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CITY OF CAMBRIDGE FEB 10 1983 MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

SPECIAL PERMIT APPLICATION

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.637 & of the Zoning Ordinance.

11.667

Applicant: Howard Johnson Company (Lessee) (name) (617) 848-2350 (phone)

222 Forbes Road Braintree, MA 02184
(address)

(AGENT) K. W. Johnson
Signature of Authorized Representative

Type of Special Permit: Parkway Overlay District (signage)
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: 551 Concord Avenue

Zoning District: Business C District

Maps, Plans submitted: Site Plan, Sign drawings, Exterior Elevation

Reports, Documents submitted: Certificate of ownership. List of zoning violations which require a Variance. Photographs of existing sign.

Documents, Plans referenced: _____

This application has been reviewed and is hereby certified complete.

2/18/83
Date

Kate Barber
For the Cambridge Planning Board

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize:

PDE Associates, Inc.

(Petitioner)

Address: 76 Canal Street - 4th Floor City OR Town: Boston, MA 02114

to apply for a special permit for Wall mounted sign free standing sign & 2 directional on premises
(Type of Development) tionalals

located at: 551 Concord Avenue Cambridge
(Street & Number) (Plat and Lot number(s)) (City)

for which the record title stands in the name of: John A. White, Trustee
under will of Joseph F. White

whose address is: 213 White Road Westwood MA
(Street) (City or Town) (State)

by a deed duly recorded in the _____ County Registry of Deeds
in Book: _____ Page: _____, _____ Registry District of
the land Court Certificate NO: _____ Book: _____ Page: _____

John A. White, Trustee

(Signature, by Land Owner
(If authorized representative
please identify as such)

Commonwealth of Massachusetts County of NORFOLK

Then personally appeared the above-named John A. White

and made oath that the above statement is true.

Before me

February 9, 1983

Wm. J. Lockman, Notary

my commission expires _____

My Commission Expires July 2, 1987

(Date)

NOTARY SEAL

pde associates inc.

76 Canal Street, Boston, Ma 02114
Telephone (617) 367-4777



February 18, 1983

Planning Board of the City of Cambridge
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Re: Proposed Ground Round Cambridge, MA

Dear Gentlemen,

In complying with required information to be submitted for application of a special permit (for signage), we have submitted the following:

1. The current land use is an existing Howard Johnsons Restaurant which is being converted to a Ground Round Restaurant.
2. Photograph showing the existing 28 foot high 160 square foot sign erected under an existing variance.
3. Site plan, scale: 1"=20'-0".
4. Front, side and rear elevations, scale: 1/4"=1'-0".
5. Construction drawings for new signs which indicate size and area of all signs.
6. The following list of zoning violations which will require variances and special permits:

Signage	Net Area (Sq. feet)	Gross Area (Sq. feet)	Height
Pylon New sign Type Gr/8/F/25	Main Sign: 85.68 Reader panel: 21.75	96.00 24.00	25'-0"
Building Face Sign	31.37	45.43	N/A
Entrance Signs (2)	4.06 ea.	5.30 ea.	3'-5 1/2"
Total Square Footage	146.92	176.03	

Total sign square footage as allowed in Parkway Overlay District is 1 S.F. per 600 S.F. lot area. Lot area is approximately 60,000 S.F. which allows us 100 S.F. of signage. The city of Cambridge allows 5 S.F. for each lineal foot of frontage. The lot frontage is approximately 335 Lineal Feet which would allow us 1675 S.F. of signage.

Height limitation for signs as allowed in Parkway Overlay District is 10 feet. The city of Cambridge allows a sign height of 15 feet.

The signage we are proposing for the site will require a variance from the city of Cambridge for the height restriction and a special permit for the Parkway Overlay District for the height restriction and allowable square footage.