



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUN 11 PM 1:30

CITY OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 273812

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: JEMTAK Realty LLC C/O Theo. A. Papas

PETITIONER'S ADDRESS: 888 Mass Ave., Cambridge, MA 02139

LOCATION OF PROPERTY: 888 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Management Office

ZONING DISTRICT: Residence C-2B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Requesting relief in decrease in Lot area per dwelling unit from existing 198 sf/dwelling Unit to proposed 195 sf/dwelling Unit (ordinance requirement is 600 sf/dwelling).

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 5.000 Section: 5.26 (Conversion).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Theo. Papas

(Petitioner (s) / Owner)

THEO. PAPAS

(Print Name)

888 MASS AVE.

Address:

Tel. No.

978-764-5237

E-Mail Address:

theopapas@verizon.net

Date:

6/11/24

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 THEO. A. PAPAS
(OWNER)

Address: 888 MASS. AVE, CAMBRIDGE MA 02139

State that I/We own the property located at 884-888 MASS AVE.
which is the subject of this zoning application.

The record title of this property is in the name of JEMTAK REALTY LLC

*Pursuant to a deed of duly recorded in the date JUNE 3 2015 Middlesex South County Registry of Deeds at Book 65493, Page 355; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

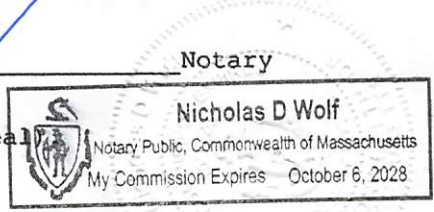
Theo. A. Papas
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Theo A. Papas personally appeared before me, this 14th of May, 2024, and made oath that the above statement is true.

My commission expires 10-06-2028 (Notary Seal)



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

STATE OF TEXAS - DEPARTMENT OF HEALTH

of Department and under a certain license, license No. 12345, issued to

_____ (Name)
_____ (Address)
_____ (City, State, Zip)

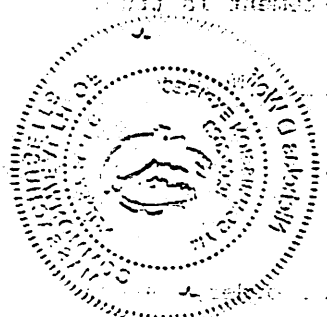
_____ (Business Name)
_____ (Address)
_____ (City, State, Zip)

_____ (Business Name)
_____ (Address)
_____ (City, State, Zip)

_____ (Business Name)
_____ (Address)
_____ (City, State, Zip)

_____ (Business Name)
_____ (Address)
_____ (City, State, Zip)

_____ (Business Name)
_____ (Address)
_____ (City, State, Zip)



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:
- Not applicable.
- 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:
- Not applicable.
- 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:
- Without detriment to the public good - one additional Cambridge Residential studio apartment would be of service to the public.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Existing occupied space (management office) converted to residential studio apartment.

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

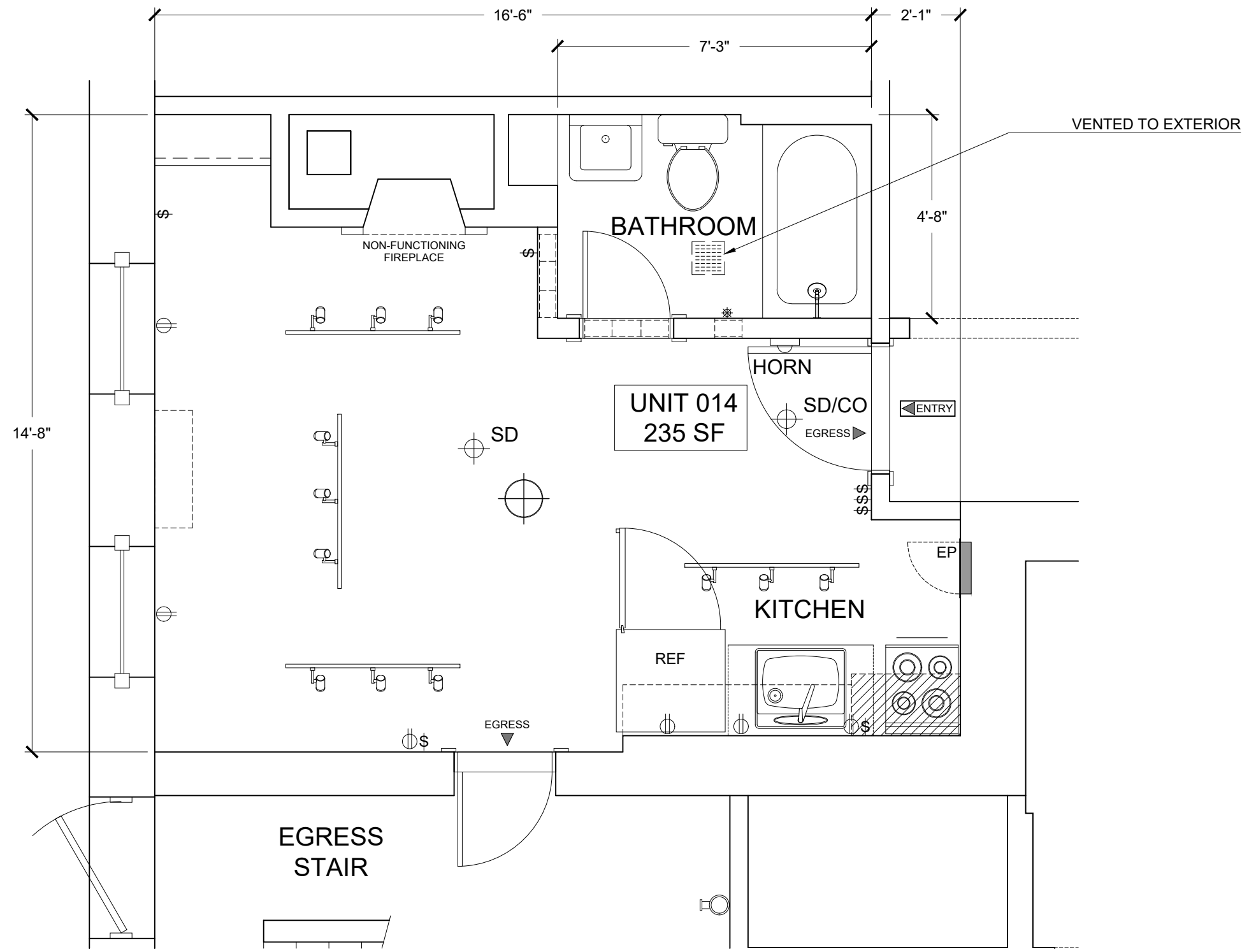
BZA Application Form

DIMENSIONAL INFORMATION

Applicant: JEMTAK Realty LLC
Location: 888 Massachusetts Ave., Cambridge, MA
Phone: 978-764-5237

Present Use/Occupancy: Management Office
Zone: Residence C-2B Zone
Requested Use/Occupancy: residential studio apartment #14
in Multi-family Building

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		45,591 sf	45,591 sf	19,766 sf - maximum allowable	(max.)
<u>LOT AREA:</u>		11,295 sf	11,295 sf	5,000 sf minimum - compliant	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		4.04	4.04 no change - presently non-conforming	1.75 maximum allowable	
<u>LOT AREA OF EACH DWELLING UNIT</u>		198.16 sf/dwelling unit - presently non-conforming	194.74 sf/dwelling unit	600 sf/dwelling unit	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	77.6'	77.6' - no change	50' compliant	
	<u>DEPTH</u>	136.17'	137.17' - no change	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	48.33' to centerline Mass Ave; 15.1' front of bowfront to property line	48.33' to centerline Mass Ave; 15.1' front of bowfront to property line	35.75' - minimum	
	<u>REAR</u>	9.7' - closest point	9.7' - closest point - no change - presently non-conforming	35.75' - minimum	
	<u>LEFT SIDE</u>	4.2' - closest point	4.2' - closest point	34.69' - minimum	
	<u>RIGHT SIDE</u>	3.6' closest point	3.6' closest point - no change - presently non-conforming	34.69' - minimum	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	74.1'	74.1' - no change - presently non-conforming	45' - maximum	
	<u>WIDTH</u>	99.33'	99.33' - no change	n/a	
	<u>LENGTH</u>	68.9'	68.9' - no change - compliant	50' - minimum	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		10.2% (333.8'+395.9'+424.7')/11295'	10.2% (333.8'+395.9'+424.7')/11295' - no change - presently non-conforming	15% - minimum	
<u>NO. OF DWELLING UNITS:</u>		57 - presently non-conforming	58 - non-conforming	19 (11,295/600)	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		no additional buildings on the same lot	no additional buildings on the same lot		



1
A-100

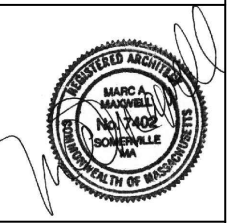
EXISTING FLOOR PLAN
3/8" = 1'-0"

MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN

Architecture
Space Planning
Project Management
Facility Programming

20 Wincom Street
Somerville, Massachusetts 02144
(617) 668-9222
(617) 668-4557 FAX

EXISTING FLOOR PLAN
UNIT 014
MAJESTIC & REGENT APARTMENTS
884-888 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139



PROJECT NUMBER: 0815
DRAWING NUMBER:

A-100

SCALE: AS NOTED
DATE: 05.06.2024

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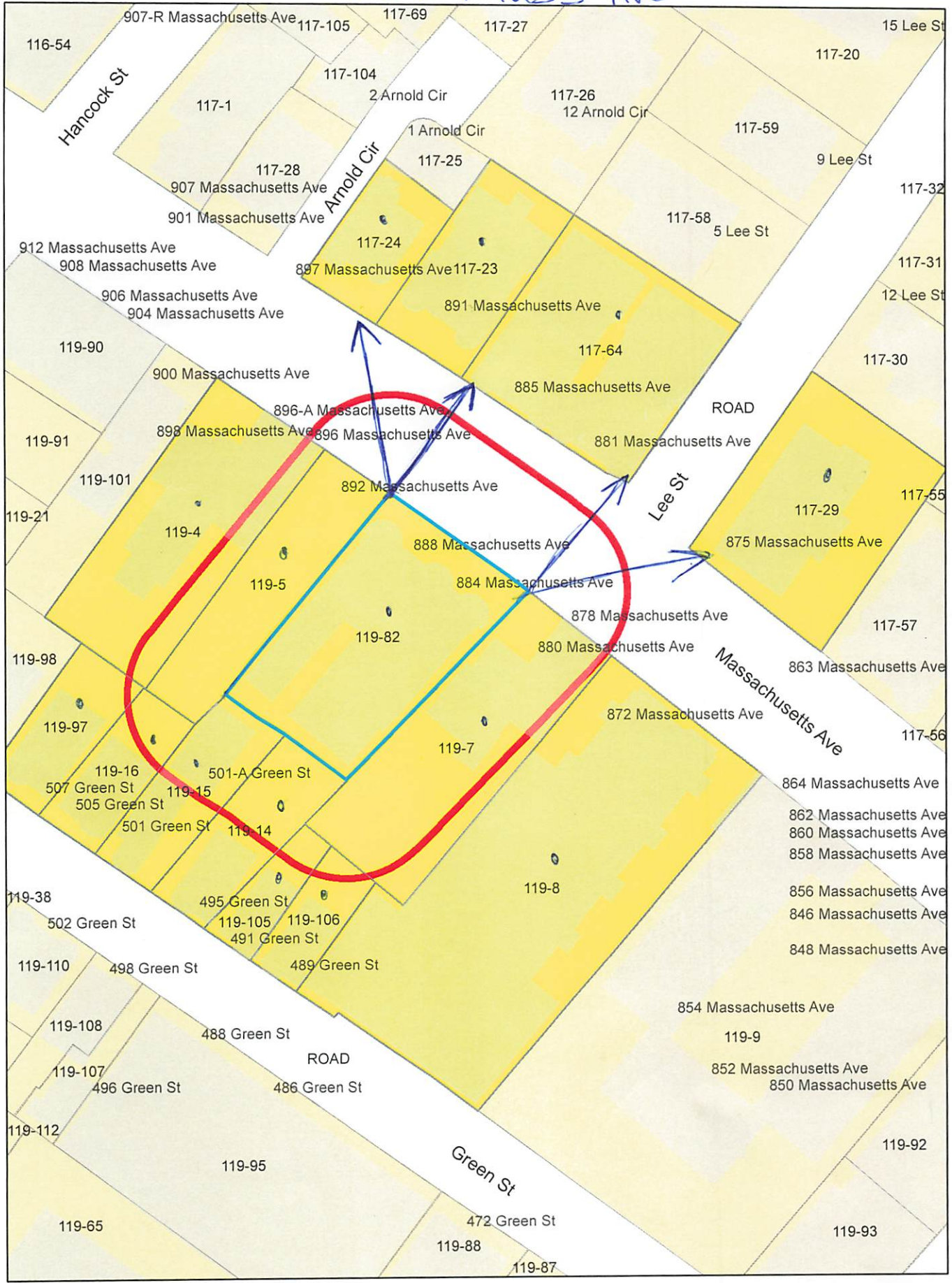
884

888

884
RECENT

888
RECENT

888 Mass Ave



888 Mass Ave

Petitioner

117-24
897 MASSACHUSETTS AVENUE, L.L.C
C/O ERIC MANKIN
7 MARSH ST
BELMONT, MA 02478

117-29
WEST CAMBRIDGE SCIENCE PARK, LLC
C/O JACQUES SULTAN
38 PEQUOSETTE RD.
BELMONT, MA 02478

119-82
JEMTAK REALTY LLC
C/O THEO A. PAPAS
888 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

117-29
SULTAN, JACQUES,
TRUSTEE OF EIGHT SEVEN REALTY TRUST
38 PEQUOSSETTE RD
BELMONT, MA 02478

117-29
VANGER, MARK H.,
TR. OF SAVOY OFFICE REALTY TRUST
32 GRAY STREET
CAMBRIDGE, MA 02138

119-16
WHEELER, SYLVIA J. , TRUSTEE THE
RECKHOW REAL ESTATE HOLDING TR
305 HARVARD ST
CAMBRIDGE, MA 02139

117-29
SOUSSOU, HELEN M. & MARTHA L. WALTHER,
C/O 875 MASS AVE REALTY TRUST
ATTN: JACQUES SULTAN
38 PEQUOSSETT RD
BELMONT ST, MA 02478

119-106
NOYES, DAPHNE B.
TRUSTEE OF DAPHNE B. NOYES TRUST
489 GREEN ST UNIT 1
CAMBRIDGE, MA 02139

117-29
NEUWALDER PROPERTIES, LLC
20 BONNER AVE
SOMERVILLE, MA 02143

119-97
ROOSTAIE MEHRDAD
24 BRIDGE STREET
NEEDHAM HEIGHTS, MA 02494

117-29
MACKENZIE SCOTT III & MARCELLA W
TRS MACKENZIE FAMILY REVOCABLE TRUST
20 HARRIS RD
MEREDITH , NH 03253

117-29
VANGER, MARK H.,
TR OF SAVOY OFFICE REALTY TRUST
875 MASS AVE, SUITE 31
CAMBRIDGE, MA 02139

117-64
MOSKOW, ABRAHAM & MICHAEL B.
MOSKOW, TRUSTEES OF NEWTOWNE TRUST
2 PARK SQUARE, ROOM 407
BOSTON, MA 02116-3912

119-106
MALHOTRA, PRAVEEN & NEHA DHARNI
2 PRESCOTT PL
BEDFORD, MA 01730

119-4
TOPALIAN, MARGUERITE & CHARLES
KALAJIAN C/O VIRGINIA NAJARIAN TOPKAL
REALTY TRS
65 AZALEA RD
WALTHAM, MA 02452-7996

119-8
CAMBRIDGE TOWER CORPORATION
872 MASS AVE
CAMBRIDGE, MA 02139

119-15
CAMPBELL, IRENE
501 GREEN ST
CAMBRIDGE, MA 02139

117-29
NEUWALDER PROPERTIES, LLC
20 BONNER AVE
SOMERVILLE, MA 02143

117-29
SUDER, RICHARD NING JIANMEI FAN
8 AVERY PATH
NEWTON, MA 02459

117-29
VARGA-GOLOVCSENKO,
STEVEN KAREN SCHIFF
38 MOON HILL RD
LEXINGTON, MA 02421

117-29
BRIDGER, LLC
259 MASSACHUSETTS AVE
ARLINGTON, MA 02474

117-29
SCHIFF, KAREN AND
STEVEN VARGA-GOLOVCSENKO,
TRS. OF K & S REALTY TRUST
875 MASSACHUSETTS AVE UNIT 3/5
CAMBRIDGE, MA 02139

117-29
LEONE, JAMES P. & SUSAN H. GERE
875 MASS AVE. SUITE 24
CAMBRIDGE, MA 02139

119-7
MASSACHUSETTS AVE 876-880 LLC
40 GLENHAVEN RD.
WEST ROXBURY, MA 02132

117-23
MAHOGANY, LLC ATTN: STEPHEN WOLFBERG
1010 MEMORINAL DR 17A
CAMBRIDGE, MA 02138

119-5
SUN LIFE ASSURANCE CO OF CANADA
C/O BENTALL KENNEDY (U.S) LP
P.O BOX 92129
SOUTHLAKE, TX 76092

119-14
MOSS, KATHERINE F. & KATHRYN PORTLE
495 GREEN ST
CAMBRIDGE, MA 02139

119-105
DINSMORE, ROBERTA
10 FLORENCE STREET
CAMBRIDGE, MA 02139-3205

117-29
SEGAL, DAVID
TR. OF 875 MASS. AVE RETAIL CONDO TR.
424 LANGLEY RD.
NEWTON , MA 02459

119-106
BARRY, III, EUGENE F. & GUILTY VALIZADEH
489 GREEN ST UNIT 2
CAMBRIDGE, MA 02139