

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR -1 PM 2:54

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**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):

Michael Monestime  
(Petitioner (s) / Owner)

Michael Monestime  
(Print Name)

Address:

Tel. No.

E-Mail Address:

620 Mass. Ave. Suite 3, Cambridge, MA.  
02139  
6174487186  
mmonestime@centralsq.org

Date: 2/24/22**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** City of Cambridge**Present Use/Occupancy:** Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Service Use**Location:** 84 Bishop Allen Dr., Cambridge, MA**Zone:** Business B Zone**Phone:** 6174487186**Requested Use/Occupancy:** Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Service Use

|   |                          | <b><u>Existing Conditions</u></b> | <b><u>Requested Conditions</u></b> | <b><u>Ordinance Requirements</u></b>   |        |  |
|---|--------------------------|-----------------------------------|------------------------------------|--|--------|--|
| <b><u>TOTAL GROSS FLOOR AREA:</u></b>                             |                          | 950                               | 950                                | 92,716                                 | (max.) |  |
| <b><u>LOT AREA:</u></b>   |                          | 33,715                            | 33,715                             | 0                                      | (min.) |  |
| <b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b> |                          | 0.028                             | 0.028                              | 2.75                                   |        |  |
| <b><u>LOT AREA OF EACH DWELLING UNIT</u></b>                      |                          | NA                                | NA                                 | NA                                     |        |  |
| <b><u>SIZE OF LOT:</u></b>  | <b><u>WIDTH</u></b>      | 180                               | 180                                | None                                   |        |  |
|   | <b><u>DEPTH</u></b>      | 171                               | 171                                | None                                   |        |  |
| <b><u>SETBACKS IN FEET:</u></b>                                   | <b><u>FRONT</u></b>      | NA                                | NA                                 | 0                                      |        |  |
|   | <b><u>REAR</u></b>       | NA                                | NA                                 | 0                                      |        |  |
|   | <b><u>LEFT SIDE</u></b>  | NA                                | NA                                 | 0                                      |        |  |
|   | <b><u>RIGHT SIDE</u></b> | NA                                | NA                                 | 0                                      |        |  |
| <b><u>SIZE OF BUILDING:</u></b>                                   | <b><u>HEIGHT</u></b>     | NA (Scaffolding is 18' high)      | NA (Scaffolding is 18' high)       | 80 (45 degree setback at Bishop Allen) |        |  |
|   | <b><u>WIDTH</u></b>      | NA                                | NA                                 | NA                                     |        |  |
| <b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>             |                          | 0                                 | 0                                  | 0                                      |        |  |
| <b><u>NO. OF DWELLING UNITS:</u></b>                              |                          | 0                                 | 0                                  | 0                                      |        |  |
| <b><u>NO. OF PARKING SPACES:</u></b>                              |                          | 82                                | 23                                 | Special permit granting authority      |        |  |
| <b><u>NO. OF LOADING AREAS:</u></b>                               |                          | 0                                 | 0                                  | 0                                      |        |  |
| <b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>               |                          | NA                                | NA                                 | 0                                      |        |  |

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.

E)

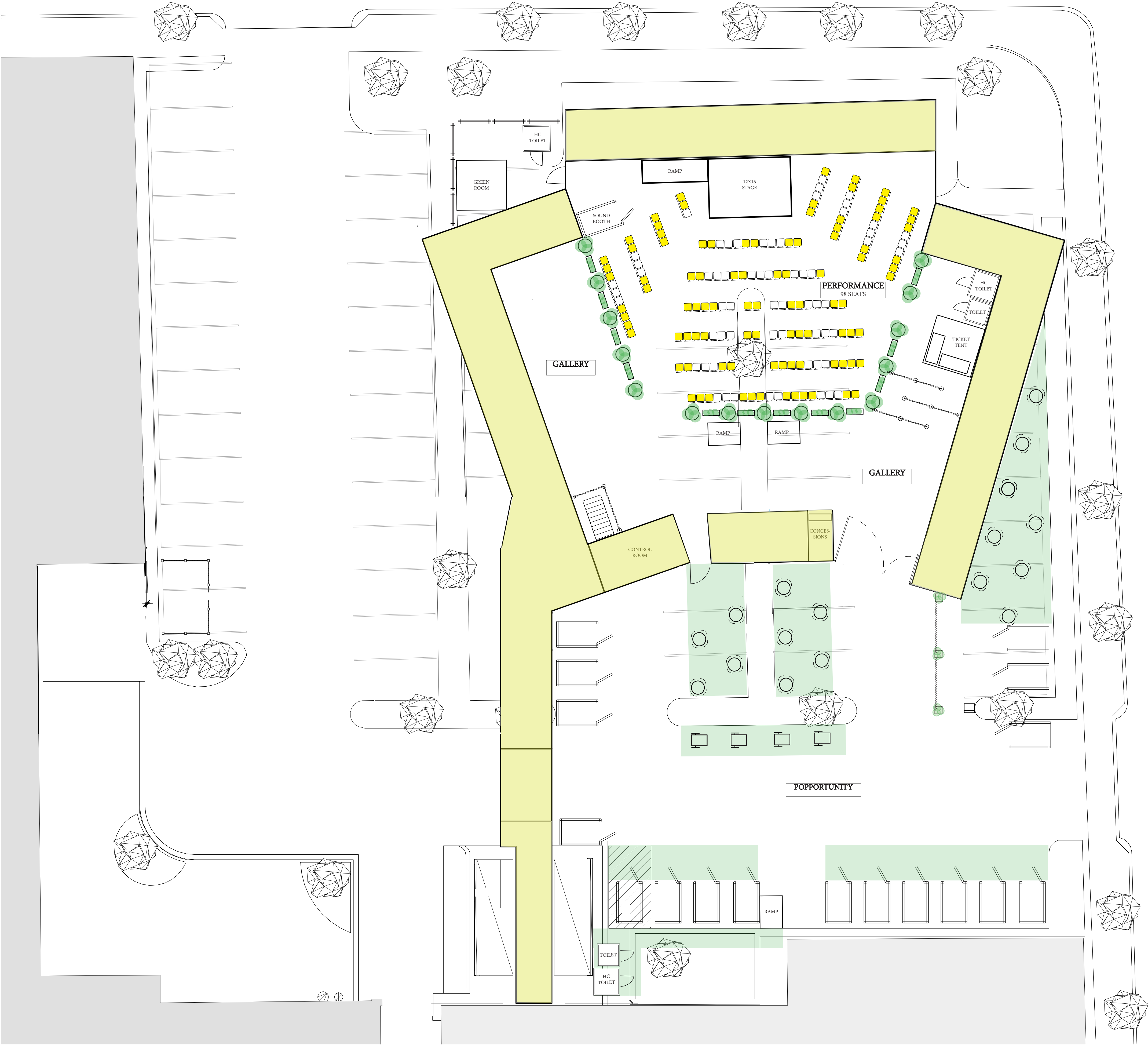
For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

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.**



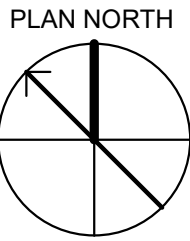
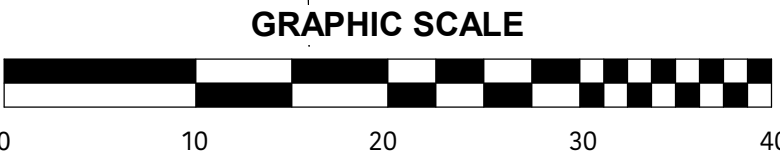
BISHOP ALLEN DRIVE



AREA OF  
SCAFFOLDING & SCRIM  
= 3,700 SF

AREA ENCLOSED BY  
SCAFFOLDING & SCRIM  
= 5,200

NORFOLK







Cambridge GIS maps available online at: <https://www.cambridgema.gov/gis>

FY 2022



City of Cambridge  
Assessing Department

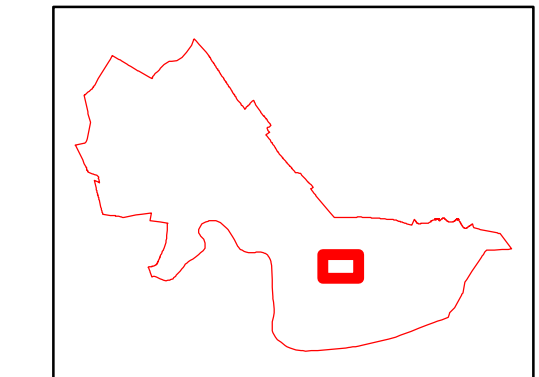
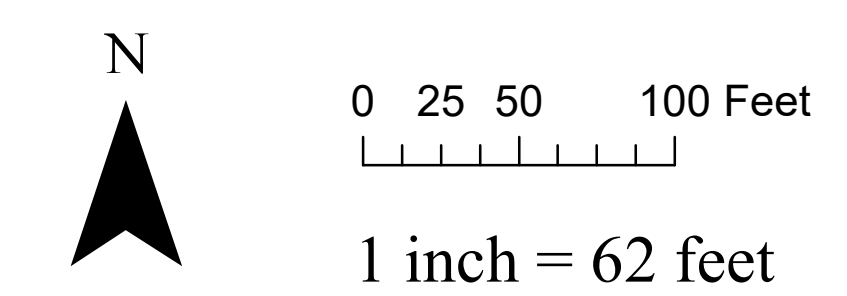
795 Massachusetts Ave.  
Cambridge, MA 02139

- |  |               |  |                 |
|--|---------------|--|-----------------|
|  | Buildings     |  | Water           |
|  | Lot Line      |  | Sub-Parcel Line |
|  | Block Line    |  | Easement        |
|  | City Boundary |  | Railway         |

- |         |                |        |                        |
|---------|----------------|--------|------------------------|
| 10      | Lot Number     | 100    | Parcel size in Sq. Ft. |
| 90      | Block Number   | 44.0LC | Land Court Dimension   |
| 10 Cam  | Street Number  | 65.0   | Survey Dimensions      |
| (125.0) | Deed Dimension |        |                        |

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.



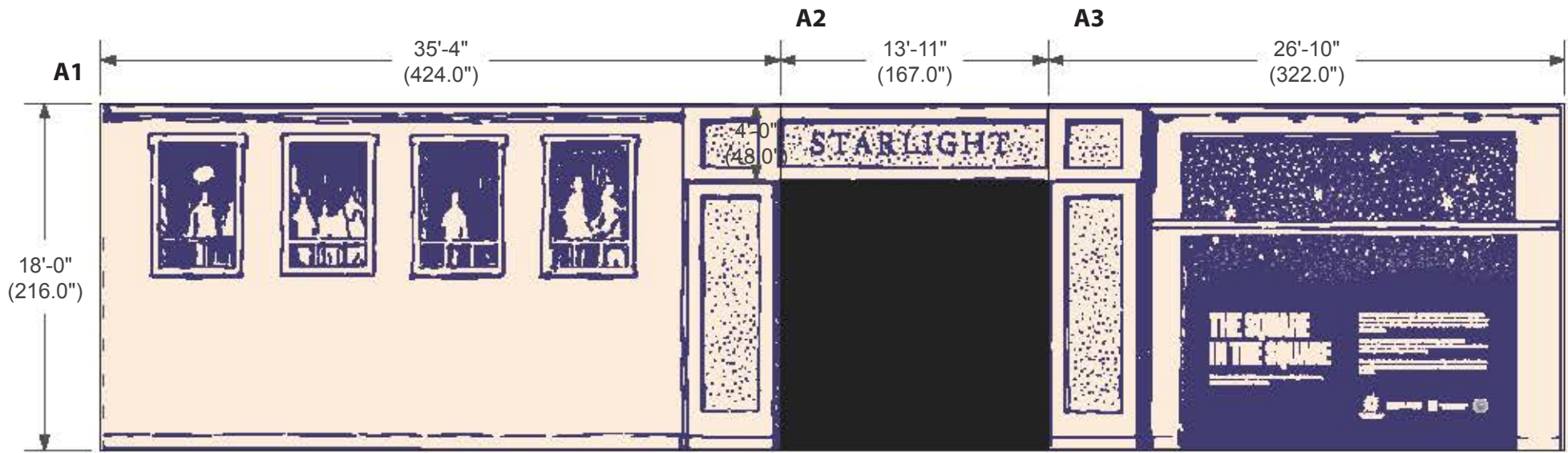
Parcel Block Map

**90**



# 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.

Boston Building Wraps Inc Right to Authorship Credit. Client and/or Commissioner, hereafter referred to as User, and Boston Building Wraps Inc. hereafter referred to as BBWInc. ,agree that when asked, User must properly identify BBWInc. as the creator of artwork for future reproduction. Both parties agree that authorization to proceed with project whether per written estimate or verbal authorization will act as User's naming of BBWInc.; as vendor for said services. User does not have a proactive duty to display BBWInc.'s name together with Work, but User may not seek to mislead others that Work was created by anyone other than BBWInc. User request of BBWInc. to create project relevant drawings, sketches and/or artwork includes only the final, deliverable art, and not any preliminary Work or sketches. 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.

BOSTON  
WRAPS

## General Notes

**Client:**  
Matt Boyes-Watson (Project Manager)  
Bow Market  
617.852.8852  
matt@boyeswatsonbaum.com  
  
COURTNEY SCHWABE  
Creative Director  
wearecontraire.com  
484.639.4605  
  
markboyeswatson  
markboyeswatson@gmail.com

**Project Location:**  
Municipal Lot 5 in Central Square  
The lot, at Bishop Allen Drive  
and Norfolk Street  
Cambridge, MA 02139

**Artist:**  
Tony A.

**Revision #**  
1 2 3 4 5 6 7 8 9 10

**Date:** 07/23/2020  
**Scale:** 1/8" = 1'0"

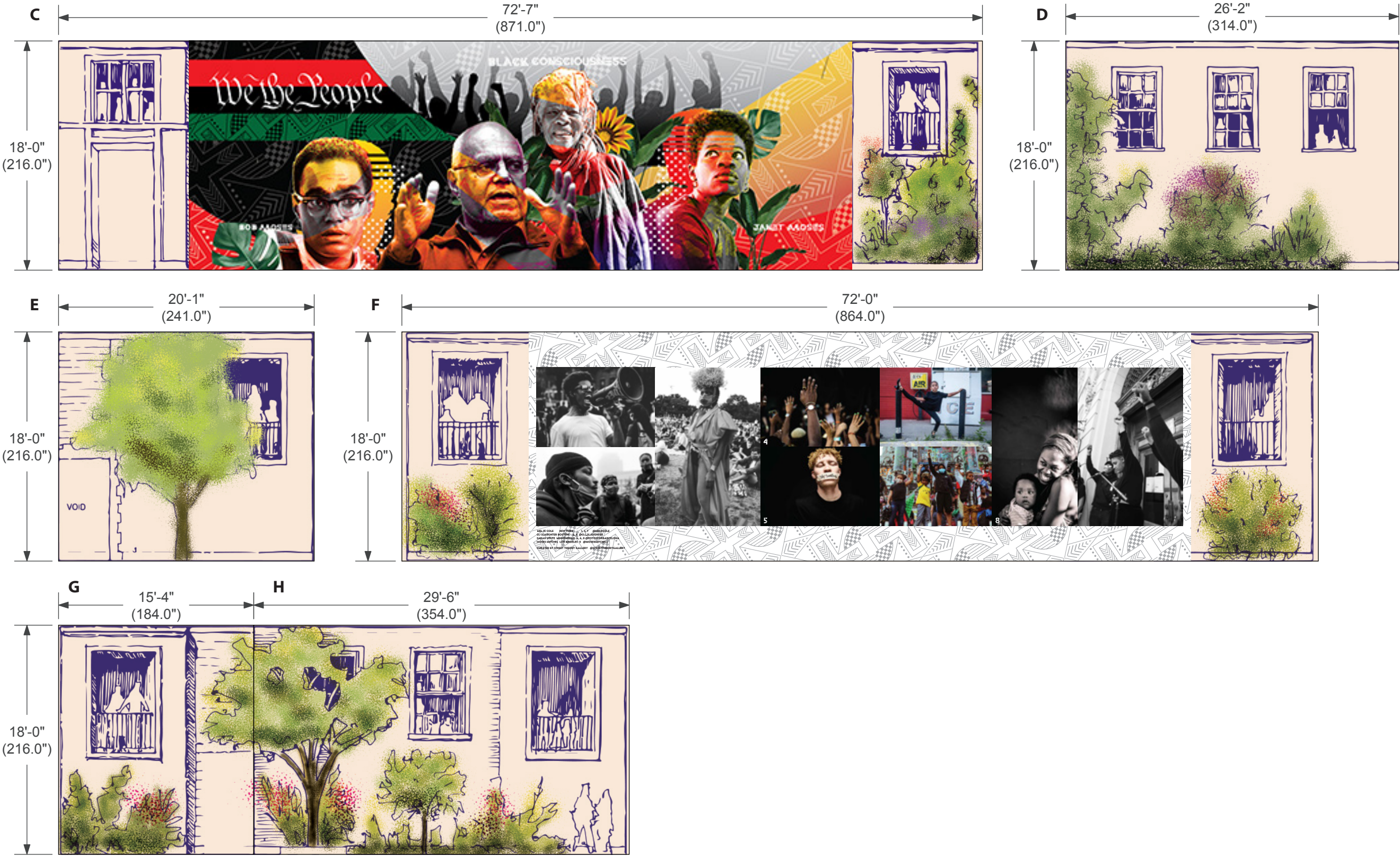
**Drawing No.**  
MB1



# Project: 0720\_40 Central Square Bus. Improvement District - Starlight Square

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BOSTON  
