

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR 28 PM 2:07

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 169773

### General Information

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

Special Permit:   X  Variance:           Appeal:           PETITIONER: LT Harvard Sq Inc C/O So Lim Ting

PETITIONER'S ADDRESS: 801 Dedham St, Newton, MA 02459

LOCATION OF PROPERTY: 54 Jfk St, Cambridge, MATYPE OF OCCUPANCY: Fast Order Food Establishment ZONING DISTRICT: Business B Zone -HSQ

### REASON FOR PETITION:

/Formula Business requires special spermit/

### DESCRIPTION OF PETITIONER'S PROPOSAL:

Needs permission requiring a special permit to operate a fomula business Moge Tee

### SECTIONS OF ZONING ORDINANCE CITED:

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

Original  
Signature(s):

(Petitioner (s) / Owner)

So Lim Ting

(Print Name)

Address:

801 Dedham St Newton MA 02459

Tel. No.

9176820038

E-Mail Address:

solimting@yahoo.com

Date:

4/27/22

**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 Harvard Square Holdings, LLC  
(OWNER)

Address: 166 Harvard St, Brookline MA 02446

State that I/We own the property located at 52-54 JFK Street Cambridge, MA 02138  
which is the subject of this zoning application.

The record title of this property is in the name of Harvard Square Holdings, LLC

\*Pursuant to a deed of duly recorded in the date 10/29/2010, Middlesex South  
County Registry of Deeds at Book 55713, Page 280; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

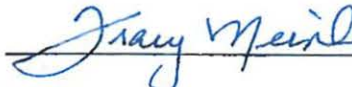
  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

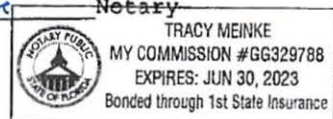
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

-----  
State of Florida  
~~Commonwealth of Massachusetts~~, County of Palm Beach

The above-name Raj Dhanda personally appeared before me,  
this 7 of April, 2022, and made oath that the above statement is true.

My commission expires June 30, 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 - OWNERSHIP INFORMATION**

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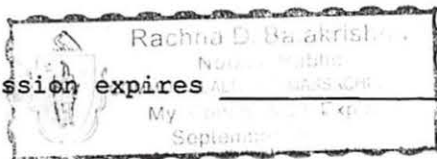
  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Norfolk

The above-name Raj K. Dhandu personally appeared before me, this 28th of April, 2022, and made oath that the above statement is true.

My commission expires



9/29/31 (Notary Seal).

Notary

- 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 54 Jfk 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:**

We believe that the requirements of this ordinance can be met. By allowing the business, the character and variety of establishments within district will be enhanced and diversified

**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:**

Located on JFK St, sidewalk traffic would have easy access to the establishment not creating any increased congestion as the focus would be on a walk in clientele

**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:**

A bubble tea establishment (Fast Food) and formula business would be in character with the uses found within a business district

**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:**

The continued use of the space as a Tea shop does not create any detriment to the health, safety, or welfare of the pedestrians or the local population. The establishment will use all the existing mechanical systems in place no new exterior equipment is required

**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:**

There are no new uses of the space, an active storefront would encourage pedestrian activity on the sidewalk

**\*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:** LT Harvard Sq Inc  
**Location:** 54 JFK St., Cambridge, MA  
**Phone:** 9176820038

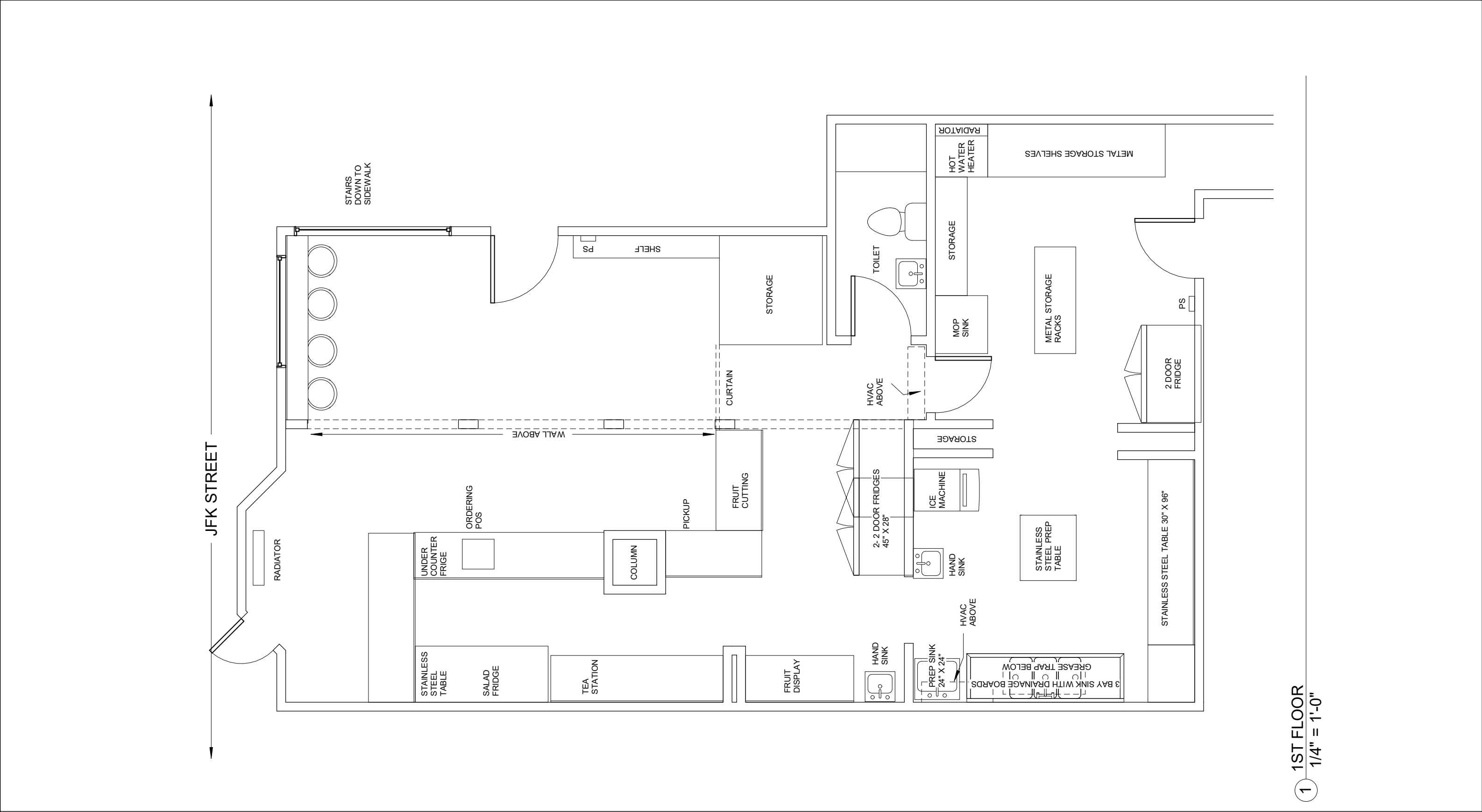
**Present Use/Occupancy:** Fast Order Food Establishment  
**Zone:** Business B Zone -HSQ  
**Requested Use/Occupancy:** Fast Order Food Establishment

		<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>		930	n/a	n/a	(max.)
<b><u>LOT AREA:</u></b>		n/a	n/a	n/a	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		n/a	n/a	n/a	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		n/a	n/a	n/a	
<b><u>SIZE OF LOT:</u></b>	WIDTH	n/a	n/a	n/a	
	DEPTH	n/a	n/a	n/a	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	0	n/a	n/a	
	REAR	0	n/a	n/a	
	LEFT SIDE	0	n/a	n/a	
	RIGHT SIDE	0	n/a	n/a	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	n/a	n/a	n/a	
	WIDTH	n/a	n/a	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		0	n/a	n/a	
<b><u>NO. OF DWELLING UNITS:</u></b>		3	n/a	n/a	
<b><u>NO. OF PARKING SPACES:</u></b>		0	0	n/a	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	n/a	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		0	0	n/a	

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.:

wood

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'.



STEFANO VARCHITECTS

423 WEST BROADWAY, SUITE  
404  
BOSTON, MA 02127  
617.765.0543

INFO@STEFANOVARCH.CO  
M

Moge Tee

54 JFK Street

FLOOR PLAN

Project number 220403  
Date 2022-04-07  
Drawn by DJS  
Checked by DJS

SK1.01

Scale 1/4" = 1'-0"







542fk 84





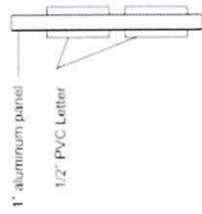




## Hanging Sign



side view:

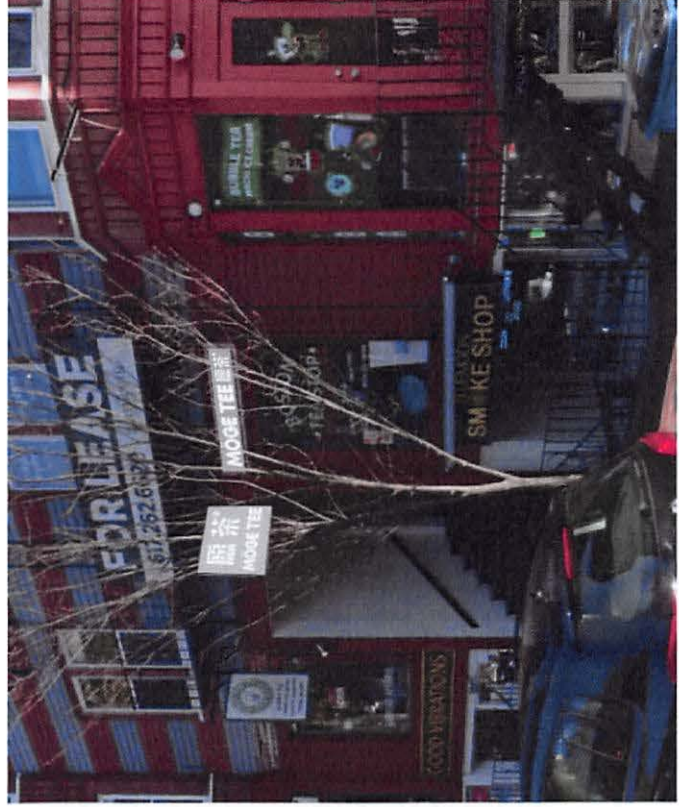


### Specifications:

- Existing bracket
- 1" aluminum panel w/ welded 1"x1" galvanized frame paint in gray color
- 1/2" white PVC lettering

Sign installed in location shown on attached photo

Proposed



Existing











4/25/2022

To the Cambridge Board of Zoning Appeal:

I am writing to support So Lim Ting and his business proposal to set up Moge Tee, a bubble tea shop at 54 JFK St, formerly Boston Tea Shop. As a research staff and a student enrolling in the master's program simultaneously, I commute between my lab at Longwood and on-site classes in Cambridge every day. After a long day of working and studying, my colleagues and I often grab bubble tea to relieve ourselves.

Harvard Sq is all about diversity. However, the bubble tea selections in Harvard Sq are not diverse enough. We have only Kung Fu Tea.

I am looking forward to having Moge Tee at Harvard Sq. Their brown sugar bubble tea and avocado cheese foam are AMAZING! I would suggest taking So Lim's proposal and helping us bring a bubble tea shop to this zone!

Please don't hesitate and feel free to reach back to me if you have any questions.

Regards,  
Junhan Zhao, Ph.D.

[Junhan\\_zhao@hms.harvard.edu](mailto:Junhan_zhao@hms.harvard.edu)

A handwritten signature in black ink, appearing to be "Z. Zhao", written over the email address.

Department of Biomedical Informatics  
10 Shattuck Street  
Suite 514  
Boston, MA 02115  
(617) 432-2144

# Harvard Square Holdings, LLC

166 Harvard Street

Brookline, MA 02446

☎-617-232-1776 📠-617.232.1700

[www.masonmurphyinc.com](http://www.masonmurphyinc.com)

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Cambridge Board of Zoning Appeal

831 Massachusetts Ave.

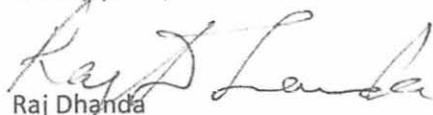
Cambridge, MA 02139

Re: Moge Tee – 54 JFK Street in Cambridge

To the Cambridge Board of Zoning Appeal:

I am writing in support of Moge Tee's permit application to the BZA. They have a successful location in Central Square at 605 Massachusetts Avenue and hundreds of other locations worldwide. We think they will be a great addition to Harvard Square, and will be a good fit in the space formerly occupied by Boston Tea Stop at 54 JFK Street.

Sincerely yours,



Raj Dhanda

President, Harvard Square Holdings LLC





54 JFK St.

Petitioner

162-51-35-32-52  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

162-36  
TIMBURA, LLC  
PO BOX 590179  
CAMBRIDGE, MA 02138

SO LIM TING  
801 DEDHAM STREET  
NEWTON, MA 02459

162-72  
JANES, ROGER V.,  
TRUSTEE THE 50 JFK STREET REALTY TRUST  
351 SHOREWOOD DR  
EAST FALMOUTH, MA 02536

162-31  
THE UNIVERSITY LUTHERAN ASSOCIATION OF  
GREATER BOSTON  
66 WINTHROP ST.  
CAMBRIDGE, MA 02138

162-66  
DI GIOVANNI, LOUIS F.  
TRUSTEE OF KENNEDY AND ELIOT REALTY TR.  
P.O. BOX 380212  
CAMBRIDGE, MA 02238

162-54  
CRIMSON GALERIA LIMITED PARTNERSHIP  
C/O RAJ DHANDA  
1299 BEACON STREET  
BROOKLINE, MA 02446

162-73  
HARVARD SQUARE HOLDINGS LLC.  
166 HARVARD ST  
BROOKLINE, MA 02446



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**CITY OF CAMBRIDGE**  
Community Development Department

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**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

To: Board of Zoning Appeal  
From: Harvard Square Advisory Committee  
Date: May 23, 2022  
Re: 54 JFK Street

**Overview**

The Harvard Square Advisory Committee (the "Committee") met on Wednesday, May 18, 2022 to discuss the special permit application by Moge Tee at 54 JFK Street. The meeting was conducted pursuant to the provisions of Section 20.50 of the Cambridge Zoning Ordinance in advance of the applicant's request for a special permit from the Board of Zoning Appeal (BZA). Committee members present were Allison Crosbie, Lauren Curry, Jemel Derbali, John DiGiovanni, Frank Kramer, Kari Kuelzer, Sara Li, Steven Ng, Alexandra Offiong, and Matt Simitis. After discussion, the Committee decided to forward a report to the BZA with a positive recommendation, with all 10 members present voting in favor.

**Proposal Description**

The applicant proposes to operate a bubble tea shop. This use is considered both a Formula Business and a Fast Order/Quick-Service Food Establishment. While Fast Order/Quick-Service Food Establishments are allowed as-of-right in the base zone (Business B), the use requires a special permit from the BZA because it qualifies as a Formula Business and is located in the Overlay District.

**Committee Comments**

Members of the Committee were supportive of the applicant's proposal, highlighting that the business will be replacing a similar establishment. The Committee noted that curb management is a general concern on this stretch of JFK Street but did not think that it should impact the applicant's ability to be granted a special permit. Committee members did encourage the applicant to find strategies to mitigate impacts from delivery service vehicles. The Committee also encouraged the applicant to source biodegradable products, including hot and cold cups.

Respectfully submitted for the Committee,

*Sarah Scott*

**Sarah Scott**  
Associate Zoning Planner  
Community Development Department

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344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
[www.cambridgema.gov](http://www.cambridgema.gov)

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# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

### BZA

### POSTING NOTICE – PICK UP SHEET

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

Name: So Lim Ting Date: 5/19/22  
(Print)

Address: 54 JFK St.

Case No. BZA-169773

Hearing Date: 6/9/22

Thank you,  
Bza Members