



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB -1 AM 11:49
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 255546

General Information

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

Special Permit: _____ Variance: X Appeal:

PETITIONER: MBA-ROGERS STREET, LLC C/O RYAN LLC C/O Signs by J, Inc - Pamela Jagiello

PETITIONER'S ADDRESS: 100 Tenean Street, Dorchester, MA 02122

LOCATION OF PROPERTY: 320 Bent St., Cambridge, MA

TYPE OF OCCUPANCY: Hi-tech

ZONING DISTRICT: Industry A-1 Zone

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Install sign at 30' to top of sign. Section 7.16.22.C of the Zoning Ordinance requires that wall signs be located no higher than 20' from grade or below the second floor window sills; whichever is less.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.C (Wall Sign).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Pamela Jagiello
(Petitioner (s) / Owner)

Pamela Jagiello
(Print Name)

Address: 100 Tenean St., Dorchester 02122
Tel. No. 617-825-9855
E-Mail Address: signsbyj@msn.com

Date: _____

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.

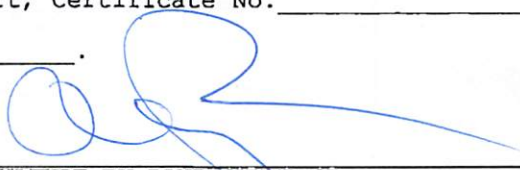
I/We MBA-Rogers Street, LLC
(OWNER)

Address: _____

State that I/We own the property located at 320 Bent Street, Cambridge, MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of MBA-Rogers Street, LLC

*Pursuant to a deed of duly recorded in the date July 6, 2000, Middlesex South County Registry of Deeds at Book 31645, Page 540; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____



**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

State of New Jersey
~~Commonwealth of Massachusetts~~, County of Middlesex

The above-name Richard Thypin personally appeared before me, this fifth of January, 2024, and made oath that the above statement is true.

Lamiya Notary

My commission expires Feb 11, 2027 (Notary Seal)

<p align="center">LAMIYA KHOKHAWALA NOTARY PUBLIC STATE OF NEW JERSEY ID # 50185275 MY COMMISSION EXPIRES FEB 11, 2027</p>

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

STATE OF NEW JERSEY

NOTARY PUBLIC

My Commission Expires FEB 11 2025

My Commission Expires FEB 11 2025

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MY COMMISSION EXPIRES FEB 11 2025
ID # 50185275
STATE OF NEW JERSEY
NOTARY PUBLIC
LAMIYA KHOKHAWALA

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:

Currently the existing sign is partially hidden by a tree, we are requesting to raise the sign for ease of identification of the tenant's location.

- 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 sign is currently installed in somewhat of a sign band area. The area located just to the right of the main entrance, is blocked by a large tree that obscures the sign visibility.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The sign is currently existing and meets zoning ordinances. The additional visibility of the sign causes no detriment to the public good as area is zoned industrial / commercial.

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

The sign is manufactured to meet all other zoning ordinance requirements.

***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: MBA-ROGERS STREET, LLC C/O RYAN LLC
Location: 320 Bent St., Cambridge, MA
Phone: 617-825-9855

Present Use/Occupancy: Hi-tech
Zone: Industry A-1 Zone
Requested Use/Occupancy: Hi-tech

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		195,966	0	0 (max.)
<u>LOT AREA:</u>		40,003	0	0 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0	0	0
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	0	0
<u>SIZE OF LOT:</u>	WIDTH	200	0	0
	DEPTH	200	0	0
<u>SETBACKS IN FEET:</u>	FRONT	0	0	0
	REAR	0	0	0
	LEFT SIDE	0	0	0
	RIGHT SIDE	0	0	0
<u>SIZE OF BUILDING:</u>	HEIGHT	64	0	0
	WIDTH	200	0	0
	LENGTH	200	0	0
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0
<u>NO. OF DWELLING UNITS:</u>		1	0	0
<u>NO. OF PARKING SPACES:</u>		0	0	0
<u>NO. OF LOADING AREAS:</u>		1	0	1
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a

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.:

n/a

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'.

CLIENT
MERCK
 320 Bent St
 Cambridge, MA
 02141

SIZE
 123.5W x 36"H

MATERIAL
 1/2" Brushed Aluminum

FINISH
 NA

GRAPHICS
 NA

TYPE STYLE
 Logo

MOUNTING
 Stud Mount

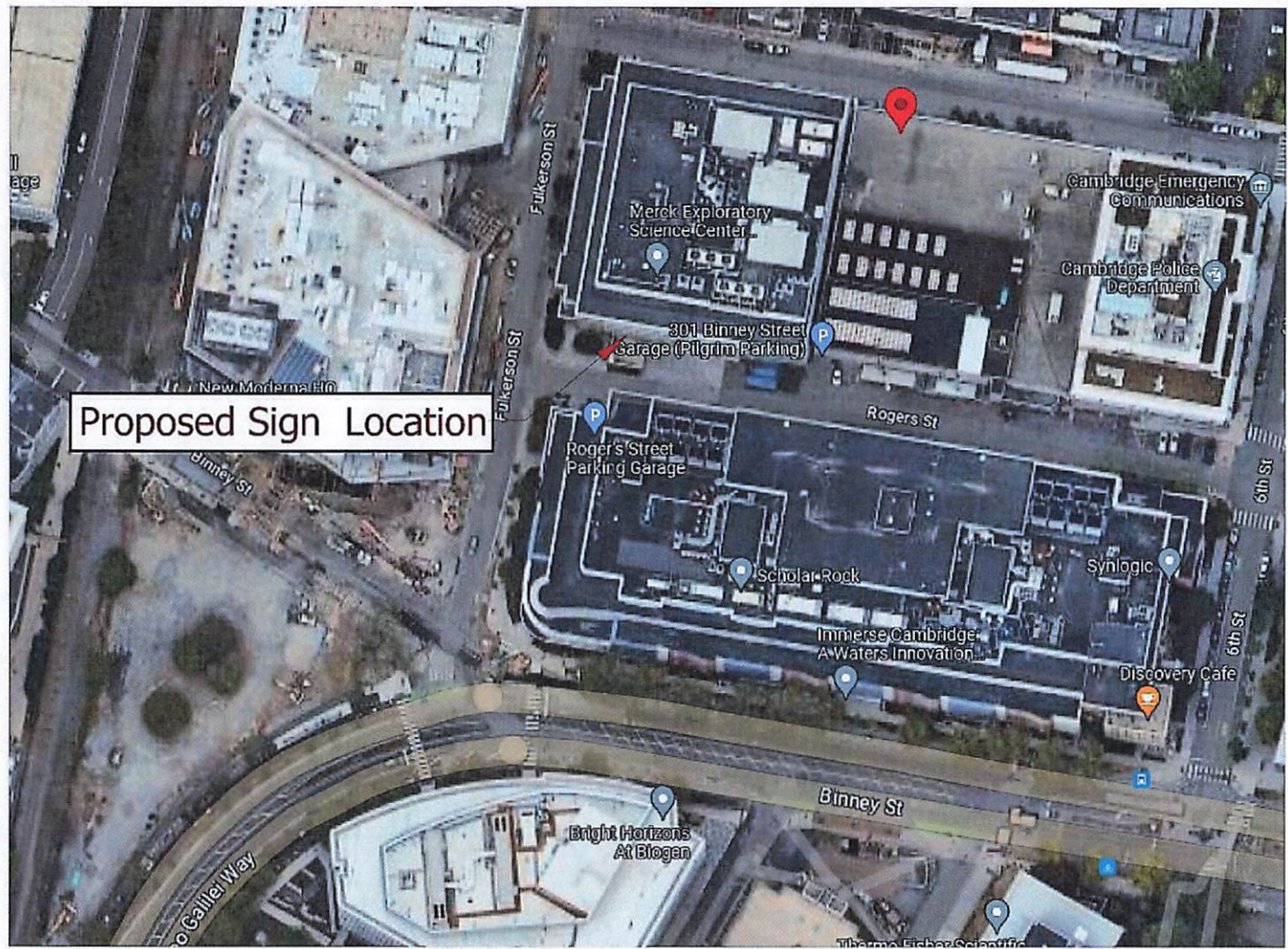
SCALE
 Not to Scale

DATE DRAWN	4.24.23
REVISIONS	----- 1
	----- 2
	----- 3

- APPROVED
- REVISE AND RESUBMIT

Signature _____

Date _____
 The materials and ideas illustrated are sole property and confidential information of Sweet Sign Systems, Inc. It is agreed by the recipient that they will not use, reproduce or publish these materials without the written approval of Sweet Sign Systems, Inc. Outside use by the customer in anyway with any materials done by Sweet Sign Systems, Inc. will be held to a service fee.



Proposed Sign Location

MERCK - 320 Bent St. Cambridge, MA 02141

CLIENT

MERCK
320 Bent St
Cambridge, MA
02141

SIZE

123.5W x 36"H

MATERIAL

1/2" Brushed Aluminum

FINISH

NA

GRAPHICS

NA

TYPE STYLE

Logo

MOUNTING

Stud Mount

SCALE

Not to Scale

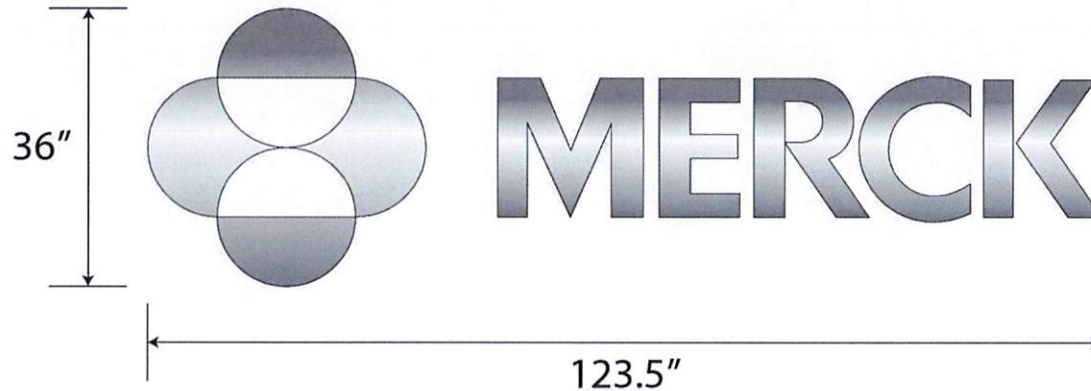
DATE DRAWN	4.24.23	
REVISIONS	-----	1
	-----	2
	-----	3

- APPROVED
 REVISE AND RESUBMIT

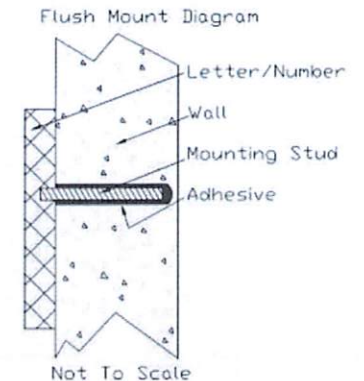
Signature _____

Date _____

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- 1/2" thick, aluminum plate letterset
- Brushed aluminum finish
- Stainless steel studs. Flush mount
- #10-24 stud mounting with adhesive



MERCK - 320 Bent St. Cambridge, MA 02141

CLIENT

MERCK
320 Bent St
Cambridge, MA
02141

SIZE

123.5W x 36"H

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FINISH

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NA

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Proposed New Location



Description:

- Create rubbing from current letter placement
- Remove existing plate letter set from 1st floor wall
- Patch stud mounting holes in masonry
- Create new mounting template
- Re- install Plate letterset (move up 1 floor)

