

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*

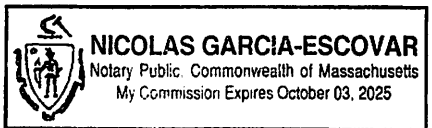
*Written evidence of Agent's standing to represent petitioner may be requested.

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>	
TOTAL GROSS FLOOR AREA:		3724	3724	3724	(max.)
LOT AREA:		4029	4029	4029	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.92	.92	.92	
LOT AREA OF EACH DWELLING UNIT		4029	4029	4029	
SIZE OF LOT:	WIDTH	50	50	50	
	DEPTH	59	59	59	
SETBACKS IN FEET:	FRONT	0	0	0	
	REAR	0	0	0	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
SIZE OF BUILDING:	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	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		.25	.25	.25	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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'.

Pacheco, Maria

From: wani <wani@waniyang.com>
Sent: Thursday, May 12, 2022 6:19 PM
To: Pacheco, Maria
Cc: License Commission; darivasquez617@gmail.com
Subject: Abutters letter-document submission RE: case no: BZA-170043 -281 Concord Ave- hearing date 5-19-22
Attachments: 281 Concord ave.pdf

Hello Maria,

My name is Wani Yang

I am a Cambridge resident.

I live at 280 Concord Ave and am an abutter to 281 Concord Ave- the petitioner.

I am also the landlord to 282, 290, 292, 294 Concord Ave and 380 Walden. My parent own the business located at 294 Concord Avenue.

Thank you in advance for reviewing my concerns as an abutter to the petitioner.

I want to voice that I do not support the permit that the petitioner of 281 Concord Avenue is looking to obtain at this time.

I would like to make you aware they have had 15 accounts of noise disturbance to the CPD since 2020. Some of the neighbors are quite concerned with the disturbances and the possibility of it escalating with the special permit being granted for allowing alcohol to be served, with live entertainment, louder loiterers, louder music etc within event hours and time after the city noise ordinances.

I have only reported the noise disturbance once on record with the CPD and because I am a direct abutter I chose to speak up for this hearing after being aware of other neighbor's own concerns with this petition and noise disturbances.

As I understand: Built- 281 Concord Ave wants to continue with business as an event space. It observed that Some types of events that has been happening have been continued without the special permit since 2020. Live music, dancing, loud music, over occupancy, alcohol served. One supervisor on site for most functions to monitor so many attendees does not seem feasible.

The office space pivoting to a private event space was very sudden and our neighborhood did not have time to react to such a fierce change. I understand that COVID happened very quickly. I understand that COVID has changed the world, but if we can have some sense of quiet and normalcy where we live it matters. I know people will try keeping that quiet if it is being challenged so close to where we are present.

A couple of my neighbors and I decided to help make aware of the Permit she has petitioned for. We thought the entire neighborhood has the option of sending in concerns after hearing some facts if they choose. I don't think a concern can just be by an abutter, but from other neighbors. Flyers were sent and left in doorways and under door mats.

Cathy Wang the manager of the space has recently singled me out and has bullied me and intimidated me using the term "our war is on" which verbalizes the idea of violence and some sort of harm towards myself or possibly to anyone who wants to oppose the permit being granted.

A copy of message is attached.

This leads me to believe she does not want me to voice "my particular" right as the abutter and as a Cambridge resident of the neighborhood.

She has also now frightened myself and my parents at their cafe that is on the corner of Concord Ave and Walden by visiting their business also my place of work right after her intimidating message was sent with her video taping us at work. I have surveillance. I would like to point out that My parents have nothing to do with her. I am the one living across from the petitioner, I am the resident that lives in Cambridge.

My tenants from The House of Chang has notified me that they are installing a camera in front of their business to record further littering, smoking on my property from attendees of events and loitering incidents. Because I am the landlord, also a resident and abutter, the House of Chang have also elected me to say something. My families properties are right across and diagonal from Built 281 Concord Ave and has found litter and loitering from the attendees of her private events frequently. This includes where I reside 280 Concord Ave. Broken glass has repeatedly been found along sidewalks after certain events which brings danger to pets being walked, other pedestrians and families with strollers in the neighborhood.

There is a daycare a few doors down on Concord Ave from the petitioner, I fear could be affected by the glass and litter that may be generated along the sidewalks from attendees leaving the event premise.

I don't think I feel safe at times when there are the larger and louder events going on across the street at night and I certainly don't feel safe now after the intimidating message Cathy Wang sent me.

Built moved into the neighborhood letting people know it was to be co-working office space. They have not upheld their original intentions of business in our neighborhood. Within a very short time the use of the space changed.

At first I was hoping that the business model for her pivot to private event space could be docile with adjustments after the concerns and reports from neighbors, But they have not. After being

sent an intimidating message from her, I have doubts that her intention to make adjustments will occur.

The space for the past 5 decades at least has been used for retail space and or office in my neighborhood. I have personally been present for over 4 decades.

As I understand that the normalcy of the world had been paused by COVID for a period, and that businesses and the way of life shifted for many, I just know that we all want to keep ourselves safe and find quiet time in the place we call home. Feeling safe and finding the quality of everyday be good is important. Being able to speak our minds is important.

I do know that the neighborhood just has always had a quiet one especially at night and weekends up until the private events started.

I do not wish to remove the business from the neighborhood.

I just prefer not to give opportunity for noise to escalate and freely continue with what will be allowed at space after permit. I hope that we can have situations regarding 281 Concord Ave Petition be carefully evaluated further, before granting permits that can further more types of events at the space.

There is room for adjustments and then re-evaluation.

Thank you in advance for being able to review this and considering my concerns.

Attached you will find the police reports that I obtained from CPD and a message sent to me by the manager of 281 Concord Ave, Cathy Wang the petitioner.

Sincerely
Wani Yang

280 Concord Ave, Cambridge, MA
Abutter to 281 Concord Ave

p: 617.686.9868 | e: wani@waniyang.com

1:19



Cathy : Neighbor >

Today 12:54 PM

Dear Wani,

Built is engaging a lawyer to sue you since you are harassing us.

Police department has all the call logs. The disposition from the police department will help us build the case against you.

Your behavior disgusted us. Even disgusted neighbor it's when your flyer arrived to their mail



iMessage



1:19



CW



Cathy : Neighbor >

Police department has all the call logs. The disposition from the police department will help us build the case against you.

Your behavior disgusted us. Even disgusted neighbor it's when your flyer arrived to their mail box

Our war is on

It seems that your relentless behavior can only be rationalized by law suit



iMessage





CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21009886

Incident Information			
Incident # 21009886		Incident Date 02/06/2021 18:30:55	
Police #		Call Taker dharmon	
Incident Type (8) NOISE MUSIC		Description	
Ems Level		Priority 3	
Alarm Level		Modified By	
		Modified Date 02/06/2021 18:31:19	
Event Information			
Municipality 1. CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street # 001	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional SEGMENT ADDRESSES RANGE FROM 263 TO 297	
Reporting Person			
RP Name		How Received RADIO	
RP Phone		Date Closed 02/06/2021 18:31:26	
RP Address		Closed By dharmon	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	02/06/2021 18:31:22	dharmon	front door was open, they have now closed it
UNITS	02/06/2021 18:31:22	dharmon	SEND 2 OFFICERS FOR LOUD PARTY

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	19	305	MARSHALL JR,DENNIS

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
19	RESP	18:31:22	N		dharmon
19	ONLOC	18:31:22	N		dharmon
19	CLEAR	18:31:26	Y		dharmon

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	02/06/2021 18:31:24			MARSHALL JR,DENNIS



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21025138

Incident Information			
Incident # 21025138		Incident Date 04/03/2021 02:12:39	
Police #		Call Taker gcohen	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By gcohen	
Ems Level	Alarm Level	Modified Date 04/03/2021 02:13:22	
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street #	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional SEGMENT ADDRESSES RANGE FROM 263 TO 297	
Reporting Person			
RP Name Z		RP Phone -----	How Received 3300
RP Address		Closed By kharrington	Date Closed 04/03/2021 02:22:38

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	04/03/2021 02:13:03	gcohen	large gathering in the commerical space at this loc - loud music
UNITS	04/03/2021 02:13:03	gcohen	SEND 2 OFFICERS FOR LOUD PARTY

CALL-TKR	04/03/2021 02:13:03	gcohen	Added by Update-and-Continue: More information to follow.
INFO	04/03/2021 02:13:38	gcohen	inside and outside this loc according to RP.
INFO	04/03/2021 02:22:46	kharrington	done for the night

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	654	BROWN, ZACHARY
CAM-PD	5X	670	KUNCHOK, TENZIN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	02:13:22	N		kharrington
5X	RESP	02:13:24	N		kharrington
5	CLEAR	02:22:37	Y		kharrington
5X	CLEAR	02:22:38	Y		kharrington

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	04/03/2021 02:22:40			BROWN, ZACHARY



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21029260

Incident Information			
Incident # 21029260		Incident Date 04/17/2021 00:14:35	
Call Taker rskorker			
Police #		Fire #	
Ambulance #			
Incident Type (8) NOISE MUSIC		Description	
Priority 3			
Ems Level	Alarm Level	Modified By	Modified Date 04/17/2021 00:15:35
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / <input type="checkbox"/> CONCORD AVE			
Street # <input type="checkbox"/>	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional	
Reporting Person			
RP Name	RP Phone	How Received 3300	
RP Address	Closed By feliacin	Date Closed 04/17/2021 00:45:42	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	04/17/2021 00:15:35	rskorker	loud party
UNITS	04/17/2021 00:15:35	rskorker	SEND 2 OFFICERS FOR LOUD PARTY
INFO	04/17/2021 00:45:58	feliacin	party done

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	659	O'REGAN, BRIAN
CAM-PD	5X	660	ANTONOPOULOS, MILTIADES

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	00:16:25	N		feliacin
5X	RESP	00:16:25	N		feliacin
5	ONLOC	00:18:04	N		feliacin
5X	ONLOC	00:19:45	N		feliacin
5	CLEAR	00:45:41	Y		feliacin
5X	CLEAR	00:45:42	Y		feliacin

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(124) SERVICED, NOTES	04/17/2021 00:45:59			O'REGAN, BRIAN



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21040192

Incident Information			
Incident # 21040192		Incident Date 05/23/2021 20:47:58	
Police #		Call Taker hperez	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By	
Ems Level	Alarm Level	Modified Date 05/23/2021 20:48:56	
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / [REDACTED] CONCORD AVE			
Street # [REDACTED]	Street Name CONCORD AVE		Apartment # Cross Street
Near BET APPLETON & WALDEN ST		Landmarks	Additional
Reporting Person			
RP Name		RP Phone	How Received 3300
RP Address		Closed By gmwillia	Date Closed 05/23/2021 20:56:19

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	05/23/2021 20:48:56	hperez	loud music and talking, outdoor function area
UNITS	05/23/2021 20:48:56	hperez	SEND 2 OFFICERS FOR LOUD PARTY
INFO	05/23/2021 20:56:42	gmwillia	space is rented until 10pm will move it inside

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	11R	469	MALDONADO, THOMAS
CAM-PD	5	659	O'REGAN, BRIAN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
11R	RESP	20:50:17	N		gmwillia
5	RESP	20:50:17	N		gmwillia
5	ONLOC	20:54:39	N		gmwillia
11R	ONLOC	20:55:17	N		tmaldona
11R	ONLOC	20:55:18	N		tmaldona
5	CLEAR	20:56:17	Y		gmwillia
11R	CLEAR	20:56:19	Y		gmwillia

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(124) SERVICED, NOTES	05/23/2021 20:56:42			O'REGAN, BRIAN



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21040255

Incident Information			
Incident # 21040255		Incident Date 05/24/2021 02:10:56	
Police #		Call Taker ncampbell	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified Date 05/24/2021 02:12:19	
Ems Level	Alarm Level	Modified By	
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / [REDACTED] CONCORD AVE			
Street # [REDACTED]	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional	
Reporting Person			
RP Name ---	RP Phone	How Received 3300	
RP Address	Closed By dlinehan	Date Closed 05/24/2021 02:36:10	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	05/24/2021 02:12:19	ncampbell	loud party, music and people. Caller stated on going issue at this location.
UNITS	05/24/2021 02:12:19	ncampbell	SEND 2 OFFICERS FOR LOUD PARTY

INFO	05/24/2021 02:36:05	dlinehan	building is being used as a hall. different party from earlier. party now broken up
------	------------------------	----------	---

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	636	NICOTRA,ALFRED
CAM-PD	5X	662	EVANS, JONATHAN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	02:14:53	N		dlinehan
5X	RESP	02:14:53	N		dlinehan
5	ONLOC	02:14:55	N		dlinehan
5X	ONLOC	02:14:55	N		dlinehan
5	ONLOC	02:14:58	Y		dlinehan
5X	ONLOC	02:14:58	Y		dlinehan
5X	ONLOC	02:22:25	N		dlinehan
5	ONLOC	02:22:26	N		dlinehan
5	CLEAR	02:36:09	Y		dlinehan
5X	CLEAR	02:36:10	Y		dlinehan

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	05/24/2021 02:36:12			NICOTRA,ALFRED



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21040258

Incident Information			
Incident # 21040258		Incident Date 05/24/2021 02:50:16	
Police #		Call Taker gcohen	
Incident Type (8) NOISE MUSIC		Fire #	
Description		Ambulance #	
Priority 3		Modified By gcohen	
Erms Level	Alarm Level	Modified Date 05/24/2021 02:52:31	
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / CONCORD AVE			
Street # 	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST		Landmarks	Additional
Reporting Person			
RP Name		How Received 3300	
RP Phone		Date Closed 05/24/2021 03:13:39	
RP Address		Closed By cbetts	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	05/24/2021 02:51:45	gcohen	RP concerned that 100-200 ppl outside dispersing are still partying, going into people's properties, cursing, yelling, etc.
UNITS	05/24/2021 02:51:45	gcohen	SEND 2 OFFICERS FOR LOUD PARTY

CALL-TKR	05/24/2021 02:51:45	gcohen	Added by Update-and-Continue: More information to follow.
CALL-TKR	05/24/2021 02:52:19	gcohen	RP complaining because one of them threw a bottle onto his property and was yelling/being loud outside RP's home.
CALL-TKR	05/24/2021 02:52:31	gcohen	RP refused info but sts this happens every weekend.

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	11R	656	SOREY, BRIELLE
CAM-PD	13R	601	MCGINTY, DANIEL
CAM-PD	5	636	NICOTRA, ALFRED
CAM-PD	5X	662	EVANS, JONATHAN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
11R	RESP	02:53:07	N		cbetts
5	RESP	02:53:52	N		cbetts
5X	RESP	02:53:52	N		cbetts
11R	CLEAR	02:53:55	Y		cbetts
13R	RESP	02:54:48	N		cbetts
13R	CLEAR	03:13:39	Y		cbetts
5	CLEAR	03:13:39	Y		cbetts
5X	CLEAR	03:13:39	Y		cbetts

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED, NO RPT	05/24/2021 03:13:43			SOREY, BRIELLE



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21056885

Incident Information			
Incident # 21056885		Incident Date 07/15/2021 21:21:39	
Police #		Fire #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified Date 07/15/2021 21:22:57	
Ems Level	Alarm Level	Modified By	
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street #	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional SEGMENT ADDRESSES RANGE FROM 263 TO 297	
Reporting Person			
RP Name		RP Phone	How Received 3300
RP Address		Closed By aspears	Date Closed 07/15/2021 21:43:49

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	07/15/2021 21:22:56	dharmon	loud music and party
UNITS	07/15/2021	dharmon	SEND 2 OFFICERS FOR LOUD PARTY

	21:22:56		
CLOSED	07/15/2021 21:43:49	aspears	INCIDENT CLOSED
INFO	07/15/2021 21:44:32	aspears	STS OWNER OF THIS PLACE CALLED HIM AND TURNED OFF MUSIC

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(103) CANCELED BY RP	07/15/2021 21:44:32			



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21079424

Incident Information			
Incident # 21079424		Incident Date 09/17/2021 23:59:06	
Call Taker efullerton			
Police #		Fire #	
		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3			
Ems Level	Alarm Level	Modified By	Modified Date 09/18/2021 00:00:06
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street #	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional SEGMENT ADDRESSES RANGE FROM 263 TO 297	
Reporting Person			
RP Name		RP Phone	How Received 3300
RP Address		Closed By lspencer	Date Closed 09/18/2021 00:15:51

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	09/18/2021 00:00:06	efullerton	LOUD PARTY ON BACK PATIO
UNITS	09/18/2021 00:00:06	efullerton	SEND 2 OFFICERS FOR LOUD PARTY
INFO	09/18/2021 00:15:58	lspencer	party shut down per 10R

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	10R	577	BURKE, STEVEN C
CAM-PD	11R	701	LEVINS, BRIAN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
10R	RESP	00:00:33	N		lspencer
11R	RESP	00:00:33	N		lspencer
10R	CLEAR	00:15:51	Y		lspencer
11R	CLEAR	00:15:51	Y		lspencer

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	09/18/2021 00:15:53			BURKE, STEVEN C



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #21082240

Incident Information			
Incident # 21082240		Incident Date 09/25/2021 21:53:43	
Police #		Call Taker tcerasale	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By mcarpenito	
Ems Level	Alarm Level	Modified Date 09/25/2021 22:11:19	
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street #	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional SEGMENT ADDRESSES RANGE FROM 263 TO 297	
Reporting Person			
RP Name		RP Phone	How Received 3300
RP Address		Closed By mcarpenito	Date Closed 09/25/2021 22:11:25

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	09/25/2021 21:54:30	tcerasale	RP STS HER SON IS ONLY 15 AND TRYING TO SLEEP BUT CANT DUE TO LOUD PARTY --- STS THAT ITS A STREET OVER - UNK WHAT STREET

UNITS	09/25/2021 21:54:30	tcerasale	SEND 2 OFFICERS FOR LOUD PARTY
CALL-TKR	09/25/2021 21:54:30	tcerasale	Added by Update-and-Continue: More information to follow.
LOC CHG	09/25/2021 22:11:19	mcarpenito	FROM: (1) 5 DONNELL ST TO (1) 281 CONCORD AVE
CALL-TKR	09/25/2021 22:11:19	mcarpenito	TURNED THE MUSIC DOWN BEFORE POLICE ARRIVED BUT AGREED TO KEEP IT DOWN

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	10R	629	GALUSKI,KYLE
CAM-PD	13R	624	NEIL,MICHAEL

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
10R	RESP	21:55:18	N		mcarpenito
13R	RESP	21:55:18	N		mcarpenito
13R	ONLOC	22:01:21	N		mcarpenito
10R	ONLOC	22:01:23	N		mcarpenito
10R	CLEAR	22:11:22	Y		mcarpenito
13R	CLEAR	22:11:25	Y		mcarpenito

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	09/25/2021 22:11:27			GALUSKI,KYLE



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA
CAD Incident Report #21084841

Incident Information			
Incident # 21084841		Incident Date 10/02/2021 22:10:47	
Police #		Call Taker feliacin	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By feliacin	
Ems Level	Alarm Level	Modified Date 10/02/2021 22:12:19	
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / 281 CONCORD AVE			
Street # [REDACTED]	Street Name CONCORD AVE		Apartment #
Cross Street		Near BET APPLETON & WALDEN ST	
Landmarks		Additional	
Reporting Person			
RP Name		How Received 3300	
RP Phone		Date Closed 10/02/2021 22:29:58	
RP Address		Closed By gmwillia	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
UNITS	10/02/2021 22:11:51	feliacin	SEND 2 OFFICERS FOR LOUD PARTY
CALL-TKR	10/02/2021 22:11:51	feliacin	Added by Update-and-Continue: More information to follow.

CALL- TKR	10/02/2021 22:12:09	feliacin	RP STS LOUD MUSIC COMING FROM THIS BUSINESS
CALL- TKR	10/02/2021 22:12:19	feliacin	PPL IN THE STREET BEING LOUD
INFO	10/02/2021 22:13:39	feliacin	RP STS PEOPLE DRINKING ON THE ST AS WELL , TALKING LOUDLY , BABY CANT SLEEP
INFO	10/02/2021 22:29:38	etompkins	owner and contact info per 13R -
INFO	10/02/2021 22:30:06	gmwillia	party is over

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	10R	690	HOUSTON,SAMUEL
CAM-PD	11R	687	RUSSELL,CAITLYN
CAM-PD	13R	577	BURKE, STEVEN C

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
10R	RESP	22:14:52	N		gmwillia
11R	RESP	22:14:52	N		gmwillia
13R	RESP	22:15:56	N		gmwillia
11R	ONLOC	22:19:30	N		gmwillia
10R	ONLOC	22:21:08	N		gmwillia
10R	CLEAR	22:29:58	Y		gmwillia
11R	CLEAR	22:29:58	Y		gmwillia
13R	CLEAR	22:29:58	Y		gmwillia

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(124) SERVICED, NOTES	10/02/2021 22:30:07			HOUSTON,SAMUEL



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #22040587

Incident Information			
Incident # 22040587		Incident Date 04/30/2022 22:20:49	
Call Taker feliacin			
Police #		Fire #	
Ambulance #			
Incident Type (8) NOISE MUSIC		Description	
Priority 3			
Ems Level	Alarm Level	Modified By feliacin	Modified Date 04/30/2022 22:22:03
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street #	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST	Landmarks	Additional SEGMENT ADDRESSES RANGE FROM 263 TO 297	
Reporting Person			
RP Name	RP Phone	How Received 3300	
RP Address	Closed By cchabot	Date Closed 04/30/2022 22:43:57	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	04/30/2022 22:21:26	feliacin	loud music
UNITS	04/30/2022	feliacin	SEND 2 OFFICERS FOR LOUD PARTY

	22:21:26		
CALL-TKR	04/30/2022 22:21:26	feliacin	Added by Update-and-Continue: More information to follow.
INFO	04/30/2022 22:44:13	cchabot	SPOKE TO THEM / NOISE AT REASONABLE LEVEL AND ENDING AT 2300 HRS

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	660	ANTONOPOULOS, MILTIADES
CAM-PD	5	687	RUSSELL, CAITLYN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	22:21:38	N		cchabot
5	CLEAR	22:43:57	Y		cchabot

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED, NO RPT	04/30/2022 22:43:58			ANTONOPOULOS, MILTIADES



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #22040844

Incident Information			
Incident # 22040844		Incident Date 05/01/2022 20:44:23	
Call Taker ecrane			
Police #		Fire #	
Ambulance #			
Incident Type (8) NOISE MUSIC		Description	
Priority 3			
Ems Level	Alarm Level	Modified By	Modified Date 05/01/2022 20:45:16
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / [REDACTED] CONCORD AVE			
Street # [REDACTED]	Street Name CONCORD AVE		Apartment #
Cross Street			
Near BET APPLETON & WALDEN ST		Landmarks	Additional
Reporting Person			
RP Name		RP Phone	How Received 3300
RP Address		Closed By cchabot	Date Closed 05/01/2022 20:59:45

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	05/01/2022 20:45:15	ecrane	LOUD PARTY - DISRUPTING NEIGHBORS
UNITS	05/01/2022 20:45:15	ecrane	SEND 2 OFFICERS FOR LOUD PARTY

INFO	05/01/2022 20:59:56	cchabot	BIRTHDAY PARTY / TURNING DOWN MUSIC AND CLOSING DOORS
------	------------------------	---------	--

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	636	NICOTRA, ALFRED
CAM-PD	5	662	EVANS, JONATHAN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	20:45:40	N		cchabot
5	ONLOC	20:58:40	N		cchabot
5	CLEAR	20:59:45	Y		cchabot

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED, NO RPT	05/01/2022 20:59:46			NICOTRA, ALFRED



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #22040866

Incident Information			
Incident # 22040866		Incident Date 05/01/2022 22:51:09	
Police #		Fire #	
Incident Type (8) NOISE MUSIC		Description	
Ems Level		Modified By	
Alarm Level		Modified Date 05/01/2022 22:51:45	
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / [REDACTED] CONCORD AVE			
Street # [REDACTED]		Street Name CONCORD AVE	
Apartment #		Cross Street	
Near BET APPLETON & WALDEN ST		Landmarks	
Additional			
Reporting Person			
RP Name		RP Phone	
		How Received 3300	
RP Address		Closed By feliacin	
		Date Closed 05/01/2022 23:19:56	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	05/01/2022 22:51:44	aspears	same rp sts they are being loud again
UNITS	05/01/2022 22:51:44	aspears	SEND 2 OFFICERS FOR LOUD PARTY
INFO	05/01/2022 23:04:23	gmwillia	rp called again, advised of roll call

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	658	CALLINAN, DANIEL
CAM-PD	5	675	AYOUB, NICHOLAS J.

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	23:05:39	N		feliacin
5	CLEAR	23:19:56	Y		feliacin

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	05/01/2022 23:19:59			CALLINAN, DANIEL



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #22042790

Incident Information			
Incident # 22042790		Incident Date 05/06/2022 22:47:34	
Police #		Fire #	
Incident Type (8) NOISE MUSIC		Description	
Ems Level		Alarm Level	
Modified By		Modified Date 05/06/2022 22:48:16	
Call Taker efullerton			
Ambulance #			
Priority 3			
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / [REDACTED] CONCORD AVE			
Street # [REDACTED]	Street Name CONCORD AVE	Apartment #	Cross Street
Near BET APPLETON & WALDEN ST		Landmarks	Additional
Reporting Person			
RP Name	RP Phone	How Received 3300	
RP Address	Closed By cchabot	Date Closed 05/06/2022 23:44:35	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	05/06/2022 22:48:16	efullerton	LOUD PARTY
UNITS	05/06/2022 22:48:16	efullerton	SEND 2 OFFICERS FOR LOUD PARTY

INFO	05/06/2022 23:44:41	cchabot	PARTY CLEARING OUT / TURNING DOWN AND LEAVING SHORTLY
------	------------------------	---------	--

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	636	NICOTRA, ALFRED
CAM-PD	5	662	EVANS, JONATHAN

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	23:10:53	N		cchabot
5	ONLOC	23:23:34	N		cchabot
5	CLEAR	23:44:35	Y		cchabot

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED, NO RPT	05/06/2022 23:44:36			NICOTRA, ALFRED



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #20006802

Incident Information			
Incident # 20006802		Incident Date 01/26/2020 00:02:43	
Police #		Call Taker ecrane	
Incident Type (8) NOISE MUSIC		Description	
Ems Level		Priority 3	
Alarm Level		Modified By cchabot	
		Modified Date 01/26/2020 00:22:51	
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 1009	
Correct Location 301 CONCORD AVE			
Street # 301	Street Name CONCORD AVE	Apartment #	Cross Street
Near	Landmarks	Additional NEAR 298 CONCORD AVE & 375 WALDEN ST	
Reporting Person			
RP Name		RP Phone	
		How Received 3300	
RP Address		Closed By cchabot	
		Date Closed 01/26/2020 00:22:55	

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	NOISE MUSIC

Note(s)

Note Type	Entered By	User ID	Note
CALL-TKR	01/26/2020 00:03:37	ecrane	OFFICE WORKSPACE / LOUD PARTY
UNITS	01/26/2020 00:03:37	ecrane	SEND 2 OFFICERS FOR LOUD PARTY

LOC CHG	01/26/2020 00:18:49	gmwillia	FROM: (1) 381 CONCORD AVE TO (1) CONCORD AVE & WALDEN ST
CALL- TKR	01/26/2020 00:18:49	gmwillia	states at the corner of concord and walden
LOC CHG	01/26/2020 00:22:51	cchabot	FROM: (1) CONCORD AVE & WALDEN ST TO (1) 281 CONCORD AVE
INFO	01/26/2020 00:22:59	cchabot	ADVISED TO KEEP IT DOWN

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	5	645	HEPNER, ANDREW
CAM-PD	5	655	NICOTRA, JOSEPH

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	00:08:08	N		cchabot
5	ONLOC	00:20:39	N		cchabot
5	CLEAR	00:22:55	Y		cchabot

Dispositions

Dispositions					
Type	Disposition	Date/Time	Incident Report?	Accident Report?	Due By
POLICE	(123) SERVICED,NO RPT	01/26/2020 00:22:56			HEPNER, ANDREW

Pacheco, Maria

From: Eitan Normand <eitanormand@gmail.com>
Sent: Thursday, May 12, 2022 4:39 PM
To: Pacheco, Maria
Subject: Support Letter for CASE NO. BZA-170043

May 12, 2022

Dear Board of Zoning Appeal members,

I am writing in support of the petitioner (Cathy Wang) from 281 Concord Ave. in case number BZA-170043. I am a direct abutter, live in 295 Concord Ave. and fully support this petition.

I have known Cathy since we moved into this house in January 2021. She is a kind person; and considerate and thoughtful neighbor. On the rare occasions when we had complaints, we reached out to her directly and she made the effort to resolve every issue we raised in a timely manner.

I advocate for livable neighborhoods and livable cities and that means people! Built does that and hopefully could keep doing it with your support. I can see the huge benefits that it brings in supporting the other small businesses on the street, providing additional quality public space and even to slow traffic and reduce noise generated from traffic – to name a few.

Our family enjoys the events that are hosted in Built very much by listening to the live music that is played there from time to time for example. Our 3 kids love Cathy who allows them to come to the building and roam the garden or play the piano.

Last fall there was an event on our street in support of small businesses and I was amazed by the sheer amount of people who came to stroll along and do some holiday shopping. It changed the atmosphere entirely. I am hoping that allowing Built to do this transition will help us get some more of this atmosphere.

We need to negate the toxic and aggressive hate talk. I received the flyer rallying against this petition and it saddened me. There is no parking shortage or problem in the street – day or night, weekdays or weekends. There is also no real noise problem coming from this venue and I live right next door! The only noise that is constant and disturbing comes from speeding cars and from buses (and no one is proposing to eliminate that...). I don't consider quiet as a sacred value, I prefer vibrancy. People should see the good in others rather than focusing on made up accusations.

of course, this should be done in a considerate and a non-harmful way, that respects everybody. I believe it is achievable!

I hope that you will allow the city to thrive by encouraging anyone who is willing to invest in it and make it a better place - Like Built.

Thank you,

Eitan Normand

Pacheco, Maria

From: Luis Vasquez <luisvasquez617@gmail.com>
Sent: Monday, May 16, 2022 2:46 AM
To: Pacheco, Maria
Subject: Case number BZA-170043- Built work and gather. Abutters letter.

Thank you for allowing comment via email, as unfortunately, I like others, did not receive the hearing notice regarding a neighboring business, in this case, Built: Work & Gather.

When Built first arrived to the neighborhood a few years ago, we were under the impression that the business model would focus on offering work and meeting space during the day. Sure, perhaps that would mean an event or a larger gathering here and there, but nothing would brace us for what we would have to endure to this day.

Very quickly, especially as the pandemic and its restrictions took effect, an influx of parties during all days of the week, many going late into the night, or very early hours into the morning, caused for many sleepless nights, exhausted children in the morning, and walking out to litter on cars, on the avenue, and in our property. Just looking out of our window we've seen public urination, including on the side of the building neighboring a three family home, fights between patrons where glass bottles are thrown back and forth, loitering out in the middle of the street daring cars to hit them, and patrons outside smoking marijuana. The constant nightclub behavior exhibited at this business has been a huge disruption for our neighborhood and my family. Our routines have been altered because of these constant parties that mostly go deep into the night. My kids are fearful now of going outside when there are parties. We don't walk our dog anymore when there are parties due to safety concerns, which again, can be at any night of the week including Sunday nights and Monday nights.

People come from all over and bring DJ's, alcohol, and take up parking, including residential spots. Our driveway specifically is almost regularly partially blocked or fully blocked by visitors of Built and has even been trespassed multiple times to unload items and equipment.

We are concerned and very nervous that giving this business more leeway to continue being a disruption in the neighborhood with constant nightclub behavior and little to no regard for the residential area they are in, will only bring more conflict and unease to the families that surround them. I am not quite sure exactly what they are permitted for or if they can even host these parties, or go well past 10pm on any day of the week, or have alcohol, which happens very regularly already, as evidenced by a photo just a couple weeks ago we woke up to of a shattered bottle of hard alcohol outside of their front door where our son passes by with his friend on their way to the bus stop for school on a regular basis.

We root for small businesses to succeed, but this one here has, unfortunately, been very irresponsible, disruptive, combative to resident concerns, and unsafe. Something has to change with their current operation, and rewarding them with more flexibility to capitalize on more dollars over being good and peaceful neighbors does not seem courteous, fair, or fathomable. Interestingly enough, in the two weeks leading up to this hearing, the place has been quiet with no night parties, which is extremely rare and never happens, strategizing for this upcoming hearing. I am confident that the unruly free for all nightclub activity will resume once this hearing passes, despite this permit being granted or not.

We strongly encourage you to look up the police reports and citations that have been filed regarding violations and disruptive behaviors exhibited at Built, because there are many.

Please do not allow this problem to get worse. Cambridge has always put families first, which makes it a unique a vibrant community. Granting a permit to this business would bring more chaos and disruption to such an otherwise peaceful and thriving neighborhood where many children live, where tranquility is a featured attraction, and where camaraderie unites the community.

We very kindly ask that you not approve this permit request by Built work and gather and to execute a proper investigation into this business and its practices.

Thank you.

Luis Vasquez
Owner of 276 Concord Avenue in Cambridge, MA

Pacheco, Maria

BZA-170043

From: Phyllis Simpkins <hollywoodsix@icloud.com>
Sent: Monday, May 16, 2022 10:12 AM
To: Pacheco, Maria; License Commission
Subject: 281 concord avenue

I live at 249 Huron avenue and have spoken with neighbors surrounding the above address. Given the owners have already ignored the rules regarding noise and parking, I am writing to recommend they not be granted a liquor license. Residents deserve respect and the owners of this facility have ignored them. Small businesses and their surrounding neighborhood need to co-exist. The owners here are "absent" and "assume" their 3rd parties will abide by the City's rules. Thank you for your consideration.

Phyllis Simpkins

Sent from my iPhone

Pacheco, Maria

From: William Senné <wsenne@sennere.com>
Sent: Monday, May 16, 2022 3:26 PM
To: License Commission; Pacheco, Maria
Cc: Anelise Lago
Subject: Special Permit for 281 Concord Avenue

Maria,

As authorized representative of 279 Concord Avenue LLC the entity that owns 279 Concord Avenue Cambridge MA, I write with strong opposition to the application presented by the tenant/operator of 281 Concord Avenue Cambridge MA.

We will attend the virtual hearing and voice concerns in that forum. Our experience as direct abutters to the 281 Concord Avenue property is that the tenant/operator is already a nuisance to the neighborhood and granting additional permissions to them is a recipe for disaster.

Thank you.

Billy

--



William Senné
President & CEO
[617.314.9400](tel:617.314.9400)
[Senné LinkedIn](#)

Pacheco, Maria

From: Alan Zhao <alanzhao@gmail.com>
Sent: Monday, May 16, 2022 1:36 PM
To: Pacheco, Maria
Subject: Built Event Space - CASE NO. BZA-170043, 281 CONCORD AVENUE

Dear Maria Pacheco & Zoning Board,

We are writing in support of Cathy and her appeal for CASE NO. BZA-170043, 281 CONCORD AVENUE.

We are nearly decadelong Cambridge residents, and first time home owners in West Cambridge. We live with our 10 month old daughter on Saville St, one street over from Built's Concord Ave location. In our time here, we have never seen any traffic impacts, disturbances, or trash by the building.

While we have certainly heard some event noise when walking on Concord, it is no louder than the regular MBTA buses, or other emergency vehicles sirens. It is comparable or quieter to the restaurant, La Royal, right up the street, which is open until 11PM.

Thriving small businesses are exactly what we like to have next door, and the mix of homes and businesses is why we love West Cambridge. It brightens our day to see happy people celebrating birthdays, engagements, and babies in our neighborhood.

Alan Zhao & Elaine Wong
Cambridge, MA 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Xiaoguang Wang Date: 05/04/2022 8:00 am
(Print)

Address: 281 Concord Ave

Case No. BZA-170043

Hearing Date: 5/19/22

Thank you,
Bza Members

PRIVATE EVENT AGREEMENT

FUNCTION: _____

DATE OF FUNCTION: _____

TIMES OF FUNCTION: _____

This Private Event Agreement (this "Agreement") is between **HIIVE LLC ("Built")**, located at 281 Concord Avenue, Cambridge, MA 02138 and **Member/Client as indicated by signature below**.

Member/Client has requested that Built reserve a portion of Built's facilities for an event, party, banquet, or function (the "Event"). Member/Client has selected the arrangement summarized above. Member/Client understands and agrees that the following are express terms and conditions applicable to the Event:

1. **Security**. Built is not responsible for security or any damage to or the loss of any personal property or articles brought into our location, or for any item left unattended, or for loss or damage which occurs in our venue. Member/Client will accept full responsibility for any damages resulting from any action or omission of their individual attendees in conjunction with organized group activities. The Built is not responsible for any loss or damage no matter how caused, to any samples, displays, properties, or personal effects brought into the Built, and/or for the loss of equipment, exhibits, or other materials left in meeting rooms.

2. **Alcohol Consumption**. Member/Client covenants to be responsible for the consumption of alcoholic beverages by Member/Client's guests and attendees at the Event. Built does not serve alcoholic beverages to minors as required by state law, and Member/Client assumes the duty to ensure observance of this state statute. In the event Member/Client has reason to believe a guest or attendee has become impaired to the extent they should not drive, Member/Client will prevent the person from leaving the Event without assistance. Member/Client acknowledges Built may refuse service to any guest or attendee or, at its discretion, discontinue service to all guests and attendees. Any such discontinuation of service shall not relieve Member/Client of any obligations or any amounts owed pursuant to this Agreement.

3. **Limitation of Liability**. In no event will the Built be liable for indirect, consequential, incidental, or punitive damages of any nature for any reason, including without limitation lost profits or goodwill,

Initial: _____

even if Built has been advised of their possible existence. Furthermore, in the event the Built shall have any liability to Member/Client (whether under this Agreement or otherwise), the amount of such liability shall not exceed 50% of the amount paid to Built pursuant to this Agreement.

4. **Miscellaneous.** In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Neither Built nor Member/Client shall be required to perform any term, condition, or covenant in this Agreement so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, war, terrorist act, strikes, lockouts, material or labor restrictions, damage to or destruction of Built facilities, or prohibitions by any governmental authority. In the event that the Event is cancelled as the result of a force majeure event, all deposits shall be returned to Member/Client, less actual costs incurred by Built in anticipation of the Event. In no event shall Built be liable for the failure of or interruption of utilities. If, for any reason, the space reserved hereunder is not available for the Event, the Built may substitute other space and the Member/Client agrees to accept such substitutions. This Agreement and attachments embody the entire agreement and understanding of the parties relating to the subject matter hereof, is non assignable, may not be amended except in writing signed by both parties, and supersedes any prior representations, agreements, and understandings, oral or written, if any, relating to such subject matter. All notices, including a cancellation notice, must be in writing. Text messages, instant messages, messages on social media sites, and similar messages are not "in writing" for purposes of this Agreement. This Agreement shall be deemed drafted by all parties and shall be interpreted in accordance with the plain meaning of its terms and not strictly for or against any of the parties hereto. This Agreement may be executed by facsimile or other electronic means, and each facsimile or other electronic signature shall be deemed to constitute a valid and binding signature of the executing party.

5. **Governing Law and Place for Suit.** This Agreement will be deemed to be a contract under the laws of the State in which Built is located and for all purposes will be governed by and construed in accordance with such laws. Member/Client irrevocably agrees that any legal action or proceeding brought by or against Built with respect to this Agreement will be brought in the courts of the State in which Built is located or in the U.S. District Court for that State. Member/Client consents to the jurisdiction of such courts and that the venue for any such action will be the county in which Built is located. **TO THE FULLEST EXTENT PERMITTED BY LAW, EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY**

Initial: _____

WAIVES ANY RIGHT THAT IT MAY HAVE TO A TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF, BASED UPON, OR IN ANY WAY RELATING TO THIS AGREEMENT OR THE SUBJECT MATTER HEREOF.

The undersigned has read and agrees to the terms and conditions stated above, certifies that he or she is an authorized representative of Member/Client and has the authority to bind Member/Client to this Agreement, and acknowledges receipt of a copy of this Agreement.

DATED: _____

Member/Client:

HIIVE LLC

By: _____

Xiaoguang Wang

Signature

Xiaoguang Wang, Owner

Printed Name



corporate meeting

Wednesday, May 18, 2022

EVENT CONTRACT

ACCOUNT: XXX

SALES MANAGER: Sarah Von Helfenstein

CONTACT: XXX

EMAIL: hello@builtworks.io

EMAIL: xxx@huhs.harvard.edu **PHONE:**

PHONE: 857-498-1918

617-000-0000

ADDRESS:

EVENT SUMMARY

Date	Time	Location	Areas	Event Type	Guests
5/??/ 2022	10:00 am - 3:00 pm	BUILT	Interior + Patio + Garden and Unassigned		10

ADDITIONAL CHARGES

Qty.		Price	Total
1	Corporate Meeting Bookings - Less Than a Full Day Priced per hour / 5-Hour Minimum	\$1,250.00	\$1,250.00

ESTIMATED BILLING

	Total
Space Rental	\$1,250.00
Subtotal	\$1,250.00
Gratuity	\$0.00
State Sales Tax	0.0% \$0.00
Grand Total	\$1,250.00
Deposit	Paid 5/5/2022 -\$1,250.00
Estimated Amount Due	\$0.00



corporate meeting

Wednesday, May 18, 2022

TERMS AND CONDITIONS

We want you to enjoy yourselves and have a successful event. So, we have provided the following policies for your attention and compliance.

Pricing

We charge separate fees for space rental and related services. Please review our Price List for details.

Deposit for Events Lasting Past 10 PM

We take a credit card at the time of booking a late-night private event and add a \$500 refundable damages deposit. This will be applied to both facility damages and noise/alcohol violations.

Payment and Booking

Due to the dynamic nature of our business, we require payment upon receipt of our invoice. If we do not receive payment as requested, we will release the space for other clients.

Cancellation

We charge a \$100 cancellation fee.

The following is our refund policy for booking fees:

- A month or more prior to the event, **full refund**.
- Between 8 and 29 days prior to the event, **50% refund**.
- 7 days or less prior to the event, **no refund**.

There will be no refund of credit card, bank, or other fees. Only the booking fee will be refunded.

Insurance & Event Liability Agreement

We require all evening events and events with 75 guests or more to provide an insurance policy with HIIVE LLC as the insured. This policy can be found at www.theeventhelper.com/#inQIK2, titled "Special Event Insurance."

In addition, we require these kinds of events to sign a Private Event Agreement, provided with our contract.

Setup and Clean Up Times

The setup and clean up times must be included in the booking time. Otherwise, we will have to charge overtime fees.

Vacating the Space and Overtime Charges

The space must be vacated and emptied of all items you bring by the end of your booking reservation. Overtime will be billed in half-hour increments at a rate of 1.5 times our stated hourly rate.

Cleaning and Trash

Professional cleaners clean the space before and after each event, for which we charge a cleaning fee.

The following is what we expect from our clients and guests:

- You must remove any equipment or rentals you bring in. Please factor this setup and teardown time in your booking hours. If there is no booked event after yours, you are permitted to leave equipment or rentals on site until 12 AM immediately following your event.
- Plates, glasses, and other kitchen items must be rinsed and put together on the sink counters for our later sterilization.
- Trash should be placed in the bins and bags we provide.

Decorating

We are flexible about decorations so long as they do not damage the property in any way.

- No drilling, stapling, hammering, or use of tape or command hooks on walls is permitted. Up to 100 pounds may be hung on the beams.
- No glitter, confetti, wedding rice or other similar celebratory item is permitted.

Furnishings

Please notify us in advance if you need to move our furnishings and/or bring your own to suit your event needs.

Treatment of On-Site Staff

Our on-site staff are there to be of service to you and are expected to treat you well. We expect you to treat them with respect and comply with their reasonable requests.

Should on-site staff believe guests are creating a dangerous or destructive situation, they will notify the building owner and ask you to remove those guests or terminate the event.

Alcohol Use

We do not provide alcohol at this time. However, we allow clients to bring their own wine and beer. If you want to serve hard liquor, the City of Cambridge requires you to hire a licensed bartending or catering service.

We ask you to respect our neighbors in the hours and extent of use of alcohol during your event.

Smoking

No cigarette or cannabis smoking or vaping is permitted on our property.

Noise and Music

We encourage clients to enjoy themselves and bring in live music or a DJ. However, to adhere to City of Cambridge regulations, we ask you respect our neighbors in the degree of sound generated by amplifiers and guest interactions.

To assist in this, by 10 PM all music amplifiers must be turned down to “mood music” levels and guests must quiet the sound of their outdoor interactions.

Animals

No animals of any kind are permitted in our property, indoors or outdoors.

Damage to Property

Damage to walls, floors, furniture, or any other element of the property will be billed to your credit card on file with Built.

Policy Disputes

All disputes of any kind should be addressed to hello@builtworks.io .

Client Signature

No signature on file



Big & Small Celebration Venue Amenities

Indoor space:

- 3,000 square feet
- Table seating for up to 60. Additional table seating must be provided by client.
- Designer furnishings and lighting
- 2 ADA-compliant bathrooms
- Large neutral wall surfaces for video projection or photograph-taking
- State-of-the-art central air conditioning

Outdoor space:

- 1,200 square feet
- Table seating for up to 20
- Bistro style tables with umbrellas for hot weather
- Outdoor radiant column heaters for cooler weather
- Patio grill
- Electrical outlets and WiFi
- Easel for front street signage

Full, open kitchen:

- Bertazzoni convection oven
- 2 Bosch refrigerators with freezers
- Dishwasher
- Terra Kaffe coffee/espresso machine; tea kettle
- Dinnerware, flatware and wine glasses for 30.

Technology:

- 2 smart TVs with HDMI connections
- Sonos speaker system
- Projector
- High-speed WiFi

Services:

- On-site staff from set-up through clean-up
- Vendor list (caterers, music, florists, bartenders, event planners, DJs, photographers, videographers)



Corporate Off-Site Venue Amenities

Indoor space:

- 3,000 square feet
- Table seating for up to 60. Additional table seating must be provided by customer.
- Designer furnishings and lighting
- 2 ADA-compliant bathrooms
- Large neutral wall surfaces for video projection
- State-of-the-art central air conditioning

Outdoor space:

- 1,200 square feet
- Table seating for up to 20
- Bistro style tables with umbrellas for hot weather
- Outdoor radiant column heaters for cooler weather
- Patio grill
- Electrical outlets and WiFi
- Easel for front street signage

Full, open kitchen:

- Bertazzoni convection oven
- 2 Bosch refrigerators with freezers
- Dishwasher
- Terra Kaffe coffee/espresso machine; tea kettle
- Dinnerware, flatware and wine glasses for 30.

Technology:

- 2 smart TVs with HDMI connections
- Sonos speaker system
- Projector
- Soundproof phone booths
- High-speed WiFi
- White boards
- Black & white and color printer

Services:

- On-site staff
- Vendor list (caterers, music, florists, bartenders, event planners, DJs, photographers, videographers)
- List of local restaurants

Media Production Venue Amenities

Indoor space:

- 3,000 square feet
- Large neutral wall surfaces
- Both natural and designer lighting
- State-of-the-art central air conditioning
- Soundproofed building and window space - new construction
- Designer furnishings

Outdoor space:

- 1,200 square feet
- Bistro style tables and well-planted garden
- Electrical outlets and WiFi

Fully-furnished, open kitchen

Technology:

- 2 smart TVs with HDMI connections
- Sonos speaker system
- Projector
- Soundproof phone booths
- High-speed WiFi

Services:

- On-site staff
- List of local restaurants



Policies

We want you to enjoy yourselves and have a successful event. So, we have provided the following policies for your attention and compliance.

Pricing

We charge separate fees for space rental and related services. Please review our Price List for details.

Deposit for Events Lasting Past 10 PM

We take a credit card at the time of booking a late-night private event and add a \$500 refundable damages deposit. This will be applied to both facility damages and noise/alcohol violations.

Payment and Booking

Due to the dynamic nature of our business, we require payment upon receipt of our invoice. If we do not receive payment as requested, we will release the space for other clients.

Cancellation

We charge a \$100 cancellation fee.

The following is our refund policy for booking fees:

- A month or more prior to the event, **full refund**.
- Between 8 and 29 days prior to the event, **50% refund**.
- 7 days or less prior to the event, **no refund**.

There will be no refund of credit card, bank, or other fees. Only the booking fee will be refunded.

Insurance & Event Liability Agreement

We require all evening events and events with 75 guests or more to provide an insurance policy with HIIVE LLC as the insured. This policy can be found at www.theeventhelper.com/#inQIK2, titled "Special Event Insurance."

In addition, we require these kinds of events to sign a Private Event Agreement, provided with our contract.



Setup and Clean Up Times

The setup and clean up times must be included in the booking time. Otherwise, we will have to charge overtime fees.

Vacating the Space and Overtime Charges

The space must be vacated and emptied of all items you bring by the end of your booking reservation. Overtime will be billed in half-hour increments at a rate of 1.5 times our stated hourly rate.

Cleaning and Trash

Professional cleaners clean the space before and after each event, for which we charge a cleaning fee.

The following is what we expect from our clients and guests:

- You must remove any equipment or rentals you bring in. Please factor this setup and teardown time in your booking hours. If there is no booked event after yours, you are permitted to leave equipment or rentals on site until 12 AM immediately following your event.
- Plates, glasses, and other kitchen items must be rinsed and put together on the sink counters for our later sterilization.
- Trash should be placed in the bins and bags we provide. **In our efforts to respect the environment, we charge an additional fee for all trash exceeding one large outside barrel and all recycling exceeding one large outside barrel.**

Decorating

We are flexible about decorations so long as they do not damage the property in any way.

No drilling, stapling, hammering, or use of tape or command hooks on walls is permitted. Up to 100 pounds may be hung on the beams.

No glitter, confetti, wedding rice or other similar celebratory item is permitted.

Furnishings

Please notify us in advance if you need to move our furnishings and/or bring your own to suit your event needs.



Treatment of On-Site Staff

Our on-site staff are there to be of service to you and are expected to treat you well. We expect you to treat them with respect and comply with their reasonable requests.

Should on-site staff believe guests are creating a dangerous or destructive situation, they will notify the building owner and ask you to remove those guests or terminate the event.

Alcohol Use

We do not provide alcohol at this time. However, we allow clients to bring their own wine and beer. If you want to serve hard liquor, the City of Cambridge requires you to hire a licensed bartending or catering service.

We ask you to respect our neighbors in the hour and extent of use of alcohol during your event.

Smoking

No cigarette or cannabis smoking or vaping is permitted.

Noise and Music

We encourage clients to enjoy themselves and bring in live music or a DJ. However, to adhere to City of Cambridge regulations, we ask you respect our neighbors in the degree of sound generated by amplifiers and guest interactions.

To assist in this, by 10 PM all music amplifiers must be turned down to "mood music" levels and guests must quiet the sound of their outdoor interactions.

Animals

No animals of any kind are permitted in our property, indoors or outdoors.

Damage to Property

Damage to walls, floors, furniture, or any other element of the property will be billed to your credit card on file with Built.

Policy Disputes

All disputes of any kind should be addressed to hello@builtworks.io.

BUILT

WORK & GATHER

Over the years, we've had the opportunity to work with some outstanding local vendors who have served our event clients well. The following is our short list of candidates whose professionalism and excellent product we can fully recommend.

Brunch, Lunch, Coffee and Sweets

Hi-Rise Bread Company: 208 Concord Ave, Cambridge, MA 02138-1335. +1 617 876 8766.
<http://www.hi-risebread.com> (right up the block from Built!)

La Saison: 407 Concord Ave, Cambridge, MA 02138. +1 617 547 0009.
<https://www.lasaison-bakery.com/> (bread, cakes, sweet treats, handmade chocolates)

Pizza and Outdoor Party Foods

Gran Gusto: 90 Sherman St, Cambridge, MA 02140-3264. +1 617 441 0400
<http://www.grangustocambridge.com/> (delicious Italian)

Food for Major Events

Sumiao Kitchen: 270 3rd St, Cambridge, MA 02142-1274. +1 617 945 0907. Ask for Lee Chien.
<http://www.Sumiaohunan.com> (high end Chinese)

Forklift Catering: General: 617.776.7600. <https://forkliftcatering.com/> Ask for Deborah Menasha, Senior Sales Manager, (M) 339.364.9168 deborah@forkliftcatering.com (chef owned and operated; great food and service)

Tallula: 377 Walden St, Concord Ave and Walden Street, Cambridge, MA 02138-1348. +1 617 714 5584. <https://www.talullacambridge.com/> (upscale gourmet food)

Florists

Hanaya Floral Design: 350 Huron Avenue, Cambridge, MA 02138. +1 617 547 1770.
<https://www.hanayafloral.com/> Contact: hiroko@hanayafloral.com

Mahoney's Garden Center: 242 Cambridge St, Winchester, MA 01890. +1 781 729 5900
<https://mahoneysgarden.com/> (wonderful flower supply but must go there to pick up)



Bartender

Kai Mitchell: +1 617 650 8545. kgmitchell14@yahoo.com (excellent professional who also works at Sumaio Kitchen)

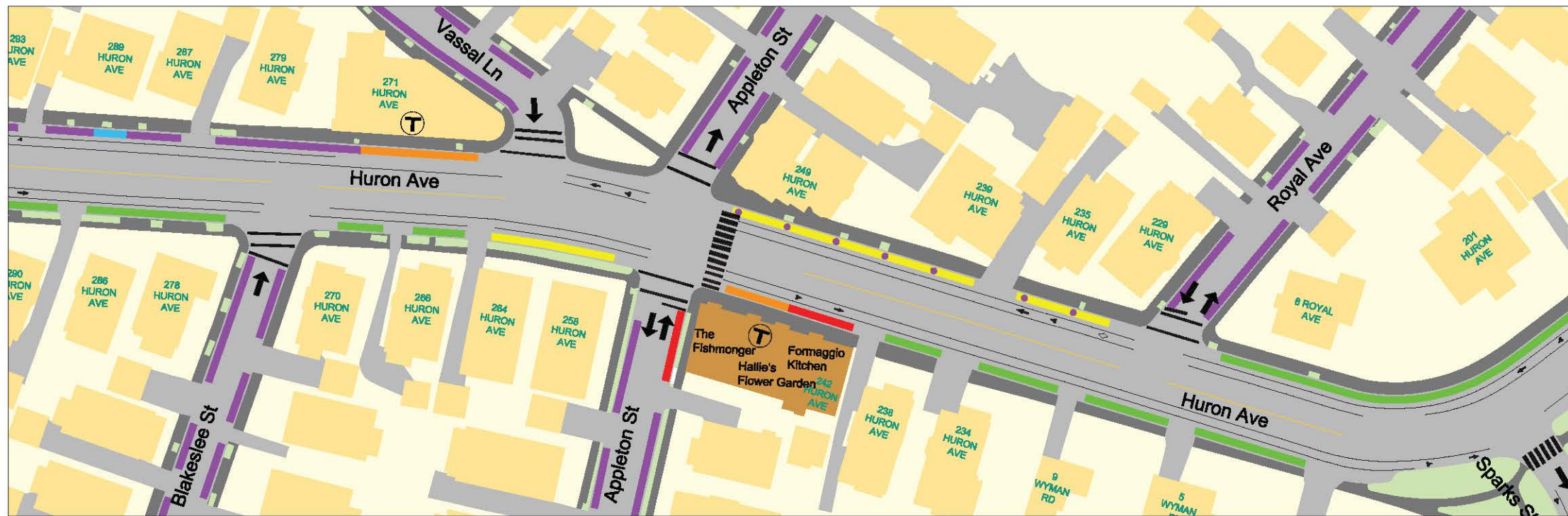
Videographer

Yangfan "Vincent" Luo: +1 781 502 5554. Vincent770786185@gmail.com (Vincent is on staff with us)

HURON AVE, CAMBRIDGE, MA - APPLETON CENTRAL BUSINESS DISTRICT PARKING

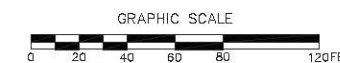
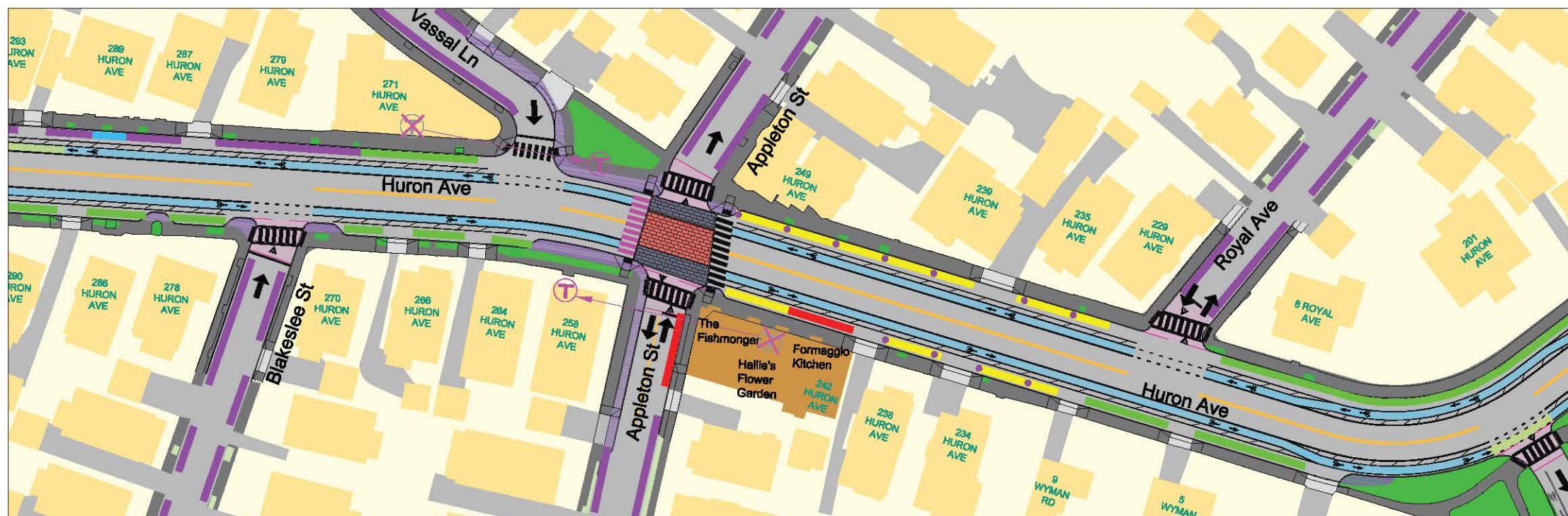
REVISED 11/01/2012 HDR ENGINEERING

EXISTING PARKING CONDITIONS



REGULATION	EXISTING	PROPOSED
UNREGULATED PARKING	34	33
MBTA BUS STOP	2	2
DISABILITY PARKING	1	1
LOADING ZONE	2	2
PERMIT PARKING EXCEPT SUNDAYS	65	58
1 HOUR RESTRICTED PARKING	4	2
1 HOUR PARKING OR PERMIT PARKING	12	17

PROPOSED PARKING PLAN



SCALE: 1"=40'



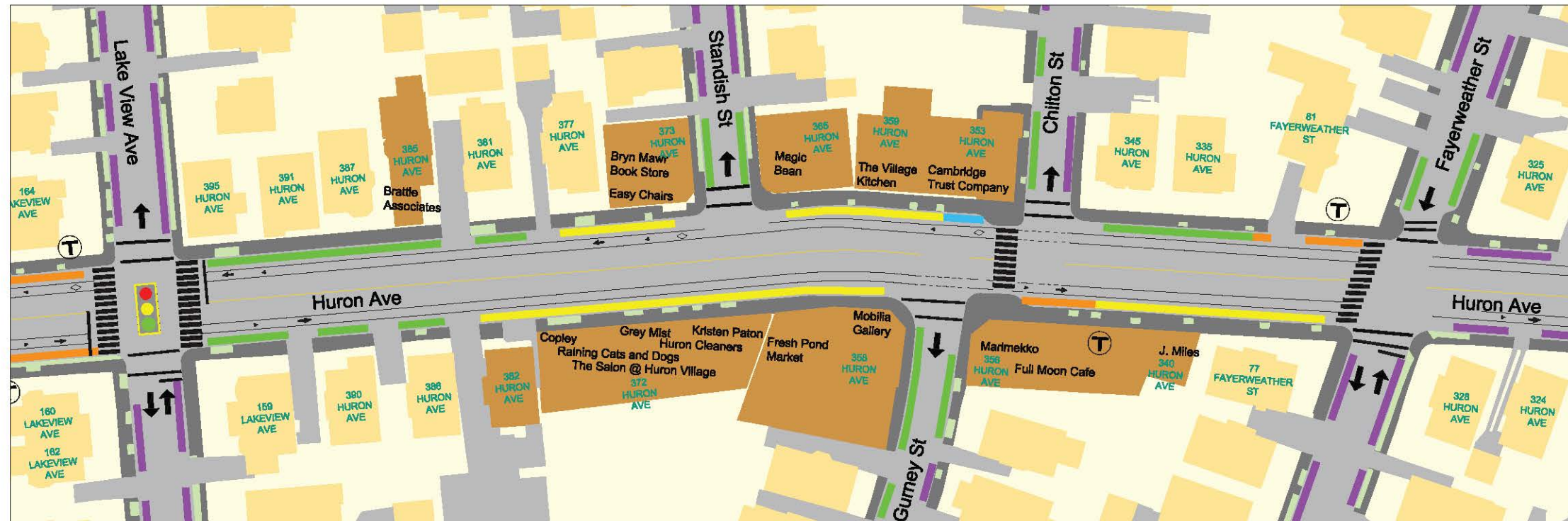
NOTE: This plan only reflects the conceptual design proposal for Huron Avenue. It does not reflect the conceptual design proposal for the Huron B sidestreets.

For more information please visit:
<http://huronavenue.info>
<http://cambridgema.gov/theworks/HuronB>

HURON AVE, CAMBRIDGE, MA - CHILTON CENTRAL BUSINESS DISTRICT PARKING

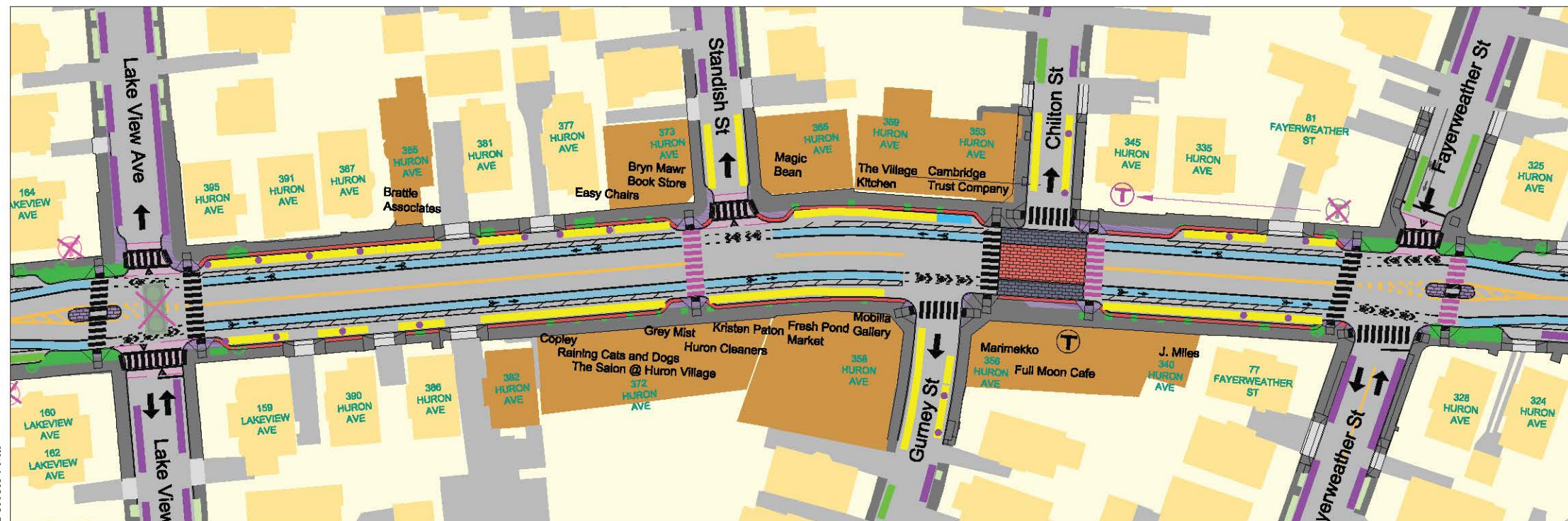
REVISED 11/01/2012 HDR ENGINEERING

EXISTING PARKING CONDITIONS



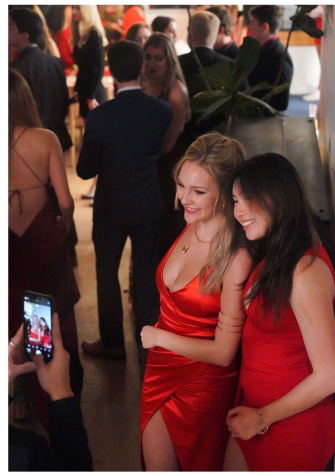
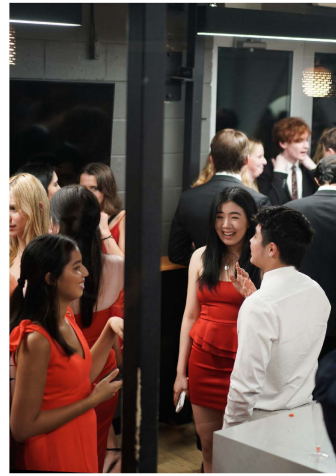
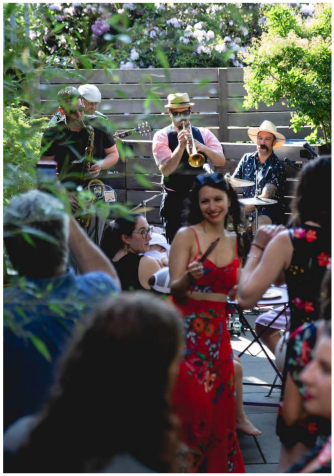
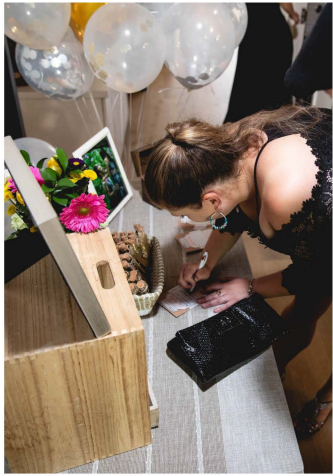
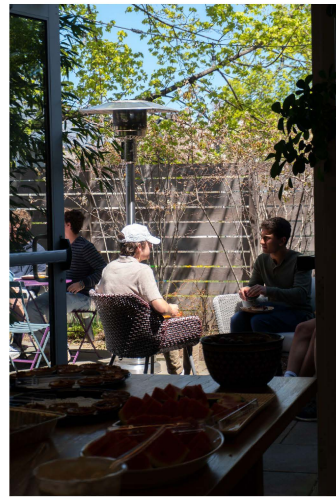
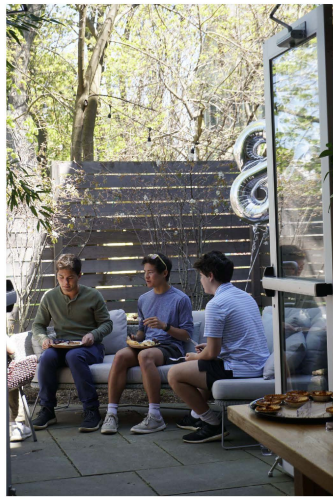
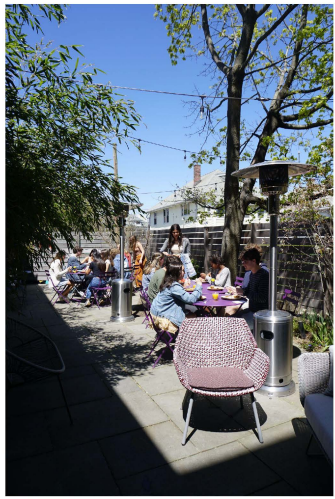
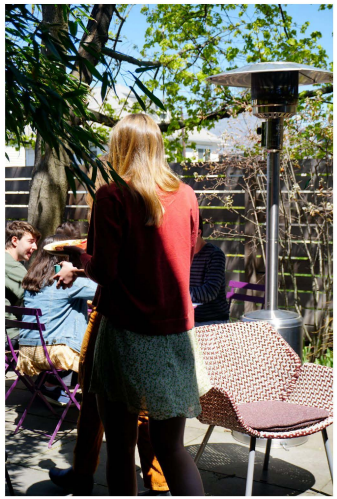
REGULATION	EXISTING	PROPOSED
UNREGULATED PARKING	39	7
MBTA BUS STOP	4	2
DISABILITY PARKING	1	1
LOADING ZONE	0	0
PERMIT PARKING EXCEPT SUNDAYS	41	33
2 HOUR RESTRICTED PARKING	31	38
2 HOUR PARKING OR PERMIT PARKING	0	25

PROPOSED PARKING PLAN

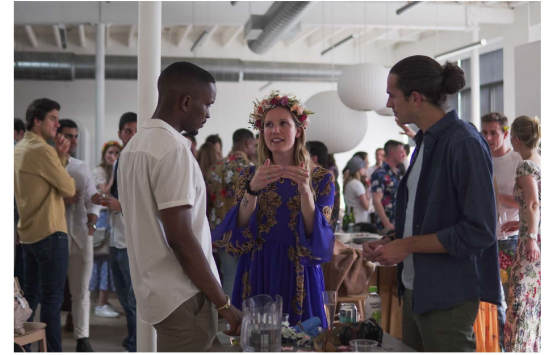


NOTE: This plan only reflects the conceptual design proposal for Huron Avenue. It does not reflect the conceptual design proposal for the Huron B sidestreets.

For more information please visit:
<http://huronavenue.info>
<http://cambridgema.gov/theworks/HuronB>









May 16, 2022

Board of Zoning Appeals
Cambridge, MA

BZA Number: 170043

Dear Board:

We have applied for a special permit for a change in use/occupancy for 281 Concord Avenue.

However, we want to ensure that we are able to maintain our current use for office space as well, since we anticipate leasing our upstairs space indefinitely for office use and do continue to use the downstairs space for corporate off-site meetings regularly.

Would you be kind enough to include this in our petition.

Thank you.

Sincerely,

Xiaoguang Wang, CPA

Xiaoguang Wang, Owner

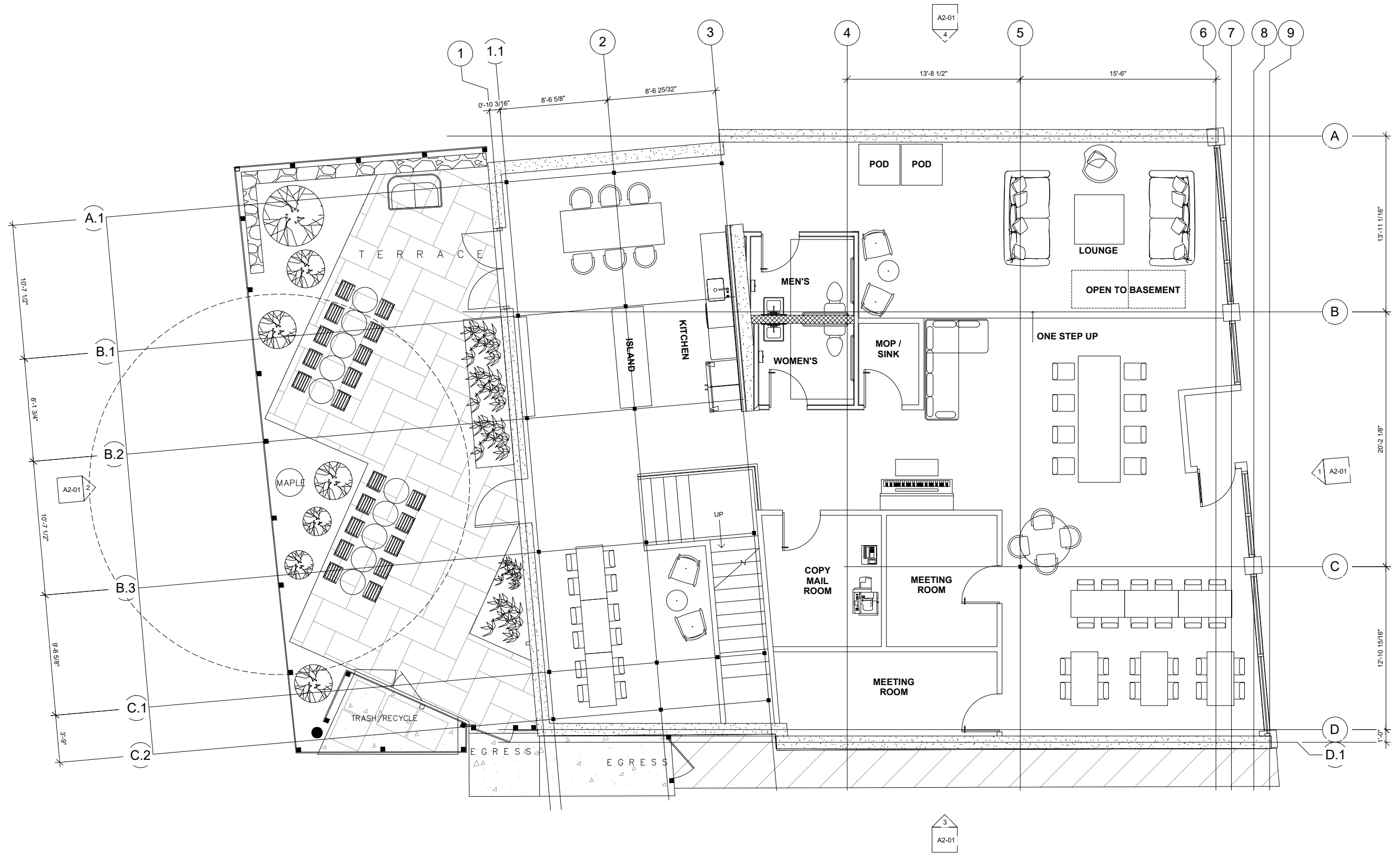


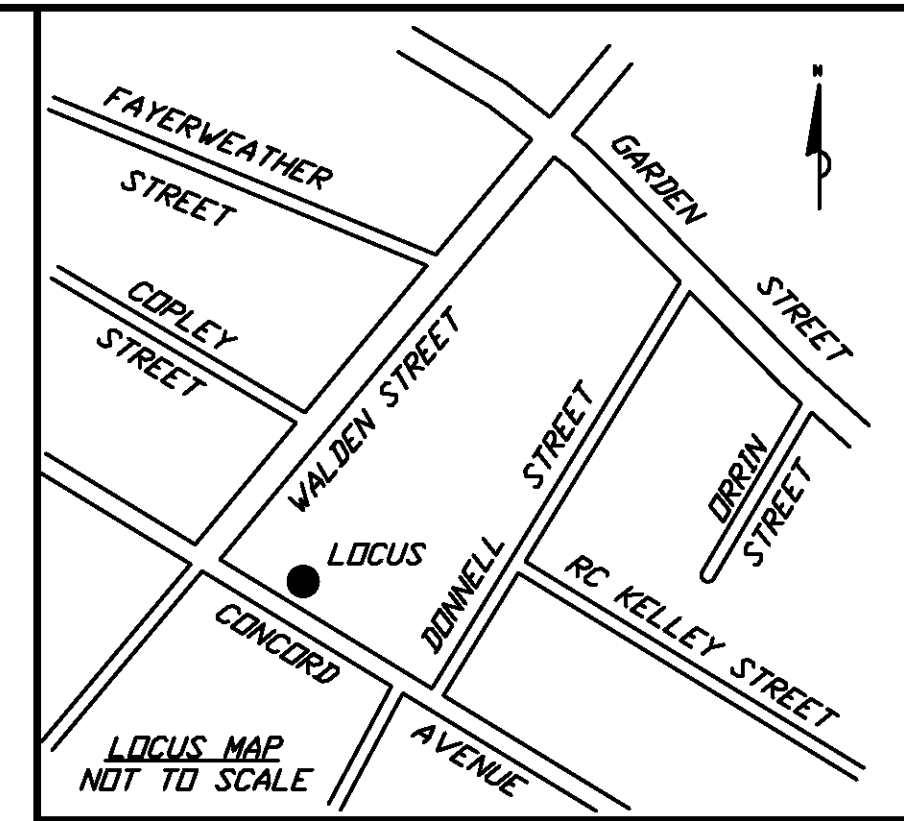
EXHIBIT A OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE CASE No. BLC-24407, EFFECTIVE DATE AUGUST 10, 2017.

The land with the buildings and improvements thereon situated in Cambridge, Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Concord Avenue, fifty-one and 17/100 feet;
 NORTHWESTERLY forty and 75/100 feet,
 NORTHEASTERLY eighty one-hundredths (0.80) of a foot;
 NORTHWESTERLY thirty-nine and 22/100 feet, and
 NORTHEASTERLY fifty-feet, by land now or formerly of Victoria Gallo; and
 SOUTHEASTERLY thirty-eight and 98/100 feet,
 NORTHEASTERLY forty-one one-hundredths (0.41) of a foot, and
 SOUTHEASTERLY forty-one feet, by land now or formerly of Timothy J. Shine.

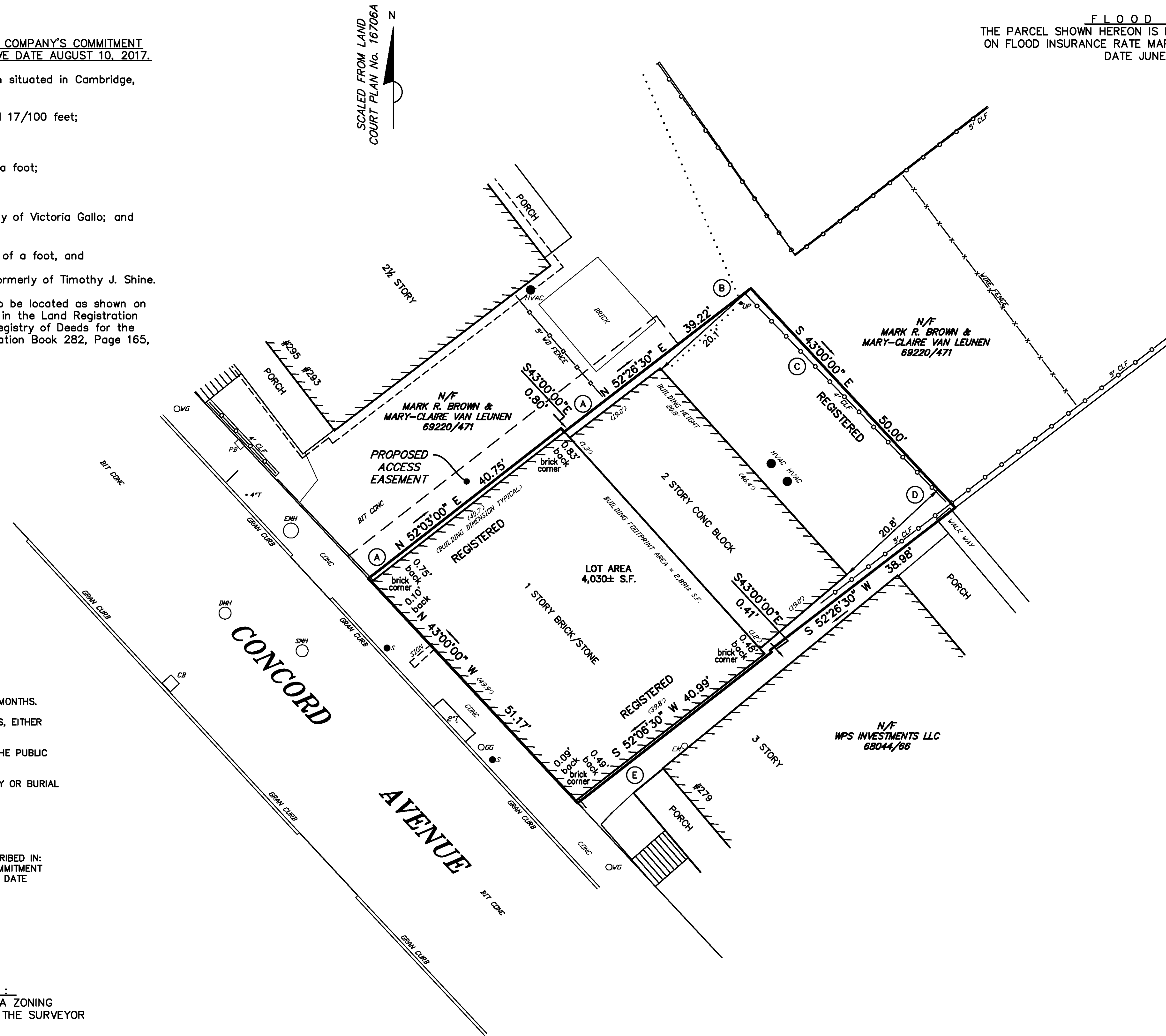
All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 282, Page 165, with Certificate No. 42757, (Plan No. 16706A).

FLOOD NOTE:
 THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25017C0419E, EFFECTIVE DATE JUNE 4, 2010.



SCHEDULE B SECTION 2 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE CASE No. BLC-24407, EFFECTIVE DATE AUGUST 10, 2017.

NO SURVEY RELATED ITEMS.



- LIST OF SIGNIFICANT OBSERVATIONS:**
- (A) BITUMINOUS CONCRETE EXISTS UP TO FACE OF BUILDING.
 - (B) OVERHEAD WIRE CROSS BOUNDARY LINE.
 - (C) FENCE IS UP TO 1.3' FROM BOUNDARY LINE.
 - (D) WALK WAY ONTO LOCUS BY UP TO 0.5'
 - (E) AREA BETWEEN BUILDINGS IN USE BY NEIGHBOR.

- NOTES**
- 1) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 2) NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED WERE OBSERVED.
 - 3) THE PARCEL SHOWN HEREON HAS DIRECT ACCESS TO THE PUBLIC WAY CONCORD AVENUE.
 - 4) NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
 - 5) THE BUILDING NUMBER WAS OBSERVED.
 - 6) OWNER: ARTEH LLC
LAND COURT CERTIFICATE No. 251094
 - 7) THE LAND SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN: COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE CASE No. BLC-24407, EFFECTIVE DATE AUGUST 10, 2017.

NOTES

BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
CB	CATCHBASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DMH	DRAIN MANHOLE
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
GS	GAS GATE
GRAN CURB	GRANITE CURB
HYD	HYDRANT
PB	PULL BOX
S	SIGN
SMH	SEWER MANHOLE
UP	UTILITY POLE
WD	WOOD
WG	WATER GATE
-	OVERHEAD WIRE
2" T	2" TREE

ZONING NOTE:
 PURSUANT TO TABLE A ITEM 6 A ZONING REPORT HAS NOT BEEN SUPPLIED TO THE SURVEYOR

REFERENCES
 MIDDLESEX COUNTY REGISTRY OF DEEDS
 LAND COURT PLAN No. 16706A
 PLAN BOOK 204 PLAN 41
 " " " " 333 " 37
 PLAN AT END OF BOOK 4781
 " " " " " 5070
 PLAN No. 403 OF 2008

To: 281 Concord LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 20 of Table A thereof. The field work was completed on July 26, 2017.

Date of Plat or Map: July 26, 2017

Surveyor's signature
 Michael Pustizzi, PLS No. 46505
 mikep@pls-inc.net



#281 CONCORD AVENUE

ALTA/NSPS LAND TITLE SURVEY
 IN
CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 10' DATE: JULY 26, 2017



Precision Land Surveying, Inc.
 32 Turnpike Road
 Southborough, Massachusetts 01772
 TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
 4517T11.DWG



UNDERGROUND UTILITIES WERE NOT INVESTIGATED AS PART OF THIS WORK EFFORT. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

Pacheco, Maria

From: Steven Bolotin <sjbolotin@gmail.com>
Sent: Wednesday, June 1, 2022 10:44 AM
To: Pacheco, Maria
Subject: Objection to Case No. BZA-170043 - 281 Concord Ave.

Categories: Red Category

City of Cambridge

Board of Zoning Appeal

831 Massachusetts Ave

Cambridge, MA 02139

Via Email: mpacheco@cambridgema.gov

Re: Case No: BZA-170043

Location: 281 Concord Ave.

Hearing Date: May 19, 2022 (continued)

To the Chair and Members of the Board of Zoning Appeals:

My name is Steven Bolotin. I am the owner of 7C Donnell Street, an immediate abutter to the rear of the Petitioner's property. I was waiting on line to speak during the scheduled hearing date of May 19, 2022, when this matter was continued to allow modifications to the Petitioner's application. Accordingly, I am writing (via e-mail as the Board's preferred method of communication) to express my vehement opposition to that revised petition.

In its application, the Petitioner says they are "pivoting" to now hold wedding showers, baby showers, and birthday parties. In fact, they have already done so. For over a year now, and over the objection of the neighborhood, they have been operating an illegal nightclub at that location (an irony since their attorney states that portion of their application was in error and the request to operate such an establishment is being withdrawn).

On many weeknights as well as on weekends, the Petitioner has hosted raucous events, with blaring music and drunken people screaming into the night, and even into the following morning. Efforts by residents, including my own, to stop this behavior, have all been to no avail.

I contacted licensing to determine whether this was a permissible use, and when it was established that it was not, made a formal complaint. The events continued.

I called the police on multiple occasions. And still, the events continued.

I tried to contact the owner through Built. I received no response, and again, the events continued.

Finally, I went over to the building during one of these post-midnight events, to see what was going on, and to identify who was in charge of monitoring this behavior. What I found when I arrived was a number of people outdoors, intoxicated and otherwise impaired, and music blaring from the open front and rear doors which could be heard from 2 blocks away. No one present was willing to acknowledge responsibility for the event. I then returned home, having to avoid an individual heading to an illegally parked car on Donnell Street who was vomiting into the bushes.

There's an old saying, 'actions speak louder than words'. The actions of the petitioner to date have spoken volumes. Regardless as to how the Petitioner now wishes to characterize the events to be held at this establishment, their true intentions are evident from their past conduct. Their efforts to now evoke images of genteel garden parties are belied by the actual occurrences; loud, alcohol fueled, late night events followed by drunken individuals shouting at the neighbors as they head to their illegally parked cars. One would think that in an effort to convince the neighbors that such events would not occur in future the Petitioner would at least try to avoid such activities in the days leading to the originally scheduled May 19 hearing date, but no. Their indifference to the community was in full display in the weeks before the originally scheduled hearing date as yet another weeknight event was held. The calm of the neighborhood was again disrupted past 11:30 pm by blaring music and the screaming of drunken patrons.

Clearly, the petitioner has been operating under the mantra 'it is better to beg forgiveness than ask permission', and the residents have been the ones to suffer as a consequence. Had the Petitioner requested the ability to turn this location into an event space hosting nighttime parties when originally seeking a license for the redevelopment of this building, the residential opposition would have been overwhelming. Knowing this, the Petitioner elected to hold such events without seeking permission. They should not now be allowed to flaunt the zoning, ignore the neighbors, and then be rewarded for their bad behavior.

This is not a case in which this Board will be required to speculate as to the potential effects the Petitioner's proposed use will have; we have already seen them. Instances of excessive noise, drunkenness, behavioral issues, parking violations (which are inevitable as there is no evening public parking in the area) have occurred every time they have hosted what they have

euphemistically refer to as a “corporate event”. This is behavior which is intolerable in a residential neighborhood – and there are literally dozens of residences within just 100 feet of this property.

The very nature of the Petitioner’s proposed use constitute a nuisance, present a public safety hazard, and adversely affect the neighborhood. It is hard to imagine any use for this property which would be more disruptive.

For these reasons, I urge this Board, in the strongest possible terms, to reject this petition.

Respectfully submitted,

Steven J. Bolotin

Steven J. Bolotin, Esq.
7 Donnell Street, Unit C
Cambridge, MA 02138

From: Luis Vasquez <luisvasquez617@gmail.com>
Sent: Monday, June 27, 2022 5:00 PM
To: Pacheco, Maria
Subject: Case number BZA-170043- Built work and gather. Abutters letter

Thank you for allowing comment via email regarding Built: Work & Gather.

When Built first arrived to the neighborhood a few years ago, we were under the impression that the business model would focus on offering work and meeting space during the day. Sure, perhaps that would mean an event or a larger gathering here and there, but nothing would brace us for what we would have to endure to this day.

Very quickly, especially as the pandemic and its restrictions took effect, an influx of parties during all days of the week, many going late into the night, or very early hours into the morning, caused for many sleepless nights, exhausted children in the morning, and walking out to litter and glass bottles on cars, on the avenue, and in our property. Just looking out of our window we've seen public urination, including on the side of the building neighboring a three family home, fights between patrons where glass bottles are thrown back and forth, loitering out in the middle of the street daring cars to hit them, and patrons outside smoking marijuana which on more than one occasion has made its way into our children's bedroom when their windows are open.

The constant nightclub behavior exhibited at this business has been a huge disruption for our neighborhood and my family. Our routines have been altered because of these constant parties that mostly go deep into the night. My kids are fearful now of going outside when there are parties. We don't walk our dog anymore when there are parties due to safety concerns, which again, can be at any night of the week including Sunday nights and Monday nights. There has been little to no regard for the residential area that surrounds them.

People come from all over and bring DJ's, alcohol, and take up parking, including residential spots. Their website advertises "free parking on Concord and Huron" - that is not fair to homes and small businesses in the area. Our driveway specifically is almost regularly partially blocked or fully blocked by visitors of Built and has even been trespassed multiple times to unload items and equipment.

We are concerned and very nervous that giving this business more leeway to continue being a disruption in the neighborhood with constant nightclub behavior and little to no regard for the residential area they are in, will only bring more conflict and unease to the families that surround them. I am not quite sure exactly what they are permitted for at the moment or if they can even host these parties to begin with, or go well past 10pm on any day of the week, or have alcohol, which happens very regularly already, as evidenced by a photo just a couple weeks ago we woke up to of a shattered bottle of hard alcohol outside of their front door where our son passes by with his friend on their way to the bus stop for school on a regular basis. That is very dangerous.

We root for small businesses to succeed, but this one here has, unfortunately, been very irresponsible, disruptive, combative to resident concerns, and unsafe. Something has to change with their current operation, and rewarding them with more flexibility to capitalize on more dollars over being good and peaceful neighbors does not seem courteous, fair, and is unfathomable. Interestingly enough, in the weeks leading up to this hearing, the place has been quiet with no parties, which is extremely rare, never happens, strategizing for this upcoming hearing.

I am confident that the unruly free for all nightclub activity will resume once this hearing passes, despite the adjusted permits being granted or not. I really hope that is not the case.

We strongly encourage you to look up the police reports and citations that have been filed regarding violations and disruptive behaviors exhibited by Built, because there are many. We ask you to take those into consideration.

Please do not allow this problem to get worse. Cambridge has always put families first, which makes it a unique and vibrant community. Granting a permit to this business would bring more chaos and disruption to such an otherwise peaceful and thriving neighborhood where many children live, where tranquility is a featured attraction, and where camaraderie unites the community.

We very kindly ask that you not approve this permit request by Built work and gather and to execute a proper investigation into this business and its practices, including their constant and disruptive nightclub activity.

Thank you.

Luis Vasquez

Owner of 276 Concord Avenue in Cambridge, MA



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 MAY 23 PM 4:11

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-170043

Address: 281 Concord Avenue

Owner, Petitioner, or Representative: James Heffernan, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case 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.

Date: 5/23/22

James Heffernan
Signature

1 * * * * *

2 (9:15 p.m.)

3 Sitting Members: Sitting Members: Brendan Sullivan, Jim
4 Monteverde, Wendy Leiserson, Jason
5 Marshall, and Matina Williams

6 BRENDAN SULLIVAN: Okay, we're all here. The
7 Board will hear Case No. 170043 -- 281 Concord Avenue.

8 JAMES HEFFERNAN: Good evening to the Board, this
9 is Attorney Jim Heffernan for Rich May, P.C. on behalf of
10 Cathy Wang.

11 BRENDAN SULLIVAN: Okay in reviewing the
12 application, before we get into the merits of it, the
13 application is a Special Permit for a Change in Use and
14 Occupancy, 281 Concord Avenue.

15 And the original Certificate of Occupancy was in
16 the basement was for storage; first-floor office space,
17 second floor office space.

18 And now you want to pivot to private and corporate
19 events to use as space on the first floor in the garden
20 area, such as wedding showers, baby showers, birthday
21 parties and so forth.

22 And you're seeking relief under 4.35 -- 1-1

1 commercial recreational establishment, Section 4.35g, a
2 nightclub; and Article 10, Section 10.40. Is that correct,
3 Mr. Heffernan?

4 JAMES HEFFERNAN: That is partially correct. And
5 I apologize, I got on board this week and got up to speed,
6 and upon seeing the agenda, seeing the nightclub part, I was
7 surprised by that and that is a mistake. There is no
8 intention to open a nightclub here. That use should be
9 stricken from the applicant.

10 BRENDAN SULLIVAN: Okay. One of the criteria,
11 Section -- Article 4, Section 4.35.1.1, commercial
12 recreation establishment, that under Zoning Ordinance
13 6.36.511, you are required to provide parking, one space for
14 every 400 square feet.

15 There is approximately 2800 square feet there now,
16 so you would have to provide a lot of parking. And it
17 obviously appears that not able to provide that parking.
18 However, the application is not seeking relief for parking.

19 So even if we were to grant the relief, well let's
20 put it this way -- if we were to entertain granting of the
21 relief we couldn't, because you'd be in violation of that
22 section of the parking requirement.

1 So where I'm going is that it would appear that
2 you should continue this matter, and you may require a new
3 filing to seek relief under 6.36, and the reasons why you
4 cannot comply, and the reason why we should grant the
5 special permit for relief from that particular section, as
6 well as the other sections that you're applying for, and
7 also that to modify the fact that you're not seeking relief
8 for 4.35, which would be a nightclub.

9 JAMES HEFFERNAN: Understood. And I appreciate
10 your care and attention to this. With your suggestion to
11 continue from hearing the prior hearing, is the June 30 a
12 possibility or are we -- do we have time to modify for
13 relief under the parking?

14 BRENDAN SULLIVAN: Well, you would have to -- a
15 new filing would be that you would have to file it
16 immediately.

17 JAMES HEFFERNAN: Yeah.

18 BRENDAN SULLIVAN: Maybe Monday-ish or so, and
19 there has to be an advertising for it.

20 OLIVIA RATAY: It's for Case --

21 BRENDAN SULLIVAN: June 30, and they would be able
22 to file and readvertise? Because it has to be readvertised

1 for two weeks prior. So it would be tight, but you probably
2 could do it.

3 JAMES HEFFERNAN: Okay. So if we're -- just to
4 rehash it, if I got a call filing in by Monday regarding the
5 parking, it's tight, but we can make it on June 30?

6 BRENDAN SULLIVAN: Correct. I would have to
7 double check with Maria Pacheco, where she's really the guru
8 on this, and -- but it appears that that would work for the
9 June 30. What I will do is to keep the case alive, I will
10 continue this case, so that we don't run afoul of the
11 repetitive petition instruction.

12 JAMES HEFFERNAN: Uh-huh.

13 BRENDAN SULLIVAN: And then review it over the
14 weekend, obviously, and you might even have conversation
15 with Maria tomorrow evening, actually, so that she can leave
16 that spot open for you.

17 JAMES HEFFERNAN: Understood. Understood. I
18 really appreciate your --

19 BRENDAN SULLIVAN: And also a new application to
20 clearly state exactly what the proposed operation will be.
21 Because the nightclub does raise issues.

22 And also, you're saying you just were on board the

1 last few days or so?

2 JAMES HEFFERNAN: Yeah, let me clarify that all I
3 too. I -- you know, I represent Cathy for quite some time.
4 She is a -- I'm biased because she is a good person. I
5 don't usually just jump on anything for a random client, and
6 -- I think -- she understood this was a simpler process than
7 it is, and so I was happy to jump on board, because I do
8 know the site, and I know her well.

9 BRENDAN SULLIVAN: Okay.

10 JAMES HEFFERNAN: But hearing about your concerns
11 about parking, what you're saying to me makes a lot of
12 sense.

13 BRENDAN SULLIVAN: Right. And what you want to do
14 is review the correspondence and the letters in the file,
15 the public record anyhow. So --

16 JAMES HEFFERNAN: Yes.

17 BRENDAN SULLIVAN: -- if you need any help, or see
18 if there's any additional ones. All right.

19 JAMES HEFFERNAN: Yep. And we have reviewed
20 those, and we were prepared to answer a number of those
21 concerns. But you're raising a very critical point about
22 parking.

1 BRENDAN SULLIVAN: All right. Good. Any comments
2 by members of the Board regarding the continuing of this
3 matter? Jim, any?

4 JIM MONTEVERDE: No comment.

5 BRENDAN SULLIVAN: Wendy, Jason, Matina, any
6 comments?

7 COLLECTIVE: No comment.

8 BRENDAN SULLIVAN: Okay. Let me make a motion,
9 then, to continue this matter, Case No. 170043, 281 Concord
10 Avenue, to June 30, to June 30, 2022 at 6:00 p.m. on the
11 condition that the petitioner change the posting sign to
12 reflect the new date of June 30, 2022 and the new time of
13 6:00 p.m., that that any new submittals pertaining to this
14 particular case, #170043 that is not any new submittals and
15 changes to the documents, that they be in the file be by
16 5:00 p.m. on the Monday prior to the June 30 hearing.

17 Also, that the petitioner signed a waiver of the
18 statutory requirement for a hearing and a decision to be
19 rendered thereof. Maria can send that to Jim, and you can
20 sign it please and e-mail it back.

21 And I would ask that it be in by 5:00 p.m. a week
22 from Monday, so through all of next week you send that back.

1 And that is a condition to the continuing of this matter.

2 MATINA WILLIAMS: Mm-hm.

3 BRENDAN SULLIVAN: On the motion, then, to
4 continue this matter to June 30, Jim Monteverde?

5 JIM MONTEVERDE: In favor.

6 BRENDAN SULLIVAN: Wendy?

7 WENDY LEISERSON: In favor.

8 BRENDAN SULLIVAN: Jason?

9 JASON MARSHALL: Yes, in favor of the continuance.

10 BRENDAN SULLIVAN: Matina Williams?

11 MATINA WILLIAMS: Yes, in favor of the
12 continuance.

13 BRENDAN SULLIVAN: Brendan Sullivan yes in favor.

14 [All vote YES]

15 BRENDAN SULLIVAN: On the five affirmative votes,
16 this matter is continued until June 30, 2022, at 6:00 p.m.
17 See you then.

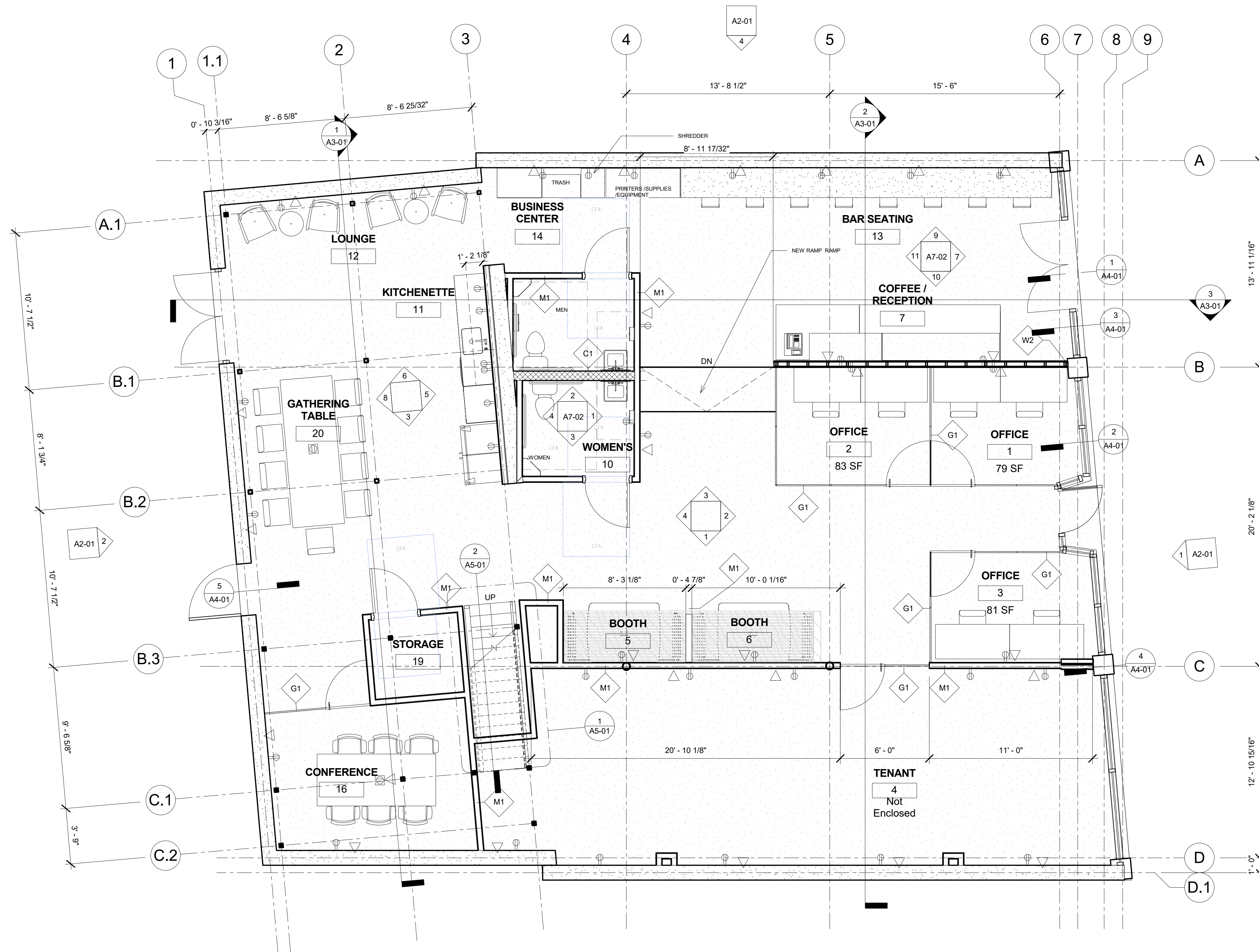
18 JAMES HEFFERMAN: Thank you very much.

19

20

21

22



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

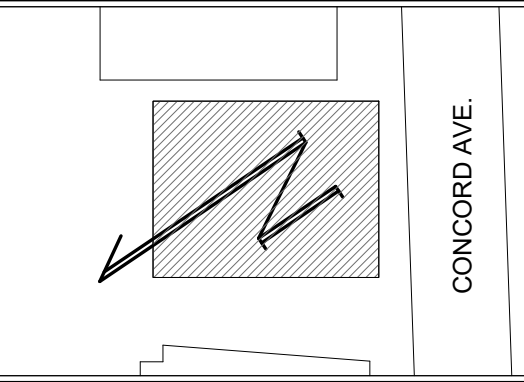
CIVIL ENGINEER
UPDATE

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

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 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

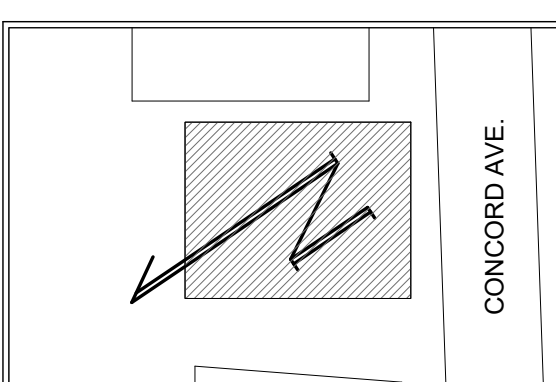
CIVIL ENGINEER
UPDATE

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

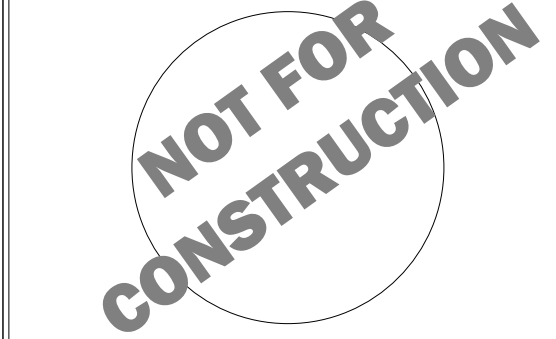
STRUCTURAL ENGINEER
UPDATE

**MECHANICAL/ELECTRICAL
/PLUMBING ENGINEER**
UPDATE

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



REGISTRATION



BUILDING PERMIT APPLICATION

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

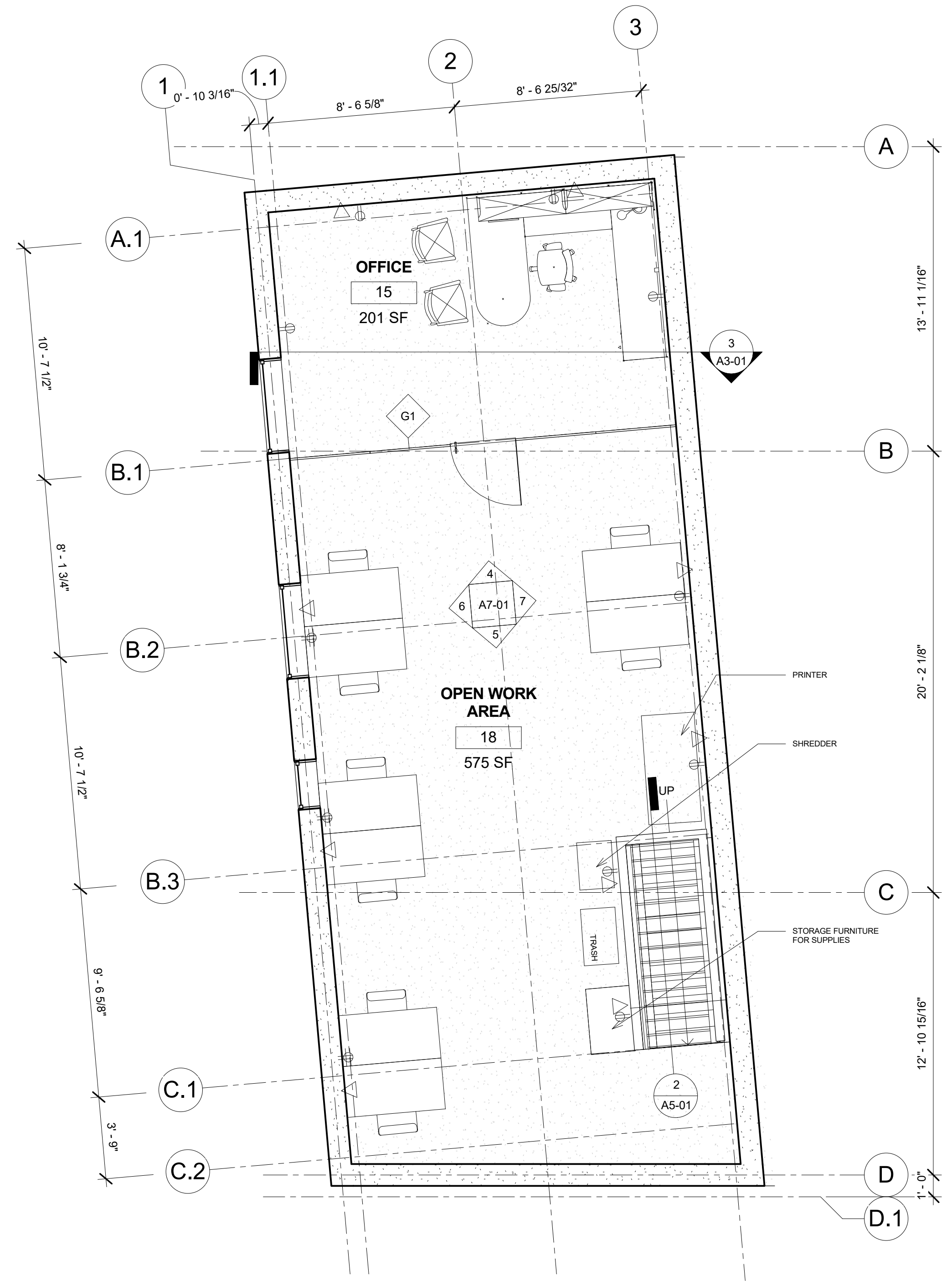
REVISIONS

No.	Description	Date

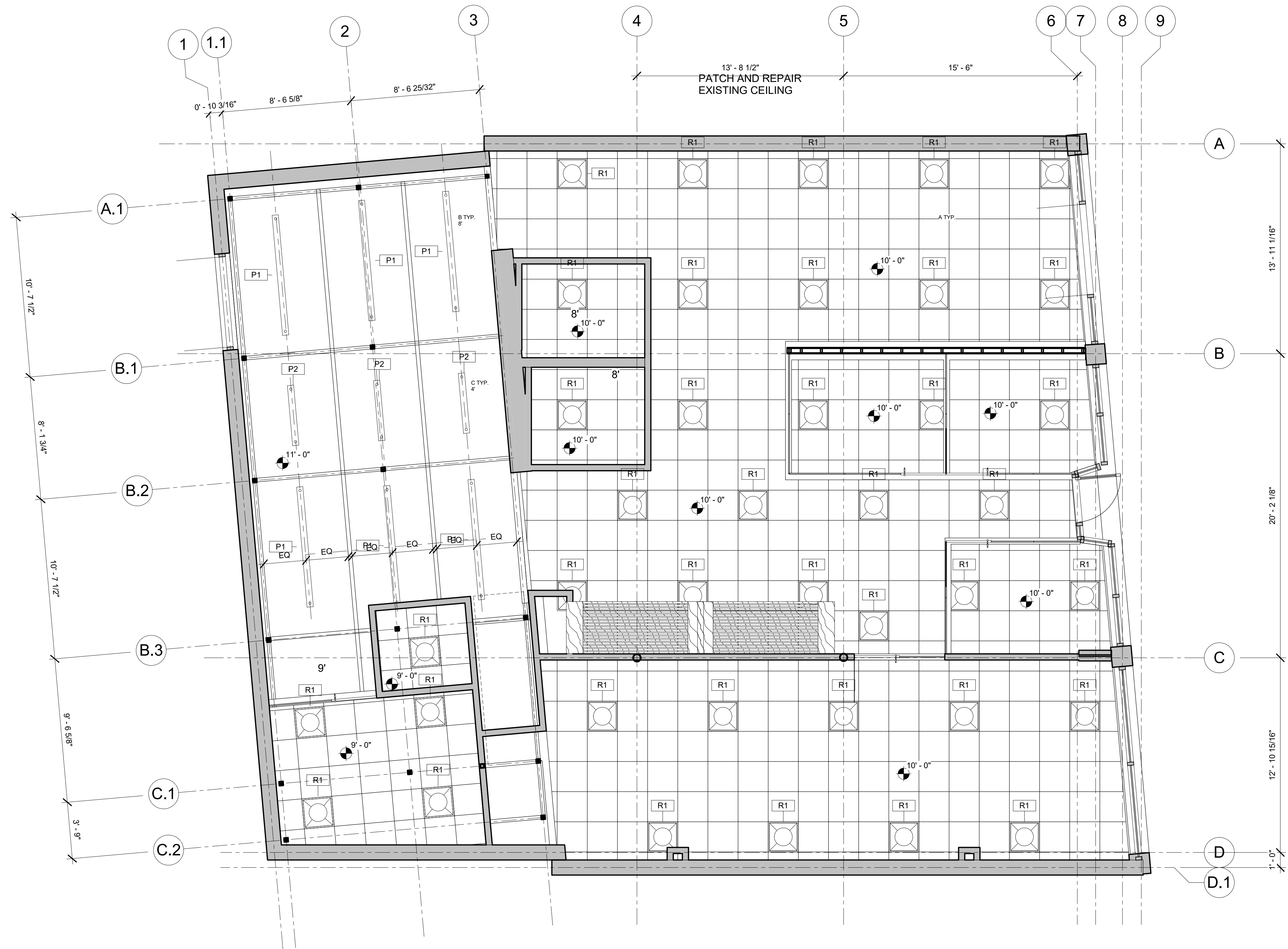
LEVEL 02 FLOOR PLAN

A1-02

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

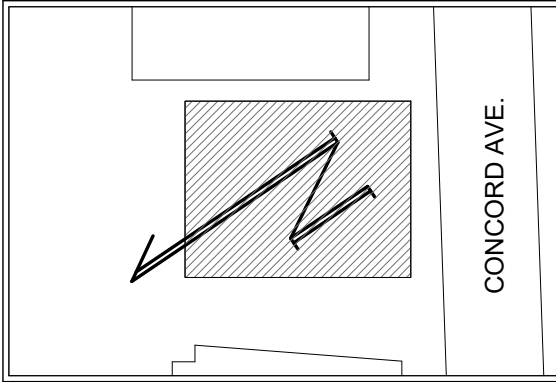
PROJECT ADDRESS:
 281 CONCORD AVENUE,
 CAMBRIDGE, MA 02138

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

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

CONSULTANTS

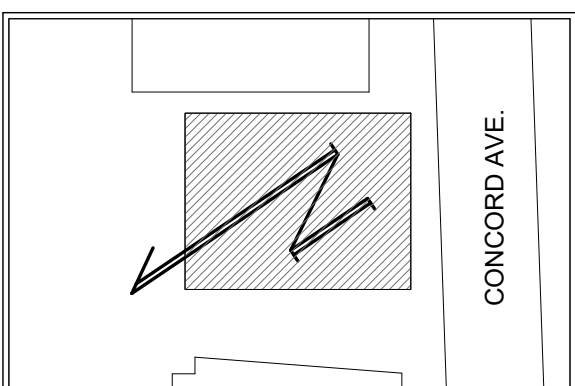
CIVIL ENGINEER
UPDATE

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"

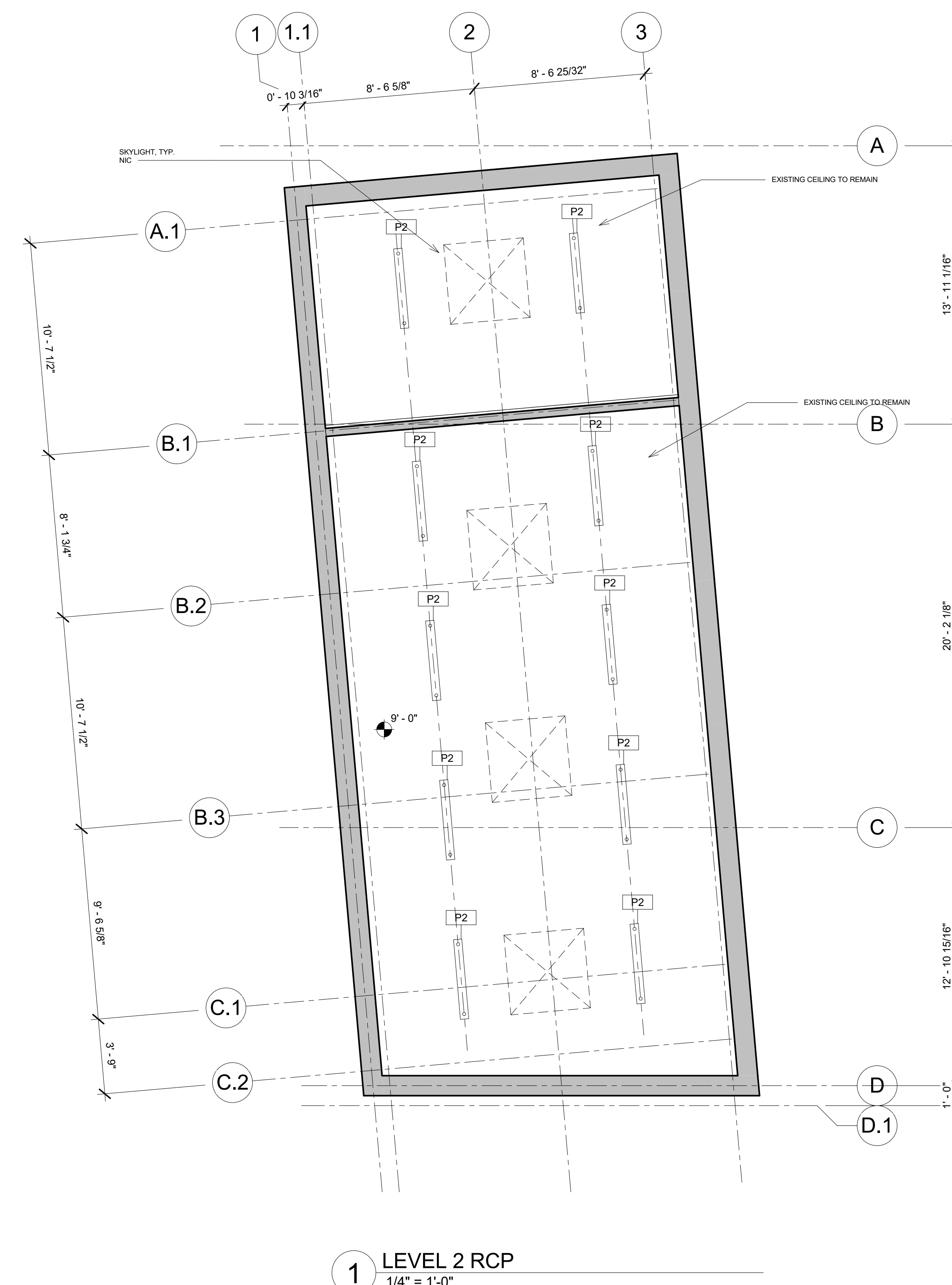
REVISIONS

No.	Description	Date

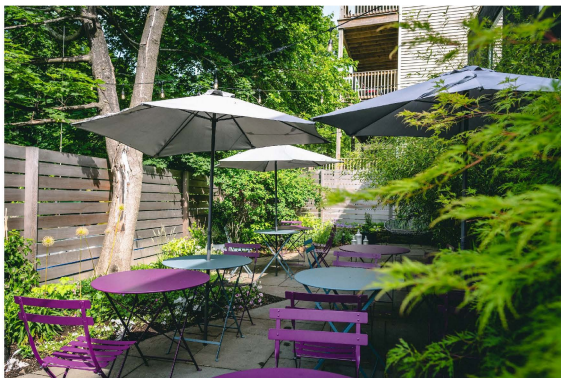
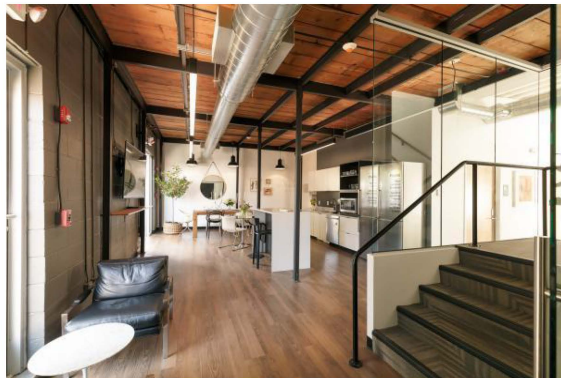
LEVEL 02 RCP

A1-12

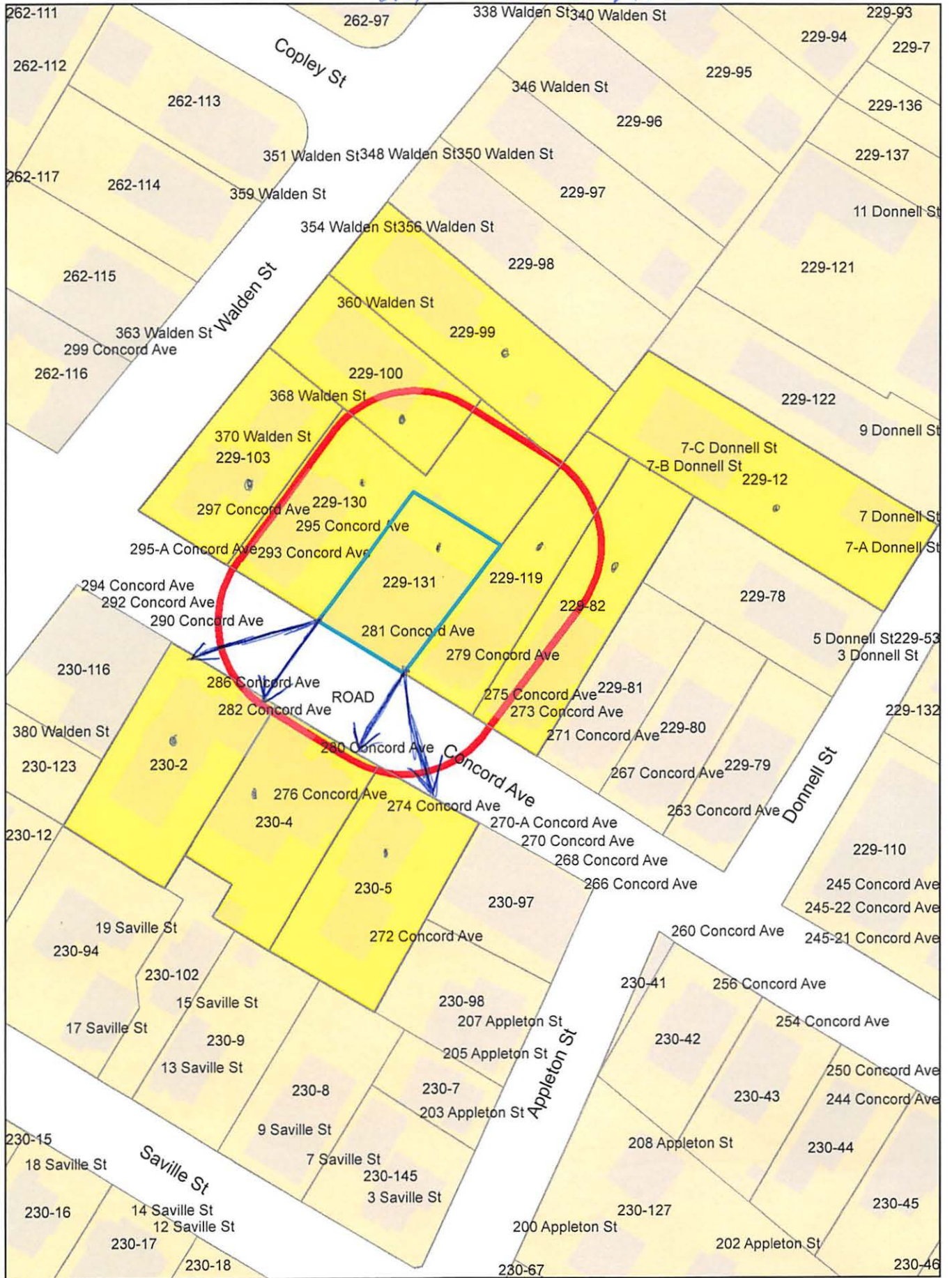
Webster Ave Residences



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

Pacheco, Maria

From: wani <wani@waniyang.com>
Sent: Monday, May 9, 2022 1:05 PM
To: Pacheco, Maria
Subject: from wani yang RE: Case # BZA-170043

Hello Maria,

Thank you for speaking with me last week regarding the hearing for 281 Concord Avenue. Case # BZA-170043

I misspelled your last name in last weeks email and think that it did not reach you.

My neighbors and I are still awaiting the formal notifications from the city to the abutters of the property for the hearing.

My concerns with the space was that it was intended for either retail and or office space and pivoted to being a private event space without notice to the neighborhood fairly quickly. The neighborhood agreed to the retail or office space category for that location when it was first conceptualized. It had remained so for over 50 years.

Right now, The business continuously violates the quiet hours ordinances and the noise level ordinance in Cambridge in general for such a densely populated area of mostly residential neighbors. This level of disturbance has made the quality of most weekends lessen.

Their website advertises that the facility is sound proof and also a new construction. It has had renovations, but it is not of new construction and no specs of building officially being soundproof.

Furthermore, their website advertises that there is plenty of parking and has a color coded map of all the parking throughout observatory hill neighborhood and also Huron Village along with the count of the spaces. It specifically states that the residential spaces are free for all on Sundays. The residents in this neighborhood are losing street parking spaces.

Having several businesses that have patrons who use these spaces, it does not seem logical to have a private event space that rents out mostly on weekends that has an occupancy of over 50 to be able to maintain that level of accommodations and noise containment.

I understand that a feasibility study is often needed and approved before such businesses are allowed to operate in the neighborhood with the required permit and license.

It concerns me that litter such as glass beer bottles and other glass alcohol bottles has been found after the events and often broken. Trash has been found inside neighboring gardens and loud activity continues after the allowed hours.

Thank you in advance for listening to my concerns.

Regards,
Wani

p: 617.686.9868 | e: wani@waniyang.com

Pacheco, Maria

From: Joy Kolin <joy@abroadmodern.com>
Sent: Monday, May 9, 2022 6:16 PM
To: Pacheco, Maria
Subject: Letter in support of Built (281 Concord Ave, Cambridge MA)

Dear Maria,

I am co-owner of Abroad Modern (www.abroadmodern.com), a small women-owned business located at 292 Concord Avenue, Cambridge MA. We are located across the street from Built and have significantly benefited from our proximity to Built..

Built events bring people to the neighborhood that otherwise would not come to Concord Ave and visit our store. Built has generated significant foot traffic for us and other adjacent businesses. This in turn has increased sales and brand recognition of our store. This has been immensely helpful getting through the significant slow down of our business after the holiday season in 2021.

I believe that having Built pivot to private and corporate events will even further generate foot traffic and help the businesses along Concord Avenue. I do hope that Cambridge will approve the Built request.

I am happy to discuss this in person with you as well, if that will help.

Many thanks in advance!

Joy

--

Joy Kolin
Abroad Modern
Director of Impact + Founder

.. . . .

women owned + impact driven

creating jobs for global partners + supporting women world-wide

.. . . .

www.abroadmodern.com

@abroadmodern / #MyAbroadModernHome

292 Concord Avenue

Cambridge, MA 02138



Pacheco, Maria

From: Nate Emerton <nemerton@gmail.com>
Sent: Monday, May 9, 2022 5:41 PM
To: Pacheco, Maria; License Commission
Subject: BZA - 170043 / letter of support

Dear Board Members

I'm writing in support of the petitioner for case no. BZA-170043 at 281 Concord. While I'm not a direct abutter I do live two streets over on Hutchinson St. I have zero concerns about the use of this building incorporating gatherings in the manner described by the petitioner. They would be a welcome addition to a neighborhood supportive of small business.

More concerning to me is the attached flyer, which is how I found out about this petition. These are the same scare tactics the anti-affordable housing crowd have used in our city to stifle new and creative uses of building that benefit the many and not just the privileged.

It's unfortunate to see these same tactics deployed on an entrepreneurial business owner that has only improved the neighborhood since originally converting this space to the welcoming and enjoyable co-working business, Built.

Best Regards,
Nate Emerton
4 Hutchinson St

QUIET ZONE IN OUR NEIGHBORHOOD NEEDS TO BE PROTECTED

**“BUILT” Work and Gather office space located at 281
CONCORD AVE has been renting out their space for private
events and bringing in disruptive gatherings.**

They are petitioning for a special permit so that they can operate with an entertainment permit to allow alcohol to be served to the public, loud music, dancing and more at private events, not just corporate events and wedding events. There have been multiple violations involving the volume of noise and operation without this permit up to this point for nightclub activity. Residential parking spaces are being taken up weekends due to participants of these private events with gatherings continuing after allowed hours.

**VIRTUAL HEARING REGARDING THIS PETITION -
SCHEDULED FOR**

THURSDAY- MAY 19, 2022 @ 7:30PM

(be advised can be earlier or later in the docket)

Copies of application are on file with City Clerk's office

**All HEARINGS FOR THAT DAY STARTS AT 6PM - Standby!
members of the public can participate or view the meeting
remotely using the Zoom Webinar**

link: <https://cambridgema.zoom.us/j/85702655517>

Or join by phone: Dial +1 929 436 2866 or + 1 301 715 8592 -
Webinar ID: 857 026 55517

- CASE NO: BZA-170043
- LOCATION: 281 CONCORD AVENUE CAMBRIDGE, MA
- ZONING DISTRICT: BUSINESS A-1-ZONE (MIXED USE
RESIDENTIAL AND COMMERCIAL)

Please review the Public Notice posted at 281 Concord Ave.

**Please help keep our neighborhood a quiet zone by joining the
virtual hearing and please email : license@cambridgema.gov and
Maria Pacheco mpacheco@cambridgema.gov with concerns
before 5pm Monday May 16, 2022**

Nate Emerton
Mobile: 617-645-4152

Pacheco, Maria

From: Dari V. <darivasquez617@gmail.com>
Sent: Wednesday, May 11, 2022 2:55 PM
To: Murati Ferrer, Nicole
Cc: Pacheco, Maria; License Commission; Nolan, Patricia; DePasquale, Louie; Singanayagam, Ranjit
Subject: CASE NO: BZA-170043

Thank you Nicole for pointing me in the right direction. I forgot to attach the case number: BZA-170043. I am unable to make the hearing on May 19th and would like to add my input via email.

Sincerely,
Dari Vasquez

On May 11, 2022, at 8:39 AM, Murati Ferrer, Nicole <nmuratiferrer@cambridgema.gov> wrote:

Thank you for your correspondence. I believe you are trying to reach the Board of Zoning Appeals so I have forwarded your email to the appropriate persons. Notwithstanding, based on the information below I have also forwarded your email to our investigative unit that will look into the allegations to ensure that if licenses are required they are obtained.

Thank you.

Nicole Murati Ferrer, Esq., Chair
Cambridge License Commission
Pole and Conduit Commission
831 Massachusetts Avenue
Cambridge, MA 02139
(617) 349-6140
Website: www.cambridgema.gov/license
Application/Renewal Portal: <https://cambridgema.viewpointcloud.com/>

If you feel comfortable sharing, please let me know by which pronouns you identify.

From: Dari Vasquez <darivasquez617@gmail.com>
Sent: Tuesday, May 10, 2022 5:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; License Commission <License@CambridgeMA.GOV>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 281 Concord Avenue opposition to obtain permit

To whom it may concern,

My name is Dariana Vasquez. We live across the street from the business "Built work and gather" originally promoted to be an office space and corporate events which now operates more like a lounge and nightclub space in a residential neighborhood, even during most of the pandemic where countless infractions were committed. We

personally have called the police multiple times about this business during the late hours of the nights, and even into early mornings like 1, 2, 3am in the past, as recently as this past Sunday May 1st about loud parties and patrons at that business. As promoted on their website ***“Let us know what your intended hours are, we will make it work.”*** Police just come by to say to turn the music down but the party keeps going and it does not get any quieter most times. These parties bring large crowds to the neighborhood, over 100 people most times. Which on their website <https://www.builtworks.io/> used to say that events are for up to 75 people. This website’s information has changed multiple times. Built is now gear for ***“events and big and small celebrations”*** both indoors and outdoors as they do have an outdoor space in the back of the building.

As promoted on their website ***“Our space is great for cocktail style gathering with YOUR own catering, beverage and alcohol drinks”.*** ***“We allow clients to provide their own beer and wine if they obtain a liquor license from City Hall and hire a TIPS certified bartender. Unfortunately, this license does not cover liquor. If you want to serve hard alcohol, you are required to hire a licensed bartending or catering service”*** The majority of the guests to these events ***do not*** obtain a license from the city hall nor hire a cover liquor, they just come and bring alcohol to these parties and Built does not monitor nor care as long as they get paid. I personally had to call the police because there was a fight outside in the middle on Concord Ave. with men throwing glass bottles at each other and running drunk around the neighborhood. This business is applying to obtain a liquor license which should ***never*** be approved by the city as it would bring more drunk people and accidents to our beautiful neighborhood. Built is surrounded front and center, side by side to family ***homes***, which they have no respect for hosting parties there for months now ***without a license***. I am tired of waking up to trash and litter on sidewalks, streets, on top of cars, and on our property especially.

We have three kids who can’t sleep when these events are happening and don’t feel safe even walking our dog when there are large gathering people overtaking the neighborhood hanging outside, sitting in peoples steps, lingering, or on residential streets where many guests have been parking without a permit.

I have also called the police multiple times about cars blocking my driveway, time and time again, as these events bring people who do not live here to take over all the street parking and sometimes even inside my driveway. I cannot believe my eyes when their guests have pulled trucks or vans into our private driveway to unload equipment for their events. Built even requires event insurance for these events even when they do not have an event and entertainment license themselves. Some of the party goes damage property as they can get wild in that illegal nightclub. Here you can see their required event insurance:
<https://www.theeventhelper.com/#inQIK2>

As promoted on their website, they invite people to use OUR Cambridge resident parking ***“It is on street parking. There are many non-metered parking spots across the street. On concord avenue/Huron avenue, there are a lot of spaces for free all day parking. See the link to the parking map. On Sunday, you can park anywhere - even with a resident permit area. We have a map***

for your parking.” This is **not fair** to us who also need and pay for a residential sticker to park on the street and to keep it clean, especially given the issues with littering by their guests. The mornings after these events I have found litter including alcohol bottles all over the street and in my patio space. I have also removed litter and glass bottles from my neighbors property after witnessing Built's Patrons discard items before driving off or while getting out.

Built is not a responsible business and does not monitor these parties which also brings smokers, weed and drugs into our neighborhood. I have to avoid going out with my family because they gather out front to smoke and they have even urinated on the side of the business between the building and the homes next door. What a shame the whole experience has been since opening.

Please check out their website <https://www.builtworks.io/> and instagram [@built_work_gather](https://instagram.com/built_work_gather) for more information and photos as they have posted some of the previous parties with DJ's loud speakers, live music outdoors, people bringing and hard alcohol without a City of Cambridge permit or noise permit application for after 10pm.

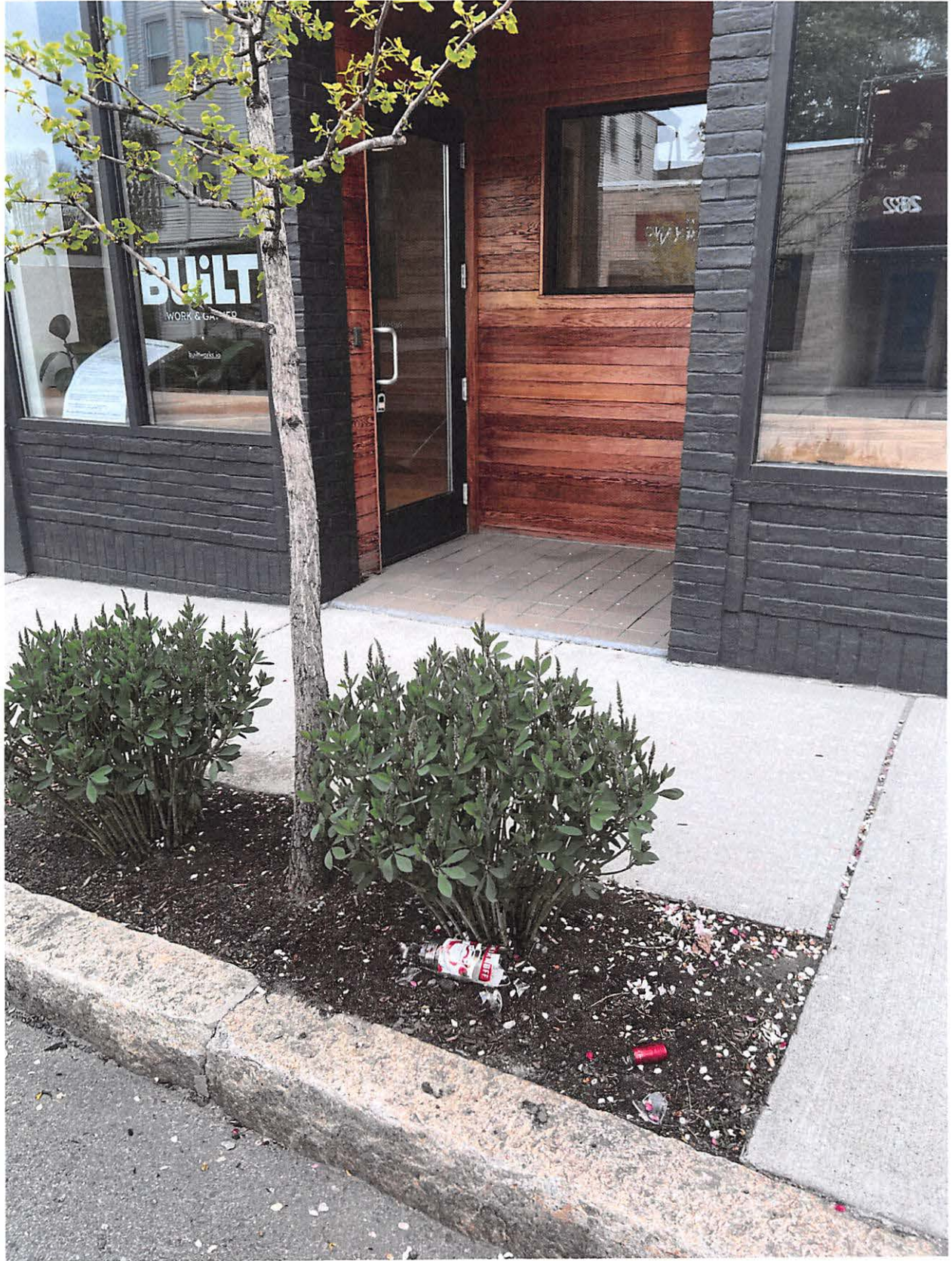
Some of the violations already committed include but not limited to: Art 4.000. Sec. 4.35.I-1 (Commercial Recreation Establishment) & Sec. 4.35.G (Night Club) Art. 10.000 Sec. 10.40 (Special Permit).

In my opinion Build should be shut down and fined for violating the terms and purposes of its business, jeopardizing the safety and security of the neighborhood, disrespecting neighbors and not having a positive impact on its surroundings.

We strongly oppose Built's petition to turn our family neighborhood in West Cambridge into a nightclub/event/wedding/babysower/birthday environment. Please acknowledge by email when you have read this email to confirm you receive it and contact me with any questions or concerns.

Sincerely,
Dariana Vasquez

I took this picture of the liquor bottle this past Sunday May 8th





These pictures from their instagram show a little bit of the parties with alcohol, loud music speakers, DJ's, live music outdoors, etc. please visit their instagram and website for some more.

4:38

Safari



BUILT_WORK_GATHER
Posts

Follow

built_work_gather Built tour.

October 27, 2021

BUILT built_work_gather



7 likes

built_work_gather @ishantherapper and his college friends- music production at @built_work_gather last night. #production #cambridge #cambridgeevents

October 3, 2021

BUILT built_work_gather
Built Coworking and Event Space



4:40

Safari



BUILT_WORK_GATHER
Posts

Follow

7 likes

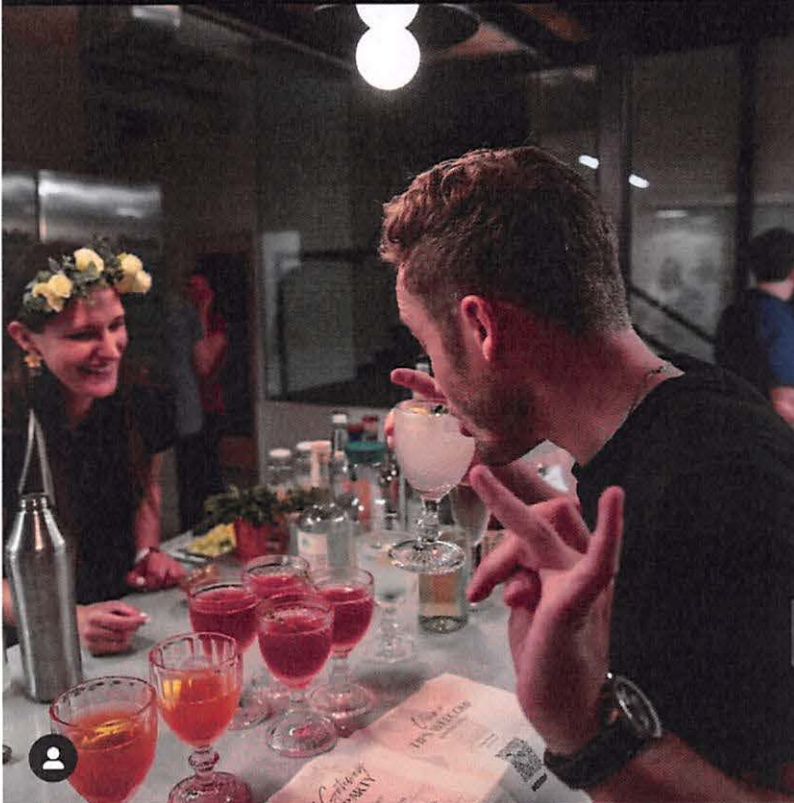
built_work_gather Friends shared a glass of wine and chocolate cake- sitting 6' apart at the farm table:)

August 20, 2021



built_work_gather

Built Coworking and Event Space



14 likes

built_work_gather Summer time, 2021! Time flies! Would you like to seize the moment and get together with friends? Are you thinking of throwing a... more

View 1 comment



4:40

Safari



BUILT_WORK_GATHER
Posts

Follow

with friends? Are you thinking of throwing a... more

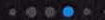
View 1 comment

August 20, 2021



built_work_gather

Built Coworking and Event Space



7 likes

built_work_gather Graciela's bridal shower

View all 2 comments

August 19, 2021



built_work_gather

built_work_gather · Original Audio



4:39

Safari



BUILT_WORK_GATHER
Posts

Follow



built_work_gather

Built Coworking and Event Space



10 likes

built_work_gather What a fun night celebrating @diamond.christian_! for she is 21! Photographer: @yatusuave

September 23, 2021



built_work_gather

Bee Gees · Stayin' Alive

