



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 31 PM 12: 26

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 207271**

### 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 Use      **ZONING DISTRICT:** Business B Zone

### **REASON FOR PETITION:**

/Change in Use/Occupancy/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

To extend the relief previously granted in Case #163746 and Case #180689 for Outdoor Entertainment & Recreation Facility, Outdoor Retail & Consumer Service Establishment not otherwise defined, and a Temporary Outdoor Retail or Consumer Service Use.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 4.000      Section: 4.36 (Outdoor Retail or Consumer Service Establishments)  
Article: 4.000      Section: 4.36D (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. Cambridge, MA  
6174487186  
mmonestime@centralsq.org      02139

**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 City of Cambridge (OWNER)

Address: 795 Massachusetts Avenue, Cambridge, MA

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

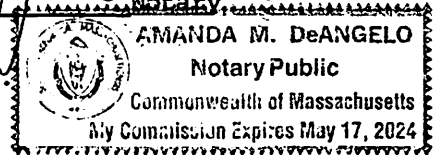
  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Yi-An Huang personally appeared before me, this 12th of January 2023, and made oath that the above statement is true.

My commission expires May 17, 2024 (Notary Seal)



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

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CONFIDENTIAL

SECRET

CONFIDENTIAL

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CONFIDENTIAL

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CONFIDENTIAL

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## 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.

Date: \_\_\_\_\_

**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 Use

**Location:** 84 Bishop Allen Dr., Cambridge, MA

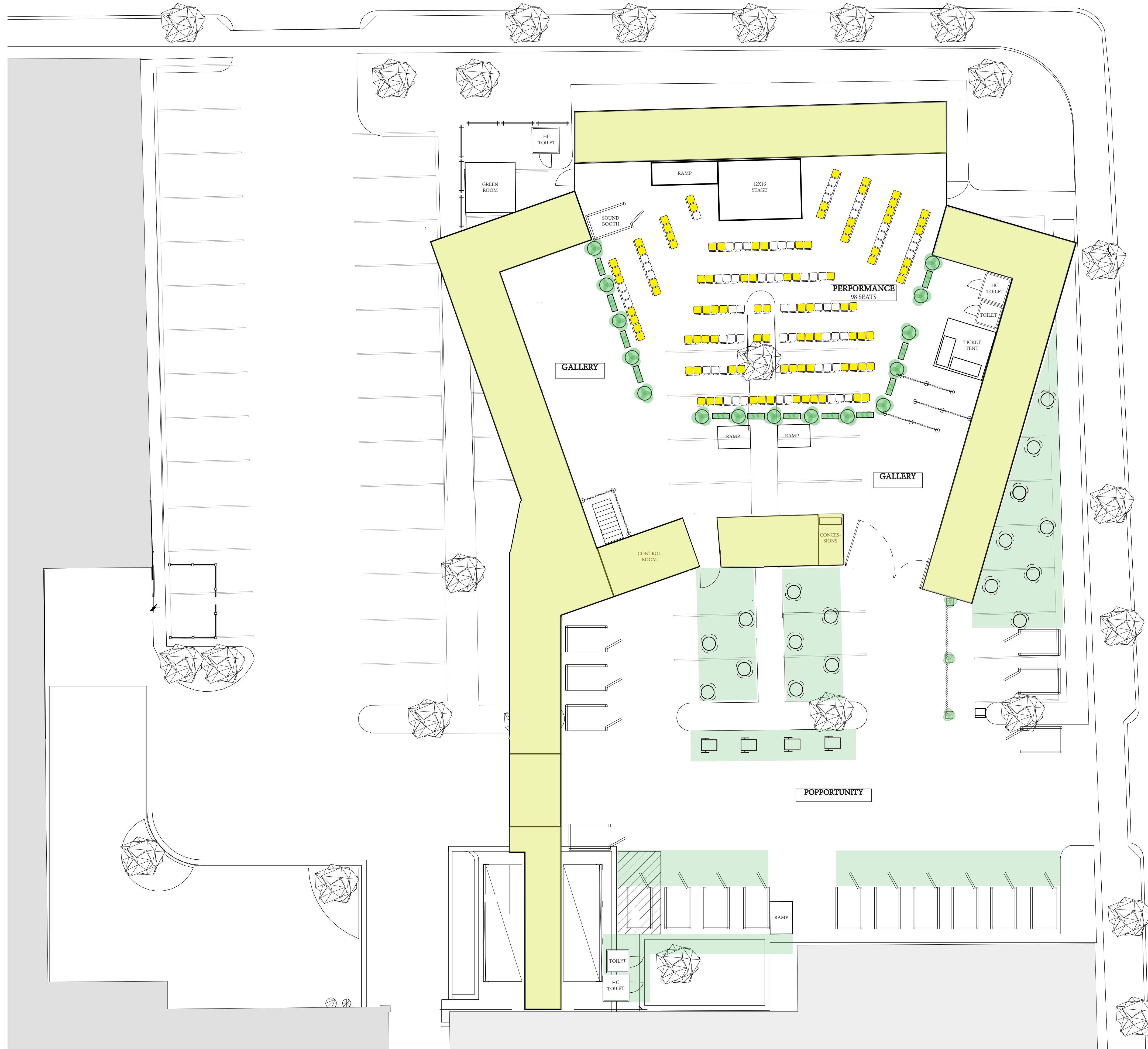
**Zone:** Business B Zone

**Phone:** 6174487186

**Requested Use/Occupancy:** Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Use

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		950	950	92,716	(max.)
<u>LOT AREA:</u>		33,715	33,715	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.028	0.028	2.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA	NA	NA	
<u>SIZE OF LOT:</u>	WIDTH	180	180	None	
	DEPTH	171	171	None	
<u>SETBACKS IN FEET:</u>	FRONT	NA	NA	0	
	REAR	NA	NA	0	
	LEFT SIDE	NA	NA	0	
	RIGHT SIDE	NA	NA	0	
<u>SIZE OF BUILDING:</u>	HEIGHT	NA (Scaffolding is 18' high)	NA (Scaffolding is 18' high)	80 (45 degree setback at Bishop Allen)	
	WIDTH	NA	NA	NA	
	LENGTH	NA (Scaffolding is 10' wide)	NA (Scaffolding is 10' wide)	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		82	23	Special permit granting authority	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

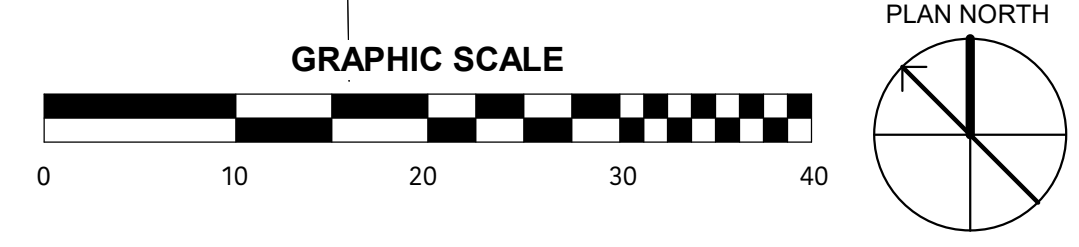
BISHOP ALLEN DRIVE



AREA OF  
SCAFFOLDING & SCRIM  
= 3,700 SF

AREA ENCLOSED BY  
SCAFFOLDING & SCRIM  
= 5,200

NORFOLK



6442<sup>B</sup>

SUBDIVISION PLAN OF LAND IN CAMBRIDGE

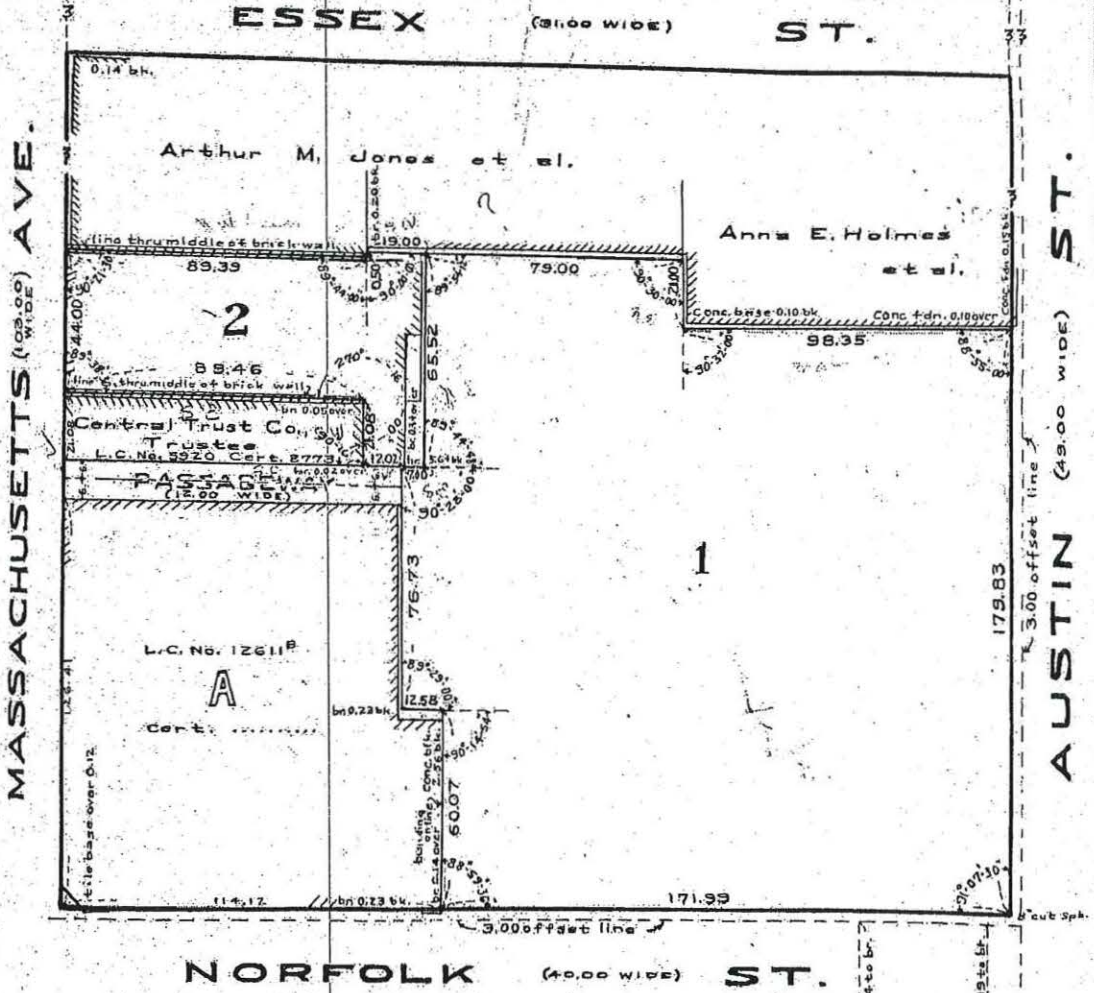
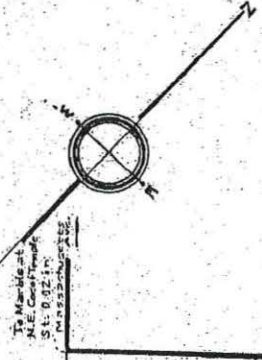
Edward Smith, City Engineer

January 23, 1963

Middlesex South Registry District  
APR - 9 1963

RECEIVED FOR REGISTRATION

11 O'CLOCK P.M. A.M.  
Pl. 42.00



MASSACHUSETTS (103.00 WIDE) AVE.

AUSTIN (49.00 WIDE) ST.

NORFOLK (40.00 WIDE) ST.

As shown West of  
Columb St. L.P. 2  
From line of new  
Subdiv. by Court  
Order

Subdivision of Land  
Shown on Plan 6442<sup>A</sup>  
Filed with Cert. of Title No. 8762  
South Registry District of Middlesex County

Separate certificates of title may be issued for land  
shown hereon as Lots 1 & 2  
By the Court.

*Margaret M. Daly*  
Recorder.

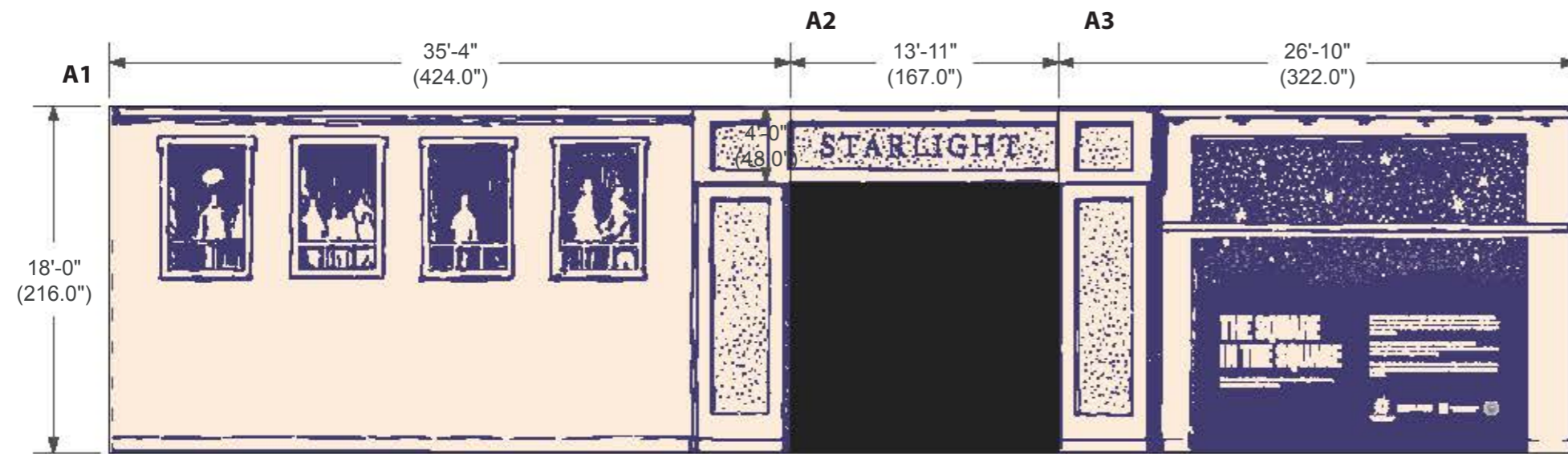
FEB. 6, 1963.

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
FEB. 6, 1963  
Scale of this plan 40 feet to an inch  
C. M. Anderson, Engineer for Court v.l.

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

## Project Details:

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



**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

Drawing No.

Scale: 1/8" = 1'0"

**MB1**

**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.

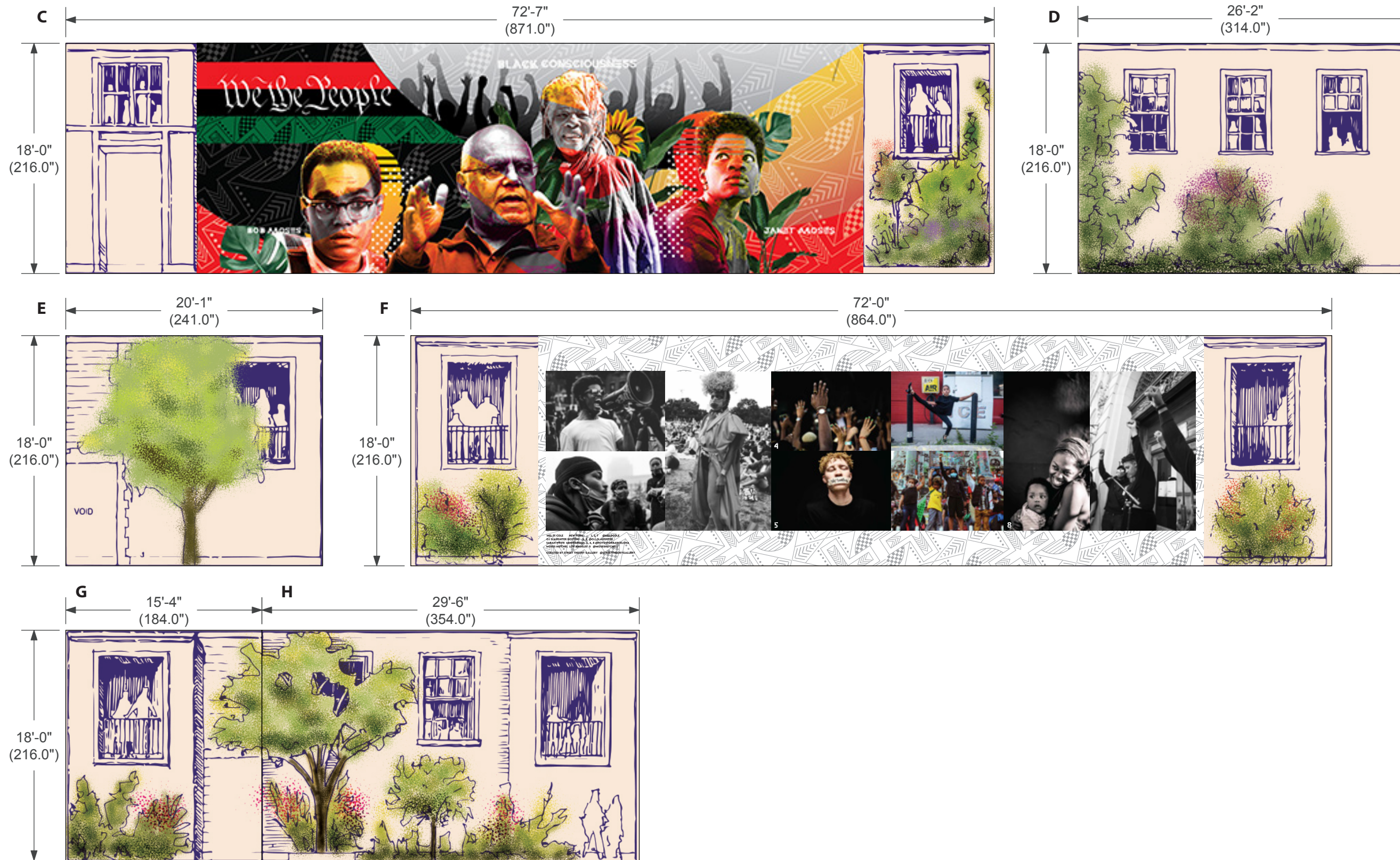


# Project: 0720\_40 Central Square Bus. Improvement District - Starlight Square

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



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#### Artist:

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#### Revision #

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Date: 07/23/2020

Drawing No.

Scale: 1/8" = 1'0"

**MB2**

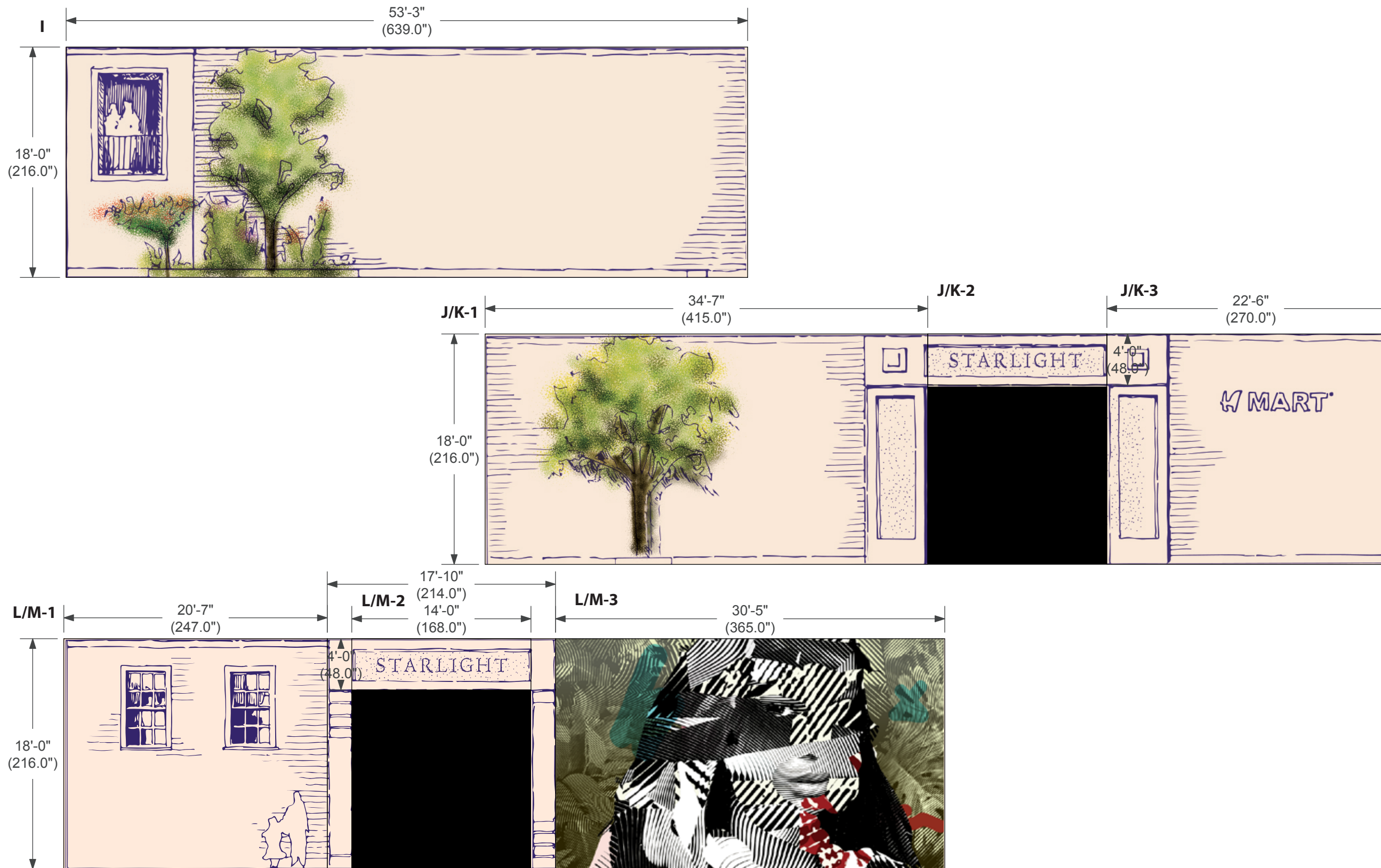
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## Project Details:

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



**BOSTON  
BUILDING  
WRAPS**

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① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

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Drawing No.

Scale: 1/8" = 1'0"

**MB3**

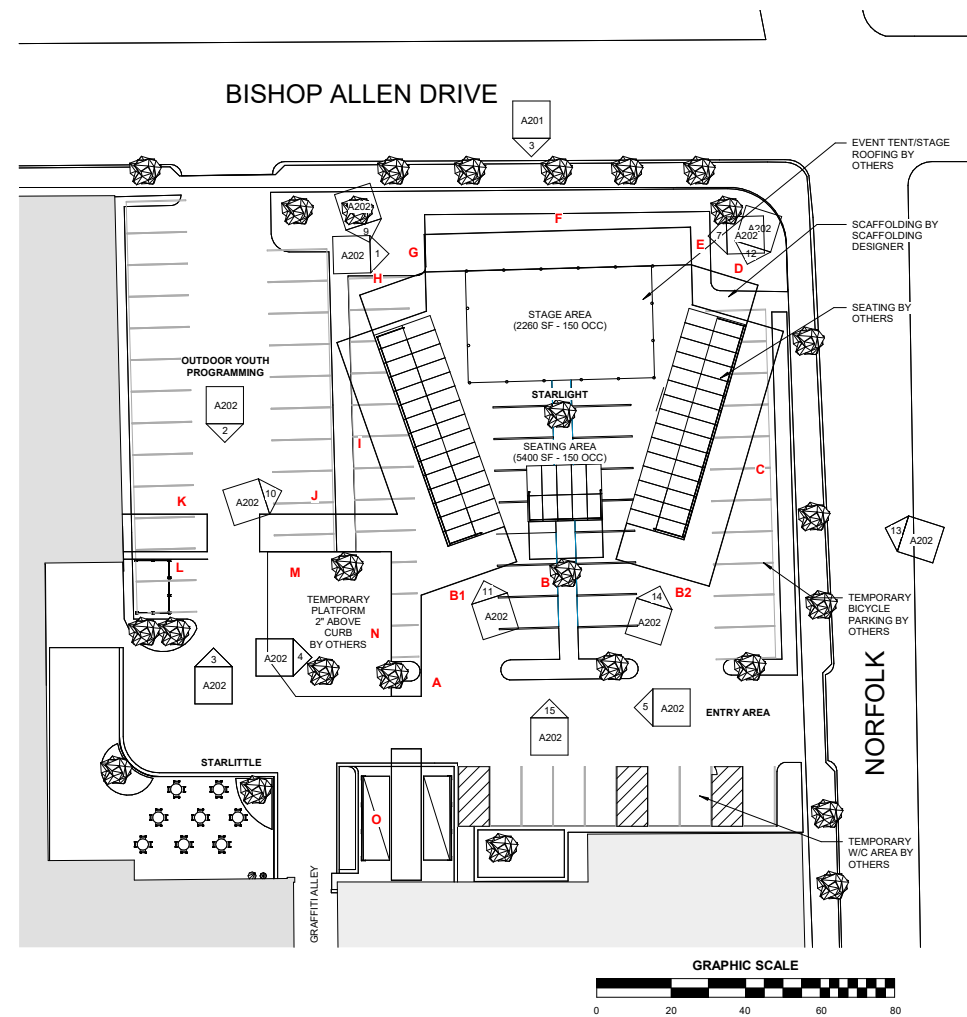
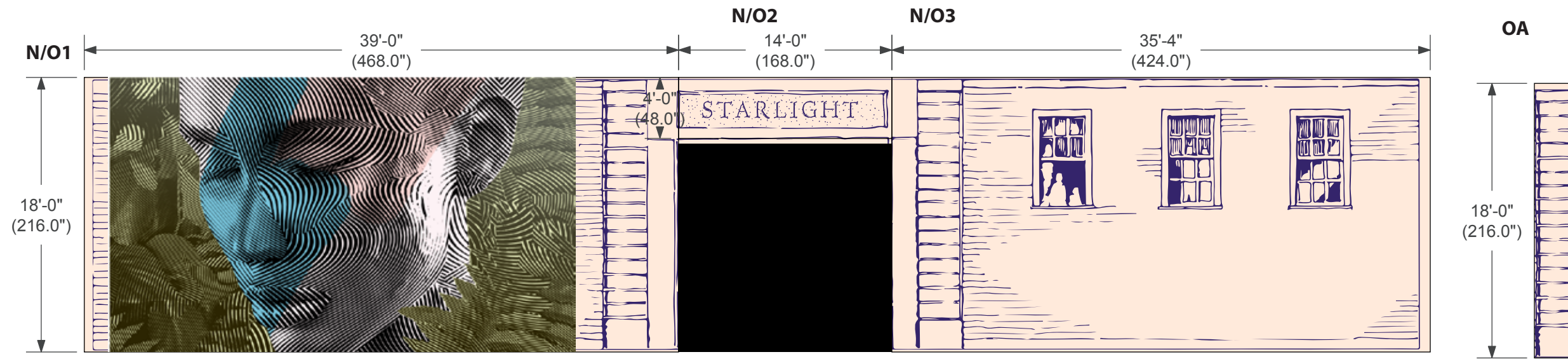
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## Project Details:

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**BOSTON  
BUILDING  
WRAPS**<sub>LLC</sub>

### General Notes

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### Revision #

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Date: 07/23/2020

Drawing No.

Scale: 1/8" = 1'0"

**MB4**

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H MART

Orson Life Center  
African Methodist Episcopal Church

STARLIGHT  
CENTRAL SQ  
CAMBRIDGE

We Be People

COMMUNITY TAKES  
CENTER STAGE



**CITY OF CAMBRIDGE**  
**OFFICE OF THE MAYOR**  
**SUMBUL SIDDIQUI**

mayor@cambridgema.gov  
Phone: 617-349-4321

2/15/2023

To the Board of Zoning Appeals:

I am writing again in strong support of the Central Square BID's application for a special permit to continue their award-winning work at Starlight Square on Municipal Lot #5.

I wrote to the Board in July to express that Starlight has become an indispensable part of Cambridge. My office has held various events in the space, including our annual Bollywood Night at Starlight Square, with dancing, henna, and samosas. This event encapsulates what Starlight does for our community: hundreds of Cambridge residents celebrating together on a beautiful summer evening supporting local artists and businesses.

In addition to community events, Starlight provides space for essential City functions like Department meetings and public health events, whose impact is amplified by having such a prominent, community-embedded venue. This is in addition to the economic development impact of Poppportunity, which incubates 30 local businesses each year and has graduated four business owners of color to brick-and-mortar locations on Mass Ave in just two years.

The Starlight team has responded to feedback from the BZA and abutters and worked to keep their impact on the neighborhood low without sacrificing the high-quality service that the space provides to the entire City. Ahead of their proposed 2023 season, they are making a series of further adjustments to lessen negative impact, including reducing the number of performances featuring live drum kits (the primary source of noise complaints) and reducing the total number of events, eliminating shows on Tuesday evenings to limit weeknight impact.

This continues last season's mitigation efforts, which included reducing speakers, installing acoustic panels, investing in a drum shield, reducing live music events, and ending performances earlier on Sunday. They continue to operate within the City's Sound Ordinance.

I, and the rest of the Council, have been included in outreach to neighbors where BID staff have offered direct, 1:1 support for neighbors who expressed concern at past BZA hearings, including hiring A/V staff to do sound tests in people's homes. I regularly hear from residents about their love for Starlight Square, and my office will continue taking advantage of the space to hold community events that highlight the diversity of Cambridge.

With BZA approval, Starlight Square will continue to serve Cambridge residents and be a place of joy for so many people in our city. Thank you for your consideration.



**CITY OF CAMBRIDGE**  
**OFFICE OF THE MAYOR**  
**SUMBUL SIDDIQUI**

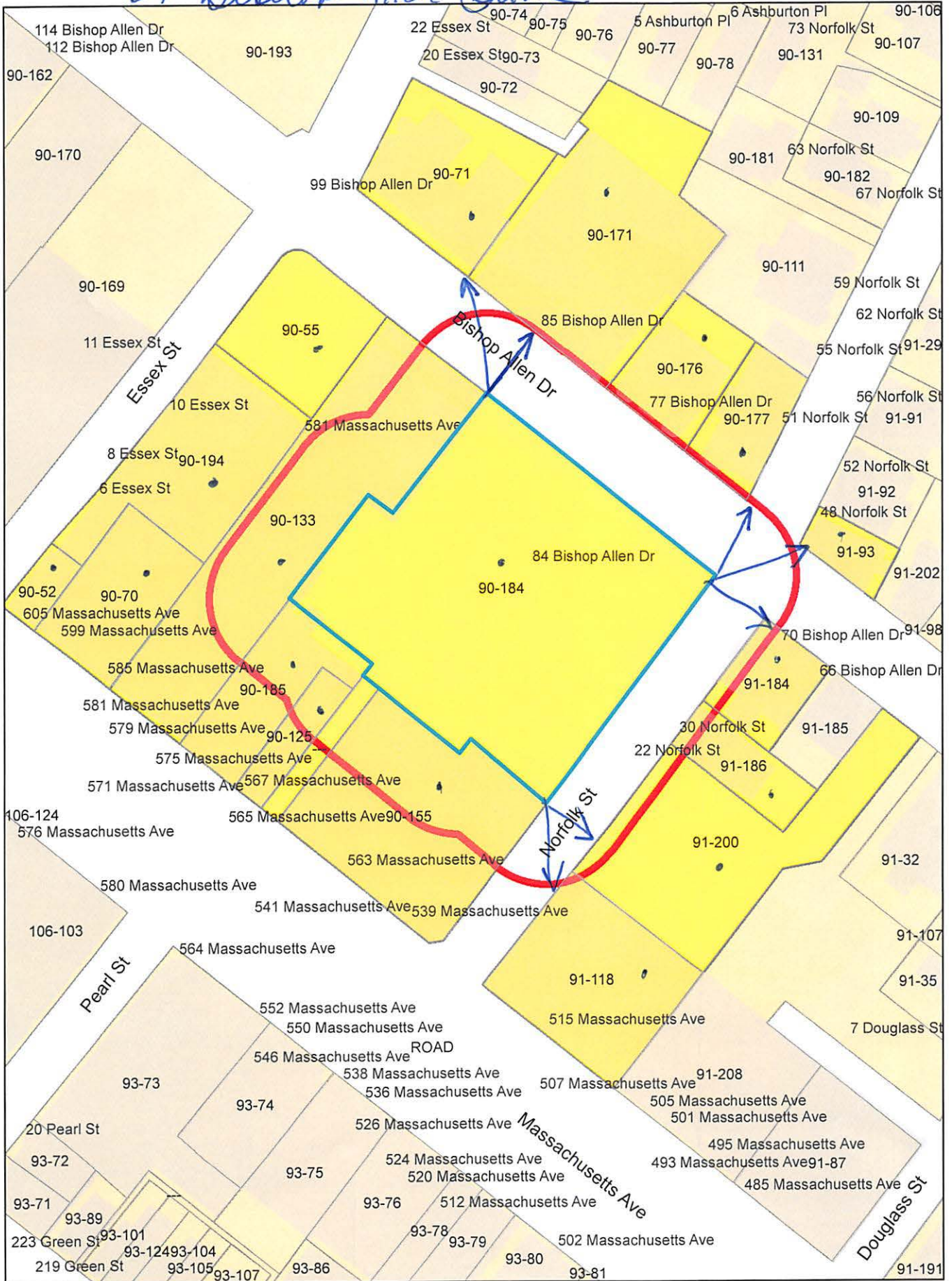
mayor@cambridgema.gov  
Phone: 617-349-4321

Sincerely,

A handwritten signature in cursive script, appearing to read "Sumbul Siddiqui".

Sumbul Siddiqui, Mayor  
City of Cambridge

# 84 Bishop Allen Drive



84 Bishop Allen Dr.

Petitioner

91-200 / 91-118  
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

MICHAEL MONESTIME  
620 MASS AVENUE – SUITE 3  
CAMBRIDGE, MA 02139

91-184 / 90-177-176  
BISHOP ALLEN APARTMENTS LLC  
C/O JUST A START CORPORATIOIN  
243 BROADWAY  
CAMBRIDGE, MA 02139

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

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

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

90-55-184  
CAMBRIDGE CITY OF PARKING  
CITY HALL  
CAMBRIDGE, MA 02139

90-55-184  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

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

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