



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 SEP -1 AM 10:17

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 237019

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Hong Liu C/O Hong Liu

PETITIONER'S ADDRESS: 89 Claflin St., Belmont, MA 02478

LOCATION OF PROPERTY: 2240 Massachusetts Ave , Cambridge, MA

TYPE OF OCCUPANCY: Lodging House/Office and property manager dwelling units **ZONING DISTRICT:** Business A - 2 Zone

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

This property is loding house with 15 licensed rooms on the 1st 2nd 3rd floor. The basement has two dwelling units which were used as the property manager dwelling unit and office that were not licensed. I am applying to license these two lodging rooms in the basement, but the structure is existing non-conforming and does not meet the height and setback requirements, I am seeking zoning relief to allow the addition of these two rooms and a new exit stair under the existing front porch. Relief from the setback and the height for the addition of two basement dwelling units.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.33 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.3 (Non-Conforming structure)
- Article: 4.000 Section: 4.31.i.3 (Lodging House)
- Article: 10.000 Section: 10.30 (Variance)

Original
Signature(s):

(Petitioner (s) / Owner)

Hong Liu

(Print Name)

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 Hong Liu (OWNER)

Address: 89 Taftin St Belmont, MA 02478

State that I/We own the property located at 2240 Mass Ave Cambridge which is the subject of this zoning application. MA 02140

The record title of this property is in the name of Hong Liu.

*Pursuant to a deed of duly recorded in the date 22 Dec 2013, Middlesex South County Registry of Deeds at Book 62995, Page 197; 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 Middlesex

The above-name Hong Liu. personally appeared before me, this 8 of Aug, 2023, and made oath that the above statement is true.

Matthukkaruppan Malar Notary

My commission expires 5 Oct 2023. (Notary Seal)



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

2240 Massachusetts Ave., Cambridge, MA

02140

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:

I am requesting Certificate occupancy for two dwelling units in the basement. One with kitchen, one without kitchen. one will be for property manager to use and one for emergency 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 but not affecting generally the zoning district in which it is located for the following reasons:

The two units are existent since the beginning of the property built. They were living spaces when I purchased the property.

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

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

City of Cambridge needs housing, especially affordable housing.

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

I have received the support from the Community for adding two rooms to my existing lodging house license.

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

Address: _____
 Tel. No. 617-359-5171
 E-Mail Address: liuhong1959@gmail.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Hong Liu

Present Use/Occupancy: Lodging House/Office and property manager dwelling units

Location: 2240 Massachusetts Ave., Cambridge, MA

Zone: Business A - 2 Zone

Phone: 617-359-5171

Requested Use/Occupancy: License lodging room use

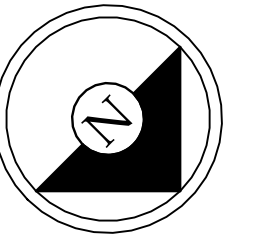
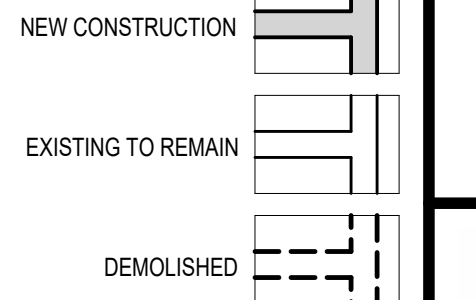
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		5,458	5,458	7,560 (max.)
<u>LOT AREA:</u>		4,320	4,320	5,000 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.26	1.26	1.75
<u>LOT AREA OF EACH DWELLING UNIT</u>		288	254	600
<u>SIZE OF LOT:</u>	WIDTH	45	45	none
	DEPTH	96	96	none
<u>SETBACKS IN FEET:</u>	FRONT	24.2	24.2	0
	REAR	18.5	18.5	25'
	LEFT SIDE	2.9	2.9	10
	RIGHT SIDE	5.2	5.2	10
<u>SIZE OF BUILDING:</u>	HEIGHT	36.83	36.83	45 (35' at front and rear walls)
	WIDTH	53.4	53.4	71
	LENGTH	36.2	36.2	35
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41%	41%	none
<u>NO. OF DWELLING UNITS:</u>		15	17	7
<u>NO. OF PARKING SPACES:</u>		5	5	5
<u>NO. OF LOADING AREAS:</u>		0	0	0
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		Not applicable	Not applicable	

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.:

There is only one building on the lot.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

CONDITIONS LEGEND

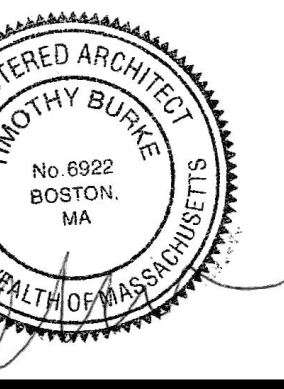


Timothy Burke
ARCHITECTURE
142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116
P: 617.266.1532 | W: timburke.net | F: 617.266.1116



REV.	DATE	DESCRIPTION
05/04/2023	Drawn By:	A.B.

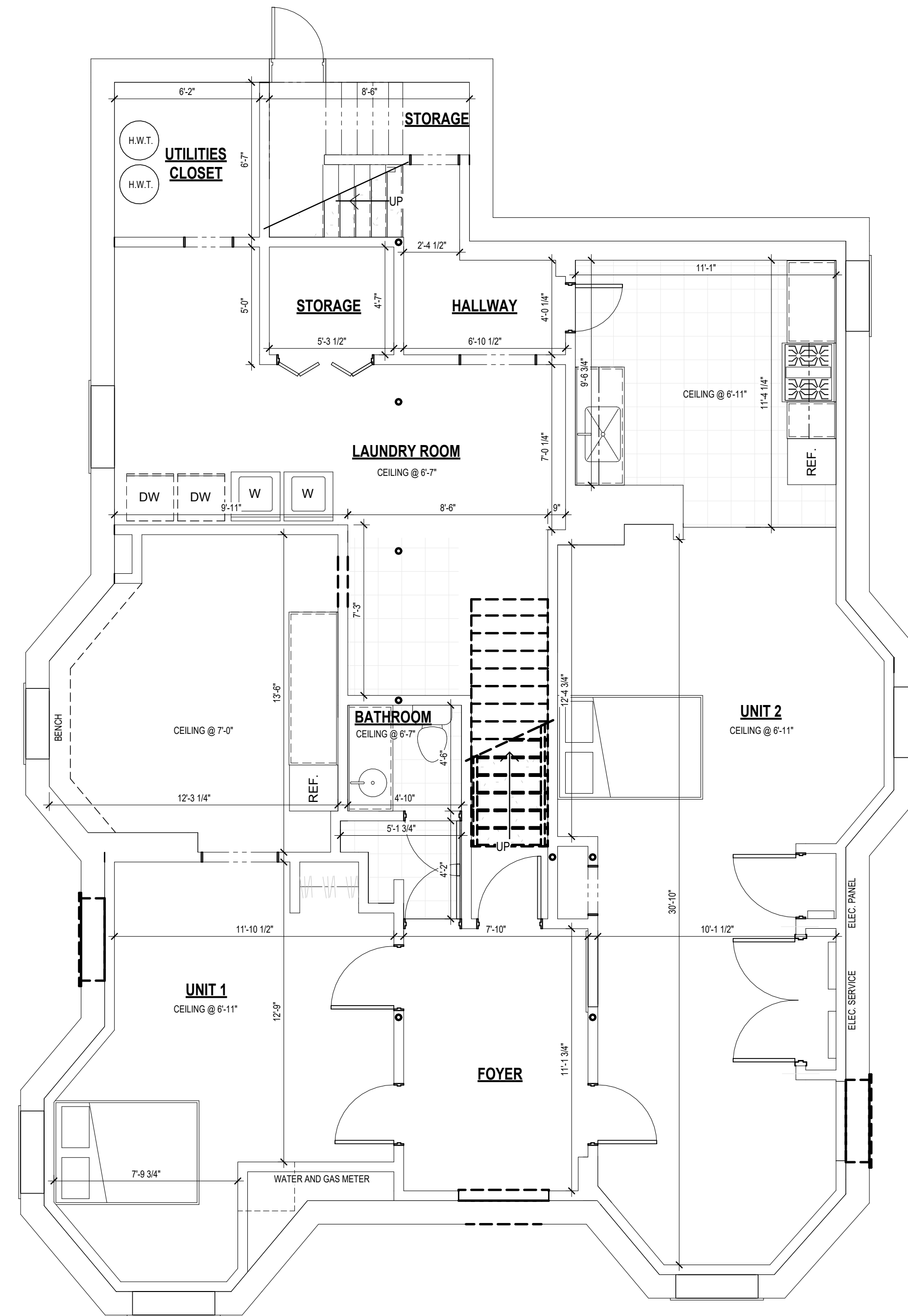
PROJECT STATUS



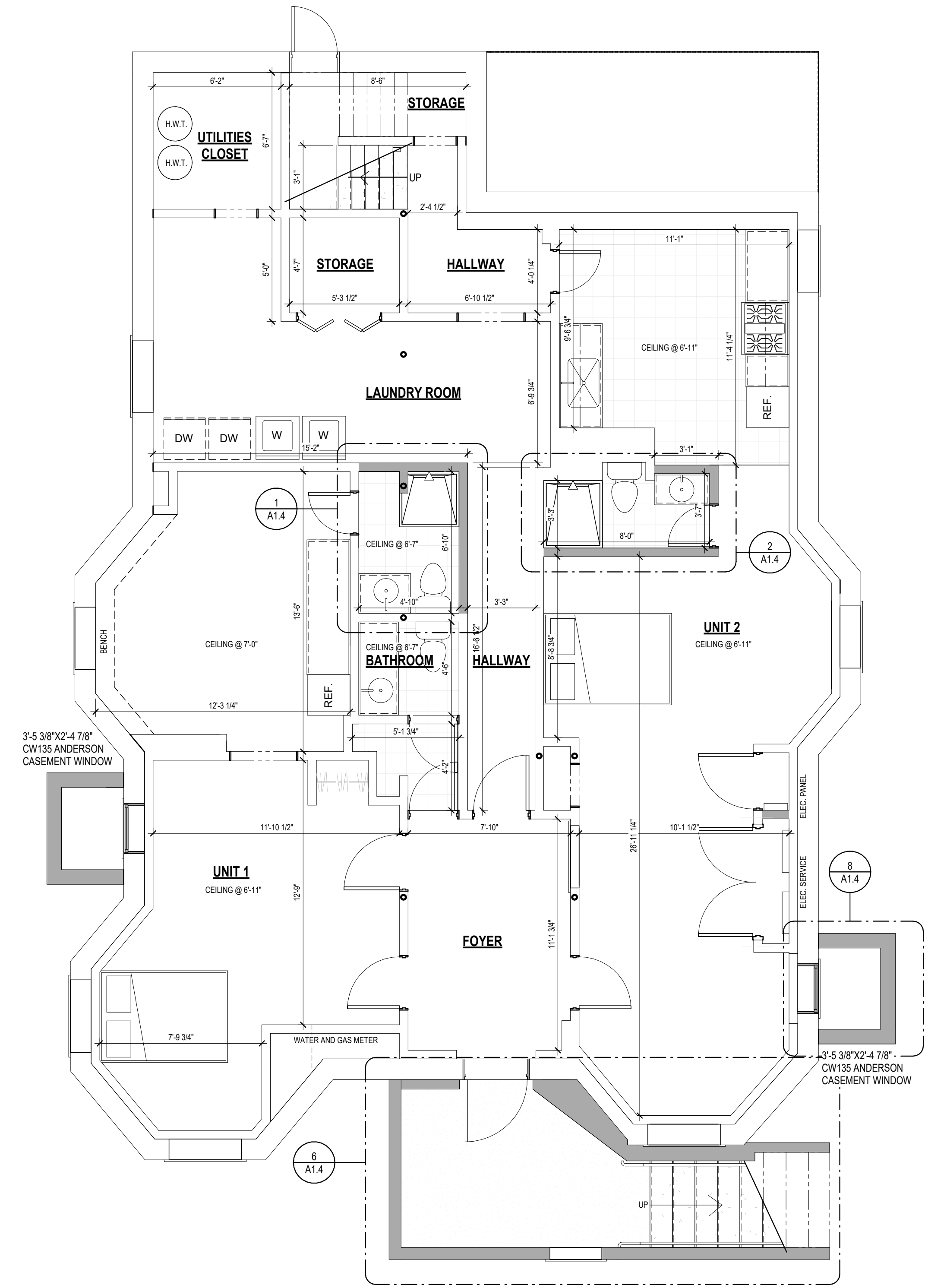
BASEMENT PLANS

2240 Massachusetts Ave
Cambridge, MA 02140

A1.1



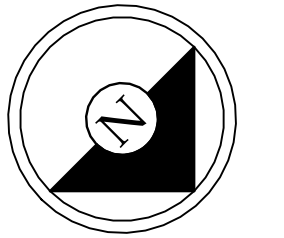
1 BASEMENT DEMO
1/4" = 1'-0"



2 BASEMENT PROPOSED
1/4" = 1'-0"

CONDITIONS LEGEND

NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	

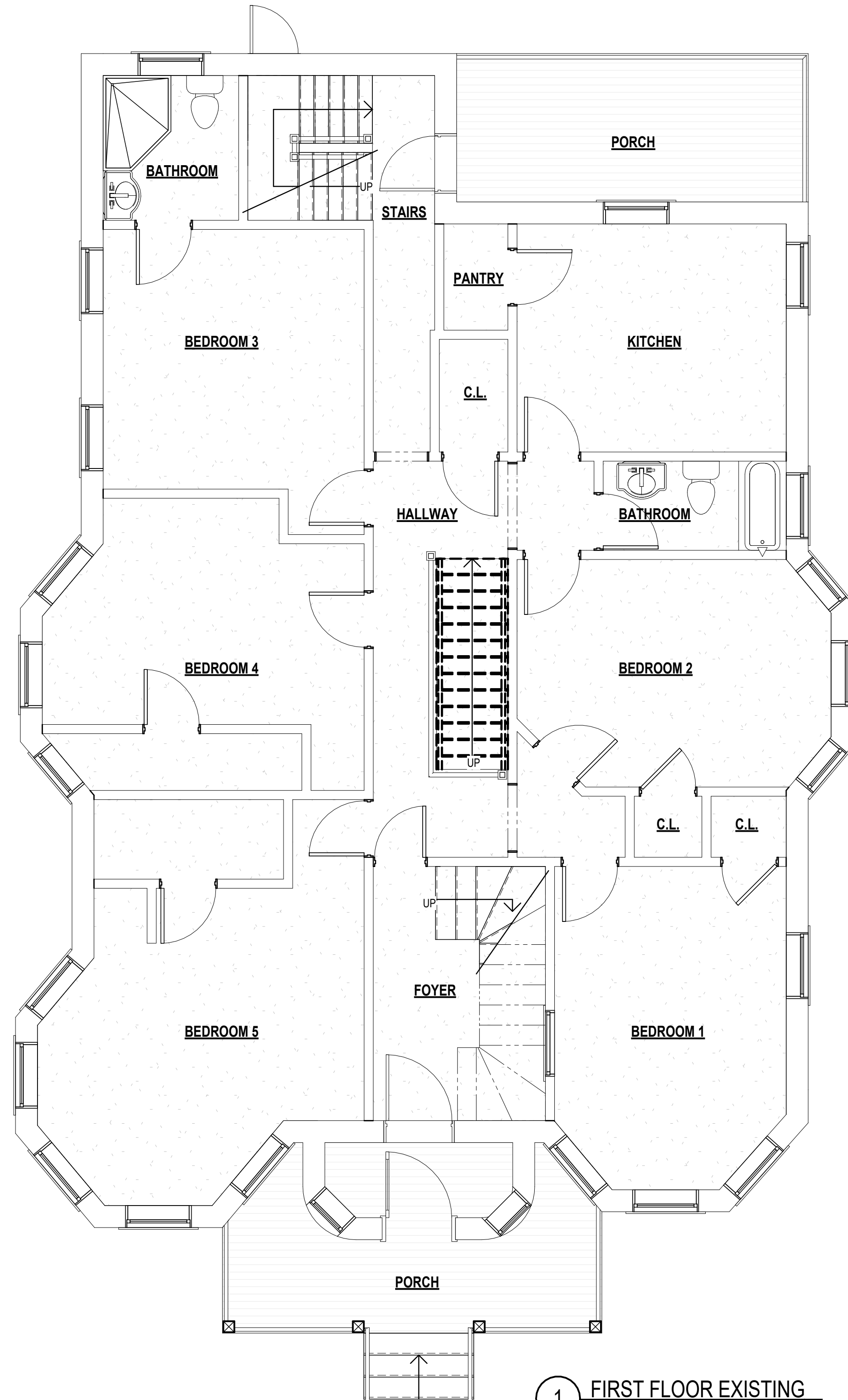
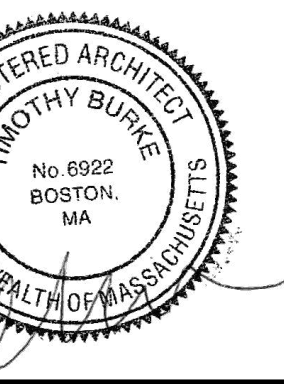


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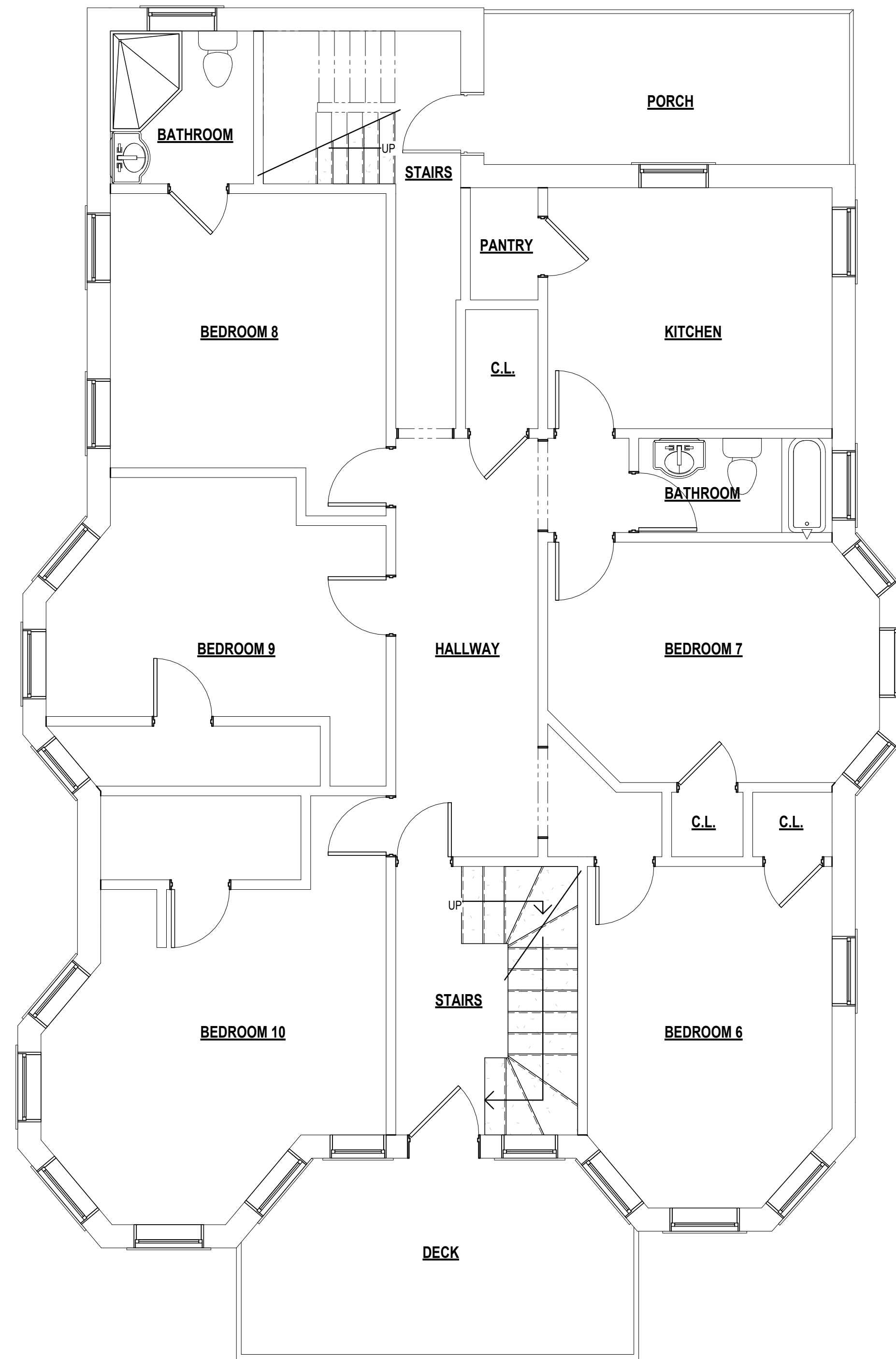


