

# ***Harvard Square Advisory Committee***

***c/o Cambridge Community Development Department***

***344 Broadway***

***Cambridge, MA 02139***

***617/349-4647***

**Case:** 82 Mount Auburn Street/45 Dunster Street BZA-017063-2019

**Applicant:** Fly Club Corporation – c/o James J. Rafferty, Esq

**Proposal and Zoning Issues:** Board of Zoning Appeal Use Variance to convert a pre-existing non-conforming ground floor retail use to a restaurant use (Sections 4.35.f.1, 8.22.3 and 10.30.)

**Harvard Square Advisory Committee:** February 19, 2019

**Summary:** James Rafferty, representing the restaurant owner of Digg Inn, presented the application for the BZA variance and explained how the retail and office building came to be rezoned to Residence C-1. Adam Eskin, the founder and CEO of Digg Inn, described the restaurant concept, that it is a sit-down establishment with 50 seats, they will apply for a beer and wine license, and be open from 11 am to 11 pm with the possibility of later hours. They will explore extending the hours of operation to past 11 pm.

The Committee discussed the delivery, loading and waste disposal operations. Minimal changes to the building will occur. A new accessible entry will be created, the awnings will be replaced, and a kitchen venting system installed.

The typical costumers will be residents, students, tourists and employees in the neighborhood.

The second-floor office use will remain and is not a part of this application.

**HSAC comments:** A motion was made and seconded to support the application for the Use Variance, that the proposal meets the guidelines of the Harvard Square Overlay District and there is a need for access to healthy food in Harvard Square. The members recommended that there be pedestrian scaled lighting even during the off hours in the late evening to enliven the streetscape.

**Other comments:** The Committee also discussed emailed comments submitted by absent members. This application represents a loss of retail space and addition of another casual dining operation, and that once the modifications are made for the restaurant use, the space will probably not revert to a retail sales establishment. This shift was discussed and while not part of the use variance findings, it is unfortunate.

All members in attendance supported the Restaurant Use Variance, find it in conformance with the Harvard Square Overlay District guidelines and appreciate the applicants' commitment to maintaining the existing building character.

**Committee Members in Attendance:** Kari Kuelzer, Allison Crosbie, Frank Kramer, and Gladys Gifford.

Respectfully submitted for the Committee,

Liza Paden, Community Development Department