CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR -1 AM 10: 22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 165777

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Ting-Ho Tam, Barry Tam

PETITIONER'S ADDRESS: 22 HARDWDICK STREET, BOSTON, MA 02135

LOCATION OF PROPERTY: 50 Church St , Cambridge, MA

TYPE OF OCCUPANCY: Commercial/retail/office-bubble tea shop **ZONING DISTRICT:** Business B Zone

REASON FOR PETITION:

/My business is a formula business in other words a franchise named Gong Cha and needs special permitting per Olivia from zoning/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Need approval for building permit #160507 to move forward on the zoning plan review. Because my business is described as an upcoming formula business specfically franchise, it needs special permitting due to its BB zone in Harvard Sq. The use of occupancy is restaurant/office and will remain the same. On top of that the previous tenant, Dado, was also a bubble tea shop that served selections of food. My business is the same concept except I am strictly serving bubble tea drinks and beverages, no food. I am hoping we can get relief to move the building permit first while processing this special permit.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.0 (Fast Order Food Establishment).
Article: 11.000 Section: 11.30 (Fast Order Food Establishment).
Article: 10.000 Section: 10.40 (Special Permit)

Original Signature(s): Ting-Ho Tam, B. Tam
(Petitioner (s) / Owner)

Ting-Ho Tam, Barry Tam
(Print Name)

Address: _____

Tel. No. 617-888-3083
E-Mail Address: btsventuresociety@gmail.com

Date: 3/30/2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ting-Ho Tam, Barry Tam

Location: 50 Church St., Cambridge, MA

Phone: 617-888-3083

Present Use/Occupancy: Commercial/retail/office-bubble tea shop

Zone: Business B Zone

Requested Use/Occupancy: Commercial/retail-bubble tea shop

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		23528		0		0	(max.)
LOT AREA:		703		0		0	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		33.47		0		0	
LOT AREA OF EACH DWELLING UNIT		n/a		0		0	
SIZE OF LOT:	WIDTH	26.5		0		0	
	DEPTH	26.53		0		0	
SETBACKS IN FEET:	FRONT	none		0		0	
	REAR	none		0		0	
	LEFT SIDE	none		0		0	
	RIGHT SIDE	none		0		0	
SIZE OF BUILDING:	HEIGHT	n/a		0		0	
	WIDTH	n/a		0		0	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0		0		0	
NO. OF DWELLING UNITS:		n/a		0		0	
NO. OF PARKING SPACES:		0		0		0	
NO. OF LOADING AREAS:		1		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		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.:

Proposing construction is interior only so everything is cosmetic and nothing exterior related or structural will be touched. Steel framing will be used for the cosmetic construction. Building will stay the same as currently is.

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.

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 50 Church St Realty Trust
(OWNER) lessee

Address: 50 Church St. Cambridge MA 02138

State that I/We own lease the property located at 50 Church St.

which is the subject of this zoning application.

The record title of this property is in the name of Gazit Horizons (9 Bartle) LLC

*Pursuant to a deed of duly recorded in the date 12/18/18, Middlesex South County Registry of Deeds at Book 72026, Page 181; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

John A Di Giovanni, trustee

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 John A. Giovanni personally appeared before me, this 18th of March, 2022, and made oath that the above statement is true.

Denise Jillson Notary

My commission expires Oct. 19, 2023 (Notary Seal)

DENISE A. JILLSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 19, 2023

- 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 50 Church 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:

The location conforms to city ordianances and does not violate any codes. Nothing strucutural is altered and the only construction happening is interior so everything is cosmetic. Therefore, we do not need to meet any ordinance requirements because there are none.

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:

We are not taking up any parking lots nor any parking spaces and we are not occupying the sidewalks or streets so we do not generate any congestion or traffic. Our business concept is order and pick up so there will be little to no affect.

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:

We are not changing the use of occupancy and we are operating a similar business as the previous tenant, Dado. Therefore, we will not be grossly violating any zoning ordinances.

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:

We are certified food handlers with allergen certificates as well. We have trained staff in everything food related and health safety. We serve non-toxic and non-alcoholic drinks and beverages that would never harm any person nor the environment.

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:

My business doesn't produce traffic, does not cause pollution, or disrupt other businesses nor the normality of the community. My business is like many other businesses in Harvard Sq that only wish to serve in the best interests of the city and its locals, students, and residents in mind. We want to preserve the historic aspect of the city as much as possible and we acknowledge the importance of history especially in Harvard Sq.

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

3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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My commission expires Oct. 19, 2023 (Notary Seal)

DENISE A. JILLSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
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Gong cha

GONG CHA- Bubble Tea

50 Church St.
Cambridge, MA

CONSTRUCTION DOCUMENTS

~~12.7.21~~
UPDATED
3.21.22
2

ARCHITECT
Leslie Saul & Associates
1972 Massachusetts Ave.
Cambridge, MA 02140

Project Manager:
Monique Jankowski
617-234-5300
monique@lesliesaul.com

TENANT

Ting-Ho Tam
781-363-3194
Btsventuresociety@gmail.com

Barry Tam
617-888-3083
Btsventuresociety@gmail.com

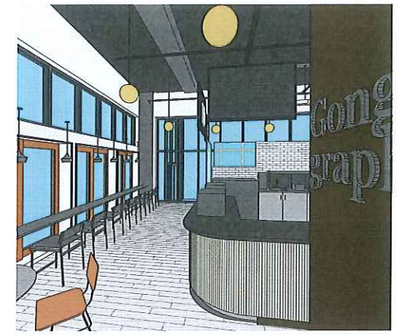
PROJECT DESCRIPTION
The projects consists of 703 SF of retail interior fit-out in landlord provided shell space.

PROJECT SCOPE
Partitions, doors, frames and hardware, floor and wall finishes, light fixtures, millwork cabinetry, beverage prep space. Reconfiguration to lifesafety items, mechanical/ electrical, and plumbing to accommodate the above changes, if required.
NO CHANGES TO USE OF SPACE

PROJECT AND CODE DATA
All work to be accomplished according to existing building codes and local ordinances.
General code Reference
- Massachusetts State Building Code - Ninth Edition
- Current trade specific Massachusetts Codes
- Accessibility Codes: ADA and MAAB

1. Use Group: (B) Business
2. Construction Classification: Type IIB
3. Non-Combustible Base Building Construction: Yes
4. Flame Spread Rating: Class C interior finishes are permitted (Flame spread index up to 200,smoke developed up to 450).
5. Fire Protection: Sprinklered- **no changes to existing**
6. Tenant Area: 703 GSF
7. Occupant Load:
   Dining area- 361 SF/ 15 = 24 occupants (seating for 11 provided)
   "Back of house"- 332 SF/100 = 3 occupants (staff of 3 max projected)
   14 total max occupants projected
8. Number of Exits: 2 exits provided
9. Accessibility: Handicap accessibility shall conform.
10. Exit Widths: Front exit- 36", Rear exit- 36"
11. Min. exit corridor 44" . Provided: 65"
12. ACCESSIBLE BATHROOM IS PROVIDED IN THE BUILDING, PROVIDED BY LANDLORD

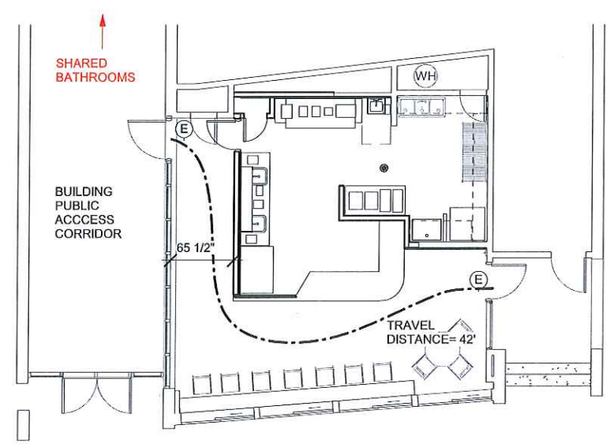
GENERAL NOTES:
1. Contractor to verify all existing construction and dimensions.
2. Contractor to provide all mechanical, electrical and life safety calculations and details.
3. Construction is zoned Central Business
4. All building codes applicable to construction type shall be accommodated by Contractor.
5. Contractor to patch and repair all areas of transition between existing work and new work.
6. Contractor to verify Fire Alarm requirements in this specific building



1 3D View-front entrance

2 3D View-front left

LOCATION MAP- Harvard Square Zoning Overlay- BA



3 LIFE SAFETY PLAN
1/8" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A1.0	Demo Plan and RCP
A2.0	Construction Plan and RCP
A3.0	Detail Plan and Schedules

4

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Seal

Revision Schedule		
Revision Number	Revision Description	Revision Date
2	Update for permit	3.21.22

Consultant

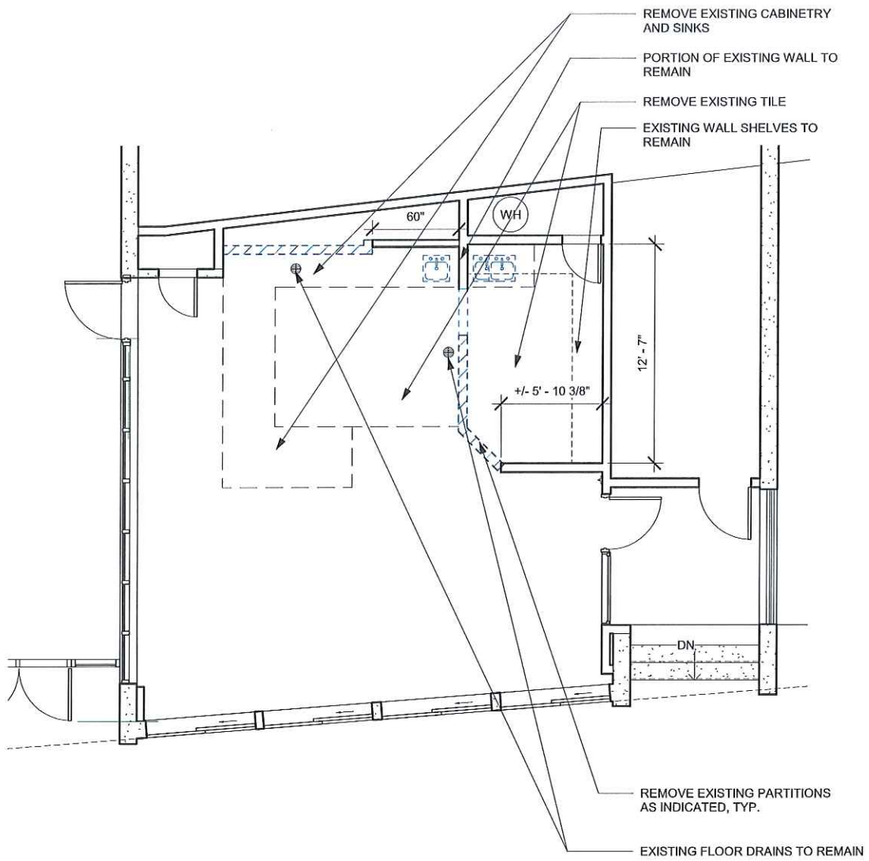
Leslie Saul & Associates, Inc.
architecture and interiors
1972 Massachusetts Ave.
Cambridge, MA 02140
Phone: 617.234.5300
Fax: 617.234.5301
www.lesliesaul.com

Project Name:
Gong Cha- Cambridge

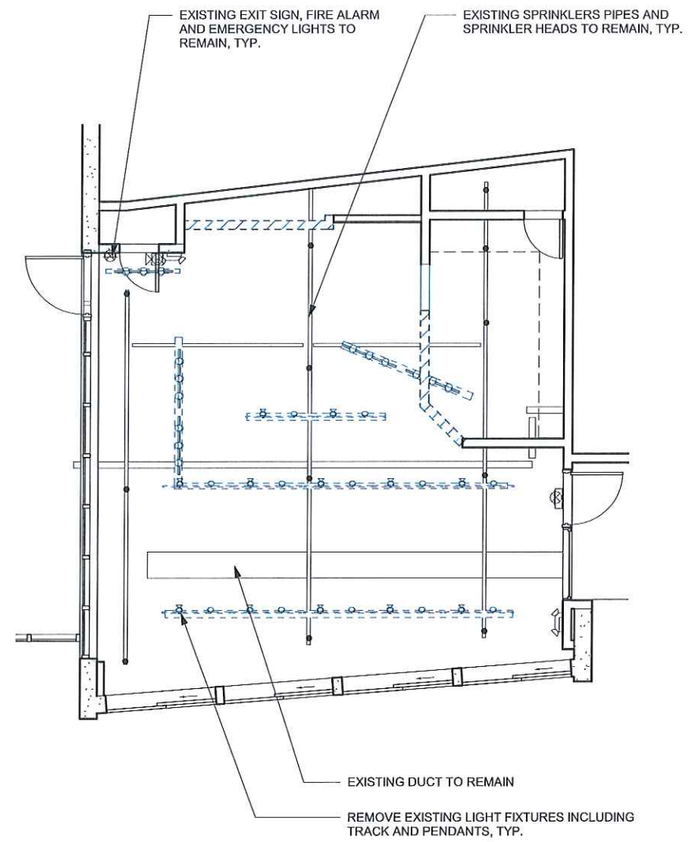
50 Church St.
Cambridge, MA 02138

Drawing Title:
Title Sheet

Revision No. 2
Creation Date: 12.7.21 Printed Date: 3/21/2022 12:08:49 PM
Scale 1/8" = 1'-0"
Drawn By MJ
Drawing No.
A0.0



1 EXISTING / DEMO PLAN
3/16" = 1'-0"



2 EXISTING / DEMO RCP
3/16" = 1'-0"

EXISTING CONDITIONS

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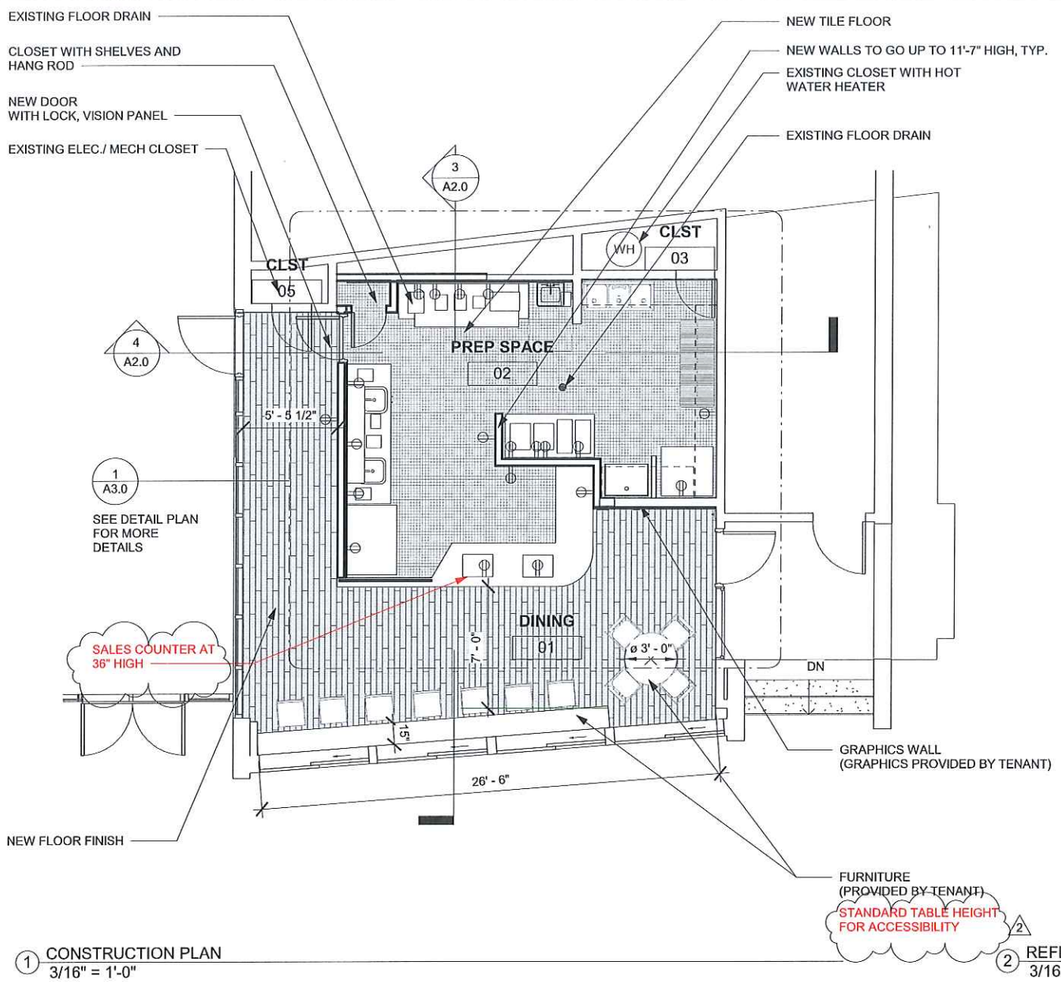
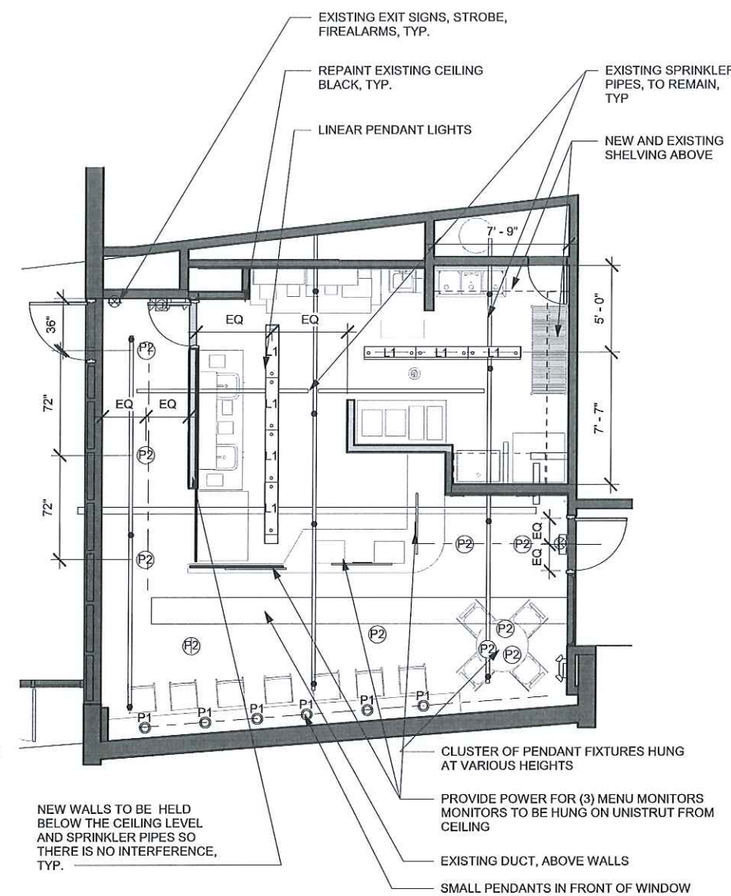
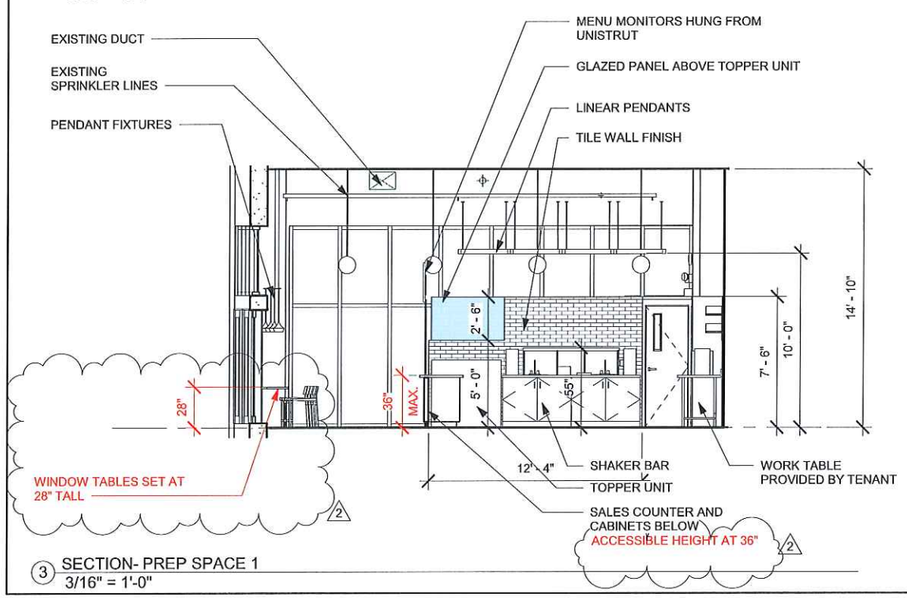
A1.0



1 CONSTRUCTION PLAN
3/16" = 1'-0"



2 REFLECTED CEILING PLAN
3/16" = 1'-0"



3 SECTION- PREP SPACE 1
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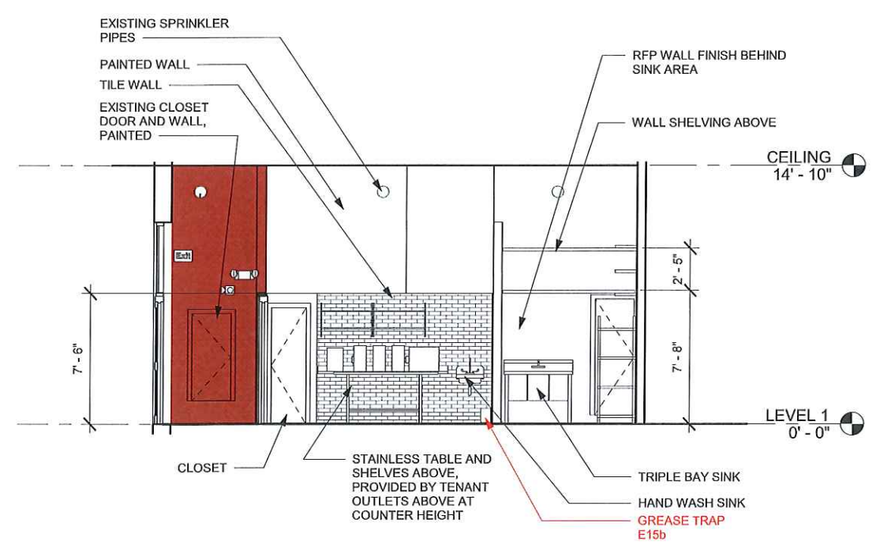

4 SECTION- PREP SPACE 2
3/16" = 1'-0"

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2	Update for permit	3.21.22

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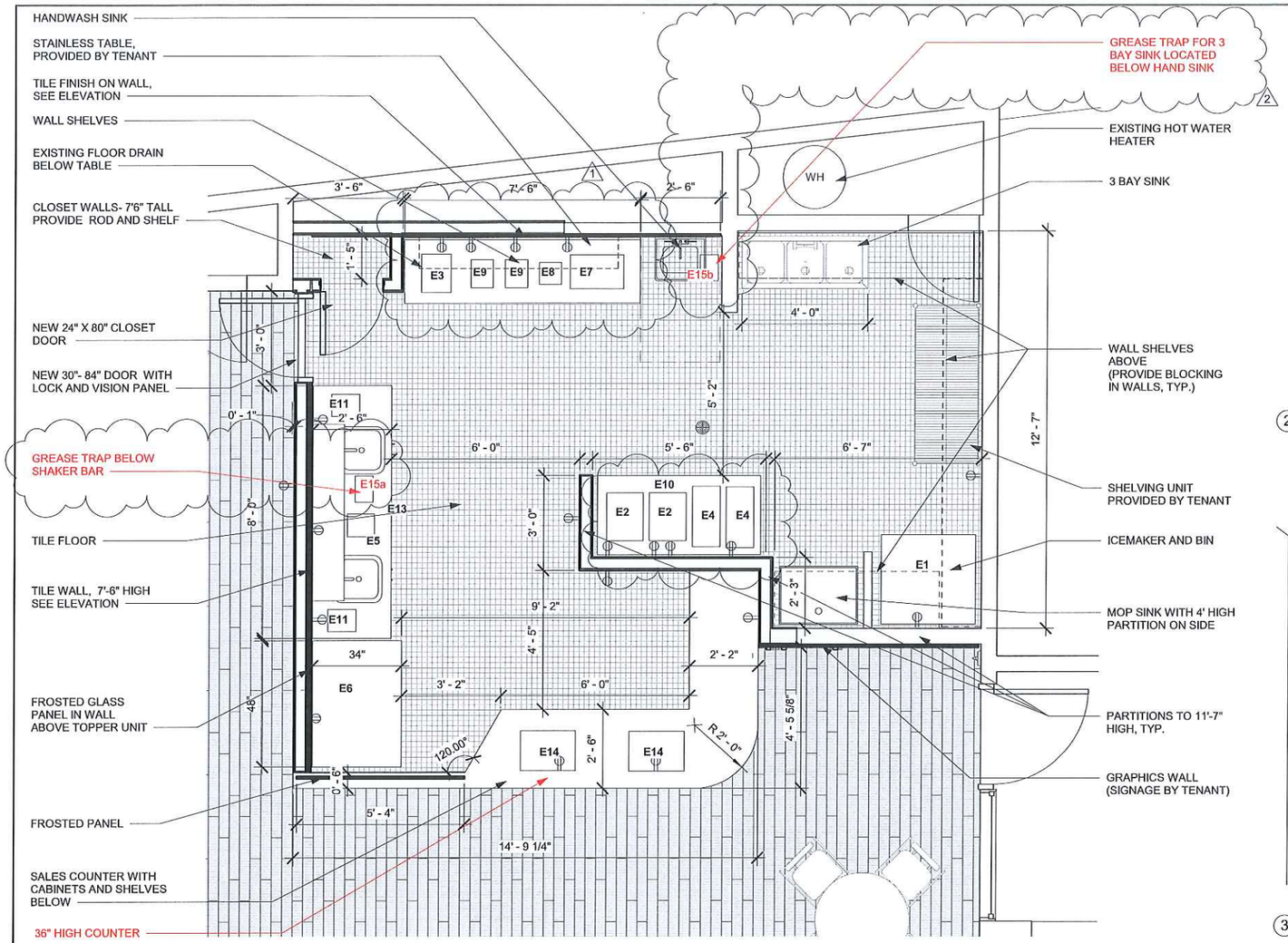
Drawn By MJ
Drawing No.

A2.0



1 DETAIL PLAN- PREP SPACE
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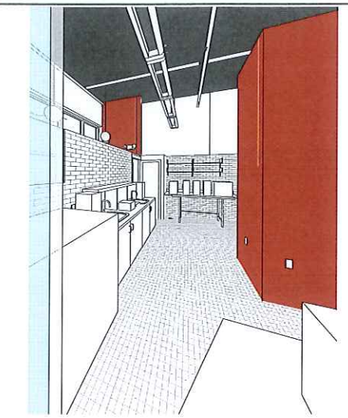
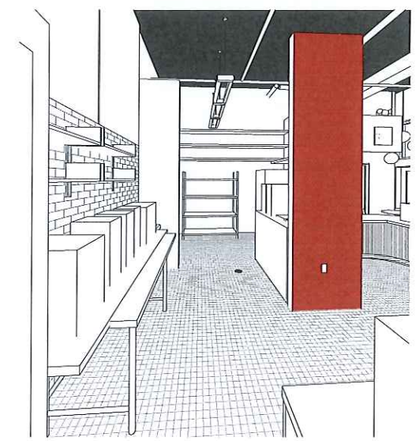


2 3D View-Prep space 1



3 3D View-Prep space 2

ELECTRICAL EQUIPMENT SCHEDULE (CUT SHEETS TO BE PROVIDED BY TENANT)

CODE	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	SIZE (W X D X H)	ELECTRICITY VOLT	ELECTRICITY WATTS	ELECTRICITY AMP	DEDCTD. OUTLET	OUTLET HEIGHT	DRAIN	NOTES
E1a	1	ICE BIN			30" X 34" X 50"						X	filtered water line rqd.
E1b	1	ICE MAKER			30" X 24.5" X 26.5"	220	4200	11.5	X			
E2	2	INDUCTION			14.2" X 18-1/8" X 5-1/8"	220	3400	15.0	X	42"		
E3	1	MIXER			11.3" X 14.6" X 16.5"	120	500	4.8		42"		
E4	2	COFFEE/TEA BREWER			10.5" X 23" X 26"	120	1,700	14	X	42"		filtered water line rqd
E5	1	SYRUP MACHINE				120				42"		
E6	1	TOPPING REF. UNIT			48" X 34 X 46"	115	225	2.0	X			
E7	1	STEAMER			13" X 20.5" X 17"	220	2800	20/20	X	42"		Filtered water line required
E8	1	SMOOTHIE MAKER			8.5" X 10.7" X 18"	120	-	15.0		42"		
E9	2	BLENDER			8.5" X 10.7" X 18"	120	-	13.0		42"		
E10	1	UNDERCOUNTER REF.				115	-	3.4	X			REUSE EXISTING REF. UNIT
E11	2	CUP SEALING MACHINE			13.5" X 14.2" X 24"	110	270	3.0	X	42"		
E12	2	OVERHEAD MONITORS			36.5" X 3.7" X 21"	120	86	9.9				Power from soffit above
E13	1	SHAKER BAR			96" X 30" X 36" (55" TOTAL)				X		X	Two sinks included in shaker bar
E14	2	POS SYSTEM			21" X 13.4" X 13.25"	120		3				(2 UNITS)- Power from below counter
E15a	1	GREASE TRAP	ZURN	8# Grease Trap, 4gpm	9-7/8" W X 10" H							Utilized for Shaker Bar
E15b	1	GREASE TRAP	ZURN	14# Grease Trap, 7gpm	11-7/8" W X 11-7/8" H							Utilized for 3 bay sink

DOOR NOTES:
1. ALL NEW HARDWARE (ON EXISTING INTERIOR DOORS) TO BE STAINLESS LOCKSET WITH ADA LEVER HANDLE
4. ALL DOORS AND FRAMES TO BE PAINTED

NOTE:
1. ALL EQUIPMENT LISTED IS PROVIDED BY TENANT AND INSTALLED BY G.C.

2. HAND WASH SINK AND TRIPLE BAY SINK TO BE PROVIDED BY G.C.

3. PROVIDE FLOOR DRAINS AT ALL SINK LOCATIONS

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Seal

Revision Schedule

Revision Number	Revision Description	Revision Date
1	Bulletin #1	12.22.21
2	Update for permit	3.21.22

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Detail Plan and Schedules

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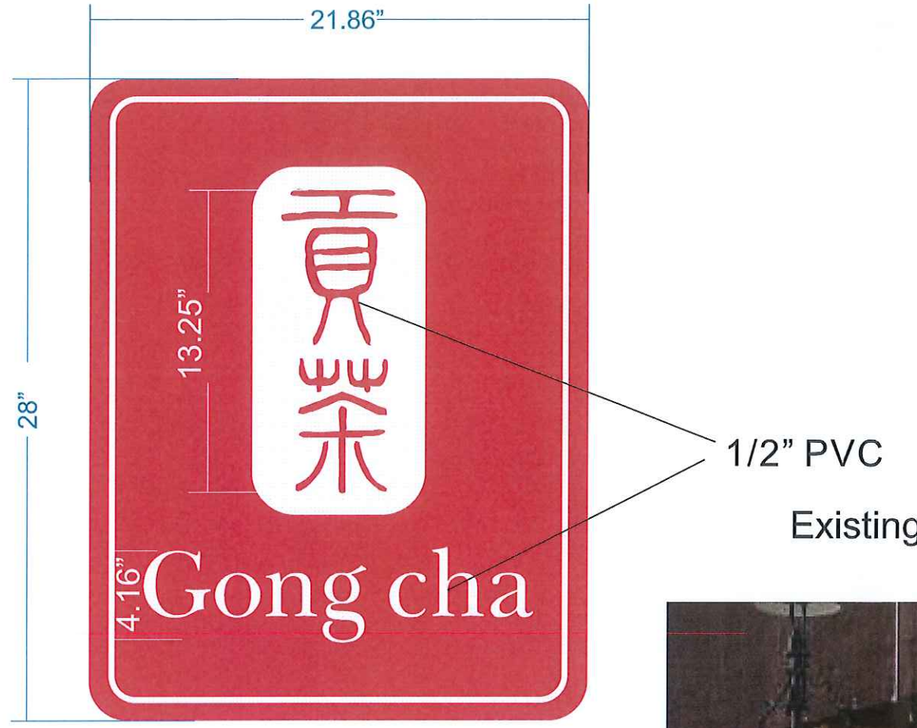
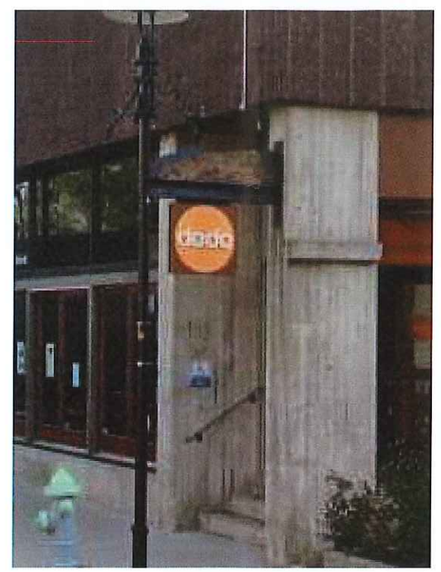
Drawing No.

A3.0



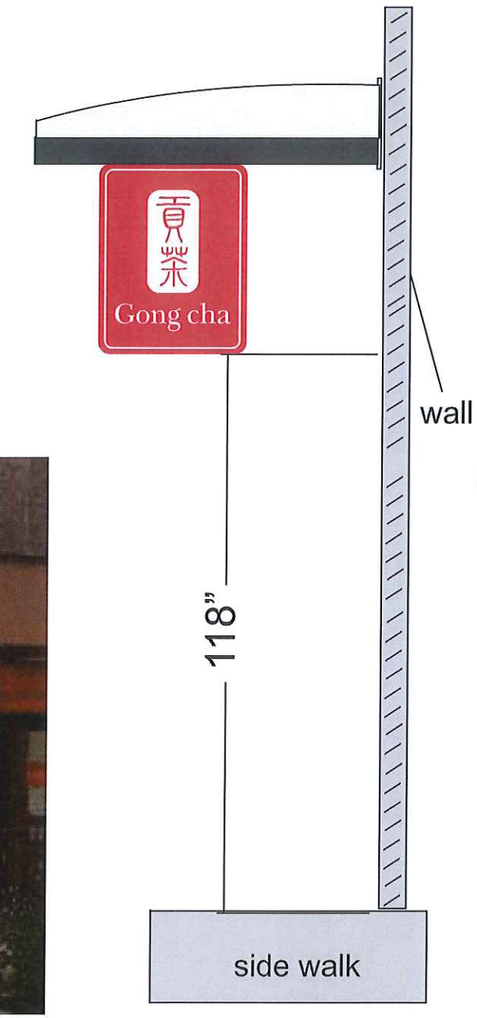
Specifications:
* 1" D 040 Aluminum welded to return with red vinyl.
* 1/2" pvc letter
* Letter boxes to be mounted on the existing mounting plates.
Sign installed in location shown on attached photo

Existing



Proposed

side view:



Blade Sign

This image is for general reference only, and may not accurately represent the actual product

Customer: **Barry Tam**

Company: **Gong Cha**

Phone: **617-888-3083**

Original: **12/17/2021** Revision:

Estimate($0 Means No Price):

Address: **50 Church St.**

City/Town: **Cambridge**

State/Zip: **MA 02138**

File Name: **Gong Cha Cambridge**

Job No: **03490**

The undersigned, in his or her individual and official capacity, hereby certifies that the quoted prices, designs, specifications, terms, and conditions are accepted. New CC Sign is authorized to perform the work as specified.

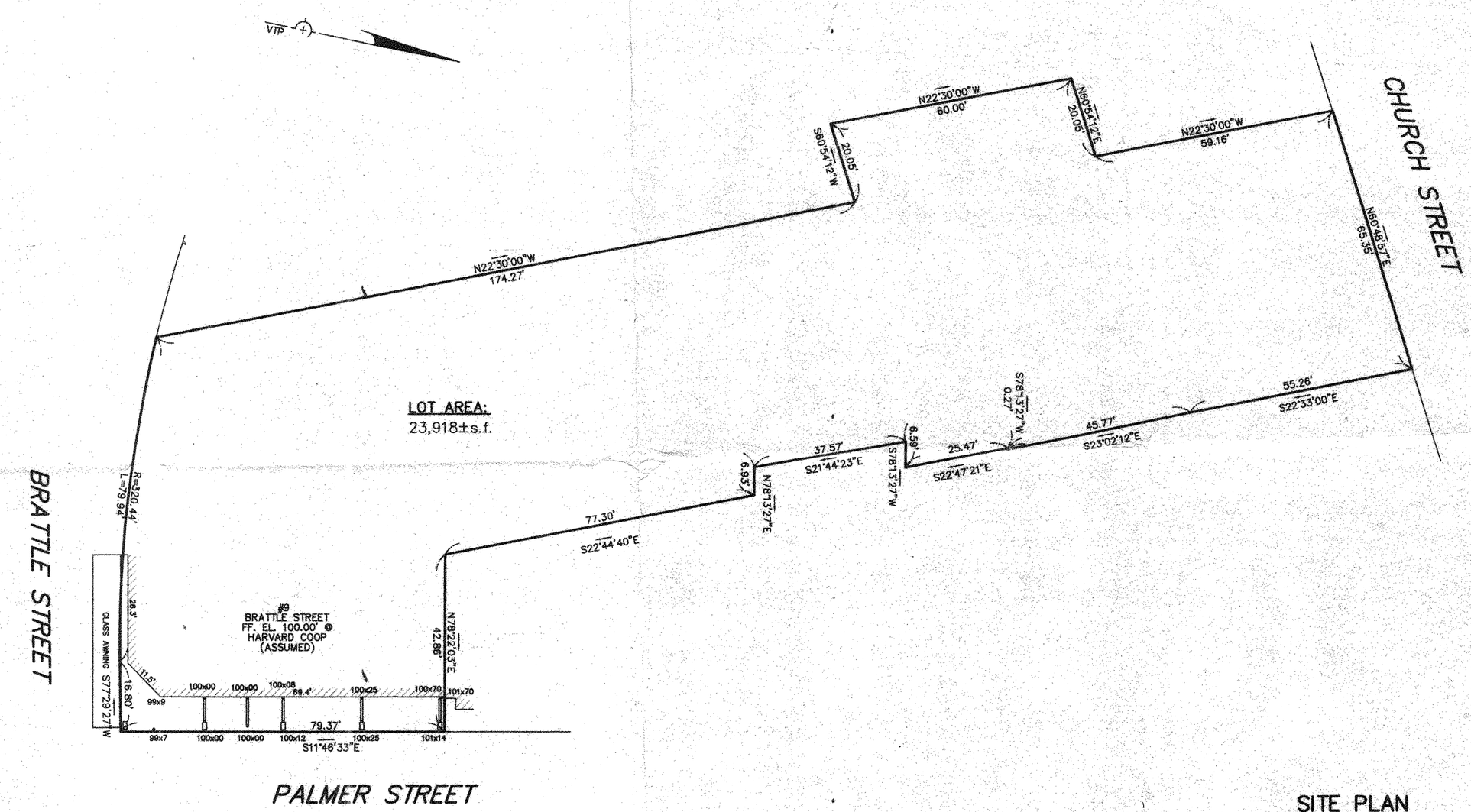
X _____ Date _____

Print Name

NEW CC SIGN

259 Quincy Ave. Quincy, MA 02169
TEL: 617.479.8552 / 617-210-7982
Fax: 617.479.4852
ccsignboston@gmail.com

© **NEW CC Sign** ALL RIGHTS RESERVED



0 10 20 40 80

SCALE: 1" = 20'

SITE PLAN
CAMBRIDGE. MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#50 CHURCH STREET

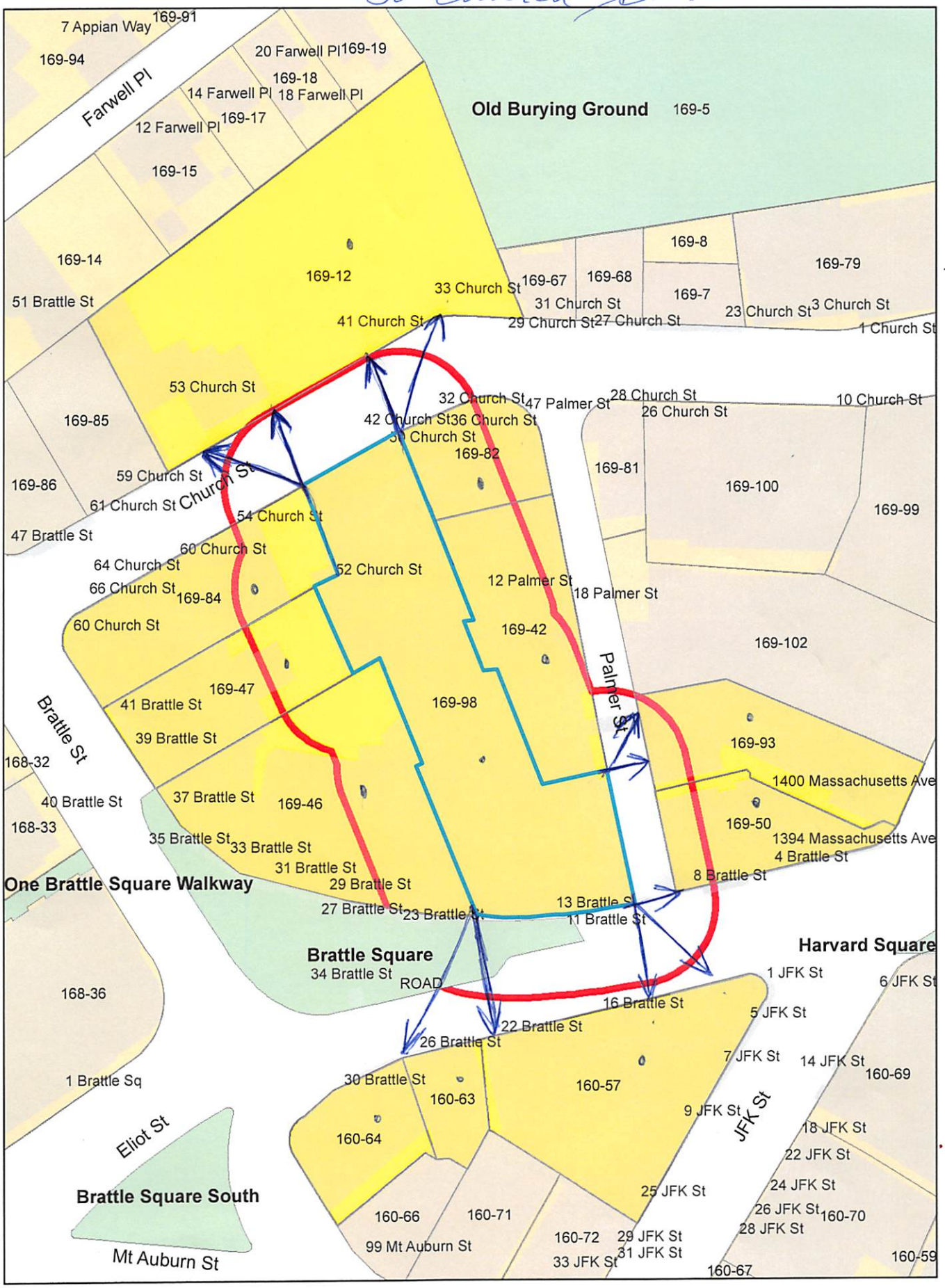
SCALE: 1in.=20ft. DATE: JANUARY 4, 2007

PROJECT: 06216

COMMONWEALTH OF MASSACHUSETTS
JAMES J. ABELY
No. 28520
PROFESSIONAL LAND SURVEYOR

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS.
132 ADAMS STREET, 2nd FLOOR, SUITE 3.
NEWTON, MA 02458
(617) 332-8271

50 Church St.


7 Appian Way
169-91
169-94
Farwell Pl
20 Farwell Pl
169-19
169-18
14 Farwell Pl
18 Farwell Pl
12 Farwell Pl
169-17
169-15
Old Burying Ground
169-5
169-14
51 Brattle St
169-12
33 Church St
169-67
169-68
169-8
169-7
169-79
31 Church St
29 Church St
27 Church St
23 Church St
3 Church St
1 Church St
41 Church St
53 Church St
32 Church St
47 Palmer St
28 Church St
26 Church St
10 Church St
169-85
42 Church St
36 Church St
30 Church St
169-82
169-81
169-100
169-99
169-86
59 Church St
61 Church St
Church St
54 Church St
47 Brattle St
60 Church St
64 Church St
66 Church St
169-84
52 Church St
12 Palmer St
18 Palmer St
60 Church St
169-42
169-102
169-47
41 Brattle St
169-98
Palmer St
Brattle St
39 Brattle St
169-93
168-32
1400 Massachusetts Ave
40 Brattle St
37 Brattle St
169-46
168-33
169-50
35 Brattle St
33 Brattle St
1394 Massachusetts Ave
4 Brattle St
31 Brattle St
8 Brattle St
One Brattle Square Walkway
29 Brattle St
27 Brattle St
23 Brattle St
13 Brattle St
11 Brattle St
Harvard Square
Brattle Square
34 Brattle St
ROAD
1 JFK St
6 JFK St
168-36
16 Brattle St
5 JFK St
22 Brattle St
26 Brattle St
7 JFK St
14 JFK St
160-69
1 Brattle Sq
30 Brattle St
160-57
160-63
9 JFK St
JFK St
Eliot St
160-64
18 JFK St
22 JFK St
24 JFK St
25 JFK St
Brattle Square South
26 JFK St
160-70
160-66
160-71
28 JFK St
160-72
29 JFK St
99 Mt Auburn St
31 JFK St
33 JFK St
160-59
Mt Auburn St
160-67

50 Church St.

Petitioner

169-82
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC,
HOLYOKE CENTER ROOM 1000
1350 MASS AVE
CAMBRIDGE, MA 02138

169-84
DIGIOVANNI, JOHN P.
TRUSTEE OF 45 BRATTLE STREET REALTY TRUST.
P.O. BOX 380212
CAMBRIDGE, MA 02238

BTS VENTURE, LLC
C/O TING-HO TAM, BARRY TAM
22 HARDWICK STREET
BOSTON, MA 02135-1722

169-93
HARVARD COOPERATIVE SOCIETY
C/O THOMAS A. WAGNER, JR. CFO
1400 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-9103

169-12
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER, ROOM 1017
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

169-42
HARVARD COOPERATIVE SOCIETY
C/O THOMAS A. WAGNER, JR.
1400 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138-9103

169-46-47-50
AP BRATTLE SQUARE, LP
C/O ASANA PARTNERS,LP
1616 CAMDEN RD. SUITE #210
CHARLOTTE, NC 28203

169-98
GAZIT HORIZONS (9 BRATTLE) LLC,
1696 NE MIAMI GARDENS DRIVE NORTH
MIAMI BEACH, FL 33179

160-57
HARVARD COLLECTION LLC
C/O EQUITY ONE, INC. ATTN: CONTROLLER
P.O. BOX 790830
SAN ANTONIO, TX 78279

160-64
HADLEY, LILLIAN H.,
HARRY LEBARON SAMPSON, TR.
C/O THOMAS HADLEY TRUST
411 WALNUT ST
GREEN COVE SPRINGS, FL 32043

160-63
HAVENTREE LLC
15 ELMER ST
CAMBRIDGE, MA 02138

TRINITY PROPERTY MANAGEMENT, INC.
Established In 1960

April 1, 2022

Board of Zoning Appeals
Cambridge Inspectional Services
City of Cambridge
831 Massachusetts Ave # 1
Cambridge, MA 02139

RE: Letter of Support for Gong Cha from Trinity

Dear To Whom It May Concern,

I am writing to express our support both for Gong Cha's concept as well as for the operators themselves. The wide range of tea offerings provided by Gong Cha will be a welcome addition to Church St. as well as the broader Harvard Square community. The operators are passionate about tea and providing a high-quality experience to customers. We are excited to them to open and start serving their tea.

Sincerely,

Phil Cunningham
Trinity Property Management, Inc.,
As agent for 50 Church Street Realty Trust

50 Church Street • PO Box 380212 • Cambridge, MA 02238 • (617) 354-0835 • Fax (617) 354-8391

To: Maria Pacheco
Board of Zoning Appeals
Cambridge Inspection Services
City of Cambridge
831 Massachusetts Ave #1
Cambridge MA 02139

From: Bonde Fine Wine Shop
54 Church Street
Cambridge MA 02138
617.945.2360

To Whom it may concern,

I'm writing to you today to let you know our total support to the special permit request to operate the new business at 50 Church Street in Harvard Square, by (will be known as) Gong Cha bubble tea.

We are extremely positive to see more activity and diversified business on Church Street. With the closing of the similar concept on JFK, Gong Cha Bubble tea will definitely fill a need in the Square.

Also, to see some young operators have the desire to start a business to our Square is the most exciting thing can happen to renew with new energy and new vision our commercial district.

Please accept my best regards

Bertil Jean-Chronberg
Owner of Bonde Fine Wine

Gong cha