



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-017229-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Windsor Ninety Three LLC - C/O Richard C. Lynds, Esq.

PETITIONER'S ADDRESS : 245 Sumner Street, #110 Boston, MA 02128

LOCATION OF PROPERTY : 93 Windsor St Cambridge, MA

TYPE OF OCCUPANCY : Retail Business & Consumer Service (4.35) ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Request for a change of use and occupancy from current use of retail store to proposed use of full restaurant which serves alcohol, with no entertainment. Proposal is to re-use existing conditions and floor plan of existing space. No change or addition to existing square footage.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.F.1 (Restaurant with Alcohol).
Article 10.000 Section 10.30 (Variance).

Original Signature(s) :



(Petitioner(s) / Owner)
Joseph E. Donovan
Manager

(Print Name)

Address : 50 FRANKLIN ST, SUITE 400
BOSTON MA 02110

Tel. No. : 617 412-3252

E-Mail Address : _____

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.

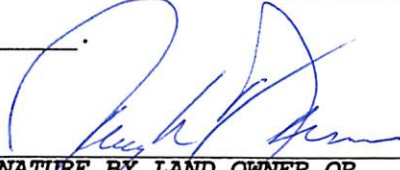
I/We Windsor Ninety Three, LLC
(OWNER)

Address: 50 Franklin St, Suite 400, Boston, MA 02110

State that I/We own the property located at 93 Windsor St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Windsor Ninety Three, LLC


*Pursuant to a deed of duly recorded in the date 6/21/16, Middlesex South County Registry of Deeds at Book 67964, Page 412; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

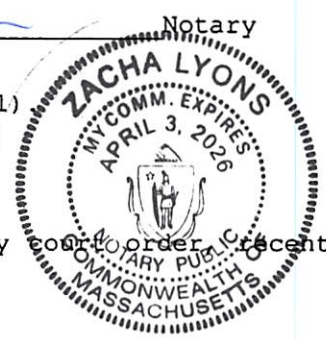

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

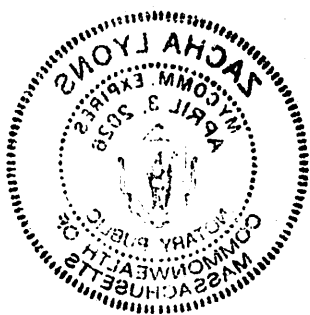
Commonwealth of Massachusetts, County of Suffolk

The above-name Joseph Donovan personally appeared before me, this 17th of December, 2019, and made oath that the above statement is true.


My commission expires April 3, 2026 (Notary Seal)



• 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 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:

The premises contains a pre-existing non conforming structure that is located in the Residence B District which restricts commercial uses. As a commercial structure, the Premises would not be easily converted to a conforming residential use. Premises have been used and occupied as a retail commercial establishment historically and a similar use is proposed.

- 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 shape and size of the lot would be non conforming under the current dimensional regulations for the Residence B District and the conversion to even a conforming use would likely require a variance.

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

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

The Premises have been utilized as a commercial retail establishment for numerous years, which has sold food products and groceries, and more recently as a cafe/ fast food establishment. The intent is to continue with the commercial uses, which will continue to service the immediate area and offer a restaurant concept.

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

The Premises have been utilized as a commercial retail establishment for numerous years, which has sold food products and groceries, and more recently as a cafe/ fast food establishment. The intent is to continue with the commercial uses, which will continue to service the immediate area and offer a restaurant concept.

- * 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: Christopher Cwynar **PRESENT USE/OCCUPANCY:** Retail Business
LOCATION: 93 Windsor St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Restaurant

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2022 sf	2022 sf	.sting/ no char	(max.)
<u>LOT AREA:</u>	3043 sf	3043 sf	.sting/ no char	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.66	.66	.sting/ no char	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	NA	NA	(min.)
<u>SIZE OF LOT:</u>	WIDTH	47'	.sting/ no char	(min.)
	DEPTH	67'	.sting/ no char	
<u>SETBACKS IN FEET:</u>	FRONT	0	.sting/ no char	(min.)
	REAR	20'	.sting/ no char	(min.)
	LEFT SIDE	0	.sting/ no char	(min.)
	RIGHT SIDE	0	.sting/ no char	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	15.75'	.sting/ no char	(max.)
	LENGTH	47'	.sting/ no char	
	WIDTH	47'	.sting/ no char	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	920 sf	920 sf	.sting/ no char	(min.)
<u>NO. OF DWELLING UNITS:</u>	0	0	.sting/ no char	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	.sting/ no char	(min./max)
<u>NO. OF LOADING AREAS:</u>	1	1	.sting/ no char	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	NA	NA	NA	(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.
No other occupancies or adjacent buildings on same lot. No change to existing brick/CMU structure

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'.

ARCHITECT
EMBARC
 25 STATE STREET, 3RD FLOOR
 CAMBRIDGE, MA 02142
 TEL: 617.763.8331 FAX: 617.766.8331
 www.embarc.com

OWNER
 WINDSOR COMMERCIAL LLC
 25 WASHINGTON STREET
 WINDSOR, MA 01898

MECHANICAL ENGINEER
 MURPHY ENGINEERS
 100 WASHINGTON STREET
 WINDSOR, MA 01898

93 WINDSOR STREET, CAMBRIDGE, MA

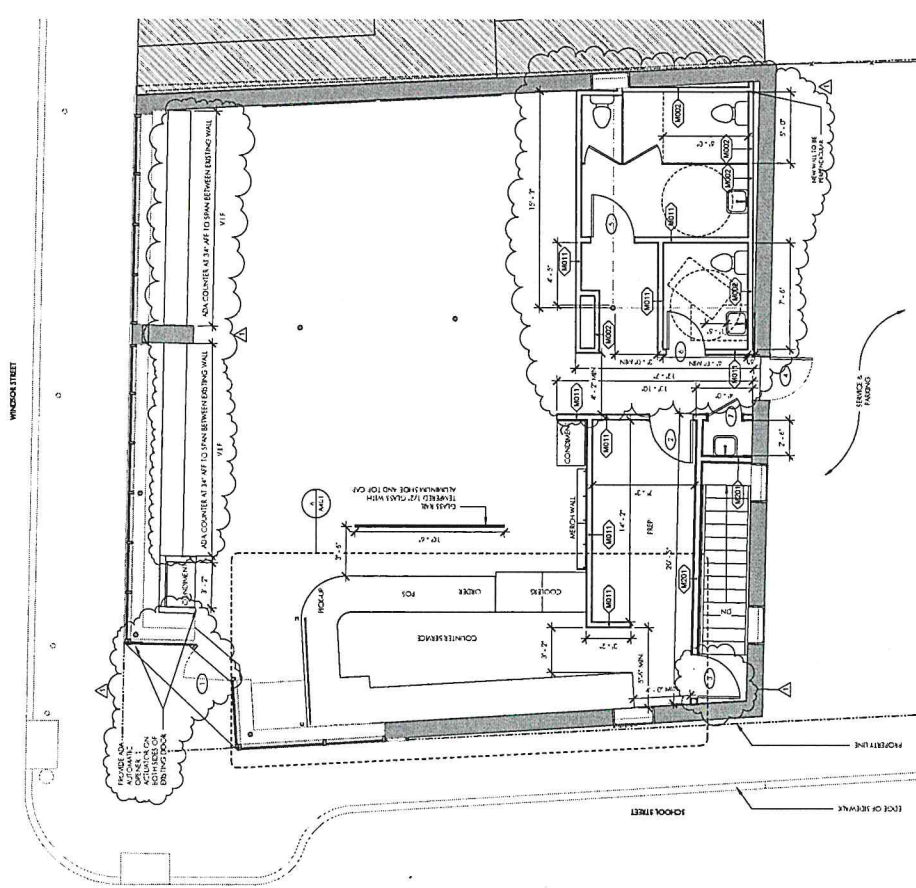
REVIEWS
 10/20/2014 12/2/17



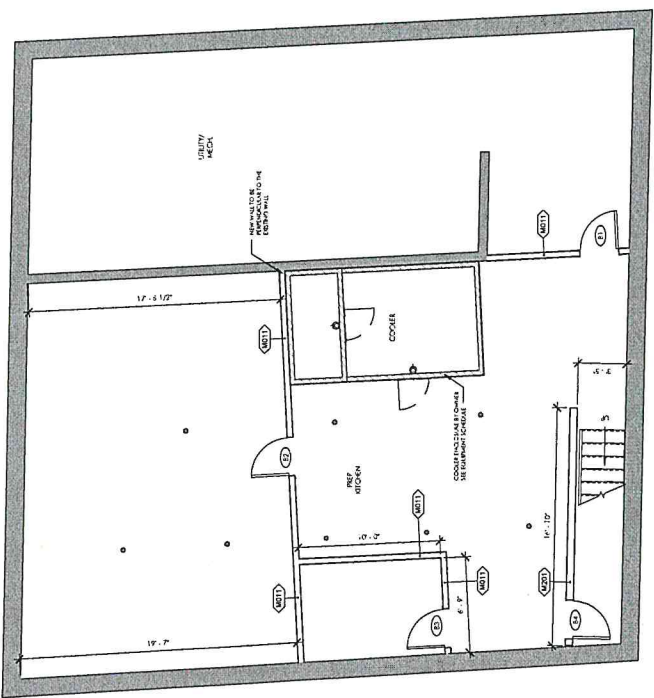
DRAWING INFORMATION
 DESIGNED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]
 SCALE: [Scale]

DRAWING TITLE
PARTITION PLANS
 DRAWING NUMBER

A101
 DRAWING NUMBER



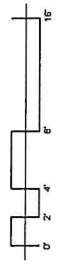
1 FIRST FLOOR PARTITION PLAN
 1/4" = 1'-0"

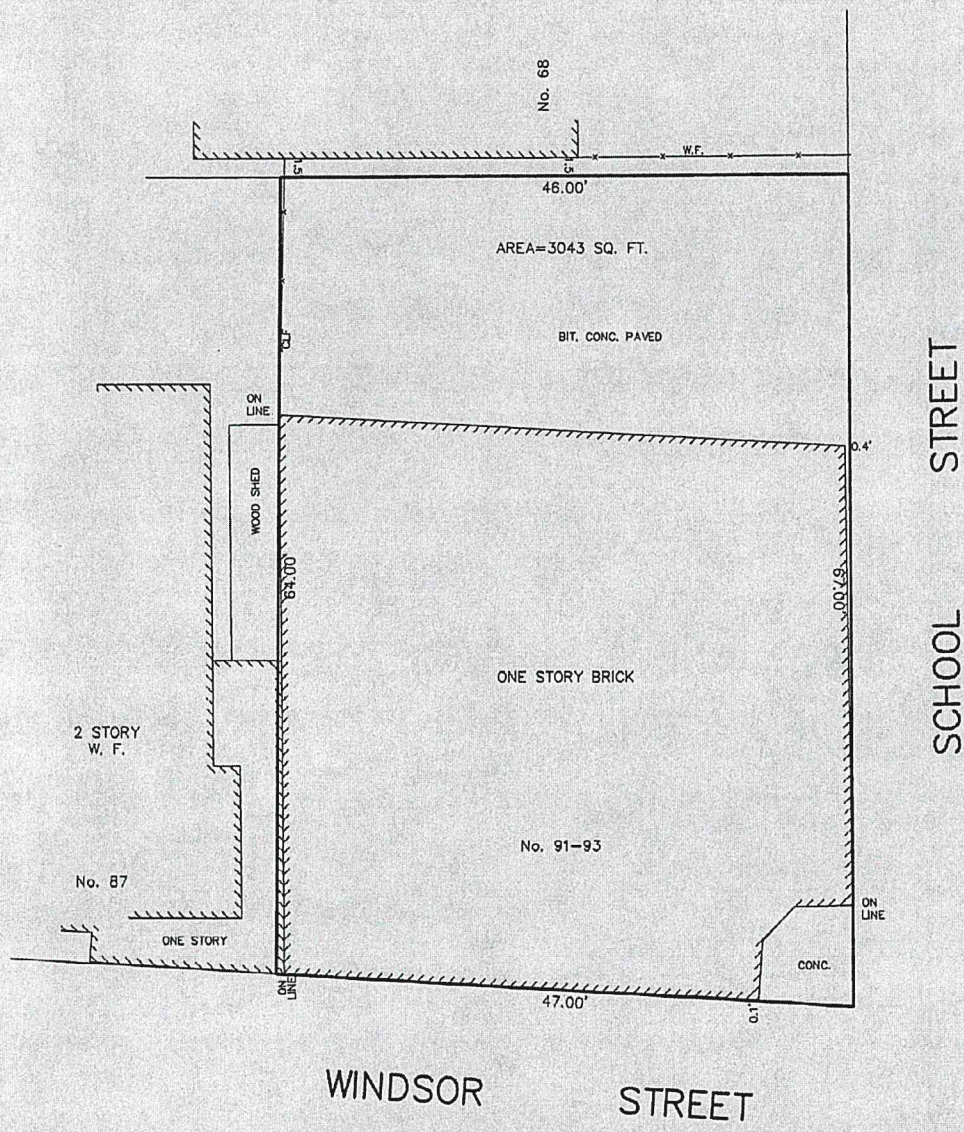
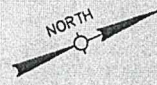


2 BASEMENT PARTITION PLAN
 1/4" = 1'-0"

PARTITION PLAN NOTES:

- 1) PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED. SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
- 2) THROUGH-PENETRATION FIRESTOPS PER UL DESIGN RECOMMENDATIONS
 *CONTRACTOR TO BRACE WALLS AS REQUIRED
- 3) GWB TO BE TAPED @ LOCATIONS WHERE FINISHED SURFACE IS FRP





Antoni Szerszunowicz



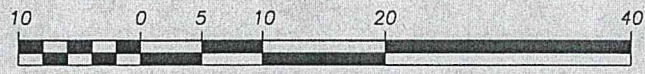
PLOT PLAN
 91-93 WINDSOR STREET
 CAMBRIDGE, MASS.

SCALE : 1" = 10' MAY 4, 2016

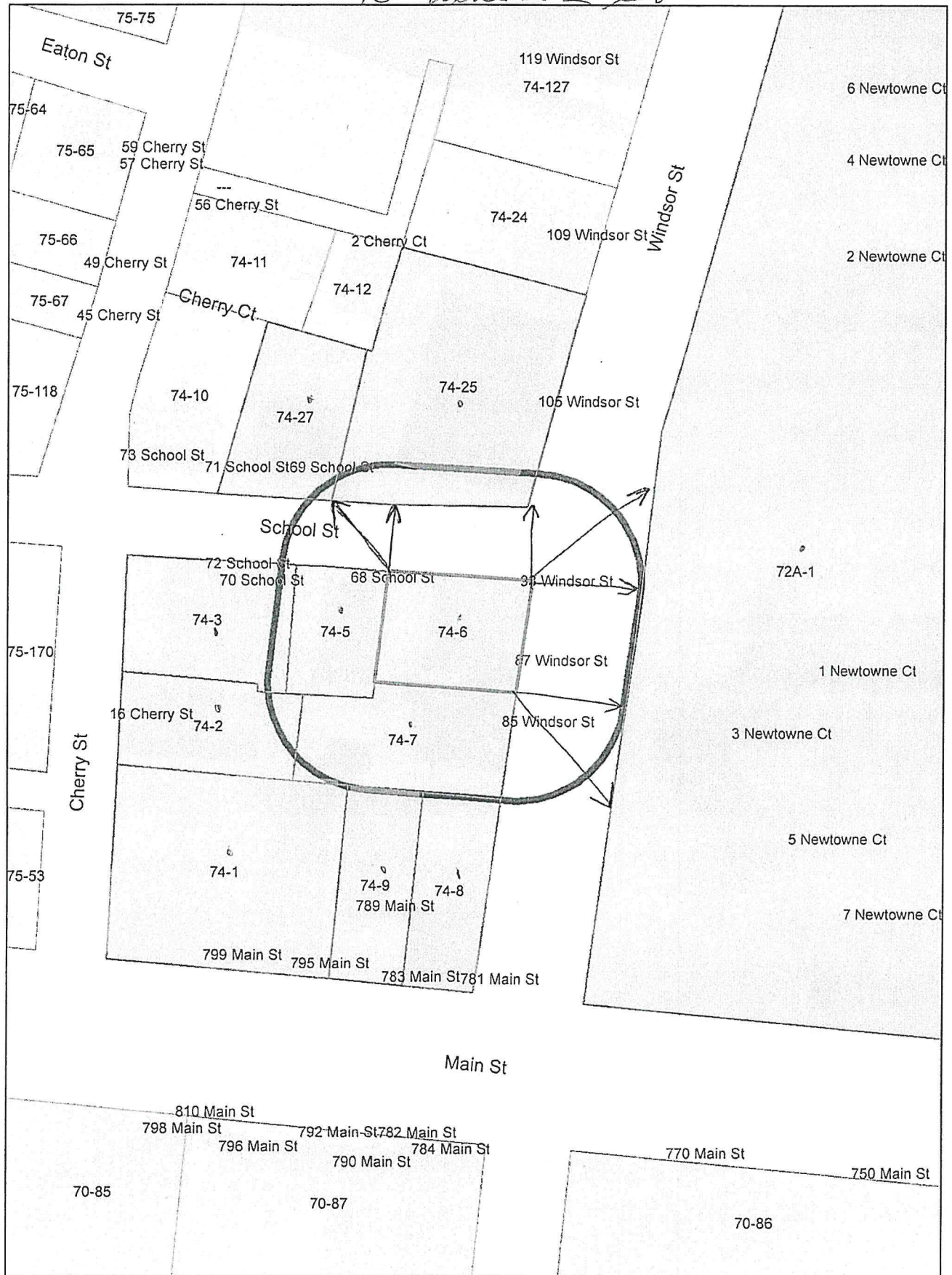
AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
 PHONE: (781)344-2386

GRAPHIC SCALE



93 Windsor St.



REMOVE (1) GOOSENECK AND REPLACE WITH 40" X 40" ILLUMINATED SIGN

EXISTING GOOSENECK LAMPS TO REMAIN

PAIR T BRICK

brew ON THE GRID

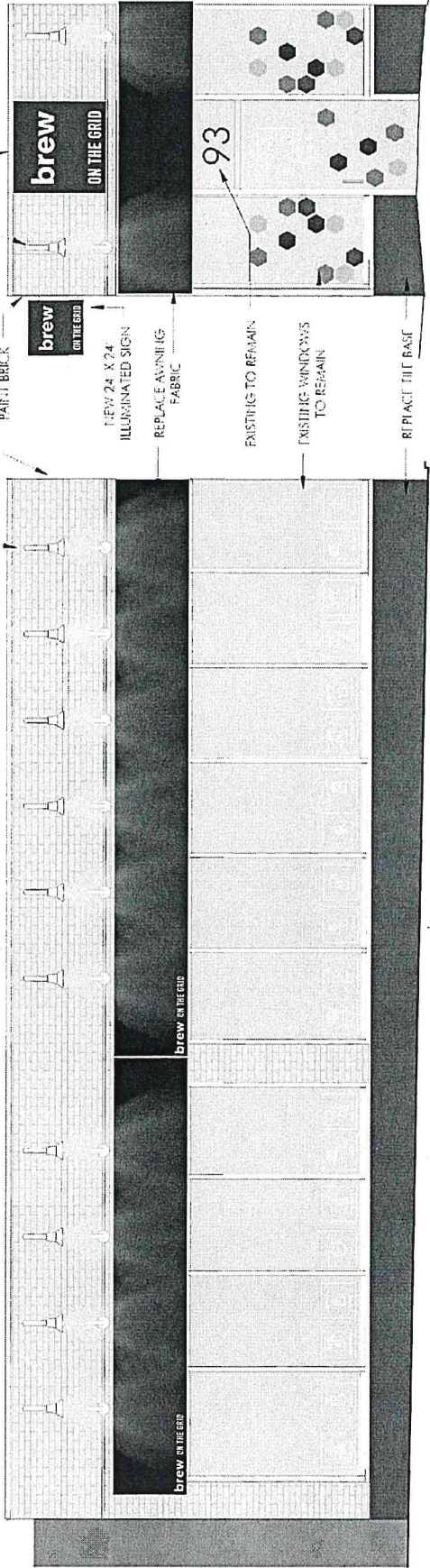
NEW 24" X 24" ILLUMINATED SIGN

REPLACE AVENUE FABRIC

EXISTING TO REMAIN

EXISTING WINDOWYS TO REMAIN

REPLACE THE RAIL

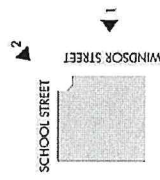


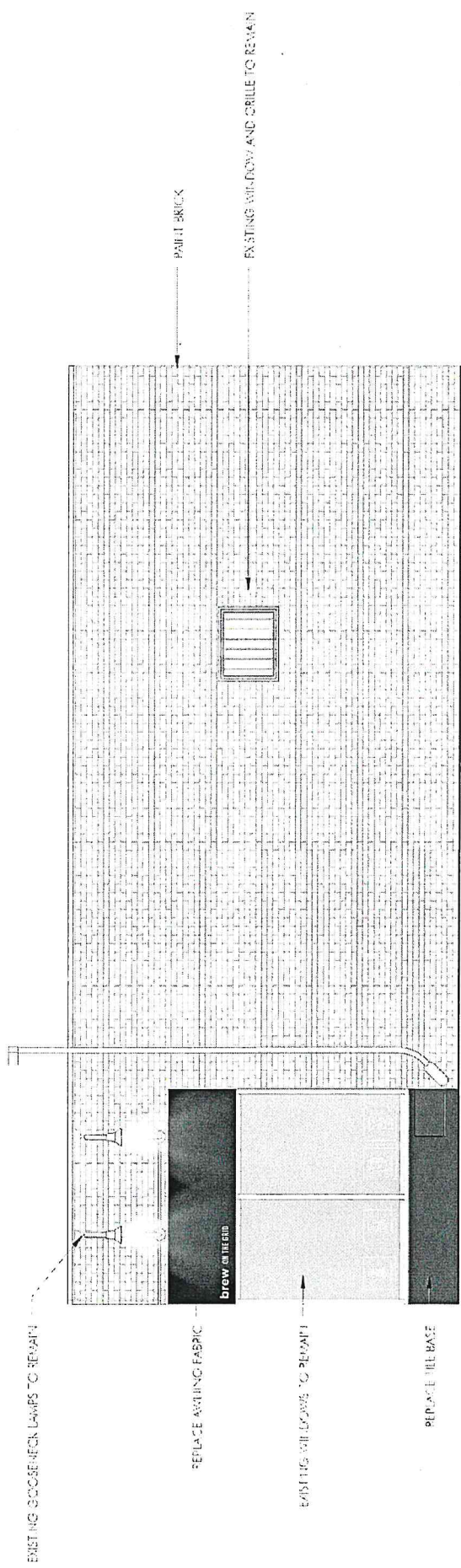
1 1/4" = 1'-0"

WINDSOR STREET ELEVATION (EAST)

2 1/4" = 1'-0"

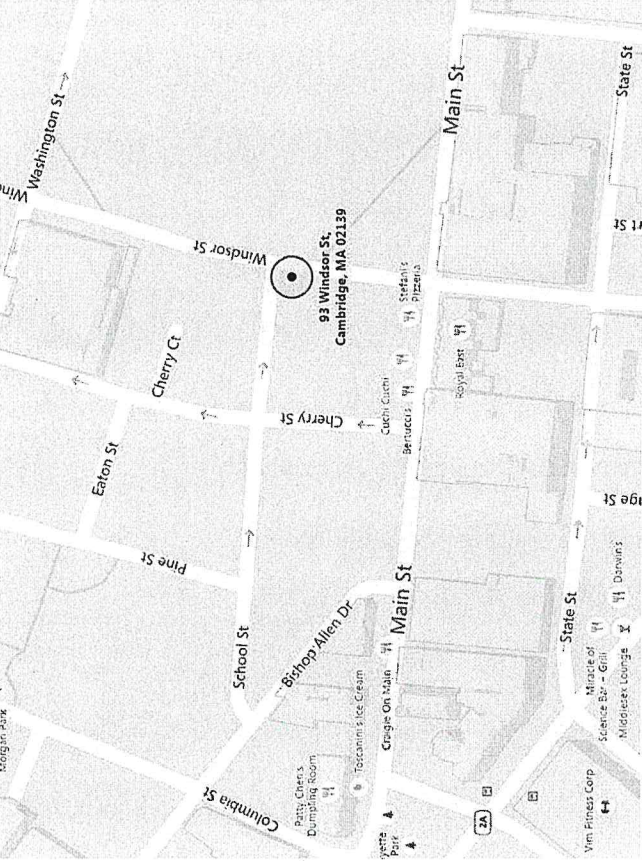
ENTRY ELEVATION





SCHOOL STREET ELEVATION (NORTH)

1 1/4 1 9



AERIAL MAP



BIRDS EYE



NO LEFT TURN

NO PARKING

NO STOPPING

NO STANDING

NO TRUCKS

NO BUSES

NO MOTORCYCLES

NO BICYCLES

NO PEDESTRIANS

NO WALKING

NO DRIVING

NO RACING

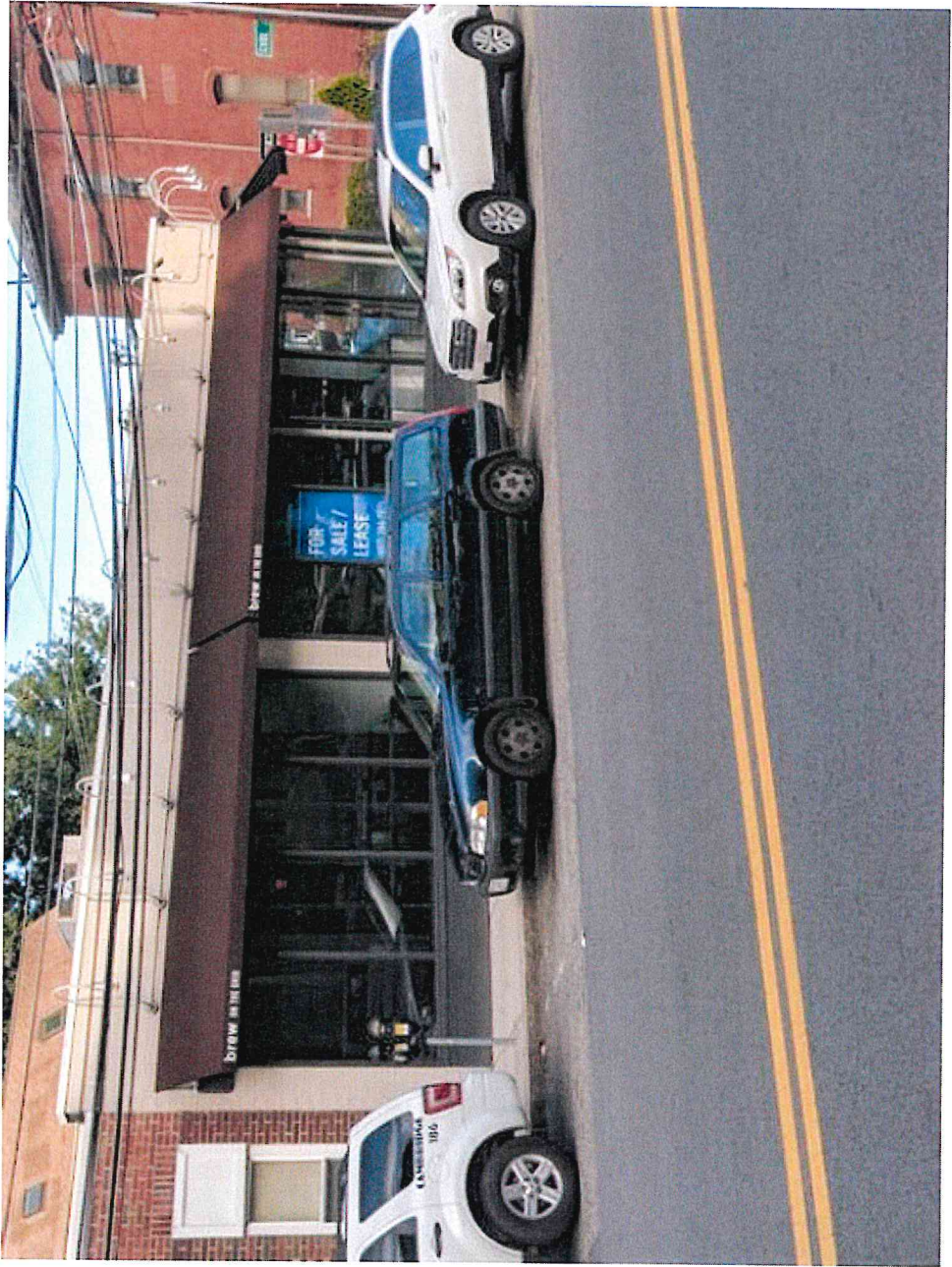
NO SMOKE

NO ALCOHOL

NO DRUGS

NO WEAPONS

NO FIRE



93

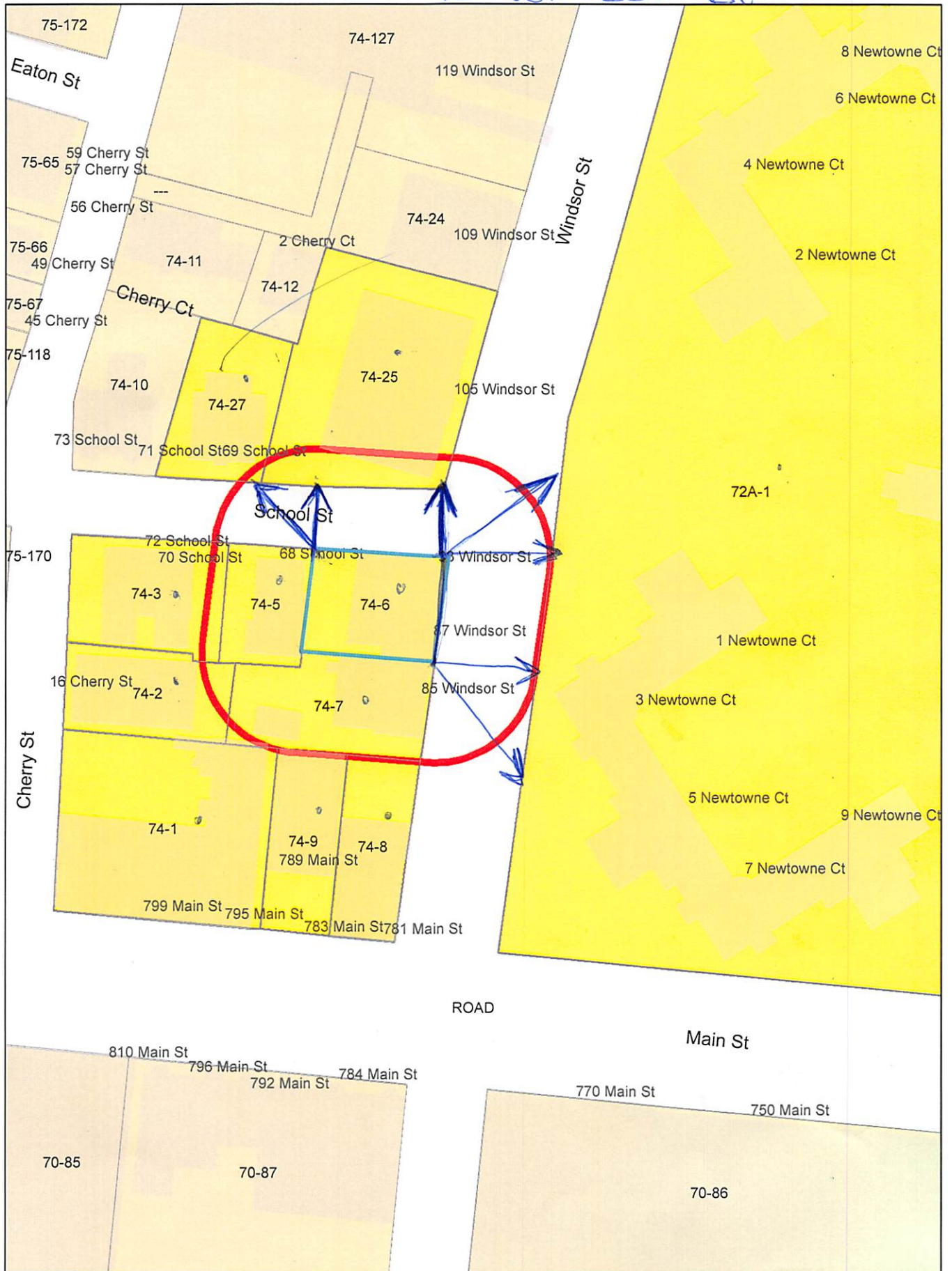
brew

ON THE GRID

am - 10 pm
SEVEN DAYS A WEEK



93 Windsor St.



93 Windsor St.

Petitioner
RICHARD C. LYNDS, ESQ.
245 SUMNER STREET #110
BOSTON, MA 02128

74-2
UNION BAPTIST CHURCH
874 MAIN ST.
CAMBRIDGE, MA 02139

74-6
WINDSOR NINETY THREE LLC,
1495 HANCOCK STREET
QUINCY, MA 02169

74-7
CHEN HSUEH, YU TSAI CHEN,
WINSTON WONG & YU PAO CHEN
85 WINDSOR ST
CAMBRIDGE, MA 02139

72A-1
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

JOSEPH E. DONOVAN, MANAGER
50 FRANKLIN STREET – SUITE 400
BOSTON, MA 02110

74-5
RAVI, NALINI, NATHAN RAVI & ARVIND RAVI
68 SCHOOL ST., #3
CAMBRIDGE, MA 02139

74-5
UDEN, JAMES
68 SCHOOL ST 1
CAMBRIDGE, MA 02139

74-5
ROSENFELD, ADAM P.
68 SCHOOL ST., #2
CAMBRIDGE, MA 02139

74-27
CHEN, KEVIN W.
69-71 SCHOOL ST., UNIT #69
CAMBRIDGE, MA 02139

74-27
MA, WEI
71 SCHOOL ST
CAMBRIDGE, MA 02139

74-1
805 MAIN ST. LLC
33 CHURCH ST
CAMBRIDGE, MA 02138

74-3
NG, BILLY C. & GRACE M.
TRUSTEES OF BILLY & GRACE NG REVOC TRT
99 HARRISON AVE
WAKEFIELD, MA 01880

74-8
805 MAIN ST LLC
33 CHURCH ST
CAMBRIDGE, MA 02138

74-9
CRAGWELL ALFRED &
JOHN BLACKMAN HUBERT ALLYNE
TRUSTEES OF THE CHRISTIAN MISSION
787 MAIN ST
CAMBRIDGE, MA 02139

74-25
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

74-25
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

74-25
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



CITY OF CAMBRIDGE
 MASSACHUSETTS
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2019 DEC 19 PM 12:40

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017229-2019

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