



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN 28 PM 1:56

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 1149291**

#### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Roman Catholic Archbishop of Boston, A Corporate Sole C/O Signarama - Pamela Jagiello

**PETITIONER'S ADDRESS:** 100 Tenean Street, Dorchester, MA 02122

**LOCATION OF PROPERTY:** 29 Mt Auburn St., Cambridge, MA

**TYPE OF OCCUPANCY:** Church

**ZONING DISTRICT:** O-3/ Harvard Square

**REASON FOR PETITION:**

/Sign/

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

No sign shall be higher than 20'. We are requesting a sign to be placed in what we believe is an architecturally designed sign band at a height of 28'10" to the top of the sign, 27' to bottom.

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

Article: 7.000      Section: 7.16.22.c (Wall Sign).

Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

Michael Cohen  
(Print Name)

Address:

100 Tenean St., Dorchester, MA 02122

Tel. No.

617-825-9855

E-Mail Address:

signsbyj@msn.com

Date: 1/27/25

**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 Roman Catholic Archbishop of Boston, A Corporate Sole  
(OWNER)

Address: 66 Brooks Drive, Braintree, MA 02184


State that I/We own the property located at 29 Mt. Auburn St. Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_

Roman Catholic Archbishop of Boston, A Corporate Sole

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

Book \_\_\_\_\_ Page \_\_\_\_\_

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

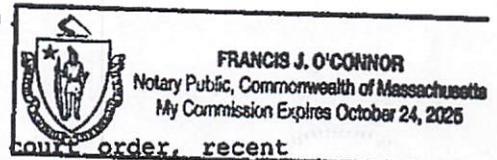
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name John Straub personally appeared before me, this 17<sup>th</sup> of January, 2025, and made oath that the above statement is true.

 Notary

My commission expires Oct. 24, 2025 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by 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 proposed sign is to offer better direction to attendees of the church versus the school and it's offices which are located in close proximity to each other. The sign would allow those approaching the church a earlier notification in the direction which they should travel.

- 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:

Building currently has no directional signage on a large property.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The sign will be non-illuminated and installed in an area which we believe is an architecturally designed sign band with no detriment to the area. The proposed sign background is to be a similar shade to the existing brick of the building.

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

The sign meets all other requirements of Article 7 of the bylaws and we are asking for relief because we believe it is the best location for the sign approaching the building.

**\*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:** Roman Catholic Archbishop of Boston, A  
Corporate Sole  
**Location:** 29 Mt Auburn St., Cambridge, MA  
**Phone:** 617-825-9855

**Present Use/Occupancy:** Church  
**Zone:** O-3/ Harvard Square  
**Requested Use/Occupancy:** Church

		<u><b>Existing Conditions</b></u>	<u><b>Requested Conditions</b></u>	<u><b>Ordinance Requirements</b></u>	
<u><b>TOTAL GROSS FLOOR AREA:</b></u>		46717	0	0	(max.)
<u><b>LOT AREA:</b></u>		17809	0	0	(min.)
<u><b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b></u>		0	0	0	
<u><b>LOT AREA OF EACH DWELLING UNIT</b></u>		0	0	0	
<u><b>SIZE OF LOT:</b></u>	<b>WIDTH</b>	150	0	0	
	<b>DEPTH</b>	115	0	0	
<u><b>SETBACKS IN FEET:</b></u>	<b>FRONT</b>	0	0	0	
	<b>REAR</b>	0	0	0	
	<b>LEFT SIDE</b>	0	0	0	
	<b>RIGHT SIDE</b>	0	0	0	
<u><b>SIZE OF BUILDING:</b></u>	<b>HEIGHT</b>	48	0	0	
	<b>WIDTH</b>	115	0	0	
	<b>LENGTH</b>	150	0	0	
<u><b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b></u>		0	0	0	
<u><b>NO. OF DWELLING UNITS:</b></u>		0	0	0	
<u><b>NO. OF PARKING SPACES:</b></u>		0	0	0	
<u><b>NO. OF LOADING AREAS:</b></u>		0	0	0	
<u><b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b></u>		0	0	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.:

N/A

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'.







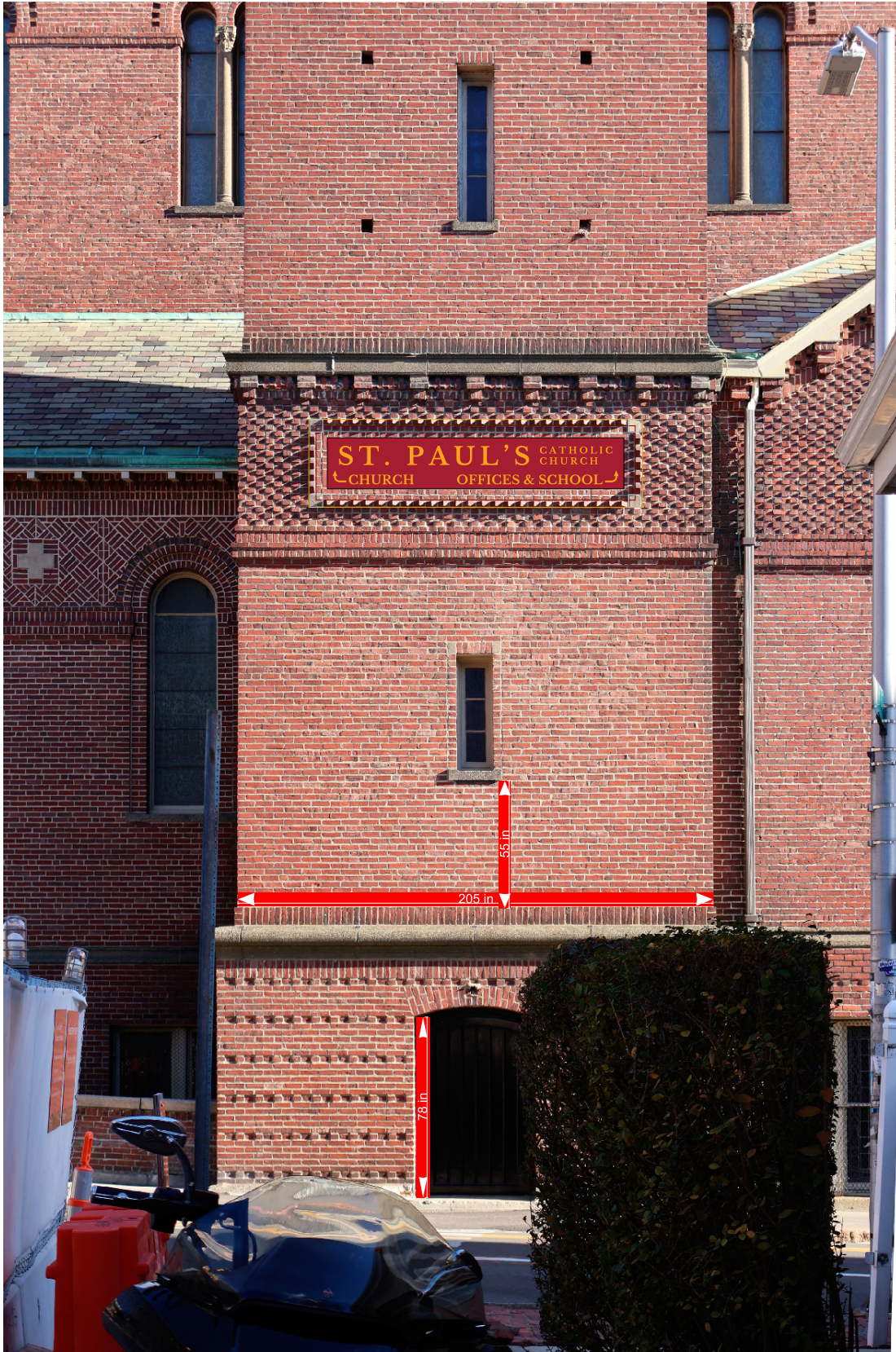


Qty: 1  
SINGLE SIDED  
6MM ALUMINUM COMPOSITE  
DIGITALLY PRINTED CAST VINYL  
FONT: LIBRE BASKERVILLE BOLD  
UV GLOSS LAMINATION  
SCREW MOUNT THROUGH FACE INTO BRICK  
MATCHING VINYL PATCHES TO COVER SCREW HEADS

128 in



SIZES ARE PROVIDED BY THE CUSTOMER  
ANY SIZE DISCREPANCY IS THE RESPONSIBILITY OF THE CUSTOMER



MOCKUP FOR ILLUSTRATION PURPOSES ONLY  
SCALE IS ESTIMATED



This map illustrates the Quincy Square area in Boston, featuring a grid of streets and property lots. A red line highlights the proposed Arrow Street Walkway, which runs from the top center towards the bottom right. A blue line with arrows indicates a path through the center of the map, starting from the top left and moving towards the bottom right. The map includes numerous lot numbers and addresses, such as 133-8, 133-9, 133-55, 133-14, 133-15, 133-21, 133-43, 133-41, 133-20, 133-61, 133-23, 133-26, 133-27, 133-28, 133-35, 132-153, 132-152, 132-151, 132-149, 132-125, 132-124, 132-148, 132-137, 132-136, 132-135, 132-134, 132-133, 132-132, 132-131, 132-130, 132-129, 132-128, 132-127, 132-126, 132-125, 132-124, 132-123, 132-122, 