

DEVELOPMENT NARRATIVE

Property: 374 Medford Street, a/k/a 374A Medford Street
Applicant: Kero + Homemade Bites Brazilian Cafe LLC
Owner: Paramjit Kaur
Agent: Adam Dash, Esq.
Zoning District: Neighborhood Residence (NR”) and Small Business Overlay
In the ¼ mile Transit Area
Not in a Pedestrian Street District

Summary: Application for a Special Permit in the Small Business Overlay for a Bakery, Café, or Coffee Shop Use

The Property is located in Gilman Square and contains an existing, mixed-use structure in Ward 4. The first-floor space in said structure, which is the subject of the application, is the storefront known as 374A Medford Street and was last used as a pizzeria, but the space has been vacant for a very long time. The space being leased by Applicant is approximately 600 square feet. Said structure will be retained, and Applicant seeks to establish a Bakery, Café, or Coffee Shop use there which requires a Special Permit due to being in the Small Business Overlay. The Property is in the ¼ mile Transit Area and is not in the Pedestrian Street District.

There are no dimensional or other changes proposed to the existing building at the Property other than painting the exterior and installing new signage for the Bakery, Café, or Coffee Shop use.

This Special Permit application only relates to establishing the Bakery, Café, or Coffee Shop use.

The Property has no parking, so no parking will be provided, and no parking is required.

Applicant now seeks a Special Permit under SZO Section 8.2.4 to:

-establish a Bakery, Café, or Coffee Shop use in the Small Business Overlay.

Special Permit

Per Section 15.2.1.e of the Somerville Zoning Ordinance:

In its discretion to approve or deny a Special Permit required by this Ordinance, the review board shall make findings considering, at least, each of the following:

- a). The comprehensive plan and existing policy plans and standards established by the City.*
- b). The intent of the zoning district where the property is located.*

c). Considerations indicated elsewhere in this Ordinance for the required Special Permit.

- a. Applicant's proposal meets the requirements for a Bakery, Café, or Coffee Shop as set forth in Section 9.2.7.b of the Somerville Zoning Ordinance, by having no seating, selling ready-to-consume products, and filling a vacant storefront. In addition, the City has created these locations for small food and beverage uses such as this, which will serve the residents of the area and which, in compliance with Section 8.2.1, are intended "to implement recommendations of SomerVision for commercial development", and "to create, maintain, and enhance locations appropriate for neighborhood- and community-serving businesses". This shows that the policy plans and standards as established by the City favor the creation of small-scale food and beverage uses such as this, in general and in this particular Gilman Square area; and that Applicant has met such policy plans and standards by providing such a business in such a location intended to serve the neighborhood and the community with a unique and much-needed food establishment. Applicant will fill a long-vacant storefront, will provide additional tax revenue to the City, and will further the City's status as a place to live, work and play, all of which comports with the goals of the SomerVision 2040 plan.
- b. Per Section 8.2.1 and 8.2.2 of the SZO, the applicable intent and purpose of the Small Business Overlay (SB) for NR-zoned properties is:

1. Intent

a. To implement recommendations of SomerVision for commercial development.

b. To create, maintain, and enhance locations appropriate for neighborhood- and community-serving businesses.

2. Purpose

a. To permit neighborhood- and community-serving commercial uses providing for the frequently recurring needs of local residents.

b. To use discretion in permitting the occupancy of commercial spaces over five thousand (5,000) square feet in leasable floor area.

The Applicant's small establishment will include Brazilian-style food and beverages in a commercial space that was last used as a pizzeria. This is a unique product in Gilman Square, which has a large number of residents, students and commuters pass through daily. The small space is well below 5,000 sf, is intended to meet the needs of local residents, and will enhance the other businesses and locations nearby by providing a place to eat and by filling a vacant storefront. The Property is located

close to the Gilman Square Green Line MBTA stop, as well as several bus routes for customers to access the business.

- c. No additional considerations are applicable.

Conclusion

As Applicant meets the requirements for a Special Permit to establish a Bakery, Café, or Coffee Shop use in the Small Business Overlay, Applicant respectfully requests the Special Permit requested.