BUILDING  
WRAPS

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**Artist:**  
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**Revision #**  
1 2 3 4 5 6 7 8 9 10

**Date:** 07/23/2020  
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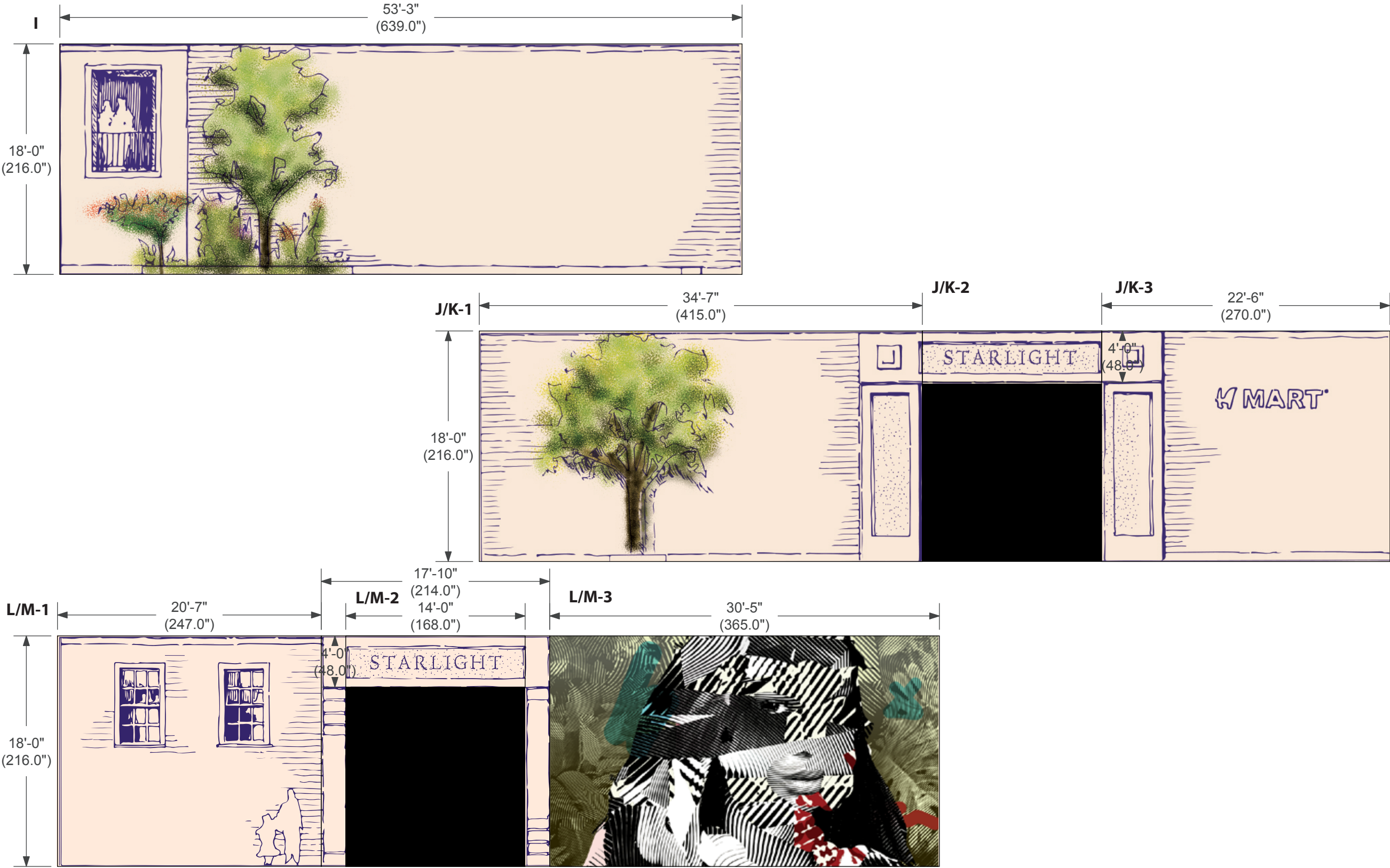
**Drawing No.**  
MB2



# Project: 0720\_40 Central Square Bus. Improvement District - Starlight Square

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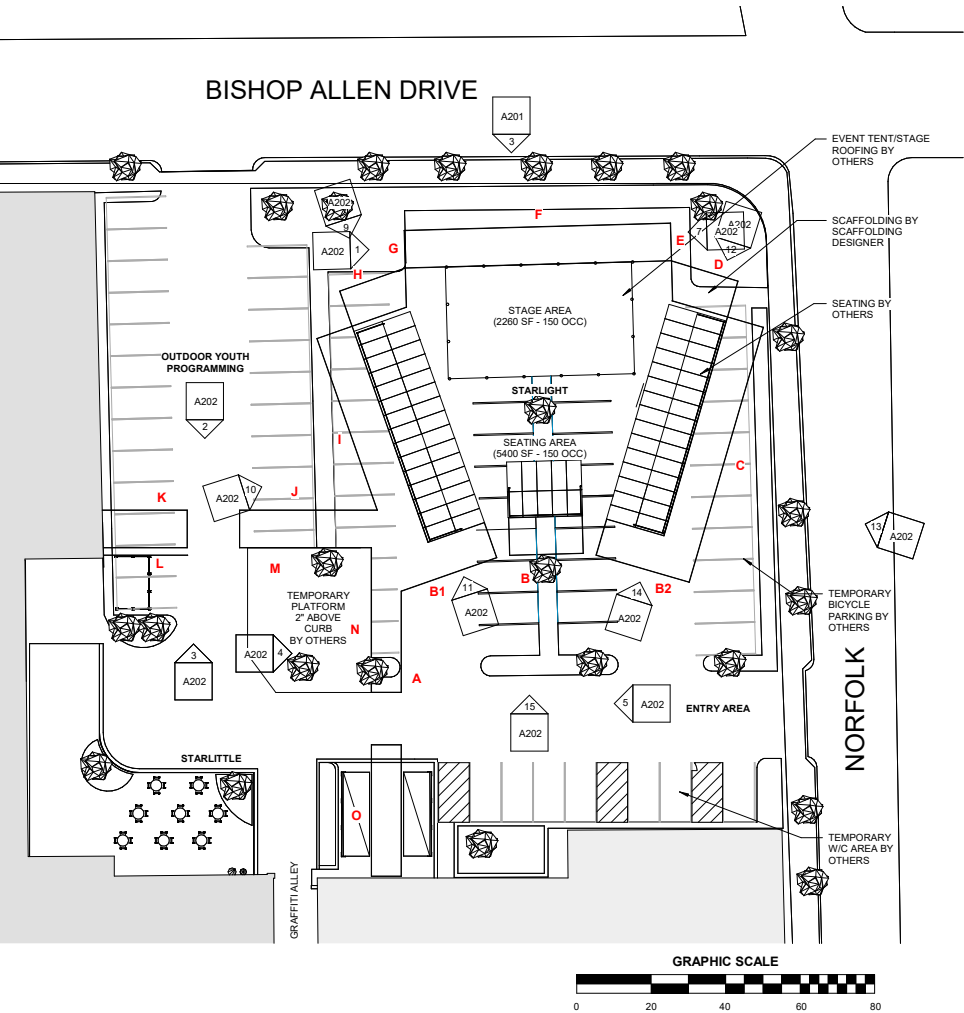
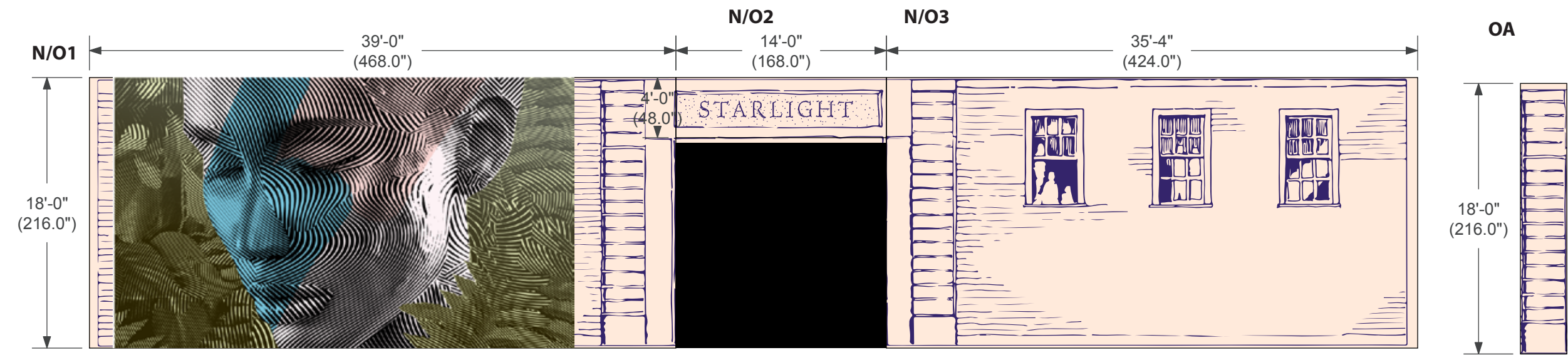
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|  |                                      |
|--|--------------------------------------|
| <div>BOSTON<br/>BUILDING<br/>WRAPS<br/>INC.</div>  |                                      |
| General Notes  |                                      |
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| <p><b>Project Location:</b></p> <p>Municipal Lot 5 in Central Square<br/>The lot, at Bishop Allen Drive<br/>and Norfolk Street<br/>Cambridge, MA 02139</p>   |                                      |
| <p><b>Artist:</b></p> <p>Tony A.</p>   |                                      |
| <p><b>Revision #</b></p> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div></div>  |                                      |
| <p><b>Date:</b> 07/23/2020</p>   | <p><b>Drawing No.</b></p> <p>MB3</p> |
| <p><b>Scale:</b> 1/8"= 1'0"</p>  |                                      |

# Project: 0720\_40 Central Square Bus. Improvement District - Starlight Square

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BOSTON  
BUILDING  
WRAPS<sub>INC.</sub>

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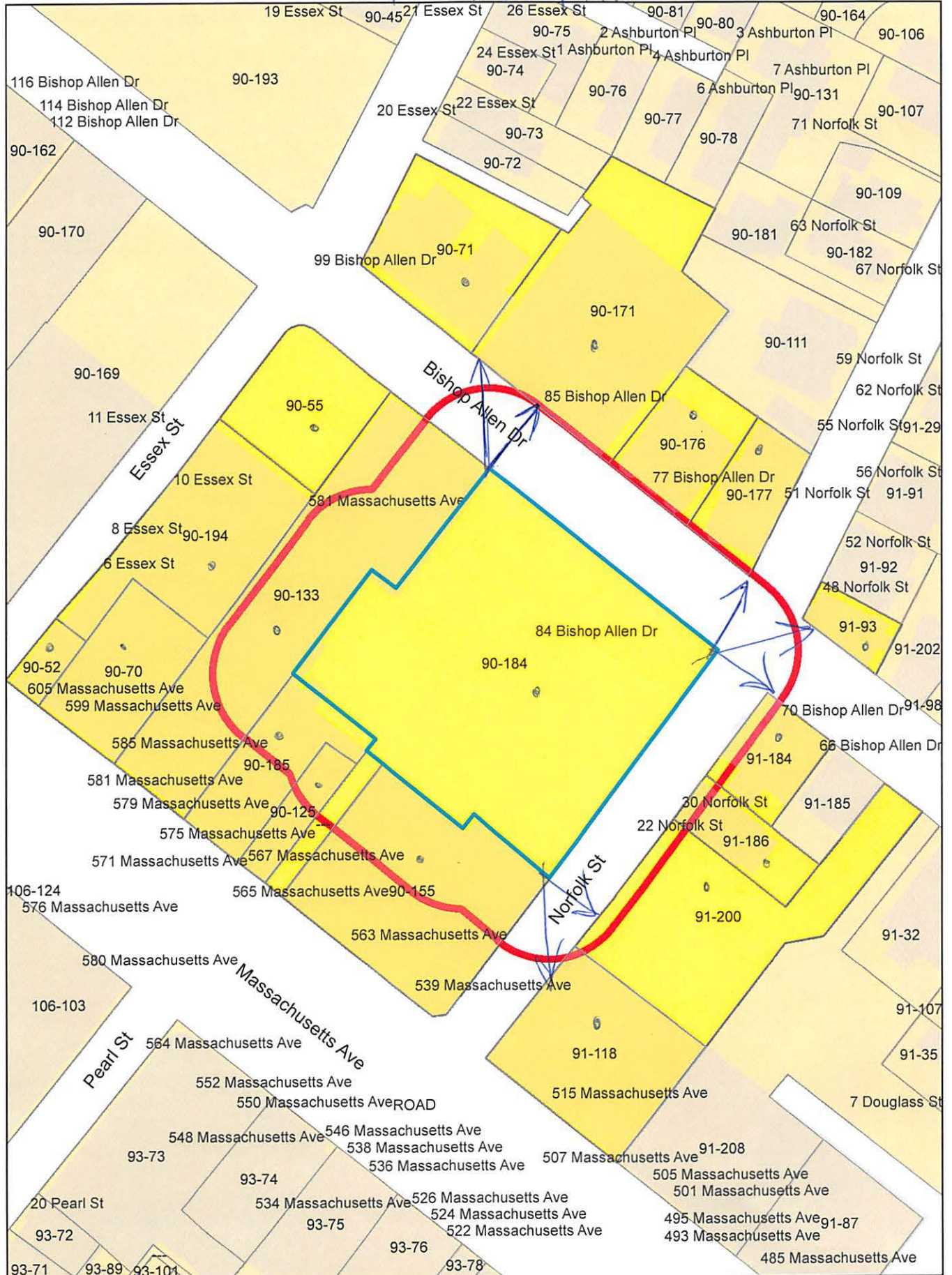
**Artist:**  
Tony A.

**Revision #**  
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

|                          |                    |
|--------------------------|--------------------|
| <b>Date:</b> 07/23/2020  | <b>Drawing No.</b> |
| <b>Scale:</b> 1/8"= 1'0" | <b>MB4</b>         |



84 Bishop Allen Dr.



84 Bishop Allen Dr. } Petitioner  
MICHAEL MONESTIME  
620 MASS AVE – SUITE 3  
CAMBRIDGE, MA 02139

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

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

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

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

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

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

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

91-186  
HOYLER NORFOLK LIMITED PARTNERSHIP  
22 WHITNEY WOODS LANE  
COHASSET, MA 02025-1500

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

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

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



