

BZA APPLICATION FORM

GENERAL INFORMATION

2021 OCT 13 PM 12:17

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

Special Permit: _____ Variance: X

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Appeal: _____

PETITIONER: Alnylam Pharmaceuticals, Inc.

BZA-148819

PETITIONER'S ADDRESS: 675 West Kendall Street, Cambridge, MA 02142

LOCATION OF PROPERTY: 675 West Kendall Street, Cambridge, MA 02142

TYPE OF OCCUPANCY: Office

ZONING DISTRICT: Office 3A/PUD-3

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:

Petitioner proposes a wall sign on building located at 675 West Kendall Street, on its east elevation (i.e. West Kendall Street). The sign is to be located on the 6th floor of the building, and to read "Alnylam" in non-illuminated lettering, with Alnylam's corporate symbol. Petitioner is requesting a variance to permit the sign to exceed the 60 square foot maximum and to permit the sign to be located greater than 20 feet above grade, in accordance with the attached plans.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 16.22.C

Article 10 Section 31

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)

Aaron D. Conant

(Print Name)

Address:

675 West Kendall Street

Cambridge, MA 02142

Tel. No.:

617-704-4696

E-Mail Address:

aconant@alnylam.com

10/7/21

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 BMR-675 West Kendall Street LLC
(OWNER)

Address: 4570 Executive Drive, Suite 400, San Diego, CA 92121

State that I/We own the property located at 675 West Kendall Street, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of BMR-675 West Kendall Street LLC

*Pursuant to a deed of duly recorded in the date May 24, 2005, Middlesex South
County Registry of Deeds at Book 45322, Page 301; 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 _____

The above-name _____ personally appeared before me,
this _____ of _____, 20____, and made oath that the above statement is true.

Notary

My commission expires _____ (Notary Seal).

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

SEE ATTACHED
For Notary Certificate

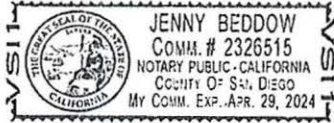
CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
on this 04 day of Jan, 2021,
by Kevin M. Simonsen
Date Month Year

(and _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Jenny Beddow
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

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:

A sign on West Kendall Street constructed in conformance with the Ordinance, at a height of 20 feet or less and no larger than 60 square feet, would not be visible from the various access routes that lead to the building. A sign at a compliant height would be obscured by surrounding buildings, and elements of the existing streetscape including the ornamental trees, street lights and street signs. Even if located above 20 feet high, a sign 60 square feet or less would not be large enough to be easily readable from West Kendall Street, and would not assist with identifying Alnylam's location for visitors or wayfinding and will be detrimental to Alnylam.

- 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 hardship is due to the location of the building on the property and its relationship to the surrounding buildings and urban environment in the area. As one approaches the building from Athenaeum or Linskey Way, the lower levels of the building are obscured by other tall buildings in the area and the urban landscape of parkland next door at Henri A. Termeer Square such that a compliant sign would not be visible from the applicable access routes. These obstructions to the view of the building necessitate the additional height and signage area requested, to allow the signage to be useful for wayfinding purposes.

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

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

The proposed sign is generally consistent with the Ordinance's requirements and will be located well below the lowest point of the roof. The sign does not include ornate or illuminated lettering which might create distractions or contribute to visual clutter. The proposed signs will assist pedestrians and vehicular traffic by allowing them to more easily identify Alnylam's location thereby reducing the confusion and congestion in the area resulting in a positive impact on the public good.

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

The sign is consistent with existing signs for the commercial uses and buildings that generally surround the property. The sign is proposed for wayfinding purposes and does not include ornate or illuminated lettering. However, the sign will allow visitors to easily identify Alnylam's location within this busy corridor, in a manner consistent with the surrounding buildings.

- * 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

DIMENSIONAL INFORMATION

APPLICANT: Anylam Pharmaceuticals, Inc. **PRESENT USE/OCCUPANCY:** Office

LOCATION: 675 West Kendall Street, Cambridge, MA **ZONE:** Office 3A/PUD-3

PHONE: 617-704-4696 **REQUESTED USE/OCCUPANCY:** Office (no change)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u> (max.)
<u>LOT AREA:</u>	<u>49,470 +/- sf</u>		<u>5,000 sf</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>n/a</u>	<u>No change</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>			
<u>WIDTH</u>	<u>199.83'</u>		<u>n/a</u> (min.)
<u>DEPTH</u>			
<u>Setbacks in Feet:</u>			
<u>FRONT</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u> (min.)
<u>REAR</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u> (min.)
<u>LEFT SIDE</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u> (min.)
<u>RIGHT SIDE</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u> (min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u> (max.)
<u>LENGTH</u>			
<u>WIDTH</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>n/a</u>	<u>No change</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>No change</u>	<u>n/a</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>No change</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.

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'.



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

SIGN CERTIFICATION FORM
COVER SHEET

SANDRA CLARKE
Deputy Director
Chief of Administration

Sign Text: Alnylam

Location of Sign: 675 West Kendall St

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Applicant: Rose Conti for Alnylam

617-913-7113

Zoning District: O3A Overlay District: PUD3

Area of Special Planning Concern: (Sec. 19.46 & 19.42.1) _____

Application Date: 9/10/2021

Sketch of sign enclosed: Yes No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department Certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including City Council approval, if necessary for signs in the public way*.

* Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>

Contact Liza Paden at 617 349 4647 or lpaden@cambridgema.gov for further information.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

Proposed WALL Sign

Area in Square feet: 170,133 Dimensions: 292" X 841"

Illumination: Natural Internal External no illumination

Height (from ground to the top of the sign): 96'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) _____ . Area of signs allowed accessory to store: outside (1 x a) _____ , behind windows (0.5 x a) _____ . 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) 199.83 . Area of signs allowed accessory to the building facade: outside (1 x a) 199.83 , behind windows (0.5 x a) 99.92 . Area of all existing signs on the building facade to remain (including any freestanding sign): 23.07 . 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

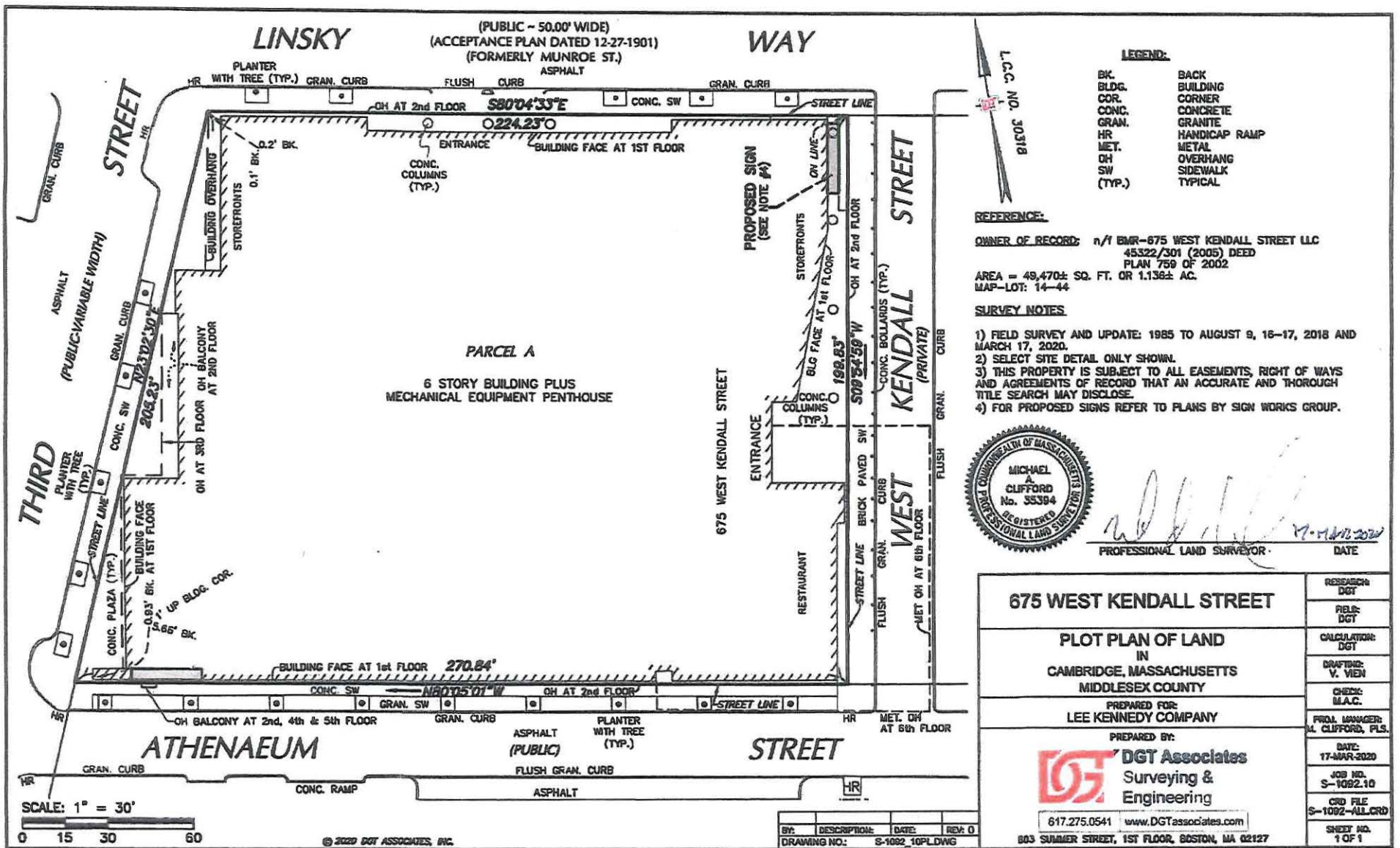
Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16.22.C

COMMENTS: No wall sign may be higher than 20'; bottom of sign from ground is 89'

Date: 9.20.21 CDD Representative Daniel Messplay

Digitally signed by Daniel Messplay
DN: cn=Daniel Messplay, o, ou, email=dmessplay@cambridgema.gov, c=US
Date: 2021.09.20 08:37:06 -0400



Existing sign - West Kendall
entrance 2307#

SIGN SPECIFICATIONS

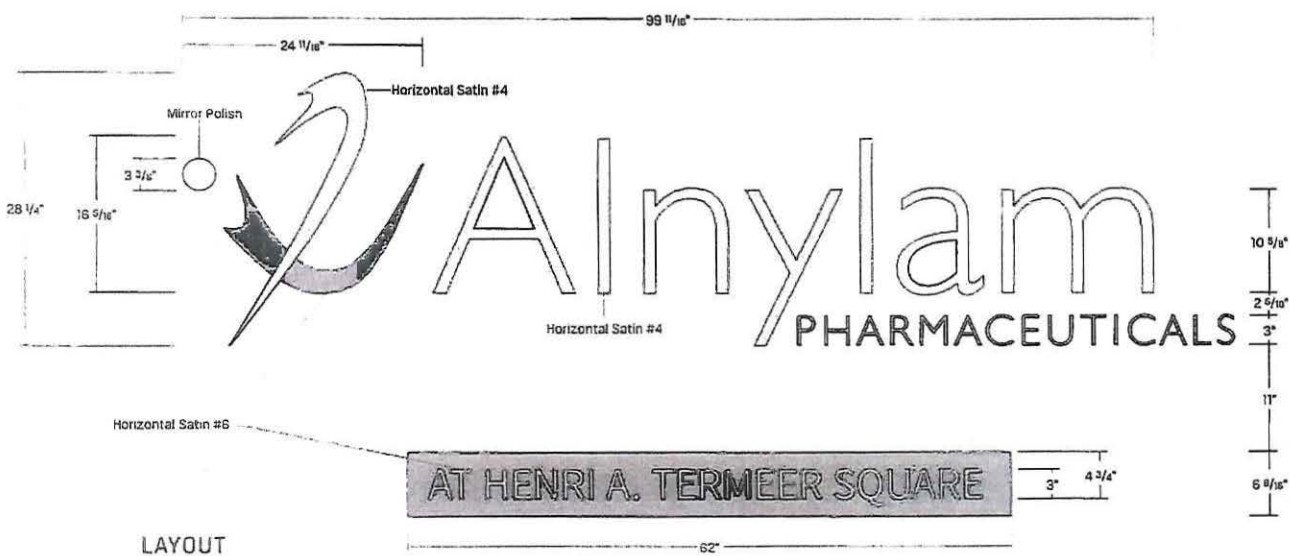
DESCRIPTION
1" deep fabricated letters & logo mounted to exterior masonry wall

1/8" thick stainless steel laser cut bar stock

TYPEFACES
Logotype
Source Sans Pro - Regular

COLORS/FINISHES
See callouts

INSTALLATION
Closed backs with 1/32" foam tape, studs & silicone adhesive (as required)



This document is owned by and the information contained in it is proprietary to Poblocki Sign Company, LLC. By receipt hereof, the holder agrees not to use the information, disclosed in any form or reproduce the document without the prior written consent of Poblocki Sign Company, LLC. Holder also agrees to immediately return this document upon request by Poblocki Sign Company, LLC.
This document represents only an approximation of actual colors specified. Actual product colors may vary from this print or digital image.

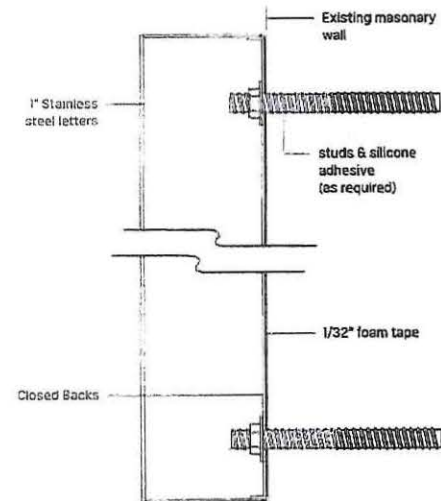
Project
AInylam
675 W Kendall Street
Cambridge, MA

Scale: See Layout/Section/Elevations
Original Page Size: 11" x 17"

Notes
Logo & Copy has been modified for fabrication purposes



ELEVATION
SCALE: NTS



SECTION
SCALE: FULL

Revision	REV	DESCRIPTION	BY	DATE
Update copy			TMM	7/24/18
Update mounting			TMM	8/22/19
Update copy			TMM	8/22/19
Update layout			TMM	10/07/19
Update mounting			TMM	1/13/20

Prep: Jasmine Colon
Drawn by: TMM
Orig. Date: 04/10/18

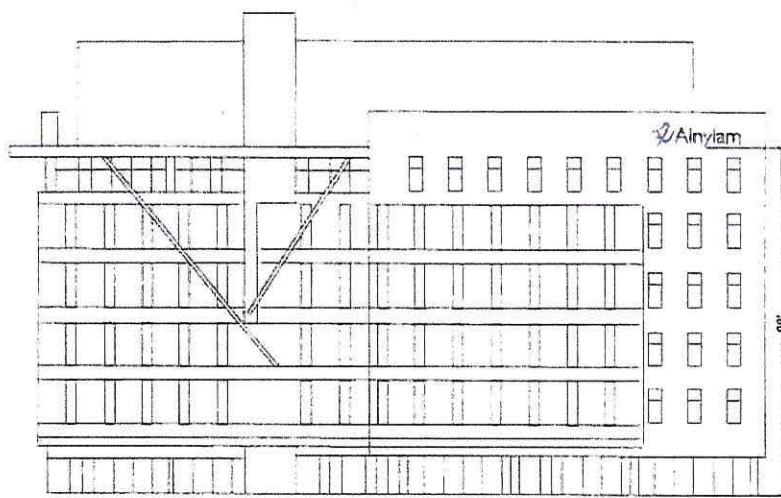
117
Stainless Steel Logo & Letters

85002 **117.3**
Work Order # Drawing #

Proposed signage



1 East Elevation West Kendall St. - PHOTO COMP
Scale: NTS



2 East Elevation - NON-ILLUMINATED LOGO
Scale: 1/32"=1'-0"

SWG

SignWorks Group

60 Arsenal Street
Watertown, MA 02472
617-924-0292
fax 617-924-0279

AInylam Pharmaceuticals

East Elevation Logo
at West Kendall St.

September 7, 2021

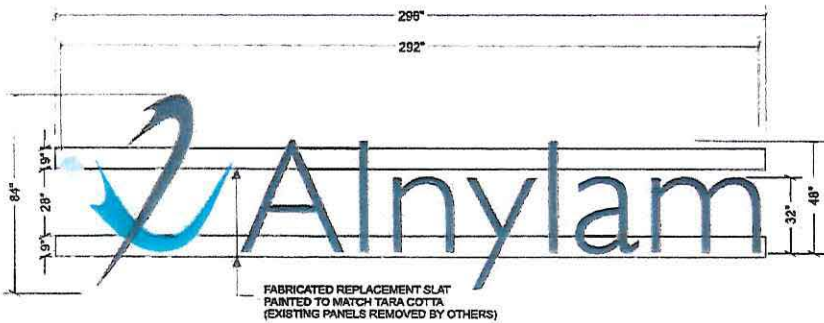
As Noted

AE/SR

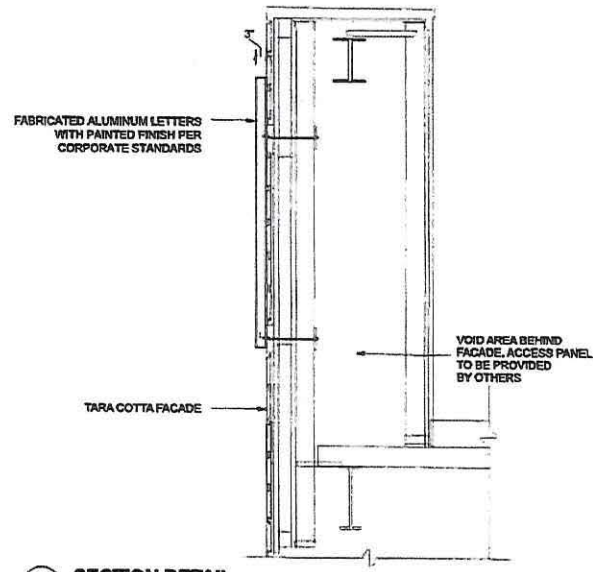
7581

AInylam East

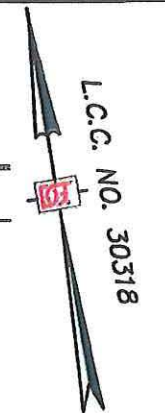
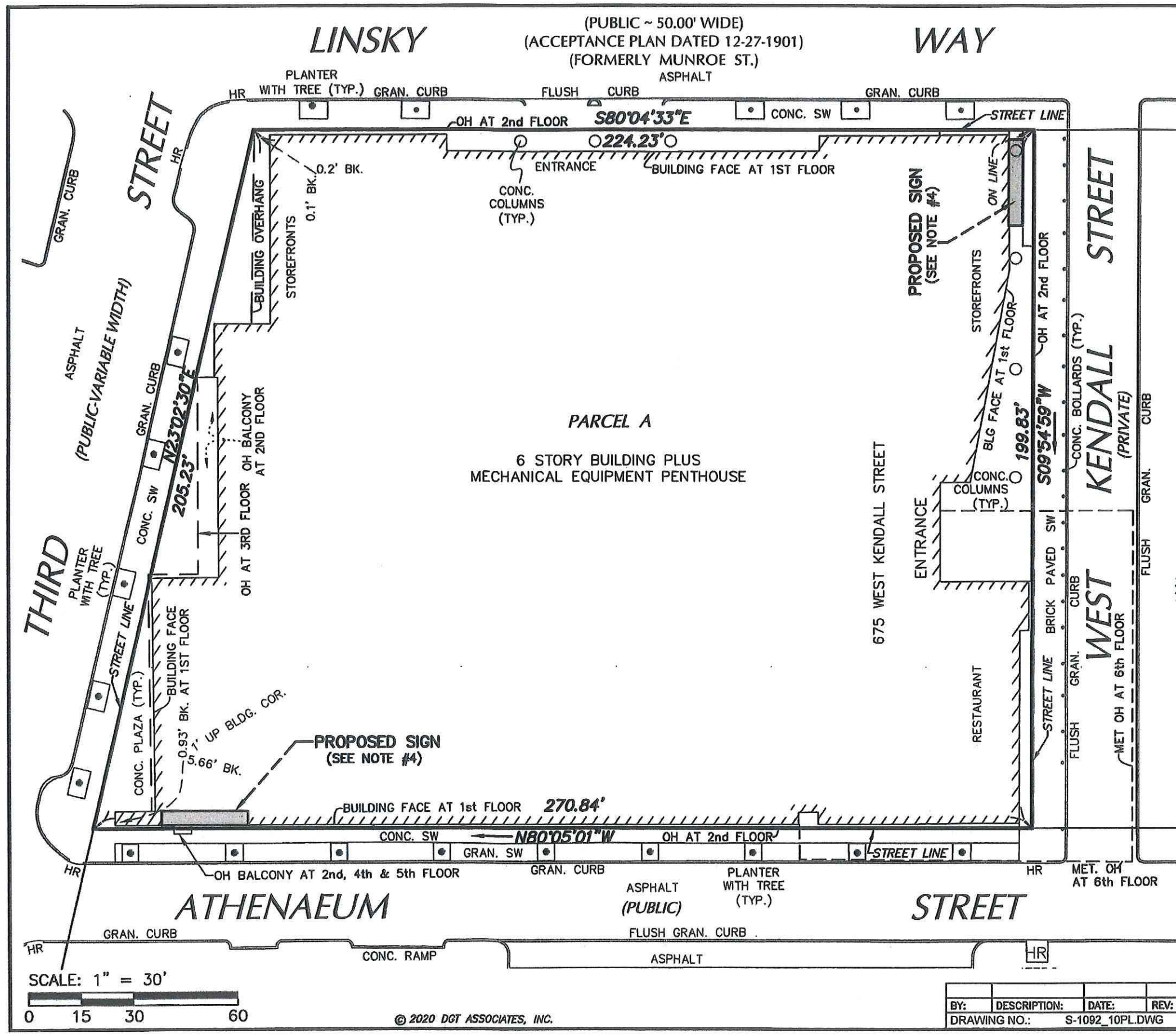
This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from this Company. All common law and copyright laws are hereby specifically reserved.



A LOGO DETAIL (170.33 Sq. Ft.)
Scale: 1/4"=1'-0"



B SECTION DETAIL
Scale: 3/8"=1'-0"



LEGEND:

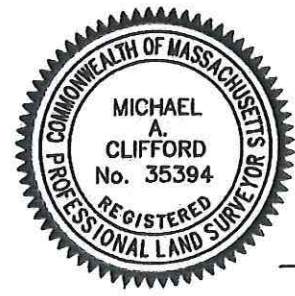
BK.	BACK BUILDING
BLDG.	BUILDING
COR.	CORNER
CONC.	CONCRETE
GRAN.	GRANITE
HR	HANDICAP RAMP
MET.	METAL
OH	OVERHANG
SW	SIDEWALK
(TYP.)	TYPICAL

REFERENCE:

OWNER OF RECORD: n/f BMR-675 WEST KENDALL STREET LLC
 45322/301 (2005) DEED
 PLAN 759 OF 2002
 AREA = 49,470± SQ. FT. OR 1.136± AC.
 MAP-LOT: 14-44

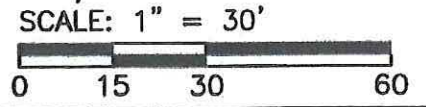
SURVEY NOTES

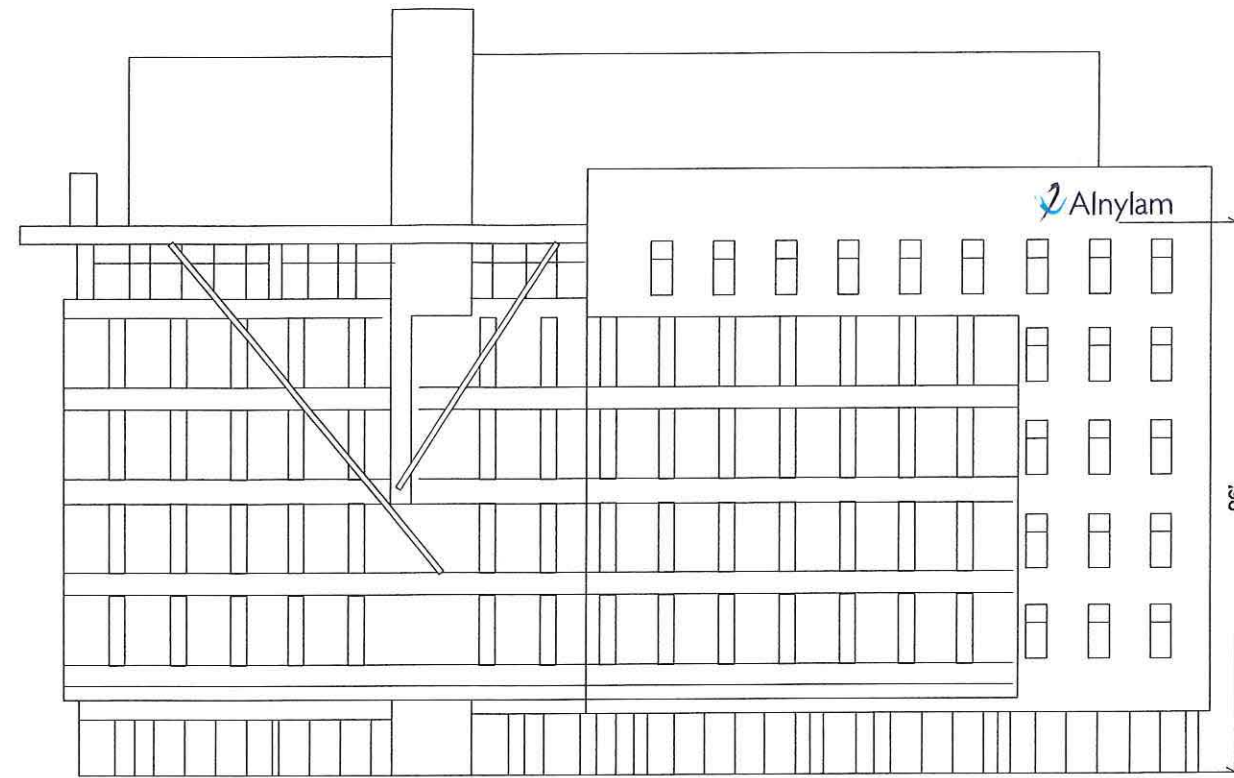
- 1) FIELD SURVEY AND UPDATE: 1985 TO AUGUST 9, 16-17, 2018 AND MARCH 17, 2020.
- 2) SELECT SITE DETAIL ONLY SHOWN.
- 3) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
- 4) FOR PROPOSED SIGNS REFER TO PLANS BY SIGN WORKS GROUP.



[Signature]
 PROFESSIONAL LAND SURVEYOR
 DATE: 17-MAR-2020

675 WEST KENDALL STREET		RESEARCH: DGT
PLOT PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY		FIELD: DGT
PREPARED FOR: LEE KENNEDY COMPANY		CALCULATION: DGT
PREPARED BY: DGT Associates Surveying & Engineering		DRAFTING: V. VIEN
617.275.0541 www.DGTassociates.com		CHECK: M.A.C.
803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127		PROJ. MANAGER: M. CLIFFORD, PLS.
BY: DESCRIPTION: DATE: REV: 0		DATE: 17-MAR-2020
DRAWING NO.: S-1092_10PL.DWG		JOB NO. S-1092.10
		CRD FILE S-1092-ALL.CRD
		SHEET NO. 1 OF 1





1 East Elevation West Kendall St. - PHOTO COMP
Scale: NTS

2 East Elevation - NON-ILLUMINATED LOGO
Scale: 1/32"=1'-0"



60 Arsenal Street
Watertown, MA 02472
617-924-0292
fax 617-924-0279

CUSTOMER
Anylam Pharmaceuticals

PROJECT
East Elevation Logo
at West Kendall St.

DATE
September 7, 2021

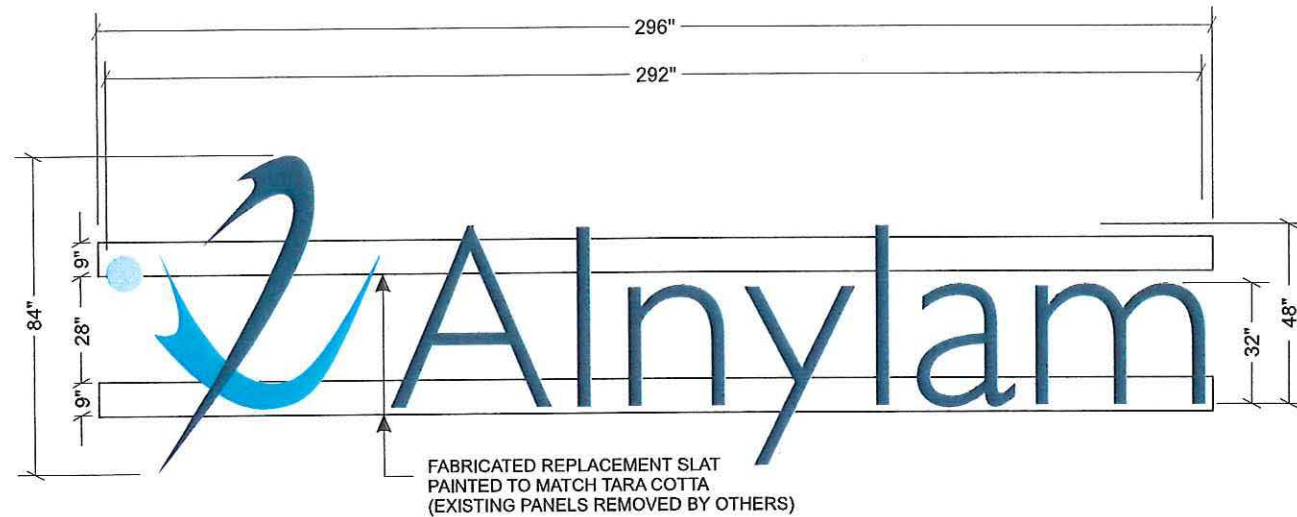
SCALE
As Noted

DRAWN BY
AE/SR

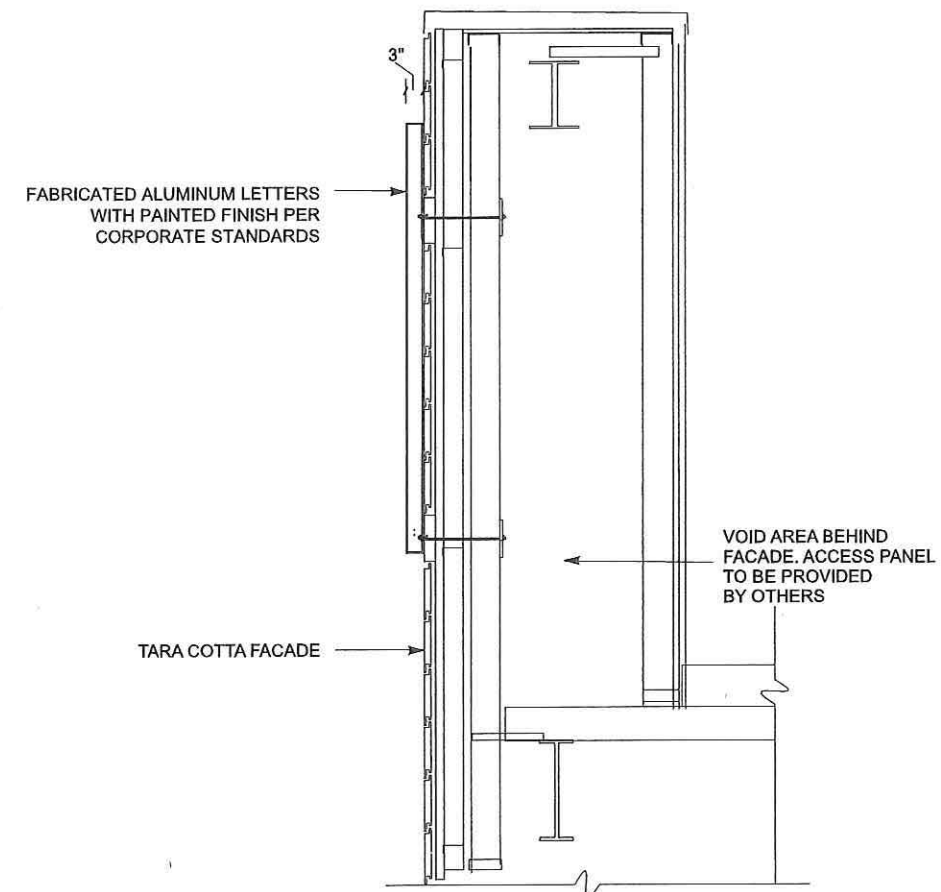
WORK ORDER
7581

FILE
Anylam East

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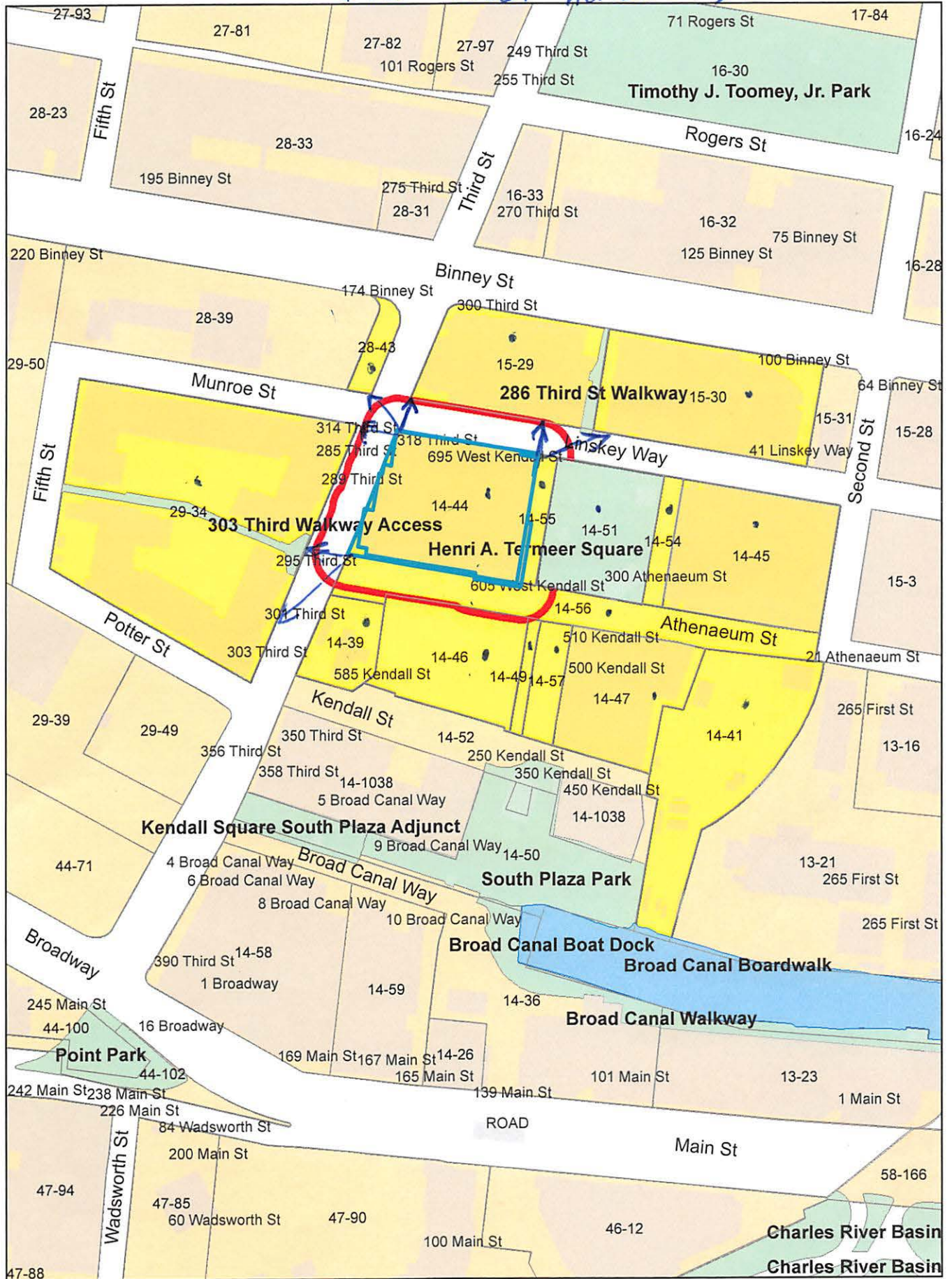


A LOGO DETAIL (170.33 Sq. Ft.)
Scale: 1/4"=1'-0"



B SECTION DETAIL
Scale: 3/8"=1'-0"

675 West Kendall St.



675 West Kendall St

Petitioner

14-39
COMMONWEALTH GAS CO.
C/O NSTAR GAS CO
PROPERTY TAX DEPT
P.O. BOX 270
HARTFORD, CT 06141-0270

14-41
SOUTHERN ENERGY KENDALL
C/O BRIAN KRAMSCHUSTER
13155 NOEL RD., SUITE 100
DALLAS, TX 75240

ALNYLAM PHARMACEUTICALS, INC.
C/O AARON D. CONANT
675 WEST KENDALL STREET
CAMBRIDGE, MA 02142

15-29
MIT 300 THIRD LLC
C/O ARE MA REGION #28,LLC
P.O. BOX 847
CARLSBAD, CA 92018

28-43
CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST, 4TH FLOOR
CAMBRIDGE, MA 02142

PAUL MCDONALD
70 SETON HIGHLANDS
PLYMOUTH, MA 02360

29-34
303 THIRD SPE LLC,
C/O EQR-R.E. TAX DEPARTMENT
P.O. BOX 87407 (19337)
CHICAGO, IL 60680-0407

15-30
ARE-MA REGION NO. 45, LLC
PO BOX 847
CARLSBAD, CA 92008

29-34
GOODWAY, MARTHA
303 3RD ST UNIT #216
CAMBRIDGE, MA 02142

29-34
STABILE, LAWRENCE A. JANE SANFORD STABILE
303 THIRD ST #517
CAMBRIDGE, MA 02141

29-34
BEAVER PAD LLC
PO BOX 1588
JACKSON, WY 83001

14-46
BMR-THIRD LLC ATTN: LEGAL DEPARTMENT
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128

29-34
DENNIS, JACK B.
303 THIRD ST., #705
CAMBRIDGE, MA 02141

29-34
LITSTER, J. DAVID, TRUSTEE J. DAVID LISTER
2009 REV TRUST
303 THIRD ST., # 812
CAMBRIDGE, MA 02141

29-34
OPPENHEIM, ALAN V.
303 THIRD ST., #605
CAMBRIDGE, MA 02138

29-34
O'LEARY, GERALD & ROSEMARY BOOTH
303 THIRD ST., # 505
CAMBRIDGE, MA 02141

29-34
POONEN, BJORN M.
303 3RD ST. #416
CAMBRIDGE, MA 02142

29-34
SIMHA. OVADIA R, TRUSTEE THE OVADIA R.
SIMHA REV LIVING TRUST
303 THIRD ST., #704
CAMBRIDGE, MA 02142

29-34
XIANG, JANE & WEI DENG
2 TREVOR LANE
HOPKINTON, MA 01748

29-34
ROACH ROGER A
TRS ROGER A ROACH LIVING TR
303 THIRD ST - UNIT 415
CAMBRIDGE, MA 02142

14-45-54-55-57-56-44-47-49-51
BMR KENDALL DEVELOPMENT, LLC
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018