BZA Number: 180689

**General Information**

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

Special Permit: _____  
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 Use  
**ZONING DISTRICT:** Business B Zone  

**REASON FOR PETITION:**  
/Change in Use/Occupancy/  

**DESCRIPTION OF PETITIONER'S PROPOSAL:**  
To extend the use previously granted in Case #163746 for Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, and a Temporary Outdoor Retail or Consumer Service Use.

**SECTIONS OF ZONING ORDINANCE CITED:**

<table>
<thead>
<tr>
<th>Article</th>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.000</td>
<td>4.36</td>
<td>(Outdoor Retail or Consumer Service Establishments).</td>
</tr>
<tr>
<td>4.000</td>
<td>4.36D</td>
<td>(Outdoor Entertainment &amp; Recreation Facility).</td>
</tr>
<tr>
<td>10.000</td>
<td>10.40</td>
<td>(Special Permit).</td>
</tr>
</tbody>
</table>

Original Signature(s):

(Petitioner(s) / Owner)

(Print Name)

Address: 620 MASS AVE, #3, CAMB., MA 02139  
Tel. No. 6174487186  
E-Mail Address: mmonestime@centralsq.org
To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We City of Cambridge

Address: 795 Massachusetts Ave., Cambridge

State that I/We own the property located at 84 Bishop Allen Dr., which is the subject of this zoning application.

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

*Pursuant to a deed of duly recorded in the date 1/1/63, Middlesex South County Registry of Deeds at Book ________, Page ________; or Middlesex Registry District of Land Court, Certificate No. 110373

Book 682 Page 23; Document no. 389017

Signed 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 de Pasquale personally appeared before me, this 15th of March, 2003, and made oath that the above statement is true.

Notary Public
My commission expires ____________________ (real).

* 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 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.*
BZA Application Form

DIMENSIONAL INFORMATION

Applicant: City of Cambridge

Location: 84 Bishop Allen Dr, Cambridge, MA

Zone: Business B Zone

Requested Use/Occupancy:

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>950</td>
<td>950</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>33,715</td>
<td>33,715</td>
</tr>
<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>0.028</td>
<td>0.028</td>
</tr>
<tr>
<td>LOT AREA OF EACH DWELLING UNIT:</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>SIZE OF LOT:</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>SIZE OF BUILDING:</td>
<td>NA (Scaffolding is 18' high)</td>
<td>NA (Scaffolding is 18' high)</td>
</tr>
<tr>
<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NO. OF DWELLING UNITS:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NO. OF PARKING SPACES:</td>
<td>82</td>
<td>23</td>
</tr>
<tr>
<td>NO. OF LOADING AREAS:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT:</td>
<td>0</td>
<td>0</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.:
SUBDIVISION PLAN OF LAND IN CAMBRIDGE

Edward Smith, City Engineer

January 23, 1963

Middlesex, South Registry District

APR 9 1963

RECEIVED FOR REGISTRATION

11:00 AM

Edward Smith, City Engineer

Central Trust Company

Subdivision of Land

Shown on Plan 6442A

Filed with Cert. of Title No. 8762

South Registry District of Middlesex County

 Separate certificates of title may be issued for land
 shown herein as Lots 1 & 2

By the Court.

Margaret M. Daley

Recorder.

Copy of plat filed in

LAND REGISTRATION OFFICE

FEB 5, 1963

Scale of this plan 1/6 feet to an inch

C.M. Anderson, Engineer for Court
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.

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Please find a link to the 63 letters of support submitted in support of Starlight original BZA hearing on March 24 here:

https://drive.google.com/drive/folders/1pmZm1hrg0gjKc_tlPD27tvAEhZzav2ms?usp=sharing
<table>
<thead>
<tr>
<th>Company Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>ST. PETER'S EPISCOPAL CHURCH</td>
<td>233 Prospect St, Cambridge, MA 02138</td>
</tr>
<tr>
<td>ALAN J. KOBER, TRUSTEE OF POTAMIA REALTY TRUST</td>
<td>720 Mass Ave, Cambridge, MA 02139</td>
</tr>
<tr>
<td>CARLTON HOUSE APARTMENTS, LLC</td>
<td>1110 Main St, Cambridge, MA 02138</td>
</tr>
<tr>
<td>D. KOBER, TRUSTEE OF POTAMIA REALTY TRUST</td>
<td>720 Mass Ave, Cambridge, MA 02139</td>
</tr>
<tr>
<td>CITY OF CAMBRIDGE</td>
<td>C/O V P, MASSACHUSETTS AVE CAMBRIDGE, MA 02139</td>
</tr>
<tr>
<td>CITY OF CAMBRIDGE</td>
<td>C/O TRAFFIC &amp; PARKING</td>
</tr>
<tr>
<td>CITY OF CAMBRIDGE</td>
<td>C/O CITY MANAGER</td>
</tr>
</tbody>
</table>

Note: The addresses and names are redacted for privacy reasons.