



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

BZA APPLICATION FORM

Plan No: BZA-017226-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Panda Bilingual Child Care, LLC - C/O Jim Chen, Architect

PETITIONER'S ADDRESS : 585 Washington Street Quincy, MA 02169

LOCATION OF PROPERTY : 763 Cambridge St Cambridge, MA 02141

TYPE OF OCCUPANCY : Multi-Use Commerical ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Other: Window openings

DESCRIPTION OF PETITIONER'S PROPOSAL :

New window opening at abutting a property line. Proposed of new windows is to provide natural lighting into the childcare space. New windows will meet fire-rated opening standards, and will not be operable, only to provide natural lights.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Jim Chen
 (Petitioner(s) / Owner)

Jim Chen
 (Print Name)

Address : 585 Washington St.

Quincy, MA 02169

Tel. No. : (617) 404-8182

E-Mail Address : Jim@JCBTARCHITECT.COM

Date : 12/7/2019

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 John Avedissian (OWNER) 761 Cambridge Street LLC

Address: 47 Irma Ave. Water town, MA 02472

State that I/We own the property located at 761-765 Cambridge St. Cambridge which is the subject of this zoning application. MA 02141

The record title of this property is in the name of 761 Cambridge St. LLC,

*Pursuant to a deed of duly recorded in the date Nov. 28, 2008, Middlesex South County Registry of Deeds at Book 51935, Page 130; 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 John Avedissian personally appeared before me, this 13 of NOV, 2019, and made oath that the above statement is true.

Soyke Myapchaian Notary

My commission expires Sept 14, 2023 (Notary Seal).

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

all work & operations in the ...

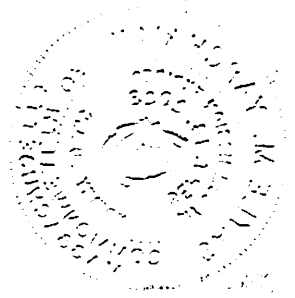
of the ...

...
New York

...
New York

Nov 28, 1938
130

2182



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 763 Cambridge St Cambridge, MA 02141 (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 purpose of these windows are for natural sunlights. It will be fixed and non-operable, not windows that one could open for natural ventilation.

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:

The proposed window openings does not in any way generated an additional traffic or patterns.

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

The proposed window opening does affect the abutting residential properties on their continued uses.

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:

These proposed windows are 2'x4' fixed window only to allow natural sunlight into the children's classrooms, and would not be operable. So it would not create a hazard situation to the abutting properties.

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:

The proposed windows would not cause any additional noises concerns, and/or privacy concerns.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Jim Chen PRESENT USE/OCCUPANCY: Mixed Use
LOCATION: 763 Cambridge St Cambridge, MA 02141 ZONE: Business A Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: Mixed Use

| | <u>EXISTING</u> <u>CONDITIONS</u> | <u>REQUESTED</u> <u>CONDITIONS</u> | <u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹ | |
|--|--------------------------------------|---------------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | <u>4521</u> | <u>4521</u> | <u>n/a</u> | (max.) |
| <u>LOT AREA:</u> | <u>5200</u> | <u>5200</u> | <u>n/a</u> | (min.) |
| <u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ² | <u>0.86</u> | <u>0.86</u> | <u>1/1.75</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>40</u> | <u>40</u> | <u>None</u> | (min.) |
| DEPTH | <u>130</u> | <u>130</u> | <u>None</u> | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | <u>0</u> | <u>0</u> | <u>None</u> | (min.) |
| REAR | <u>0</u> | <u>0</u> | <u>20' or 32'</u> | (min.) |
| LEFT SIDE | <u>0</u> | <u>0</u> | <u>None</u> | (min.) |
| RIGHT SIDE | <u>0</u> | <u>0</u> | <u>None</u> | (min.) |
| <u>SIZE OF BLDG.:</u> | | | | |
| HEIGHT | <u>3 Floors</u> | <u>3 Floors</u> | <u>35'</u> | (max.) |
| LENGTH | <u>130'</u> | <u>130'</u> | <u>None</u> | |
| WIDTH | <u>40'</u> | <u>40'</u> | <u>None</u> | |
| <u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> | <u>0</u> | <u>0</u> | <u>None</u> | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | <u>Commerical</u> | <u>Commerical</u> | <u>N/A</u> | (max.) |
| <u>NO. OF PARKING SPACES:</u> | <u>2</u> | <u>2</u> | <u>2</u> | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | <u>0</u> | <u>0</u> | <u>0</u> | (min.) |
| <u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u> | <u>n/a</u> | <u>n/a</u> | <u>n/a</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.

There are no other business operating at the property. The property rents apartment units on the second and third floors of the property. The front of the property are wood framed construction, with the rear single-story space being masonry construction.

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'.



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

2019 DEC -9 PM 2:47

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017226-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Panda Bilingual Child Care, LLC - C/O Jim Chen, Architect

PETITIONER'S ADDRESS : 585 Washington Street Quincy, MA 02169

LOCATION OF PROPERTY : 763 Cambridge St Cambridge, MA 02141

TYPE OF OCCUPANCY : Multi-Use Commerical ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Other: Window openings

DESCRIPTION OF PETITIONER'S PROPOSAL :

New window opening at abutting a property line. Proposed of new windows is to provide natural lighting into the childcare space. New windows will meet fire-rated opening standards, and will not be operable, only to provide natural lights.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :


 (Petitioner(s) / Owner)

Jim CHEN
 (Print Name)

Address : 585 Washington St.

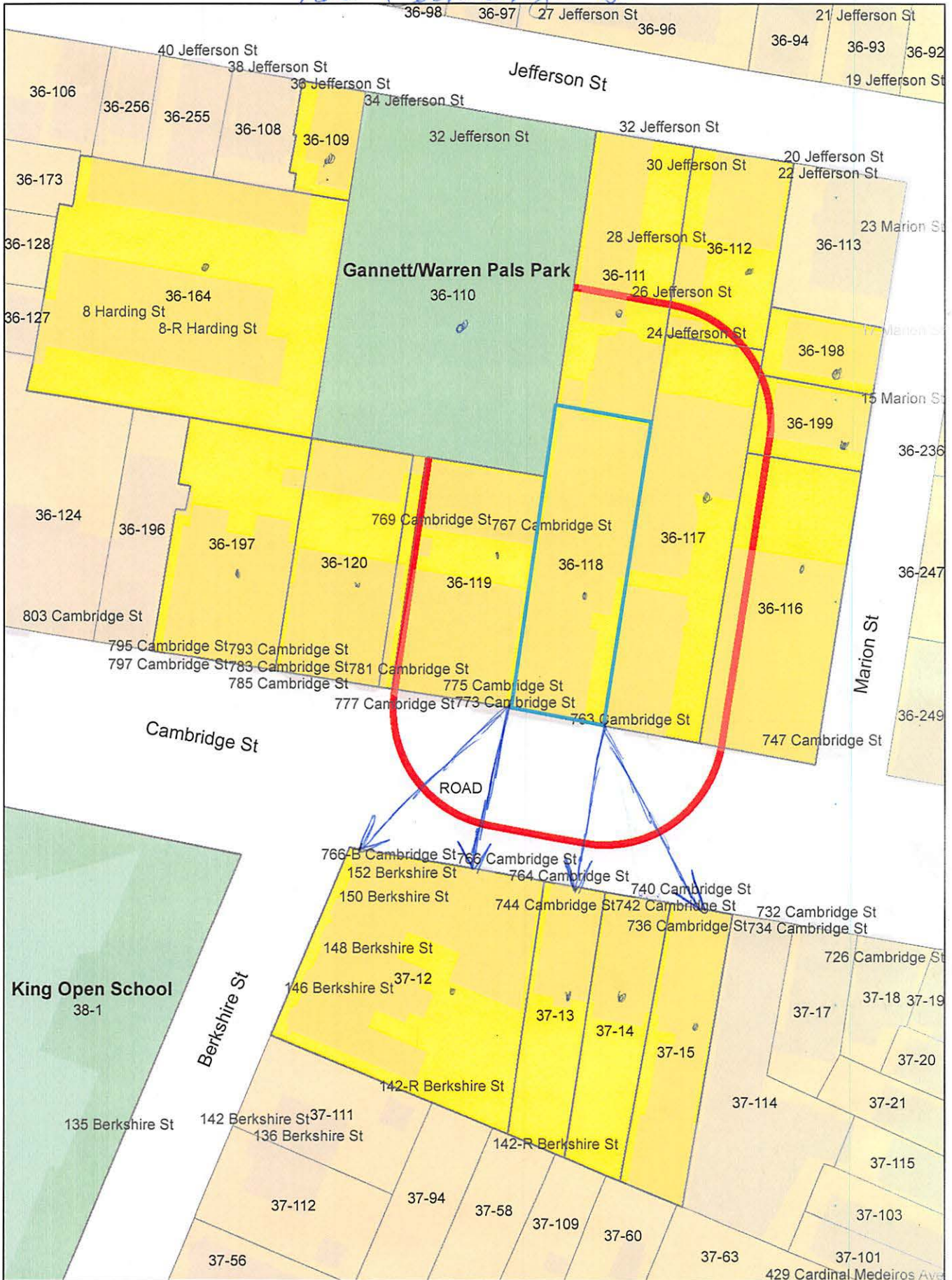
Quincy, MA 02169

Tel. No. : (617) 404-8182

E-Mail Address : Jim@JLBTARCHITECT.COM

Date : 12/7/2019

763 Cambridge St.



763 Cambridge St.

Petitioner

36-109
KOPCO, NORBERT & VIRGINIA BEST
34 JEFFERSON ST. UNIT#1
CAMBRIDGE, MA 02141

36-110
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

PANDA BILINGUAL CHILD CARE, LLC
C/O JIM CHEN, ARCHITECT
585 WASHINGTON STREET
QUINCY, MA 02169

36-110
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

36-110
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

36-112
REGO, JOSE R. & MARIA R. REGO TRUSTEES,
THE REGO FAMILY TRUST
20 JEFFERSON ST
CAMBRIDGE, MA 02141

36-116
POLISH AMERICAN CITIZENS ASSOCIATION OF
CAMBRIDGE & CITY OF CAMBRIDGE TAX TITLE
747 CAMBRIDGE ST
CAMBRIDGE, MA 02141-1428

36-117
CLINTON, LAWRENCE F. &
NANCY M. DILANDO TRUSTEES
757 CAMBRIDGE ST
CAMBRIDGE, MA 02141

36-164
FRISOLI, FRANK J. TRUSTEE &
DANIEL DEGUGLIELMO
795 CAMBRIDGE ST
CAMBRIDGE, MA 02139

36-109
KOPCO, NORBERT & VIRGINIA BEST
34 JEFFERSON ST., #2
CAMBRIDGE, MA 02141

36-109
ROBINSON, JAIME L.
34 JEFFERSON ST., UNIT #3
CAMBRIDGE, MA 02141

36-199
DIBIASE, GIRO, JR. & FELICIA DIBIASE
12 CHURCHILL RD
WINCHESTER, MA 01890

37-15
MOREIRA, LISA & MANUEL MOREIRA
TRUSTEE OF LMCM REAL ESTATE TRUST
7 PEPPER HILL DR.
WINCHESTER, MA 01890

37-13
DIBIASE, GIRO & ELIZABETH DIBIASE,
TRS., NOMINEE TRUST
26 GIRARD RD.
WINCHESTER, MA 01890-3339

36-118
761 CAMBRIDGE STREET, LLC
47 IRMA AVE
WATERTOWN, MA 02472

36-119
AZEVEDO, JOSE M. & LUIS L. AZEVEDO,
TRS. OF AZEVEDO REAL ESTATE TRUST
777 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

36-198
DIBIASE, FELICIA
17 MARION ST
CAMBRIDGE, MA 02141

37-12
BENZ, MARCEL & LAUREN BENZ
764 CAMBRIDGE ST., UNIT #5
CAMBRIDGE, MA 02138

37-12
LACY, BROCK T. & CYNTHIA M. POLLARD
4469 MARIGOLD DR.
CHINO, CA 91710-5033

37-12
BEAUBIEN, SIMONE
152 BERKSHIRE ST., UNIT #4
CAMBRIDGE, MA 02141

37-12
GATELY, JOSHUA J. & HEATHER M. SWEENEY
152 BERKSHIRE STREET, UNIT #2
CAMBRIDGE, MA 02141

37-12
HANEY, BLAIR T.
148 BERKSHIRE STREET, UNIT 148-8
CAMBRIDGE, MA 02141

37-12
VANDEVER, KATHRYN G.
146 BERKSHIRE ST., #7
CAMBRIDGE, MA 02141

37-12
SHIMANOVSKAYA, VERONICA A.
148 BERKSHIRE ST #5
CAMBRIDGE, MA 02141

37-12
HERNANDEZ, GUSTAVO
146 BERKSHIRE ST. UNIT#1
CAMBRIDGE, MA 02141

37-12
BECHO, BZUMINA
770 CAMBRIDGE ST
CAMBRIDGE, MA 02141

37-12
POEHLMAN, KRISTY & LARISSA POLLARD
764 CAMBRIDGE ST., #764/7
CAMBRIDGE, MA 02141

37-12
MCCLENDON, CHRISTOPHER
LEE TING YING WU MCCLENDON
764 CAMBRIDGE ST., #764/3
CAMBRIDGE, MA 02141

37-12
YACCATO, KARIN J.
764 CAMBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02141

37-12
FEDERAL NATIONAL MORTGAGE ASSOCIATION
1900 MARKET ST. SUITE 800
PHILADELPHIA, MA 19103-0012

763 Camb St

37-12
MEDRANO, ELVIS
6 MIDDLESEX CANAL PARK
WOBURN, MA 01801

37-12
SUTTON, BRYAN
764 CAMBRIDGE ST., #6
CAMBRIDGE, MA 02141

37-12
WILLIAMS, ROBERTA L. & CAROL MILLER STINE
764 CAMBRIDGE ST., UNIT #1
CAMBRIDGE, MA 02141

37-12
BENEDICT, RACHEL A.
146 BERKSHIRE ST., #148/4
CAMBRIDGE, MA 02141

37-12
PURCHON, SUSAN F.
146 BERKSHIRE ST., #148/1
CAMBRIDGE, MA 02141

37-12
HILL, LENORE
21 VILLAGE ST.
SOMERVILLE, MA 02143

37-12
ANDERSON, RICHARD STANLEY &
HEIDI WINSTON ALLISON TRU OF FLAMMIA FAM
152 BERKSHIRE ST. UNIT#3
CAMBRIDGE, MA 02141

37-12
VAN MIDDLESWORTH, REX & DIANE UMSTEAD
1201 CLAIRE AVE
AUSTIN, TX 78703

37-12
MALAVER, PEDRO J.
148 BERKSHIRE ST., UNIT #2
CAMBRIDGE, MA 02141

37-12
BERZANSKIS, AUDRIUS
764 CAMBRIDGE STREET, UNIT #8
CAMBRIDGE, MA 02141

37-12
SPARROW, JANE, A LIFE ESTATE THE SPARROW
FAM IREV TRUST
152 BERKSHIRE ST. UNIT 1
CAMBRIDGE, MA 02141

37-12
DAVE, PRATIK K.
148 BERKSHIRE ST., #3
CAMBRIDGE, MA 02141

37-12
MAIL, RANDI
146 BERKSHIRE ST., UNIT #3
CAMBRIDGE, MA 02141

37-12
MILLER, LAUREN M.
146 BERKSHIRE ST. UNIT#2
CAMBRIDGE, MA 02141

36-120
GOMES, JASON
781 CAMBRIDGE ST. UNIT#7
CAMBRIDGE, MA 02141

36-120
GOMES, LUIS M.
6602 COPERS HAWK CT
LAKEWOOD RANCH, FL 34202

36-111
FREITAS, JOSE R. & ZELIA C. FREITAS, TRUSTEES
24 JEFFERSON ST
CAMBRIDGE, MA 02141

36-120
MCLAUGHLIN, LAUREN
781 CAMBRIDGE ST., #4
CAMBRIDGE, MA 02143

37-12
PAPA, ALEXANDRIA
152 BERKSHIRE ST #152/6
CAMBRIDGE, MA 02141

37-12
BRAVERMAN, JONATHAN
150 BERKSHIRE ST UNIT #150
CAMBRIDGE, MA 02141

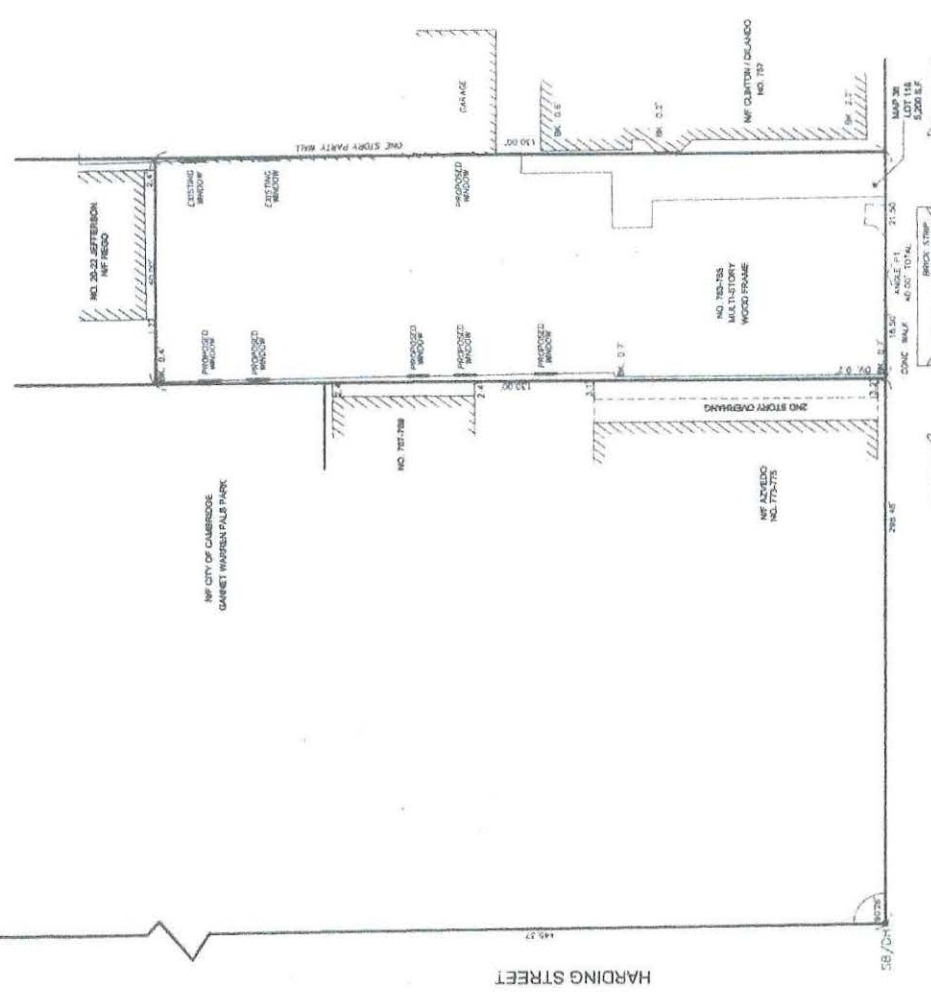
36-120
SUBBARAMAN, CHANDRAMOULI &
DIVYA CHANDRAMOULI
781 CAMBRIDGE ST., #2
CAMBRIDGE, MA 02141

36-197
FRISOLI, FRANK J.
TRUSTEES OF THE DEGUGLIELMO TRUST
795 CAMBRIDGE ST
CAMBRIDGE, MA 02141-1428

37-14
DIBIASE, GIRO & ELIZABETH DIABIASE
TRS. NOMINEE TRUST
26 GIRARD RD
WINCHESTER, MA 01890-3339



SB/DH
 PORTER STREET



HARDING STREET

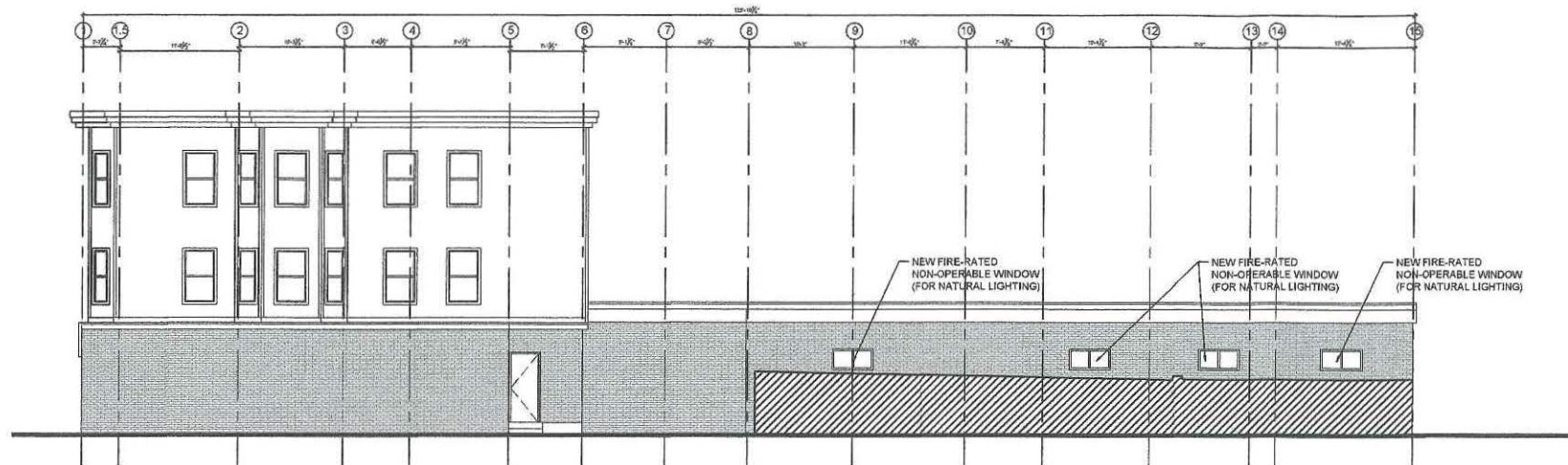


Step P. Desroche
 PROFESSIONAL LAND SURVEYOR

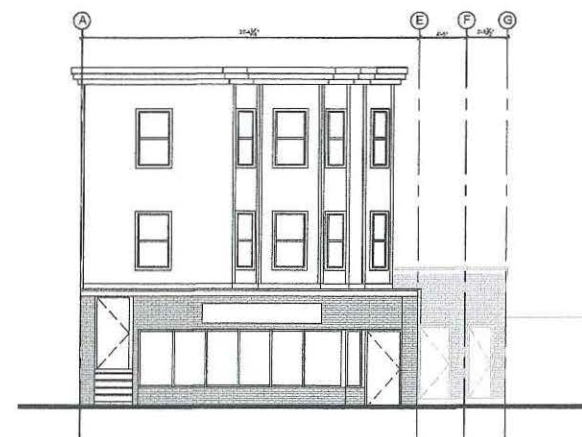
DATE: 10/30/19

| | |
|---|--------------------------|
| PLOT PLAN OF 783 CAMBRIDGE STREET CAMBRIDGE, MASS | |
| REPOSSET VALLEY SURVEY ASSOC., INC. 95 WHITE STREET QUINCY, MA 02269 TEL. 617-452-8888 | |
| SCALE 1"=40' | DATE OCTOBER 29, 2019 |

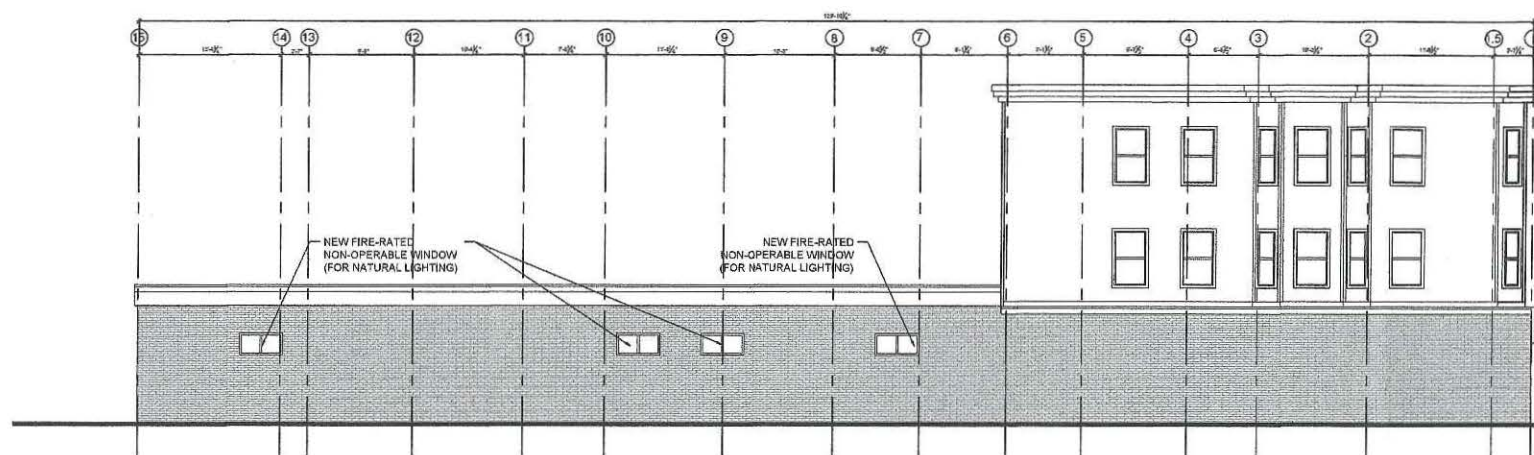




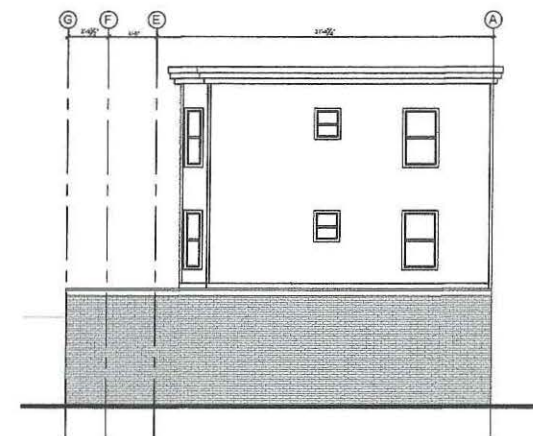
1 RIGHT ELEVATION
1/8" = 1'-0"



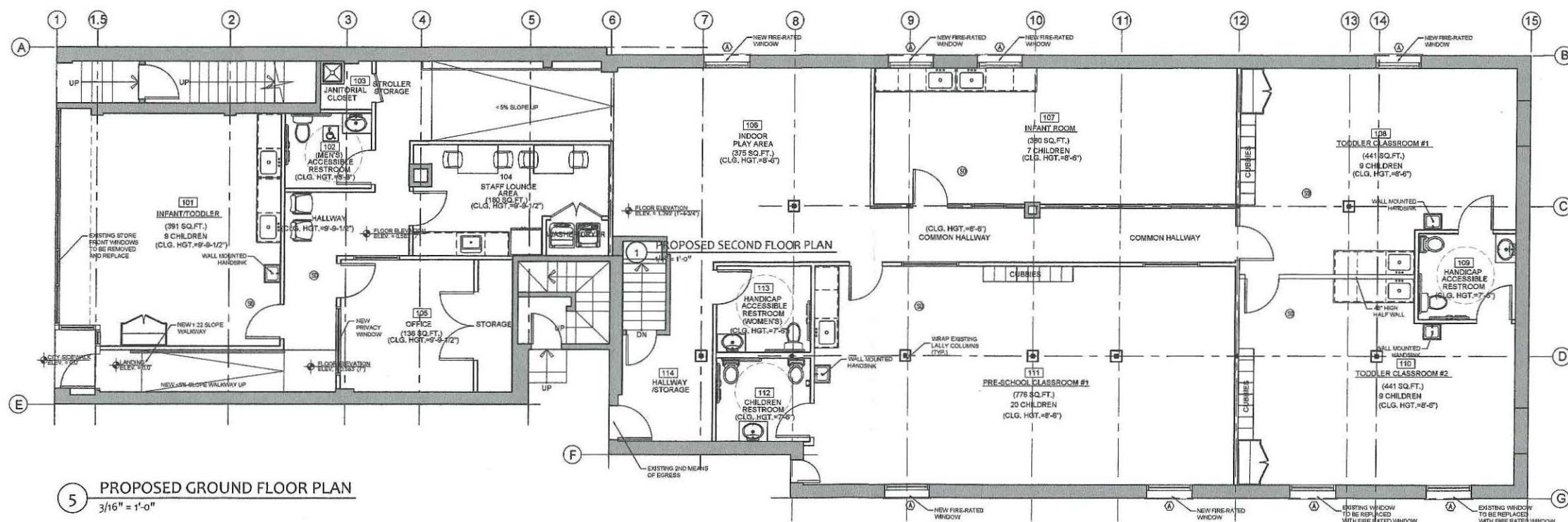
2 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"



5 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

JC BT
ARCHITECT
585 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REVISIONS

| NO. | BY | DESCRIPTION | DATE |
|-----|----|-------------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT

PANDA BILINGUAL DAYCARE
763 CAMBRIDGE STREET
CAMBRIDGE, MA 02139
PROJECT NO. 19056

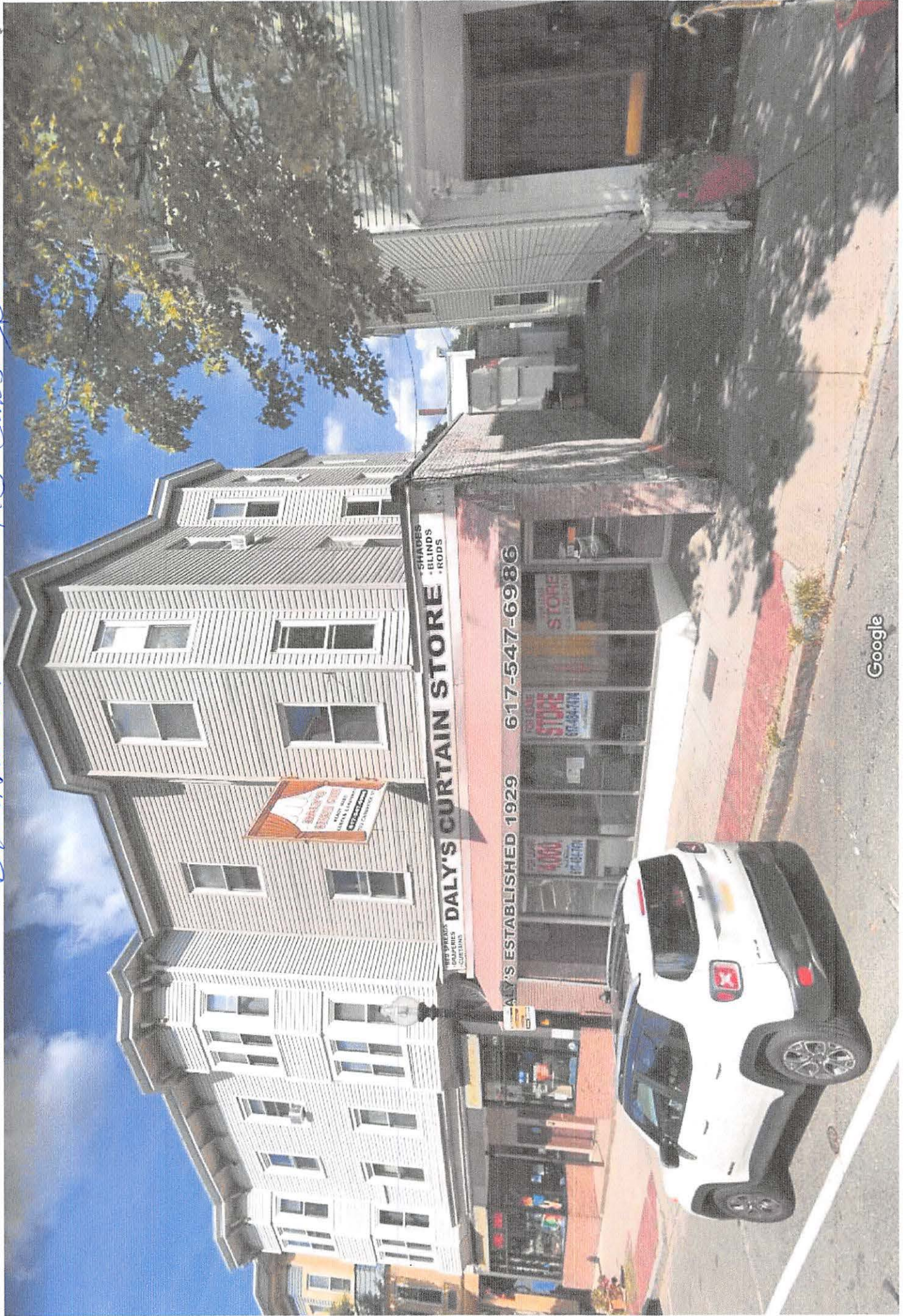
SHEET TITLE

PROPOSED FLOOR PLAN & EXT. EXTERIORS

| | |
|--------------|-------------|
| DRAWN: | DRAWING NO: |
| SCALE: NOTED | A-1 |
| DATE: | |
| CHECKED: | |
| SHEET 1 OF | |

B7A-017226-2019

763 Camb St



SHADES
BLINDS
RODS

DALY'S CURTAIN STORE

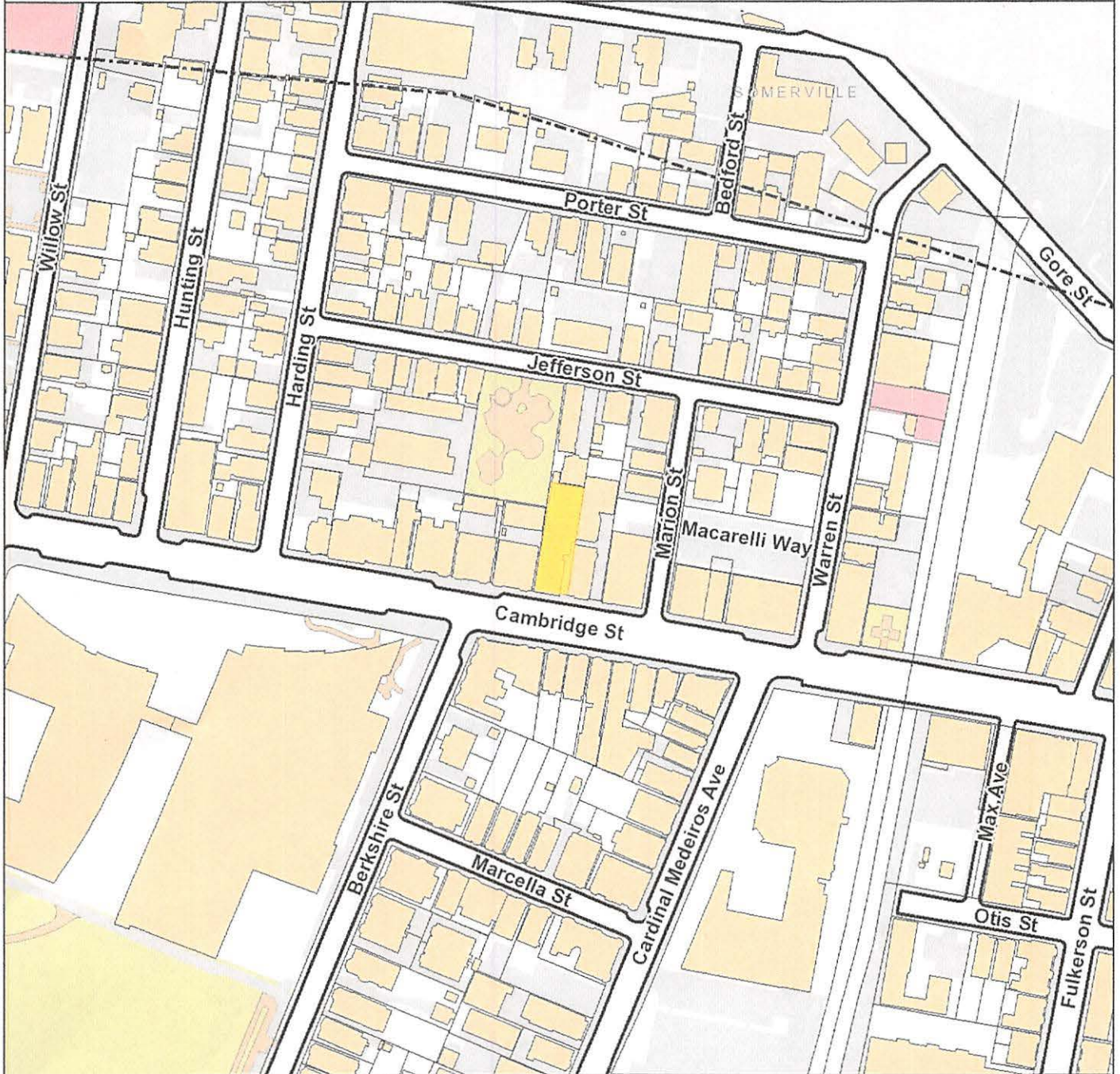
ESTABLISHED 1929 617-547-6986

DALY'S CURTAIN STORE
 4000 E. CENTER ST. #100
 CAMDEN, NJ 08104
 617-547-6986

Google



Google



City of Cambridge
Massachusetts

1" = 177 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

