



**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 Byung C Lee, Trustee  
*(OWNER)*

Address: 13 Colby Street, Belmont, MA 02478

State that I/We own the property located at 1876 Massachusetts Ave, Cambridge, MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of Byung C Lee, Trustee of 1876 Massachusetts Avenue Trust

\*Pursuant to a deed of duly recorded in the date 04/24/1992, Middlesex South County Registry of Deeds at Book 21972, Page 574; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

*Byung C Lee, Trustee*  
**SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

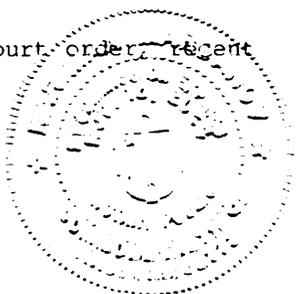
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

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Commonwealth of Massachusetts, County of MIDDLESEX

The above-name BYUNG C LEE personally appeared before me, this 8<sup>th</sup> of FEBRUARY, 2019, and made oath that the above statement is true.

*[Signature]* Notary  
**NARIMAN MARIANOV**  
Notary Public  
Commonwealth of Massachusetts (Notary Seal).  
My Commission Expires Nov. 15, 2024

- 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 1876 Massachusetts Ave 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:  
The request is for a change of operator only. The former fast food restaurant was able to receive the special permit while in keeping with the requirements of the Ordinance.
- 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:  
No exterior changes will be made, and patterns of access and egress will also remain the same, therefore no congestion hazard or substantial change to the established neighborhood character will be caused.
- 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 use is for a fast food restaurant, which is the same as the former operator of over 25 years, therefore the Zoning Ordinance would not be adversely affected.
- 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:  
No nuisance or hazard would be created as the proposed use is the same as the former.
- 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:  
No other reason exist. The proposed use is the same as the former use which would not impair the integrity of the district or derogate the intent of the Ordinance.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Nick Tran **PRESENT USE/OCCUPANCY:** Fast food  
**LOCATION:** 1876 Massachusetts Ave Cambridge, MA **ZONE:** Business C Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Fast food

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>12,000* sq ft</u>	<u>ame as existin</u>	<u>N/A</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>4228 sq ft</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	<u>3.7</u>	<u>ame as existin</u>	<u>2.0</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>34.50 - 68.38</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>DEPTH</u>	<u>83.55</u>	<u>ame as existin</u>	<u>None</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>0</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>REAR</u>	<u>6 ft</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>LEFT SIDE</u>	<u>0</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>RIGHT SIDE</u>	<u>0</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>About 38 ft</u>	<u>ame as existin</u>	<u>55 ft</u>	<u>(max.)</u>
<u>LENGTH</u>	<u>78 ft</u>	<u>ame as existin</u>	<u>None</u>	
<u>WIDTH</u>	<u>34.50ft - 66 ft</u>	<u>ame as existin</u>	<u>None</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>0.097</u>	<u>ame as existin</u>	<u>None</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>0</u>	<u>None</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>10 ft</u>	<u>ame as existin</u>	<u>None</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.

The same lot has one nail salon, one hair salon, and three business offices. The proposed Yoki Express proposed cosmetic changes to the interior of the space using various materials.

\*Total Gross Floor Area is about 12,000 sq ft. The proposed Yoki Express will only use 3300 sq ft

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'.





salon luna

salon luna

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LEAMING  
ARTS  
CENTER

salon  
luna

RECYCLING  
BINS  
FOR  
COMMERCIAL  
BUSINESS  
AND  
INDUSTRIAL  
USE

STREET  
CLOSURE



PORTER

FALL RILL





BK11873 PG165

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 802

We, Frank L. Burns and Muriel M. Burns, husband and wife as tenants by the entirety, both of Somerville,

of Middlesex County, Massachusetts,  
do hereby convey for consideration paid, grant to Richard C. Farrington, of 9 Forest Street, Cambridge, Middlesex County, Massachusetts,

with quitclaim covenants

~~the within~~ A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, being shown as lots 1 and 2 on a plan entitled, ~~Plan of Premises in Cambridge, belonging to J. F. Noara, dated October 1913, by W. A. Mason and Son, Surveyors, recorded with Middlesex South District Deeds in Plan Book 240, plan 24, bounded and described as follows:~~

Lot 1 is bounded and described as follows:

EASTERLY by Massachusetts Avenue, formerly North Avenue, 34.5 feet;  
NORTHERLY by the location of the Fitchburg Railroad, 88.37 feet;  
WESTERLY by lot 2 on said plan, 68.38 feet; and  
SOUTHERLY by Upland Road, 83.55 feet.

Containing 4,228 square feet of land.

Lot 2 is bounded and described as follows:

SOUTHERLY by said Upland Road, 54 feet;  
EASTERLY by lot 1 on said plan, 68.38 feet;  
NORTHERLY by land of the Fitchburg Railroad, 58.76 feet; and  
WESTERLY by lot 3 on said plan, 91.54 feet.

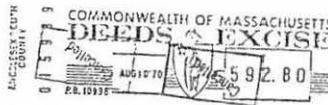
Containing 4,318 square feet of land.

Being the same premises conveyed to us by deed of Sterling Lanier et ux, dated March 23, 1962, recorded with said Deeds in Book 10,005, page 118.

This conveyance is made subject to easements and restrictions of record if any there be, in so far as the same are now in force and applicable, and to taxes assessed as of January 1, 1970.

The consideration for this conveyance is \$260,000.00.

TOGETHER WITH GRANTORS' RIGHT, TITLE AND INTEREST IN THE ONE STORY STRUCTURE ADJUTING LOT 1, ON THE NORTHEASTERLY CORNER THEREOF, AND KNOWN IN THE NUMBERING AS 1800 MASS. AVE, CAMBRIDGE.



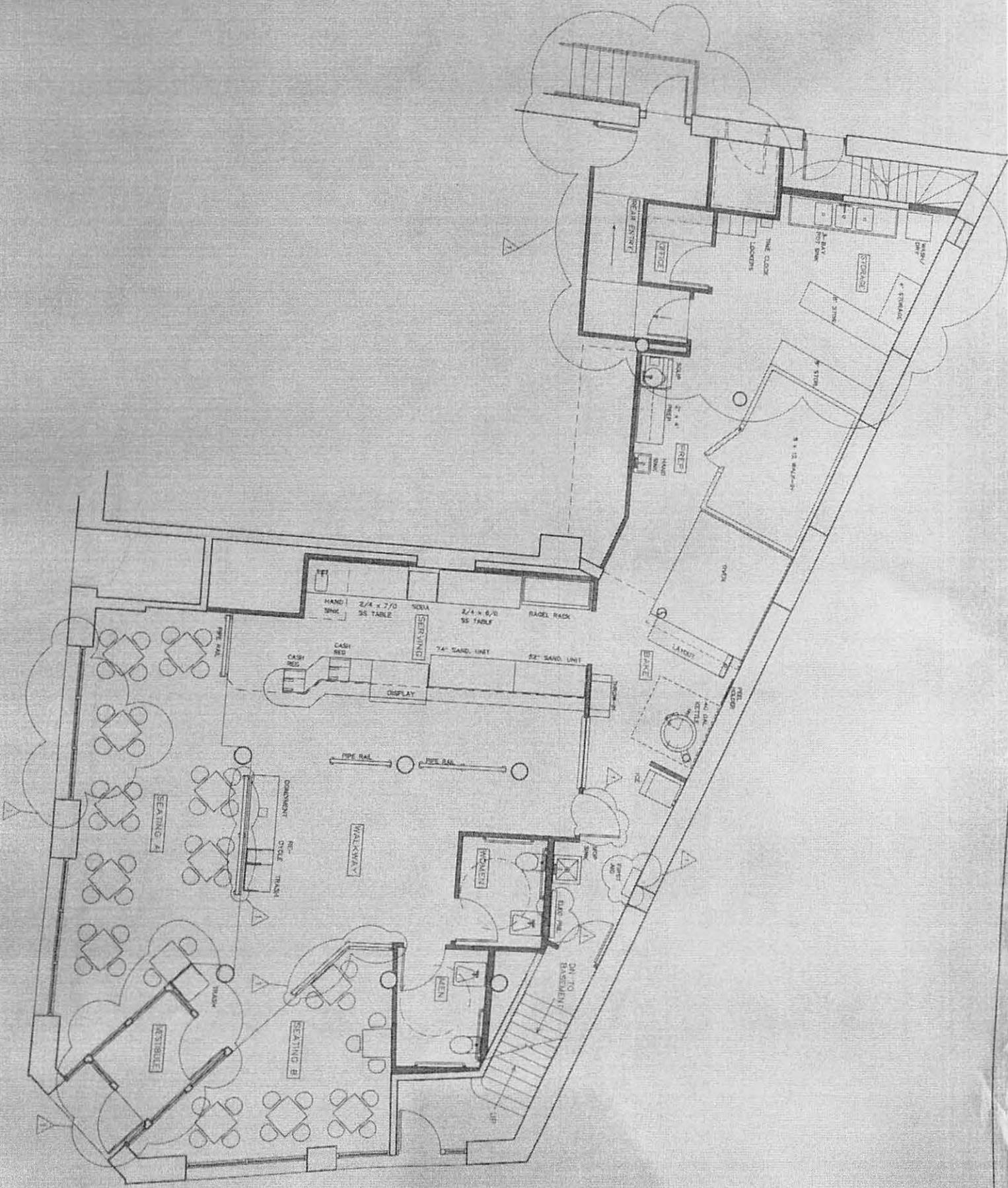
(Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

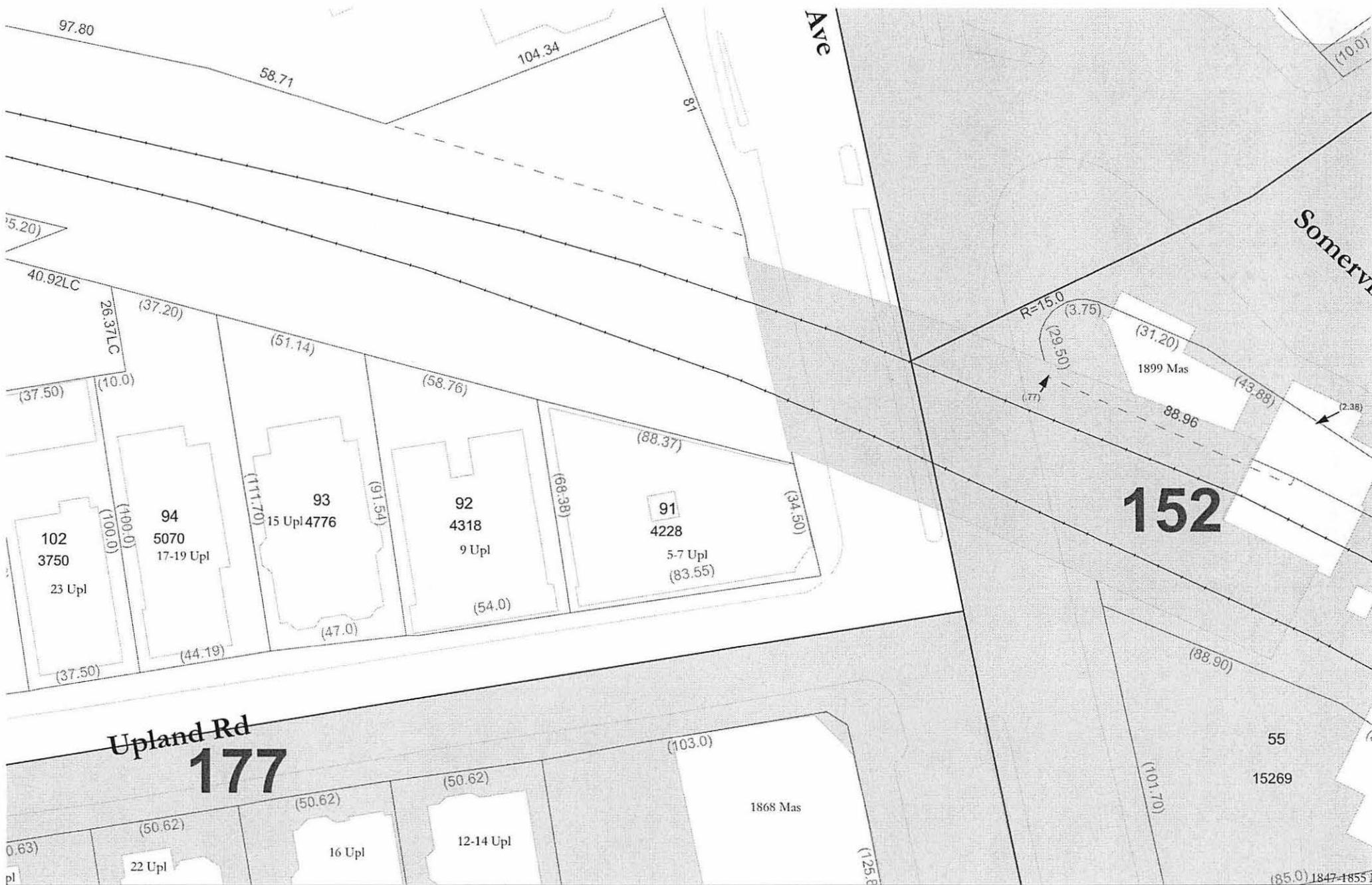
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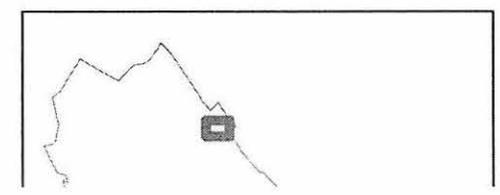


1876 NODD AVE

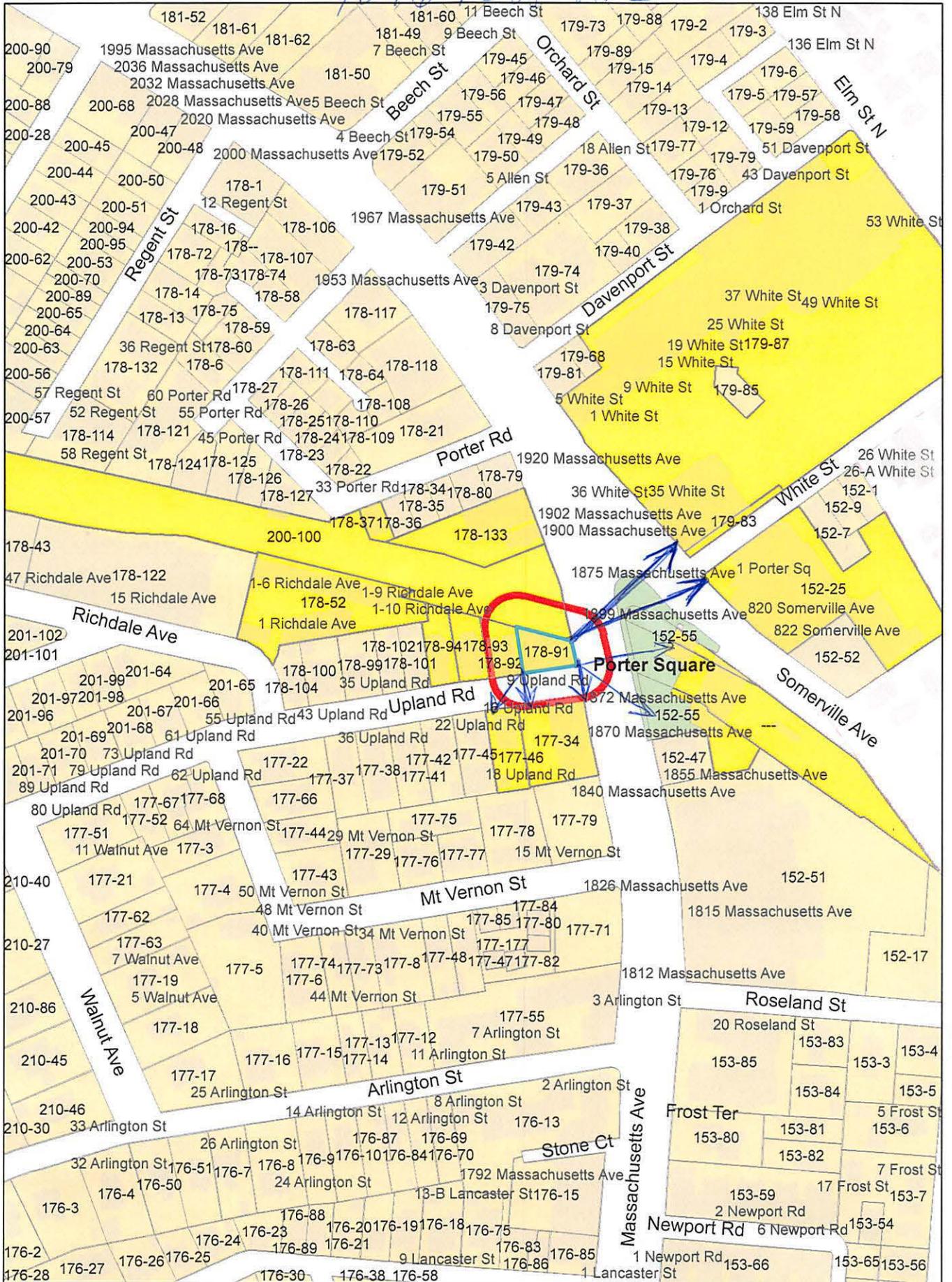




from existing Assessor's Tax Maps  
 assessor's Office and the Department  
 in completed using the City of  
 Parcels have not been created



1876 Mass Ave



1846 Mass Ave

Relitioner  
NGOC TRAN  
62 STATION LANDING  
MEDFORD, MA 02155

152-25  
CPUS PORTER SQUARE, LP  
C/O STRATEGIC PROPERTY TAX ADVISORS  
14785 PRESTON RD. SUITE 660  
DALLAS, TX 75254

152-55 / 179-83 / 200-100  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

177-46  
BARRINGER, PAUL M. & JOYCE P. BARRINGER  
12 UPLAND RD  
CAMBRIDGE, MA 02140

177-46  
TRICUSPID, LLC  
16 LAWSON RD.  
WINCHESTER, MA 01890

178-37  
SEEGER, JEREMY  
28 PORTER RD  
CAMBRIDGE, MA 02140

178-52  
ABRAHAMSON, PHILIP G. & DANA SHELLEY  
TRS, THE SHELLEY-ABRAHAMSON FAM REV TR  
46 DOUGLASS WAY  
ATHERTON, CA 94027

178-52  
ARNOPOLSKAYA, LUDMILA  
64 GRIFFIN RD  
FRAMINGHAM, MA 01701

178-52  
WISEMAN, FREDERICK,  
TR. THE WISEMAN RICHDALE AVE REALTY TR.  
1 RICHDALE AVE., #4  
CAMBRIDGE, MA 02138

177-34  
1868 MASS AVE LLC  
109 SCHOOL ST  
WATERTOWN, MA 02472

178-52  
FOSS, CLIVE  
1 RICHDALE AVE, #5  
CAMBRIDGE, MA 02140

178-52  
BRADLEY, PATRICK J.  
1 RICHDALE AVE #6  
CAMBRIDGE, MA 02140

178-52  
LIEBHABER, RUVEN & GAIL WASHOR LIEBHABER  
1 RICHDALE AVE., #7  
CAMBRIDGE, MA 02140

178-52  
HAFERD, THOMAS E. & ROSE L. HAFERD  
1 RICHDALE AVE. UNIT#8  
CAMBRIDGE, MA 02141

178-52  
YILDIZ, BILGE & AUDUN BOTTERUD  
1 RICHDALE AVE. UNIT#9  
CAMBRIDGE, MA 02140

178-52  
COMMONS, MATTHEW M. &  
CLAIRE W. COMMONS C/O ELENKO, MARK P.  
1 RICHDALE AVE #10  
CAMBRIDGE, MA 02140

178-52  
KOPELL, NANCY J.,  
TRUSTEE THE NANCY J. KOPELL LIV TRUST  
1 RICHDALE AVE., #11  
CAMBRIDGE, MA 02140

178-52  
COLEMAN, SIDNEY &  
DOROTHY DIANE COLEMAN  
1 RICHDALE PK., #12  
CAMBRIDGE, MA 02140

178-52  
HWANG, SHUE-YEARN & ONE K. HWANG  
1 RICHDALE AVE. UNIT#13  
CAMBRIDGE, MA 02140

178-52  
HERLIHY, PATRICIA ANN MCGAHEY,  
TR OF THE HERLLHY REALTY TRUST  
1 RICHDALE AVE UNIT #14  
CAMBRIDGE, MA 02140

178-52  
MOORE, SALLY F.  
1 RICHDALE AVE #15  
CAMBRIDGE, MA 02138

178-52  
TRENCHER, JEFFREY W. & RUTH R. GARVEY  
1 RICHDALE AVE #16  
CAMBRIDGE, MA 02140

178-91  
LEE, BYUNG C.,  
TR OF 1876 MASSACHUSETTS AVENUE TRUST  
13 COLBY ST  
BELMONT, MA 02478

178-92  
DANESH, MORDECAI,  
TR OF MH REALTY TR. - C/O ALLIED PRPERTIES  
P.O. BOX 132  
BROOKLINE, MA 02446

178-93  
PUIGVENTOS INVESTMENTS, LLC.  
1646 CENTRE ST.  
WEST ROXBURY, MA 02132

178-93  
LUI, KEVIN  
15 UPLAND RD., #2  
CAMBRIDGE, MA 02138

178-93  
KRAFT, DINA & GILEAD ROSENZWEIG  
15 UPLAND RD., #3  
CAMBRIDGE, MA 02140

178-93  
LIU, CINDY & HENRY LIU  
15 UPLAND RD UNIT #4  
CAMBRIDGE, MA 02140

178-93  
PAPA, EUGENE  
15 UPLAND RD, UNIT #5  
CAMBRIDGE, MA 02138

178-93  
OLIVA, VICTORIA MCKITTRICK & MARK OLIVA  
40 BLAKESLEE ST  
CAMBRIDGE, MA 02138

1876 Mass Ave

178-94  
17-19 UPLAND ROAD LLC.  
C/O ERIC M. HOAGLAND  
195 LEXINGTON AVE  
CAMBRIDGE, MA 02138

178-133  
PKH PROPERTIES, LLC  
P.O. BOX 621 BROOKLINE  
BROOKLINE, MA 02446

179-87  
PORTER SQUARE LLC  
C/O GRAVESTAR, INC.  
160 SECOND ST  
CAMBRIDGE, MA 02142