



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 MAR 14 AM 10:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1154651

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: CHANG, SEUNG HEUK, TRUSTEE C/O Yael Getz Schoen (Architect).

PETITIONER'S ADDRESS: 70 Hoitt rd., Belmont, MA 02478

LOCATION OF PROPERTY: 1751 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Office and laboratory use
(dental office).

ZONING DISTRICT: Mass Ave Overlay/Business A-2
Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Change to windows in facades that are within the setbacks and addition of skylights to roof that is within the side setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.33 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2.b (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Yael Schoen
Yael Getz-Schoen
Original
Signature(s):

[Signature]

(Petitioner (s) / Owner)

Seung Chang
(Print Name)

Address: _____

Tel. No. _____

617-669-2965

E-Mail Address: _____

yael_gs@ygsdd.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 Seung Henk Chang
(OWNER)

Address: 75 Spring valley Rd Belmont MA 02458

State that I/We own the property located at 1751 Massachusetts Ave
which is the subject of this zoning application. CAMBRIDGE MA 02148

The record title of this property is in the name of CS Trust

*Pursuant to a deed of duly recorded in the date Feb 28 2019, Middlesex South
County Registry of Deeds at Book 72282, Page 4200; 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 Seung Henk Chang personally appeared before me,
this 4th of March, 2025, and made oath that the above statement is true.

 Notary
My commission expires 6/27/25 (Notary Seal).



NELSY R. BARREIRO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 27, 2025

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

OWNERSHIP CERTIFICATE

Project Address:

Date:

To be completed by the Property Owner:

I hereby authorize the following Applicant: Yael Getz Schoen

at the following address: 70 Hoitt rd Belmont MA 02478

to apply for a special permit for: zoning relief

on premises located at: 1751 Mass Ave Cambridge MA 02140

for which the record title stands in the name of: CHANG, SEUNG HEUK, TRUSTEE

whose address is: THE CS REV LIVING TRUST
75 SPRING VALLEY RD
BELMONT, MA 02478

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 72282 Page: 423

OR Registry District of the Land Court, South

Certificate No.: _____ Book: _____ Page: _____


Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Chang Seung Heuk personally appeared before me,

on the month, day and year 2/28/2025 and made oath that the above statement is true.

Notary: Nelsy R. Barreiro, Nelsy Barreiro

My Commission expires: 6/27/2025



NELSY R. BARREIRO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 27, 2025

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 1751 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 exterior changes to the building are minor- 2 new skylights, small window location and size changes that are not substantial. The substantial changes are removing the detached garage (by right) and adding the ADA ramp which is in the setbacks.

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 main and back entries to the building remain where they are. The only change is the addition of the ramp, which will lead to a new front porch on the same location as the existing porch.

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 the same as the existing use (dental office and regular office)

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 new nuisance or hazard is going to be created.

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 use is to remain the same.

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

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** CHANG, SEUNG HEUK, TRUSTEE**Present Use/Occupancy:** Office and laboratory use (dental office)**Location:** 1751 Massachusetts Ave., Cambridge, MA**Zone:** Mass Ave Overlay/Business A-2 Zone**Phone:** 617-669-2965**Requested Use/Occupancy:** Office and laboratory use (dental office)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5603	5603	none	(max.)
<u>LOT AREA:</u>		3192	3192	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.75	1.75	1.00/1.75	
<u>LOT AREA OF EACH DWELLING UNIT:</u>		none	none	none	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	38'	38'	none	
	<u>DEPTH</u>	84'	84'	none	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	12' 7"	12' 7"	5'	
	<u>REAR</u>	21' 10"	17' 8" to ramp	20'	
	<u>LEFT SIDE</u>	5' 2"	1' 2" to ramp	10"	
	<u>RIGHT SIDE</u>	4' 3"	4' 3"	10'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	40' 1"	40' 1"	45'	
	<u>WIDTH</u>	46' 2"	46' 2"	none	
	<u>LENGTH</u>	28' 8"	28' 8"	none	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1383	1369	none	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		2	4	none	
<u>NO. OF LOADING AREAS:</u>		0	0	none	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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.:

only a small detached garage that is not used, which we propose to demolish

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'.

REV	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP

1751 MASS AVE.
CAMBRIDGE, MA

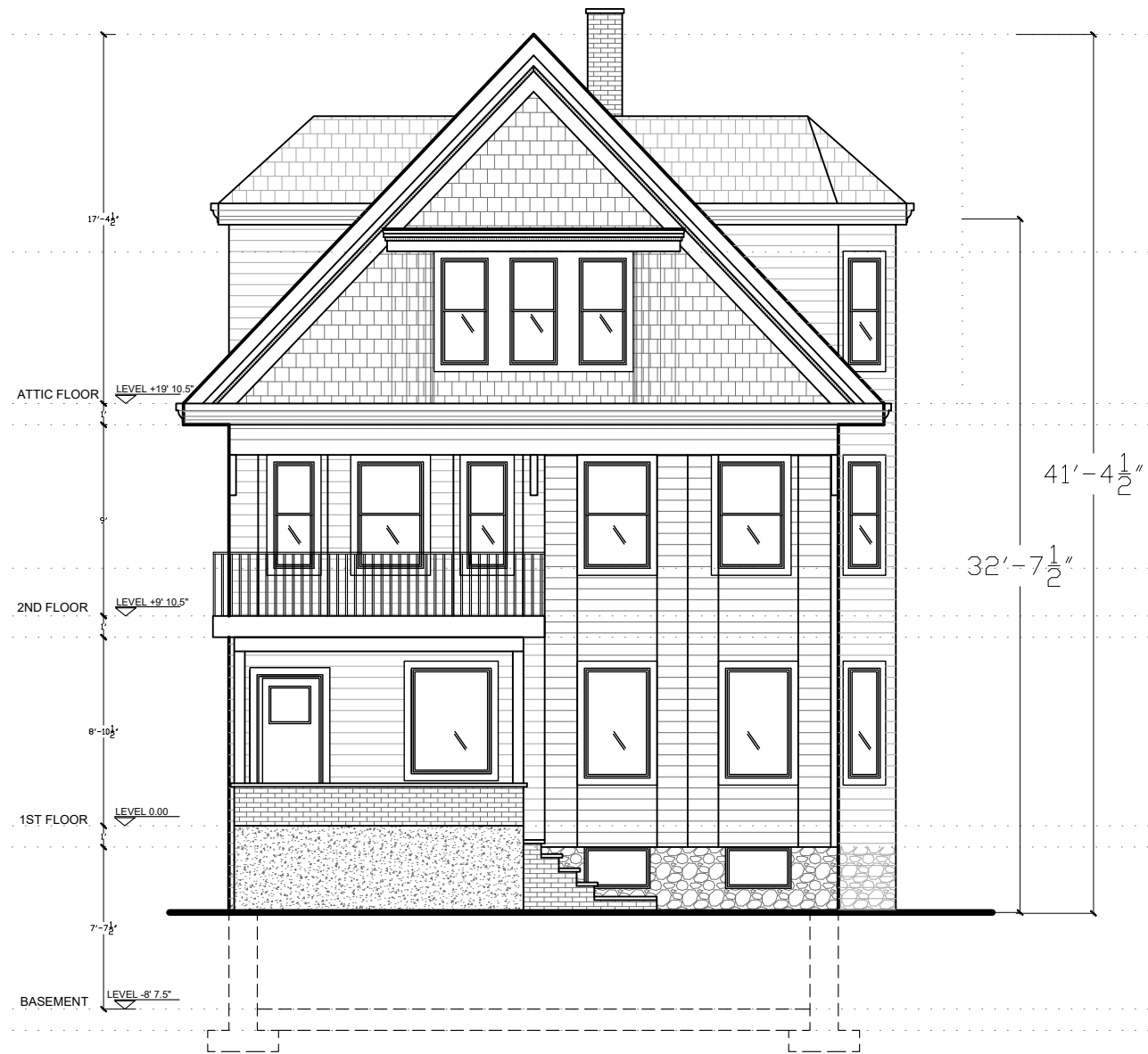
EXISTING EXTERIOR
ELEVATIONS 1

DRAWING TITLE

100 YGS
1/8" = 1' 0" FEB 21, 2025

E-103

DRAWING NUMBER



1 EXISTING FRONT EXTERIOR ELEVATION
E-103 SCALE: 1/8" = 1' 0"



2 EXISTING SOUTH EXTERIOR ELEVATION
E-103 SCALE: 1/8" = 1' 0"

NOT FOR CONSTRUCTION
© THE DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC

REV:	DESCRIPTION:	DATE:

OWNER	DENTAL RESTORATIVE GROUP
PROJECT	1751 MASS AVE. CAMBRIDGE, MA
DRAWING TITLE	EXISTING EXTERIOR ELEVATIONS 2

JOB NO.	100	YGS
SCALE	1/8" = 1' 0"	FEB 21, 2025

DRAWING NUMBER	E-104
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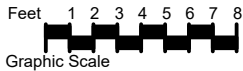
NOT FOR CONSTRUCTION
© THE DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC

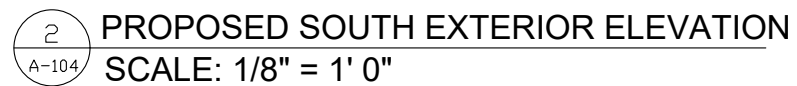
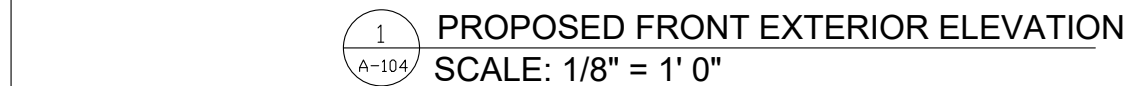


2 EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



1 EXISTING BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"





	DATE\$	TIME\$	FILE\$
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80	11/11/77	11:11	1111
81	11/11/77	11:11	1111

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* * *

REV:	DESCRIPTION:	DATE:			
<div>DENTAL RESTORATIVE GROUP</div> <div>1751 MASS AVE. CAMBRIDGE, MA</div> <div>PROPOSED EXTERIOR ELEVATIONS 1</div> <div>DRAWING TITLE</div> <table><tr><td><div>100</div><div>1/8" = 1' 0"</div></td><td><div>YGS</div><div>FEB 21, 2025</div></td></tr></table> <div>A-104</div>				<div>100</div> <div>1/8" = 1' 0"</div>	<div>YGS</div> <div>FEB 21, 2025</div>
<div>100</div> <div>1/8" = 1' 0"</div>	<div>YGS</div> <div>FEB 21, 2025</div>				
DRAWING NUMBER					

A-104

REV	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP

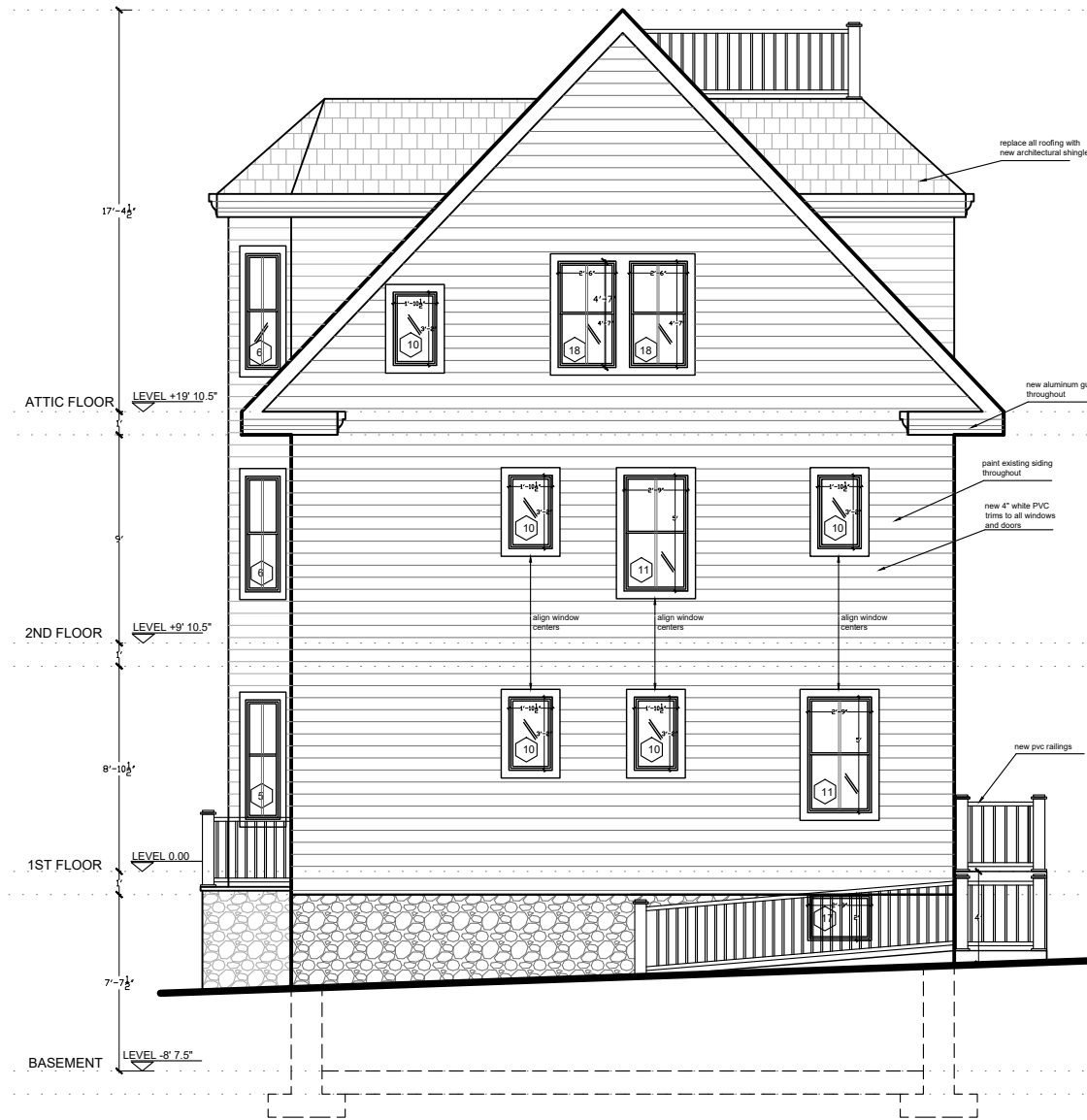
1751 MASS AVE.
CAMBRIDGE, MA

PROPOSED EXTERIOR
ELEVATIONS 2

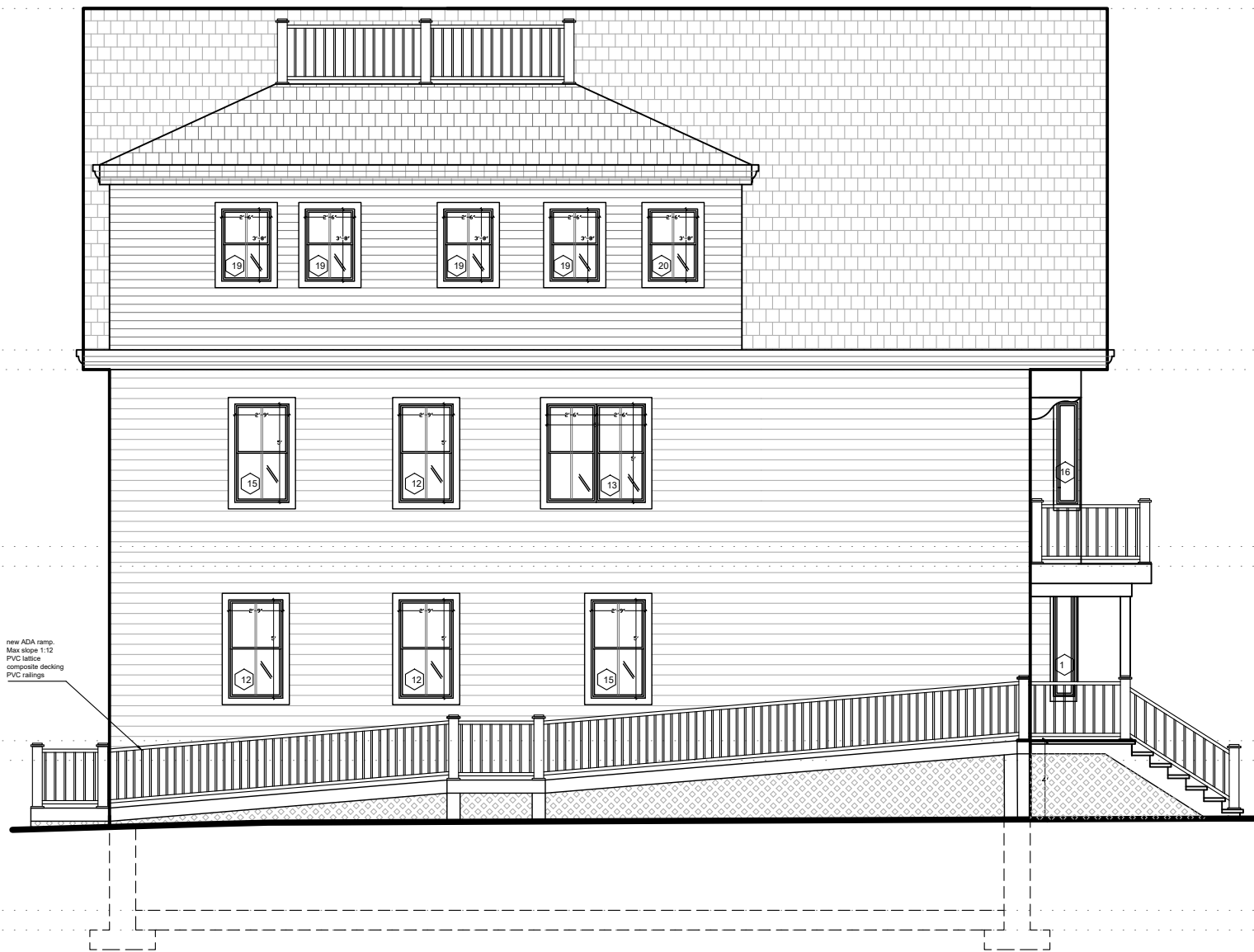
100	YGS
1/8" = 1' 0"	FEB 21, 2025

A-105

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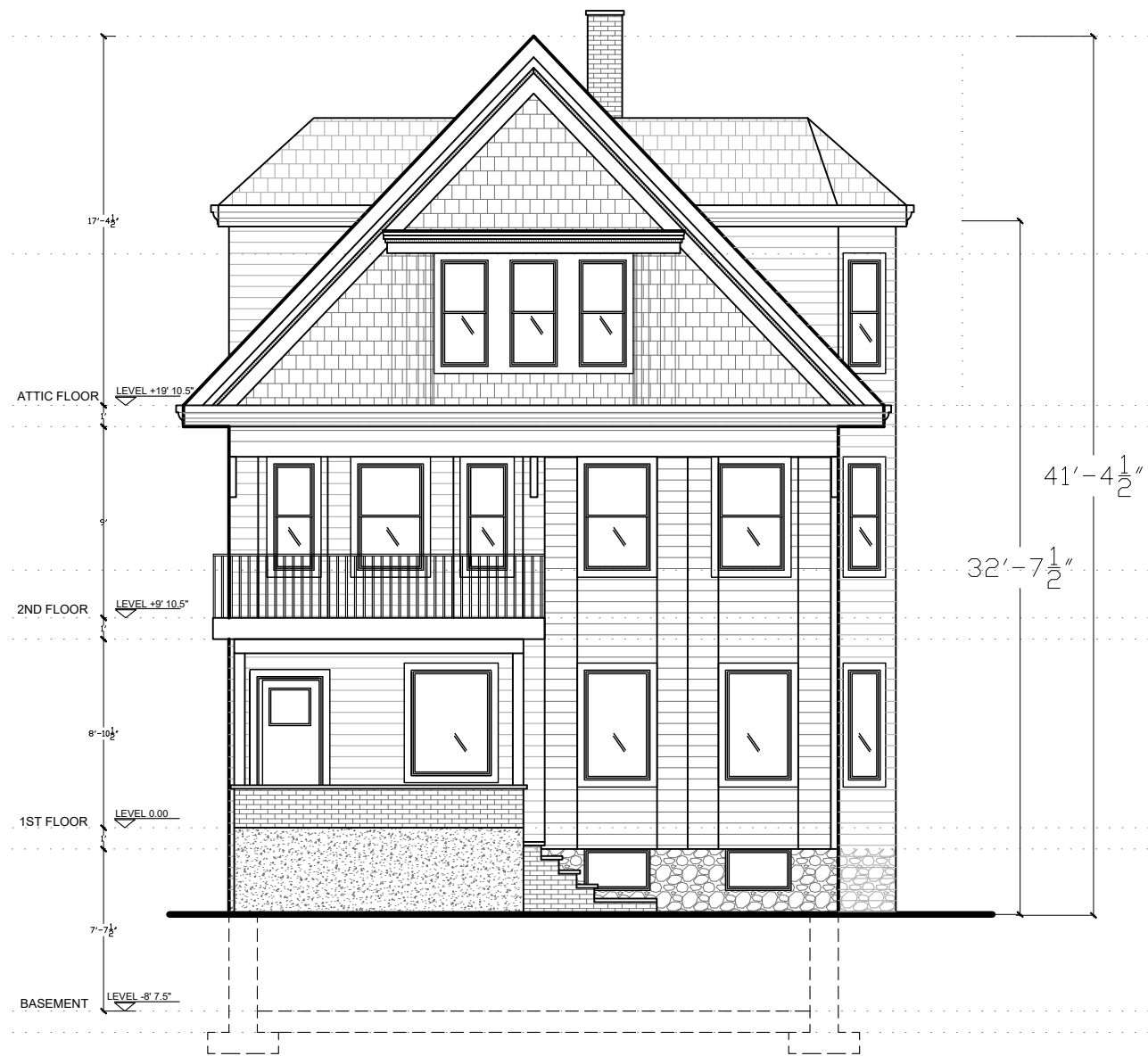


1 PROPOSED BACK EXTERIOR ELEVATION
A-105 SCALE: 1/8" = 1' 0"



2 PROPOSED NORTH EXTERIOR ELEVATION
A-105 SCALE: 1/8" = 1' 0"





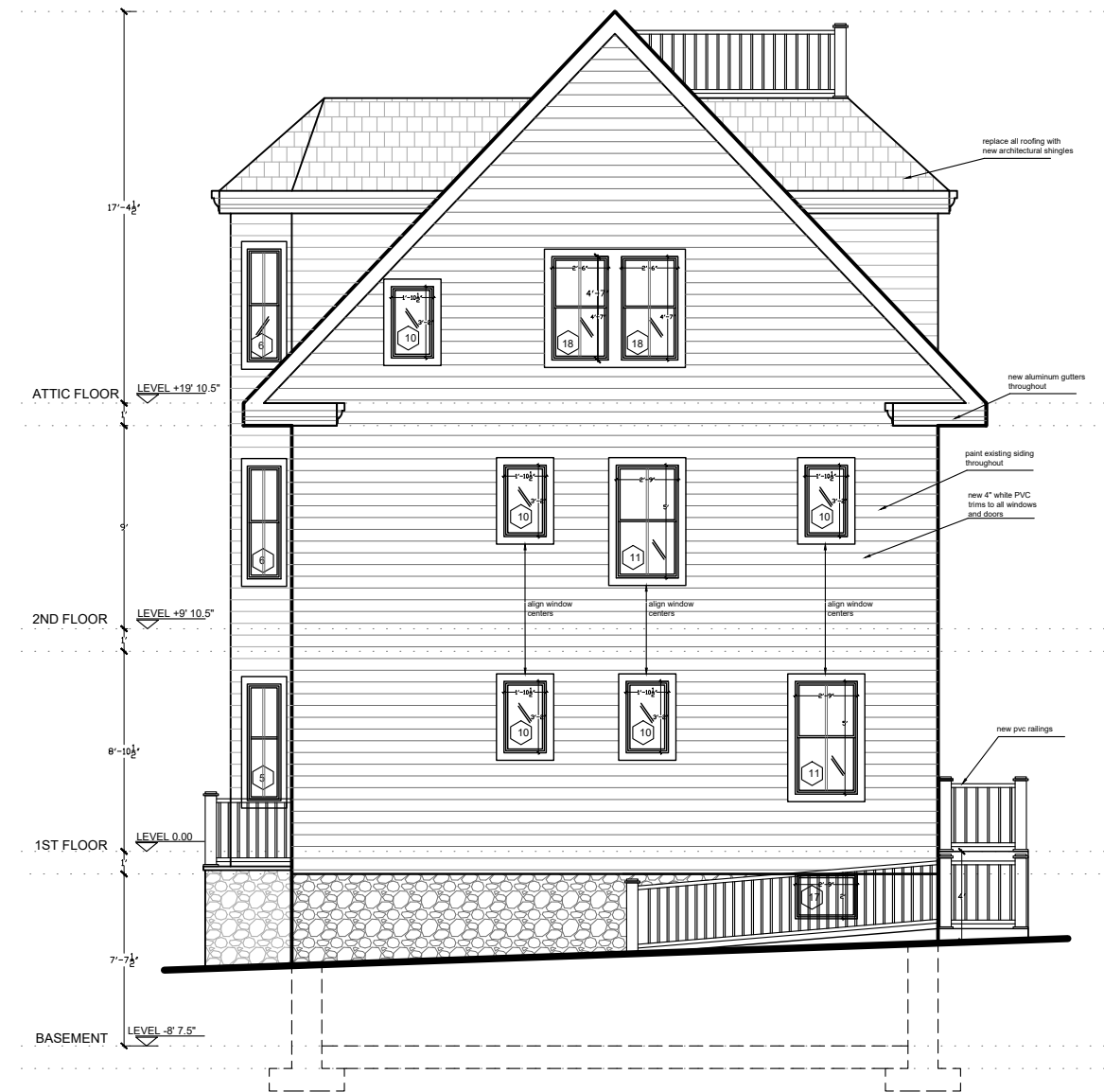
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING BACK ELEVATION



PROPOSED BACK ELEVATION



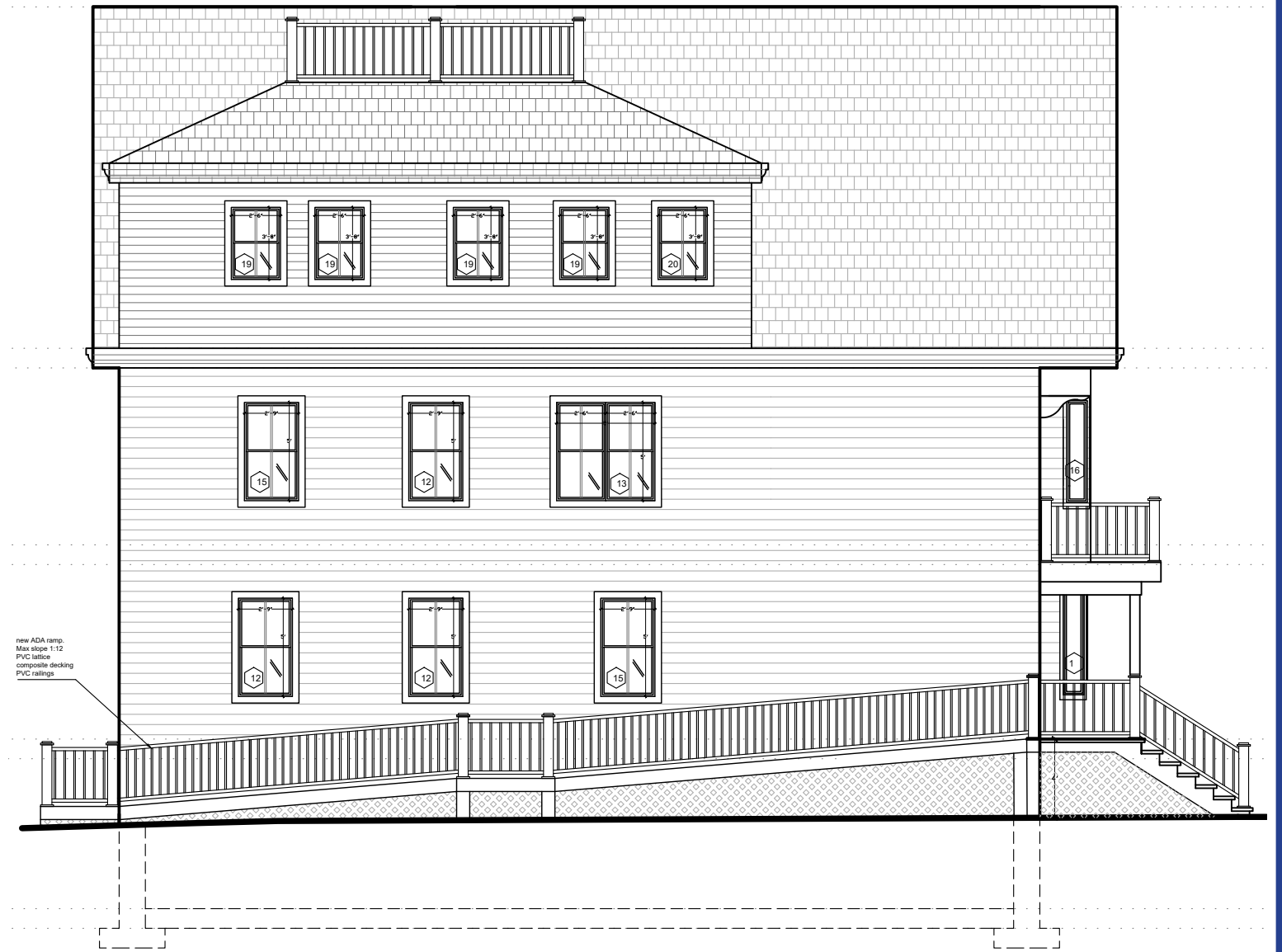
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



DENTAL RESTORATIVE GROUP
1751 MASS AVE. CAMBRIDGE, MA
INTERIOR RENOVATION TO THE FIRST FLOOR, SECOND FLOOR AND ATTIC,
AND REMODELING TO EXISTING EXTERIOR
ZONING APPLICATION SET
DRAWING LIST

PAGE	TITLE	SCALE
	OWNERS NARRATIVE	
	APPLICATION FORM	
	NOTARIZED OWNERSHIP CERTIFICATES	
	EXISTING SURVEY	1"= 20' 0"
	PROPOSED PLOT PLAN	1"= 20' 0"
	GIS MAP OF SURROUNDING AREA	
	PICTURES OF EXISTING BUILDING	
E-100	EXISTING SITE, ZONING	VARIES
E-101	EXISTING BASEMENT AND FIRST FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING SECOND FLOOR AND ATTIC PLANS	1/8"= 1' 0"
E-103	EXISTING EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
E-104	EXISTING EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
E-105	EXISTING 3D IMAGES	
A-100	PROPOSED SITE, ZONING, AREA CALCULATIONS	VARIES
A-101	PROPOSED BASEMENT AND FIRST FLOOR PLANS	1/8"= 1' 0"
A-102	PROPOSED SECOND FLOOR AND ATTIC PLANS	1/8"= 1' 0"
A-103	PROPOSED ROOF PLAN	1/8"= 1' 0"
A-104	PROPOSED EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
A-105	PROPOSED EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
A-106	PROPOSED WINDOW SCHEDULE	1/8"= 1' 0"
A-107	PROPOSED DOOR SCHEDULE	1/8"= 1' 0"
A-108	PROPOSED 3D IMAGES	



YGS
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LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSDD.COM



CONTRACT

REV	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP
OWNER
1751 MASS AVE.
CAMBRIDGE, MA
PROJECT

DRAWING TITLE
100 YGS
DATE
FEB 21, 2025
SCALE

DRAWING NUMBER

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Cambridge Board of Zoning Appeals

831 Massachusetts Ave.

Cambridge, MA 02139

Dear Members of the Board,

We, the owners of 1751 Massachusetts Avenue, Cambridge, MA 02140, are proposing a renovation and modification project with the primary goal of reestablishing a dental practice on the first floor and basement, while utilizing the second and third floors as office space. Our proposed renovations aim to create a modern, functional, and accessible space while maintaining the character of the existing structure.

To achieve this, we are seeking zoning relief for the following modifications:

1. ADA Ramp in Side Setback – To ensure compliance with accessibility requirements, we propose installing an ADA-compliant ramp along the side setback, providing equitable access to the dental practice.
2. Window Modifications – Our renovation plan includes adjustments to window placements that do not comply with existing setback regulations. These modifications are necessary to improve natural light and ventilation while maintaining the building's structural integrity.
3. Skylight Installation – We plan to install two skylights on the roof within the side setback. These skylights will enhance natural lighting on the upper floors without significantly altering the building's exterior.

Additionally, based on an initial consultation with the building inspector and zoning officer, we understand that the following exterior changes do not require zoning relief:

4. Garage Removal – The existing garage will be removed to optimize site utilization and improve accessibility.

• **Belmont Office:** 385 Concord Avenue, Suite #100, Belmont, MA 02478
• **Cambridge Office:** 1715 Massachusetts Avenue, Cambridge, MA 02138
☎ **Phone:** 617.489.1470 | **Fax:** 617.221.7074 | **Email:** drg@dentalrestorativegroup.com



5. Front Porch Reconstruction – The front porch will be rebuilt with new street-facing steps to enhance both curb appeal and accessibility. A window well will also be added to improve natural lighting in the basement.

These renovations are essential to ensuring the building's accessibility, safety, and functionality while preserving its architectural character.

We appreciate your time and consideration of our request for zoning relief to facilitate these necessary improvements.

Respectfully,

Jungsuk Song and Seung H. Chang

• **Belmont Office:** 385 Concord Avenue, Suite #100, Belmont, MA 02478
• **Cambridge Office:** 1715 Massachusetts Avenue, Cambridge, MA 02138
☎ **Phone:** 617.489.1470 | **Fax:** 617.221.7074 | **Email:** drg@dentalrestorativegroup.com



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 1154651

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: CHANG, SEUNG HEUK, TRUSTEE C/O Yael Getz Schoen (Architect)

PETITIONER'S ADDRESS: 70 Hoitt rd., Belmont, MA 02478

LOCATION OF PROPERTY: 1751 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Office and laboratory use (dental office) ZONING DISTRICT: Mass Ave Overlay/Business A-2 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Change to windows in facades that are within the setbacks and addition of skylights to roof that is within the side setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.33 (Table of Dimensional Requirements). Article: 8.000 Section: 8.22.2.b (Non-Conforming Structure). Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s):

Yael Schoen Yael Getz-Schoen

(Petitioner (s) / Owner)

Seung Chang (Print Name)

Address: Tel. No. 617-669-2965 E-Mail Address: yael_gs@ygsdd.com

Date:

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: CHANG, SEUNG HEUK, TRUSTEE Present Use/Occupancy: Office and laboratory use (dental office) Location: 1751 Massachusetts Ave., Cambridge, MA Zone: Mass Ave Overlay/Business A-2 Zone Phone: 617-669-2965 Requested Use/Occupancy: Office and laboratory use (dental office)

		Existing Conditions	Requested Conditions	Ordinance Requirements	
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NO. OF DWELLING UNITS:		0	0	0	
NO. OF PARKING SPACES:		2	4	none	
NO. OF LOADING AREAS:		0	0	none	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	0	

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.:

only a small detached garage that is not used, which we propose to demolish

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BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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Granting the Special Permit requested for 1751 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 exterior changes to the building are minor- 2 new skylights, small window location and size changes that are not substantial. The substantial changes are removing the detached garage (by right) and adding the ADA ramp which is in the setbacks.
- 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 main and back entries to the building remain where they are. The only change is the addition of the ramp, which will lead to a new front porch on the same location as the existing porch.
- 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 the same as the existing use (dental office and regular office)
- 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 new uisance or hazard is going to be created.
- 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 use is to remain the same.

***If you have any questions as to whether you can establish all of the applicable legal requiremets, you should consult with an attorney.**

OWNERSHIP CERTIFICATE

Project Address:

Date:

To be completed by the Property Owner:

I hereby authorize the following Applicant: Yael Getz Schoen

at the following address: 70 Hoitt rd Belmont MA 02478

to apply for a special permit for: zoning relief

on premises located at: 1751 Mass Ave Cambridge MA 02140

for which the record title stands in the name of: CHANG, SEUNG HEUK, TRUSTEE

whose address is: THE CS REV LIVING TRUST
75 SPRING VALLEY RD
BELMONT, MA 02478

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 72282 Page: 423

OR Registry District of the Land Court, South

Certificate No.: _____ Book: _____ Page: _____



Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Chang Seung Heuk personally appeared before me,

on the month, day and year 2/28/2025 and made oath that the above statement is true.

Notary: Nelsy R. Barreiro

My Commission expires: 6/27/2025



NELSY R. BARREIRO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 27, 2025

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

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 Seung Heuk Chang
(OWNER)

Address: 75 Spring valley Rd Belmont MA 02438

State that I/We own the property located at 1751 Massachusetts Ave
which is the subject of this zoning application. CAMBRIDGE MA 02148

The record title of this property is in the name of _____
CS Trust

*Pursuant to a deed of duly recorded in the date Feb 28 2019, Middlesex South
County Registry of Deeds at Book 72282, Page 423; 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 Seung Heuk Chang personally appeared before me,
this 4th of March, 20 25, and made oath that the above statement is true.

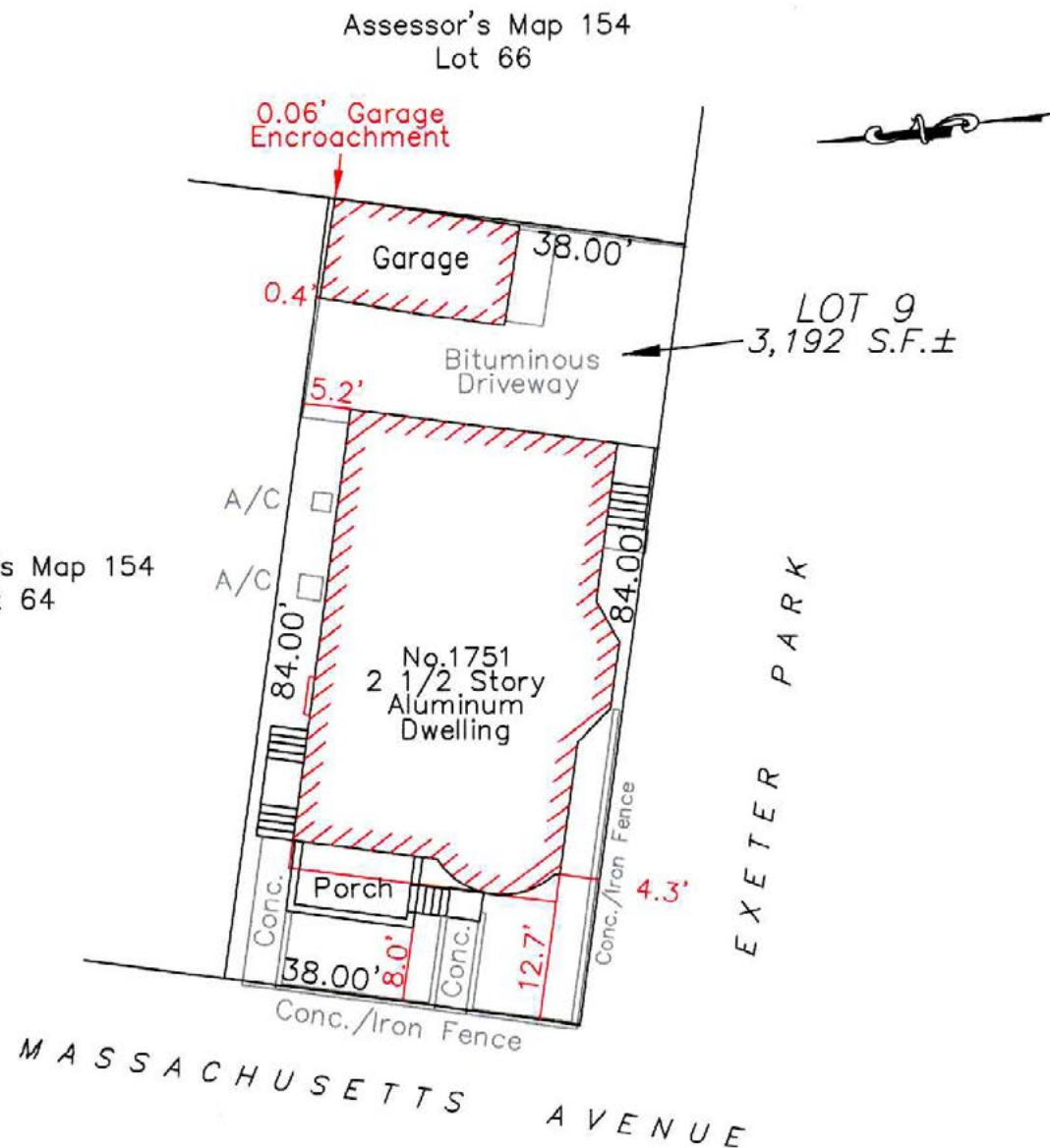
My commission expires 6/27/25 (Notary Seal).
Nelsy R. Barreiro Notary



NELSY R. BARREIRO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 27, 2025

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

(ATTACHMENT B - PAGE 3)



**PLOT PLAN OF LAND
CAMBRIDGE, MA.**

PREPARED FOR:
SEUNG HEUK CHANG
1751 MASSACHUSETTS AVENUE

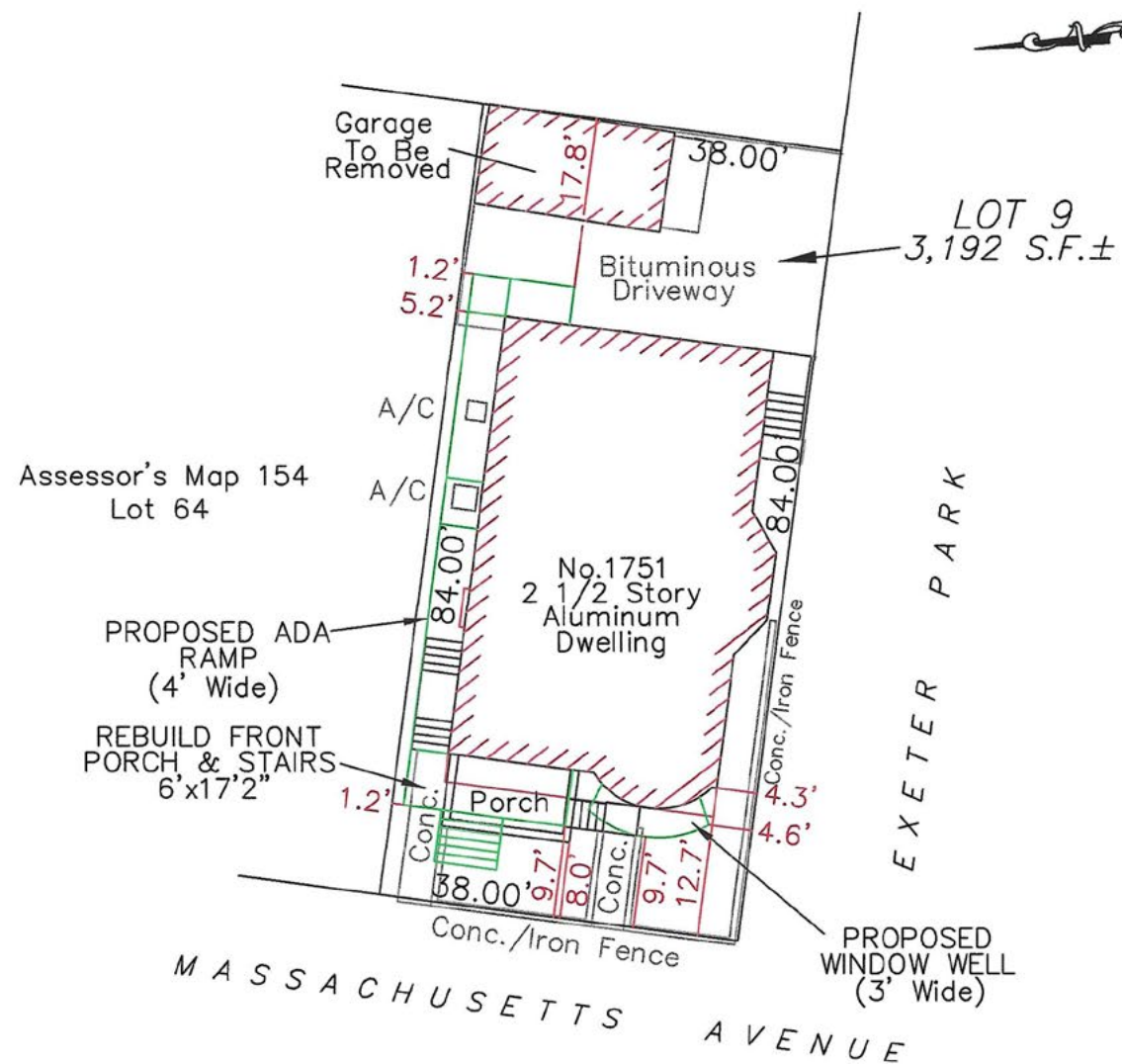
SCALE: 1"=20' DATE: APRIL 20, 2023

DAVID P. TEREZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: BA-2
Deed Reference: Book 72282, Page 423
Assessor's Map 154, Lot 65
Existing Lot Coverage = 53.8% ±

EXISTING SURVEY

Assessor's Map 154
Lot 66



PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:

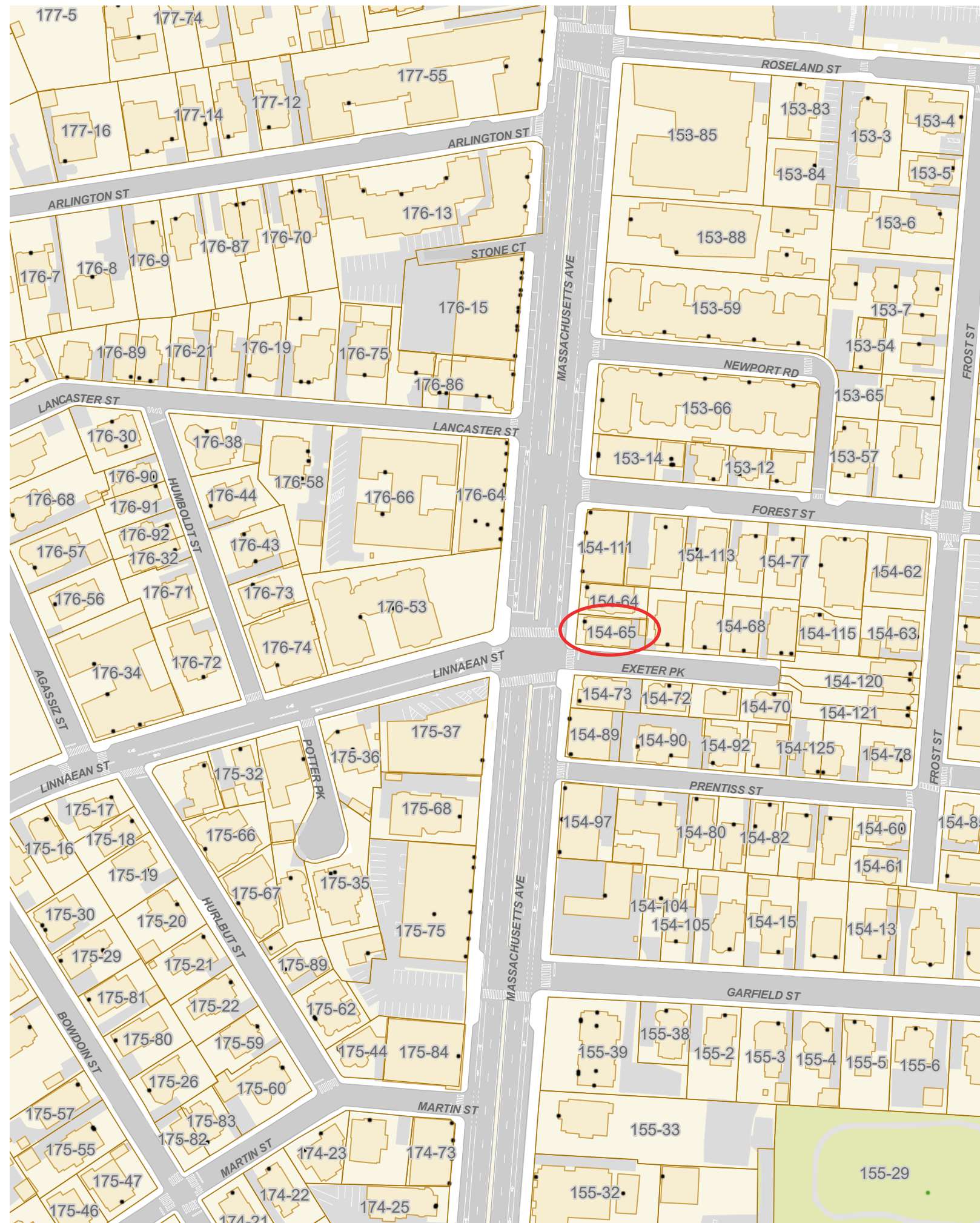
SEUNG HEUK CHANG
1751 MASSACHUSETTS AVENUE

SCALE: 1"=20' DATE: APRIL 20, 2023
Revised: FEBRUARY 14, 2025

DAVID P. TEREZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: BA-2
Deed Reference: Book 72282, Page 423
Assessor's Map 154, Lot 65
Proposed Lot Coverage = 55.0% ±

PROPOSED PLOT PLAN

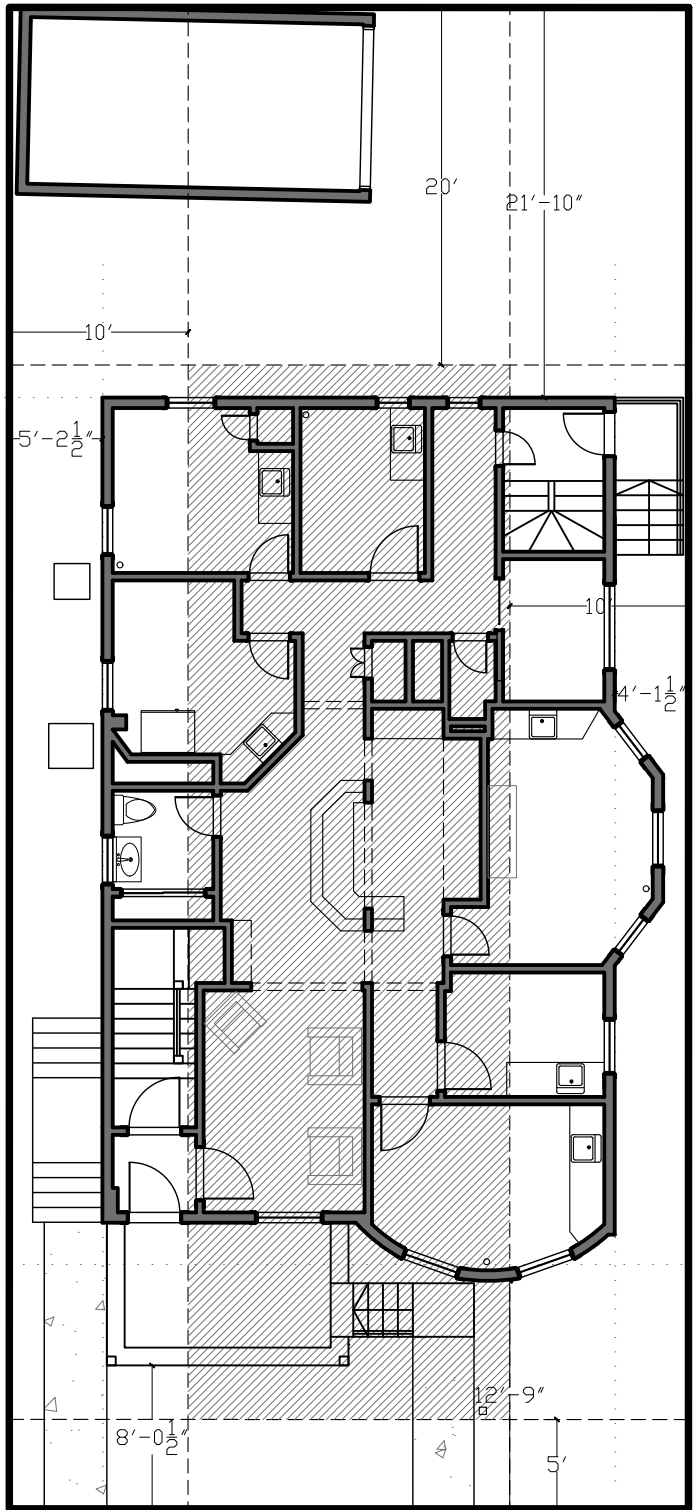


GIS MAP OF SURROUNDING AREA



PHOTOS OF EXISTING PROPERTY



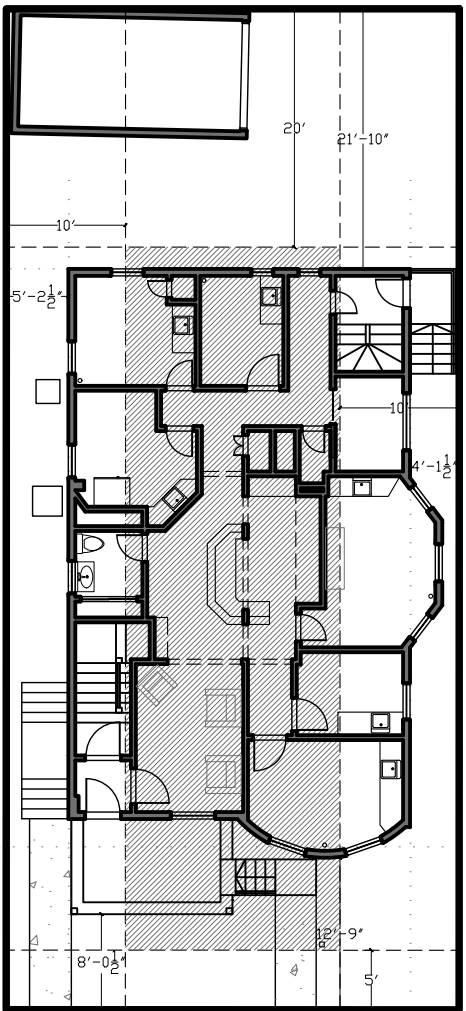


1 EXISTING SITE PLAN
SCALE: 3/32" = 1' 0"

	ZONING	EXISTING
ZONE	BA-2	BA-2
MIN LOT SIZE	NONE	3,192 SF
MAX FAR	1.0/ 1.75	5603/3192 = 1.75
MIN LOT AREA PER UNIT	600 SF	3192/3= 1064 SF
FRONT SETBACK	5'	12.7'
SIDE SETBACK	10'	4.3', 5.2'
REAR SETBACK	20'	21' 10"
MAXIMUM HEIGHT	45'	40' 1" ridge to average ground
MIN RATIO OF PRIVATE OPEN SPACE	NONE	—

	EXISTING GROSS FLOOR AREA	EXISTING NET FLOOR AREA
BASEMENT AREA (counted to GFA since height is 7' 7.5")	1,385 SF	0 SF
FIRST FLOOR AREA	1,385 SF	1,134 SF
SECOND FLOOR AREA	1,413 SF	1,147 SF
ATTIC FLOOR AREA	1,420 SF	1,179 SF
TOTAL	5,603 SF	3,460 SF

EXISTING AREA CALCULATIONS
AND ZONING ANALYSIS



3 ZONING DIAGRAM
SCALE: 1/32" = 1' 0"



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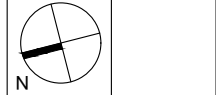


CONSULTANT

REV. DESCRIPTION DATE

DENTAL
RESTORATIVE
GROUP
1751 MASS AVE.
CAMBRIDGE, MA

EXISTING SITE
AND ZONING



JOB NO. 100 YGS
SCALE VARIES DATE FEB 21, 2025

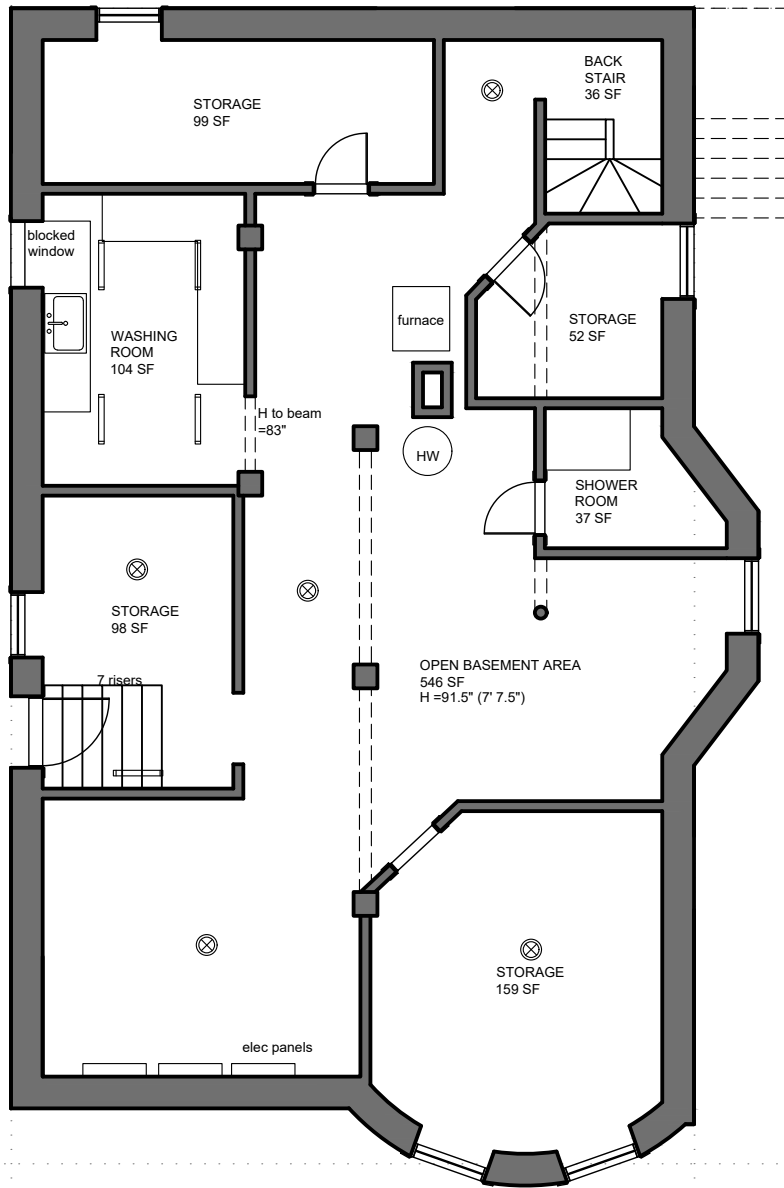
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DRAWING NUMBER

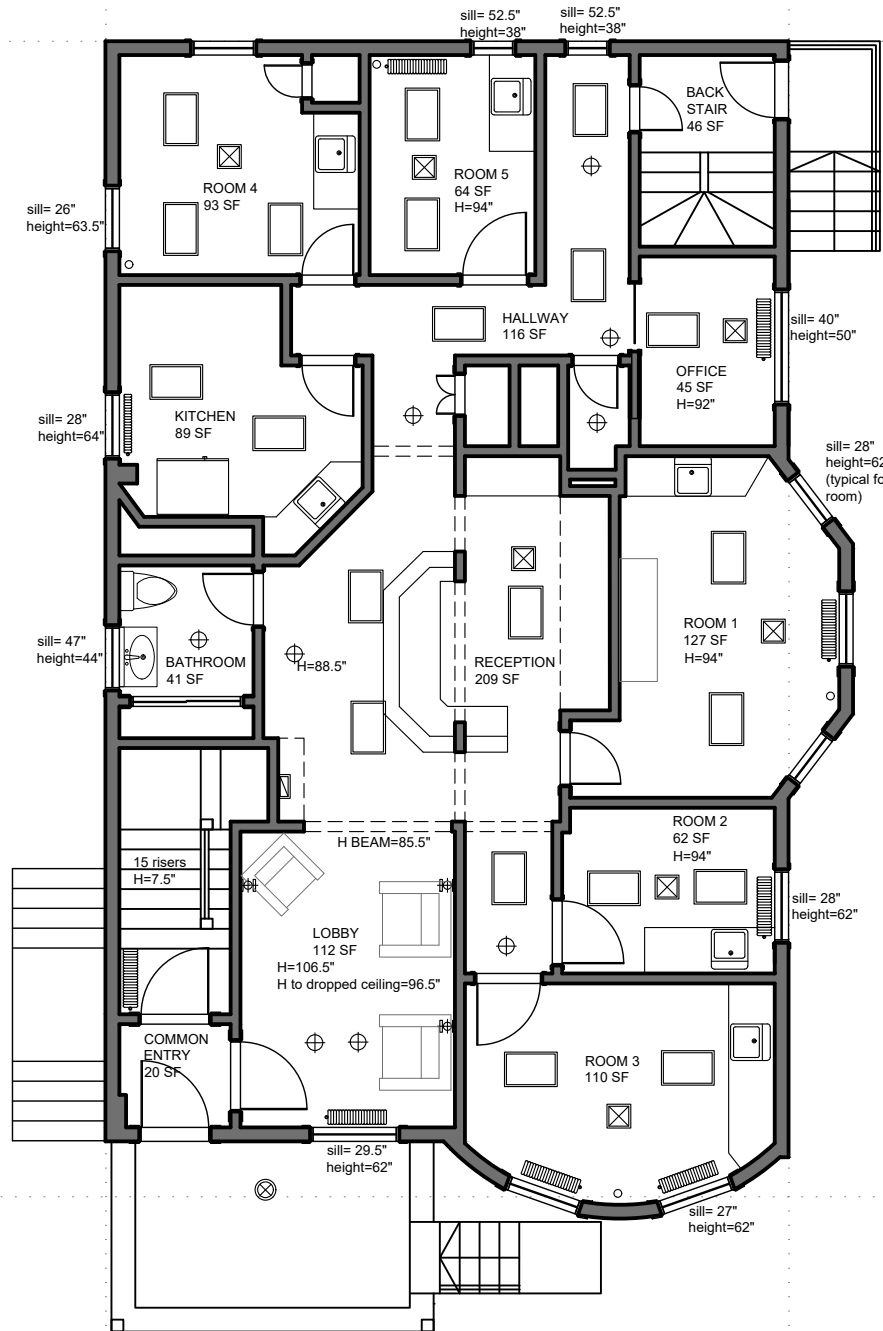
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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark
- outlet strip
- elec light switch with dimmer
- elec light switch
- 3 way light switch
- data outlet
- phone
- G.F.I outlet
- counter pop-up outlet
- G.F.I outlet
- USB outlet
- top cabinet lights outlet (86" from floor)
- 110 v elec outlet
- 220 v elec outlet
- floor receptacle
- F floor recessed light fixture
- Pendant/ wall mounted light fixture
- 4" recessed light fixture
- 2" round mirror top lights/ spot for art display
- wet location wall sconce
- wall sconce
- E exterior wall sconce
- elec cable
- pull chain flush mount ceiling fixture
- track light fixture
- fluorescent light
- uc under cabinet lights
- smoke detector
- CO detector
- vent
- Return air grill-ceiling/floor
- Supply air grill-ceiling /floor
- Return air grill-wall
- Supply air grill-wall
- exhaust fan
- Electric heater
- Radiator
- wall fan
- Door bell chime
- Door bell button
- Thermostat
- wall mounted speaker
- cables connection
- heat detector
- water+compressor+air



2 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' 0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1' 0"



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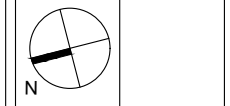
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REV	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP

1751 MASS AVE.
CAMBRIDGE, MA

EXISTING BASEMENT
AND FIRST FLOOR PLANS



100 YGS
1/8" = 1' 0" FEB 21, 2025

E-101

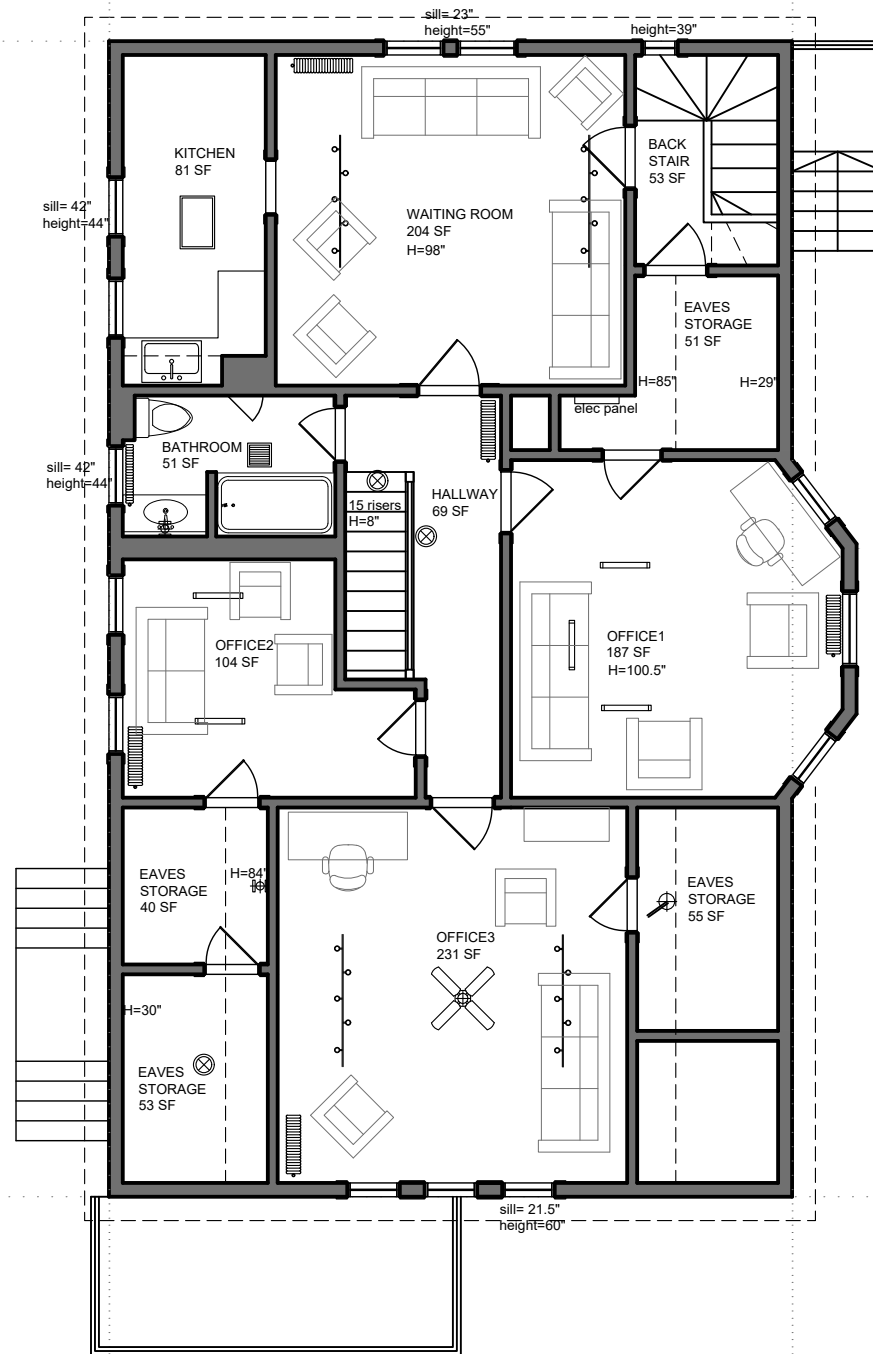
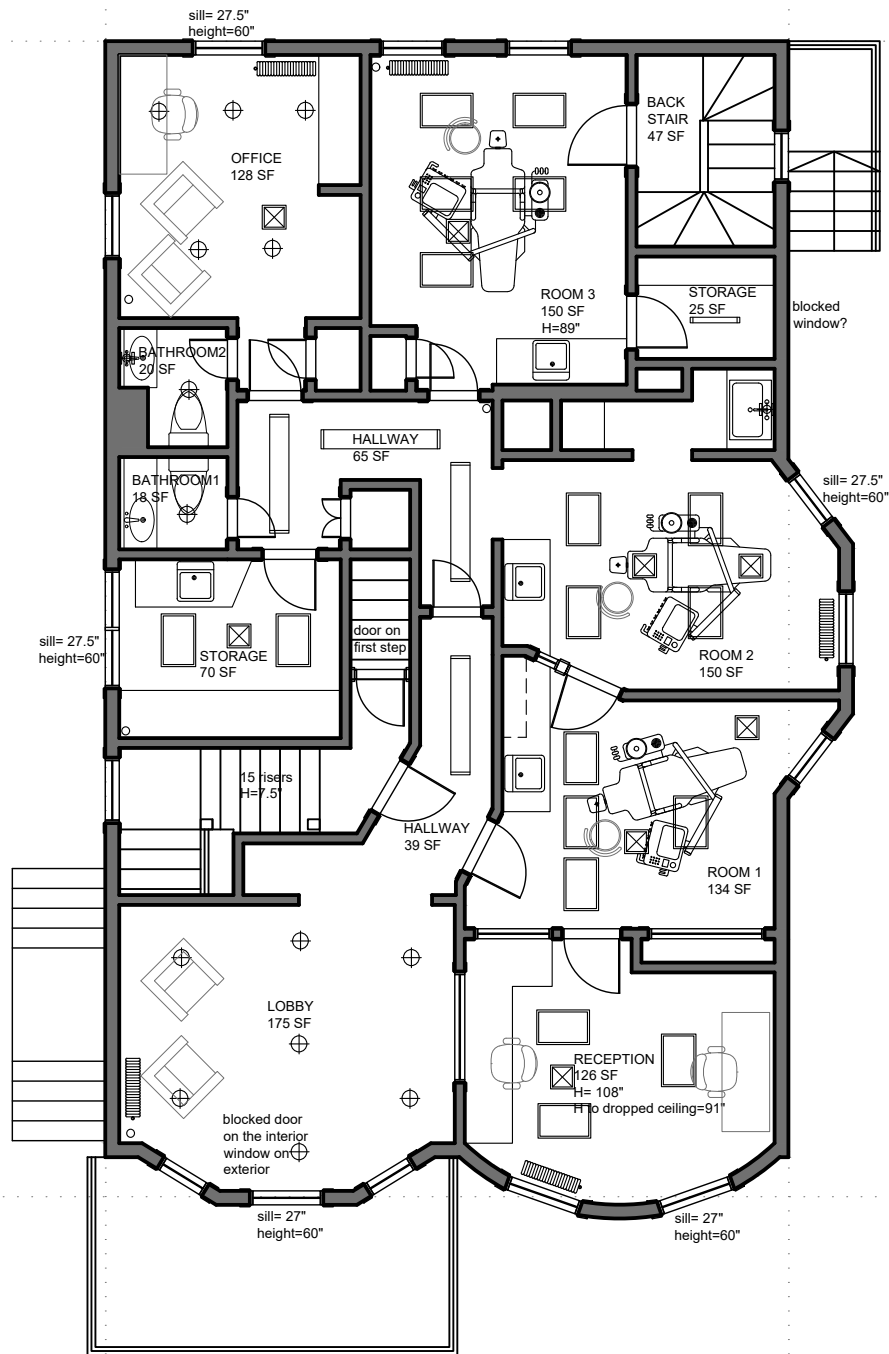
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\$FILES
\$TIMES
\$DATES



- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark
- outlet strip
elec light switch with dimmer
elec light switch
3 way light switch
data outlet
phone
E G.F.I outlet
counter pop-up outlet
G.F.I outlet
USB outlet
top cabinet lights outlet (86" from floor)
110 v elec outlet
220 v elec outlet
floor receptacle
floor recessed light fixture
Pendant/ wall mounted light fixture
4" recessed light fixture
2" round mirror top lights/ spot for art display
wet location wall sconce
wall sconce
exterior wall sconce
elec cable
pull chain flush mount ceiling fixture
track light fixture
fluorescent light
uc under cabinet lights
smoke detector
CO detector
vent
Return air grill-ceiling/floor
Supply air grill-ceiling /floor
Return air grill-wall
Supply air grill-wall
exhaust fan
Electric heater
Radiator
wall fan
Door bell chime
Door bell button
Thermostat
wall mounted speaker
cables connection
heat detector
water+compressor+air



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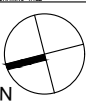
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REV	DESCRIPTION	DATE

DENTAL
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CAMBRIDGE, MA
EXISTING SECOND FLOOR
AND ATTIC PLANS



100 YGS
1/8" = 1' 0" FEB 21, 2025

E-102

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FILES

STAGES

DATES



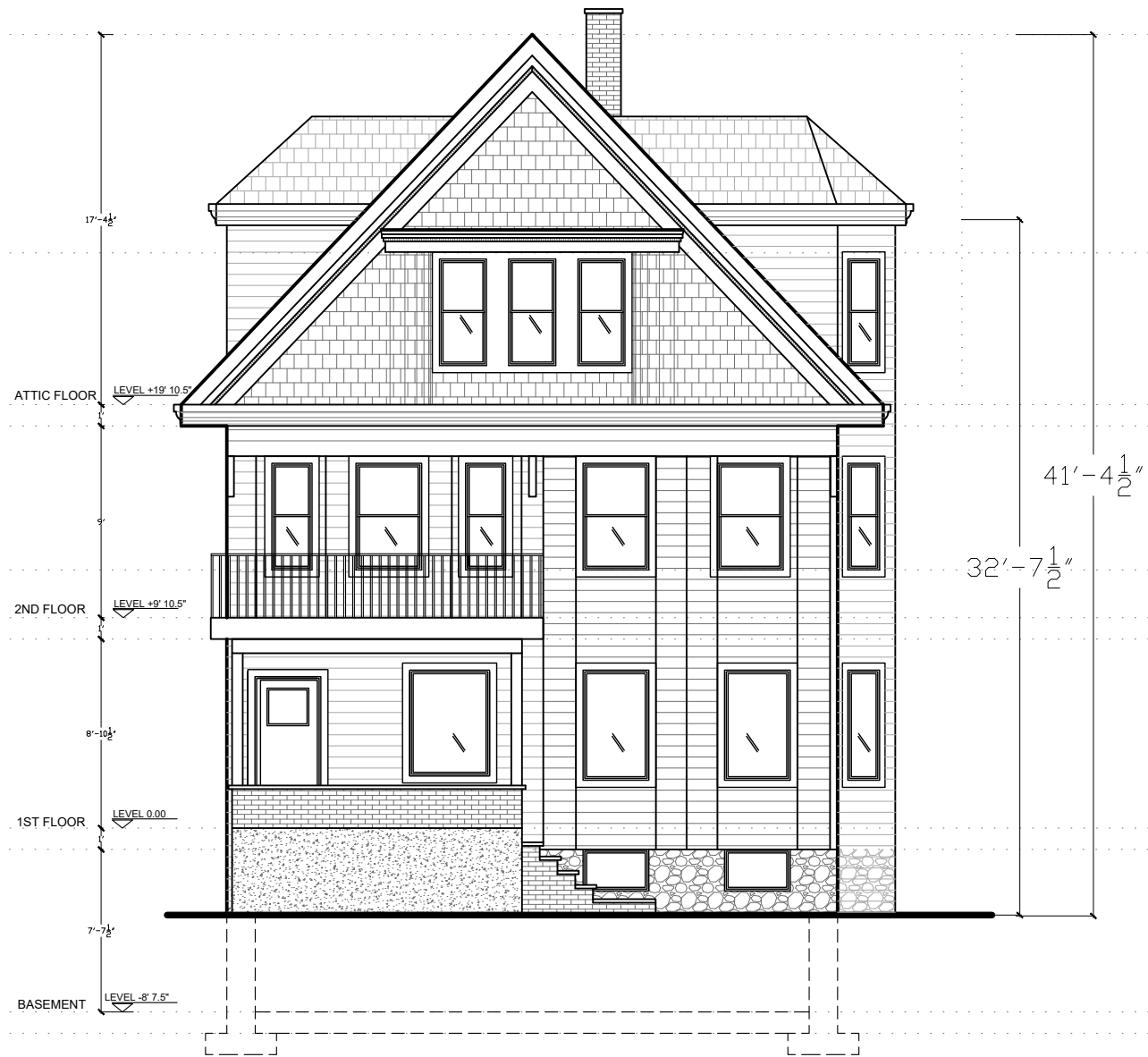


REV	DESCRIPTION	DATE

OWNER	DENTAL RESTORATIVE GROUP
PROJECT	1751 MASS AVE. CAMBRIDGE, MA
DRAWING TITLE	EXISTING EXTERIOR ELEVATIONS 1

JOB NO.	100	YGS
SCALE	1/8" = 1' 0"	FEB 21, 2025

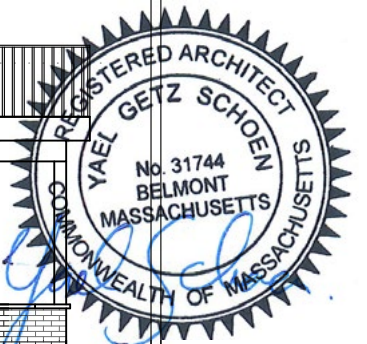
E-103



1 EXISTING FRONT EXTERIOR ELEVATION
E-103 SCALE: 1/8" = 1' 0"



2 EXISTING SOUTH EXTERIOR ELEVATION
E-103 SCALE: 1/8" = 1' 0"



REV:	DESCRIPTION:	DATE:

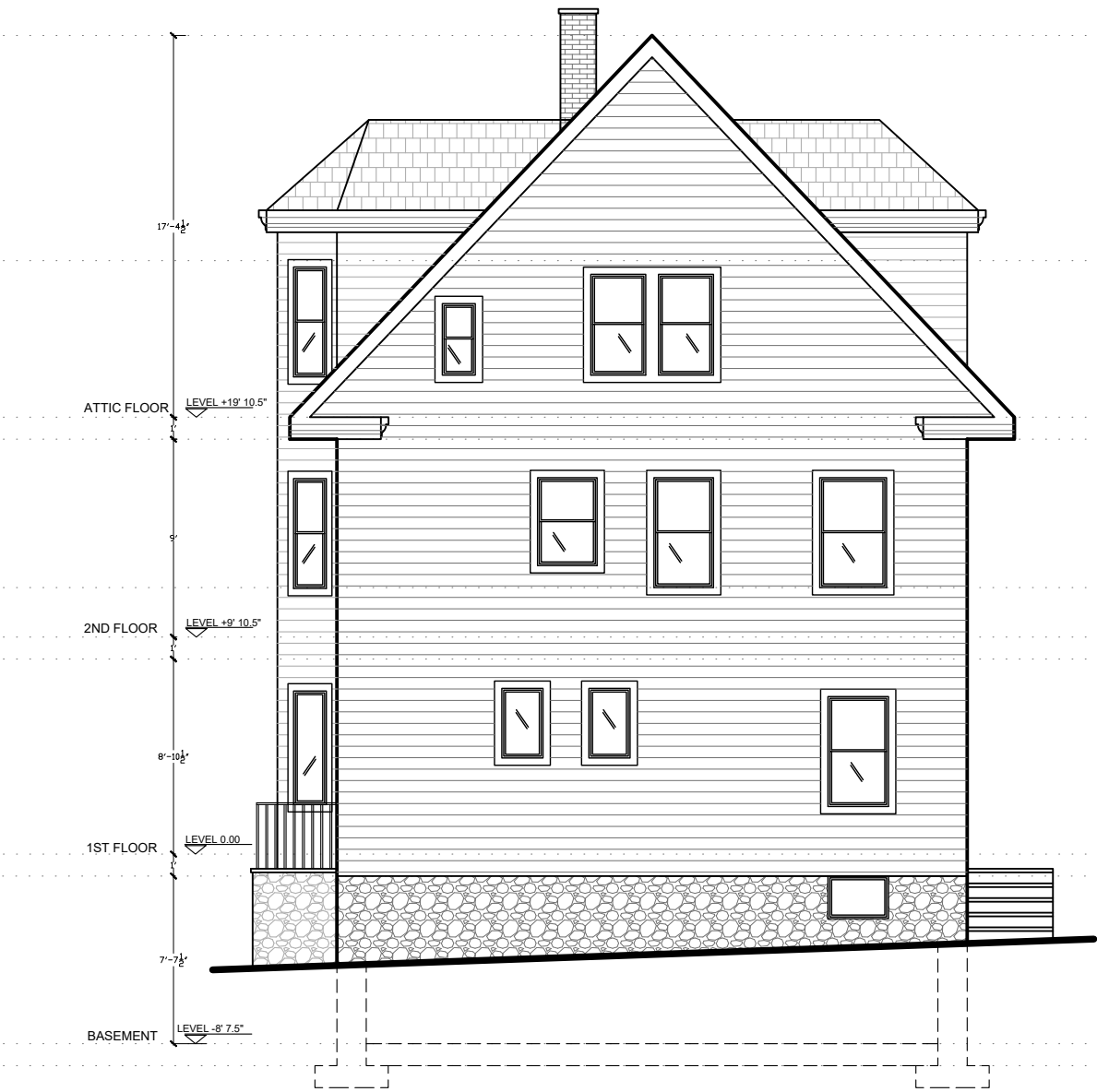
OWNER	DENTAL RESTORATIVE GROUP
PROJECT	1751 MASS AVE. CAMBRIDGE, MA
DRAWING TITLE	EXISTING EXTERIOR ELEVATIONS 2

JOB NO.	100	YGS
SCALE	1/8" = 1' 0"	FEB 21, 2025

E-104



2
E-104
EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



1
E-104
EXISTING BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"





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DENTAL
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GROUP
1751 MASS AVE.
CAMBRIDGE, MA
EXISTING 3D IMAGES

100	YGS
JOB NO.	DATE
SCALE	DATE

E-105

DRAWING NUMBER

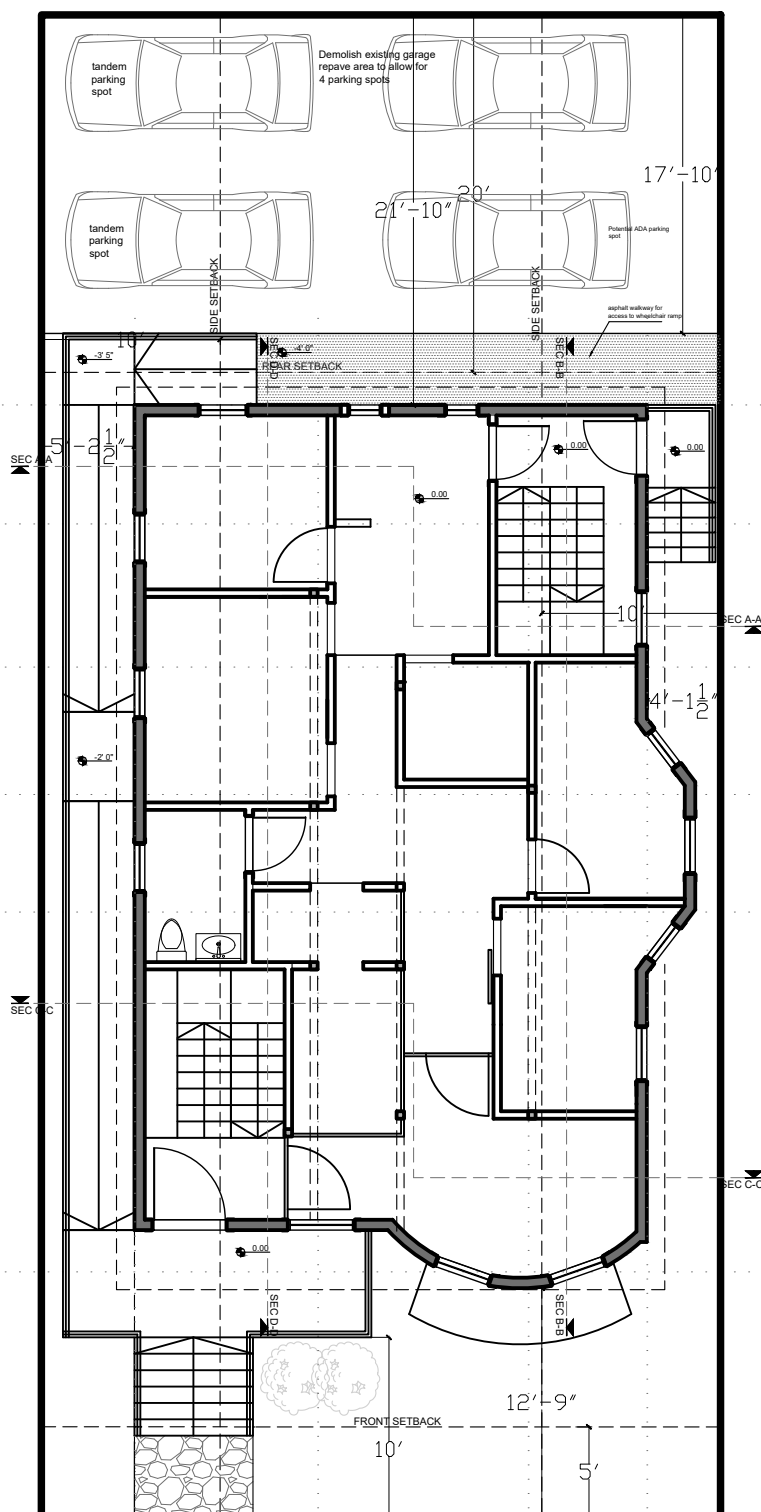
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BOARDS
STAGES
FILES

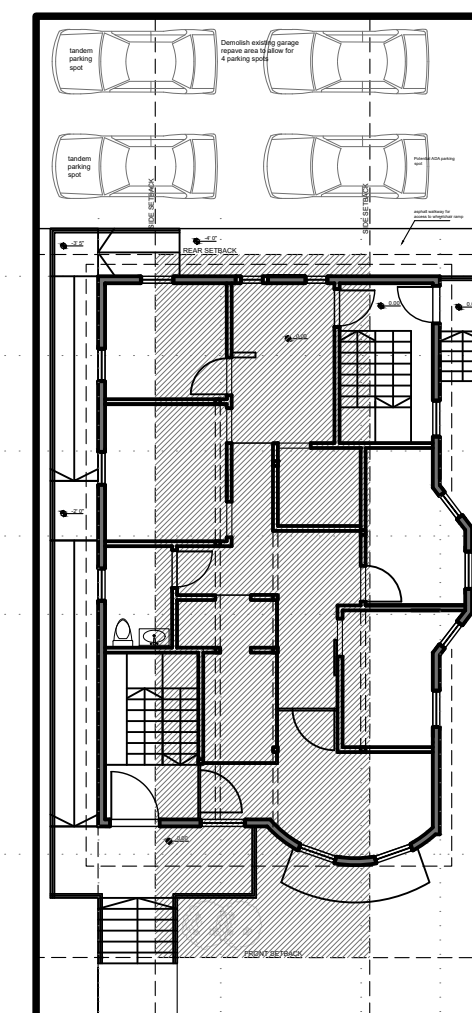
	ZONING	EXISTING	PROPOSED
ZONE	BA-2	BA-2	BA-2
MIN LOT SIZE	NONE	3,192 SF	3,192 SF
MAX FAR	1.0/ 1.75	5603/3192 = 1.75	5603/3192 = 1.75
MIN LOT AREA PER UNIT	600 SF	3192/3= 1064 SF	3192/3= 1064 SF
FRONT SETBACK	5'	12.7'	12.7'
SIDE SETBACK	10'	4.3', 5.2'	4.3', 5.2'
REAR SETBACK	20'	21' 10"	21' 10"
MAXIMUM HEIGHT	45'	40' 1" ridge to average ground	40' 1" ridge to average ground
MIN RATIO OF PRIVATE OPEN SPACE	NONE	—	—

	EXISTING GROSS FLOOR AREA	EXISTING NET FLOOR AREA	PROPOSED GROSS FLOOR AREA	PROPOSED NET FLOOR AREA
BASEMENT AREA (counted to GFA since height is 7' 7.5")	1,385 SF	0 SF	1,385 SF	0 SF
FIRST FLOOR AREA	1,385 SF	1,134 SF	1,385 SF	1,116 SF
SECOND FLOOR AREA	1,413 SF	1,147 SF	1,413 SF	1,125 SF
ATTIC FLOOR AREA	1,420 SF	1,179 SF	1,420 SF	1,034 SF
TOTAL	5,603 SF	3,460 SF	5,603 SF	3,275 SF

PROPOSED AREA CALCULATIONS AND ZONING ANALYSIS



1 PROPOSED SITE PLAN
A-100 SCALE: 3/32" = 1' 0"



3 ZONING DIAGRAM
A-100 SCALE: 1/32" = 1' 0"



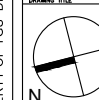
REV.	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP

CHMER

1751 MASS AVE.
CAMBRIDGE, MA

PROPOSED SITE PLAN ZONING AREAS



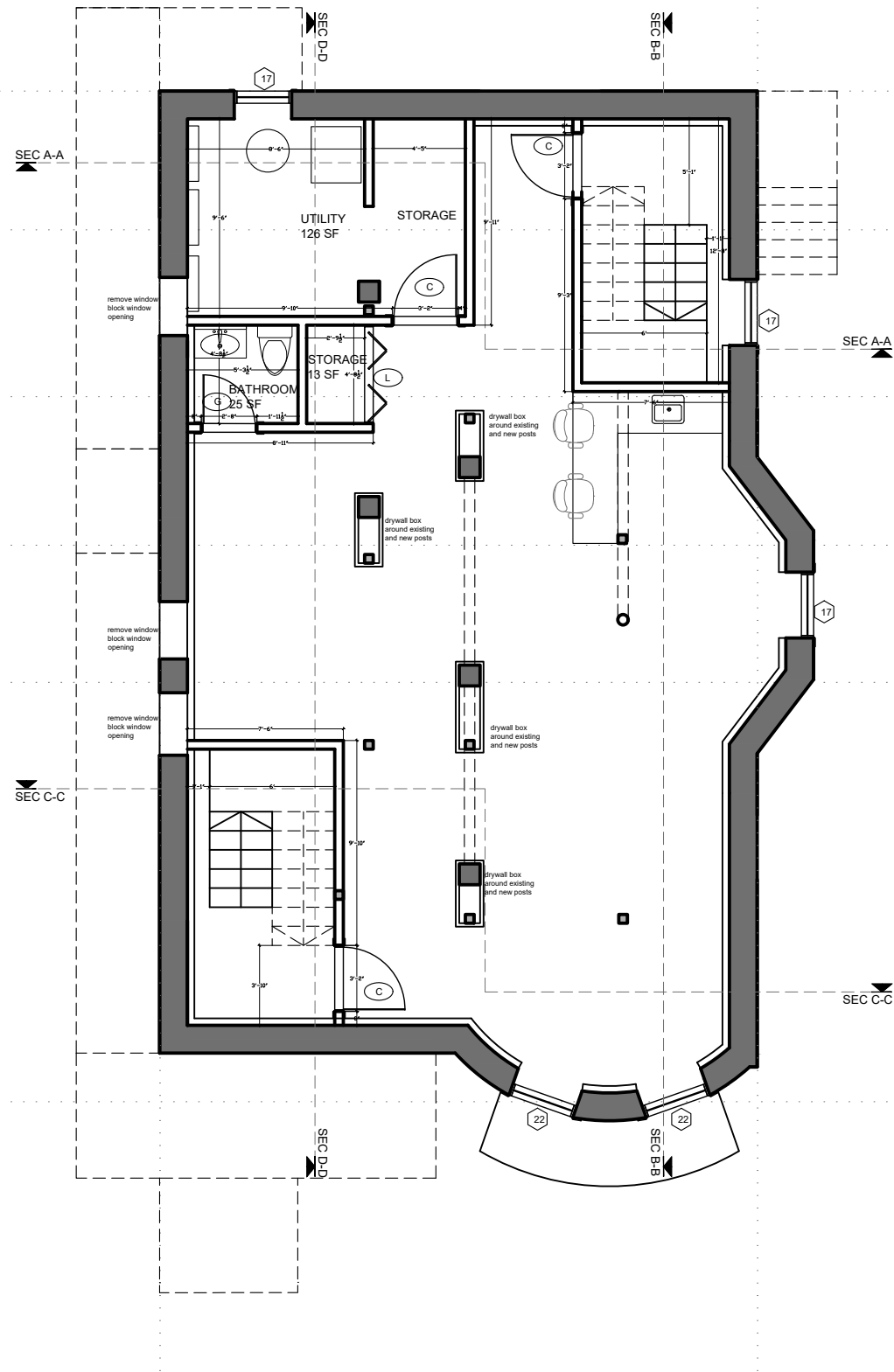
100	YGS
JOB NO.	DATE
VARIES	FEB 21, 2025

A-100

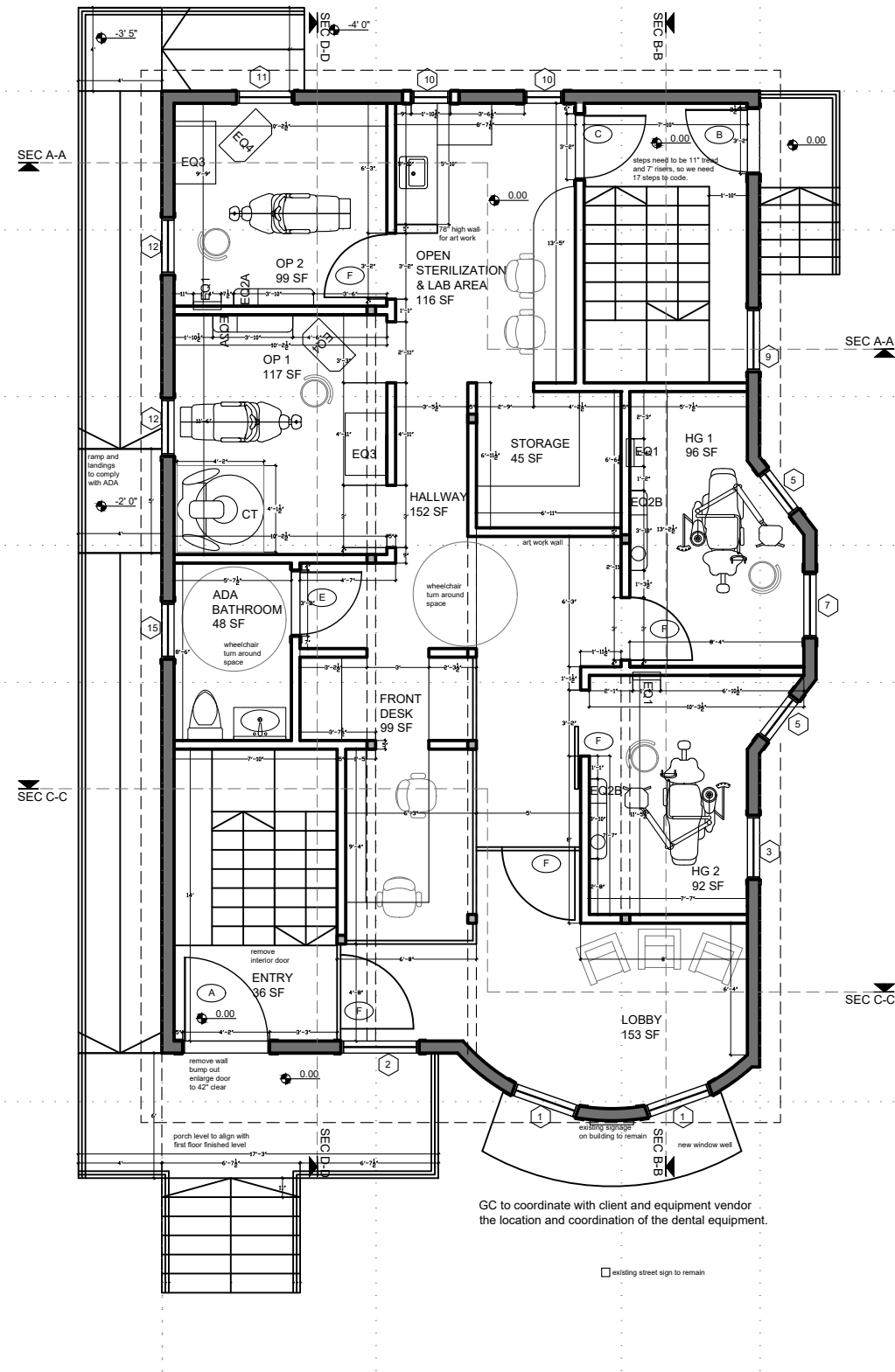
EXAMPLE 11.1

NOT FOR CONSTRUCTION

- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' 0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1' 0"



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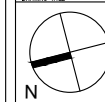
CONSULTANT

REV	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP

1751 MASS AVE.
CAMBRIDGE, MA

PROPOSED BASEMENT
AND FIRST FLOOR PLANS

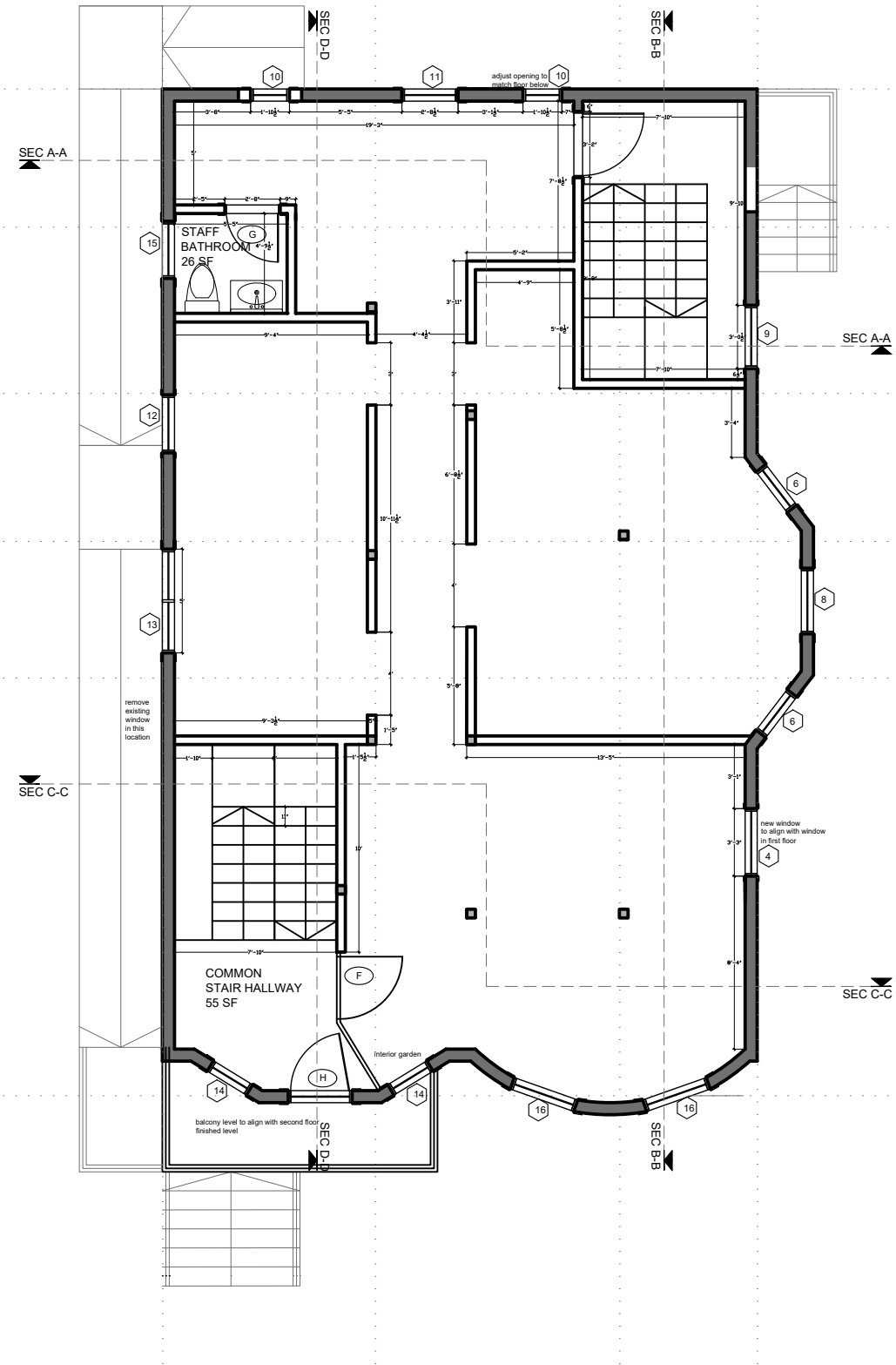


100 YGS
1/8" = 1' 0" FEB 21, 2025

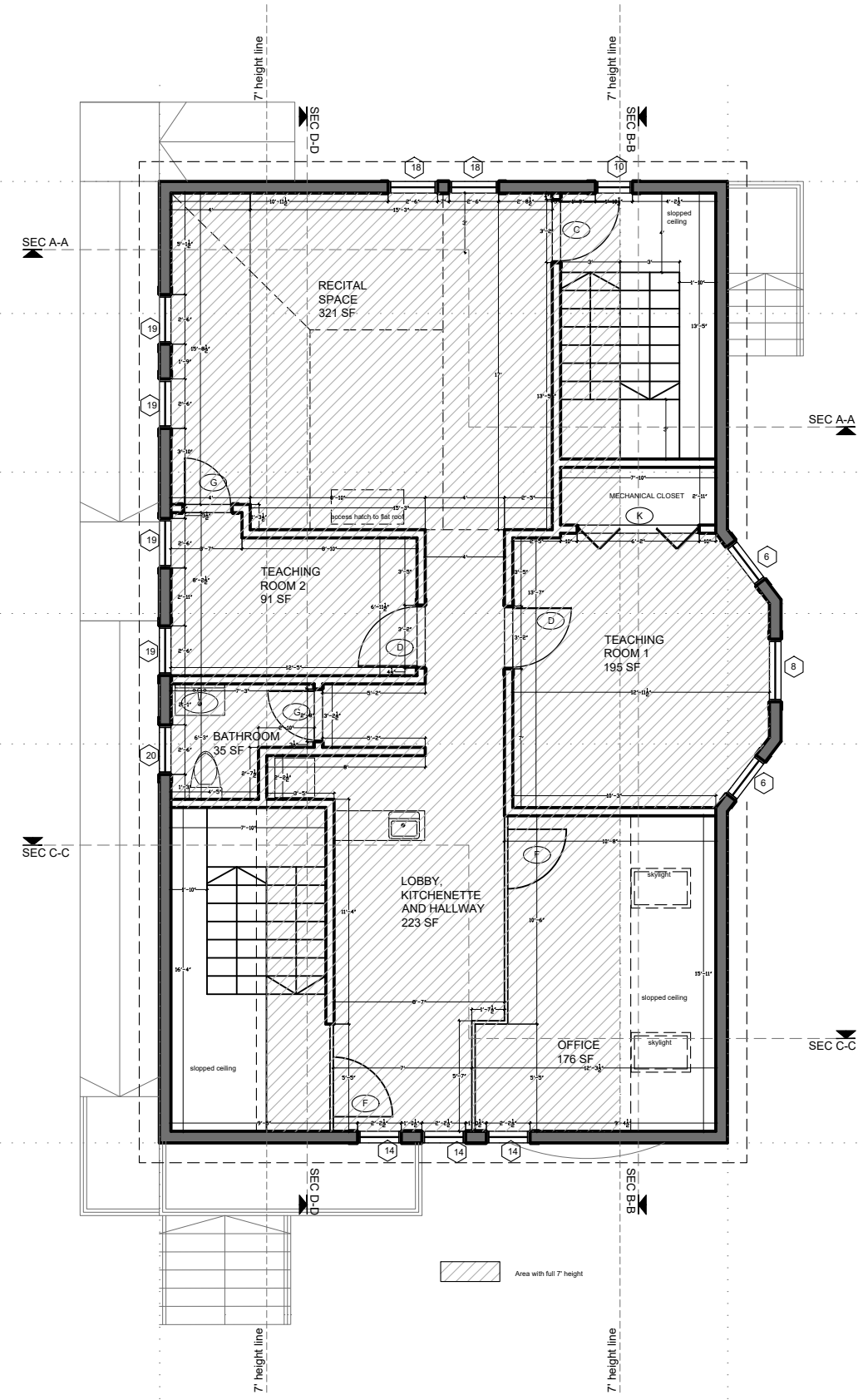
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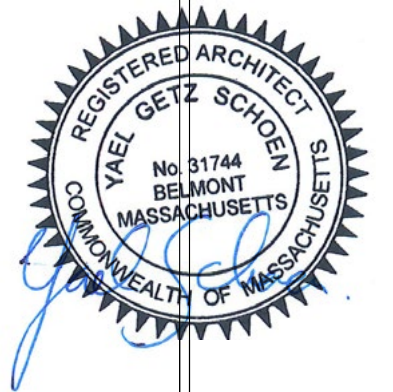
- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1' 0"



2 PROPOSED ATTIC FLOOR PLAN
SCALE: 1/8" = 1' 0"



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REV	DESCRIPTION	DATE

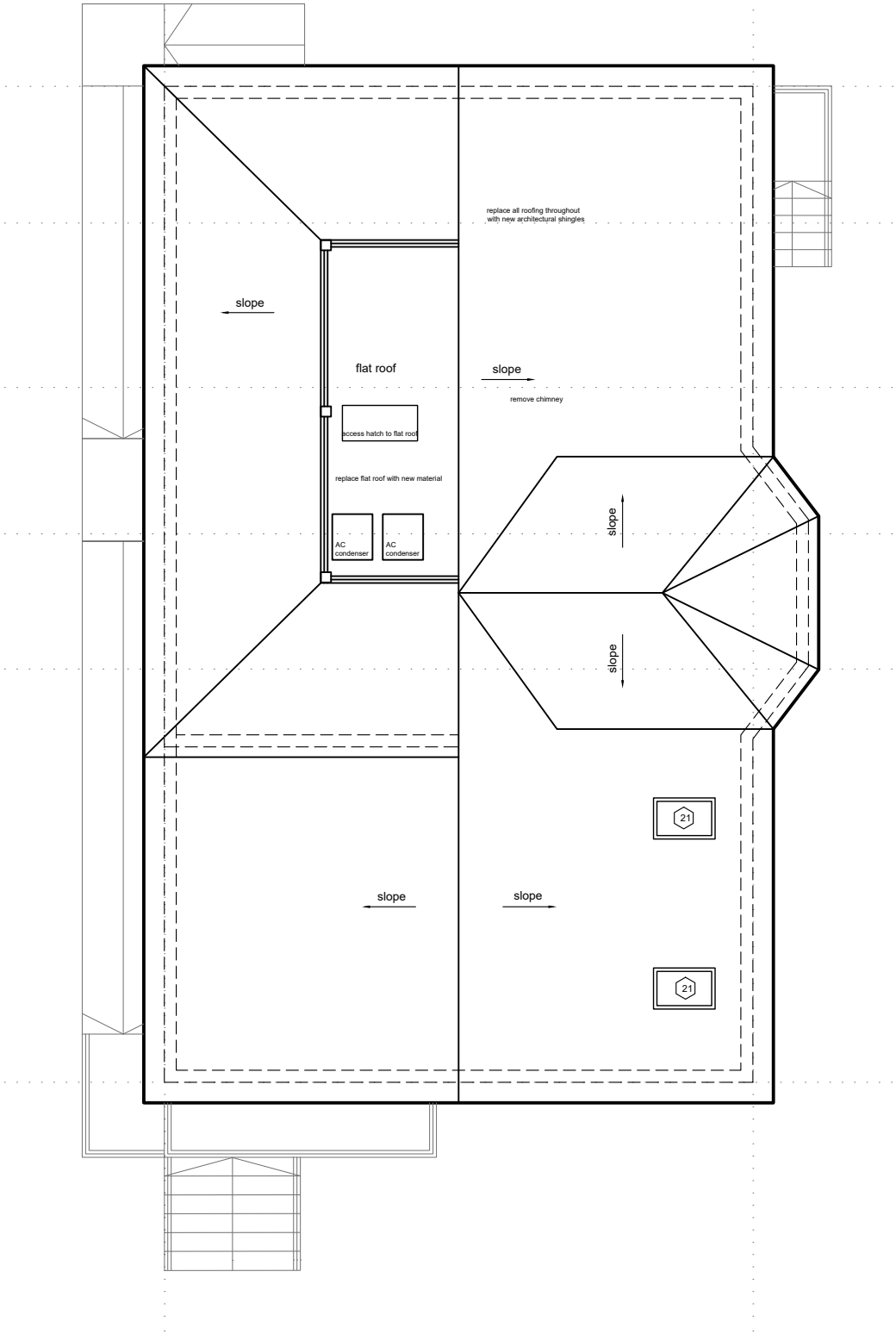
DENTAL
RESTORATIVE
GROUP
1751 MASS AVE.
CAMBRIDGE, MA
PROPOSED SECOND
FLOOR AND ATTIC PLANS

100	YGS
1/8" = 1' 0"	FEB 21, 2025

A-102

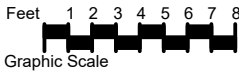
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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1
A-103

PROPOSED ROOF PLAN
SCALE: 1/8" = 1' 0"



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REV	DESCRIPTION	DATE

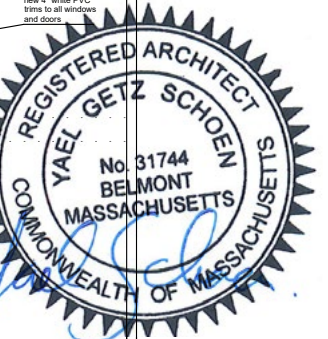
DENTAL
RESTORATIVE
GROUP
1751 MASS AVE.
CAMBRIDGE, MA

PROPOSED ROOF PLAN

DRAWING TITLE	
100	YGS
1/8" = 1' 0"	FEB 21, 2025

A-103

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1 PROPOSED FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



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DENTAL RESTORATIVE GROUP	
1751 MASS AVE. CAMBRIDGE, MA	
PROPOSED EXTERIOR ELEVATIONS 1	
100	YGS
1/8" = 1' 0"	FEB 21, 2025
A-104	



REV	DESCRIPTION	DATE

OWNER
DENTAL
RESTORATIVE
GROUP

PROJECT
1751 MASS AVE.
CAMBRIDGE, MA

PROPOSED EXTERIOR
ELEVATIONS 2

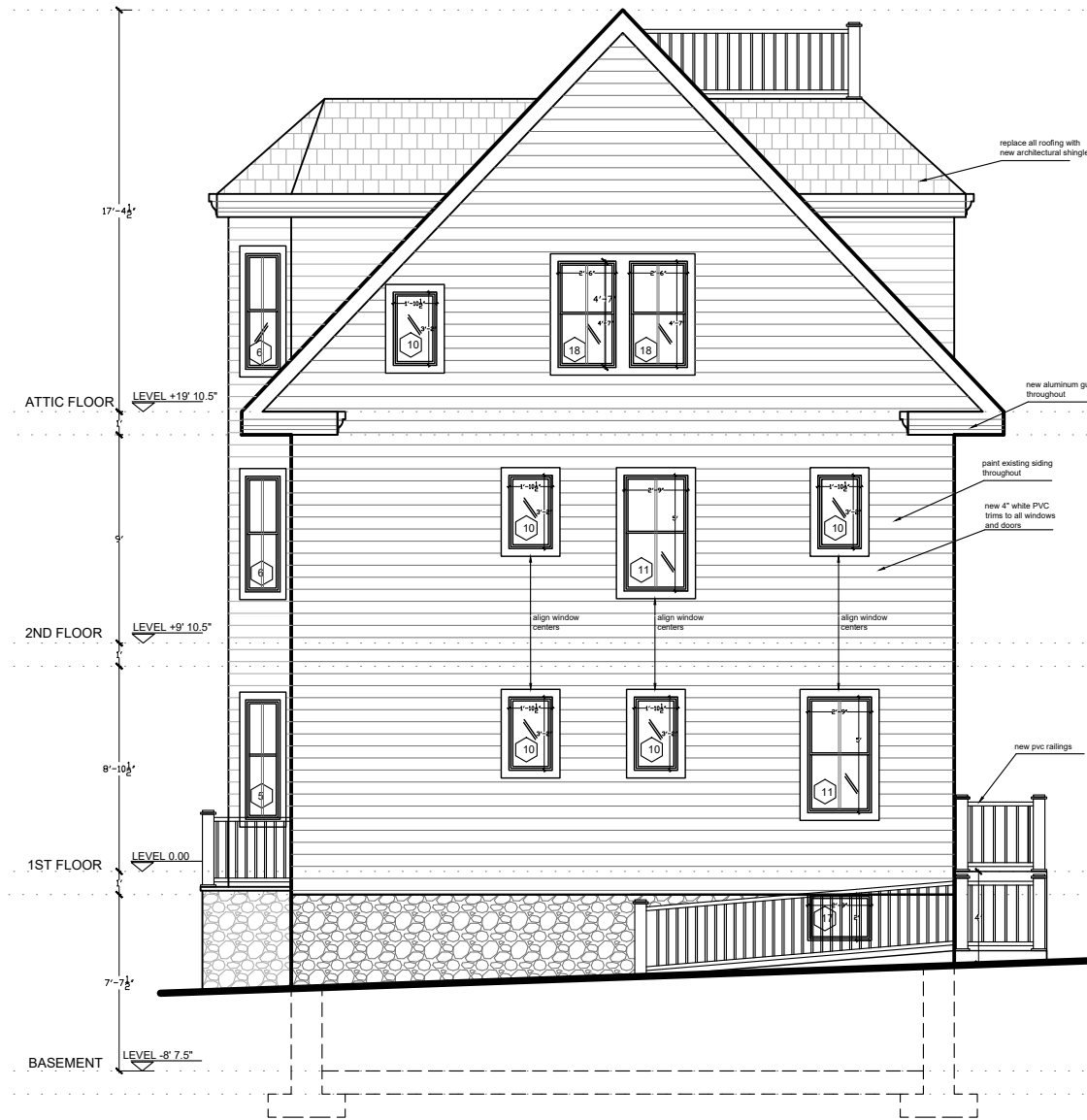
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100 YGS
1/8" = 1' 0" FEB 21, 2025

A-105

DRAWING NUMBER

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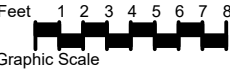
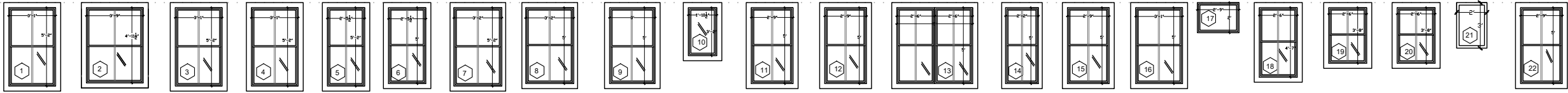
1 PROPOSED BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



2 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"

WINDOW	LOCATION	QT	DESCRIPTION	ROUGH OPENING	WINDOW SIZE	MFR	NOTES
1	F1 waiting area	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		3' 1" X 5' 2" V.I.F	Andersen	
2	F1 Entry	1	replacement, double hung, low E , double glazed, argon filled, u value 0.27		3' 9" X 4' 11.5" V.I.F	Andersen	
3	F1 HG 2	1	replacement, double hung, low E , double glazed, argon filled, u value 0.27		3' 1" X 5' 2" V.I.F	Andersen	
4	F2 HG 1	1	new construction, double hung, low E , double glazed, argon filled, u value 0.27		3' 1" X 5' 2"	Andersen	
5	F1 bay sides	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 5.5" X 5' 2" V.I.F	Andersen	
6	F2 A bay sides	4	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 5.5" X 5' 0" V.I.F	Andersen	
7	F1 bay center window	1	replacement, double hung, low E , double glazed, argon filled, u value 0.27		3' 2" X 5' 2" V.I.F	Andersen	
8	F2 A bay center window	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		3' 2" X 5' 0" V.I.F	Andersen	
9	F1 F2 stairs	2	new construction, fixed, low E , double glazed, argon filled, u value 0.27		3' 0" X 5' 0"	Andersen	Tempered
10	F1 sterilization, F2 kitchen, A stairs	5	casement, low E , double glazed, argon filled, u value 0.27		1' 10.5" X 3' 2"	Andersen	Tempered
11	F1 OP2, F2 kitchen	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 9" X 5' 0" V.I.F	Andersen	
12	F1 OP1, OP2, F2 office	3	new construction, double hung, low E , double glazed, argon filled, u value 0.27		2' 9" X 5' 0" V.I.F	Andersen	
13	F2 conference room	1	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 9" X 3' 8" V.I.F	Andersen	
14	A lobby	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 2" X 5' 0" V.I.F	Andersen	
15	F1, F2 bathroom	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 9" X 5' 0" V.I.F	Andersen	Tempered
16	F2 OP2	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		3' 1" X 5' 0" V.I.F	Andersen	
17	Basement	3	replacement, awning, low E , double glazed, argon filled, u value 0.27		2' 9" X 2' 0" V.I.F	Andersen	
18	A recital space	2	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 6" X 4' 7" V.I.F	Andersen	
19	A recital space, teaching room	4	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 6" X 3' 8" V.I.F	Andersen	
20	A bathroom	1	replacement, double hung, low E , double glazed, argon filled, u value 0.27		2' 6" X 3' 8" V.I.F	Andersen	Tempered
21	Attic office	2	operable skylight		2' 0" X 3' 0"	Velux	with factory installed blinds
22	Basement	2	new construction, double hung, low E , double glazed, argon filled, u value 0.27		2' 9" X 5' 0"	Andersen	

-V.I.F is verify in field
-Full screens for all new operable windows and doors



1
A-106
PROPOSED WINDOW SCHEDULE
SCALE: 1/8" = 1' 0"

YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSDO.COM



CONSULTANT



REV	DESCRIPTION	DATE

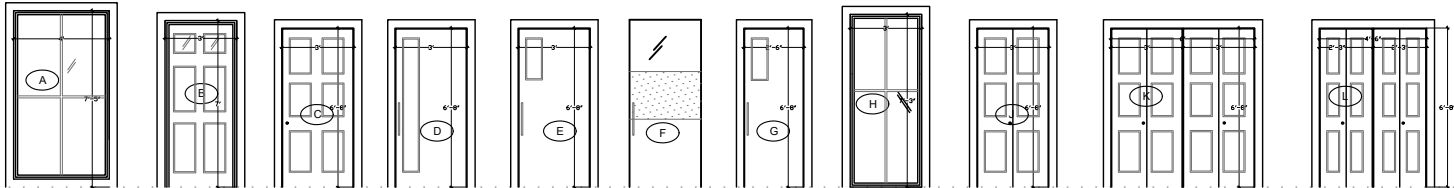
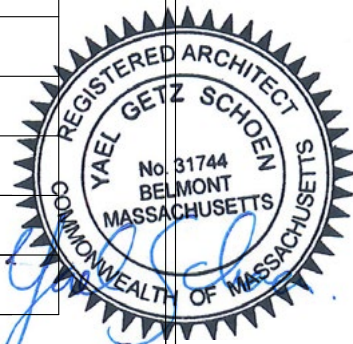
DENTAL RESTORATIVE GROUP	
1751 MASS AVE. CAMBRIDGE, MA	
PROPOSED WINDOW SCHEDULE	
100	YGS
1/8" = 1' 0"	FEB 21, 2025
A-106	



CONSULTANT

DOOR	LOCATION	QT	DESCRIPTION	ROUGH OPENING	DOOR SIZE	MFR	MODEL/FINISH	NOTES
A	Front entry	1	Exterior glass door		4' 0" x 7' 5"	Harvey		glass door
B	Back stair	1	Exterior door with glass		3' 0" x 7' 0"	Simpson		fiberglass door
C	Back stair interior door F1, F2, A, B utility	5	interior door		3' 0" x 6' 8"	Simpson		fire rated door
D	A teaching rooms	2	interior door with glass		3' 0" x 6' 8"	Simpson		ADA compliant
E	F1 bathroom	1	interior door with glass		3' 0" x 6' 8"	Simpson		ADA compliant
F	F1, F2, A doors in glass panels	7	interior glass door		VARIES			custom glass doors
G	F2 bathrooms, A bathroom, teaching room	4	interior door with glass		2' 6" x 6' 8"	Simpson		
H	F2 balcony	1	exterior glass door		3' 0" x 7' 3"	Harvey		
J								
K	A mechanical closet	1	double folding doors		6' 0" x 6' 8"	Simpson		
L	B closet	1	double folding doors		4' 6" x 6' 8"	Simpson		

-V.I.F is verify in field
-Full screens for all new operable windows and doors



1
A-107
PROPOSED DOOR SCHEDULE
SCALE: 1/8" = 1' 0"

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REV	DESCRIPTION	DATE

OWNER DENTAL RESTORATIVE GROUP	
PROJECT 1751 MASS AVE. CAMBRIDGE, MA	
DRAWING TITLE PROPOSED DOOR SCHEDULE	
100	YGS
1/8" = 1' 0"	FEB 21, 2025

A-107



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BELMONT MA 02478
617-669-2965
WWW.YGSDO.COM

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Design &
Development

CONTRACT



REV	DESCRIPTION	DATE

DENTAL
RESTORATIVE
GROUP

1751 MASS AVE.
CAMBRIDGE, MA

PROPOSED 3D IMAGES

DRAWING TITLE

100	YGS
DATE	FEB 21, 2025

SCALE: DATE:

A-108

DRAWING NUMBER

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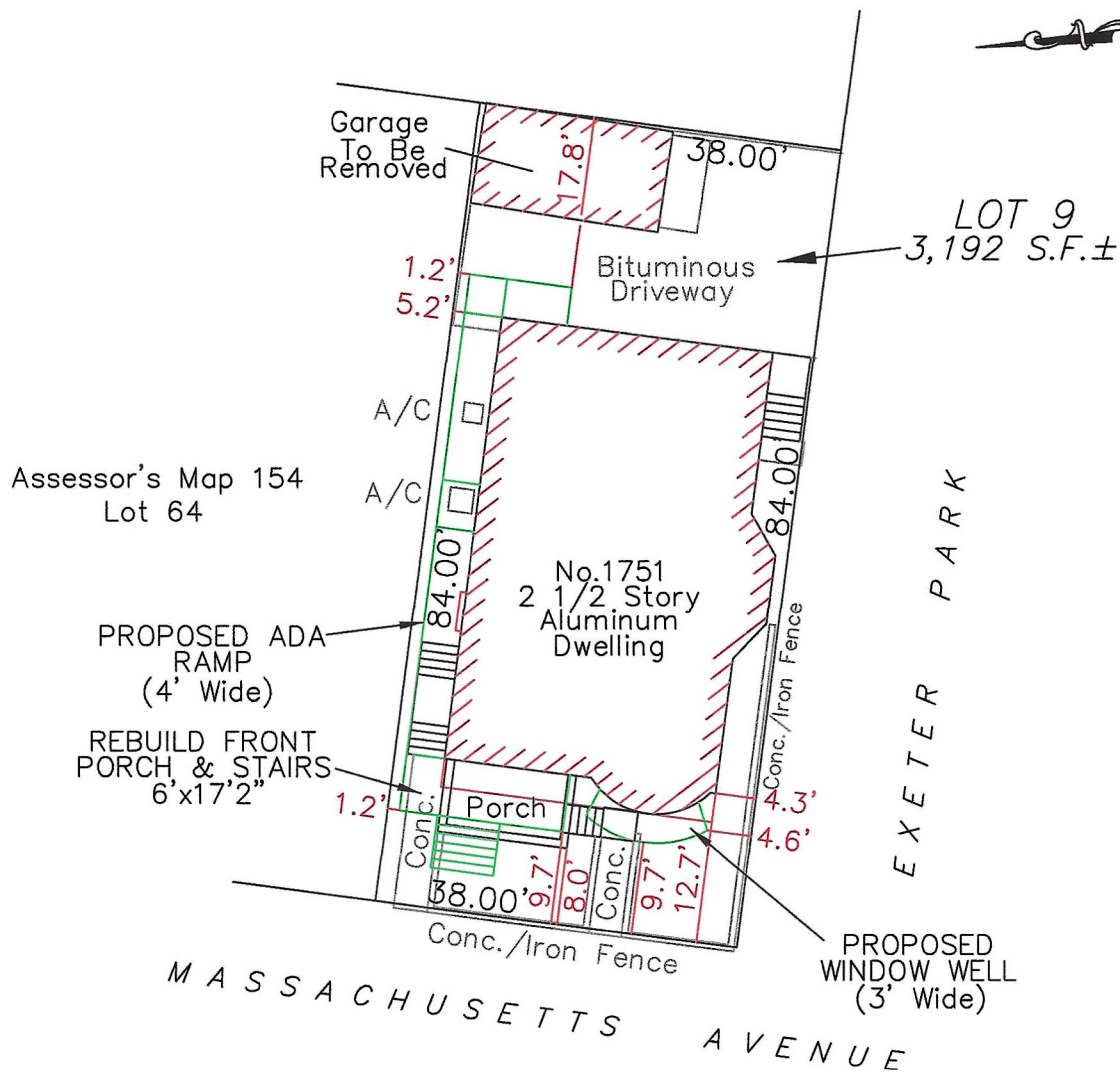
PLATES
STAGES
REVISES



PHOTOS OF EXISTING PROPERTY



Assessor's Map 154
Lot 66



PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:
SEUNG HEUK CHANG
1751 MASSACHUSETTS AVENUE

SCALE: 1"=20'

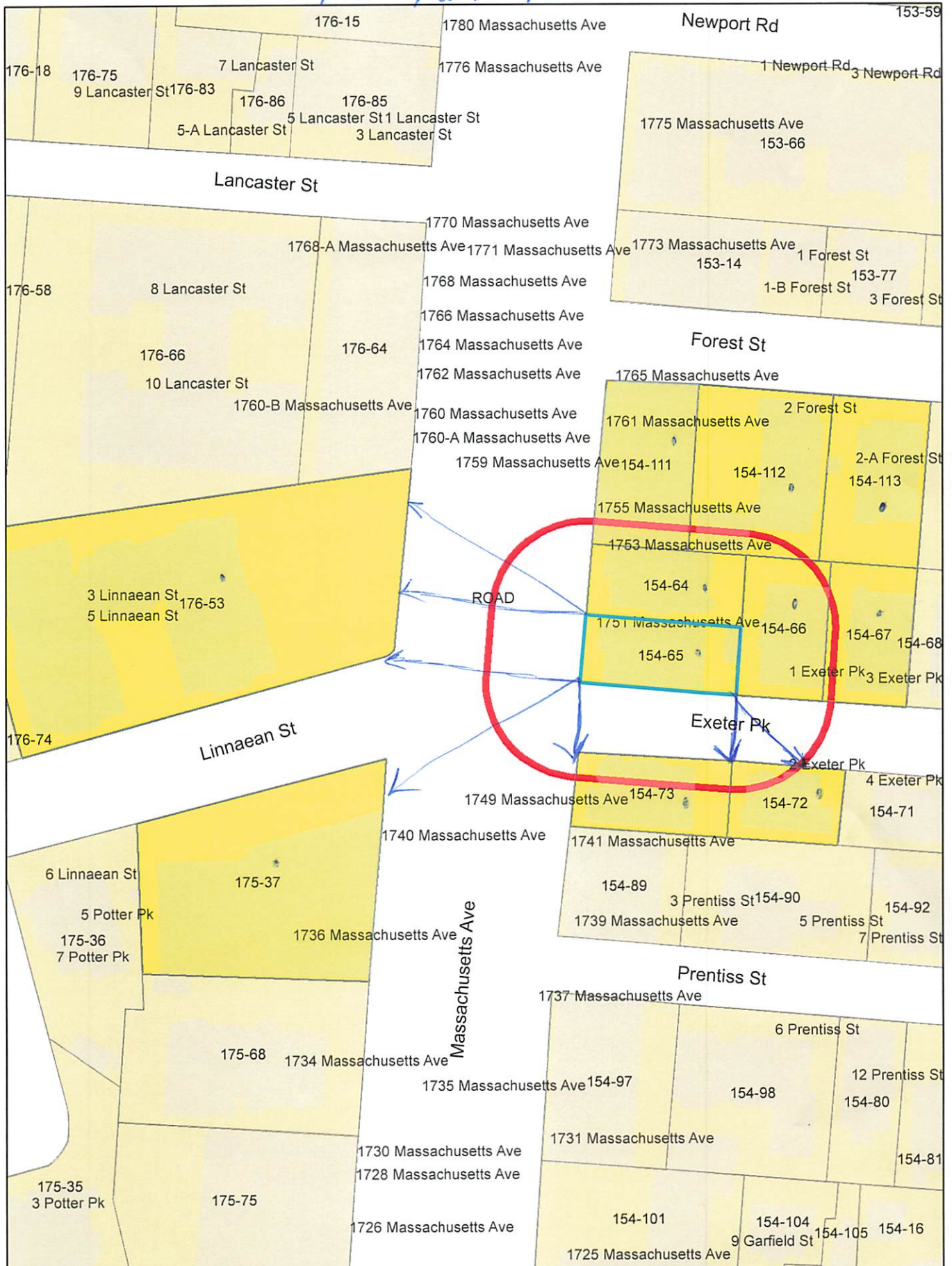
DATE: APRIL 20, 2023

Revised: FEBRUARY 14, 2025

DAVID P. TERENCEZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: BA-2
Deed Reference: Book 72282, Page 423
Assessor's Map 154, Lot 65
Proposed Lot Coverage = 55.0% ±

1751 Mass Ave



1751 Mass Avenue

Petitioner

154-113
SERFATY, DANIEL & IRENE MIZRAHI
2B FOREST ST
CAMBRIDGE, MA 02140

154-66
G. ALLEN MERRY & ELLEN M. RINTELL, TRS
OF G. ALLEN MERRY & ELLEN M. RINTELL REV
1 EXETER PK
CAMBRIDGE, MA 02140

Yael Getz Schoen, Architect
70 HOITT ROAD
BELMONT, MA 02478

154-73
EXETER PARK ASSOCIATES, LLC
1749 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

154-112
BENOS, ELENI,
TRUSTEE THE ELENI BENOS TRUST
3 FOREST ST
CAMBRIDGE, MA 02140

154-67
JENSEN, BRINGFRIEDE M. & J
EAN-CLAUDE M. JENSEN,
TRS. OF JENSEN REALTY TRUST
3 EXETER PK
CAMBRIDGE, MA 02140-2215

175-37
1740 TRUST LLC FIRST NEEDHAM PLACE
C/O BULFINCH
116 HUNTINGTON AVE STE 600
BOSTON, MA 02116

176-53
WILLOW LAND CORPORATION
C/O STEPHEN WOLFBERG
1010 MEMORIAL DR UNIT 17A
CAMBRIDGE, MA 02138

154-64
1753 MASS AVE LLC
59 SPY POND PARKWAY
ARLINGTON, MA 02474

154-111
1755 MASSACHUSETTS AVENUE UNIT 4, LLC
375 TOTTEN POND ROAD - SUITE 200
WALTHAM, MA 02451

154-65
CHANG, SEUNG HEUK,
TRUSTEE THE CS REV LIVING TRUST
75 SPRING VALLEY RD
BELMONT, MA 02478

154-111
LINEAR RETAIL CAMBRIDGE #5 LLC
77 SOUTH BEDFORD STREET - SUITE 401
BURLINGTON, MA 01803

154-72
GUILLEMIN, VICTOR & MARGRET GUILLEMIN
2 EXETER PARK
CAMBRIDGE, MA 02140



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Yael Getz-Schoen Date: 3/21/2025
(Print)

Address: 1751 Mass Ave

Case No. BZA-1154651

Hearing Date: 4/10/25

Thank you,
Bza Members

1751 Mass Ave



1751 Mass Ave

