



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

Special Permit : √ **Variance :** **Appeal :**

PETITIONER: Somerbridge Hotel, LLC - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 263 Monsignor Obrien Hwy Cambridge, MA

TYPE OF OCCUPANCY : **ZONING DISTRICT :** Special District 1 Zone

REASON FOR PETITION :

Other: Hotel Use

DESCRIPTION OF PETITIONER'S PROPOSAL :


Petitioner seeks to modify special permit granted in BZA case no. 012619-2017
authorizing a hotel use containing 120 guest rooms with accessory parking. This
application seeks to allow for alterations to the footprint, entrance and height of the
building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 10.000 Section 10.40 (Special Permit).

Article 17.000 Section 17.12.1.A (Hotel Use).

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 Address : jrafferty@adamsrafferty.com

Date : December 21, 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 263 Monsignor Obrien Hwy 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:
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.
- 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:
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.
- 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 hotel will be operated in accordance with all applicable health, safety and licensing requirements.
- 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:
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

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		23,221	21,796	23,235	(max.)
<u>LOT AREA:</u>		15,490	no change	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.5	1.4	1.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>	WIDTH	70' (varies)	no change	N/A	(min.)
	DEPTH	160' (varies)	no change	N/A	
<u>SETBACKS IN FEET:</u>	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.)
<u>SIZE OF BLDG.:</u>	HEIGHT	64'	69'11"	85'	(max.)
	LENGTH	47'/107'	108'	N/A	
	WIDTH	47'/107'	57'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		15.7	7.5	N/A	(min.)
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		23	no change	23	(min./max)
<u>NO. OF LOADING AREAS:</u>		1	1	1	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		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'.



BUILDING RENDERING
STAYBRIDGE SUITES - SOMERVILLE / CAMBRIDGE, MA



BUILDING RENDERING
STAYBRIDGE SUITES - SOMERVILLE / CAMBRIDGE, MA

11
DECEMBER
2018

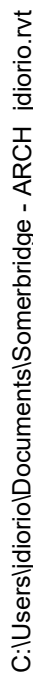




BUILDING RENDERING
STAYBRIDGE SUITES - SOMERVILLE / CAMBRIDGE, MA

11
DECEMBER
2018





C:\Users\

Drawing Sheet

A1.1



CAMBRIDGE:
SITE AREA = 15,486.9 SQ.FT.
ALLOWABLE BUILDING AREA = 23,230.35 SQ.FT.
ACTUAL BUILDING AREA = 21,796.87 SQ.FT.

SOMERVILLE:
SITE AREA = 17,316.04 SQ.FT.
ALLOWABLE BUILDING AREA = 34,632.08 SQ.FT.
ACTUAL BUILDING AREA = 40,637.45 SQ.FT.

