



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-017106-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Fo Guang Buddhist Temple - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 711 Concord Ave Cambridge, MA

TYPE OF OCCUPANCY : 4.33 a. (1) and (3) ZONING DISTRICT : AOD-3, Parkway Overlay & Office-1 Zone


REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to construct a second floor addition located within the front and side yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31</u> (Table of Dimensional Requirements).
Article <u>8.000</u>	Section <u>8.22.2</u> (Non-conforming Structures).
Article <u>10.000</u>	Section <u>10.30</u> (Variance).
Article <u>20.000</u>	Section <u>20.95.32</u> Restriction in Required or Provided Yards
Article <u>20.000</u>	Section <u>20.64</u> Parkway Overlay District (Front Yards)

Original Signature(s) : 
(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 907 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : April 17, 2019

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.

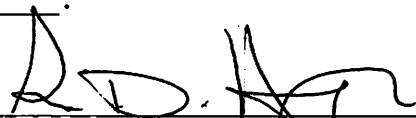
I/We Fo Guang Buddhist Temple c/o Jue Qian SHI
(OWNER)

Address: 711 Concord Avenue Cambridge

State that I/We own the property located at 711 Huron Avenue Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Fo Guang Buddhist Temple

*Pursuant to a deed of duly recorded in the date 2/24/2016, Middlesex South County Registry of Deeds at Book 1486, Page 6; 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.

Commonwealth of Massachusetts, County of MIDDLESEX

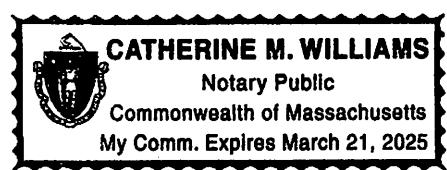
The above-name Sean D. Hope personally appeared before me, this 17th of April, 2019, and made oath that the above statement is true.



Notary

My commission expires 3/21/2025 (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 VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of the Ordinance would involve a substantial hardship to Petitioner because the existing commercial structure is non-conforming as it is sited within the front yard and right yard setback. Due to its non-conforming location any functional addition to the structure would trigger Variance relief.

The purpose of Petitioner's edition is to locate temporary living spaces exclusive for Temple Monks travelling to the United States for religious purposes.

Granting the requested relief will provide for a functional second floor that is not possible in the basement area and cannot be constructed on the second floor without Variance relief.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The Hardship is owing to the non-conforming location of the building on the lot such that any functional addition would trigger Variance relief. Further, the most efficient and economical construction would be to construct a second story within the foot print of the building as proposed. As a religious organization that will be using the addition not for rental or commercial purposes the cost of construction is a significant factor in the proposed design and requested relief.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The requested additions will not negatively impact the adjacent commercial uses and will allow for an improved and greener front façade bringing the property in closer conformance to the Concord Alewife Plan.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The requested relief will not substantially derogate from the intent or purpose of the ordinance because the requested relief allows for the existing structure to be preserved and reused as opposed to a demolition of the structure that would allow for a conforming two-story addition.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Religious

LOCATION: 711 Concord Ave Cambridge, MA **ZONE:** AOD-3, Parkway Overlay & Of

PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Religious and Parsonage

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>5,378sf</u>	<u>11,148</u>	<u>22,296</u>	(max.)
<u>LOT AREA:</u>		<u>14,864sf</u>	<u>14,864sf</u>	<u>5,000sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>.38</u>	<u>.75</u>	<u>1.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>80'</u>	<u>80'</u>	<u>50'</u>	(min.)
	DEPTH	<u>186.6'</u>	<u>186.6'</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>4'-1"</u>	<u>4'-1"</u>	<u>25'</u>	(min.)
	REAR	<u>64'-8"</u>	<u>52'-8"</u>	<u>20'</u>	(min.)
	LEFT SIDE	<u>2'</u>	<u>2'</u>	<u>h+1/4</u>	(min.)
	RIGHT SIDE	<u>28'</u>	<u>21'</u>	<u>h+1/4</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>14'</u>	<u>42'</u>	<u>55'</u>	(max.)
	LENGTH	<u>115'</u>	<u>125'</u>	<u>n/a</u>	
	WIDTH	<u>50'</u>	<u>57'</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>n/a</u>	<u>n/a</u>	<u>15%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>0</u>	<u>9</u>	<u>12/24</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>17</u>	<u>15</u>	<u>9</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>10' min</u>	(min.)

