



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-013035-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Lindsay Gibson

PETITIONER'S ADDRESS : 16 Clinton St #3 Cambridge, MA 02139

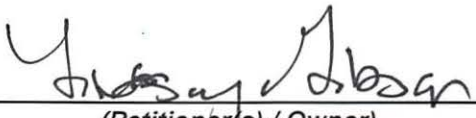
LOCATION OF PROPERTY : 382 Huron Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :
Convert Office Use to Yoga Studio

SECTIONS OF ZONING ORDINANCE CITED :
Article 4.000 Section 4.33.B6 (Vocational School).

Original Signature(s) : 
 (Petitioner(s) / Owner)

LINDSAY GIBSON
 (Print Name)

Address : 16 CLINTON ST #3

CAMBRIDGE MA 02139

Tel. No. : 617-876-6116

E-Mail Address : LINDSAY@MAJESTIC

YOGASTUDIO.
com

Date : _____

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY

RECEIVED
JAN 21 1964

TO THE DIRECTOR
FROM THE DEPARTMENT OF CHEMISTRY
RE: [Illegible]

CHICAGO, ILLINOIS
JANUARY 21, 1964

Dear Sir:

Enclosed are
two copies of
the report.

Very truly yours,
[Illegible Signature]
[Illegible Title]
[Illegible Address]

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The building is occupied by office users as per the variance granted by BZA June, 1989. The proposed use will be a similar business use.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or to topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Hardship is due to the shape of the lot and current use.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The commercial use of this building has been existing for almost 50 years, it is in keeping with mixed commercial/residential use for the neighborhood and is not a detriment has no adverse effect to the neighborhood.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

This lot abuts a business BA-1 zone on the left side. There is a large block of retail stores. The proposed use of this building is in keeping with the same character of mixed commercial/residential use the neighborhood.

My proposal is small Yoga Studio to serve the neighborhood.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Majestic Yoga Studio, INC **PRESENT USE/OCCUPANCY:** Office
LOCATION: 382 Huron Ave Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Yoga Studio

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3703	3703	3039	(max.)
<u>LOT AREA:</u>	6540	0	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.567	.567	.5/.535	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	NA	NA	(min.)
<u>SIZE OF LOT:</u>	WIDTH	47/65	NA	(min.)
	DEPTH	NA	NA	
<u>SETBACKS IN FEET:</u>	FRONT	3.6	3.6	(min.)
	REAR	68	68	(min.)
	LEFT SIDE	3.3	3.3	(min.)
	RIGHT SIDE	17.9	17.9	SUM 20 (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	33.5	35	(max.)
	LENGTH	40.3	40.3	NA
	WIDTH	25.8	25.8	NA
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	App 9 %	App 9%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	0	0	0	(max.)
<u>NO. OF PARKING SPACES:</u>	10	0	10	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	None	None	None	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Proposal is to use second floor as Yoga Studio. Approximately 1200 sq ft

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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Plan No: BZA-013035-2017

GENERAL INFORMATION

2017 APR 18 PM 2:39
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Lindsay Gibson
 (Petitioner(s) / Owner)

LINDSAY GIBSON
 (Print Name)

Address :

16 CLINTON ST #3
CAMBRIDGE, MA 02139

Tel. No. :

617.876.6116

E-Mail Address :

LINDSAY@majestyoga
studio.com

Date : _____

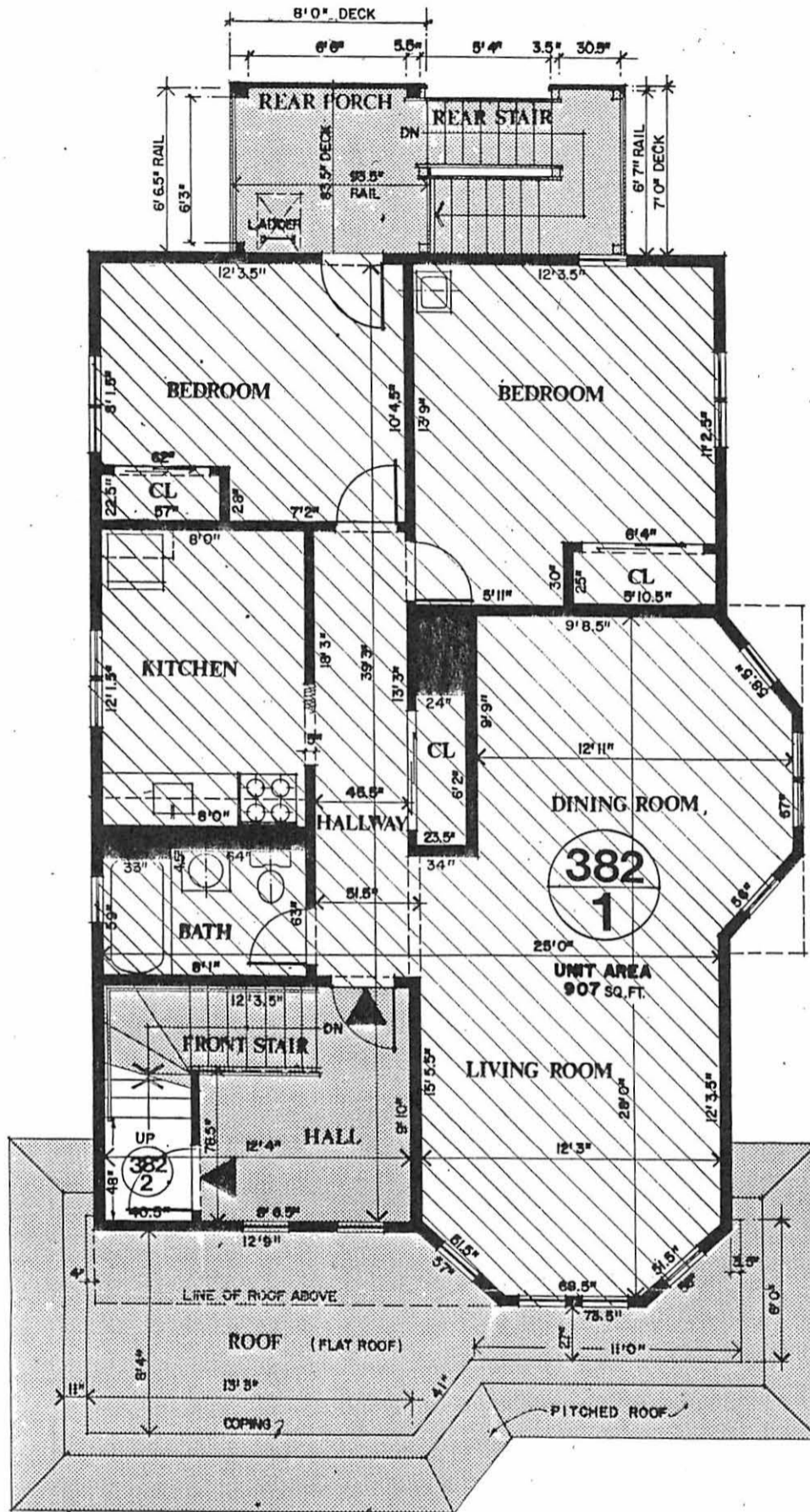
011110 10 11 3133

Handwritten signature or scribble

LINDSEY YAZON

IN CLINTON ST # 8
O.A. W. 1000 E. WY. CORA
LINDSEY YAZON
LINDSEY YAZON

NOTE: AREAS ARE CALCULATED TO THE UNIT SIDE FACE OF EXTERIOR WALLS AND THE UNIT SIDE FACE OF PARTY OR COMMON AREA WALLS.



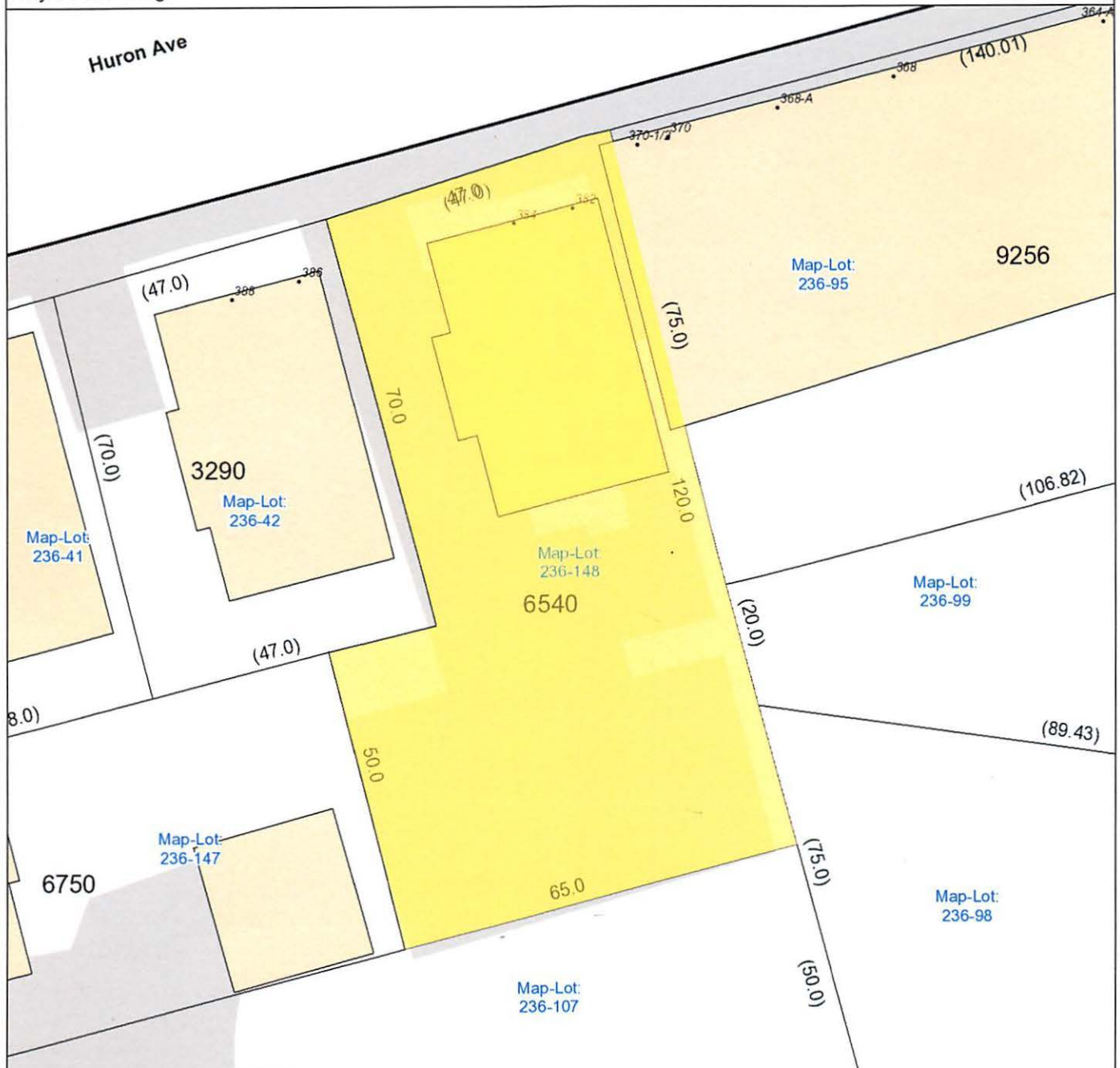
SECOND FLOOR

UNIT 382-2 AREA= 887 SQ. FT.

I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF UNIT 382-2 AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, AND ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT AT THE
 382-384 HURON AVENUE CONDOMINIUM
 382-384 HURON AVE., CAMBRIDGE, MA.

COPY

(Alice M. Coggins, AIA, Architect, MA Reg. No. 4638) (Date)



City of Cambridge
Massachusetts

1" = 24 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





382 Huron Ave

Property Information

Property Class	GEN-OFFICE
State Class Code	340
Zoning (Unofficial)	B
Map/Lot	236-148
Land Area (sq. ft)	6,539

Property Value

Year of Assessment	2017
Tax District	C10
Residential Exemption	No
Building Value	\$1,179,200
Land Value	\$255,100
Assessed Value	\$1,434,300
Sale Price	\$925,000
Book/Page	38753/ 362
Sale Date	April 10, 2003
Previous Assessed Value	\$1,378,700

Owner Information

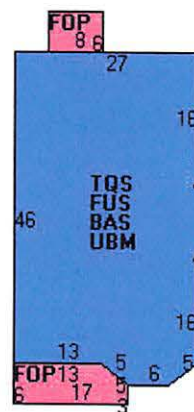
Owner(s)
 NAJARIAN, MARCH M., H.
 CROSBY NAJARIAN &
 ET-AL TRUSTEE OF MJC
 FAMILY TRUST II
 165 BALDPATE HILL ROAD
 NEWTON, MA 02459

Building Information

Photos



Sketches



COMMERCIAL BUILDING NUMBER 1, SECTION 1

Exterior

Style	MEDICAL-OFC
Occupancy	MEDICAL-OFFC
Number of Stories	2.75
Exterior Wall Type	WOOD-SHN-SHK
Roof Material	ASPHALT-SHNG
Wall Height	12
Partitions	GOOD

Interior

Living Area (sq. ft.)	3,559
Number of Units	1

Systems

Heat Type	HOT-WATER
Heat Fuel	Gas
Plumbing	GOOD

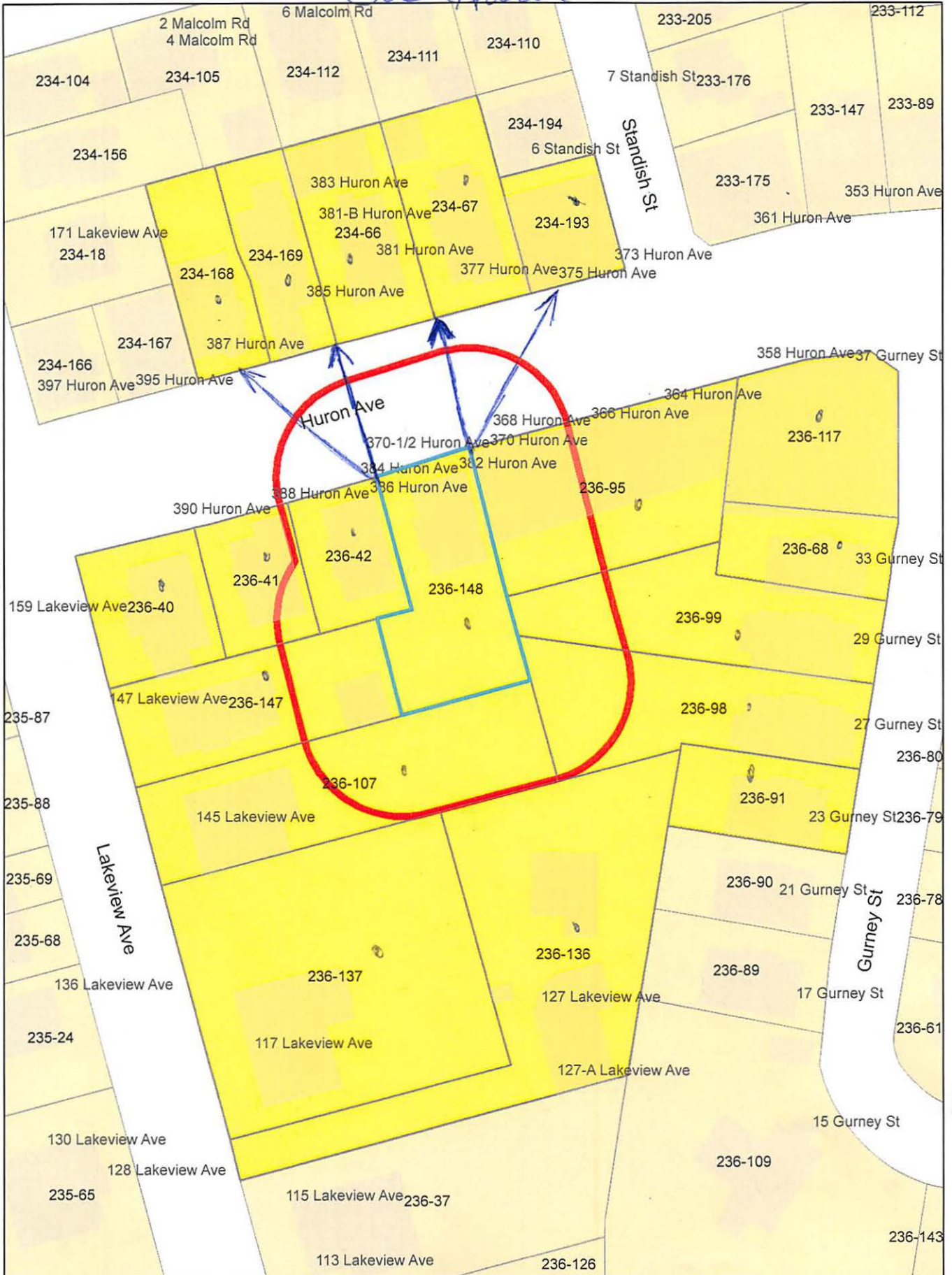
Condition & Grade

Year Built	1906
Overall Condition	Very Good
Overall Grade	Very-good

Subareas

Code	Description	Gross Area	Living Area
FOP	Porch, Open	144	0
FUS	Upper Story, Finished	1,294	1,294
BAS	First Floor	1,294	1,294
TQS	Three Quarter Story	1,294	971
UBM	Basement	1,294	0
	Total:	5,320	3,559

382 Huron Ave



382 Huron Ave

Petitioner
LINDSAY GIBSON
16 CLINTON STREET #3
CAMBRIDGE, MA 02139

234-193
BRYN MAWR BOOK SALE IN CAMBRIDGE, INC.
373 HURON AVE
CAMBRIDGE, MA 02138

234-66
HUNTER, JENNIFER A.
383 HURON AVE., UNIT 383
CAMBRIDGE, MA 02138

234-66
LAGER, CATHERINE A.,
TR. OF 381B HURON AVE NOMINEE TRUST
381B HURON AVE
CAMBRIDGE, MA 02138

234-67
MITTELL, RUTH L.
377 HURON AVE
CAMBRIDGE, MA 02138

234-168
CAUCHY, NICOLAI
387 HURON AVE
CAMBRIDGE, MA 02138

234-169
EPSTEIN, JASON B. & CECILY L. EPSTEIN
385 HURON AVE., #1
CAMBRIDGE, MA 02138

234-169
LEVINE, T. BARRY &
ARLENE LEVINE EDLYN V. LEVINE
385 HURON AVE, #2
CAMBRIDGE, MA 02138

234-169
WILLIAMS, CHERYL A.
385 HURON AVE., #3
CAMBRIDGE, MA 02138

234-169
STUART, C. TODD
385 HURON AVE., #1A
CAMBRIDGE, MA 02138

236-148
NAJARIAN, MARCH M., H. CROSBY NAJARIAN &
ET-AL TRUSTEE OF MJC FAMILY TRUST II
165 BALDPATE HILL ROAD
NEWTON, MA 02459

236-40
DONAGHY, JOHN G. & CAROL ANN DONAGHY
159 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-41
SULLIVAN, BARBARA A.
TR. OF BARBARA A. SULLIVAN FAMILY TR.
390 HURON AVE
CAMBRIDGE, MA 02138

236-42
CLEMENTS, STEWART & NANCY K. CLEMENTS
386 HURON AVENUE
CAMBRIDGE, MA 02138

236-68-117
NAJARIAN, MARC, L. JAMES NAJARIAN &
H. CROSBY TRS. M.J.C. NAJARIAN TRUST
165 BALDPATE HILL ROAD
NEWTON, MA 02459

236-91
MCAULIFFE, JAMES F. & ROBIN S. GILBERT
23 GURNEY ST.
CAMBRIDGE, MA 02138

236-95
HURON VILLAGE LLC
C/O W.T. PHELAN INSURANCE AGENCY
63 TRAPELO RD.
BELMONT, MA 02478

236-98
SMITH, JULIA E.
27 GURNEY ST
CAMBRIDGE, MA 02138

236-99
HAWKINS, H. HERRICK & KATHLEEN BEYERMAN
TRUSTEES OF BEYERMAN-HAWKINS FAM TRUST
31 GURNEY ST
CAMBRIDGE, MA 02138

236-107
BOURDEAU, MARY I. LIFE ESTATE
145 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-147
GOLDBERG, JOHN C.P. & JULIA S. FABER
147 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-136
ALONSO, NINA R.
127 LAKEVIEW AVE.
CAMBRIDGE, MA 02138

236-137
MCCALL, KEVIN & LOUISA G. MCCALL
117 LAKEVIEW AVE
CAMBRIDGE, MA 02138

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Marc Najarian _____
(OWNER)

Address: 165 Baldpate Hill Rd. Newton Ma 02459

State that I/We own the property located at 382 Huron Ave.
which is the subject of this zoning application. Cambridge Ma 02138

The record title of this property is in the name of M.J.C. Family Trust II

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book _____, Page _____; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Marc Najarian
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Marc Najarian personally appeared before me,
this 18 of April, 2017, and made oath that the above statement is true.

My commission expires 12/1/2017 (Notary Elaine M. Arseneault)
Notary
ELAINE M. ARSENEAULT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 1, 2017

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.