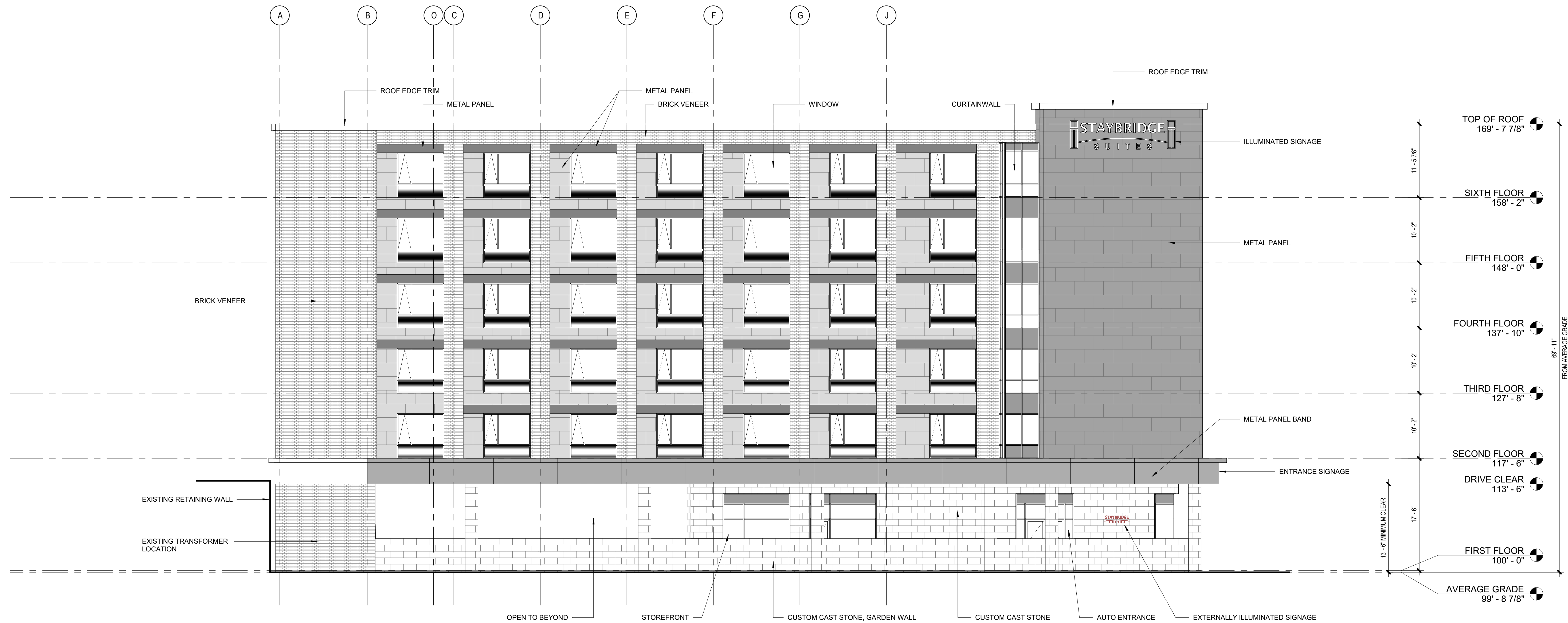
PARKING:
39 SPACES TOTAL



2018_1211 - ISSUED FOR CITY REVIEW

Drawing Sheet

A1.2



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



1 SOUTH ELEVATION
1/8" = 1'-0"



DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2018_1211

**STAYBRIDGE
SUITES**

SOMERVILLE / CAMBRIDGE, MA

Issue

2018_1211 - ISSUED FOR CITY REVIEW

Architect: JAL

Drawn By: JTD

Project No.: 301459

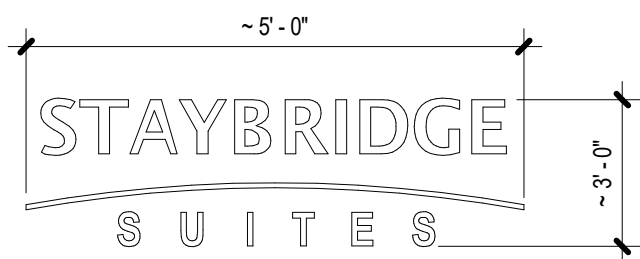
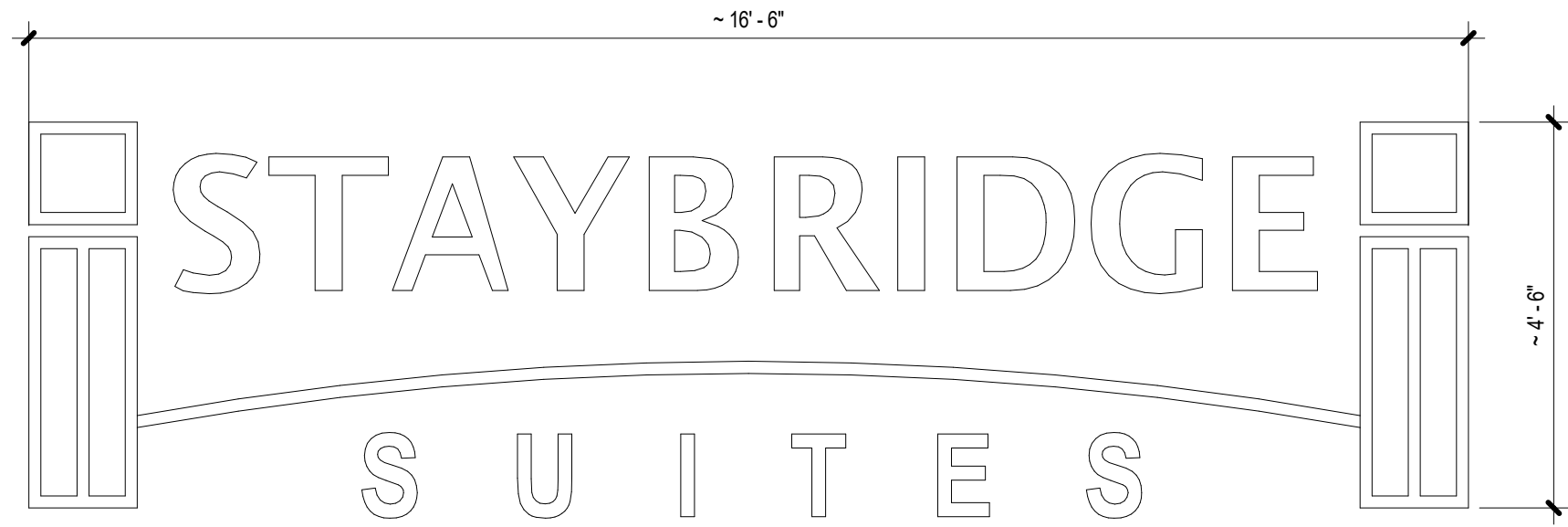
Copyright: 2015 JAL Hospitality Design LLC

Drawing Sheet

**EXTERIOR
ELEVATIONS**

Drawing Sheet

A3.1

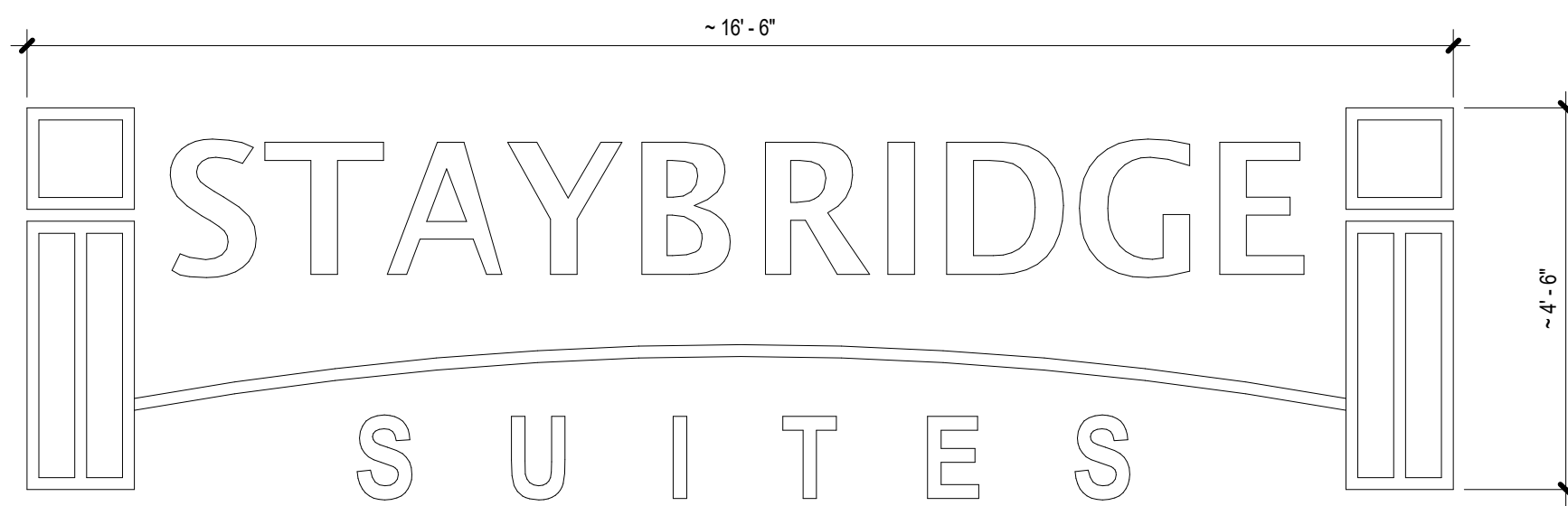
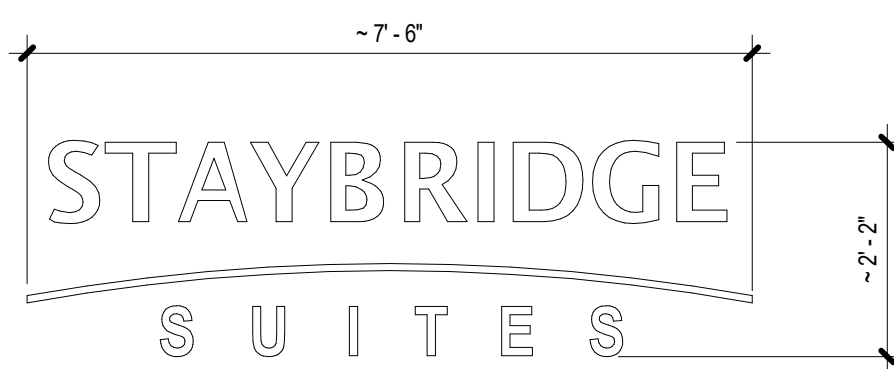
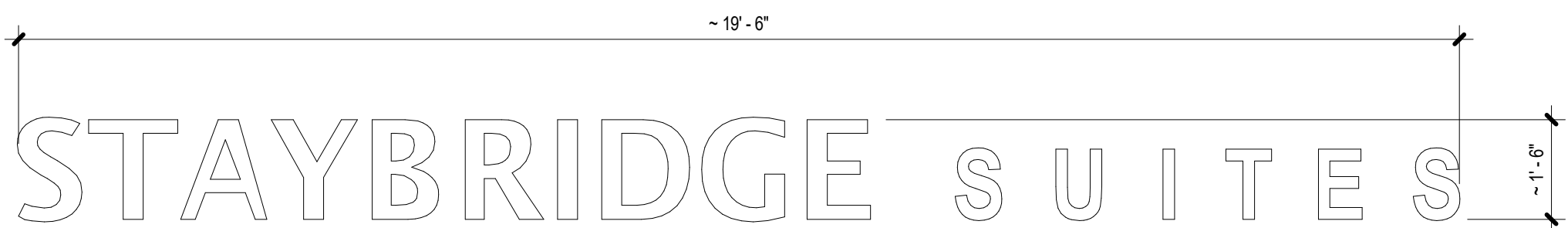


2A SOMERVILLE GATEWAY SIGN (ILLUMINATED)
1/2" = 1'-0"

2B SOMERVILLE AUTOMOBILE ENTRANCE SIGN (EXTERNALLY ILLUMINATED)
1/2" = 1'-0"



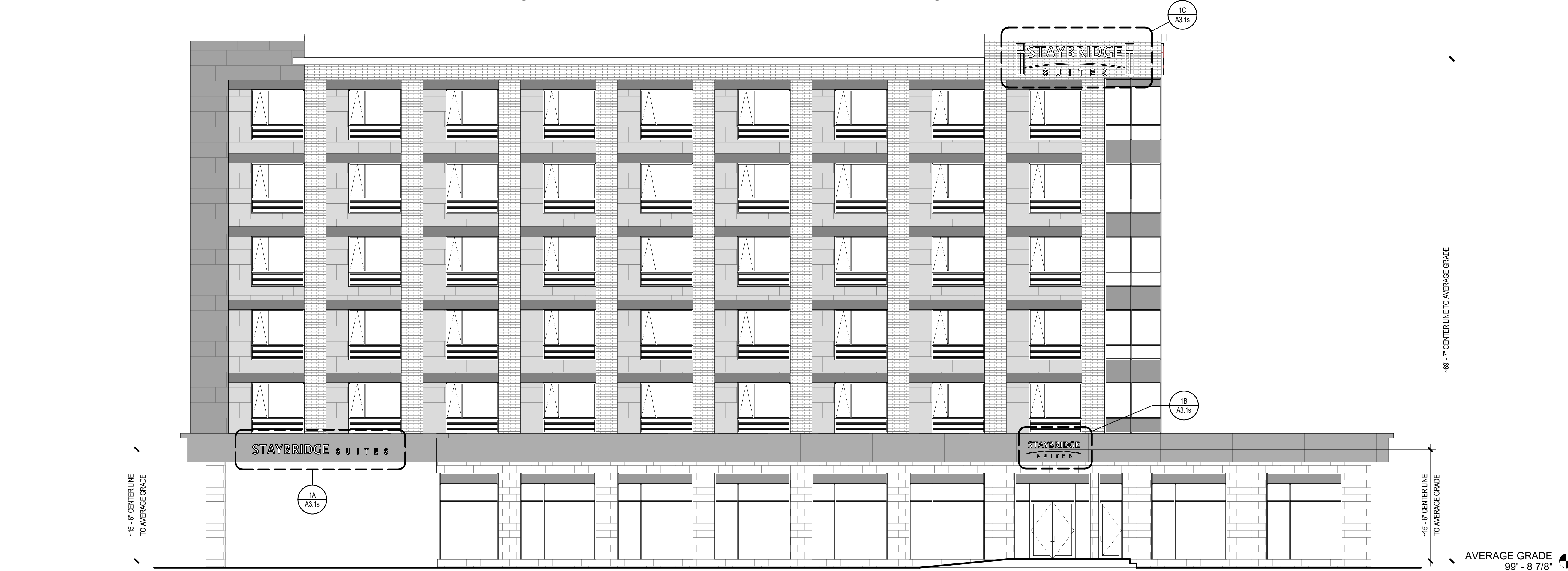
2 WEST ELEVATION SIGNAGE
1/8" = 1'-0"