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.

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'.



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2019 APR 18 PM 12:44
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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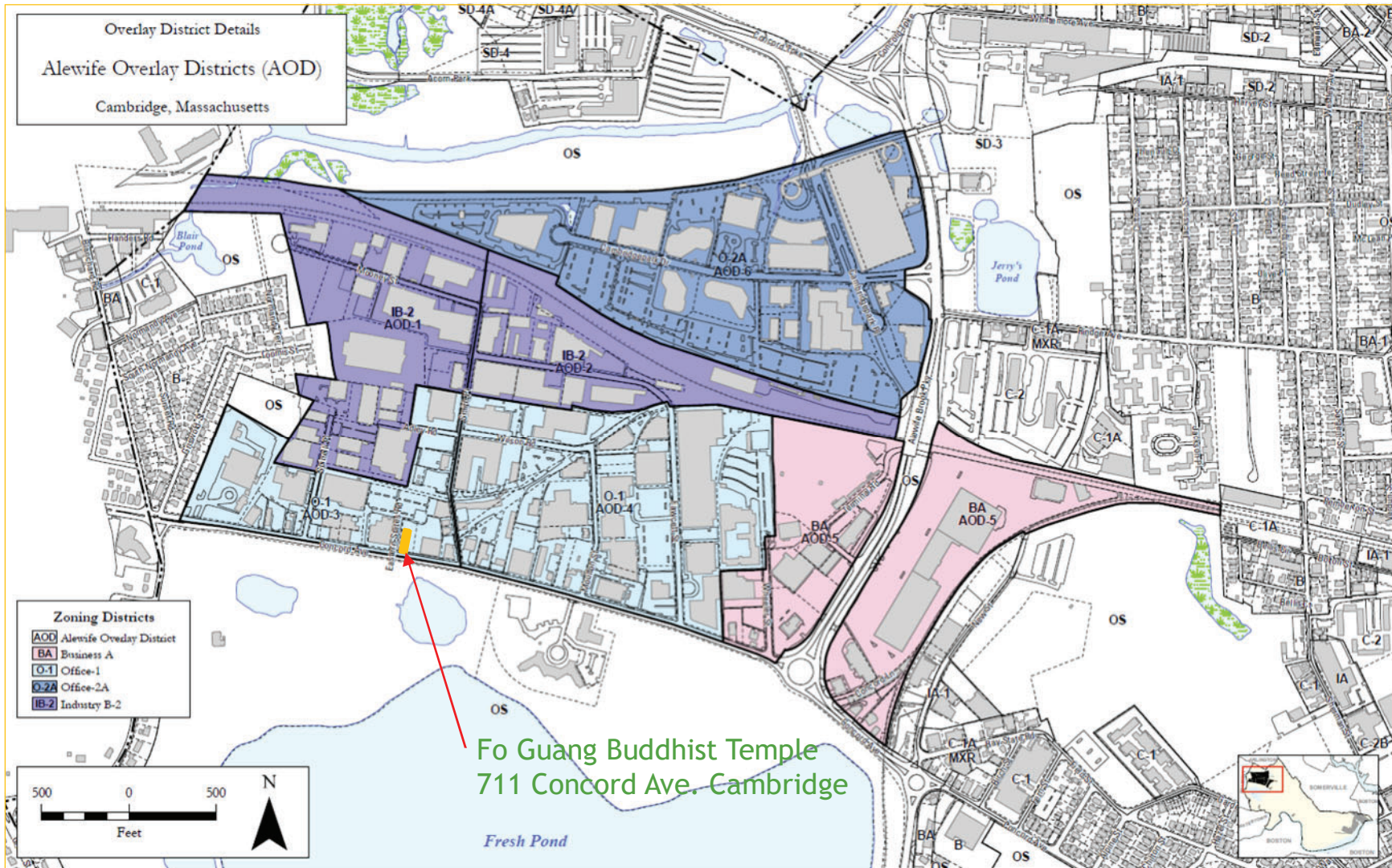
A large golden Buddha statue is the central focus, seated in a meditative posture on a white, tiered stupa. The statue is set against a clear blue sky. In the background, a large, light-colored temple building with multiple stupas is visible. The overall scene is bright and clear.

