

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit: \_\_\_\_\_ Variance:  Appeal: \_\_\_\_\_

PETITIONER: Cambridge Health Alliance

PETITIONER'S ADDRESS: 1493 Cambridge St., Cambridge, MA 02139

LOCATION OF PROPERTY: 237 Hampshire St.

TYPE OF OCCUPANCY: Clinic/Offices ZONING DISTRICT: Business A

**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 provide two LED illuminated sign above 2nd story window - 58sf.

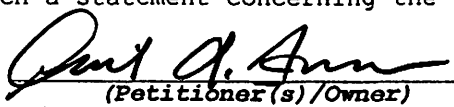
**SECTIONS OF ZONING ORDINANCE CITED:**

Article 7.000 Section 7.16.22 (sign)

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)

Address: David A. Farmer  
(Print Name)  
Cambridge Health Alliance  
1493 Cambridge St.  
Cambridge, MA 02139

Tel. No.: 617-806-8517

E-Mail Address: dfarmer@challiance.org

Date: 11/16/14

**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 Inman Square Professional Condominium Trust  
Address: c/o Cambridge Health Alliance, 1493 Cambridge Street,  
Cambridge, MA 02139, Attn: DAVID FARMER (OWNER)

State that I/We own the property located at 237 Hampshire Street, which is the subject of this zoning application.

The record title of this property is in the name of Inman Square Professional Condominium Trust

\*Pursuant to a deed of duly recorded in the date 1/16/2008, Middlesex South County Registry of Deeds at Book 16240, Page 19; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Andrew M Fugua as trustee  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.  
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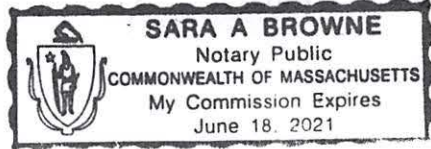
Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew M Fugua personally appeared before me, this 16th of November 2016, and made oath that the above statement is true.

Sara A. Browne Notary


My commission expires June 18th, 2021 (Notary Seal).

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





**SARA A BROWNE**  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
My Comm. Expires 01/01/2025



**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

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

The Hospital is trying to make the site more visible to vehicles, pedestrians, etc. with a new sign located above the 2nd to increase visibility of the clinic in response to concerns/complaints from patients and others that are having difficulty finding the clinic. Current signage is limited to the front of the entry awning and a small sign directly above that which is difficult to see/read.

- 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:

The clinic is located in a congested area and having the sign at a lower elevation would be more difficult to see with larger vehicles parking in front of the clinic, vehicles travelling on the street.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

The area is a mixture of some commercial, business and residential buildings. The place of the sign on the above the 2nd story windows is in character with the rest of the neighborhood. The size and mass of the sign does not stand out due to the use of individual letters which will be halo lit as opposed to having the sign designed as a box with backlit letters. Also, we have chosen to minimize the signage on the building.

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

There are a mixture of sign types and heights in the neighborhood. We have chosen to minimize the impact of the signage on the building with the use of the the halo lit letters to provide a more subdued sign.

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

**BZA APPLICATION FORM**

David Farmer **DIMENSIONAL INFORMATION**

APPLICANT: Cambridge Health Alliance PRESENT USE/OCCUPANCY: \_\_\_\_\_

LOCATION: 237 Hampshire St. ZONE: Business A

PHONE: 617-806-8517 REQUESTED USE/OCCUPANCY: clinic/office (exist)

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>5,023</u>	<u>no change</u>	<u>no change</u> (max.)
LOT AREA:	<u>6,086</u>	                   ↓	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.83</u>		_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>		_____ (min.)
SIZE OF LOT:			_____ (min.)
WIDTH	<u>90'</u>		
DEPTH	<u>89'</u>		
Setbacks in Feet:			_____ (min.)
FRONT	<u>0</u>		
REAR	<u>3.5'</u>		_____ (min.)
LEFT SIDE	<u>17'</u>		_____ (min.)
RIGHT SIDE	<u>3.5'</u>	_____ (min.)	
SIZE OF BLDG.:			_____ (max.)
HEIGHT	<u>25'</u>		
LENGTH	<u>70'</u>		
WIDTH	<u>73'</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>0</u>	<u>N/A</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>N/A</u>	<u>no change</u>	<u>no change</u> (max.)
NO. OF PARKING SPACES:	<u>8</u>	<u>no change</u>	<u>no change</u> /max)
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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.

