

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeals for the following: 2016 JUL 27 PM 3:18

Special Permit: X

Variance: _____

OFFICE APPEALS CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Claire Cheney, Owner, Curio Spice Co

PETITIONER'S ADDRESS: 45 Endicott Ave #6 Somerville MA 02144

LOCATION OF PROPERTY: 2265 Massachusetts Avenue, Cambridge

TYPE OF OCCUPANCY: Retail ZONING DISTRICT: BA 2

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

I am applying for a special permit for my business, Curio Spice Co., to allow for an additional type of occupancy that includes light manufacturing of spice blends to be sold on the premises. The manufacturing involves toasting and blending the spices, similar to a bakery, although no open flame (stovetop) or venting is needed.

SECTIONS OF ZONING ORDINANCE CITED:

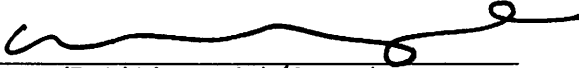
Article 4.35 Section b

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)/Owner)

Claire Cheney

(Print Name)

Address:

45 Endicott Ave #6

Somerville, MA 02144

Tel. No.:

617-851-3056

E-Mail Address:

claire@curiospice.com

Date:

7-27-14

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 GAP Cambridge Investments LLC
(OWNER)

Address: 20 Lantern Lane, Needham, MA 02492

State that I/We own the property located at 2265-2267 Massachusetts Avenue,
which is the subject of this zoning application. Cambridge, MA

The record title of this property is in the name of _____
GAP Cambridge Investments LLC

*Pursuant to a deed of duly recorded in the date 8/6/2003, Middlesex South
County Registry of Deeds at Book 40.343-' *Page -5.86. ;or
Middlesex Registry District of Land court, Certificate NOF N/A

Book _____ Page _____

Athanasia Papademetriou

SIGNATURE BY LAND OWNER OR

AUTHORIZED TRUSTEE, OFFICER OR AGENT* Manager

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

Commonwealth of Massachusetts, County of Norfolk

The above-name Athanasia Papademetriou personally appeared before me,

this 23 of July 2016 and made oath that the above statement is true.

voluntarily in her capacity as Manager of GAP Cambridge investments LLC.

Notary

[Handwritten Signature]



WILLIAM T. JACOBS
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec. 2, 2022

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 2265 Mass Ave (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:

In considering my spice business as a type of "retail bakery" the Ordinance will be met by making and selling the spice blends in small batches on the premises.

- 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:

It is a small, family run artisan spice business, very similar in scale to Spindler's Confections and Nussli 118 which are on the same block, attracting local shoppers on foot and by car.

- 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:

It is a small artisan spice business that will complement the community of current businesses on the block.

- 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:

Spices are natural, healthy and delicious.

- 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:

It is a small artisan spice business intended to add richness and meaning to people's lives.

