



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

BZA APPLICATION FORM

Plan No: BZA-011944-2016

GENERAL INFORMATION

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

Special Permit: v Variance: Appeal:

PETITIONER: IMA Pizza Store 21 LLC - C/O Lesley St.Germain, Esq.

PETITIONER'S ADDRESS: 28 State Street, Suite 802 Boston, MA 02109

LOCATION OF PROPERTY: 8 Brattle St Cambridge, MA

TYPE OF OCCUPANCY: Business B ZONING DISTRICT: Business B Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Appellant seeks a Special Permit to open and operate a restaurant with take-out use to be located at the storefront numbered as 1-3 Brattle Street.

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)

 Lesley St. Germain

(Print Name)

Address : 28 State Street, Ste 802

 Boston, MA 02109

Tel. No. : (617) 946-4600

E-Mail Address : Lst.germain@

 mpm LP.com

Date : 11/16/16

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 Brattle Street Properties, LLC (OWNER)

Address: c/o Colliers International, 160 Federal Street, Floor 11, Boston, MA 02110

State that I/We own the property located at 1-3 Brattle Street, which is the subject of this zoning application.

The record title of this property is in the name of Brattle Square Properties, LLC

Zoning application to be filed in the name of IMA Pizza Store 21 LLC as tenant of the subject property.

*Pursuant to a deed of duly recorded in the date July 22, 2005, Middlesex South County Registry of Deeds at Book 45674, Page 335; or Middlesex Registry District of Land Court, Certificate No. N/A Book N/A Page N/A.

By Colliers International, AS AGENT FOR BRATTLE STREET PROPERTIES, LLC
By Denim Callahan EXECUTIVE VICE PRESIDENT
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

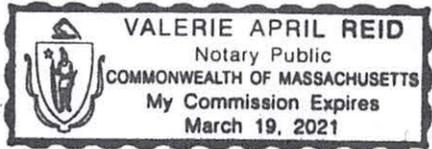
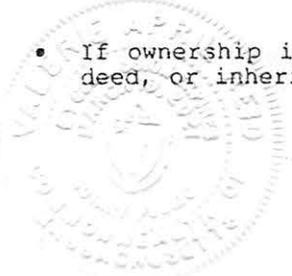
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

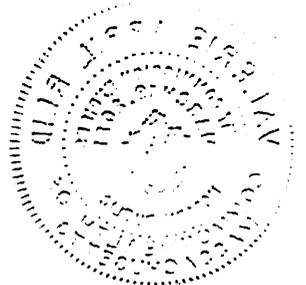
The above-name Denim Callahan personally appeared before me, this 1 of Nov, 2016, and made oath that the above statement is true.

Valerie April Reid Notary

My commission expires _____ (Notary Seal).



WALTER APRIL REID
My Commission Expires
March 19, 2021
COMMONWEALTH OF MASSACHUSETTS
WALTER APRIL REID



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 8 Brattle St 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 Appellant seeks to open and operate a restaurant with take-out offering craft pizza to residents and visitors of the community. The requested relief will not result in substantial detriment to the public good and without nullifying or substantially derogating from the Ordinance. The nature of the proposed use is in keeping with the character of the surrounding neighborhood.

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:

The proposed use will attract a customer base predominantly traveling by pedestrians. Given the commercial nature of the location, the proposed use will not negatively impact the 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:

The proposed use is in keeping with the character of the neighborhood and will not have a negative impact on the 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:

The proposed use will not create any nuisance.

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 proposed use is in harmony with the general purposes and intent of the Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: McDermott, Quilty & Miller LLP **PRESENT USE/OCCUPANCY:** Restaurant
LOCATION: 8 Brattle St Cambridge, MA **ZONE:** Business B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Restaurant with take-out

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

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'.

November 17, 2016

VIA FEDEX OVERNIGHT DELIVERY

Maria Pacheco, Zoning Specialist
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

**Re: Application for Special Permit for Take-Out Use
BZA Application Plan No. BZA-0119944-2016
IMA Pizza Store 21 LLC
1-3 Brattle Street, Cambridge, MA**

Dear Ms. Pacheco:

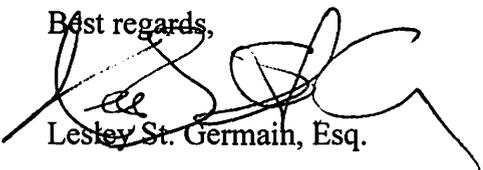
Enclosed please find the following application materials and supplemental documents regarding the above referenced-matter:

1. BZA Application Form (3 originals);
2. Notarized Ownership Form;
3. Proof of Payment of Fee;
4. Floor Plans;
5. Exterior Rendering;
6. Image of Existing Conditions; and
7. Property Database Information.

We respectfully request that this matter be scheduled for the next available public hearings of the Zoning Board of Appeals.

As always, thank you for your time and consideration. Please do not hesitate to contact me with any questions or requests for additional information.

Best regards,


Lesley St. Germain, Esq.

Enclosures

8 Brattle St.

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

160-57
HARVARD COLLECTION LLC
C/O EQUITY ONE, INC. ATTN: CONTROLLER
410 PARK AVE., SUITE 1220
NEW YORK, NY 10022

Petitioner
LESLEY ST. GERMAIN, ESQ.
28 STATE STREET – SUITE 802
BOSTON, MA 02109

169-42-93
HARVARD COOPERATIVE SOCIETY
C/O THOMAS A. WAGNER, JR.
1400 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

169-50
BRATTLE SQUARE PROPERTIES LLC.
C/O COLLIERS INTERNATIONAL
160 FEDERAL STREET
BOSTON, MA 02110

160-69
1834 REALTY, INC..
C/O CAMBRIDGE SAVINGS BANK
1374 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

169-98
CLARKE, JEANNETTE E, BRADLEE F CLARKE, JR
SARAH C. PFAFFENBERGER
C/O BRADLEE F CLARKE, JR
370 REICHOLD
WEXFORD, PA 15090

169-102
WELLS OPERATING PARTNERSHIP, L.P
C/O THOMPSON PROPERTY TAX SERVICES
P.O. BOX 56607
ATLANTA, GA 30343



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1-3 Brattle Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
 - Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
 - Avon Hill Neighborhood Conservation District
 - Half Crown – Marsh Neighborhood Conservation District
 - Harvard Square Conservation District
No CHC review of land use or fast food establishment. Exterior alterations and signs will require CHC review and approval.
 - Mid Cambridge Neighborhood Conservation District
 - Designated Landmark
 - Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - Preservation Restriction or Easement (as recorded)
 - Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
 - No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date November 28, 2016

Received by Uploaded to Energov

Date November 28, 2016

Relationship to project BZA 11944-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



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

2016 NOV 21 PM 3:26
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No. BZA-011944-2016

GENERAL INFORMATION

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TYPE OF OCCUPANCY : Business B ZONING DISTRICT : Business B Zone

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 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Appellant seeks a Special Permit to open and operate a restaurant with take-out use to be located at the storefront numbered as 1-3 Brattle Street.

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Article 11.000 Section 11.30 (Fast Order Food Establishment)

Original Signature(s) : 
 (Petitioner(s) / Owner)

 Lesley St. Germain
 (Print Name)

Address : 28 State Street, Ste 802
 Boston, MA 02109

Tel. No. : (617) 946-4100

E-Mail Address : LST.GERMAIN@
 MOMUP.COM

Date : 11/16/16

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

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 Brattle Street Properties, LLC
(OWNER)

Address: c/o Colliers International, 160 Federal Street, Floor 11, Boston, MA 02110

State that I/We own the property located at 1-3 Brattle Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Brattle Square Properties, LLC

Zoning application to be filed in the name of IMA Pizza Store 21 LLC as tenant of the subject property.

*Pursuant to a deed of duly recorded in the date July 22, 2005, Middlesex South
County Registry of Deeds at Book 45674, Page 335; or
Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A.

**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 _____

The above-name _____ personally appeared before me,
this _____ of _____, 20____, and made oath that the above statement is true.

Notary

My commission expires _____ (Notary Seal).

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



DUNSON COMP. | WALL STREET JOURNAL | NEW YORK TIMES | USA TODAY | *Coca-Cola* | BOSTON GLOBE | BOSTON HERALD

Property Database

8 BRATTLE ST

Property Information

Property Class	RETAIL-OFFIC
State Class Code	345
Zoning (Unofficial)	BB-HSQ
Map/Lot	169-50
Land Area (sq. ft)	6,453

Property Value

Year of Assessment	2017
Tax District	C7
Residential Exemption	No
Building Value	\$1,545,400
Land Value	\$9,021,300
Assessed Value	\$10,566,700
Sale Price	\$0
Book/Page	45674/ 335
Sale Date	July 22, 2005
Previous Assessed Value	\$9,237,300

Owner Information

Owner(s)	BRATTLE SQUARE PROPERTIES LLC. C/O COLLIERS INTERNATIONAL 160 FEDERAL STREET BOSTON, MA 02110
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Building Information

Commercial Building Number 1, Section 1

Exterior

Style	MIX NBHD CTR W/COM
Occupancy	GEN-OFFICE
Number of Stories	3
Exterior Wall Type	BRICK-VENEER
Roof Material	TAR-GRAVEL
Wall Height	11
Partitions	GOOD

Interior

Living Area (sq. ft.)	19,239
Number of Units	2

Systems

Heat Type	STEAM
Heat Fuel	Oil
Plumbing	AVERAGE

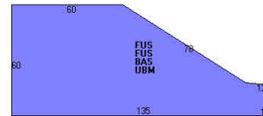
Condition & Grade

Photos

(Click on a photo to view in full size)



Sketches



Related Information

- [GIS Map of this Property](#)
- No Sales with comparable location and/or physical attributes were found. Assessments are based on a market analysis of all valid sales for the subject's property class and the sales displayed are for comparison purposes only.
- [Show PDF Map](#)

This page contains much of the information used by the City of Cambridge to assess properties. The purpose of this information is to be used only for ad valorem taxation purposes and any other use is therefore not valid.

Year Built	1912
Overall Condition	Fair
Overall Grade	Good

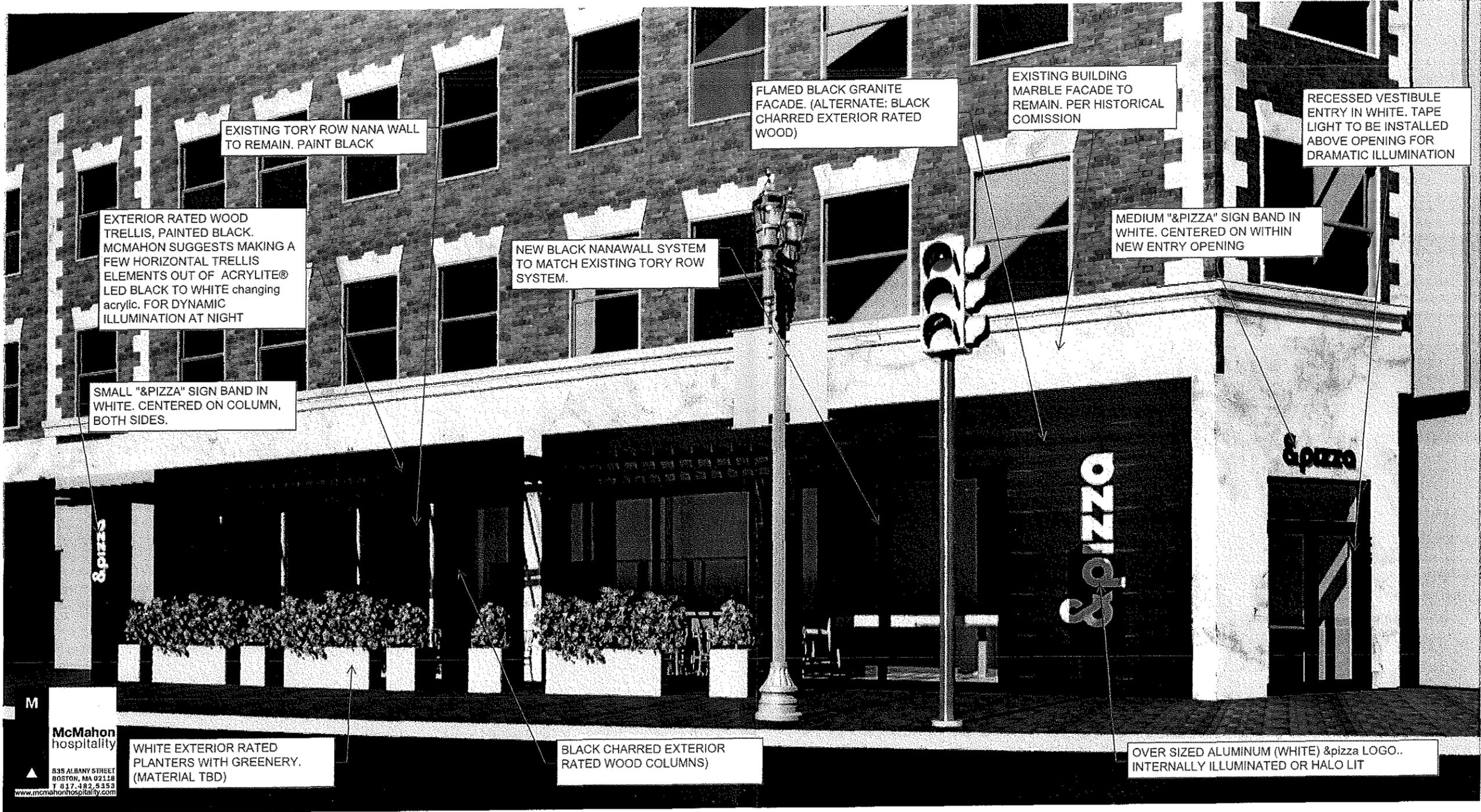
Subareas

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	12,826	12,826
BAS	First Floor	6,413	6,413
UBM	Basement	6,413	0
Total:		25,652	19,239

Extra Features / Outbuildings

Description	ELEV-PSNGR
Number of Units	1.00
Unit Type	U

[Previous Property](#)
[Back to Search Results](#)
[Search Again](#)
[Next Property](#)



EXISTING TORY ROW NANA WALL TO REMAIN. PAINT BLACK

FLAMED BLACK GRANITE FACADE. (ALTERNATE: BLACK CHARRED EXTERIOR RATED WOOD)

EXISTING BUILDING MARBLE FACADE TO REMAIN. PER HISTORICAL COMMISSION

RECESSED VESTIBULE ENTRY IN WHITE. TAPE LIGHT TO BE INSTALLED ABOVE OPENING FOR DRAMATIC ILLUMINATION

EXTERIOR RATED WOOD TRELLIS, PAINTED BLACK. MCMAHON SUGGESTS MAKING A FEW HORIZONTAL TRELLIS ELEMENTS OUT OF ACRYLITE® LED BLACK TO WHITE CHANGING ACRYLIC. FOR DYNAMIC ILLUMINATION AT NIGHT

NEW BLACK NANAWALL SYSTEM TO MATCH EXISTING TORY ROW SYSTEM.

MEDIUM "&PIZZA" SIGN BAND IN WHITE. CENTERED ON WITHIN NEW ENTRY OPENING

SMALL "&PIZZA" SIGN BAND IN WHITE. CENTERED ON COLUMN, BOTH SIDES.

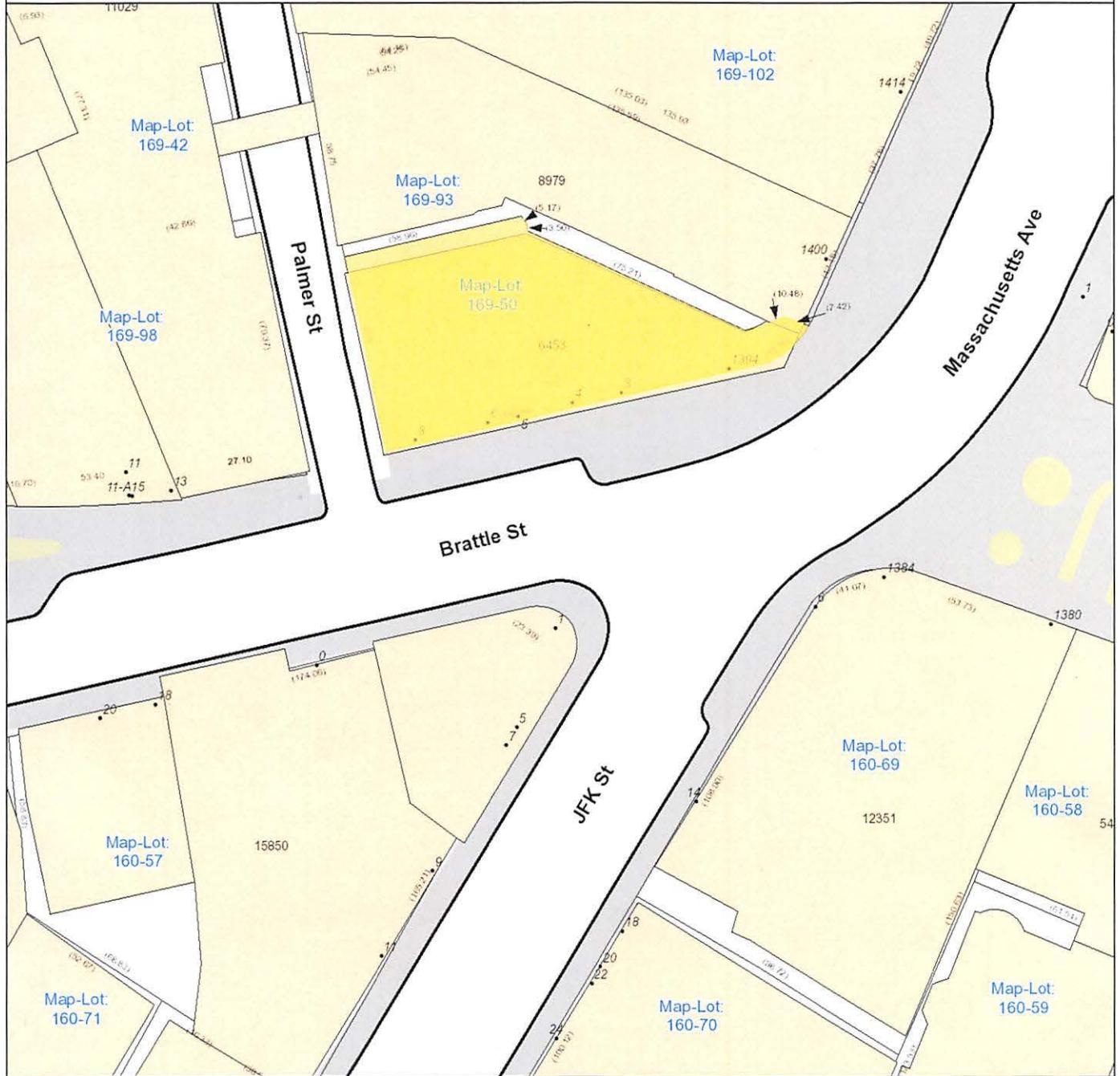
McMahon hospitality

835 ALBANY STREET
BOSTON, MA 02118
T 617.482.5353
www.mcmahonhospitality.com

WHITE EXTERIOR RATED PLANTERS WITH GREENERY. (MATERIAL TBD)

BLACK CHARRED EXTERIOR RATED WOOD COLUMNS)

OVER SIZED ALUMINUM (WHITE) &pizza LOGO.. INTERNALLY ILLUMINATED OR HALO LIT



City of Cambridge
Massachusetts

1" = 48 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
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

