

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2022 JUN -1 PM 3: 18

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 176892

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 Xiaoguang (Cathy) Wang

PETITIONER'S ADDRESS: 281 Concord Ave, Cambridge, MA 021389

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/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Due to new office environment post-COVID-19, we are pivoting from pure co-working office on the first floor and garden area of the building to host and manage private and corporate events and required parking cannot be accommodated.

No additional work is required.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.35.I-1 (Commercial Recreation Establishment).
Article: 6.000	Section: 6.35 (Relief from Parking Requirements).
Article: 6.000	Section: 6.20 (Off Street Parking Regulations).
Article: 6.000	Section: 6.32.1 (Parking Exemptions; Small Business)
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

Xiaoguang Wang
(Petitioner (s) / Owner)

Xiaoguang Wang
(Print Name)

Address:

Tel. No.

E-Mail Address:

281 Concord Avenue, Cambridge

857-498-1918

cwang@shengen-cpa.com

MA
02138

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

October 26th 2017
April 1st, 2022

*Pursuant to a deed of duly recorded in the date 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.

NLS Notary

My commission expires 10/07/2025 (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:

Section 10.43.1 can be met based on the intended use. Anticipated delivery and loading operations will be minimal as the use is a new form of shared office space, whereby events can be hosted by local businesses, companies, institutions, etc. for corporate or private events due to the reduction in overall office space use throughout the city. Loading will be limited. No additional environmental nuisances will be added and hours of operation shall be limited by city ordinance and managed by applicant. The storefront and the architectural appeal of the building matches the visual character of the surrounding area and conforms to the City's urban design objectives. The type of use is desirable for the City as it incorporates the new post-COVID-19 work environment whereby office uses are working from home but still require space to host events and corporate meetings.

Furthermore, while the ordinance requires 9 parking spaces, the applicant is both a small business and the building was in existence prior to the parking ordinance. Moreover, applicant has secured an agreement with the abutting preschool located at 299 Concord Avenue to provide 14 tandem parking spaces on weekends and nights to address any parking and loading needs.

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:

Traffic is already limited due to neighborhood character. Clients generally take a car ride sharing service or walk. Applicant has instituted new guidelines on ride sharing services, including limiting number of people waiting outside for a car, and encouraging use of an abutting parking lot. Applicant is also using local restaurants and other service providers in the immediate area.

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:

The neighborhood allows for additional hospitality businesses. There is one directly across the street and others within a block or two of the building. In addition, the density of the neighborhood supports the operation of the proposed use and adjacent uses. Moreover, the proposed use requires the services of nearby businesses, generated further benefit to all.

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 a well-designed, well-regulated events to be held in the building. Hours of operation and strict compliance with sound ordinances will be strictly followed, including a hard shut down of 10 PM for any noises beyond ambient sounds. Focus of use will be higher-end, business

or insitutional specific uses to address growing need for companies to use private space for stay at home employees or corporate events.

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:

Applicant has had to evolve its business model due to COVID-19, which has changed the office enviornment to one of flexibility and desired need for a shared space for private events. Applicant has adjusted its policies, creating tighter contracts, improved leaning and waste management protocols, adjustment of hours, management of ride sharing programs, an agreement for off-street parking, and staff and ownership level supervision of all events.

***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

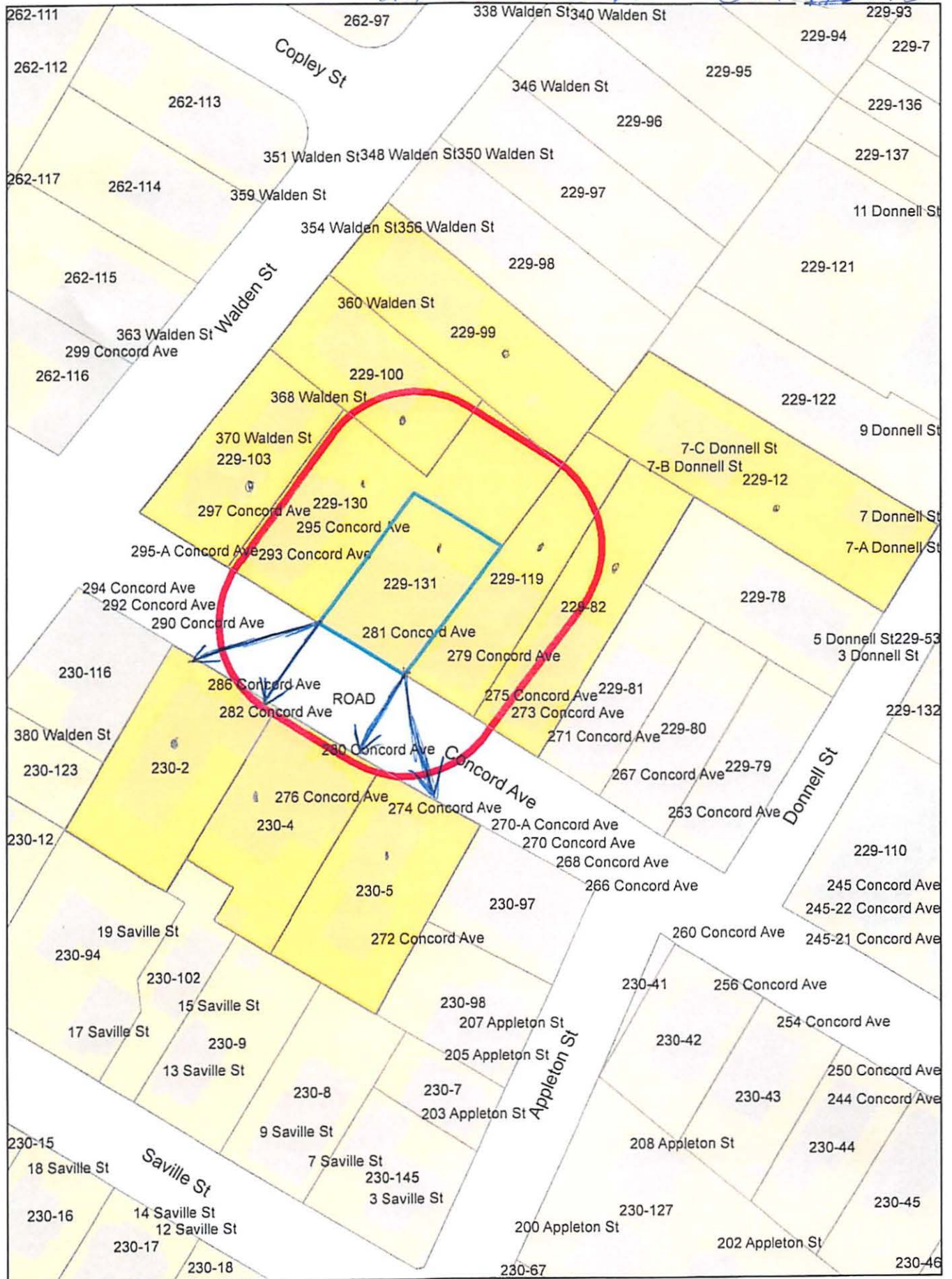
		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3724		3724		3724	(max.)
<u>LOT AREA:</u>		4029		4029		4029	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.92		0.92		1.0/0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4029		4029		4029	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50		50		None	
	<u>DEPTH</u>	59		59		None	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0		0		None	
	<u>REAR</u>	0		0		0	
	<u>LEFT SIDE</u>	0		0		None	
	<u>RIGHT SIDE</u>	0		0		None	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	20		20		35	
	<u>WIDTH</u>	59		59		None	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.25		0.25		None	
<u>NO. OF DWELLING UNITS:</u>		0		0		0	
<u>NO. OF PARKING SPACES:</u>		0		0*		9*	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

General Office use., no new construction proposed.

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'.

281 Concord Ave - BZA-176892



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

RICH MAY, P.C.
C/O JAMES B. HEFFERNAN
176 FEDERAL STREET
BOSTON, MA 02110

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

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



City of Cambridge

MASSACHUSETTS

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
BOARD OF ZONING APPEAL

2022 JUN -7 8:11 AM
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: 6/07/2022
(Print)

Address: 281 Concord Ave

Case No. BZA-176892

Hearing Date: 6/30/22

Thank you,
Bza Members

TECHNICAL MEMORANDUM

TO: Xiaoguang Wang
Built Work Gather

FROM: Ajeet Sandhu, EIT

DATE: June 24, 2022

RE: Parking Demand Management Memo
281 Concord Avenue – Built Work Gather

The forthcoming memorandum will serve as an outline for the parking demand management plan for Built Work Gather located at 281 Concord Avenue. The plan will include an overview of the existing roadway network, a summary of existing parking conditions, and a plan for managing parking generated by the site.

Existing Conditions

The site, identified as parcel 175-75 by the City of Cambridge Assessor, is approximately 4,029 square feet. No changes to the site are proposed. The site is bound by Concord Avenue to the south, residential property to the east, west, and north and located in the City of Cambridge Business A-1 Zoning District. The surrounding land use is primarily commercial and residential.

Concord Avenue runs east to west for approximately 1.2 miles between the Alewife Brook Parkway and its intersection with Garden Street. The roadway is classified as an urban principal arterial by the Massachusetts Department of Transportation (MassDOT). At the existing site, Concord Avenue includes one 10-foot westbound travel lane, one 12-foot eastbound travel lane, on-street parking on the southern side of the roadway, and eight-foot sidewalks on both sides of the road. No bicycle accommodations are provided on Concord Avenue, but many cyclists were observed on the roadway. Vehicle speeds were observed to be low and not conflicting with pedestrians or cyclists.

Multimodal Access

The proposed development site is serviced by the Massachusetts Bay Transit Authority (MBTA) bus and train systems. There are numerous transit access points located within one mile of the proposed site listed below.

- Porter Square Station is located approximately one mile from the site and is serviced by the MBTA red line and Fitchburg commuter train.
- An MBTA bus stop is located on Concord Avenue approximately 200 feet west of the site, just west of Walden Street, and services MBTA buses 74 and 78.

- An MBTA bus stop is located on Concord Avenue approximately 900 feet east of the site, just east of Huron Avenue, and services MBTA buses 72, 74, 75, and 78.

Additionally, two bike share stations managed by Bluebike are located within one quarter mile of the site. It is also worth noting, the Harvard Square Station is located just over one mile from the site and is serviced by the MBTA red line and bus lines 71, 73, 74, 75, 77, 78, 86, and 96.

Parking Analysis

Public street parking is provided on several roadways in the vicinity of the site. Additionally, a public parking lot is located within one quarter mile of the site at 161 Garden Street. On-site parking is not provided or proposed as part of this special permit application.

In order to determine available parking in the area, I conducted parking occupancy counts at the following locations:

- Concord Avenue between Walden Street and Huron Avenue
- Walden Street south of Concord Avenue
- Appleton Street south of Concord Avenue
- The parking lot located at 161 Garden Street

Counts were conducted between 5:30 p.m. and 8:30 p.m. on Wednesday, June 22, 2022. This period is thought to coincide with peak site operations.

A total of 24 on-street parking spaces are available on Concord Avenue and surrounding side streets. A total of 22 parking spaces are located at the 161 Garden Street public parking lot in addition to one handicapped space and two electric vehicle charging spaces. Built Work Gather also has an agreement with the preschool located at 299 Concord Avenue, approximately 250 feet west of the site, to provide 14 tandem parking spaces on weekends and nights. Total parking supply is 60 parking spaces.

Parking on Concord Avenue and Appleton Street is limited to two hours between 8 am and 6 pm, except Sundays. Parking on Walden Street is limited to one hour between 8 am and 6 pm, except Sundays. Parking at the 161 Garden Street lot is limited to four hours between 8 am and 8 pm with no parking between 11 pm and 5 am.

On a typical Wednesday, public parking spaces were found to be between 65 and 80 percent occupied, with a minimum of 10 spaces available during the study period. A summary of collected parking count data is detailed in the below table. It should also be noted three 30-minute parking spaces between the hours of 9 am and 8 pm are available on Donnell Street but do not have parking restrictions on Saturdays and Sundays. Permitted on-street parking is also available outside of the counted areas, with no permit required on Sundays.

Table 1 – Parking Inventory Summary

Time	Concord Ave. between Walden St. & Huron Ave.	Walden St. South of Concord Ave.	Appleton St. South of Concord Ave.	161 Garden St. Public Parking Lot	Total [Percent Occupied]
5:30	17	1	2	11 (+2 EV)	31 [67%]
6:30	15	0	1	15 (+2 EV)	31 [67%]
7:30	15	0	3	15 (+2 EV)	33 [72%]
8:30	17	0	2	17 (+2 EV)	36 [78%]
Total Spaces Available	20	1	3	22 (+1 Handicap +2 EV Chargers)	46 (+1 Handicap +2 EV Chargers)

Note: The parking availability in this table does not reflect the 14 tandem parking spaces provided by the neighboring preschool on weekends and nights.

The 2016-2020 American Community Survey 5-Year Estimates, organized by United States Census Bureau, can be used to estimate typical trip distribution for the site. Census data indicates that in Cambridge, approximately 25% of workers commute by vehicle, 25% by public transportation, 25% on foot, 5% by bicycle, and the remaining 20% used other modes of transportation or worked from home.

Assuming a minimum of 10 public parking spaces and 25% of site trips to be conducted by vehicle, an assessment can be made that events of 40 people or less will not exceed existing public parking supply. Factoring in the 14 tandem spaces provided by the neighboring preschool, the assessment can be revised to accommodate events up to 96 people. Therefore, it is recommended that the parking provided by the neighboring preschool be utilized for events greater than 40 people.

In the case where events are expected to exceed parking availability, it is recommended Built Work Gather advise clients to seek alternative methods of transportation. Public transit, bicycle facilities, pedestrian amenities, and rideshare services are all provided within the area. One item to accommodate this recommendation is to include a Frequently Asked Question (FAQ) on their website regarding best ways to reach the site, while recommending the above options over driving.

Conclusion

The purpose of preparing this parking demand management plan is to identify the impact to existing local parking of the proposed commercial facility at 281 Concord Avenue in Cambridge, Massachusetts.

Dedicated parking on site is not proposed, but public street parking is provided on most roadways in the vicinity of the site. The inventoried street parking found there to be at minimum 10 spaces available on a

typical weekday. Built Work Gather also has an agreement with the preschool located at 299 Concord Avenue, approximately 250 feet west of the site, to provide 14 tandem parking spaces on weekends and nights. Utilizing census data, 25% of trips are expected to take place by vehicle. With a minimum of 24 total spaces available, an assessment can be made that the development can hold events up to 96 people without exceeding existing parking supply.

The following items are recommendations to manage parking demand for the site.

- The 14 tandem parking spaces provided by the neighboring preschool be utilized for events greater than 40 people
- Include a FAQ on the website regarding best ways to reach the site, and recommend clients use public transit, bicycle facilities, pedestrian amenities, and rideshare services

Given the site's proximity to public transportation and location in a walkable neighborhood, as well as the census mode share data, very few trips to the site are expected to take place by vehicle. Therefore, it is my opinion that development traffic will not have a significant impact on parking demand following the above recommendations.

Pacheco, Maria

From: Laura Jean Studio <studio@ljfloral.com>
Sent: Wednesday, June 8, 2022 10:33 PM
To: Pacheco, Maria
Subject: Case no: BZA-176892

Hello,

We have been in this neighborhood for a long time and what was once a thriving area and tight knit community has been stricken down by the pandemic. Now that old businesses are coming back and new businesses are opening their doors, we are a little more hopeful that our shop and our neighbor's can survive this time. I do think Built converting to an event space would bring a lot of opportunity to many small businesses in this area. I do think an event space is an innovative and wonderful idea and Cathy has already demonstrated that most of her clients would be new to the neighborhood and become local patrons. She has also noted many of them will not be parking in the area but rather utilize car shares, so we really do not see any reason to deny this business access to the area. We are in support of Cathy and her venture at Built.

Thank you,

LauraJean Floral Team
270 Concord Avenue
Cambridge MA

Pacheco, Maria

From: GRACIELA GALUP <graciagalup@comcast.net>
Sent: Tuesday, June 21, 2022 4:12 PM
To: Pacheco, Maria
Subject: BZA-176892

Dear Ms. Pacheco,

I'm writing in support of a local business in my neighborhood called Built. I feel that Built has helped to raise the character of the intersection of Walden and Concord Avenues. When I first moved to the neighborhood 10 years ago, it was a quiet corner with a few wonderful small businesses, but it had a somewhat dilapidated feeling. Nonetheless, the quaint historical commercial building at 281 Concord Avenue showed a lot of potential in an already existing small business district. I remember that a few businesses moved into this location over the years but they didn't manage to make a successful contribution to the area. When Cathy Wang tastefully restored and modernized the building and grounds, she created what I felt was an innovative business idea that could be of use and value to the neighborhood. But the timing of the opening of Built was unfortunate thanks to covid and the business wasn't able to flourish as I'm sure it otherwise would have. Since then, I am aware that Ms. Wang has changed the scope of her business to a neighborhood public space for functions and I think it's a wonderful idea. I walk by Built often and have occasionally noticed small gatherings of people enjoying themselves there and I did not feel that it was disruptive whatsoever. I think it's a great opportunity to have a walkable/bikeable function space for the neighborhood which can also be reached by public transportation. I welcome it and hope that her idea can bring more life and business to the area while keeping the flavor of the neighborhood. Her success would undoubtedly contribute not only to the existing unique shops and restaurants in that intersection but also to the other locally-owned businesses just a block away on Huron Avenue, and to the neighborhood character and value as a whole.

Sincerely,
Graciela Galup
36 Copley Street

June 22, 2022

To: Maria Pacheco
Inspectional Service Department,
City of Cambridge

Letter of Support for Built

I live on 258 Upland Road in North Cambridge, and am writing this letter of support for Built workspace. Cathy Wang has converted Built from an unused building (next to an empty lot) to an elegant, well-designed workspace. Apart from being an eye-catching and intriguing part of the neighborhood Built has served as a great addition to the mixed-use neighborhood, strengthening the business ecosystem of Concord Avenue which features diverse businesses such as restaurants, cafes, architecture offices, furniture stores and spas to name just a few. A workspace for local engineers, scientists, entrepreneurs and knowledge-workers to congregate could form the crux of a creative community in North Cambridge.

Built provides a high-quality public space, from co-working to private events to day-use offices. As an entrepreneur living here in the Observatory Hill neighborhood, I have had to travel to Kendall Square for quality work spaces. Importantly, neither Harvard Square, Porter Square, nor Alewife afford such workspaces for entrepreneurs and knowledge-workers. I very much appreciate the fact that I can go to a neighborhood space such as Built to meet with potential customers, collaborators or business partners – many of whom live in the neighborhood! I like the fact that Built has affordable and accessible daily meeting rental and private gathering event space rentals to the neighborhood community. This space could be used to further arts, music and public gatherings and form part of a vibrant community center..

In the heavily residential areas of North and West Cambridge, there is limited access to public spaces like Built. I strongly believe the City of Cambridge should encourage Built to be a public space that holds events (either public or private) and a safe-space for communities to build new ideas, businesses and connections. I am very pleased with this new and creative use of the building and look forward to seeing it further its mission to build a stronger and more vibrant community.

Thank you for your consideration!

Verified by pdfFiller

06/22/2022
Salil Desai

Case details:

Case: BZA-176892

Location: 281 Concord Avenue, Cambridge, MA

Petitioner: 281 Concord LLC- % Xiaoguang (Cathy) Wang

June 23, 2022

To: Maria Pacheco
Inspectional Service Department,
City of Cambridge

Case: BZA-176892
Location: 281 Concord Avenue, Cambridge, MA
Petitioner: 281 Concord LLC- % Xiaoguang (Cathy) Wang

Re: A letter for supporting Built's petition

I am a film degree graduate student from Mass Art College and am writing this letter of support for Built.

Built supported my graduation film shot at its open space and backyard patio.

Built provides a charming public space. As an artist, I appreciate a public space like Built to allow daily rental that further arts, music, and public gatherings at a culturally rich neighborhood.

I traveled through Europe and Asia. The new and creative use of the buildings are very common there after Covid pandemic. By allowing Built to operate as it is petitioning for, it will help build a more vibrant, safe, and less divisive community.

Thank you for your consideration!

Yangfan Luo

Letter of Support for Built

Dear Maria,

We live on 293 Concord Avenue Cambridge, next door to Built. My wife and I are writing this letter of support for Built.

Built is a charming building on Concord Avenue. Our family has enjoyed being neighbors to Built.

Cathy Wang talked to our family about her vision of being able to open to the neighborhood through the hearing. Built's plan about opening the space to the public to allow neighbors and kids to appreciate live classic music and meeting with artists is very appealing to us.

Our family enjoys the Observatory neighborhood. It is vibrant, with shops, cafes, restaurants, design studios on our block. Built adds a missing piece which is a public gathering space. Built's plan to allow people in the city and in the neighborhood to have private events, and attend public events hosted by musicians, and artists are going to bring new patrons and foot traffic to the neighborhoods, enrich the culture, and engage the community, especially families. Built's business will benefit residents and businesses.

Built did not create noise or was disruptive to our neighborhood.

Thank you for your consideration!

Dan and Nataly Feldman
293 Concord Ave. Cambridge.

Pacheco, Maria

From: Phyllis Simpkins <hollywoodsix@icloud.com>
Sent: Wednesday, June 22, 2022 7:55 PM
To: Pacheco, Maria
Subject: Case #BZA 176892- 281 Concord Avenue

I wrote a letter opposing this petition for the last hearing, which I understand did not happen.

I continue to oppose the request for a special permit. This is a neighborhood with a combination of a few businesses and dense residential housing. This family oriented neighborhood is not designed to accommodate loud music, drinking outside, significant traffic and non-resident cars for events. Their management chose to ignore that their patrons were disturbing residents, parking illegally and breaking rules and regulations which forced families to call the police on several occasions.

This is not an appropriate location to pivot from a work space to an after hours event space. We all know that baby showers will not be their "bread and butter." They should not be granted a liquor license nor any other special permits that change their intent from a business work space to entertainment. Perhaps they should move to the Fresh pond mall which has many empty stores and plenty of nighttime parking.

Thank you. Phyllis Simpkins

Sent from my iPhone

Pacheco, Maria

From: Cathy Wang <cwang@shengen-cpa.com>
Sent: Wednesday, June 22, 2022 10:13 PM
To: Pacheco, Maria
Cc: Built Works
Subject: my abutter
Attachments: Margarette Brown ABUTTER AGREEMENT and supplementary emails.pdf

Hello Maria,

When I started talking to cambridge community development about change of usage on March, 2022, i got the zoning code and was advised to ask the direct abutter to sign the form. Attached is the form, and email communication with the owner of 293-295 concord avenue Margarette Brown, who is the daughter of the owner. She granted egress to Built, and supported our construction from the beginning by letting us use their parking lot, and allowing access to build our backyard garden through their garden.

Please let me know if you can or I can upload this for a supper letter.

I cc'd her in this email.

Cathy

--

Cathy Wang, Partner, CPA www.shengen-cpa.com
Built, Founder www.builtworks.io

Shen Gen Accounting, Tax, and Financial Services, LLC

C: 857-498-1918 |
281 Concord Avenue , Cambridge, MA 02138

"Referrals are welcomed and greatly appreciated."



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

TTY/TDD (617) 492-0235

DONNA P. LOPEZ
INTERIM CITY CLERK

ABUTTERS FORM FOR SPECIAL PERMIT USE

To Whom It May Concern:

Date 3.29.22

As Owner of Agent of 293/295 Concord Avenue Cambridge,

Massachusetts, I do hereby declare my disapproval _____ approval X of the
application of 281 Concord Avenue for a special use permit under the title "Commercial
Recreation."

party.
Signed: Margaret Bunn

Date 3.29.22

Address: 30 Pond Parish Rd. Amherst, NH 03031

ABUTTERS:

PLEASE COMPLETE FORM WHETHER OR NOT YOU APPROVE OF THE REQUESTED
SPECIAL PERMIT AND RETURN IT TO THE APPLICANT WITHIN SEVEN (7) DAYS FOR
INCLUSION IN THE APPLICATION.

APPLICANT:

PLEASE FILL IN DATE THAT FORM WAS DELIVERED TO ABUTTER (TOP RIGHT OF THIS
FORM)



Cathy Wang <cwang@shengen-cpa.com>

Re: abutter agreement

Maggie Mimeault <mesmerize138@gmail.com>

Tue, Mar 29, 2022 at 10:56 AM

To: Cathy Wang <cwang@shengen-cpa.com>

Cc: Built Works <hello@builtworks.io>

Absolutely! I'll send it back momentarily!

- Maggie

On Tue, Mar 29, 2022 at 10:47 AM Cathy Wang <cwang@shengen-cpa.com> wrote:

Hello Margaret,

How are you?

We would like to have Built expand into a commercial recreational business instead of coworking space due to the current economic situation and long lasting covid situation. We will send you a letter to ask approval from you.

Would you please kindly sign this abutter form and email or mail back to us?

Our mailing address is :

281 concord avenue, cambridge, MA 02138

Thank you very much!

--

Cathy Wang, Partner, CPA www.shengen-cpa.com

Built, Founder www.builtworks.io

Shen Gen Accounting, Tax, and Financial Services, LLC

C: 857-498-1918 |

281 Concord Avenue , Cambridge, MA 02138

"Referrals are welcomed and greatly appreciated."



Cathy Wang <cwang@shengen-cpa.com>

Re: abutter agreement

1 message

Maggie Mimeault <mesmerize138@gmail.com>

To: Cathy Wang <cwang@shengen-cpa.com>

Cc: Built Works <hello@builtworks.io>

Tue, Mar 29, 2022 at 11:07 AM

I saw that! It looks so nice! I would definitely love to meet you for lunch sometime. I'll let you know when I'm in town!

Signed form is attached.

- Maggie

On Tue, Mar 29, 2022 at 11:05 AM Cathy Wang <cwang@shengen-cpa.com> wrote:

Thank you so much Maggie!

Let me know when you will be in town, I would love to meet and have lunch or dinner with you.
Do you know there is a new restaurant across the street of Hirise Bakery? They are packed every night:)

Cathy

On Tue, Mar 29, 2022 at 10:59 AM Maggie Mimeault <mesmerize138@gmail.com> wrote:

Absolutely! I'll send it back momentarily!

- Maggie

On Tue, Mar 29, 2022 at 10:47 AM Cathy Wang <cwang@shengen-cpa.com> wrote:

Hello Margaret,

How are you?

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281 Concord Avenue , Cambridge, MA 02138

"Referrals are welcomed and greatly appreciated."



abutter form.pdf

59K

Pacheco, Maria

From: wani <wani@waniyang.com>
Sent: Thursday, June 23, 2022 5:37 PM
To: Pacheco, Maria
Subject: RE: CASE# BZA-176892- 281 Concord Ave, BUILT ----Abutters letter from 280 Concord Ave
Attachments: 281 Concord ave.pdf; parking map from BUILT website.pdf; FAQ Built- parking .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 parents own the small 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 the Board 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 is 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 reported on site for most functions to monitor 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. Private Events were also being held pre-COVID.

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 singled me out, 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 will be 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 frightened myself and my parents at their cafe that is on the corner of Concord Ave and Walden by visiting their business and 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.

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 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. This began Pre COVID.

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.

Additionally, Parking for residents and for the present businesses are greatly diminished when many events are being run at 281 Concord Ave. Congestion from ride shares prevents other cars, buses to pass safely and inevitably hinder emergency vehicles that would have to pass by. There is no loading zone in front of 281 Concord and I have observed that the loading and unloading of equipment from caterers and people setting up for the events take up many of the small business parking spaces during the day and the people setting up often seem like they put themselves in danger crossing back and forth to the event space. The event crew often park in spaces extended periods that the businesses need for customers throughout their open hours. Limited space already.

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.

I would also like to bring attention to Built's marketing on their website regarding parking. Attached you will also find some images of what Built's website states to aide the event attendees in securing a parking space.

What is also concerning is that Built especially states that residential spaces can be parked all day on Sundays and all other available spaces are mapped out on their website- color coded. As residents, we have family members who use those spaces with their visitor permits and also as residents ourselves, not being able to find a space on Sundays due to them being occupied by event attendees after a weekend away is frustrating.

You will also find one example/footage from an event that shows ride shares parked illegally on the side of the street, street congestion from multiple ride shares, people crossing in the middle of the street in traffic and cars trying to pass. This is one example of many that happens due to these events. This example is time stamped after midnight.

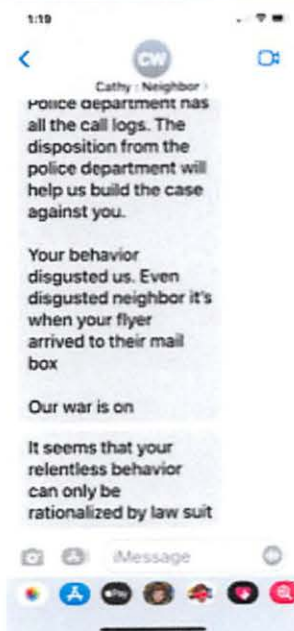
One example of broken glass after an event is also included for review.

