

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 28 PM 2:39  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 134626**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Liming Xu

**PETITIONER'S ADDRESS:** 52 Victoria Ave, Braintree, MA 02184

**LOCATION OF PROPERTY:** 1776 Massachusetts Ave., Unit 1, Cambridge, MA

**TYPE OF OCCUPANCY:** Business Use

**ZONING DISTRICT:** Business A-2 Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

It is required by the zoning ordinance that in order to open a fast order food I need to get a special permit. I want to open a boba shop with some snacks in 1776 mass Ave which is in BA-2 district.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 4.000      Section: 4.35.0 (Fast order food establishment).

Article: 11.000     Section: 11.30 (Fast Order Food Establishment).

Article: 10.000    Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

Liming Xu

(Print Name)

Address:

Tel. No.              8572598882

E-Mail Address:    Limingxu2013@gmail.com

Date: 07/27/2021

**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 Liming Xu  
(OWNER)

Address: 52 Victoria AVE Braintree MA 02184

State that I/We own the property located at 1776 Mass AVE Cambridge MA 02140,  
which is the subject of this zoning application.

The record title of this property is in the name of Sunrise Real Estate LLC

\*Pursuant to a deed of duly recorded in the date 02/26/2021, Middlesex South  
County Registry of Deeds at Book 77082, Page 174; 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 Norfolk

The above-name Li Ming Xu personally appeared before me,  
this 23rd of July, 2021, and made oath that the above statement is true.

My commission expires 4/26/2024 (Notary Seal).

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



NOTARIAL PUBLIC OF THE COMMONWEALTH OF MASSACHUSETTS

I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original of the within and foregoing instrument, as the same appears from the records of the office of the undersigned.

Witness my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the Commonwealth of Massachusetts.



**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Liming Xu **PRESENT USE/OCCUPANCY:** business use  
**LOCATION:** 1776 Mass Ave Cambridge Ma 02184 **ZONE:** BA-2  
**PHONE:** 857-259-8882 **REQUESTED USE/OCCUPANCY:** fast order food

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<b>TOTAL GROSS FLOOR AREA:</b>	<u>900</u>	<u>900</u>	<u>                    </u> (max.)
<b>LOT AREA:</b>	<u>5000</u>		<u>          none          </u> (min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (max.)
<b>LOT AREA FOR EACH DWELLING UNIT:</b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>SIZE OF LOT:</b>			
<b>WIDTH</b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>DEPTH</b>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>Setbacks in Feet:</b>			
<b>FRONT</b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>REAR</b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>LEFT SIDE</b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>RIGHT SIDE</b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>SIZE OF BLDG.:</b>			
<b>HEIGHT</b>	<u>35ft</u>	<u>                    </u>	<u>45k</u> (max.)
<b>LENGTH</b>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>WIDTH</b>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></b>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<b>NO. OF DWELLING UNITS:</b>	<u>5</u>	<u>5</u>	<u>                    </u> (max.)
<b>NO. OF PARKING SPACES:</b>	<u>0</u>	<u>0</u>	<u>0</u> (min./max)
<b>NO. OF LOADING AREAS:</b>	<u>0</u>	<u>0</u>	<u>0</u> (min.)
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT:</b>	<u>0</u>	<u>0</u>	<u>0</u> (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.

spa, massage, bagels, asian restaurant, bakery, pizza, salon, 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'.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 1776 Massachusetts Ave , Unit 1 , Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

I am applying for a special permit which is needed for opening fast order food in the BA-2 district. The bubble tea and snacks are intended to be available upon a short waiting time. The space is not very large with almost 900 square feet. We will have seats for our customers but not a lot (16 seats). Our delivery and loading anticipation would be similar to other businesses in the area. The logo of Vivi Bubble Tea is bright pink and modern so I believe it will match the visual characters and conform to the city's urban design objectives. Since this is a franchise company, the designs of the storefront will be done similar to other Vivi's. We will be investing in an electric self-venting fryer that filters large particulates and removes odor; thus, the neighborhood would not be impacted.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

Ground level has always been retail/commercial open to the public. Served the local neighborhood that came here by foot traffic in the past. Previously was occupied by Mucky Kids which offered kids drawing classes and had traffic coming in and out daily. There are a lot of local restaurants/food businesses nearby so it is usual for the neighborhood to have people coming and going.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

There are commercial units above and next to my unit. There are also a couple similar food businesses (pizza, bakeries, bagels, etc) on the left side of my building. This space has always been commercial in nature and built for commercial use. Never had off street parking and type of food use is consistent with other food establishment uses around Mass Ave. According to the interpretation of district boundaries BA-2 is "local business" and a boba shop fits this interpretation. Porter Square has many operating businesses which all brings to the liveliness of this community.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

We will have a trash collection company to collect our trash at the back of the building once per week. There will be trash cans provided for our customers. We anticipate deliveries once per week, around 7-8 am when there are not a lot of people. The anticipated operating hours are Mon-Sat 11 Am-11pm and Sun 12pm-10am. Our deliveries and operating hours are similar to other businesses in the area. Therefore, our operating hours would not impact the neighborhood.

**E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Fast order food is allowed in BA-2 with a special permit. Mass Ave is a commercial street with a lot of food and other businesses. The type of use that I am proposing is not out of character for the neighborhood.

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

## Pacheco, Maria

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**From:** Elizabeth Doran Evenson - BodyOne Massage <doran44@hotmail.com>  
**Sent:** Thursday, September 16, 2021 4:26 PM  
**To:** Pacheco, Maria  
**Subject:** BZA #134626/ Opposing 1776 Unit #1 request for variance

Good afternoon,

My name is Elizabeth Evenson, and I am the owner of BodyOne Massage, located at 1776 Massachusetts Ave. I was made aware that the business that recently moved in downstairs (Ocean Spa) was interested in opening a food establishment on the premises. I am writing to strongly oppose this change to our building.

BodyOne Massage opened in June 2009. With lots of hard work, we went from a one-woman operation to a 6-person business that has had many of the same clients for the past 12 years. The pandemic closed us down for the majority of 2020, and we were able to reopen this past April due to the flexibility of my landlord, government assistance and very patient employees. We have been very busy since we reopened our doors and attribute that to location, all of us being vaccinated and by putting more safety measures in place than any other massage establishment in the area.

During the construction period to create Ocean Spa, we had to credit our clients' sessions on multiple occasions due to the cigarette smoke seeping up from the contractors below. The air in our office needs to be clean and neutral, as we are a wellness establishment. Putting a food establishment in a space below us would crush our business. Between the noise, the smell and even more construction to deal with, we would be forced to move. I find this very disturbing especially considering that we are one of the few massage businesses in the area to make it through the shutdown of the pandemic.

I am asking that you please oppose the variance being applied for at 1776. We have made 1776 our home; we have many neighborhood clients, academics, local business owners and friends that rely on our work to keep them healthy. It's unfair that Ocean Spa could come in, set up shop doing one form of business and then switch to another and create harmful consequences for those of us who are already in place at 1776.

As mentioned previously, there are 6 of us employed at BodyOne. Three of us have families and have loved our flexible schedules to do the work we love, while being able to care for our children. We planned to stay at 1776 and continue to create a successful business with a fantastic reputation.

Please be in touch with any questions that you may have. Thank you for taking the time to read this letter.

Sincerely,  
Elizabeth Evenson, owner

Elizabeth Evenson, LMT, owner  
[www.bodyonemassage.com](http://www.bodyonemassage.com)  
M 617-905-4025





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

### BZA

### POSTING NOTICE – PICK UP SHEET

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

Name: \_\_\_\_\_

(Print)

Date: \_\_\_\_\_

9/1/2021

Address: \_\_\_\_\_

1776 Mass Ave #1

Case No. \_\_\_\_\_

BZA-134624

Hearing Date: \_\_\_\_\_

9/23/21

Thank you,  
Bza Members





## Notice of Public Hearing

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually, or submit a written statement to the Board of Zoning Appeal, 831 Massachusetts Avenue, Cambridge, Mass. or email your comments to Maria Pacheco [mpacheco@cambridge.ma.gov](mailto:mpacheco@cambridge.ma.gov). If you would like further information, please call the Zoning Department at 343-8100 or visit our office at Inspectional Services Department by appointment only. Please be advised that documents may be submitted, including revisions to plans or documents previously submitted, by the petitioner or any interested party for the BZA's consideration at the hearing if the documents are submitted prior to 5:00 p.m. on the Monday before the public hearing. It is within the BZA's sole discretion whether to accept further revisions to plans or documents at the public hearing.

Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/j/85702655517>

Or join by phone: Dial +1 929 436 2666 or +1 301 715 8592 - Webinar ID: 857 026 55517

**VIRTUAL HEARING - THURSDAY - SEPTEMBER 23, 2021 @ 6:30 P.M.**

Please Note: If at this time, the BZA Chairperson determines that due to a later date, they will not receive further notice. However, dates for continued BZA cases will be posted on the notice board at the City Clerk's Office, 795 City Hall and on the City's Website.

CASE NO. BZA-134626

LOCATION: 1776 MASS AVENUE #1  
CAMBRIDGE, MA

PETITIONER: LIMING XU

ZONING DISTRICT: BUSINESS A-2 ZONE

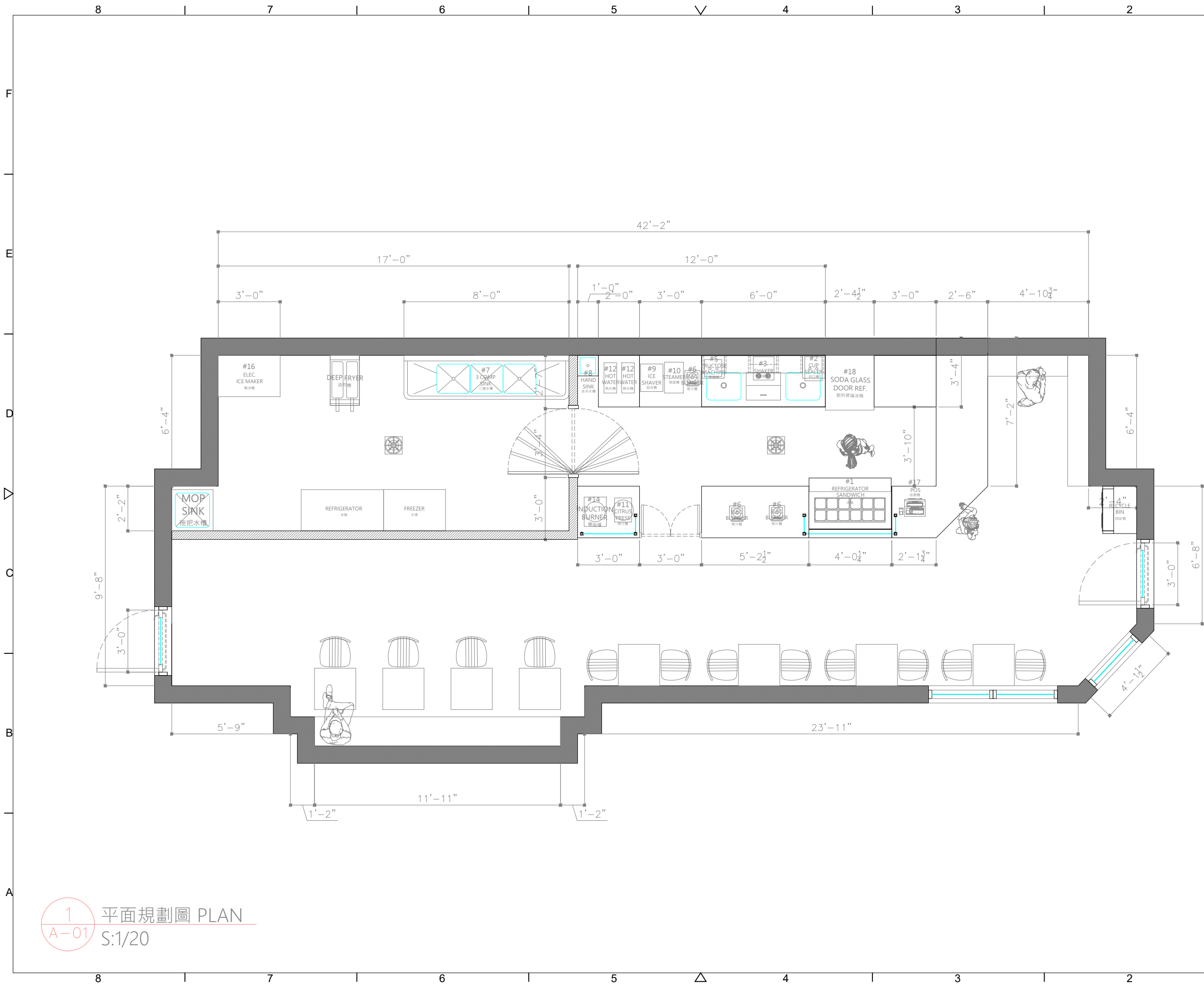
PETITION: **SPECIAL PERMIT** To operate a fast order food establishment as a bubble shop with some snacks.

REGULATIONS: Art. 40B, Sec. 4.35.0-4; Art. 11.000, Sec. 11.30 (Fast Order Food Establishment); Art. 10.000, Sec. 10.40 (Special Permit).

Copies of the application are on file at the City Clerk's Office, City Hall, 795 Massachusetts Avenue, and at the Inspectional Services Department, Lombard Building, 831 Massachusetts Avenue, Cambridge, Massachusetts.

Address written comments to the Board of Zoning Appeal, 831 Massachusetts Avenue, Cambridge, MA 02139.

*1776 Mass Ave  
BZA-134626*



Revision No.	Date	Remarks
1.	07/21/2021	PLAN REVIEW
2.		PLAN REVIEW
3.		PLAN REVIEW
4.		PLAN REVIEW
5.		PLAN REVIEW
6.		3D REVIEW
7.		PLAN REVIEW
8.		CONSTRUCTION SET (CD Set)
9.		

*The Renaissance*

TIEN-BAO WANG

Project:  
ViVi Bubble Tea (MA)  
1776 Massachusetts Ave  
Cambridge, MA 02140

Title:  
PLAN  
平面配置圖

Checked: **Jul 22, 2021**

Signature: Scale: 1:20

Drawn: Job #: 24617

文藝復興  
A01







































1776 Mass Ave

Petitioner 176

176-13  
DALTON, KATHY L.  
6 ARLINGTON ST #12  
CAMBRIDGE, MA 02140

176-13  
POPE, WILLARD R. & SYLVIA C. POPE  
6 ARLINGTON ST., #21  
CAMBRIDGE, MA 02140

LIMING XU  
52 VICTORIA AVE  
BRAINTREE, MA 02184

176-13  
TSERLIN, ELINA  
1800 MASS AVE. UNIT#4  
CAMBRIDGE, MA 02140

176-13  
LIN, ALEXANDER & CHUN PI LIN HUANG  
1800 MASSACHUSETTS AVE. - UNIT 800/5  
CAMBRIDGE, MA 02140

176-13  
DANBERG, SEYMOUR A.  
TR. DANBERG CAMBRIDGE REALTY TRUST  
P.O. BOX 425091  
CAMBRIDGE, MA 02140

176-13  
AZABU, LLC  
1-3-15 MINAMI  
AZABU, MINATOKI, \_ \_

176-13  
S.R.A. PARUCHURI  
1060 OAKTREE LN  
BLOOMFIELD HILLS, MI 48304

176-13  
CHAO, HUNG-HSING  
1800 MASSACHUSETTS AVE., #11  
CAMBRIDGE, MA 02140

176-13  
BOWDEN, KRISTEN M.  
C/O ALEX STEINBERGH & R. STANLEY BOWDEN  
17 IVALOO ST., SUITE#100  
SOMERVILLE, MA 02143

176-13  
LIU, HONG & TIEMAE ROQUERRE  
89 CALFLIN ST  
BELMONT, MA 02478

176-13  
PODBELSKI, JANA J.  
334 PROVIDENCE RD  
SO. GRAFTON, MA 01560

176-13  
BOWDEN, SHAREN K. C/O R C G  
17 IVALOO ST, STE 100  
SOMERVILLE, MA 02143

176-13  
SIMONS, REBECCA L.  
1800 MASS AVE, #3  
CAMBRIDGE, MA 02140

176-13  
LIFSEY, ANGELA  
1800 MASS AVENUE, UNIT 80021  
CAMBRIDGE, MA 02140

176-13  
HUANG, CHUN PI LIN  
1800 MASS AVE. UNIT#33  
CAMBRIDGE, MA 02140

176-13  
LIU, HONG,  
TR. 1802 MASSA AVENUE REALTY TRUST  
1673 CAMBRIDGE ST.  
CAMBRIDGE, MA 02138

176-64  
CAMBRIDGE MASS AVE LLC  
739 CREEKS EDGE  
CHARLESTON, SC 29412

176-13  
FREIDBERG, SUSANNE  
6 ARLINGTON ST., UNIT #6/31  
CAMBRIDGE, MA 02140

153-59  
STOTT ELIZABETH MARK STOTT  
25 LANCASTER ST  
CAMBRIDGE, MA 02140

176-13  
BROOKS, JAMES E.  
364 SPRING ST  
PORTLAND, ME 04102

176-13  
HU, CHIA-LING & CINDY HU  
6 ARLINGTON ST., #32  
CAMBRIDGE, MA 02140

176-13  
JI, XIAOAN & ZHAODIAN JI  
4 ARLINGTONST. UNIT#11A  
CAMBRIDGE, MA 02140

176-13  
BOWDEN, MILISSA L.  
C/O RCG  
17 IVALOO ST., SUITE #100  
SOMERVILLE, MA 02143

176-13  
SHIUE, REN-JYE & CHIH-WEI CHANG  
1800 MASSACHUSETTS AVE., #80031  
CAMBRIDGE, MA 02140

176-13  
PERDIKOLOGOS, CONSTANTINA &  
FOTINI PERDIKOLOGOS  
1802 MASS AVE., #11  
CAMBRIDGE, MA 02139

176-64  
OSTER, JEANNE E.  
TRS JEANNE E. OSTER REV TRUST  
95 NASHUA ST  
WOBURN, MA 01801

176-64  
LANCASTER FOREST, LLC.  
1762 MASS AVE  
CAMBRIDGE, MA 02140

153-59  
ZHANG GUOHUA JEAN HUANG WEI  
1783 MASSACHUSETTS AVE #17836  
CAMBRIDGE, MA 02140

176-64  
NICOLORO, PETER J.  
164 THORNDIKE ST.  
CAMBRIDGE, MA 02141



176-85  
SCHLESINGER, DANIEL  
1776 MASSACHUSETTS AVE. UNIT 9  
CAMBRIDGE, MA 02140

176-85  
EVANS, JENNIFER R. LIFE ESTATE  
1776 MASSACHUSETTS AVE., #2B  
CAMBRIDGE, MA 02140

176-86  
CRUICKSHANK, RONALD  
5A LANCASTER ST.  
CAMBRIDGE, MA 02140

176-13  
SUN VISTA TR  
8716 RIDGE RD  
BETHESDA, MD 20817

176-13  
WEISS, JUDITH  
21 ORCHARD ST., #2  
CAMBRIDGE, MA 02140

176-85  
SUNRISE REAL ESTATE LLC  
52 VICTORIA AVE  
BRAINTREE, MA 02184

176-15  
GOLDBERG WEINER REALTY LLC.  
1798A MASS AVE  
CAMBRIDGE, MA 02140

176-64  
ELPIS LAGOUDAKIS, TRUSTEE OF  
1760 MASS AVE., UNIT A  
CAMBRIDGE, MA 02139

176-83  
COLEMAN, WILLIAM & JANET COLEMAN  
7 LANCASTER ST  
CAMBRIDGE, MA 02138

176-85  
DOLLAR, BARBARA JEANNE, TRUSTEE OF THE  
BARBARA JEANNE DOLLAR TRUST  
103 ABERDEEN AVE  
CAMBRIDGE, MA 02138

176-85  
DOLLAR, BARBARA  
103 ABERDEEN AVENUE  
CAMBRIDGE, MA 02138

176-85  
WHITWORTH, MARK H. & NOREEN L. HESSON  
1224 E. HILL RD.  
NEWARK, VT 05871

176-85  
ROBIDOUX, JILL  
1 LANCASTER ST., #6  
CAMBRIDGE, MA 02140

176-86  
WEINBERG, DIANE L.,  
TRUSTEE THE DIANE L. WEINBERG 2006 REV TRS  
145 BEAUMONT AVE  
NEWTON, MA 02460

153-14  
LAVERTY, CHARLES R. JR., &  
PAUL R. LOHNES, TRS.  
C/O LAVERTY / LOHNES PROP  
75 CAMBRIDGE PKWY, STE 100  
CAMBRIDGE, MA 02142-1229

153-66  
SOLOMON, BONNIE T.  
C/O JOHATHAN ROWE  
P.O BX 427  
POINT REYES STATION, CA 94956

153-59  
SPERO, RAND K.  
11 HERITAGE DR  
LEXINGTON, MA 02420

153-59  
BLACKWELL, MATTHEW & MAYA SEN  
2 NEWPORT RD UNIT #2/3  
CAMBRIDGE, MA 02140

153-66  
GBR, LLC  
25 LANCASTER ST  
CAMBRIDGE, MA 02140

153-66  
COHEN, HELEN S MARK A. LIPMAN, TRS  
3 NEWPORT RD UNIT #3/7  
CAMBRIDGE, MA 02140

153-66  
EATON, CHARLES  
3 NEWPORT RD., #8  
CAMBRIDGE, MA 02140

153-59  
RECKMAN, JANET C.  
4 NEWPORT RD. UNIT#1  
CAMBRIDGE, MA 02140

153-66  
FOX, ELLEN  
TRUSTEE OF ELLEN FOX REVOCABLE TRUST  
5 NEWPORT RD, UNIT 4  
CAMBRIDGE, MA 02140

153-66  
SIMPSON, E. PHILIP A. ,JR.  
TR. THE E. PHILIP A. SIMPSON JR. REV. TRUST  
P.O. BOX #203  
PLYMOUTH, NH 03264-0203

153-59  
NEWMAN, ANNA P.  
4375 FACULTY LANE  
HOUSTON, TX 77004

153-66  
BLOUT, LISA  
86 AVON HILL STREET  
CAMBRIDGE, MA 02140

153-59  
DEVOS, MERILYN L.  
2 NEWPORT RD UNIT#1  
CAMBRIDGE, MA 02140

153-59  
SMITH, LONNIE  
14363 CHESTER AVE.  
SARATOGA, CA 95070

153-66  
RIEKER, PATRICIA P.  
3 NEWPORT RD #2  
CAMBRIDGE, MA 02140-1522

153-66  
PELTON, JOHN W. JR.  
3 NEWPORT RD., UNIT #5  
CAMBRIDGE, MA 02140

1776 MASS Ave

346

153-59  
FRIEDLER, GLADYS  
4 NEWPORT RD.,  
CAMBRIDGE, MA 02140-1526

153-59  
DEAN, COLIN J. & SUMA V. NAIR  
4 NEWPORT RD. UNIT#8  
CAMBRIDGE, MA 02140

153-66  
FISHER, AMY L. & ANDREW HAMMOND  
5 NEWPORT RD., #5/2  
CAMBRIDGE, MA 02140

153-66  
IACOBBO, MARIA L.  
29 OAK KNOLL DR  
NORTH ATTLEBORO, MA 02760

153-66  
CHRISTIE, MARY,  
TR. OF 5-6 NEWPORT ROAD TRUST  
5 NEWPORT RD. #5-6  
CAMBRIDGE, MA 02140

153-66  
HORVATH, MICHAEL & ANNE HORVATH  
7 NEWPORT RD. UNIT#2  
CAMBRIDGE, MA 02140

153-66  
HACKETT, OSCAR S. & MEG D. HACKETT  
5673 LA JOLLA HERMOSA  
LAJOLLA, CA 92037

153-59  
KELLY, EMER C.  
8 NEWPORT RD., UNIT #8/2  
CAMBRIDGE, MA 02140

153-59  
FARRINGTON REALTY LL.  
28 ROSELAND ST., #1  
CAMBRIDGE, MA 02140-1501

153-66  
SCHEUBLIN, KENNETH R. &  
MARGARET M. SCHEUBLIN  
1775 MASS AVE  
CAMBRIDGE, MA 02140-1520

153-66  
HOU, FENG QIN  
86 WINTER STREET #2  
CAMBRIDGE, MA 02141

153-66  
CURTIS, MARGARET E., JR.  
1775 MASS AVE  
CAMBRIDGE, MA 02140-1520

153-59  
RODERICKS, LISA A.  
1783 MASS AVE #4  
CAMBRIDGE, MA 02140

153-59  
WALLACE, WES,  
TRUSTEE THE LITTLE BY LITTLE NOM TRUST  
1783 MASSACHUSETTS AVE., #17837  
CAMBRIDGE, MA 02140

176-13  
GRAZIOSI, ANDREA  
VIA ISOLA MADRE 3  
00141  
ROMA, - --

176-13  
MARGULIS T. N.  
C/O RCG LLC,  
17 IVALOO ST., SUITE#100  
SOMERVILLE, MA 02143

176-13  
MINOTTI, TOD ROBERT TOSI,  
LINDA TOSI KEVIN LUKACEK, TRS  
27 BAYSTATE RD #1R  
BOSTON, MA 02215

176-66  
LANCASTER STREET APARTMENTS, LLC  
C/O KENNEDY MANAGEMENT  
1770 MASS AVE #331  
CAMBRIDGE, MA 02140

176-85  
LIU, XI  
1776 MASSACHUSETTS AVE., #7  
CAMBRIDGE, MA 02140

176-85  
AHL, LLC & CITY OF CAMBRIDGE TAX TITLE  
1776 MASSACHUSETTS AVE. UNIT 2A  
CAMBRIDGE, MA 02140

153-66  
BURNHAM, AMERY A.  
20 RICE ST  
CAMBRIDGE, MA 02140

153-66  
MA, CHING  
1 NEWPORT RD., UNIT #1/7  
CAMBRIDGE, MA 02140

153-66  
LIPSKY, STUART J.  
1 NEWPORT RD., #1-8  
CAMBRIDGE, MA 02140-1521

153-59  
GU, JIN & LINFENG WEI  
2 NEWPORT RD., #2/5  
CAMBRIDGE, MA 02140

153-59  
LEE, CHIH-JOU & SETH E. LIPPERT  
2 NEWPORT RD., #6  
CAMBRIDGE, MA 02140

153-66  
GIBBS, LAUREN, K.  
3 NEWPORT RD. #1  
CAMBRIDGE, MA 02140

153-66  
LOZANO, EDUARDO E.  
3 NEWPORT RD. UNIT#3  
CAMBRIDGE, MA 02139

153-66  
LIU, YUN & CHING YU LAM  
3 NEWPORT RD., #3/6  
CAMBRIDGE, MA 02140

153-59  
RECKMAN, JANET C.  
4 NEWPORT RD #1  
CAMBRIDGE, MA 02140-1526

153-59  
AHOUSE, HARRIET H.  
4 NEWPORT RD., #2  
CAMBRIDGE, MA 02140

1776 Mass Ave

4 of 6

153-59  
GEORGE, MICHAEL & NAZGOL SHIFTEH  
4 NEWPORT RD UNIT #7  
CAMBRIDGE, MA 02140

153-59  
HANTMAN, STEPHEN A.  
6 NEWPORT RD #6-1  
CAMBRIDGE, MA 02140

153-66  
CHAN, CYNTHIA  
7 NEWPORT RD #4  
CAMBRIDGE, MA 02140

153-66  
BIERNACKI, ANNE MARIE & KENNETH H. SMITH  
7 NEWPORT RD. - UNIT 7-8  
CAMBRIDGE, MA 02140

153-59  
MEYER, BABETTE  
8 NEWPORT RD., UNIT #7  
CAMBRIDGE, MA 02140

153-66  
SHAKESPEAR, PAUL & EILEEN S. SHAKESPEAR  
1775 MASS AVE  
CAMBRIDGE, MA 02140-1520

153-59  
CRONE, GREGORY J.  
1783 MASS AVE., #1783B  
CAMBRIDGE, MA 02140

153-59  
FENNELL, TIMOTHY J.  
6 NEWPORT RD., UNIT #6/3  
CAMBRIDGE, MA 02138

153-59  
GIMBEL, JANE N.  
6 NEWPORT RD., #5  
CAMBRIDGE, MA 02140

153-66  
KINDLEBERGER, JEAN  
7 NEWPORT RD., #7/3  
CAMBRIDGE, MA 02140

153-66  
MACHARLA, VEERBHADRA & JYOTHI MACHARLA  
117 PROSPECT STREET  
ACTON, MA 01720

153-59  
FARRINGTON REALTY LLC.  
28 ROSELAND STREET., #1  
CAMBRIDGE, MA 02140-1501

153-59  
JI, XIAOAN  
8 NEWPORT RD, UNIT #5  
CAMBRIDGE, MA 02140

153-59  
KALWEIT, ROBERT,  
SUSAN KALWEIT NICHOLAS KALWEIT  
8 NEWPORT RD., #8/6  
CAMBRIDGE, MA 02140

153-66  
WANG, YINI, TRUSTEE THE YINI WANG LIVING TRUST  
C/O HANCOCK REALTY GROUP  
275 GROVE ST. SUITE 2-400  
NEWTON, MA 02466

153-59  
RACHMUTH, GUY  
1783 MASSACHUSETTS AVE. - UNIT# 2  
CAMBRIDGE, MA 02140

153-59  
WATERS, ANN M.  
1783 MASSACHUSETTS AVE., #3  
CAMBRIDGE, MA 02140

176-13  
GOSSELIN, JOHN T.  
TRUSTEE OF THE CHRISTINE M. CANNAVA  
REVOC TRT  
4 ARLINGTON ST 31  
CAMBRIDGE, MA 02140

176-13  
WFB FUTURAMA RENTALS LLC.  
C/O RESOURCE CAPITAL GROUP  
17 IVALOO ST  
SOMERVILLE, MA 02143

176-13  
SCHILLER, LAUREN E.  
5421 S. CORNELL AVE #9  
CHICAGO, IL 60615

176-13  
NEELY, CLAIRE G.  
2 ARLINGTON ST #11  
CAMBRIDGE, MA 02140

176-13  
RABB, INTISAR  
2 ARLINGTON ST. UNIT#32  
CAMBRIDGE, MA 02140

176-13  
CROWLEY, STEPHEN A.  
6849 NANSSEN STREET  
FOREST HILLS, NY 11375

176-13  
COLLINS, MARGARET R.  
2-6 ARLINGTON ST., #2  
CAMBRIDGE, MA 02140

176-13  
LIU, HUI & KE SHEN  
4 ARLINGTON ST. UNIT#1  
CAMBRIDGE, MA 02140

176-13  
THEALL, STEPHEN J. JR.  
4 ARLINGTON ST., UNIT #2  
CAMBRIDGE, MA 02140

176-13  
LIGRESTI, LEONARDO & SILVA SPRINGOLO  
VIA MILAZZO 7,  
35139 PADOVA, \_ \_

176-13  
WHITE, ROSEMARY D. & MARY H. WHITE  
2 ARLINGTON ST. UNIT#23  
CAMBRIDGE, MA 02140

176-13  
BOARDMAN, RICHARD B. & LYNNE A. STANTON  
2 ARLINGTON ST. UNIT#33  
CAMBRIDGE, MA 02140

176-85  
WALLRAFF BARBARA  
3 LANCASTER ST  
CAMBRIDGE, MA 02140

1776 Mass Ave

596

176-13  
BERKELEY, JEROME  
4 ARLINGTON ST. UNIT#4/7  
CAMBRIDGE, MA 02139

176-13  
HOFFMAN, JANICE,  
TRUSTEE THE JANICE HOFFMAN 2016LIV TRUST  
28 GLEASON STREET  
WATERTOWN, MA 02472

176-13  
STUART, SEBASTIAN & STEPHEN D. MCCAULEY  
4 ARLINGTON ST #21  
CAMBRIDGE, MA 02140

153-66  
RALSTON, BIRGITTA & JOHANNA RALSTON AS  
TRUST OF THE 1 NEWPORT RD NOMINEE TRST  
1 NEWPORT RD 1/4  
CAMBRIDGE, MA 02140

153-59  
KELLOGG, SARAH C  
3693 TIMBER LANE  
HERMITAGE, PA 16148

153-59  
MILIA, ANDREW & AYYASH, SALMA ABU  
2 NEWPORT RD., UNIT #6  
CAMBRIDGE, MA 02140-2025

153-59  
RODNEY, ANN D.  
4 NEWPORT ROAD, UNIT #5  
CAMBRIDGE, MA 02140-1588

153-66  
ROGAN, BRIAN  
5 NEWPORT RD. UNIT #1  
CAMBRIDGE, MA 02140

153-66  
FOLGER, JOHN  
5 NEWPORT ROAD UNIT 5/5  
CAMBRIDGE, MA 02138

153-66  
HE, BAOZHANG & XIAODONG MA  
5 NEWPORT RD. UNIT#7  
CAMBRIDGE, MA 02139

153-59  
BYUN, BYUNG HEE  
4 CANAL PARK UNIT #507  
CAMBRIDGE, MA 02141

153-66  
BAHKTIAR, BIJAN & FARIFTEH BAKHTIAR,  
TR BAKHTIAR FAMILY TRUST  
7 NEWPORT RD., #7/1  
CAMBRIDGE, MA 02140

153-66  
LAMONT, BARBARA SILBER  
7 NEWPORT RD., #7  
CAMBRIDGE, MA 02140

153-59  
OLEARY, DONAL & ROBY M. FADER  
8 NEWPORT RD #8B  
CAMBRIDGE, MA 02140

153-66  
MATISON, KATHERINE TANIA &  
PETER JOSEPH QUIRK  
8 DAVIS RD  
SOUTHBOROUGH, MA 01772

153-59  
HANANY, AMIHAY  
77 MASSACHUSETTS AVE.  
MIT, ROOM 6-318  
CAMBRIDGE, MA 02139

153-59  
ANDRUS, WILLIAM ALEXANDER &  
JENNY I. ANDRUS  
1783 MASS AVE. UNIT #5  
CAMBRIDGE, MA 02139

153-59  
KELLY, MAUREEN, A LIFE ESTATE  
1783 MASSACHUSETTS AVE. #8  
CAMBRIDGE, MA 02140

176-13  
SMITH, JULIA  
4 ARLINGTON ST., UNIT #6  
CAMBRIDGE, MA 02139

176-13  
CROWLEY, JR., STEPHEN ANTHONY &  
ANGELA MARIE BISANTI  
4 DARTMOUTH STREET APT. 47  
FOREST HILLS, NY 11375

176-13  
PALMER, DOUGLAS J.,  
C/O OXFORD STREET REALTY, INC.  
1644 MASS AVE  
CAMBRIDGE, MA 02138

176-13  
MO NEETA, LLC  
18 WHITEHALL WAY  
BELLINGHAM, MA 02019

176-13  
CHANG, CHRISTINE Z. & PATRICK C. MCLEAN  
66 ELIZABETH ROAD  
BELMONT, MA 02478

176-13  
LEE, HYEJIN  
1 EARHART ST #506  
CAMBRIDGE, MA 02141

176-13  
WFB FUTURAMA RENTALS LLC. C/O ALEX  
STEINBERGH & R. STANLEY BOWDEN  
17 IVALOO ST. SUITE #100  
SOMERVILLE, MA 02143

176-13  
LANDERS, DEBORAH D.  
4 ARLINGTON ST., UNIT #22  
CAMBRIDGE, MA 02140

153-59  
VIGDEN, MICHIKO N., DANIEL G VIGDEN  
TRUSTEE OF MICHIKO N. VIGDEN REV TRS  
8 NEWPORT RD UNIT #1  
CAMBRIDGE, MA 02140

176-13  
URBAN RENEWAL 13 LLC C/O RCG LLC  
17 IVALOO ST, UNIT 4-10  
SOMERVILLE, MA 02143

176-13  
LANDERS, DEBORAH  
4 ARLINGTON ST 22  
CAMBRIDGE, MA 02140

176-13  
GONG, ZHENG YUGE XIAO  
76 TUDOR RD  
NEEDHAM, MA 02492

176-13  
HARRIS, RICHARD A., PATRICIA HARRIS ALYSON  
A. POWERS & BRENDON HARRIS  
1800 MASSACHUSETTS AVE UNIT 14  
CAMBRIDGE, MA 02140

153-66  
EVERETT, ROBERT KRATZER LUIS E. DOMENECH  
1775-5 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

153-66  
BROWN, TODD C. EBONY N. CLINTON  
1154 WASHINGTON ST UNIT 7  
BOSTON, MA 02118

153-66  
HIBBS, CHRISTINA C.  
4-74 48TH AVENUE APT 3N  
LONG ISLAND CITY, NY 11109

153-59  
LEE DONG MOOK & YOUNG GIL LEE  
12 LAWRENCE CT  
SYOSETT, NY 11791

176-13  
PARUCHURI S.R.A  
1060 OAK TREE LN  
ROCHESTER HILLS, MI 48309

153-66  
PLANTE VALERIE L  
1 NEWPORT RD - UNIT 1-5  
CAMBRIDGE, MA 02140

176-13  
VEGGIE FAMILY REALTY LLC  
22 SHEAN RD  
BELMONT, MA 02478

176-13  
SRA PARUCHURI TR SRA PARUCHURI  
LIVING TRUST  
1060 OAK TREE LN  
ROCHESTER HILLS, MI 48309

176-13  
SPILKER HAROLD D III KIRSTEN O SPILKER  
937 HUNAKAI ST  
HONOLULU, HI 96816

176-13  
BROMBERGER ALLEN & DANIEL BROMBERGER  
30 PHILLIPS RD  
SOUTH PORTLAND, ME 04106

176-13  
TAZAWA KAYOKO  
20 MAIN ST  
EXETER, NH 03833

176-66  
LANCASTER STREET APARTMENTS, LLC  
C/O KENNEDY MANAGEMENT  
1770 MASS AVE #331  
CAMBRIDGE, MA 02140

## Pacheco, Maria

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**From:** Elizabeth McQuillan <elizabeth.mcquillan@gmail.com>  
**Sent:** Thursday, September 16, 2021 9:21 PM  
**To:** Pacheco, Maria  
**Subject:** Re: Support for Case BZA-134626

Apologies for mixing the Chinese and English names--we have known Lisa (Wang Xiaoyan), who is Mr. Liming Xu's business partner and 50% investor in VIVI bubble tea, for 13 years. We have known Liming Xu only more recently, but trust the two will make excellent, local business owners!

On Thu, Sep 16, 2021 at 9:08 PM Elizabeth McQuillan <[elizabeth.mcquillan@gmail.com](mailto:elizabeth.mcquillan@gmail.com)> wrote:  
To the Board of Zoning Appeal,

This letter is in support of Ms. Liming (Lisa) Xu's request to open a snack and boba tea shop at 1776 Massachusetts Ave. We have known Lisa as a small business owner for 13 years--first in Boston, then in Harvard Square, and now on our own block. Although we recognize that VIVI Bubble Tea is a franchise, the family-friendly brand is a new import to this country and will be run by a reliable, friendly local.

Thank you for your consideration,  
Elizabeth & John McQuillan  
37 Lancaster St, Cambridge, MA 02140

## **Pacheco, Maria**

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**From:** Barbara Wallraff <bwallraff@me.com>  
**Sent:** Tuesday, September 7, 2021 12:15 PM  
**To:** Pacheco, Maria  
**Subject:** Re case no. BZA-134626

Dear Ms. Pacheco,

I'm responding to a notice of public hearing about 1776 Mass. Ave. #1 that I received last week. I live at 1776 Mass. Ave. #3, but I will be out of the country on September 23, the date proposed for the hearing.

I have met the Xu family, the new owners of Unit #1, several times. In fact, when the property was for sale, I showed it to them and let them in for repeat visits as a favor to the then-owner, Moshe Shapiro. I like the Xus, so I am sorry not to be able to respond positively to their request.

When they bought the space, they expressed the intention of using it as a spa and massage place. No other uses were mentioned, at least to me. So it comes as a surprise that they now want to add a fast-food establishment.

The reasons I don't like that idea are that (1) the building already has a rat infestation (an animal control company has been called), and I've seen rats skittering down the side street abutting the property. Having a food establishment in the building can't but make the rat situation worse.

And (2) our unit has a back deck, which is already unpleasant to use at times because of smells coming from the Upper Crust pizza parlor just around the corner from us. A neighbor has told me that the owners of Unit #1 have in mind selling cooked chicken of some kind as part of their fast-food business, and I would not like to have to put up with more food smells coming from even closer by.

I am sure the Xu family mean well, and I hope they prosper. But the fast-food idea strikes me as an unwelcome bait and switch.

If you'd like more information, I'd be glad to supply it.

Regards,  
Barbara Wallraff



## **Pacheco, Maria**

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**From:** Jennie Evans <jenevans333@gmail.com>  
**Sent:** Wednesday, September 15, 2021 7:31 PM  
**To:** Pacheco, Maria  
**Subject:** BZA #134626/ Opposing 1776 Unit #1 request for variance

Jennifer Evans, Lic. Ac., Ma.  
Owner: Jen Evans Acupuncture  
1776 Mass Ave Unit 2b  
Cambridge, Ma. 02130

09/14/2021

Dear Zoning Board Members,

I own Unit 2B at 1776 Mass Ave, directly above the business that is seeking a variance in order to open a Boba shop with food services. For the last 10 years, I have run my own acupuncture practice and also rented office space to 4 other health and wellness businesses in this unit.

I strongly oppose a fast food restaurant or any other kind of establishment that serves food or prepared drinks coming into our building for a number of reasons.

- \* Food brings rodents, a problem this building already is challenged by.
- \* Food brings smell. My clients would not be able to tolerate food smells during their treatment. Often these folks are quite ill.
- \* Restaurants bring noise. We cannot work if our surroundings are not quiet.

I should note that I have personal experience with the problems that a restaurant brings to a shared building. When I was a teenager my mother and I lived in an apartment over a restaurant so I know first hand the kinds of problems this situation can bring.

My acupuncture business is not large enough to occupy the whole unit. I rent to other bodywork practitioners, as our businesses are compatible with each other. My tenants have let me know that they will need to leave if food service comes to our building. You have a letter from BodyOneMassage, the business which rents most of my space, stating this. If I am unable to rent to other compatible practitioners, my business becomes unviable, and I will need to sell my unit.

As bodywork and health businesses we have suffered a difficult time through COVID, and challenges will continue. We pieced things together with government loans, unemployment and I lowered rent significantly to get us through. I invested in hospital grade air purification systems

at great expense to create a safe environment so clients and staff are comfortable in the COVID era. Our businesses employ 10 people. Many of them are parents with young children. Our businesses have survived in part because I provide affordable rent in a great location. It is very realistic to think that these businesses would not be able to stay open at another more expensive location nearby, and that instead we would all be forced to close.

We are lucky to be among the few independent wellness providers still standing in these times. I want to emphasize to you that because of the pandemic, our businesses are fragile. I believe that adding a take-out restaurant to our business environment would be devastating to my, and my tenants' business operations.

We are counting on the Zoning Board to make decisions that don't put our businesses in jeopardy. I urge you to reject this request for variances.

Thank you for your time,

Jennifer Evans, Lic. Ac., MA.  
JenEvansAcupuncture.com

## **Pacheco, Maria**

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**From:** Barbara Wallraff <bwallraff@me.com>  
**Sent:** Thursday, September 16, 2021 12:27 PM  
**To:** Pacheco, Maria  
**Subject:** Re: Re case no. BZA-134626

Dear Ms. Pacheco,

I would like to amend as follows what I wrote in a previous email to you about 1776 Mass. Ave. #1. I live at 1776 Mass. Ave. #3, but I will be out of the country on September 23, the date proposed for the hearing.

I have met the Xu family, the new owners of Unit #1, several times. In fact, when the property was for sale, I showed it to them and let them in for repeat visits as a favor to the then-owner, Moshe Shapiro. I like the Xus, so I am sorry not to be able to respond positively to their request.

When they bought the space, they expressed the intention of using it as a spa and massage place. No other uses were mentioned, at least to me. So it came as a surprise that they now want to add a fast-food establishment.

The reasons I don't like that idea have changed since I wrote you previously. My main objection now is that having a fast-food place that's open until 11 p.m. will change the peaceful residential character of this corner of Cambridge. There are other businesses in the condo association, but either they close by 6 p.m. or, as is the case with a therapeutic massage establishment, they are silent and few people come and go. I do not look forward to the prospect of having people congregate at night in the courtyard outside Unit 1 or sitting and chatting on the knee wall above the courtyard at street level. Also, we already have a problem with passers-by leaving trash around, and a fast-food place can only make it worse.

I am sure the Xu family mean well, and I hope they prosper. But the fast-food idea strikes me as unwelcome.

Regards,  
Barbara Wallraff

## **Pacheco, Maria**

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**From:** Barbara Dollar <babsdollar@icloud.com>  
**Sent:** Thursday, September 16, 2021 1:07 PM  
**To:** Pacheco, Maria  
**Subject:** BZA-134626

I am writing to oppose a request for a special permit or variance at 1776 Unit #1.

I own the two units directly above this space in which I have owned and operated a retail women's clothing business for 39 years. The business name is Susanna and it has become a mainstay in the community. A clothing business cannot survive close proximity to food odors - fabric absorbs these odors (and venting does almost nothing to solve that problem). When I moved into this building, I made sure there were no abutting restaurants or take out spots. This issue (food odors) will negatively affect two other long-time businesses in the building, one of which has also written to you.

In addition to the above issue, we are very concerned about the rat problem which already exists in the building and we have been struggling to keep at bay. A fast food restaurant would only exacerbate this problem. Other troubling issues are increased fire liability and noise well after everything else has closed. There are several long term residents in the building.

I want to be clear that I bear the petitioner no ill will, but the business she is proposing would damage three existing businesses one of which is one of the few retail shops that survived the COVID closings. It would be very sad if they had to close so a fast food franchise could move in.

Thanks for your consideration,  
Barbara Dollar

Sent from my iPad