



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

BZA APPLICATION FORM

Plan No: BZA-017062-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Inman Exchange, Inc. - C/O Christine Chan

PETITIONER'S ADDRESS : 19 Chadbourne Road Lexington, MA 02421

LOCATION OF PROPERTY : 1287 Cambridge St Cambridge, MA 02139

TYPE OF OCCUPANCY : Retail Establishment ZONING DISTRICT : Business A Zone
Restaurant

REASON FOR PETITION :

Other: Slow business, patrons request karaoke

DESCRIPTION OF PETITIONER'S PROPOSAL :

Restaurant has been operating for almost 10 years. Over that time, we have seen decline in the area's businesses as well as our own business, especially dine in business. Most patrons tend to be locals as there is no convenient parking other than street parking. Patrons, loyal and new, want a reason to come to the restaurant. They ask for live entertainment, specifically karaoke, as a reason to frequent our restaurant in addition to the food. We ask that you grant us 4 nights to do so so we can retain staff as well as business for the restaurant to stay in business.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.G (Retail Business - Entertainment).

Original Signature(s) :

(Petitioner(s) / Owner)

Christine Chan, President

(Print Name)

Inman Exchange, Inc.

Address :

19 Chadbourne Road

Lexington, MA 02421

Tel. No. :

(617) 875-6789

E-Mail Address :

cchan@gingerexchange.com

Date : 1/20/19

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 KKM2, LLC (OWNER)

Address: 19 Chadbourne Road, Lexington, MA 02421


State that I/We own the property located at 1287-1295 Cambridge Street,
which is the subject of this zoning application. Cambridge, MA 02139

The record title of this property is in the name of KKM2, LLC

*Pursuant to a deed of duly recorded in the date 08/09/2011, Middlesex South
County Registry of Deeds at Book 57268, Page 302; or

Middlesex Registry District of Land Court, Certificate No. _____

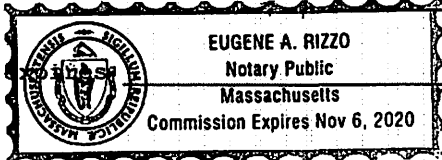
Book _____ Page _____.


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 Massachusetts

The above-name Christine Chan personally appeared before me,
this 24th of January, 2019, and made oath that the above statement is true.

My commission  (Notary Seal).
EUGENE A. RIZZO
Notary Public
Massachusetts
Commission Expires Nov 6, 2020
Eugene A. Rizzo 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 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:

Foot traffic in the area and dine in business is very slow.
Patrons seek live entertainment (karaoke, in this case) as a reason to come to frequent the restaurant alongside the food and drinks.
Without these dine in patrons, we are unable to retain staff.
Without these dine in patrons, who seek a reason to come, we cannot stay in business.

- 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:

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

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

Live entertainment would be indoors behind inoperable windows.
Patrons would know which night(s) and times have live entertainment and thus have choice to dine or not.
Landlord ~~of~~ building supports our application to seek live entertainment. Live entertainment would be limited to a few hours . . . on the chosen nights.

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

The request for variance would only be for four nights and not every night. The granting of this request would bring more patrons to the area and help to create more business potentially for other local businesses (shops, etc.)

- * 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: Ginger Exchange **PRESENT USE/OCCUPANCY:** Restaurant with trivia
LOCATION: 1287 Cambridge St Cambridge, MA 02139 **ZONE:** Business A Zone
PHONE: 6172508618 **REQUESTED USE/OCCUPANCY:** Add four nights karaoke

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>		<u>~2400</u>	<u>.</u>	<u>(max.)</u>
<u>LOT AREA:</u>		<u>4051</u>	<u>.</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>0.59</u>	<u>.</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>~3000</u>	<u>.</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>62.33</u>	<u>.</u>	<u>(min.)</u>
	<u>DEPTH</u>	<u>64.85</u>	<u>.</u>	<u>(min.)</u>
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>7</u>	<u>.</u>	<u>(min.)</u>
	<u>REAR</u>	<u>15</u>	<u>.</u>	<u>(min.)</u>
	<u>LEFT SIDE</u>	<u>6</u>	<u>.</u>	<u>(min.)</u>
	<u>RIGHT SIDE</u>	<u>6</u>	<u>.</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>ain + 2 storie</u>	<u>.</u>	<u>(max.)</u>
	<u>LENGTH</u>	<u>64</u>	<u>.</u>	<u>(min.)</u>
	<u>WIDTH</u>	<u>62</u>	<u>.</u>	<u>(min.)</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>.</u>	<u>.</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>.</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>.</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>.</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>.</u>	<u>(min.)</u>

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 JAN 31 PM 3:22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Christine Chan, President

Inman Exchange, Inc.
(Print Name)

Address :

19 Chadbourne Road

Lexington, MA 02421

Tel. No. :

(617) 875-6789

E-Mail Address :

cchan@gingerexchange.com

Date :

1/20/19

1287 Camb St.

Petitioner

83-33
DIPIETRANTONIO, DOMENICO &
ANNA DIPIETRANTONIO, A LIFE ESTATE
12 OAKLAND ST
CAMBRIDGE, MA 02139

83-35
KKM2 LLC,
C/O PAULINE KO
21 BLUEBERRY LANE
LEXINGTON, MA 02420

INMAN EXCHANGE, INC.
C/O CHRISTINE CHAN
19 CHADBOURNE ROAD
LEXINGTON, MA 02421

83-67
WFB FUTURAMA RENTALSS LLC,
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST., STE 100
SOMERVILLE, MA 02143

83-34
MOSCHETTI, ANDREW
222 GROVE ST.
READING, MA 01867

84-101
KO, NAI NAN & JULIA KOANG SHIH KO,
TRS. OF K & K REALTY TRUST
40 TABOR HILL RD.
LINCOLN, MA 01793

84-105
CARMICHAEL, NOEL B. & EUNICE CARMICHAEL
TARBOT VALLEY REALTY TRUST
C/O EUNICE CARMICHAEL
29 LAKE SHORE DR.
STERLING, MA 01564

83-34
GOLD, TANYA & BRIAN E. CADE
6-8 OAKLAND ST., #1
CAMBRIDGE, MA 02139

83-34
MCAULAY, JEFFREY L. & CHRISTINE ECKHARDT
6-8 OAKLAND ST., #3
CAMBRIDGE, MA 02139

83-67
ZHU, YILUN
1245-1273 CAMBRIDGE ST., #12472
CAMBRIDGE, MA 02139

83-67
MURPHY, GISELE A.
1247 CAMBRIDGE ST UNIT #3
CAMBRIDGE, MA 02139

83-67
BIRMINGHAM, KEVIN B.
12459 CAMBRIDGE ST., #2
CAMBRIDGE, MA 02139

83-67
CAMPBELL, MATTHEW
1245-1273 CAMBRIDGE ST., #12493
CAMBRIDGE, MA 02139

83-67
SCHEIDT, REBECCA A. & RYAN J. SHAWGO
1257 CAMBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02139

83-67
GEARIN, SEAN & STACEY HESS
1257 CAMBRIDGE ST., #3
CAMBRIDGE, MA 02139

83-67
JENKINS, JONAH JAY
1259 CAMBRIDGE ST., UNIT #2
CAMBRIDGE, MA 02139

83-67
LITTMAN, ADAM L. & KRISTIN LEIGH
KELLENBERGER
1259 CAMBRIDGE ST. UNIT#3
CAMBRIDGE, MA 02139

83-67
SUCHINDRAN, SUJIT & DEEPTI RAO
1267 CAMBRIDGE ST. -UNIT #1267-#2
CAMBRIDGE, MA 02139

83-67
PASTERNAK, GEDALIA
1267-3 CAMBRIDGE ST
CAMBRIDGE, MA 02139

83-67
THORNLEY, ANDREW
1269 CAMBRIDGE ST., #2
CAMBRIDGE, MA 02141

83-67
CHOU, PIERRY JWOYU
1269 CAMBRIDGE ST. UNIT#3
CAMBRIDGE, MA 02139

83-67
BENSON, KIMBERLY V.
353 PROSPECT ST. UNIT#1
CAMBRIDGE, MA 02139

83-67
MAK, DUNCAN
353 PROSPECT ST. UNIT#2
CAMBRIDGE, MA 02139

83-67
STANFORD, LELAND A. & AMY M. WHITFORD
TRS, THE STANDFORD-WHITFORD FAM TR
353 PROSPECT ST., #3
CAMBRIDGE, MA 02139

83-79
BERLANDA-SCORZA, GIOVANNI & KATIA
BERTOLDI
7 OAKLAND ST
CAMBRIDGE, MA 02139

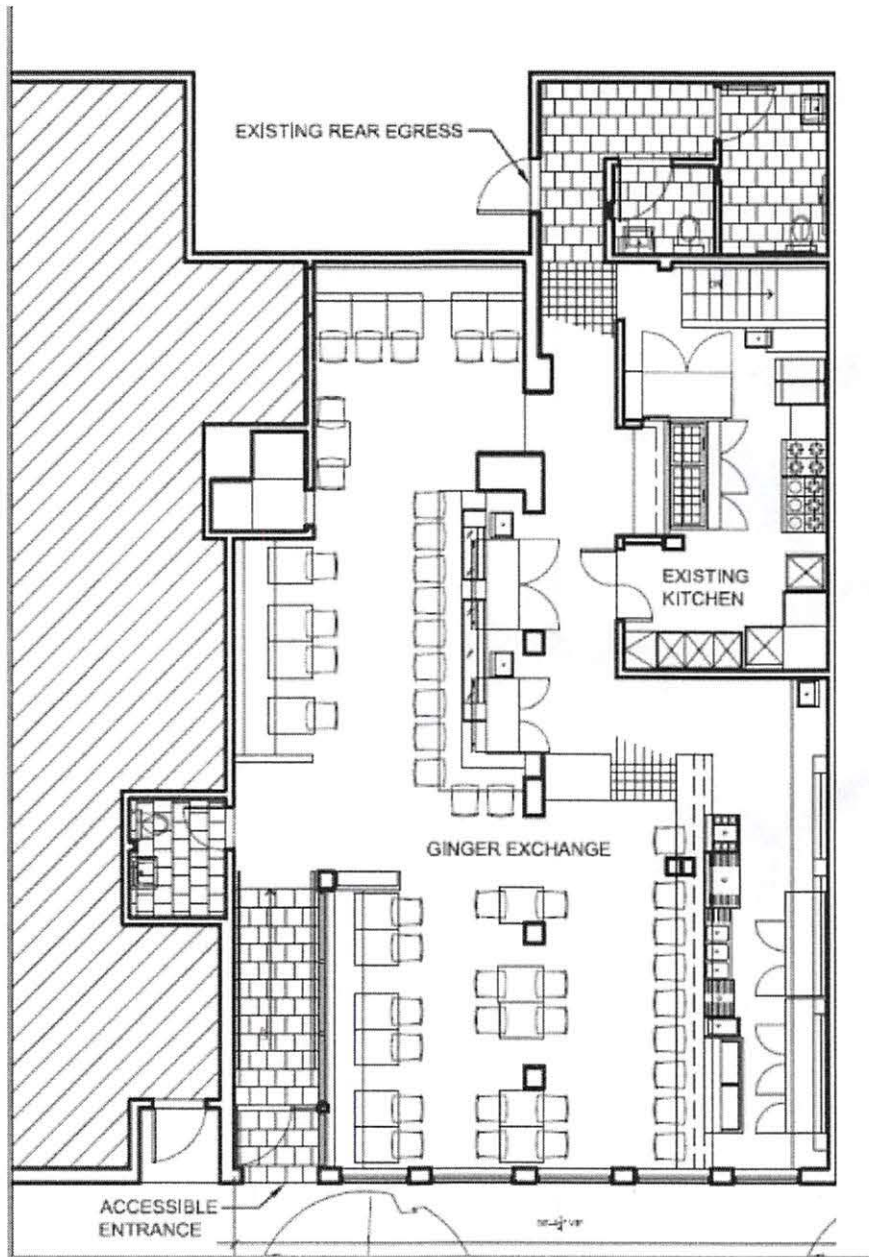
83-80
PIERCE HOLDINGS, LLC,
7-61ST ST. P.I
NEWBURY PORT, MA 01950

83-89
CLARY STREET LLC,
376 BROADWAY. APT#1
CAMBRIDGE, MA 02139

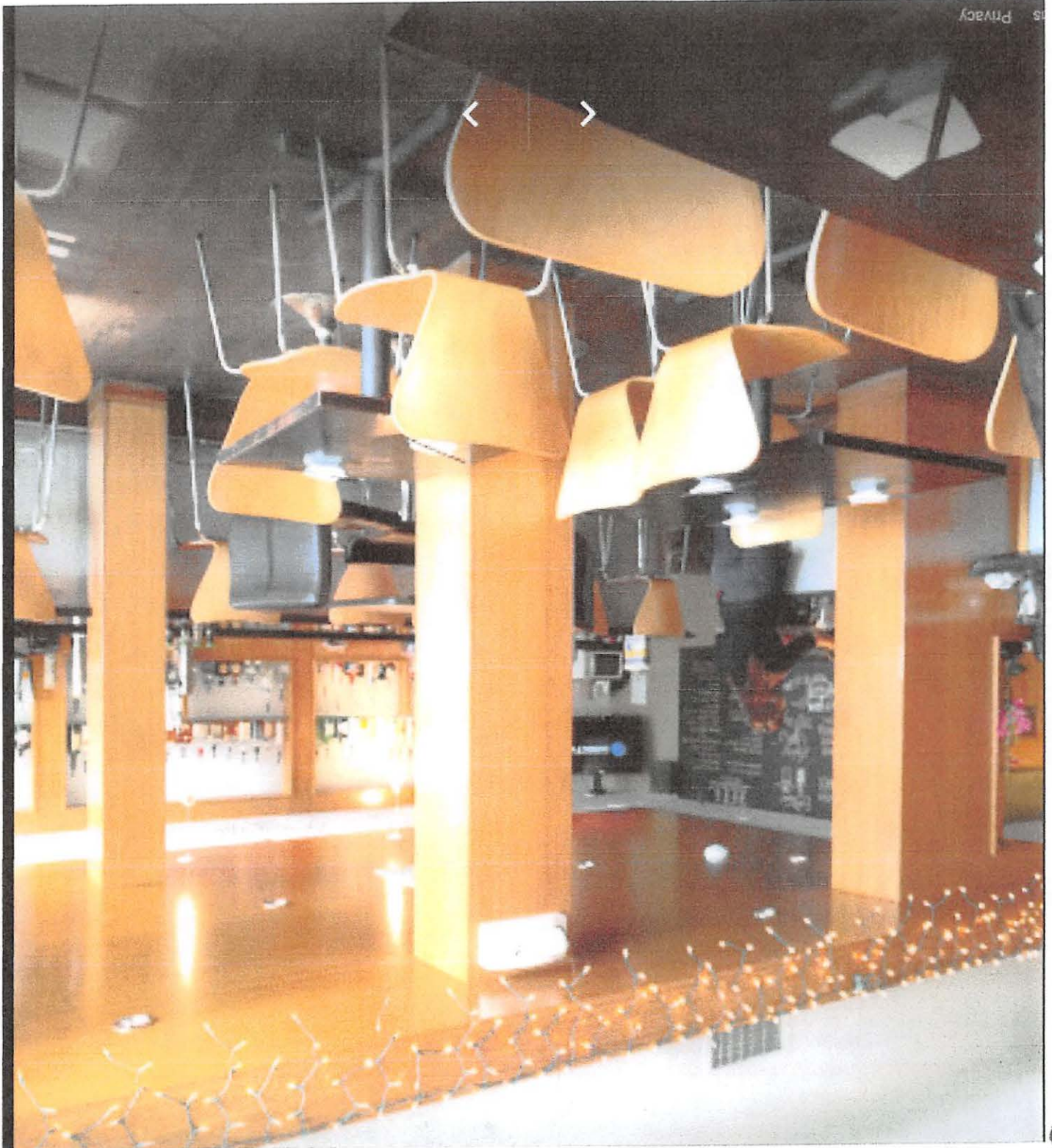
83-90
ODENCE, H. KIM,
TR. OF 1281 CAMBRIDGE REALTY TRUST
1281 CAMBRIDGE ST
CAMBRIDGE, MA 02139

84-97
EAST CAMBRIDGE SAVINGS BANK
292 CAMBRIDGE ST
CAMBRIDGE, MA 02141

1284 Cambridge St.







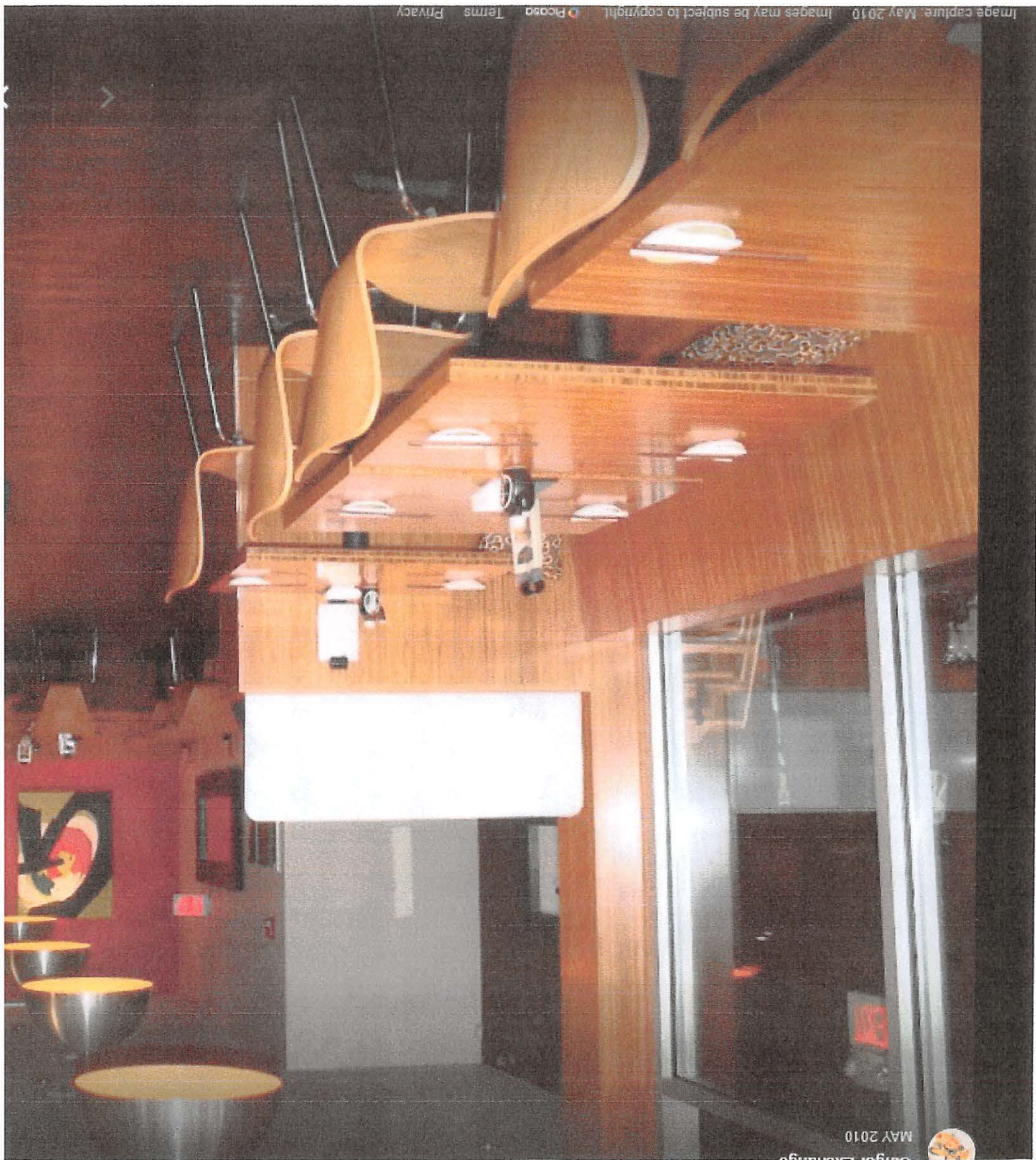


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