



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

2017 SEP 12 AM 11:33

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-014376-2017

GENERAL INFORMATION

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

Special Permit :   v   Variance :        Appeal :       

PETITIONER : Swissbakers Inc. - C/O Thomas Stohr

PETITIONER'S ADDRESS : 168 Western Ave. Allston, MA 02134

LOCATION OF PROPERTY : 1350 Massachusetts Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : 4.35.o ZONING DISTRICT : Business B Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes to operate a fast order food establishment . The proposed use is one permitted and allowed by Special Permit under CZO 4.35.o in a Business B zoning district.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.0 (Fast Order Food Establishment).

Article 11.000 Section 11.30 (Fast Order Food Establishment).

Original Signature(s) : \_\_\_\_\_

(Petitioner(s) / Owner)

Helene Stohr / Thomas Stohr  
 (Print Name)

Address : 168 Western Ave. #

Allston MA 02134

Tel. No. : 617 903 3113

E-Mail Address : Thomas@swissbakers.com

Date : 9-12-17

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We President and Fellows of Harvard College  
(OWNER)

Address: c/o Carolee Hill, Harvard Real Estate, 1350 Massachusetts Avenue, Suite 573, Cambridge, MA 02138

State that I/We own the property located at 1350 Massachusetts Avenue which is the subject of this

zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

\*Pursuant to a deed of duly recorded in the date See list below, Middlesex South

County Registry of Deeds at Book, \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex

Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_

\_\_\_\_\_ Page \_\_\_\_\_

Carolee Hill

Signature by Land Owner or Authorized  
Trustee, Officer or Agent\*

Commonwealth of Massachusetts, County of Middlesex

The above-name Carolee Hill personally appeared before me, this

24<sup>th</sup> day of August, 20 17, and made oath that the above stated

My Commission Expires 12/28/2023



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

May 1, 1795	Book 116	Page 557
November 27, 1918	Book 4231	Page 541
November 27, 1918	Book 4231	Page 542
February 26, 1926	Book 4944	Page 242
June 25, 1931	Book 5570	Page 131
July 1, 1936	Book 6041	Page 247
November 14, 1939	Book 6345	Page 209

*Charles H. Jones*



## 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 1350 Massachusetts Ave Cambridge, MA 02138 (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 proposed use, swissbäkers, a fast order food establishment, is one permitted and allowed by Special Permit under CZO 4.35.0 in a Business B zoning district. Located along the Smith Campus Center's interior arcade, swissbäkers will offer an array of healthy and affordable dining options for breakfast and all day. Prepared in the Swiss culinary tradition specialties include fresh breads and sandwiches such as the signature pretzel baguette, homemade soups, salads, as well as traditional Swiss baked goods including coconut macaroons and Leckerli. This food venue will be located in the Smith Campus Center which will offer abundant indoor and outdoor seating that is available to the public including the patrons of swissbäkers.

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:

Traffic generated and patterns of access or egress will not cause a congestion hazard. Harvard University undertook a voluntary traffic study for the overall Smith Campus Center renovation which assumed multiple food venues in the building as well as the other proposed uses. This study validated that the project will have no adverse traffic impacts and it was reviewed with the Cambridge Traffic, Parking and Transportation Department.

The proposed use, swissbäkers, will not create a detriment to the public in terms of traffic impacts as it will serve the same population - Harvard affiliates, Harvard Square and Cambridge residents, workers, and visitors - that have long been served by food establishments in this building which is in a location that is highly pedestrian oriented and transit accessible. This will result in no increase in traffic. The building is located in the heart of Harvard Square and directly adjacent to the MBTA subway and bus station, a Hubway station and the site will be equipped with ample bike parking. Swissbäkers will be located in the building's interior along the pedestrian arcade of the Smith Campus Center and will have no direct frontage along the building perimeter. The customers are expected to be walk-ins from the Smith Campus Center and other neighboring buildings as well as those visiting Harvard Square.

Loading for swissbäkers will take place at adjacent on-street loading zones on Mt. Auburn Street and Dunster Street, consistent with how the building has been serviced in the past.

There will be no change in established neighborhood character as the Petitioner's proposed use is consistent with pre-existing fast food uses and previous fast food uses in the Smith Campus Center/former Holyoke Center.

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:

The continued operation of or development of adjacent uses as permitted in the CZO will not be adversely affected by the nature of the proposed use. The proposed food establishment, swissbäkers, is highly compatible with the existing commercial uses in close proximity and consistent with food establishments that have operated in this building for more than three decades. With this array of Swiss food offerings, the addition of swissbäkers to the Smith Campus Center will expand the dining choices available within Harvard Square and Cambridge.

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:

There will be no nuisances nor hazards created as there will be centralized building trash and recycling receptacles and removal. These receptacles will be provided in multiple locations throughout the first floor and other areas of the building, and will be convenient to the swissbäkers space. Swissbäkers will only use cardboard cups and plates, and utensils will be recyclable plastic.

Swissbäkers will be located in a building that is being transformed to engage the vibrancy of Harvard Square and meet the needs of Harvard affiliates, visitors, and the Cambridge community in a way that will be of tremendous public benefit. Overall the building will have improved and expanded seating areas, food venues, and visitor services that are welcoming to all. Forbes Plaza along Massachusetts Avenue is being redesigned to include comfortable seating chess tables, and new plantings that are inviting and allow for flexible outdoor usage for performances. The new transparent Welcome Area pavilion includes seating areas on the first and second floors with views of Harvard Square and Forbes Plaza for full-year enjoyment. The redesigned Mount Auburn Plaza calls for a lush grove of trees to create a more contemplative plaza with seating chess tables, and more legible and improved site circulation. Dunster Street will offer outdoor dining, with a second floor roof garden overlooking the street for a unique Harvard Square experience that can be enjoyed by the public. The Holyoke Street Pavilion will house a food venue and event space which will create an active street front. Base building services and amenities will be enhanced including information and ticketing on events and activities at Harvard University and bike parking. The number of public restrooms will increase and will be relocated to a more convenient location. The sustainable design approach includes green roofs and green walls, plentiful natural light, rainwater collection and reuse, a high performance glass facade that maximizes energy efficiency, and an interior garden within the arcade and healthy building materials. All visitors to the building, including the customers of swissbäkers, will enjoy these amenities.

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:

The establishment of swissbäkers to be located at the Smith Campus Center will not create any detriment to Harvard Square. The proposal calls for a continuation of the building's commercial food uses. It will continue to serve the Harvard University population, visitors, and the Cambridge community as it has for decades during the same general time frame from early morning to late at night. The proposed project calls for no adverse impacts in terms of traffic. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested special permit is consistent with the intent and purpose of the Ordinance and will permit the Richard A. and Susan F. Smith Campus Center to provide a public benefit to Harvard Square.

**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

APPLICANT: swissbakers inc. PRESENT USE/OCCUPANCY : na  
 LOCATION : 1350 Massachusetts Ave Cambridge, MA 02138 ZONE : Business B Zone  
 PHONE : \_\_\_\_\_ REQUESTED USE/OCCUPANCY : Fast Food

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
TOTAL GROSS FLOOR AREA:	<u>326470</u>	<u>no change</u>	<u>299455</u>	(max.)
LOT AREA:	<u>74863.7</u>	<u>no change</u>	<u>none</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>4.36</u>	<u>no change</u>	<u>4.0</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>na</u>	<u>na</u>	<u>na</u>	(min.)
SIZE OF LOT:	WIDTH <u>00'+ along Mass Ave &amp; Mt. Auburn</u>		<u>no change</u>	(min.)
	DEPTH <u>380' along Holyoke &amp; Dunster</u>		<u>no change</u>	(min.)
SETBACKS IN FEET:	FRONT	<u>na</u>	<u>na</u>	(min.)
	REAR	<u>na</u>	<u>na</u>	(min.)
	LEFT SIDE	<u>na</u>	<u>na</u>	(min.)
	RIGHT SIDE	<u>na</u>	<u>na</u>	(min.)
SIZE OF BLDG.:	HEIGHT	<u>112'-1"</u>	<u>no change</u>	60', 80' with Special Permit (max.)
	LENGTH	<u>Holyoke: 365.5' Dunster 278.8'</u>	<u>no change</u>	none
	WIDTH	<u>Mass Ave: 185.5' Mt. Augurn: 174'</u>	<u>no change</u>	none
RATIO OF USABLE OPEN SPACE TO LOT AREA:	<u>na</u>	<u>na</u>	<u>na</u>	(min.)
NO. OF DWELLING UNITS:	<u>0</u>	<u>0</u>	<u>na</u>	(max.)
NO. OF PARKING SPACES:	<u>113</u>	<u>no change</u>	<u>0</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>na</u>	<u>na</u>	<u>na</u>	(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.

not applicable

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



1350 Mass Ave

Petitioner

160-14  
PRESIDENT & FELLOW OF HARVARD HARVARD  
UNIVERSITY R.E. DEPT  
HOLYOKE CENTER., ROOM 451  
1350 MASS AVE  
CAMBRIDGE, MA 02138

159-1 / 160-37-74 / 161-1 / 162-11  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

SWISSBAKERS, INC.  
C/O THOMAS STOHR  
168 WESTERN AVENUE  
ALLSTON, MA 02134

160-11  
TRINITY REALTY LIMITED PARTNERSHIP I  
P.O. BOX 380212  
CAMBRIDGE, MA 02238

160-14  
PRESIDENT AND FELLOWS OF HARVARD  
COLLEGE HARVARD UNIVERSITY R.E. DEPT  
HOLYOKE CENTER, ROOM 1017  
1350 MASS AVENUE  
CAMBRIDGE, MA 02138

159-2  
OUT OF TOWN NEWS, INC.  
C/O HUDSON NEWS AGENCY  
0 HARVARD SQ.  
CAMBRIDGE, MA 02138

160-38  
HARVARD UNIVERSITY REAL ESATE INC.  
HOLYOKE CENTER - ROOM 1000  
1350 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

160-58  
CAMBRIDGE SAVINGS BANK  
C/O KAREN A. GIESTA  
1374 MASS AVE  
CAMBRIDGE, MA 02138

160-59  
DANA CHAMBERS ALLIANCE  
135 BEAVER STREET - SUITE #404  
WALTHAM, MA 02452

162-62  
76 MOUNT AUBURN STREET, INC.  
C/O RICK CHILDS, SRB CORP  
125 HIGH STREET  
OLIVER STREET TOWER 9TH FL  
BOSTON, MA 02110

160-76  
WHOLEY, FREDERICK R.,  
TRS OF THE FREDERICK R. WHOLEY  
IRREVOCABLE TRS  
15 ANIS ROAD  
BELMONT, MA 02478

160-77  
HARVARD STUDENT AGENCIES, INC  
67 MT. AUBURN ST  
CAMBRIDGE, MA 02138

160-85  
P.C. HOLYOKE STREET, LLC,  
50 CONGRESS ST. ROOM 540  
BOSTON, MA 02109

160-83  
PLATIN LLC  
15 WALNUT ST., SUITE 150  
WELLESLEY, MA 02481

160-84  
DAVIDSON, CHARLES L.  
19 GARDEN ST.  
CAMBRIDGE, MA 02138

162-67  
45 DUNSTER STREET LLC  
2 HOLYOKE PLACE  
CAMBRIDGE, MA 02138

162-10  
SIGNET ASSOCIATES  
46 DUNSTER ST  
CAMBRIDGE, MA 02138

# Photographs of Smith Campus Center



Smith Campus Center – Currently Under Renovation



Smith Campus Center Arcade – Prior to Renovation



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

4 Bds

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Regina Dres Date: 9/22/17  
(Print)

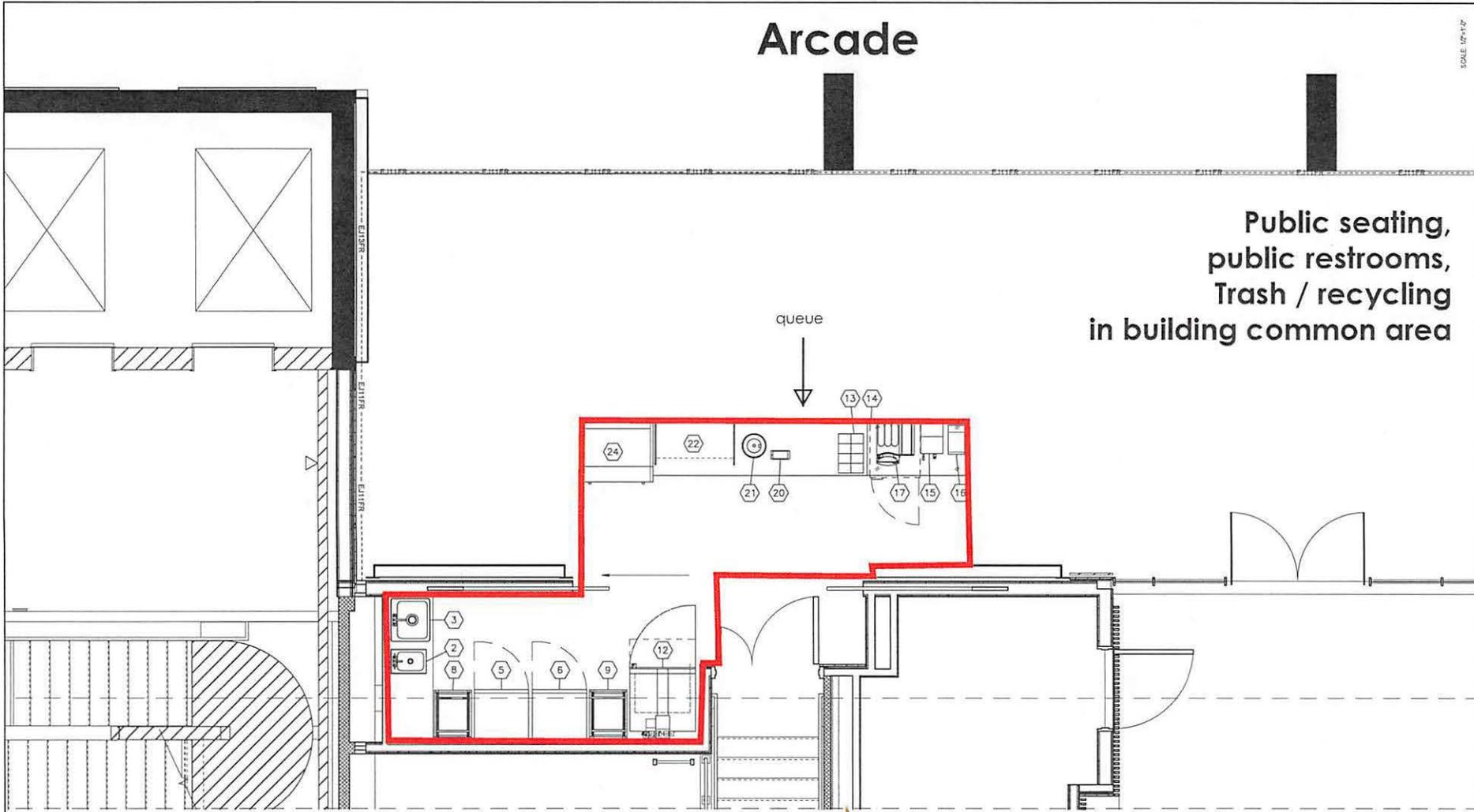
Address: 1350 Mass Ave

Case No. BZA-014376-2017

Hearing Date: 10/12/17

Thank you,  
Bza Members

# Arcade



**swissbakers in Smith Campus Center**  
**~270 SF**

SCALE 1/2" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF REALFOOD CONSULTING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT WRITTEN NOTICE FROM REALFOOD CONSULTING, INC.

Division of New York State Parks  
 www.nysparks.com  
 609.255.3211

**RealFood**  
 FOODSERVICE CONSULTING

CONSULTING  
 DESIGN  
 CONSTRUCTION  
 NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT
5		ISSUED FOR PERMIT
6		ISSUED FOR PERMIT
7		ISSUED FOR PERMIT
8		ISSUED FOR PERMIT
9		ISSUED FOR PERMIT
10		ISSUED FOR PERMIT
11		ISSUED FOR PERMIT
12		ISSUED FOR PERMIT
13		ISSUED FOR PERMIT
14		ISSUED FOR PERMIT
15		ISSUED FOR PERMIT
16		ISSUED FOR PERMIT
17		ISSUED FOR PERMIT
18		ISSUED FOR PERMIT
19		ISSUED FOR PERMIT
20		ISSUED FOR PERMIT
21		ISSUED FOR PERMIT
22		ISSUED FOR PERMIT
23		ISSUED FOR PERMIT
24		ISSUED FOR PERMIT

Drawn by: RB  
 Checked by: ED  
 Date Printed: 09-14-2011

**SWISS BAKERS**  
**HARVARD SMITH CENTER**  
 FOODSERVICE EQUIPMENT  
 EQUIPMENT LAYOUT

**FS-1**