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

Sincerely,

Wani Yang
280 Concord Ave

p: 617.686.9868 |e: wani@waniyang.com









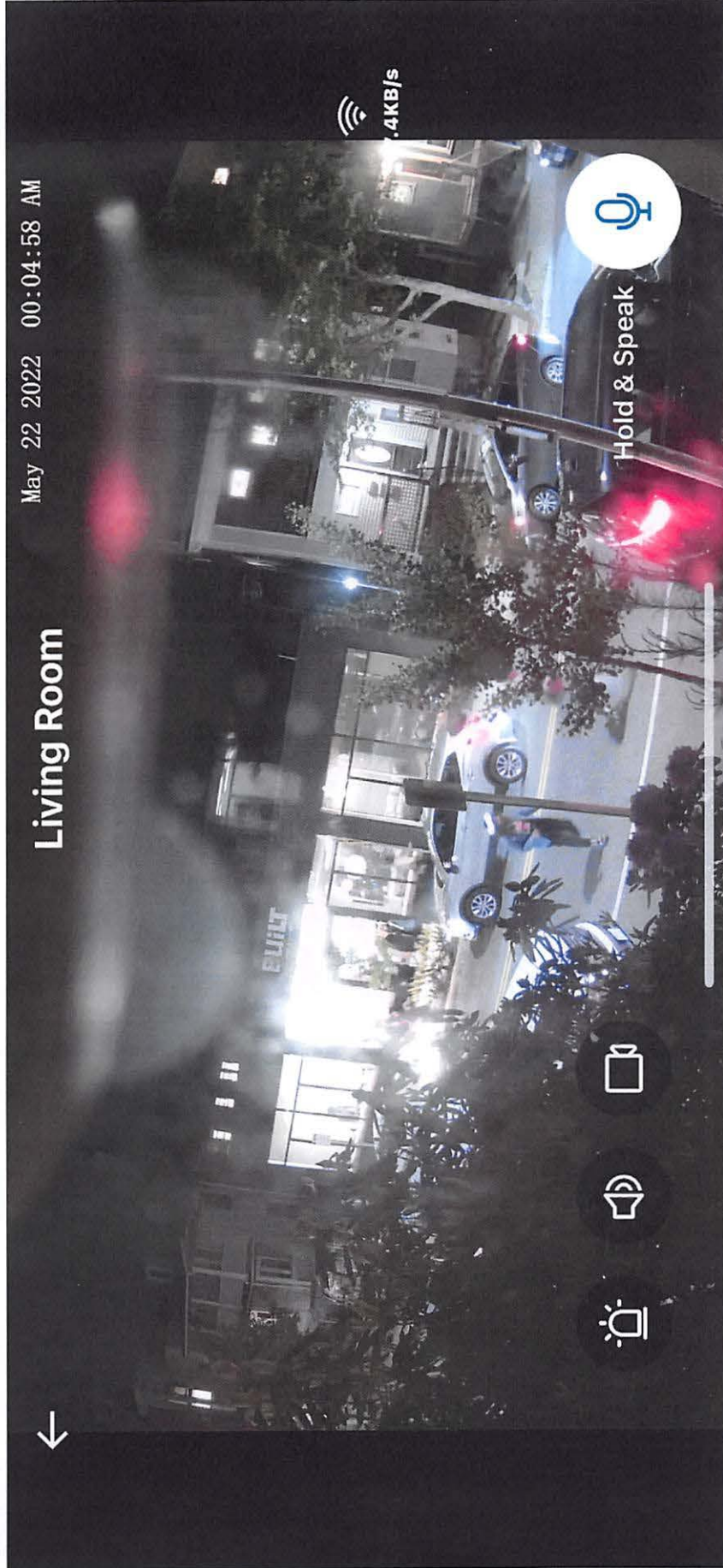
Living Room

May 22 2022 00:04:58 AM

4KB/s



Hold & Speak





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	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified Date 02/06/2021 18:31:19	
Ems Level	Alarm Level	Modified By	
Event Information			
Municipality 1. CAMBRIDGE		Business Name	
Fire Box 83		RA 908	
Correct Location CONCORD AVE			
Street # 201	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 RADIO	
RP Address	Closed By dharmon	Date Closed 02/06/2021 18:31:26	

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	Avall?	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 Date 04/03/2021 02:13:22	
Erms Level	Alarm Level	Modified By gcohen	
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 781-652-1000	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	
Police #		Call Taker rskorker	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By	
Ems Level	Alarm Level	Modified Date 04/17/2021 00:15:35	
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 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 Date 05/23/2021 20:48:56	
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 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 [REDACTED]	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	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By gcohen	
Ems 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	RP Phone	How Received 3300	
RP Address	Closed By cbetts	Date Closed 05/24/2021 03:13:39	

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 #		Call Taker dharmon	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By	
Ems Level	Alarm Level	Modified Date 07/15/2021 21:22:57	
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	
Police #		Call Taker efullerton	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By	
Ems Level	Alarm Level	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 # 83	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 Date 10/02/2021 22:12:19	
Ems Level	Alarm Level	Modified By feliacin	
Event Information			
Municipality 1 CAMBRIDGE		Business Name BUILT	
Fire Box 83		RA 908	
Correct Location BUILT / 281 CONCORD AVE			
Street # 501	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 10/02/2021 22:29:58	

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,CATLYN
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	
Police #		Call Taker feliacin	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By feliacin	
Ems Level	Alarm Level	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	ANTONPOULOS, 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			ANTONPOULOS, MILTIADES



CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #22040844

Incident Information			
Incident # 22040844		Incident Date 05/01/2022 20:44:23	
Police #		Call Taker ecrane	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By	
Ems Level	Alarm Level	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		Date Closed 05/01/2022 20:59:45	
RP Address		Closed By cchabot	

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 #		Call Taker aspears	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified Date 05/01/2022 22:51:45	
Ems Level	Alarm Level	Modified By	
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	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 #		Call Taker efullerton	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified Date 05/06/2022 22:48:16	
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 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
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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	
Fire #		Ambulance #	
Incident Type (8) NOISE MUSIC		Description	
Priority 3		Modified By cchabot	
Ems Level	Alarm Level	Modified Date 01/26/2020 00:22:51	
Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 83		RA 1009	
Correct Location 375 CONCORD AVE			
Street # 375	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

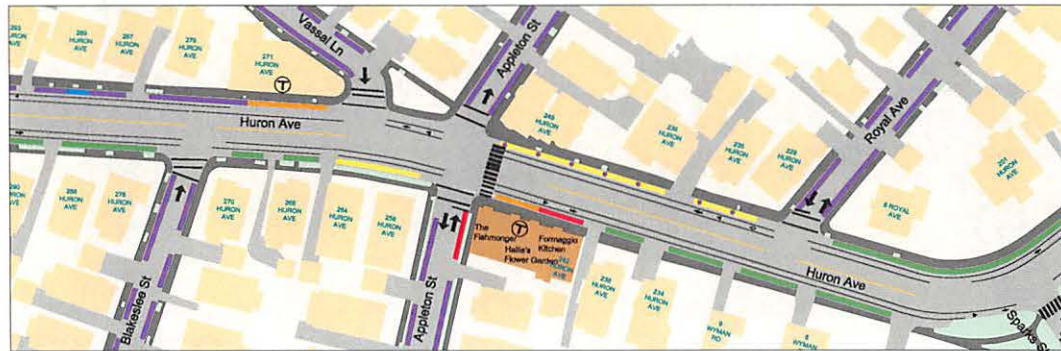
Dispositions

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

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

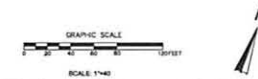
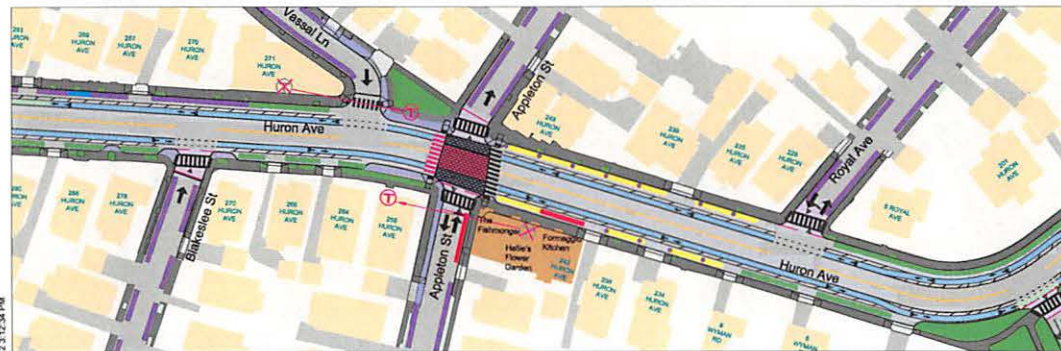
REVISED 11/01/2012 HDR ENGINEERING

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



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

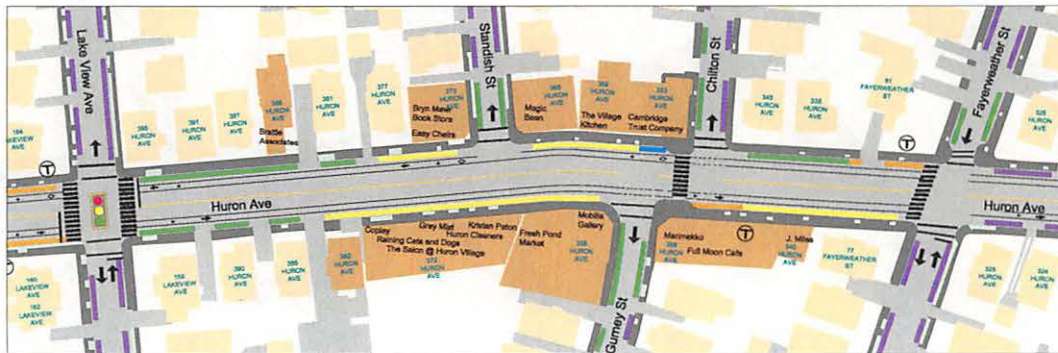
For more information please visit:
<http://huronavenue.info>
<http://cambridgema.gov/trework/huron>

11/1/2012 3:12:34 PM

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

REVISED 11/01/2012 HDR ENGINEERING

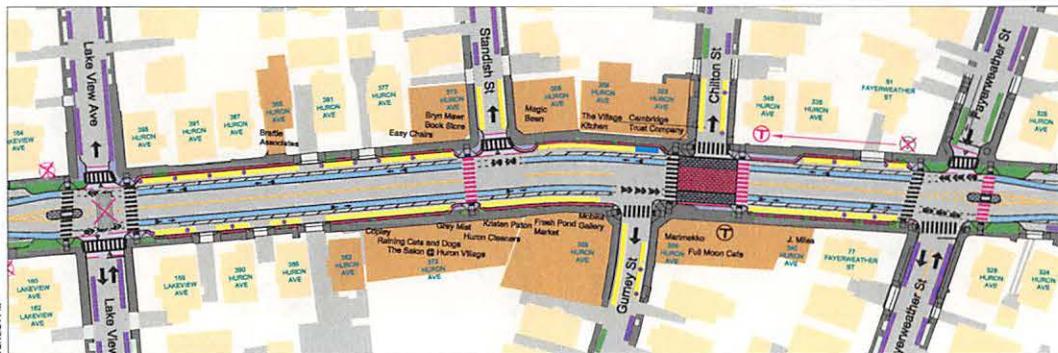
EXISTING PARKING CONDITIONS



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/theworkshuron3>

11/1/2012 3:10:04 PM

Q: Can you tell me if you have an easel for me to put a welcome sign?

A: We ordered an easel. I do not have a graphic designer so you might need to write or draw by yourself.

Q: I'm wondering if we would have access to the fridge to hold food and beverages and if we can bring our own decorations, balloons, etc.

A: Yes, you will be able to use our two fridges. We also have a full size convection oven. We can provide white modern plates, silverware and wine glasses.

PARKING:

Q: Where is the best place to park and for the caterer to park to unload our items for the shower?

A: 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.

PARKING MAP

CLEANING:

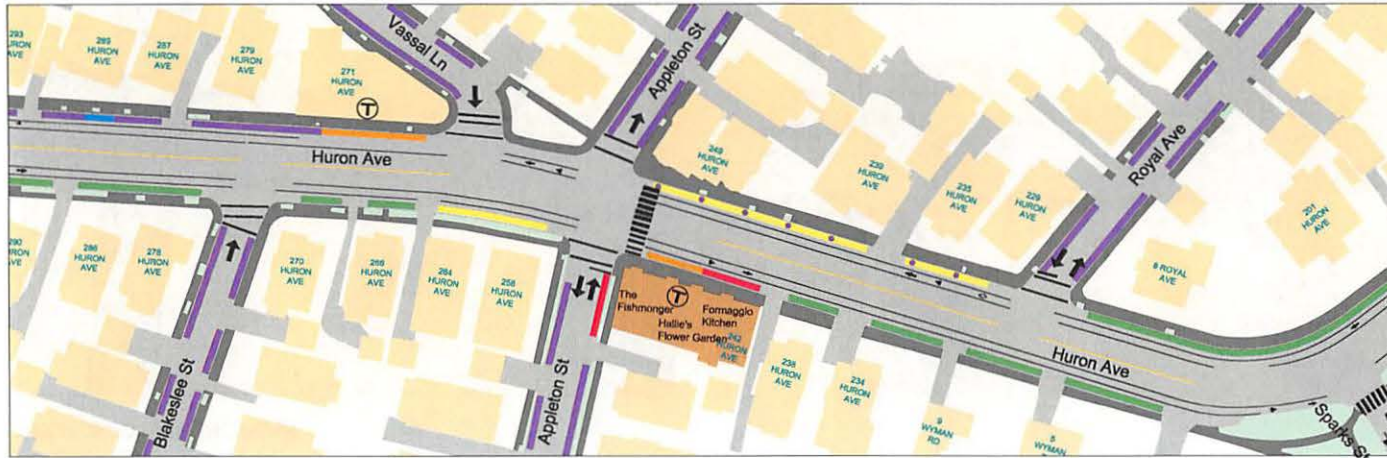
Q: Am I responsible for cleanup?

A: We will clean the space before and after your event: sweeping, mopping, detailing the bathroom, and taking care of any necessary repairs.

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

REVISED 11/01/2012 HDR ENGINEERING

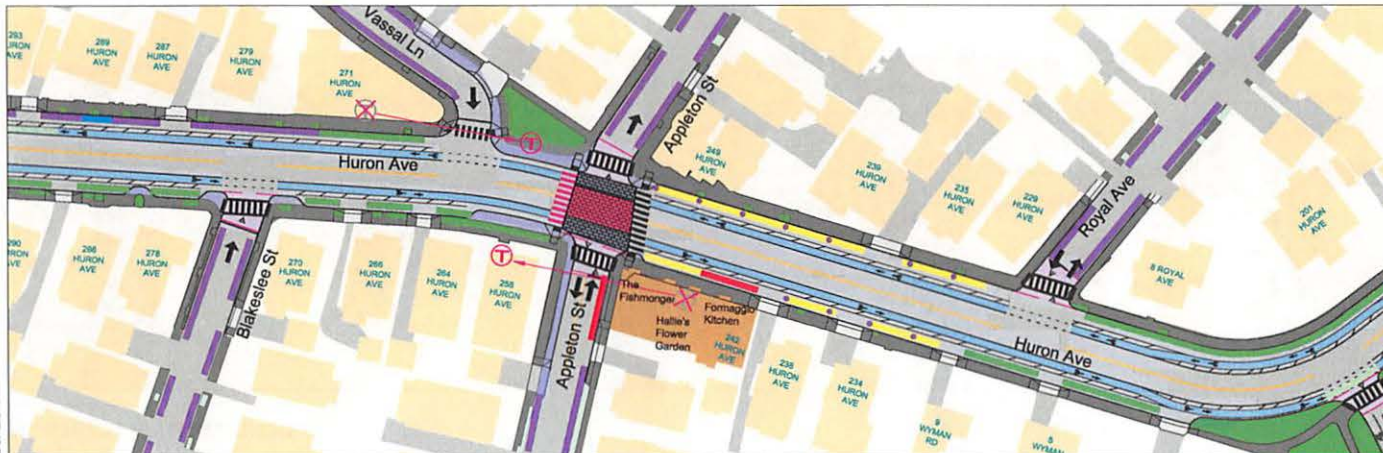
EXISTING PARKING CONDITIONS



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



GRAPHIC SCALE
0 20 40 60 80 100 FEET

SCALE: 1"=40'



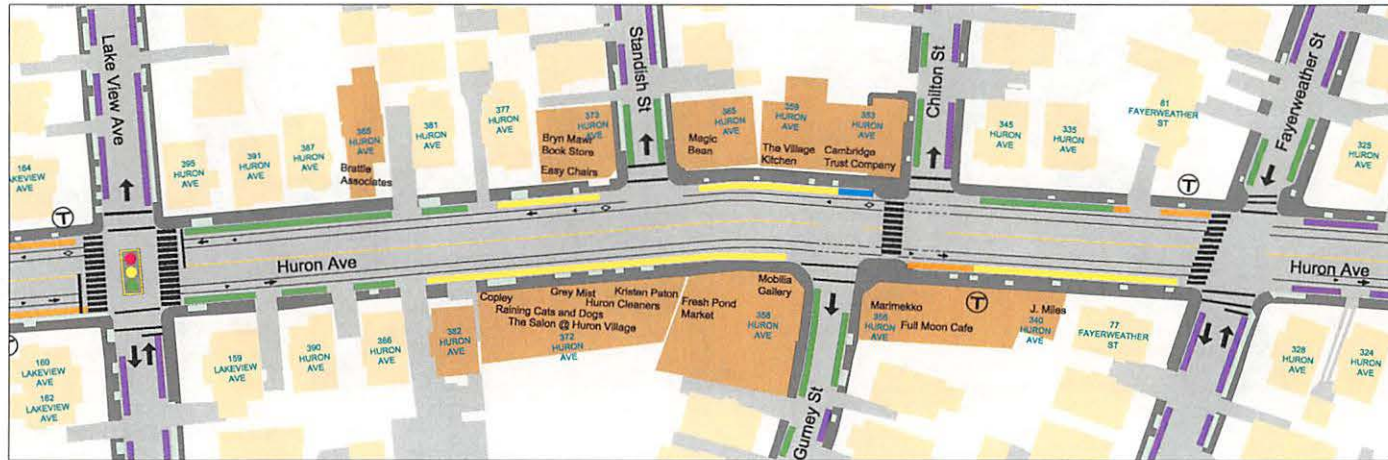
NOTE: This plan only reflects the conceptual design proposal for Huron Avenue. It does not reflect the conceptual design proposal for the Huron B sidestreets.

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

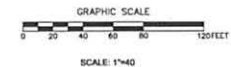
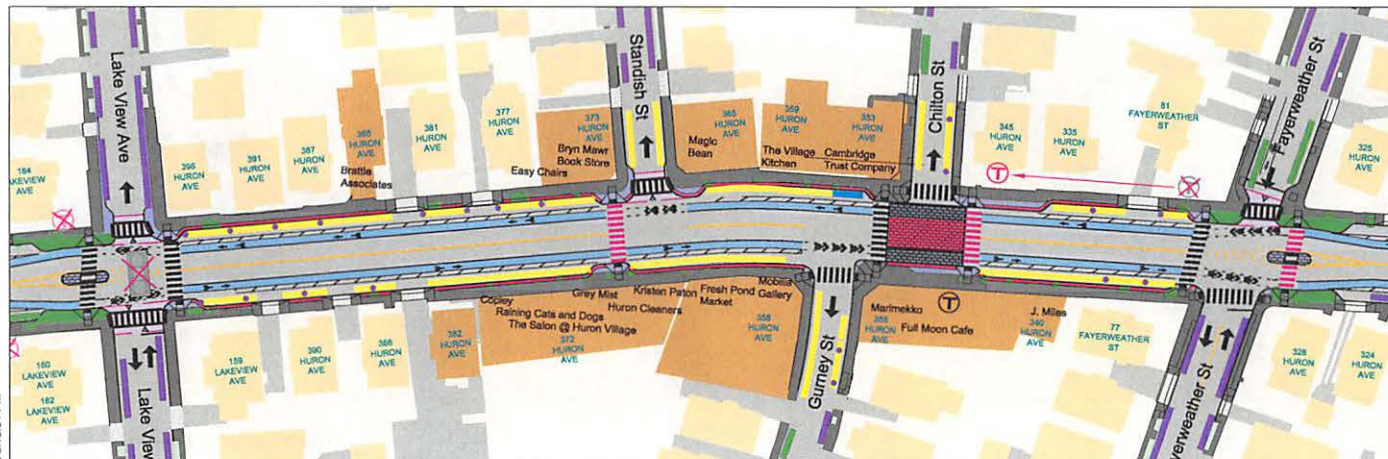
EXISTING PARKING CONDITIONS



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>

To:

Maria Pacheco

mpacheco@cambridgema.gov

Inspectional Service Department

City of Cambridge

From:

Danielle Ayer/ Email: danielle@talullacambridge.com

Conor Dennehy/Email: kitchen@talullacambridge.com

Owners

Talulla Restaurant

Address: 377 Walden Street

Cambridge, MA 02138

Date: June 23, 2022

Re:Case no: BZA-176892

Location: 281 Concord Avenue, Cambridge, MA

Dear Maria,

Danielle and I wish to provide our support in favor of the special permit that Built is petitioning for.

We believe that Built at 281 Concord Avenue has been a great addition to the neighborhood as follows:

- As a business owner myself, I support any efforts that ensure the creative and new use of building. The Covid pandemic changed people's behavior permanently. Office buildings are no longer needed as much as they were pre-pandemic. Built's pivot to an event space is a necessary business move.
- Business owners' ability to create new and interesting spaces in our mixed-use neighborhood of Observatory Hill is a credit to their ingenuity, resiliency, and creativity, and should be celebrated and supported in every way possible.
- Built's switch to event usage enlivens the Concord Avenue and Walden Street area and fosters a safe and business-friendly atmosphere. I support making sure commercial buildings are here to stay for our small businesses and community.

- I also want Built's owner to know that they are supported and appreciated, and that there is a demand for an event space in our neighborhood.

In general, I believe any effort to rethink how to use this commercial building in a positive and communal way should be supported and protected.

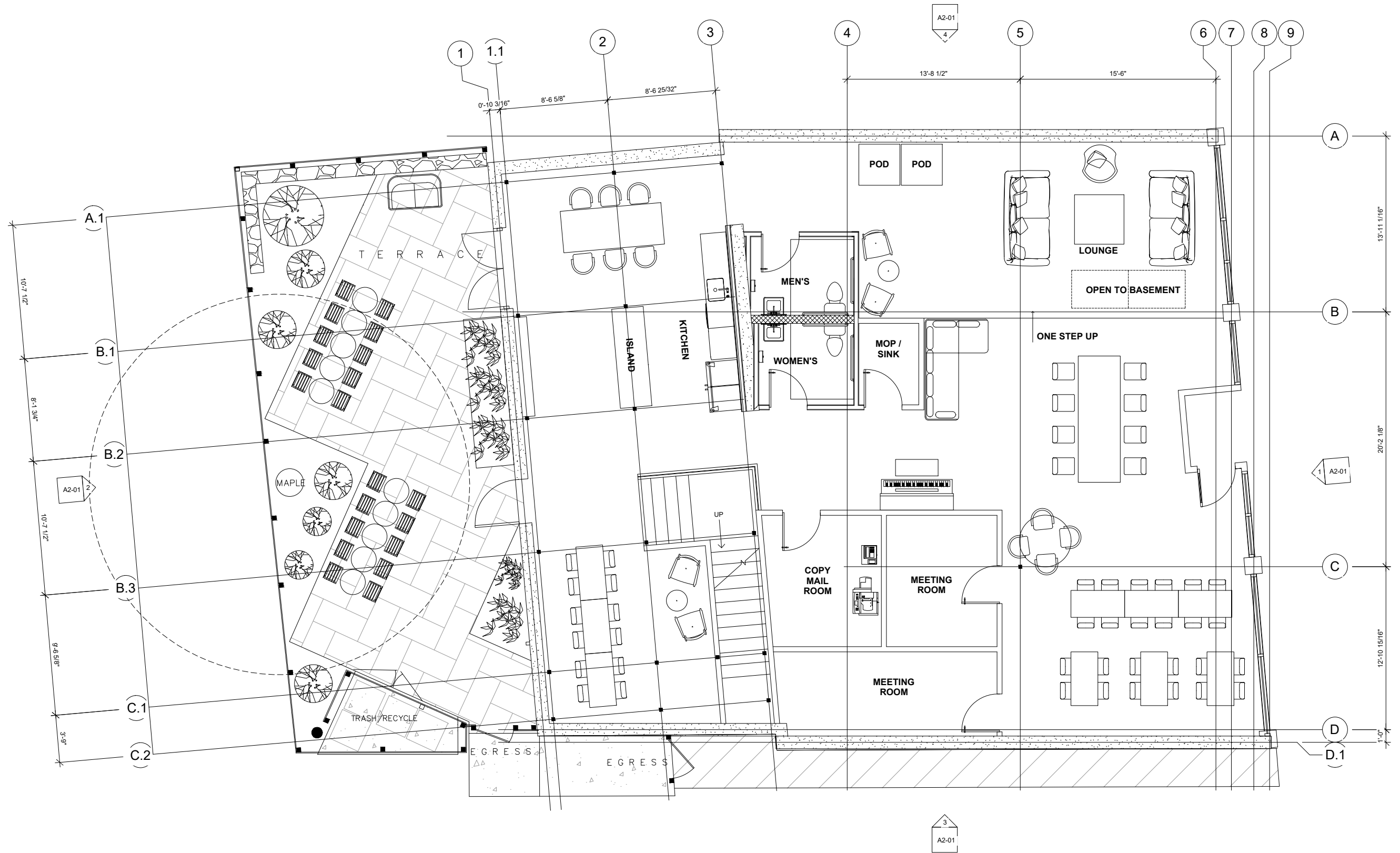
Thank you for your kind consideration.

Sincerely,

Conor Dennehy

Danielle Ayer

Handwritten signatures of Conor Dennehy and Danielle Ayer. The signature on the left is for Conor Dennehy, and the signature on the right is for Danielle Ayer.



June 23, 2022

To Whom It May Concern,

As an expecting parent with deep ties to Cambridge, I would like to express my strong support for Built at 281 Concord Ave in Cambridge. Its mission to serve as a community gathering place is special enough – and the fact it is stewarded by a single mother, passionate community builder, and woman of color in a neighborhood that has seen more than its fair share of profit-driven development is exceptional.

Built is an integral part of the West Cambridge community. Ask the parents who have had their baby showers here. Or the nonprofits that have hosted informational sessions. The examples go on and on.

Cathy Wang's inviting and community-oriented building can continue to support *crucial* programming for community relationship building, celebration, education, culture, health/wellness, employment, and local pride. I hope this space maintains its right to be a reasonably affordable meeting and working place for moderately sized gatherings from the Cambridge and surrounding area.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Mercy Bell', written in a cursive style.

Mercy Bell
(415) 559 7632



99 Bishop Allen Drive
Cambridge, MA 02139
617.354.8991 PHONE

June 24, 2022

Maria Pacheco
Inspectional Service Department, City of Cambridge
Case: BZA-176892

RE: 281 Concord Avenue, Cambridge, MA

Dear **Ms. Pacheco** and **Zoning Board Members**,

I am writing this letter in support of the **Built** space's continued usage as a special events and meeting space.

Spaces like **Built** are invaluable to a thriving and future looking Cambridge. Solvable issues like parking, noise level, hours, specific event criteria/capacity, should not hinder a local, thoughtfully designed and relatively affordable space like **Built** from taking root on a commercially zoned stretch of a classic Cambridge neighborhood.

Built would be an amazing candidate for non-profits like YPP, to use for donor fundraisers, foundation meet-and-greets, and community awareness gatherings. While we are thrilled to have the privilege of occupying the newly renovated Cambridge Non-Profit Center at 99 Bishop Allen Drive in Central Square, there are only two (2) medium-sized conference rooms available for tenants' usage. Other options for such events are often corporate, require a specific membership or affiliation and /or are prohibitively expensive. (i.e. We Work, CIC, etc.) The Young People's Project and our sister organization, The Algebra Project, are likely two of many organizations that would benefit and would plan to utilize such a space upon approval of the special permit.

On a personal level, I was born and raised in Cambridge, as a youth played soccer at many of the fields a stone's throw from **Built**, attended Cambridge Public schools from K - 12th grade, and have known and been in community with hundreds of kids and families from ALL Cambridge neighborhoods, including this one. One of the best aspects of growing up in such an amazing and diverse place like Cambridge was this diversity of people and experiences *across* the city. Cambridge needs spaces like **Built** to thrive.

Lastly, while I have not been following this special permit application super closely, I am taken aback by some of the issues and language I have seen used in opposition to what I understand to be an “as-of-right” permit.

“Night Club Crowds”. A night club is a place, not a type of person. It's fine to restrict features of a nightclub from a space (i.e. bars, loud music, late hours, dancefloors, large capacities, etc.) However, what doesn't sit right is labeling a “right” type of crowd for the neighborhood. Unvalidated concerns about the “safety” of children around certain types of people, sounds like a familiar dog whistle and reading between the lines has no place in the City of Cambridge.

Public Parking, whether permitted or not, is not a right, it's a privilege. There are many recent and local examples of this shift in parking related public policy: the permanent replacement of metered parking with bike lanes on Mass Ave in Cambridge, the implementation of exclusive bus lanes, the intentional increase in parking meter rates in Cambridge, Boston and Somerville to limit the time and encourage more availability of existing spots. Claiming the right to easy parking, all the time, is a privilege no longer afforded to most other parts of the City of Cambridge (i.e., Central, Inman and Harvard Squares; The Port; Riverside; and North Cambridge.) Not to mention the widespread availability of ride sharing options, public transit, bikes and bike lanes, electric scooters, and more. We need to let go of this narrow perspective and prioritize people and access, over cars, to further the growth of our vibrant and world class city.

Let's support Cathy! Rather than *dismantle* or *block* her from what could be an invaluable asset to our city, *let's work with her* to figure out how best to integrate **Built** into the neighborhood and the city at large.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Milner". The signature is fluid and cursive, with the first name "Chad" and last name "Milner" clearly distinguishable.

Chad Milner

National Director of Media & Technology
The Young People's Project Inc.
99 Bishop Allen Drive
Cambridge, MA 02139

Pacheco, Maria

From: Alberto Maccatrozzo <albmacc@gmail.com>
Sent: Friday, June 24, 2022 9:53 AM
To: Pacheco, Maria
Subject: Case no: BZA-176892
Attachments: Founders Talk Summary .pdf

To: Maria Pacheco
mpacheco@cambridgema.gov
Inspectional Service Department, City of Cambridge

From: Alberto Maccatrozzo
Email: alberto.maccatrozzo@venetausa.us
Address: 67 Walker Street Apt. No. 5 Cambridge, MA 02138

Re: Case no: BZA-176892
Location: 281 Concord Avenue, Cambridge, MA

Dear Maria,

I support 281 Concord LLC (Built)'s petition.

I have lived in West Cambridge and worked from Kendall Square in Cambridge for a long time.

I have occasionally attended Built's events since its opening, like the Founders' Talks. I was amazed and pleased that such an event was held in my neighborhood! I share Cathy's vision of bringing innovation and entrepreneurship to the West Cambridge neighborhood. I met many entrepreneurs and interesting people there. I attached the schedule of Founder's Talk at Built for your information.

In addition, Built provides such a beautiful indoor and outdoor space to rent for client meetings and events, cozier than the typical setting of public spaces. I very much like the fact that Built can be opened to the neighborhood from daily meeting rentals to public events, such as the Founders' Talks.

In the vast residential area of West Cambridge, we have no access to public space for one day meeting spaces and one day event rentals. I hope the City of Cambridge will encourage Built to be a public space that holds private events, public events and team meetings in our neighborhood. I appreciate the new and creative use of the building.

Thank you for your consideration!

Alberto Maccatrozzo

Founders' Talk Summary

-Oct 16th

Speakers:

Ariel Elizarove, Founder at Lazarus Enterprises
(Linkedin: <https://www.linkedin.com/in/arielelizarov/>)

Aran Nathanson, VP Product Management at
Incorta (Linkedin: <https://www.linkedin.com/in/arannathanson/>)

Topics:

1. How to get your first customer?
2. How to grow a team from two guys and a dog to 50 employees (and mistakes to avoid)?
Hiring is always a challenge; we like to hang out with people we like, but that's not always the best way to build a team

-Oct 23th

Speakers:

Aran Nathanso, who started a software company in Europe; 95% of sales were outside Italy; about 45% in the US; grew from \$0 to \$5M in 4 years; no funding – 100% bootstrapped; had staff in US, Europe, Australia and Canada; sold almost entirely through a partner network; software only – no services; had many technical partners

Dana Bullister, who has had the pleasure of working in outstanding teams as a data scientist and then data science program manager at SolarWinds MSP, an IT software company, as well as in other previous roles including research collaborator and volunteer. She has since started a local SaaS company in the project management space

Topics:

1. Growing from \$500k in revenue to \$5M in revenue: The first few sales are one thing, how do we operationalize everything so that we don't get crushed by our own success?
2. Building a phenomenally productive development team: How do you get the most out of your highly paid engineers and designers?

-Oct 30th

Speakers:

Kat Schneider <https://www.linkedin.com/in/ohkatschneider/>

Kachina Studer <https://www.linkedin.com/in/kachinastuder/>

Kat Schneider is an architectural and user interface designer with a deep research interest in computational design and VR/AR. Kachina Studer is a UX and Research Product Development Lead working with immersive technologies. Together they have facilitated the development of Arrowstreet's Virtual Design Studio, an emerging research incubator centered around VR/AR technologies for design visualization and future impacts on the built environment.

Topics:

AR/VR & Computational Design

-Nov 13th

Speaker:

Otlin Cekani, who used to be a business development director and customer relations consultant. LinkedIn: <https://www.linkedin.com/in/oltin-cekani-mba-55499028/>

Topics:

Value Proposition Review and Calculate Risks: How to contemplate providing value to your customers not only see it as a transaction? How to calculate and manage the risk to keep the business growing?

-Nov 20th

Speaker:

Kristjan Kristjansson, CEO & Founder, tech talk speaker, co-founded and managed the #1 Seed Accelerator in Iceland. Learn more: <https://about.me/kfkristjansson>

Topic:

Future of Work: What is the future of work? How will new technology reshape how we find jobs, get qualified and hired? What are some of the technology advancements driving this shift and what can you do to stay ahead of the curve?

-Nov 27th

Speaker:

Maria Vetrano

Topic:

PR Demystified: What do entrepreneurs need to know about public relations to succeed in a competitive world?

-Dec 4th

Speakers:

Sumiao Chen, the owner of Sumiao Hunan Kitchen, who arrived Boston from China and brought a new type of regional Chinese cuisine to Kendall Square

Ronald Liu: the owner of Love Art Sushi, who owns three successful restaurants in Berkeley, Commonwealth and Boston Downtown

Topic: The owners of top restaurants in Greater Boston Area will share how they get successful in operational management, marketing and branding.

Pacheco, Maria

From: Marcel Cai <hongbo.cai@necmusic.edu>
Sent: Monday, June 27, 2022 1:01 AM
To: Pacheco, Maria
Subject: Support Letter for Built
Attachments: NEC student (1).docx

Dear Ms. Pacheco

Attached please find a support letter and a concert series proposal for the fall I have drafted for Built. I sincerely support Built's petition and hope everything goes smoothly for our concert plan. Thank you for reading my email.

Best regards
Hongbo

June 24, 2022

To: Maria Pacheco
Inspectional Service Department,
City of Cambridge

Case: BZA-176892

Location: 281 Concord Avenue, Cambridge, MA

Petitioner: 281 Concord LLC- % Xiaoguang (Cathy) Wang

Dear Maria,

I sincerely support 281 Concord LLC (Built)'s petition.

I am a graduate student from New England School of Conservatory (NEC). I am a pianist.

Cathy Wang invited me to play at Built when the audiences are limited to her and her staff members. There is a great piano at Built. And I enjoyed very much sharing my music to the neighborhood and families.

Cathy invited me to organize a series of monthly classic music performance at Built if the petition of a hall space is granted by the city. She described that an impressive portion of the population for the areas around Concord Ave have a graduate degree with more than half of the population (55%-60%) . That constitutes a key characteristic for the neighborhood with a highly educated population. The areas surrounding Concord Ave show a higher level of home ownership than the city average, which can suggest a stronger sense of community and belonging in the neighborhood.

I am certainly convinced that it is a perfect neighborhood to cultivate the passion and atmosphere for classical music. I am looking forward to organizing my NEC musician classmates as well as fellow artists to perform there in the near future.

Thank you for your attention!

Hongbo Cai
Email: hongbo.cai@necmusic.edu

Plan for the monthly classical music performance in Fall 2022

9/7 Piano & Violin Concert

Piano: Hongbo Cai (NEC'22)

Violin: Liyuan Xie (NEC'22)

10/5 Piano & Guitar Concert

Piano: Hongbo Cai (NEC'22)

Guitar: Yanchen Yan (Berklee'22)

11/9 The Night of Film Music

Piano: Hongbo Cai (NEC'22)

Presenter: Ziming Liu (Emerson'24)

12/7 Songs of the Night

Piano: Hongbo Cai (NEC'22)

Singer: Chun Bao (Harvard'22)

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

Pacheco, Maria

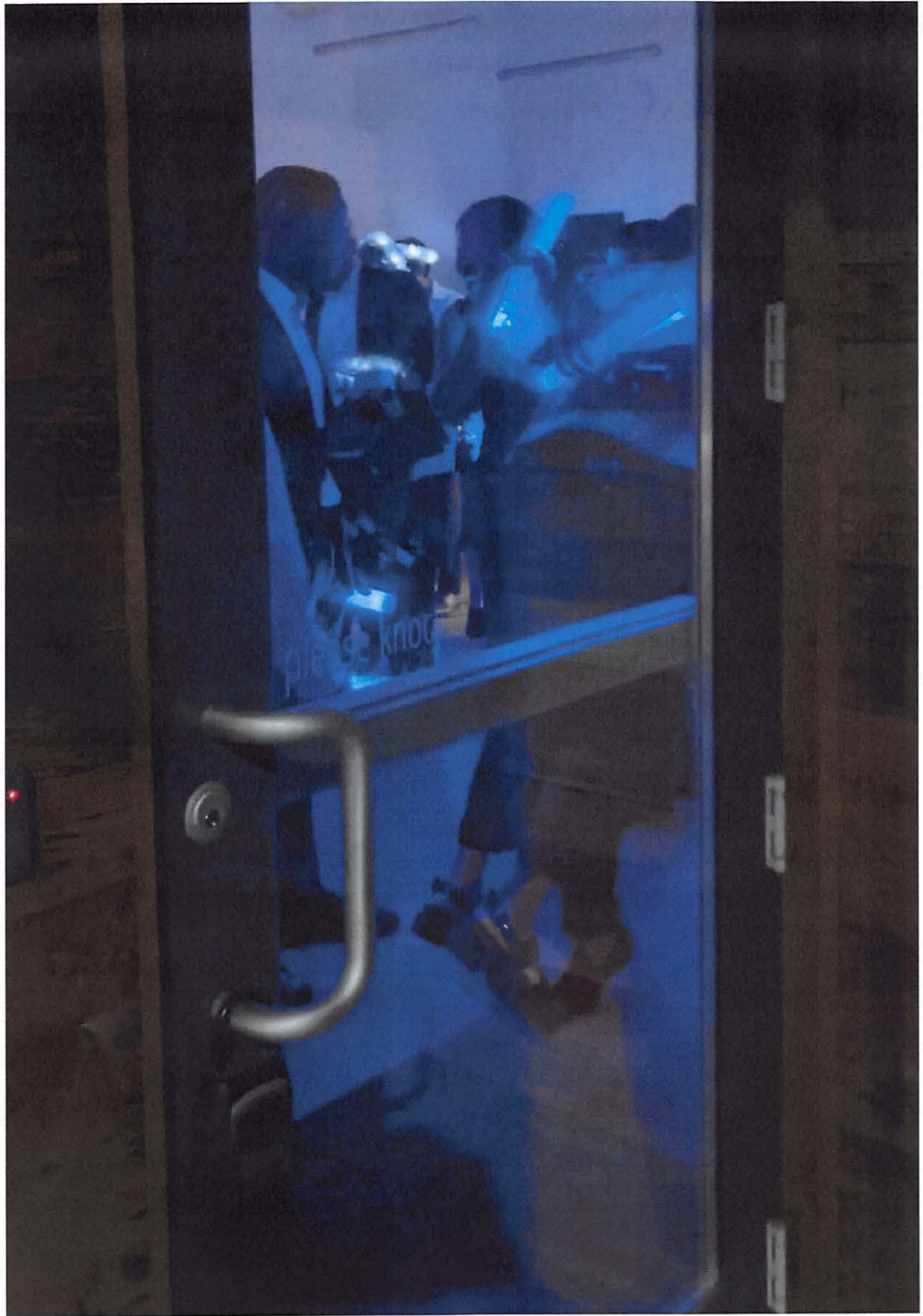
From: Luis Vasquez <luisvasquez617@gmail.com>
Sent: Monday, June 27, 2022 7:43 PM
To: Pacheco, Maria
Subject: Re: Case number BZA-170043- Built work and gather. (VIDEO)

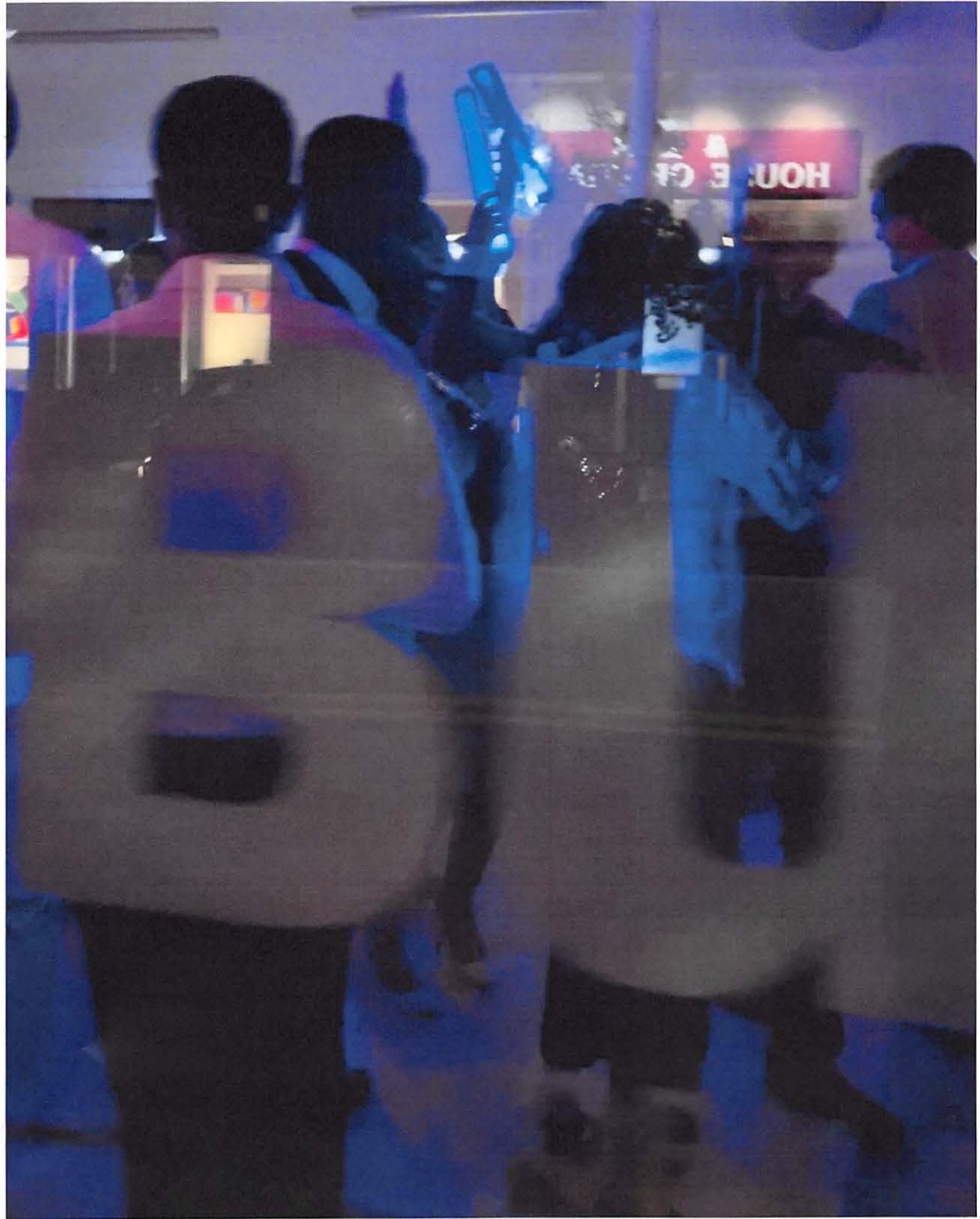
Hi Maria,

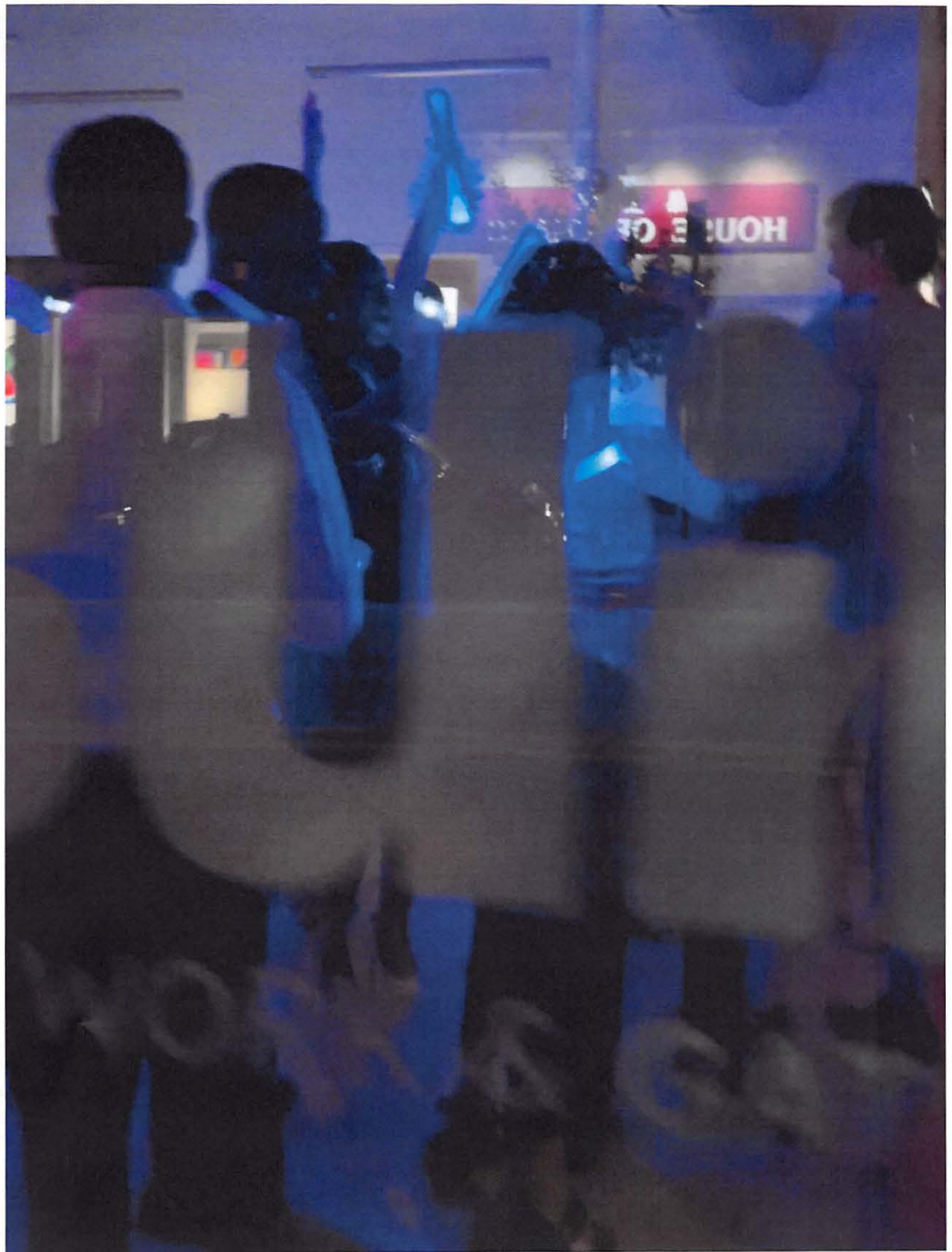
Here are some stills from the same event (of many).











Sent from my iPhone

On Jun 27, 2022, at 5:15 PM, Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

I am not able to attach the video but I do have your letter.

From: Luis Vasquez <luisvasquez617@gmail.com>

Sent: Monday, June 27, 2022 5:02 PM

To: Pacheco, Maria <mpacheco@cambridgema.gov>

Subject: Case number BZA-170043- Built work and gather. (VIDEO)

This is a very mild example, as these parties can be much more hectic and chaotic following the event.

Pacheco, Maria

From: Dari Vasquez <darivasquez617@gmail.com>
Sent: Monday, June 27, 2022 6:03 PM
To: Pacheco, Maria
Subject: Case no: BZA-176892. "Built" 281 Concord Ave. Hearing date 6/30

To whom it may concern,

This letter is regarding Case no: BZA-176892. "Built" 281 Concord Ave. Hearing date 6/30.

My name is Dariana Vasquez. I 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.

Built's perimeter is surrounded by mostly homes and is not zoned for the way it has been operating due to parking restrictions and operating hours. Please see Google Maps where you can look at all the homes around the building and across the street, including my home.

The police have stopped by this business multiple times during the late hours of the night, and even into early mornings such as 1, 2, 3am in the past about loud parties and loud or unruly patrons at or outside of that business due to events. As promoted on their website **"Let us know what your intended hours are, we will make it work."** These parties bring very large crowds to the neighborhood. 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 geared for all **"events and big and small celebrations"** both indoors and outdoors as they do have an outdoor space in the back of the building, where neighboring young kids live and need to sleep.

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 wandering intoxicated around the 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. This is not allowed by the city of Cambridge's rules and regulations for this zone.

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 partygoers damage property as they can get wild in the illegal nightclub.

As promoted on their website, ***"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 other activity 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 - if not scrubbed already.

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).

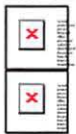
We strongly oppose Built's petition to turn this quiet family neighborhood in Cambridge into a nightclub oriented environment. Please acknowledge by email when you have read this email to confirm you receive it and contact me with any questions or concerns.

Of note, Built has been very low key these past couple of weeks before this upcoming hearing on 6/30 to disguise what is really going on in there. Also, they changed and filed a different application, previously CASE NO: BZA-170043, this new application for CASE NO: BZA-176892 with really vague terms with the same purposes of having late night parties in our beautiful, calm and quiet West Cambridge neighborhood. They have not provided hours of operations and restrictions for their business.

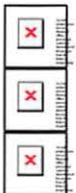
Attached you will find police reports that have been filed against Built's practices, along with photos with descriptions, respectively. Thank you.

Sincerely,
Dariana Vasquez

I took this picture of this broken liquor bottle on Sunday May 8th 2022, after another late party at Built.



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.

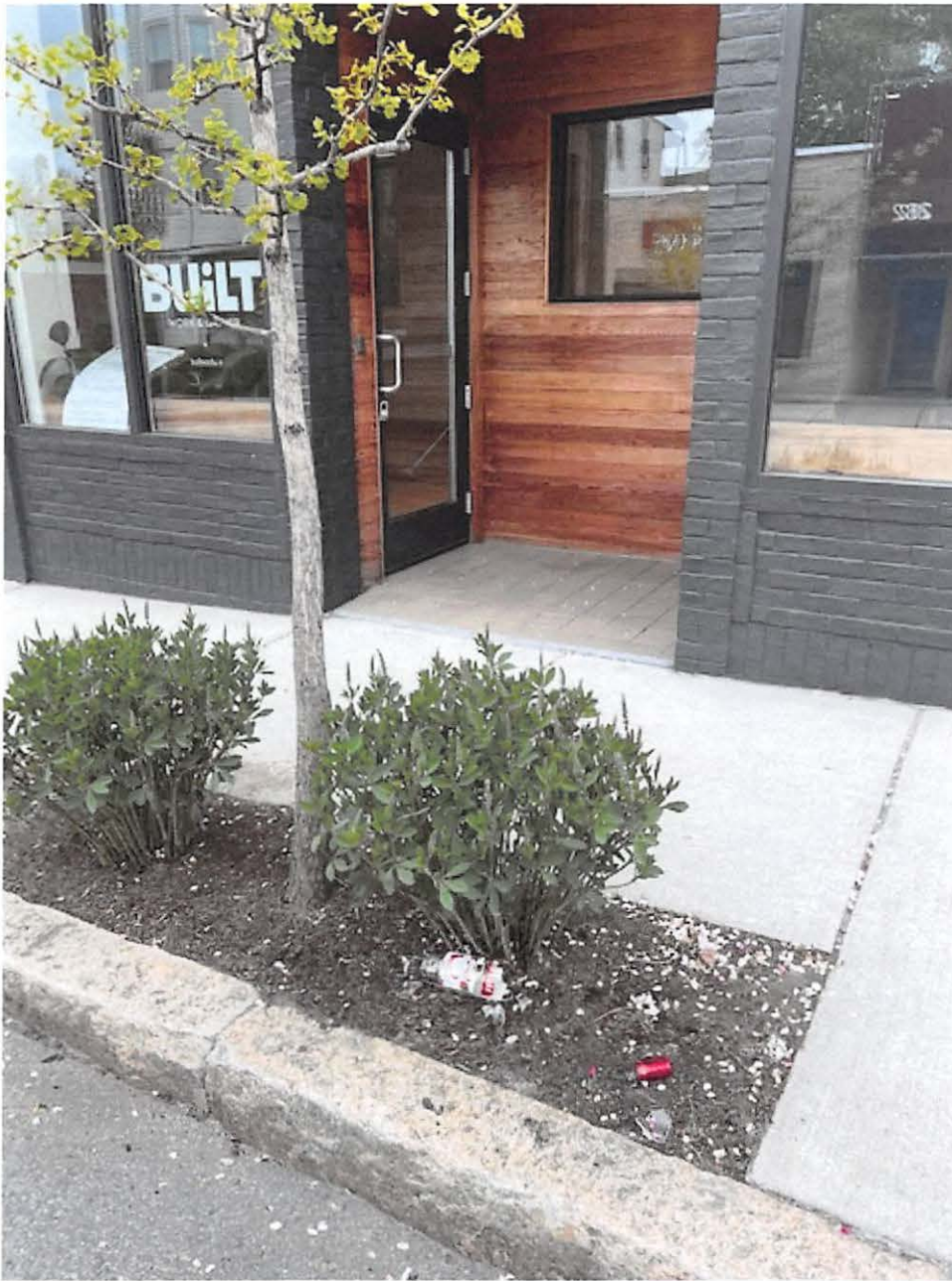


Pacheco, Maria

From: Dari V. <darivasquez617@gmail.com>
Sent: Monday, June 27, 2022 9:39 PM
To: Pacheco, Maria
Subject: Re: Case no: BZA-176892. "Built" 281 Concord Ave. Hearing date 6/30

Attached please find pictures that I took on May 8th, 2022 outside of Built building showing a broken glass alcohol bottle, littering on Concord Avenue.

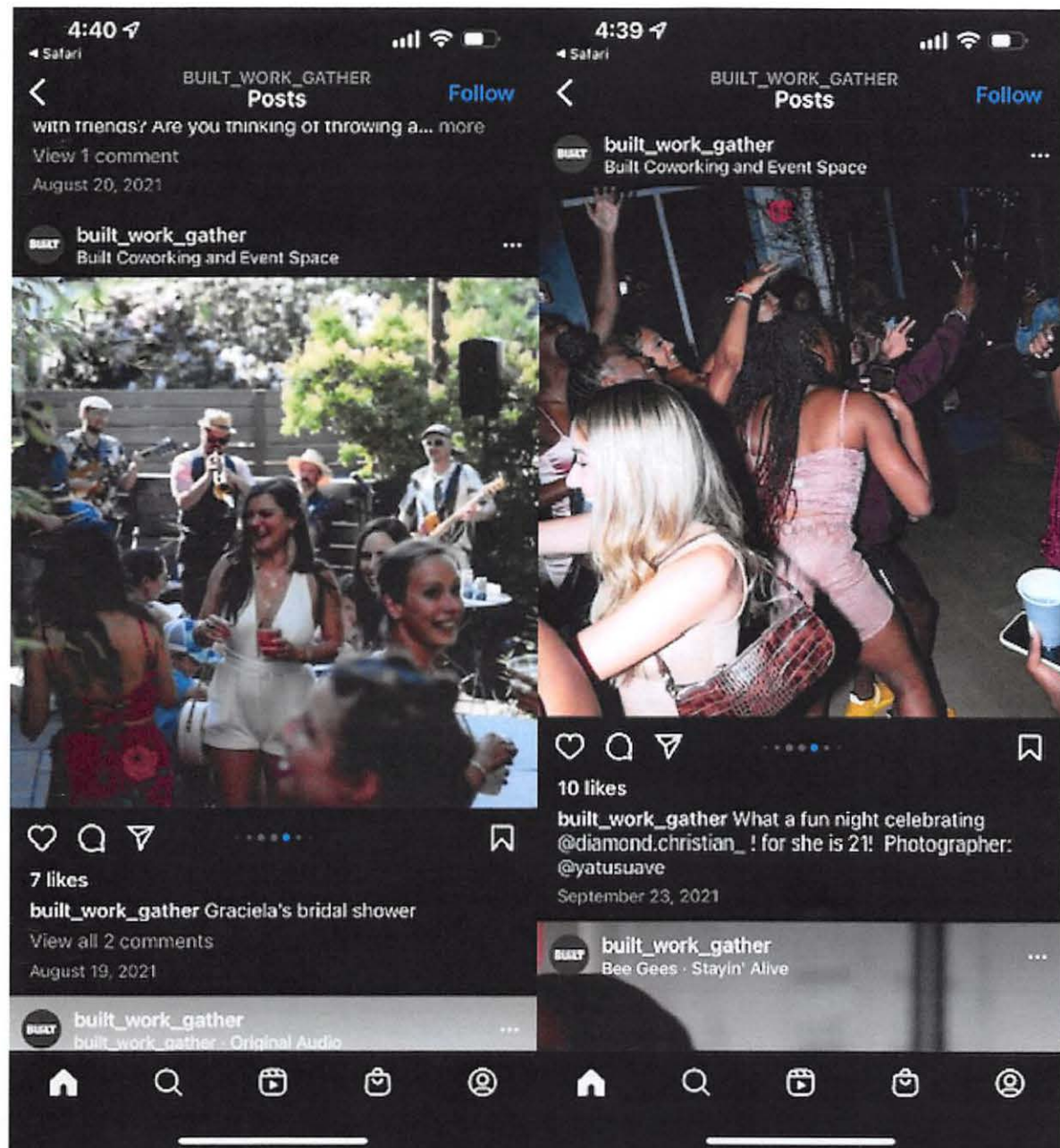




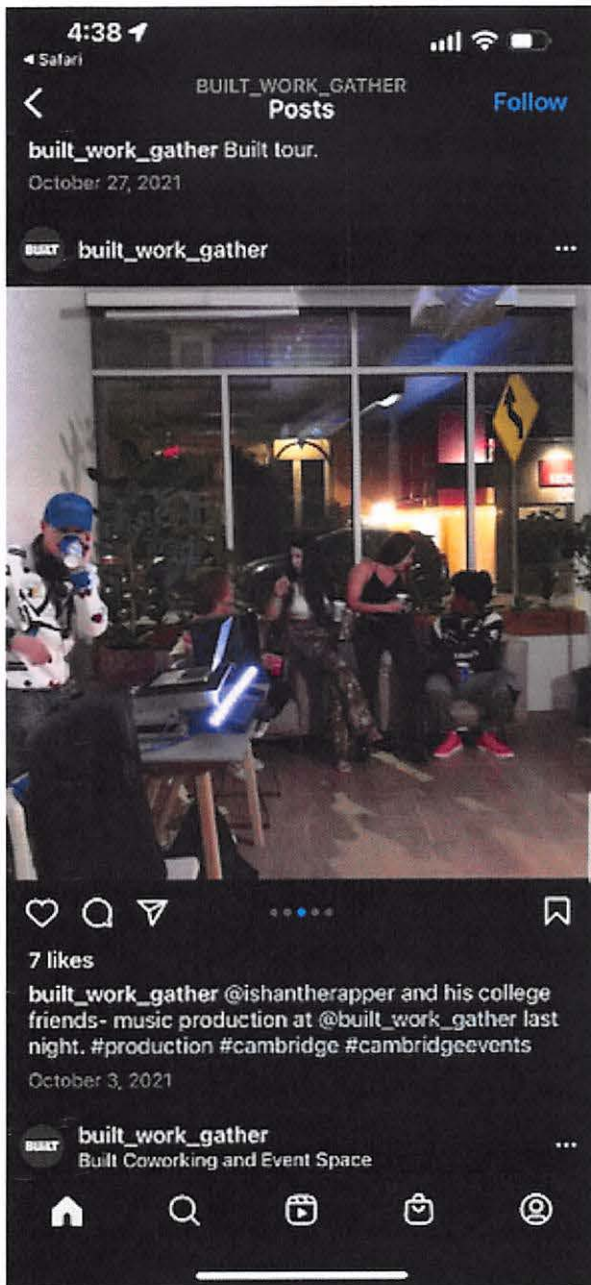
Other pictures are straight from Build's own website and Instagram account showing loud parties with DJ's, live music, alcohol consumption, etc all night club behaviors and sometimes going until early morning hours.

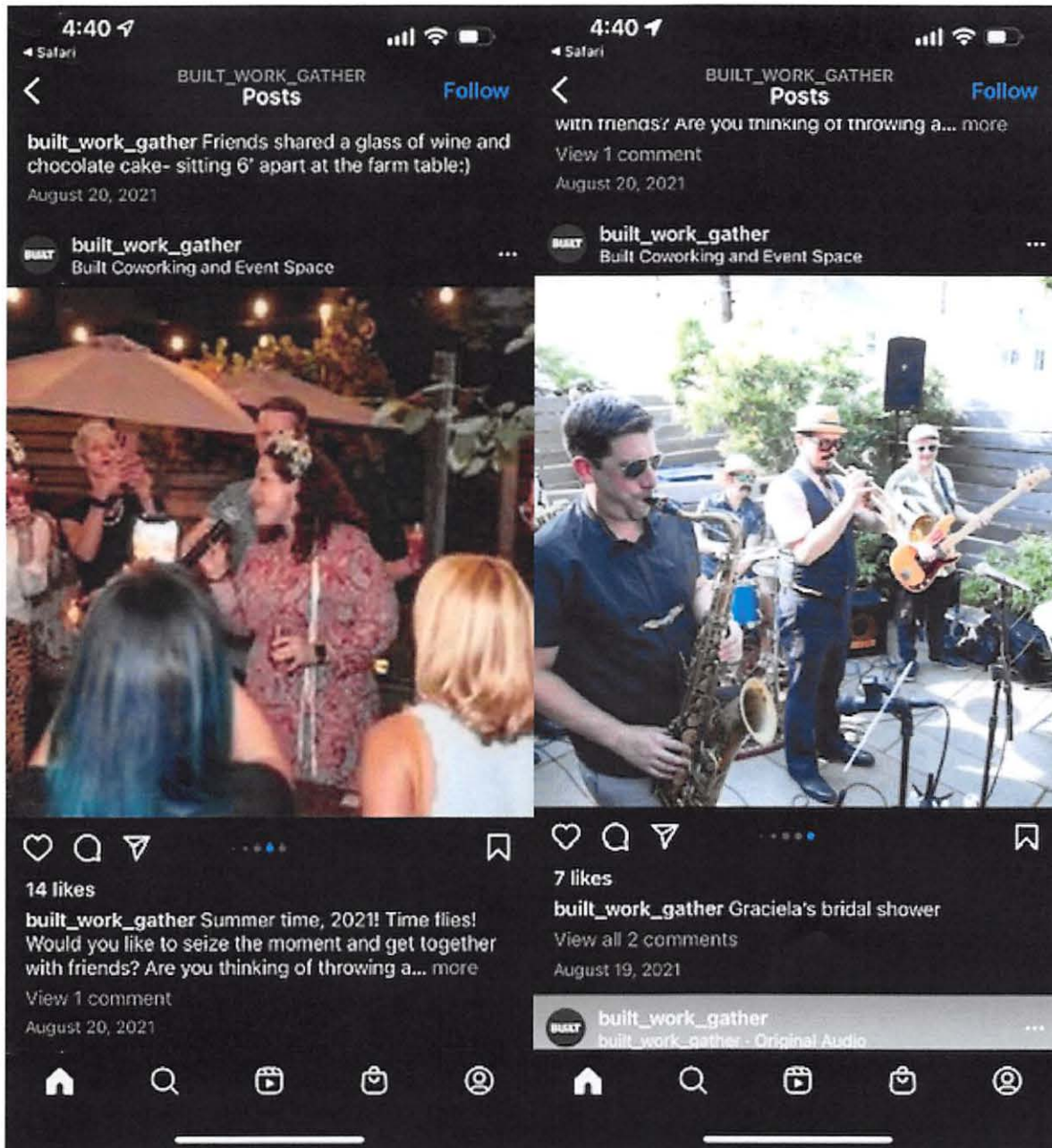
5:21 ↵











Please confirm that you can see these pictures as part of my letter.
 Dari Vasquez

On Jun 27, 2022, at 7:03 PM, Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

Hi Dari,

Got your email. However, I am not able to open the pictures that you are referring to!!

Maria

From: Dari Vasquez <darivasquez617@gmail.com>

Sent: Monday, June 27, 2022 6:03 PM

To: Pacheco, Maria <mpacheco@cambridgema.gov>

Subject: Case no: BZA-176892. "Built" 281 Concord Ave. Hearing date 6/30

To whom it may concern,

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Hearing date 6/30.

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allowed by the city of Cambridge's rules and regulations for this zone.

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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 - if not scrubbed already.

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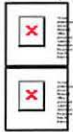
Of note, Built has been very low key these past couple of weeks before this upcoming hearing on 6/30 to disguise what is really going on in there. Also, they changed and filed a different

application, previously CASE NO: BZA-170043, this new application for CASE NO: BZA-176892 with really vague terms with the same purposes of having late night parties in our beautiful, calm and quiet West Cambridge neighborhood. They have not provided hours of operations and restrictions for their business.

Attached you will find police reports that have been filed against Built's practices, along with photos with descriptions, respectively. Thank you.

Sincerely,
Dariana Vasquez

I took this picture of this broken liquor bottle on Sunday May 8th 2022, after another late party at Built.



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.

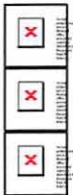


EXHIBIT A OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE CASE No. BLC-24407, EFFECTIVE DATE AUGUST 10, 2017.

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).

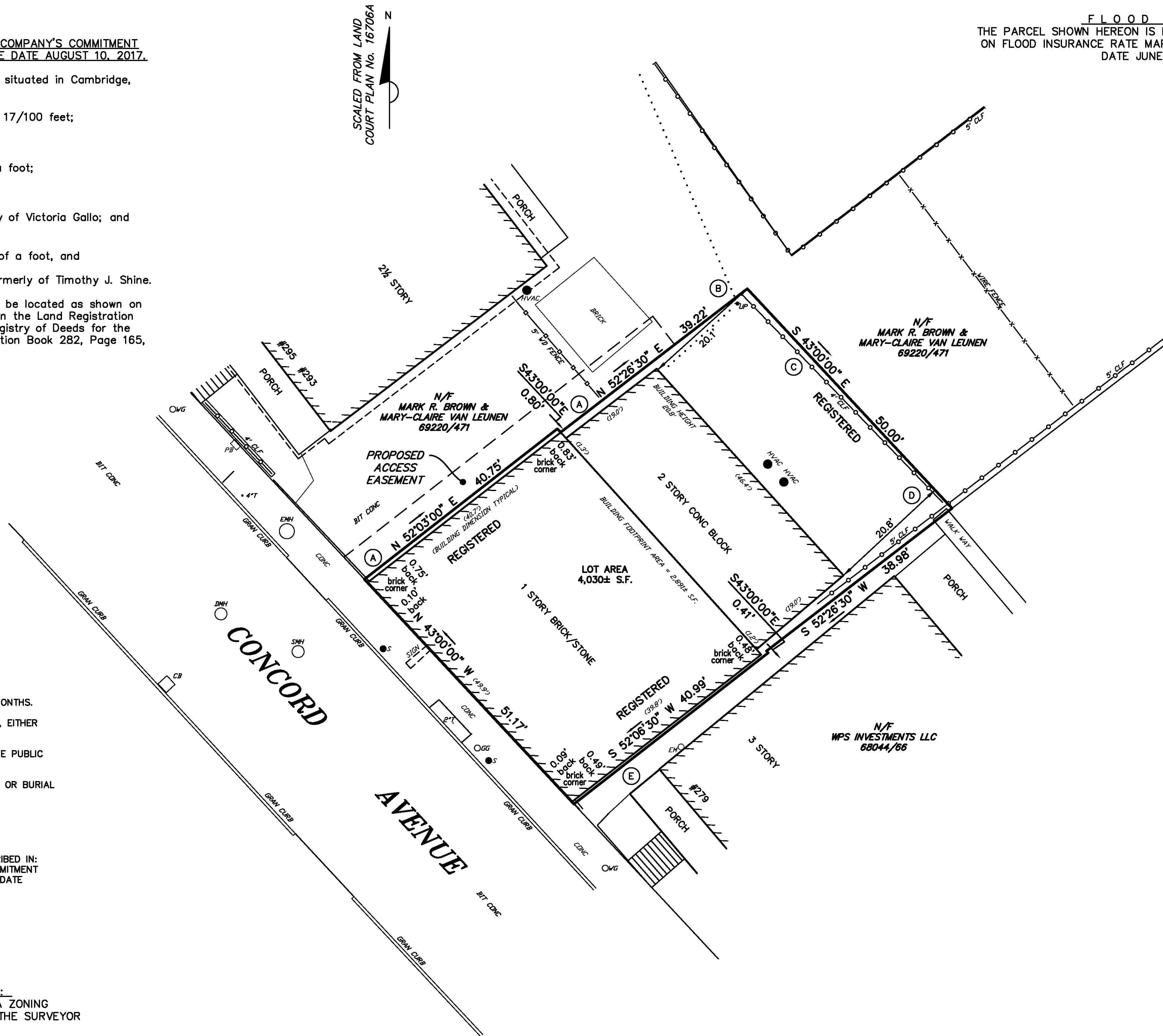
- NOTES
- 1) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 2) NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED WERE OBSERVED.
 - 3) THE PARCEL SHOWN HEREON HAS DIRECT ACCESS TO THE PUBLIC WAY CONCORD AVENUE.
 - 4) 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.

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

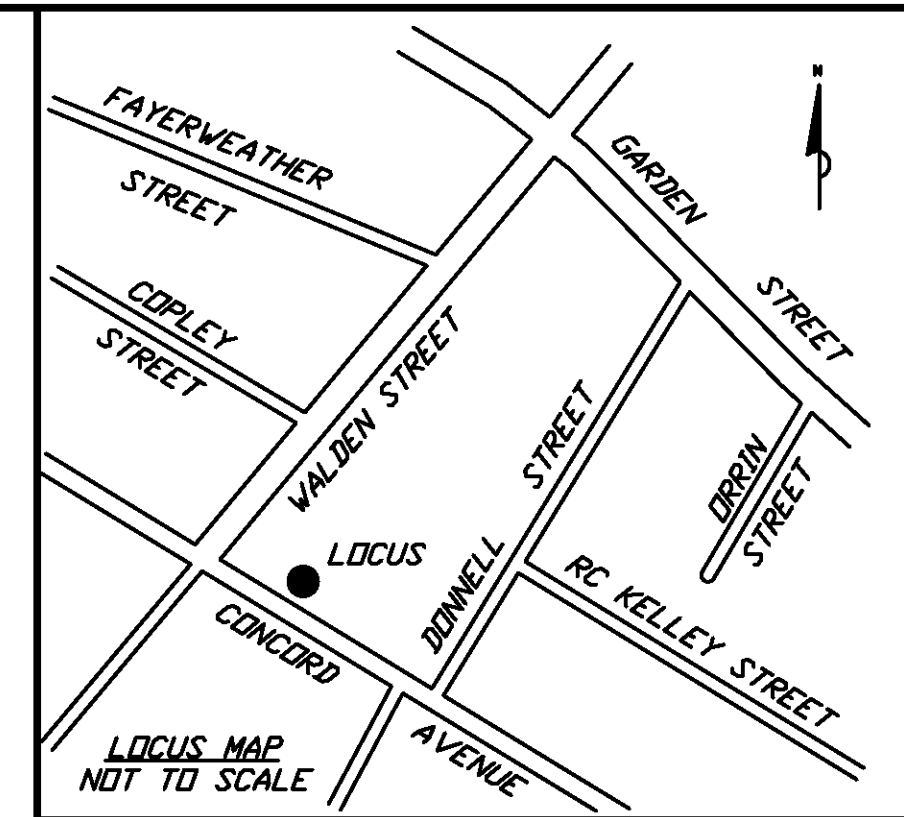
REFERENCES
MIDDLESEX COUNTY REGISTRY OF DEEDS
LAND COURT PLAN No. 16706A
PLAN BOOK 204 PLAN 41
" 333 " 37
PLAN AT END OF BOOK 4781
" " " 5070
PLAN No. 403 OF 2008



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.



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.

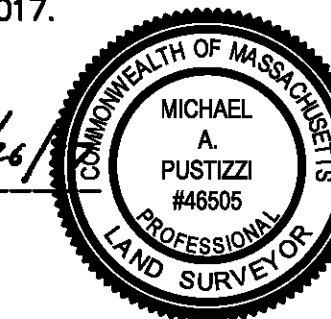
NOTES	
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
CB	CATCHBASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DMH	DRAIN MANHOLE
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
GS	GAS GATE
GRAN CURB	GRANITE CURB
HYD	HYDRANT
PB	PULL BOX
S	SIGN
SMH	SEWER MANHOLE
UP	UTILITY POLE
WD	WOOD
WG	WATER GATE
.....	OVERHEAD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

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

0 10 20 30 40 ft
Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TEL NO.: (508) 460-1789 FAX NO.: (508) 970-0096
4517711.DWG

Return Document to:

James B. Heffernan, Esq.
Rich May, P.C.
176 Federal Street
Boston, MA 02110

Number of Pages: 10

BOTH WAYS



2017 01774844
Bk: 1517 Pg: 140 Cert#: 286345
Doc: EASE 11/08/2017 10:59 AM

Above for Registry use only

GRANT OF ACCESS EASEMENT

THIS GRANT OF ACCESS EASEMENT (this "Easement") is made effective as of October 27, 2017 by **MARK R. BROWN and MARY-CLAIRE VAN LEUNEN** with an address of 516 Malden Avenue, E. Seattle, WA 98112 (collectively, "Grantors"), for consideration paid and in full consideration of Forty Five Thousand and 00/100 (\$45,000.00) Dollars, to and for the benefit of **281 CONCORD LLC**, a Massachusetts limited liability company with an address of 281 Concord Avenue, Cambridge, MA ("Grantee").

WHEREAS, Grantors are the owners of that certain parcel of land known as 293 Concord Avenue, Cambridge, Massachusetts, pursuant to: (i) that certain Quitclaim Deed dated November 3, 2014, and recorded with the Middlesex South Registry of Deeds in Book 64458, Page 569, (ii) and that certain Quitclaim Deed dated April 11, 2017, and recorded with the Middlesex South Registry of Deeds in Book 69220, Page 471 (the "Grantors' Property");

WHEREAS, Grantee is the owner of that certain parcel of land known as 281 Concord Avenue, Cambridge, MA, more particularly described in Certificate of Title Number 266345 (the "Benefitted Property");

WHEREAS, Grantee proposes to improve the Benefitted Property, which requires access on the Grantors' Property for use of a second ingress and egress for the Benefitted Property; and

WHEREAS, Grantors have agreed to permit Grantee, its successors and assigns, and the users and occupants of the building located on the Benefitted Property, the right to pass and repass over a portion of Grantors' Property as shown on the plan entitled "Easement Plan" by Olinger Architects, dated September 22, 2017, and labeled "PROPOSED ACCESS EASEMENT", as shown under Exhibit A attached to this Easement and incorporated herein (the "Easement Area"), as a secondary means of ingress and egress thereto, in accordance with the terms and conditions of this Easement.

NOW THEREFORE, for and in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors hereby grant Grantee, its successors and assigns an easement in, over and to the

266345 1517-140

Property Addresses: 293 Concord Avenue, Cambridge, MA

Land Reg
Unnumb Lot

Easement Area for the purpose of a secondary means of ingress and egress to the building located from time to time on the Benefitted Property as hereinafter set forth:

1. Access Easement. Grantors hereby grant and conveys to Grantee, and Grantee accepts, a perpetual non-exclusive right and easement appurtenant to the Benefitted Property in, over, and to the Easement Area, for purposes of pedestrian ingress, egress, and access on and over all portions of the Easement Area, as the same is improved from time to time for as a path or pedestrian walkway. Such easement includes ingress, egress, and access from and to any public or private way which connects to or abuts the Benefitted Property.

2. Unimpeded Access. In furtherance of the easement granted herein, Grantors covenant that, at all times, free access between the Benefitted Property and the Easement Area via designated paths or walkways, will not be impeded and will be maintained, and Grantors shall not obstruct or permit the obstruction of the Easement Area in any way so as to impede or impair access to the Benefitted Property.

3. Nature and Effect of Easement; Successors. The terms and provisions of this Easement creates an equitable servitude upon the Grantors' Property in favor of the Benefitted Property and shall run with the land and shall be binding upon Grantors' Property and upon its mortgagees, tenants, subtenants, beneficiaries, guests, invitees, licensees, successors and assigns from time to time, and shall run in favor of and inure to the benefit of the Benefitted Property and Grantee and its mortgagees, tenants, subtenants, beneficiaries, guests, invitees, licensees, successors and assigns from time to time. Grantee shall hold harmless and indemnify the Grantors and their successors in interest for any liability or personal injury sustained by the use of the Easement by Grantee or any of Grantee's members, managers, officers, employees, customers, tenants, invitees, or guests.

4. Maintenance Standards. Grantee shall have the right to repair, replace, and maintain the Easement Area subject to the terms and provisions of this Easement. The repair, replacement, and maintenance of the Easement Area (i) shall be conducted in a good and workmanlike, safe and efficient manner in accordance with all applicable permits (which shall be obtained by Grantee prior to any work and with copies of such permits provided to Grantors upon request) and regulations, (ii) no excavation shall remain open without proper safeguard or for any longer than the minimum period necessary for the performance of the work, (iv) such repair, replacement and maintenance shall be conducted in a manner which minimizes the effect thereof upon the operation of the Grantors' Property, and (v) once commenced, any construction work will be diligently and continuously pursued to completion. The parties shall use good faith, reasonable efforts to cooperate and to coordinate work that may lead to interruption of the use of any property due to the repair, replacement and maintenance of the Easement Area, and to cooperate with requirements relating to any government permit or requirement in connection with Grantee's building permit or requirements of any state or local requirements relating to the repair, replacement, or maintenance of the Easement Area. Any party exercising its rights hereunder shall promptly cause any lien arising therefrom to be fully discharged and released.

5. Enforcement. This Easement and the rights hereunder may be enforced by appropriate legal proceedings, including the right to obtain injunctive and other equitable relief

against any violations (the parties expressly agreeing that damages for breaches of this Easement are an inadequate remedy and consenting to the specific enforcement of such provision), and shall be in addition to, and not in limitation of, any other rights and remedies available to the other party at law or in equity on account of any breach by any party of the provisions of this Easement, including, without limitation, an action for monetary damages. Enforcement of this Easement shall be at the discretion of each party or any assignee of such party's rights under this Easement, and any forbearance by a party to exercise its rights shall not be deemed or construed to be a waiver. The exercise by any party hereto of any right or remedy to which it is entitled hereunder shall not preclude or restrict the exercise of any other such right or remedy. No delay or omission by a party to exercise any right or power accruing upon any non-compliance or failure of performance by the other party under the provisions of this Easement shall impair any such right or power or be construed to be a waiver thereof. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

6. Governing Law. This Easement shall be governed by the laws of the Commonwealth of Massachusetts.

7. Term. The easements, covenants, and conditions contained in this Easement shall be effective commencing on the date of recordation of this Easement in the Middlesex South Registry of Deeds and shall remain in full force and effect thereafter in perpetuity, unless this Easement is modified, amended, canceled or terminated by the written consent of the Grantors, Grantees, or their relevant successors and assigns, in recordable form and recorded with said Middlesex South Registry of Deeds.

8. Severability. The invalidity of any covenant, restriction, condition, limitation or any other part or provision of this Easement shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Easement.

9. No Relationship of Principal and Agent. Nothing contained in this Easement nor any act of the parties shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent, or partnership, or joint venture, or of any association between the parties, nor shall anything contained in this Easement or any act of the parties be construed to render either of the parties liable for the debts or obligations of the other parties, except as specifically provided herein.

10. Waiver. No waiver of any breach of any of the easements, covenants and/or agreements herein contained shall be construed as, or constitute, a waiver of any other breach or a waiver, acquiescence in or consent to any further or succeeding breach of the same or any other covenant and/or agreement.

11. Recording. A fully executed counterpart of this Easement shall be recorded in the Middlesex South Registry of Deeds.

12. Headings. The subject headings of the sections and paragraphs of this Easement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

13. Entire Agreement. This Easement (including exhibits attached) constitutes the entire agreement and understanding between the parties with respect to the subject matter contained herein, and supersedes any prior agreement and understanding about the subject matter hereof. This Easement may be modified or amended only by a written instrument executed by the parties hereto.

[Remainder of page intentionally left blank]

EXECUTED as a sealed instrument in one or more counterparts as of the date first set forth above.

GRANTORS:


MARK R. BROWN


MARY-CLAIRE VAN LEUNEN

GRANTEE:

281 CONCORD LLC

By: _____

Name: Xiaoguang Wang

Title: Manger

EXECUTED as a sealed instrument in one or more counterparts as of the date first set forth above.

GRANTORS:

MARK R. BROWN

MARY-CLAIRE VAN LEUNEN

GRANTEE:

281 CONCORD LLC

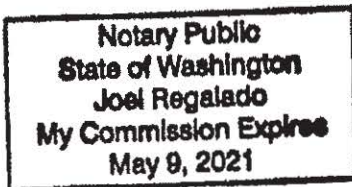
UC Cert
1774843

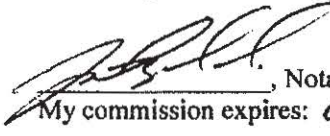
By: Xiaoguang Wang
Name: Xiaoguang Wang
Title: Manger

(m)
King County, WA
ss.

THE COMMONWEALTH OF MASSACHUSETTS

On this 25th day of October, 2017, before me, the undersigned notary public, personally appeared Mark R. Brown, proved to me through satisfactory evidence of identification, which was which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

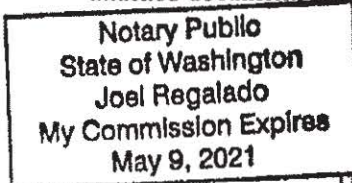


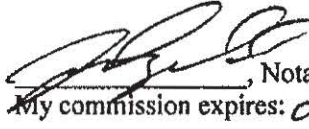
 , Notary Public
My commission expires: 05/09/2021

THE COMMONWEALTH OF MASSACHUSETTS

King County, WA
ss.

On this 25th day of October, 2017, before me, the undersigned notary public, personally appeared Mary-Claire Van Leunen, proved to me through satisfactory evidence of identification, which was which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



 , Notary Public
My commission expires: 05/09/2021

THE COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Xiaoguang Wang, proved to me through satisfactory evidence of identification, which was which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of 281 Concord LLC.

_____, Notary Public
My commission expires:

olduq yotida
no'qonlari to'g'risida
obalig'atli hokim
saxti qurilmagan ym
1928. 8. yild

no'qon
1928. 8. yild

THE COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared **Mark R. Brown**, proved to me through satisfactory evidence of identification, which was which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

_____, Notary Public
My commission expires:

THE COMMONWEALTH OF MASSACHUSETTS

_____, ss.

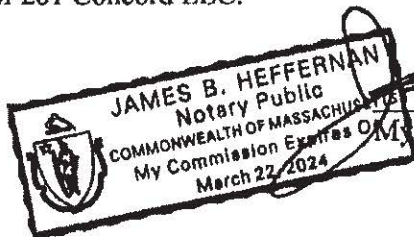
On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared **Mary-Claire Van Leunen**, proved to me through satisfactory evidence of identification, which was which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

_____, Notary Public
My commission expires:

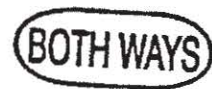
THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 25th day of October, 2017, before me, the undersigned notary public, personally appeared **Xiaoguang Wang**, proved to me through satisfactory evidence of identification, which was which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of 281 Concord LLC.



_____, Notary Public
My commission expires:



Doc 01774844

Southern Middlesex LAND COURT
Registry District

RECEIVED FOR REGISTRATION

On: Nov 08, 2017 at 10:59A

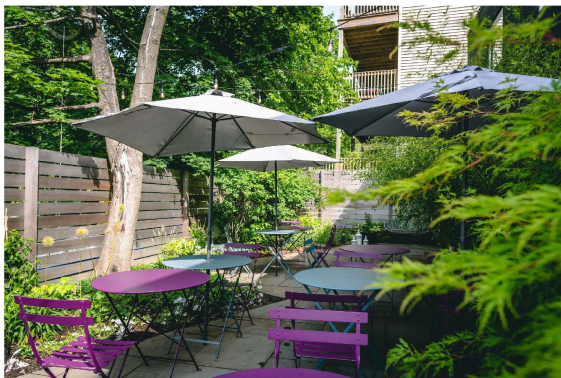
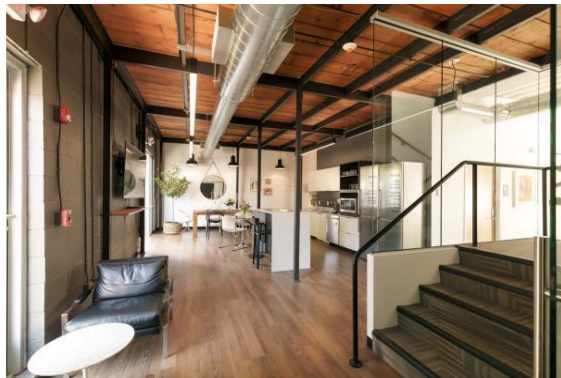
Document Fee 75.00

Receipt Total: \$150.00

NOTED ON: CERT 266345 BK 01517, PG 140

ALSO NOTED ON:

281 CONCORD AVENUE, CAMBRIDGE 02138



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: 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: 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: Alan Zhao <alanzzhao@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
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