

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.

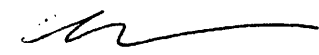
I/We Chi Chi Liao
(OWNER)

Address: 90 Hamilton St, #2, Cambridge MA 02139

State that I/We own the property located at 90 Hamilton St, Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of MRH Hamilton LLC

*Pursuant to a deed of duly recorded in the date 5/2/2014, Middlesex South
County Registry of Deeds at Book 63566, Page 592; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

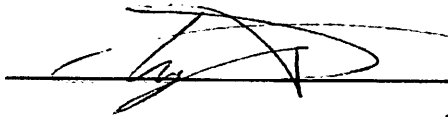


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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


Commonwealth of Massachusetts, County of Middlesex

The above-name Chi Chi Liao personally appeared before me,
this 24th of January, 2023, and made oath that the above statement is true.



Notary

My commission expires 7/31/26 (Notary Seal)


ANTHONY J. PORTELLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 31, 2026

- 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 90 Hamilton St., 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:

No addition to exterior will be made for change of use. The building and the parking lot will stay the same.

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 additional traffic will be generated. No changes on the access and egress for the building which will have substantial change to the neighborhood character.

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:

It is located at SD-9 area which complies with the zoning ordinance.

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 will 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 first floor has been granted for daycare use as education/institution use. The change of second floor to education/institution use will be consistent with first floor use and will provide more education space in the neighborhood and in our city. The change of use will increase neighborhood value and family friendly environment.

***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: CHICHI LIAO
Location: 90 Hamilton St., Cambridge, MA
Phone: 6179038056

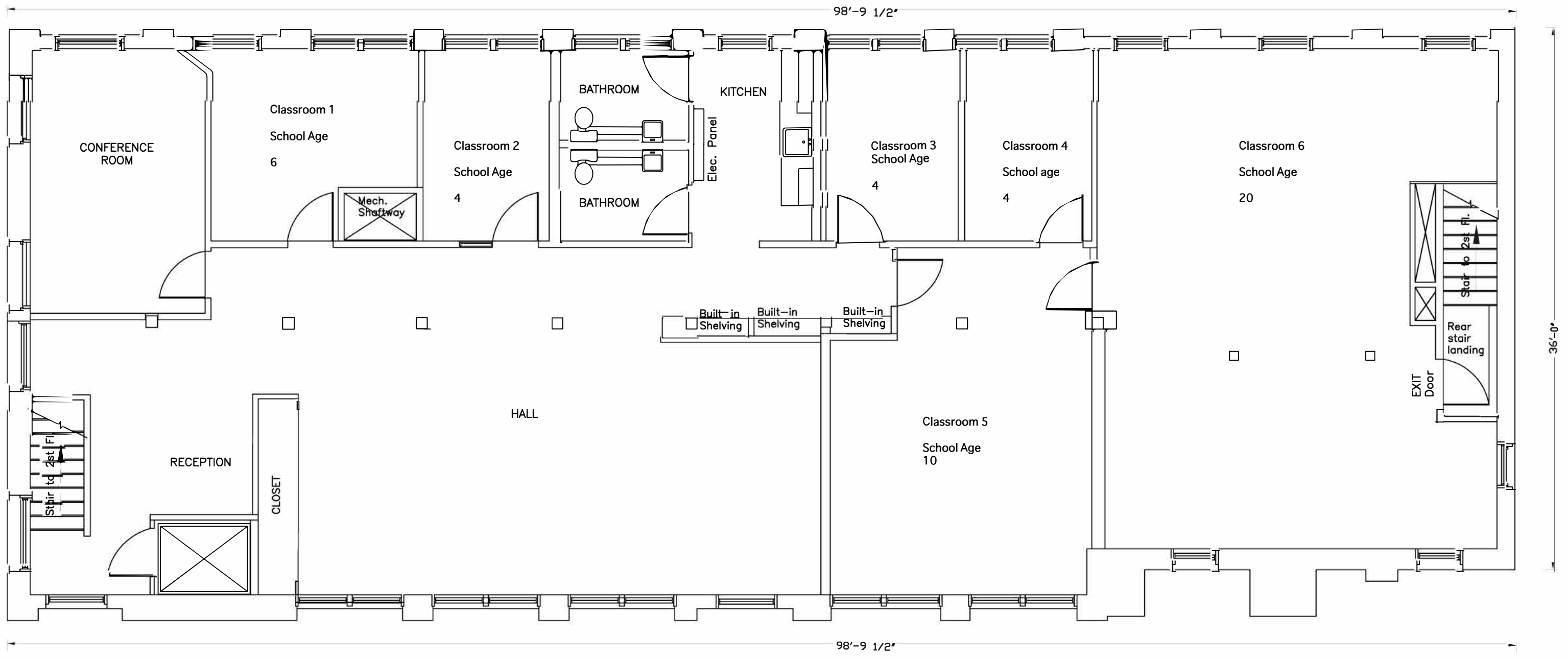
Present Use/Occupancy: Office
Zone: Special District - 9
Requested Use/Occupancy: Education/Institution

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3900	same	3169	(max.)
<u>LOT AREA:</u>		10556	same	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.72	same	0.6	
<u>LOT AREA OF EACH DWELLING UNIT</u>		10556	same	10556	
<u>SIZE OF LOT:</u>	WIDTH	131.21	same	131.21	
	DEPTH	100.19	same	100.19	
<u>SETBACKS IN FEET:</u>	FRONT	1.2	same	10	
	REAR	0	same	16	
	LEFT SIDE	0.8	same	24.7	
	RIGHT SIDE	7	same	24.7	
<u>SIZE OF BUILDING:</u>	HEIGHT	24.5	same	N/A	
	WIDTH	98.8	same	N/A	
	LENGTH	39.3	same	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0%	same	36%	
<u>NO. OF DWELLING UNITS:</u>		2	same	N/A	
<u>NO. OF PARKING SPACES:</u>		17	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

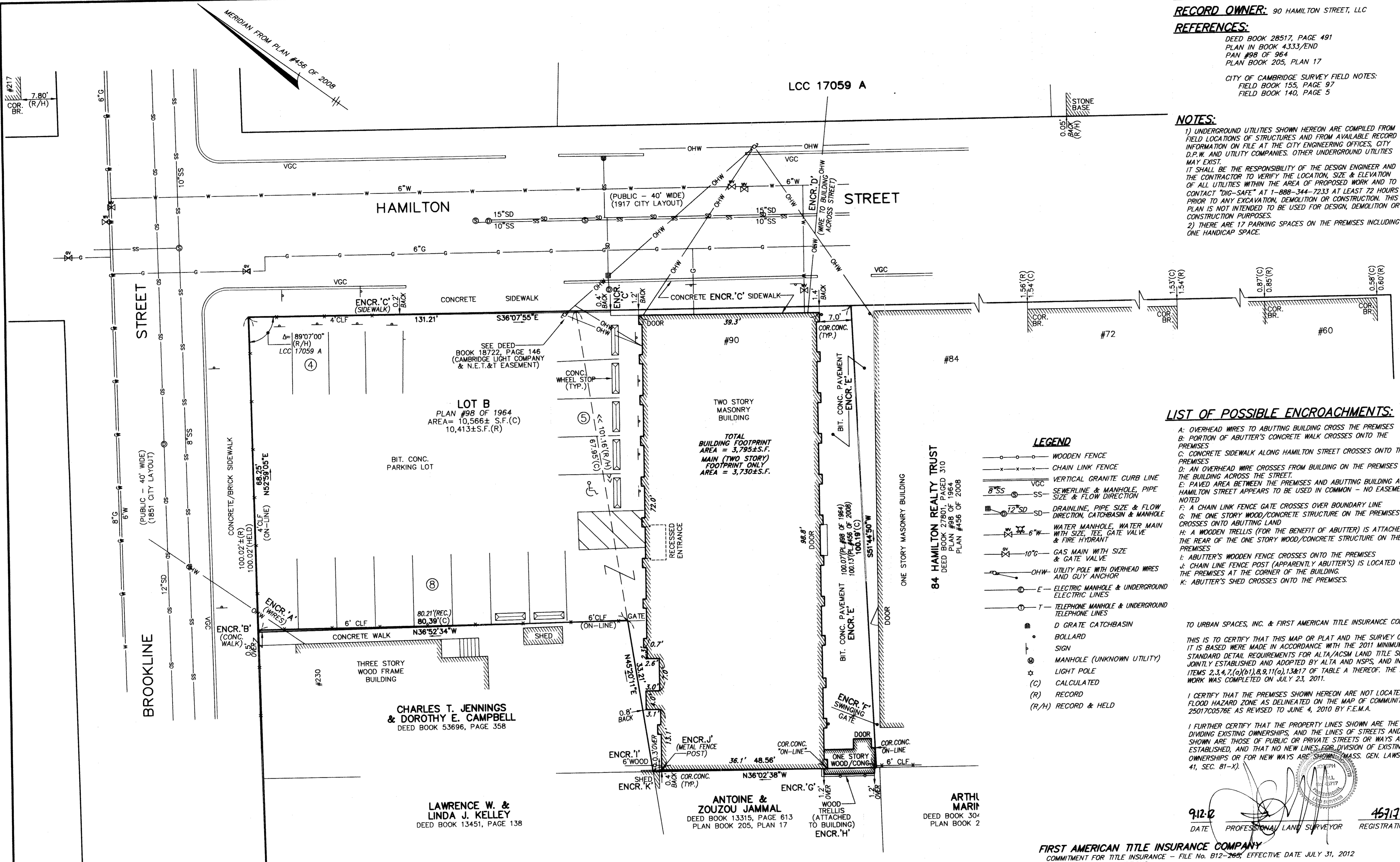
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

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'.

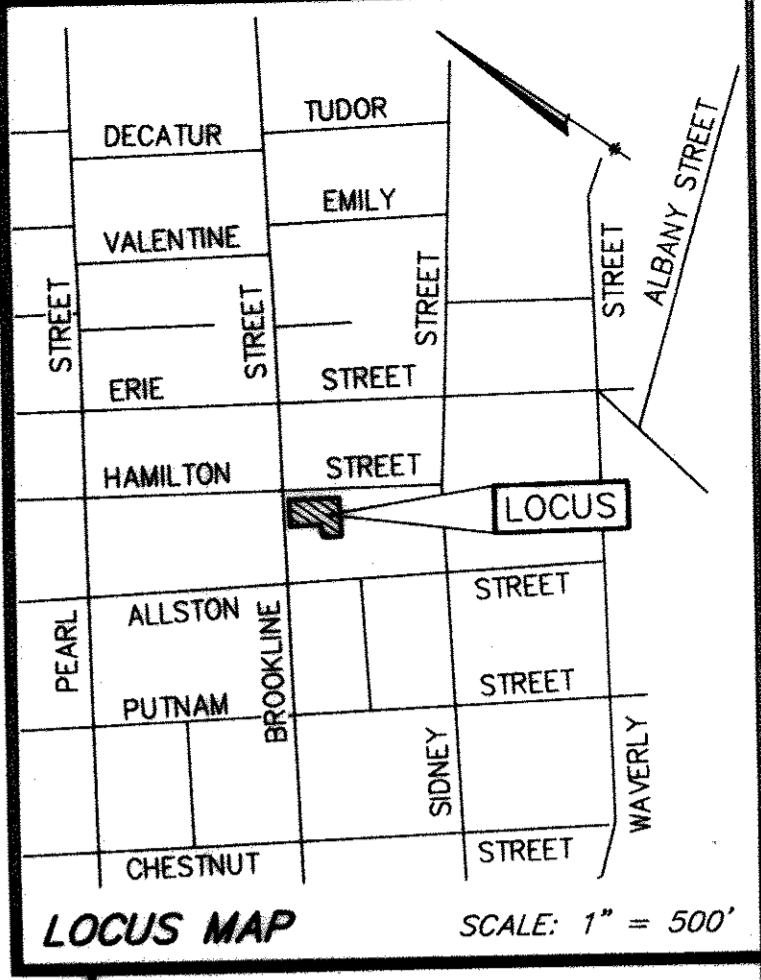


second floor 90 hamilton st



ASSESSORS: MAP 96, LOT 108
RECORD OWNER: 90 HAMILTON STREET, LLC
REFERENCES:
 DEED BOOK 28517, PAGE 491
 PLAN IN BOOK 4333/END
 PLAN #98 OF 1964
 PLAN BOOK 205, PLAN 17
 CITY OF CAMBRIDGE SURVEY FIELD NOTES:
 FIELD BOOK 155, PAGE 97
 FIELD BOOK 140, PAGE 5

NOTES:
 1) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST.
 IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN, DEMOLITION OR CONSTRUCTION PURPOSES.
 2) THERE ARE 17 PARKING SPACES ON THE PREMISES INCLUDING ONE HANDICAP SPACE.



90 HAMILTON STREET
 Cambridge, Massachusetts

URBAN SPACES, LLC
 10 McTernan Street
 Cambridge, Massachusetts 02139

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM

LIST OF POSSIBLE ENCROACHMENTS:

- A: OVERHEAD WIRES TO ABUTTING BUILDING CROSS THE PREMISES
- B: PORTION OF ABUTTER'S CONCRETE WALK CROSSES ONTO THE PREMISES
- C: CONCRETE SIDEWALK ALONG HAMILTON STREET CROSSES ONTO THE PREMISES
- D: AN OVERHEAD WIRE CROSSES FROM BUILDING ON THE PREMISES TO THE BUILDING ACROSS THE STREET
- E: PAVED AREA BETWEEN THE PREMISES AND ABUTTING BUILDING AT 84 HAMILTON STREET APPEARS TO BE USED IN COMMON - NO EASEMENT NOTED
- F: A CHAIN LINK FENCE GATE CROSSES OVER BOUNDARY LINE
- G: THE ONE STORY WOOD/CONCRETE STRUCTURE ON THE PREMISES CROSSES ONTO ABUTTING LAND
- H: A WOODEN TRELLIS (FOR THE BENEFIT OF ABUTTER) IS ATTACHED TO THE REAR OF THE ONE STORY WOOD/CONCRETE STRUCTURE ON THE PREMISES
- I: ABUTTER'S WOODEN FENCE CROSSES ONTO THE PREMISES
- J: CHAIN LINK FENCE POST (APPARENTLY ABUTTER'S) IS LOCATED ON THE PREMISES AT THE CORNER OF THE BUILDING
- K: ABUTTER'S SHED CROSSES ONTO THE PREMISES.

- LEGEND**
- WOODEN FENCE
 - CHAIN LINK FENCE
 - VERTICAL GRANITE CURB LINE
 - SEWERLINE & MANHOLE, PIPE SIZE & FLOW DIRECTION
 - DRAINLINE, PIPE SIZE & FLOW DIRECTION, CATCHBASIN & MANHOLE
 - WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
 - GAS MAIN WITH SIZE & GATE VALVE
 - UTILITY POLE WITH OVERHEAD WIRES AND GUY ANCHOR
 - ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
 - TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
 - D GRATE CATCHBASIN
 - BOLLARD
 - SIGN
 - MANHOLE (UNKNOWN UTILITY)
 - LIGHT POLE
 - CALCULATED
 - RECORD
 - (R/H) RECORD & HELD

TO URBAN SPACES, INC. & FIRST AMERICAN TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,7,(a)(1),8,9,11(a),13&17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2011.

I CERTIFY THAT THE PREMISES SHOWN HEREON ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 2501700576E AS REVISED TO JUNE 4, 2010 BY F.E.M.A.

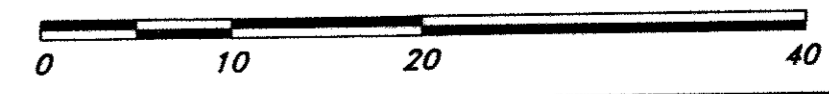
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN IN ACCORDANCE WITH MASS. GEN. LAWS CHAPTER 41, SEC. 81-X.

9-12-12
 DATE PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 45717

FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE - FILE NO. B12-265, EFFECTIVE DATE JULY 31, 2012
 SURVEY RELATED EXCEPTIONS:

ITEM #	REFERENCE	DESCRIPTION	DISPOSITION
#2	-	RIGHTS IN HAMILTON & BROOKLINE STREETS SHOWN ON SURVEY	STREETS
#3	-	SQUARE FOOTAGE OF LOT	RECORD AREA AND CALCULATED AREAS SHOWN ON SURVEY.
#4	DEED BOOK 5946, PAGE 378	ORDER OF CITY OF CAMBRIDGE FOR EDGESTONE CONSTRUCTION	EXISTING CURBING SHOWN ON SURVEY.
#5	DEED BOOK 6773, PAGE 593	ORDER OF CITY OF CAMBRIDGE FOR SIDEWALK CONSTRUCTION	EXISTING SIDEWALKS SHOWN ON SURVEY.
#7	DEED BOOK 18722, PAGE 146	CAMBRIDGE ELEC. LIGHT CO. & N.E.T.&T EASEMENT	POLE & OVERHEAD WIRES REFERENCED IN DOC. ARE SHOWN ON SURVEY.

SCALE: 1" = 10'



RECORD LEGAL DESCRIPTIONS:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN SAID CAMBRIDGE, BEING SHOWN AS LOT A ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE," DATED MARCH 30, 1918, BY DANA E PERKINS, CIVIL ENGINEER, RECORDED WITH SAID DEEDS AT THE END OF BOOK 4331, BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHEASTERLY BY HAMILTON STREET, SIXTY AND 21/100 (60.21) FEET;
 SOUTHEASTERLY BY LOT B ON SAID PLAN, ONE HUNDRED AND 07/100 (100.07) FEET;
 SOUTHWESTERLY BY LAND OF OWNERS UNKNOWN, FORTY-EIGHT AND 56/100 (48.56) FEET;
 NORTHWESTERLY BY LAND OF OWNERS UNKNOWN AND BY THE THIRD PARCEL, A TOTAL OF ONE HUNDRED AND 65/100 (100.65) FEET.
 CONTAINING 5339 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN. 224-226 BROOKLINE STREET
 A CERTAIN PARCEL OF LAND WITH THE BUILDING THEREON SITUATED IN SAID CAMBRIDGE, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHWESTERLY BY BROOKLINE STREET, SIXTY-EIGHT AND 25/100(68.25) FEET;
 NORTHEASTERLY BY HAMILTON STREET, SEVENTY-ONE (71) FEET;
 SOUTHEASTERLY BY LAND FORMERLY OF HASTINGS AND IN PART BY LAND FORMERLY OF DANA SIXTY-EIGHT AND 44/100 (68.44) FEET;
 SOUTHWESTERLY BY LAND NOW OR FORMERLY OF HEIRS OF M. MANNIX EIGHTY AND 21/100 (80.21) FEET.

THE ABOVE DESCRIBED PARCELS ARE ALSO DESCRIBED TOGETHER AS FOLLOWS:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN SAID CAMBRIDGE, BEING SHOWN AS LOT B ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASS." DATED JANUARY 20, 1964, BY ROBERT H. DUNNING, SURVEYOR, RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 10453, PLAN 126, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHEASTERLY BY SAID HAMILTON STREET, ONE HUNDRED THIRTY-ONE AND 21/100(131.21) FEET; NORTHWESTERLY BY BROOKLINE STREET, SIXTY-EIGHT AND 25/100(68.25) FEET; SOUTHWESTERLY BY LAND OF OWNERS UNKNOWN, EIGHTY AND 21/100 (80.21) FEET; NORTHWESTERLY AGAIN BY LAND OF OWNERS UNKNOWN, THIRTY-THREE AND 21/100 (33.21) FEET; SOUTHWESTERLY AGAIN BY LAND OF OWNERS UNKNOWN, FORTY-EIGHT AND 56/100 (48.56) FEET; SOUTHEASTERLY BY THE FIRST PARCEL, ONE HUNDRED AND 07/100 (100.07) FEET; CONTAINING 10,413 SQUARE FEET OF LAND, ACCORDING TO SAID PLAN.

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

9-12-12
 DATE PROFESSIONAL LAND SURVEYOR

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 7/25/2012 DRAWN BY: JMS
 SCALE: 1" = 20' CHECK BY: WCU

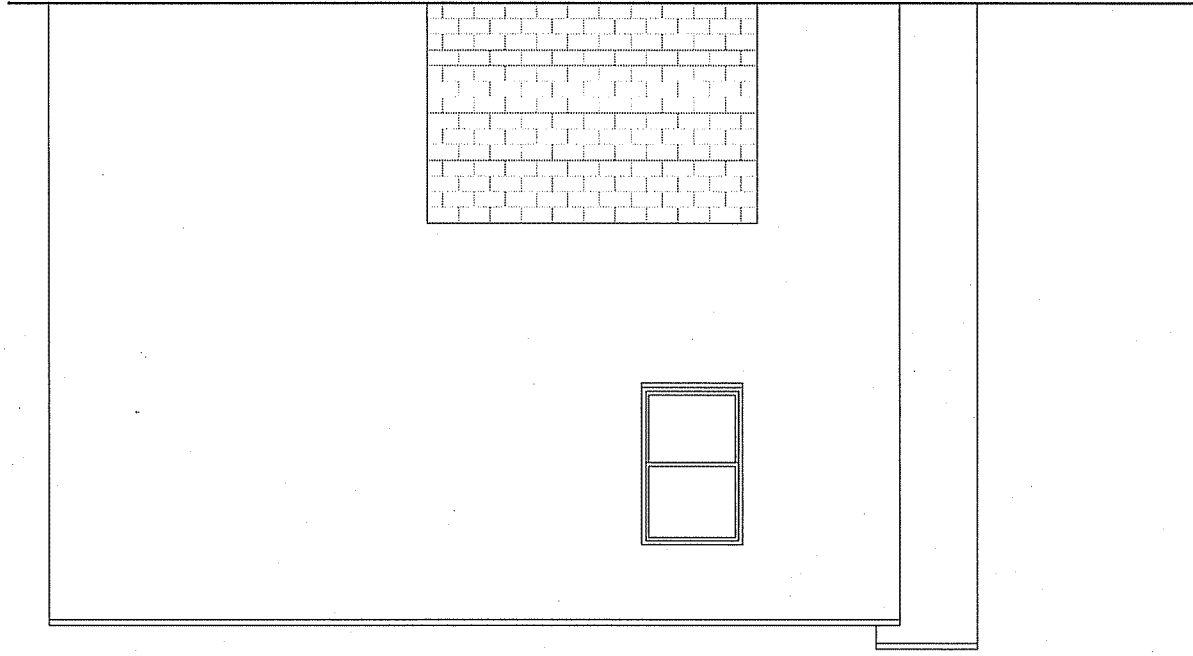
ALTA / ACSM LAND TITLE SURVEY IN CAMBRIDGE, MA

PLOT DATE: Sep 12, 2012 @ 3:41 am
 PATH: P:\Land Projects\REV17157.dwg

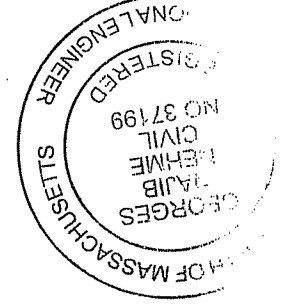
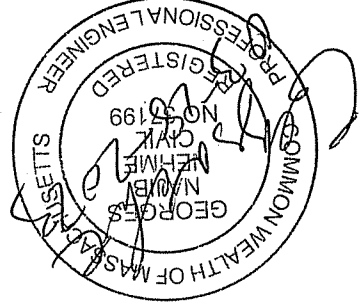
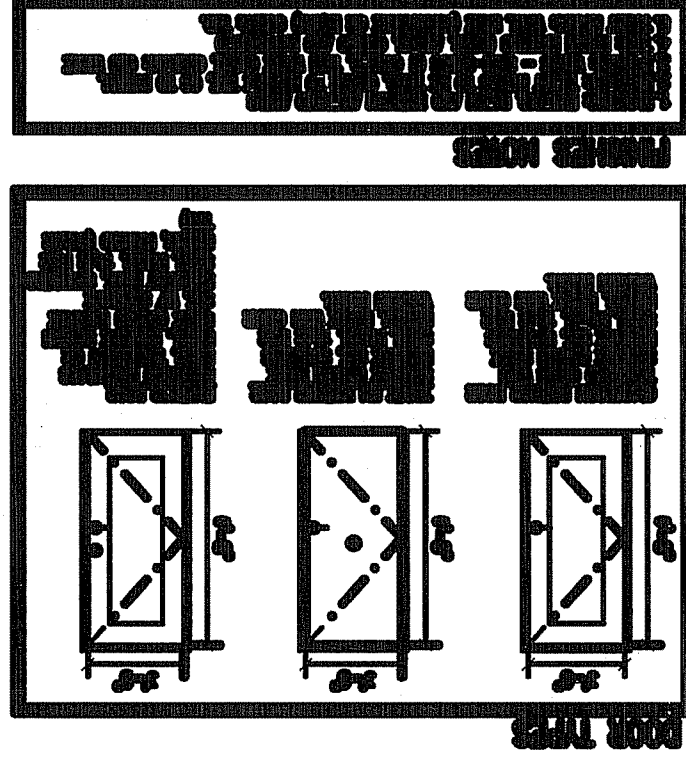
DWG: 17157.TI.dwg
 LAYOUT: alta
 SHEET: 1 OF 1
 PROJECT NO.: 17157

existing elevations

EXISTING BUILDING ELEVATION/ SOUTH
S. 1/8"=1'-0"



EXISTING BUILDING ELEVATION/ WEST
S. 1/8"=1'-0"



90 Hamilton St.





Dr. J Lee and the Lee Family
1 Broadway, MIT Bldg. E70
Cambridge, MA 02142

March 15,2024

To Whom it Might Concern:

RE: Harvard Brillante Academy

We support the Harvard Brillante Academy as Cambridge residents. We need great childcare/preschool for our grandchildren (one boy and one girl). Our grandchildren need to acquire a second or third language and learn about diverse cultures to be part of the global community as our society diversifies and the globe becomes a global village. We want a facility near where our adult children work and live so we can trust and depend on the staff. We adore Harvard Brillante Academy because they teach and nurture our grandkids in a culturally varied, multi-lingual community so they may develop a real passion for learning and the capacity to interact in any community.

We desire culturally rich preschool for our grandkids. Our children and families value their early education. Parents have a significant duty and honor to shape their children's life. We know that a good upbringing has a significant influence on later life. Harvard Brillante Academy gave our grandkids self-confidence and a lifelong love of study. We hope our grandkids can enjoy Harvard Brillante Academy at Cambridge Port too.

We support a Cambridge Port Center that will serve the community and parents looking for an excellent location for their children to study and thrive.

Very warmly yours,

A handwritten signature in black ink, appearing to be "J Lee". The signature is written in a cursive style with a large, stylized initial "J" and "L".

C. Arroyave
Second Street, Cambridge MA.

March 20, 2023

To Whom it Might Concern:

RE: Harvard Brillante Academy

As Cambridge residents, we are writing this letter to support the change of office use to education use on 2nd floor of 90 Hamilton St for the Harvard Brillante Academy. As member of the vibrant Cambridge community, we need more education space to support our children and families. When our society becomes more diversified and the world becomes global village, our kids need immersion programs to learn second or third language and know more about what unites us.

We hope to have a center with more education space near where we work and live and that we will give our children to the people we trust, and we could rely on.

We love Harvard Brillante Academy because they educate and nurture our kids within a culturally diverse, multi-lingual community so that our kids can develop a true passion for learning and an ability to engage in any environment and community not only here but anywhere in the world.

We fully support to have a center in Cambridge port area which will be a great benefit to the neighborhood and to the parents who are seeking a great place for their children to learn and grow. The education space will also bring a great addition to the neighborhood and support Cambridge's immersion programs in elementary school.

Sincerely yours,



C. Arroyave



ML Mai
MIT Sloan School of Management
77 Massachusetts Avenue
Cambridge, MA 02139

March 22, 2024

To Whom it Might Concern:

RE: Harvard Brillante Academy

Harvard Brillante Academy has our full support as Cambridge locals. Our family desperately needs a dependable education programs for our children. As our society grows more varied and the world resembles a global village, it is imperative that our children learn a second or even third language and get an appreciation for other cultures. For our children to acquire a genuine love of learning and the ability to engage with any community, we are very grateful to Harvard Brillante Academy for providing them with an educational environment rich in cultural diversity and multi-lingual instruction.

A culturally diverse preschool environment is an absolute must for our three boys. Harvard Brillante Academy is a hit with our kids. Early childhood education is highly valued by parents and children here. It is a great responsibility and privilege to be a parent. It's common knowledge that one's upbringing significantly shapes their adulthood. We're excited to share Harvard Brillante Academy with our children.

We encourage the establishment of a Cambridge Port Center for the benefit of local families and their children. The building is a boon to the community and will assist the immersion programs at Cambridge's elementary schools.

Sincerely yours,

A handwritten signature in black ink, appearing to read "ML Mai".

90 Hamilton St.

96-94
GEORGOULOPOULOS, PETER,
VASILIKI GEORGOULOPOULOS &
GEORGE GEORGOULOPOULOS
85 ALLSTON STREET
CAMBRIDGE, MA 02139-4516

96-102
LIRIODENDRON LIMITED LLC
64 PARKER ST.
NEWTON, MA 02459

MRH HAMILTON LLC
C/O CHICHI LIAO
90 HAMILTON STREET #2
CAMBRIDGE, MA 02139

97-56
CAMPORT REALTY LLC.
825 BEACON ST
NEWTON CENTER, MA 02459-1834

97-57
WHITE, KATHERINE E.
237 BROOKLINE ST
CAMBRIDGE, MA 02139

96-109
MRH HAMILTON LLC
1778 COMMONWEALTH AVE.
BRIGHTON, MA 02135

96-53
ZHANG, XI HONG GE
232 BROOKLINE ST
CAMBRIDGE, MA 02139

96-115
CAMBRIDGE ADVISORS GROUP LLC
90 HAMILTON ST
CAMBRIDGE, MA 02139

96-57 /97-107
SHEFFIELD, LAURA JONATHAN AUSTIN TRS
217-219 BROOKLINE ST
CAMBRIDGE, MA 02139

96-96
TANGBAN, NEJI
95 ALLSTON ST UNIT 3
CAMBRIDGE, MA 02139

96-56
CARRETTA, RUTH A. & CARLOS SALAMANCA
99 ALLSTON ST
CAMBRIDGE, MA 02139

96-110
CHANG, LEE MEI HUA & STEVEN C. SIEGEL,
TRUSTEES OF 84 HAMILTON REALTY TRUST
309 HURON AVE
CAMBRIDGE, MA 02138

96-117
MIT 75 HAMILTON ST FEE OWNER LLC
C/O MIT INVESTMENT MANAGEMENT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

96-124
MILTENYI BIOTEC, INC
2303 LINDBERGH ST
AUBURN, CA 95602

97-54
GIBSON, ROBERT &
JENNIFER LYNNE LINCOLN
225 BROOKLINE ST. UNIT 2
CAMBRIDGE, MA 02139

96-52
HODGMAN, ROY & CAROLINE MCCOY
238 BROOKLINE ST
CAMBRIDGE, MA 02139

96-95
DKAIDEK, SAM
14 THERESA RD.
STONEHAM, MA 02180

96-96
ZHANG, MENGJIAO
95 ALLSTON ST. UNIT 1
CAMBRIDGE, MA 02139

96-96
YU, JEFFREY & PHOEBE K. YU
95 ALLSTON ST. UNIT 2
CAMBRIDGE, MA 02139

97-54
DANIELS, BARRET ROBERT JACQUELINE
DIANE DANIELS
106 HAMILTON ST 1
CAMBRIDGE, MA 02139