Outpatient clinic and clinic support space. New lit sign installation.

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.
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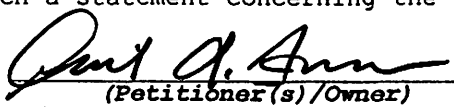
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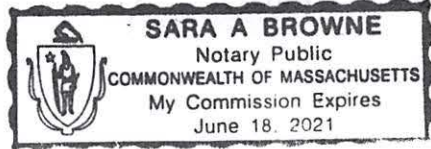
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2 signs @ 41 ft 197 x 30"  
17 ft 210 x 11.8

Proposed WALL Sign

Area in Square feet: 58.2 Dimensions: \_\_\_\_\_ X \_\_\_\_\_

Illumination: Natural \_\_\_ Internal  External \_\_\_

Height (from ground to the top of the sign): Above 2nd floor sill line

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE  
Length in feet of store front facing street: (a) 70 ft. Area of signs allowed accessory to store:  
outside (1 x a) 70 ft, behind windows (0.5 x a) 35 ft. Area of all existing signs on  
the store front to remain (including any freestanding sign): \_\_\_\_\_. 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 WALL 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:** 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

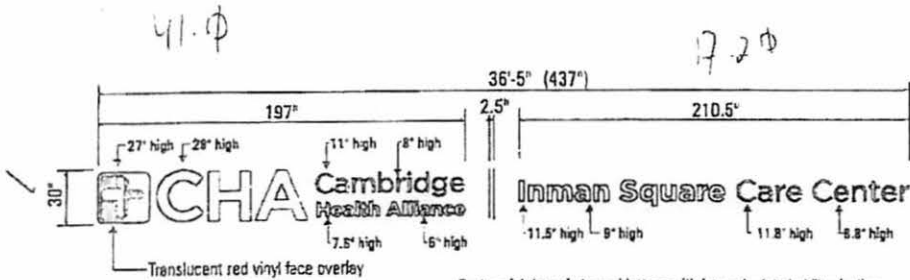
Sign conforms to requirements of Article 7.000: YES \_\_\_\_\_ NO

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

Relevant sections: 7.16.22 C wall sign ~~height~~

COMMENTS: height over 2nd floor windows

Date: 1/15/15 CDD Representative Sig M Pade



**CHANNEL LETTER SIGN**

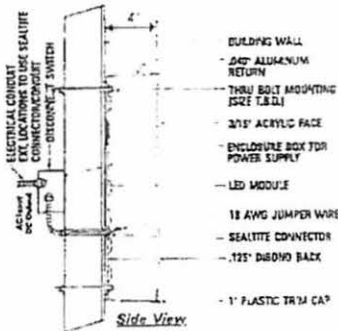
SCALE: 3/16" = 1'-0"

Quantity: 1 set

- Custom fabricated channel letters with internal white led illumination
- Letter sides to be .040" thick aluminum. Finish is: stock white.
- Letter faces to be 3/16" thick white acrylic with 1" white trim cap edges.
- Vinyl overlays on faces—colors as noted.
- Letter backs to be 3mm thick Aluminum composite.
- Letter depth to be 5".
- Letters directed mounted to building wall with remote mounted power supplies.

Voltage: 120 Amp: 20

Red PMS 002c - Orca 323 'Coral Red'



Client/Project Name:  
**CHA Cambridge Health Alliance**  
 237 Hampshire Street  
 Inman Square, Cambridge MA

Drawing Dates: 6.16.2015

6.17.2015 Rev.1: corrected length  
 6.25.2015 Rev.2: moved sig to center

Drawing #: 15-15546-3Ar2

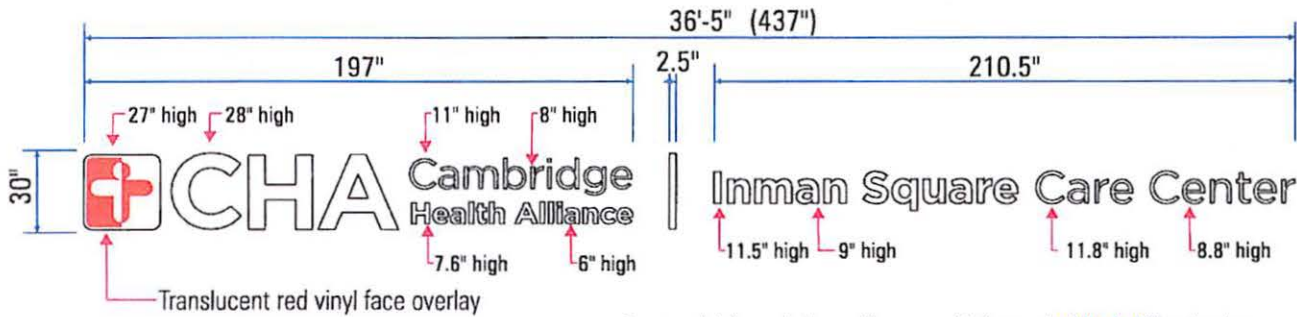
File Name: SSS\_CHA\_Inman Sq  
 Cambridge\_15-15546.cdr

Drawn by: SM PM: TL

**Sign System**  
 EST. 1975

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## CHANNEL LETTER SIGN

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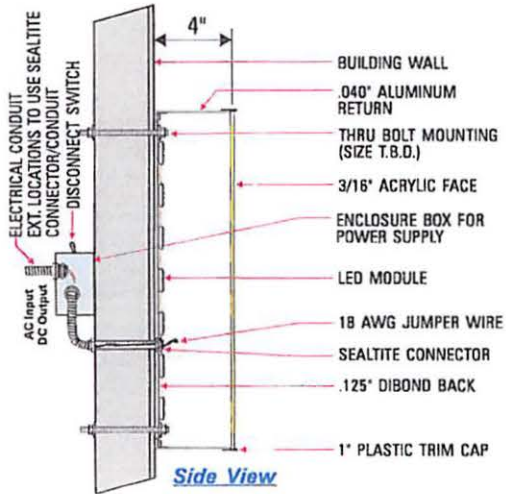
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Electrical Voltage: 120 Amp: 20

Vinyl Colors: Translucent

Red PMS 032c -Oracal 323 "Coral Red"



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**Sign System**  
SOLUTIONS

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# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 237 Hampshire Street

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 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 December 8, 2016

Received by Uploaded to Energov

Date December 8, 2016

Relationship to project BZA 11991-2016

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.**

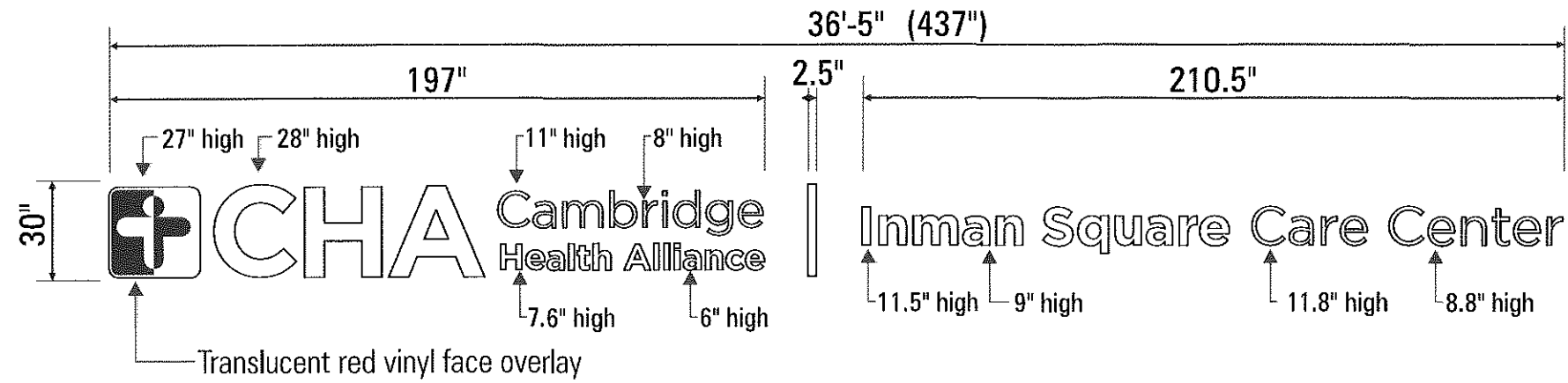
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



## CHANNEL LETTER SIGN

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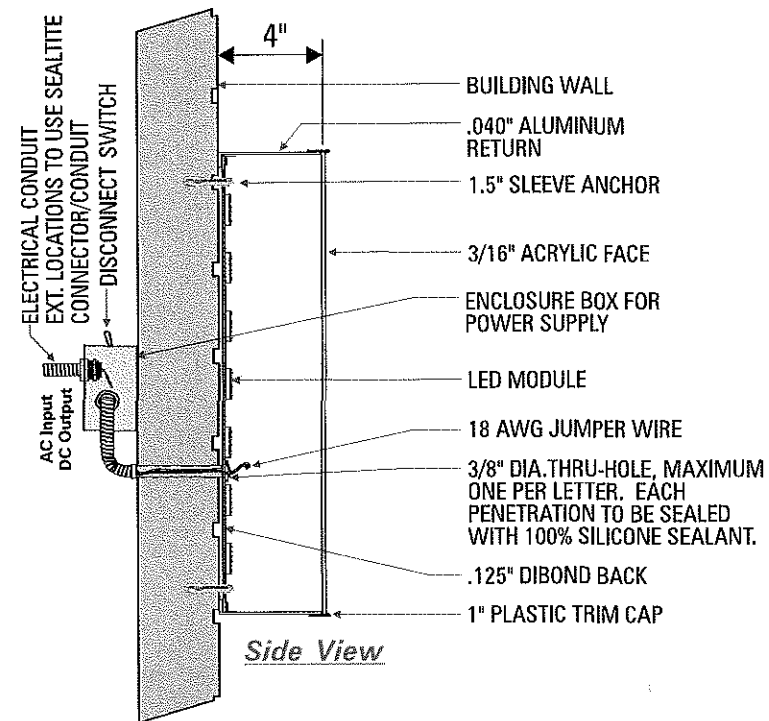
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PROPOSED SIGNS AND AWNINGS

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237 Hampshire Street  
Inman Square, Cambridge MA

Drawing Dates: 6.16.2015

6.17.2015 Rev.1: corrected length  
6.25.2015 Rev.2: moved sign to center  
9.3.2015 Rev.3: mntg hardware

Drawing #: 15-15546-3Ar3

File Name: SSS\_CHA\_Inman Sq  
Cambridge\_15-15546.cdr

Drawn By: SM PM: TL

**Sign System**  
SOLUTIONS

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**City of Cambridge  
Assessing Department**

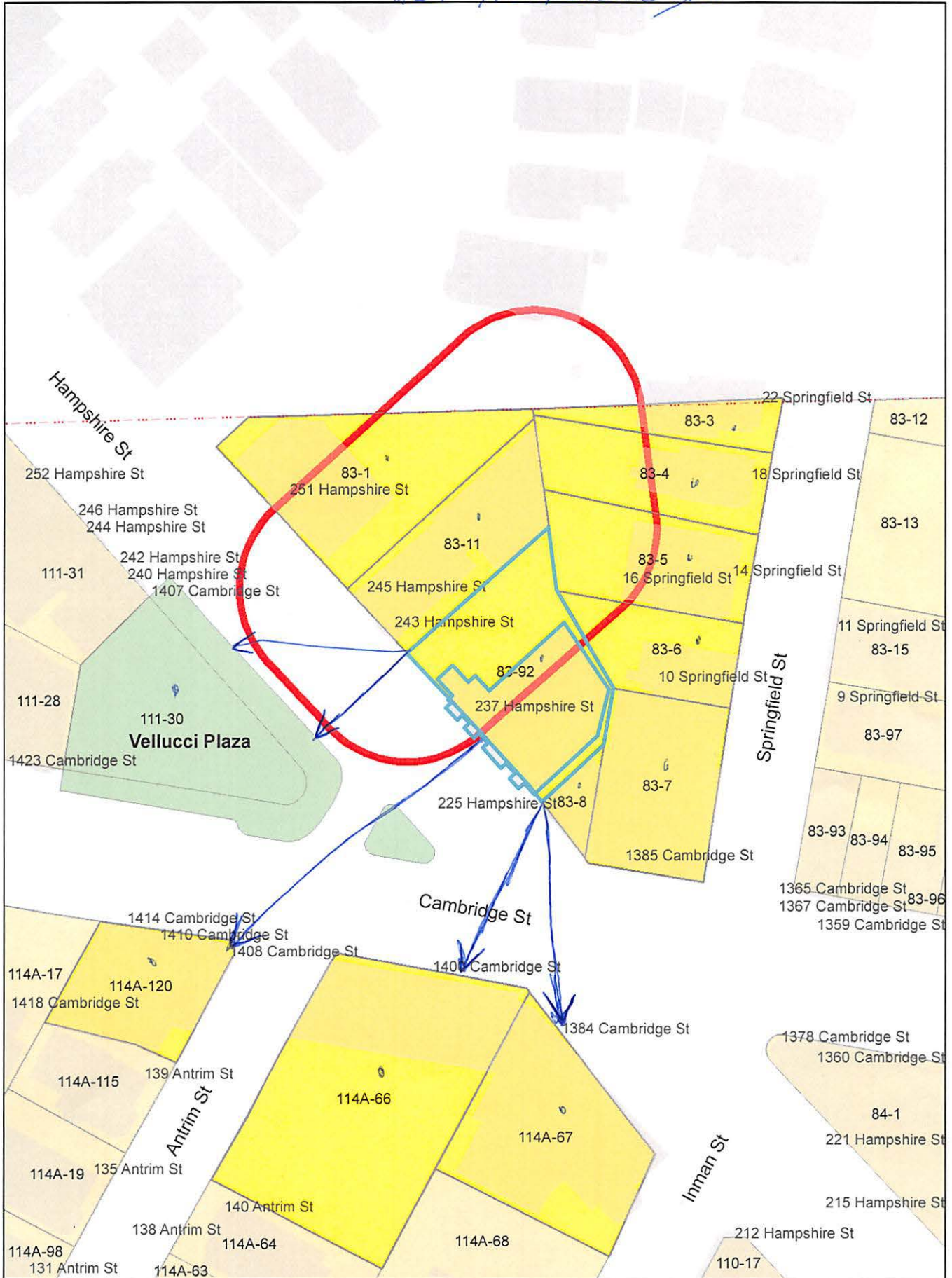
795 Massachusetts Ave.  
Cambridge, MA 02139

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

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



237 Hampshire St.



237 Hampshire St.

Petitioners

114A-66  
1400 CAMBRIDGE REALTY LLC  
1540 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

114A-120  
REPPUCCI, MICHAEL F., JR.,  
TR OF THE INMAN REALTY TRUST  
1414 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

CAMBRIDGE HEALTH ALLIANCE  
C/O DAVID FARMER  
1493 CAMBRIDGE STREET  
CAMBRIDGE, MA 02139

83-1  
CAMBRIDGE PORTUGUESE CREDIT UNION  
251 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

83-3  
MATOS, ADELAIDE ROSARIO  
TR. OF SPRINGFIELD REALTY TRUST  
22 SPRINGFIELD ST  
CAMBRIDGE, MA 02139

83-4  
18 SPRINGFIELD STREET LLC  
16 SPRINGFIELD ST  
CAMBRIDGE, MA 02139

83-5  
CERQUEIRA, JOSE B. & MARIA P. SOUSA  
16 SPRINGFIELD ST  
CAMBRIDGE, MA 02139

83-6  
FERNANDES, FERNANDO M.  
90 NORWICH CIR  
MEDFORD, MA 02155

83-7  
WEINMAN PROPERTIES, LLC  
281 WABAN AVE  
WABAN, MA 02468

83-8  
SINGH, HARINDER  
170 GORE ST #304  
CAMBRIDGE, MA 02141

83-11  
WINOGRAD, ELIOT J. &  
MICHAEL JUDITH ROSENBERG, TR.  
136 BEAUMONT ST  
NEWTON, MA 02460

83-92  
CAMBRIDGE PUBLIC HEALTH COMMISSION  
D/B/A CAMBRIDGE HEALTH ALLIANCE  
1493 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

83-92  
KEANE, ROBERT E.,  
TR. 237 INMAN TRUST  
P.O. BOX 1062  
MEDFORD, MA 02155

83-92  
CAMBRIDGE HEALTH ALLIANCE  
229 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

111-30  
CAMBRIDGE CITY OF COMM DEV  
57 INMAN ST  
CAMBRIDGE, MA 02139

114A-67  
CAMBRIDGE CITY OF FIRE DEPT  
491 BROADWAY  
CAMBRIDGE, MA 02138

114A-67 & 111-30  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

114A-67 & 111-30  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR