



Dear Harvard Square Advisory Committee,

My name is So Lim Ting and my wife name is Yingqi Su. We been in the restaurant business for over 20 years. We are the owners of the formula business Moge Tee in Central Square. We are planning to setup the same business here at site location in Harvard Sq at 54 JFK St, Cambridge, MA 02138. We are seeking for your approval and support.

Moge Tee is dedicated to creating a unique and innovative new-style tea beverage with the most natural and fresh taste, inspired by thousands of years of Chinese traditional tea culture. Moge Tee's dedication to serving the highest quality and freshest ingredients pioneers the trend to the innovation if the "New-Style Tea" techniques. Brewed from high-quality tea leaves and mixed with ingredients and toppings, such as fresh fruits and cheese foam. A popular addition to the bubble tea market. Currently has 4 locations in MA, 40 locations nationwide, and over 200 locations worldwide.

\* The extent to which the design of the proposal reflects, amplifies, and strengthens the established historical character of existing buildings and store fronts in Harvard Square

A- The installation of Moge Tee in the former "Boston Tea Stop" location is an evolution of a Tea culture, people like bubble tea and mixed tea drinks with fruit and other ingredients

\* The extent to which the particulars of the building or storefront design is varied from the formula or standard design of the chain in order to reflect the unique character and conditions of Harvard Square generally or the specific location in particular.

A- It will not look radically different than it does today, the name and signage will be different but the use is the same in this commercial storefront section of JFK Street.

\* The extent to which the standard elements of the enterprise as they define it as a Formula Business are modified to respect and provide unique expressions of Harvard Square history and traditions as well as innovation in physical design and marketing that will distinguish the Harvard Square location from other locations of the Formula Business;

A- We do not propose to modify the exterior of the building, all branding will be on the glass, the existing sign and above the glass and inside the store. Moge Tee will blend into the diversity and uniqueness of Harvard Square.

Responding to 10.43 of the Zoning Ordinance, please see the response beneath.

(a) It appears that requirements of this Ordinance cannot or will not be met, or

A- We believe that the requirements of this ordinance can be met.

- (b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or  
A- This business will not generate any new traffic and is primarily for pedestrian, walk in service, as was the former business. There is bicycle lock up hitch on the sidewalk immediately in front of the building for those on bikes to lock up and visit the store.
- (c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or  
A- This is a continued business use within this district, there are no changes that would affect or be counter to the Citywide Urban Design Objectives.
- (d) Nuisance or hazard would 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, or  
A- The continued use of the space as a Tea shop does not create any detriment to the health, safety, or welfare of the pedestrians or the local population. The establishment will use all the existing mechanical systems in place no new exterior equipment is required.
- (e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and  
A- The active storefront of the Tea Shop would reinforce and support the other local business along this street and the intent of the Urban Design Objectives.
- (f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.  
A- There are no new uses of the space that would be inconsistent with the Urban Design Objectives, an active storefront would encourage pedestrian activity on the sidewalk.

Thank you for taking the time to review my application. If you need anymore information please feel free to contact me at anytime.

Kindest regards,  
So Lim Ting and Yingqi Su  
LT Harvard Sq Inc

Board of Appeal (BZA) Special Permit/Variance

**169773**

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**Your Submission**

Attachments

Guests (0)

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▶ Inspectional Services Application Intake

- Board of Zoning Appeal Application
- Board of Zoning Appeal Application Fee
- Preparation for Board of Zoning Appeal Hearing
- Historical Commission Review
- Board of Zoning Appeal - Post Hearing Process

**Your submission**

Submitted Apr 6, 2022 at 8:55pm

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**Contact Information**

**So Lim Ting**

Email address

solimting@yahoo.com

Phone Number

9176820038

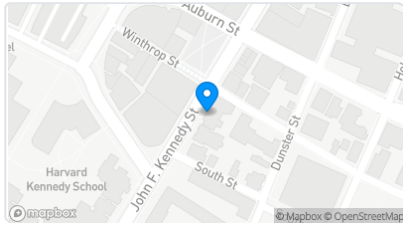
Mailing Address

801 Dedham St , Newton, MA 02459

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## Location

**54 Jfk St**  
Cambridge, MA 02138



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## Reason for Petition

Additions

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Change in Use / Occupancy

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Conversion to Additional Dwelling Units

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Dormer

--

New Structure

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Parking

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Sign

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Subdivision

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Telecommunication Facility (antenna)

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Other



Reason for Petition (Other) \*

Formula Business requires special spermit

Are you applying for a Special Permit? \*

Yes

Are you applying for a Variance? \*

No

Are you applying for an Appeal to an ISD decision? \*

No

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### Zoning Use

Current use \*

Fast Order Food Establishment

Proposed use \*

Fast Order Food Establishment

Zoning District \*

BB-HSQ

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### Sections of Zoning Ordinance Cited

Check the box to see an example:



<b>Article</b>	5.000	<b>Section</b>	5.31 (Table of Dimensional Requirements).
<b>Article</b>	8.000	<b>Section</b>	8.22.3 (Non-Conforming Structure).

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Article \*

11

Section \*

11.30 (Fast Order Food Establishment).

Article

10.000

Section

10.40 (Special Permit).

Article

2

Section

Formula Business

Article

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Section

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Article

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Section

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Article

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Section

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Article

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Section

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**Relief Description**

Brief description of work that requires Special Permit relief? \*

Needs permission requiring a special permit to operate a formula business Moge Tee

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**Total Gross Floor Area**

Existing Conditions (Square Feet) \*

930

Requested Conditions (Square Feet) \*

n/a

Ordinance Requirements (Square Feet) \*

n/a

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**Lot Area**

Existing Conditions (Square Feet) \*

n/a

Requested Conditions (Square Feet) \*

n/a

Ordinance Requirements (Square Feet) \*

n/a

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**Ratio of Gross Floor Area to Lot Area**

Existing Conditions \*

n/a

Requested Conditions \*

n/a

Ordinance Requirements \*

---



n/a

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**Lot Area of Each Dwelling Unit**

Existing Conditions (Feet) \*

n/a

Requested Conditions (Feet) \*

n/a

Ordinance Requirements (Feet) \*

n/a

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**Size of Lot**

**Width**

Existing Conditions - Width (Feet) \*

n/a

Requested Conditions - Width (Feet) \*

n/a

Ordinance Requirements - Width (Feet) \*

n/a

**Depth**

Existing Conditions - Depth (Feet) \*

n/a

Requested Conditions - Depth (Feet) \*

n/a

Ordinance Requirements - Depth (Feet) \*

n/a

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**Setbacks in Feet**

**Front**

Existing Conditions - Front (Feet) \*

0

Requested Conditions - Front (Feet) \*

n/a

Ordinance Requirements - Front (Feet) \*

n/a

**Left Side**

Existing Conditions - Left (Feet) \*

0

Requested Conditions- Left (Feet) \*

n/a

Ordinance Requirements- Left (Feet) \*

n/a

**Right Side**

Existing Conditions - Right (Feet) \*

0

Requested Conditions - Right (Feet) \*

n/a

Ordinance Requirements - Right (Feet) \*

n/a

**Rear**

Existing Conditions - Rear (Feet) \*

0

Requested Conditions - Rear (Feet) \*

n/a

Ordinance Requirements - Rear (Feet) \*

n/a

---

## Size of Building

### Height

Existing Conditions - Height (Feet) \*

n/a

Requested Conditions - Height (Feet) \*

n/a

Ordinance Requirements - Height (Feet) \*

n/a

### Width

Existing Conditions - Length (Feet) \*

n/a

Requested Conditions - Length (Feet) \*

n/a

Ordinance Requirements - Length (Feet) \*

n/a

### Length

Existing Conditions - Width (Feet) \*

n/a

Requested Conditions - Length (Feet) \*

n/a

Ordinance Requirements - Length (Feet) \*

n/a

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### Ratio of Usable Open Space to Lot Area & Permeable Open Space

Existing Conditions \*

0

Requested Conditions \*

n/a

Ordinance Requirements \*

n/a

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### Number of Dwelling Units

Number of Existing Dwelling Units \*

3

Proposed Number of Dwelling Units \*

n/a

Ordinance Requirements \*

n/a

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### Number of Parking Spaces

Existing Number of Off Street Vehicle Parking Spaces \*

0

Proposed Number of Off Street Vehicle Parking Spaces \*

0

Ordinance Requirements \*

n/a

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### Number of Loading Areas

Existing Number of Loading Areas \*

0

Proposed Number of Loading Areas \*

0

Ordinance Requirements \*

n/a

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### Distance to Nearest Building on Same Lot

Existing Conditions (Feet) \*

0

Requested Conditions (Feet) \*

0

Ordinance Requirements (Feet)

n/a

Description of other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g. wood frame, brick, steel, etc. \*

wood

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### Special Permit

Requirements of the Ordinance can or will be met for the following reasons: \*

We believe that the requirements of this ordinance can be met. By allowing the business, the character and variety of establishments within district will be enhanced and diversified

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons: \*

Located on JFK St, sidewalk traffic would have easy access to the establishment not creating any increased congestion as the focus would be on a walk in clientele

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: \*

A bubble tea establishment (Fast Food) and formula business would be in character with the uses found within a business district

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: \*

The continued use of the space as a Tea shop does not create any detriment to the health, safety, or welfare of the pedestrians or the local population. The establishment will use all the existing mechanical systems in place no new exterior equipment is required

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: \*

There are no new uses of the space, an active storefront would encourage pedestrian activity on the sidewalk

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### Petitioner Information

Property Owner Name \*

LT Harvard Sq Inc

Care Of 

So Lim Ting

Enter the address below where all correspondence should be sent.