Fo Guang Buddhist Temple Boston

711 Concord Ave, Cambridge, MA

Proposed New Addition Options

March 28, 2019



Zoning and Overlay Districts

Cambridge CityViewer City of Cambridge, MA

Selection

Select Parcels

(show all)

Select All Zoom To Clear

Property ID	Address	Unit	Land Use
267D-286	711 CONCORD AVE		BENEVOLENT

1 selected

Spreadsheet Mailing Labels

Base Map Select Features

50 ft

Details

Property Info Print

Property ID 267D-286

PID 22535

Address 711 CONCORD AVE

Land Use BENEVOLENT

Land Area 0.34 acres / 14864 sq ft

Living Area 5708 sq ft

Property Card

Recent Comparable Sales

Parcel Block Map (PDF)

Owner Information

Name FO GUANG BUDDHIST TEMPLE

Address 711 CONCORD AVE

City CAMBRIDGE

State MA

Zip Code 02138

Site Area : 14,864 SF



**CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT**

831 Massachusetts Avenue, Cambridge, MA 02138
Tel: 617 - 349 - 6100 Fax: 617 - 349 - 6132

CERTIFICATE OF USE AND OCCUPANCY

In accordance with the provision of Chapter 143 of the MGL, and Section 111/R110 of the Eighth Edition of the Building Code and in accordance with the provisions of Chapter 40A of the MGL and Article 9.000, Section 9.20 of the Cambridge Zoning Ordinance, this is to certify that building and/or land located at address below has been inspected and the occupancies thereof are hereby authorized:

**711 Concord Ave
Cambridge, MA**

Certificate Number: CO-052986-2017

Occupancy Group: A4 Churches / Religious Use,

Building Permit No: 2328-2013

Owner:

Use Class: Article 4 Section 4.33.(A.1)

Zone: O1

Architect: Kevin Wong & Associates

Type: 2B

Contractor: A.K.S. Merit Construction

Digital copies of plans are retained with the Building Permit record.

Floor:	Approved Usage	Square Footage
Basement	Unfinished	0
1st Floor	A-3 Worship, Temple, Library, Bookstore/Cafeteria	5,378
2nd Floor	N/A	0
3rd Floor	N/A	0
4th Floor	N/A	0
5th Floor	N/A	0
Addl Levels	N/A	0
Roof Use	N/A	0
Parking Location	17 marked spaces	# of Space

Other:

Date of Issuance: 01/31/2017

Ranjit Singanayagam
Commissioner

Conditions:

