



City of Cambridge

Consent Communication #9 IN CITY COUNCIL

March 3, 1997

ORDERED: That, in accordance with the provisions of an ordinance relative to placing and maintaining signs, the Commissioner of Public Works be and hereby is authorized to grant a permit to Trinity Limited Partnership I, for 19 aluminum signs and 14 cloth awnings at the premises numbered 36 JFK Street, 81 Mount Auburn Street and 35 Dunster Street Cambridge, Massachusetts.

Provided that, before erecting the above named signs the petitioner shall obtain a permit from the Inspectional Services Department and file with the City Clerk a bond in the sum of Twenty Thousand (\$20,000.00) Dollars, conditioned to save harmless the City of Cambridge from all claims for damages arising from the installation, maintenance and use of said signs and awnings.

In City Council March 3, 1997.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style with a large, looping "D" and "y".

D. Margaret Drury
City Clerk

CAMBRIDGE February 27, 1997

To the Honorable, The City Council of the City of Cambridge:

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

The undersigned respectfully prays that Trinity Limited Partnership I be granted permit to erect a sign of the following specification in front of the premises: _____

36 J.F.K. Street, 81 Mt. Auburn Street, 35 Dunster Street ("The Garage")

Type: 19
XX Aluminum Signs and 14 Cloth Awnings
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Names of Retail Establishments located in
"The Garage."

Size: Projecting signs vary from 30" x 30" to 36" x 30". Awnings are between 27" and 28"
deep and between 5 feet and 15 feet long.

Weight: 19 Signs x 35 lbs. each = 665 lbs. / 14 Awnings @ 4 lbs per linear foot
x 163 linear feet = 652 lbs.

How Erected: A: Awnings: 24" / Signs: 3'6" B: Awnings: 7'6"; Signs 9'10"
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom: Awnings: 7'6" / Signs: 6'4" Top: Awnings: 8'10" / Signs 6'6"

Trinity Limited Partnership I, by its Attorney,

James J. Rafferty
(Signature of Applicant)
187 Concord Avenue
Cambridge, MA 02138-2317
(Address)

NOTICE REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

1. A projecting sign shall be constructed wholly of combustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: [Signature]
Building Inspector

3/3/97
Date

****SEE BZA CASE NO. 7350 (DECISION ATTACHED HERETO)**

RECEIVED BY
OFFICE OF CITY CLERK

97 MAR -3 PM 3:23

CAMBRIDGE MA

To the Honorable, The City Council of the City of Cambridge:

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

The undersigned respectfully prays that Trinity Limited Partnership I be granted permit to erect a sign of the following specification in front of the premises: _____

36 J.F.K. Street, 81 Mt. Auburn Street, 35 Dunster Street ("The Garage")

Type: 17 Aluminum Signs and 14 Cloth Awnings
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Names of Retail Establishments located in "The Garage."

Size: Projecting signs vary from 30" x 30" to 36" x 30". Awnings are between 27" and 28" deep and between 5 feet and 15 feet long.

Weight: _____

How Erected: A: Awnings: 24" / Signs: 3'6" B: Awnings: 7'6"; Signs 9'10"
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom: Awnings: 7'6"/ Signs: 3'6" Top: Awnings: 8'10"/Signs 6'6"

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97 FEB 27 PM 4:58
CAMBRIDGE MA.

Trinity Limited Partnership I, by its Attorney,

James J. Rafferty
(Signature of Applicant)
187 Concord Avenue
Cambridge, MA 02138-2317
(Address)

NOTICE REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

1. A projecting sign shall be constructed wholly of combustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: [Signature]
Building Inspector

2/27/97
Date

****SEE BZA CASE NO. 7350 (DECISION ATTACHED HERETO)**



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

RECEIVED BY
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96 NOV 12 AM 11:30

CAMBRIDGE, MA.

739

CASE NO: 7350

LOCATION: 36 J.F.K St, 81 Mt. Auburn St, 35 Dunster Street
Cambridge, MA Business B Zone

PETITIONER: Trinity Realty Limited Partnership I
John DiGiovanni *owner*

PETITION: Variance: To install signage at the premises of
36 J.F.K. Street.

VIOLATIONS: Art. 7.000, Sec. 7.16.22 (Signs In Business
Districts). Sec. 7.16.3 (Application Of Sign
Frontage Formula). sec. 7.18.2 (Other Non-Conforming
Signs).

DATE OF PUBLIC NOTICE: September 26 & October 3, 1996

DATE OF PUBLIC HEARING: October 10, 1996

MEMBERS OF THE BOARD:

John Miller, Chairperson
Lauren Curry
Charles Pierce
Michael Wiggins
John O'Connell

ASSOCIATE MEMBERS:

Susan Spurlock
Theodore Hartry
Arch Horst
Laura Kershner
James Daniel
David Gray Hanson

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CANDIDATE FILE

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance.

The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

REFERENCE: 14849 / 1178

12.25

839

MSD 01/23/97 03:25:21

9

Case No.: 7350
Location: 36 J.F.K. Street, 81 Mt. Auburn Street
and 35 Dunster Street
Petitioner: Trinity Realty Limited Partnership I
John DiGiovanni

On October 10, 1996, Attorney James Rafferty and John DiGiovanni, President of Trinity Realty Limited Partnership I, appeared before the Board of Zoning Appeal seeking a variance to install signage at the premises of 36 J.F.K. Street. The applicants submitted plans, drawings and photographs detailing the proposed project.

Attorney Rafferty stated that this property is a multi-tenanted retail building where a number of the small retail operators do not have any visibility and access from the street and that there signage has been inconsistent as the uses have expanded and evolved. He stated that the Petitioner has retained a sign consultant to review the overall existing signage on the building and to plan a new configuration of signs which is to be more in line with the new zoning ordinance amendments. He indicated that the existing signage is 598 square feet and there is to be a net reduction of 62 square feet, but that the current signage ordinance allows 402 square feet and this is to leave an excess of 134 square feet of what the ordinance allows.

Attorney Rafferty mentioned that there are a number of signs that are to be facade style signs, and projecting signs. He explained that the signage is to provide interior retail tenants with exposure to the shopping public outside. He stated that there are three types of signs; projecting, facade, and the addition of awnings without any lettering.

The Chair read into the record a letter from the Planning Board which stated that "The Planning Board met with the applicant and his attorney during a Planning Board public meeting to discuss the proposed signage program. The Board had comments and suggestions for the applicant but no recommendation for the BZA. Should the Board chose to grant the variance the Planning Board suggests that the applicant work with the tenants to reduce the signage currently in the upper windows, suggests there be a unifying color, such as bronze, to be used for the large signs, the individual sign frames and the lighting fixtures."

No abutters were present and no other letters were submitted to the file indicating any support of or opposition to the proposed variance.

After discussion, the Chair moved that the variance to install signage at 36 J.F.K. Street, 81 Mt. Auburn Street, and 35 Dunster Street be granted; and that the signage be in approximate conformance with the drawings submitted with the application which have been dated June 26th, 1996 and prepared by FTF Blackstone..

The Chair noted that reference for the signage approval plan is to be from the sign certification form from the Cambridge Community Development Department, with the application that was submitted on August 22, 1996. The Chair moved that the Planning Board has recommended that the applicant work with the tenants to reduce the signage currently in the upper windows, and that the applicant has indicated a willingness to do so, and that the applicant has agreed that as tenants turn over to new tenants, the lease is to include conformance to the zoning package or plan. The five member Board voted in favor of the variance. Thus, the variance was granted.

The Board based its decision on the hardship caused the Petitioner by the literal enforcement of the Ordinance. The hardship is owing to the shape and location of the structures and the land on which they are situated, but does not affect generally the zoning district in which they are located. The Board also found that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of other local agencies, including, but not limited to the Historical Commission, License Commission and the Rent Control Board and/or compliance with requirements pursuant to the Building Code and other applicable codes.

John Miller

John Miller, Chairperson

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on Nov 12, 96 by

Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision

No appeal has been filed ✓

Appeal has been filed and dismissed or denied _____

Date JAN 03 1997

M. Margaret Perry

City Clerk

JAN 03 1997

(113)

JAN 23 1997

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX S.S. _____

SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK _____
PAGE _____

DOC
839

Eugene C. Bruner

REGISTER



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for
Community Development

ELIZABETH EPSTEIN
Deputy Director for
Community Development

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Applicant: John DiGiovanni, Trinity Property Management, 50 Church Street,
Cambridge

Location of Premises: 38 JFK Street

Zoning District: Business B and Harvard Square Overlay District

Date Application Submitted: 8/22/96

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PLEASE NOTE: All signs must receive a permit from the Department of Inspectional Services before installation. Community Development Department action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued!

Copies: ISD ☒ City Clerk: ☐ CDD ☐ Applicant ☐



JFK STREET ELEVATION

3/02 = 1'-0"

ITEM SCHEDULE

JFK STREET

ITEM	TYPE	AREA	TENANT	SIZE	COLOR
E1	ent. sign	76.00	The Garage	3' x 22'	various
F1	sign	16.50	Allston Boat	9' x 22'	by tenant
F2	sign	22.61	Strawberries	12'-4" x 22'	by tenant
F3	sign	28.88	Christies	15'-9" x 22'	by tenant
P1	sign	06.25	Strawberries	30' x 30' (square)	by tenant
A1	awning	-----	The Garage	6' x 21'	TBD
A2	awning	-----	Allston Boat	9' x 27'	TBD
A3	awning	-----	Strawberries	12'-4" x 27'	TBD
A4	awning	-----	Christy's	15'-9" x 27'	TBD
B1	banner	-----	N/A	7' x 18'	TBD
B2	banner	-----	N/A	7' x 18'	TBD
B3	banner	-----	N/A	7' x 18'	TBD
B4	banner	-----	N/A	7' x 18'	TBD
B5	banner	-----	N/A	7' x 18'	TBD
B6	banner	-----	N/A	7' x 18'	TBD

MOUNT AUBURN STREET

E2	ent. sign	76.00	The Garage	3' x 22'	various
F4	sign	29.33	Christy's	16' x 22'	by tenant
F5	sign	23.83	Christy's	13' x 22'	by tenant
F6	sign	23.83	Christy's	13' x 22'	by tenant
F7	sign	22.91	Video Pros	12'-6" x 22'	by tenant
F8	sign	50.42	Bruegger's	27'-6" x 22'	by tenant
F8a	sign	21.39	Audio Lab	11'-8" x 22'	by tenant
F8b	sign	13.60	Ha Long	7'-6" x 22'	by tenant
F9	sign	11.61	Newbury Comics	6'-4" x 22'	by tenant
F10	sign	14.20	Be Bop Burrito	7'-9" x 22'	by tenant
F11	sign	27.60	Formag/Sab S.	16' x 22'	by tenants
F12	sign	11.46	Cafe Avventura	6'-3" x 22'	by tenant
P2	sign	07.11	Christy's	32' x 32' (circle)	by tenant
P3	sign	07.60	Christy's	36' x 30' (oval)	by tenant
P4	sign	06.25	Video Pros	30' x 30' (square)	by tenant
P4a	sign	07.11	Bruegger's	32' x 32' (circle)	by tenant
P4b	sign	07.60	Audio Lab	36' x 30' (oval)	by tenant
P4c	sign	06.25	Ha Long	30' x 30' (square)	by tenant
P5	sign	07.11	Newbury Comics	32' x 32' (circle)	by tenant
P6	sign	07.60	Newbury Comics	36' x 30' (oval)	by tenant
P7	sign	06.25	Cool Beans	30' x 30' (square)	by tenant
P8	sign	07.11	Man from Atlantis	32' x 32' (circle)	by tenant
P9	sign	07.60	Rick's Day Spa	36' x 30' (oval)	by tenant
P10	sign	06.25	Jewelry Gallery	30' x 30' (square)	by tenant
P11	sign	07.11	Starbuck's	32' x 32' (circle)	by tenant
P12	sign	07.60	John Harvard's	36' x 30' (oval)	by tenant
A5	awning	-----	Christy's	16' x 28'	TBD
A6	awning	-----	Christy's	13' x 28'	TBD
A7	awning	-----	Christy's	13' x 28'	TBD
A8	awning	-----	Video Pros	12'-6" x 28'	TBD
A9	awning	-----	Bruegger's	12'-10" x 28'	TBD
A10	awning	-----	Bruegger's	12'-8" x 28'	TBD
A11	awning	-----	Audio Lab	11'-8" x 28'	TBD
A12	awning	-----	Ha Long	7'-6" x 28'	TBD
A13	awning	-----	Newbury Comics	6'-4" x 28'	TBD
A14	awning	-----	Be Bop Burrito	7'-9" x 28'	TBD
A15	awning	-----	Formag/Sab S.	16' x 28'	TBD
A16	awning	-----	Cafe Avventura	6'-3" x 28'	TBD
B7	banner	-----	N/A	7' x 18'	TBD
B8	banner	-----	N/A	7' x 18'	TBD
B9	banner	-----	N/A	7' x 18'	TBD
B10	banner	-----	N/A	7' x 18'	TBD
B11	banner	-----	N/A	7' x 18'	TBD

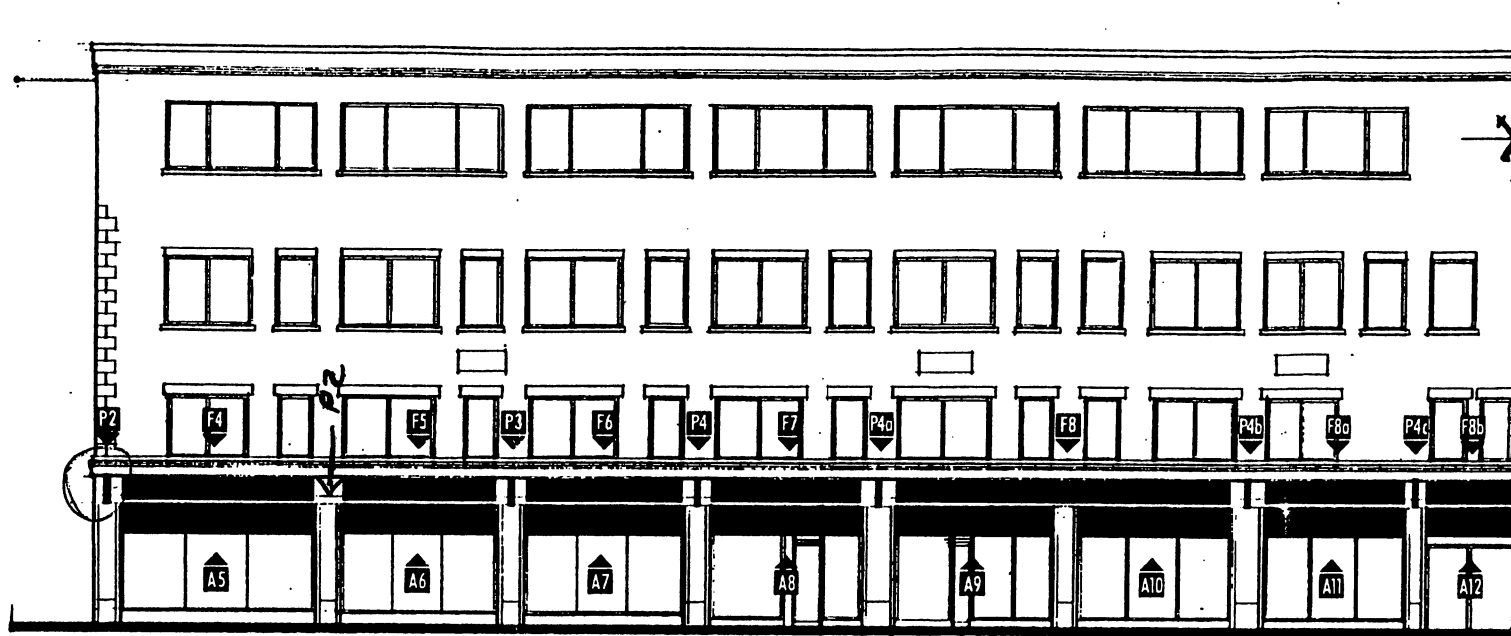
NOTES

- Contractors to verify all dimensions in field prior to fabrication.
- See drawing E-2 for Mount Auburn Street Building Elevation & Item Locations.
- See drawing E-3 for Dunster Street Building Elevation & Item Schedule.
- No copy required on awnings, except awnings A1 and A17 - see separate drawings.

Job Name	The Garage	Scale	As Noted
Location	Harvard Square/Cambridge MA	Drawn	FTF
Project	Exterior Building Signage	Date	6.26.96
Description	JFK-ST Bldg. Elev.	Sheet	1 of 1
Revisions / Notes	PS/MSD 7.26.96	Dwg. No.	E-1

TRINITY PROPERTY MANAGEMENT INC.

50 Church Street - PO Box 212 - Cambridge MA 02238
(617) 354-0835 - Fax (617) 354-8391

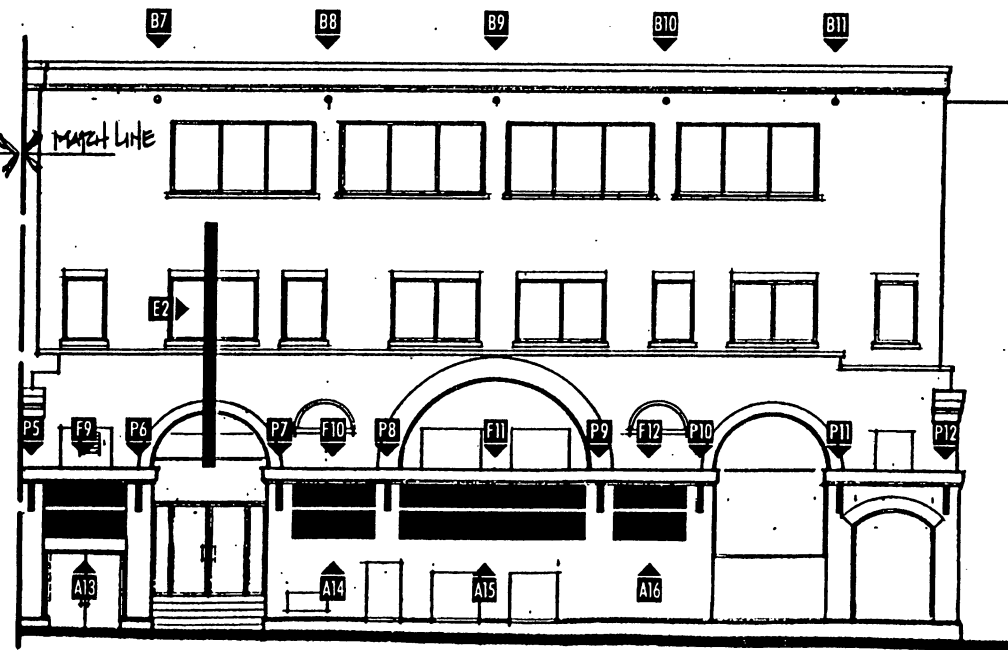


MATCH LINE

MT. AUBURN ST.
ELEVATION

3/32" = 1' - 0"

- NOTES**
- 1) Contractors to verify all dimensions in field prior to fabrication.
 - 2) See drawing E-1 for Mt Auburn Street Item Schedule & JFK Street Building Elevation.
 - 3) See drawing E-3 for Dunster Street Building Elevation & Item Schedule.



MATCH LINE

		TRINITY PROPERTY MANAGEMENT INC	
50 Church Street · PO Box 212 · Cambridge MA 02238 (617) 354-0835 · Fax (617) 354-8391			
		REVISION 7-26-96	
Job Name	The Garage	Location	Harvard Square/Cambridge MA
Project	Exterior Building Signage	Description	MT. AUBURN ST. Elev. Elev.
Scale	As Noted	Drawn	FTF
Date	6-26-96	Sheet	1 of 1
Dwg. No.	E-2	Revisions / Notes	



DUNSTER ST. ELEVATION

3/32" = 1' - 0"

ITEM SCHEDULE

DUNSTER STREET

ITEM	TYPE	AREA	TENANT	SIZE	COLOR
E3	ent. sign	69.00	The Garage	3' x 22'	various
P13	sign	06.25	Pandemonium	30" x 30" (square)	by tenant
P14	sign	07.60	Chameleon	36" x 30" (oval)	by tenant
P15	sign	07.11	Sab's Sushi	32" x 32" (circle)	by tenant
P16	sign	06.25	Newbury Comics	30" x 30" (square)	by tenant
P17	sign	07.60	John Harvard's	36" x 30" (oval)	by tenant
P18	sign	07.11	Ha Long	32" x 32" (circle)	by tenant
P19	sign	06.25	Promised Land	30" x 30" (square)	by tenant

ITEM	TYPE	AREA	TENANT	SIZE	COLOR
A17	awning	06.00	John Harvard's	6' x 1'	white (letters)
B12	banner	-----	N/A	7' x 18'	TBD
B13	banner	-----	N/A	7' x 18'	TBD
B14	banner	-----	N/A	7' x 18'	TBD
B15	banner	-----	N/A	7' x 18'	TBD
B16	banner	-----	N/A	7' x 18'	TBD
B17	banner	-----	N/A	7' x 18'	TBD

NOTES

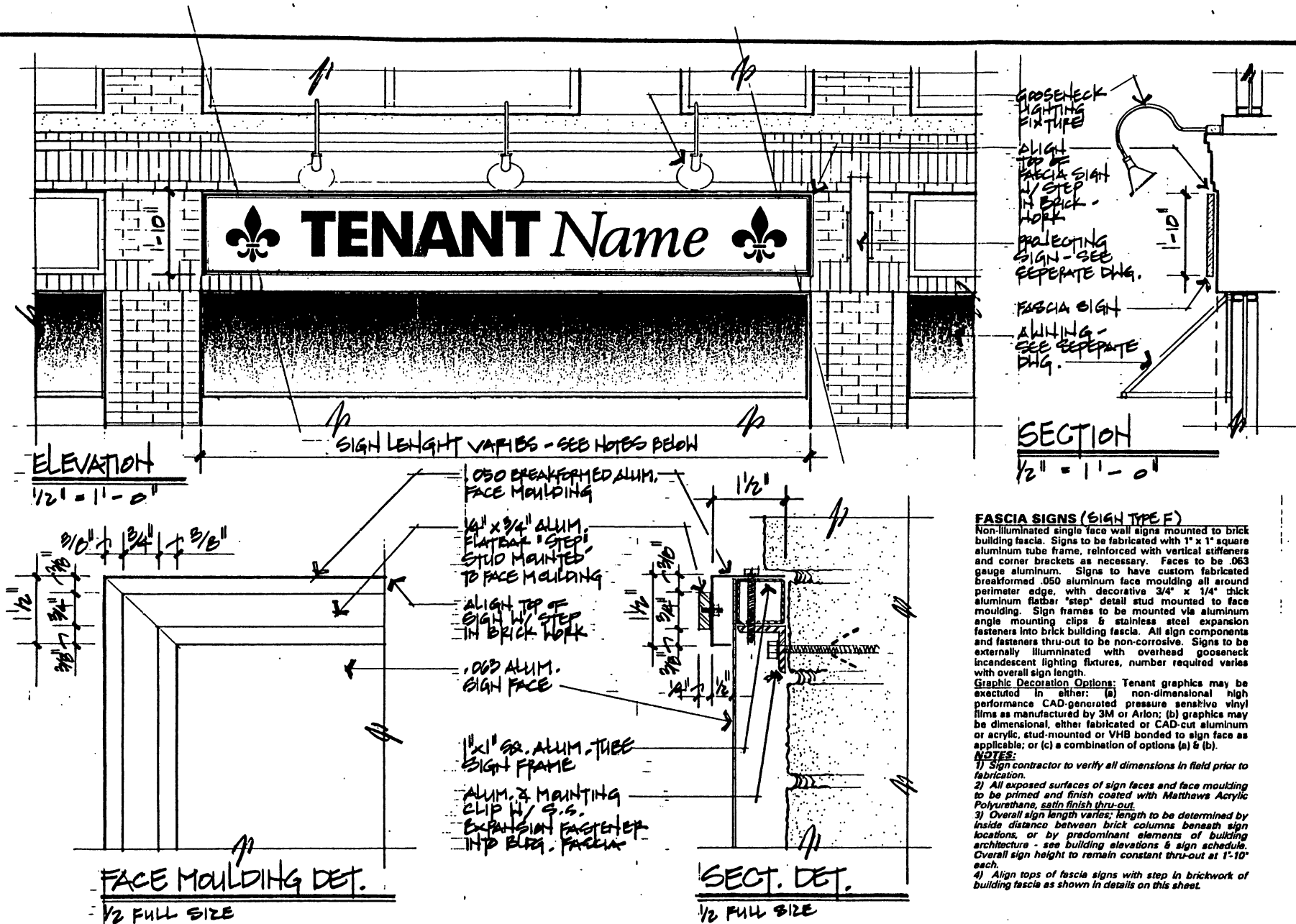
- 1) Contractors to verify all dimensions in field prior to fabrication.
- 2) See drawing E-1 for Mt Auburn Street Item Schedule & JFK Street Building Elevation.
- 3) See drawing E-2 for Mount Auburn Street Building Elevation & item locations.

Job Name	The Garage	Scale	As Noted
Location	Harvard Square/Cambridge MA	Drawn	FTF
Project	Exterior Building Signage	Date	7.26.91
Description	DUNSTER ST. - Bldg. Elev.	Sheet	1 of 1
Revisions / Notes		Dwg. No.	E-3



TRINITY PROPERTY MANAGEMENT INC

50 Church Street • PO Box 212 • Cambridge MA 02238
(617) 354-0835 • Fax (617) 354-8391

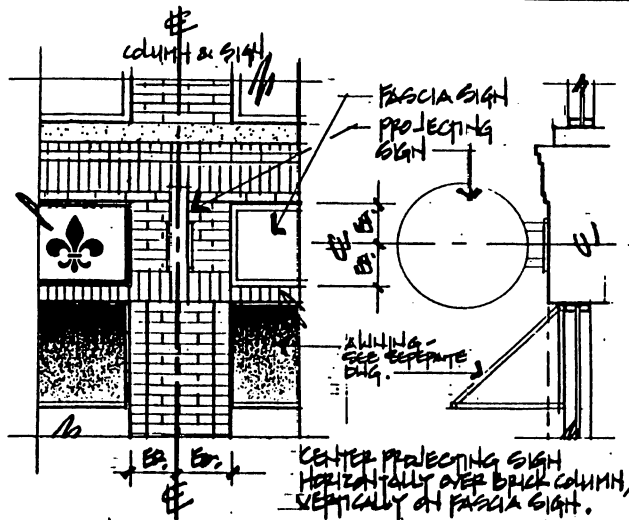


Job Name	The Garage	Scale	As Noted
Location	Harvard Square/Cambridge MA	Drawn	FTF
Project	Exterior Building Signage	Date	6/24/96
Description	FASCIA SIGNS (SIGN TYPE F)	Sheet	1 of 1
Revisions / Notes		Draw No.	F-1



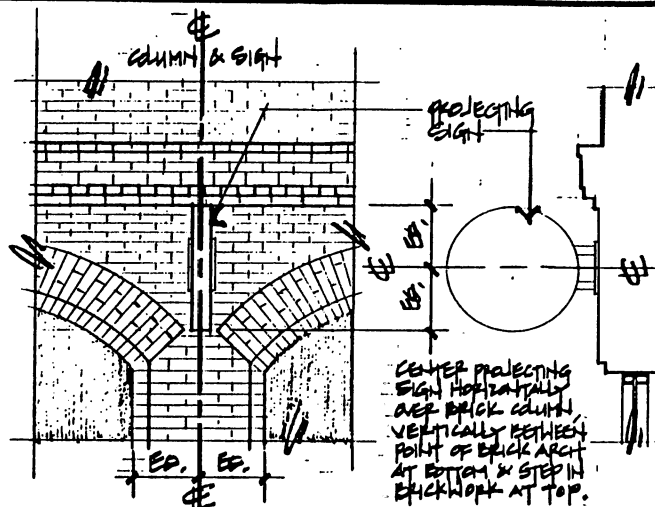
TRINITY PROPERTY MANAGEMENT INC.

50 Church Street - PO Box 212 - Cambridge MA 02238
(617) 354-0835 • Fax (617) 354-8391



TYP. ELEV. & SIDE, MT. AUBURN & JFK STS.

3/8" = 1' - 0"



TYP. ELEV. & SIDE, DUNKER STREET

3/8" = 1' - 0"

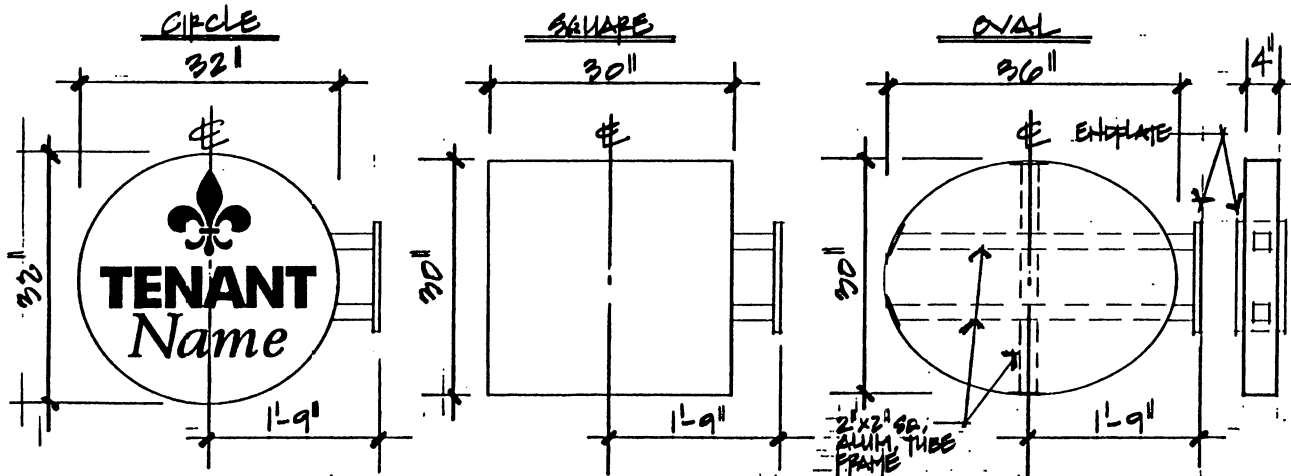
PROJECTING SIGNS (SIGN TYPE P)

Non-illuminated double face projecting signs mounted to brick building fascia. Signs to be fabricated with 2" x 2" heavy wall aluminum frame with internal structural reinforcement as required. Signs to have .090 aluminum faces and sides. Sign depth thru-out to be 4". All corners to be welded and ground smooth. Sign frame tubes to be welded to 6" x 14" x 1/2" thick aluminum endplate; endplate to be attached to building fascia with stainless steel expansion fasteners. Both heads of expansion fasteners to be hidden by .090 fabricated aluminum bolt head covers, two (2) covers per endplate. Paint exposed portions of aluminum tube frame, endplate and fabricated aluminum bolt head covers Matthews Acrylic Polyurethane, satin finish, color to approximate color of building brick. All projecting signs to be externally illuminated (see separate drawing for lighting fixtures). All sign components thru-out to be non-corrosive.

Graphic Decoration Options: Tenant graphics may be executed in either: (a) non-dimensional high performance CAD-generated pressure sensitive vinyl films as manufactured by 3M or Arlon; (b) graphics may be dimensional, either fabricated or CAD-cut aluminum or acrylic, stud-mounted or VHB bonded to sign face as applicable; or (c) a combination of options (a) & (b).

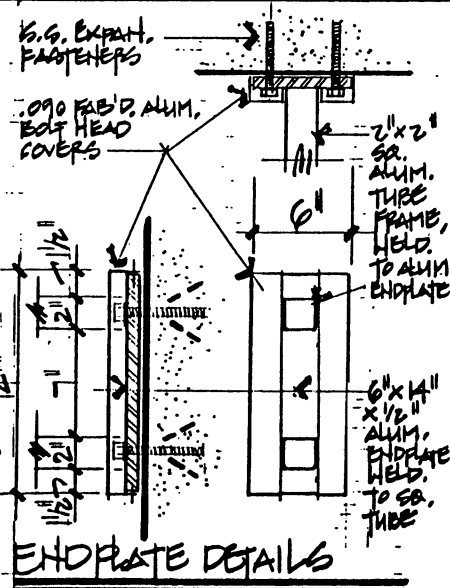
NOTES:

- 1) Sign contractor to verify all dimensions in field prior to fabrication.
- 2) All exposed surfaces of sign faces and sides to be primed and finish coated with Matthews Acrylic Polyurethane, satin finish thru-out.
- 3) Align bodies of projecting signs either with adjacent fascia signs, or with details in brick work as noted at left.



PROJECTING SIGNS - SIZES & SHAPES

3/4" = 1' - 0"



ENDPLATE DETAILS

1/2" = 1' - 0"

Job Name	The Garage	Scale	As Noted
Location	Harvard Square/Cambridge MA	Drawn	FTF
Project	Exterior Building Signage	Date	6-25-96
Description	PROJECTING SIGNS (SIGN TYPE P)	Sheet	1 of 1
Revisions / Notes		Dwg. No.	P-1



TRINITY PROPERTY MANAGEMENT INC.

50 Church Street - PO Box 212 - Cambridge MA 02238
(617) 354-0835 - Fax (617) 354-8391

SIGN SIZES

Date : 08-22-96

Project: The Garage/Cambridge, MA

SQUARE FEET EXISTING MISC. EXTERIOR SIGNS

<u>AREA (S.F.)</u>	<u>SIGN</u>	<u>SIZE</u>
JFK STREET		
24.15	Allston Beat	9'-8" x 30"
17.48	"The Garage" - lettered portion of left awning	7'-6" x 2'-4"
85.00	Strawberries, Christy's - illum'd. signband	34' x 30"
15.00	Strawberries, 2 signs, ea. on brick columns	1'-6" x 5'-0" (each)
30.00	(total) 4 bldg. directories on brick columns	3'-9" x 2'-0" (each)
171.63	<u>SUB TOTAL</u>	
MT. AUBURN STREET		
162.50	Christy's - illum'd. signband	65' x 30"
56.25	Bruegger's - bldg. sign	22'-6" x 30"
26.65	Video Pros - illum'd. sign	10-8" x 30"
91.25	Cafe Aven. , Ha Long, Formaggio - illum'd. band	36'-6" x 30"
26.88	John Harvard Brew House - illum'd sign	10'-9" x 30"
08.00	Formaggio wood sign	4'-5" x 1'-10"
13.00	Ha Long wood sign	6' x 2'-2"
19.81	Be Bop Burrito wood sign	5'-8" x 3'-6"
404.34	<u>SUB TOTAL</u>	
DUNSTER STREET		
22.00	John Harvard Brew House - projecting sign	5'-6" x 4'-0"
00.75	Lettered portion of John Harvard awning	6" x 18"
22.75	<u>SUB TOTAL</u>	
<u>598.72</u>	<u>TOTAL SQ. FT. EXIST. MISC. EXTERIOR SIGNS</u>	

SQUARE FEET PROPOSED MISC. EXTERIOR SIGNS

104.24	JFK Street - see Item Schedule on drawing E-1 for individual sign breakdown
363.13	Mt. Auburn St. - see Item Schedule on drawing E-1 for individual sign breakdown
68.97	Dunster Street - see Item Schedule on drawing E-3 for individual sign breakdown
<u>536.34</u>	<u>TOTAL SQ. FT. PROPOSED MISC. EXTERIOR SIGNS</u>

SQUARE FEET THREE (3) EXIST. ENTRANCE SIGNS

<u>AREA (S.F.)</u>	<u>SIGN</u>	<u>SIZE</u>
75.00	"The Garage" (sign E1 - JFK)	3' x 22' with 3' x 3' leg
75.00	"The Garage" (sign E2 - Mt. Auburn)	3' x 22' with 3' x 3' leg
69.00	"The Garage" (sign E3 - Dunster)	3' x 22' with 1' x 3' leg
<u>219.00</u>	<u>TOTAL SQ. FT. 3 EXIST. ENTRANCE SIGNS</u>	

Permitted sign area: 193.81 square feet at Mt. Auburn Street; 70.37 square feet at JFK Street; 138.66 square feet at Dunster Street. Total: 402.84 square feet

Proposed new sign area: 536.34 square feet (27 projecting signs proposed)

Existing signs to remain: 219 square feet (total existing sign area to be removed: 598.72 square feet).

Sign dimensions: Projecting: ca 3' X 3' (9 square feet). Wall: 22" by varied lengths.

See enclosed .

COMMUNITY DEVELOPMENT CERTIFICATION

Sign proposal requires a variance from the Board of zoning Appeal for the following reasons: Exceeds area permitted when replacing non-conforming signs, Section 7.18.2; exceeds the number of projecting signs permitted, Section 7.16.22 B; exceeds total area of signs permitted per building face, Sections 7.16.22 and 7.16.3.

Date:

8/29/96

CDD Representative

John Barber

Petition was received from Trinity
Limited Partnership I requesting
permission to erect signs and awnings
at the premises numbered 36 JFK Street,
81 Mount Auburn Street and 35 Dunster
Street.

In City Council March 3, 1997

ORDER ADOPTED