Address \*

801 Dedham St

Address - Line Two

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State (ex: MA)

MA

City

Newton

ZIP

02459

Contact Information

Phone Number

9176820038

E-mail Address

solimting@yahoo.com

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### Attestation

Full Name \*

So Lim Ting

\*

04/06/2022

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### Attachment Information

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### City of Cambridge, MA

#### Your Profile

Your Records (</dashboard/records>)

#### Resources

Claim a Record (</claimRecord>)

Employee Login (<https://cambridgema.viewpointcloud.io>)

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Portal powered by **OpenGov**



Existing



Proposed



**Specifications:**

- \* Existing light box change face only
- \* 3/16 white acrylic apply sliver vinyl
- \* 1/2" clear acrylic lettering with white transclusion vinyl

Sign installed in location shown on attached photo

**Existing light box change face only**

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

Customer: **So Lim Ting**

Company: **Moge Tee**

Phone: **917-682-0038**

Original: **04/30/2022** Revision:

Estimate(\$0 Means No Price):

Address: **54 JFK**

City: **Cambridge**

State/Zip: **MA 02138**

File Name: **Moge Tee JFK**

Job No: **03641**

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

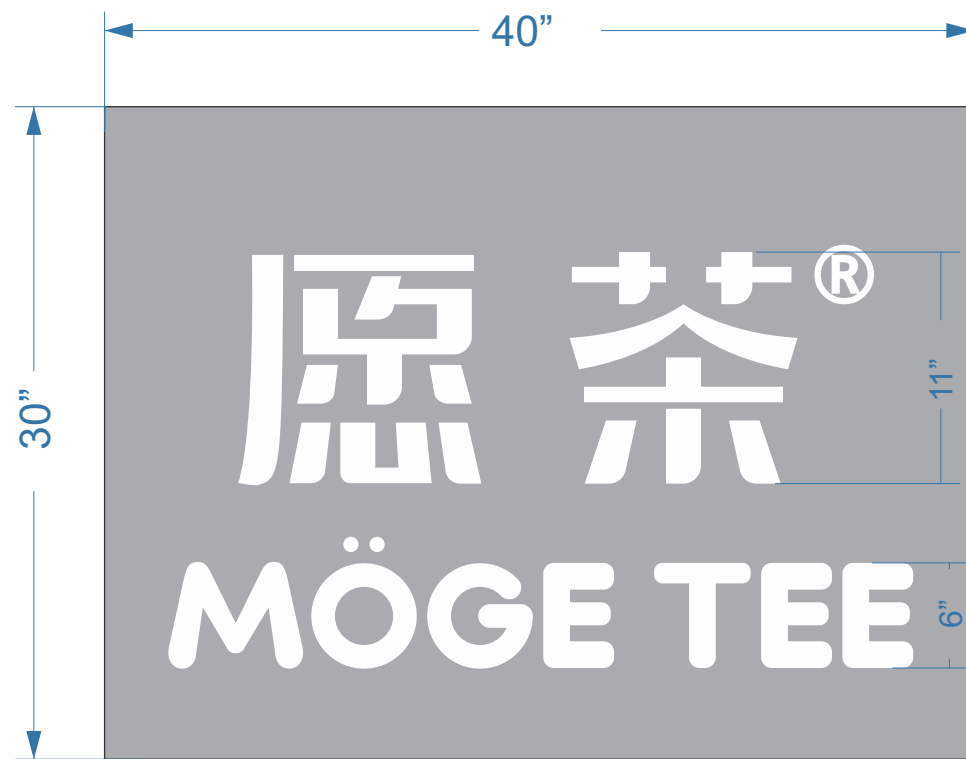
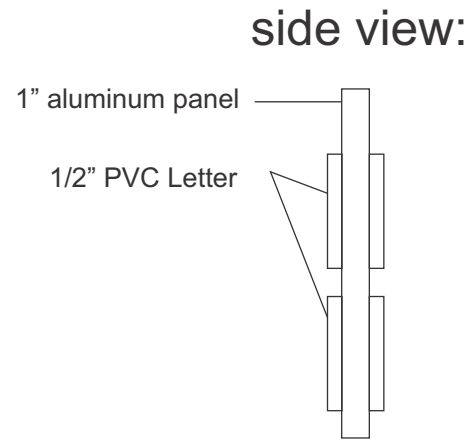
Fax: 617.479.4852

[ccsignboston@gmail.com](mailto:ccsignboston@gmail.com)

NEW CC Sign ALL RIGHTS RESERVED



# Hanging Sign



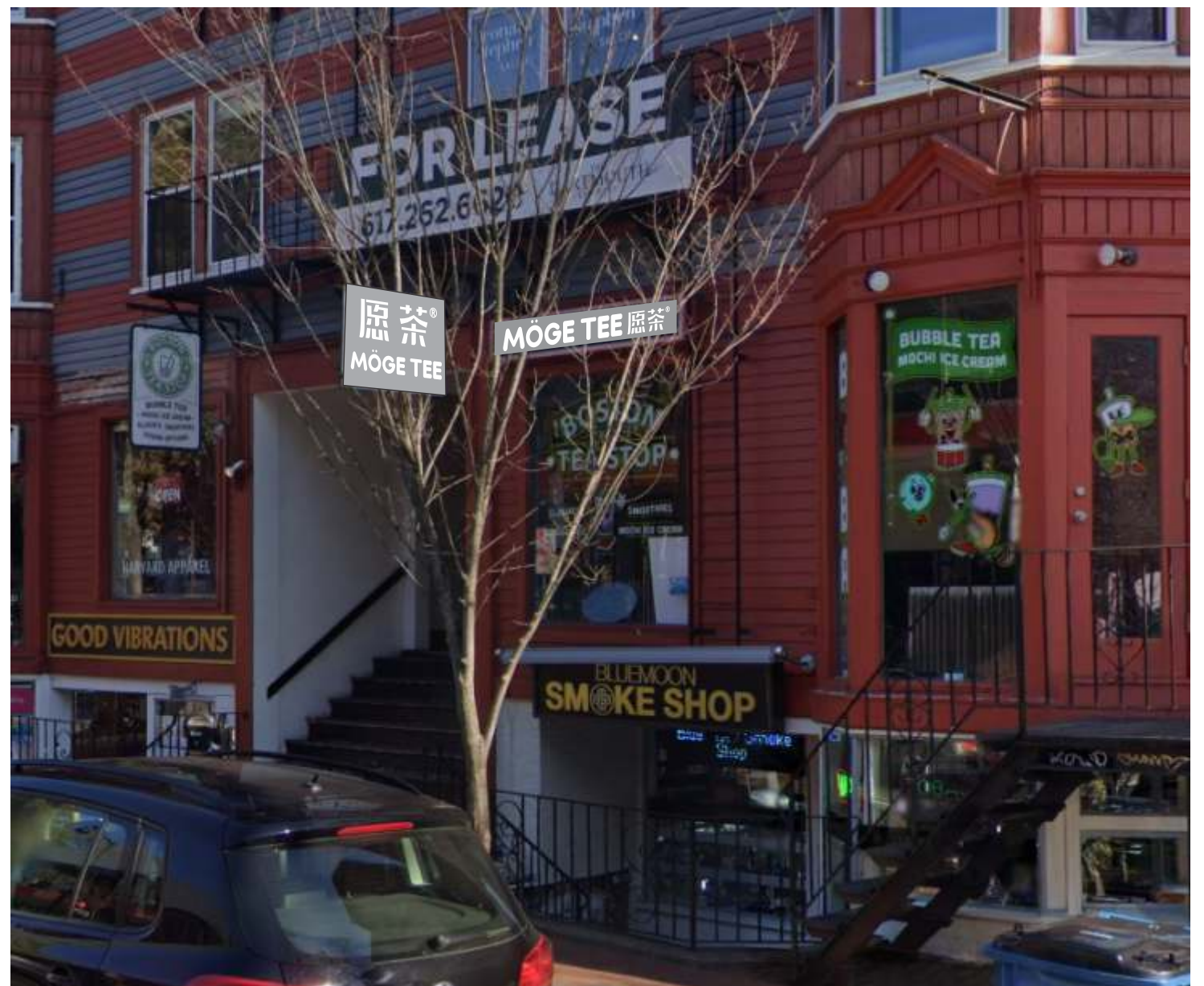
## Specifications:

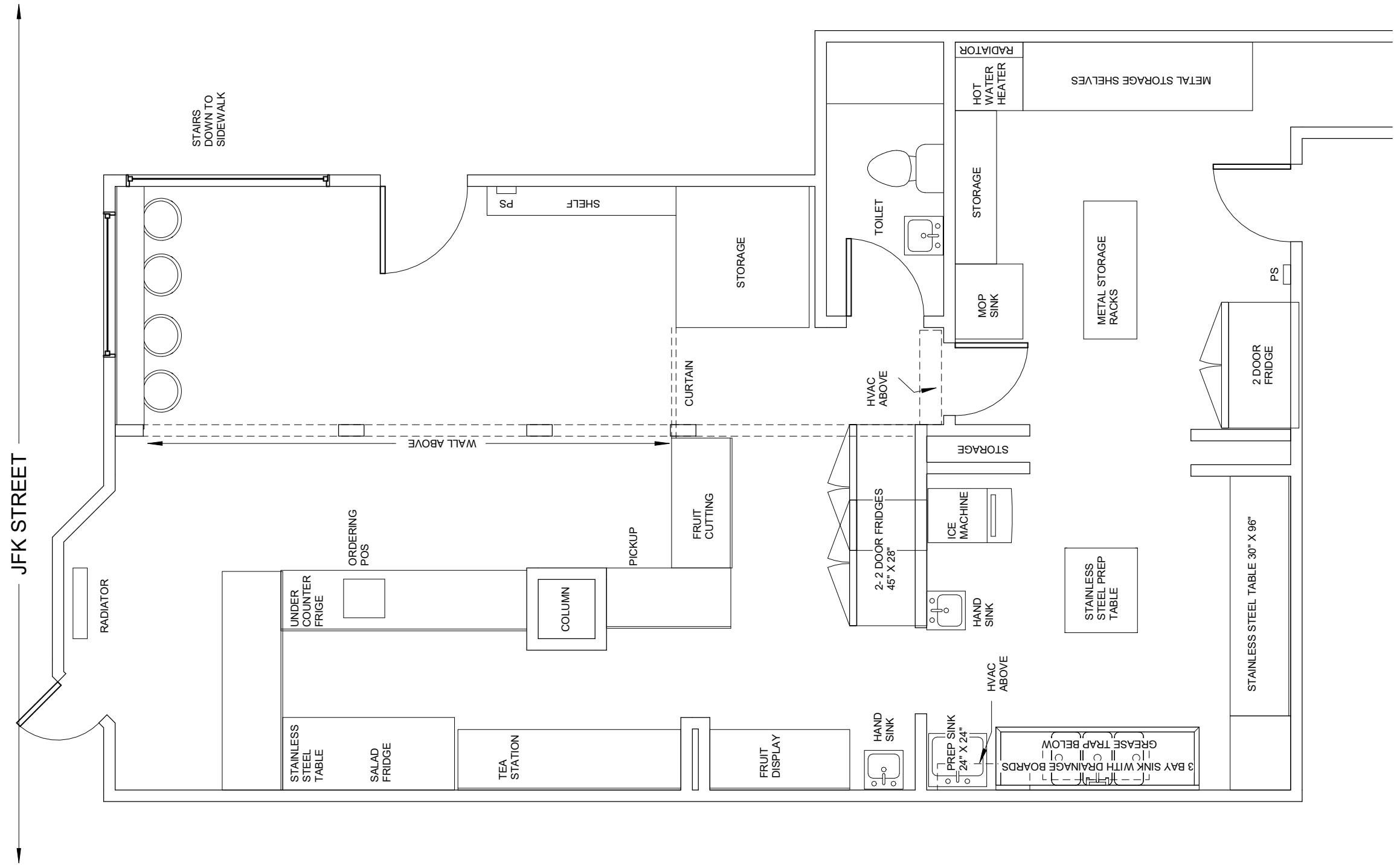
- \* Existing bracket
- \* 1" aluminum panel w/ welded 1"x1" galvanized frame paint in gray color
- \* 1/2" white PVC lettering

Sign installed in location shown on attached photo

Proposed

Existing





1 1ST FLOOR  
1/4" = 1'-0"

**STEFANO** ARCHITECTS

423 WEST BROADWAY, SUITE  
404  
BOSTON, MA 02127  
617.765.0543

INFO@STEFANOVARCH.CO  
M

**Moge Tee**

54 JFK Street

**FLOOR PLAN**

Project number	220403
Date	2022-04-07
Drawn by	DJS
Checked by	DJS

**SK1.01**

Scale 1/4" = 1'-0"