

Dear Mr. Connarton,

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OFFICE OF CITY CLERK

1987 FEB 20 PM 4:49

I am writing this letter to inform you, as a concerned party, of our request before City Council to allow Sidewalk Service for Mrs. Miller's Muffins facility proposed to be located at 14A Eliot Street (Please see enclosed Location Plan). Since we have found it unfeasible to provide handicap access to this facility, we seek Sidewalk Service as a way to serve physically handicapped persons. This letter and the attached documents demonstrate the positive value of Sidewalk Service for the physically handicapped and address concerns you might have regarding the impact of this plan.

I have met with the Architectural Barriers Board (2/9/87) regarding handicap access to this facility. The Board decided to grant a Variance necessary for Mrs. Miller's Muffins to operate, provided we are able to offer Sidewalk Service as an alternative to direct access by persons in wheelchairs. Clearly the Architectural Barriers Board feels that our ability to offer Sidewalk Service is important to their constituents. This is documented in the enclosed Variance from the Architectural Barriers Board (Please note in particular Section 4 on page 1 and conditions 2 and 3 on page 2).

Mrs. Miller's Muffins is aware of the potential litter problem that occurs at a facility such as ours. Part of Mrs. Miller's Muffins operational plan is to have the employees periodically, in the course of a day, clean up public areas adjacent to the facility. Furthermore, a condition of the variance granted by the Architectural Barriers Board requires Mrs. Miller's Muffin's to keep the public area free of snow and ice, where Sidewalk Service is to be provided.

Two drawings are included with this letter to show how Sidewalk Service would work and what it would look like. I will be happy to provide any other information you request (You can contact me through Jon Oxman at Roberts Associates Architects). Mrs. Miller's Muffins looks forward to serving the Cambridge area. Thank you for your time and consideration in this matter.

Sincerely,



Mrs. Elaine T. Miller

(by Jon Oxman as authorized agent for Mrs. Miller)

enclosures: Architectural Barriers Board Variance, 2 drawings, Location Plan.

Roberts Associates Architects

February 18, 1987

Mr. Joe Connarton
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Mrs. Miller's Muffins
14A Eliot Street
Cambridge, MA 02138
Job No: 8636

Sidewalk Service

238 Broadway
Cambridge
Massachusetts 02139
U.S.A.

Tel. 617-864-6652



The Commonwealth of Massachusetts

Department of Public Safety
ARCHITECTURAL BARRIERS BOARD
ONE ASHBURTON PLACE
ROOM 1310
BOSTON, MASSACHUSETTS 02108
TEL: 727-0660

NOTICE OF ACTION UPON APPLICATION FOR VARIANCE

Mrs. Miller's Muffins, 14-A Eliot St.,
Cambridge

1. An application for variance was filed with the Board by Jon Oxman (Applicant) on 1/16/87. The applicant has requested variances from the following Sections of the 1977 X 1982 Regulations of the Board:

Issue 1 - 6 Sections 26.1 as it applies to Primary entrances.
26.2, 26.7, 22.2, 22.4 & 27.8

Issue 7: Section 17.5 as it applies to Table height.

2. X This application was heard on February 9, 1987

The following persons appeared:

Jon Oxman, Roberts Associates
Elaine Miller, Mrs. Miller's Muffins

3. The application was heard on
without the petitioners appearing.

4. FINDINGS AND DECISION

The Board, having considered the evidence, hereby finds and decides as follows:

Issues 1 - 6: The Board finds that the petitioner is planning to remodel an existing space in a three story building. The intended use will be a 17 seat muffin shop. The entrance level is approximately three and one-half feet above grade. The petitioner showed the Board different ways to make the building accessible and all proved to be impracticable. A ramp, 1:12 or 1:10 would not fit due to the distance between the sidewalk and the entry. A wheelchair lift would not be able to be installed due to the required egress width by the building code.

The Board, therefore, voted to grant an 18 month variance to Sections 26.1, 26.2, 26.7, 22.2, 22.4 and 27.8 to the primary entrance on the following conditions:

1. This variance applies to the petitioner for a period of 18 months. If the petitioner renews the lease, she must appear before the Board again.
2. A take-out window be provided on the Eliot Street side, so that disabled persons may purchase items.
3. The area at the take-out window be kept clear of ice and snow.
4. The stairs leading to the entrance must comply fully with Section 28.
5. Any advertisements and the menu must state the accessibility of the take-out window and further, signage be provided at the entrance indicating the location of the accessible take-out window.

On Issue 7, the Board finds that there is no reason why the table height cannot comply with the Regulations.

The Board, therefore, voted to deny the variance to Section 17.5.

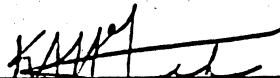
The petitioner withdrew variances for Sections 17.3, 17.4.1, 17.4.2, 17.6, 26.5.

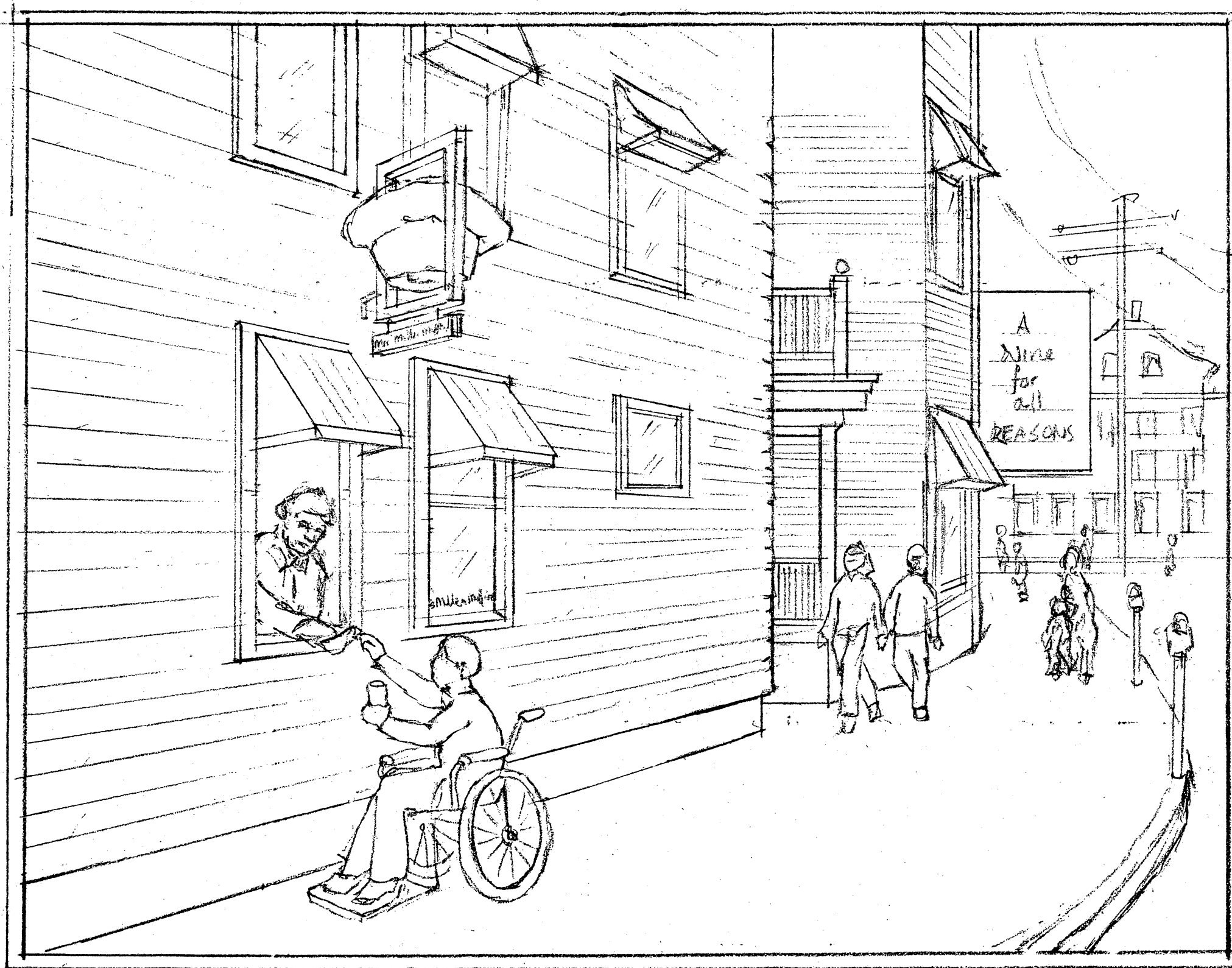
The petitioner will submit further information on Sections 27.2, 27.4, 27.5, 27.6, 27.7 27.9 & 27.11.

This constitutes a final decision of the Architectural Barriers Board entered pursuant to G.L. c. 30A. Any aggrieved person may appeal this decision to the Superior Court of the Commonwealth of Massachusetts pursuant to Section 14 of G.L. c. 30A. Any such appeal must be filed in court no later than thirty (30) days of receipt of this decision.

DATE: 2/13/87

ARCHITECTURAL BARRIERS BOARD


KATHERINE AHERN McGUINNESS
CHAIRPERSON



PERSPECTIVE: SIDEWALK SERVICE FOR THE HANDICAPPED

Roberts Associates
Architects

238 Broadway
Cambridge
Massachusetts 02139
U.S.A.

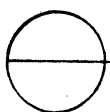
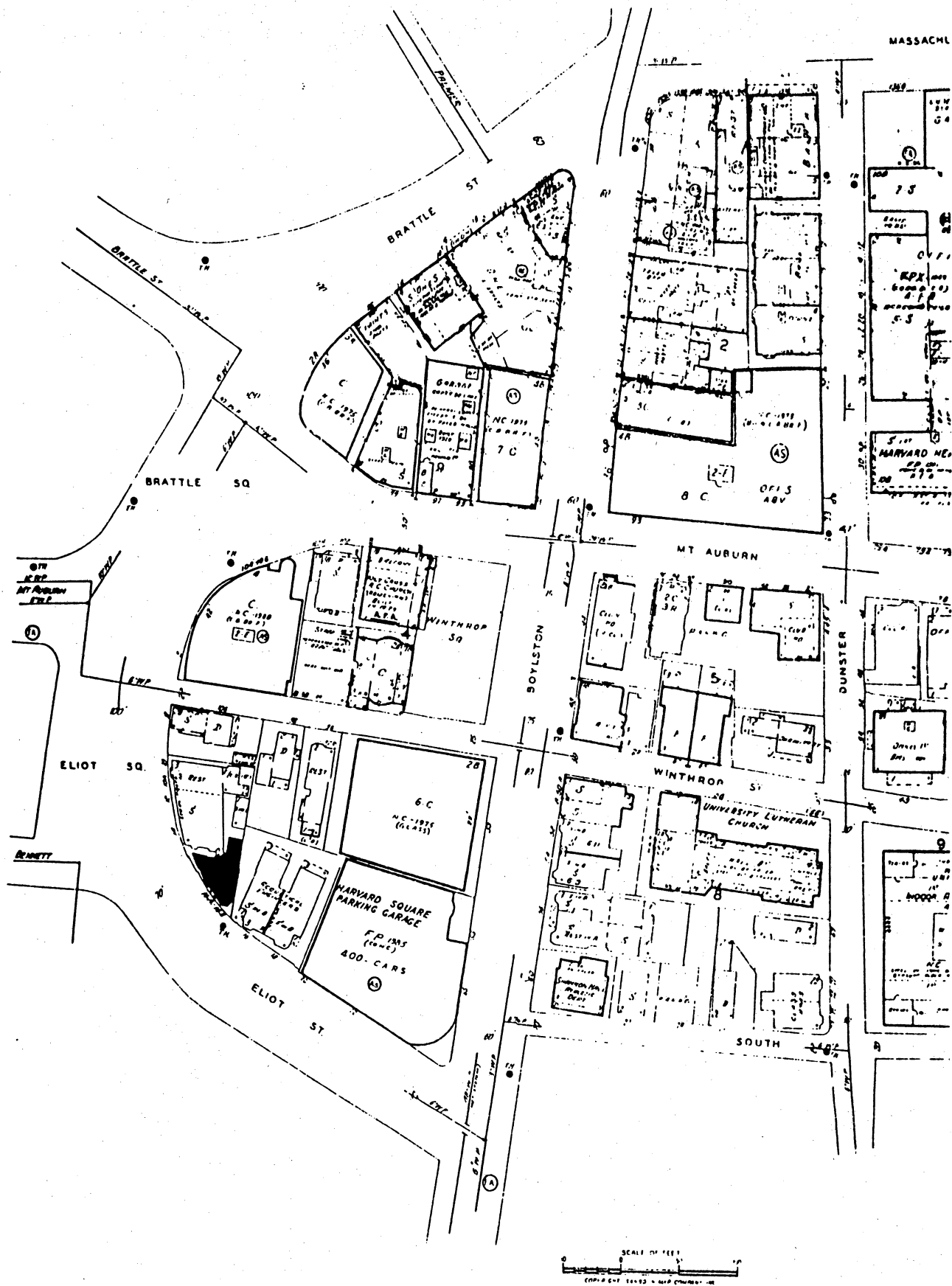
Tel. 617-864-6652

JOB NO: 8636
DATE: 2-19-87
DRAWN BY: JCW
SCALE: NONE



Mrs. Miller's Muffins

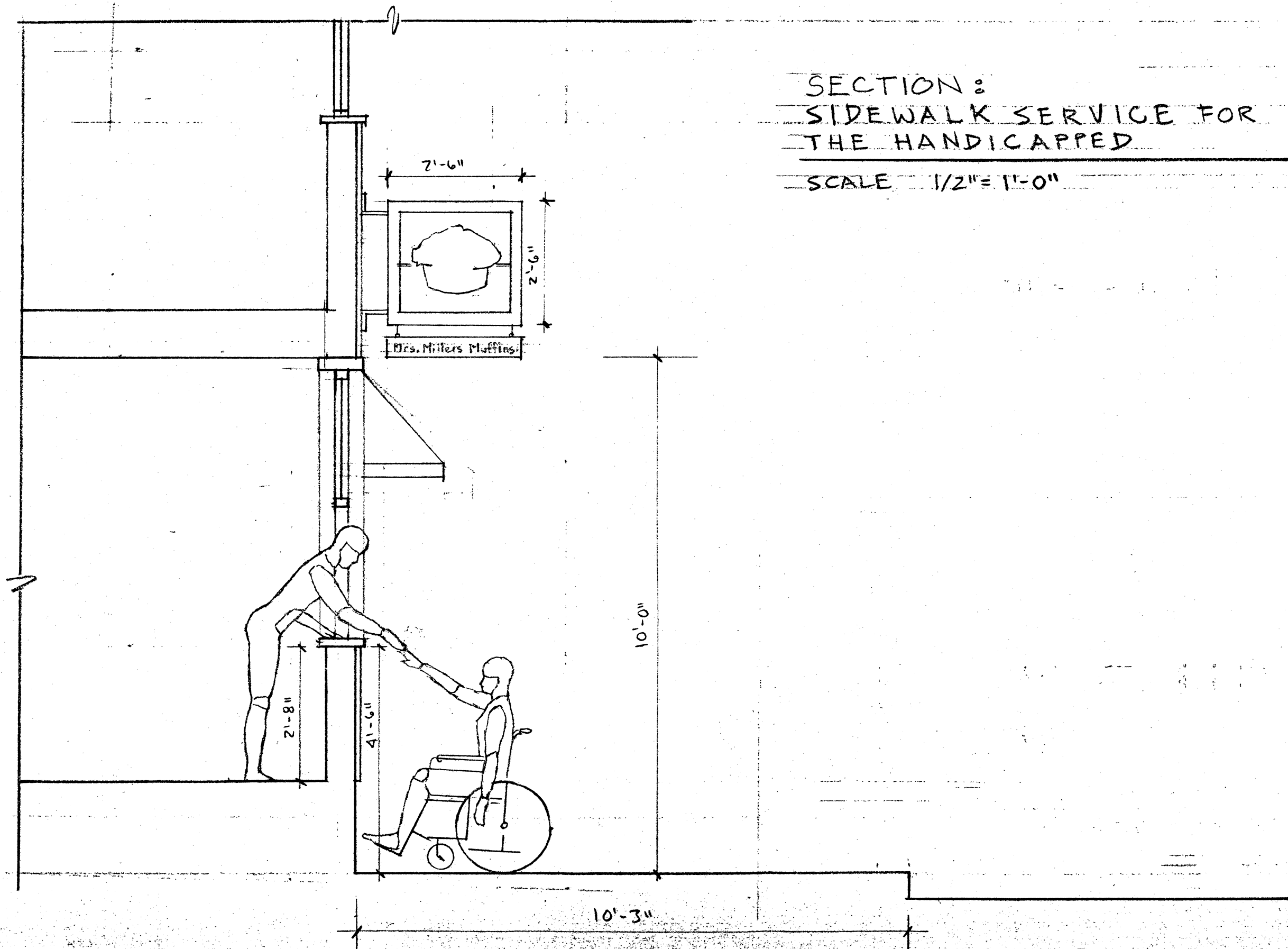
14-A ELIOT STREET
CAMBRIDGE
MASSACHUSETTS
02138



LOCATION PLAN

SECTION:
SIDEWALK SERVICE FOR
THE HANDICAPPED

SCALE 1/2" = 1'-0"



Roberts Associates
Architects

238 Broadway
Cambridge
Massachusetts 02139
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Tel. 617-864-6652

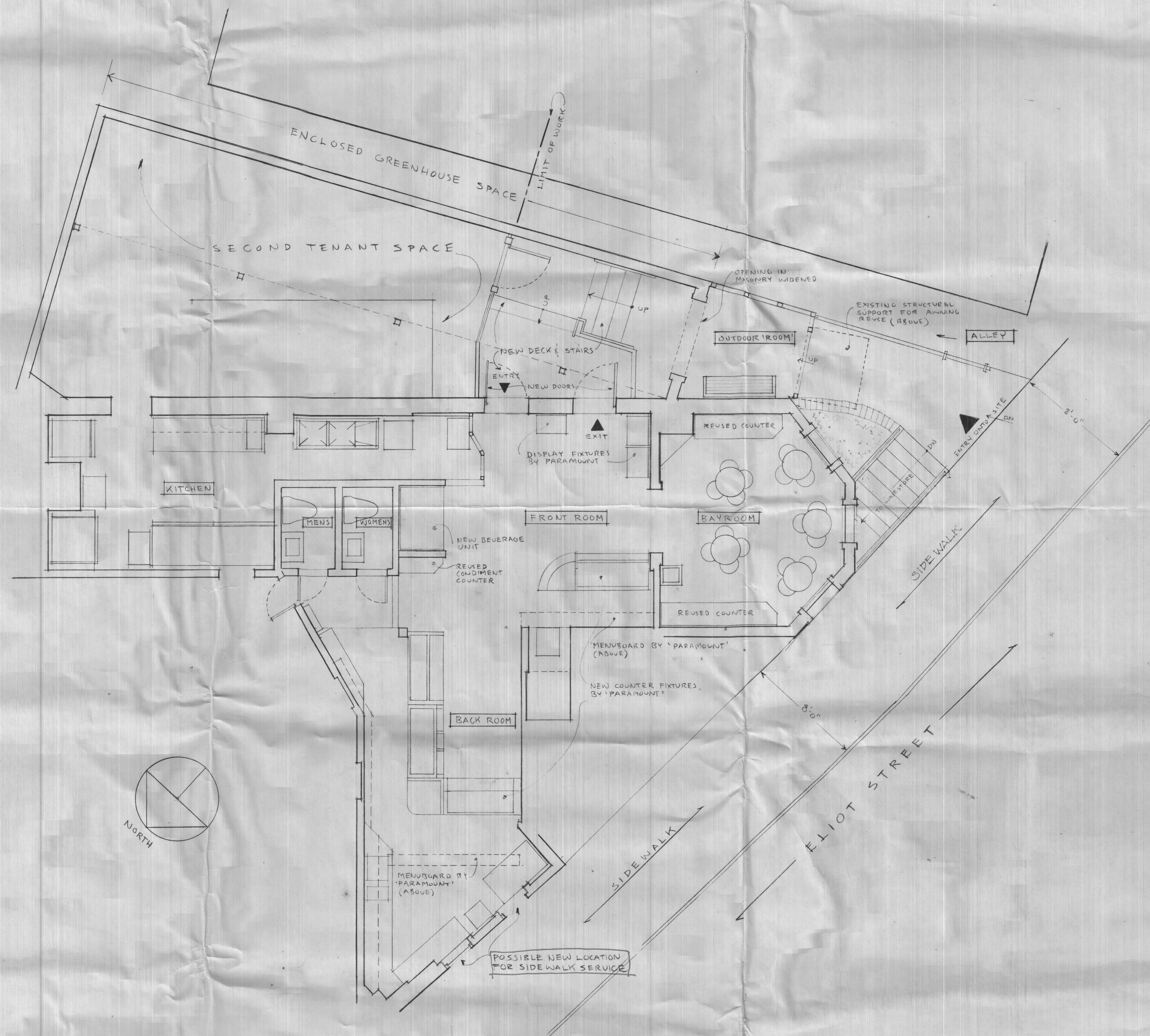
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DATE: 2-19-87
DRAWN BY: JCW
SCALE: 1/2" = 1'-0"



Mrs Miller's Muffins

14-A ELIOT STREET
CAMBRIDGE
MASSACHUSETTS
02138

revisions:



PRELIMINARY,
NOT FOR
CONSTRUCTION

consultant:

Roberts Associates
Architects

238 Broadway
Cambridge
Massachusetts 02139
U.S.A.

Tel. 617-864-6652

CONTRACT DRAWINGS 2
KEY PLAN

job no: 8636
by: TURKUSKI
date: 1/25/87
scale: AS NOTED



Mrs. Miller's Muffins

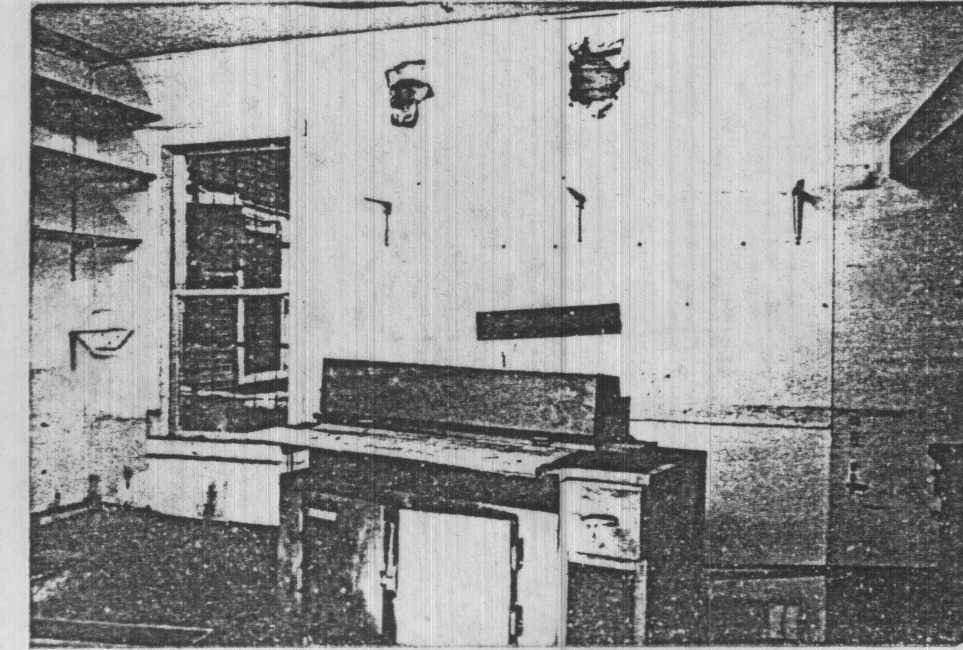
14-A ELIOT STREET
CAMBRIDGE
MASSACHUSETTS
02138

ALTERATIONS AND
RENOVATIONS

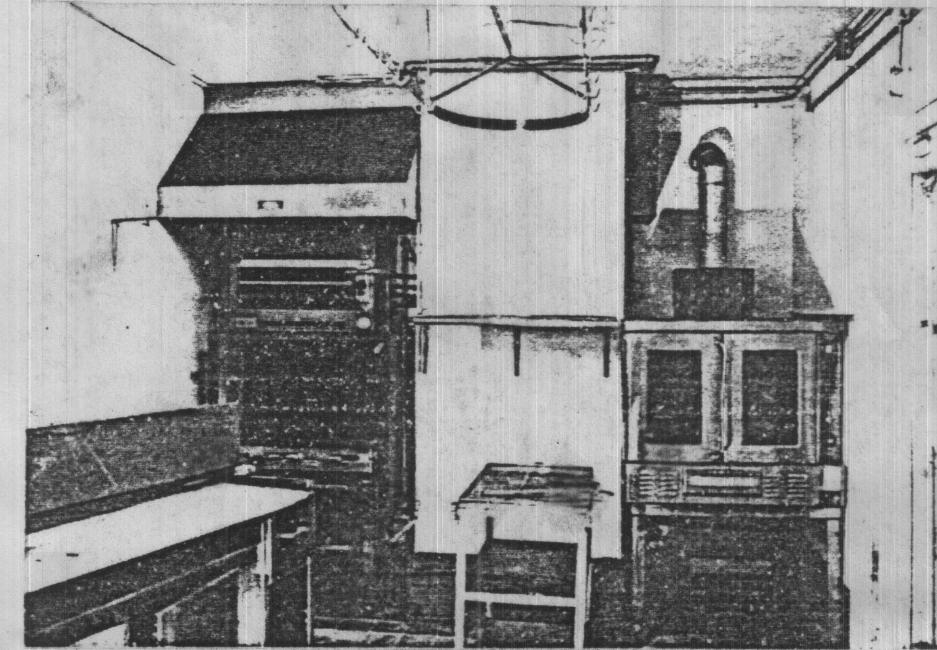
no.

A3/11

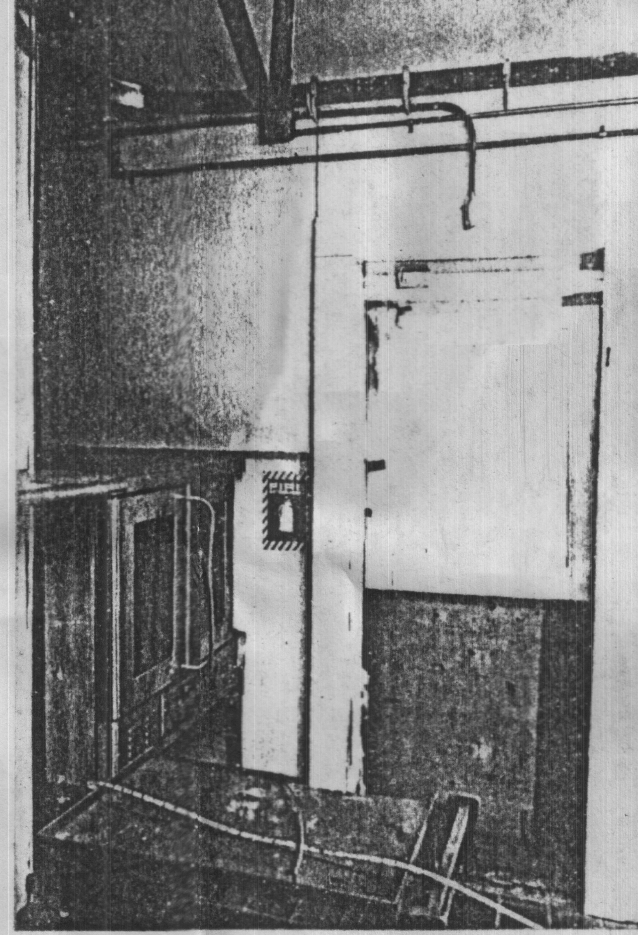
1 KEY PLAN - MRS. MILLER'S MUFFINS
A3 SCALE: 1/4" = 1'-0"



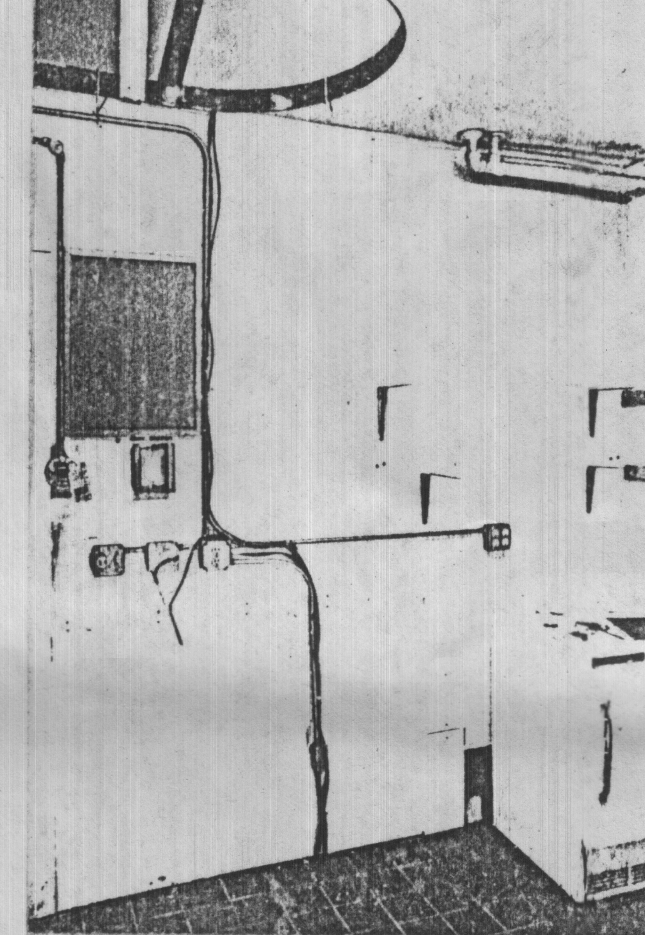
2 KITCHEN INTERIOR
EC1 DEMOLITION PHOTO



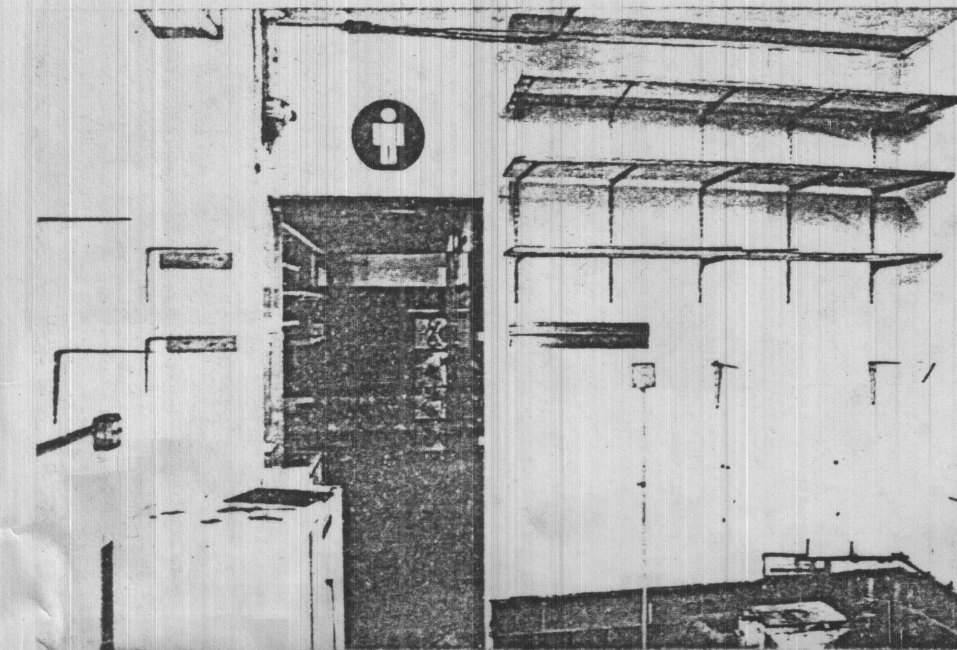
3 KITCHEN INTERIOR
EC1 DEMO. PHOTO



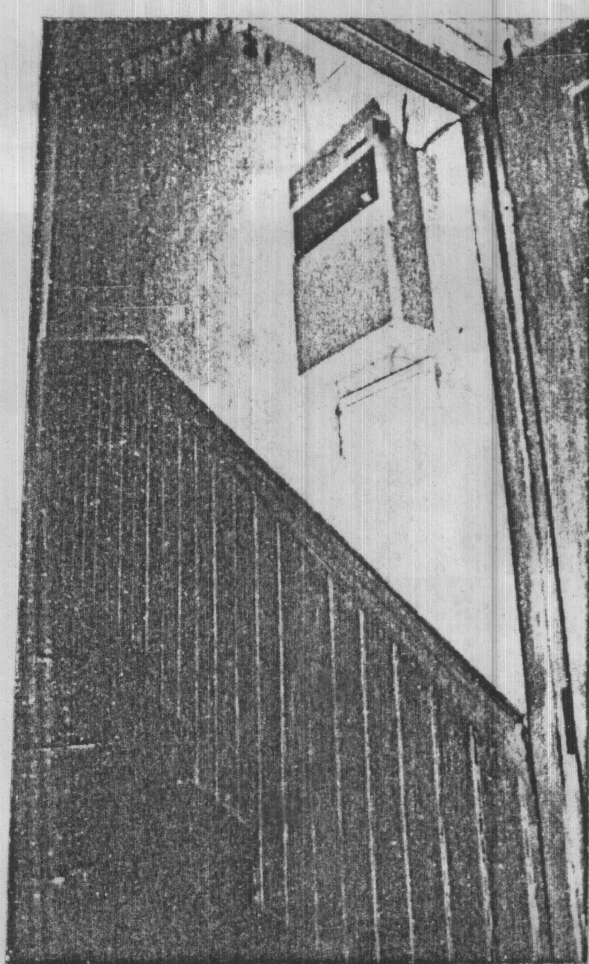
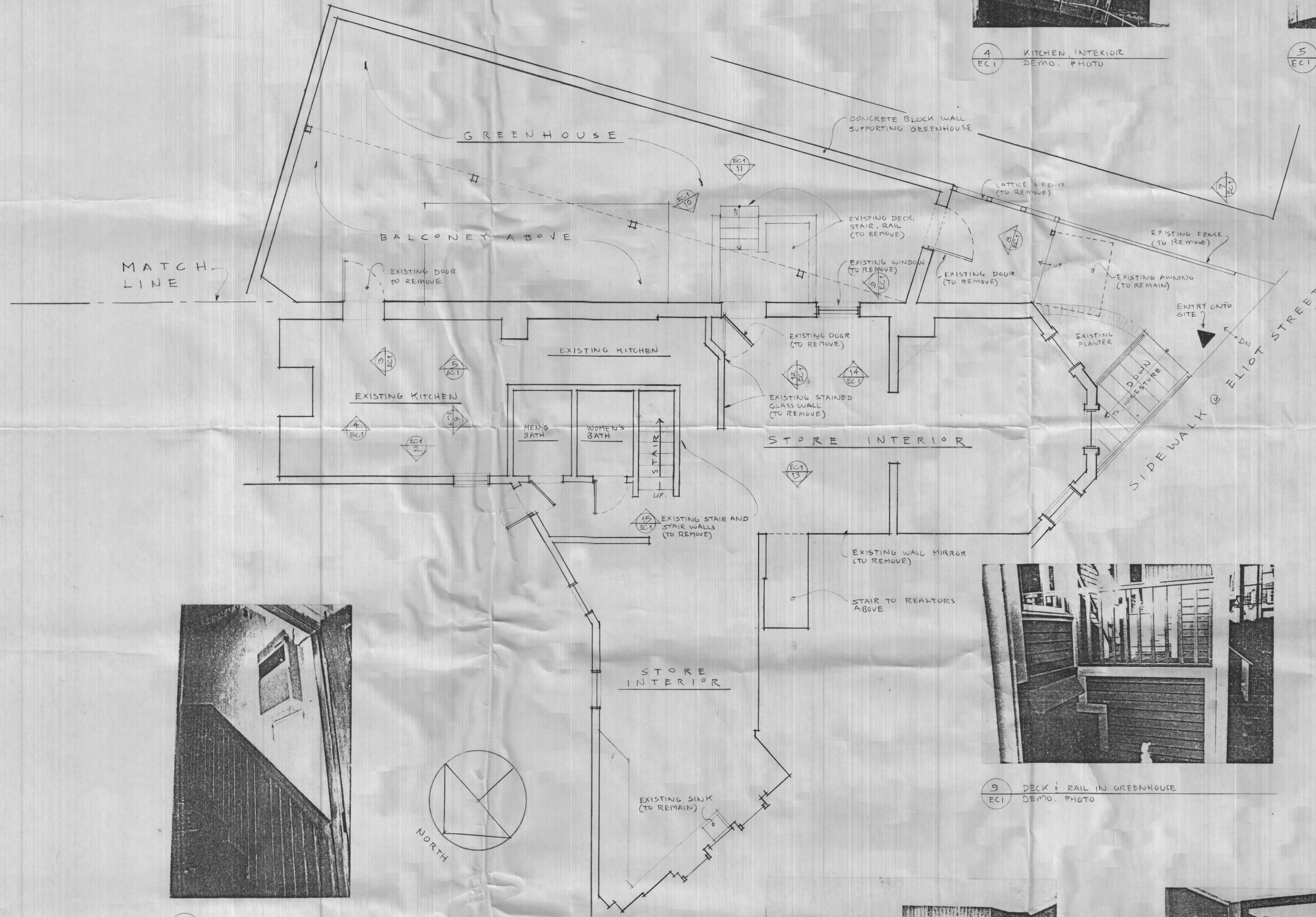
4 KITCHEN INTERIOR
EC1 DEMO. PHOTO



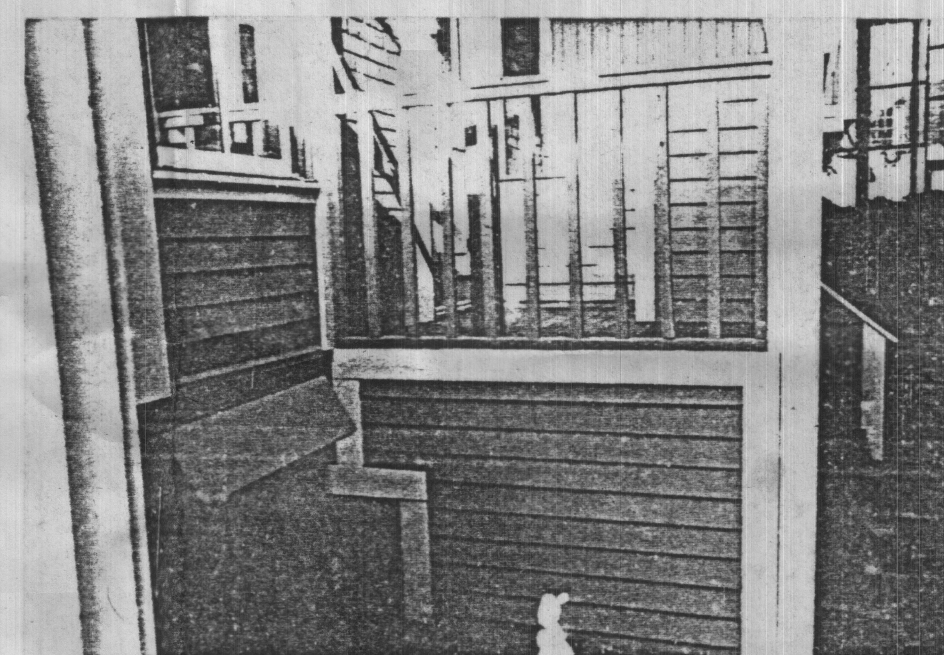
5 KITCHEN INTERIOR
EC1 DEMO. PHOTO



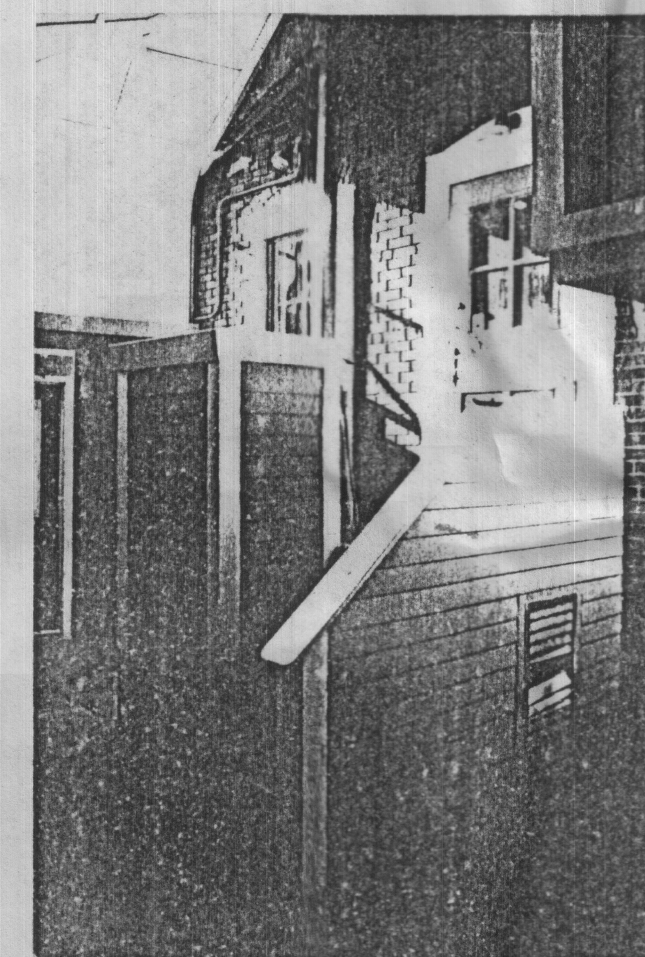
6 KITCHEN INTERIOR
EC1 DEMO. PHOTO



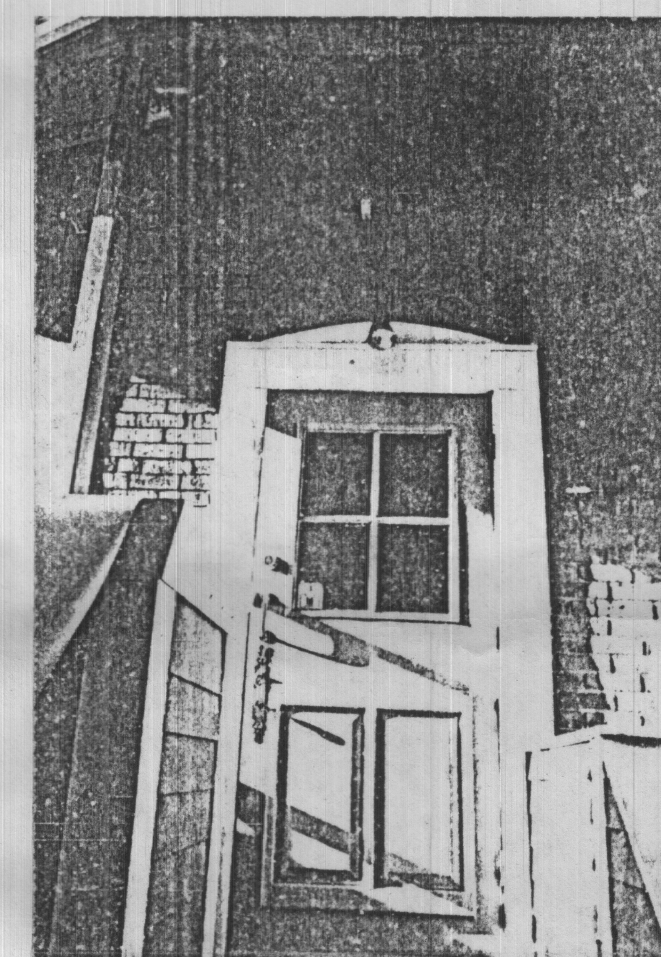
15 STAIR IN STORE
EC1 DEMO. PHOTO



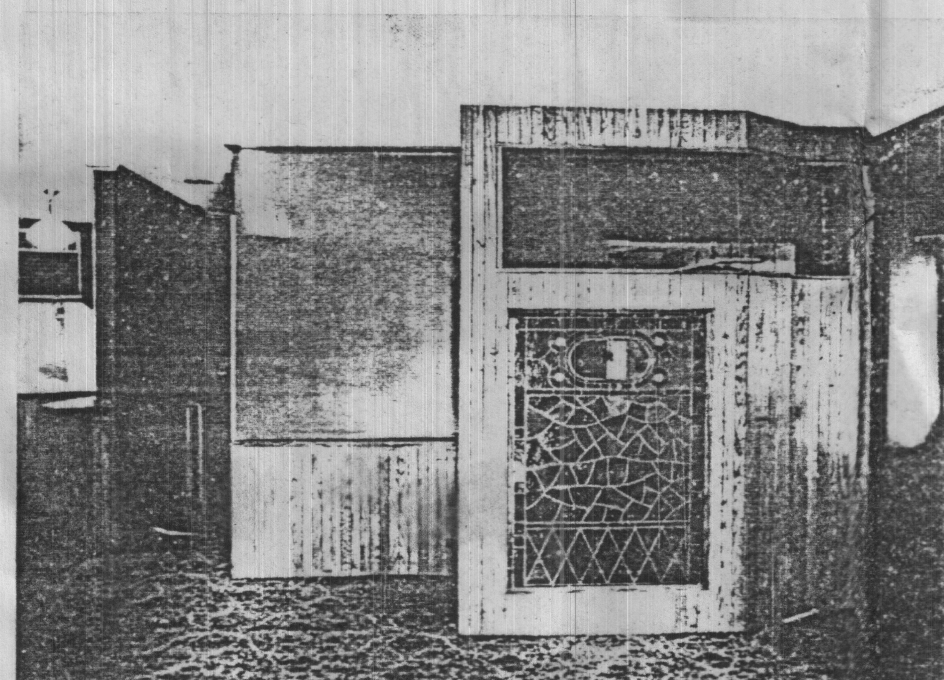
9 DECK & RAIL IN GREENHOUSE
EC1 DEMO. PHOTO



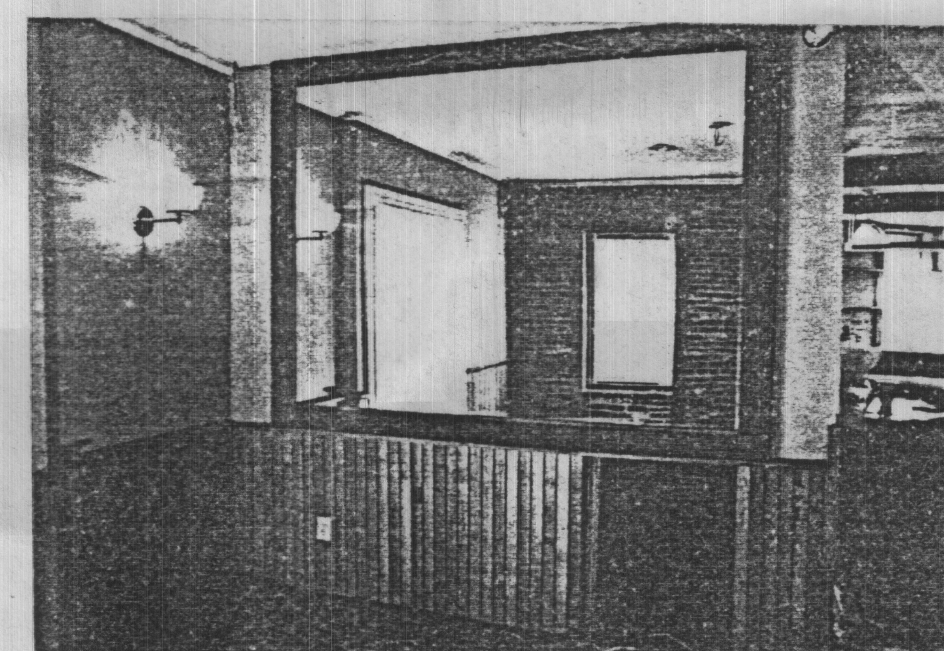
10 DECK, STAIR, ENTRY DOORS
EC1 DEMO. PHOTO



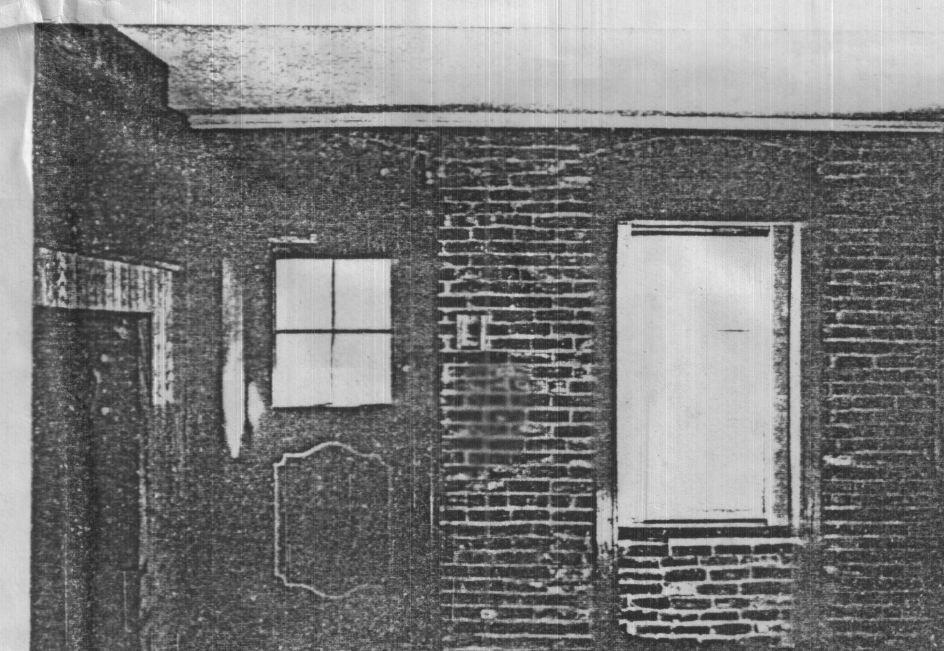
11 DOOR INTO SPACE
EC1 DEMO. PHOTO



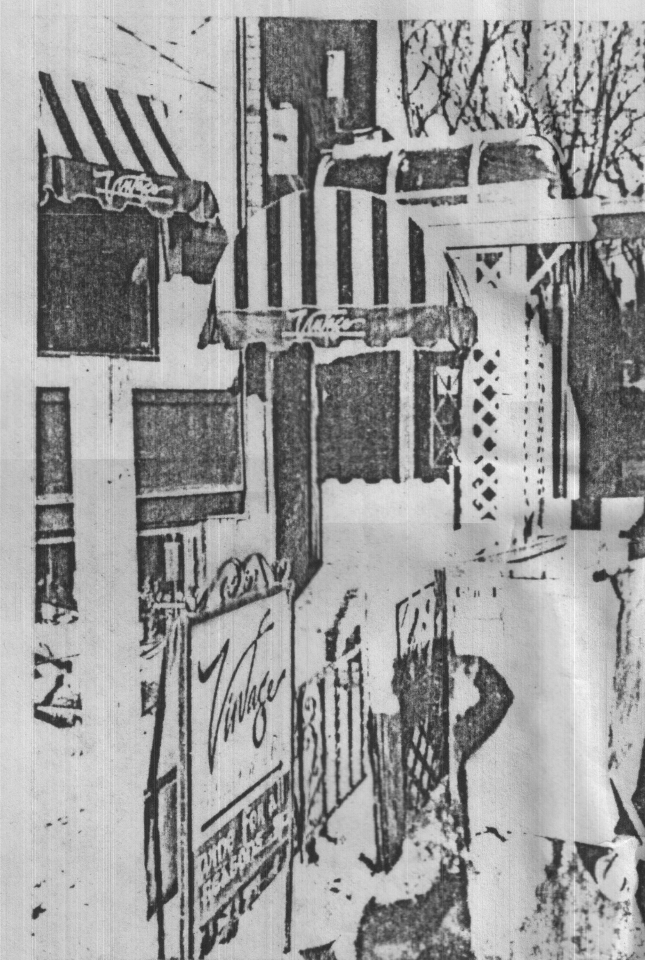
12 INTERIOR SHOWING SCREEN WALL TO KITCHEN
EC1 DEMO. PHOTO



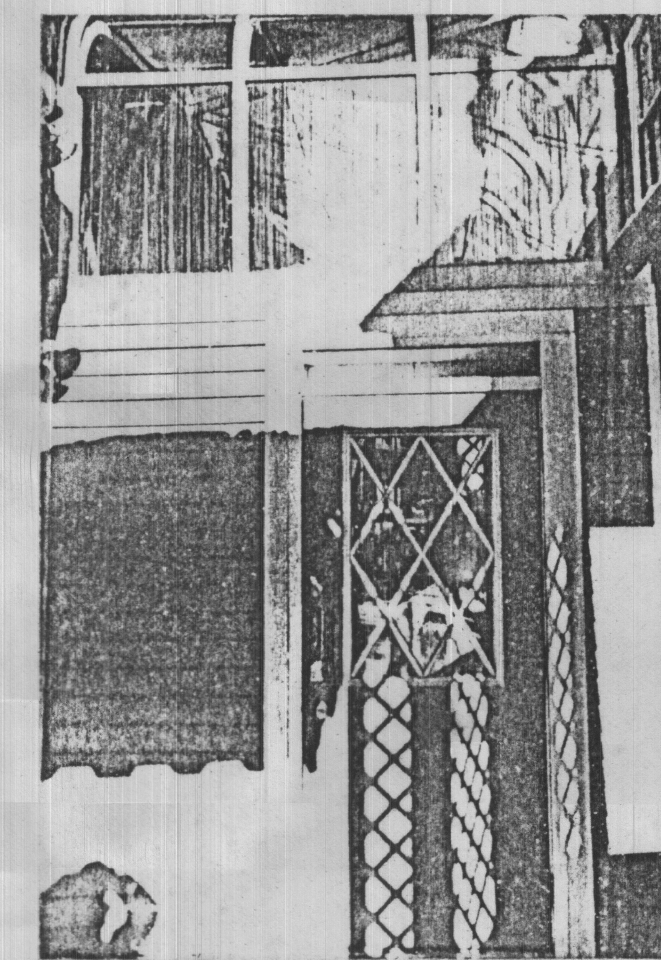
13 INTERIOR SHOWING MIRROR
EC1 DEMO. PHOTO



14 INTERIOR SHOWING DOORS @ ENTRY
EC1 DEMO. PHOTO



7 VIEW FROM ELLIOT ST. OF ENTRANCE
EC1 DEMO. PHOTO



8 DOOR @ ENTRY TO GREENHOUSE
EC1 DEMO. PHOTO

revisions:

PRELIMINARY,
NOT FOR
CONSTRUCTION

consultant:

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Architects

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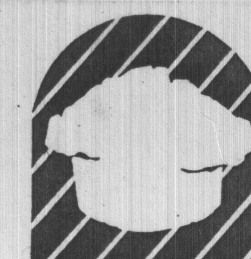
CONTRACT DRAWINGS &
EXISTING CONDITIONS
KEY PLAN
PHOTOGRAPHS
DEMOLITION NOTES

job no: 8636

by: TURKOWSKI

date: 1/20/87

scale: AS NOTED



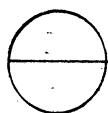
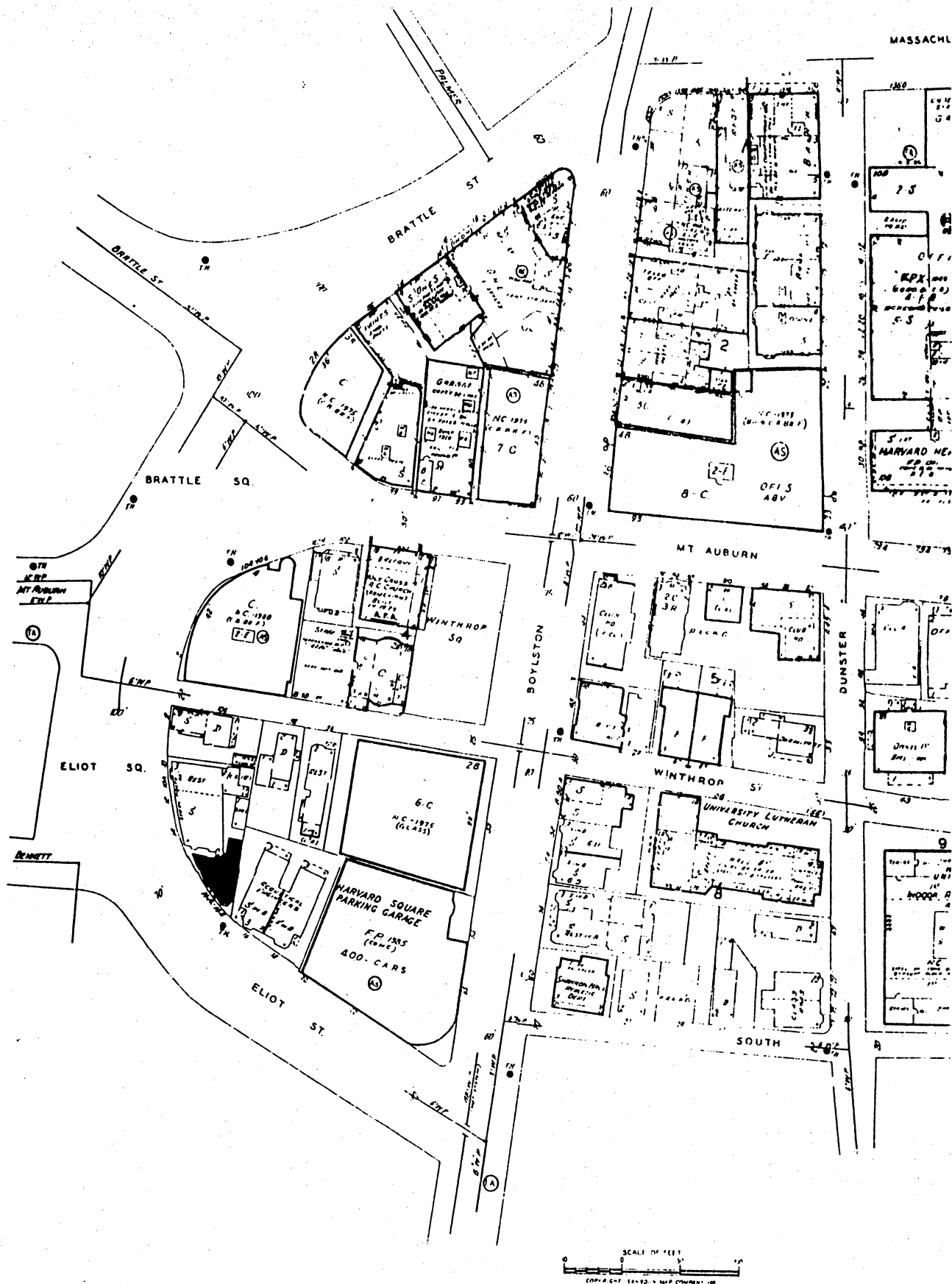
Mrs. Miller's Muffins

14-A ELLIOT STREET
CAMBRIDGE
MASSACHUSETTS
02138

ALTERATIONS AND
RENOVATIONS

no.

EC 1/4



LOCATION PLAN

RECEIVED BY
OFFICE OF CITY CLERK
1987 JAN 21 AM 11:57
CAMBRIDGE MA.

Roberts Associates
Architects

January 15, 1987

Dear Mr. Connarton,

As we discussed on the phone last week, my client is establishing a restaurant called Mrs. Miller's Muffins at 14A Eliot Street. The owner, Mrs. Miller, would like to be able to sell her food through a window directly to people on the sidewalk. This facility will sell muffins, cookies, soup and beverages to be taken out of the store as well as providing an area inside to sit down and eat on the premises. However, there is no sit down service. Mrs. Miller's Muffins will be open from 7 am to 11 pm.

You will find enclosed with this letter a plan of the proposed restaurant. I have marked in red the windows through which my client is proposing to sell muffins and the other items on the menu.

I would like to discuss with you the necessary steps for requesting permission to provide sidewalk service. I will call you in a couple days after you have had a chance to review this information. Thank you for your help.

Sincerely,


John Oxman

enclosures: Location plan (not dated), Contract Drawings A3, EC1 (dated 1/20/87).

Mr. Joe Connarton
City Clerk
Cambridge City Hall
795 Massachusetts
Cambridge
Massachusetts 02139

Mrs. Miller's Muffins
14A Eliot Street
Cambridge
Massachusetts 02138

Sidewalk Service

238 Broadway
Cambridge
Massachusetts 02139
U.S.A.

Tel. 617-864-6652

7.

H-3

Petition of Jon Oxman, Roberts Associates Architects, on behalf of Mrs. Miller's Muffins, requesting permission to provide sidewalk service by selling food through a window directly to people on the sidewalk at 14A Eliot St.

*copy sent to the City Manager
1/28/87*

In City Council,

January 26, 1987

C. Wolf

*Referred to the
City Manager for
report*