



City of Cambridge

Consent Communication #7

IN CITY COUNCIL

June 8, 1998

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 the Harvard Co-Op to erect a flag with the "H" in front of the premises numbered 1400 Massachusetts Avenue.

Provided that, before erecting the above named banner the petitioner shall obtain a permit from the Inspectional Services Department and file with the City Clerk a bond in the sum of Two Thousand (\$2,000.00) Dollars, conditioned to save harmless the City of Cambridge from all claims for damages arising from the installation, maintenance and use of said banner.

In City Council June 8, 1998

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "D. Margaret Drury".

D. Margaret Drury
City Clerk



City of Cambridge

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D. Margaret Drury
City Clerk

Cambridge, April 16 1998

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 The Harvard Coop be granted permit to erect a ^{flag}~~sign~~ of the following specifications in front of premises

Type: nylon flag
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: "H"

Size: 4' x 10'

Weight: 1 pound

How Erected: A: 4' B: 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 10' Top 20'

[Signature]
(Signature of Applicant)

1400 Mass. Ave.
(Address)

CITY OF CAMBRIDGE
AUDITING DEPT.
MAY 29 AM 10:17

Flag has been approved by Board of Zoning.
Appeal on file with Board of Zoning. Case # 7641
NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

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

APPROVED: [Signature]
Building Inspector

5/29/98
Date

[Signature]

5/11/98 Allowed by
Vernon

PETITION

of _____

for _____

No. _____

_____ 19 ____

In City Council, _____ 19 ____

Referred to the Committee on

Attest:

City Clerk



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

Robert R. Bersani

Commissioner

To Whom It May Concern:

As owner or agent of 1408 MASS AVE, Cambridge, Massachusetts,
I do hereby declare my disapproval _____ approval ☒ of the installment of:

Canopy over the sidewalk entrance: _____

Awnings over the windows: _____

Projecting ~~sign~~ ^{flag}: 1400 MASSACHUSETTS AVE.

of said property.

Signed: John Stangie Band Boston Date: 4/29/98

Address: 1075 Main St. Waltham MA

Reply is requested within seven (7) days of date of this letter.



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

Robert R. Bersani

Commissioner

To Whom It May Concern:

As owner or agent of 8 Beattle St., Cambridge, Massachusetts;

I do hereby declare my disapproval _____ approval _____ of the installment of:

Canopy over the sidewalk entrance: _____

Awnings over the windows: _____

Projecting ^{flag} sign: 1400 Massachusetts Ave.

of said property.

Signed: R. Bersani Date: 4/16/98

Address: 18 Beattle St Cambridge, MA 02139

Reply is requested within seven (7) days of date of this letter.

Proposed ~~WALL~~ Sign *Projecting Sign SB*Area in Square feet: 40 Dimensions: 4' X 10'Illumination: Natural Internal External noneHeight (from ground to the top of the sign): 20'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 60 Area of signs allowed accessory to store:
 outside (1 x a) 60, behind windows (0.5 x a) 30 Area of all existing signs on
 the store front to remain (including any freestanding sign): _____ Area of additional signs
 permitted: _____

Mass Ave Frontage

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) _____ Area of signs allowed accessory to
 the building facade: outside (1 x a) _____, behind windows (0.5 x a) _____ Area of
 all existing signs on the building facade to remain (including any freestanding sign): _____
 Area of additional signs permitted: _____

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the eills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES _____ NO ✓Sign requires a variance from the Board of Zoning Appeal: YES ✓

Relevant sections: _____

COMMENTS:

*Exceeds area permitted for
 projecting signs (13 sq ft vs 40 sq ft);
 Exceeds number permitted per storefront
 (one)*

Date: 11/26/97 CDD Representative _____

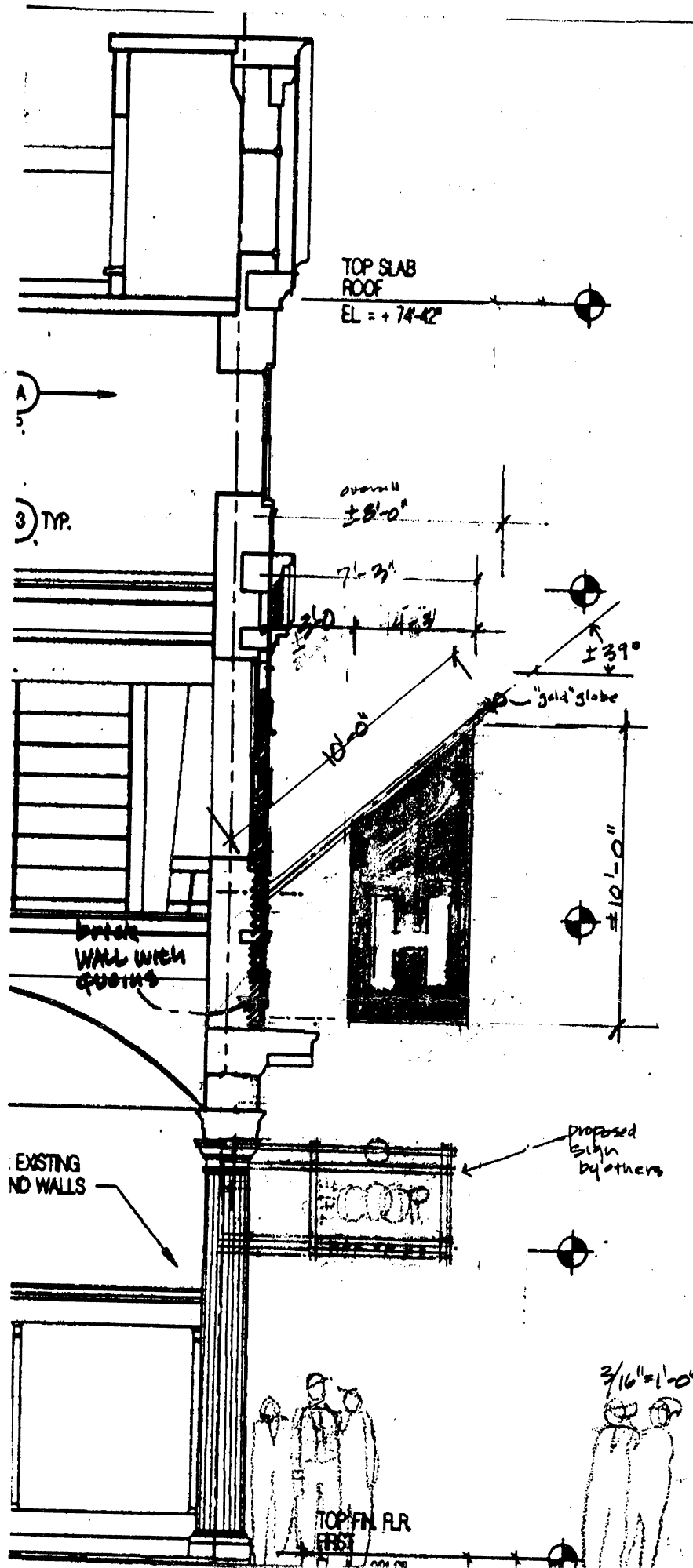
*Debra Barber 5/11/98 Debra Barber
 allowed w/ variance.*

11/18/1997 12:40

303-402-9234

MCG STUDIO

PAGE 04



8426

RECEIVED BY
OFFICE OF CITY CLERK
98 JAN 16 PM 3:07
CAMBRIDGE MA.

APPLICATION FORM

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

Special Permit _____ Variance XXXXX Appeal _____

PETITIONER: The Harvard Cooperative Society

PETITIONER'S ADDRESS: 1400 Massachusetts Avenue

LOCATION OF PROPERTY: same as above

TYPE OF OCCUPANCY retail ZONING DISTRICT _____

REASON FOR PETITION:

_____ New Structure

_____ Parking

_____ Additions

_____ Subdivision

_____ Dormer

_____ Conversion to Add'l Dwelling Units

XXXX Sign

_____ Change in Use/Occupancy

_____ Other: _____

DESCRIBE PETITIONER'S PROPOSAL: Install crimson flags with Harvard "H" logo on Mass Ave facade.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 7.16.22

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Page 3
Applicants for a Special Permit must complete Page 4
Applicants for an Appeal must attach a supporting statement

Signature: [Signature]
(Petitioner)

Address: One Phillips Rd Hollbrook, MA

Tel. No.: 781-767-9700

Date: 1-12-98



4424

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

RECEIVED BY
CITY CLERK
98 MAR 25 11:13

CAMBRIDGE MA.

CASE NO: 7641

LOCATION: 1400 Mass Avenue
Cambridge, MA

Business B Zone

PETITIONER: The Harvard Cooperative Society
Mary Wood

PETITION: Variance: To install crimson flags with Harvard "H"
logo on Massachusetts Avenue facade.

VIOLATIONS: Art. 7.000, Sec. 7.16.22 (Signs In Business Office
& Industrial Districts).

DATE OF PUBLIC NOTICE: February 10 & 17, 1998

DATE OF PUBLIC HEARING: February 26, 1998

MEMBERS OF THE BOARD:

Lauren Curry - Chairperson
Michael Wiggins - Vice Chair
Charles Pierce
John O'Connell
Thomas Sieniewicz

X

X
X
X

ASSOCIATE MEMBERS:

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

X

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.

Case No.: 7641
Location: 1400 Massachusetts Avenue
Petitioner: The Harvard Cooperative Society

On February 26, 1998, Paul Champagne, representing the Harvard Cooperative Society, appeared before the Board of Zoning Appeal seeking a variance to install crimson flags with Harvard "H" logo on Massachusetts Avenue facade at 1400 Massachusetts Avenue. The applicants submitted plans, drawings and photographs detailing the proposed project.

Mr. Champagne stated that the proposal is to install two flags on the front facade of the building, four by ten feet, with white and crimson colors, to add color and visibility to the store front. He indicated that a previous the Harvard Cooperative Society sign blew away and has not been replaced.

The Chair read into the record a memorandum, dated February 24, 1998, from the Planning Board stating:

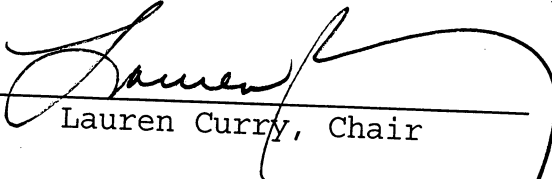
"The Planning Board does not recommend granting of the variance request, as there appears to be no compelling reason for placing additional signs on this facade. The existing signs are perfectly adequate to identify the site."

The Chair read into the record correspondence from the Harvard Square Advisory Committee, dated February 25, 1998 which indicated that the Committee did not oppose the requested variance and that the applicant had agree, in discussing this proposal with the Committee to address two other concerns: The ongoing use of temporary signs at the site and the location of an existing projects sign.

After discussion, the Chair moved that the variance to install two mounted, flag poles on the front of the building at 1400 Massachusetts Avenue, each to carry a flag with the Letter H, in with dimensions of ten feet long, four feet-three inches wide, (10'-0" x 4'-3"), and extending eight feet out from the facade, be granted on the condition that the appearance be substantially as sketched in the drawings submitted in support of the application, called The Harvard Coop, Banner Sketches, McG Studio and Antunovich Associates, and dated November 18, 1997. Four members of the Board voted in favor of the variance, while one member voted in opposition. 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/or compliance with requirements pursuant to the Building Code and other applicable codes.


Lauren Curry, Chair

Attest: A true and correct copy of decision filed with the offices

of the City Clerk and Planning Board on March 25, 98 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 _____ City Clerk.

Consent Communication #7

H-75

An application was received from the Harvard Co-op requesting permission to erect a flag with the "H" in front of the premises numbered 1400 Mass. Ave.

In City Council June 8, 1998

ORDER ADOPTED