



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG 10 PM 3: 19
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 185245

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: PKH PROPERTIES LLC C/O OSMIN HERNANDEZ

PETITIONER'S ADDRESS: 1900 Massachusetts Ave, CAMBRIDGE, MA 02421

LOCATION OF PROPERTY: 1900 Massachusetts Ave, Cambridge, MA

TYPE OF OCCUPANCY: Restaurant

ZONING DISTRICT: Business C Zone

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To install one projecting sign which exceeds the sign frontage.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22 (All Business, Office, and Industrial Districts)

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Osmín Hernández

(Print Name)

Address:

1600 Beacon St # 405, Brookline MA 02445

Tel. No.

E-Mail Address:

Jimmijeeja@yahoo.com

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 Osmin Hernandez owner manager

Address: 1900 MASS AVE. Cambridge MASS 02140

State that I/We own the property located at 1900-1910 MASS AVE. Cambridge which is the subject of this zoning application.

The record title of this property is in the name of PK H. Properties LLC. P.O. BOX 621. Brookline MA. 02446

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; 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.

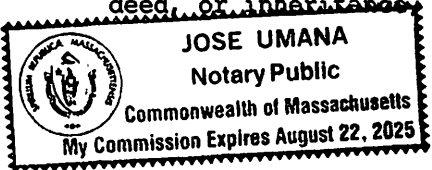
Commonwealth of Massachusetts, County of Norfolk

The above-name OSMIN HERNANDEZ personally appeared before me, this 20 of July, 2022, and made oath that the above statement is true.

J. Umana Notary

My commission expires Aug 22, 2025 (Notary Seal).

• 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 VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Limiting the size to 26.8 Square Feet will make us less visible to walking traffic as other neighboring businesses have large signages.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

This kind of signage is quite normal in this area of Massachusetts Ave and people in this area are accustomed to such signages.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

This kind of signage is quite normal in this area of Massachusetts Ave and people in this area are accustomed to such signages.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The prior tenant at this location, which was also a restaurant and bar, used to have 43.75 square feet of signage at this location. Size quite similar to our proposed.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: PKH PROPERTIES LLC
Location: 1900 Massachusetts Ave., Cambridge, MA
Phone: _____

Present Use/Occupancy: Restaurant
Zone: Business C Zone
Requested Use/Occupancy: Restaurant

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		1	1	1	
<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'.

PROPOSED SIGNAGE PLACEMENT



SIGNAGE DIMENSIONS



SIGNAGE DEPTH



3 Inches Depth

SIGNAGE DETAIL

The sign will be installed to the building with 2 1/2" Screws.



CURRENT FACADE



FALCON GRAPHICS

1151 R Mass Ave
Arlington, MA 02476

Date: 06/02/2022

Project Title: **Jo's Indian Kitchen**

General Sign Specifications

Interior Exterior

Single Faced Double Faced

Non-Illuminated

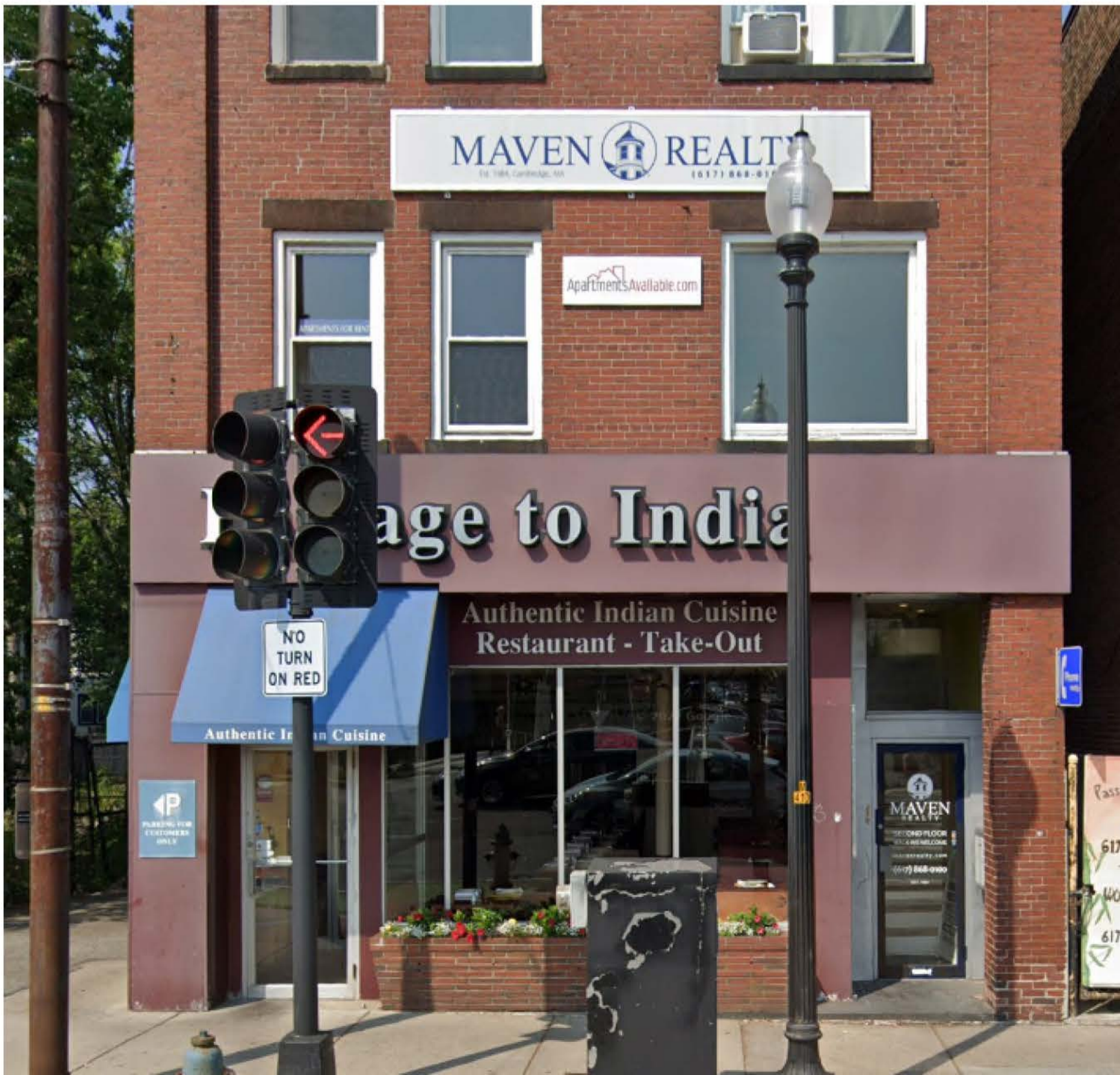
Illuminated

Location: Exterior Facade

Windowed: _____

Drawn By: ASB

Photographs of Property



Proposed WALL Sign

Area in Square feet: **46.25** Dimensions: **2.5'** X **18.5'**

Illumination: Natural Internal External

Height (from ground to the top of the sign): **15.95'**

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) **26.80'**. Area of signs allowed accessory to store: outside (1 x a) **46.25**, behind windows (0.5 x a) **None.** Area of all existing signs on the store front to remain (including any freestanding sign): **17.77'**. Area of additional signs permitted: **None.**

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) _____ . Area of signs allowed accessory to the building facade: outside (1 x a) _____ , behind windows (0.5 x a) _____ . Area of all existing signs on the building facade to remain (including any freestanding sign): _____ . Area of additional signs permitted: _____ .

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES _____ NO

Sign requires a variance from the Board of Zoning Appeal: YES

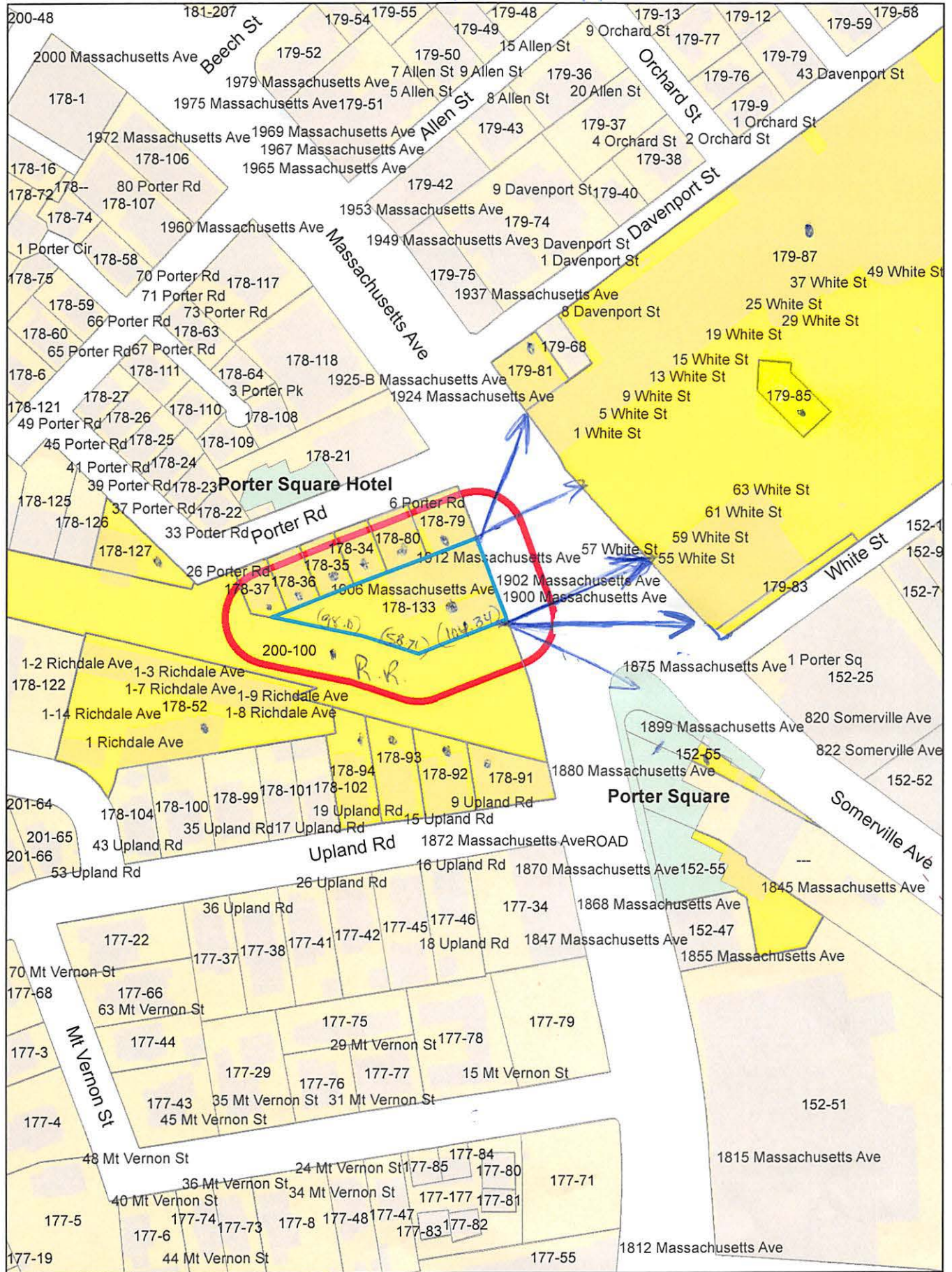
Relevant sections: 7.16.22

COMMENTS: Total signage for this premises is limited to 1 square foot per 1 linear foot of sign frontage, or 26.8 square feet. Total proposed signage is 64.02 square feet, which exceeds the sign frontage formula.

Date: 7/14/22 CDD Representative Daniel Messplay

Digitally signed by Daniel Messplay
DN: cn=Daniel Messplay, o, ou,
email=dmessplay@cambridgema.gov, c=US
Date: 2022.07.14 09:29:13 -0400

1900 Mass Ave



1900 Mass Ave

Petitioner

152-55/200-100/179-85
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

178-52
WISEMAN, FREDERICK,
TR. THE WISEMAN RICHDALE AVE REALTY TRUST
20 GARDEN ST
MELROSE, MA 02176

MEHMET SAHIN
1151R MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

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

178-52
ELENKO, MARK P.
1 RICHDALE AVE., #10
CAMBRIDGE, MA 02140

PKH PROPERTIES LLC
C/O OSMIN HERNANDEZ
1600 BEACON STREET - #405
BROOKLINE, MA 02445

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

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

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

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

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

178-80
BROWNE, NOLAN & ERIKO WATANABE
6 PORTER RD., #2R
CAMBRIDGE, MA 02138

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

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

178-94
17-19 UPLAND ROAD LLC.
C/O ERIC M. HOAGLAND
100 GARDEN STREET
CAMBRIDGE, MA 02138

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

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

178-80
CAMBRIDGE AFFORDABLE HOUSING CORP
C/O CAMBRIDGE HOUSING AUTHORITY
362 GREEN STREET
CAMBRIDGE, MA 02139-3306

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

179-81
1925 MASS AVE, LLC. C/O ERIC HOAGLAND
100 GARDEN STREET
CAMBRIDGE, MA 02138

179-83
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

178-34
EBBOTT, JILL HALLIDAY
7 MAPLE LN
LEXINGTON, VA 24450

178-35
SALCEDO, ARACELYS
16-18 PORTER RD.
CAMBRIDGE, MA 02142

178-36
YEUNG, SHUI JIN LIN
20 PORTER RD
CAMBRIDGE, MA 02140-2110

178-52
ARNOPOLSKAYA, LUDMILA
300 ALLSTON STREET #512
BRIGHTON, MA 02135

178-52
WISEMAN, FREDERICK,
TR. THE WISEMAN RICHDALE AVE REALTY TR.
20 GARDEN ST
MELROSE, MA 02176

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

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

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

178-80
DISTRICT TEN CAPITAL IV LLC
162 SLOCUM CRESCENT
FOREST HILLS, NY 11375

1900 Mass Ave

178-80
ZENG, XIN
6 PORTER RD., #2L
CAMBRIDGE, MA 02140

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

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

178-127
HARRIES, MARGARET LAJOS S. HEDER
34 PORTER RD
CAMBRIDGE, MA 02140

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

178-52
KLEINER STEVEN C
159 FIRST ST
MELROSE, MA 02176

178-93
HSU, DAVID JENNIFER GAO
15 UPLAND RD UNIT 1
CAMBRIDGE, MA 02140

178-93
LIU, SHANSHAN
15 UPLAND RD UNIT 6
CAMBRIDGE, MA 02140

178-52
ZHOU, CHUTENG JIAHUA GUO
266 BEACON ST. UNIT 6
SOMERVILLE, MA 02143

178-52
LU YUANCHENG HOU SHURONG
1 RICHDAL AVE - UNIT 14
CAMBRIDGE, MA 02140

178-80
SHEN, PETER L. & PO SUI SHEN, TRUSTEES THE
S&A REVOCABLE TRUST
6 PORTER RD UNIT 3L
CAMBRIDGE, MA 02138

178-80
BROWNE NOLAN J & ERIKO B WATANABE
6 PORTER RD - UNIT 3R
CAMBRIDGE, MA 02140

178-52
BRADLEY PATRICK J
TRS RICHDAL AVENUE REALTY TR
1 RICHDAL AVE - #6
CAMBRIDGE, MA 02140

178-79
TOADMAN, LLC
20 LARCH ST
BRIGHTON, MA 02135



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: DALVIR SINGH Date: Sept 8, 2022
(Print)

Address: 1900 Mass Ave

Case No. BZA-185245

Hearing Date: 9/22/22

Thank you,
Bza Members