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

Special Permit: ☑

Variance: 

Appeal: 

PETITIONER: Young Americans LLC. - C/O Brian Militana

PETITIONER'S ADDRESS: 71 Gilman St., Unit 1 Somerville, MA 02145

LOCATION OF PROPERTY: 1741 Massachusetts Ave Cambridge, MA 02140

TYPE OF OCCUPANCY: Permitted

ZONING DISTRICT: Business A-2 Zone

REASON FOR PETITION:
Parking

DESCRIPTION OF PETITIONER'S PROPOSAL:
The proposed project requests relief from the number of required parking spaces listed in the 6.36 parking schedule. In the B A-2 zoning district, a restaurant with 65 seats requires 13 vehicle parking spaces. Because the previous use was permitted as retail with relief for 6 spaces, we are requesting relief for the 7 spaces per 6.12.C.

SECTIONS OF ZONING ORDINANCE CITED:
Article 6.000 Section 6.35.1 (Reduction of Parking).

Original Signature(s):

(Petitioner(s) / Owner)

Lauren Friel

(Print Name)

Address: 71 GILMAN ST APT 1
Somerville, MA 02145

Tel. No.: (617) 417-8043

E-Mail Address: LAUREN_FRIEL@GMAIL.COM

Date: 11/13/19
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 ________________
Address: 1340 CENTRE ST, SUITE 101, NEWTON, MA 02465

State that I/We own the property located at 1739-1741 MASSACHUSETTS AVE, which is the subject of this zoning application.

The record title of this property is in the name of George Wyner

*Pursuant to a deed of duly recorded in the date 13/2005, Middlesex South
County Registry of Deeds at Book ______, Page ______; or
Middlesex Registry District of Land Court, Certificate No. 232941
Book 01294 Page 186.

Signed 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 Henry E. Wyner personally appeared before me, this 8th of November 2019, and made oath that the above statement is true.

My commission expires 01/14/24 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, deed, or inheritance, please include documentation.
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 1741 Massachusetts Ave Cambridge, MA 02140 (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 parking requirements in cannot be met because the proposed restaurant is a renovation of an existing structure that occupies nearly the entire lot. In order to provide the required parking, we would need to demo a significant portion of an historic structure. We cannot reduce the number of seats proposed to reduce the parking requirement because the space is too large and the expenses of running a restaurant in the neighborhood would be financially untenable with a reduced seat count.

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 restaurant is well served by a wide range of transportation options. There is metered vehicular parking along Massachusetts Ave. and a public parking lot behind Lesley university a few blocks away. The Porter Square MBTA station is approximately ¼ of a mile away. There are the following (9) bus lines within ¼ mile of the proposed restaurant: 1, 68, 72, 74, 75, 77, 78, 86, 96.

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:

This section of Mass Ave. is intended for a diverse range of commercial use. With a number of currently empty storefronts, our proposed restaurant would strengthen the economic viability of the street. Furthermore, the proposed restaurant would be owned and operated by small business owners who have received significant acclaim for their expertise in food and wine. The proposed restaurant would be fit the character of the neighborhood and provide a quality dining option for people who live and/ or work in the area.

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:

As stated above, there is an abundance of transportation options in the area. The area is well served by the MBTA redline train and numerous bus lines. There is ample metered street parking in the area and a public parking lot less than ¼ mile away. Furthermore, the hours of operation of the proposed restaurant are opposite of many of the daytime businesses in the area.

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:

We feel the proposed renovation of an historic structure to create a restaurant owned and operated by small business owners perfectly fits the character and intent of the Massachusetts Avenue Overlay district.
**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Militana Studio  

**PRESENT USE/OCCUPANCY:** Store for retail sale of merchandise

**LOCATION:** 1741 Massachusetts Ave Cambridge, MA 02140  

**ZONE:** Business A-2 Zone

**PHONE:** Requested use/occupancy: Restaurant serving alcohol

**EXISTING CONDITIONS**  

**REQUESTED CONDITIONS**  

**ORDINANCE REQUIREMENTS**

<table>
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<tr>
<th>TOTAL GROSS FLOOR AREA: (excluding base)</th>
<th>Requested Conditions (excluding base)</th>
<th>Ordinance Requirements</th>
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<td>RIGHT SIDE</td>
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<th>DISTANCE TO NEAREST BLDG. ON SAME LOT:</th>
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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. The proposed project will be Type IV construction as it is a renovation of a masonry and heavy timber structure constructed in 1927. East Boston Savings Bank is an abutting tenant within the same building. We have provided GSF calculations for the entire building above. Our use is 1470 gsf at the ground floor and 1520 gsf in the basement.

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'.
BZA APPLICATION FORM

GENERAL INFORMATION

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Original Signature(s):

(Petitioner(s) / Owner) Lauren Friel

(Print Name)

Address: 71 Gilman St Apt 1 Somerville, MA 02145

Tel. No.: (617) 617-8943

E-Mail Address: LAUREN.FRIEL@GMAIL.COM

Date: 11/13/19
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DEAR ANNIE
1741 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140

MILITANA STUDIO
71 GILMAN ST.
SOMERVILLE, MA 02145
T: 931.267.3950

NOTE:

REVISION

PROPOSED ELEVATIONS
EXISTING BASMENT FLOOR PLAN

DEAR ANNIE

1741 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140

MILITANA STUDIO
71 GILMAN ST.
SOMERVILLE, MA 02145
T: 931.267.3950

NOTE:

STAMP:

REVISION

EXISTING BASMENT
FLOOR PLAN

ISSUED BY
MILITANA STUDIO

PROJECT NUMBER: SHEET:
014 AX.00

DRAWING DATE:
11/11/19

SCALE:
1/4" = 1'-0"
EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION