

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

BZA APPLICATION FORM

Plan No: BZA-017053-2018

GENERAL INFORMATION

The unders	signed hereby	petitions the Boa	rd of Zoning Appeal for the	following:
Special Pe	rmit :	<u>/</u>	Variance :	Appeal :
PETITIONE	R: Some	rbridge Hotel	, LLC - C/O James J.	Rafferty, Esq.
PETITIONE	ER'S ADDRESS	675 Ma	ssachusetts Avenue C	ambridge, MA 02139
LOCATION	OF PROPER	Y: 263 Mon	signor Obrien Hwy Ca	mbridge, MA
TYPE OF C	OCCUPANCY:	V 	z	DNING DISTRICT: Special District 1 Zone
REASON F	OR PETITION	:		
	C	other: Hotel (Jse	
DESCRIPT	ION OF PETIT	IONER'S PROPOS	SAL:	
Petition	er seeks to	o modify spec	ial permit granted i	n BZA case no. 012619-2017
authoriz	ing a hote	l use contain	ing 120 guest rooms	with accessory parking. This
applicat	ion seeks	to allow for	alterations to the f	ootprint, entrance and height of the
building	<u>1 •</u>			
SECTIONS	OF ZONING C	RDINANCE CITE	D:	
Article	10.000	Section	10.40 (Special Perm	it).
Article	17.000	Section	17.12.1.A (Hotel Use	e).
			Original Signature(s) :	a Plu
				(Petitioner(s) //Owner)
				James J. Rafferty, Esq.
				(Print Name)
			Address:	907 Massachusetts Avenue
				Cambridge, MA 02139
			Tel. No. :	(617) 492-4100
			E-Mail Addres	ss: jrafferty@adamsrafferty.com
Date:	December 2°	1, 2018		

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 <u>263 Monsignor Obrien Hwy Cambridge, MA</u> (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:

 According to provisions of Section 17.12, a hotel use is permitted in Special District 1 upon the issuance of a Special Permit from the Board of Zoning Appeal.
- 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 use will be located on a highway and will only be accessed from the highway.
- 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: There are two hotel uses in close proximity to the site. The site is abutted by a manufacturing and retail use. None of these uses will be adversely affected by a hotel use.
- 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 hotel will be operated in accordance with all applicable health, safety and licensing requirements.
- 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:

 This use will replace a former car wash and warehouse with a well designed building that will provide much needed accommodations for people visiting Cambridge in this section of the City that is in the midst of being transformed

from industrial to a mixed use residential.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. PRESENT USE/OCCUPANCY: hotel

LOCATION: 263 Monsignor Obrien Hwy Cambridge, MA ZONE: Special District 1 Zone

PHONE: REQUESTED USE/OCCUPANCY: hotel

		EXISTING CONDITIONS	<u>REQUESTED</u> <u>CONDITIONS</u>	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AF	REA:	23,221	21,796	23,235	(max.)
LOT AREA:		15,490	no change	n/a	(min.)
RATIO OF GROSS FLOOR	R AREA	1.5	1.4	1.5	(max.)
LOT AREA FOR EACH DV	WELLING UNIT:	N/A	N/A	N/A	(min.)
SIZE OF LOT:	WIDTH	70' (varies)	no change	N/A	(min.)
	DEPTH	160' (varies)	no change	N/A	
SETBACKS IN FEET:	FRONT	3.0'	5.0'	3.0'	(min.)
	REAR	113.8'	111.9'	N/A	(min.)
	LEFT SIDE	15.4'	no change	N/A	(min.)
	RIGHT SIDE	N/A	N/A	N/A	(min.)
SIZE OF BLDG.:	HEIGHT	64'	69'11"	85'	(max.)
	LENGTH	47'/107'	108'	N/A	
	WIDTH	47'/107'	57'	N/A	
RATIO OF USABLE OPEN TO LOT AREA:	N SPACE	15.7	7.5	N/A	(min.)
NO. OF DWELLING UNIT	rs:	N/A	N/A	N/A	(max.)
NO. OF PARKING SPACE	ES:	23	no change	23	(min./max)
NO. OF LOADING AREAS	<u>s:</u>	1	1	1	(min.)
DISTANCE TO NEAREST ON SAME LOT:	BLDG.	21.0'	21.0'	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.

^{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'.



Date:

CITY OF CAMBRIL JE **MASSACHUSETTS BOARD OF ZONING APPEAL** 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 2019 JAN -2 PM 12: 19 617 349-6100

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

Plan No:

BZA-017053-2018

GENERAL INFORMATION

Special Pe		ereby petitio √	ons the Boar	Variance :	ne топоwing: Арреаl :
			Jac Hatal		
PETITION	EK:	Somerbrio	ige Hotel	, LLC - C/O James 3	J. Railerty, Esq.
PETITION	ER'S ADD	RESS:	675 Mas	ssachusetts Avenue	Cambridge, MA 02139
LOCATION	N OF PRO	PERTY:	263 Mon	signor Obrien Hwy C	Cambridge, MA
TYPE OF	OCCUPAI	ICA:		2	ZONING DISTRICT: Special District 1 Zone
REASON I	FOR PETI	TION:			
		Other	: Hotel U	se	
DESCRIPT	TION OF F	FTITIONER	'S PROPOS	ΔΙ ·	
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					in BZA case no. 012619-2017 s with accessory parking. This
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Article	17.000		Section	17.12.1.A (Hotel U.	Jse).
				Original Signature(s) :	(Petitioner(s) / Owner)
					James J. Rafferty, Esq.
					(Print Name)
				Address :	907 Massachusetts Avenue
					Cambridge, MA 02139
				Tel. No. :	(617) 492-4100
				E-Mail Addr	ress: jrafferty@adamsrafferty.com
Date : [Decemb	er 21, 201	8		-

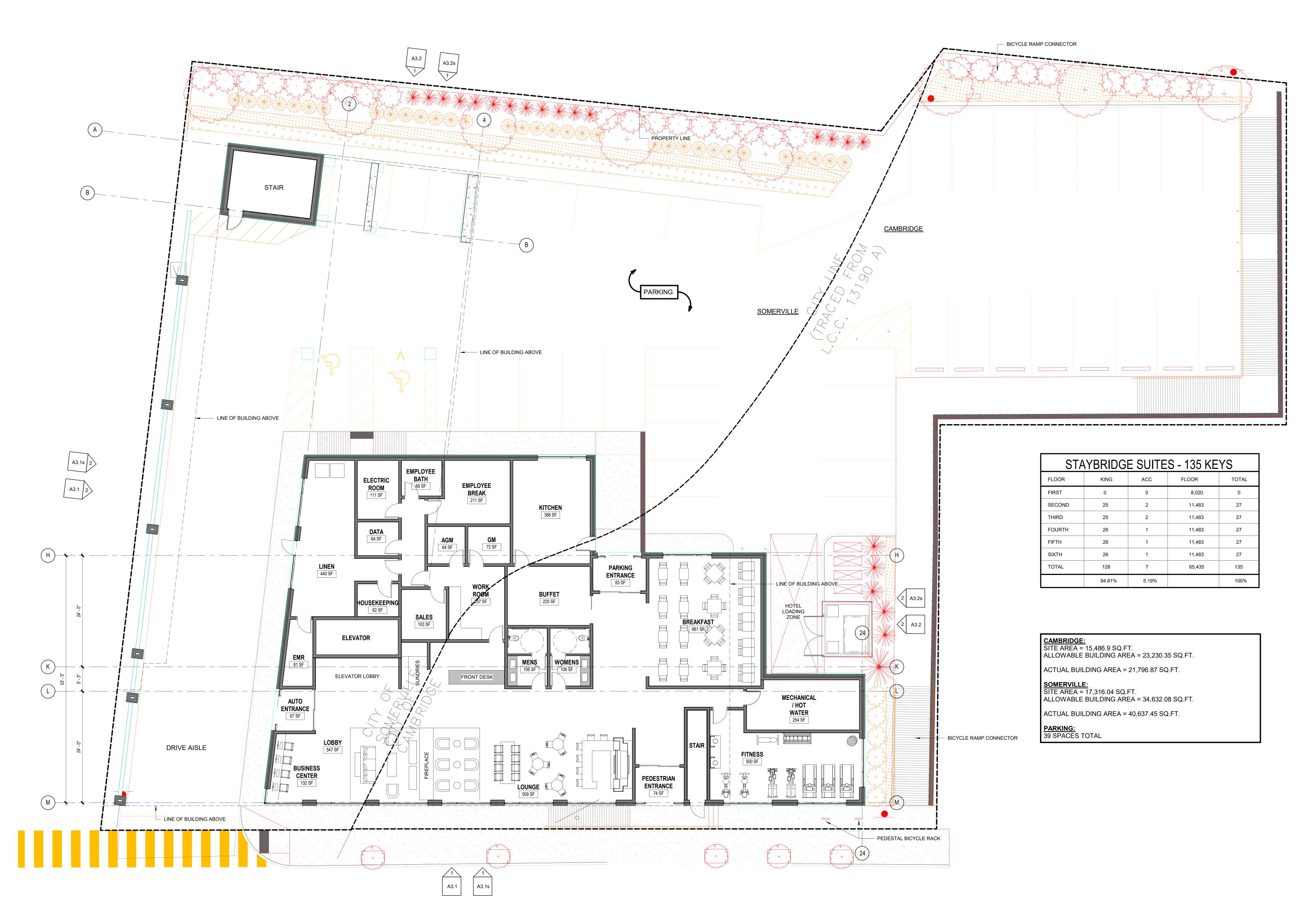




STAYBRIDGE SUITES - SOMERVILLE / CAMBRIDGE, MA









DESIGN DOCUMENT NOT FOR CONSTRUCTION 2018_1211

STAYBRIDGE SUITES

SOMERVILLE / CAMBRIDGE, MA

ue
2018_1211 - ISSUED FOR CITY REVIEW

Architect: JAL

Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitalty Design LLC

Drawing Sheet

OVERALL FIRST FLOOR PLAN

rawing Sheet

01 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1 02 - TYPICAL UPPER FLOOR PLAN
1/8" = 1'-0"







DESIGN DOCUMENT NOT FOR CONSTRUCTION 2018 1211

STAYBRIDGE SUITES

SOMERVILLE / CAMBRIDGE, MA

ssue

2018_1211 - ISSUED FOR CITY REVIEW

Architect: JAL

Drawn By: JTD

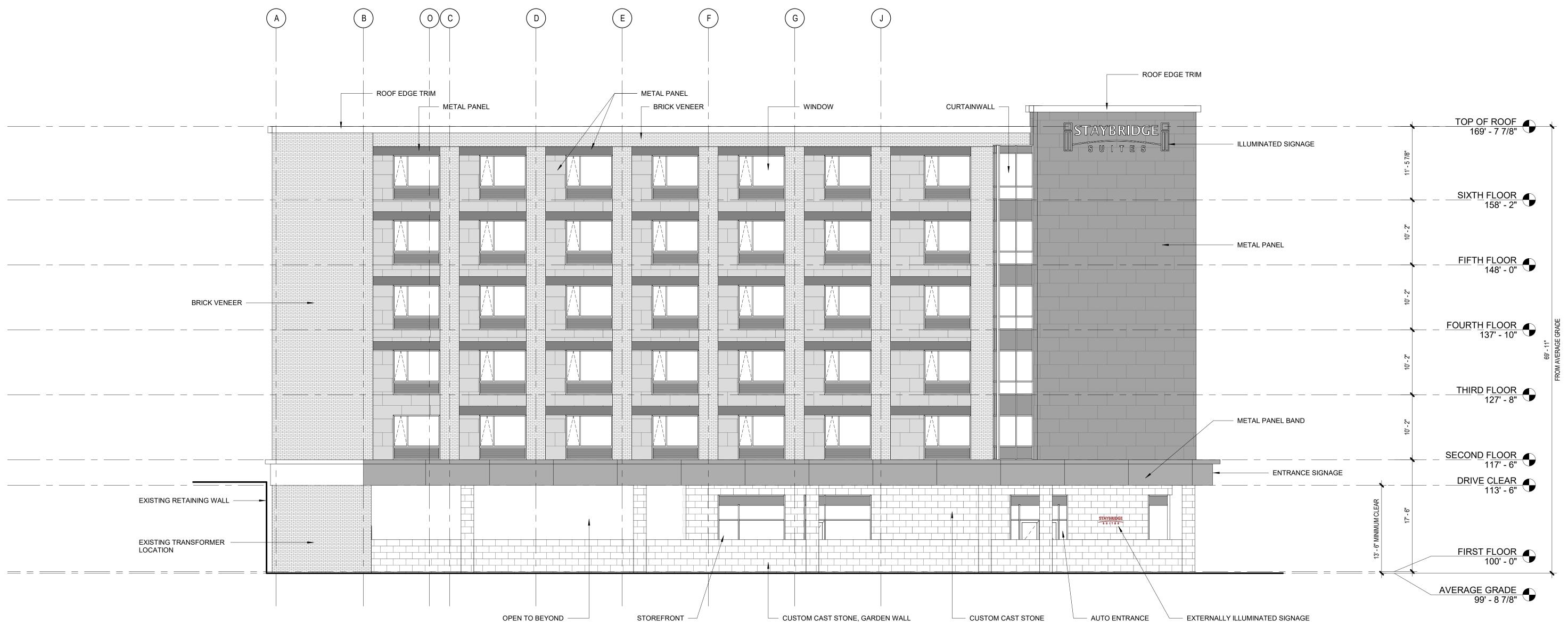
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitalty Design LLC

Drawing Sheet

TYPICAL UPPER FLOOR PLAN

A1.2

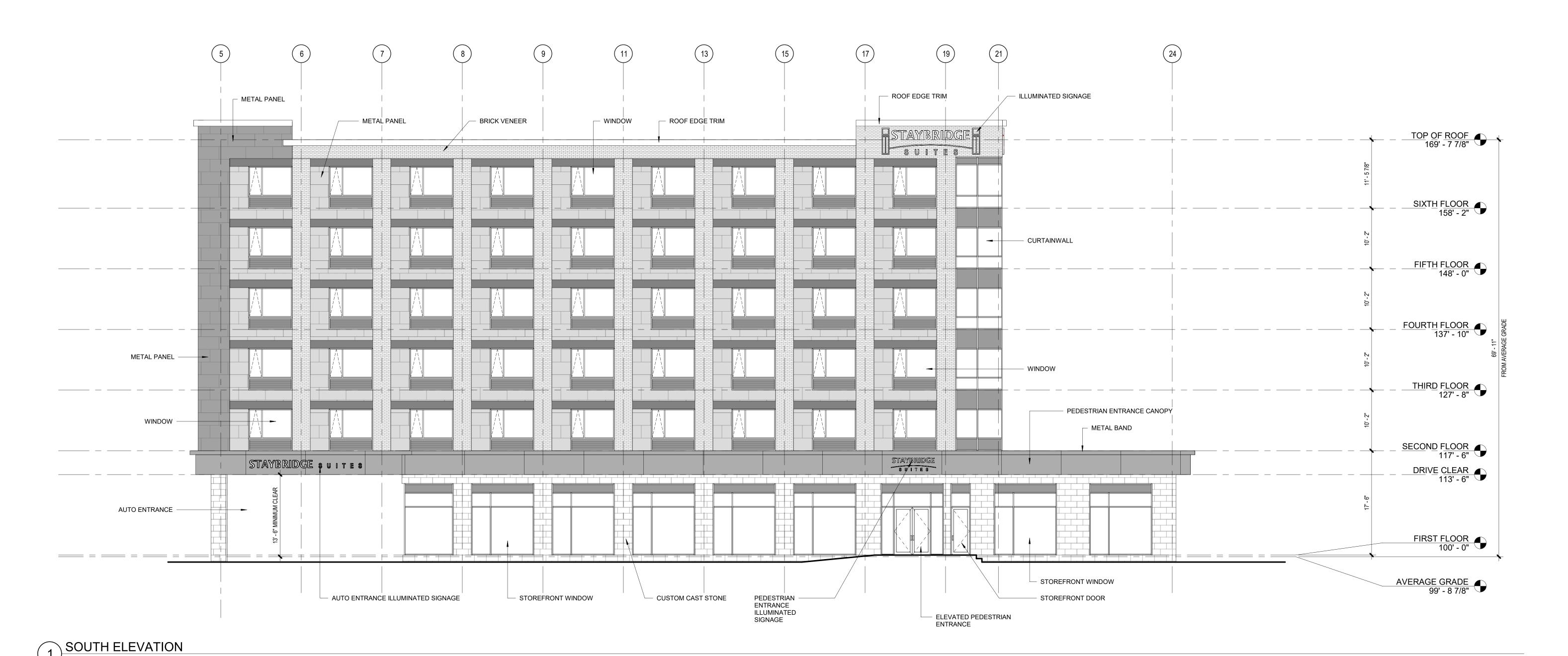




WEST ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"





DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2018, 1211

	TAYBRIDGE UITES	
SC	OMERVILLE / CAMBRII	DGE, MA
Issu	ie	
	2018_1211 - ISSUED FOR CITY REV	/IEW

Architect: JAL

Drawn By: JTD

Project No.: 301459

Copyright: 2015 JAL Hospitalty Design LLC

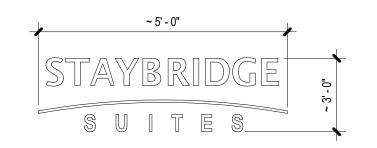
Drawing Sheet **EXTERIOR**

EXTERIOR ELEVATIONS

Drawing Sheet

A3.1

~ 16' - 6"





SUITES SOMERVILLE AUTOMOBILE ENTRANCE SIGN (EXTERNALLY ILLUMINATED)

1/2" = 1'-0" SOMERVILLE GATEWAY SIGN (ILLUMINATED)

1/2" = 1'-0" STAYBRIDGE AVERAGE GRADE 99' - 8 7/8" WEST ELEVATION SIGNAGE

1/8" = 1'-0" ~ 16' - 6" ~ 19' - 6" STAYBRIDGE SUITES SUITES_ AUTOMOBILE ENTRANCE SIGN (ILLUMINATED)

1/2" = 1'-0" HIGHWAY AUTOMOBILE SIGNAGE (ILLUMINATED)

1/2" = 1'-0" PEDESTRIAN ENTRANCE SIGN (ILLUMINATED)

1/2" = 1'-0" W SUITES L STAYBRIDGE 8 U I T E 8 STAYBRIDGE SUITES 1A A3.1s



DESIGN DOCUMENT NOT FOR CONSTRUCTION 2018_1211

STAYBRIDGE
SUITES

SOMERVILLE / CAMBRIDGE, MA

Issue
2018_1211 - ISSUED FOR CITY REVIEW

Architect: JAL

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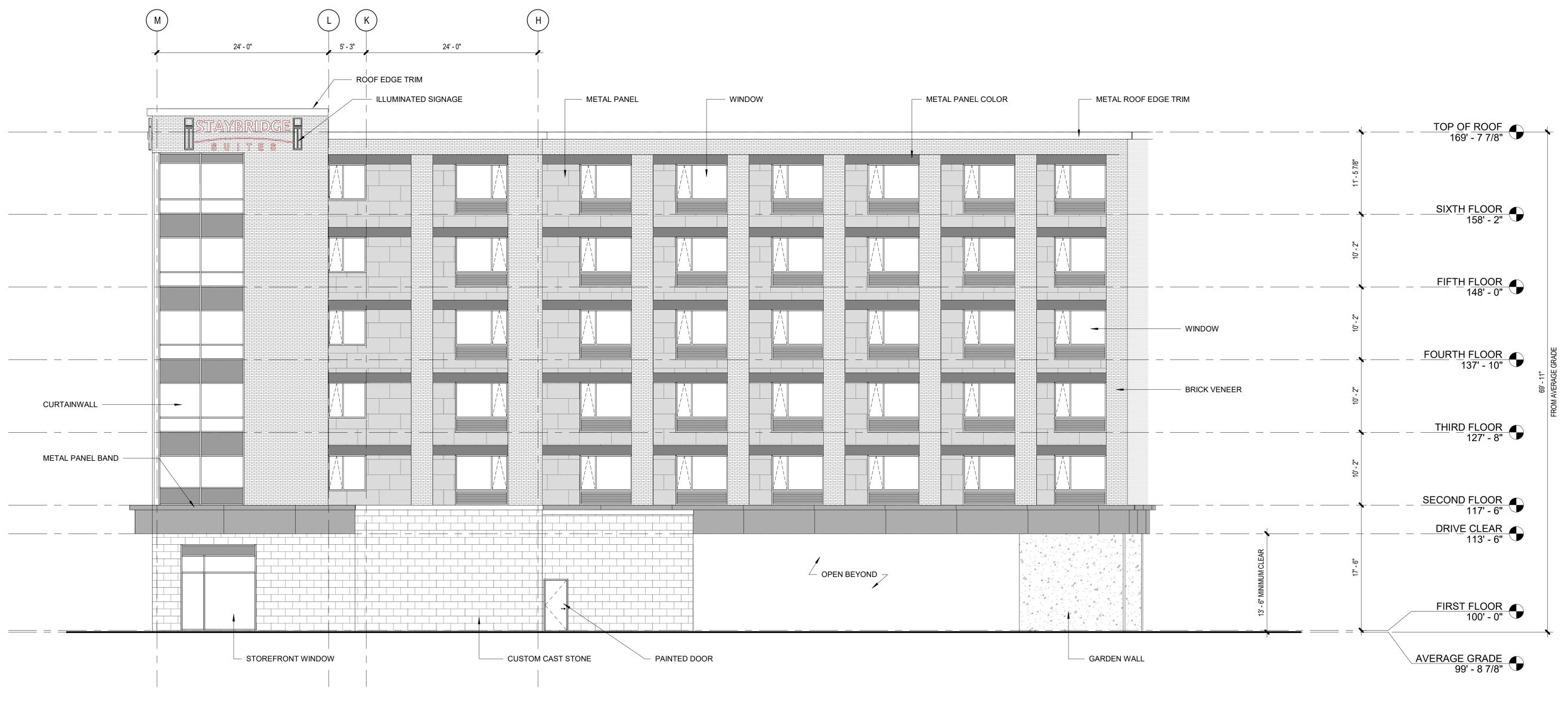
Drawing Sheet

AVERAGE GRADE 99' - 8 7/8"

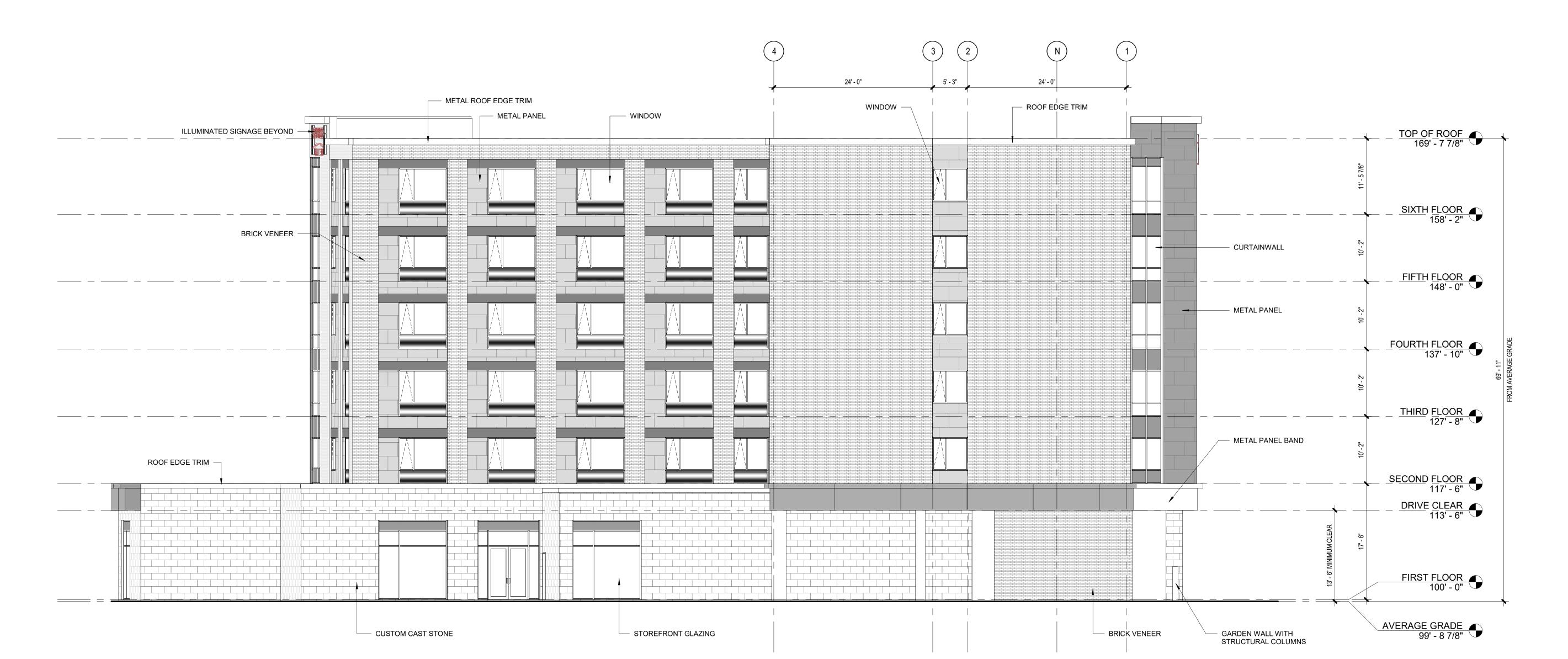
EXTERIOR SIGNAGE ELEVATIONS

A3.1s





2 EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



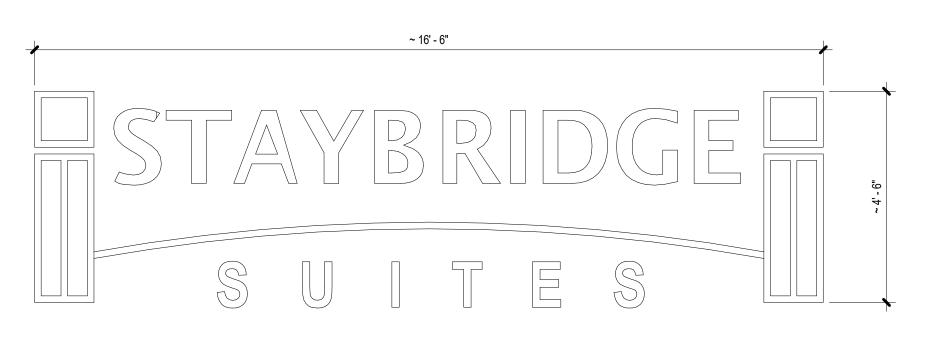
DESIGN DOCUMENT NOT FOR CONSTRUCTION 2018_1211

STAYBRIDGE SUITES
SOMERVILLE / CAMBRIDGE, M.
Issue
2018_1211 - ISSUED FOR CITY REVIEW

Architect:	JAL
Drawn By:	JTD
Project No.:	301459
Copyright:	2015 JAL Hospitalty Desig

EXTERIOR
ELEVATIONS

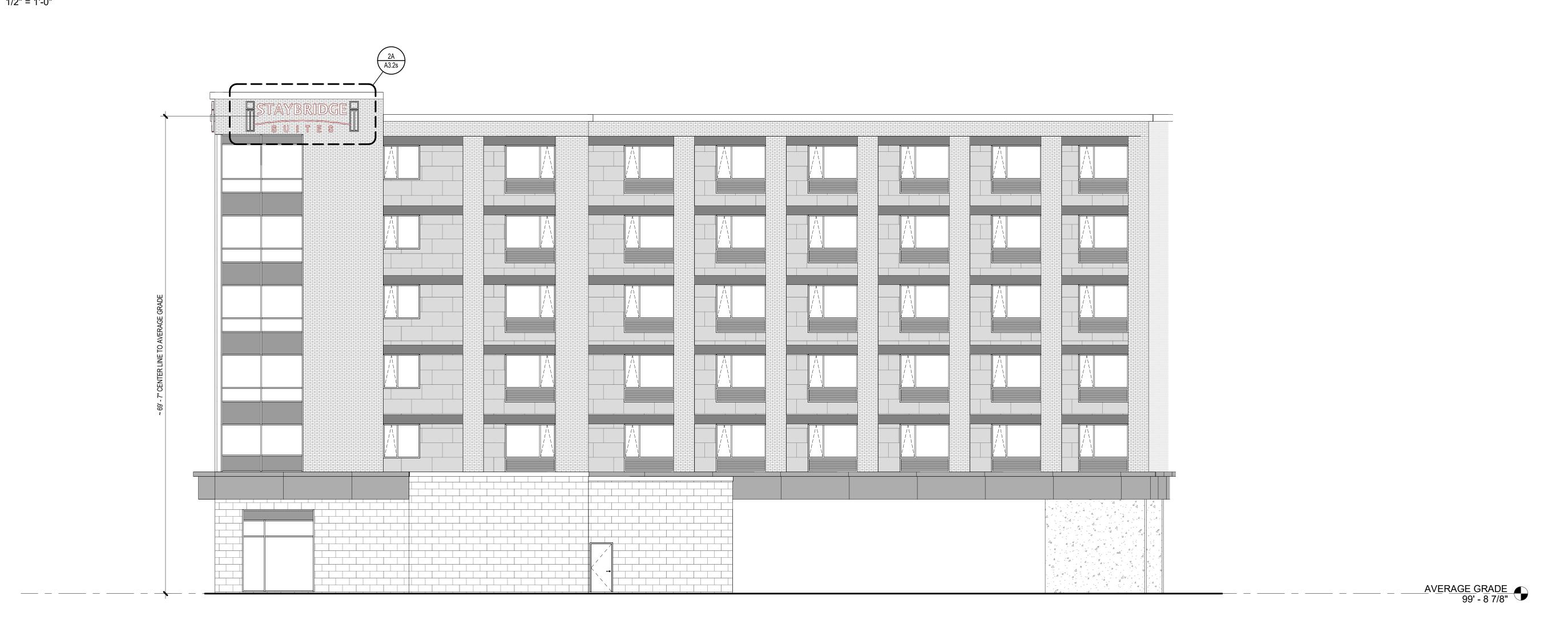
Drawing Sheet
A3.2





CAMBRIDGE GATEWAY SIGN (ILLUMINATED)

1/2" = 1'-0"



NO. 10833
NO. 10833
NO. 10833
NH.

STATE OF MASSING

DESIGN DOCUMENT NOT FOR CONSTRUCTION 2018_1211

STAYBRIDGE SUITES

SOMERVILLE / CAMBRIDGE, MA

2018_1211 - ISSUED FOR CITY REVIEW

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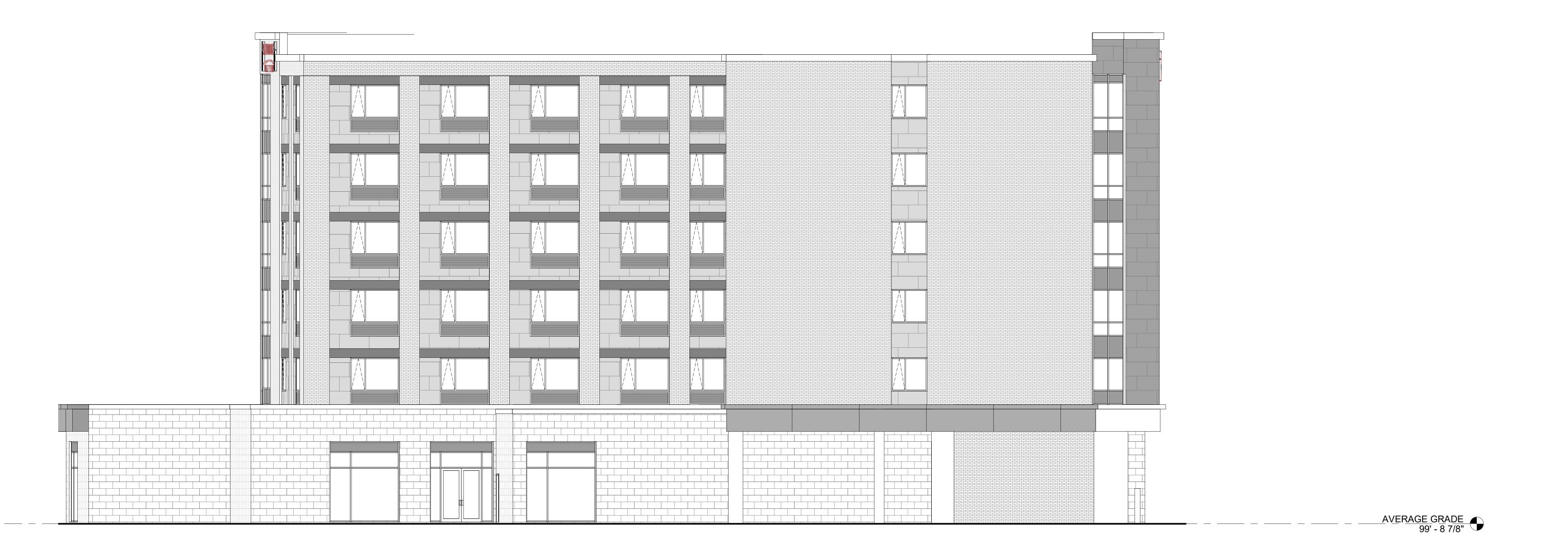
Drawing Sheet

EXTERIOR SIGNAGE ELEVATIONS

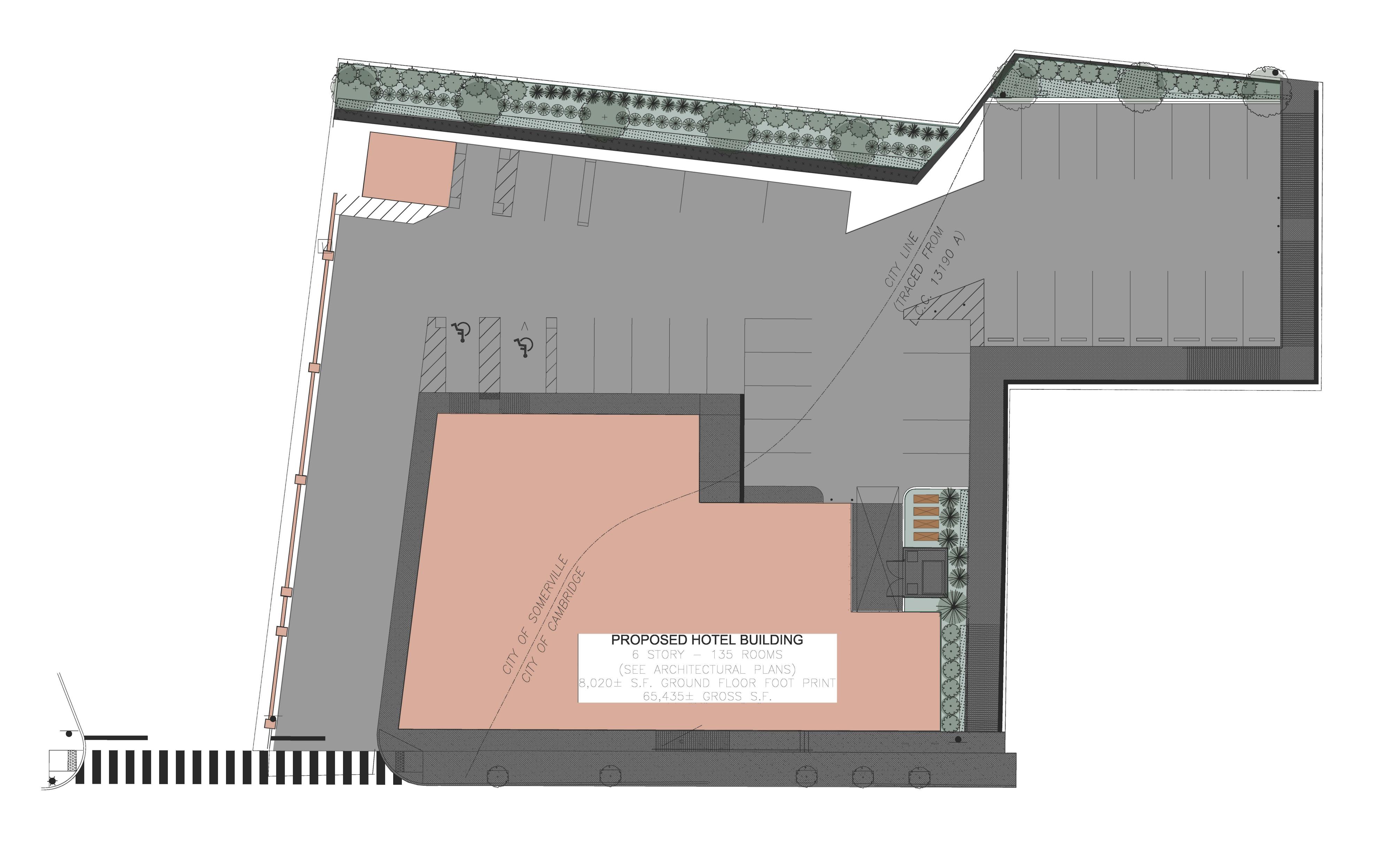
Drawing Sheet

A3.2s

2 EAST ELEVATION SIGNAGE
1/8" = 1'-0"



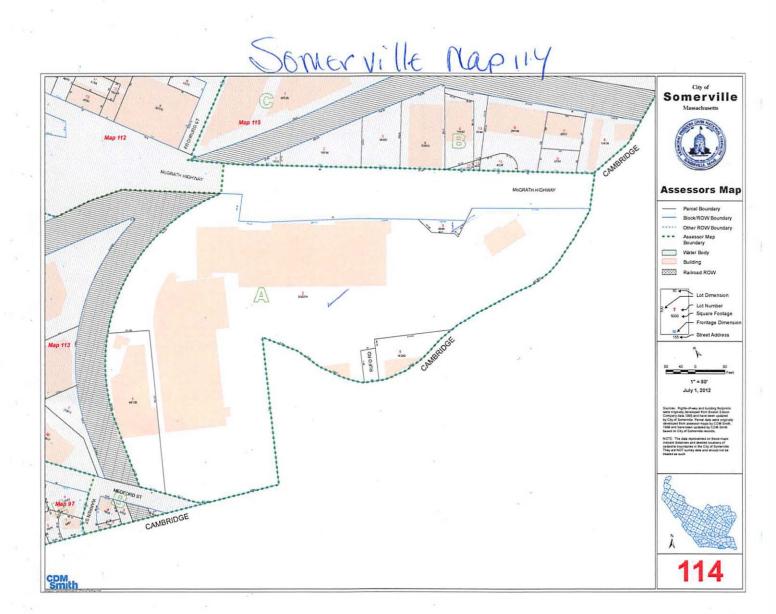
1 NORTH ELEVATION SIGNAGE
1/8" = 1'-0"

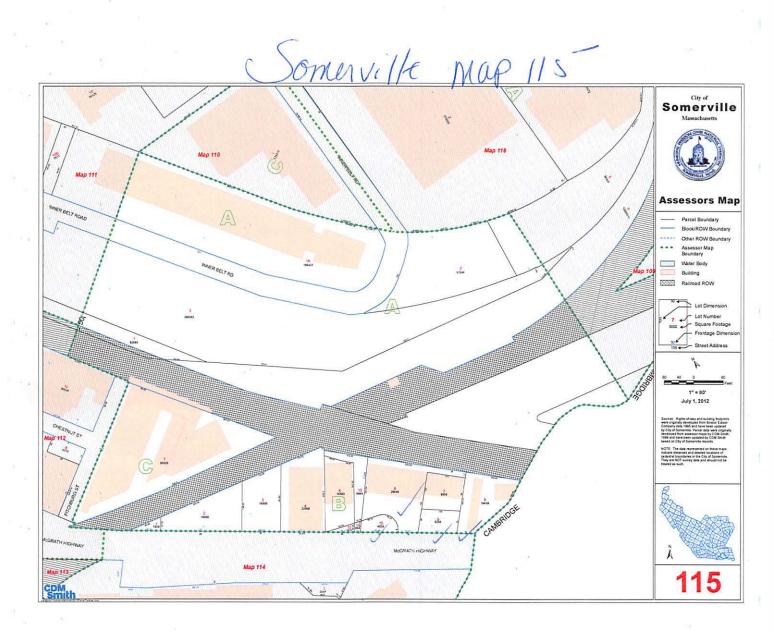


Z63 Msg. O'Briend Magnet About lors What Som. 1A-103 243 Monsigner Obrien Hwy 241 Monsignor Obrien Hwy nsignor Obrien Hwy 1A-188 264 Monsignor Obreh H 262 Mortsigner obrien Hwy Monsignor OBrien Huy 7-29 West Blvd 22-128 22-132 1A-179 22-109 225 Monsignor Obrien Hwy 22-7822-30 22-2622-2522-24 22-28 22-27 22-2322-22 22-93 7-115 22 Water St 21-5521-124 83 Winter St 22-9722-20 215 Monsignor Obrien Hwy 21-77 21-10421-107 22-45 22-14080 Winter St Winter St 21-12321-115 21-109 22-117 22-46 22-50 22-94 22-5322-5464 Winter St 21-2421 21-108 1A-193 7-34 18 Winter St 22-14122-118 21-2421-25 201 Monsignor Obrien Hwy 21 Water S 22 Winter St21-XL 22-123 21-11421-2721-2921-30 21-3321-100 7-31 97 Gore St 22-13422-115 200 Monsignor Obrien Hwy 99 Gore St 91 Gore St 22-12422-122 21-5121-49 21-8021-79 191 Monsignor Obrien Hwy 194 Monsignor Obrien Hwy 169 Monsignor Obrien Hwy 20-82 21-521-8121-82 60 Gore St 41 Gore Si 20-105 23-3123-3223-35 21-3 23-36 Gore St 21-7 21-83 21-117 21-116 5 23-4623-45 21-2 2 Second St 20-XL 3-46²³-43 23-44²³-128₂₃-40²³-39²³-137 20-102 21-121-19 21-18 21-120 21-84 21-111 357 Cambridge St 23-138 20-90 16 Gore St 20-75 20-94 358 Cambridge St 20-3720-38 225 Cambridge St 324 Cambridge St 382 Cambridge St 20-100 20-98 20-31 20-101 209 Cambridge St 12 Second St²⁰⁻⁷⁰ 376 Cambridge St 260 Cambridge St Cambridge St 209 C 20-104 23-84 23-8823-156 207 Cambridge St 20-6920-68 23-8723-157 350-R Cambridge St 24-96 24-99 24-133 131 Cambridge St 208 Cambridge St 149 Cambridge St 151 Cambridge St 24-139 23-90 23-97₂₃₋₉₅23-94 Silva Park 160 Cambridge St 75-A Otis St 65-R Otis St 24-94 20 Second St 97 Otis St 98 Otis St Otis St 24-11724-11624-114 24-110 Secon 24 Second St 19-24 75 Otis St69 Otis St24-113 24-124 25-33 25-125 94 Otis St 28 Second St₁₈₋₄₇ 78 Otis St 67 Otis St24-11224-111 32 Second \$18-26 25-33 25-126 25-35 25-36 57 Otis St 24-7224-7324-7424-7524-140 24-80

Centanni Way

34 Second St





263 Msg. O'Brien Hwy

7-115 MONSIGNOR HOTEL, LLC 1359 HOOKSETT RD. HOOKSETT, NH 03106

7-34 FAHIMIAN, EDWARD J., TR. OF EJF TR P.O. BOX#19 CAMBRIDGE, MA 02141

7-114 / 1A-103-178-179
MASSACHUSETTS BAY TRANSPORTATION
AUTHORI
10 PARK PLAZA
BOSTON, MA 02116

7-31 NATRAJ HOSPITALITY LLC 14 HILL ST WOBURN, MA 01801

22-130 / 114-A-2 & 3
TWIN CITY MALL ASSOCIATES
C/O PROPERTY TAX DEPT
P.O BX 790830
SAN ANTONIO, TX 78279

22-132 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR

7-29
EASTMAN BROOK LLC,
225 MONSIGNOR OBRIEN HWY
CAMBRIDGE, MA 02141

7-35 & 115-B-8
PREVITE, ANTHONY D., JOSEPH D.,
DOMENIC A., JR., HIGHWAY REALTY TRUST
153 RUSSELL AVE
WATERTOWN, MA 02472

7-113
BEHRINGER HARVARD 22 WATER STREET
C/O MONOGRAM RESIDENTIAL TRUST
5800 GRANITE PARKWAY, SUITE 1000
ADDISON, TX 75001

22-109 44 CAMBRIDGE ASSOCIATES, LLC. 44 HERSHA DRIVE HARRISBURG, PA 17102

22-132 CAMBRIDGE CITY OF COMM. DEV. 57 INMAN ST CAMBRIDGE, MA 02139

115-B-6,7,9 &10 LABEN REALTY LLC 15 MCGRATH HWY SOMERVILLE, MA 02143 JAMES J. RAFFERTY, ESQ. 907 MASS AVENUE — 3RD FL. CAMBRIDGE, MA 02139

7-37
PECTEN PROPERTIES, LLC.
261 LEDYARD ST.
NEW LONDON, CT 06320

1A-188
DW NP PROPERTY, LLC
C/O DIVCOWEST
575 MARKET STREET - 35TH FLOOR
SAN FRANCISCO, CA 94105

22-128 CAMBRIDGE CAPITAL GROUP LLC, 231 SUTTON ST. SUITE 1B NORTH ANDOVER, MA 01845

22-132 CITY OF CAMBRIDGE C/O LOUIS DEPASQUALE CITY MANAGER

22 MCGRATH HWY

Location 22 MCGRATH HWY

Mblu 114/ A/ 2// \$\frac{3}{2}\$

Acct# 20682089

Owner TWIN CITY PLAZA LLC

Assessment \$54,998,900

PID 1818

Building Count 4

Current Value

	Assessment		
Valuation Year	Improvements	Land	Total
2018	\$23,223,400	\$31,775,500	\$54,998,900

Owner of Record

Owner

TWIN CITY PLAZA LLC

Co-Owner Address

PO BOX 790830

SAN ANTONIO, TX 78279

Sale Price

ice \$63,100,000

Building Photo

Certificate

Book & Page 47267/ 299

Sale Date 04/12/2006

Instrument 00

Ownership History

		Owners	hip History			
Owner	2.8	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TWIN CITY PLAZA LLC		\$63,100,000		47267/ 299	00	04/12/2006
CHARTER TWIN CITY LLC		\$26,575,000		44866/ 368	1B	03/24/2005
CAMBRIDGE CHARTER REALTY I LLC		\$23,000,000		35867/ 361	00	07/10/2002
TWIN CITY MALL ASSOC		\$107,500		14630/ 434	N	06/08/1982

Building Information

Building 1 : Section 1

Year Built:

1980

Living Area:

90,100

Replacement Cost:

\$12,032,967

Building Percent

72

Good:

Replacement Cost

Less Depreciation:

\$8,663,700

Bui	lding Attributes
Field	Description
STYLE	Supermarkets
MODEL	Commercial

17-21 MCGRATH HWY

Location 17-21 MCGRATH HWY

Mblu 115/ B/ 6/ 19/0 V

Acct# 01005190 Owner LABEN REALTY LLC

Assessment \$3,579,800

PID 1826

Building Count 1

Current Value

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$1,961,400	\$1,618,400	\$3,579,800		

Owner of Record

Owner Co-Owner LABEN REALTY LLC

Address

15 MCGRATH HWY

SOMERVILLE, MA 02143

Sale Price

\$4,150,000

Certificate

Book & Page 50626/97

Sale Date 01/23/2008

Instrument 1C

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LABEN REALTY LLC	\$4,150,000		50626/ 97	1C	01/23/2008
PAINO ASSOC II LTD PARTNERSHIP	\$1,773,300		29622/ 299	1G	01/05/1999
TRUST PREVITE REALTY	\$0				

Building Information

Building 1 : Section 1

Year Built:

1988

Living Area:

21,280

Replacement Cost:

\$2,428,485

Building Percent

Good:

Replacement Cost

Less Depreciation:

\$1,797,100

Building Attributes		
Field	Description	
STYLE	Retail/Offices	
MODEL	Commercial	
Grade	Average	

Building Photo

13-15 MCGRATH HWY

Location 13-15 MCGRATH HWY

Mblu 115/ B/ 7/ / 7 9

Acct# 01005180

Owner LABEN REALTY LLC

Assessment \$1,577,100

PID 109297

Building Count 1

Current Value

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$212,100	\$1,365,000	\$1,577,100	

Owner of Record

Owner

LABEN REALTY LLC

Sale Price

\$4,150,000

Co-Owner Address

15 MCGRATH HWY

Certificate

Book & Page 50626/ 097

SOMERVILLE, MA 02143

Sale Date

01/23/2008

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LABEN REALTY LLC	\$4,150,000		50626/ 097	1G	01/23/2008
PAINO ASSOC II LTD PTNERSHIP	\$1,076,700		29622/ 299	00	01/05/1999
PREVITE REALTY TRUST	\$100		24437/ 579	1A	04/07/1994

Building Information

Building 1 : Section 1

Year Built:

1930

Living Area:

12,736

Replacement Cost:

\$1,099,905

Building Percent

44

Good:

Replacement Cost

Less Depreciation:

\$139,800

Building Attributes		
Field	Description	
STYLE	Store	
MODEL	Commercial	
Grade	Average	

Building Photo

1 MCGRATH HWY

Location 1 MCGRATH HWY

Mblu 115/ B/ 8/ /

Acct# 01009020 Owner PREVITE ANTHONY D

TRUSTEE

Assessment \$1,449,300

PID 1828

Building Count 1

Current Value

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$75,400	\$1,373,900	\$1,449,300	

Owner of Record

Owner

PREVITE ANTHONY D TRUSTEE

Co-Owner MONSIGNOR OBRIEN HWY TRUST

Address

153 RUSSELL AVE

WATERTOWN, MA 02472

Sale Price

\$100

Certificate

Book & Page 20124/ 348

Sale Date

10/06/1989

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PREVITE ANTHONY D TRUSTEE	\$100		20124/ 348	• А	10/06/1989
ANTHONY D. PREVITE	\$0				

Building Information

Building 1: Section 1

Year Built:

1950

Living Area:

2,160

Replacement Cost: **Building Percent**

\$116,078

Replacement Cost

Less Depreciation:

\$67,300

Building Attributes		
Field	Description	
STYLE	Coin-op CarWsh	
MODEL	Commercial	
Grade	Average	

Building Photo