



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2022 APR -1 AM 10:22

617-349-6100

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 165777**

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Ting-Ho Tam, Barry Tam

**PETITIONER'S ADDRESS:** 22 HARDWICK STREET, BOSTON, MA 02135

**LOCATION OF PROPERTY:** 50 Church St., Cambridge, MA

**TYPE OF OCCUPANCY:** Commercial/retail/office-bubble tea shop **ZONING DISTRICT:** Business B Zone

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

/My business is a formula business in other words a franchise named Gong Cha and needs special permitting per Olivia from zoning/

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

Need approval for building permit #160507 to move forward on the zoning plan review. Because my business is described as an upcoming formula business specifically franchise, it needs special permitting due to its BB zone in Harvard Sq. The use of occupancy is restaurant/office and will remain the same. On top of that the previous tenant, Dado, was also a bubble tea shop that served selections of food. My business is the same concept except I am strictly serving bubble tea drinks and beverages, no food. I am hoping we can get relief to move the building permit first while processing this special permit.

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

Article: 4.000	Section: 4.35.0 (Fast Order Food Establishment).
Article: 11.000	Section: 11.30 (Fast Order Food Establishment).
Article: 10.000	Section: 10.40 (Special Permit)

Original  
Signature(s):

Ting-Ho Tam, Barry Tam  
(Petitioner (s) / Owner)

Ting-Ho Tam, Barry Tam  
(Print Name)

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

Tel. No. 617-888-3083  
E-Mail Address: btsventuresociety@gmail.com

Date: 3/30/2022

## **BZA Application Form**

### **DIMENSIONAL INFORMATION**

**Applicant:** Ting-Ho Tam, Barry Tam

**Present Use/Occupancy:** Commercial/retail/office-bubble tea shop

**Location:** 50 Church St., Cambridge, MA

**Zone:** Business B Zone

**Phone:** 617-888-3083

**Requested Use/Occupancy:** Commercial/retail-bubble tea shop

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		23528	0	0	(max.)
<b><u>LOT AREA:</u></b>		703	0	0	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		33.47	0	0	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		n/a	0	0	
<b><u>SIZE OF LOT:</u></b>	<b><u>WIDTH</u></b>	26.5	0	0	
	<b><u>DEPTH</u></b>	26.53	0	0	
<b><u>SETBACKS IN FEET:</u></b>	<b><u>FRONT</u></b>	none	0	0	
	<b><u>REAR</u></b>	none	0	0	
	<b><u>LEFT SIDE</u></b>	none	0	0	
	<b><u>RIGHT SIDE</u></b>	none	0	0	
<b><u>SIZE OF BUILDING:</u></b>	<b><u>HEIGHT</u></b>	n/a	0	0	
	<b><u>WIDTH</u></b>	n/a	0	0	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		0	0	0	
<b><u>NO. OF DWELLING UNITS:</u></b>		n/a	0	0	
<b><u>NO. OF PARKING SPACES:</u></b>		0	0	0	
<b><u>NO. OF LOADING AREAS:</u></b>		1	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		n/a	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.:

Proposing construction is interior only so everything is cosmetic and nothing exterior related or structural will be touched. Steel framing will be used for the cosmetic construction. Building will stay the same as currently is.

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.

**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 50 Church St Realty Trust  
(OWNER) lessor  
Address: 50 Church St. Cambridge MA 02138  
State that I/We own <sup>lease</sup> the property located at 50 Church St.  
which is the subject of this zoning application.

The record title of this property is in the name of Gazit Horizons  
(9 Battle) LLC

\*Pursuant to a deed of duly recorded in the date 12/12/18, Middlesex South  
County Registry of Deeds at Book 72026, Page 181; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

John P. Giovanni, Trustee  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

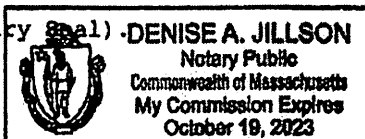
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name John P. Giovanni personally appeared before me,  
this 18<sup>th</sup> of March, 2022, and made oath that the above statement is true.

Denise Jillson Notary

My commission expires Oct. 19, 2023 (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 50 Church St., 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:**

The location conforms to city ordinances and does not violate any codes. Nothing structural is altered and the only construction happening is interior so everything is cosmetic. Therefore, we do not need to meet any ordinance requirements because there are none.

**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:**

We are not taking up any parking lots nor any parking spaces and we are not occupying the sidewalks or streets so we do not generate any congestion or traffic. Our business concept is order and pick up so there will be little to no affect.

**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:**

We are not changing the use of occupancy and we are operating a similar business as the previous tenant, Dado. Therefore, we will not be grossly violating any zoning ordinances.

**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 certified food handlers with allergen certificates as well. We have trained staff in everything food related and health safety. We serve non-toxic and non-alcoholic drinks and beverages that would never harm any person nor the environment.

**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:**

My business doesn't produce traffic, does not cause pollution, or disrupt other businesses nor the normality of the community. My business is like many other businesses in Harvard Sq that only wish to serve in the best interests of the city and its locals, students, and residents in mind. We want to preserve the historic aspect of the city as much as possible and we acknowledge the importance of history especially in Harvard Sq.

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

3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



April 26, 2022

ATTN: Maria Pacheco  
Board of Zoning Appeals  
Cambridge Inspection Services  
City of Cambridge  
831 Massachusetts Ave #1  
Cambridge MA 02139

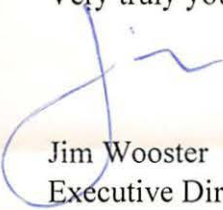
Dear Maria and Board,

I am writing to express my support for Gong Cha, a Tea Shop that wishes to open a location at 50 Church Street. They have reached out to other businesses nearby to tell us of their plans, and they seem like they would make a nice addition to the neighborhood.

Church Street businesses have suffered since the movie theater went dark and gave people less reason to travel down our street. Having another business like Gong Cha will help insure that more people visit Church Street and support the businesses in our neighborhood.

Please feel to contact me if you have any questions. Thank you for your consideration.

Very truly yours,



Jim Wooster  
Executive Director

0110250

# YAMBA

Zoning Board Chairperson

Cambridge Zoning Board of Appeal

May 3rd, 2022

Re: 50 Church Street CASE NO. BZA-165777

Dear Chairperson,

We are writing to express our strong support for approval of a tea shop, Gong Cha, at 50 Church Street in Harvard Square (former Dado Tea site). As we understand it the owners of Gong Cha are entrepreneurs who are passionate about the product they serve and adding life and vitality to the Harvard Square community. Due to the devastating impacts of COVID on the Harvard Square retail environment the Square desperately needs unique and interesting places to visit and shop.

Similarly, our store (Yamba Boutique) will be located at 31 Church Street, opening soon this summer. Our location was the former Starbucks for approximately 20 years. Starbucks has vacated this location several years prior and now has completely left the square creating opportunities for smaller and more interesting beverage offerings such as Gong Cha to thrive where larger companies have failed.

Lastly, I believe the proponents application addressed the Special Permit criteria by causing no nuisance or hazard and is consistent with the patterns of development of the retail district. Further, there is an established need for small, unique retail specifically a tea shop.

For all the reasons above I strongly request that you approve the application without delay.

Very Truly Yours,

Sean D. Hope Esq

*Sean Hope*



## Pacheco, Maria

---

**From:** Benjamin Gram <bgram@bowerypresents.com>  
**Sent:** Tuesday, May 10, 2022 4:10 PM  
**To:** Pacheco, Maria  
**Subject:** The Sinclair - Letter of Support for Gong Cha

ATTN: Maria Pacheco  
Board of Zoning Appeals  
Cambridge Inspection Services  
City of Cambridge  
831 Massachusetts Ave #1  
Cambridge MA 02139  
[mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

To Maria Pacheco / whom it may concern:

My name is Ben Gram. I am the General Manager of The Sinclair in Cambridge MA, and I wanted to send our full support and excitement of our new neighbors Gong Cha coming to Harvard Square.

The Tams and their team have been lovely to meet during their construction, and we are very happy to see a business such as this that shares a lot of the same space and area with us coming to life.

As a business ourselves that will be coming up on 10 years of being very active in the Square, we have seen our share of ebbing and flowing of the spaces around us, and are very much looking forward to being able to be connected closely with Gong Cha. I have personally enjoyed their teas at the Cambridgeside location, and think this will be a great addition to Harvard Square as a new and exciting and diverse option that really showcases the vibrancy of Harvard Square.

As a music venue that brings in music from all around the world, and patrons from all walks of life, young and old, we see our new neighbors of Gong Cha very much bringing that same approach.

We are looking forward to seeing the Tams and their exciting new business thrive in Harvard Square and on Church St, just in time for the warmer weather too!

Thank you for your time,

-Ben Gram

General Manager- The Sinclair  
The Bowery Presents | 52 Church St. Cambridge | MA | 02138  
857-275-6741 | [bgram@bowerypresents.com](mailto:bgram@bowerypresents.com)  
[www.sinclaircambridge.com](http://www.sinclaircambridge.com) | [www.boweryboston.com](http://www.boweryboston.com)

## Pacheco, Maria

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**From:** Swiss Watchmaker <swisswatchmaker@gmail.com>  
**Sent:** Tuesday, May 10, 2022 3:49 PM  
**To:** Pacheco, Maria  
**Subject:** Gong Cha Tea Room will enhance pedestrian traffic near Swiss Watchmaker

Hi Maria,

We really miss the folks who frequented Dado Tea and all the activity it attracted. On a sunny day like today, it would have been packed with hard working students with their laptops!

There is a proven need for a similar business, given the previous popularity of the site; especially this time of year when the windows can be opened, a special feature of the location that is inviting and healthy!

The prospect of a new young entrepreneurial venture sounds great for Church Street, and I fully support this proposed boba quality tea room. It is backed by a successful franchisor, and politically correct, originating in Taiwan!

Furthermore, the Asian population at the universities near us is very likely to be supportive since the location is so convenient.

It is my privilege to support this new business neighbor next to Swiss Watchmaker.

Respectfully submitted,

Susan Lelyveld, President

--

Time Techno Inc.  
d/b/a Swiss Watchmaker  
58 Church Street  
Cambridge, MA 02138  
617-864-1163  
617-864-0914 (fax)  
[www.swisswatchmakerharvardsq.com](http://www.swisswatchmakerharvardsq.com)



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

## BZA

### POSTING NOTICE – PICK UP SHEET

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

Name: Ting-Ho Tam Date: 4/28/2022  
(Print)

Address: 50 Church St.

Case No. BZA-165477

Hearing Date: 5/19/22

Thank you,  
Bza Members



Gong cha 貢茶

## GONG CHA- Bubble Tea

50 Church St.  
Cambridge, MA

### CONSTRUCTION DOCUMENTS

12.7.21  
UPDATED  
3.21.22

#### ARCHITECT

Leslie Saul & Associates  
1972 Massachusetts Ave.  
Cambridge, MA 02140

#### Project Manager:

Monique Jankowski  
617-234-5300  
monique@lesliesaul.com

#### TENANT

##### Ting-Ho Tam

781-363-3194  
Btsventuresociety@gmail.com

##### Barry Tam

617-888-3083  
Btsventuresociety@gmail.com

#### PROJECT DESCRIPTION

The projects consists of 703 SF of retail interior fit-out in landlord provided shell space.

#### PROJECT SCOPE

Partitions, doors, frames and hardware, floor and wall finishes, light fixtures, millwork cabinetry, beverage prep space. Reconfiguration to lifesafety items, mechanical/ electrical, and plumbing to accommodate the above changes, if required.  
**NO CHANGES TO USE OF SPACE**

#### PROJECT AND CODE DATA

All work to be accomplished according to existing building codes and local ordinances.

##### General code Reference

- Massachusetts State Building Code - Ninth Edition
- Current trade specific Massachusetts Codes
- Accessibility Codes: ADA and MAAB

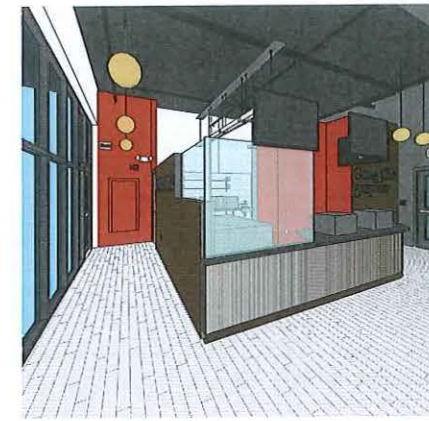
- Use Group: (B) Business
- Construction Classification: Type IIB
- Non-Combustible Base Building Construction: Yes
- Flame Spread Rating: Class C interior finishes are permitted (Flame spread index up to 200, smoke developed up to 450).
- Fire Protection: Sprinklered- no changes to existing
- Tenant Area: 703 GSF
- Occupant Load:
  - Dining area- 361 SF/ 15 = 24 occupants (seating for 11 provided)
  - "Back of house"- 332 SF/100 = 3 occupants (staff of 3 max projected)
  - 14 total max occupants projected**
- Number of Exits: 2 exits provided
- Accessibility: Handicap accessibility shall conform.
- Exit Widths: Front exit- 36", Rear exit- 36"
- Min. exit corridor 44" . Provided: 65"
- ACCESSIBLE BATHROOM IS PROVIDED IN THE BUILDING, PROVIDED BY LANDLORD**

##### GENERAL NOTES:

- Contractor to verify all existing construction and dimensions.
- Contractor to provide all mechanical, electrical and life safety calculations and details.
- Construction is zoned Central Business
- All building codes applicable to construction type shall be accommodated by Contractor.
- Contractor to patch and repair all areas of transition between existing work and new work.
- Contractor to verify Fire Alarm requirements in this specific building



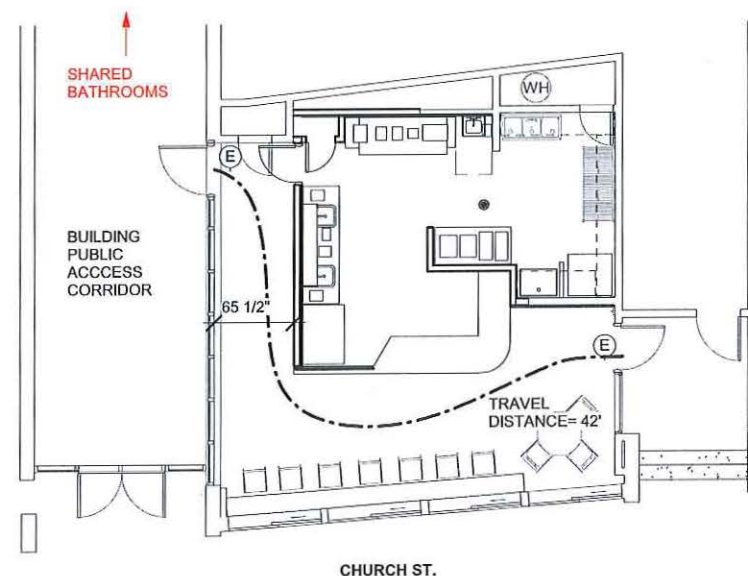
① 3D View-front entrance



② 3D View-front left



LOCATION MAP- Harvard Square Zoning Overlay- BA



③ LIFE SAFETY PLAN  
1/8" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A1.0	Demo Plan and RCP
A2.0	Construction Plan and RCP
A3.0	Detail Plan and Schedules
4	

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Seal



Revision Schedule

Revision Number	Revision Description	Revision Date
2	Update for permit	3.21.22

Consultant



Leslie Saul & Associates, Inc.  
1972 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.5300  
Fax: 617.234.5301  
www.lesliesaul.com

Project Name:

Gong Cha- Cambridge

50 Church St.  
Cambridge, MA 02138

Drawing Title:

Title Sheet

Revision No. 2

Creation Date: 12.7.21 Printed Date: 3/21/2022  
12:08:49 PM

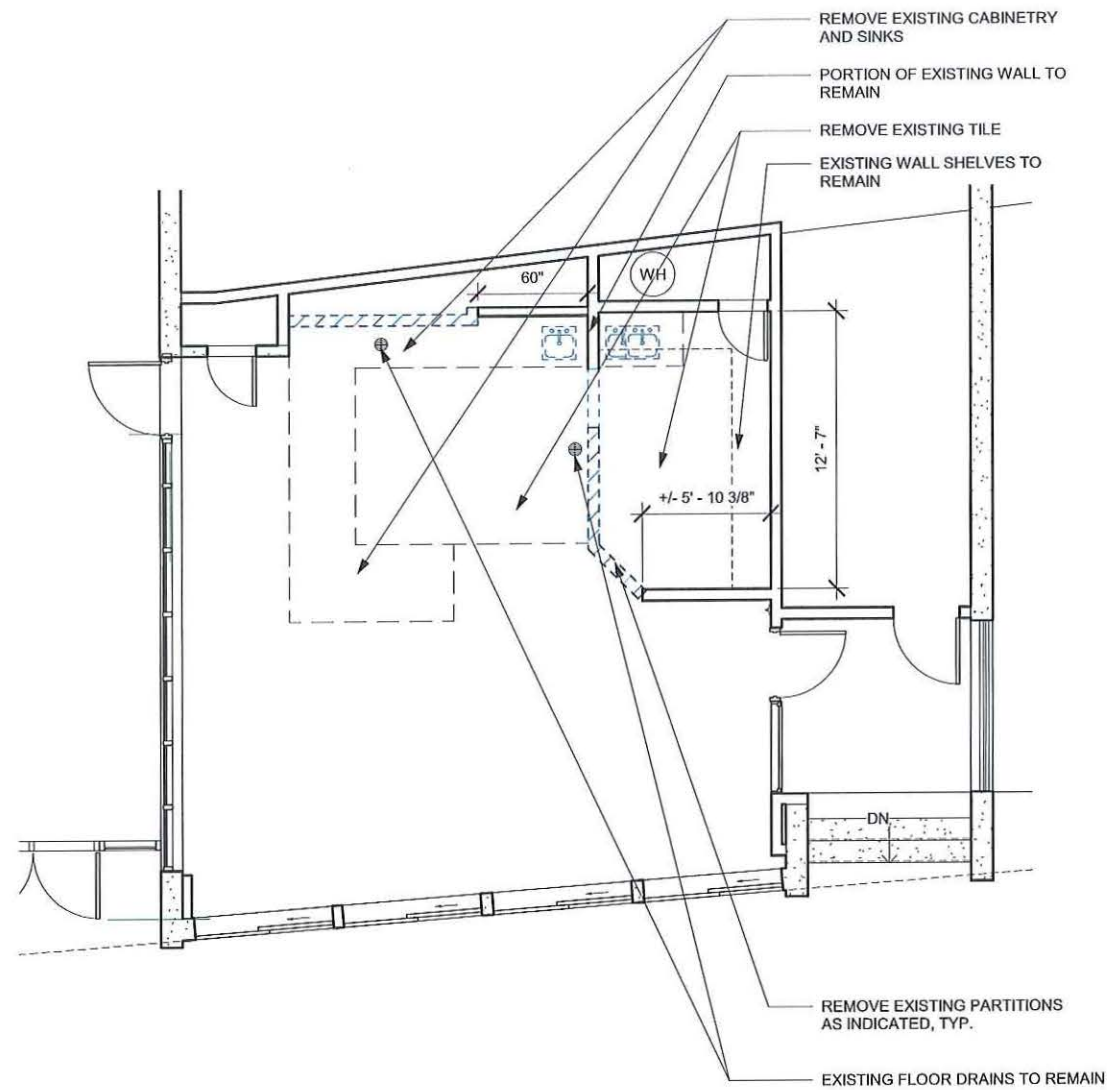
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Drawn By MJ

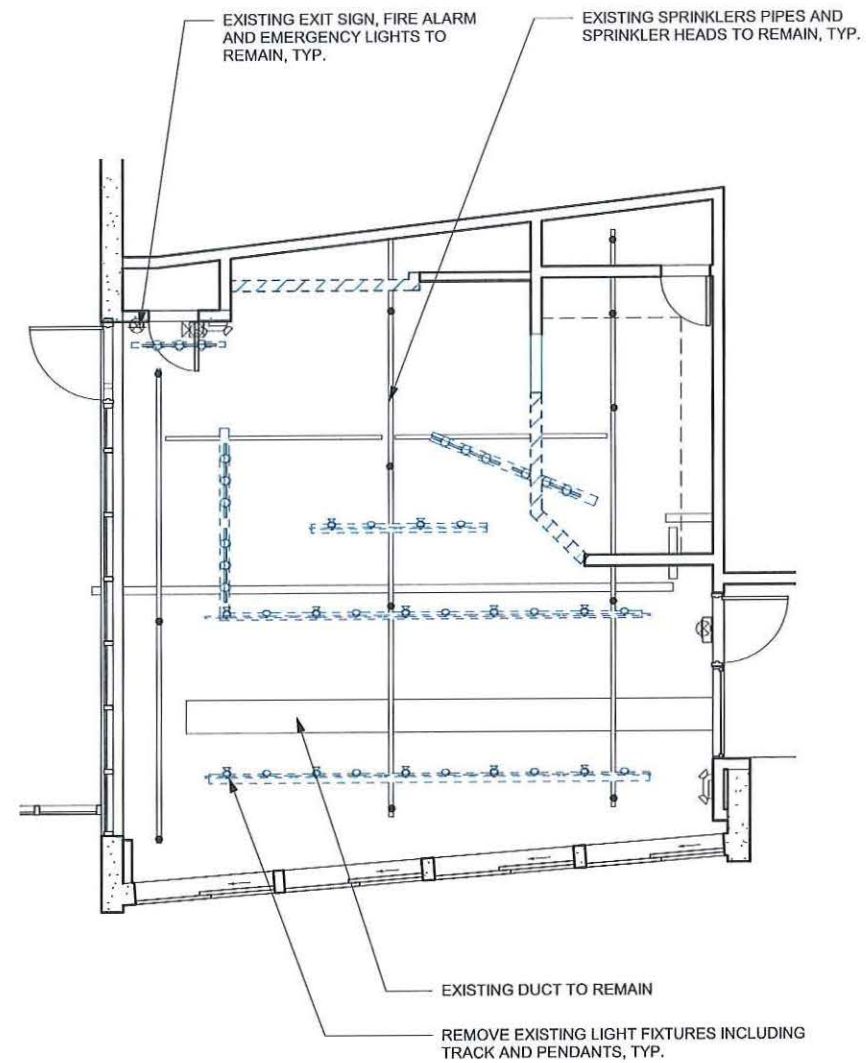
Drawing No.

A0.0





① EXISTING / DEMO PLAN  
3/16" = 1'-0"



② EXISTING / DEMO RCP  
3/16" = 1'-0"

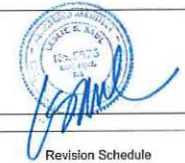


EXISTING CONDITIONS



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Revision Schedule

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Consultant



**Leslie Saul & Associates, Inc.**  
ARCHITECTURE AND INTERIORS  
1872 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.5300  
Fax: 617.234.5301  
www.lesliesaul.com

Project Name:

**Gong Cha- Cambridge**

50 Church St.  
Cambridge, MA 02138

Drawing Title:

**Demo Plan and RCP**

Revision No.

Creation Date: 12.7.21 Printed Date: 3/21/2022 12:08:55 PM

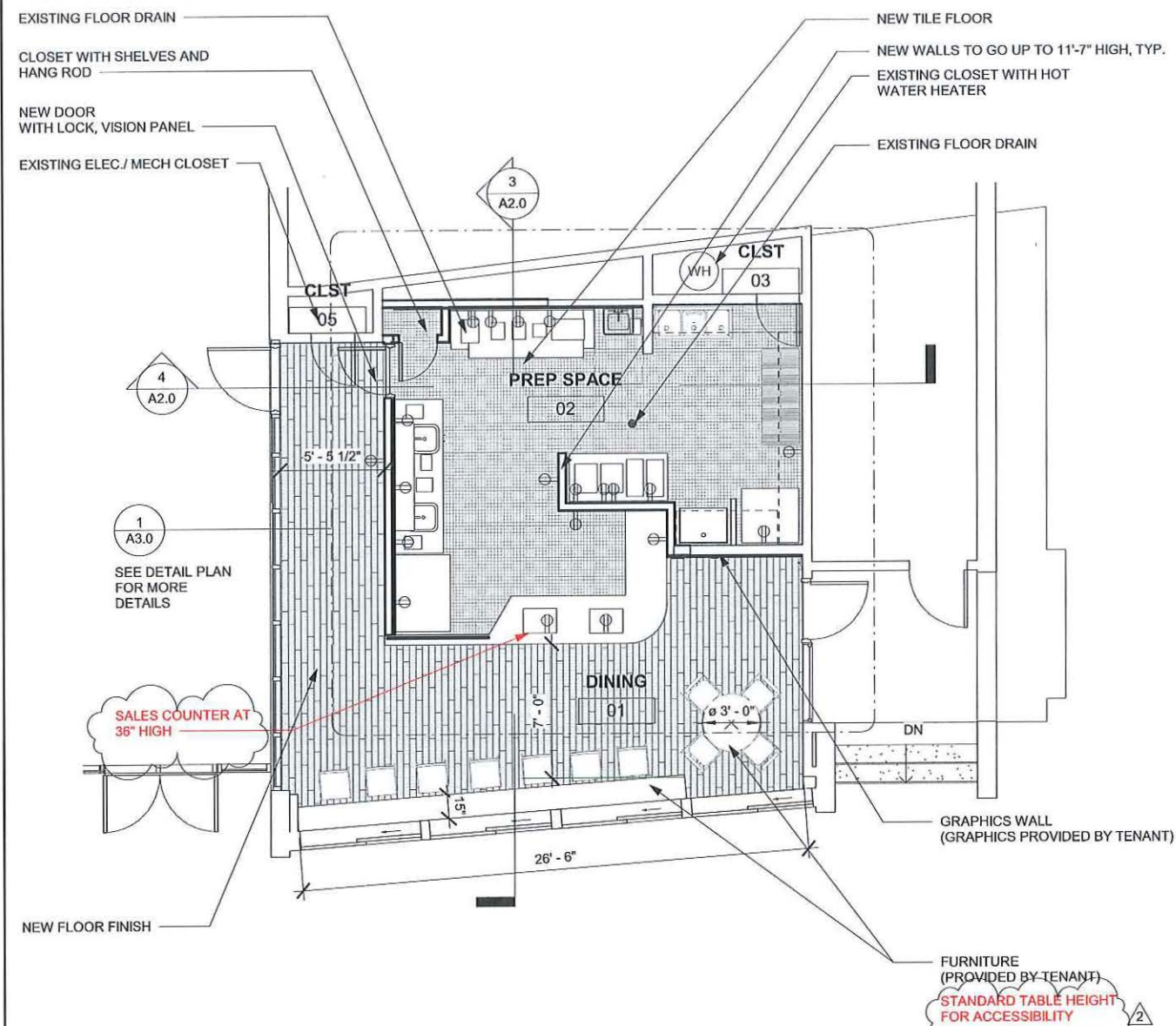
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Drawn By MJ

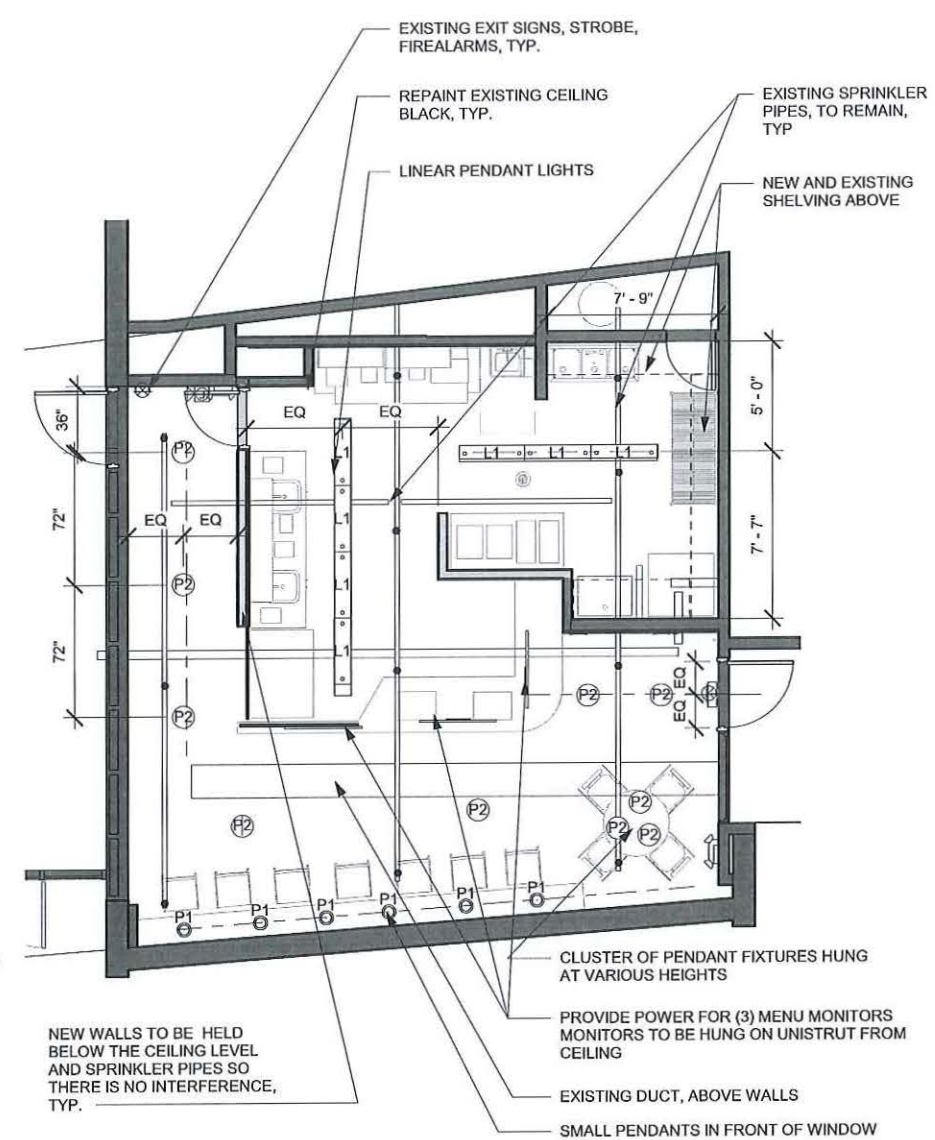
Drawing No.

**A1.0**

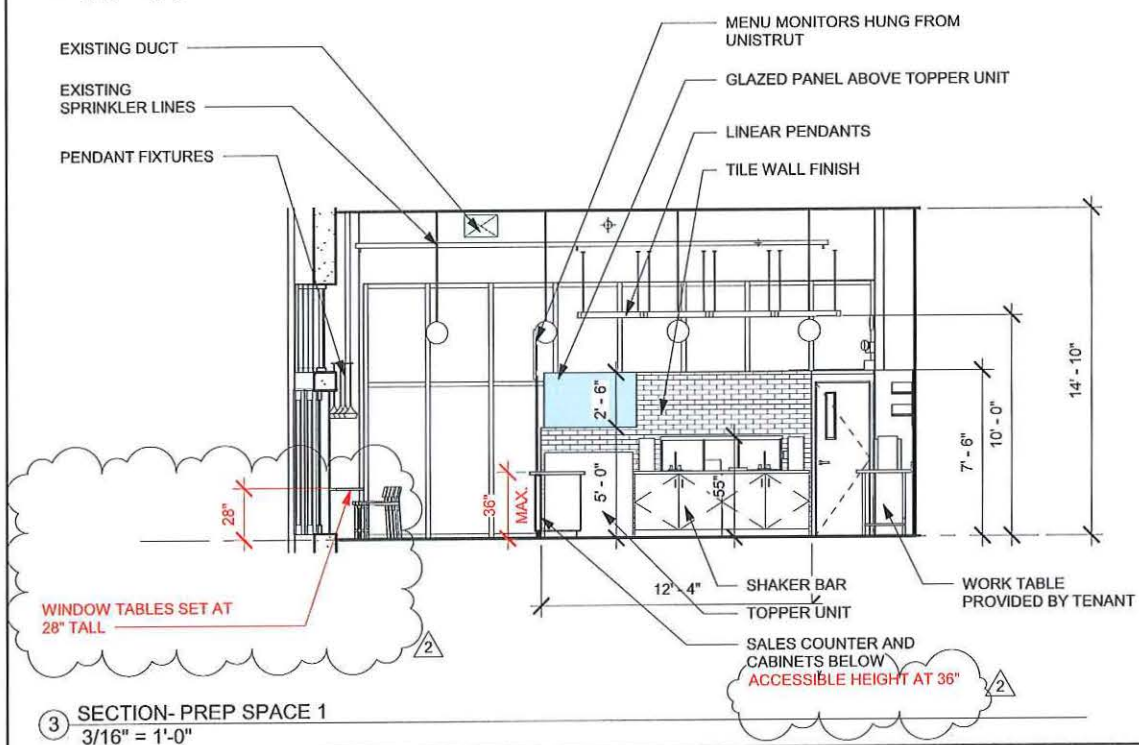




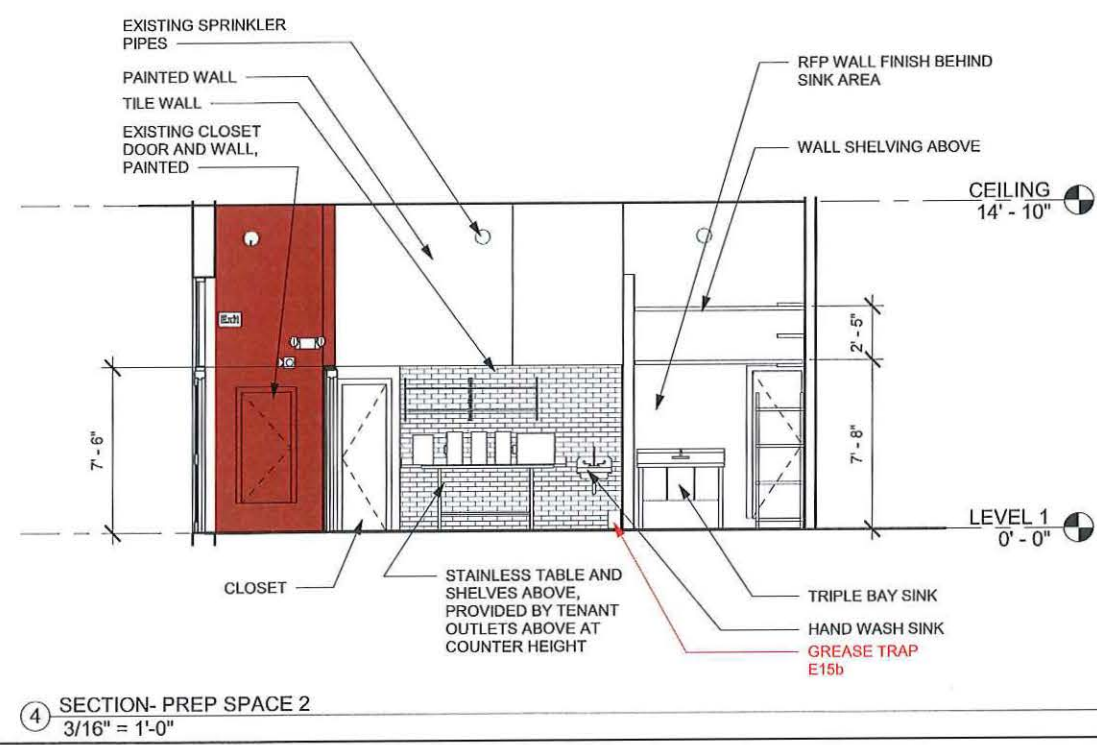
1 CONSTRUCTION PLAN  
3/16" = 1'-0"



2 REFLECTED CEILING PLAN  
3/16" = 1'-0"



3 SECTION- PREP SPACE 1  
3/16" = 1'-0"



4 SECTION- PREP SPACE 2  
3/16" = 1'-0"

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Revision Schedule

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ARCHITECTURE AND INTERIORS  
1572 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.5300  
Fax: 617.234.5301  
www.lesliesaul.com

Project Name:

**Gong Cha- Cambridge**

50 Church St.  
Cambridge, MA 02138

Drawing Title:

**Construction Plan and RCP**

Revision No. 2

Creation Date: 12.7.21 Printed Date: 3/21/2022 12:09:00 PM

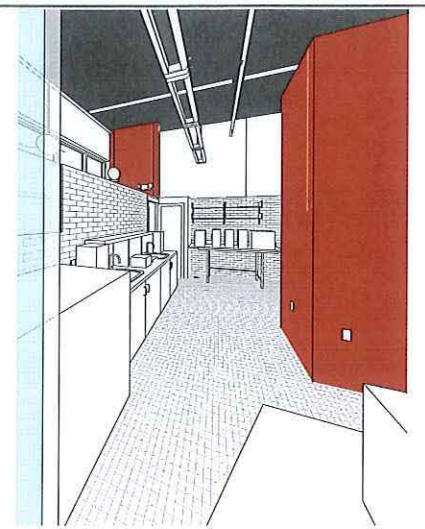
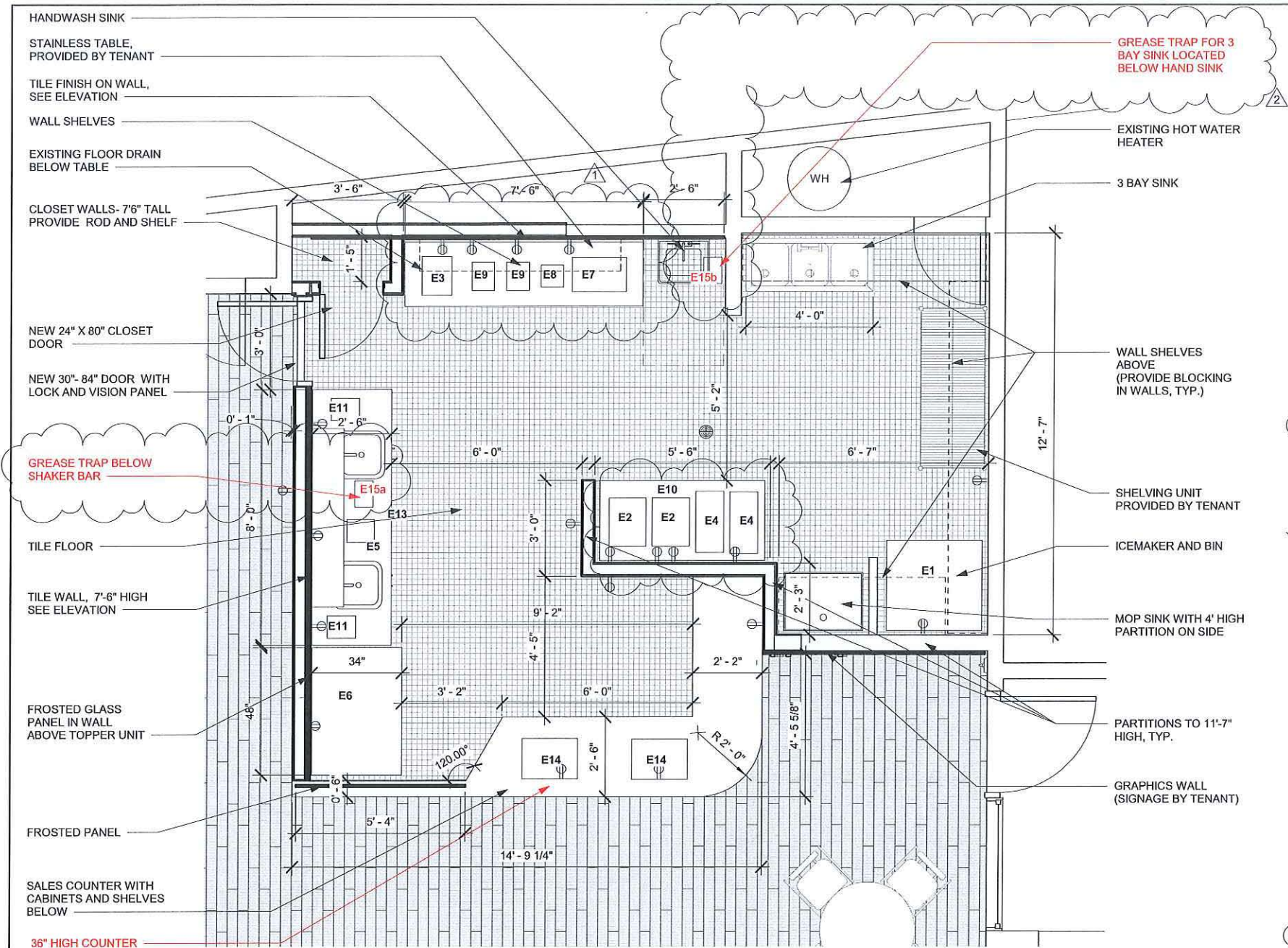
Scale 3/16" = 1'-0"

Drawn By MJ

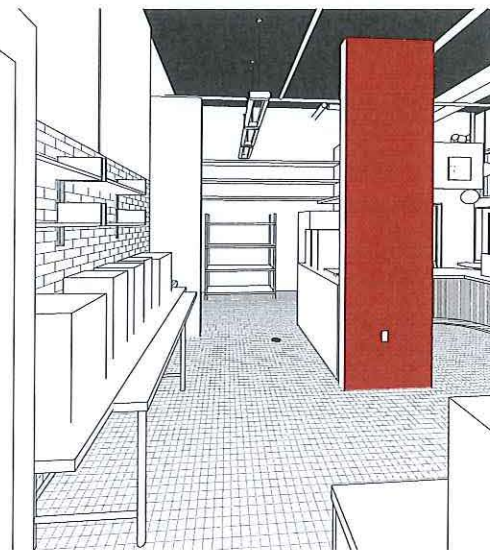
Drawing No.

**A2.0**





3D View-Prep space 1



3D View-Prep space 2

1 DETAIL PLAN- PREP SPACE  
3/8" = 1'-0"

	ELECTRICAL EQUIPMENT SCHEDULE (CUT SHEETS TO BE PROVIDED BY TENANT)											
CODE	QTY	DESCRIPTION	MANUFACTURER	MODEL NO.	SIZE (W X D X H)	ELECTRICITY			DEDCTD. OUTLET	OUTLET HEIGHT	DRAIN	NOTES
						VOLT	WATTS	AMP				
E1a	1	ICE BIN			30" X 34" X 50"						X	filtered water line reqd.
E1b	1	ICE MAKER			30" X 24.5" X 26.5"	220	4200	11.5	X			
E2	2	INDUCTION			14.2" X 18-1/8" X 5-1/8"	220	3400	15.0	X	42"		
E3	1	MIXER			11.3" X 14.6" X 16.5"	120	500	4.8		42"		
E4	2	COFFEE/TEA BREWER			10.5" X 23" X 26"	120	1,700	14	X	42"		filtered water line reqd
E5	1	SYRUP MACHINE				120				42"		
E6	1	TOPPING REF. UNIT			48" X 34 X 46"	115	225	2.0	X			
E7	1	STEAMER			13" X 20.5" X 17"	220	2800	20/20	X	42"		Filtered water line required
E8	1	SMOOTHIE MAKER			8.5" X 10.7" X 18"	120	-	15.0		42"		
E9	2	BLENDER			8.5" X 10.7" X 18"	120	-	13.0		42"		
E10	1	UNDERCOUNTER REF.				115	-	3.4	X			REUSE EXISTING REF. UNIT
E11	2	CUP SEALING MACHINE			13.5" X 14.2" X 24"	110	270	3.0	X	42"		
E12	2	OVERHEAD MONITORS			36.5" X 3.7" X 21"	120	86	9.9				Power from soffit above
E13	1	SHAKER BAR			96" X 30" X 36" (55" TOTAL)				X		X	Two sinks included in shaker bar
E14	2	ROS SYSTEM			21" X 13.4" X 13.25"	120		3				(2 UNITS)- Power from below counter
E15a	1	GREASE TRAP	ZURN	8# Grease Trap, 4gpm	9-7/8" W X 10" H							Utilized for Shaker Bar
E15b	1	GREASE TRAP	ZURN	14# Grease Trap, 7gpm	11-7/8" W X 11-7/8" H							Utilized for 3 bay sink

DOOR NOTES:  
1. ALL NEW HARDWARE (ON EXISTING INTERIOR DOORS) TO BE STAINLESS LOCKSET WITH ADA LEVER HANDLE  
4. ALL DOORS AND FRAMES TO BE PAINTED

NOTE:  
1. ALL EQUIPMENT LISTED IS PROVIDED BY TENANT AND INSTALLED BY G.C.  
2. HAND WASH SINK AND TRIPLE BAY SINK TO BE PROVIDED BY G.C.  
3. PROVIDE FLOOR DRAINS AT ALL SINK LOCATIONS

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Revision Schedule		
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1	Bulletin #1	12.22.21
2	Update for permit	3.21.22

Consultant

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architects and interiors  
1172 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.6300  
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50 Church St.  
Cambridge, MA 02138

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**Detail Plan and Schedules**

Revision No. 2  
Creation Date: 12.7.21 Printed Date: 3/21/2022 12:09:05 PM  
Scale 3/8" = 1'-0"  
Drawn By MJ  
Drawing No.

**A3.0**





1/2" PVC

Existing

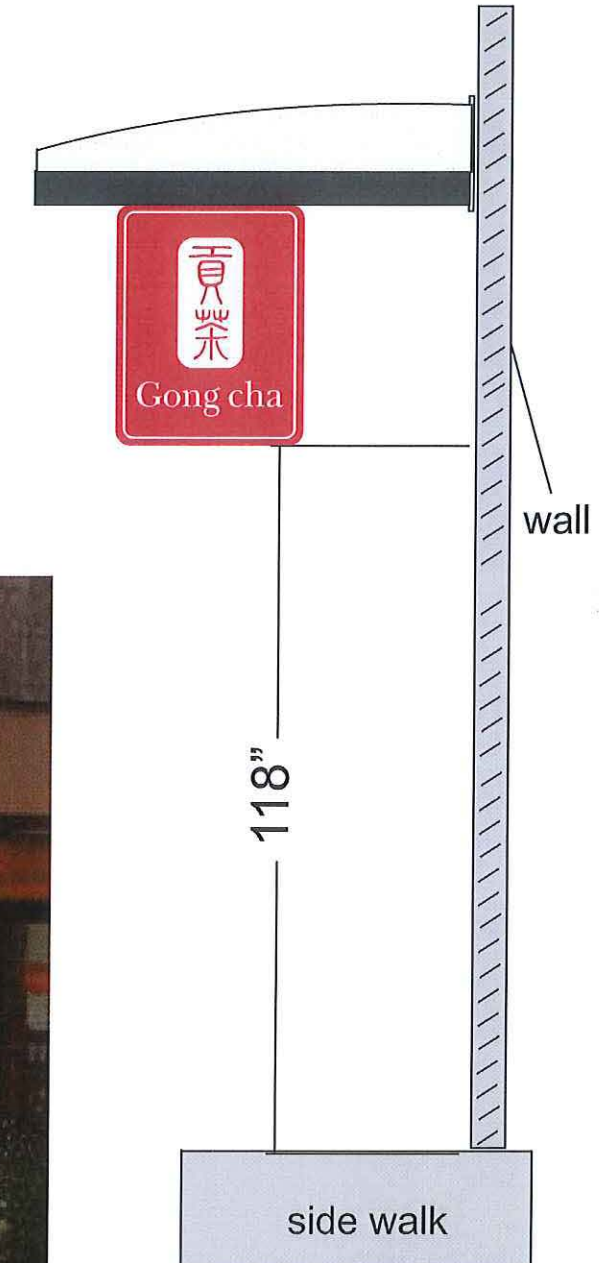
Proposed

#### Specifications:

- \* 1" D 040 Aluminum welded to return with red vinyl.
  - \* 1/2" pvc letter
  - \* Letter boxes to be mounted on the existing mounting plates.
- Sign installed in location shown on attached photo



side view:



## Blade Sign

This image is for general reference only, and may not accurately represent the actual product.

Customer: **Barry Tam**

Company: **Gong Cha**

Phone: **617-888-3083**

Original: **12/17/2021** Revision:

Estimate(\$0 Means No Price):

Address: **50 Church St.**

City/Town: **Cambridge**

State/Zip: **MA 02138**

File Name: **Gong Cha Cambridge**

Job No: **03490**

The undersigned, in his or her individual and official capacity, hereby certifies that the quoted prices, designs, specifications, terms, and conditions are accepted. New CC Sign is authorized to perform the work as specified.

X

Date

Print Name

## NEW CC SIGN

259 Quincy Ave. Quincy, MA 02169

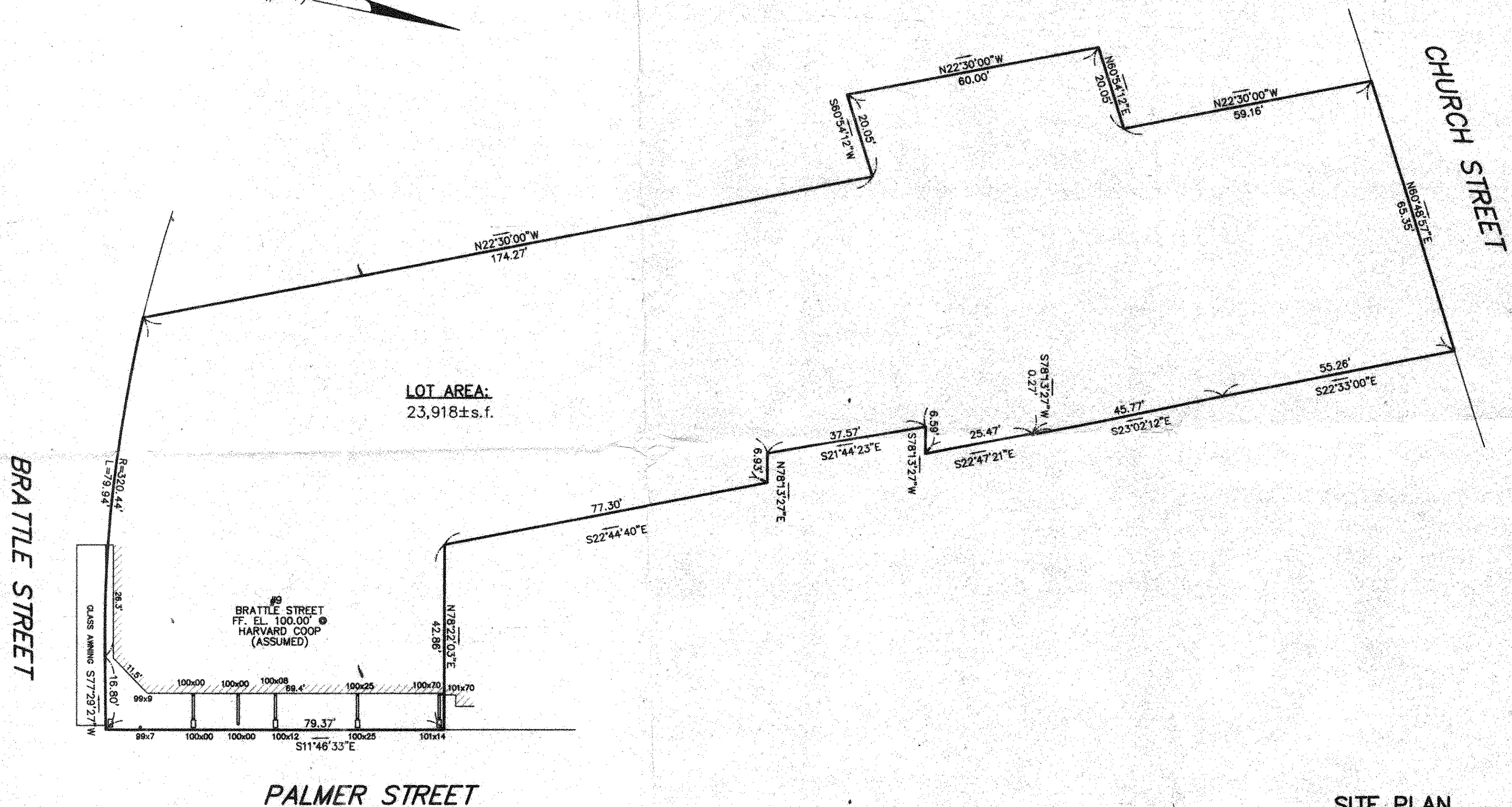
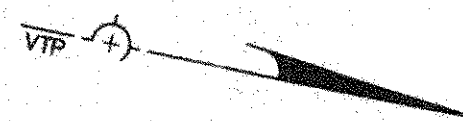
TEL: 617.479.8552 / 617-210-7982

Fax: 617.479.4852

[ccsignboston@gmail.com](mailto:ccsignboston@gmail.com)

◦ NEW CC Sign ALL RIGHTS RESERVED





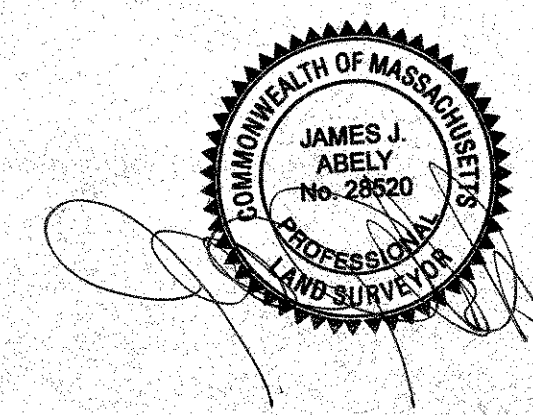
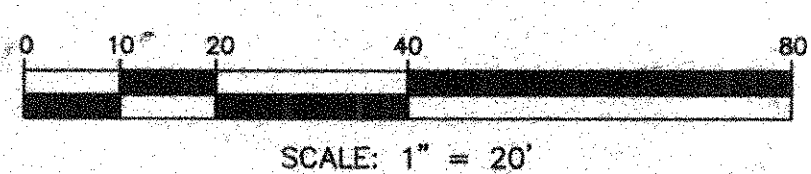
LOT AREA:  
23,918±s.f.

#9  
BRATTLE STREET  
FF. EL. 100.00' ©  
HARVARD COOP  
(ASSUMED)

PALMER STREET

**SITE PLAN  
CAMBRIDGE, MASSACHUSETTS**  
SHOWING EXISTING CONDITIONS AT  
#50 CHURCH STREET

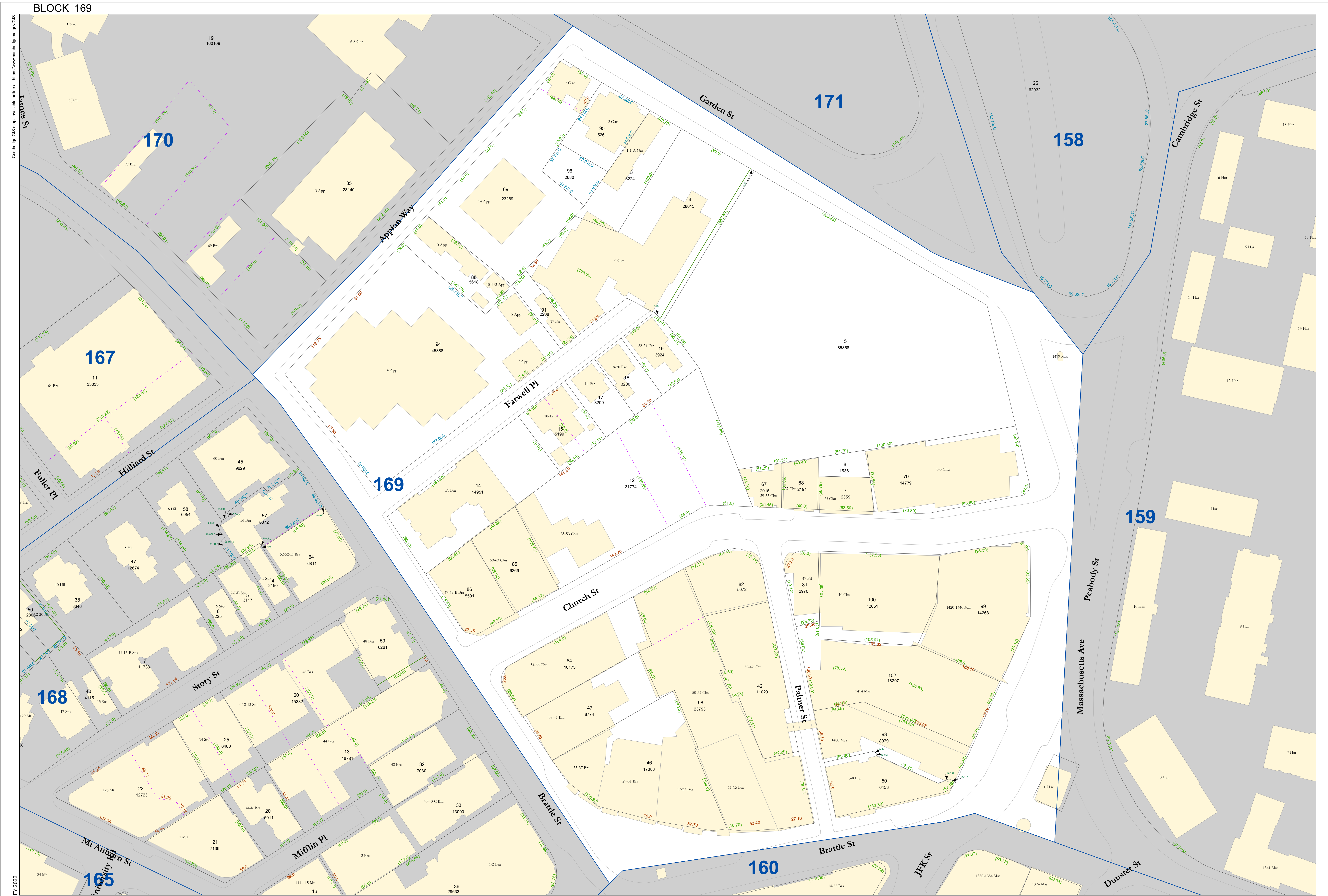
SCALE: 1in.=20ft. DATE: JANUARY 4, 2007  
PROJECT: 06216




**VTP**  
ASSOCIATES  
INC.

LAND SURVEYORS - CIVIL ENGINEERS.  
132 ADAMS STREET, 2nd FLOOR, SUITE 3.  
NEWTON, MA 02458  
(617) 332-8271

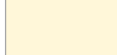
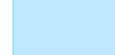











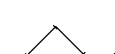








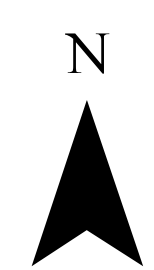
City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

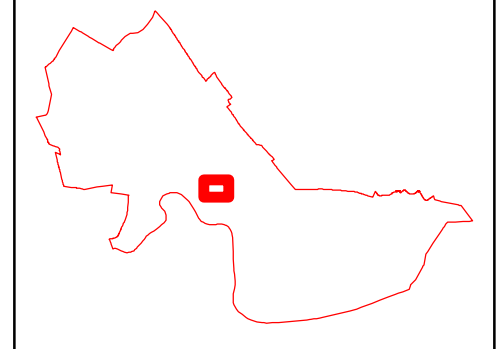
 Buildings	 Water	 10 Lot Number	 100 Parcel size in Sq. Ft.
 Lot Line	 Sub-Parcel Line	 169 Block Number	 44.0LC Land Court Dimension
 Block Line	 Easement	 10 Cam Street Number	 65.0 Survey Dimensions
 City Boundary	 Railway	 (125.0) Deed Dimension	

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.



1 inch = 43 feet



Parcel Block Map

# 169



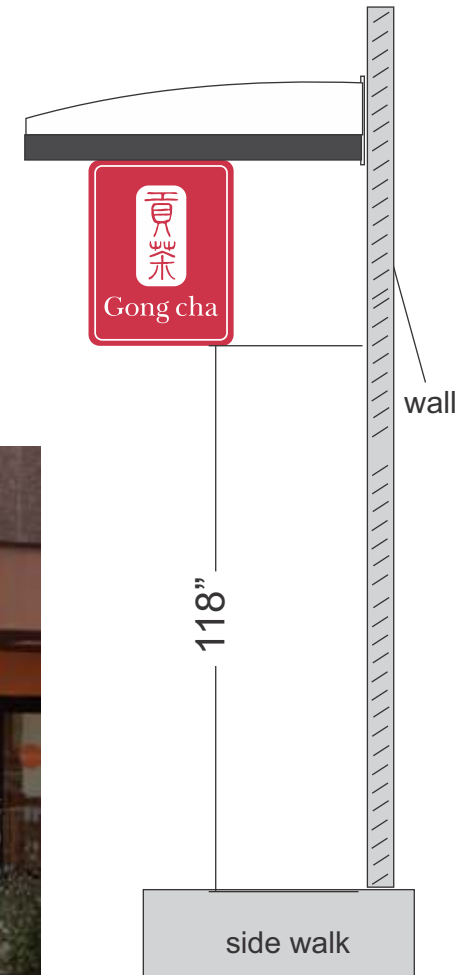


1/2" PVC  
Existing

Proposed



side view:



#### Specifications:

- \* 1" D 040 Aluminum welded to return with red vinyl.
  - \* 1/2" pvc letter
  - \* Letter boxes to be mounted on the existing mounting plates.
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## Blade Sign

This image is for general reference only, and may not accurately represent the actual product.

Customer: **Barry Tam**

Company: **Gong Cha**

Phone: **617-888-3083**

Original: **12/17/2021** Revision:

Estimate(\$0 Means No Price):

Address: **50 Church St.**

City/Town: **Cambridge**

State/Zip: **MA 02138**

File Name: **Gong Cha Cambridge**

Job No: **03490**

The undersigned, in his or her individual and official capacity, hereby certifies that the quoted prices, designs, specifications, terms, and conditions are accepted. New CC Sign is authorized to perform the work as specified.

X

Date

Print Name

## NEW CC SIGN

259 Quincy Ave. Quincy, MA 02169

TEL: 617.479.8552 / 617-210-7982

Fax: 617.479.4852

[ccsignboston@gmail.com](mailto:ccsignboston@gmail.com)

NEW CC Sign ALL RIGHTS RESERVED



April 1, 2022

Board of Zoning Appeals  
Cambridge Inspectional Services  
City of Cambridge  
831 Massachusetts Ave # 1  
Cambridge, MA 02139

**RE: Letter of Support for Gong Cha from Trinity**

Dear To Whom It May Concern,

I am writing to express our support both for Gong Cha's concept as well as for the operators themselves. The wide range of tea offerings provided by Gong Cha will be a welcome addition to Church St. as well as the broader Harvard Square community. The operators are passionate about tea and providing a high-quality experience to customers. We are excited to them to open and start serving their tea.

Sincerely,

Phil Cunningham  
Trinity Property Management, Inc.,  
As agent for 50 Church Street Realty Trust



DADŌ TEA

tis:tiK

www.ohioartslife.com

To: Maria Pacheco  
Board of Zoning Appeals  
Cambridge Inspection Services  
City of Cambridge  
831 Massachusetts Ave #1  
Cambridge MA 02139

From: Bonde Fine Wine Shop  
54 Church Street  
Cambridge MA 02138  
617.945.2360

To Whom it may concern,

I'm writing to you today to let you know our total support to the special permit request to operate the new business at 50 Church Street in Harvard Square, by (will be known as) Gong Cha bubble tea.

We are extremely positive to see more activity and diversified business on Church Street. With the closing of the similar concept on JFK, Gong Cha Bubble tea will definitely fill a need in the Square.

Also, to see some young operators have the desire to start a business to our Square is the most exciting thing can happen to renew with new energy and new vision our commercial district.

Please accept my best regards

Bertil Jean-Chronberg  
Owner of Bonde Fine Wine



Gong cha 貢茶

# GONG CHA- Bubble Tea

50 Church St.  
Cambridge, MA

## CONSTRUCTION DOCUMENTS

12.7.21  
UPDATED  
3.21.22

### ARCHITECT

Leslie Saul & Associates  
1972 Massachusetts Ave.  
Cambridge, MA 02140

### Project Manager:

Monique Jankowski  
617-234-5300  
monique@lesliesaul.com

### TENANT

#### Ting-Ho Tam

781-363-3194

[Btsventuresociety@gmail.com](mailto:Btsventuresociety@gmail.com)

#### Barry Tam

617-888-3083

[Btsventuresociety@gmail.com](mailto:Btsventuresociety@gmail.com)

### PROJECT DESCRIPTION

The projects consists of 703 SF of retail interior fit-out in landlord provided shell space.

### PROJECT SCOPE

Partitions, doors, frames and hardware, floor and wall finishes, light fixtures, millwork cabinetry, beverage prep space. Reconfiguration to lifesafety items, mechanical/ electrical, and plumbing to accommodate the above changes, if required.

### NO CHANGES TO USE OF SPACE

### PROJECT AND CODE DATA

All work to be accomplished according to existing building codes and local ordinances.

#### General code Reference

- Massachusetts State Building Code - Ninth Edition
- Current trade specific Massachusetts Codes
- Accessibility Codes: ADA and MAAB

- Use Group: (B) Business
- Construction Classification: Type IIB
- Non-Combustible Base Building Construction: Yes
- Flame Spread Rating: Class C interior finishes are permitted (Flame spread index up to 200, smoke developed up to 450).
- Fire Protection: Sprinklered- **no changes to existing**
- Tenant Area: 703 GSF
- Occupant Load:
  - Dining area- 361 SF/ 15 = 24 occupants (seating for 11 provided)
  - "Back of house"- 332 SF/100 = 3 occupants (staff of 3 max projected)
  - 14 total max occupants projected**
- Number of Exits: 2 exits provided
- Accessibility: Handicap accessibility shall conform.
- Exit Widths: Front exit- 36", Rear exit- 36"
- Min. exit corridor 44". Provided: 65"
- ACCESSIBLE BATHROOM IS PROVIDED IN THE BUILDING, PROVIDED BY LANDLORD**

### GENERAL NOTES:

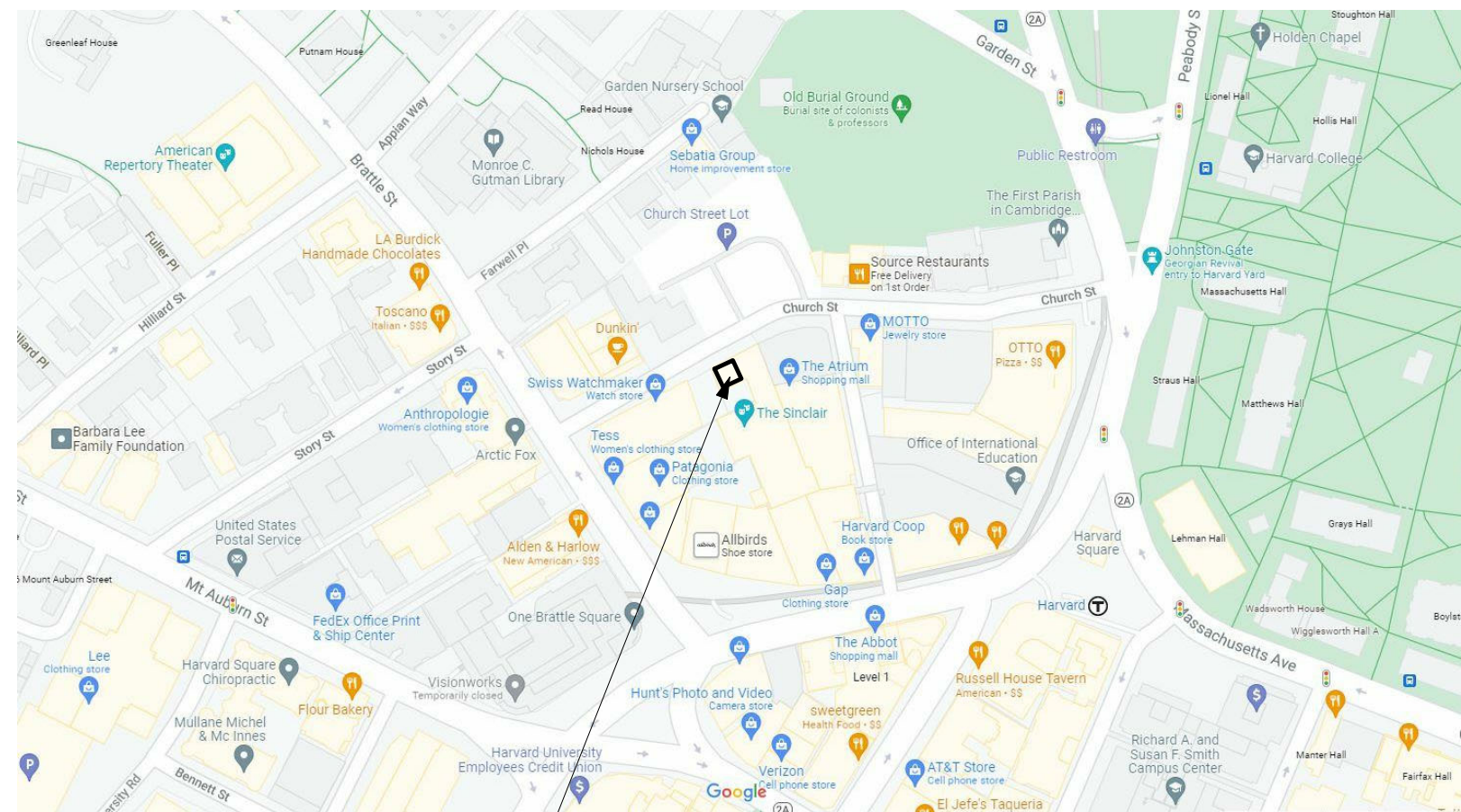
- Contractor to verify all existing construction and dimensions.
- Contractor to provide all mechanical, electrical and life safety calculations and details.
- Construction is zoned Central Business
- All building codes applicable to construction type shall be accommodated by Contractor.
- Contractor to patch and repair all areas of transition between existing work and new work.
- Contractor to verify Fire Alarm requirements in this specific building



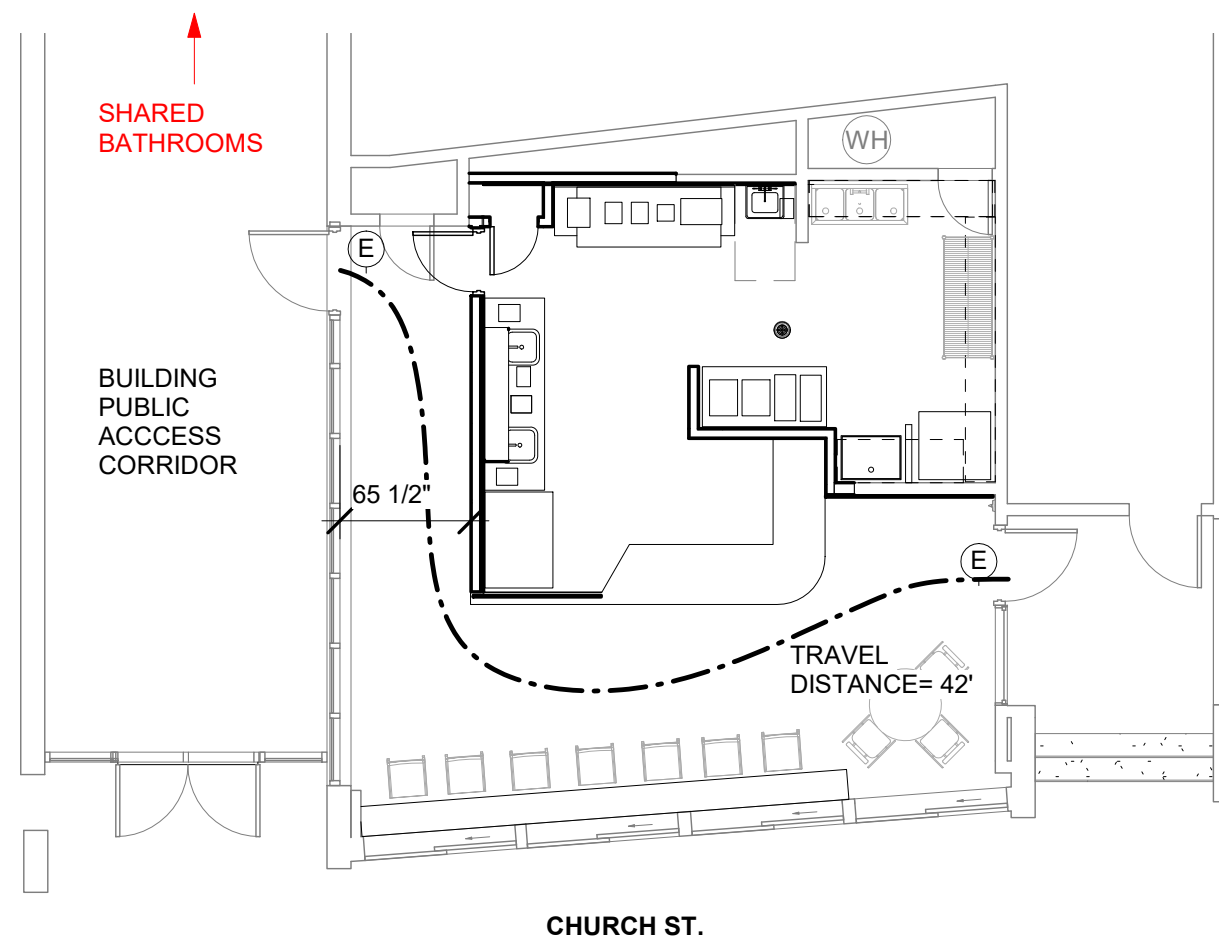
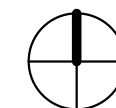
1 3D View-front entrance



2 3D View-front left



LOCATION MAP- Harvard Square Zoning Overlay- BA

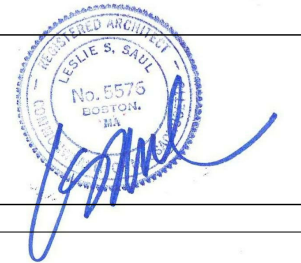


3 LIFE SAFETY PLAN  
1/8" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A1.0	Demo Plan and RCP
A2.0	Construction Plan and RCP
A3.0	Detail Plan and Schedules
4	

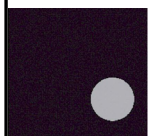
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Seal



Revision Schedule		
Revision Number	Revision Description	Revision Date
2	Update for permit	3.21.22

Consultant



Leslie Saul & Associates, Inc.  
architecture and interiors

1972 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.5300  
Fax: 617.234.5301  
[www.lesliesaul.com](http://www.lesliesaul.com)

Project Name:

Gong Cha- Cambridge

50 Church St.  
Cambridge, MA 02138

Drawing Title:  
Title Sheet

Revision No. 2

Creation Date: 12.7.21 Printed Date: 3/21/2022  
12:08:49 PM

Scale 1/8" = 1'-0"

Drawn By MJ

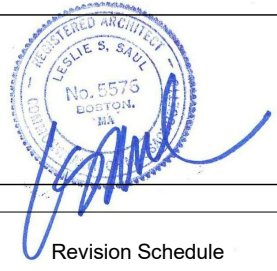
Drawing No.

A0.0



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Seal



Revision Schedule

Revision Number	Revision Description	Revision Date
-----------------	----------------------	---------------

Consultant



Leslie Saul & Associates, Inc.  
architecture and interiors

1972 Massachusetts Ave.  
Cambridge, MA 02140

Phone: 617.234.5300  
Fax: 617.234.5301  
www.lesliesaul.com

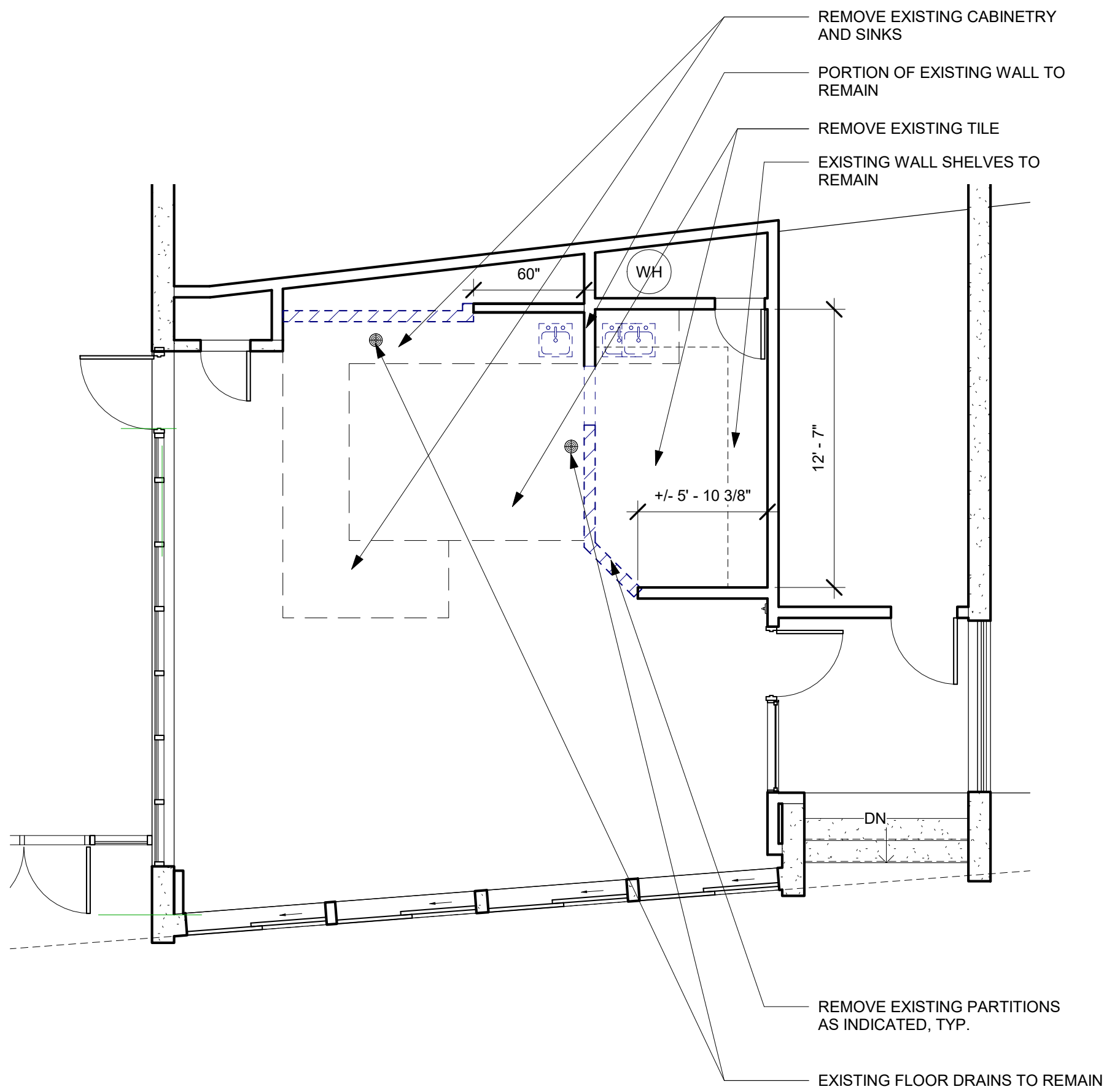
Project Name:  
**Gong Cha- Cambridge**

50 Church St.  
Cambridge, MA 02138

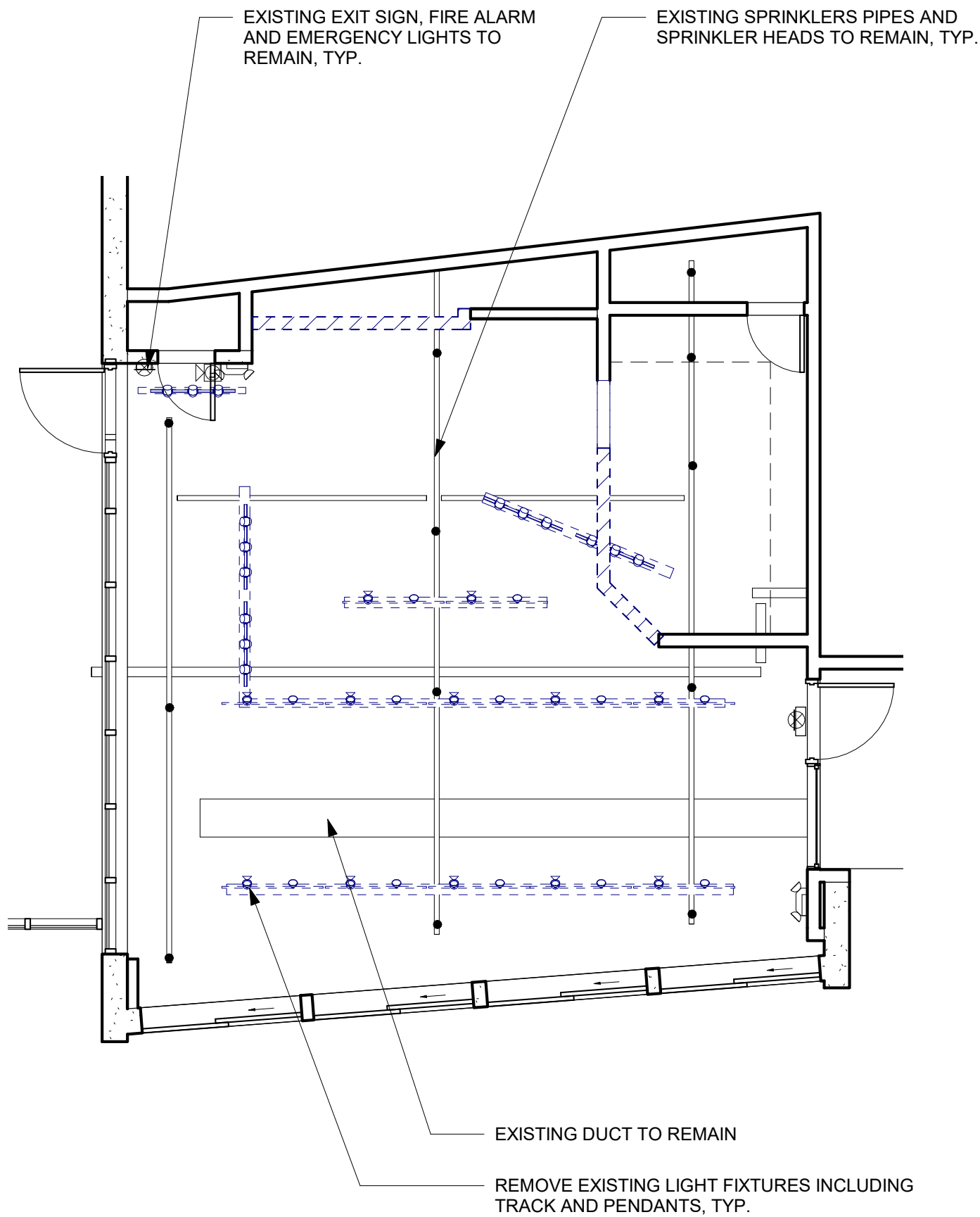
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**Demo Plan and RCP**

Revision No.	Creation Date: 12.7.21	Printed Date: 3/21/2022 12:08:55 PM
Scale	3/16" = 1'-0"	
Drawn By	MJ	
Drawing No.		

# A1.0



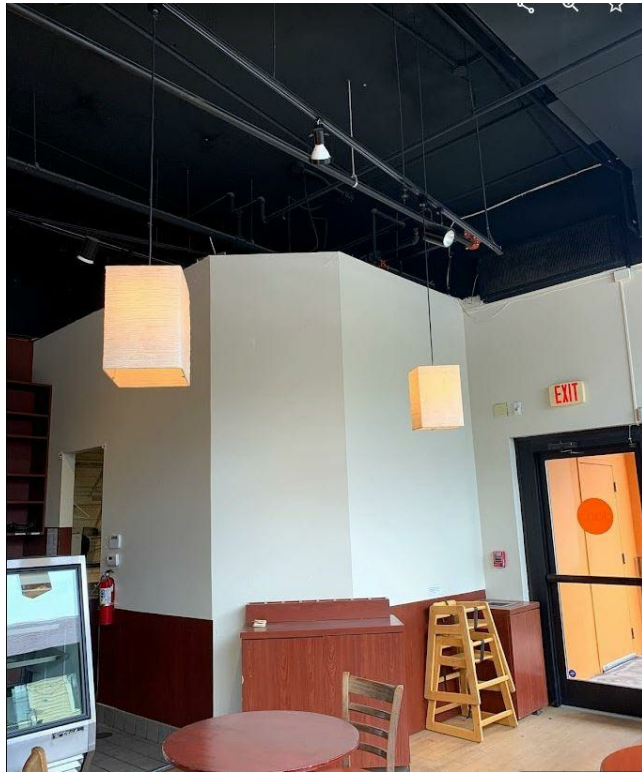
① EXISTING / DEMO PLAN  
3/16" = 1'-0"



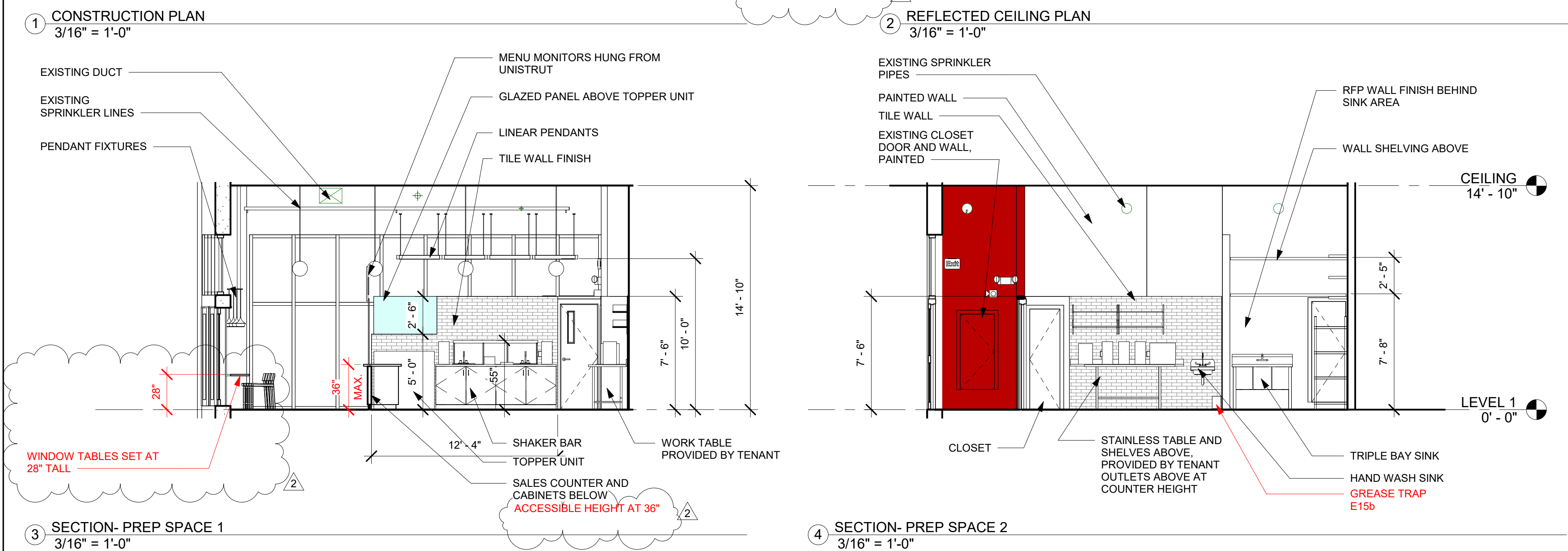
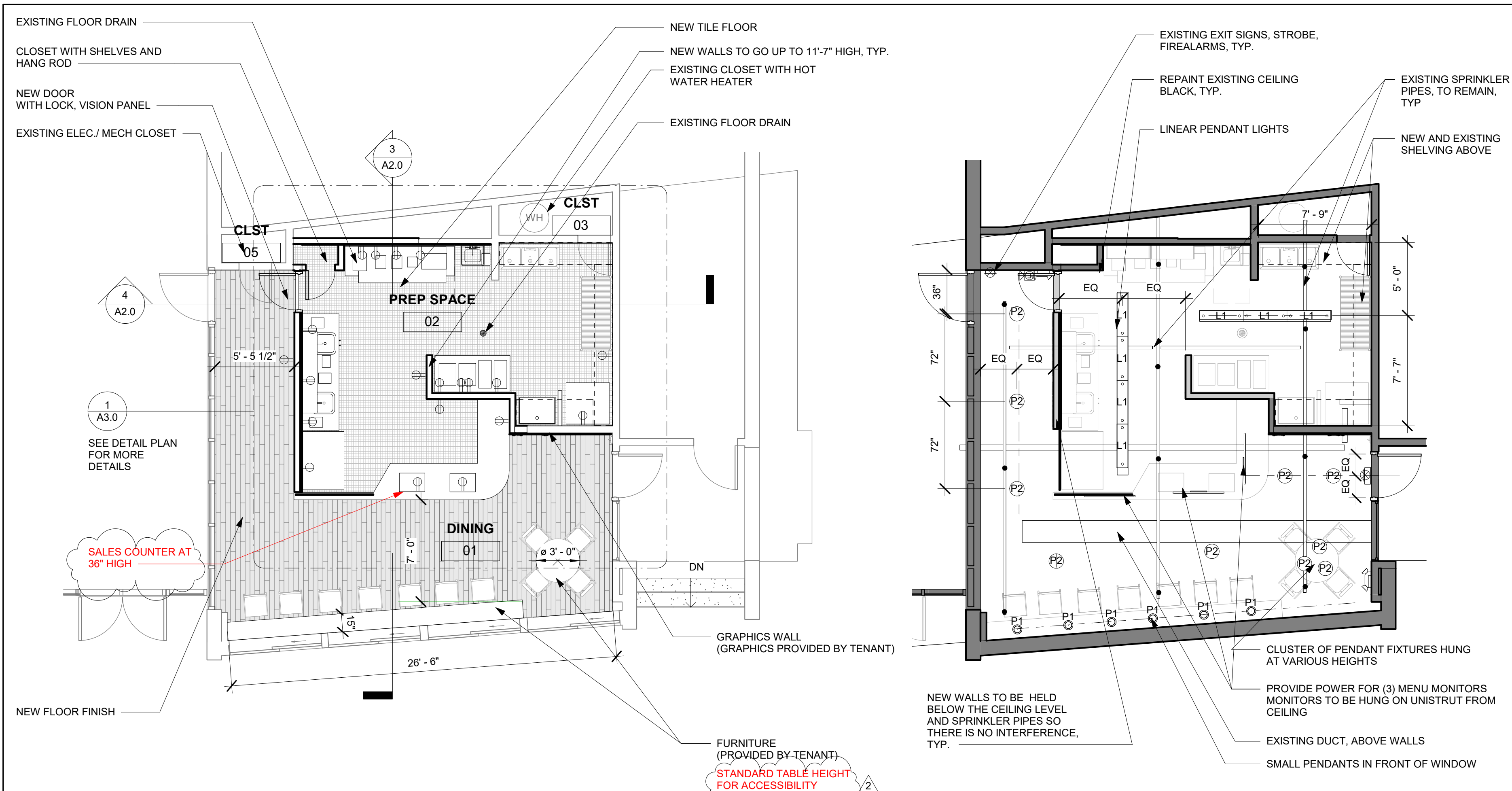
② EXISTING / DEMO RCP  
3/16" = 1'-0"



EXISTING CONDITIONS







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Seal

Revision Schedule		
Revision Number	Revision Description	Revision Date
2	Update for permit	3.21.22

Consultant

**Leslie Saul & Associates, Inc.**  
architecture and interiors  
1972 Massachusetts Ave.  
Cambridge, MA 02140  
Phone: 617.234.5300  
Fax: 617.234.5301  
www.lesliesaul.com

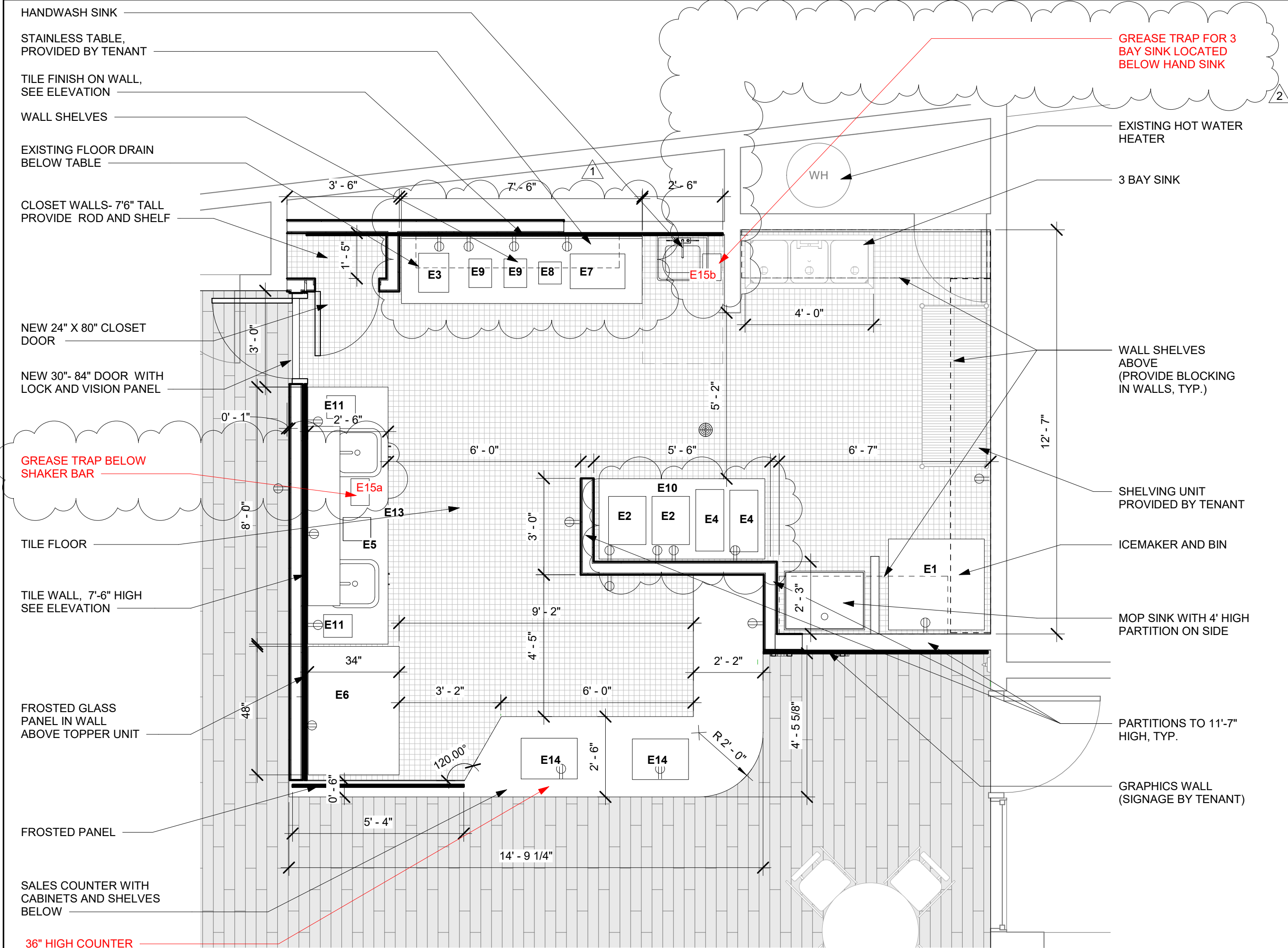
Project Name:  
**Gong Cha- Cambridge**

50 Church St.  
Cambridge, MA 02138

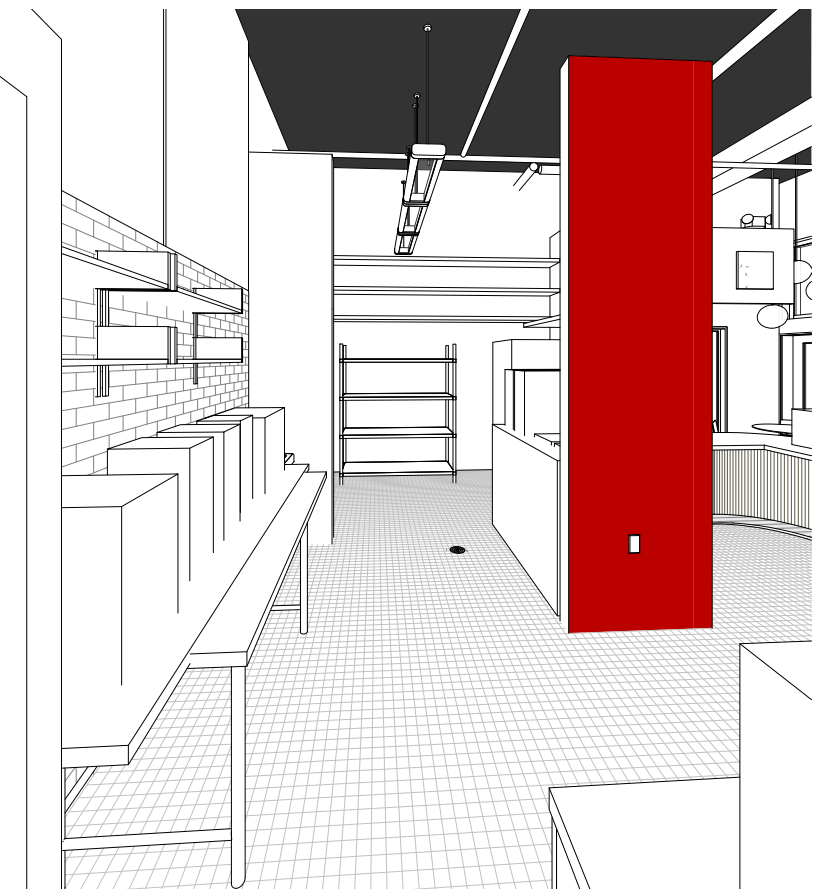
Drawing Title:  
**Construction Plan and RCP**

Revision No. 2  
Creation Date: 12.7.21 Printed Date: 3/21/2022 12:09:00 PM  
Scale 3/16" = 1'-0"  
Drawn By MJ  
Drawing No.

**A2.0**



2 3D View-Prep space 1



3 3D View-Prep space 2

1 DETAIL PLAN- PREP SPACE  
3/8" = 1'-0"

	ELECTRICAL EQUIPMENT SCHEDULE (CUT SHEETS TO BE PROVIDED BY TENANT)											
CODE	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	SIZE (W X D X H)	ELECTRICITY			DECDTD. OUTLET	OUTLET HEIGHT	DRAIN	NOTES
						VOLT	WATTS	AMP				
E1a	1	ICE BIN			30" X 34" X 50"						X	filtered water line reqd.
E1b	1	ICE MAKER			30" X 24.5" X 26.5"	220	4200	11.5	X			
E2	2	INDUCTION			14.2" X 18-1/8" X 5-1/8"	220	3400	15.0	X	42"		
E3	1	MIXER			11.3" X 14.6" X 16.5"	120	500	4.8		42"		
E4	2	COFFEE/TEA BREWER			10.5" X 23" X 26"	120	1,700	14	X	42"		filtered water line reqd
E5	1	SYRUP MACHINE				120				42"		
E6	1	TOPPING REF. UNIT			48" X 34 X 46"	115	225	2.0	X			
E7	1	STEAMER			13" X 20.5" X 17"	220	2800	20/20	X	42"		Filtered water line required
E8	1	SMOOTHIE MAKER			8.5" X 10.7" X 18"	120	-	15.0		42"		
E9	2	BLENDER			8.5" X 10.7" X 18"	120	-	13.0		42"		
E10	1	UNDERCOUNTER REF.				115	-	3.4	X			REUSE EXISTING REF. UNIT
E11	2	CUP SEALING MACHINE			13.5" X 14.2" X 24"	110	270	3.0	X	42"		
E12	2	OVERHEAD MONITORS			36.5" X 3.7" X 21"	120	86	9.9				Power from soffit above
E13	1	SHAKER BAR			96" X 30" X 36" (55" TOTAL)				X		X	Two sinks included in shaker bar
E14	2	POS SYSTEM			21" X 13.4" X 13.25"	120		3				(2 UNITS)- Power from below counter
E15a	1	GREASE TRAP	ZURN	8# Grease Trap, 4gpm	9-7/8" W X 10" H							Utilized for Shaker Bar
E15b	1	GREASE TRAP	ZURN	14# Grease Trap, 7gpm	11-7/8" W X 11-7/8" H							Utilized for 3 bay sink

DOOR NOTES:  
1. ALL NEW HARDWARE (ON EXISTING INTERIOR DOORS) TO BE STAINLESS LOCKSET WITH ADA LEVER HANDLE  
4. ALL DOORS AND FRAMES TO BE PAINTED

NOTE:  
1. ALL EQUIPMENT LISTED IS PROVIDED BY TENANT AND INSTALLED BY G.C.  
2. HAND WASH SINK AND TRIPLE BAY SINK TO BE PROVIDED BY G.C.  
3. PROVIDE FLOOR DRAINS AT ALL SINK LOCATIONS

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Revision Schedule		
Revision Number	Revision Description	Revision Date
1	Bulletin #1	12.22.21
2	Update for permit	3.21.22

Consultant



Project Name:  
**Gong Cha- Cambridge**

50 Church St.  
Cambridge, MA 02138

Drawing Title:  
**Detail Plan and Schedules**

Revision No. 2	
Creation Date: 12.7.21	Printed Date: 3/21/2022 12:09:05 PM
Scale	3/8" = 1'-0"
Drawn By	MJ
Drawing No.	

**A3.0**



The map displays the Brattle Square area in Cambridge, Massachusetts, with a focus on the streets Church St, Brattle St, Palmer St, and JFK St. A red line with arrows indicates a route starting from the top left, moving south along Church St, then east along Brattle St, and finally south along JFK St. A blue line with arrows indicates a route starting from the top right, moving west along Church St, then south along Brattle St, and finally west along JFK St. The map also shows various lot numbers and street names like 'Old Burying Ground' and 'Brattle Square South'.

50 Church St.

Petitioner

169-82  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC,  
HOLYOKE CENTER ROOM 1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138

169-84  
DIGIOVANNI, JOHN P.  
TRUSTEE OF 45 BRATTLE STREET REALTY TRUST.  
P.O. BOX 380212  
CAMBRIDGE, MA 02238

BTS VENTURE, LLC  
C/O TING-HO TAM, BARRY TAM  
22 HARDWICK STREET  
BOSTON, MA 02135-1722

169-93  
HARVARD COOPERATIVE SOCIETY  
C/O THOMAS A. WAGNER, JR. CFO  
1400 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-9103

169-12  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER, ROOM 1017  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

169-42  
HARVARD COOPERATIVE SOCIETY  
C/O THOMAS A. WAGNER, JR.  
1400 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138-9103

169-46-47-50  
AP BRATTLE SQUARE, LP  
C/O ASANA PARTNERS,LP  
1616 CAMDEN RD. SUITE #210  
CHARLOTTE, NC 28203

169-98  
GAZIT HORIZONS (9 BRATTLE) LLC,  
1696 NE MIAMI GARDENS DRIVE NORTH  
MIAMI BEACH, FL 33179

160-57  
HARVARD COLLECTION LLC  
C/O EQUITY ONE, INC. ATTN: CONTROLLER  
P.O. BOX 790830  
SAN ANTONIO, TX 78279

160-64  
HADLEY, LILLIAN H.,  
HARRY LEBARON SAMPSON, TR.  
C/O THOMAS HADLEY TRUST  
411 WALNUT ST  
GREEN COVE SPRINGS, FL 32043

160-63  
HAVENTREE LLC  
15 ELMER ST  
CAMBRIDGE, MA 02138