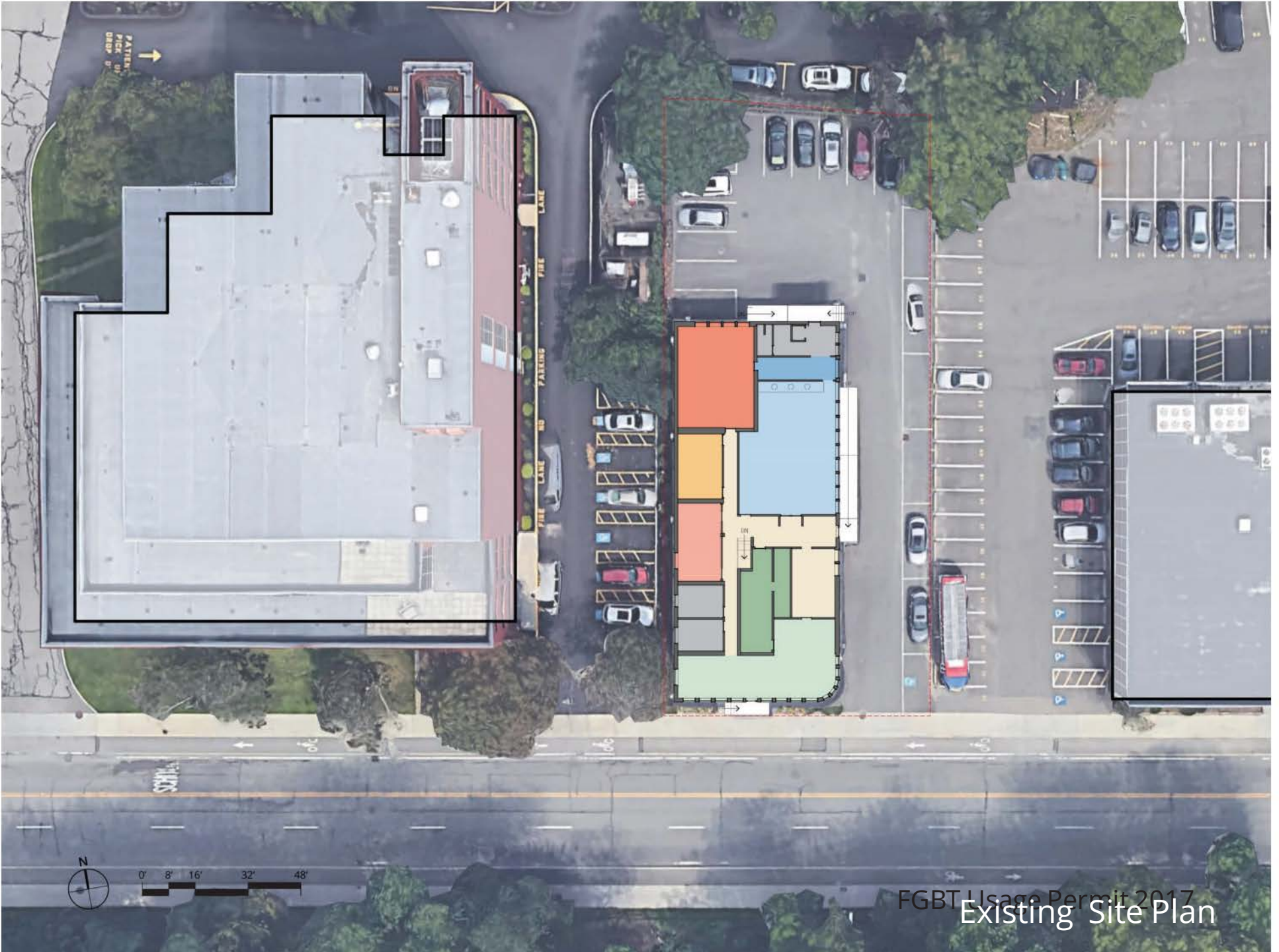
This certificate must be available on the premises at all times.

FGBT Usage Permit 2017



Fo Guang Buddhist Temple

Site Plan



0' 8' 16' 32' 48'

FGBT Usage Permit 2017
Existing Site Plan

711 Concord Ave

Property Information

Property Class	Church
State Class Code	960
Zoning (Unofficial)	O-1
Map/Lot	267D-266
Land Area (sq. ft)	14,864

Property Value

Year of Assessment	2018
Tax District	C10
Residential Exemption	No
Building Value	\$1,114,700
Land Value	\$1,124,900
Assessed Value	\$2,239,600
Sale Price	\$10
Book/Page	1486/ 6
Sale Date	February 24, 2016
Previous Assessed Value	\$1,998,700
Property Tax Amount	\$0.00

This represents the total FY18 Real Estate Tax including the CPA Surcharge, but not including Residential Exemption or other Personal Exemptions deduction.

Owner Information

Owner(s)	FO GUANG BUDDHIST TEMPLE 711 CONCORD AVE CAMBRIDGE, MA 02138
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Photos

(Click on a photo to view in full size)



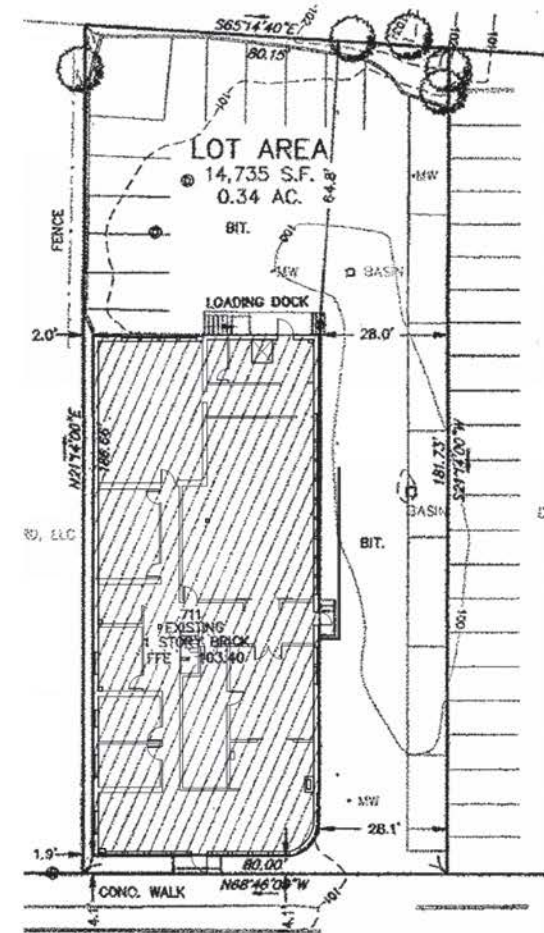
Sketches



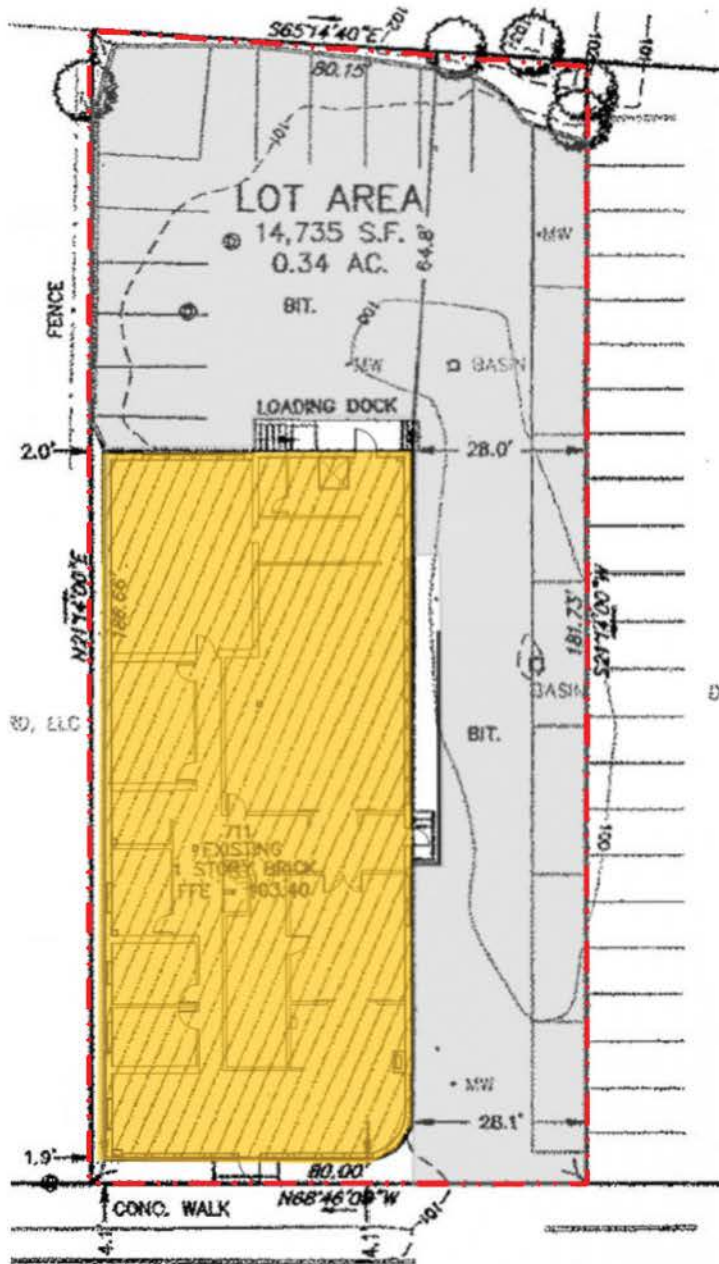
Related Information

- > [GIS Map of this Property](#)
- > No Sales with comparable location and/or physical attributes were found. Assessments are based on a market analysis of all valid sales for the subject's property class and the sales displayed are for comparison purposes only.
- > [Show PDF Map](#)

This page contains much of the information used by the City of Cambridge to assess properties. The purpose of this information is to be used only for ad valorem taxation purposes and any other use is therefore not valid.



CONCORD AVENUE

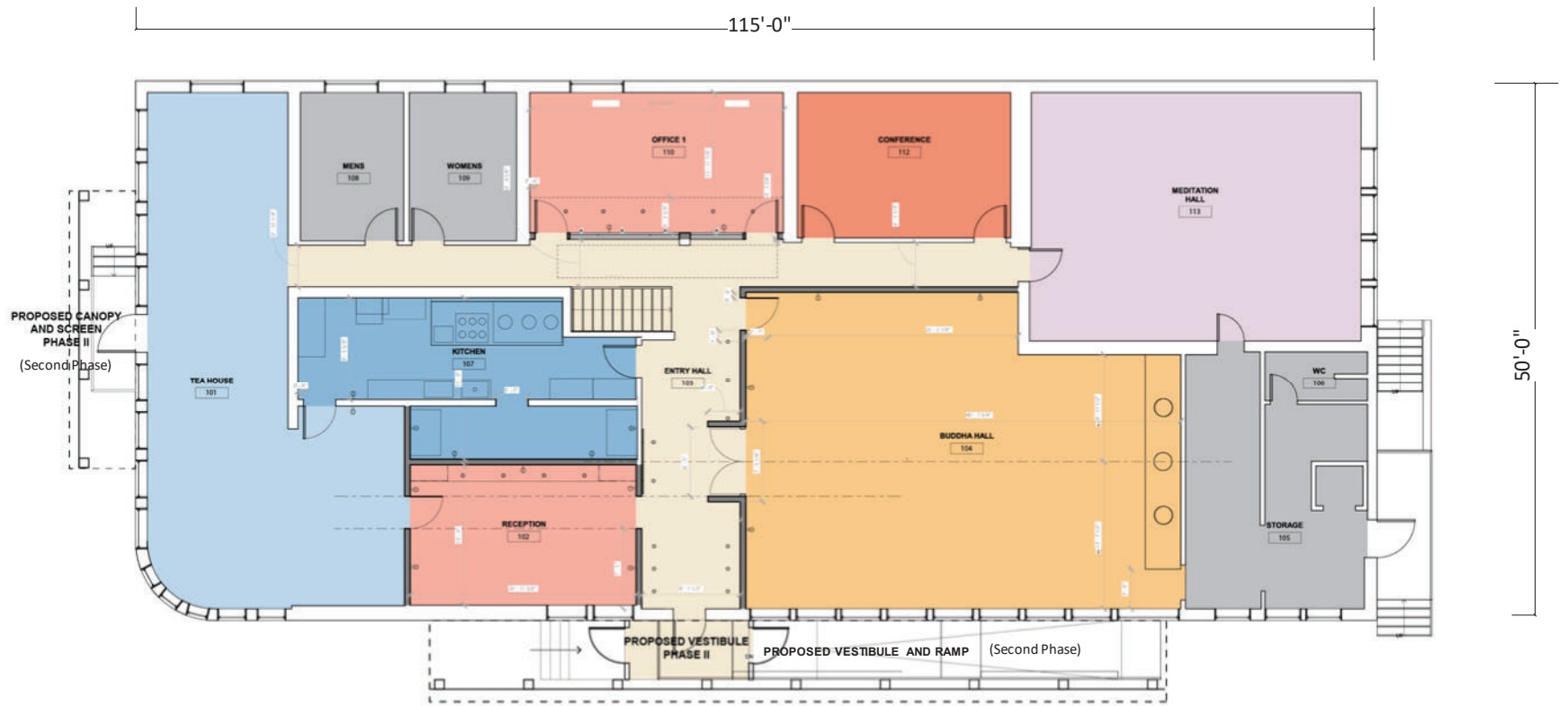


Concord Ave

Site Plan

Floor Plans

- *Floor Plan Diagrams*



5378 SF



Existing Level 1 - Phase 1(Finished)



Propose New Canopy
& Art Work Screens

New Stair & Elevator Core
New Stair

Propose New Vestibule,
Canopy & Art Work Screens



Proposed Level 1 Plan



Option 1A Diagram

6,000 SF ±

Proposed New Second Floor Addition

2019
Computer
Renderings

- *Aerial View*



Aerial View from Concord Ave
Existing



Aerial View from Concord Ave
Proposed New Second Floor Addition Option 1A – 2L



Aerial View from Concord Ave
Proposed New Second Floor Addition Option 1B – 2L

2019
Computer
Renderings

- *Street View 1*



View 1 from Concord Ave
Proposed New Second Floor Addition Option 1A – 2L



View 1 from Concord Ave
Proposed New Second Floor Addition Option 1A – 2L (without fences)



View 1 from Concord Ave
Proposed New Second Floor Addition Option 1A – 2L (with fence)



View 1 from Concord Ave
Proposed New Second Floor Addition Option 1B – 2L (with fence)

Model Photos

- *Aerial View*

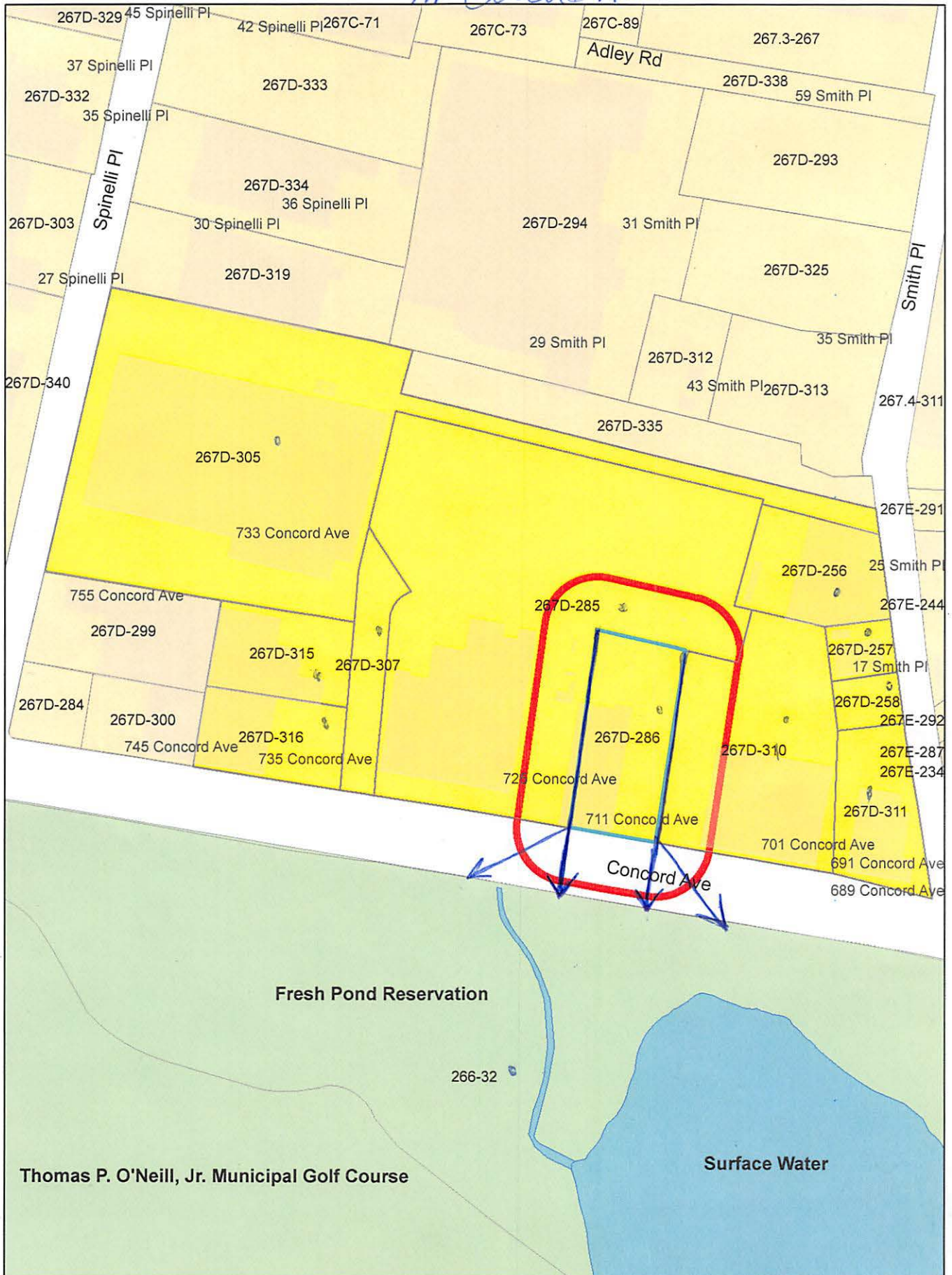


Option 1A



Option 1A

711 Concord Ave



711 Concord Ave

Petitioner

267D-257
TUCCERI, WARREN H. CAROLYN TUCCERI
17 SMITH PL
CAMBRIDGE, MA 02138

267D-256
ARA REALTY CORP.
26 SMITH PLACE
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

267D-258
ARAKELIAN CAMBRIDGE
691 CONCORD AVE
CAMBRIDGE, MA 02138

267D-285
DMP BURLINGTON CONCORD, LLC &
DMP CAUSCA, LLC,
C/O DAVIS MARCUS PARTNERS INC.
125 HIGH ST, 21ST FL.
BOSTON, MA 02110

267D-286
FO GUANG BUDDHIST TEMPLE
711 CONCORD AVE
CAMBRIDGE, MA 02138

267D-305
PPF OFF KING 733 CONCORD OWNER ,LLC,
200 CAMBRIDGEPARK DRIVE
CAMBRIDGE, MA 02140

267D-307
CONCORD AVENUE REALTY ASSOCIATES, LLC.
745 CONCORD AVE
CAMBRIDGE, MA 02138

267D-310
DCCI CONCORD AVENUE LLC.
C/O SHIVA AYYADURAI
701 CONCORD AVE
CAMBRIDGE, MA 02139

267D-311
ARAKELIAN CAMBRIDGE, LLC.
26 SMITH PLACE
CAMBRIDGE, MA 02138

267D-315-316
SPINELLI, JUDITH ANN
745 CONCORD AVE
CAMBRIDGE, MA 02138

266-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

266-32
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER