

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Su Du & Yifei Du

PETITIONER'S ADDRESS: 37 Shady Hill Road, Weston, MA 02493

LOCATION OF PROPERTY: 212 Western Avenue, Cambridge, MA 02139

TYPE OF OCCUPANCY: Mixed Use
3 Residential
1 Commercial ZONING DISTRICT: BA-3

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input checked="" type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to add take-out and delivery to existing commercial unit previously used as a restaurant.

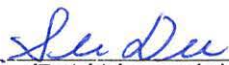
SECTIONS OF ZONING ORDINANCE CITED:

Article IV Section 4.35 (0)

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

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

Su Du
(Print Name)

Address: 37 Shady Hill Road
 Weston, MA 02493

Tel. No.: (907) 690-2599

E-Mail Address: gracedu0327@gmail.com

Date: May 19, 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 Su Du _____
(OWNER)

Address: 37 Shady Hill Road, Weston, MA 02493

State that I/We own the property located at 212 Western Avenue,
Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of Su Du and Yifei Du

*Pursuant to a deed of duly recorded in the date 09/30/16, Middlesex South
County Registry of Deeds at Book 68129, Page 511; 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 Su Du personally appeared before me,
this 27th of May, 2018, and made oath that the above statement is true.



Jack P. Milgram Notary

My commission expires December 3, 2021 (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 - OWNERSHIP INFORMATION

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Address: 37 Shady Hill Road, Weston, MA 02493 _____

State that I/We own the property located at 212 Western Avenue _____,
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County Registry of Deeds at Book 68129 _____, Page 511 _____; or
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Book _____ Page _____.

Yifei Du
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 Yifei Du _____ personally appeared before me,
this 27th of May _____, 2018 _____, and made oath that the above statement is true.

Jack P. Milgram _____ Notary
Jack P. Milgram

My commission expires December 3, 2021 _____ (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 premises is pre-existing, non-conforming and a Literal enforcement of the provisions of this ordinance would result in the Petitioner being unable to utilize the ground floor commercial unit.

Specifically, intends to operate an Asian food restaruant, and take-out and delivery service is necessary in order to be competitive with other Asian food restaurants in the neighborhood and in the city.

- 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:

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

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

The premises is pre-existing, non-conforming similar in character with other buildings in the neighborhood.

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

The premises is pre-existing, non-conforming similar in character with other buildings in 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: Su Du & Yifei Du PRESENT USE/OCCUPANCY: Mixed Use/1 Commercial/3 Residential

LOCATION: 37 Shady Hill Road, Weston, MA 02439 ZONE: BA-3

PHONE: (907) 690-2599 REQUESTED USE/OCCUPANCY: Mixed Use/1 Commercial/3 Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>3,504</u>	<u>3,504</u>	<u> </u>	(max.)
LOT AREA:	<u>1,324</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>2.64</u>	<u>2.64</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>441</u>	<u>441</u>	<u>1,500</u>	(min.)
SIZE OF LOT:			<u>50</u>	(min.)
	WIDTH	<u>50x60</u>		
	DEPTH			
Setbacks in Feet:	FRONT	<u>0</u>	<u>0</u>	<u>10'</u> (min.)
	REAR	<u>10</u>	<u>10</u>	<u>20</u> (min.)
	LEFT SIDE	<u>131</u>	<u>13</u>	<u>15.9</u> (min.)
	RIGHT SIDE	<u>0</u>	<u>0</u>	<u>15.9</u> (min.)
SIZE OF BLDG.:			<u>35</u>	(max.)
	HEIGHT	<u>2.5 stories</u>	<u>2.5 stories</u>	
	LENGTH			
	WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>12%</u>	<u>12%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>3 residential/1 commercial</u>	<u>3 residential/1 commercial</u>		(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>3</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

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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2018 JUN 21 PM 3:38

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Date: May 19, 2018



LAW OFFICES OF
JACK P. MILGRAM

21 MAYOR THOMAS J. MCGRATH HWY, STE. 203

QUINCY, MA 02169

E-mail: jackp.milgram@verizon.net

Telephone: (617) 227-0878

Facsimile: (617) 227-3797

SYDNEY S. MILGRAM
ATTORNEY AT LAW

JACQUELINE L. AARON-WILLIAMS
PARALEGAL
E-mail: jackie.aaron@verizon.net

VIA HAND DELIVERED

June 4, 2018

Attention: Secretary
Cambridge Zoning Board of Appeals
831 Mass. Ave., #1
Cambridge, MA 02139

**Re: 212 Western Avenue
Cambridge, MA 02139**

Dear Sir/Madam:

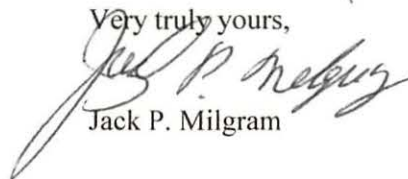
In regard to the above-captioned matter, kindly find enclosed herein, for filing and docketing with your offices, the following:

- ✓ 1. BZA Application Form in Triplicate;
- ✓ 2. Supporting Statement for Variance;
- ✓ 3. Dimensional Form;
- ✓ 4. Ownership Certificate;
- ✓ 5. Floor & Elevation Plans;
- ✓ 6. Certified Plot Plan;
- ✓ 7. Assessor's GIS "Block Map" and Photograph of Property; and
- ✓ 8. Application Fee.

If you have any questions or concerns, please do not hesitate to give me a call.

Thank you for your courtesy and cooperation in advance.

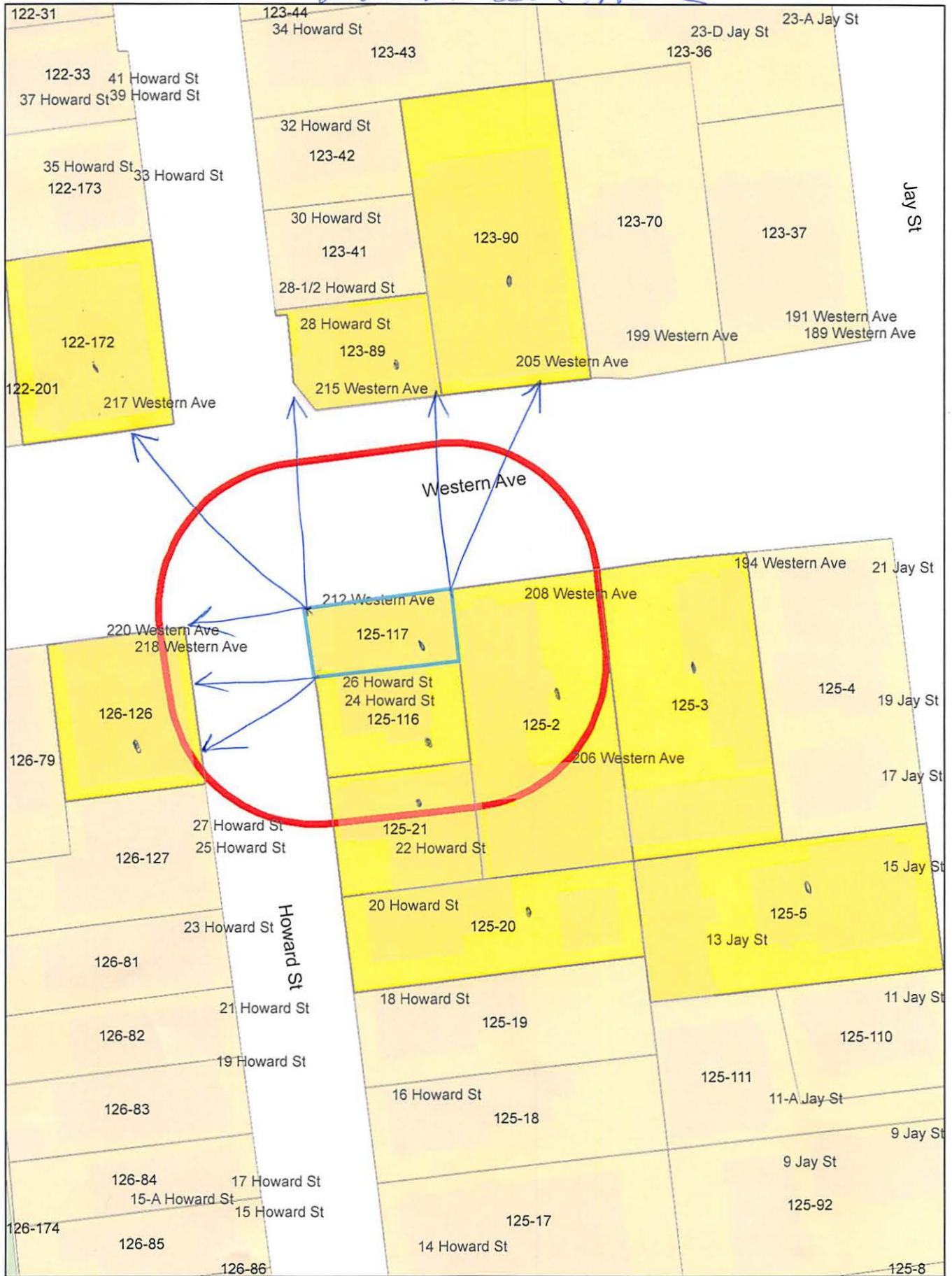
Very truly yours,



Jack P. Milgram

JPM/ja
Enclosures
Cc: Su Du

212 Western Ave



212 Western Ave

Sectioner

122-172
CAMBRIDGE AFFORDABLE HOUSING CORP.
1770 MASS AVE #331
CAMBRIDGE, MA 02140

123-89
HARDING COURT LLC
C/O WESTERN AEROSPACE LLC
406 FRANKLIN ST
CAMBRIDGE, MA 02139

125-117
DU, SU & YIFEI DU
37 SHADY HILL RD
WESTON, MA 02493

125-2
SMITH, IVY I.
208 WESTERN AVENUE
CAMBRIDGE, MA 02139

123-90
CAMBRIDGE CITY OF CAMBRIDGE HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

125-5
CLARKE, MARTIN E
TRUSTEE OF THE CLARKE FAMILY TRUST
15 JAY ST
CAMBRIDGE, MA 02139

125-20
WINCHELL, DANIEL & SARAH LAY
20 HOWARD ST
CAMBRIDGE, MA 02139

125-21
MURRIEL, OSCAR R. & SALLIE B. MURRIEL,
TRS. OF MURRIEL FAMILY TRUST
38 HOWARD STREET
CAMBRIDGE, MA 02139

125-116
DU, SU & YIFEI DU
37 SHADY HILL RD
WESTON, MA 02493

126-126 / 125-3
RAYCE REALTY LLC
228 WESTERN AVE
CAMBRIDGE, MA 02138



LAW OFFICES OF
JACK P. MILGRAM

21 MAYOR THOMAS J. McGRATH HWY, STE. 203

QUINCY, MA 02169

E-mail: jackp.milgram@verizon.net

Telephone: (617) 227-0878

Facsimile: (617) 227-3797

SYDNEY S. MILGRAM
ATTORNEY AT LAW

JACQUELINE L. AARON-WILLIAMS
PARALEGAL
E-mail: jackie.aaron@verizon.net

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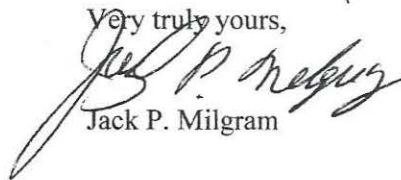
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Very truly yours,



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JPM/ja
Enclosures
Cc: Su Du

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 212 Western Avenue, Cambridge, MA 02139 DATE: May 19, 2018

PETITIONER OR REPRESENTATIVE: Jack P. Milgram, Esquire - Law Offices of Jack P. Milgram

ADDRESS & PHONE: 21 Mayor Thomas J. McGrath Highway, Suite 203, Quincy, MA 02169 - Tel: (617) 227-0878

BLOCK: 125 LOT: 117

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

*PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.*

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form 3 Forms with Original Signatures	<u>X</u>	<u>X</u>
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u>X</u>
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<u>X</u>	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	<u>X</u>	<u>X</u>
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Floor Plans - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Elevations - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	<u>X</u>	<u>X</u>
Photographs of Property - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	<u> </u>	<u> </u>
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	<u> </u>	<u> </u>
Evidence of Separate Utilities **	<u> </u>	<u> </u>
Proposed Subdivision Plan	<u> </u>	<u> </u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** Can be submitted after subdivision has been approved.

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_____ Additions _____ New Structure
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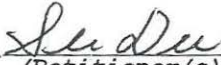
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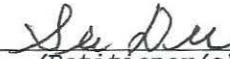
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RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>12%</u>	<u>12%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>3 residential/1 commercial</u>	<u>3 residential/1 commercial</u>		(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>3</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

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 - OWNERSHIP INFORMATION

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

I/We Su Du _____
(OWNER)

Address: 37 Shady Hill Road, Weston, MA 02493

State that I/We own the property located at 212 Western Avenue,
Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of Su Du and Yifei Du

*Pursuant to a deed of duly recorded in the date 09/30/16, Middlesex South
County Registry of Deeds at Book 68129, Page 511; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Su Du
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 Su Du personally appeared before me,
this 27th of May, 2018, and made oath that the above statement is true.

Jack P. Milgram Notary
Jack P. Milgram

My commission expires December 3, 2021 (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 - OWNERSHIP INFORMATION

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

I/We Yifei Du _____
(OWNER)

Address: 37 Shady Hill Road, Weston, MA 02493

State that I/We own the property located at 212 Western Avenue,
Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of Su Du and Yifei Du

*Pursuant to a deed of duly recorded in the date 09/30/16, Middlesex South
County Registry of Deeds at Book 68129, Page 511; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Yifei Du
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 Yifei Du personally appeared before me,
this 27th of May, 2018, and made oath that the above statement is true.

Jack P. Milgram Notary
Jack P. Milgram

My commission expires December 3, 2021 (Notary Seal).

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



JC ARCHITECT
 jm.chen5408@gmail.com
 730 HANCOCK STREET
 QUINCY, MA 02170
 TEL: 617-642-2882

PARTNERSHIP

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.C.	HEALTH DEPT COMMENT	1/22/18
2	J.C.	FIRE DEPARTMENT ALARM	1/25/18

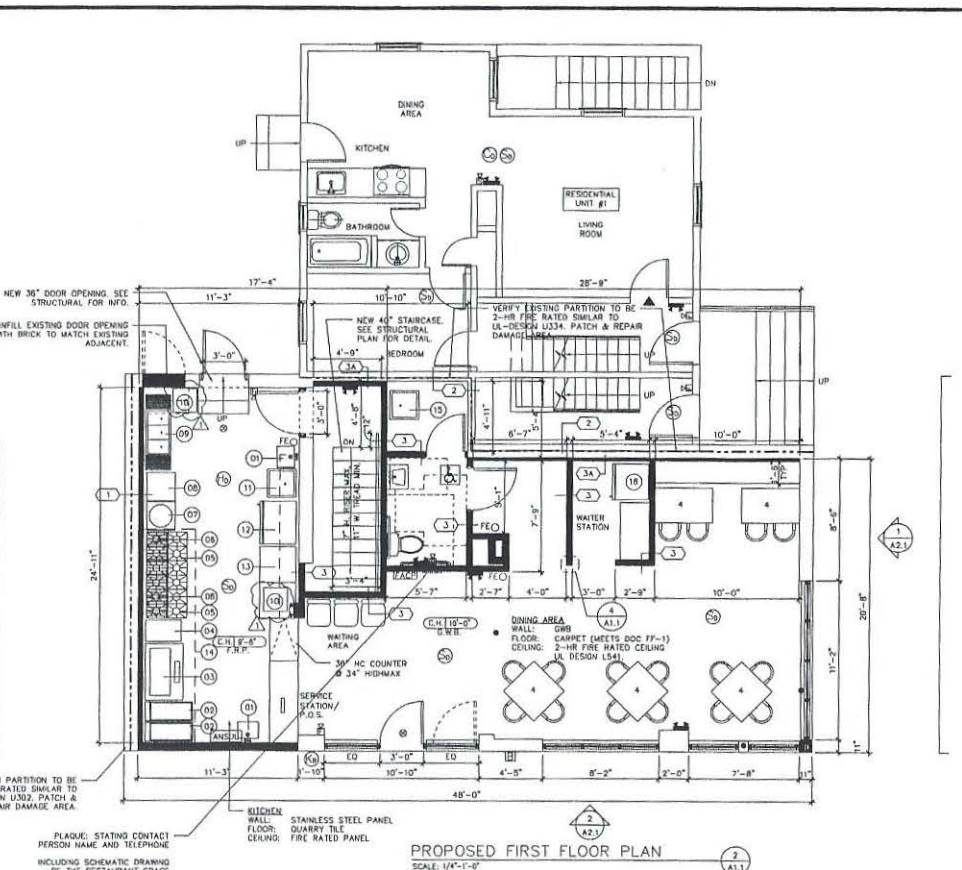
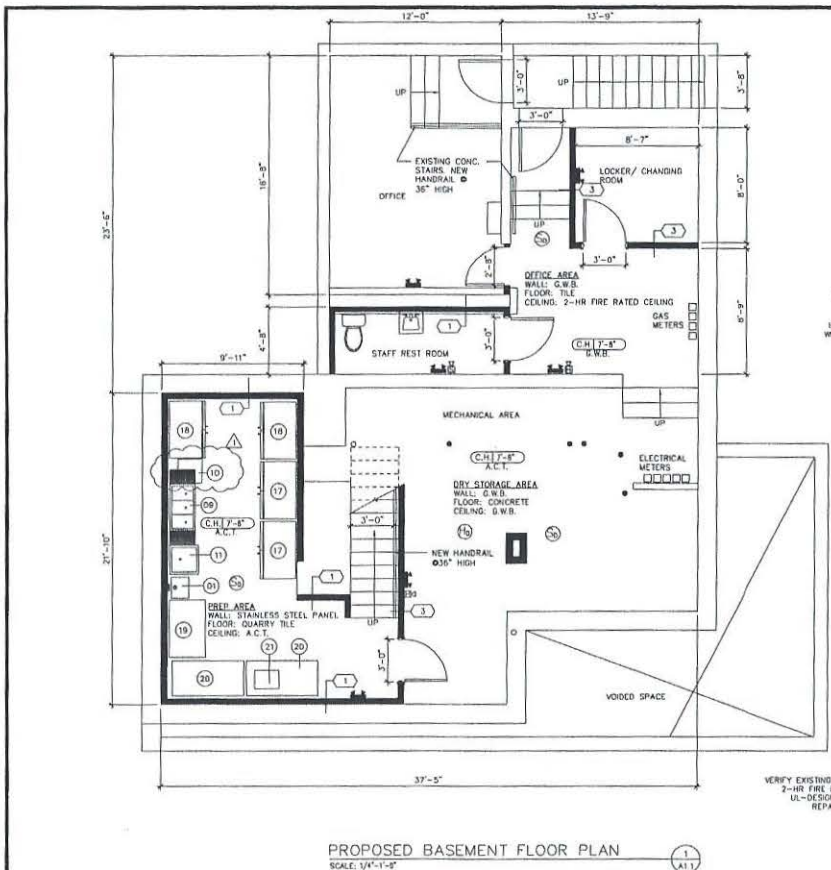
PROJECT

PROPOSED RESTAURANT
 RENOVATION
 212 WESTERN AVE
 CAMBRIDGE, MA

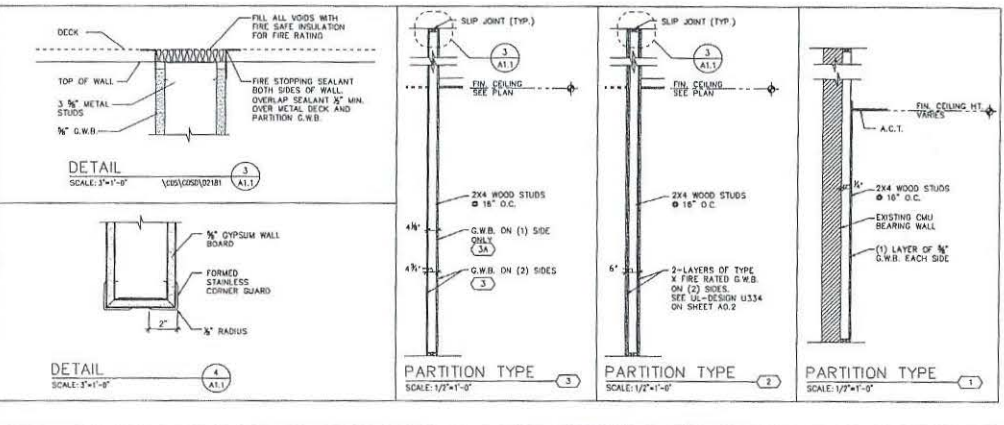
SHEET TITLE

PROPOSED
 FLOOR PLAN

DRAWN BY	DRAWING NO.
NOTED	
DATE: 11/30/17	
CHECKED:	
SHEET 3 OF 4	A1.1



EQUIPMENT SCHEDULES							
ITEM	DESCRIPTION	MODEL NO.	QTY	ITEM	DESCRIPTION	MODEL NO.	QTY
01	HAND SINK		2	11	SINGLE COMPARTMENT SINK		1
02	FRYER-O-LATOR 18"		2	12	36" REACH-IN COOLER		1
03	SALAD UNIT		1	13	UNDERCOUNTER DISHWASHER W/STAINLESS STEEL WORK TABLE		1
04	STAINLESS STEEL WORK TABLE	18" X 30"	1	14	20" STAINLESS STEEL KITCHEN EXHAUST HOOD W/ANGULAR SYSTEM		1
05	6-BURNER RANGE 36"		2	15	MOP SINK		1
06	SALAMANDER GRILL 36"		2	16	30" REACH-IN COOLER		1
07	RICE COOKER		1	17	48" REACH-IN COOLER		2
08	STAINLESS STEEL WORK TABLE	24" X 24"	1	18	48" REACH-IN FREEZER		2
09	3-COMPARTMENT SINK W/DRAIN BOARD		2	19	STAINLESS STEEL WORK TABLE	48" X 30"	1
10	GREASE TRAP 30LBS/40LBS		2	20	STAINLESS STEEL WORK TABLE	60" X 30"	2
11	SINGLE COMPARTMENT SINK		1	21	DUMPLING MAKER		1
12	36" REACH-IN COOLER		1				





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PARTNERSHIP

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	BYT	HEALTH DEPT COMMENT	1/27/18

PROJECT

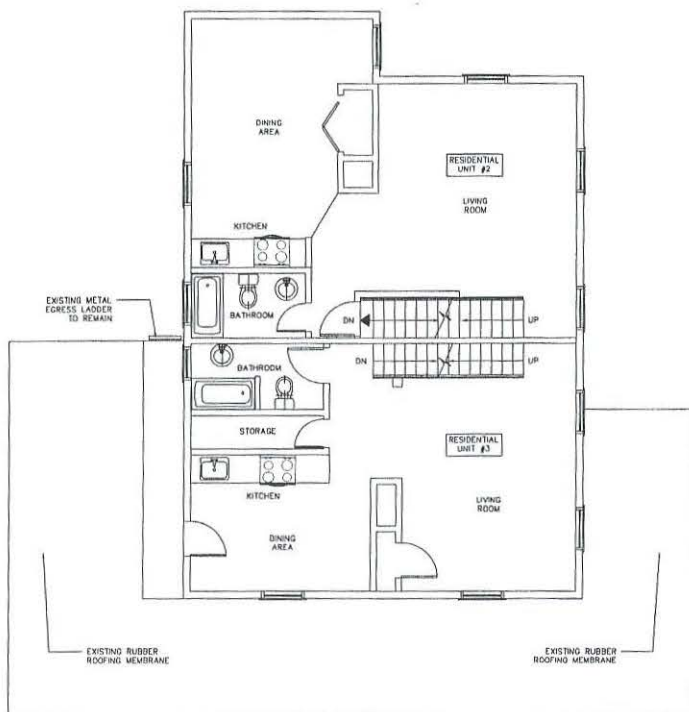
PROPOSED RESTAURANT
 RENOVATION
 212 WESTERN AVE
 CAMBRIDGE, MA

SHEET TITLE

EXISTING
 RESIDENTIAL
 FLOOR PLAN

DRAWN BY	BYT	DRAWING NO.
SCALE	NOTED	
DATE	11/30/17	
CHECKED		
SHEET	3 OF 4	

A1.2

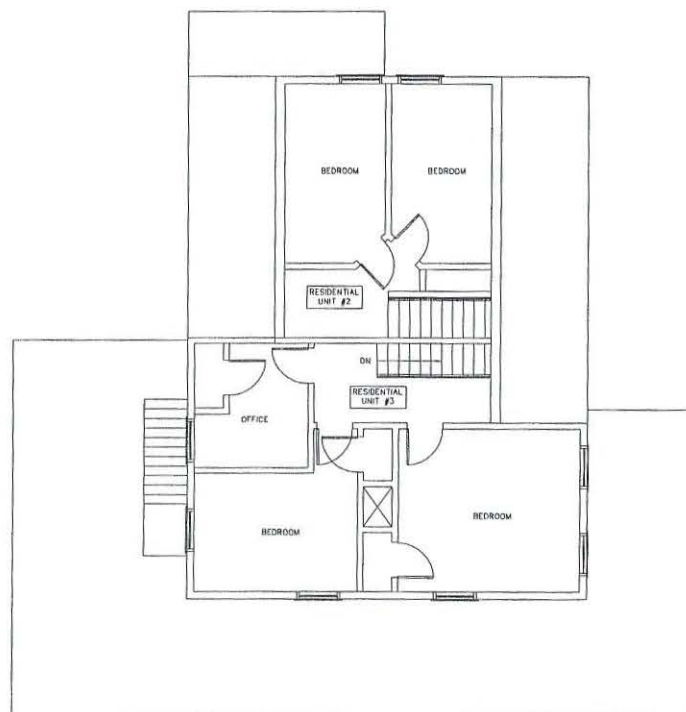


EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

NO ARCHITECTURAL CHANGE - FIRE ALARM WORK ONLY

1
A1.2



EXISTING THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

NO ARCHITECTURAL CHANGE - FIRE ALARM WORK ONLY

2
A1.2

PARTNERSHIP

REGISTRATION



REVISIONS

NO	BY	DESCRIPTION	DATE

PROJECT

PROPOSED RESTAURANT
 RENOVATION
 212 WESTERN AVE
 CAMBRIDGE, MA

SHEET TITLE

PROPOSED
 ELEVATIONS &
 DETAILS

DRAWN BY: T

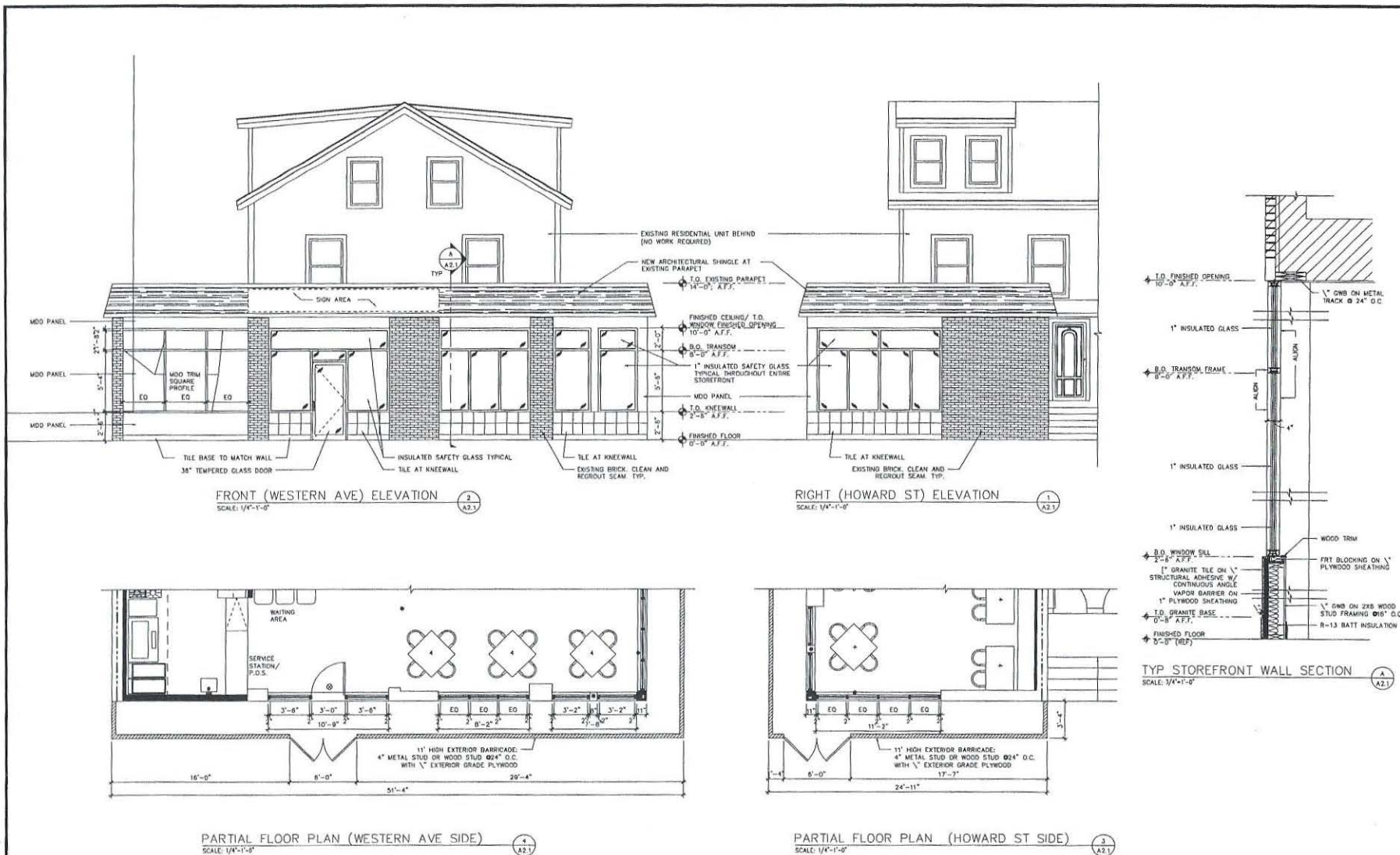
SCALE: NOTED

DATE: 11/30/17

CHECKED: T

SHEET 4 OF 4

A2.1



PARTIAL FLOOR PLAN (WESTERN AVE SIDE) (A2.1)
 SCALE: 1/4"=1'-0"

PARTIAL FLOOR PLAN (HOWARD ST SIDE) (A2.1)
 SCALE: 1/4"=1'-0"

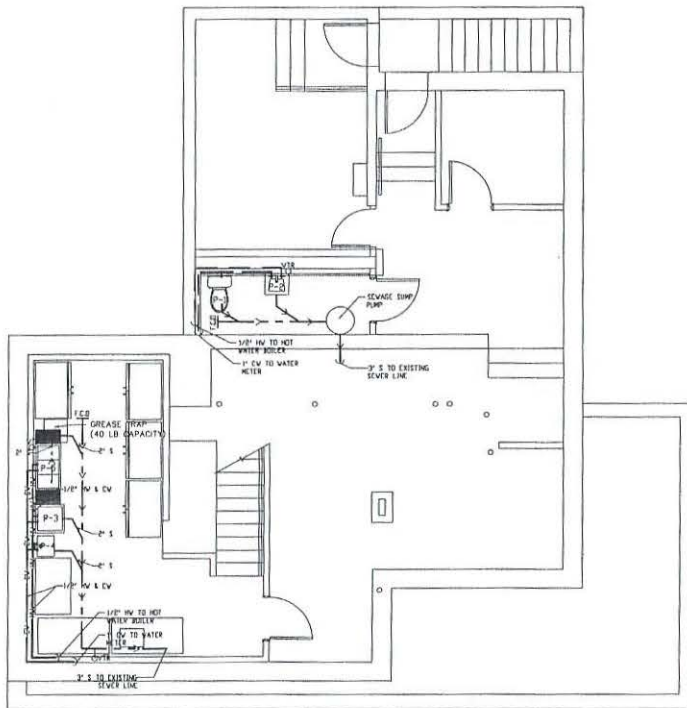
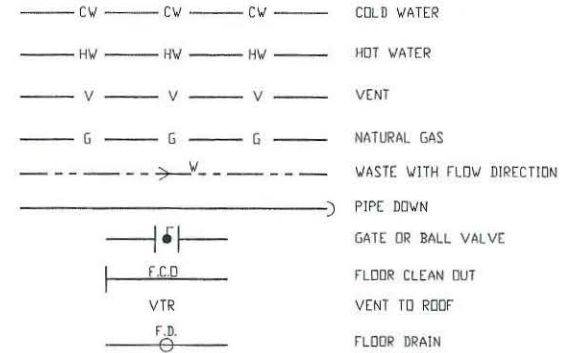
TYP STOREFRONT WALL SECTION (A2.1)
 SCALE: 3/4"=1'-0"

- FLOOR DRAINS IN KITCHEN AREA SHALL GO TO GREASE TRAP THEN TO SEWER LINE IN BASEMENT.
- DISHWASHER SINK, 3-BAY SINK, DISH WASHER WASTE TO GREASE TRAP THEN TO SEWER LINE IN BASEMENT.

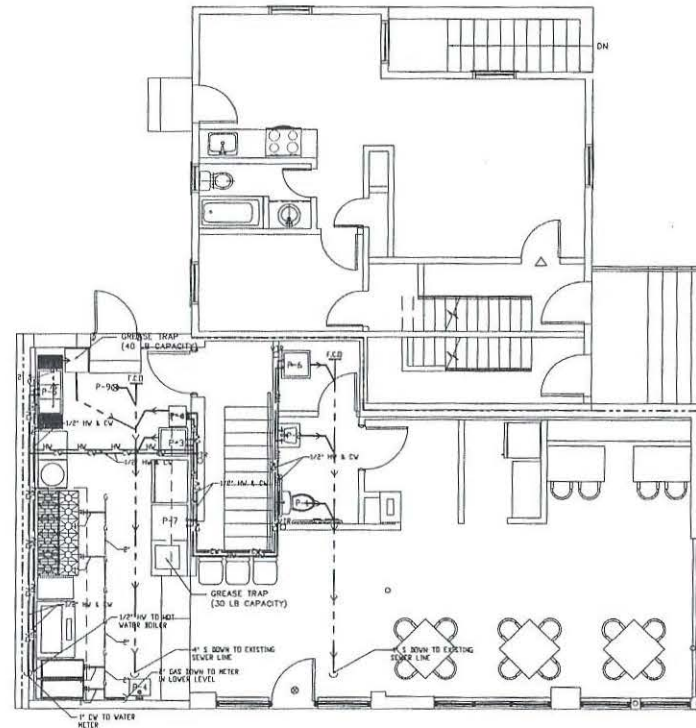
PLUMBING SCHEDULE

	DESCRIPTION	HOT WATER	COLD WATER	VENT	WASTE	REMARK
P-1	WATER CLOSET	N/A	1"	2"	4"	HANDICAP TYPE
P-2	TOILET SINK	1/2"	1/2"	2"	2"	HANDICAP TYPE
P-3	PREP SINK	1/2"	1/2"	2"	2"	
P-4	HAND SINK	1/2"	1/2"	2"	2"	
P-5	3-BAY SINK	1/2"	1/2"	2"	2"	GREASE INTERCEPTOR DRAIN BOARD
P-6	MOP SINK	1/2"	1/2"	2"	2"	
P-7	DISHWASHER	1/2"	1/2"	2"	2"	ELECT. HEATER
P-8	FLOOR DRAIN	N/A	N/A	2"	2"	TO GREASE INTERCEPTOR

NOTE: ALL 3-COMPARTMENT SINKS, AND DISHWASHER MACHINE MUST BE CONNECTED TO GREASE TRAP.



PROPOSED BASEMENT PLUMBING PLAN 1
SCALE: 1/4"=1'-0"



PROPOSED FIRST FL. PLUMBING PLAN 2
SCALE: 1/4"=1'-0"



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 QUINCY, MA 02170
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PARTNERSHIP

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JCH	HEALTH DEPT COMMENT	1/22/18

PROJECT

PROPOSED RESTAURANT RENOVATION
 212 WESTERN AVE
 CAMBRIDGE, MA

SHEET TITLE

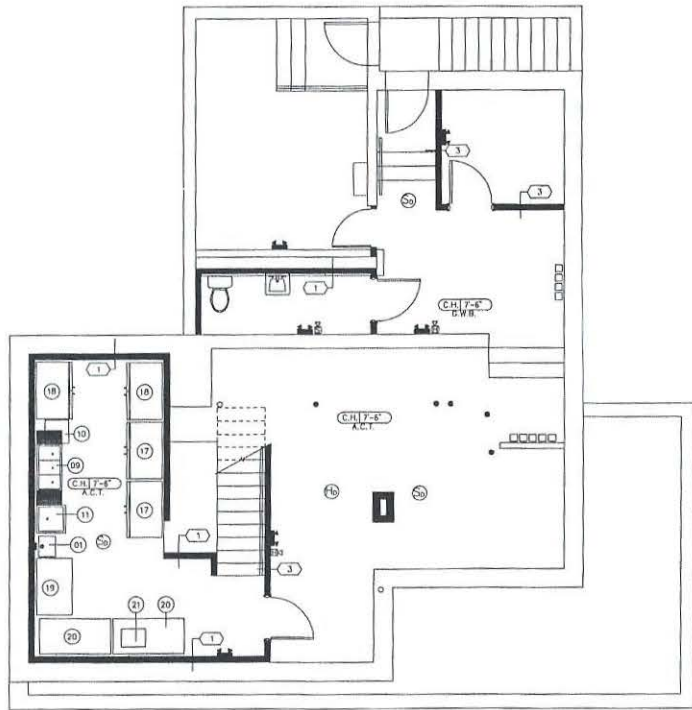
PROPOSED PLUMBING PLAN

DRAWN BY	NOTED	DRAWING NO.
JCH		P1.0
DATE	11/30/17	
CHECKED		
SHEET 3 OF 4		

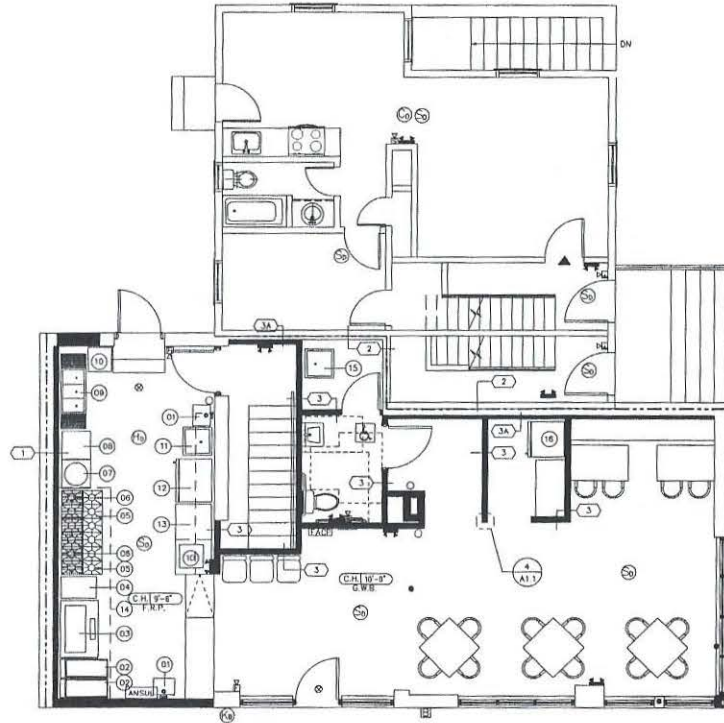
P1.0

PARTITION LEGEND

	EXISTING PARTITION		FLOOR DRAIN
	EXISTING DEMISING PARTITION		FIRE EXTINGUISHER
	NEW FULL HEIGHT PARTITION		SMOKE DETECTOR
	NEW 42" HIGH LOW WALL		HEAT DETECTOR
	2-HOUR FIRE RATED FIRE PARTITION		EXIT SIGN
	OUTSIDE BEACON		EMERGENCY LIGHT
	HORN		ANSUL SYSTEM SWITCH
	MINI HORN		FIRE ALARM CONTROL PANEL
	STROBE ONLY		FIRE DEPARTMENT KNOX BOX
	PULL STATION W/HORN		



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0" 1
A1.1



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 2
A1.1



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PARTNERSHIP

REGISTRATION



REVISIONS

NO	BY	DESCRIPTION	DATE
1	BYT	HEALTH DEPT COMMENT	1/22/18

PROJECT

PROPOSED RESTAURANT
RENOVATION
212 WESTERN AVE
CAMBRIDGE, MA

SHEET TITLE

PROPOSED
FIRE ALARM PLAN

DRAWN BY	BYT	DRAWING NO.	
SCALE	NOTED		
DATE	11/30/17		
CHECKED			
SHEET 3 OF 4			FA10

PARTITION LEGEND

- EXISTING PARTITION
- ▨ EXISTING DEMISING PARTITION
- ▩ NEW FULL HEIGHT PARTITION
- ▧ NEW 42" HIGH LOW WALL
- 2-HOUR FIRE RATED FIRE PARTITION
- ☒ OUTSIDE BEACON
- ☑ HORN
- ☑ MINI HORN
- ☑ STROBE ONLY
- ☑ FULL STATION W/HORN
- FD FLOOR DRAIN
- FE FIRE EXTINGUISHER
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- ES EXIT SIGN
- EL EMERGENCY LIGHT
- ANSUL ANSUL SYSTEM SWITCH
- FACP FIRE ALARM CONTROL PANEL
- FDK FIRE DEPARTMENT KNOX BOX



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PARTNERSHIP

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	BT	HEALTH DEPT COMMENT	1/22/18

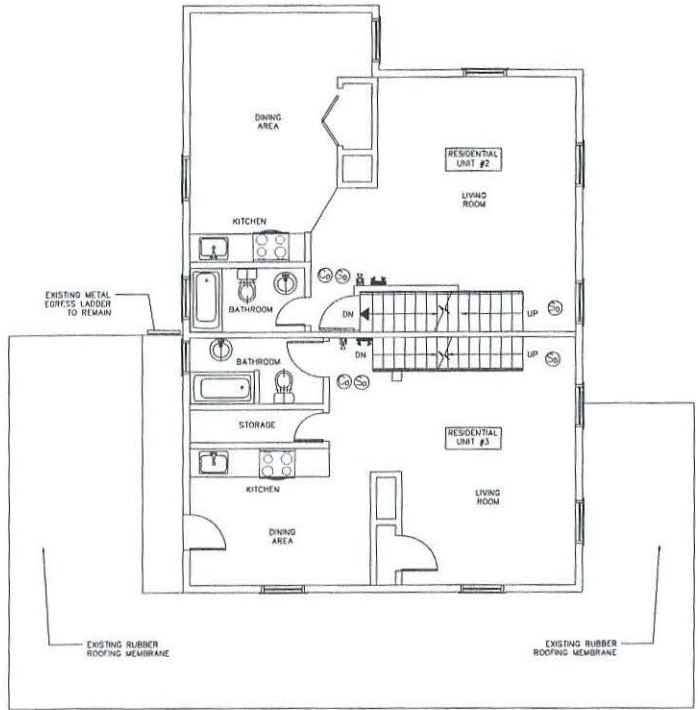
PROJECT

PROPOSED RESTAURANT RENOVATION
 212 WESTERN AVE
 CAMBRIDGE, MA

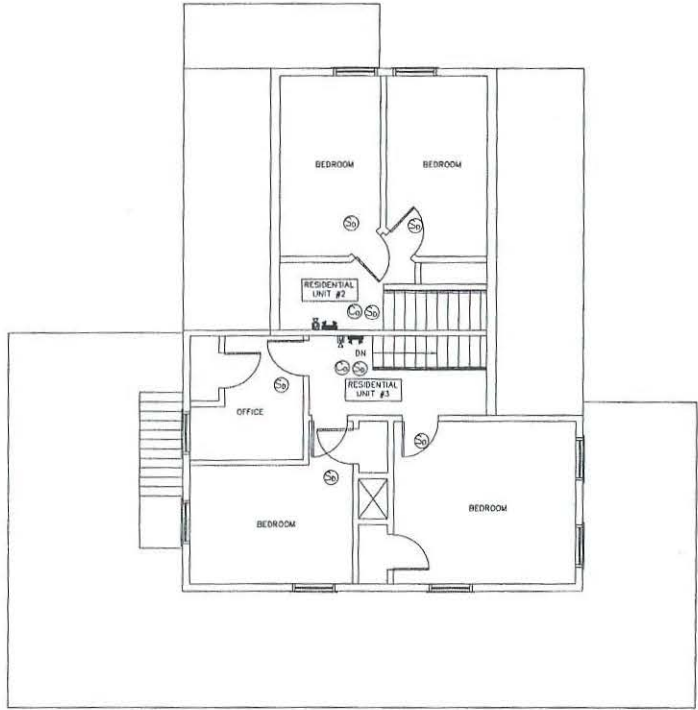
SHEET TITLE

PROPOSED FIRE ALARM PLAN

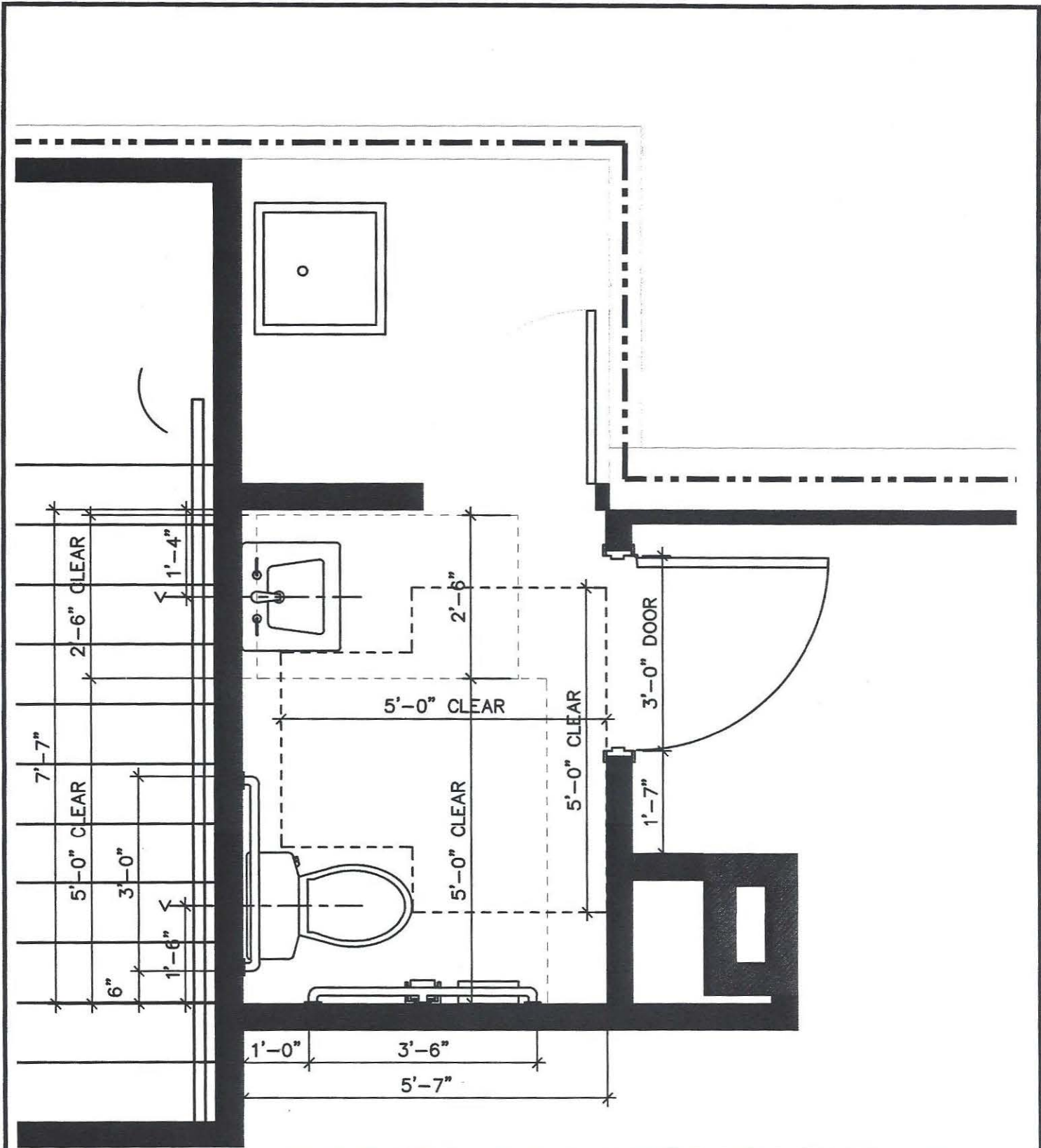
DRAWN BY:	BT	DRAWING NO.	FA1.1
SCALE:	NOTED		
DATE:	11/30/17		
CHECKED:			
SHEET	3 OF 4		



PROPOSED SECOND FL. ALARM PLAN (1)
 SCALE: 1/4"=1'-0"
 NO ARCHITECTURAL CHANGE - FIRE ALARM WORK ONLY



PROPOSED THIRD FL. ALARM PLAN (2)
 SCALE: 1/4"=1'-0"
 NO ARCHITECTURAL CHANGE - FIRE ALARM WORK ONLY

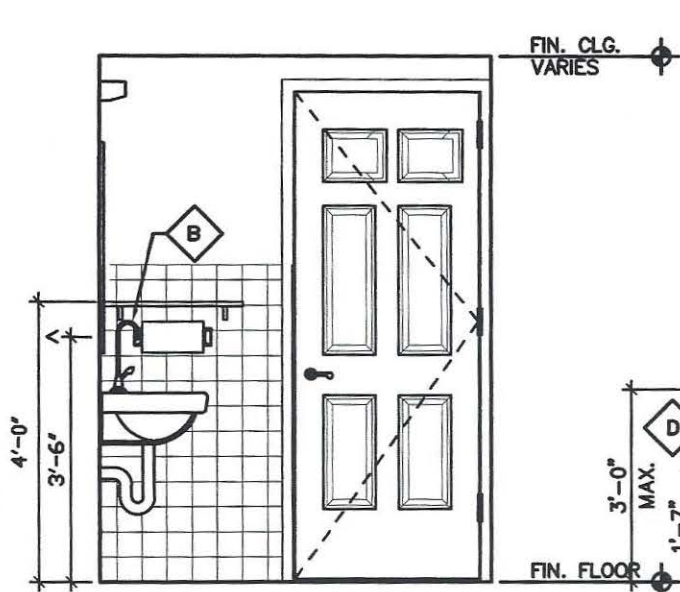


PROJECT: 212 WESTERN AVE
 CAMBRIDGE, MA

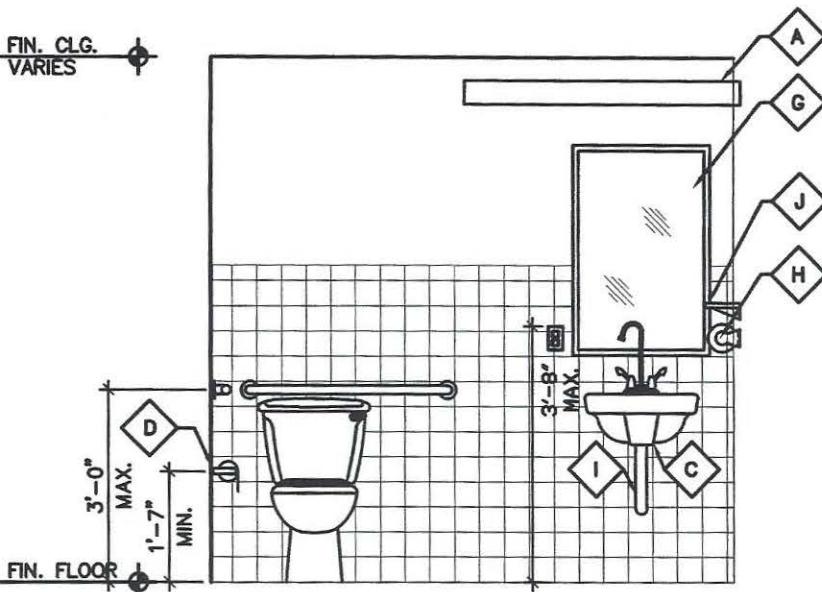
SHEET TITLE:
 HANDICAP RESTROOM
 PARTIAL FLOOR PLAN

DRAWN: BYT
 SCALE: 1/2" = 1'-0"
 DATE: 12/10/17
 CHECKED:
 SHEET 1 OF 2

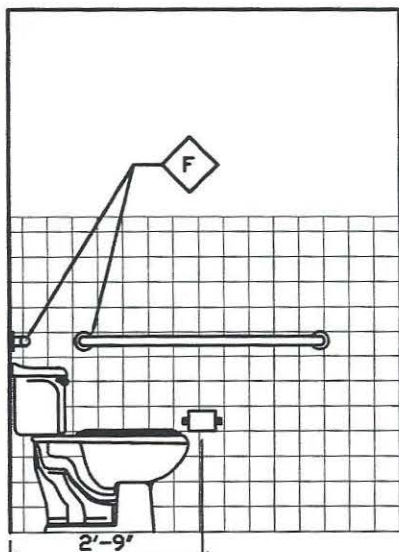
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 SK-1



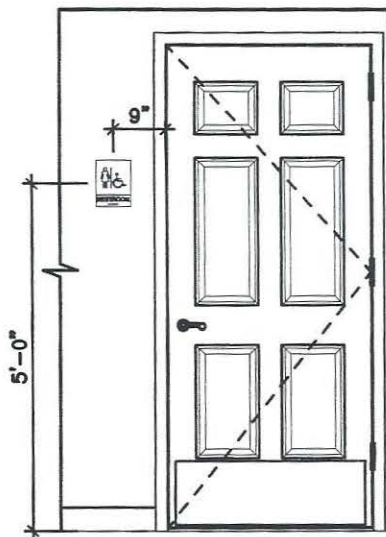
ELEVATION - A
SCALE: 3/8"=1'-0"



ELEVATION - B
SCALE: 3/8"=1'-0"



ELEVATION - C
SCALE: 3/8"=1'-0"



ELEVATION - E
SCALE: 3/8"=1'-0"

TOILET ACCESSORIES:

- MIRROR
- FAUCET
- SINK
- TOILET PAPER DISPENSER
- PIPE INSULATION
- GRAB BARS
- SIDE SPLASH ORDERED WITH SINK

CUSTOMER TOILET ROOM
SCALE: 3/8"=1'-0"

J.C. ARCHITECT
730 HANCOCK STREET
QUINCY, MA 02170
TEL: 617-842-2882

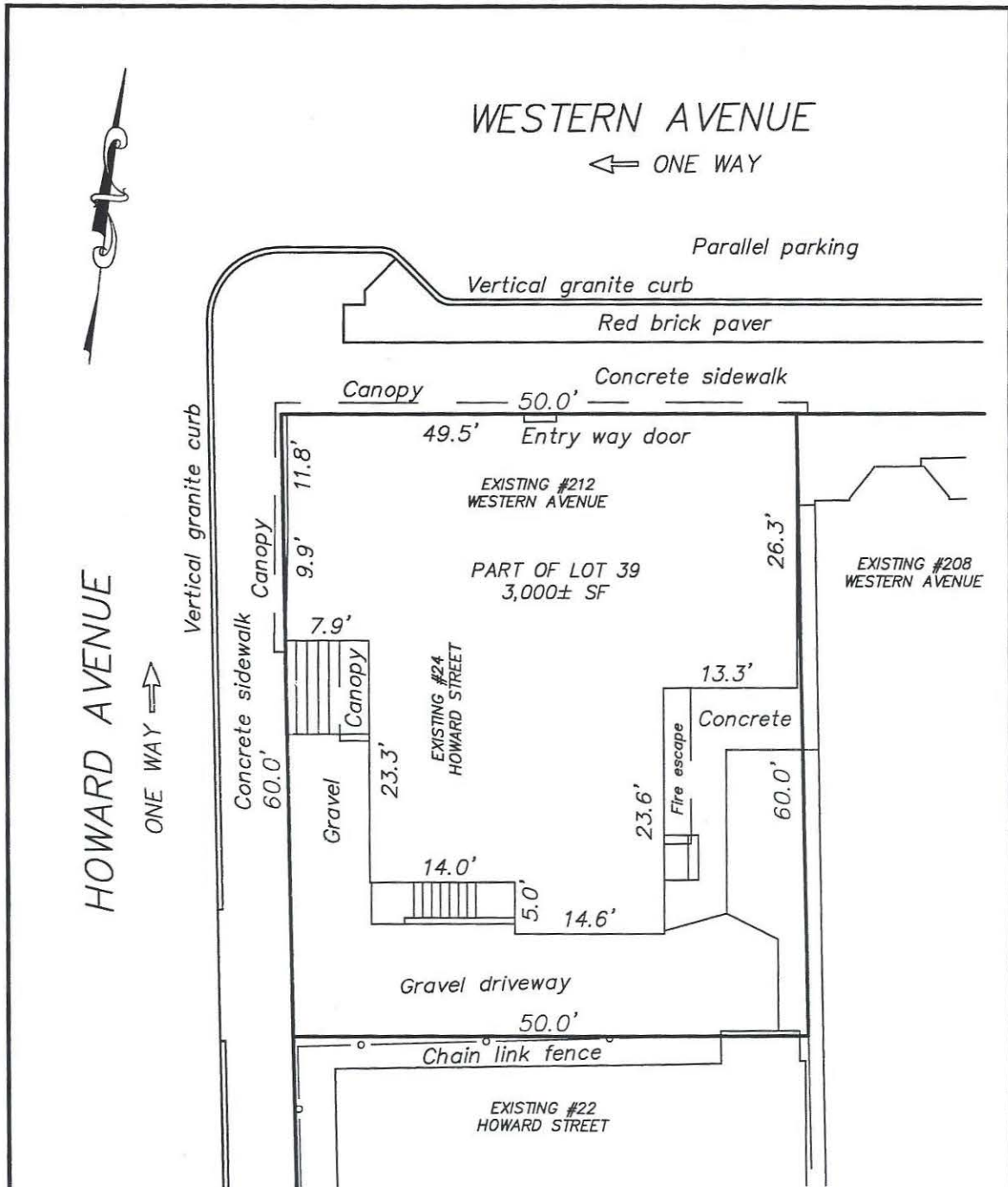
PROJECT: 212 WESTERN AVE
CAMBRIDGE, MA

SHEET TITLE: HANDICAP RESTROOM
ELEVATIONS

DRAWN: BYT
SCALE: NOTED
DATE: 12/10/17
CHECKED:
SHEET 2 OF 2

DRAWING NUMBER:

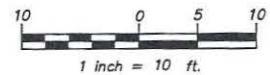
SK-2



PLOT PLAN SHOWING EXISTING CONDITIONS
212 WESTERN AVENUE CAMBRIDGE, MA
MAY 15, 2018 SCALE: 1"=10'

OWNER: SU DU & YIFEI DU

NOTES:
EXISTING CONDITIONS SHOWN BASED UPON A TAPE SURVEY ON MAY 6, 2018 BY DANIEL SMITH, PE, PLS.
ASSESSOR ID: MBLU: 125-117
ZONING DISTRICT: RESIDENCE BA-3
PROPERTY IS LOCATED WITHIN FIRM ZONE X
REFERENCE FIRM MAP 25017C0576E, EFFECTIVE DATE JUNE 4, 2010
DEED REFERENCE: BK 68129/PG 511



DANIEL M. SMITH PE, PLS
Consulting Engineer & Land Surveyor
33 Mayflower Road. Pembroke, MA
Tel. 617-947-5079



Provide Feedback

210-212 Western Ave

Property Information

Property Class	MULTIUSE-COM
State Class Code	31
Zoning (Unofficial)	BA-3
Map/Lot	125-117
Land Area (sq. ft)	1,324

Property Value

Year of Assessment	2018
Tax District	C4
Residential Exemption	No
Building Value	\$264,400
Land Value	\$424,200
Assessed Value	\$688,600
Sale Price	\$1,450,000
Book/Page	68129/ 511
Sale Date	September 30, 2016
Previous Assessed Value	\$610,800

Owner Information

Owner(s)	DU, SU & YIFEI DU 37 SHADY HILL RD WESTON, MA 02493
----------	--

Building Information

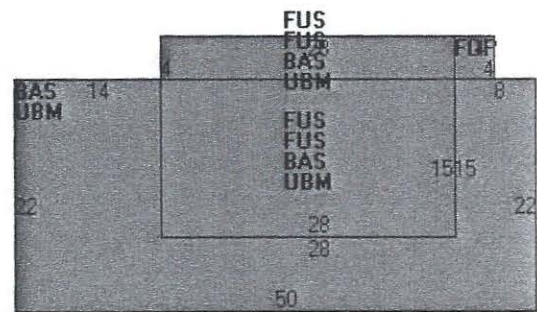
COMMERCIAL BUILDING NUMBER 1, SECTION 1

Exterior

Photos



Sketches



Style	MIX NBHD CTR W/RES
Occupancy	MULTIUSE-RES
Number of Stories	2.5
Exterior Wall Type	FRAME-CLAPBD
Roof Material	ASPHALT-SHNG
Wall Height	10
Partitions	AVERAGE

Interior

Living Area (sq. ft.)	2,276
Number of Units	2

Systems

Heat Type	FORCED-AIR
Heat Fuel	Gas
Plumbing	AVERAGE

Condition & Grade

Year Built	1900
Overall Condition	Fair
Overall Grade	Fair

Subareas

Code	Description	Gross Area	Living Area
FOP	Porch, Open	16	0
FUS	Upper Story, Finished	1,064	1,064
BAS	First Floor	1,212	1,212
UBM	Basement	1,212	0
Total:		3,504	2,276

Provide Feedback



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 212 Western Avenue

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)
- Structure 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 permit application anticipated. No CHC of land 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 June 26, 2018

Received by Uploaded to Energov

Date June 26, 2018

Relationship to project BZA 16757-2018

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>