



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

[617-349-6100](tel:617-349-6100)

2022 FEB 10 PM 4:35

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 160158

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Augment investment

PETITIONER'S ADDRESS: 4 throwbridge place unit 2d, Cambridge , Ma 02138

LOCATION OF PROPERTY: 1168 Massachusetts Ave , Unit 68C , Cambridge, MA

TYPE OF OCCUPANCY: Hair Salon

ZONING DISTRICT: Residence C-2B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To occupy space for fortune telling license for tarot card readings

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.A (Consumer Service).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

ASHLEY DeCarney
(Print Name)

Address:
Tel. No.
E-Mail Address:

245 Andover St
Peabody MA 01940
978 335-4232
adecarney@gmail.com

Date: 8/10/2022

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.

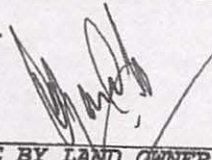
I/We Unmesh Gandhi
(OWNER)

Address: 4, Trowbridge place, 2D, Cambridge MA 02138

State that I/We own the property located at 1168, MASSACHUSETTS AVE, 68C, CAMBRIDGE MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of AUGMENT INVESTMENTS

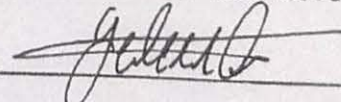
*Pursuant to a deed of duly recorded in the date 12/10/2021, Middlesex South County Registry of Deeds at Book 79326, Page 78; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 Middlesex

The above-name Unmesh Gandhi personally appeared before me, this 21 of January, 2022, and made oath that the above statement is true.


Notary

My commission expires 10/24/2025 (Notary Seal)



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

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 property currently is being used for a commercial use.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The building contains on the 1st floor all commercial uses.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Relief may be granted proposed use will not be a substantial detriment to the public good it will be in line with the current commercial uses.

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

Relief may be granted without nullifying or substantially derogating from the intent of the ordinance because most of the uses in this building are under retail use.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Augment investment
Location: 1168 Massachusetts Ave , Unit 68C,
Cambridge, MA
Phone:

Present Use/Occupancy: Hair Salon
Zone: Residence C-2B Zone
Requested Use/Occupancy: Commercial

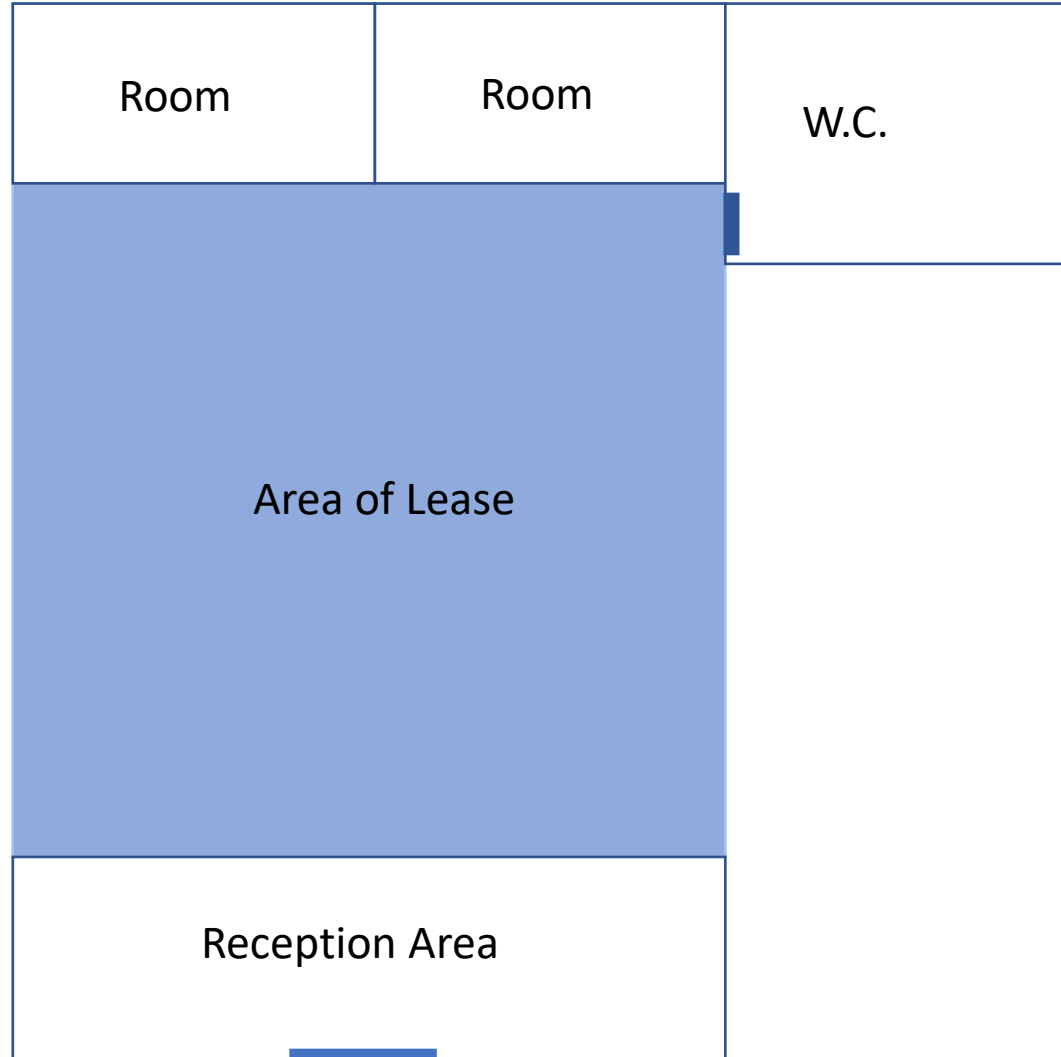
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
TOTAL GROSS FLOOR AREA:		200 sq ft	200 sq ft	200 sq ft (max.)
LOT AREA:		200sq ft	200 sq ft	200sq ft (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		200sq ft	200sq ft	200 sq ft
LOT AREA OF EACH DWELLING UNIT		200sqft	200sqft	200sqft
SIZE OF LOT:	WIDTH	N/a	N/a	N/a
	DEPTH	N/a	N/a	N/a
SETBACKS IN FEET:	FRONT	N/a	N/a	N/a
	REAR	N/a	N/a	N/a
	LEFT SIDE	N/a	N/a	N/a
	RIGHT SIDE	N/a	N/a	N/a
SIZE OF BUILDING:	HEIGHT	Same	Same	Same
	WIDTH	Same	Same	Same
RATIO OF USABLE OPEN SPACE TO LOT AREA:		N/a	N/a	N/a
NO. OF DWELLING UNITS:		1 commercial space	Same	Same
NO. OF PARKING SPACES:		0	0	0
NO. OF LOADING AREAS:		N/a	N/a	N/a
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/a	N/a	N/a

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

Eye brow threading, brick

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'.

1168 Mass Ave 68c
Area of Lease



Room

Room

W.C.

Area of Lease

Reception Area



Property Database

1168 Massachusetts Ave, Unit 68C

Property Information

Property Class	OFFICE-CONDO
State Class Code	343
Zoning (Unofficial)	
Map/Lot	133-41-68C
Land Area (sq. ft)	0

Property Value

Year of Assessment	2022
Tax District	R4
Residential Exemption	No
Building Value	\$1,243,600
Land Value	\$0
Assessed Value	\$1,243,600
Sale Price	\$700,000
Book/Page	64701/276
Sale Date	December 22, 2014
Previous Assessed Value	\$1,242,400

Owner Information

Photos



Owner(s)	AUGMENT INVESTMENTS, LLC 4 TROWBRIDGE PLACE, UNIT 2D CAMBRIDGE, MA 02138
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Building Information

Condo Building Number 1, Section 1

Exterior

Style	
Number of Stories	1
Floor Location	1
View	Average

Interior

Living Area (sq. ft.)	1,100
Total Rooms	6
Bedrooms	0
Kitchens	None
Full Baths	0
Half Baths	0
Fireplaces	0
Flooring	Hardwood
Layout	No Impact
Laundry in Unit	No

Systems

Heat Type	
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Condition & Grade

Year Built	1854
Overall Condition	Excellent
Overall Grade	Average

Parking

Open Parking	2
Covered Parking	0
Garage Parking	0

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	1,100	1,100
	Total:	1,100	1,100

1168

Qi
Foot Spa
617-354-6866
www.qifootspa.com

Qi
Foot Spa

617-354-6866
www.qifootspa.com

Gallery Salon

Isabel

857.242.4935

Acupuncture & Herbs

917-640-4412

www.treasuremoonhealing.com

PROBABLE
RENTAL
STOP

ADP



Push

SUPPORT
LOCAL
BUSINESS

Source

Star

Star

**HELP US
PRACTICE
SOCIAL
DISTANCING**
To reduce the risk of transmission of the coronavirus, all businesses are encouraged to take the following steps:
Please join us in these efforts.

Welcome

- ✓
- ✓
- ✓
- ✓

Please do not enter this property if you have COVID-19. If you have COVID-19, or have been in contact with someone who has had COVID-19, please contact your physician and do not enter this property.

* THIS NOTICE IS NOT A SUBSTITUTE FOR ANY APPLICABLE HEALTH AND SAFETY REGULATIONS.

Qi Foot Spa

Qi
Foot Spa
Lower Back Pain
Back & Neck Pain
Hot Stone
Moxibustion
Acupuncture
Herbs
617-354-6866

OPEN











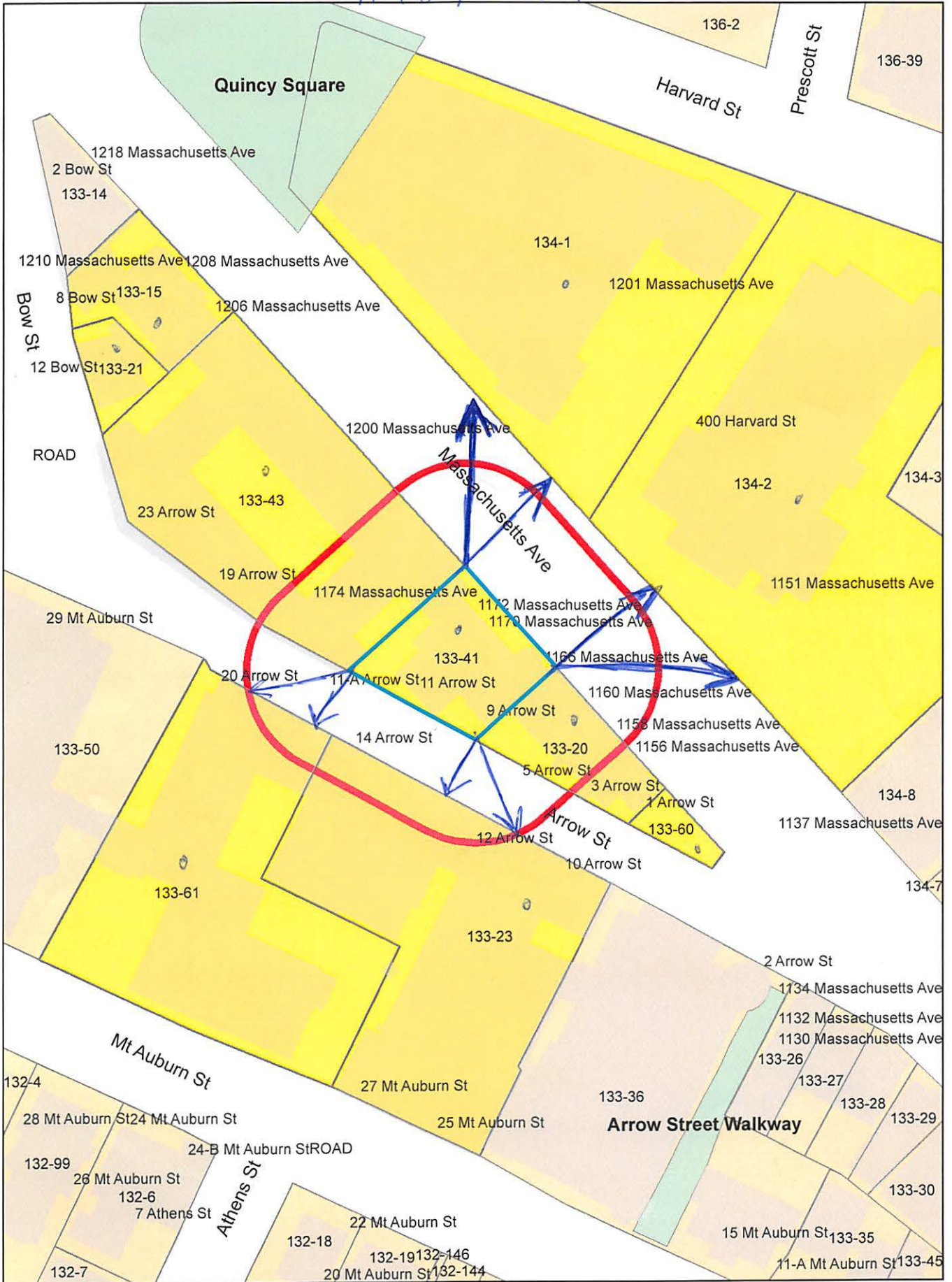
FOOT
Reflexology

FOOT
Reflexology

800-1-800-...
FOOT
Reflexology

857.242.4935
Callery
Spa

1168 Mass Ave



1168 Mass Ave

Petitioner

133-41
STEINBERGH, ALEX M. GENERAL PARTNER THE 1168
MASSACHUSETTS AVENUE LIMITED PART.
C/O GEORGE & FIDA SARKIS
4 WOODLOCK RD
CANTON, MA 02021

133-41
GISABELLA, BARBARA
201 COVENANT CROSSING
FLOWOOD , MS 39232

ASHLEY DECARNEY
245 ANDOVER STREET
PEABODY, MA 01960

133-15
CAMBRIDGE REAL ESTATE COMPANY , LLC
P.O BX 400575
CAMBRIDGE, MA 02140

133-61
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
29 MT AUBURN STREET
CAMBRIDGE, MA 02138

133-41
YANG, LIN
1168 MASSACHUSETTS AVE., #68/3
CAMBRIDGE, MA 02138

133-41
MUGAMBI, ROSEMARY
330 BROADWAY
CAMBRIDGE, MA 02139

133-43
ARROW ASSOCIATES, L.L.C
C/O HAMILTON REALTY CO.
39 BRIGHTON AVE
ALLSTON, MA 02134

133-23
DOWSE, GRANTON H., JR.,
IRENE A. M. DOWSE & LEONARD
H. DOWSE, TRS. OF BBC TR
14 ARROW ST. SUITE 21
CAMBRIDGE, MA 02138-5106

133-41
TOPGYAL, TSERING
1174 MASSACHUSETTS AVE., #74C
CAMBRIDGE, MA 02138

133-41
LOPEZ, CATHERINE ORTIZ
1168-1 MASS AVE
CAMBRIDGE, MA 02138

133-41
WOLFE-SIDBERRY, NANCY
6413 WATERFORD DR
BRENTWOOD, TN 37027

134-2
OLD CAMBRIDGE BAPTIST CHURCH
400 HARVARD
CAMBRIDGE, MA 02138

133-20
1154-1166 MASS AVE, LLC
C/O ORIENTAL FURNITURE
68 MOULTON ST 3RD FLR
CAMBRIDGE, MA 02138

133-41
AUGMENT INVESTMENTS, LLC
4 TROWBRIDGE PLACE, UNIT 2D
CAMBRIDGE, MA 02138

133-41
SCADDEN, DAVID T.& KATHLEEN T. O'CONNELL
62 LEXINGTON STREET
WESTON, MA 02493

133-41
PANGANAMATA, JOYCE RAO
1172 MASSACHUSETTS AVE., #72/11
CAMBRIDGE, MA 02138

134-1
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM #1000
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

133-41
GRECO ANDREA & VERONICA MOSCONI
1168 MASSACHUSETTS AVE UNIT 68-2
CAMBRIDGE, MA 02138

133-41
1168-1174 MASS AVE LLC
9 SHERBURNE RD
LEXINGTON, MA 02421

133-21
VIK CARRIE & SUSANA VIK
10 ASHTON DR
GREENWICH, CT 06831

133-60
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

133-60
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

Pacheco, Maria

From: Aspen <aspen.l.young@gmail.com>
Sent: Tuesday, February 22, 2022 9:16 PM
To: Pacheco, Maria
Subject: Public Hearing for 1168 Mass ave, Cambridge

Hello Maria,

We are the neighbors of 1168-1174 Mass Ave, Cambridge, MA. We have received your letter for public hearing for 1168 Mass Ave to occupy space for fortune telling license and we are writing to strongly **OPPOSE** any occupancy of 1168 Mass ave for fortune telling license for tarot card readings.

The 1168-1 Mass ave in Cambridge has been occupied by various illegitimate and unfit businesses(massages, hair/Nails) which not only strongly disrupted our quiet and academic life in the past years, but also extremely unmatched the historical and intellectual nature of the building and Harvard square in general.

Moreover, in past years, their business have violated many city regulations and randomly put their business signs in front of street to block residential areas, had bad attitudes towards residents, made various inappropriate prints/signs/ads on walls and windows out of the building etc, which totally made the residential experiences worse and worse.

Most recently, they even **violated** the code of the historical red brick building in the city of Cambridge as well as the building, and randomly repainted the part of 1168-1 first floor's exterior red brick wall into **white color**, which totally changed integrity and consistency of the appearance of the whole building color and style. This is totally **UNACCEPTABLE** for the community, and for the city of Cambridge..

This fortune telling business is even worse. It is totally unfit for the community, the neighborhood, and the nature of harvard square, and the city of Cambridge. We strongly **OPPOSE** it.

Thank you so much for your attention to this matter.

Neighbors of 1168-1174 Mass Ave, Cambridge, MA, 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

J Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Ashtey Decora (Print) Date: 2/22/2022

Address: 1168 Mass Ave

Case No. BZA-160158

Hearing Date: 3/10/22

Thank you,
Bza Members