCC. NO OCC. NO OCC. 20 OCCUPANTS
6. MEANS OF EGRESS ROOMS: MEANS OF EGRESS PROVIDED:	(5) ONE (5) PUBLIC MEANS OF EGRESS PROVIDED (5) EMPLOYEE ONLY MEANS OF EGRESS PROVIDED
7. COMMON PATH OF EGRESS TRAVEL DISTANCE: ALLOWABLE: PROVIDED:	75' MAX 42'-0" ACTUAL FROM RESTROOM (PUBLIC) 40'-11" ACTUAL FROM PREP (EMPLOYED)
8. EXIT AGGREGATE TRAVEL DISTANCE: REQUIRED: PROVIDED:	25' MAX ALLOWABLE 30' - 17' MAX FROM BACK OF HOUSE TO PRIMARY EXIT
9. FIRE SPRINKLERS:	YES, FULLY SPRINKLERED THROUGHOUT EXISTING HEAD LOCATIONS TO BE ADAPTED FOR NEW LAYOUT
10. PLUMBING FIXTURES OCCUPANT COUNT:	20 OCC. TOTAL
TOTAL REQUIRED:	1 UNisex TOILET ROOM REQUIRED, PER 240 CMR 10.10.10.3.2.4
TOTAL PROVIDED:	1 UNisex TOILET ROOM PROVIDED



① LIFE SAFETY PLAN  
SCALE: 1/4" = 1'-0"

ADJACENT TENANT

ARCHITECT  
**BKA** ARCHITECTS

22 BRATTLE STREET  
CAMBRIDGE, MA 02138  
(617) 552-1111  
www.bkaarchitects.com

CONSULTANT

REAL

SUBJECT & REVISIONS

NO ACT	1/18/2022
LANDLORD REVIEW	08/17/2022
NO SET	04/20/2022

REVISION 10/20/2022

OWNER/CLIENT

**CAVA**

PROJECT  
CAVA - HARVARD

22 BRATTLE STREET  
CAMBRIDGE, MA 02138

DRAWING TITLE  
LIFE SAFETY PLAN -  
FIRST FLOOR

DRAWING INFORMATION  
Job Number: 221152  
Checked By: KTB  
Drawn By: CMD  
STUDY/WORKSHEET

\*DD SET 04/20/2022\*

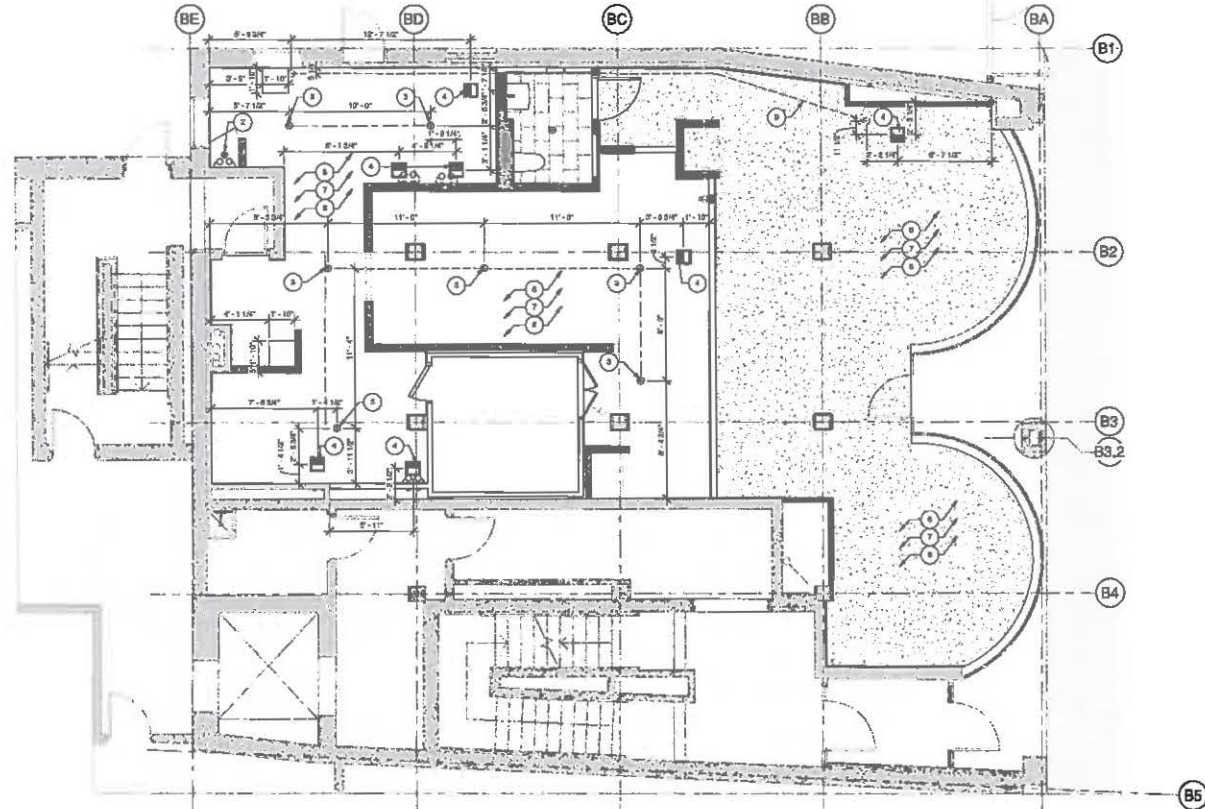
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## CODED NOTES

- POWER & DATA TO BE SUPPLIED TO FOS SYSTEMS THROUGH FLOOR IN ONE LOCATION. CONFIRM DIMENSIONS WITH MECHANICAL VENDOR.
- DRAIN FOR MOP SINK.
- FLOORING TO MAINTAIN POSITIVE SLOPE TO ALL FLOOR DRAINS OF NOT LESS THAN 1/4" PER 1' FOR A 4'-0" x 6'-0" AREA LOAD.
- FLOOR SINK COORDINATE WITH FLOOR PLAN & PLUMBING PLAN, TYP. COORDINATE FLOOR SINK ELEVATION WITH LOCAL JURISDICTION, TYP.
- WALK-OFF MAT; REFER TO FINISH PLAN.
- GC TO PATCH & REPAIR EXISTING SUB-FLOOR AND PREPARE FOR NEW FLOORING. AS NECESSARY, PROVIDE PATH AROUND PRESTOP FOR PROPER LOCALS REQUIRED BY CODE.
- EXISTING SLAB TO BE TRENCHED AS REQUIRED PER PLUMBING AND ARCHITECTURAL PLANS.
- EXISTING SLAB TO BE S-LAYED AND CORE DRILL IN AS NEEDED PER PLUMBING AND ARCHITECTURAL PLANS.
- COORDINATE SINK LINE ROUTING WITH EXISTING UNDERSLAB CONDITIONS.

## GENERAL NOTES

- VERIFY OVERALL INTERIOR DIMENSIONS, INTERIOR COLUMN PLACEMENTS, AND EXTERIOR WALL PENETRATIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO INTERIOR FACE OF EXISTING STUD WALLS.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF FEATURE UNLESS OTHERWISE NOTED.
- GC TO REVIEW ELECTRICAL PLANS FOR LIGHTING OR POWER STUD LOCATIONS PRIOR TO CORING SLAB.
- VERIFY VENT TYPE OF OPENING WITH PLUMBING PLANS.
- JET AND CAMERA ALL EXISTING TO REPAIR DRAIN LINES TO SEWER MAIN PRIOR TO STONE TURNOVER. BEFORE AND AFTER IMAGES SHALL BE SENT TO ARCHITECT.
- GC SHALL DETERMINE TO EXTENTS POSSIBLE, INCLUDING CONTRACTING LIAISON TO RESEARCH OTHER TOWN'S CONSTRUCTION, THE LOCATION OF INTERIOR ELECTRICAL AND PLUMBING LINES. TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION. DAMAGES SHALL BE REPAIRED BY GC OR SUB-CONTRACTOR.
- FLOOR DRAINS AND FLOOR SINKS TO BE FLUSH WITH FINISH FLOOR ELEVATION. COORDINATE WITH LOCAL JURISDICTION.



1 SLAB WORK PLAN  
SCALE: 1/4\" = 1'-0"

ARCHITECT

**BKA** ARCHITECTS

1000 N. BRATTLE STREET  
CAMBRIDGE, MA 02138  
TEL: 617.552.1100  
WWW.BKA-ARCHITECTS.COM

CONSULTANT

SEAL

ISSUES & REVISIONS

NO	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	04/20/2022
02	FOR REVIEW	04/20/2022

REVISIONS

OWNER/CLIENT

**CAVA**

PROJECT  
CAVA - HARVARD

22 BRATTLE STREET  
CAMBRIDGE, MA 02138

DRAWING TITLE  
SLAB WORK PLAN

DRAWING INFORMATION  
Job Number: 221152  
Checked by: KTB  
Drawn by: CMD  
DESIGNED: HUBBARD

\*DD SET 04/20/2022\*

**A**  
**111**









ARCHITECTS

BKA

ARCHITECTS

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CAVA

CAVA HARVARD

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103

'DD SET 04/20/2022'

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### Appendix I: Approved Dimensional Chart

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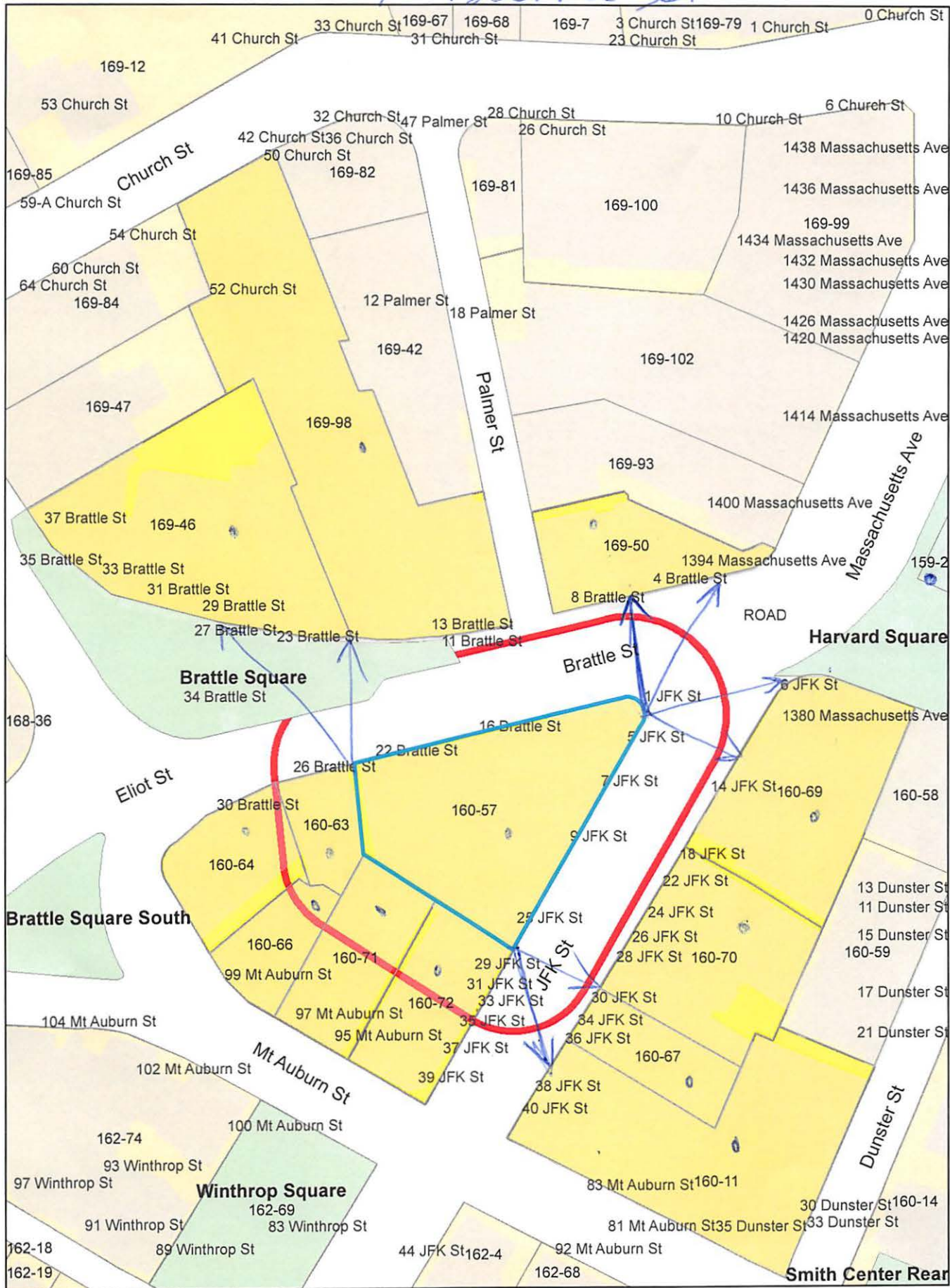
<sup>2</sup> With Planning Board Special Permit as per Section 20.54.2.2.

<sup>3</sup> With Planning Board Special Permit as per Section 20.54.4.

<sup>4</sup> Provided by making a contribution to the City's Public Bicycle Parking Fund for 15 bike racks.



18 Brattle St.



18 Brattle St.

Petthorpe

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

160-67  
WAUGH BUILDING LLC  
C/O ROCKMONT MANAGEMENT CO., INC.  
P.O. BOX 440433  
SOMERVILLE, MA 02145

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE – SUITE 300  
CAMBRIDGE, MA 02139

160-72  
MAYHAW, LLC  
C/O NCP MANAGEMENT  
P.O. BOX 590179  
NEWTON CENTER, MA 02459

160-57  
HARVARD COLLECTION LLC  
C/O EQUITY ONE, INC. ATTN: CONTROLLER  
P.O. BOX 790830  
SAN ANTONIO, TX 78279

160-70  
ALLIARA, LLC  
1188 CENTRE ST.  
NEWTON CENTRE, MA 02459

169-46-50  
AP BRATTLE SQUARE, LP  
C/O ASANA PARTNERS, LP  
1616 CAMDEN RD. SUITE #210  
CHARLOTTE, NC 28203

160-63  
HAVENTREE LLC  
15 ELMER ST  
CAMBRIDGE, MA 02138

160-64  
HADLEY, LILLIAN H.,  
HARRY LEBARON SAMPSON, TR.  
C/O THOMAS HADLEY TRUST  
411 WALNUT ST  
GREEN COVE SPRINGS, FL 32043

160-66  
HADLEY, LILLIAN H. &  
HARRY LEBARON SAMPSON TRS, ET-AL  
59 HUNTER LANE  
LANCASTER, MA 01523

160-69  
1834 REALTY, INC.  
C/O CAMBRIDGE SAVINGS BANK  
1374 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

169-98  
GAZIT HORIZONS (9 BRATTLE) LLC,  
1696 NE MIAMI GARDENS DRIVE NORTH  
MIAMI BEACH, FL 33179

159-2  
CITY OF CAMBRIDGE  
C/O CITY MANAGER

159-2  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

160-71  
95 MT AUBURN REALTY ASSOCIATES DE, LLC  
C/O BULFINCH  
116 HUNTINGTON AVE #600  
BOSTON, MA 02116



28 Church Lane  
2nd Floor  
Westport, CT 06880

203 635 5560  
RegencyCenters.com

June 28, 2022

**Via Email**

[Justin@jackstonesigns.com](mailto:Justin@jackstonesigns.com)

Attn: Justin Wyman

**Re: Cava - Signage Approval**

The Abbot, 1-30 Brattle St, Unit #110, Cambridge, MA 02138

Dear Tenant,

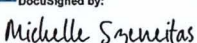
Regency Centers has reviewed the signage specifications prepared by Jack Stone Signs last revised **May 31, 2022**. The signage is hereby approved.

This review has been made only to confirm compliance with the Landlord's minimum specifications for tenant signage under the terms of the Lease Agreement. The Landlord assumes no responsibility in design, constructability, means, methods or conformance to specific tenant requirements. The Landlord is not responsible for the verification of dimensions or compliance with City regulations and ordinances. Compliance with all comments herein is mandatory, with the understanding that any variance thereof is an acceptance of liability.

Should you have any questions or comments with the above referenced items, please do not hesitate to call.

Thank you.

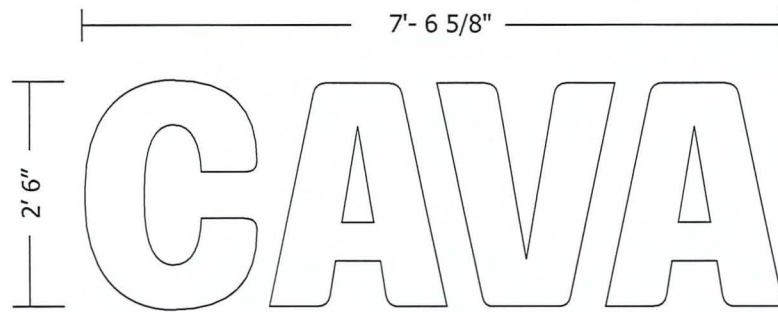
Sincerely,

DocuSigned by:  
  
6ADD360E009342A...

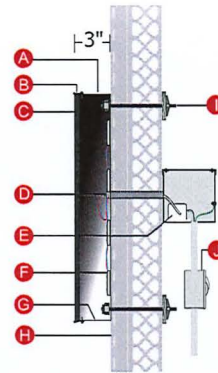
Michelle Szeneitas  
Senior Property Manager  
203-635-5565  
[MichelleSzeneitas@RegencyCenters.com](mailto:MichelleSzeneitas@RegencyCenters.com)



# SIGN 1



FRONT ELEVATION



END SECTION

MANUFACTURE AND INSTALL NEW FACELIT CHANNEL LETTERS

QTY: 1

SIGN AREA: 18.9 SF

SCALE: 1/2" = 1' 0"

**CAVA** 18 BRATTLE SQUARE - Cambridge MA

**FACE-LIT CHANNEL LETTERS**

- A** 3" ALUMINUM RETURNS PAINTED BLACK
- B** 1" BLACK TRIM-CAP
- C** 1/8" WHITE ACRYLIC FACE
- D** WIRING IN LIQUA-TITE TO ELECTRIC CIRCUIT
- E** REMOTE POWER SOURCE IN METAL BOX
- F** WHITE LX-EC63S NC LED's
- G** WEEP HOLES AS REQUIRED
- H** EXISTING BUILDING FACADE (VARIES)
- I** TOGGLE BOLT / ANCHORING HARDWARE VARIES ACCORDING TO ENGINEERING REQ. PER FASCIA
- J** U.L. LISTED DISCONNECT SWITCH

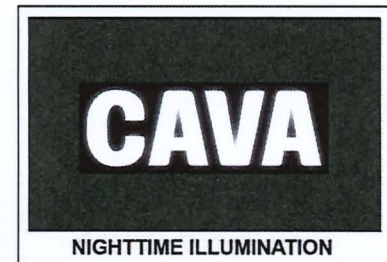
\* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE CURRENT NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



PROPOSED



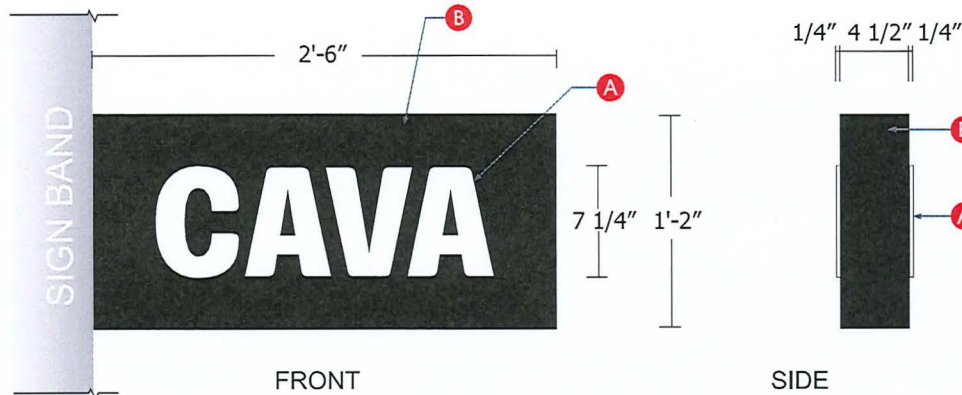
EXISTING ELEVATION



NIGHTTIME ILLUMINATION



# SIGN 2



## CAVA 18 BRATTLE SQUARE - Cambridge MA

### NON-LIT BLADE SIGN

- A 1/4" THK. ACRYLIC LOGO PTD. WHITE;  
STUD-MOUNT TO CABINET FACE
- B .080 ROUTED ALUM. SHOEBOX FACE PTD. BLACK

ONE (1) D/F NON-LIT BLADE

SCALE 1" = 1'-0"



PROPOSED



ENLARGED DETAIL non-lit