



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

BZA APPLICATION FORM

Plan No: BZA-017109-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Cambridge Community Development Department - C/O Iram Farooq, Assistant City

PETITIONER'S ADDRESS : 40 Granite Street Cambridge, MA 02139

LOCATION OF PROPERTY : 40 Granite St Cambridge, MA

TYPE OF OCCUPANCY : Open air sales place for agricultural products ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

To continue Saturday use of area as a farmers market, starting June 2019 through November 2024, between the hours of 9:00 AM and 4:00 PM as previously approved by the BZA in 2013, Case #10399.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.36.A (Use).

Original Signature(s) :

Iram Farooq
 (Petitioner(s) / Owner)

Iram Farooq
 (Print Name)

Address : 344 Broadway, 3rd Fl.
Cambridge, MA

Tel. No. : 02139

E-Mail Address : ifarooq@cambridgema.gov

Date : 4/22/2019

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: City of Cambridge **PRESENT USE/OCCUPANCY:** School parking lot
LOCATION: 40 Granite St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Farmers market

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	DEPTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	LEFT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	RIGHT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
	LENGTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	WIDTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

- 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'.

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 Louis A. DePasquale
(OWNER)

Address: 795 Massachusetts Ave., 1st Floor

State that I/We own the property located at 40 Granite St., which is the subject of this zoning application.

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

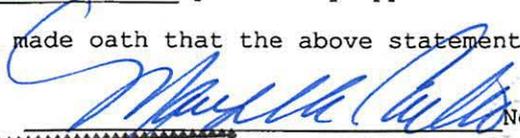
*Pursuant to a deed of duly recorded in the date July, 1953, Middlesex South County Registry of Deeds at Book 8100, Page 602; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

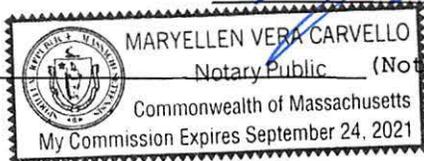
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Louis DePasquale personally appeared before me, this 22 of April, 2019, and made oath that the above statement is true.


Notary

My commission expires _____ Notary Public (Notary Seal).



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

1918

1918

1918

1918

1918

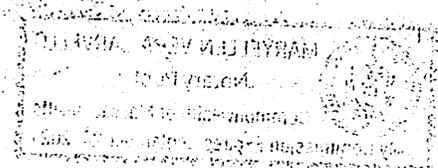
1918

1918

1918

1918

1918



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:

This location has been used previously as a farmers market and is the best location to provide a community service of a market, to an underserved area. The area has access and does not interfere with any service to the building.

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:

No impact.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Provides fresh produce to support healthy eating.

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

No impact, no structures being built.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



Farmer's Market Area



City of Cambridge
Massachusetts

1" = 96 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Bus Shelters
- ★ Bike Racks
- Commercial Parking
 - ▣ Private Garage
 - P Private Lot
 - ▣ Municipal Garage
 - P Municipal Lot
 - ▣ MBTA Garage at Alewife
- Ⓜ Subway Stations
- Bike Facilities Existing
 - Bike Path/Multi-Use Path
 - Bike Lane
 - Edge Line
 - Shared Lane Pavement M
 - Contraflow
 - Cycle Track
- Bike Facilities Planned
 - Planned Bike Path/Multi-Use Path
 - Planned Bike Lane
 - Planned Shared Lane Pav
 - Planned Edge Line
 - Planned Cycle Track
 - Planned Shared Street
- Subway Lines
 - GREEN
 - RED
- Rail
- City Boundary
- ★ Street Lights
- Ⓜ Traffic Signals
- ★ Trees
- ★ Hydrants
- Metered Spaces
- Buildings
- Paved Surfaces
 - Paved Roads
 - Bridges





SHELL

IMHO
CENEF

Vegetables
Vegetables
Vegetables
Vegetables







FRESH FISH

LOCALLY CAUGHT

SHADY GROVE FARM

Shady Grove Farm

ESTABLISHED 1972

LOCAL FISH

#1501444



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

2019 APR 23 PM 12:53
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017109-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Cambridge Community Development Department - C/O Iram Farooq, Assistant City

PETITIONER'S ADDRESS : 40 Granite Street Cambridge, MA 02139

LOCATION OF PROPERTY : 40 Granite St Cambridge, MA

TYPE OF OCCUPANCY : Open air sales place for agricultural products ZONING DISTRICT : Residence C Zone

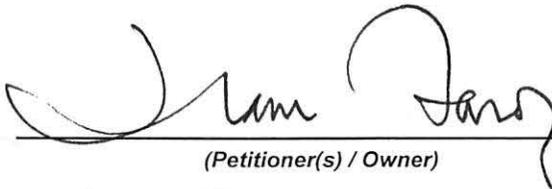
REASON FOR PETITION :
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

To continue Saturday use of area as a farmers market, starting June 2019 through November 2024, between the hours of 9:00 AM and 4:00 PM as previously approved by the BZA in 2013, Case #10399.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.36.A (Use).

Original Signature(s) : 
 (Petitioner(s) / Owner)
Iram Farooq
 (Print Name)

Address : 344 Broadway, 3rd Fl.
Cambridge, MA

Tel. No. : 02139

E-Mail Address : ifarooq@cambridgema.gov

Date : 4/22/2019