7/25/16

2265-2267 Mass Ave
Cambridge, MA

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: _____ ZONE: _____

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

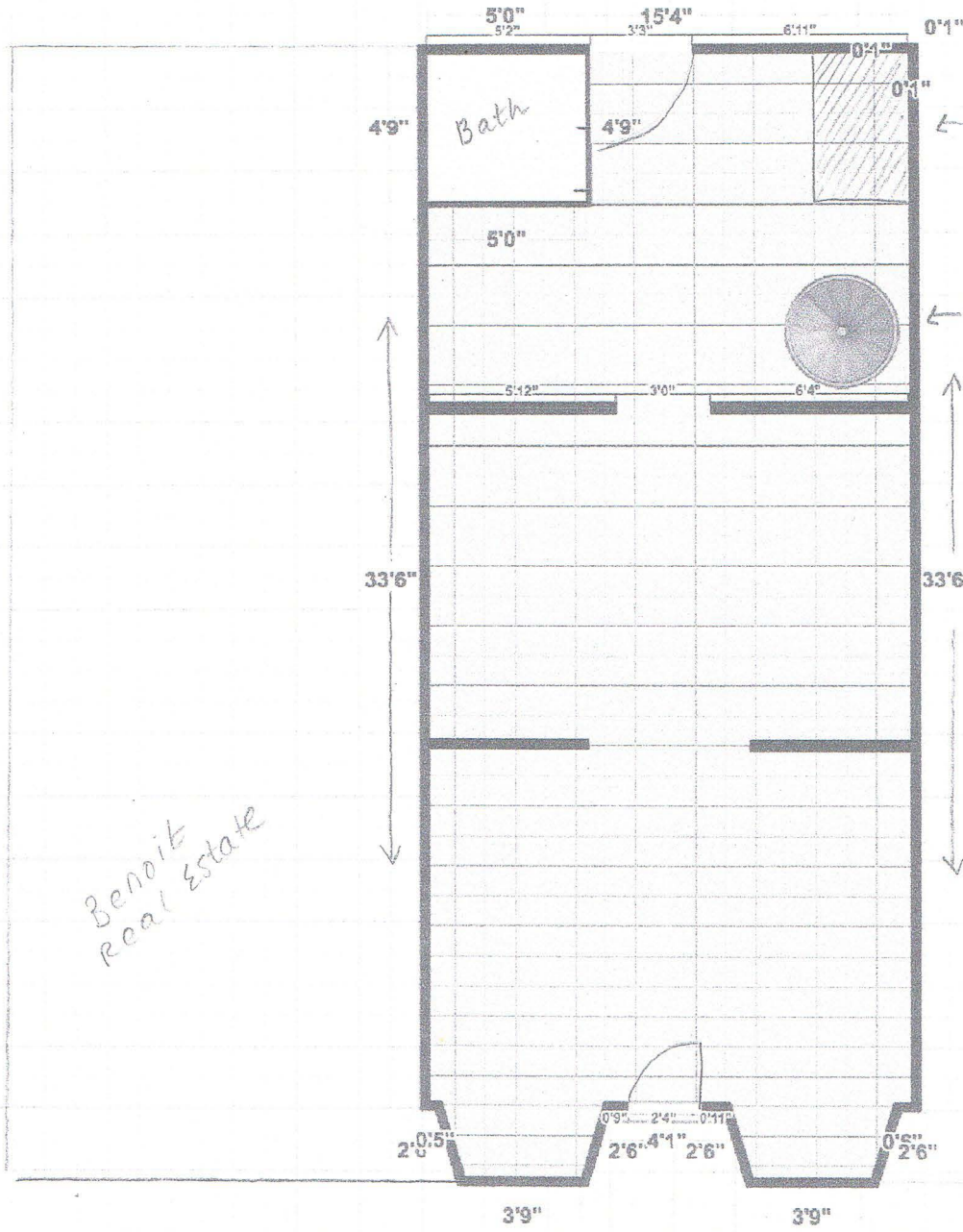
	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:	2758 •	_____	(max.)
LOT AREA:	1456	_____	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	1.89	_____	(max.)
LOT AREA FOR EACH DWELLING UNIT:	728	_____	(min.)
SIZE OF LOT:			
WIDTH	32	_____	(min.)
DEPTH	45	_____	
Setbacks in Feet:			
FRONT	0	_____	(min.)
REAR	2.36	_____	(min.)
LEFT SIDE	0	_____	(min.)
RIGHT SIDE	0	_____	(min.)
SIZE OF BLDG.:			
HEIGHT	20	_____	(max.)
LENGTH	45	_____	
WIDTH	32	_____	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	.05	_____	(min.)
NO. OF DWELLING UNITS:	2	_____	(max.)
NO. OF PARKING SPACES:	0	_____	(min./max)
NO. OF LOADING AREAS:	0	_____	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	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.

Immediately adjacent to a building of similar construction.

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'.

(Back Driveway)



← current stair to cellar

← proposed new stairway to cellar

← Dover street

Benoit Real Estate

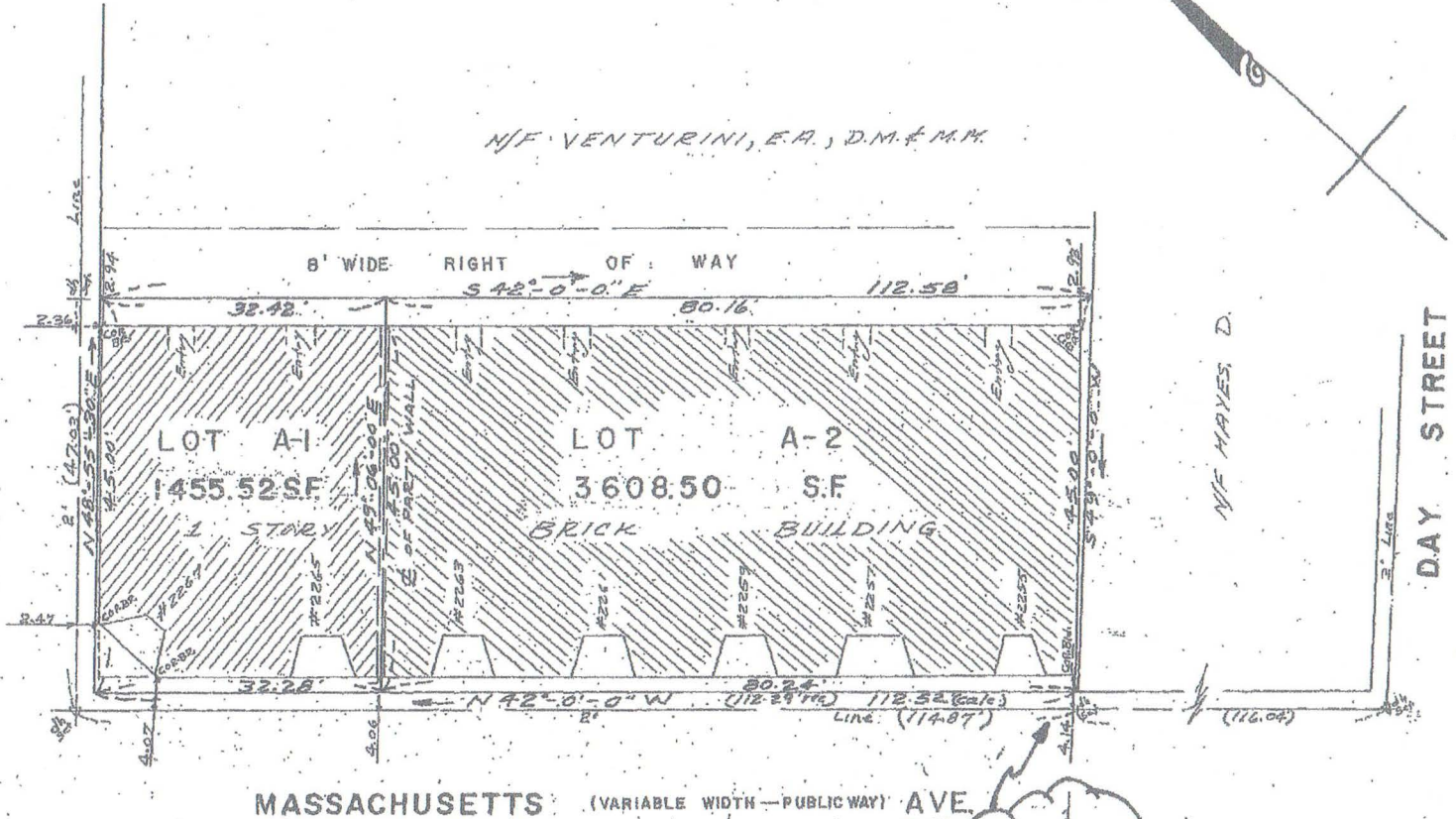
Urban Health

— Mass Ave —

STREET

DOVER (40' - PUBLIC WAY)

N/F VENTURINI, E.A., D.M. & M.M.



N/F HAYES, D.

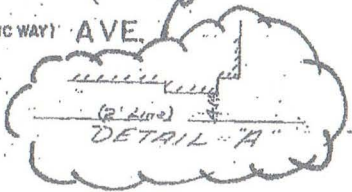
DAY STREET

MASSACHUSETTS (VARIABLE WIDTH - PUBLIC WAY) AVE.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

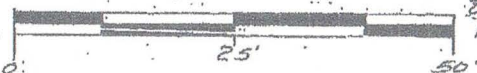
Eugene J. Billings, R.L.S.

NOTE: APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED IN THE CITY OF CAMBRIDGE, MASS.



Middlesex Registry of Deeds, So. Dist.
 Cambridge, Mass.
 Plan Number 13158 of 1983
 Rec. Book 16, 108, 28, 23, p. 17
 D.S.E.D. Dist. No. 227
 REGISTRAR: GILLIAN G. ESTABROOK
 5000 CENT. BARRINGTON ST. BLDG. 610Y
 Cambridge, Mass. 02142

John F. Joyce
 Registrar



PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS

OWNER: FREDERICK BILLINGS LITTLEFIELD

SCALE: 1" = 10' DATE: OCT. 25, 1983

FREDERICK R. JOYCE, CO. SURVEYORS
99 MASS. AVE. ARLINGTON MASSACHUSETTS

Book (year) 1983, Page 1322



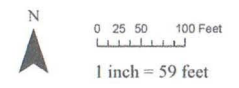
2265
Mass ave



**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

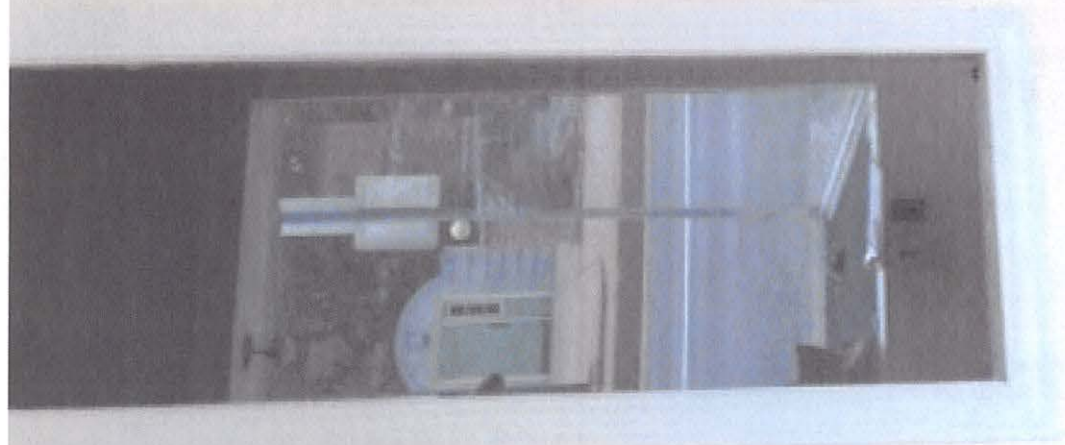
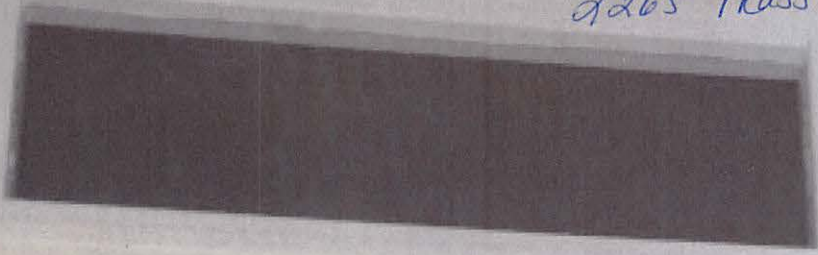
- | | | | |
|---------------|-----------------|----------------------|-----------------------------|
| Buildings | Water | 10 Lot Number | 100 Parcel size in Sq. Ft. |
| Lot Line | Sub-Parcel Line | 182 Block Number | 44.0LC Land Court Dimension |
| Block Line | Easement | 10 Cam Street Number | 65.0 Survey Dimensions |
| City Boundary | Railway | 125.0 Deed Dimension | |

DISCLAIMER:
All data presented on this map was compiled from existing Assessors' Tax Maps dated 10/25 to 2011 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent modifications to these maps were made using the City of Cambridge Geographic Information System (GIS). These maps have not been created from a new survey, and maps to indicate the necessary purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



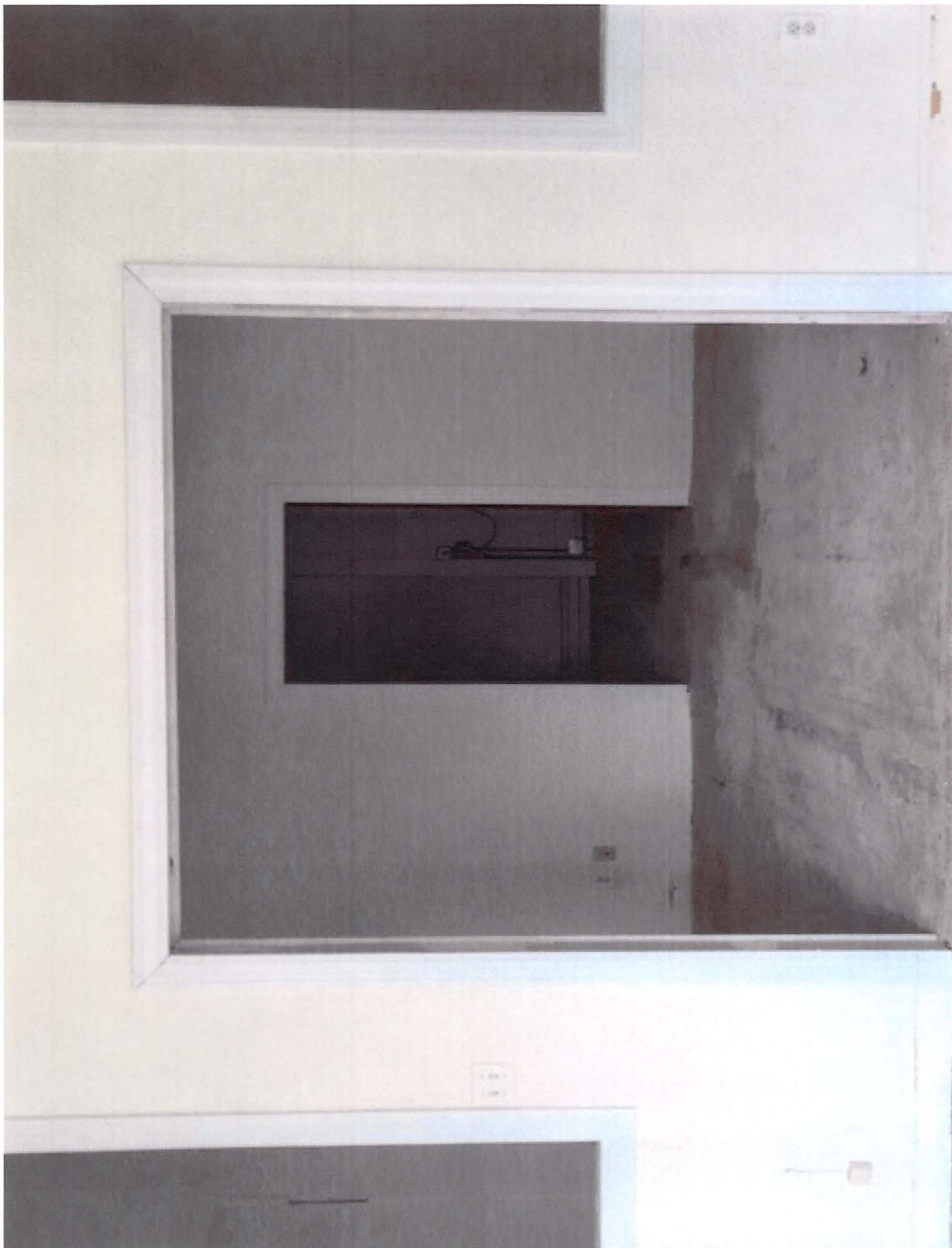
Parcel Block Map
182

2265 Mass Ave













CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 2265 Massachusetts Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

Old Cambridge Historic District

Fort Washington Historic District

(M.G.L. Ch. 40C, City Code §2.78.050)

Avon Hill Neighborhood Conservation District

Half Crown – Marsh Neighborhood Conservation District

Harvard Square Conservation District

Mid Cambridge Neighborhood Conservation District

Designated Landmark

Property is being studied for designation: _____

(City Code, Ch. 2.78., Article III, and various City Council Orders)

Preservation Restriction or Easement (as recorded)

Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**

(No CHC Review of land use issues. No demolition proposed in this application. –SLB)

No jurisdiction: not a designated historic property and the structure is less than fifty years old.

No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.

Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date July 27, 2016

Received by Uploaded to Energov

Date July 27, 2016

Relationship to project BZA 10976-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

2265 Mass Ave

Petitioner

182-63
BURKE, JUDITH M.
14 KIMBALL AVE.
WAKEFIELD, MA 01880

196-120
PUNKO, RICHARD D.
1A HOLLIS ST
CAMBRIDGE, MA 02140

CLAIRE CHENEY
45 ENDICOTT AVENUE #6
SOMERVILLE, MA 02144

196-120
HARRINGTON, EILEEN A. & DAVID C. SPINK
3A HOLLIS ST
CAMBRIDGE, MA 02140

196-120
SANDER, ALISON
3B HOLLIS ST
CAMBRIDGE, MA 02140

196-164-163
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

182-90-89
GAP CAMBRIDGE INVESTMENTS LLC
20 LANTERN LANE
NEEDHAM, MA 02492

196-120
DURHAM, JOHN C.
1B HOLLIS ST., UNIT #1B
CAMBRIDGE, MA 02140

182-8
DOE LLC,
2269 MASS AVE
CAMBRIDGE, MA 02140

182-88
HAYES, JOHN G. TR.OF HAYES FAMILY TRUST
C/O 7-ELEVEN, INC., P. O. BOX #711
ATTN: TENANTS AD VALOREM
TAX DEPT #35827
DALLAS, TX 75221

182-7
CHIM, BAK Y. & TOY H. CHIN A LIFE ESTATE
15 DOVER ST
CAMBRIDGE, MA 02140

182-71
MAZER, MATTHEW
12-14 DOVER ST. UNIT#3
CAMBRIDGE, MA 02140

182-71
WANG, YINCHUN & WEN TAO
12-14 DOVER ST., UNIT #2
CAMBRIDGE, MA 02140

182-71
MAIRE, CHRISTOPHER K.
12-14 DOVER ST., #1
CAMBRIDGE, MA 02140