

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: _____ Appeal: X

PETITIONER: Dr. Ling Yi Liu

PETITIONER'S ADDRESS: 31 Pine Ridge Road, Wayland, MA 01778

LOCATION OF PROPERTY: 42 Bay State Road and 277 Broadway

TYPE OF OCCUPANCY: Multifamily Res. ZONING DISTRICT: C-1A & BA

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input 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 checked="" type="checkbox"/> Other: <u>Appeal of cease and desist order</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

For the reasons stated in the attached Statement, the Board of Zoning Appeals should find that the Petitioner's use of 42 Bay State Road and 277 Broadway as short-term rentals is "grandfathered" under the Zoning Ordinance and the Zoning Act, because such use predates the date of first notice of the Planning Board hearing on Section 4.60 et seq. of the Zoning Ordinance. Accordingly, the Board should reverse ISD's order to cease and desist.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.60 through 4.68

Article 8 Section 8.11 and 8.21

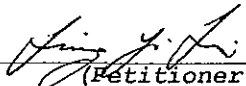
Article _____ Section _____

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)

Ling Yi Liu, Owner, 42 BSR LLC & 277 Broadway LLC
(Print Name)

Address: 31 Pine Ridge Road

Wayland, MA 01778

Tel. No.: 508-308-0333

E-Mail Address: lyliu@abodez.com

Date: July 3, 2018

2018 JUL - 3 PM 1:57
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 42 BSR LLC
(OWNER)

Address: 277 Broadway #24, Cambridge MA 02139

State that I/We own the property located at 42 Bay State Rd, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of 42 BSR LLC

*Pursuant to a deed of duly recorded in the date 07/18/2011, Middlesex South
County Registry of Deeds at Book 57154, Page 79; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Ling Yi Liu MANAGER
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

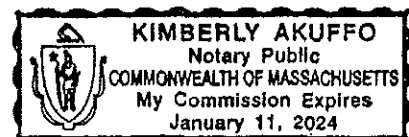
Commonwealth of Massachusetts, County of Middlesex

The above-name Ling Yi Liu personally appeared before me,
this 01 of July, 2018, and made oath that the above statement is true.

Kimberly Akuffo Notary

My commission expires 01/11/2024 (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 277 Broadway LLC
(OWNER)

Address: 277 Broadway #24, Cambridge MA 02139

State that I/We own the property located at 277 Broadway, Cambridge 02139
which is the subject of this zoning application.

The record title of this property is in the name of 277 Broadway LLC

*Pursuant to a deed of duly recorded in the date 07/31/2009, Middlesex South
County Registry of Deeds at Book 53309, Page 473; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

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

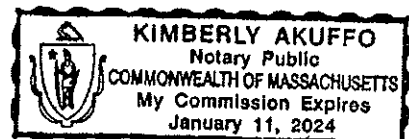
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Kimberly Akuffo Notary

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BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: 42 BSR LLC PRESENT USE/OCCUPANCY: Multifamily Res.

LOCATION: 42 Bay State Road ZONE: C1-A

PHONE: 508 308 0333 REQUESTED USE/OCCUPANCY: _____

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:	<u>6370</u>	_____	_____ (max.)
LOT AREA:	<u>5285</u>	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>1.2</u>	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1057</u>	_____	_____ (min.)
SIZE OF LOT: WIDTH	<u>73.85'</u>	_____	_____ (min.)
DEPTH	_____	_____	_____
Setbacks in Feet: FRONT	<u>10'-1"</u>	_____	_____ (min.)
REAR	<u>13'-0"</u>	_____	_____ (min.)
LEFT SIDE	<u>10'-1"</u>	_____	_____ (min.)
RIGHT SIDE	<u>10'-1"</u>	_____	_____ (min.)
SIZE OF BLDG.: HEIGHT	<u>32'-8"</u>	_____	_____ (max.)
LENGTH	<u>45'-7"</u>	_____	_____
WIDTH	<u>53'-6"</u>	_____	_____
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>0.16</u>	_____	_____ (min.)
NO. OF DWELLING UNITS:	<u>5</u>	_____	_____ (max.)
NO. OF PARKING SPACES:	<u>5</u>	_____	_____ (min./max)
NO. OF LOADING AREAS:	<u>-</u>	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>-</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
DIMENSIONAL INFORMATION

APPLICANT: 277 Broadway LLC PRESENT USE/OCCUPANCY: Office/Multifamily Res.

LOCATION: 277 Broadway, Cambridge MA 02139 ZONE: BA

PHONE: 508 308 0333 REQUESTED USE/OCCUPANCY: _____

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:	<u>12906</u>	_____	_____ (max.)
LOT AREA:	<u>8626</u>	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>1.496</u>	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>958</u>	_____	_____ (min.)
SIZE OF LOT: WIDTH	<u>112</u>	_____	_____ (min.)
DEPTH	<u>79.5</u>	_____	_____ (min.)
Setbacks in Feet: FRONT	<u>10</u>	_____	_____ (min.)
REAR	<u>-</u>	_____	_____ (min.)
LEFT SIDE	<u>12.7</u>	_____	_____ (min.)
RIGHT SIDE	<u>19.3</u>	_____	_____ (min.)
SIZE OF BLDG.: HEIGHT	<u>39.94</u>	_____	_____ (max.)
LENGTH	<u>95.17</u>	_____	_____ (min.)
WIDTH	<u>48.92</u>	_____	_____ (min.)
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>27%</u>	_____	_____ (min.)
NO. OF DWELLING UNITS:	<u>9</u>	_____	_____ (max.)
NO. OF PARKING SPACES:	<u>10</u>	_____	_____ (min./max)
NO. OF LOADING AREAS:	<u>-</u>	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>-</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'.

STATEMENT CONCERNING REASONS FOR APPEAL

Dr. Ling Yi Liu, on behalf of himself and 42 BSR LLC, the owner of 42 Bay State Road, and 277 Broadway LLC, the owner of 277 Broadway (collectively herein, the “Petitioner”), hereby submits this statement and attached exhibits and affidavit, in support of his appeal of the Inspectional Services Department’s (“ISD” or the “Department”) determination concerning 42 Bay State Road and 277 Broadway (the “Properties”), which is set forth in Commissioner Singanayagman’s letter dated June 4, 2018 (the “Determination”). The Determination, which is attached hereto as Exhibit A, states that the Department “is in receipt of information that several dwelling unit[s] at the properties located at 42 Bay State Rd and 277 Broadway... [are] being offered as a short-term rental in violation of City of Cambridge Zoning Ordinance... Article 4, Section 4.60, et seq.,[the “STR Ordinance”]” and notes that “the Properties have not been issued short-term rental Certificates of Registration by ISD.” The Determination further orders the Petitioner “to immediately **Cease and Desist** offering the Property as a short-term rental.”^{1/}

The Properties do not, however, violate the STR Ordinance because their use as a multifamily dwelling, including units rented on a short term basis for less than thirty days, which are neither “operator-occupied short-term rentals” nor “owner-adjacent short-term rentals” within the meaning of the STR Ordinance, constitutes a pre-existing nonconforming use. Sections 8.11 and 8.21 of the City of Cambridge Zoning Ordinance (the “Zoning Ordinance”), subject to the limitations imposed by Section 6 of Chapter 40A of the Massachusetts General Laws (the “Zoning Act”), protect this use against the applicability of the subsequently adopted STR Ordinance.

The Petitioner respectfully submits this Statement along with supporting documentation, to clear up any misunderstanding and set forth his position. By copy of this Statement to the Department, the Petitioner simultaneously asks the Department to reconsider its Determination now that it has been provided with the relevant history.^{2/} For the reasons stated herein, the Board of Zoning Appeals should reverse and annul the Determination.

Relevant Background

On April 24, 2017, the Cambridge City Council transmitted the proposed STR Ordinance to the Planning Board. The Planning Board first published notice of a public hearing on the proposed STR Ordinance on May 4, 2017,^{3/} and held a hearing on May 23, 2017.^{4/} Ultimately, the Cambridge City Council passed the STR Ordinance on August 7, 2017. The STR Ordinance went into effect on April 1, 2018.

^{1/} Although the Determination is dated June 4, 2018, the Petitioner did not receive it until June 11, 2018. The Determination also provides, in quotes, that: “On April 13, 2018 a letter notifying you of the alleged violation of the City of Cambridge Zoning Ordinance was sent to you.” The Petitioner never received any such correspondence and the Determination does not explain why this text is quoted or from what source.

^{2/} Petitioner was compelled to file this appeal first to ensure that it complied with the deadline for appeal.

^{3/} See Massachusetts Newspaper Publishers Association Public Notice Archive, Cambridge Chronicle & Tab, Notice of Planning Board Hearing (May 4, 2017), attached hereto as Exhibit B.

^{4/} See Minutes of Planning Board General Hearing dated May 23, 2017.

The STR Ordinance defines “Short-Term Rental” as “[a]ny rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days.” STR Ordinance at § 4.62.a. The term and concept of a “Short Term Rental” did not exist in the Zoning Ordinance prior to the adoption of the STR Ordinance. The STR Ordinance mandates that “[o]nly operator-occupied short-term rentals and owner-adjacent short-term rentals are permitted.” *Id.* at § 4.64.1. The STR Ordinance also provides, among other things, that short-term rental operators must register short-term rentals with ISD. Ordinance at § 4.67. Registration requires operators to submit “proof that one of the units in the structure is used as the operator’s primary residence.” *Id.*

Because Petitioner does not currently use either 42 Bay State Road or 277 Broadway as his primary residence, he may not register the dwelling units in the Properties as Short-Term Rentals and, thus, the STR Ordinance would effectively prohibit his use of the Properties as Short Term Rentals were it not protected against application of the STR Ordinance.

277 Broadway consists of nine dwelling units, and 42 Bay State Road consists of five dwelling units. On May 4, 2017, the date of the “first publication of notice of the public hearing on” the STR Ordinance,^{5/} units at both 42 Bay State Road and 277 Broadway were (i) rented and offered for rent for a duration of less than thirty consecutive days and (ii) were not operator-occupied or owner-adjacent with the meaning of the STR Ordinance.^{5/} As explained in more detail below, prior to the notice of the hearing on the STR Ordinance, the Petitioner used the Properties as multifamily dwellings including “Short-Term Rentals” as that phrase is *now* defined in the STR Ordinance.

The Department issued its Determination on June 4, 2018. Petitioner timely filed this appeal pursuant to G.L. c. 40A § 8, within thirty days from the date of the Determination, in order to protect its rights.

Argument

I. The STR Ordinance Does Not Apply to the Petitioner’s Use of the Properties as Multifamily Dwellings Including Short Term Rentals.

Section 6 of the Zoning Act provides, in relevant part:

[A] zoning ordinance or by-law shall not apply to ... uses lawfully in existence or lawfully begun ... before the first publication of notice of the public hearing on such ordinance or by-law...

G. L. c. 40A, § 6. Consistent with the limitations imposed on it by G.L. c. 40A, § 6, Article 8 of the Zoning Ordinance, titled “Nonconformity,” provides in relevant part:

This Ordinance shall not apply... to the existing use of any building or structure or of land, to the extent to which it is used at

^{5/} See Liu Affidavit attached hereto as Exhibit C.

the time of first publication of notice of public hearing by the Planning Board of applicable provisions of this or any prior Ordinance, but it shall apply to any change of use thereof... .

Zoning Ordinance § 8.11. Section 8.21 of the Zoning Ordinance further provides that:

Any nonconforming structure or use which existed at the time of the first notice of public hearing by the Planning Board of the applicable provisions of this or any prior Ordinance or any amendment thereto may be continued . . .

It is blackletter law that a prior nonconforming use of land is not subject to a later enacted ordinance or by-law. *See, e.g., Derby Ref. Co. v. Chelsea*, 407 Mass. 703, 708 (1990) (recognizing that G. L. c. 40A protected a preexisting use even in the absence of requisite government approval).

The Zoning Ordinance provides that: “No building, structure, or land in any district may be used, . . . for any use not listed in Section 4.30, except nonconforming uses which may be continued under the provisions of 8.20.” Zoning Ordinance § 4.13. The Zoning Ordinance clarifies that: “Where the verb ‘use’ is employed it shall be construed as if followed by the words ‘or is intended, arranged, designed, built, altered, converted, rented, or leased to be used.’” Zoning Ordinance § 2.0.

42 Bay State Road is located in a Residential C-1A (“C-1A”) district and part of the Mixed Use Overlay District. 277 Broadway is located in a Business A (“BA”) zoning district. In both C-1A and BA districts, a multifamily dwelling use is allowed as of right. *See* Table of Use Regulations, Ordinance § 4.31(g).

The Zoning Ordinance defines “multifamily dwelling,” in relevant part, as a “building arranged, intended or designed to contain three or more dwelling units... .” *See* Ordinance at Art. 2.000. “[D]welling unit” is, in turn, defined as a “room or group of rooms occupied or capable of being occupied separate from any other such room or group of rooms by a family and equipped with cooking and sanitary faculties for the exclusive use of such family for living, sleeping, cooking and eating.” *See* Ordinance at Art. 2.000.

Both 42 Bay State Road and 277 Broadway are arranged to contain more than three dwelling units; there are nine dwelling units at 277 Broadway and five dwelling units at 42 Bay State Road.^{6/} In accordance with the definition of “dwelling unit,” each of the dwelling units is capable of being occupied separate from any other such room or group of rooms by a family and is equipped with cooking and sanitary faculties for the exclusive use of such family for living, sleeping, cooking and eating.^{7/} That is, they are residential apartments. Because the Properties were “arranged, intended or designed to contain” more than three dwelling units, they constituted

^{6/} *See* Floor Plans for 277 Broadway and 42 Bay State Road, submitted in connection with this appeal; Liu Affidavit.

^{7/} *See id.*

an expressly permitted use prior to the adoption of the STR Ordinance. *See, e.g., Shirley Wayside Ltd. P'ship v. Bd. of Appeals*, 461 Mass. 469, 477 (2012) (recognizing that a zoning bylaw should be enforced according to its plain wording); *Doherty v. Planning Bd. of Scituate*, 82 Mass. App. Ct. 1124 (2012) (reversing decision of municipal board; where a bylaw is unambiguous, “[w]e are obliged to construe the by-law as written, and not undertake to enlarge or broaden the plain meaning of its text for reasons of expediency”).

Prior to the adoption of the STR Ordinance, petitioner rented dwelling units at the Properties for terms of less than thirty days. Nothing in the Zoning Ordinance constrained the period of time for which dwelling units in a multifamily building must be rented. Indeed, as explained above, the concept of a Short Term Rental was first introduced in the STR Ordinance. Accordingly, the rental of the dwelling units for terms of any length was proper under the Zoning Ordinance prior to enactment of the STR Ordinance.

On May 4, 2017, the date of the “first publication of notice of the public hearing on” the STR Ordinance, dwelling units at both 42 Bay State Road and 277 Broadway were rented and offered for rent on a short-term basis of less than 30 days.^{8/} That use was lawful until the effective date of the STR-Ordinance, which now prohibits certain new Short Term Rentals by providing that “[o]nly operator-occupied short-term rentals and owner-adjacent short-term rentals are permitted.” STR Ordinance § 4.64(1).

Pursuant to the plain language of the Zoning Ordinance, § 8.11, and Section 6 of the Zoning Act, the STR Ordinance shall not apply to the pre-existing use of the Properties as multifamily dwellings, which included Short Terms Rentals. Plainly said, the Petitioner was properly using units in the Properties as Short Term Rentals before the City decided to prohibit such use. Petitioner’s use of the Properties is, therefore, protected against enforcement of the STR Ordinance.

Conclusion

The Ordinance and Zoning Act are clear: nonconforming uses may continue after the adoption of new zoning provisions which prohibit them. Here, the Petitioner seeks to continue a use that was lawfully in existence prior to the first notice of the public hearing on the STR Ordinance. Respectfully, the Board of Zoning Appeals should, therefore, reverse and annul the Department’s determination.

^{8/} See Liu Affidavit.

Respectfully submitted,

LING YI LIU
42 BSR LLC and
277 Broadway LLC

By their attorney,

A handwritten signature in black ink, appearing to read 'N. Cramb', written over a horizontal line.

Nicholas C. Cramb, BBO No. 654368
MINTZ, LEVIN, COHN, FERRIS, GLOVSKY
AND POPEO, P.C.
One Financial Center
Boston, MA 02111
Tel: (617) 542-6000
NCCramb@mintz.com

Dated: July 3, 2018

78909920



City of Cambridge
Inspectional Services Department
831 Massachusetts Ave.
617-349-6100

June 4, 2018

BY CERTIFIED MAIL –
RETURN RECEIPT REQUESTED

Dr. Ling Yi Liu
31 Pine Ridge Rd. Wayland MA 01778

Re: Cease and Desist Order - 42 Bay State Rd and 277 Broadway, Cambridge

Dear Dr. Liu,

Please be advised that the City of Cambridge Inspectional Services Department ("ISD") is in receipt of information that several dwelling unit[s] at the properties located at 42 Bay State Rd and 277 Broadway (the "Property") [is/are] being offered as a short-term rental in violation of City of Cambridge Zoning Ordinance (the "Zoning Ordinance") Article 4, Section 4.60, et seq. (the "STR Ordinance").

- "On April 13, 2018 it was observed on the website www.airbnb.com that you are advertising multiple dwelling units for Short Term Rental."
- "On April 13, 2018 a letter notifying you of the alleged violation of the City of Cambridge Zoning Ordinance was sent to you"
- On June 4, 2018 it was observed on the website www.airbnb.com that you continue to advertise Short Term Rental units. It was also observed through the reviews of renters that you rented some of these units during the month of May 2018.

The Property at 42 Bay State Rd is located in a C-1A zone and the property at 277 Broadway is located in a BA zone, and the Properties have not been issued a short-term rental Certificates of Registration by ISD.

Pursuant to STR Ordinance Section 4.62, a short-term rental is "[a]ny rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days." Furthermore, pursuant to STR Ordinance Sections 4.64 and 4.67, a dwelling unit cannot be

6/28/2018

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Cambridge Chronicle & Tab

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Cambridge, MA

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Thursday, May 04, 2017

Notice Content

SHORT TERM RENTAL

LEGAL NOTICE

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 23, 2017 at 7:00 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a Zoning Petition by the Cambridge City Council to amend the Zoning Ordinance by creating a new Section 4.60 Short Term Rentals to provide regulations for short term residential rental and ensure that the use will not be a detriment to the character and livability of the surrounding residential neighborhood. This new Section 4.60 will apply to all districts where residential uses are allowed.

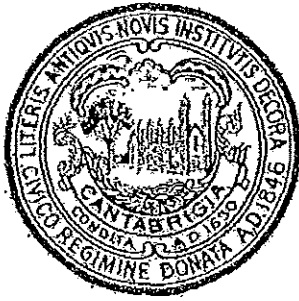
Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments.

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

AD#13563422

Cambridge Chronicle 5/4, 5/11/17

[Back](#)



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 23, 2017 at 7:00 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a Zoning Petition by the Cambridge City Council to amend the Zoning Ordinance by creating a new Section 4.60 Short Term Rentals to provide regulations for short term residential rental and ensure that the use will not be a detriment to the character and livability of the surrounding residential neighborhood. This new Section 4.60 will apply to all districts where residential uses are allowed.

Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments.

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, lpaden@cambridgema.gov.

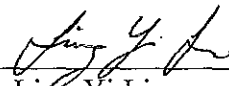
Affidavit of Dr. Ling Yi Liu

I, Dr. Ling Yi Liu, upon my own personal knowledge, on oath hereby do depose and say the following is true:

1. I am the Manager of 42 BSR, LLC, and 277 Broadway, LLC. 42 BSR, LLC owns the property located at 42 Bay State Road in Cambridge, Massachusetts ("42 Bay State Road"). 277 Broadway, LLC owns the property located at 277 Broadway in Cambridge, Massachusetts ("277 Broadway").
2. 277 Broadway and 42 Bay State Road both contain apartments offered for rent to tenants.
3. 42 Bay State Road has two two-bedroom apartments (Apartment Numbers 3 and 5) and three three-bedroom apartments (Apartment Numbers 1, 2 and 4). Each apartment at 42 Bay State Road has its own kitchen and two bathrooms, which are not accessible from the other apartments.
4. 277 Broadway has one studio apartment (Apartment Number 23) with one bathroom, one one-bedroom apartment (Apartment Number 22) with one bathroom, five two-bedroom apartments (Apartment Numbers 21, 31, 33, 41 and 43) with two bathrooms, and two three-bedroom apartments (Apartment Numbers 32 and 42) with two bathrooms. Each apartment at 277 Broadway has its own kitchen and one or two bathrooms, which are not accessible from the other apartments.
5. On May 4, 2017, three of the apartments at 42 Bay State Road were rented for a period under 30 days. Apartment Number 1 was rented for the period April 29, 2017 to May 8, 2017 (nine days). Apartment Number 2 was rented for the period May 4, 2017 to May 8, 2017 (four days). Apartment Number 5 was rented for the period May 1, 2017 to May 6, 2017 (five days). The other two apartments were not rented on May 4, 2017, but were offered for rent for terms of any duration over two nights.

6. On May 4, 2017, seven of the nine apartments at 277 Broadway were rented for a period under 30 days. Apartment Number 21 was rented for the period May 1, 2017 to May 11, 2017 (ten days). Apartment Number 23 was rented for the period May 3, 2017 to May 10, 2017 (seven days). Apartment Number 31 was rented for the period April 27, 2017 to May 6, 2017 (nine days). Apartment Number 32 was rented for the period May 4, 2017 to May 6, 2017 (two days). Apartment Number 41 was rented for the period May 3, 2017 to May 5, 2017 (two days). Apartment Number 42 was rented for the period May 3, 2017 to May 9, 2017 (six days). Apartment Number 43 was rented for the period April 30, 2017 to May 5, 2017 (five days). The other two apartments at 277 had occupants renting for periods over 30 days.

Signed under the pains and penalties of perjury this 3rd day of July, 2018.



Dr. Ling Yi Liu

MINTZ LEVIN

Nicholas C. Cramb | 617 348 1740 | nccramb@mintz.com

One Financial Center
Boston, MA 02111
617-542-6000
617-542-2241 fax
www.mintz.com

2018 JUL -3 PM 1:55

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS July 3, 2018

BY HAND

Board of Zoning Appeals
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Donna P. Lopez, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Dr. Ling Yi Liu – Appeal to Board of Zoning Appeal

To Whom It May Concern:

Enclosed for filing on behalf of Dr. Ling Yi Liu, Manager, 42 BSR LLC and 277 Broadway LLC, please find the requisite copies of the following:

- BZA Application Form (3 Forms with Original Signatures);
- Supporting Statement concerning the reason for the appeal, including supporting Exhibits A-C;
- \$100 Application Fee;
- Check List;
- Ownership Information and Dimensional Information – 42 Bay State Road & 277 Broadway (2 copies of each); and
- Assessor's Plat, Floor Plans, Elevations and Photographs – 42 Bay State Road & 277 Broadway (2 copies of each).

Please acknowledge receipt of this filing by date-stamping the enclosed copies of this letter.
Thank you for your prompt attention to this matter.

Very truly yours,



Nicholas C. Cramb

Enclosure

79010959v.1

Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.

BOSTON | LONDON | LOS ANGELES | NEW YORK | SAN DIEGO | SAN FRANCISCO | STAMFORD | WASHINGTON

July 13, 2018

Via Email and U.S. Mail

Maria Pacheco
City of Cambridge
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
mpacheco@cambridgema.gov

Re: BZA-016960-2018 and BZA-016955-2018

Dear Ms. Pacheco:

In connection with Case Nos. BZA-016960-2018 and BZA-016955-2018, enclosed please find a check for the additional \$100 filing fee, and executed copies of the Board of Zoning Appeal Waiver Form for each case in order to change the hearing date to September 13, 2018.

Please let me know if you require anything further.

Very truly yours,



Nicholas C. Cramb
Member / Chair, Real Estate Litigation Practice

79328677v.1



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2018 JUL 17 AM 11:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-016960-2018

Address: 277 Broadway

Owner: Dr. Ling Yi Liu

I, _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)

Petitioner or Nicholas P. Cramb, Esq., Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced
Case # BZA-016960-2018 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until November 2, 2018.

Date: 7/12/18

Signature

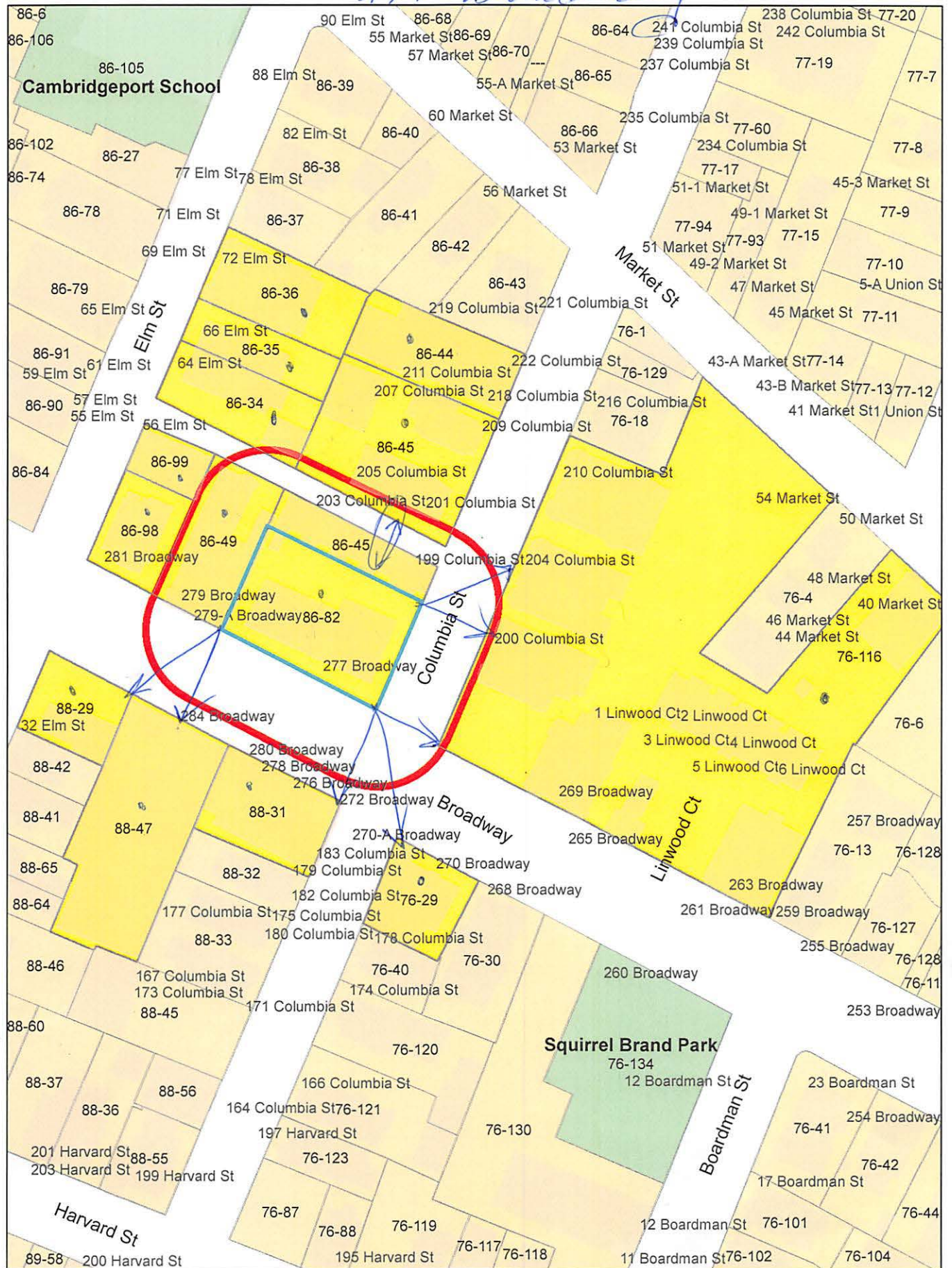
NICHOLAS CRAMB
Print Name

- ☐ Owner
☐ Petitioner
☒ Petitioner's and/or Owner's Agent or
Representative

Change Hearing Date
From August 23, 2018 to
September 13, 2018

M.R.

277 Broadway



277 Broadway

Petitioner

76-29
KWONG, PO SHU & ELENOR YEN NOR KWONG
270 BROADWAY
CAMBRIDGE, MA 02139

DR. LING YI LIU
31 PINE RIDGE ROAD
WAYLAND, MA 01778

MINTZ, LEVIN, COHN, FERRIS, GLOVSKY & POPEO P.C.
C/O NICHOLAS C. CRAMB, ESQ.
ONE FINANCIAL CENTER
BOSTON, MA 02111

86-35
DOCKERY, OCILIA, CARIARY DOCKERY,
ARMANDO DOCKERY, WILBERT DOCKERY, ETAL
66 ELM STREET, #2
CAMBRIDGE, MA 02139

86-36
JUST-A-START CORP
C/O JAS PROPERTIES
243 BROADWAY
CAMBRIDGE, MA 02139

86-44
FIRST HOLINESS CHURCH OF THE APOSTOLIC
FAITH OF CAMBRIDGE
211 COLUMBIA ST
CAMBRIDGE, MA 02139

86-49
AMARAL, ANTONIO & ANN B. AMARAL
8 BURLINGTON STREET
BURLINGTON, MA 01803

86-82
277 BROADWAY, LLC.
277 BROADWAY
CAMBRIDGE, MA 02139

88-29
HEGAZY, HISHAM S.
50 MADISON AVE
CAMBRIDGE, MA 02140

88-31
CHICCARELLI REAL ESTATE, INC. 1
P.O. BOX 2215
ACTON, MA 01720

88-47
284 BROADWAY LLC
313 PARK AVE
ARLINGTON, MA 02474

86-99
SINNOTT, ROBERT W.
423 DUNSTER HOUSE MAIL CENTER
CAMBRIDGE, MA 02138

86-99
PARSIGIAN, CAROL
56 ELM ST. UNIT#2
CAMBRIDGE, MA 02139

86-99
SAWHNEY, NITIN
56 ELM ST., UNIT #3
CAMBRIDGE, MA 02139

86-45
BOURSIQUOT, CECILLIA M.
209-2 COLUMBIA ST
CAMBRIDGE, MA 02139

86-45
MARCELIN, SIMONE & MEDGINE J. MARCELIN
209 COLUMBIA ST - UNIT L
CAMBRIDGE, MA 02139

86-45
JAS HOMEOWNERSHIP LLC
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

86-45
HARDING, AISHA
207 COLUMBIA ST. UNIT J
CAMBRIDGE, MA 02139

86-45
YESUS, TSEGAYE W. & SABA G. TUFFA
207 COLUMBIA ST., UNIT #1
CAMBRIDGE, MA 02141

86-45
DERESSO, ABRHAM TADESSE &
GENET HUNACHEW AYALEW
205 COLUMBIA ST., UNIT H
CAMBRIDGE, MA 02139

86-45
SWAR, DEEPAK & JENNY SWAR
388 EVERETEZE WAY
CAMBRIDGE, MA 02141

86-45
JAS HOMEOWNERSHIP LLC
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

86-98
XIE, HUANGMING & MIAOQING FANG
281 BROADWAY, UNIT #1
CAMBRIDGE, MA 02139

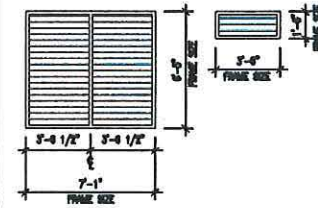
86-98
AWAD, MARK M.
281 BROADWAY, UNIT #3
CAMBRIDGE, MA 02139

86-98
NAGLE, BRIAN
31 ARBORWAY
EASTON, MA 02356

86-34
TEMPLE BETH SHALOM
C/O BRUCE TRAGER
25 IRVING ST
WALTHAM, MA 02154

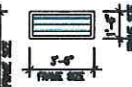
76-116
WELLINGTON-HARRINGTON DEVELOPMENT CORP
C/O MALONEY PROPERTIES INC.
243 BROADWAY
CAMBRIDGE, MA 02139

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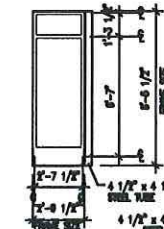
4 ALUMINUM LOWERS

1/4" = 1'-0"

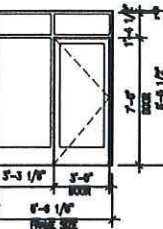


5 ALUMINUM LOWERS

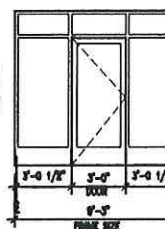
6 ALUMINUM LOWERS



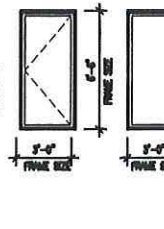
3 ALUMINUM STOREFRONTS



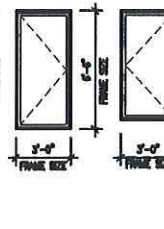
7 ALUMINUM STOREFRONTS



8 ALUMINUM STOREFRONTS



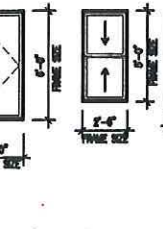
2 WOOD WINDOWS



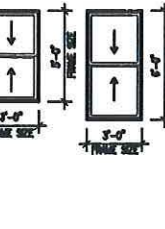
9 WOOD WINDOWS



10 WOOD WINDOWS



11 WOOD WINDOWS



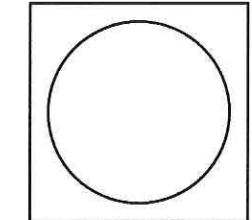
12 WOOD WINDOWS

Residences at

277
Broadway

Cambridge MA

CONSTRUCTION
DOCUMENTS



AbodeZ
31 Pine Ridge Road
Wayland, MA 01778

Project No: 09002
Drawn By: KK
Checked By: LAU
Issue Date: 9/21/09

Revision No	Date	Description	By
1	10/12/09	PERMITS REVISIONS	LAU
2	11/2/09	OFFICE REVISIONS	LAU
3	11/2/09	ELEVATOR REVISIONS	LAU
4	3/18/10	SITE PLAN REVISION	LAU

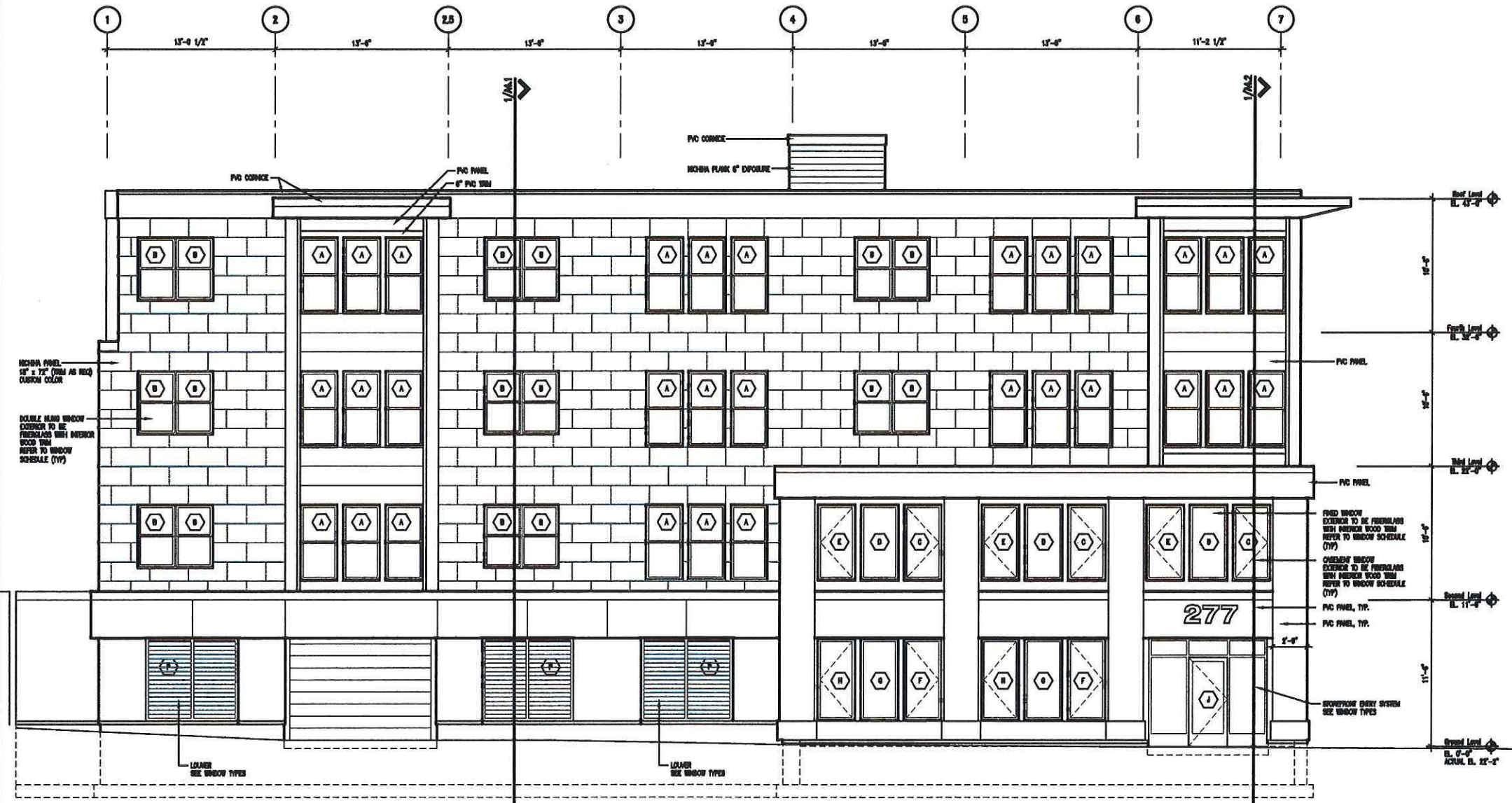
Drawing Title:

**SOUTH
ELEVATION**

1/4" = 1'-0"

Drawing Number

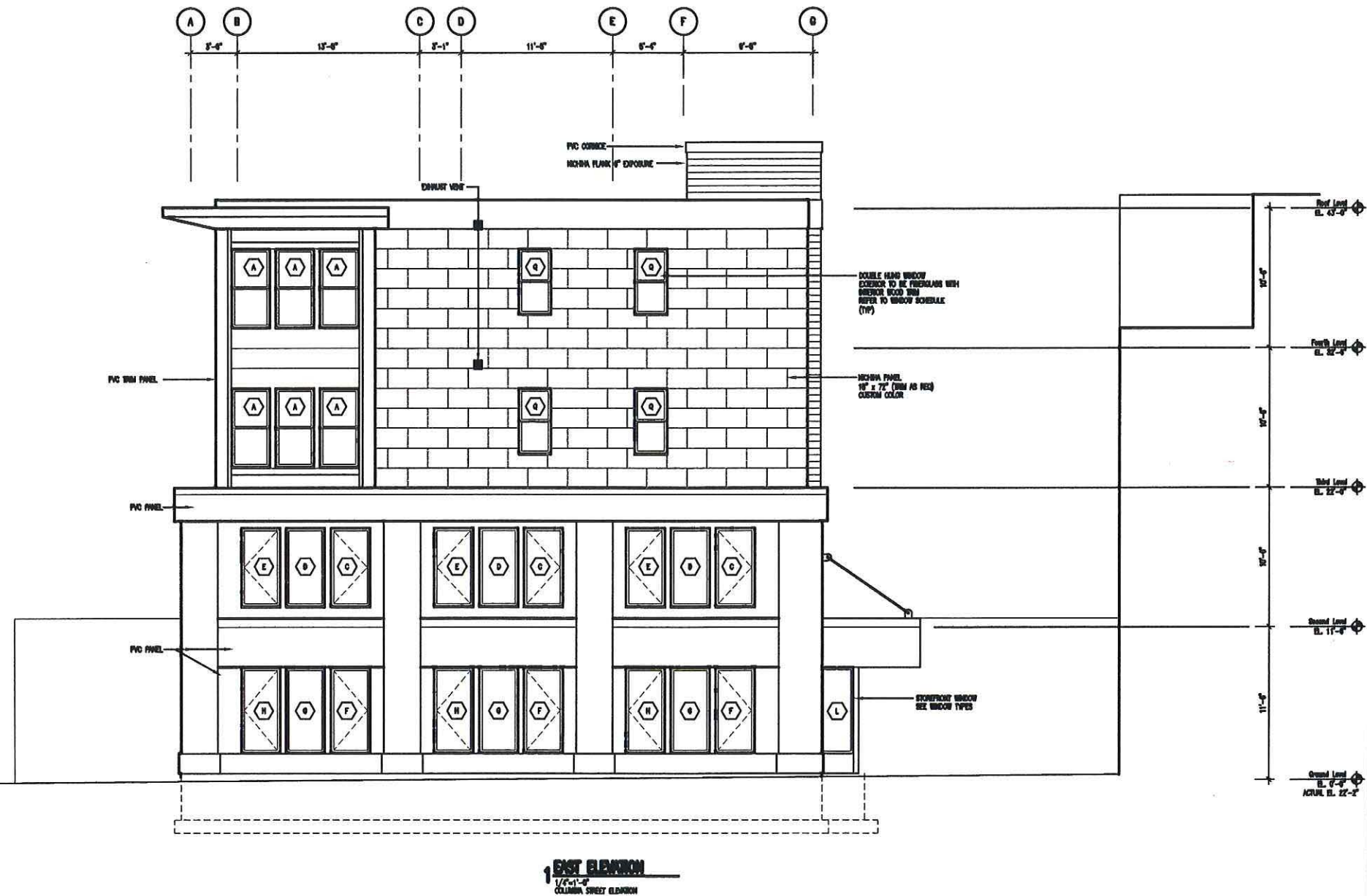
A3.1



SOUTH ELEVATION
1/4" = 1'-0"
BROUWERY STREET SIDE

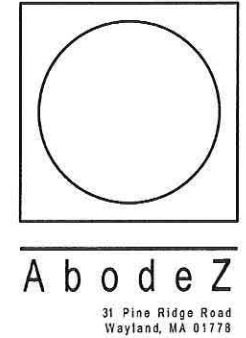
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10/20/09/PAE/ME



Residences at
**277
Broadway**
Cambridge MA

CONSTRUCTION
DOCUMENTS



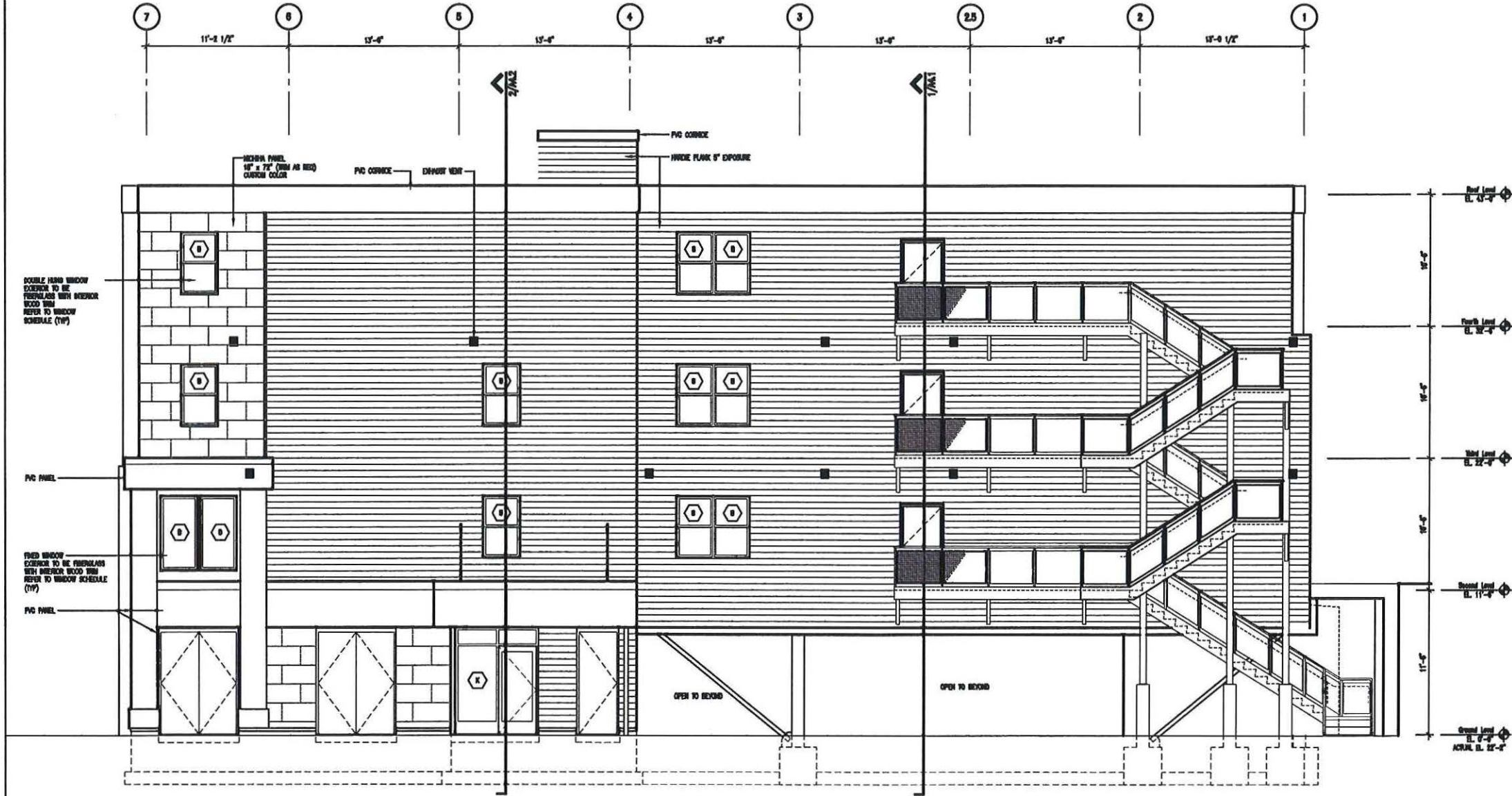
Project No: 09002
Drawn By: KK
Checked By: LAU
Issue Date: 9/21/09

Revisions			
No	Date	Description	By
1	10/12/09	PHYSING REVISIONS	LAU
2	11/2/09	OFFICE REVISIONS	LAU
3	11/5/09	ELEVATOR REVISIONS	LAU

Drawing Title:
**EAST
ELEVATION**

1/4" = 1'-0"
Drawing Number
A3.2

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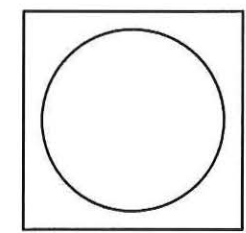


1 NORTH ELEVATION
1/4" = 1'-0"
NORTH ELEVATION

Residences at
**277
Broadway**

Cambridge MA

CONSTRUCTION
DOCUMENTS



AbodeZ
31 Pine Ridge Road
Wayland, MA 01778

Project No: 09002
Drawn By: KK
Checked By: LAU
Issue Date: 9/21/09

Revisions			
No	Date	Description	By
1	10/12/08	PHASING REVISIONS	LAU
2	11/2/08	OFFICE REVISIONS	LAU
3	11/9/08	ELEVATOR REVISIONS	LAU

Drawing Title:

**NORTH
ELEVATION**

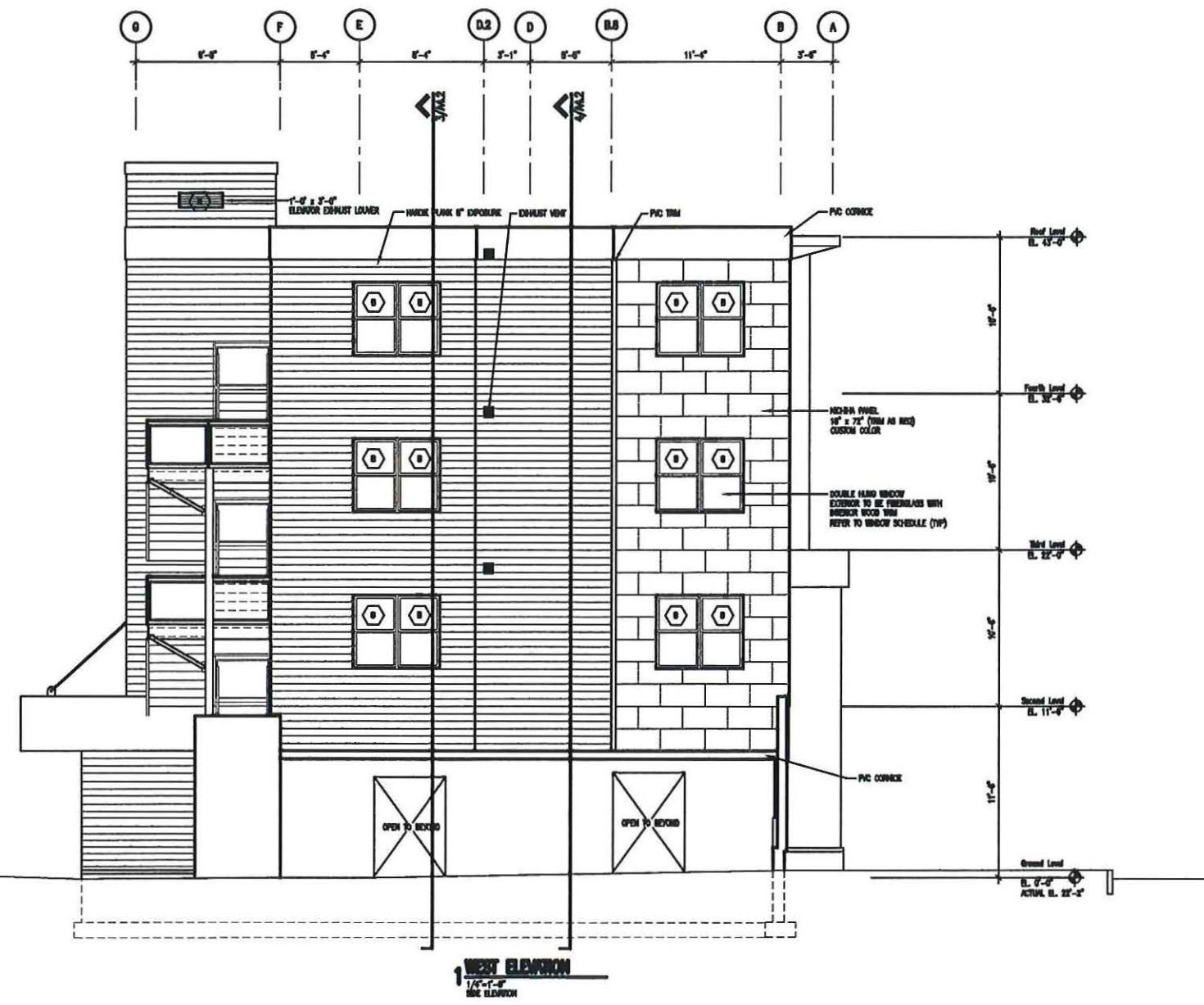
1/4" = 1'-0"

Drawing Number

A3.3

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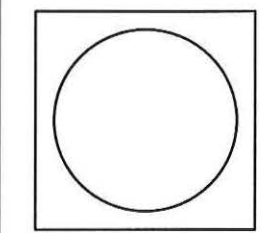
09002/001/001



Residences at
**277
Broadway**

Cambridge MA

CONSTRUCTION
DOCUMENTS



AbodeZ
31 Pine Ridge Road
Wayland, MA 01778

Project No:	09002
Drawn By:	KK
Checked By:	LAU
Issue Date:	9/21/09

Revisions			
No	Date	Description	By
1	10/12/09	PHYSIO REVISIONS	LAU
2	11/2/09	OFFICE REVISIONS	LAU
3	11/9/09	ELEVATOR REVISIONS	LAU

Drawing Title:

**WEST
ELEVATION**

1/4" = 1'-0"

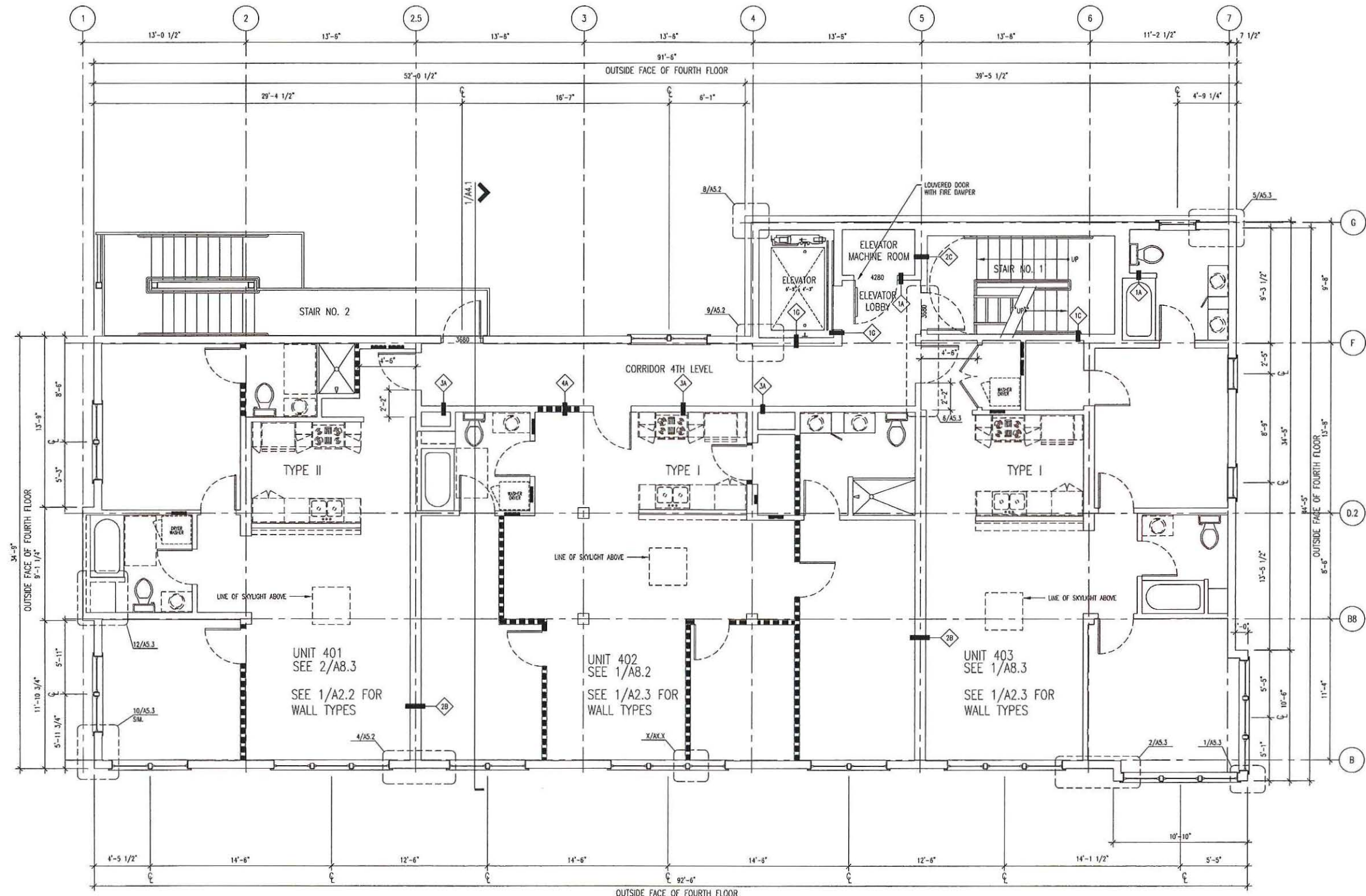
Drawing Number

A3.4



GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
3. DIMENSIONING OF DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM CENTER LINE OF PARTITION ASSEMBLY. DIMENSIONS OF CORRIDOR BEARING WALLS ARE TAKEN FROM THE CENTER LINE OF STUD.
4. ALL GYPSUM WALL BOARD TO BE 5/8" TYPE "X" EXCEPT AS FOLLOWS:
IN TOILET ROOMS, JANITOR ROOMS, WATER ROOMS, KITCHEN AREAS SHALL BE 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM WALL BOARD TYP.
RATED CEILINGS SHALL BE 5/8" TYPE "C".
5. PROVIDE SOLID WOOD BLOCKING FOR SHELVING, WINDOW TREATMENTS, WALL MOUNTED HANDRAILS, GRAB BARS, CLOSET POLES, COUNTER TOPS, LAVATORY TOPS, SIGNAGE, FIXTURES, DOORS AND MISC. HARDWARE ETC. PROVIDE 20 GA METAL STRAPPING FOR ALL KITCHEN AND BATHROOM CABINETS
6. LOCATE DOORS 4" FROM THE HINGED SIDE OF DOOR TO THE ADJACENT WALL.
7. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH MASSACHUSETTS FIRE PREVENTION REGULATIONS. FIRE EXTINGUISHERS SHALL NOT EXCEED 75' MAX TRAVEL DISTANCE INCLUDING GARAGE LEVELS UNLESS OTHERWISE REQUESTED BY THE LOCAL FIRE DEPARTMENT. REF NFPA 10, TABLE 3.2.1.

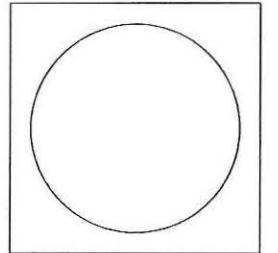


1 FOURTH FLOOR PLAN
1/4"=1'-0"

Residences at
**277
Broadway**

Cambridge MA

CONSTRUCTION
DOCUMENTS



AbodeZ

31 Pine Ridge Road
Wayland, MA 01778

Project No: 09002
Drawn By: KK
Checked By: LAU
Issue Date: 9/21/09

Revisions			
No	Date	Description	By
2	11/2/09	OFFICE REVISIONS	LAU
3	11/5/09	ELEVATOR REVISIONS	LAU
5	1/21/10	UNIT ENTRY REVISIONS	LAU

Drawing Title:

**FLOOR PLAN
FOURTH LEVEL**

1/4" = 1'-0"

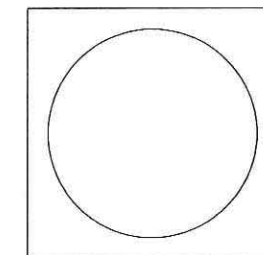
Drawing Number

A2.4

Residences at 277 Broadway

Cambridge MA

CONSTRUCTION DOCUMENTS



AbodeZ

31 Pine Ridge Road
Wayland, MA 01778

Project No: 09002
Drawn By: KIN
Checked By: LAU
Issue Date: 9/21/09

Revisions			
No	Date	Description	By
1	10/12/09	PARKING REVISIONS	LAU
2	11/2/09	OFFICE REVISIONS	LAU
3	11/5/09	ELEVATOR REVISIONS	LAU
4	12/28/09	BUILDING AREA REVISION	LAU

Drawing Title:

SITE PLAN UTILITIES

1/8" = 1'-0"

Drawing Number

A1.1

REFERENCE:
"EXISTING CONDITIONS" BY JOHN W. MCEACHERN
(BOWDITCH & CRANDALL, INC.) DATED 7/24/09

GENERAL NOTES:

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES WILL BE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY SITE CONTRACTOR, PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS INVESTIGATION DOES NOT NECESSARILY DEPICT THE EXACT LOCATION & SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ADJUTING LOTS.
3. THE CITY OF CAMBRIDGE MUNICIPAL UTILITIES (WATER, SEWER & DRAIN) ARE PART OF DIG-SAFE. MARKING OF THE CITY OF CAMBRIDGE FACILITIES IS DONE BY CITY OF CAMBRIDGE PERSONNEL. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL SUPPLY ALL FITTINGS AND VALVES NECESSARY FOR THE INSTALLATION OF THE DOMESTIC AND FIRE WATER SERVICES.
5. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE CITY OF CAMBRIDGE.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF EXISTING UTILITIES AND VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS BEFORE, DURING AND AFTER CONSTRUCTION.
7. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EACH CONNECTION. THE WATER, DRAIN & SEWER SERVICES SHALL BE CAPPED AND CUT AT THE MAIN IN THE STREET BY THE CONTRACTOR. THE PROPOSED GAS INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANY.
8. THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER, WATER & DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL REMAIN THAT OF THE OWNER.
9. THE CITY OF CAMBRIDGE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE MUNICIPAL DRAIN, SEWER AND COMBINED SEWER SYSTEMS.
10. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS & REGULATIONS OF THE CITY OF CAMBRIDGE & ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
11. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
12. ALL RIMS AND COVERS OF EXISTING UTILITIES STRUCTURES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED OR REMODELED TO MEET PROPOSED GRADES, UNLESS OTHERWISE NOTED.
13. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY ARE TO BE DESIGN BUILD BY THE SITE CONTRACTOR. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE APPROXIMATE AND THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEER PLANS.
14. THIS PLAN HAS BEEN PREPARED FOR THE SCOPE OF THE DOMESTIC/FIRE WATER SERVICE, SEWER SERVICE AND THE STORM DRAINAGE SYSTEM. THE SITE CONTRACTOR WILL DESIGN BUILD THE SYSTEMS.

PIPE MATERIALS:

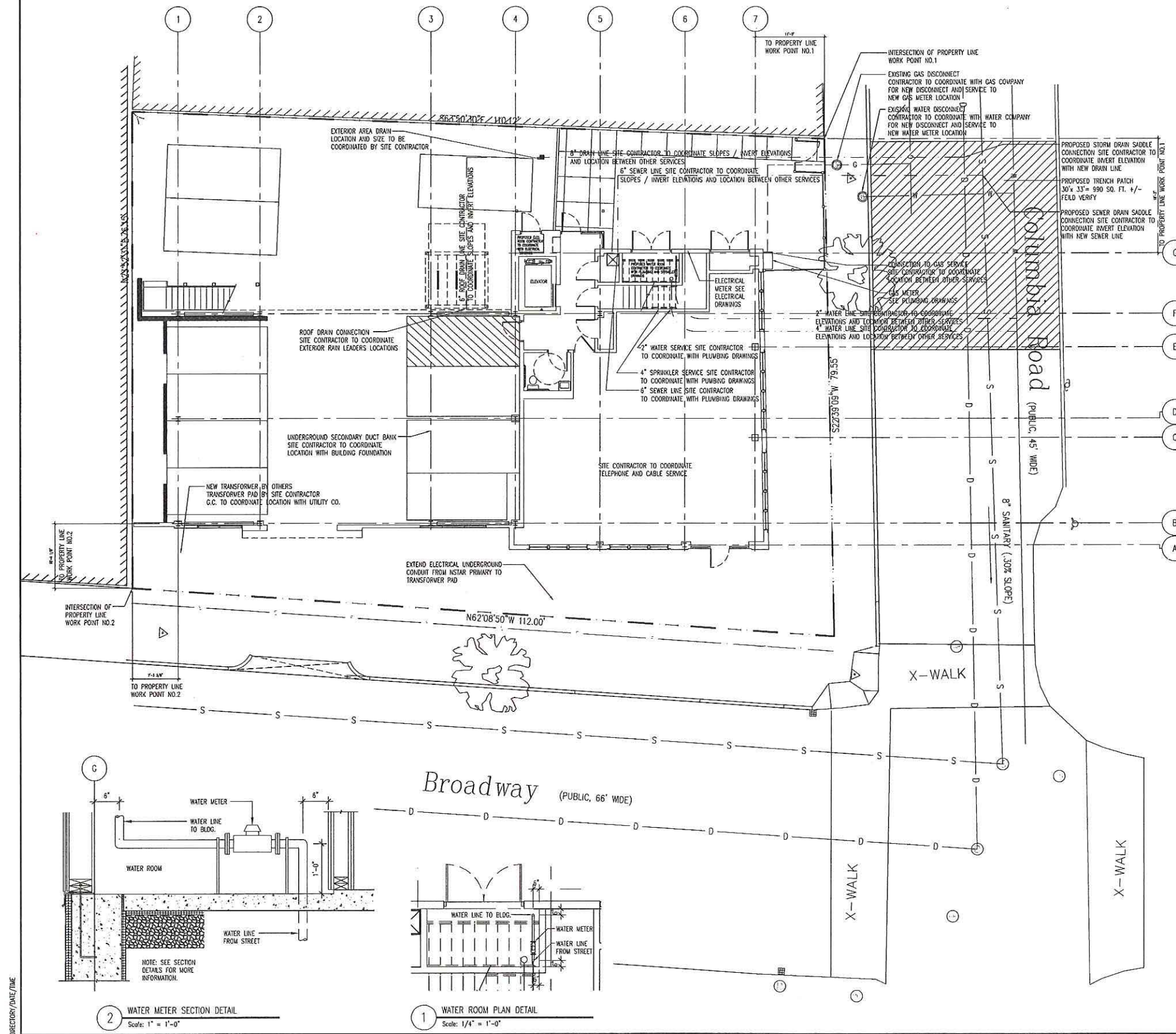
DRAIN: 8" PVC ASTM D3034-SDR 35 UNLESS OTHERWISE NOTED

ROOF DRAIN: 8" PVC ASTM D3034-SDR 35 UNLESS OTHERWISE NOTED

SEWER: 6" PVC ASTM 3034-SDR 35 UNLESS OTHERWISE NOTED

WATER: DOMESTIC: 2" COPPER TYPE K PIPE
FIRE: 4" CONCRETE LINED DUCTILE IRON PIPE

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



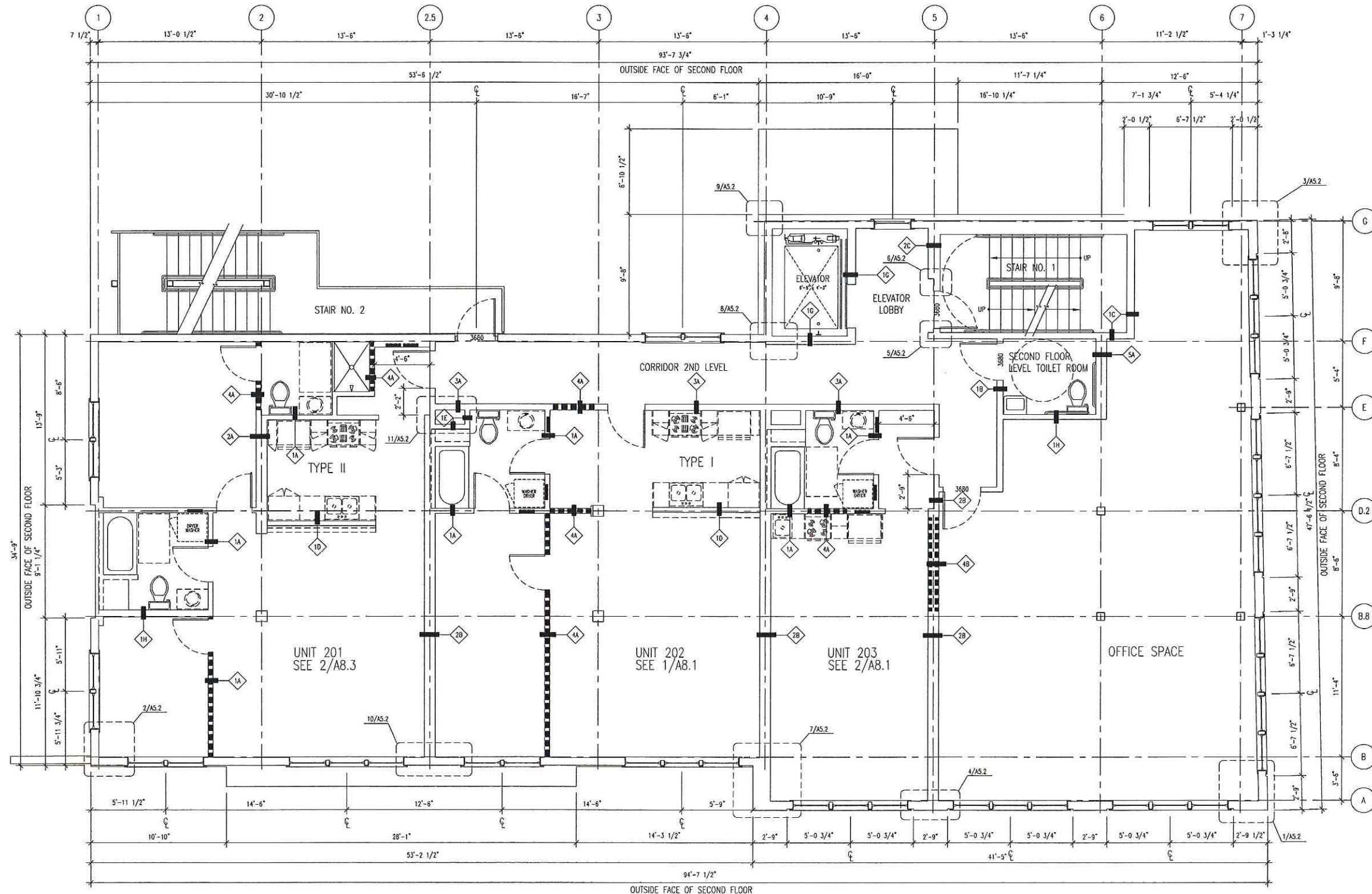


GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
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RATED CEILINGS SHALL BE 5/8" TYPE "C".
5. PROVIDE SOLID WOOD BLOCKING FOR SHELVING, WINDOW TREATMENTS, WALL MOUNTED HANDRAILS, GRAB BARS, CLOSET POLES, COUNTER TOPS, LAVATORY TOPS, SIGNAGE, FIXTURES, DOORS AND MISC. HARDWARE ETC. PROVIDE 20 GA METAL STRAPPING FOR ALL KITCHEN AND BATHROOM CABINETS

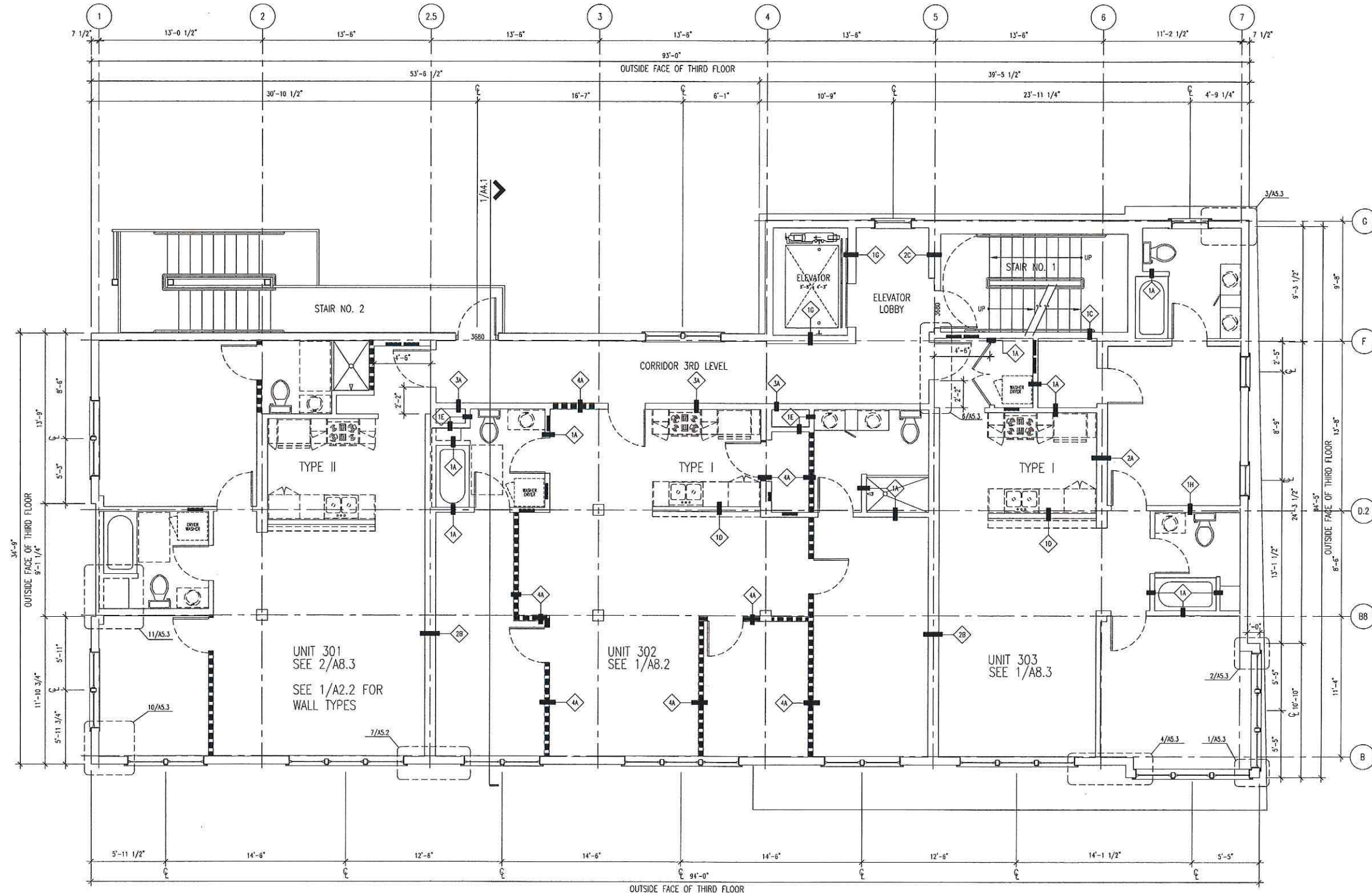
6. LOCATE DOORS 4" FROM THE HINGED SIDE OF DOOR TO THE ADJACENT WALL.
7. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH MASSACHUSETT FIRE PREVENTION REGULATIONS. FIRE EXTINGUISHERS SHALL NOT EXCEED 75' MAX TRAVEL DISTANCE INCLUDING GARAGE LEVELS UNLESS OTHERWISE REQUESTED BY THE LOCAL FIRE DEPARTMENT. REF NFPA 10, TABLE 3.2.1.





GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
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6. LOCATE DOORS 4" FROM THE HINGED SIDE OF DOOR TO THE ADJACENT WALL.
7. COORDINATE QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS WITH THE LOCAL FIRE DEPARTMENT IN ACCORDANCE WITH MASSACHUSETT FIRE PREVENTION REGULATIONS. FIRE EXTINGUISHERS SHALL NOT EXCEED 75' MAX TRAVEL DISTANCE INCLUDING GARAGE LEVELS UNLESS OTHERWISE REQUESTED BY THE LOCAL FIRE DEPARTMENT. REF NFPA 10, TABLE 3.2.1.

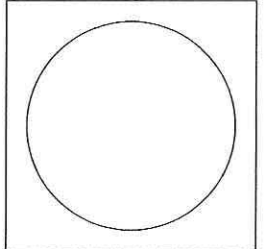


1 THIRD FLOOR PLAN
1/4"=1'-0"

Residences at 277 Broadway

Cambridge MA

CONSTRUCTION DOCUMENTS



AbodeZ

31 Pine Ridge Road
Wayland, MA 01778

Project No: 09002
Drawn By: KK
Checked By: LAU
Issue Date: 9/21/09

Revisions			
No	Date	Description	By
2	11/2/09	OFFICE REVISIONS	LAU
3	11/5/09	ELEVATOR REVISIONS	LAU
5	1/21/10	UNIT ENTRY REVISIONS	LAU

Drawing Title:

FLOOR PLAN
THIRD LEVEL

1/4" = 1'-0"

Drawing Number

A2.3





277 Broadway



City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- | | |
|---------------|-----------------|
| Buildings | Water |
| Lot Line | Sub-Parcel Line |
| Block Line | Easement |
| City Boundary | Railway |

10	Lot Number	100	Parcel size in Sq. Ft.
86	Block Number	44.0	LC Land Court Dimension
10	Cam Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

DISCLAIMER
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1950 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for addressing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet
1 inch = 50 feet



Parcel Block Map
86