



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### BZA Application Form

**BZA Number: 134550**

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Bellal REA, LLC, by Mohammed Bellal, Manager C/O Lewis Colten AIA, Architect

**PETITIONER'S ADDRESS:** 9 Vernon Road, Framingham, MA 01701

**LOCATION OF PROPERTY:** 318 Concord Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence B Zone

#### **REASON FOR PETITION:**

/Extending existing curb cut which is creating two curb cuts for this site/

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


Taking an existing 6'-0" wide curb cut and increasing it by 4'-0", making it a 10'-0" wide curb cut, thereby allowing a required parking stall to have the adequate width necessary to facilitate safety and requirement for off-street parking. The existing curb cut on one side of the property accommodates the required off-street parking stall for one apartment unit. We are requesting an adjusted curb cut on the other side of the building to facilitate the second off-street parking stall necessary for the two-unit condominium.

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

Article: 6.000      Section: 6.43.5(b),(c) (Curb Cut).

Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):



(Petitioner (s) / Owner)

LEWIS COLTEN

(Print Name)

Address:

Tel. No.            508-596-7220

E-Mail Address:   lewcoltenaia@gmail.com

Date: 7/26/25

**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 Mohammed Bellal, Manager of Bellal REA, LLC, owner  
(OWNER)

Address: 34 Atlantic Street

State that I/We own the property located at 318 Concord Ave., Cambridge,  
which is the subject of this zoning application.

The record title of this property is in the name of Bellal REA, LLC

\*Pursuant to a deed of duly recorded in the date 02/26/2020, Middlesex South  
County Registry of Deeds at Book 76898, Page 139; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

Mohammed Bellal  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

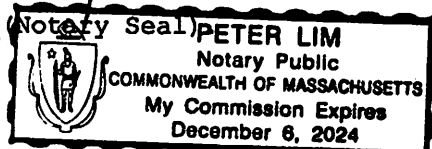
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Essex

The above-name Mohammed Bellal personally appeared before me,  
this 21 of July, 2021, and made oath that the above statement is true.

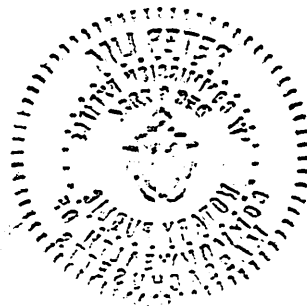
My commission expires 12/06/2024 \_\_\_\_\_ Notary

My commission expires



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

PETER LIM  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
December 8, 2004



## **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 318 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:**

Allowing a partial curb cut to be extended in order for it to be a functional required curb cut to allow for a required off street parking space.

**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:**

It would be a functional parking stall similar to other parking stalls for all adjacent residential units.

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

This parking stall and its access will not cause any adverse affects because it is similar to all other residential properties in the neighborhood.

**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:**

Because it is consistent and similar with the use by all residences in the area, By not having the proper width of the curb cut, it becomes hazardous with regard to pulling in and out of the parking spot from the street.

**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:**

By widening the existing curb cut, it becomes similar to all other properties in the neighborhood.

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

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** LEWIS COLTEN **PRESENT USE/OCCUPANCY:** 2 UNIT RESIDENTIAL

**LOCATION:** 318 CONCORD AVE **ZONE:** B

**PHONE:** 508.596.7220 **REQUESTED USE/OCCUPANCY:** SAME

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<b>TOTAL GROSS FLOOR AREA:</b>	<u>4900</u>	<u>INCLUDING ATTIC &amp; BASEMENT</u>	<u>NO INCREASE PRE-EXIST. (max.)</u>
<b>LOT AREA:</b>	<u>4500</u>		<u>5000 (min.)</u>
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA:</b>	<u>.46</u>	<u>.46</u>	<u>.5 (max.)</u>
<b>LOT AREA FOR EACH DWELLING UNIT:</b>	<u>50%</u>	<u>50%</u>	<u>2500 (min.)</u>
<b>SIZE OF LOT:</b>			
<b>WIDTH</b>	<u>45'</u>		<u>50' (min.) PRE-EXIST.</u>
<b>DEPTH</b>			
<b>Setbacks in Feet:</b>			
<b>FRONT</b>	<u>18.6' TO BLDG</u>	<u>11.0' TO PORCH SAME</u>	<u>15.0' PRE-EXIST. (min.)</u>
<b>REAR</b>	<u>26.2'</u>	<u>SAME</u>	<u>25.0' (min.)</u>
<b>LEFT SIDE</b>	<u>4.7'</u>	<u>SAME</u>	<u>25' PRE-EXIST. (min.)</u>
<b>RIGHT SIDE</b>	<u>8.8'</u>	<u>SAME</u>	<u>7.5' (min.)</u>
<b>SIZE OF BLDG.:</b>			
<b>HEIGHT</b>	<u>34'-6"</u>	<u>SAME</u>	<u>35'-0" (max.)</u>
<b>LENGTH</b>			
<b>WIDTH</b>			
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>	<u>44%</u>	<u>44%</u>	<u>40% (min.)</u>
<b>NO. OF DWELLING UNITS:</b>	<u>2</u>	<u>SAME</u>	<u>2 (max.)</u>
<b>NO. OF PARKING SPACES:</b>	<u>2</u>	<u>SAME</u>	<u>2 (min./max)</u>
<b>NO. OF LOADING AREAS:</b>	<u>0</u>	<u>0</u>	<u>0 (min.)</u>
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT:</b>	<u>N/A</u>	<u>N/A</u>	<u>N/A (min.)</u>

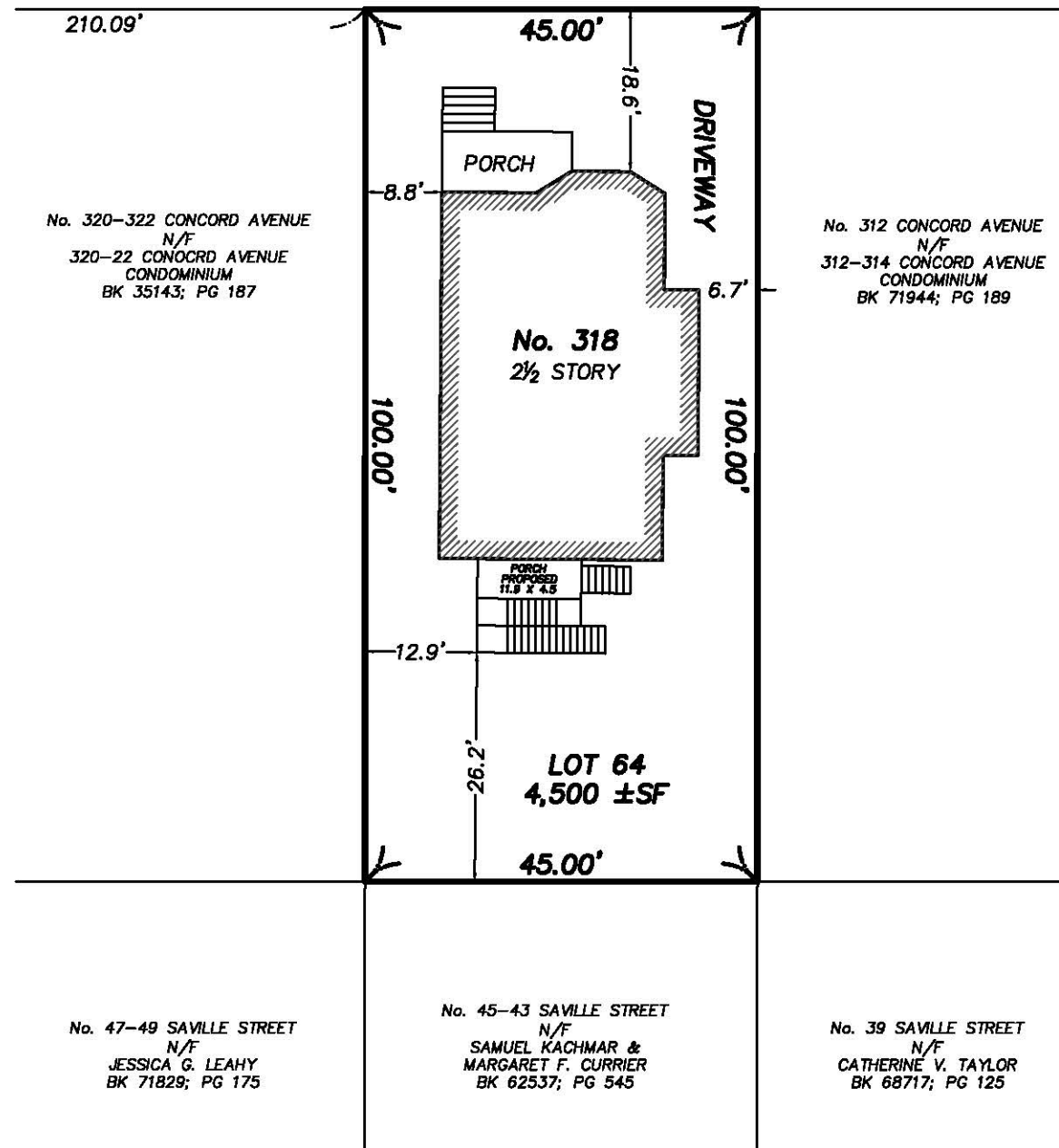
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

NO OTHER OCCUPANCIES ON THE LOT. ADJACENT BUILDINGS  
ALL AROUND ARE SIMILAR IN SIZE AND SIMILAR CONSTRUCTION,  
WOOD FRAME, 2 1/2 TO 3 STORIES HIGH

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'.

ACCORDING TO THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE  
MAJOR IMPROVEMENTS ON THIS PROPERTY  
FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0419E  
EFFECTIVE DATE: JUNE 4, 2010

**REFERENCES:**  
DEED: BK 74192; PG 35  
PLAN: PL BK 202; PL 2  
No. 978 OF 2018



FIELD:	GCC
DRAFT:	SAP
CHECK:	GCC
DATE:	08/18/20
JOB #	20-00468





318 Concord Ave  
BZA-134550

























## CITY OF CAMBRIDGE

### APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the ~~assessor's plat~~ and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 CONCORD AVE CAMB. MA. 02138

Signed:

Ramon M. McNeil

Date:

3/24/2021

Address:

311/313 CONCORD AVENUE

CAMBRIDGE, MA. 02138

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare



approval



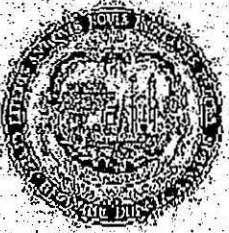
disapproval

of installment of Off-Street Parking Facility located at:

Signed: \_\_\_\_\_

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

Address: \_\_\_\_\_



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS  
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the ~~assessor's plat~~ and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 322 CONCORD AVE

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at:

318 CONCORD AVE

Signed: [Signature] Date: 3/26/21

Address: 322 CONCORD AVE  
CAMBRIDGE MA

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare

☐ approval ☐ disapproval

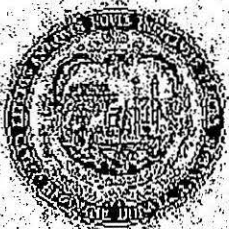
of installment of Off-Street Parking Facility located at:

\_\_\_\_\_

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

Address: \_\_\_\_\_  
\_\_\_\_\_





CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS  
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 315 Concord Ave

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 Concord Ave

Signed:

Date:

3/24/2021

Address:

315 Concord Ave

Cambridge MA 02138

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare



approval



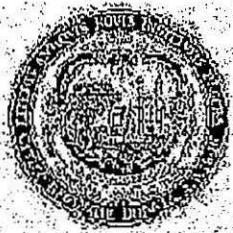
disapproval

of installment of Off-Street Parking Facility located at:

Signed: \_\_\_\_\_

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

Address: \_\_\_\_\_



## CITY OF CAMBRIDGE

### APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the ~~assessor's plat~~ and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of ~~321 Concord Ave~~ 321 Concord Ave

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 Concord Ave

Signed: [Signature]

Date: 3/24/21

Address: 321 Concord Ave

Cambridge, MA 02138

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

\_\_\_\_\_

Signed: \_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_



## CITY OF CAMBRIDGE

### APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 330 Concord Ave.

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 Concord Ave

Signed: Elba Rivera

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

Address: 109 Hampshire St.

Cambridge, MA - 02139

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

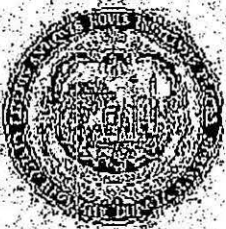
of installment of Off-Street Parking Facility located at:

Signed: \_\_\_\_\_

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

Address: \_\_\_\_\_





CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS  
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

Allan

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 Concord Ave

Signed:

Allan Nireberg

Date:

3/24/21

Address:

307 CONCORD AVE

02138

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed:

Date:

Address:



## CITY OF CAMBRIDGE

### APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

333 Concord Ave

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 Concord Ave

Signed:

[Signature]

Date:

3-24-21

Address:

333 Concord Ave

Cambridge MA 02138

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare



approval



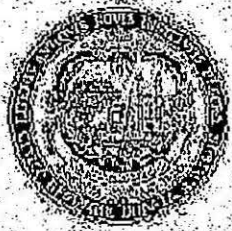
disapproval

of installment of Off-Street Parking Facility located at:

Signed:

Date:

Address:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS  
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the ~~assessor's plat~~ and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

ALFRED JAC CANTON

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed:

*[Signature]*

Date:

March 24, 2021

Address:

335 Concord

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed:

Date:

Address:





## CITY OF CAMBRIDGE

### APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Jason Chen

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

318 Concord Ave

Signed:

W. Carter

Date:

3/24/21

Address:

336 Concord Ave

Cambridge 02138

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed: \_\_\_\_\_

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

Address: \_\_\_\_\_



CITY OF CAMBRIDGE

APPLICATION FOR CONVEYANCE CUTS  
AND OPENING ASUTTOR'S FORMS

REGULATORY NOTICE: This form is to be used by the applicant to request a conveyance cut or opening. It is not to be used for other purposes. The applicant must provide a detailed description of the proposed work, including a plan showing the location of the work, the nature of the work, and the estimated cost of the work. The applicant must also provide a statement of the anticipated benefits of the work and a statement of the anticipated impacts of the work. The applicant must also provide a statement of the anticipated costs of the work and a statement of the anticipated benefits of the work.

Project Name: 312 Concord Ave.

Location: 312 Concord Ave.

Project Description: 312 Concord Ave.

Project Status: ☒ New ☐ Existing

Project Date: 3/21/83

Project Address: 312 Concord Ave. 02138

Project Name: 312 Concord Ave.

Location: 312 Concord Ave.

Project Description: 312 Concord Ave.

Project Status: ☒ New ☐ Existing

Project Date: 3/21/83

Project Address: 312 Concord Ave. 02138

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 18, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

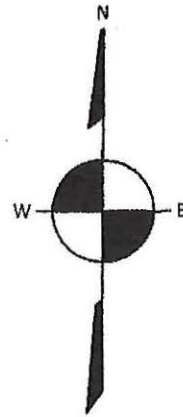
ZONE: X  
COMMUNITY PANEL: 25017C0419E  
EFFECTIVE DATE: JUNE 4, 2010

**PREPARED FOR:**

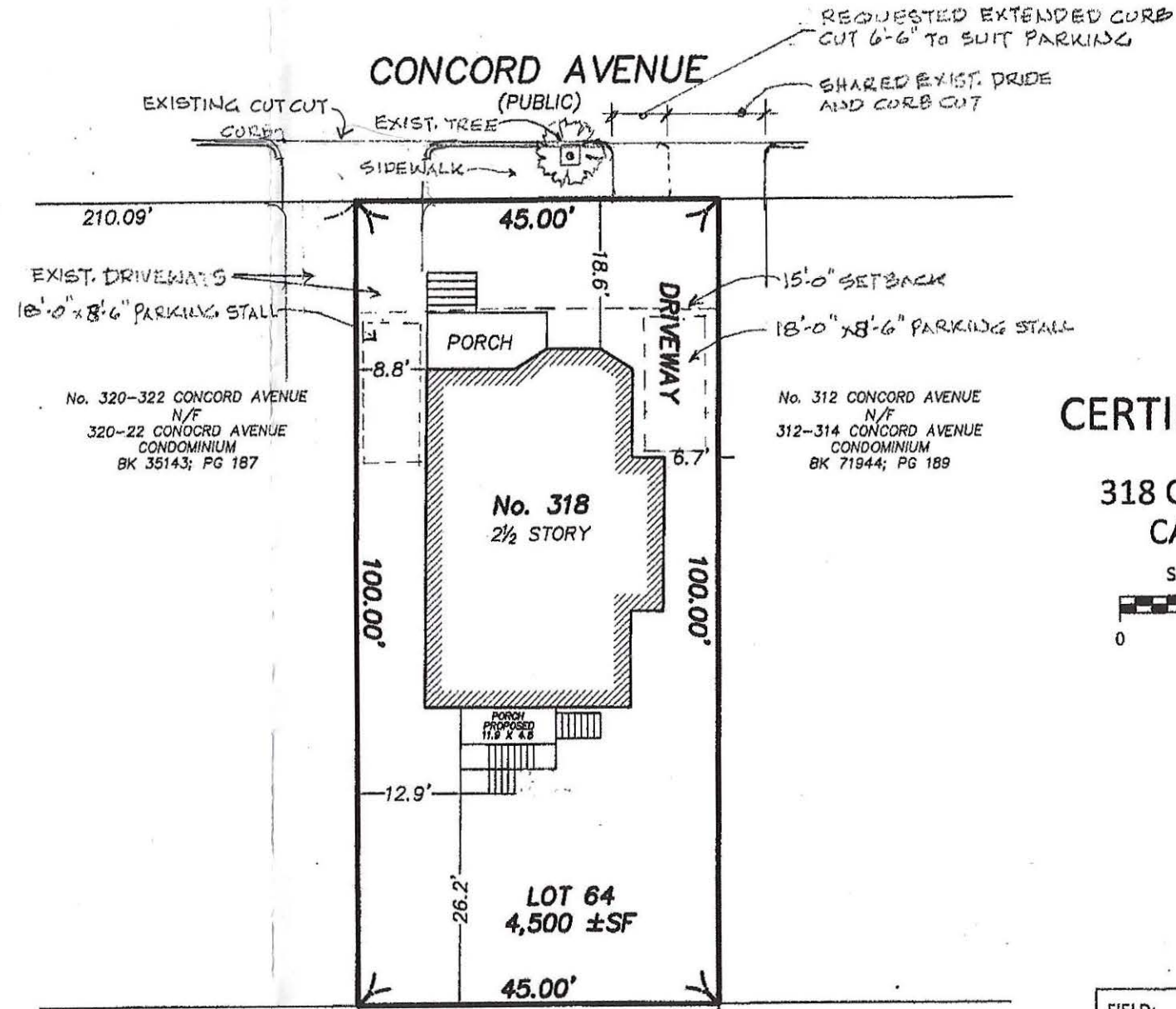
OWNER OF RECORD:  
MOHAMMED BELLAL  
34 ATLANTIC STREET  
LYNN, MA 01902

**REFERENCES:**

DEED: BK 74192; PG 35  
PLAN: PL BK 202; PL 2  
No. 978 OF 2018



FAYERWEATHER STREET

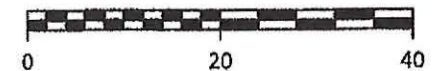


**BOSTON**  
**SURVEY, INC.**  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

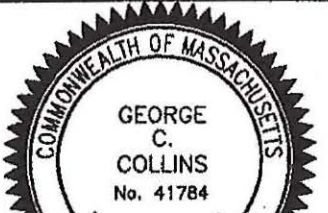
**CERTIFIED PLOT PLAN**

LOCATED AT  
**318 CONCORD AVENUE**  
**CAMBRIDGE, MA**

SCALE: 1.0 INCH = 20.0 FEET

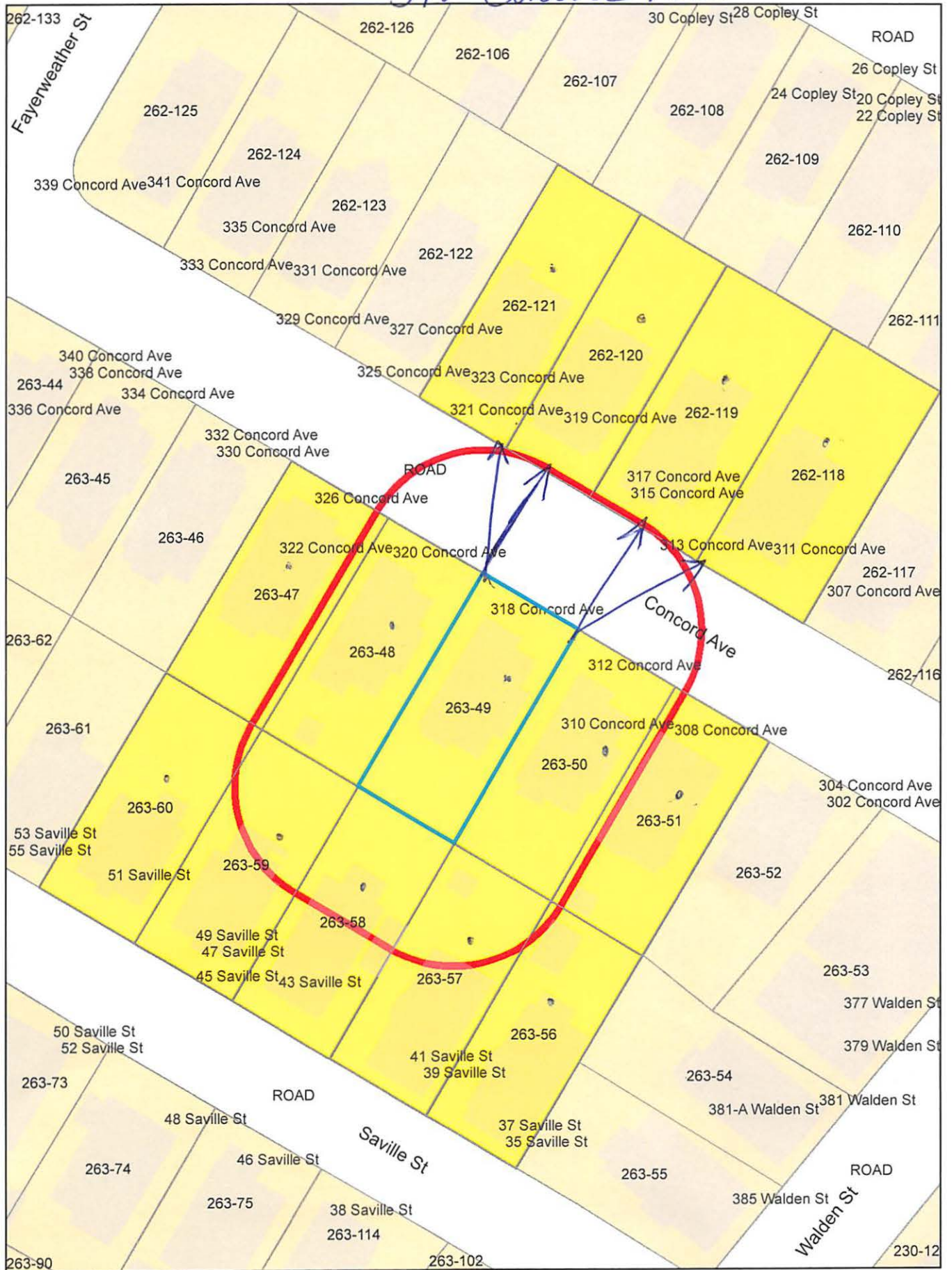


FIELD: GCC  
DRAFT: SAP  
CHECK: GCC





318 Concord Ave



318 Concord Ave

*Petitioner*

262-121  
WILSON, JACQUELINE A LIFE ESTATE  
323 CONCORD AVE  
CAMBRIDGE, MA 02138

263-51  
KJB ASSOCIATES LLC  
308 CONCORD AVE  
CAMBRIDGE, MA 02138

LEWIS COLTEN AIA, ARCHITECT  
9 VERNON ROAD  
FRAMINGHAM, MA 01701

263-58  
KACHMAR, SAMUEL & MARGARET F. CURRIER  
207 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

263-60  
MAKIN, DILIP & ANURADHA MAKIN  
51 SAVILLE ST  
CAMBRIDGE, MA 02138

263-48  
ALMAGRO, JUAN C.  
320 CONCORD AVE., #320  
CAMBRIDGE, MA 02138

263-57  
TAYLOR, CATHERINE V., MARTHA E. VERGE  
CATHERINE V. TAYLOR TRUSTEE  
39 SAVILLE ST  
CAMBRIDGE, MA 02138

263-56  
DAVIS, CORINNE C. & MARVIN B. DAVIS  
35 SAVILLE ST  
CAMBRIDGE, MA 02138

263-47  
GARFIELD, ELIZA N.  
326 CONCORD AVE., #3  
CAMBRIDGE, MA 02138

263-47  
FANG, TAO & XIAOTANG LU  
326 CONCORD AVE UNIT #2  
CAMBRIDGE, MA 02138

263-47  
WEINBERG, MATTHEW & CHRISTINE WEINBERG  
326 CONCORD AVE., #1  
CAMBRIDGE, MA 02138

262-119  
WESTFAHL, SCOTT A.  
315-317 CONCORD AVE. UNIT 317  
CAMBRIDGE, MA 02138

263-59  
LEAHY, JESSICA G. ,  
TR. THE JESSICA LEAHY FAMILY WEALTH TRUST  
47 SAVILLE ST  
CAMBRIDGE, MA 02138

263-48  
ALLAN, AUSTIN J. & DIANE B. DENNISON  
322 CONCORD AVE #322  
CAMBRIDGE, MA 02138

263-50  
MEHTA, PRITESH & AMY SARMA  
314 CONCORD AVE  
CAMBRIDGE, MA 02138

262-120  
WADE, BRANDON  
319 CONCORD AVE UNIT 1  
CAMBRIDGE, MA 02138

262-119  
QU, TING & YAN CHEN  
315-317 CONCORD AVE. UNIT 315  
CAMBRIDGE, MA 02138

263-50  
JOHN, SHINU ANN PRASANTH GEORGE  
312 CONCORD AVE 312  
CAMBRIDGE, MA 02138

262-120  
BAIRD MAX BECKMAN  
ELIZABETH MCKENZIE EHRlich  
319-321 CONCORD AVE - UNIT 2  
CAMBRIDGE, MA 02138

263-49  
BELLAL REA LLC  
34 ATLANTIC ST  
LYNN, MA 01902

262-118  
MCCREE, RAMON W.  
TRUSTEE THE R.W. MCCREE TRUST NO.1  
311CONCORD AVE  
CAMBRIDGE, MA 02138-1207