



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

BZA APPLICATION FORM

Plan No: BZA-015477-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Temple of Groom, LLC - C/O Dennis A. Benzan, Esq.

PETITIONER'S ADDRESS : 689 Massachusetts Ave. Cambridge, MA 02139

LOCATION OF PROPERTY : 908 Mass Ave, Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-2B Zone

REASON FOR PETITION :
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :
Pettitioner is seeking to change use from laundry to barbershop.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 4.000 Section 4.35.C (Retail Business).
 Article 10.000 Section 10.30 (Variance).

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

Dennis A. Benzan
 (Print Name)

Address : 689 Massachusetts Ave

Tel. No. : 617-800-7301

E-Mail Address : Dennis@AITMANLP.com

Date : 1-23-18

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 Foster Properties Investments, LLC
(OWNER)

Address: 22 Hamlet St., Somerville, Massachusetts

State that I/We own the property located at: 908 Massachusetts Ave., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of: Foster Properties Investments, LLC

*Pursuant to a deed of duly recorded in the date November 30th, 2016, Middlesex South County Registry of Deeds at Book: 68517, Page: 462 ; or _____ Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

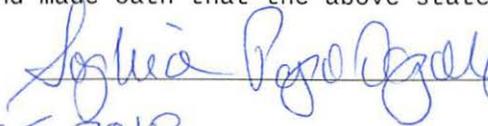


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

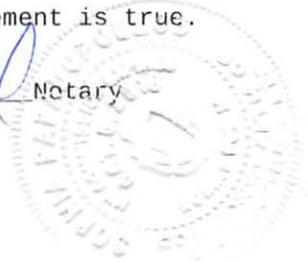
Commonwealth of Massachusetts, County of Suffolk

The above-name Tamar Barlam personally appeared before me, this 8th of January 2018, and made oath that the above statement is true.



Notary

My commission expires October 5, 2018 (Notary Seal).



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

THE UNIVERSITY OF THE STATE OF NEW YORK

IN SENATE, January 12, 1964.

REPORT OF THE

COMMISSIONER OF EDUCATION

ON THE

PROGRESS OF THE

STATE EDUCATION DEPARTMENT

FOR THE YEAR 1963

AND

RECOMMENDATIONS

FOR THE YEAR 1964

AND

FOR THE YEAR 1965

AND

FOR THE YEAR 1966



ALBANY: THE UNIVERSITY OF THE STATE OF NEW YORK, 1964.

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 one story and sits on a major thoroughfare (Massachusetts Ave.). The buildings intended use has been commercial and not residential. A literal enforcement of the provisions of the ordinance would involve a substantial hardship as the lot is currently occupied by several businesses with distinct owners which include a liquor store, tavern, restaurant and cafe. The building is not used for dwelling purposes and any major change would require relief.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or 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:

There are atleast five one story commercial units joined together that sit on one lot.

C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:*

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

The commercial unit has been historically used as a laudromat and not for dwelling purposes.

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

The commercial unit has not been used for dwelling purposes.

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



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2018 JAN 23 PM 2:02

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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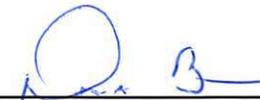
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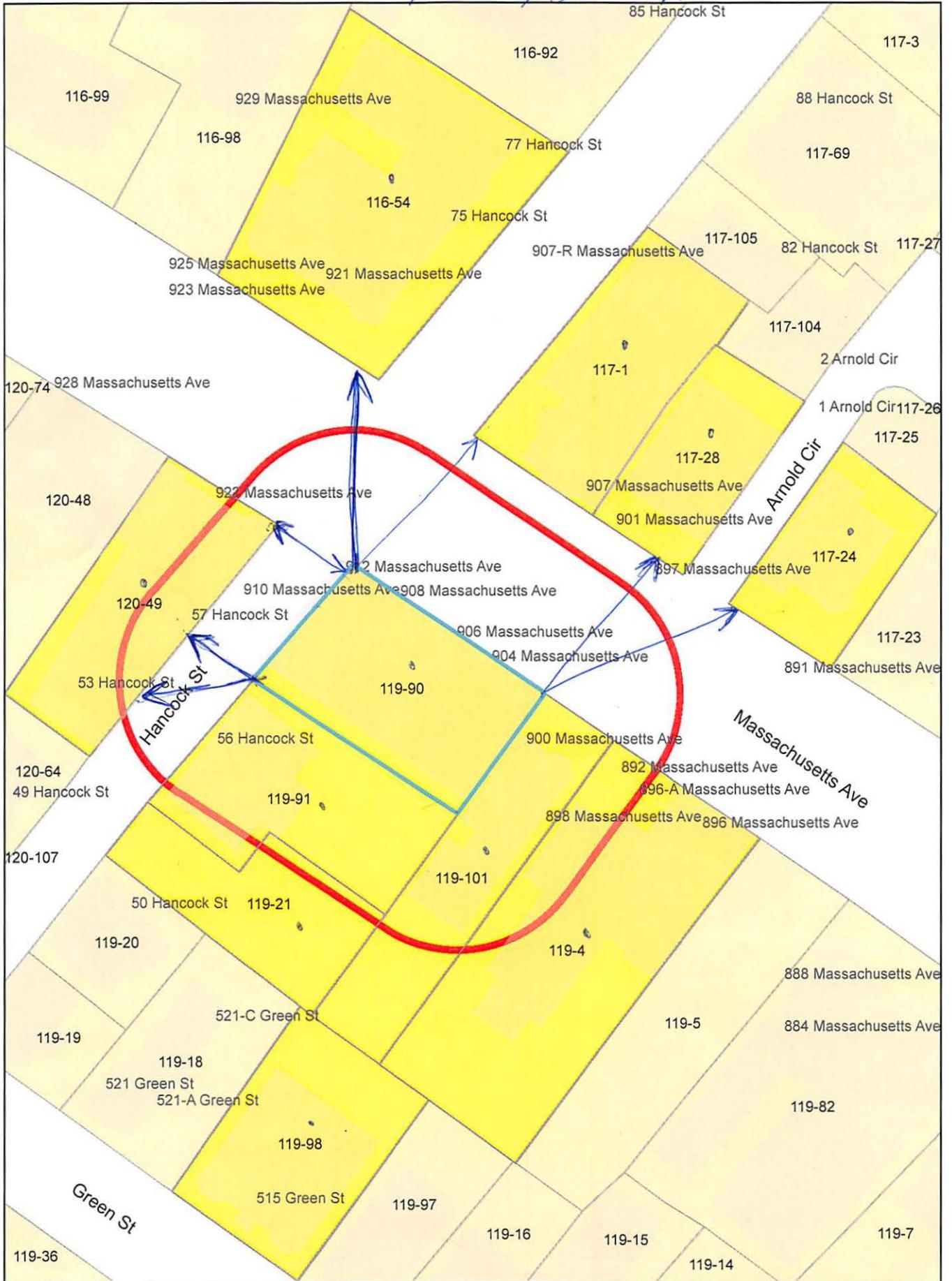
Address : 689 Massachusetts Ave

Tel. No. : 617-800-7301

E-Mail Address : Dennis@ALTMANUPA.com

Date : 1-23-18

908 Mass Ave



908 Mass Ave

Petitioner

116-54
923 MASS AVE CORP
907 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

117-1
907 MASSACHUSETTS AVENUE
LIMITED PARTNERSHIP
907 MASS AVE
CAMBRIDGE, MA 02139

DENNIS A. BENZAN, ESQ.
689 MASS AVENUE
CAMBRIDGE, MA 02139

117-28
CAMBRIDGE COMMUNITY HOUSING, INC.
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

119-4-21
TOPALIAN, MARGUERITE & CHARLES KALAJIAN
C/O VIRGINIA NAJARIAN TOPKAL REALTY TRS
65 AZALEA RD
WALTHAM, MA 02452

119-90
FOSTER PROPERTIES INVESTMENTS LLC
22 HAMLET ST., #1
SOMERVILLE, MA 02143

119-91
TACCA, LLC,
1188 CENTRE ST.
NEWTON, MA 02459

119-101
OAKTAIL, LLC,
15 ELMER STREET
CAMBRIDGE, MA 02138

120-49
GRANOLA LIMITED PARTNERSHIP
163 NEWBURY ST
BOSTON, MA 02116

119-98
TASSONE, MICHAEL & LAUREN DIGANGE
41 GREEN ST., #2
CHARLESTOWN, MA 02129

119-98
ECK, RAIMEE H.
515 GREEN ST. UNIT#7
CAMBRIDGE, MA 02139

119-98
515 GREEN STREET REALTY, LLC.
C/O DEBORAH KOKINOS
3 BRANTWOOD RD
ARLINGTON, MA 02476

119-98
TIWARI, DEEPAK & SUPRIYA SHARMA
515 GREEN ST., #5
CAMBRIDGE, MA 02139

117-24
897 MASSACHUSETTS AVENUE, L.L.C
C/O ERIC MANKIN
7 MARSH ST
BELMONT, MA 02478

119-98
SANDERS, SANDRA, CHRISTOPHER LAURIE &
SCOTT SANDERS
515 GREEN ST., UNIT #3
CAMBRIDGE, MA 02138

119-90
MAMAKOS, EMMANUEL P. & GEORGIA T.
3 VIA MARINO
MEDFORD, MA 02155

119-90
WILLIAMSON, MARK W.
TRUSTEE MARK W. WILLIAMSON, ESQ., PC
P.O. BX #267
STERLING, MA 01564

119-90
O'MALLEY, PADRAIG
100 MORRISSEY BLVD
BOSTON, MA 02125

119-90
RONALD C. CLARIZA & MARION HOUDE
C/O TONNESON & CO., PC ATTN : JIM FRA
401 EDGEWATER PLACE STE #300
WAKEFIELD, MA 01880

WASH N'DRY

WARNING
Security OP
Camera in Use

Richard "Moke" #1
Harding
Cambridge Council

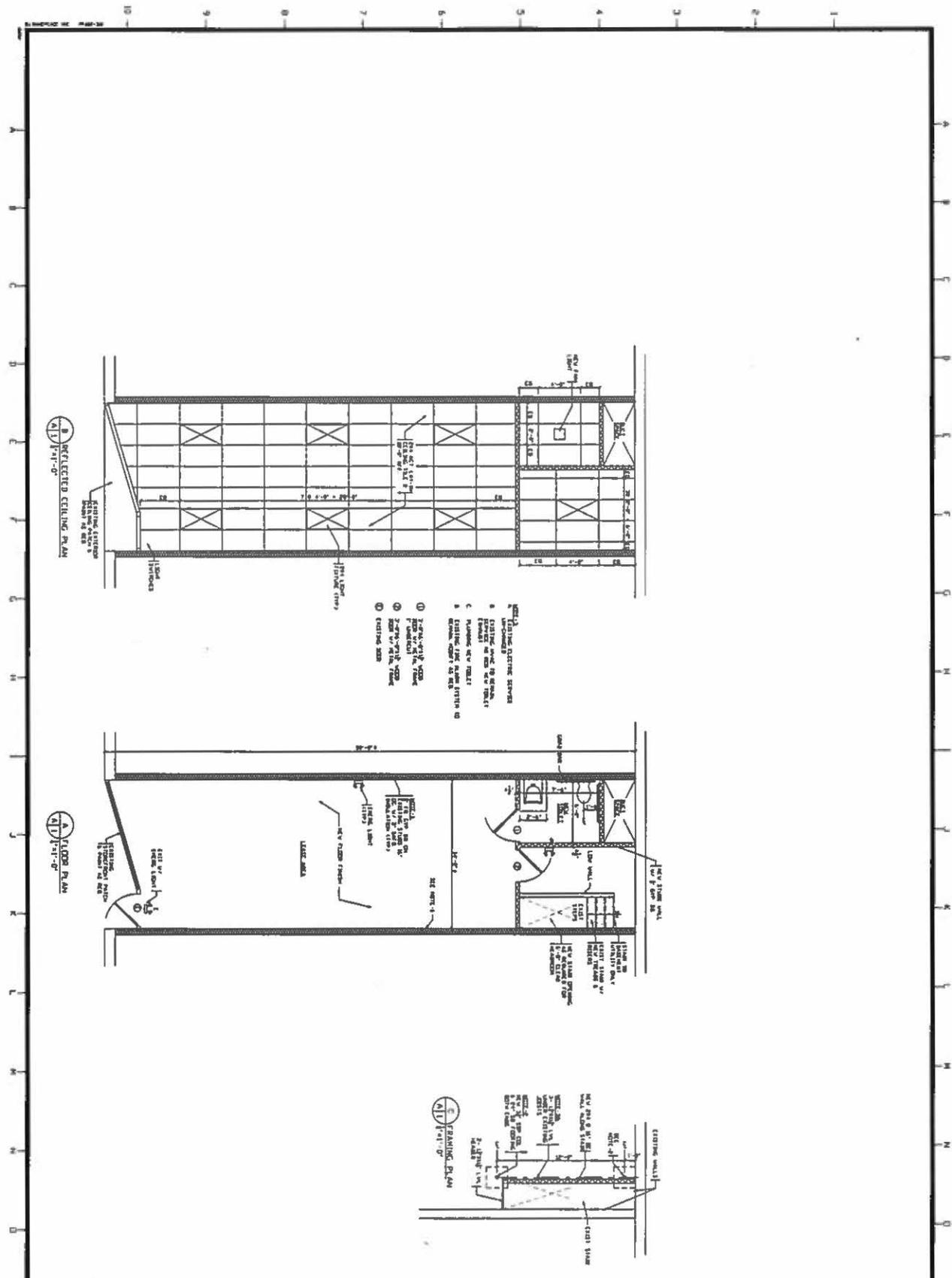
Richard "Moke" #1
Harding
Cambridge Council

GRAFFITI

OLD CHUB

WASHERS





- KEY:**
- 1. EXISTING CEILING JOISTS
 - 2. EXISTING CEILING BEAMS
 - 3. EXISTING FLOOR JOISTS
 - 4. EXISTING FLOOR BEAMS
 - 5. EXISTING WALLS
 - 6. EXISTING DOORS
 - 7. EXISTING WINDOWS
 - 8. EXISTING STAIRS
 - 9. EXISTING ELEVATORS
 - 10. EXISTING MECHANICAL
 - 11. EXISTING ELECTRICAL
 - 12. EXISTING PIPING
 - 13. EXISTING ROOFING
 - 14. EXISTING EXTERIOR FINISHES
 - 15. EXISTING INTERIOR FINISHES
 - 16. EXISTING PAINT
 - 17. EXISTING GLASS
 - 18. EXISTING METALS
 - 19. EXISTING WOOD
 - 20. EXISTING OTHER

<p>PROJECT TITLE FLOOR PLAN, CEILING PLAN</p>		<p>OWNER D. F. VALENTE</p>	
<p>PROJECT SITE 908 MASSACHUSETTS AVENUE CAMBRIDGE, MA</p>		<p>DATE NOVEMBER 17, 2017</p>	
<p>DESIGNER D. F. VALENTE ARCHITECTS</p>		<p>SCALE AS SHOWN</p>	
<p>DATE NOVEMBER 17, 2017</p>		<p>PROJECT NO. 17-01</p>	
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Tamar Barlam
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 Suffolk

The above-name Tamar Barlam personally appeared before me, this 8th of January 2018, and made oath that the above statement is true.

Sylvia Pagan Notary

My commission expires October 5, 2018 (Notary Seal).

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MORTGAGE INSPECTION PLAN

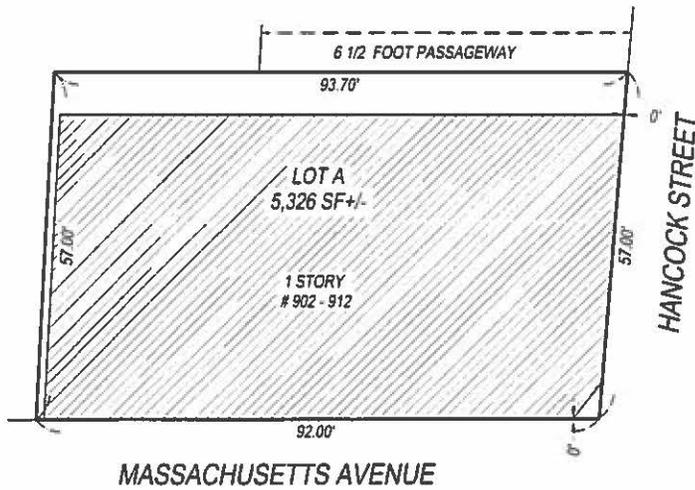
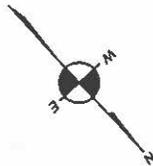
LOCATION: 902-912 MASSACHUSETTS AVENUE
CITY, STATE: CAMBRIDGE, MA
APPLICANT:
CERTIFIED TO: PARCEL ID 19-90-908
DATE: 01-19-2018



BOSTON
SURVEY, INC.

18-02304

P O BOX 250220
CHARLESTOWN, MA 02129
T: (617) 242-1313, F: (617) 242-1818
WWW.BOSTONSURVEYINC.COM



SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE:

COMMUNITY PANEL No.
EFFECTIVE DATE:

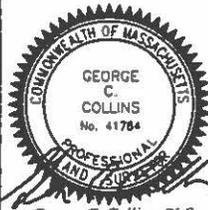
REFERENCES

DEED REF: 49684/120
PLAN REF: 4962/END

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS