

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR 19 PM 3:06  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 170043**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** 281 Concord LLC C/O Cathy Wang

**PETITIONER'S ADDRESS:** 281 Concord Avenue, Cambridge, Massachusetts 02138

**LOCATION OF PROPERTY:** 281 Concord Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** office; co-working

**ZONING DISTRICT:** Business A-1 Zone

### **REASON FOR PETITION:**

/Change in Use/Occupancy/

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

We are pivoting to private and corporate events to use our space in the first floor and garden area. We hold private events from time to time that last until midnight, particularly on weekends. This is past the normal curfew of 10 PM. While we work hard to keep noise down, for our business to succeed we need to be able to book our space for such events such as wedding showers, weddings, baby showers, birthday parties and so forth. We hope to also offer limited-seating, limited-hour openings for neighbors to meet and have a glass of beer or wine and hors d'oeuvres and potentially listen to live music.

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

Article: 4.000      Section: 4.35.I-1 (Commercial Recreation Establishment).

Article: 10.000    Section: 10.40 (Special Permit)

Original  
Signature(s):

Xiaoguang Wang

(Petitioner (s) / Owner)

Xiaoguang Wang

(Print Name)

Address:

115 Spring St. Cambridge, MA 02141

Tel. No.

857-498-1918

E-Mail Address:

cwang@shengen-cpa.com

**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 Xiaoguang Wang \_\_\_\_\_  
(OWNER)

Address: 115 Spring St, Cambridge, MA \_\_\_\_\_

State that I/We own the property located at 281 Concord Avenue, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of 281 Concord LLC \_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date October 26th 2017 ~~April 1st, 2022~~, Middlesex South County Registry of Deeds at Book 282, Page 165; or Middlesex Registry District of Land Court, Certificate No. 42757  
Book \_\_\_\_\_ Page \_\_\_\_\_. (plan No. 16706A)

Xiaoguang Wang  
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 Xiaoguang Wang personally appeared before me, this 1 of April, 2022, and made oath that the above statement is true.

NRS Notary

My commission expires 10/03/2025 (Notary Seal).



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

## **BZA Application Form**

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

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

**Granting the Special Permit requested for 281 Concord Ave., Cambridge, MA (location) would not be a detriment to the public interest because:**

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

1) This is a mixed commercial and residential neighborhood that is moving upscale and needs new upscale hospitality services to match the changing population. 2) We have always and will continue to run our business with great care and supervision and do not allow ordinance-breaking behaviors at any time. 3) We charge sufficient fees to attract only the kinds of clientele who will appreciate and enhance the neighborhood and respect its charm.

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

The neighborhood already limits traffic due to the small number of parking spaces available. Our clients generally come by Uber or carpool due to limited parking. While there will be certain times when catering or film production trucks will need to deliver equipment to the front of the building, these will be limited in number because our space is not large enough to hold larger weddings or events. The smaller events often use local restaurants and florists or bring their own with them.

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

This neighborhood allows for additional hospitality businesses. There is one directly across the street and others within a block or two of our space. In addition, were the two-flats on our street to be sold, it is likely they would be turned into high-end condominiums like those now being built within blocks of our space. These kinds of new residential units will appreciate and use our space. We believe the adjacent uses will be enhanced by our presence.

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

We are proposing well-designed, well-regulated events to be held in our space. We will not tolerate street partying or destructive behavior inside our building - and will ask a client engaging in such to leave the premises immediately. The high-end nature of our events and the clients who hold them indicate that we are not bringing dangerous people or practices into the neighborhood. City living does not provide many beautiful spaces for celebration or retreat. We intend to be one of those exceptions.

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

For the many reasons already stated, we believe our space used for high-end events will contribute

to the beauty and integrity of the district and adjoining districts.

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

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** 281 Concord LLC

**Present Use/Occupancy:** office; co-working

**Location:** 281 Concord Ave., Cambridge, MA

**Zone:** Business A-1 Zone

**Phone:** 857-498-1918

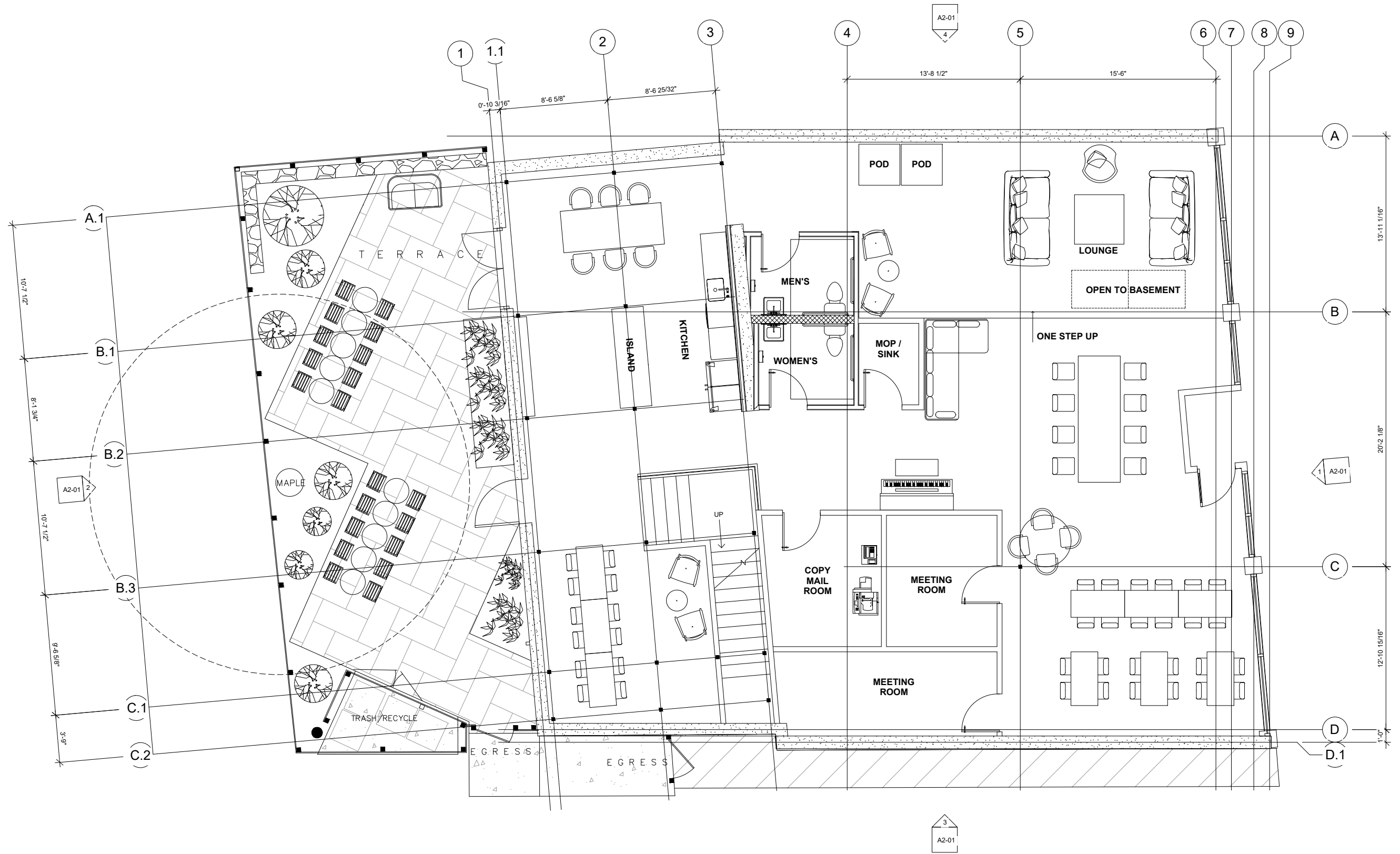
**Requested Use/Occupancy:** commercial recreation establishment; event space

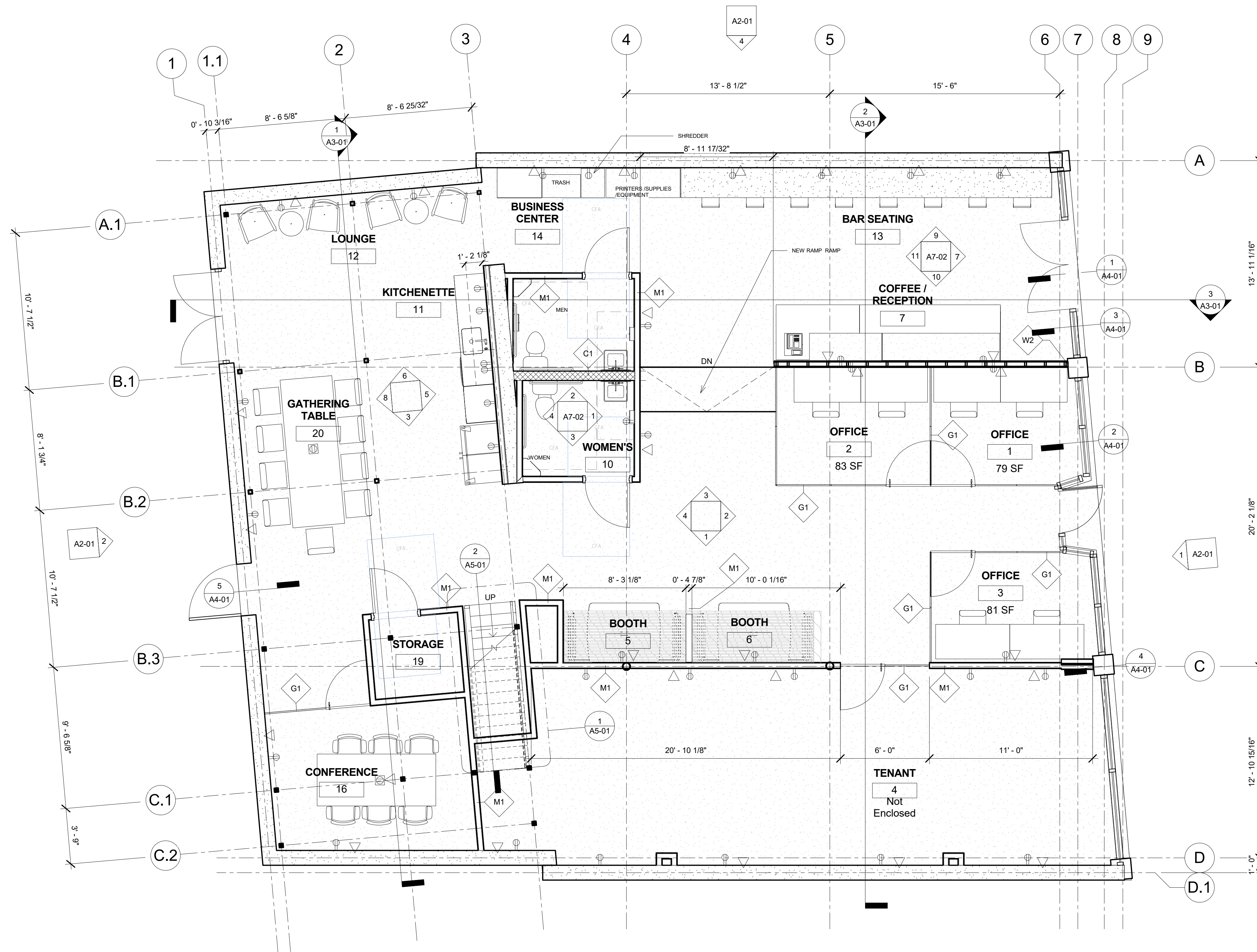
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<b>TOTAL GROSS FLOOR AREA:</b>		3724	3724	3724	(max.)
<b>LOT AREA:</b>		4029	4029	4029	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		.92	.92	.92	
<b>LOT AREA OF EACH DWELLING UNIT</b>		4029	4029	4029	
<b>SIZE OF LOT:</b>	WIDTH	50	50	50	
	DEPTH	59	59	59	
<b>SETBACKS IN FEET:</b>	FRONT	0	0	0	
	REAR	0	0	0	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
<b>SIZE OF BUILDING:</b>	HEIGHT	ground floor 12 ft; mezzanine 8 ft	ground floor 12 ft; mezzanine 8 ft	ground floor 12 ft; mezzanine 8 ft	
	WIDTH	59 ground floor	59 ground floor	59 ground floor	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		.25	.25	.25	
<b>NO. OF DWELLING UNITS:</b>		1	1	1	
<b>NO. OF PARKING SPACES:</b>		0	0	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		0	0	0	

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.:

no other buildings on same lot

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'.





**1 LEVEL 1 FLOOR PLAN**  
1/4" = 1'-0"

PROJECT NAME

**281 CONCORD AVENUE IMPROVEMENTS**

PROJECT ADDRESS:  
281 CONCORD AVENUE,  
CAMBRIDGE, MA 02138

ARCHITECT  
**Olinger Architects**

216 PROSPECT ST.  
CAMBRIDGE, MA 02139  
TELEPHONE: 917-582-5333  
EMAIL: INFO@OLINGER.IO

CONSULTANTS

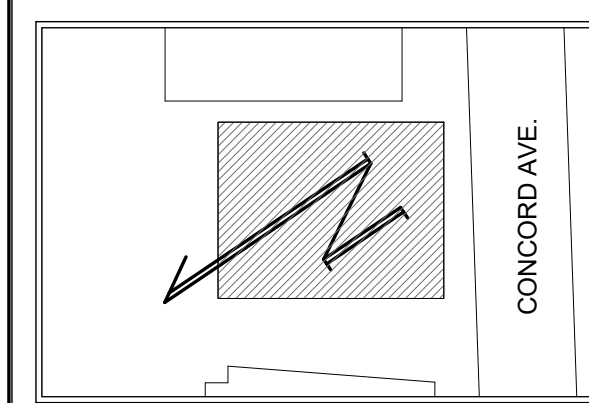
CIVIL ENGINEER  
UPDATE

LANDSCAPE ARCHITECT  
VERDANT  
318 Harvard St # 25  
Brookline, MA 02446  
(617) 735-1180

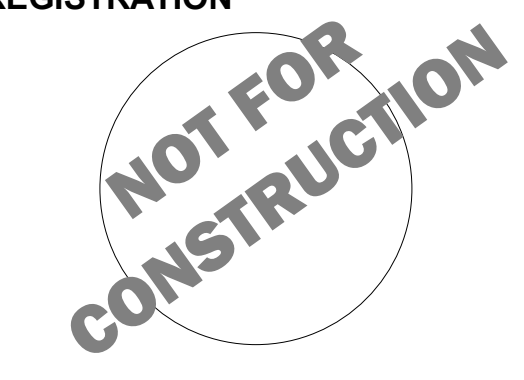
STRUCTURAL ENGINEER  
UPDATE

MECHANICAL/ELECTRICAL  
/PLUMBING ENGINEER  
UPDATE

CODE CONSULTANT  
HASTINGS CONSULTANTS  
142 Hanlon Road  
Holliston, MA 01746  
(508) 397-8417



REGISTRATION



BUILDING PERMIT APPLICATION

Project number	1701
Date	JULY 07, 2017
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

**LEVEL 01 FLOOR PLAN**

**A1-01**

Webster Ave Residences



PROJECT NAME

# 281 CONCORD AVENUE IMPROVEMENTS

PROJECT ADDRESS:  
281 CONCORD AVENUE,  
CAMBRIDGE, MA 02138

ARCHITECT

## Olinger Architects

216 PROSPECT ST.  
CAMBRIDGE, MA 02139  
TELEPHONE: 917-582-5333  
EMAIL: INFO@OLINGER.IO

CONSULTANTS

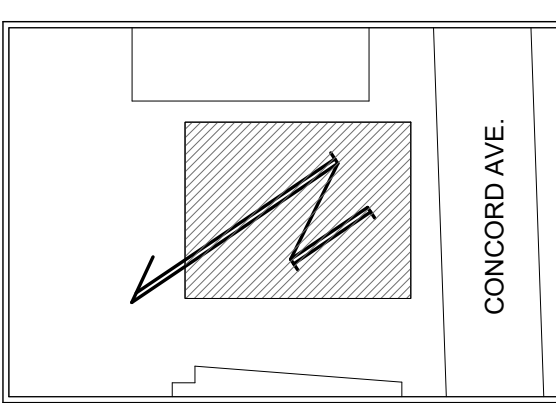
CIVIL ENGINEER  
UPDATE

LANDSCAPE ARCHITECT  
VERDANT  
318 Harvard St # 25  
Brookline, MA 02446  
(617) 735-1180

STRUCTURAL ENGINEER  
UPDATE

MECHANICAL/ELECTRICAL  
/PLUMBING ENGINEER  
UPDATE

CODE CONSULTANT  
HASTINGS CONSULTANTS  
142 Hanlon Road  
Holliston, MA 01746  
(508) 397-8417



REGISTRATION

**NOT FOR CONSTRUCTION**

BUILDING PERMIT APPLICATION

Project number 1701  
Date JULY 07, 2017  
Drawn by JJW  
Checked by Checker  
Scale 1/4" = 1'-0"

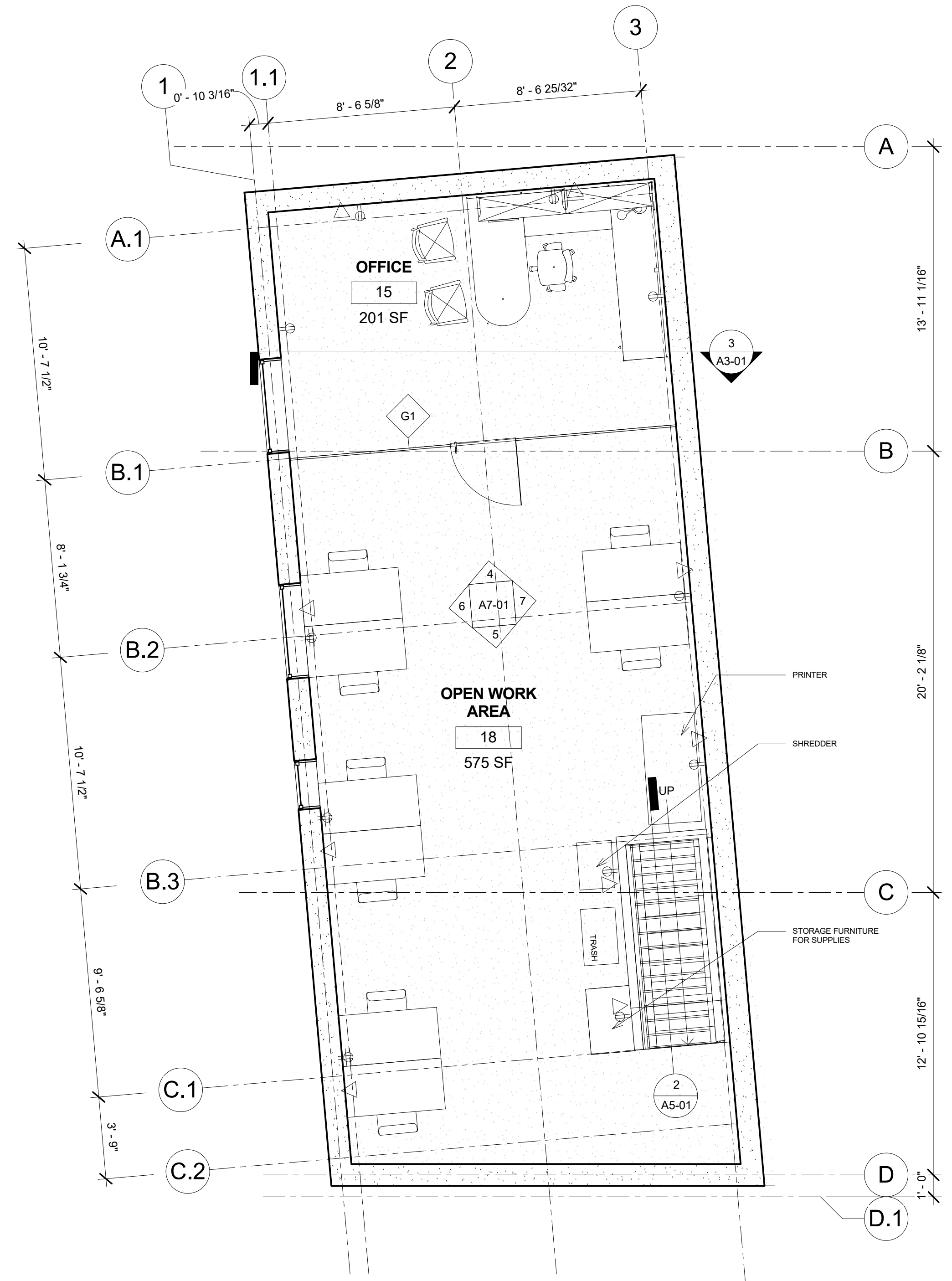
REVISIONS

No.	Description	Date

## LEVEL 02 FLOOR PLAN

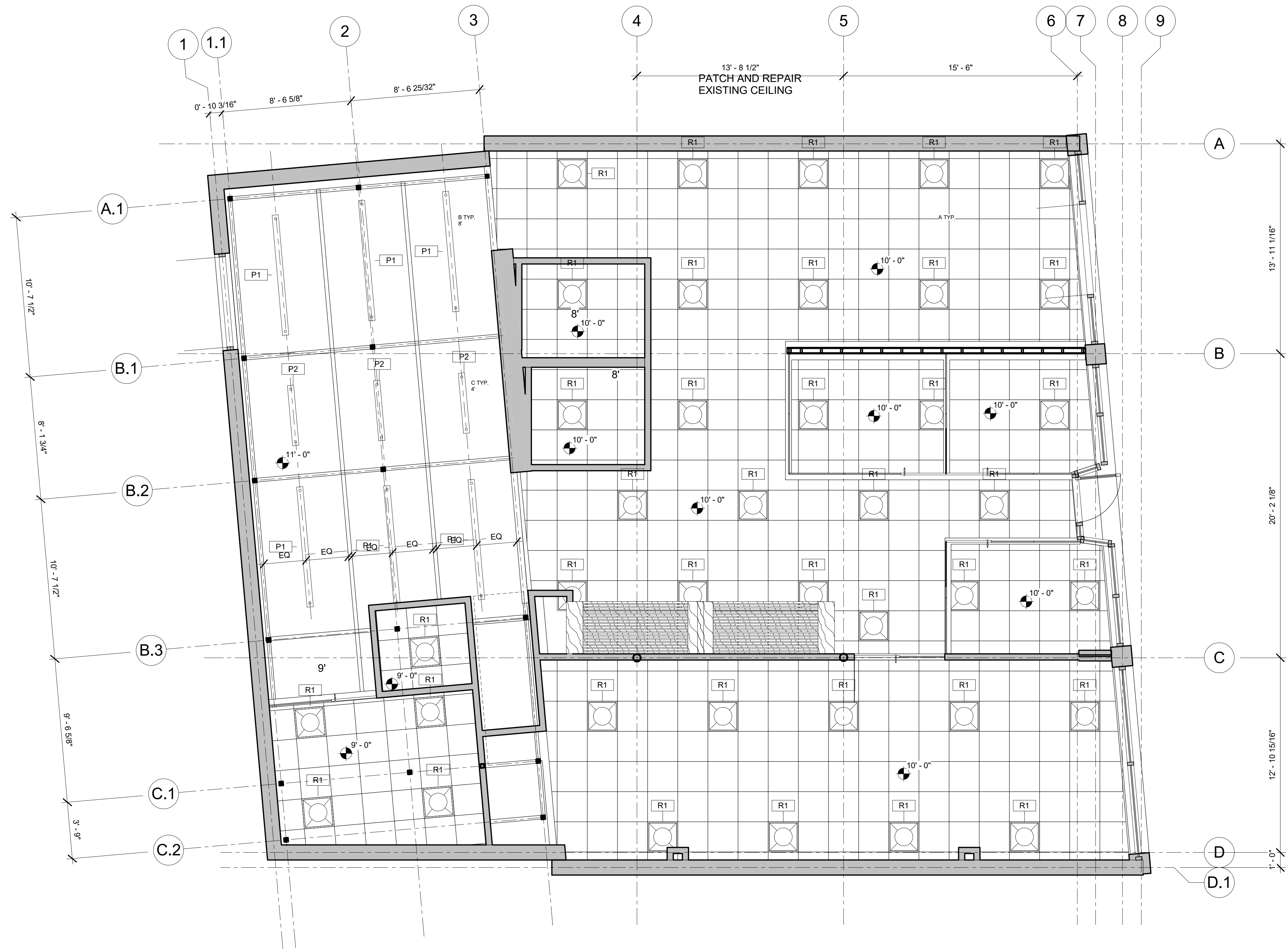
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Webster Ave Residences



**1** LEVEL 2 FLOOR PLAN  
1/4" = 1'-0"





**1** LEVEL 1 RCP  
1/4" = 1'-0"

**PROJECT NAME**  
  
**281 CONCORD AVENUE IMPROVEMENTS**

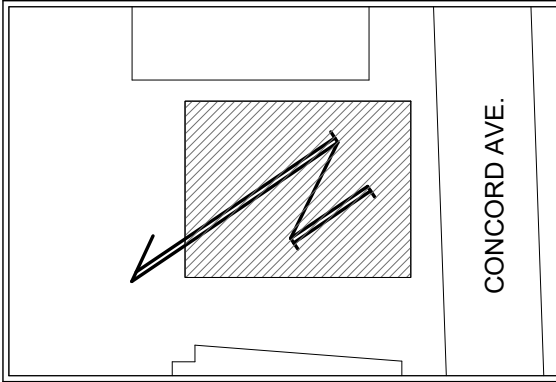
**PROJECT ADDRESS:**  
 281 CONCORD AVENUE,  
 CAMBRIDGE, MA 02138

**ARCHITECT**  
**Olinger Architects**  
 216 PROSPECT ST.  
 CAMBRIDGE, MA 02139  
 TELEPHONE: 917-582-5333  
 EMAIL: INFO@OLINGER.IO

**CONSULTANTS**  
**CIVIL ENGINEER**  
 UPDATE  
**LANDSCAPE ARCHITECT**  
 VERDANT  
 318 Harvard St # 25  
 Brookline, MA 02446  
 (617) 735-1180

**STRUCTURAL ENGINEER**  
 UPDATE  
**MECHANICAL/ELECTRICAL /PLUMBING ENGINEER**  
 UPDATE

**CODE CONSULTANT**  
 HASTINGS CONSULTANTS  
 142 Hanlon Road  
 Holliston, MA 01746  
 (508) 397-8417



**REGISTRATION**  
**NOT FOR CONSTRUCTION**

**BUILDING PERMIT APPLICATION**  
 Project number 1701  
 Date JULY 07, 2017  
 Drawn by Author  
 Checked by Checker  
 Scale 1/4" = 1'-0"

**REVISIONS**

No.	Description	Date

**LEVEL 01 RCP**  
**A1-11**  
 Webster Ave Residences

PROJECT NAME

# 281 CONCORD AVENUE IMPROVEMENTS

PROJECT ADDRESS:  
281 CONCORD AVENUE,  
CAMBRIDGE, MA 02138

ARCHITECT

## Olinger Architects

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CAMBRIDGE, MA 02139  
TELEPHONE: 917-582-5333  
EMAIL: INFO@OLINGER.IO

CONSULTANTS

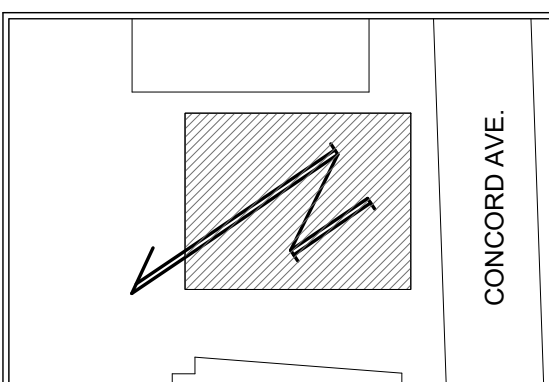
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UPDATE

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VERDANT  
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Brookline, MA 02446  
(617) 735-1180

STRUCTURAL ENGINEER  
UPDATE

MECHANICAL/ELECTRICAL  
/PLUMBING ENGINEER  
UPDATE

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HASTINGS CONSULTANTS  
142 Hanlon Road  
Holliston, MA 01746  
(508) 397-8417



REGISTRATION

**NOT FOR CONSTRUCTION**

BUILDING PERMIT APPLICATION

Project number 1701  
Date JULY 07, 2017  
Drawn by JJW  
Checked by Checker  
Scale 1/4" = 1'-0"

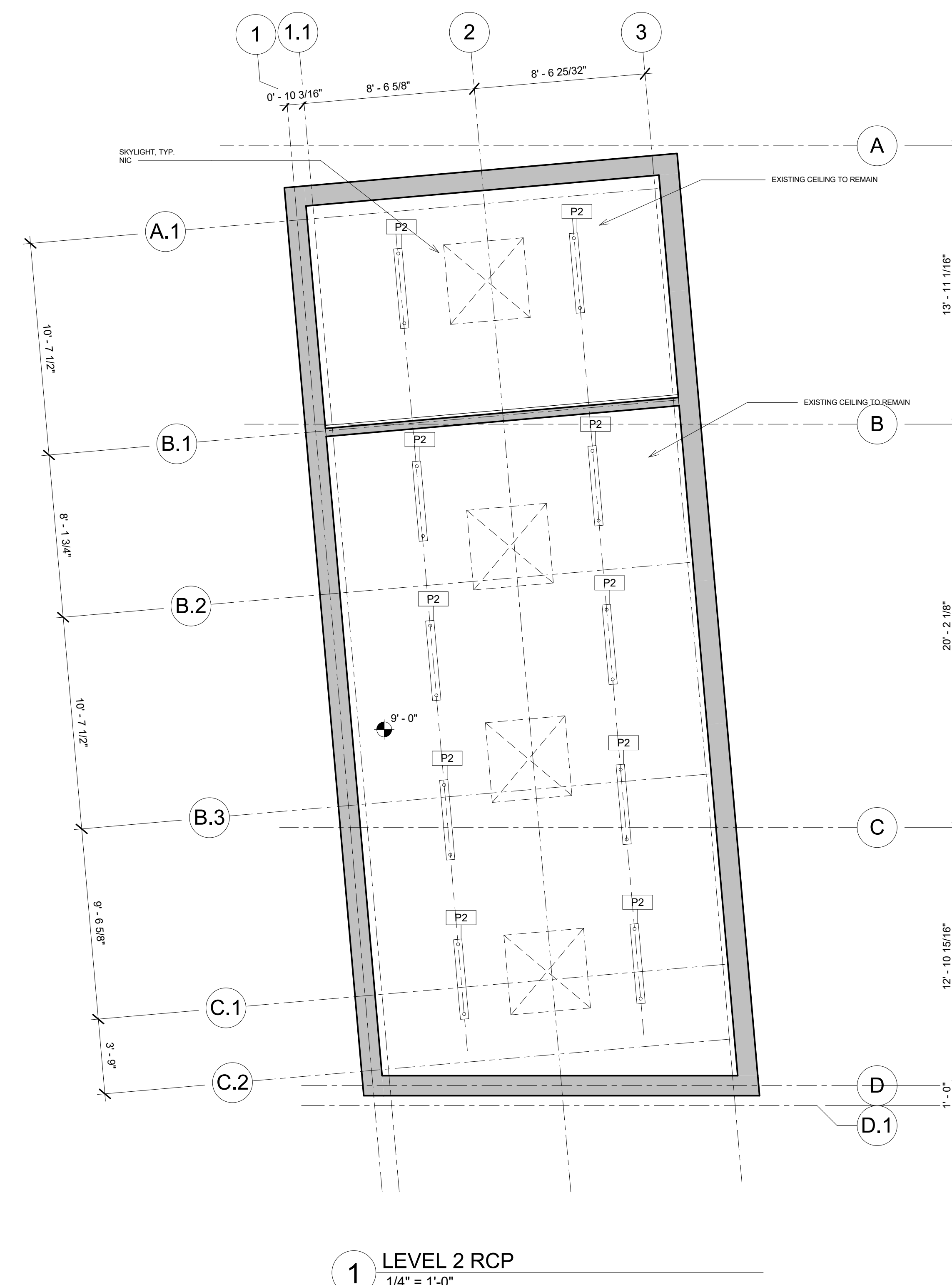
REVISIONS

No.	Description	Date

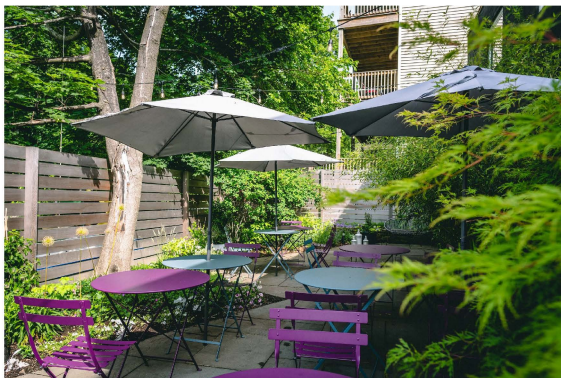
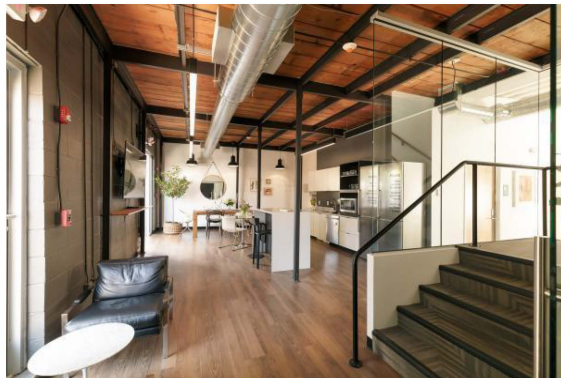
LEVEL 02 RCP

# A1-12

Webster Ave Residences

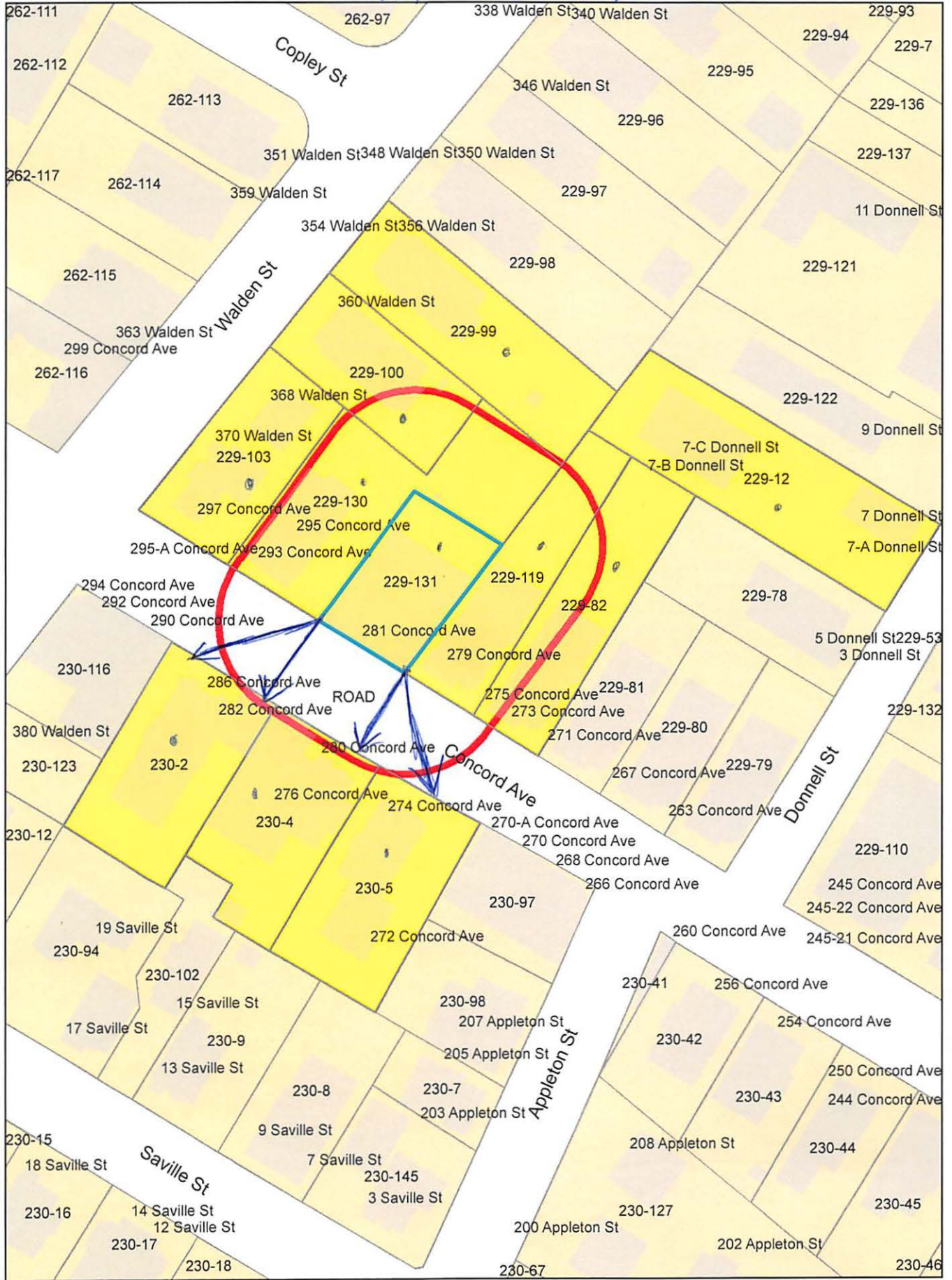


281 CONCORD AVENUE, CAMBRIDGE 02138





281 Concord Ave



281 Concord Ave

Petitioner

229-12  
BOLOTIN, STEVEN J. & ANDRA S. BOLOTIN  
7C DONNELL ST.  
CAMBRIDGE, MA 02138

229-82  
ABID, SAJID & ISHRAT ABID  
306 PLEASANT ST  
BELMONT, MA 02472

281 CONCORD LLC  
C/O XIAO GUANG WANG  
115 SPRING STREET  
CAMBRIDGE, MA 02141

229-12  
KULIN, ARLEEN  
7A DONNELL ST.  
CAMBRIDGE, MA 02138

229-130  
BROWN, MARK R. & MARY-CLAIRE VAN LEUNEN  
300 POND PARISH RD  
AMHERST, NH 03031

229-82  
JOSEPH, MARC ARTHUR & GLENNY CASADO  
273-275 CONCORD AVE., #B  
CAMBRIDGE, MA 02139

229-99  
DECARLO, PETER L., JR. & ELLEN BETZ  
356 WALDEN ST  
CAMBRIDGE, MA 02138

229-131  
281 CONCORD LLC  
281 CONCORD AVE  
CAMBRIDGE, MA 02138

230-4  
CONCORD-WALDEN, LLC  
294 CONCORD AVE  
CAMBRIDGE, MA 02138

230-5  
HOUSTON, MICHAEL JOSEPH &  
MAUDE ANN HOUSTON  
274-276 CONCORD AVE UNIT #272  
CAMBRIDGE, MA 02138

229-82  
WU, GRACE TSO-HENG  
44238 FREMONT BLVD  
FREMONT, CA 94538

229-100  
ROBBIO, MENICA R, SAL ROBBIO &  
STEPHEN ROBBIO, TRS. OF THE ROBBIO  
REALTY TRUST  
44 CHARLES DRIVE  
TEWKSBURY, MA 01876

230-2  
286 CONCORD AVENUE, LLC  
C/O ERIC HOAGLAND  
195 LEXINGTON AVE  
CAMBRIDGE, MA 02138-2137

230-5  
BRENNAN, MICHAEL R.  
274 CONCORD AVENUE  
CAMBRIDGE, MA 02138

230-5  
VASQUEZ, LUIS & DARIAN C. VASQUEZ  
274-276 CONCORD AVE #276  
CAMBRIDGE, MA 02138

229-103  
WANG, XIAORU & NIENHUEI JIANG  
180 TELFORD STREET #611  
BOSTON, MA 02135

229-119  
279 CONCORD AVENUE LLC  
ONE LEWIS WHARF  
BOSTON, MA 02110

229-103  
DING, YIZHENG  
297 CONCORD AVE - UNIT 3  
CAMBRIDGE, MA 02138

229-103  
WANG, XIAO & JIA LIU  
297 CONCORD AVE - UNIT 2  
CAMBRIDGE, MA 02138

229-82  
WALLACE ELIZABETH AINSLIE  
273-275 CONCORD AVE - UNIT 2  
CAMBRIDGE, MA 02138

229-12  
HELPMAN, ELHANAN & RUTH HELPHAN  
7B DONNELL ST  
CAMBRIDGE, MA 02138