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

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

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



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



DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2018_1211

STAYBRIDGE
SUITES

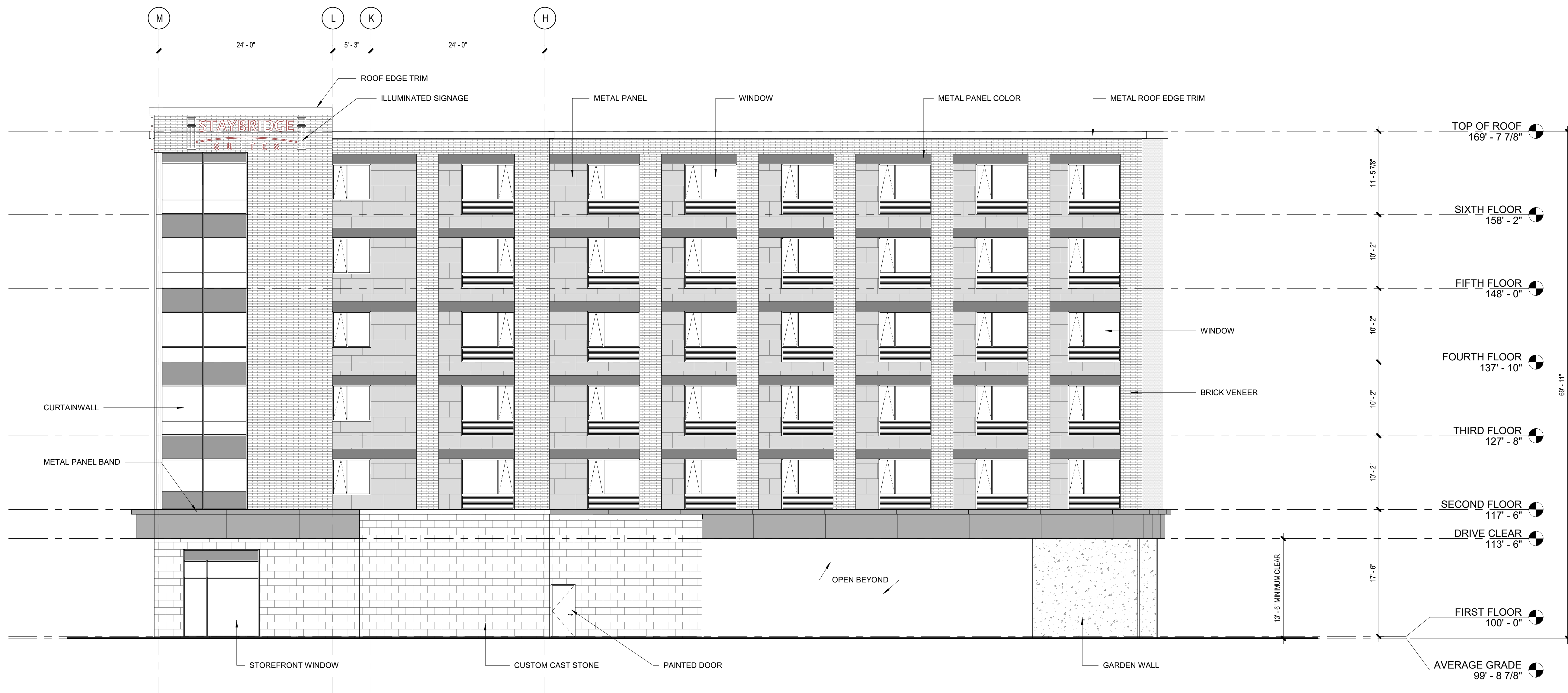
SOMERVILLE / CAMBRIDGE, MA

Issue
2018_1211 - ISSUED FOR CITY REVIEW

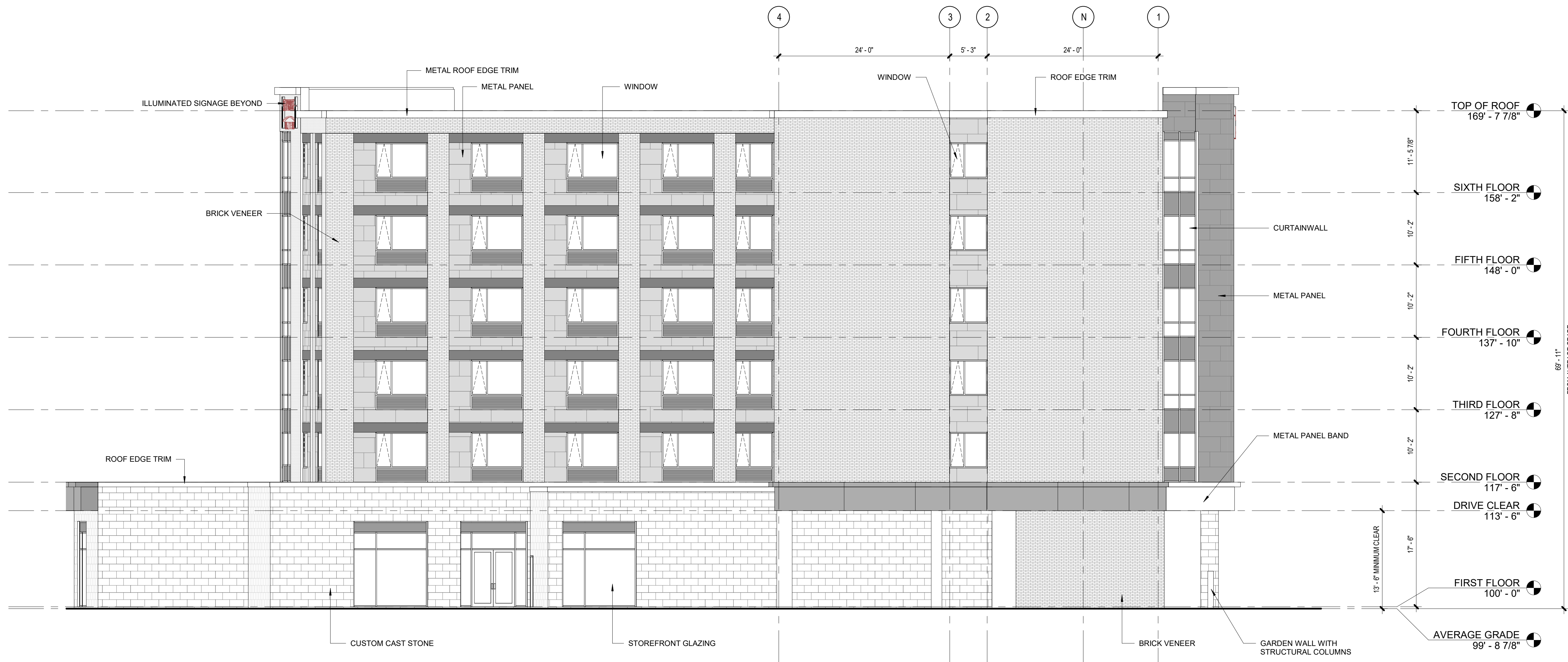
Architect: JAL
Drawn By: JTD
Project No.: 301459
Copyright: 2015 JAL Hospitality Design LLC

EXTERIOR SIGNAGE
ELEVATIONS

Drawing Sheet
A3.1s



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



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



DESIGN DOCUMENT
NOT FOR CONSTRUCTION
2018_1211

STAYBRIDGE SUITES

SOMERVILLE / CAMBRIDGE, MA

Issue

2018_1211 - ISSUED FOR CITY REVIEW

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Project No.: 301459

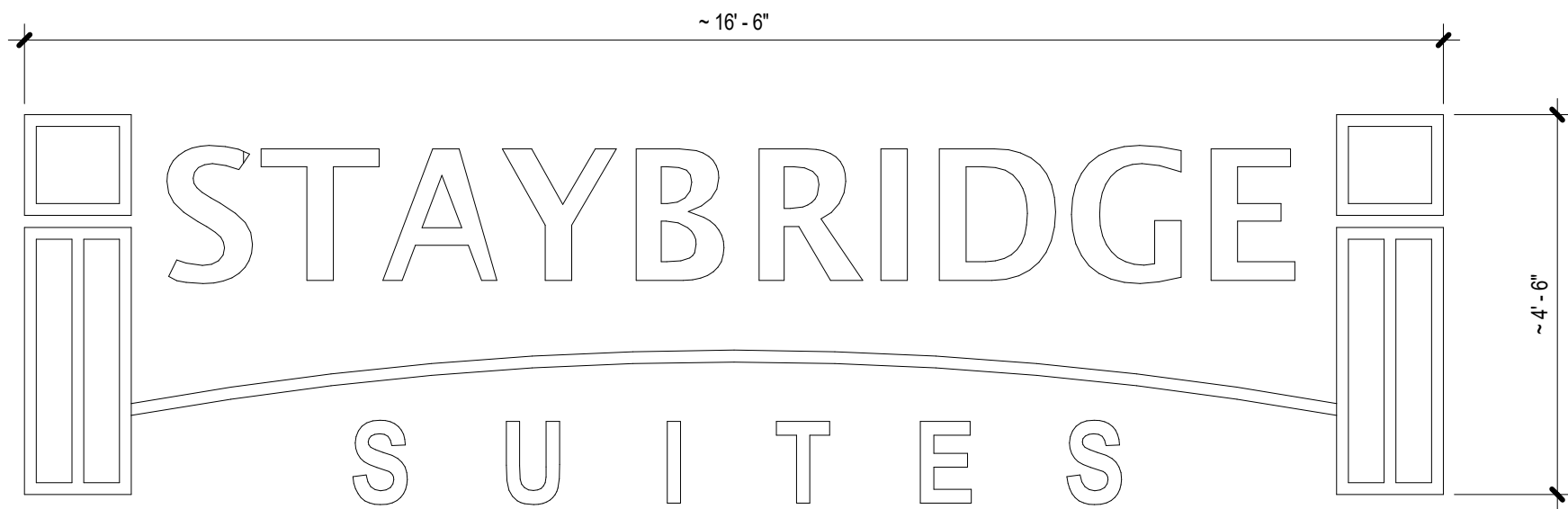
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Drawing Sheet