Existing Condition

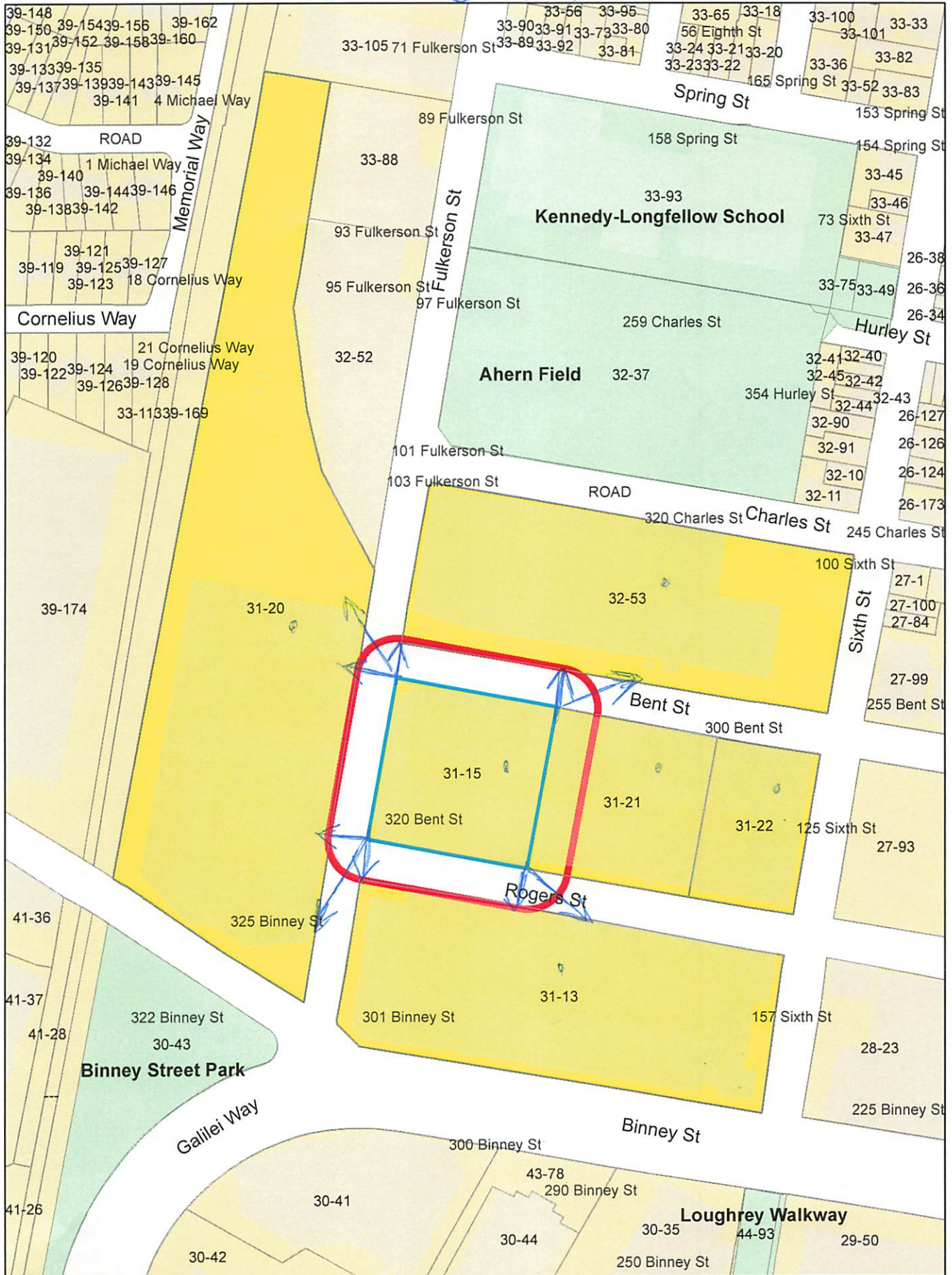


Existing Condition/ current



MERCK - 320 Bent St. Cambridge, MA 02141

350 Bent St.



320 Bent St.

Petitioner

31-13-15
MBA-ROGERS STREET, LLC
C/O RYAN LLC
PO BOX 847
CARLSBAD, CA 92018

32-53
BMR-320 CHARLES LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

SIGNS BY J INC.
C/O PAMELA JAGIELLO
100 TENEAN STREET
DORCHESTER, MA 02122

31-20
ARE-MA REGION NO. 61, LLC
PO BOX 847
CARLSBAD, CA 92018

31-21
LOHNES, TRUSTEE PAUL R.
C.E.M. REALTY TRUST
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1237

31-22
CITY OF CAMBRIDGE
POLICE DEPARTMENT
125 SIXTH STREET
CAMBRIDGE, MA 02141-2001

31-22
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

31-22
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER