BZA Number: 163746

General Information

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

Special Permit: _____ X _____  Variance: ______  Appeal: ______

PETITIONER: City of Cambridge C/O Michael Monestime

PETITIONER'S ADDRESS: 620 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 84 Bishop Allen Dr., Cambridge, MA

TYPE OF OCCUPANCY: Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Service Use

ZONING DISTRICT: Business B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Starlight Square has been operating as an Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, and a Temporary Outdoor Retail or Consumer Service Use. Outdoor Entertainment and Recreation Facility in the Bus B zone requires a Special Permit, which is hereby requested. Previously, Starlight Square has been operating under an executive order suspending zoning enforcement during the COVID-19 emergency.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000  Section: 4.36 (Outdoor Retail or Consumer Service Establishments).
Article: 4.000  Section: 4.36.D (Outdoor Entertainment & Recreation Facility).
Article: 10.000  Section: 10.40 (Special Permit).

Original Signature(s):

(Petitioner(s) / Owner)

Address: 620 Mass Ave, Suite 3, Cambridge, MA 02139
Tel. No. 6174487186
E-Mail Address: mmonestime@centralsq.org

(Print Name)
# BZA Application Form

## DIMENSIONAL INFORMATION

**Applicant:** City of Cambridge  
**Present Use/Occupancy:** Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Service Use

**Location:** 84 Bishop Allen Dr., Cambridge, MA  
**Zone:** Business B Zone  
**Requested Use/Occupancy:** Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Service Use

**Phone:** 617-448-7186

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>950</td>
<td>950</td>
</tr>
<tr>
<td><strong>LOT AREA:</strong></td>
<td>33,715</td>
<td>33,715</td>
</tr>
<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>0.028</td>
<td>0.028</td>
</tr>
<tr>
<td><strong>LOT AREA OF EACH DWELLING UNIT</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WIDTH</td>
<td>180</td>
<td>180</td>
</tr>
<tr>
<td>DEPTH</td>
<td>171</td>
<td>171</td>
</tr>
<tr>
<td><strong>SETBACKS IN FEET:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>REAR</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>LEFT SIDE</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>RIGHT SIDE</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>SIZE OF BUILDING:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEIGHT</td>
<td>NA (Scaffolding is 18' high)</td>
<td>NA (Scaffolding is 18' high)</td>
</tr>
<tr>
<td>WIDTH</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>NO. OF DWELLING UNITS:</strong></td>
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<td>0</td>
</tr>
<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
<td>82</td>
<td>23</td>
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<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

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.:
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 84 Bishop Allen Dr, 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:

The Starlight Square initiative has demonstrated for a year and a half how essential outdoor civic space is to the public health of a community. This is especially important as the Port neighborhood is greatly underserved, having only 21% of the national urban average per capita. Since its opening in August 2020, Starlight Square has provided residents with a central location for essential services and experiences to transition outside. This includes everything from worship and out-of-school time education, to performance and food distribution. Other notable uses include: the first-ever Winter Farmers Market, Cambridge Rindge and Latin High School’s senior prom, the Cambridge Public Health Department’s Flu Clinic, the community memorial for Bob Moses, and the City of Cambridge’s City Council Inauguration.

Starlight continues to address immediate public health concerns by providing an outdoor home for basic city functions and much-needed human connection. Given the nature of the COVID-19 virus, we knew early on that outside was the safest place for recovery. As variants continue to mutate, this remains true today. The proposed initiative not only addresses immediate and delayed public health and community harms, but also safeguards us all from them in the future.

Outdoor entertainment is one of the functions of Starlight Square for which a special permit is required in the Bus B zone.

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:

Starlight has operated for two years and the traffic generated and the patterns of access or egress have not caused congestion hazard or substantial change in established neighborhood character.

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:

Starlight's continued operation would enhance adjacent uses.

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:

Starlight is designed to improve and support the health, safety, and welfare of the users and the citizens of the City by
providing an outdoor home for basic city functions and much-needed human connection.

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:

Starlight Square only enhances the cultural district by providing a truly unique and much needed public space for residents.

*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.*
Project: 0720_40 Central Square Bus. Improvement District - Starlight Square

Project Details:
- Mesh with 2" webbing and HD Grommets every 24" all around:

Our current production and installation/delivery schedule is 10-14 business days after final approval of above graphics unless otherwise noted.
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In the event of Termination. Either party may terminate the contract at any time through written request. The User shall upon termination pay BBWInc. all unpaid amounts due for Services completed prior to notice of termination.
90-176-177 / 91-184
BISHOP ALLEN APARTMENTS, LLC
C/O JUST A START CORP
243 BROADWAY
CAMBRIDGE, MA 02139

91-200-118
PARTEEN, LLC
C/O MINTZ LEVIN, COHN, FERRIS, GLOVSKY
ONE FINANCIAL CTR
ATTN: ALLAN CAGGIANO, ESQ
BOSTON, MA 02111

90-52-70-194-133
3MJ ASSOCIATES LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

3MJ ASSOCIATES LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-155
NAGGAR REALTY LLC.
C/O 545-565 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-186
HOYLER NORFOLK LIMITED PARTNERSHIP
22 WHITNEY WOODS LANE
COHASSET, MA 02025-1500

90-171
SAINT PAUL AFRICAN METHODIST EPISCOPAL CHURCH, INC.
CITY OF CAMBRIDGE TAX TITLE
39 BISHOP R.E ALLEN DR.
CAMBRIDGE, MA 02139-3498

90-125
KATIS, HARRY N., & VICTORIA KATIS,
TRUSTEE OF POTAMIA REALTY TRUST
720 MASS AVE
CAMBRIDGE, MA 02139

90-171
SAINT PAUL AFRICAN METHODIST EPISCOPAL CHURCH, INC.
CITY OF CAMBRIDGE TAX TITLE
39 BISHOP R.E ALLEN DR.
CAMBRIDGE, MA 02139-3498

90-185
575 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-71
THE CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST
CAMBRIDGE, MA 02142

91-93
TAYLOR, SETH
48 NORFOLK ST
CAMBRIDGE, MA 02138

90-55-184
CITY OF CAMBRIDGE
C/O TRAFFIC & PARKING

90-55-184
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

90-55-184
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

90-185
575 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

MICHAEL MONESTTIME
620 MASS AVE – SUITE 3
CAMBRIDGE, MA 02139

KATIS, HARRY N., & VICTORIA KATIS,
TRUSTEE OF POTAMIA REALTY TRUST
720 MASS AVE
CAMBRIDGE, MA 02139