



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

BZA APPLICATION FORM

Plan No: BZA-017109-2019

GENERAL INFORMATION

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

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: Cambridge Community Development Department - C/O Iram Farooq, Assistant City

PETITIONER'S ADDRESS: 40 Granite Street Cambridge, MA 02139

LOCATION OF PROPERTY: 40 Granite St Cambridge, MA

TYPE OF OCCUPANCY: Open air sales place for ZONING DISTRICT: Residence C Zone
agricultural products

REASON FOR PETITION :
Change in Use / Occupancy

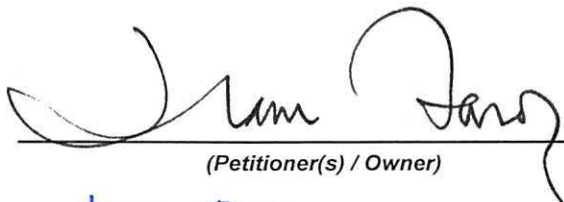
DESCRIPTION OF PETITIONER'S PROPOSAL :

To continue Saturday use of area as a farmers market, starting June 2019 through
November 2024, between the hours of 9:00 AM and 4:00 PM as previously approved by the
BZA in 2013, Case #10399.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.36.A (Use).

Original Signature(s) :



(Petitioner(s) / Owner)

Iram Farooq

(Print Name)

Address : 344 Broadway, 3rd Fl.
Cambridge, MA

Tel. No. : 02139

E-Mail Address : ifarooq@cambridgema.gov

Date :

4/22/2019

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: City of Cambridge **PRESENT USE/OCCUPANCY:** School parking lot
LOCATION: 40 Granite St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Farmers market

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>LOT AREA:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	DEPTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	LEFT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	RIGHT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
	LENGTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	WIDTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>NO. OF DWELLING UNITS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>NO. OF PARKING SPACES:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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 Louis A. DePasquale
(OWNER)

Address: 795 Massachusetts Ave., 1st Floor

State that I/We own the property located at 40 Granite St.,
which is the subject of this zoning application.

The record title of this property is in the name of City of Cambridge

*Pursuant to a deed of duly recorded in the date July, 1953, Middlesex South
County Registry of Deeds at Book 8100, Page 602; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



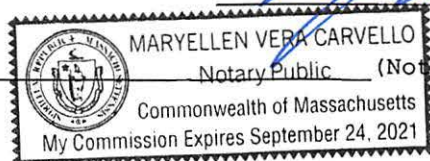
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

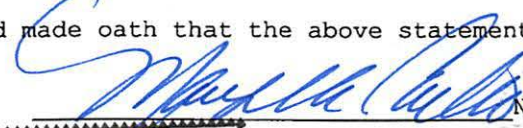
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Louis DePasquale personally appeared before me,
this 22 of April, 2019, and made oath that the above statement is true.

My commission expires





Notary

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

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:

This location has been used previously as a farmers market and is the best location to provide a community service of a market, to an underserved area. The area has access and does not interfere with any service to the building.

- 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:
No impact.

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

- 1)** Substantial detriment to the public good for the following reasons:
Provides fresh produce to support healthy eating.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
No impact, no structures being built.

*** 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

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 40 Granite St 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:
- 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:
- 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:
- 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:
- 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:

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

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PHONE: _____ **REQUESTED USE/OCCUPANCY:** Farmers market

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA: 2</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A	(min.)
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A	(min.)
	REAR	N/A	N/A	N/A	(min.)
	LEFT SIDE	N/A	N/A	N/A	(min.)
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<u>SIZE OF BLDG.:</u>	HEIGHT	N/A	N/A	N/A	(max.)
	LENGTH	N/A	N/A	N/A	
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<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		N/A	N/A	N/A	(min.)
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<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		N/A	N/A	N/A	(min.)

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City of Cambridge
Massachusetts

1" = 96 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Address
- Bus Shelters
- Bike Racks
- Commercial Parking
 - Private Garage
 - Private Lot
 - Municipal Garage
 - Municipal Lot
 - MBTA Garage at Alewife
- Subway Stations
- Bike Facilities Existing
 - Bike Path/Multi-Use Path
 - Bike Lane
 - Edge Line
 - Shared Lane Pavement M
 - Contraflow
 - Cycle Track
- Bike Facilities Planned
 - Planned Bike Path/Multi-U
 - Planned Bike Lane
 - Planned Shared Lane Pav
 - Planned Edge Line
 - Planned Cycle Track
 - Planned Shared Street
- Subway Lines
 - GREEN
 - RED
- Rail
- City Boundary
- Street Lights
- Traffic Signals
- Trees
- Hydrants
- Metered Spaces
- Buildings
- Paved Surfaces
 - Paved Roads
 - Bridges











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2019 APR 23 PM 12:53
OFFICE OF THE CITY CLERK
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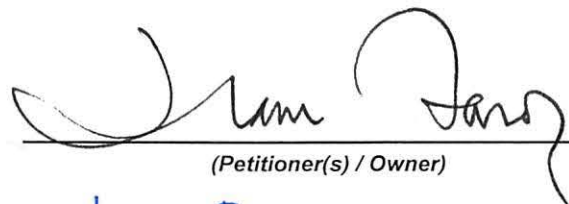
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