



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

APR 27 AM 10:32
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-016108-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Columbia LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

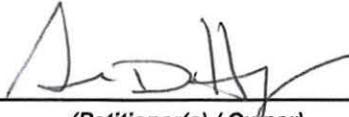
LOCATION OF PROPERTY : 143 Columbia St Cambridge, MA 02139

TYPE OF OCCUPANCY : Vacant Commercial ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :
Petitioner requests a use Variance to convert vacant ground floor non-residential spaces into Barbershop and Salon.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 10.000 Section 10.30 (Variance).
 Article 4.000 Section 4.35.C (Retail Business).

Original Signature(s) : 
 (Petitioner(s) / Owner)
Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139
 Tel. No. : 617-492-0220
 E-Mail Address : sean@hopelegal.com

Date : April 26, 2018

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 TONY MADAN, COLUMBIA LLC
(OWNER)

Address: P.O. BOX 381155, CAMBRIDGE, MA 02238

State that I/We own the property located at 143 COLUMBIA ST,
which is the subject of this zoning application.

The record title of this property is in the name of COLUMBIA, LLC

*Pursuant to a deed of duly recorded in the date 12/8/15, Middlesex South
County Registry of Deeds at Book 66496, Page 505; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

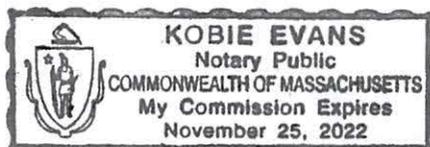
Commonwealth of Massachusetts, County of S. folk

The above-name Tony Madan personally appeared before me,
this 6 of April, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/25/2022 (Notary Seal).

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



November 23, 2022
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
Notary Public
KOBIE EVANS



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:

A literal enforcement of the Ordinance would involve a substantial hardship to the Petitioner because the premises is sited at the ground floor and has been vacant for many years and is not suitable for residential purposes.

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:

The hardship is owing to the buildings non-conforming front yard setback that provide almost no separation from the street. The building contains two vacant non-residential spaces that are not appropriate for residential dwellings and could accommodate the proposed Uses that are consistent with the street scape of Columbia Street between Broadway and Worcester Streets.

and existing Uses that were designed for non-residential purposes. Additionally any use beyond residential would require zoning relief.

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

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

Desirable relief can be granted without detriment to the public good because the proposed barbershop and salon will continue to activate the street scape and support other adjacent food/retail businesses.

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

The proposed use is consistent with intent of the ordinance which promotes the highest and best use for land in the City of Cambridge. A commercial Use is practical in these locations and will be a benefit to 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: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** vacant/non-residential
LOCATION: 143 Columbia St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Barbershop/Salon

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	11,067	11,067	4,581sf	(max.)
<u>LOT AREA:</u>	6,108sf	6,108sf	5,000sf min	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	1.81	1.81	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	873sf	873sf	1,500sf	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	30'	30'	50'	(min.)
DEPTH	30'	30'	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	0	0	10'	(min.)
REAR	n/a	n/a	n/a	(min.)
LEFT SIDE	8'	8'	7.5'	(min.)
RIGHT SIDE	0	0	7.5'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	40'+	40'+	35'	(max.)
LENGTH	81'	81'	n/a	
WIDTH	42'	42'	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	>10%	>10%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	7	7	4	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	0	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	>10'	>10'	10'	(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.

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'.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 143 Columbia Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition proposed. No CHC review of use.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date April 26, 2018

Received by Uploaded to Energov

Date April 26, 2018

Relationship to project BZA 16108-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

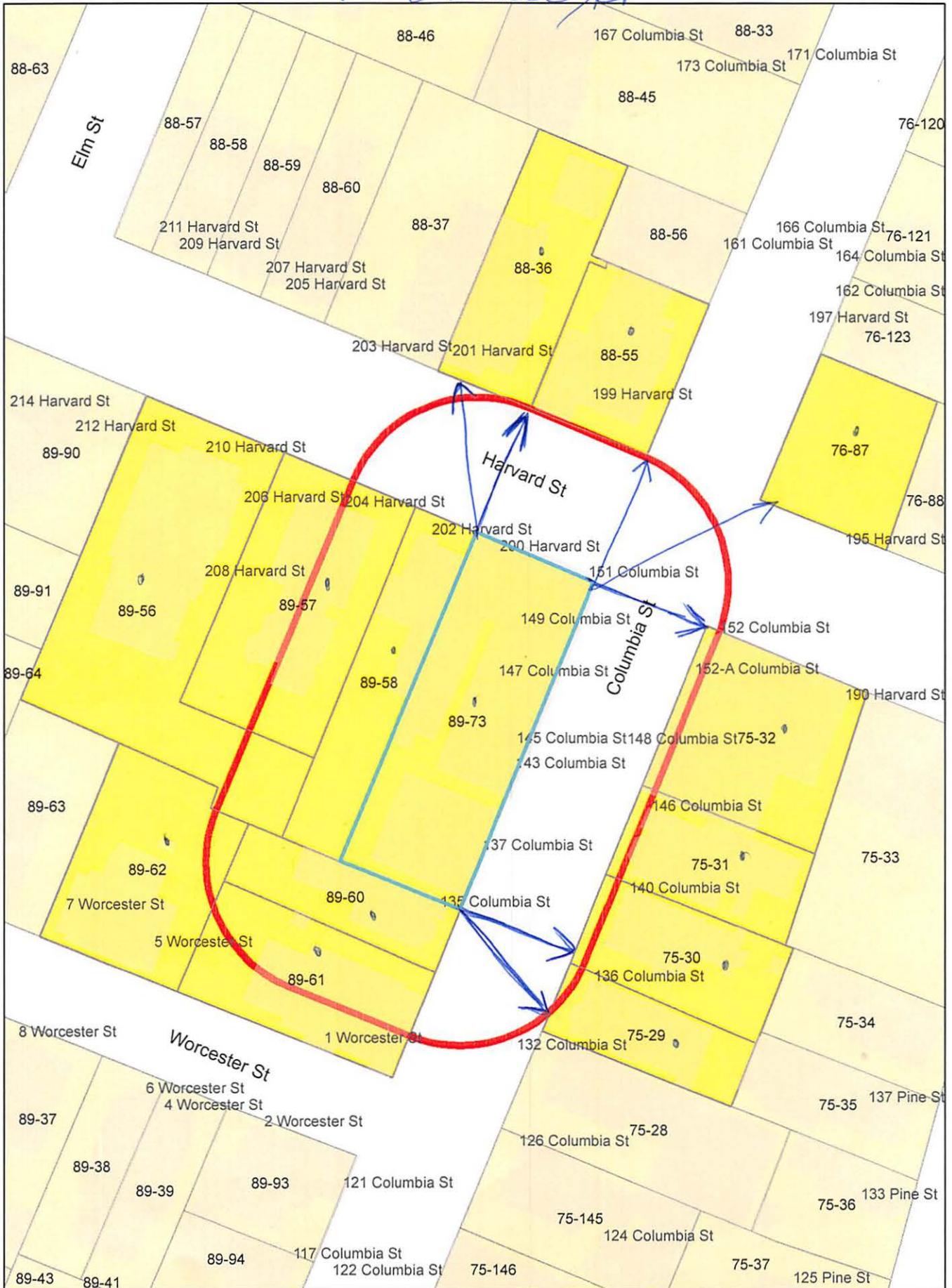
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

143 Columbia St.



143 Columbia St.

Petitioner

75-29
HENEERY, CHARLES W. & LILLIAN PORTEN
30 ANDREW ST
CAMBRIDGE, MA 02139

75-31
ALLIED MORTGAGE & SERVICES, INC
C/O SQUARE 2 GROUP LLC
30 TAYLOR DR
READING, CA 01867

SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

76-87
ORTIZ, CARLOS JR.
160 COLUMBIA ST
CAMBRIDGE, MA 02139

88-36
201 HARVARD STREET CAMBRIDGE, LLC
18 LAWN ST.
CAMBRIDGE, MA 02138

88-55
GAO, MEI Y.
199 HARVARD ST
CAMBRIDGE, MA 02139

89-56
PEDRO, EDITH F. A LIFE ESTATE
208 HARVARD ST
CAMBRIDGE, MA 02139

89-57
CHIRIBOGA, DAVID E. &
ANNE MURRAY-CHIRIBOGA
204-206 HARVARD ST
CAMBRIDGE, MA 02139

89-58
HARDINA, GRETCHEN
202 HARVARD ST
CAMBRIDGE, MA 02139

89-60
VAN EMAN, MATTHEW & THOA VAN EMAN
135 COLUMBIA ST.
CAMBRIDGE, MA 02139

89-61
DANIEL, MALCOLM
1 WORCESTER ST
CAMBRIDGE, MA 02139

89-62
HUANG, YI-AN & KRISTIN L. HUANG
5 WORCESTER ST., #1
CAMBRIDGE, MA 02139

89-62
ACKERMAN, KATHRYN E.
7 WORCESTER ST. UNIT#2
CAMBRIDGE, MA 02139

89-73
COLUMBIA ,LLC,
60 HIGHLAND RD
SOMERVILLE, MA 02144

75-30
RODRIQUEZ, BARBARA EQUEN
140 COLUMBIA ST., #1
CAMBRIDGE, MA 02139

75-30
THADURI, BHARGAVI & ADITYA & THADURI
140 COLUMBIA ST., #2
CAMBRIDGE, MA 02139

75-32
DERAVIL, MARIE C., JOSEPH NISSAGE DERAVIL &
CITY OF CAMBRIDGE TAX TITLE
42 TREMONT TERR
IRVINGTON, NJ 07111

