

A Sanctuary

Coffee, Books & Cats Cafe

80 Charles Street

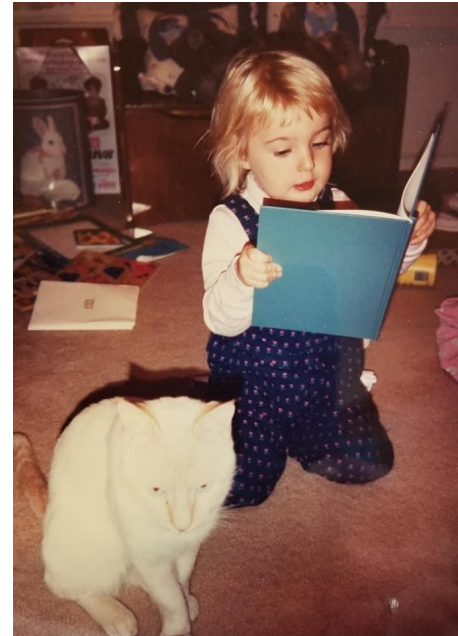
October 5, 2022

Introducing Owner Brittany Baker

A Sanctuary

Coffee, Books & Cats Cafe

- 10 years as a weekly Feline Behavior Volunteer at the Animal Rescue League of Boston
- 7 years of experience working at bookstores and cafés
- Master's in Education from the Harvard Graduate School of Education
- Beacon Hill owner/resident since 2014



Introducing A Sanctuary Café

80 Charles Street Location

Business Components:

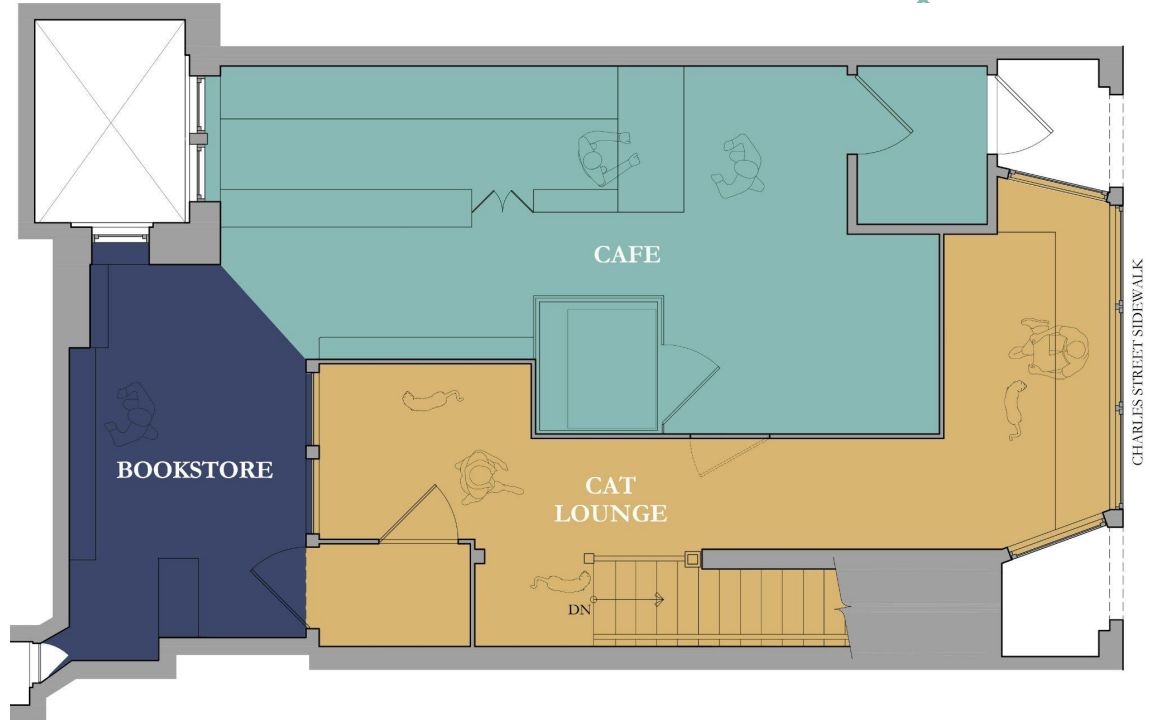
- The Café
- The Bookstore
- The Cat Lounge

Guiding Principles:

- Hiring Local
- Living Wages
- Community Partnerships
- Benefit Corporation

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Coffee, Books & Cats Cafe



What Exactly is a Cat Café?

Customers pay to relax and/or play with friendly cats who live permanently in part of the café space.

- Cats are not allowed in spaces where food/drinks are prepared.
- Customers do not bring their own animals.

10 resident cats will be selected for compatibility

No adoptions

Customers make reservations to hang out with the cats in the cat lounge's cozy, living-room-type environment.

Drinks and pastries can be consumed in the cat area.

Special Events: book clubs, birthday parties, community groups, etc.

Separated spaces mean the café/bookstore space is welcoming to non-cat enthusiasts (or people with allergies).

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Existing Successful Cat Cafés



US Cities with Cat Cafés

New York City & Brooklyn

Washington, DC

Los Angeles

San Francisco

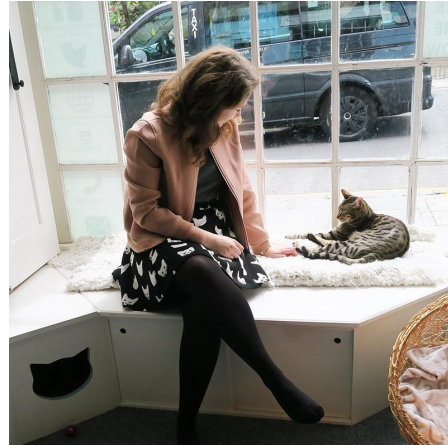
San Diego

Denver

Charleston

Indianapolis

Milwaukee



The Space: 80 Charles Street

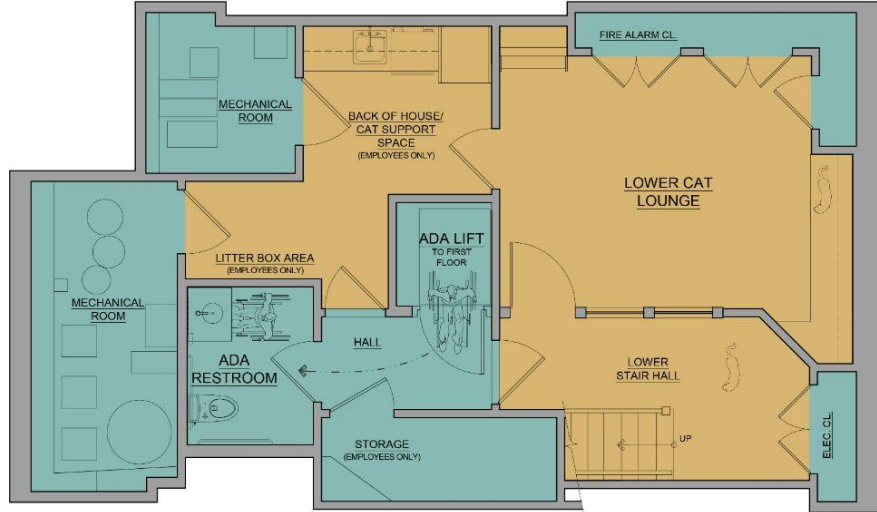


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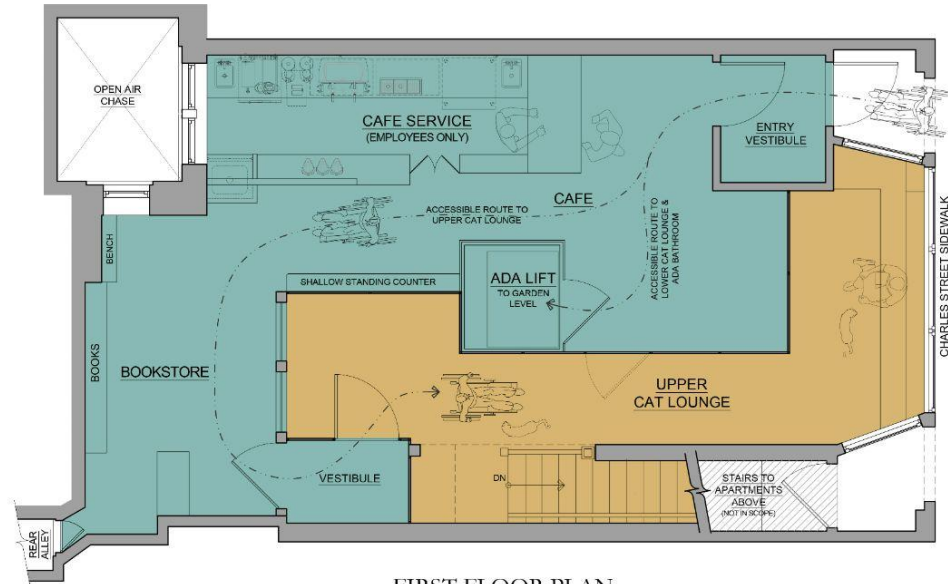


Architectural Plans

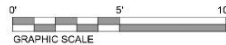
- Completely separate café/bookstore and cat lounge spaces
- Accessibility: ADA-compliant bathroom and lift between floors



GARDEN LEVEL FLOOR PLAN



FIRST FLOOR PLAN



ORANGE CATS ALLOWED
TEAL NO CATS ALLOWED

Operational Overview

Anticipated Hours of Operation

- Café/Bookstore: 9:00 - 7:00
- Cat Lounge: 10:00 - 6:00

Capacity: 49 People

Cat Population: 10 resident cats

No Alcohol (or future plans to apply for a liquor license)

No Late Night Events

No Food Prepared on Premises

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Coffee, Books & Cats Cafe

Daily Scheduled Trash Pickup

Twice Weekly Scheduled Recycling and Compost Pickup

No Single-Use Plastics in Café (products will be reusable or compostable)

No Large Truck Deliveries

New Split HVAC System

Operational Plans Continued



Café & Bookstore Space:

- Free to enter, no reservation required
- Drinks and pastries from the espresso bar can be consumed onsite or as takeout
- We will not be participating in any delivery apps, limiting pickup traffic (cars and people)

Cat Lounge Space:

- Reservation required to keep cat:human ratio appropriate
- Reservations can be made in hour increments and include complimentary coffee & tea
- Staggered reservations (every 15 minutes) mean no lines on the sidewalk every hour

Our Focus on Clean, Hygienic Spaces

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Coffee, Books & Cats Cafe

Café/Bookstore:

- Seating and serving implements sanitized between each customer
- Bathroom, counters and equipment cleaned as needed throughout the day and at end-of-day
- Daily sweeping and mopping
- Daily scheduled trash pickup

Cat Lounge:

- Litter boxes in separate “employees only” room with special venting
 - cleaned multiple times per day with complete litter replacement 2-3 times/week
 - waste litter kept in sealed bins and picked up daily by trash company
- Daily sweeping and vacuuming, including regular upholstery cleaning
- Washer/dryer on site to regularly clean bedding and other cloth materials that collect cat hair/dander

Required Zoning Relief

Variance for Cat Lounge Use

Conditional Use Permit for Food and Beverages
(consumed on premises and available for
take-away)

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Coffee, Books & Cats Cafe



Mikala Wu
Mayor

JULIE NICOLAZZO
636 GREAT ROAD
SUITE 3
STOW, MA 01775

Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue • Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Mari A. Joseph
Inspector of Buildings

September 14, 2022

Location: 80 CHARLES ST BOSTON, MA 02114
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: L-2-65
Appl. #: AL1274681
Date Filed: August 05, 2022
Purpose: Converting existing office space into cat lounge, retail (bookstore), cafe with on-premises consumption of food and drink, and accessory take-out of food and drink, and "Seat-in restaurant"

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Violation	Violation Description	Violation Comments
Art. 08 Sec. 07	Use: Forbidden	Forbidden: Cat Lounge
Art. 08 Sec.07	Use: Conditional	Use item No.36A on-premises consumption food-drink and take-out
Art. 08 Sec.07	Use: Conditional	Use Item No. 37 seat in restaurant

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485. For more information visit boston.gov/bsa-appeal.

Tam Nguyen
tam.nguyen@boston.gov / (617)961-3433
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

From the Community, For the Community

Hiring Local: Staff & Vendors/Services

Long-term, Anchor Business for Charles Street/Beacon Hill

Benefit Corporation

Community Causes

- Buy One, Donate One: We match every book purchased from our store with a book donation to a Boston Public Schools student.
- Supporting Boston's Community Cat Population (and the people who support them)

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THANK YOU!



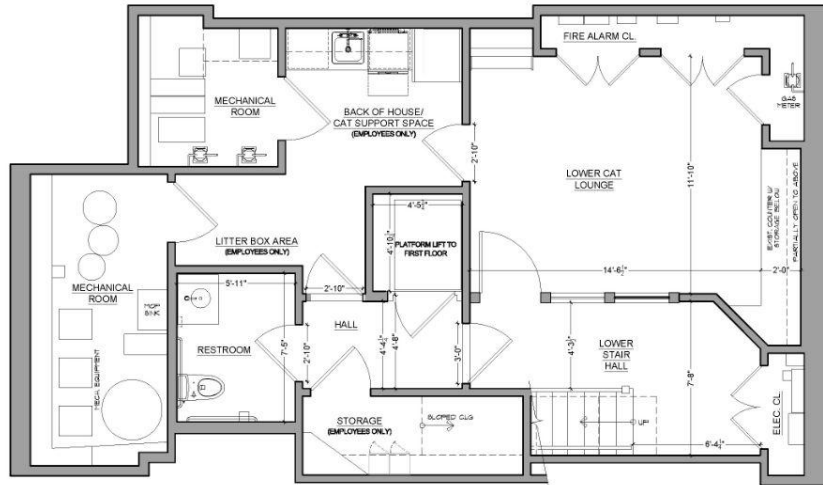
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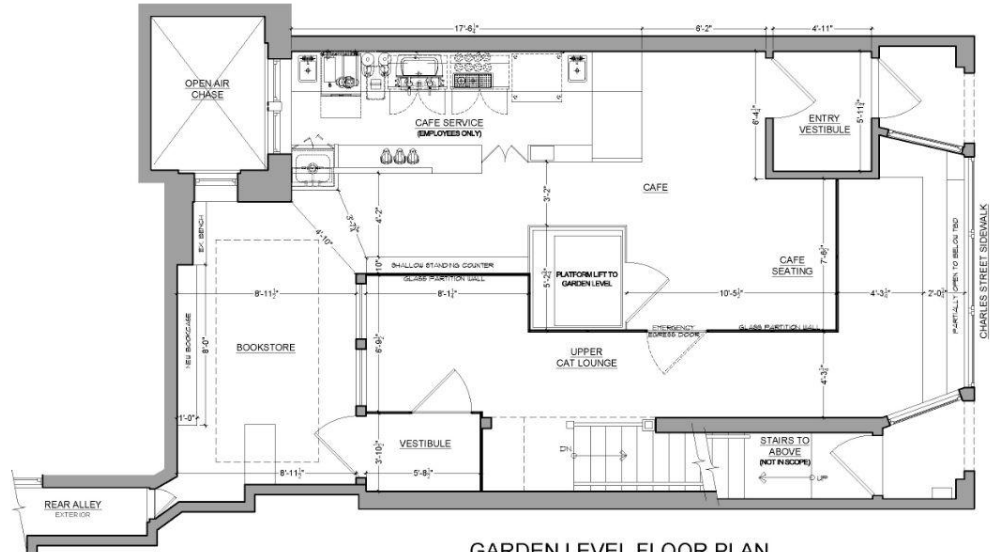
Appendix: Detailed Architectural Plans

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FIRST FLOOR PLAN



GARDEN LEVEL FLOOR PLAN

