



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 SEP -1 AM 10:17  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 240611

#### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

PETITIONER: Hong Liu

PETITIONER'S ADDRESS: 89 Claflin St., Belmont, MA 02148

LOCATION OF PROPERTY: 7 Mellen St., Cambridge, MA

TYPE OF OCCUPANCY: General office

ZONING DISTRICT: Residence C-1 Zone

#### REASON FOR PETITION:

'Change in Use/Occupancy/

#### DESCRIPTION OF PETITIONER'S PROPOSAL:


The building was residential until 1970, when Lesley University purchased it for use as office and residences, now I want to change to a hotel/motel use.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000      Section: 4.31.1.2 (Table of Use Regulations).

Article: 10.000    Section: 10.30 ( Variance).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

Hong Liu  
\_\_\_\_\_  
(Print Name)

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

Tel. No. \_\_\_\_\_

617-359-5171

E-Mail Address: \_\_\_\_\_

liuhong1959@gmail.com

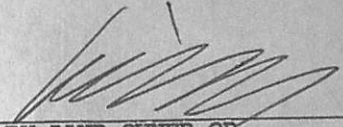
Date: \_\_\_\_\_

**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 Hong Liu (OWNER)  
Address: 89 Claffin St Belmont, MA 02478  
State that I/We own the property located at 7 Mellen St Cambridge MA 02138  
which is the subject of this zoning application.  
The record title of this property is in the name of 729 Mellen Street LLC

\*Pursuant to a deed of duly recorded in the date August 17<sup>th</sup>, 2022, Middlesex South  
County Registry of Deeds at Book 80591, Page 139; 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 Hong Liu personally appeared before me,  
this 29 of Aug, 2023, and made oath that the above statement is true.

Muthukkaruppan Malai Notary

My commission expires 5 Oct 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****DIMENSIONAL INFORMATION**

**Applicant:** Hong Liu  
**Location:** 7 Mellen St., Cambridge, MA  
**Phone:** 617-359-5171

**Present Use/Occupancy:** General office  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Hotel

		<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>		3,227.5	3227.5	4,125	(max.)
<b><u>LOT AREA:</u></b>		5,500	5,500	5,000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		.62	.63	.75	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		1,833 (Based on 5.14, 1,000sf per unit)	1,571	1,500	
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	90	90	50	
	<b>DEPTH</b>	122	122	100	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	17.8	17.8	10	
	<b>REAR</b>	45.6	45.6	25.52	
	<b>LEFT SIDE</b>	9.5	9.5	11.75	
	<b>RIGHT SIDE</b>	15.4	15.4	12.6	
<b><u>SIZE OF BUILDING:</u></b>	<b>HEIGHT</b>	37	37	35	
	<b>WIDTH</b>	54	54	65	
	<b>LENGTH</b>	29	29	27	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		18.3	18.3	30	
<b><u>NO. OF DWELLING UNITS:</u></b>		8 Bedrooms	9 Bedrooms	11	
<b><u>NO. OF PARKING SPACES:</u></b>		8	8	0	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		12	12	12	

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.:

Hotel Use in similar sized building.

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'.

7 Mellen St., Cambridge, MA

**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:

The Current office use require major financial responsibility to renovate. The original use of the property is residential. I am seeking residential / lodging use.

- 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 property is better for residential use. All adjacent properties are residential / lodging and dormitory use.

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

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

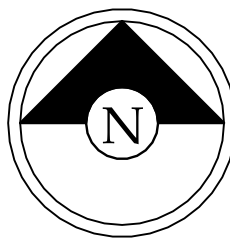
The City needs affordable housing, I am providing housing.

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

The property was built for residential and it will be use as residential. it meets the character of the neighborhood.

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

CONDITIONS LEGEND	
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	
2hr FIRE RATED PARTITION	



**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1532 | W: timburke.net | F: 617.266.1116

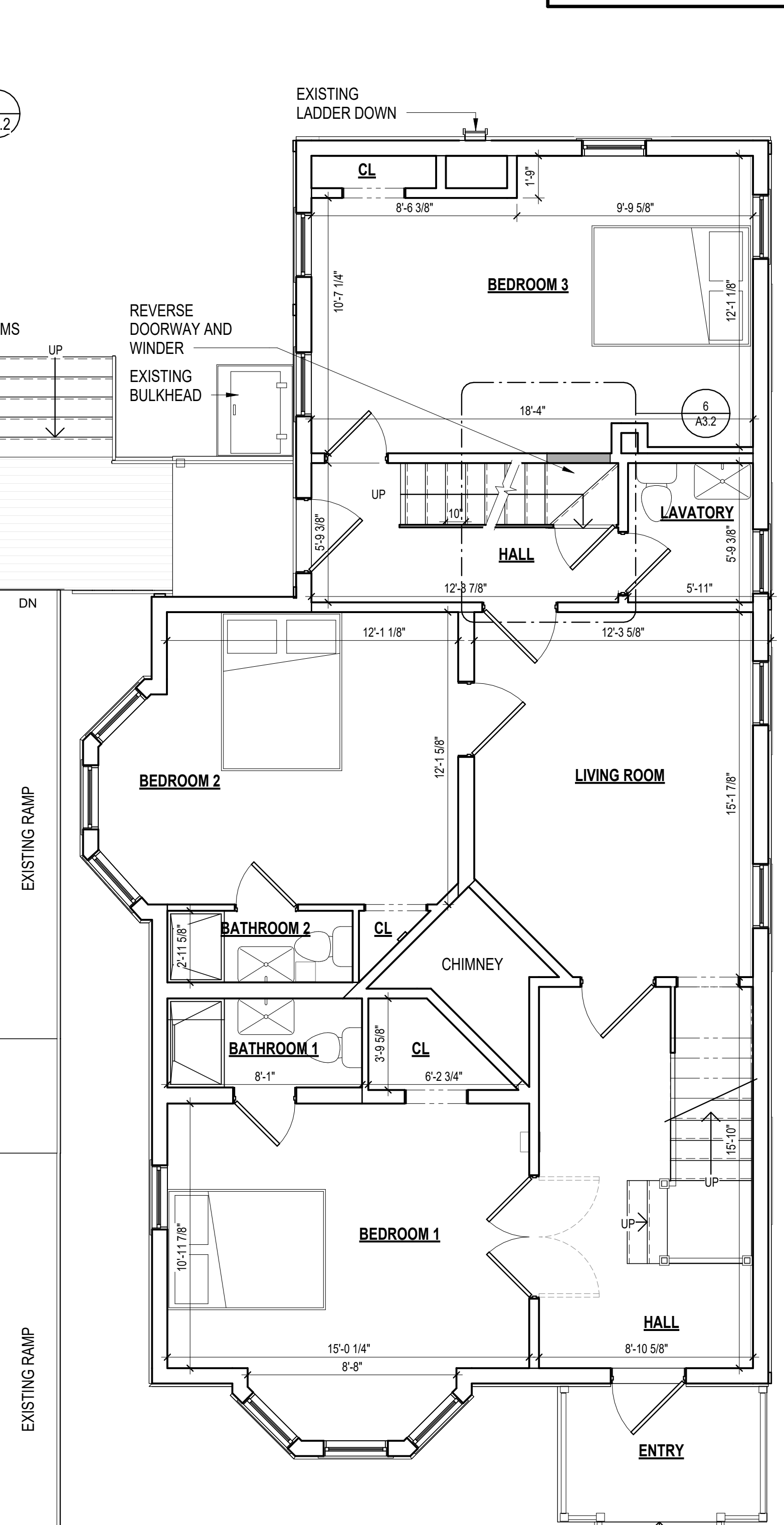
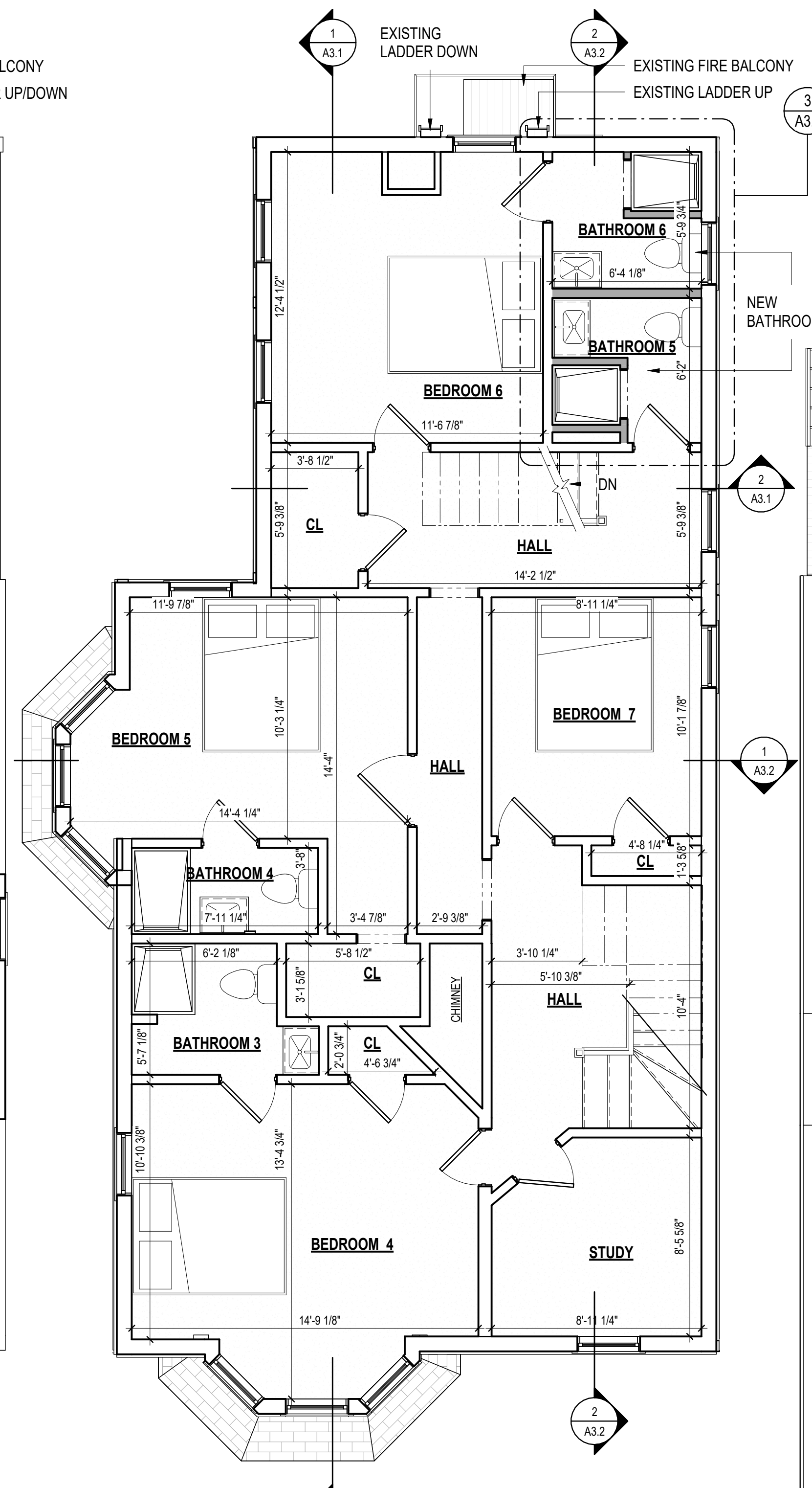
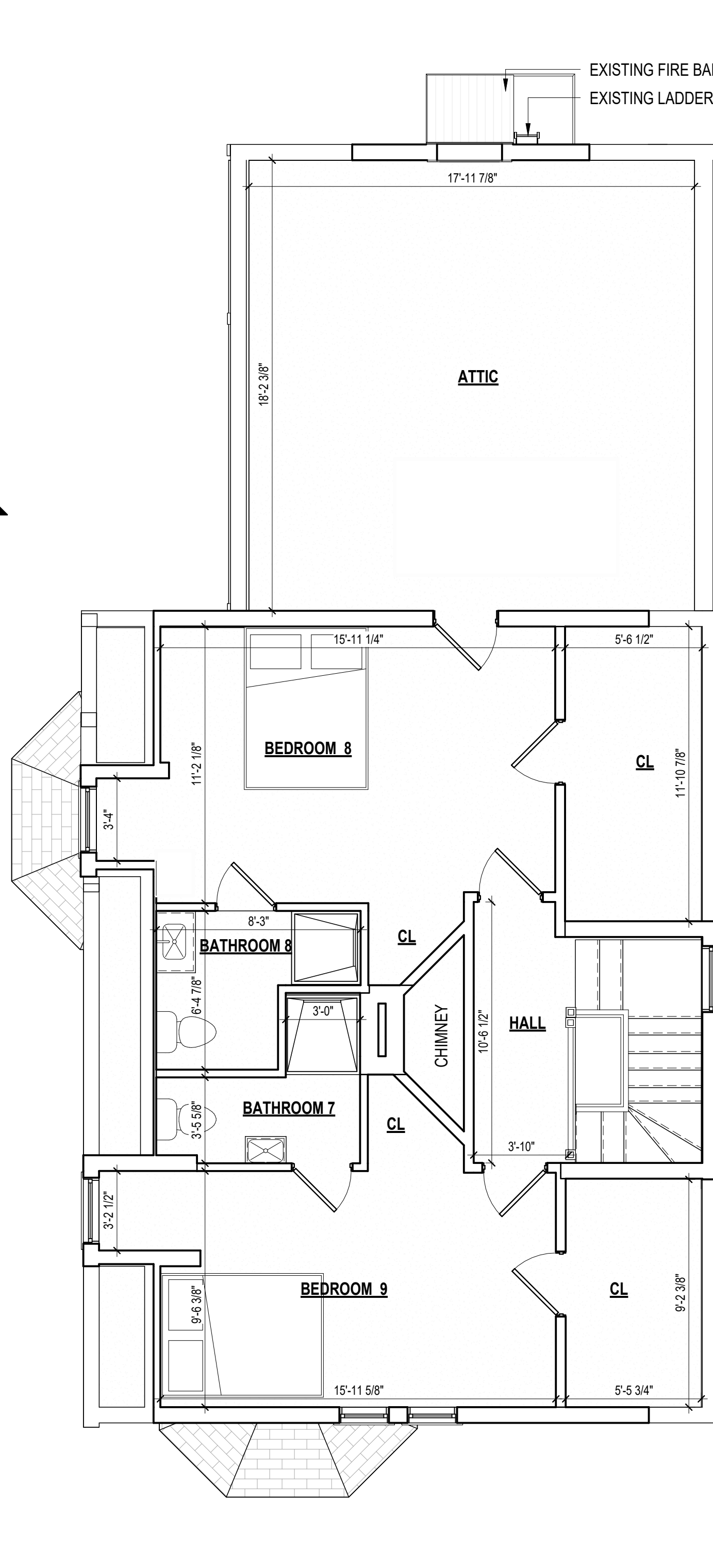
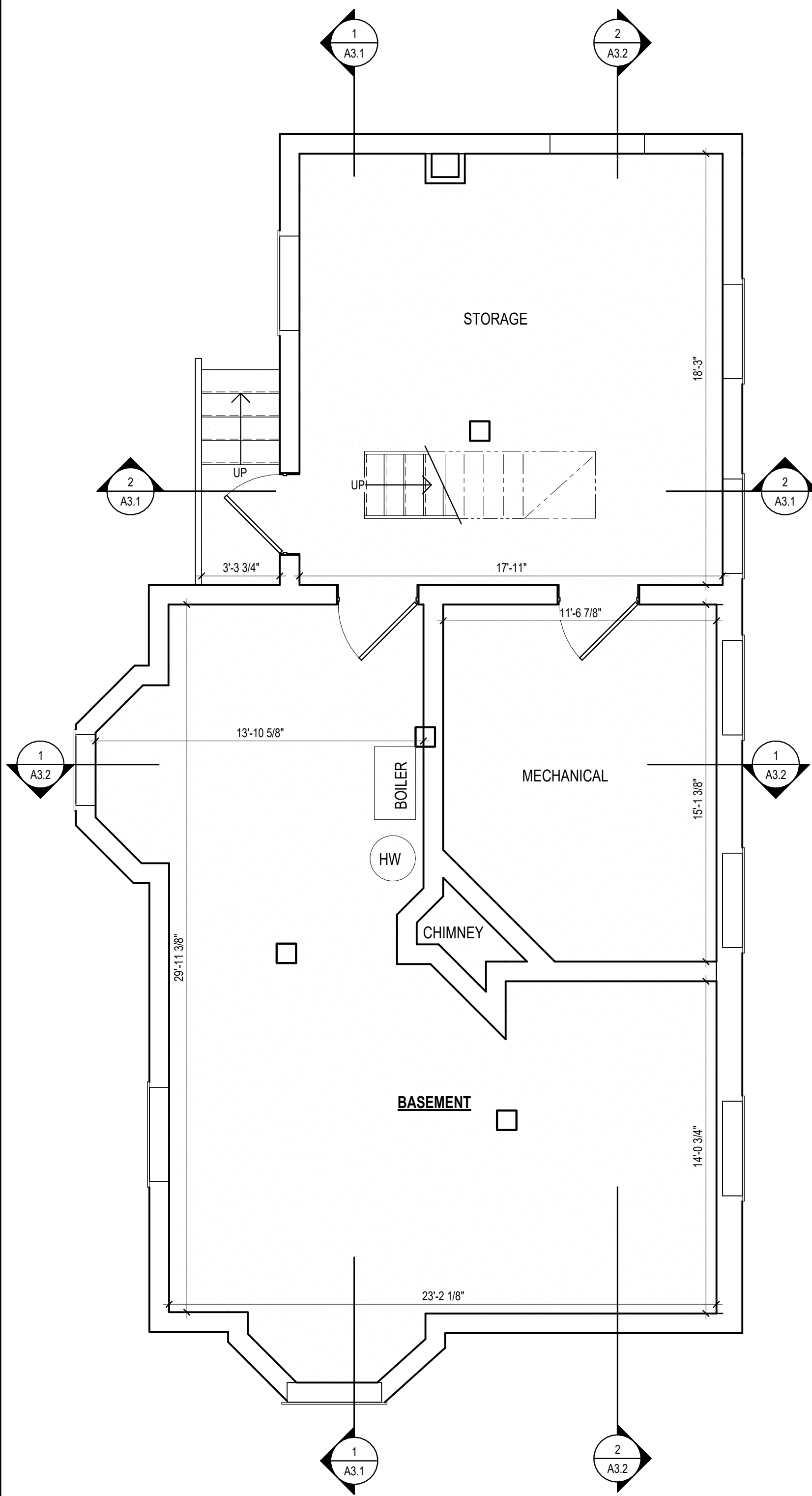


DATE	REV.	DESCRIPTION
08/28/23	AN	Drawn By

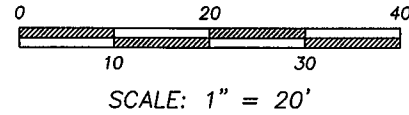
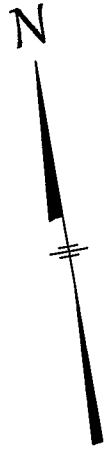
PROPOSED FLOOR PLANS

7 MELLEN STREET,  
CAMBRIDGE, MA 02138

**A1.1**







NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: 7-9 MELLEEN STREET LLC

TITLE REFERENCE: BK 80591 PG 139 & 143

PLAN REFERENCE: BK 12040 PG 29


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

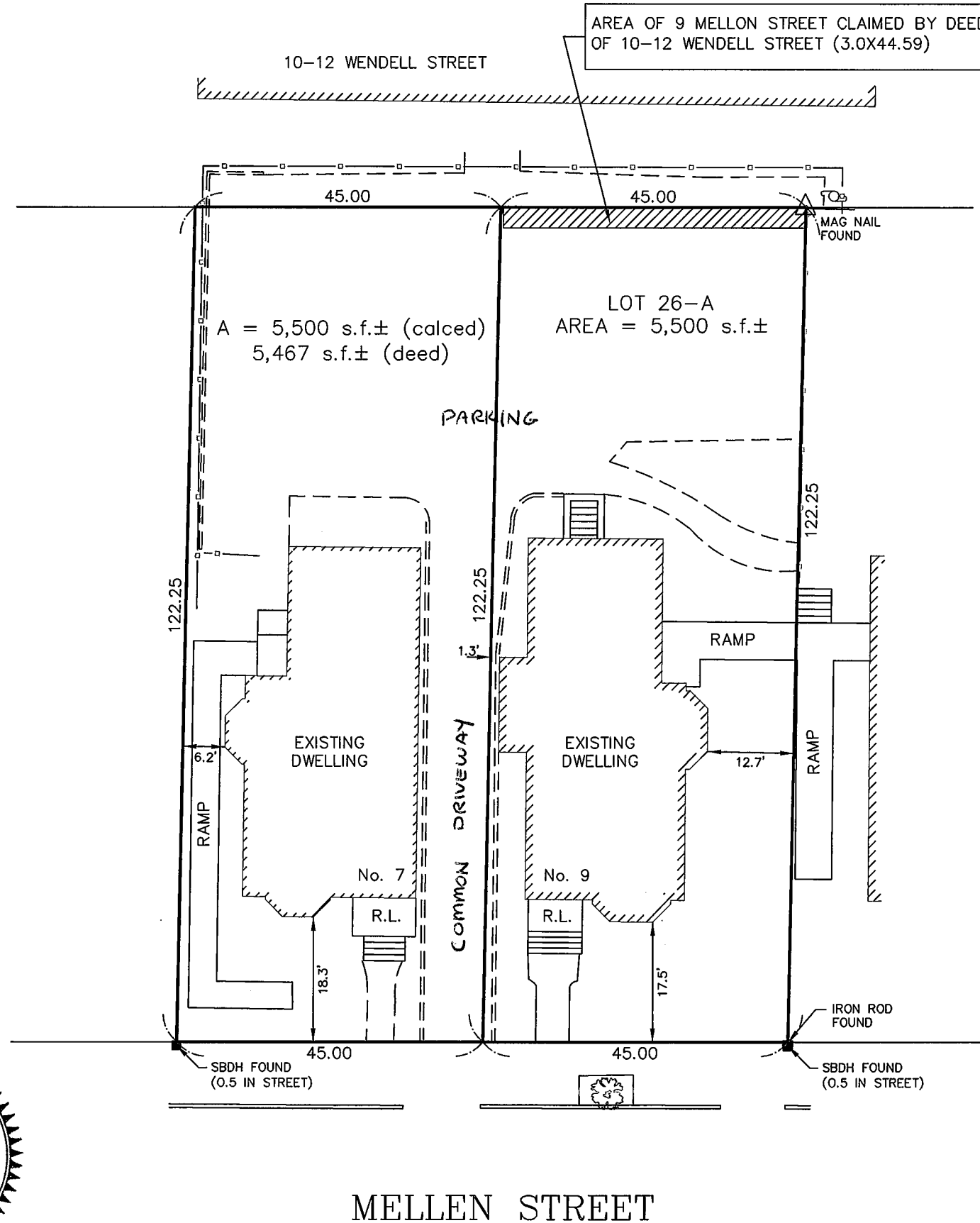
SURVEYOR'S CERTIFICATION:

TO: 7-9 MELLEEN STREET LLC

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: 02/10/2023  
 DATE OF PLAN: 02/20/2023

  
 RICHARD J. MEDE, JR. P.L.S. DATE: 02/20/2023



**CERTIFIED PLOT PLAN**  
**7 & 9 MELLEEN STREET**  
**CAMBRIDGE, MA.**  
**(MIDDLESEX COUNTY)**

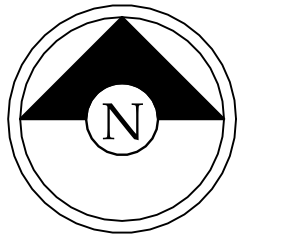
PREPARED BY:



**MEDFORD ENGINEERING & SURVEY**  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL STREET, MEDFORD, MA 02155  
 781-396-4466 fax: 781-396-8052

PREPARED FOR:  
 HONG LIU

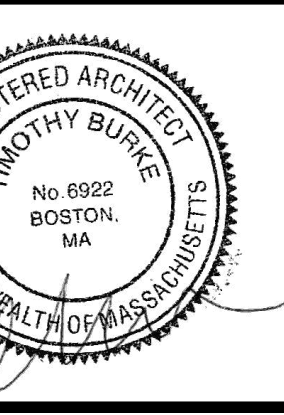
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CAV	RJM	21855/21856



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142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
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DATE	REV.	DESCRIPTION	AUTHOR
08/28/23			



ELEVATIONS 1

7 MELLEN STREET,  
CAMBRIDGE, MA 02138

A2.1

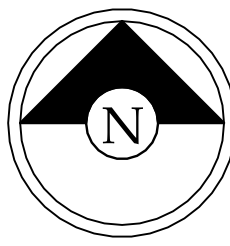


2 NORTH ELEVATION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"



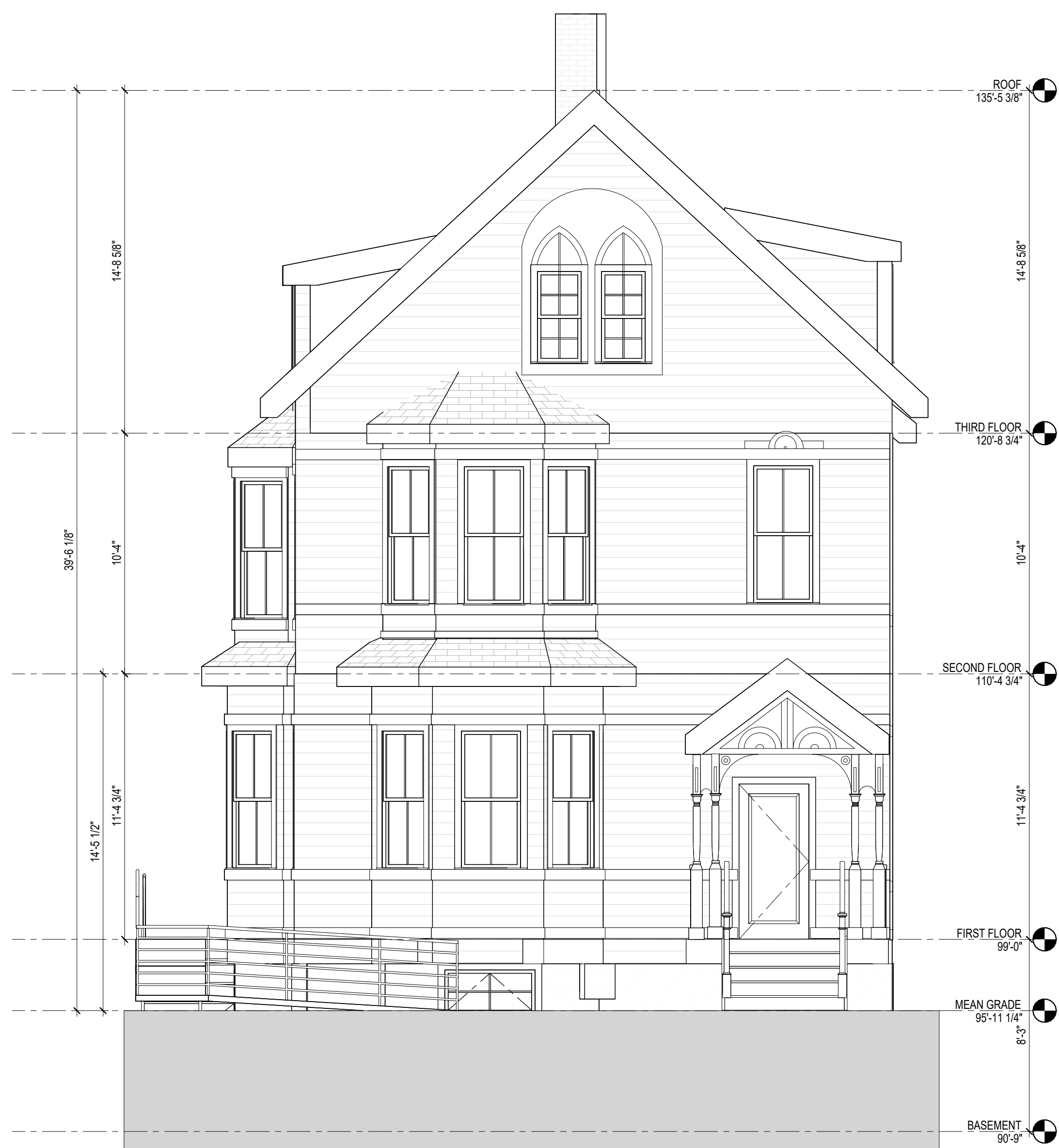
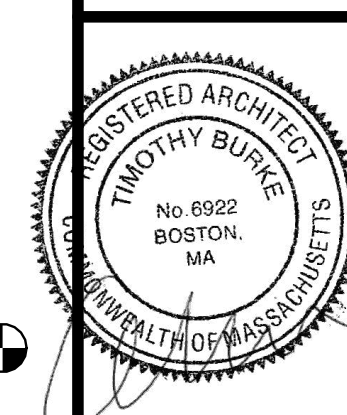


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REV.	DATE	DESCRIPTION
082823		Drawn By: Author



1 SOUTH EXISTING  
1/4" = 1'-0"



2 WEST EXISTING  
1/4" = 1'-0"

ELEVATIONS 2

7 MELLEN STREET,  
CAMBRIDGE, MA 02138

A2.2



7 Mellen Street South Elevation



7 Mellen Street East Elevation

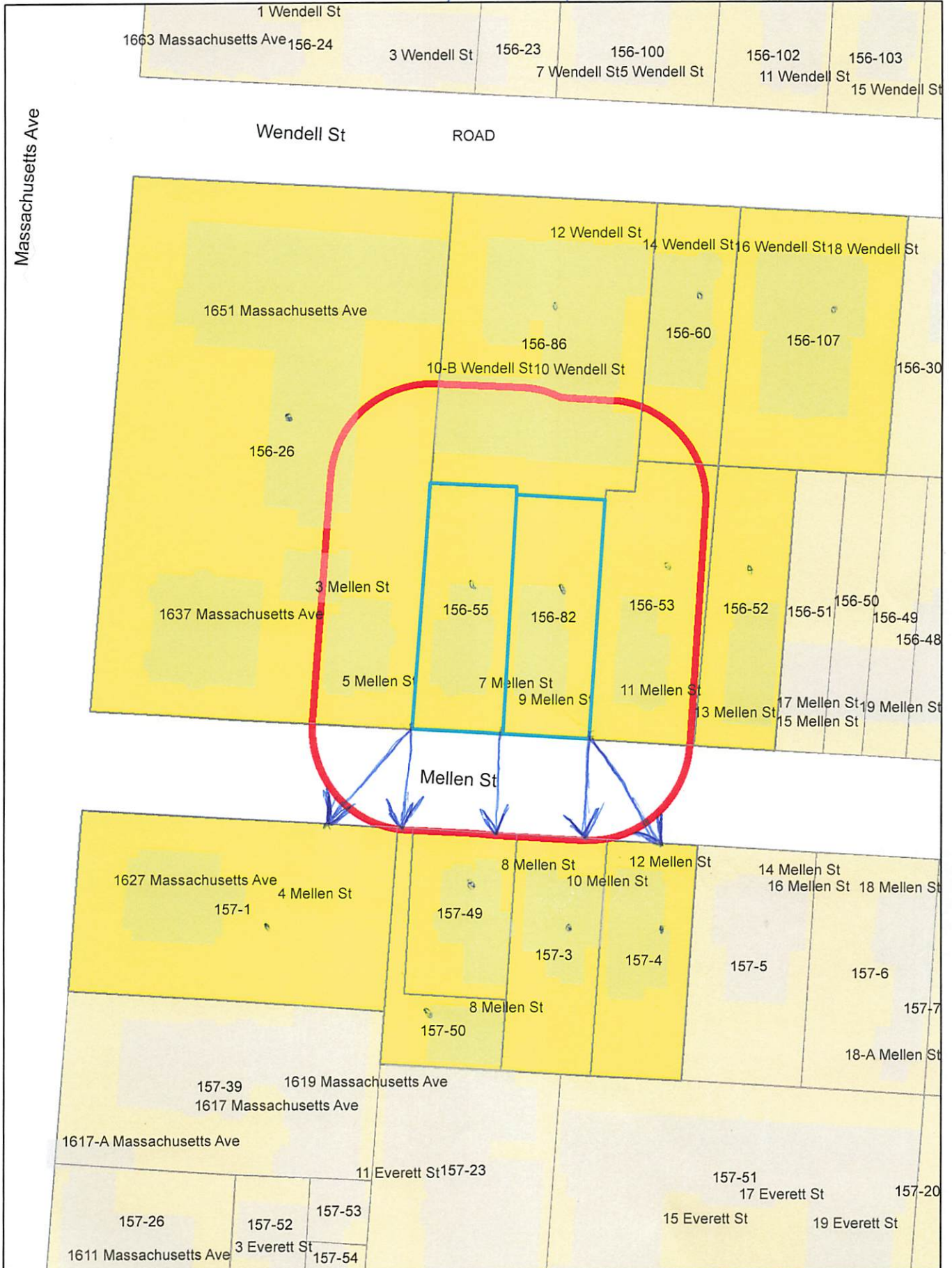


7 Mellen Street North Elevation



7 Mellen Street West Elevation

7 Mellen St-



7 Mellen St.

Petitioner

156-26  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1017  
1350 MASS. AVE.  
CAMBRIDGE, MA 02138

156-82  
LESLEY COLLEGE  
C/O HONG LIU  
89 CLAFLIN ST  
BELMONT, MA 02478

156-55  
7-9 MELLE STREET LLC  
C/O HONG LIU  
89 CLAFLIM ST  
BELMONT, MA 02478

157-49  
ZEITLIN, BETH  
8 MELLE ST  
CAMBRIDGE, MA 02138

157-50  
CAMBRIDGE ELECTRIC LIGHT CO.  
C/O NSTAR ELECTRIC CO  
PROPERTY TAX DEPT., P.O. BOX 270  
HARTFORD, CT 06141-0270

157-3-4  
PRESIDENT & FELLOWS OF HARVARD COLLEGE C/O  
HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM #1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

156-60-107  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

156-86  
WENDELL STREET LIMITED PARTNERSHIP  
907 MASS AVE  
CAMBRIDGE, MA 02139

157-1  
HRI 1627 MASS AVE LLC  
280 FRANKLIN ST  
CAMBRIDGE, MA 02139

156-52-53  
11-13 MELLE STREET LLC  
10 SCOTCH PINE CIR  
WELLESLEY, MA 02481