132-121, 132-120, 132-119, 132-118, 132-117, 132-116, 132-115, 132-114, 132-113, 132-112, 132-111, 132-110, 132-109, 132-108, 132-107, 132-106, 132-105, 132-104, 132-103, 132-102, 132-101, 132-100, 132-99, 132-98, 132-97, 132-96, 132-95, 132-94, 132-93, 132-92, 132-91, 132-90, 132-89, 132-88, 132-87, 132-86, 132-85, 132-84, 132-83, 132-82, 132-81, 132-80, 132-79, 132-78, 132-77, 132-76, 132-75, 132-74, 132-73, 132-72, 132-71, 132-70, 132-69, 132-68, 132-67, 132-66, 132-65, 132-64, 132-63, 132-62, 132-61, 132-60, 132-59, 132-58, 132-57, 132-56, 132-55, 132-54, 132-53, 132-52, 132-51, 132-50, 132-49, 132-48, 132-47, 132-46, 132-45, 132-44, 132-43, 132-42, 132-41, 132-40, 132-39, 132-38, 132-37, 132-36, 132-35, 132-34, 132-33, 132-32, 132-31, 132-30, 132-29, 132-28, 132-27, 132-26, 132-25, 132-24, 132-23, 132-22, 132-21, 132-20, 132-19, 132-18, 132-17, 132-16, 132-15, 132-14, 132-13, 132-12, 132-11, 132-10, 132-9, 132-8, 132-7, 132-6, 132-5, 132-4, 132-3, 132-2, 132-1, 132-0. The map also shows the locations of Quincy Square, Arrow Street Walkway, and various streets including Bow St, Mt Auburn St, Arrow St, Athens St, Athens Ter, Grant St, and Banks St.

29 Mt. Auburn St.

Petitioner

133-41  
STEINBERGH, ALEX M. GENERAL PARTNER  
THE 1168 MASS AVENUE LIMITED PART.  
C/O GEORGE & FIDA SARKIS  
4 WOODLOCK RD  
CANTON, MA 02021

133-41  
GISABELLA, BARBARA  
201 COVENANT CROSSING  
FLOWOOD, MS 39232

MICHAEL COHEN  
100 TENEAN STREET  
DORCHESTER, MA 02122

132-6  
POST, ROSALIE N. & THOMAS F. O'LEARY  
7 ATHENS ST  
CAMBRIDGE, MA 02138

132-99  
LEVINE, LINDA B., TR. OF S. L. TRUST  
26-28 MT. AUBURN ST UNIT 28-1  
CAMBRIDGE, MA 02138

132-4  
CHEUNG, JANICE LAP CHI & EUNICE LAP  
MUN TRUSTEE CHEUNG TRUST  
C/O JANICE CHEUNG  
30-C MT AUBURN ST  
CAMBRIDGE, MA 02138

132-18  
MURPHY, BRIAN P. & KATHERINE C. MURPHY  
22 MT. AUBURN ST UNIT 1  
CAMBRIDGE, MA 02138

132-99  
EDDY, HELEN K. AND  
DAVID W. STAFFORD-PARKIN  
26 MT. AUBURN ST UNIT 26-1A  
CAMBRIDGE, MA 02138

133-41  
1168-1174 MASS AVE LLC  
9 SHERBURNE RD  
LEXINGTON, MA 02421

132-153 / 133-36  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
1350 MASSACHUSETTS AVE - SUITE 1017  
CAMBRIDGE, MA 02138

132-19  
CHEN, YILING & XIAOGANG JIN  
18 MT AUBURN ST  
CAMBRIDGE, MA 02138-3595

132-19  
REDDIEN, PETER W. & CARICE P. REDDIEN  
18-20 MT AUBURN ST - UNIT 20  
CAMBRIDGE, MA 02138

132-99  
LEVINE, LINDA B. &  
26 MT. AUBURN ST UNIT 26/1-26/2  
CAMBRIDGE, MA 02138

133-41  
GRECO, ANDREA &  
VERONICA MOSCONI GRECO  
1168 MASSACHUSETTS AVE - UNIT 2  
CAMBRIDGE, MA 02138

132-99  
STEINMETZ, LEON & INGA KARETNIKOVA  
26-28 MT. AUBURN ST UNIT 28/2  
CAMBRIDGE, MA 02138

133-61-50  
ROMAN CATHOLIC ARCHBISHOP OF  
BOSTON CORPORATION SOLE  
29 MT AUBURN STREET  
CAMBRIDGE, MA 02138

133-41  
YANG, LIN  
1168 MASSACHUSETTS AVE UNIT 68/3  
CAMBRIDGE, MA 02138

133-41  
MUGAMBI, ROSEMARY  
330 BROADWAY  
CAMBRIDGE, MA 02139

133-43  
ARROW ASSOCIATES, L.L.C  
C/O HAMILTON REALTY CO.  
39 BRIGHTON AVE  
ALLSTON, MA 02134

133-41  
AUGMENT INVESTMENTS, LLC  
4 TROWBRIDGE PLACE, UNIT 2D  
CAMBRIDGE, MA 02138

133-41  
SCADDEN, DAVID T. &  
KATHLEEN T. O'CONNELL  
62 LEXINGTON STREET  
WESTON, MA 02493

133-41  
PANGANAMATA, JOYCE RAO  
1172 MASSACHUSETTS AVE UNIT 72/11  
CAMBRIDGE, MA 02138

133-41  
WOLFE-SIDBERRY, NANCY  
6413 WATERFORD DR  
BRENTWOOD, TN 37027

132-18  
RICE, ROBERT J. & JESSICA C. RICE  
56 NICHOLS RD  
NEEDHAM, MA 02492

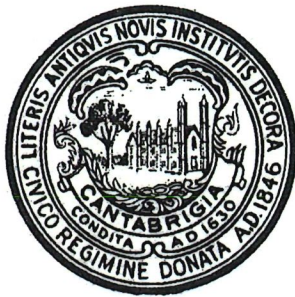
132-18  
SHEU, SHU-HSIEN  
142 ACACIA CT  
SAN CARLOS, CA 94070

133-23  
DOWSE, GRANTON H., JR.,  
IRENE A. M. DOWSE & LEONARD  
H. DOWSE, TRS. OF BBC TR  
14 ARROW ST. SUITE 21  
CAMBRIDGE, MA 02138-5106

133-41  
TOPGYAL, TSERING  
1174 MASSACHUSETTS AVE UNIT 74C  
CAMBRIDGE, MA 02138

133-41  
LOPEZ, CATHERINE ORTIZ  
1168-1 MASS AVE  
CAMBRIDGE, MA 02138

ROMAN CATHOLIC ARCHBISHOP OF BOSTON  
A CORPORATE SOLE  
C/O JOHN STRAUB  
60 BROOKS DRIVE  
BRAINTREE, MA 02184



## CITY OF CAMBRIDGE

### Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

### SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and [Article 7.000](#) of the Zoning Ordinance. Please note the following additional requirements:

- **All signs must receive a permit from the Inspectional Services Department (ISD) before installation.** Community Development Department certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. **Do not contract for the fabrication** of a sign until all permits have been issued, including City Council approval if necessary, for signs in the public way.
- Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk must receive approval from the Cambridge City Council and a bond must be posted with the City Clerk. For questions or additional information, please contact [cddzoning@cambridgema.gov](mailto:cddzoning@cambridgema.gov).

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### APPLICANT INFORMATION

Applicant Name: Pamela Jagiello

Phone: 617-825-9855

Email: [signsbyj@msn.com](mailto:signsbyj@msn.com)

Sign Address: 25-29 Mount Auburn Street

## PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: Saint Paul's Catholic Church Chuch Office & School

Sign type: Wall Sign

Area in square feet: 19.55

Dimensions: 22" H x 128" L

Placement height in feet: 27' to bottom

Depth from façade: .5"

Illumination: Natural (no illumination)

Sign frontage in feet: 115'

Area of existing signs to remain: 20 square feet, church notices

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## COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

### FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: No

Sign requires a variance from the Board of Zoning Appeals: Yes

The placement height exceeds the allowed 20', thus needing a variance from the BZA. The other aspects of the sign comply with Article 7.

Comments:

Signature:

*M. Barrett*

CDD Representative

1/8/25

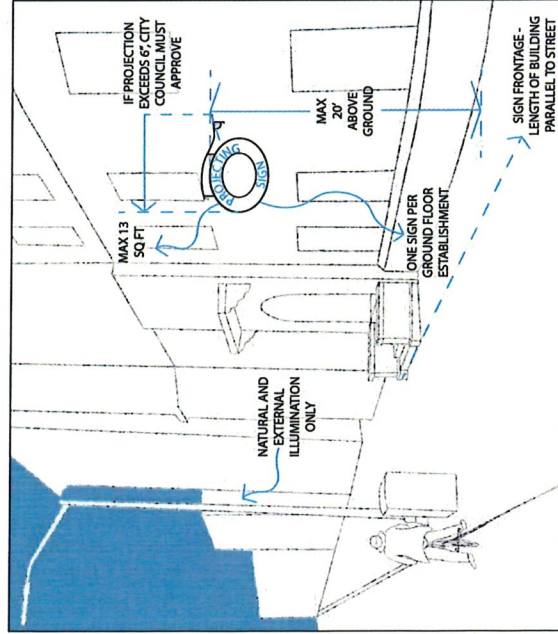
Date

## OVERVIEW BY SIGN TYPE

Please note that this guide is intended to provide an overview of requirements by sign type. Sign shall mean and include any permanent or temporary structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction and which is designed to be seen from the outside of a building. For further information on specific requirements, consult Article 7.000 of the Zoning Ordinance.

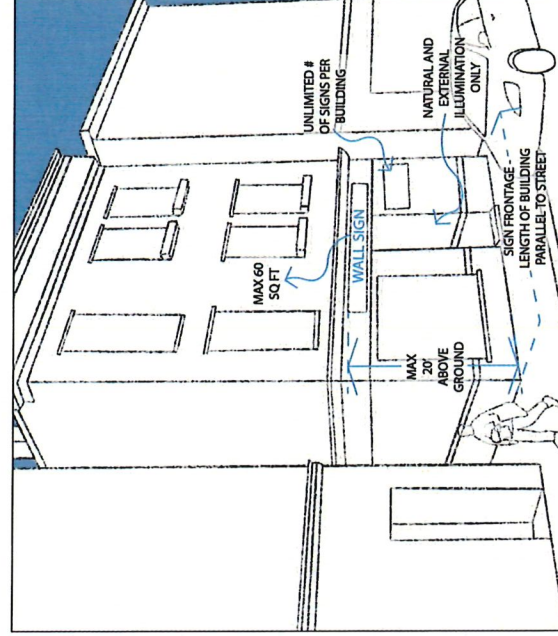
### PROJECTING SIGN

A projecting sign is attached to and projects from a building face, including marquee, canopy, and awning mounted signs.



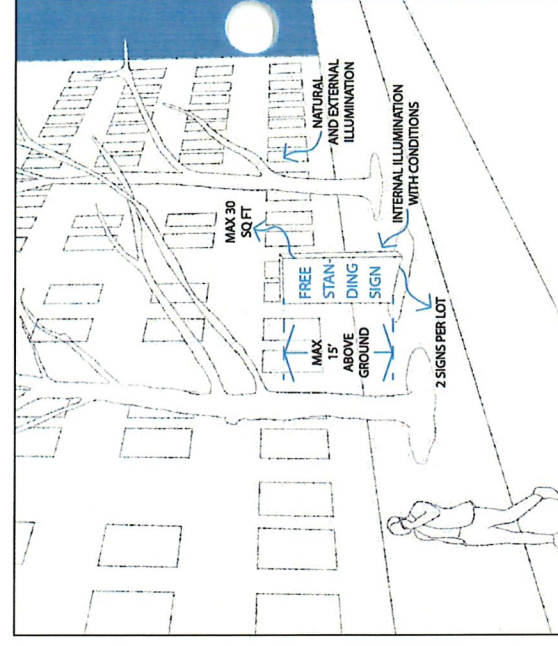
### WALL SIGN

A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.

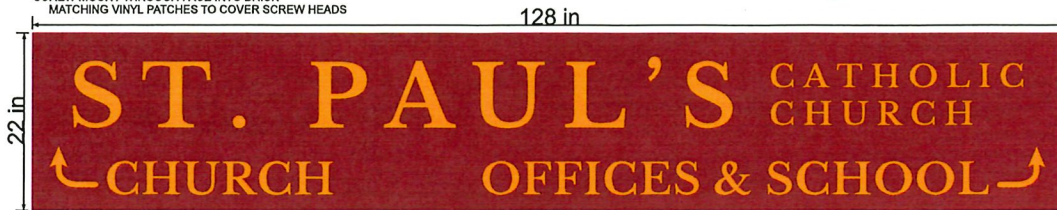


### FREESTANDING SIGN

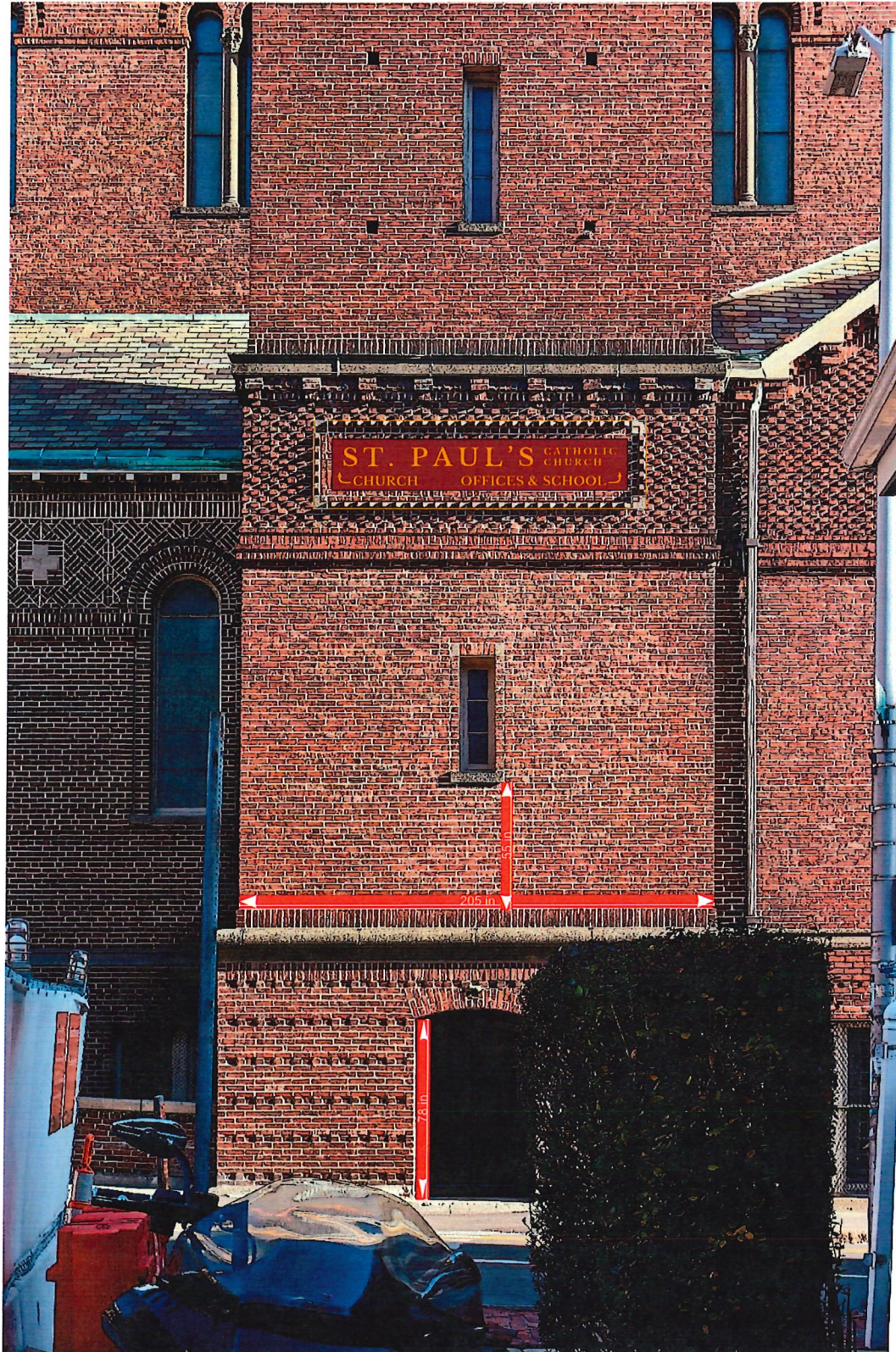
A free standing sign is attached to or part of a self-supporting structure and is not attached to any other structure.



Qty: 1  
SINGLE SIDED  
6MM ALUMINUM COMPOSITE  
DIGITALLY PRINTED CAST VINYL  
FONT: LIBRE BASKERVILLE BOLD  
UV GLOSS LAMINATION  
SCREW MOUNT THROUGH FACE INTO BRICK  
MATCHING VINYL PATCHES TO COVER SCREW HEADS



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