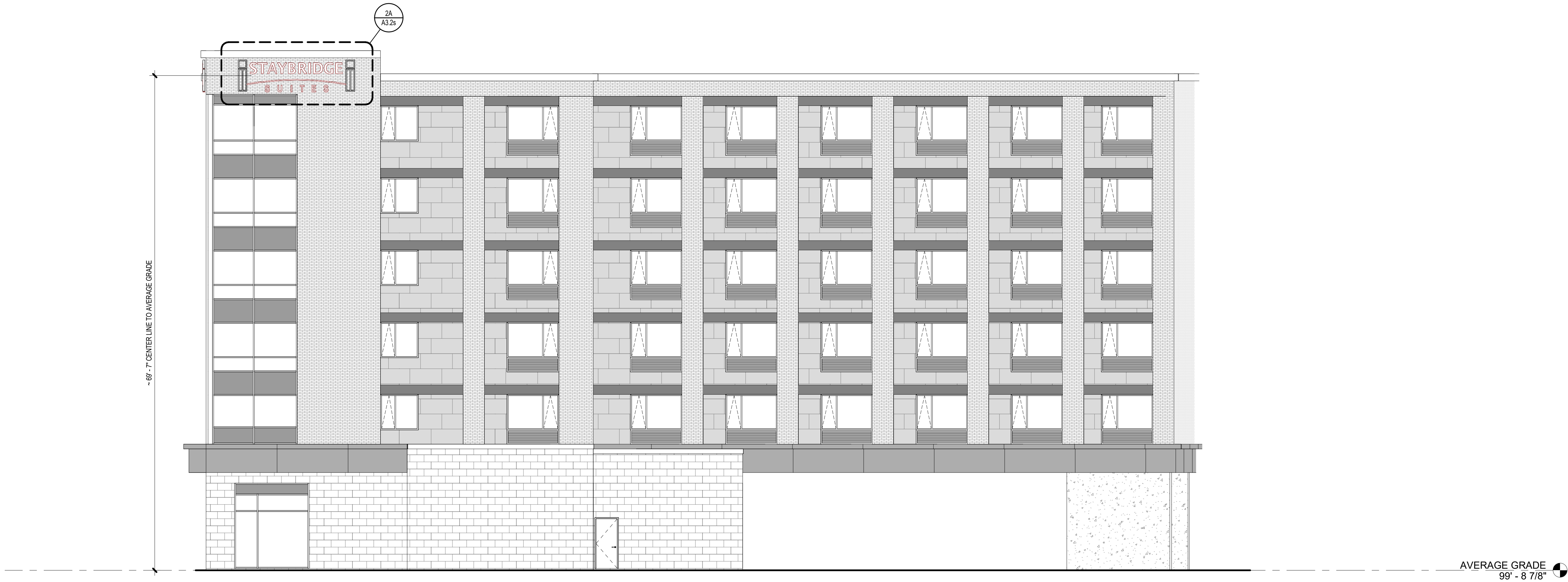
EXTERIOR
ELEVATIONS

Drawing Sheet

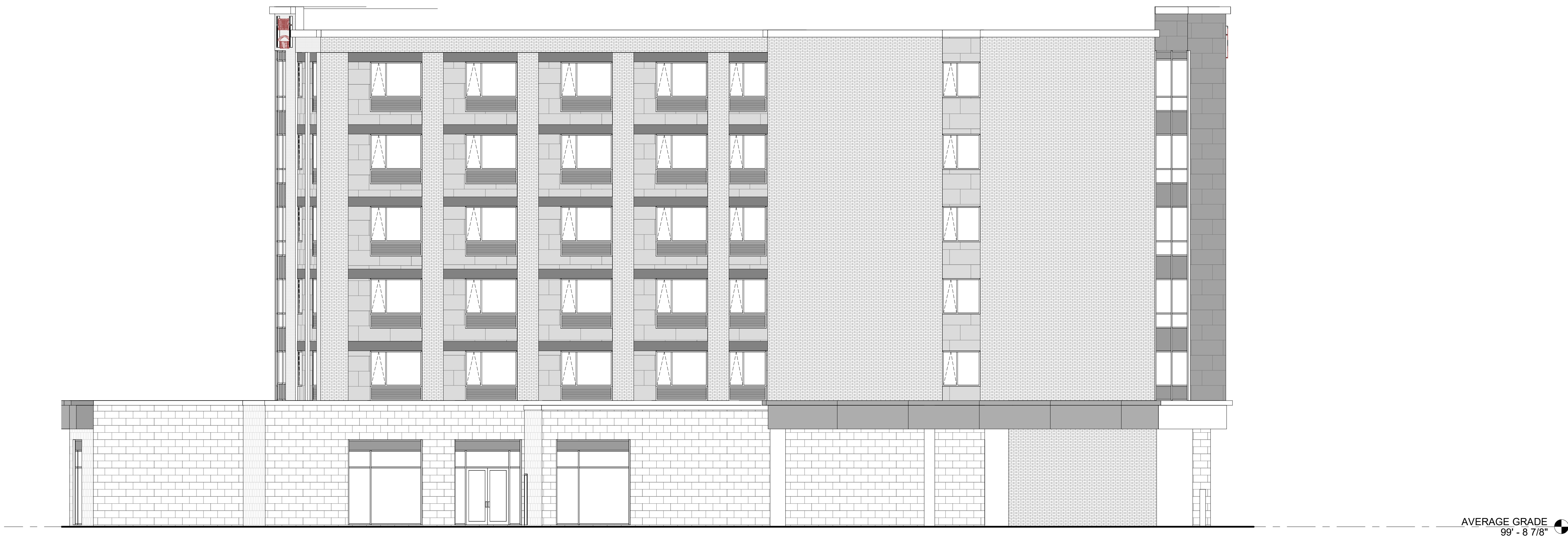
A3.2



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



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



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



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NOT FOR CONSTRUCTION
2018_1211

**STAYBRIDGE
SUITES**

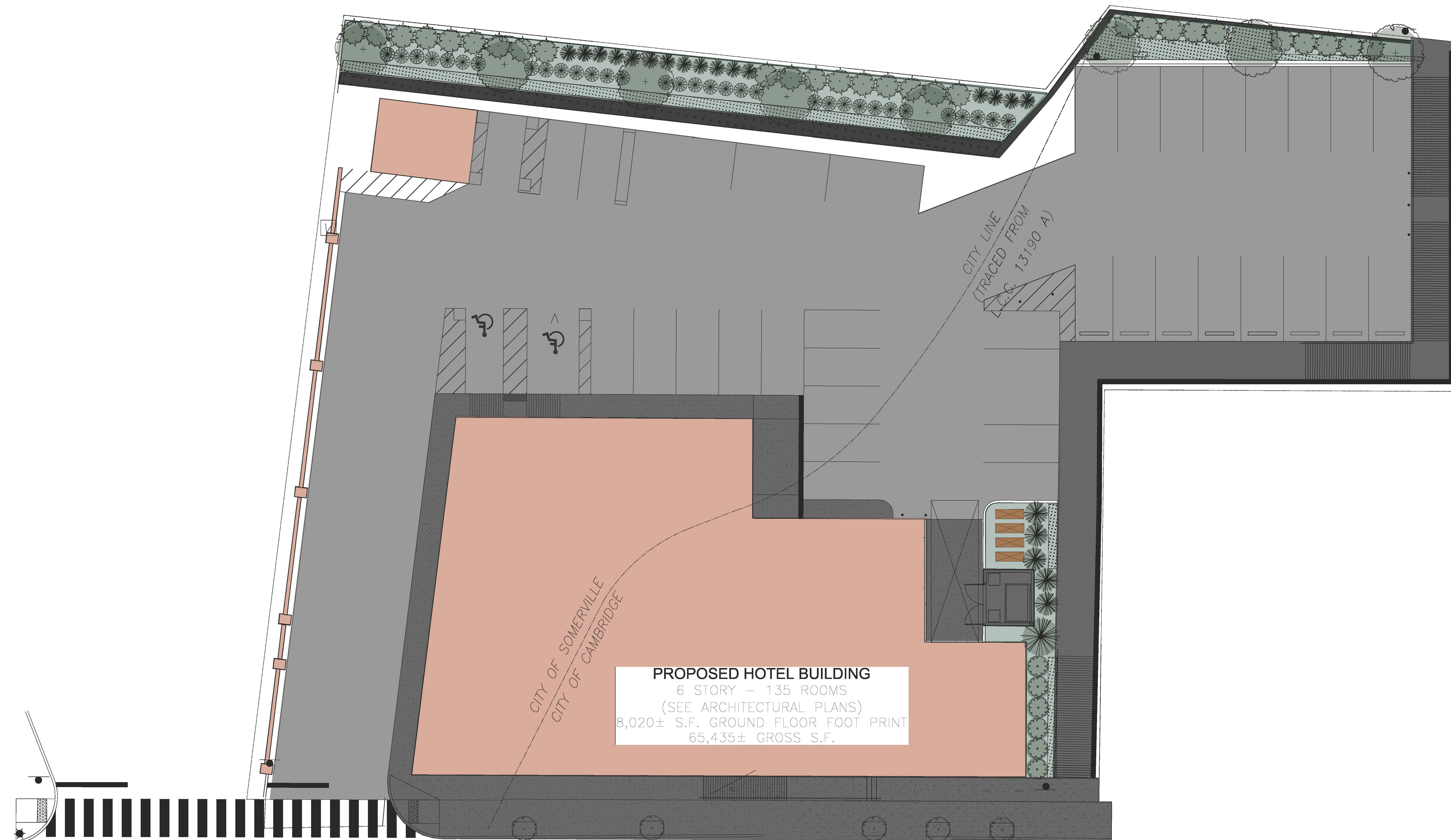
SOMERVILLE / CAMBRIDGE, MA

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

Drawing Sheet
**EXTERIOR SIGNAGE
ELEVATIONS**

Drawing Sheet
A3.2s



263 Msgr. O'Brien Hwy

Map 115 - B
Som.

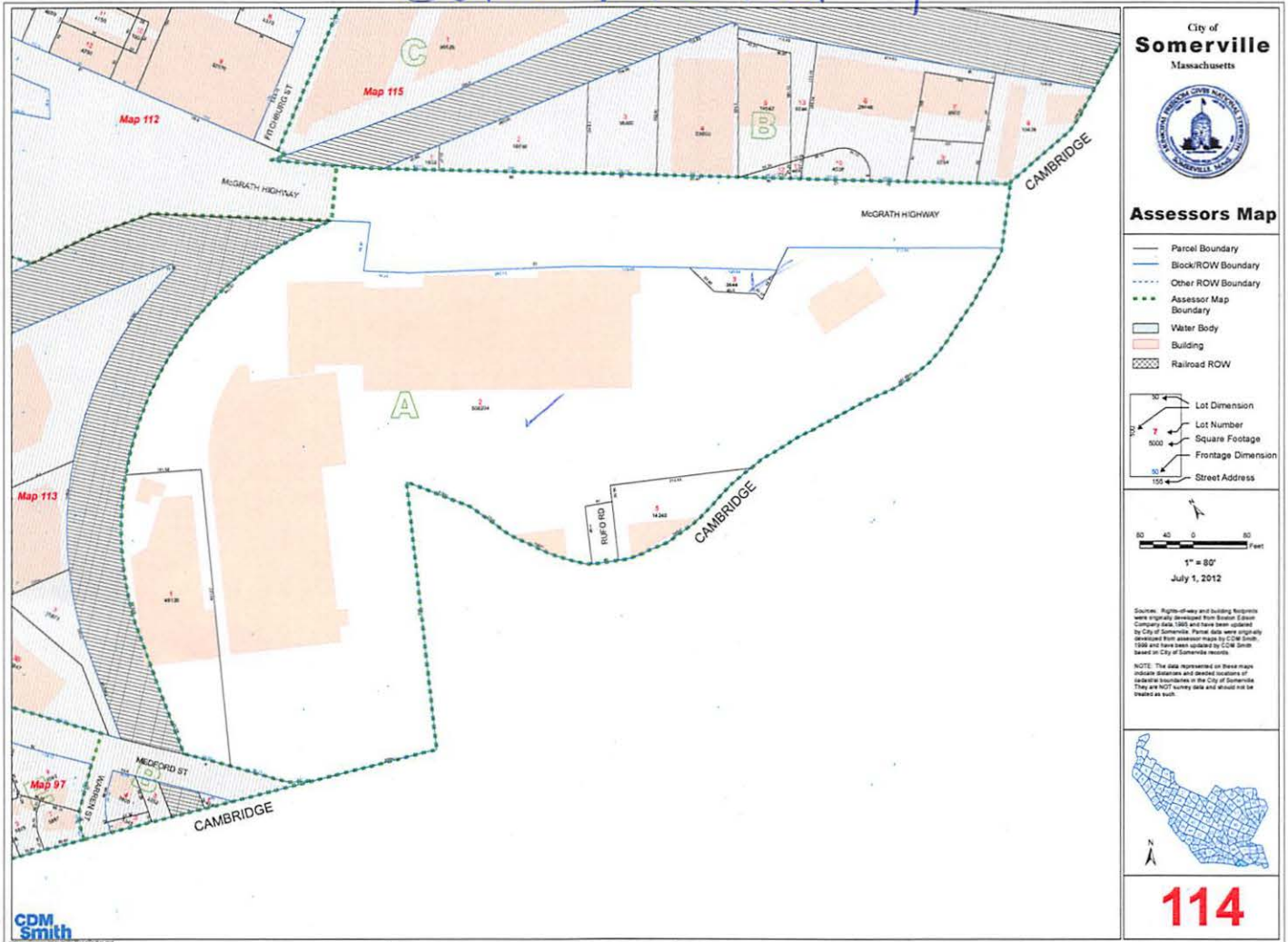
Somerville
Abutters

Map 114A
Lot 8 & 9

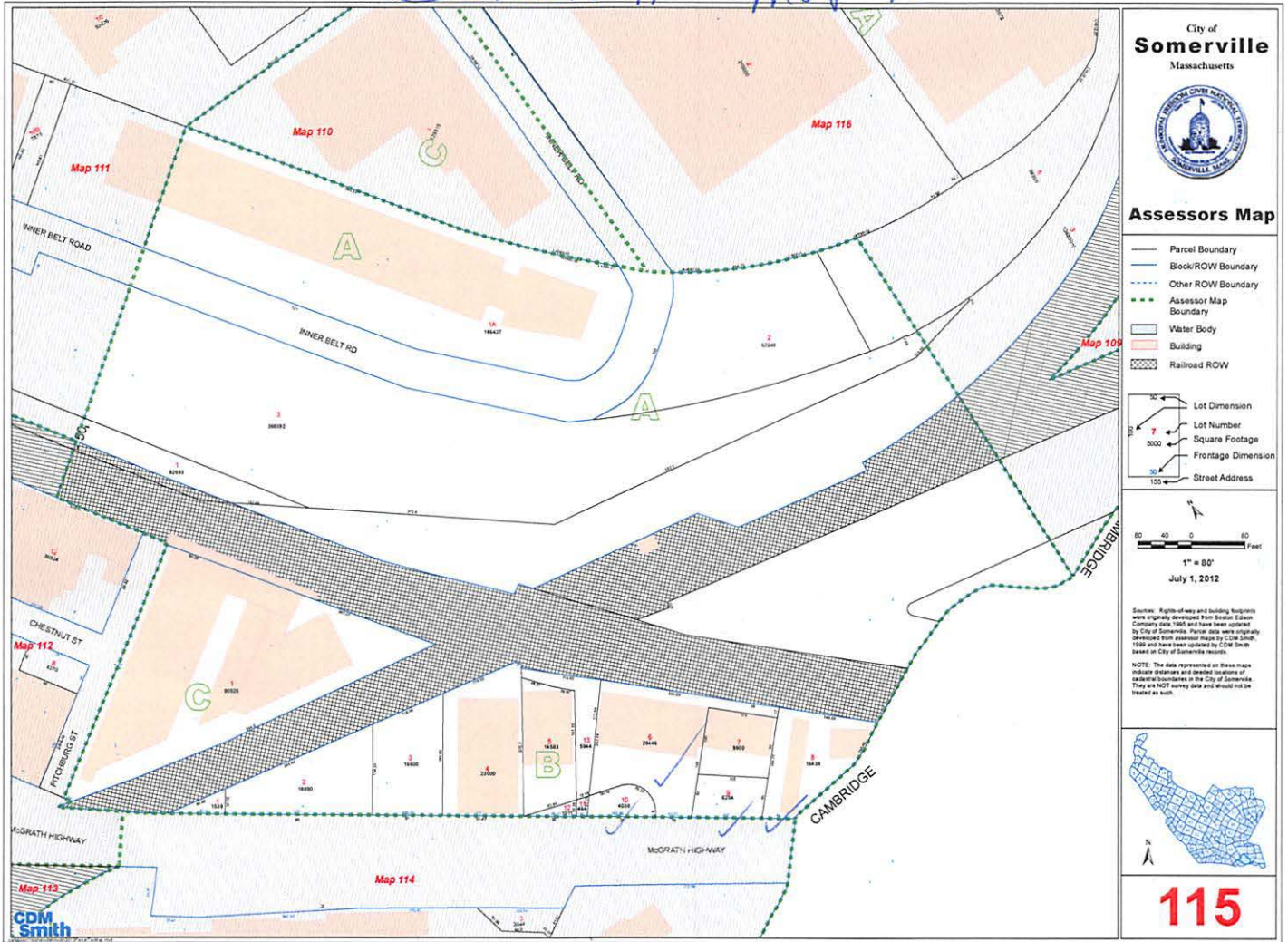
Lot 6, 7, 8, 9 & 10



Somerville Map 114



Somerville map 115



263 Msgr. O'Brien Hwy

Petitioner

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

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

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - 3RD FL.
CAMBRIDGE, MA 02139

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

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

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

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

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

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

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

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

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

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

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

115-B-6,7,9 &10
LABEN REALTY LLC
15 MCGRATH HWY
SOMERVILLE, MA 02143

22 MCGRATH HWY**Location** 22 MCGRATH HWY**Mblu** 114/ A/ 2/ / ~~8~~ 3**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 \$63,100,000
Certificate
Book & Page 47267/ 299
Sale Date 04/12/2006
Instrument 00

Ownership History

Ownership History					
Owner	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

Building Photo

Building Attributes	
Field	Description
STYLE	Supermarkets
MODEL	Commercial

17-21 MCGRATH HWY**Location** 17-21 MCGRATH HWY**Mblu** 115/ B/ 6/ 1710 ✓**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 LABEN REALTY LLC
Co-Owner
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 74
Good:
Replacement Cost
Less Depreciation: \$1,797,100

Building Photo

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

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
Co-Owner
Address 15 MCGRATH HWY
 SOMERVILLE, MA 02143

Sale Price \$4,150,000
Certificate
Book & Page 50626/ 097
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 Photo

Building Attributes	
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average

**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 A

Ownership History

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

Building Information**Building 1 : Section 1**

Year Built: 1950
Living Area: 2,160
Replacement Cost: \$116,078
Building Percent 58
Good:
Replacement Cost
Less Depreciation: \$67,300

Building Photo

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