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05/04/2023	Drawn By:	A.B

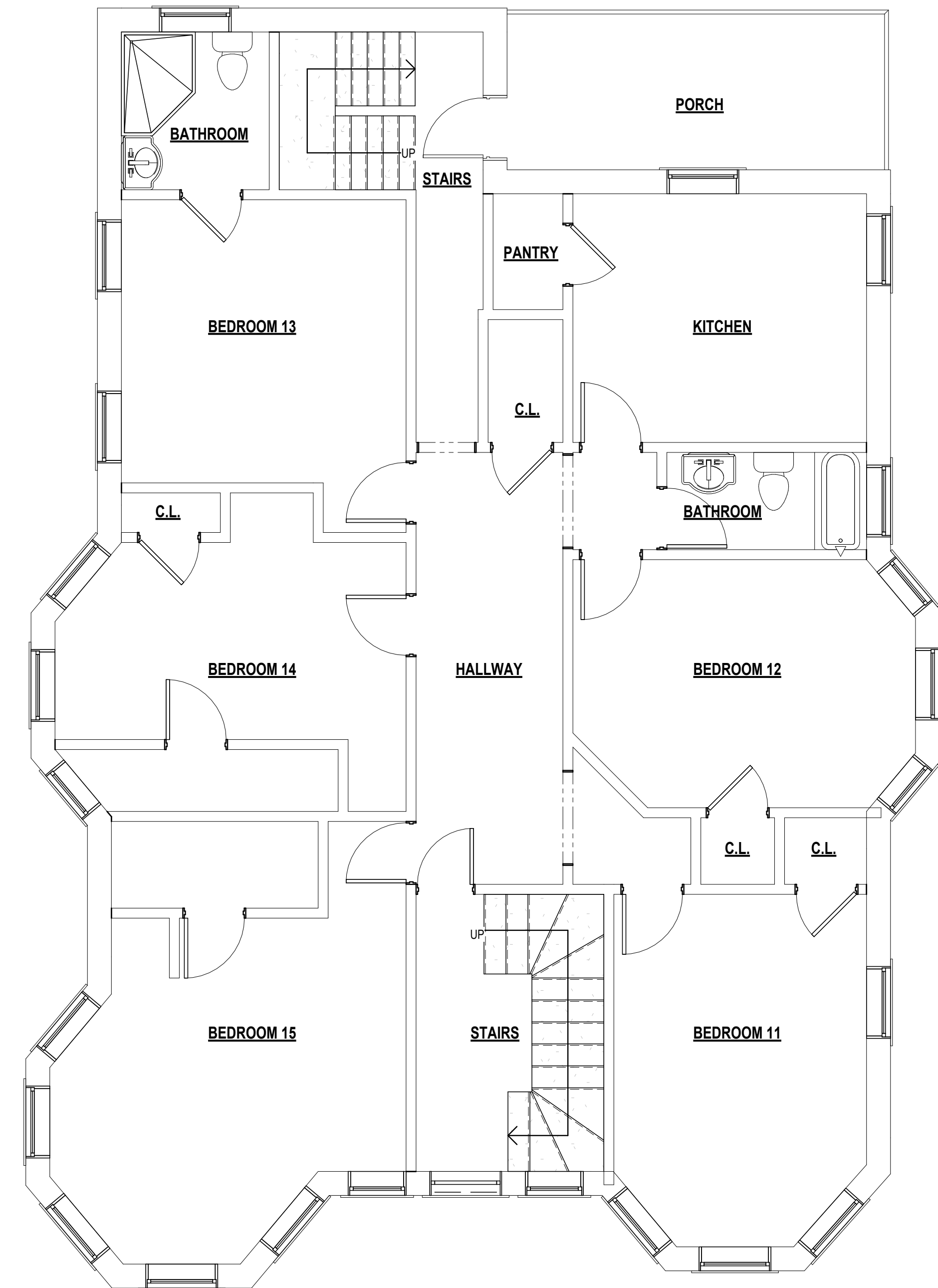
PROJECT STATUS



1 FIRST FLOOR EXISTING
1/4" = 1'-0"



2 SECOND FLOOR EXISTING
1/4" = 1'-0"



3 THIRD FLOOR
1/4" = 1'-0"

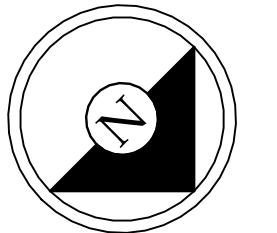
EXISTING PLANS

2240 Massachusetts Ave
Cambridge, MA 02140

A1.2

CONDITIONS LEGEND

NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	

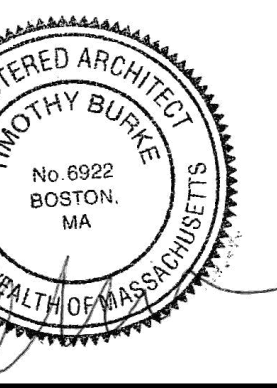


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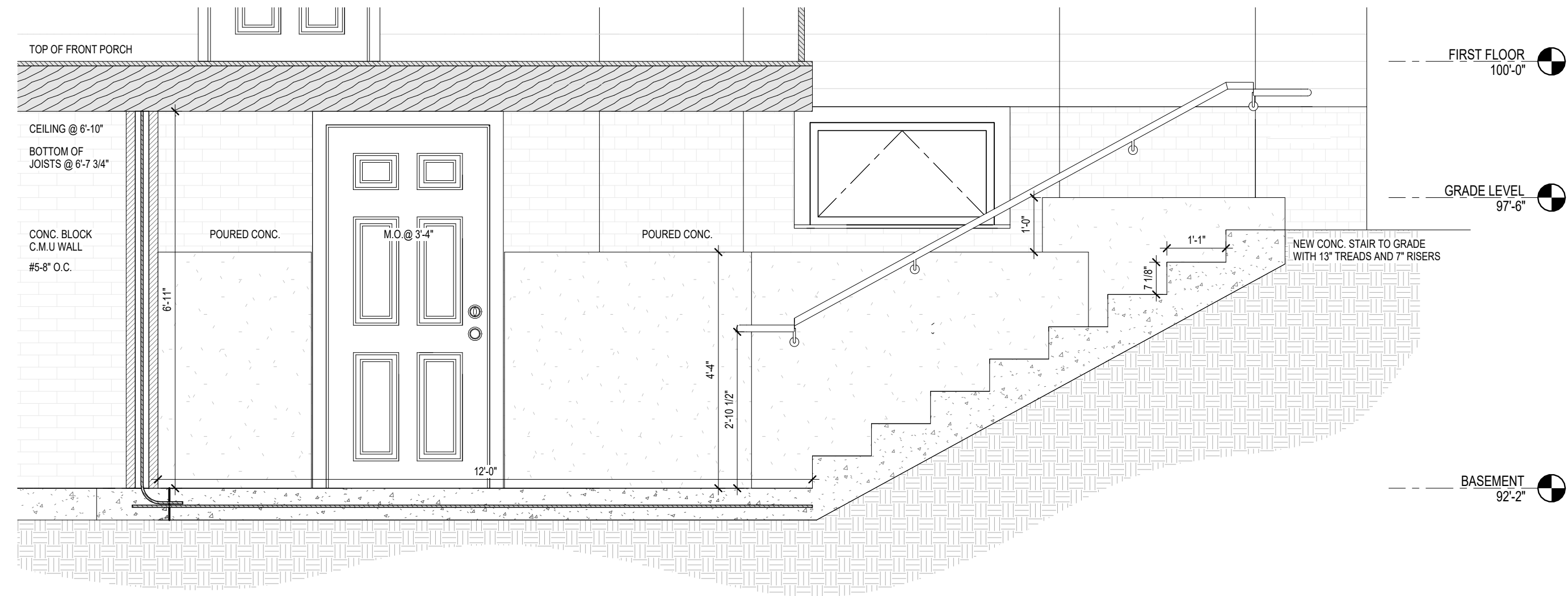
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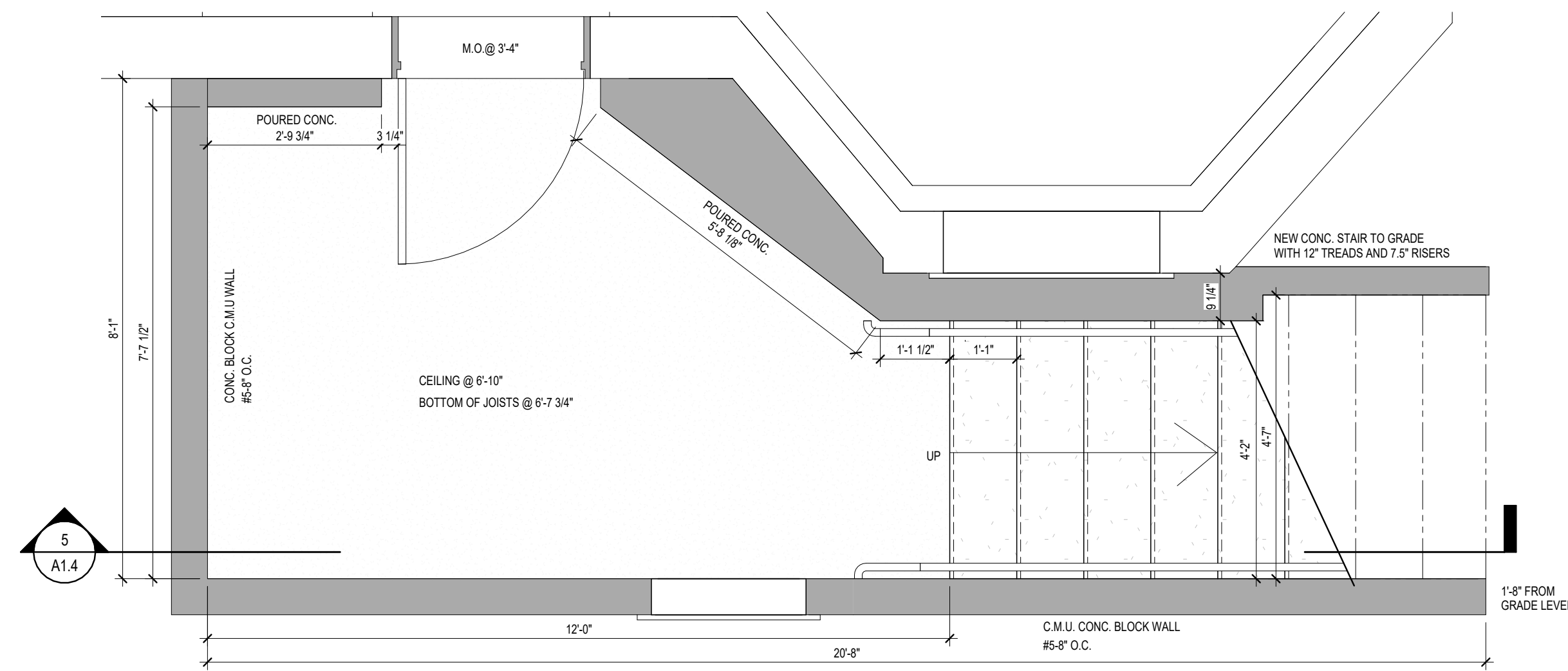
DETAILS

2240 Massachusetts Ave
Cambridge, MA 02140

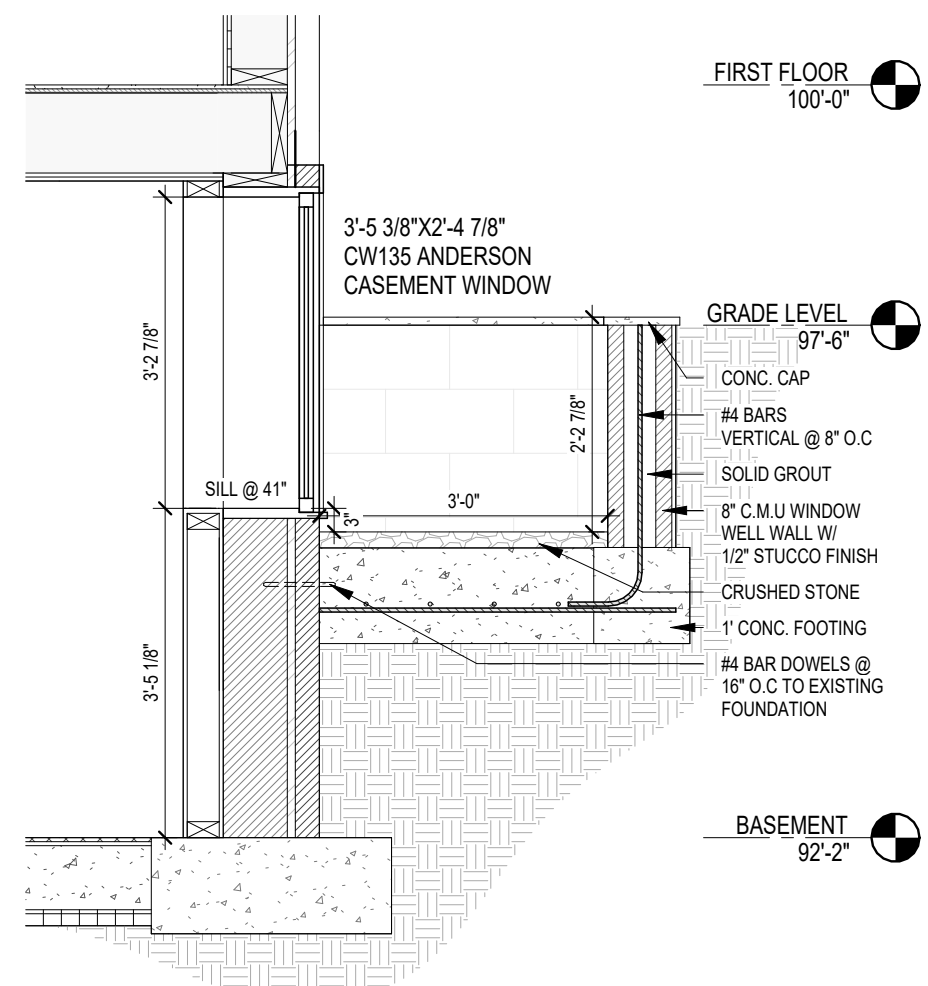
A1.4



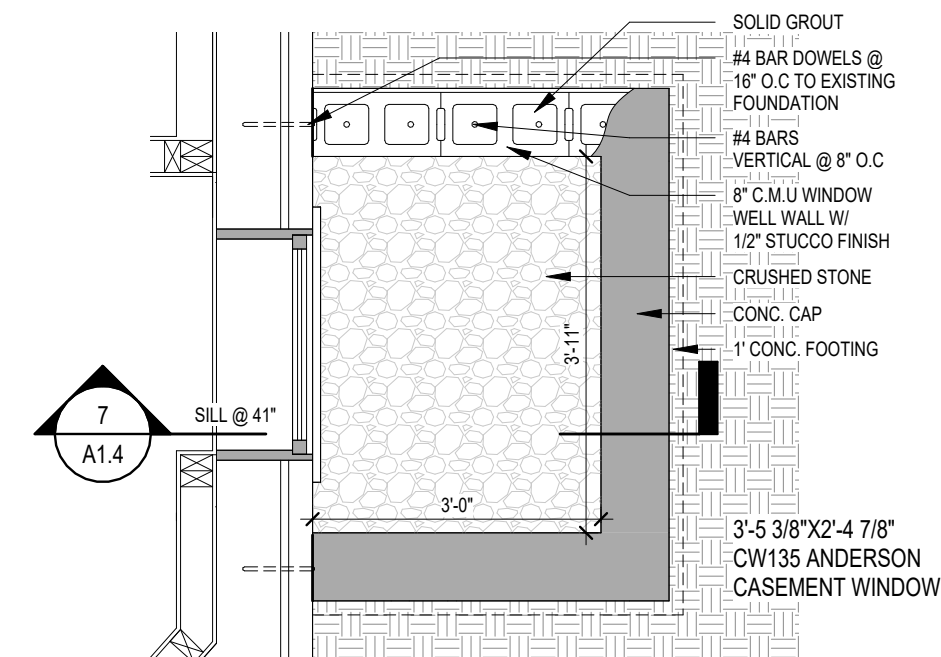
5 SECTION @ NEW CONC. STAIR
1/2" = 1'-0"



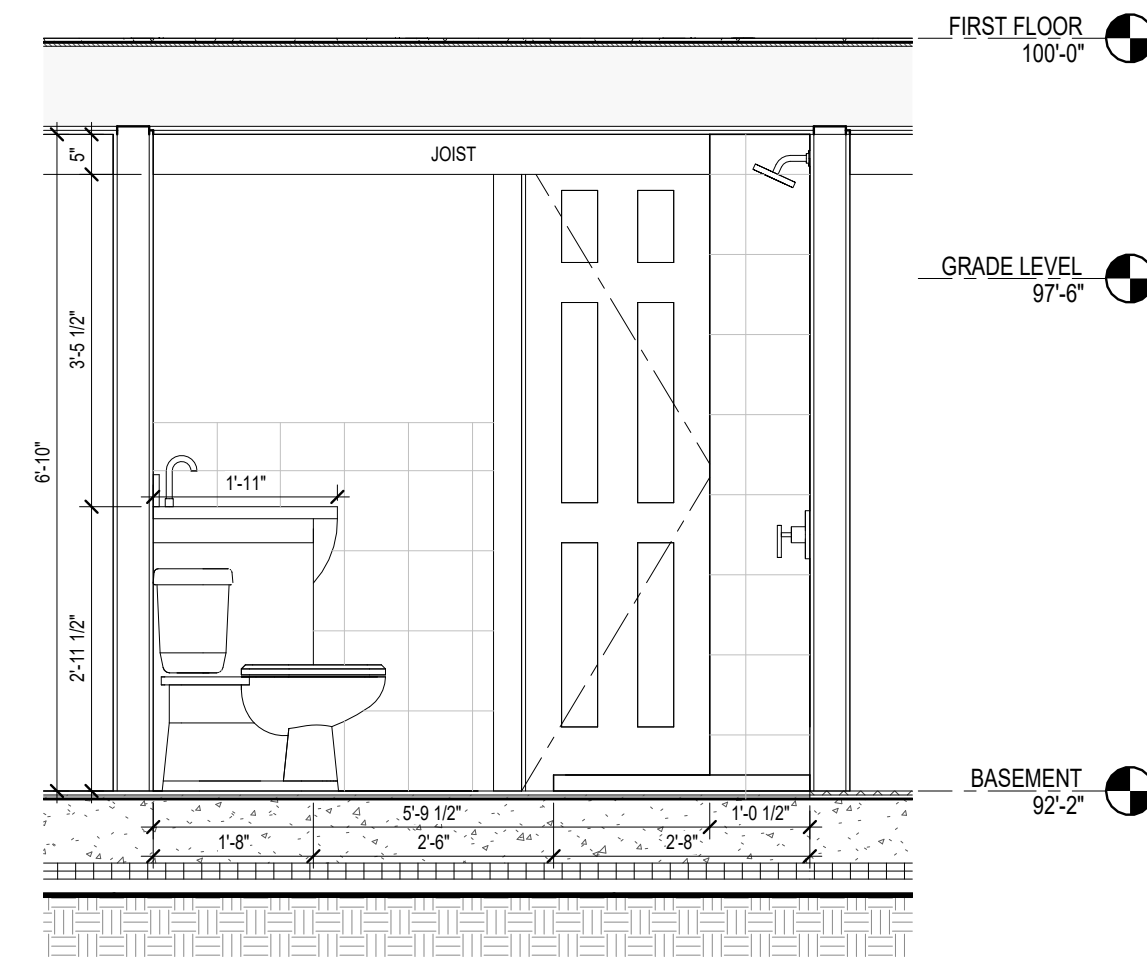
6 BASEMENT PROPOSED - Callout 2
1/2" = 1'-0"



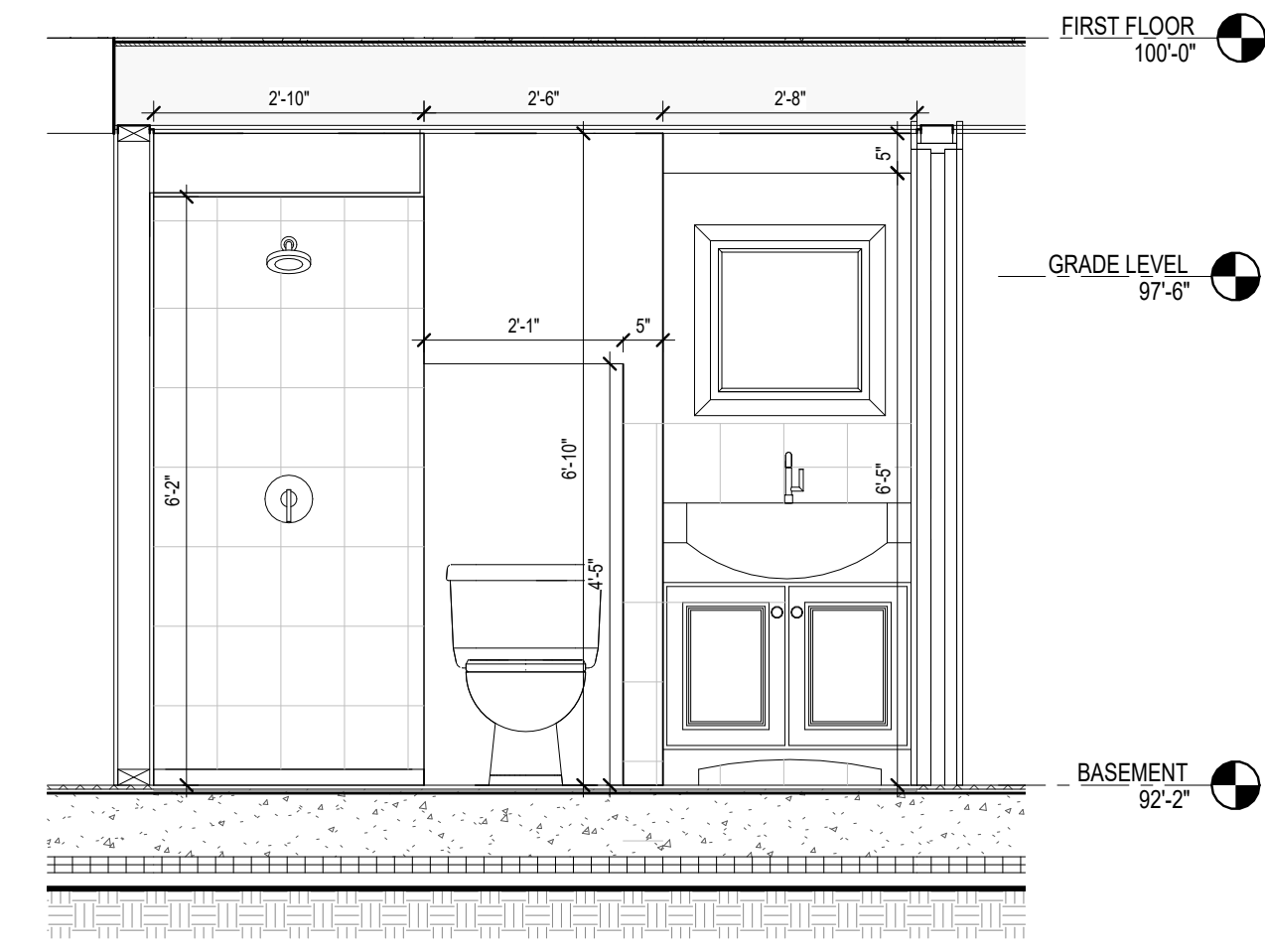
7 NEW EGRESS WINDOW @ BASEMENT - SECTION
1/2" = 1'-0"



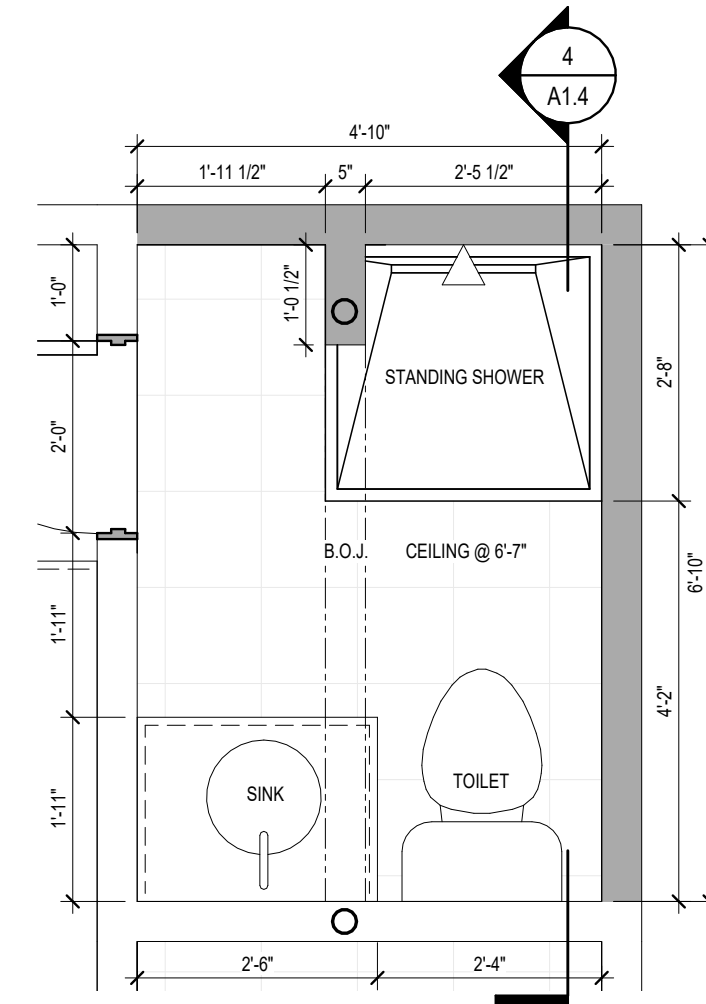
8 NEW EGRESS WINDOW @ BASEMENT - CALLOUT
1/2" = 1'-0"



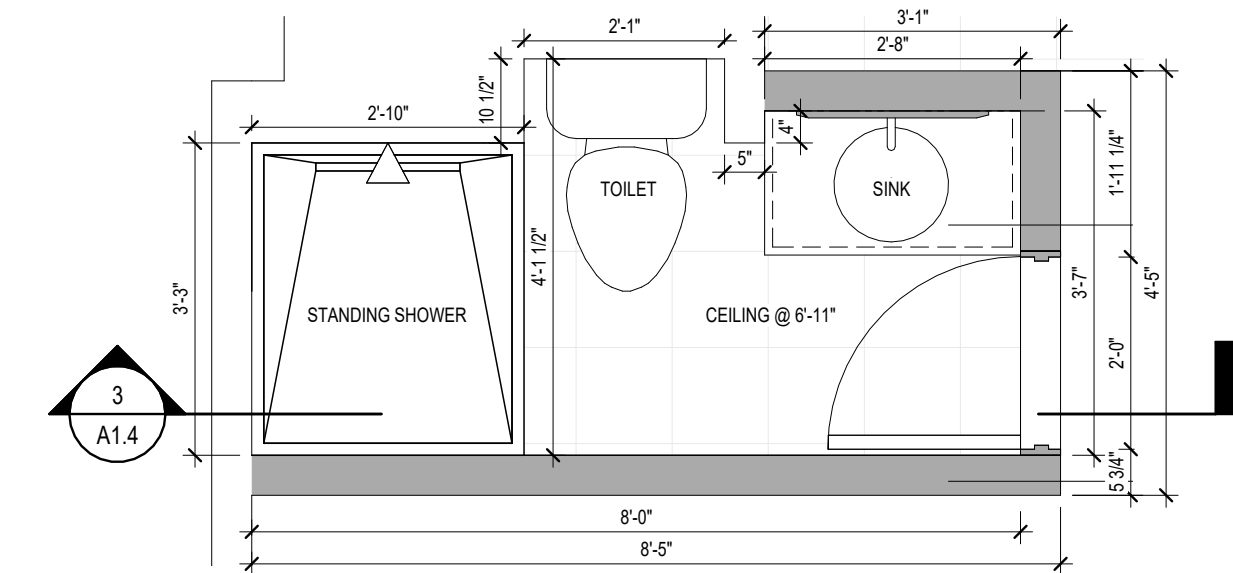
4 PROPOSED BATHROOM SECTION - UNIT 1
1/2" = 1'-0"



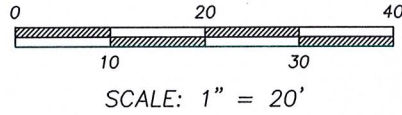
3 PROPOSED BATHROOM SECTION - UNIT 2
1/2" = 1'-0"



1 PROPOSED BATHROOM @ BASEMENT - UNIT 1
1/2" = 1'-0"



2 PROPOSED BATHROOM @ BASEMENT - UNIT 2
1/2" = 1'-0"



CURRENT OWNER: HONG LIU
 TITLE REFERENCE: BK 63097 PG 472
 PLAN REFERENCE: BK 4313 PG END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: HONG LIU

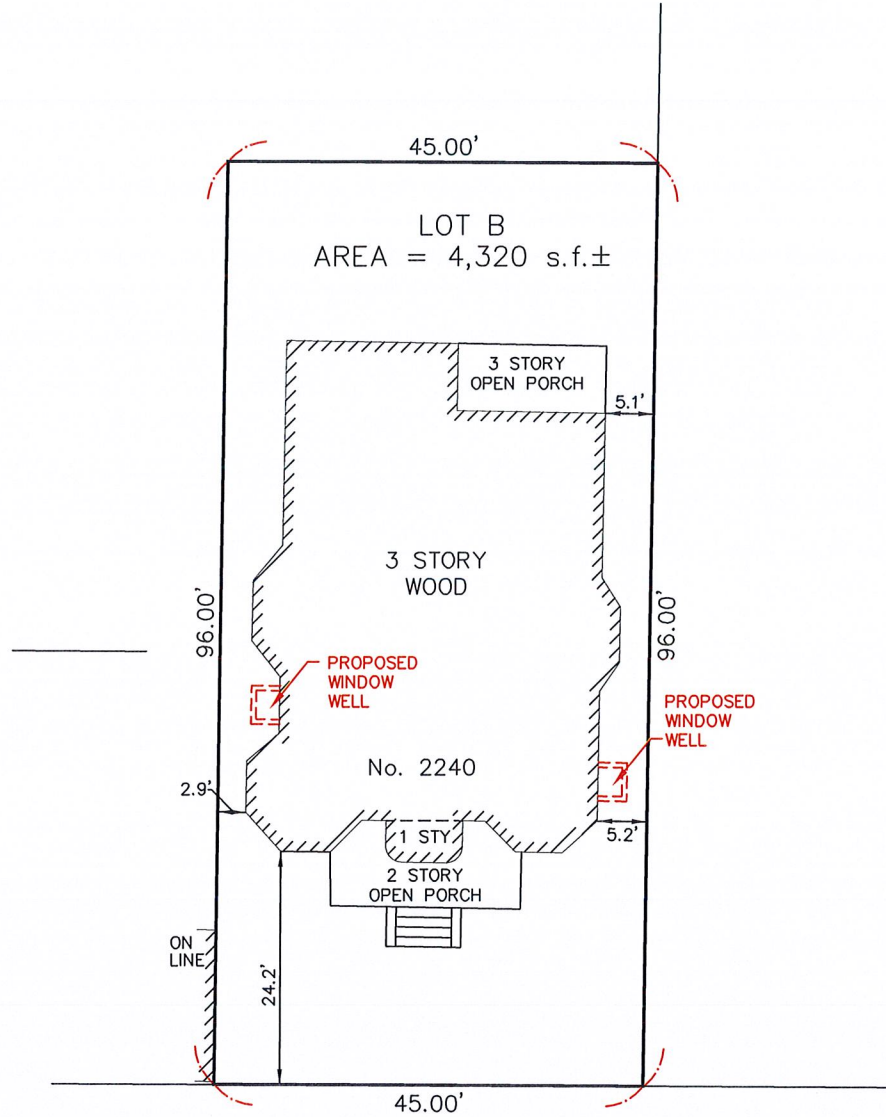
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 6, 2021
 DATE OF PLAN: APRIL 7, 2021
 DATE OF PLAN: MAY 4, 2023 (WINDOW WELLS)


 RICHARD J. MEDE, JR. P.L.S.

05/04/2023

DATE:



MASSACHUSETTS AVE

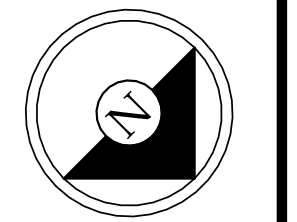
CERTIFIED PLOT PLAN
2240 MASSACHUSETTS AVE
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:
 HONG LIU

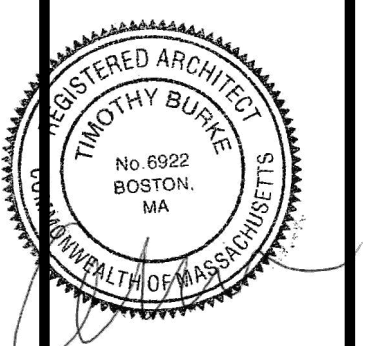
DRAWN	CHECKED	FILE No.
CAV	RJM	21118



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142 BERKLEY STREET, BOSTON, MASSACHUSETTS 02116
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REV.	DATE	DESCRIPTION	AUTHOR

PROJECT STATUS



ELEVATIONS

2240 Massachusetts Ave
Cambridge, MA 02140

A2.1



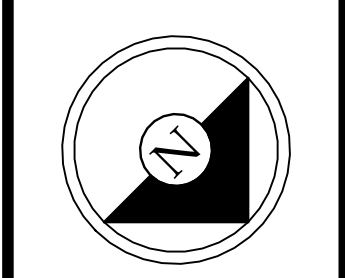


CAMBRIDGE
RECYCLES

The City of
Cambridge



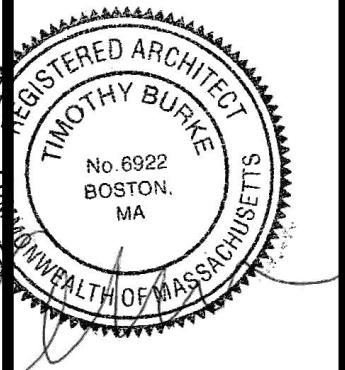




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05/04/2023			

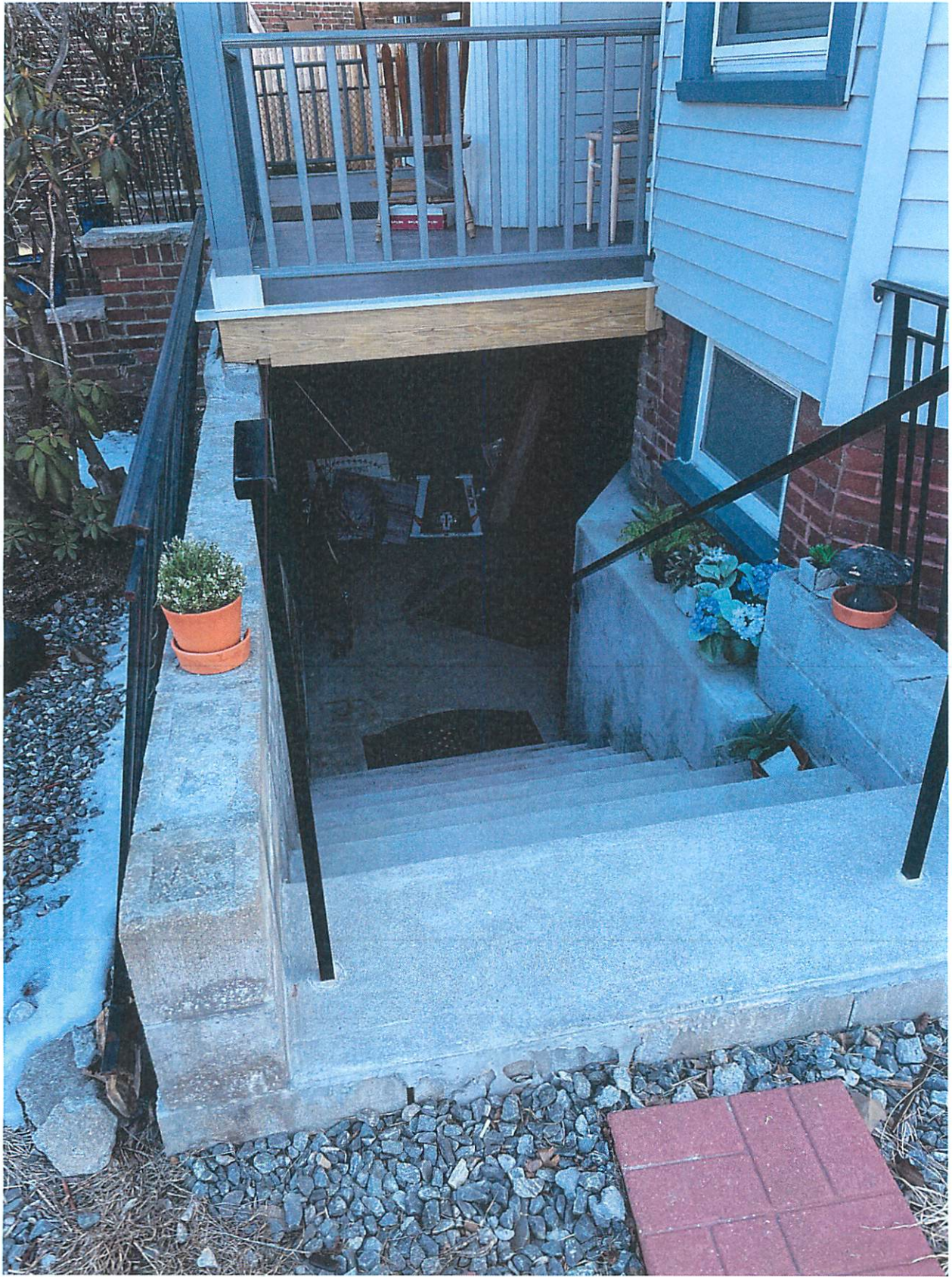
PROJECT STATUS



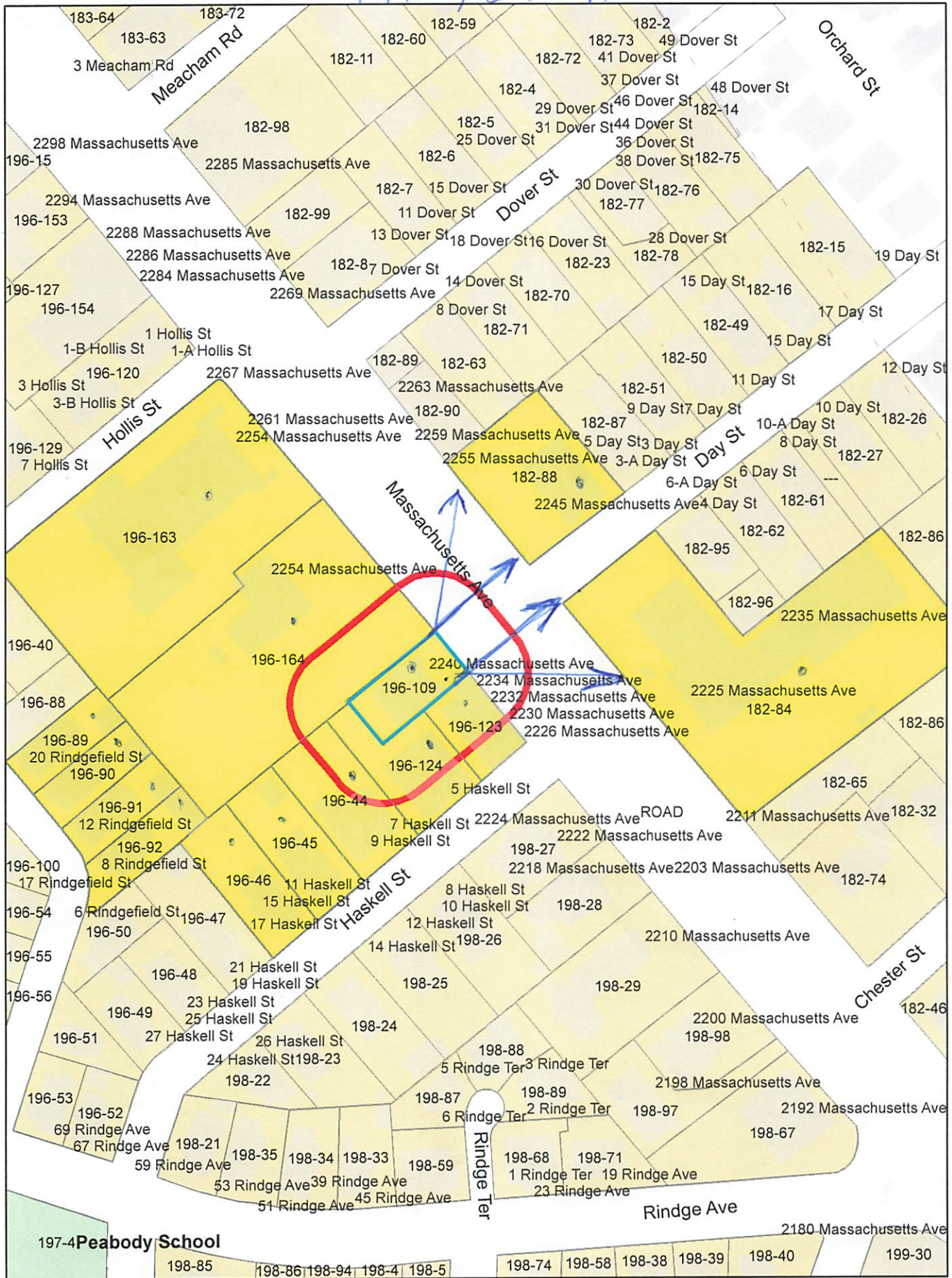
ELEVATIONS

2240 Massachusetts Ave
Cambridge, MA 02140

A2.1



2240 Mass Ave



2240 mass Ave

Petitioner

196-124
BITOPOULOS, WILLIAM A.
5 HASKELL ST. UNIT#1
CAMBRIDGE, MA 02139

196-90
PENRICE, DANIEL J. & DEBORAH A. FAVREAU
16 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-109
LIU, HONG
89 CLAFLIN ST.
BELMONT, MA 02478

196-124
GUILLAUME, SOPHIE M.
C/O CHARLIE BALL CENTURY 21 COMMONWEAL
205 HOLLAND STREET
SOMERVILLE, MA 02144

196-124
LOSSNITZER, DAN VON
5 HASKELL ST., UNIT #4
CAMBRIDGE, MA 02140

196-124
CARBONE, BRIAN A. & KATHERINE L. CARBONE
TRUSTEE OF THE CARBONE FAMILY REVOC TRST
C/O BRIAN CARBONE
28 MOHAWK ST
ANDOVER, MA 01810

196-124
DELACY, RICHARD S.
5 HASKELL ST
CAMBRIDGE, MA 02140

196-163-164
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

196-124
CLOONEY, NORA
5 HASKELL ST. UNIT#6
CAMBRIDGE, MA 02140

196-124
DUVOS, ENRIQUE
C/O LALO DEVELOPMENT LLC
5 CLAREMONT STREET
SOMERVILLE, MA 02144

196-124
WASSERMAN, JEFFREY B. &
ELAINE B. WASSERMAN
630 FLAT TOP MOUNTAIN RD.
FAIRVIEW, NC 28730

196-124
DAGAN, KEREN & AYELET PRAVDA
82 WOBURN ST
LEXINGTON, MA 02420

196-124
PARK, DEMIAN &
TAE CATHERINE PARK TRUSTEES
5 HASKELL ST., #3
CAMBRIDGE, MA 02138

196-46
BEER, KATHERINE
17 HASKELL STREET UNIT #1
CAMBRIDGE, MA 02140

196-91
FEMAN, SIU PIN CHIN & JOHN WELLING WARE
12 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-92
SMITH-FAWZI, MARY C. & WAFIAE W. FAWZI
8 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-89
BYERLY, PETER C
TRS PETER C BYERLY REVOCABLE TR
20 MEDWAY ST - UNIT D
BOSTON, MA 02124

196-123
TAVIAN REALTY LLC
4 RICHFIELD RD
ARLINGTON, MA 02474

196-124
MASSACHUSETTS PROPERTY LLC
630 TOP MOUNTAIN RD
FAIRVIEW, NC 28730

196-124
RENNER, JACLYN
5 HASKELL ST., #21
CAMBRIDGE, MA 02140

196-124
BORROWS, RICHARD V.
5 HASKELL STREET, UNIT #25
CAMBRIDGE, MA 02140

196-124
NING, XIANGPENG & BING XU
5 HASKELL STREET #31
CAMBRIDGE, MA 02140

196-124
SHIN, MICHAEL & JULIA KIM
WIELANDSTRASSE 1
71263 WEIL DER STADT
GERMANY, _

196-124
KAWASHIMA, TERUKO &
ALEXANDER DESFORGES
5 HASKELL ST #45
CAMBRIDGE, MA 02140

182-88
HAYES, JOHN G. TR.OF HAYES FAMILY TRUST
C/O 7-ELEVEN, INC., P. O. BOX #711
ATTN: TENANTS AD VALOREM
TAX DEPT #35827
DALLAS, TX 75221-0711

182-84
SAIDNAWAY, THOMAS M.
2225 MASS AVE
CAMBRIDGE, MA 02140

196-44
HOCHMAN, IRA
7 HASKELL ST. UNIT B
CAMBRIDGE, MA 02140

196-44
ONEILL, BRIAN THOMAS
7-9 HASKELL ST., UNIT #7A
CAMBRIDGE, MA 02140

196-44
COLTON, KATHERINE H.
7-9 HASKELL ST., UNIT #9A
CAMBRIDGE, MA 02140

196-124
BOURASSA, ERIC F., TONYA S. BOURASSA
61 SUNSET RD
ARLINGTON, MA 02474

2240 Mass Ave

196-124
MURPHY LAURA SNELL & STEPHEN JOHN
326 CHARTIER HILL RD
WOODBURY, VT 05681

196-46
PINGITORE, LOUIS H. CLAUDIA ELISA CONVERS
15-17 HASKELL ST UNIT 2
CAMBRIDGE, MA 02140

196-45
STEWARD SARAH B & JAMES G BURNS MARK R.
STEWARD & LAVERNA P ET AL
11-13 HASKELL ST
CAMBRIDGE, MA 02140

196-124
MILLER, JEFFREY M. & CHRISTINE A. RILEY
TRUSTEE OF THE 5 HASKELL ST #24 REALTY TRT
114 ANAWAN AVE
WEST ROXBURY, MA 02132

196-124
AMACHER-JOHNSON, FRANZISKA
5 HASKELL S T UNIT 36
CAMBRIDGE, MA 02140

196-124
HWANG MUN KYUNG
5 HASKELL ST
CAMBRIDGE, MA 02140

196-89
BYERLY, LAUREL A.
20 RINDGEFIELD ST, UNIT 2
CAMBRIDGE, MA 02140

196-124
MORSHED HUMAYUN
5 HASKELL ST - UNIT #35
CAMBRIDGE, MA 02140

196-124
LEIWANT, ELIZABETH
5 HASKELL ST - UNIT 32
CAMBRIDGE, MA 02140

196-44
SPELMAN, ELIZABETH GRADY
7-9 HASKELL ST UNIT 9B
CAMBRIDGE, MA 02140

196-124
5 HASKELL STREET REALTY, LLC
60 HOLWORTHY ST
CAMBRIDGE, MA 02138

196-124
XIA, SHOUQUAN
5 CONCORD AVE
CANTON, MA 02021