



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 _____.

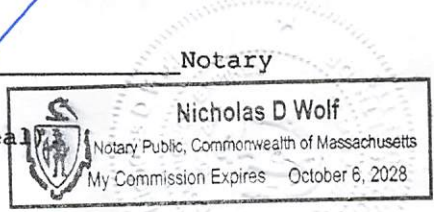
Theo. A. Papas
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*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 AGRICULTURE

of Department and under a certain number of sections of the

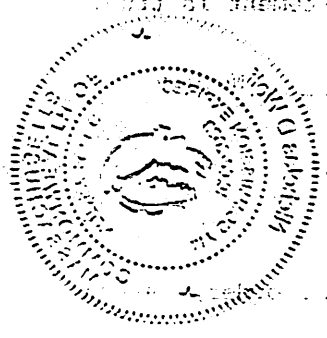
_____ (Name)
_____ (Address)
_____ (City, State and Zip)

_____ (Title)
_____ (Phone Number)

_____ (County)
_____ (Mailing Address)
_____ (City, State and Zip)

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

_____ (Business Name)
_____ (Business Type)
_____ (Business Hours)



_____ (Signature)
_____ (Title)
_____ (Date)

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:
- Exisitng occupied space (managment 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.**

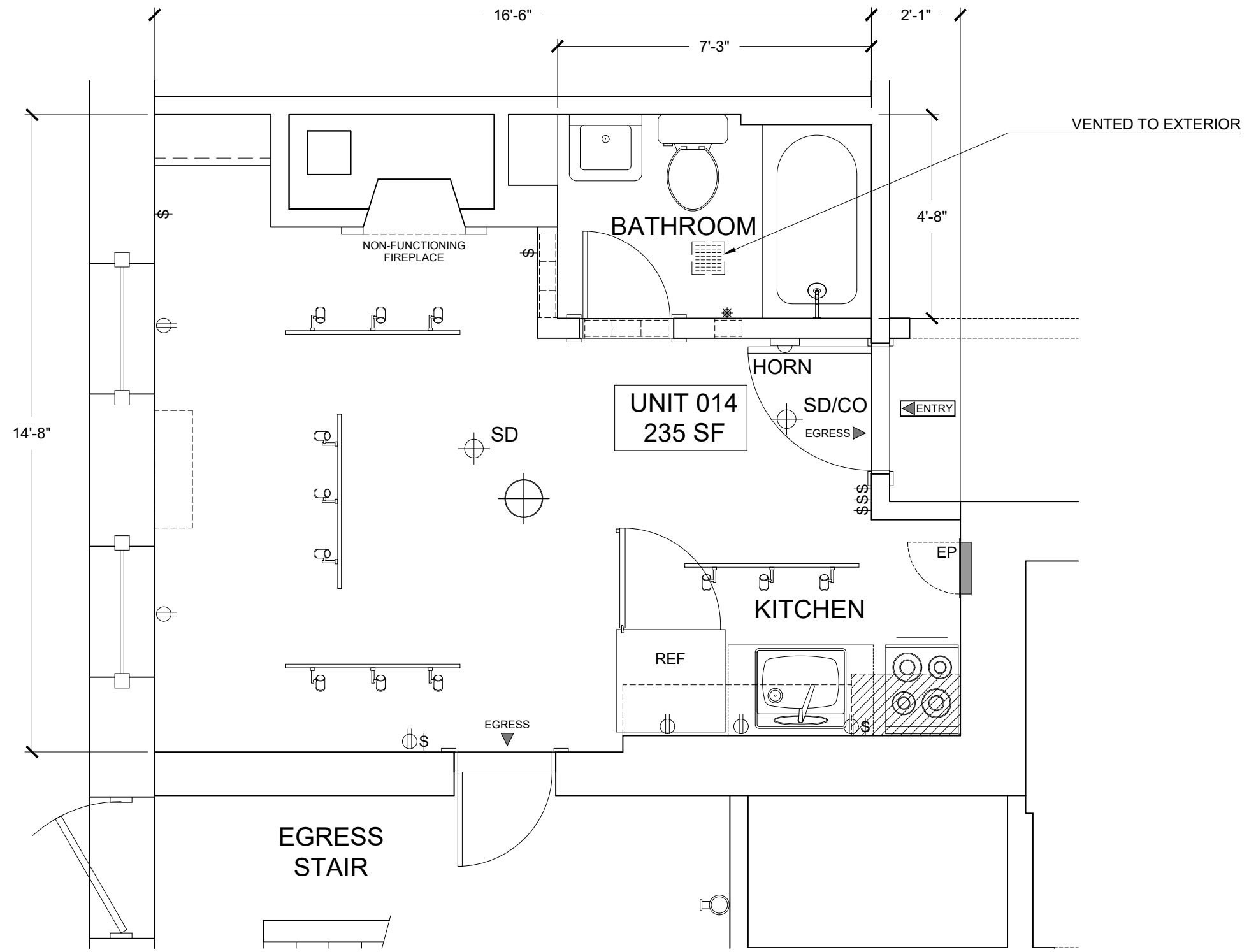
BZA Application Form

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

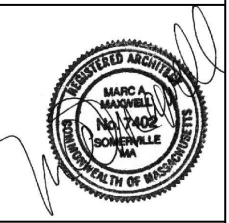
EXISTING FLOOR PLAN
3/8" = 1'-0"

MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN

Architecture
Space Planning
Project Management
Facility Programming

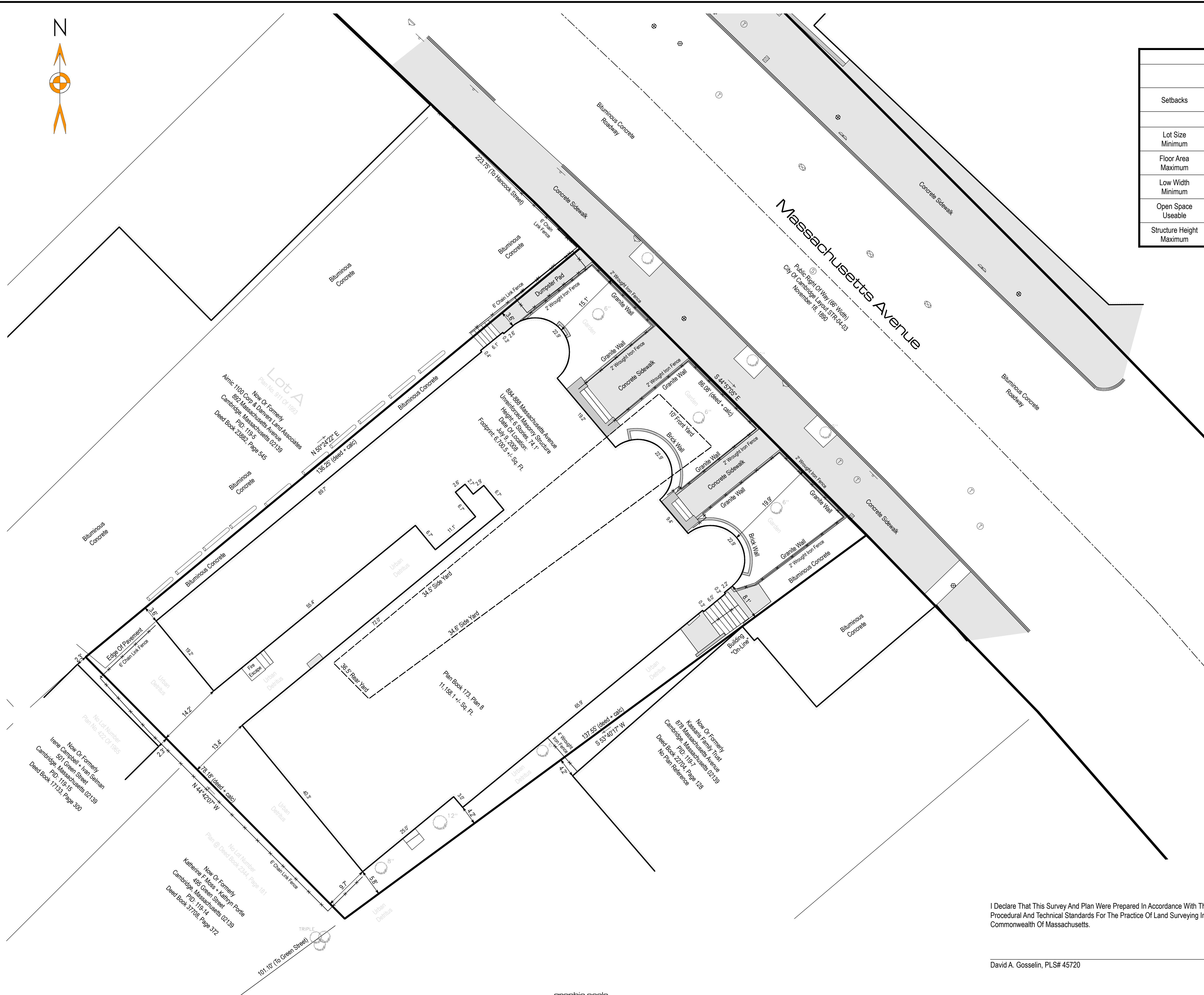
20 Wincom Street
Somerville, Massachusetts 02144
(617) 668-9222
(617) 668-4557 FAX

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



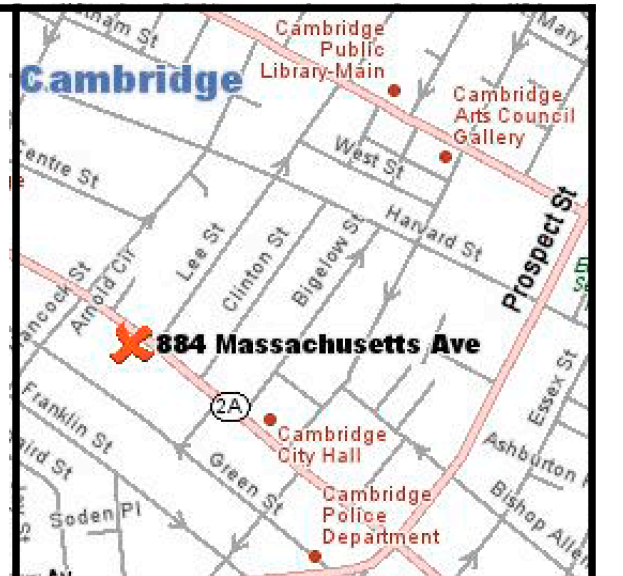
PROJECT NUMBER: 0815
DRAWING NUMBER:
A-100
SCALE: AS NOTED
DATE: 05.06.2024

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current zoning information:

Zone: C-2B			
Zoning Ordinance, City Of Cambridge, Article 5 Effective Date: May 12, 2008			
Setbacks	Side Yard 74.09+98.5/5=34.5'	Front Yard 10' Minimum	Rear Yard 74.09+72.0/4=36.5'
	Statutory		Calculated
Lot Size Minimum	34,200 Sq. Ft.	57 Units x 600 Sq. Ft.	11,158.1 +/- Sq. Ft.
Floor Area Maximum	1.75	6,700.5 x 6 11,158.1	3.6
Low Width Minimum	50'		77.6'
Open Space Useable	15%	333.8+395.9+424.7 11,158.1	10%
Structure Height Maximum	45'	Roof Elev 189.85 - Mean Grade 115.76	74.1'



locus map
NOT TO SCALE

legend:

- Traffic Control, Parking Meter, Double
- Traffic Control, Parking Meter, Single
- Traffic Control, Sign, Small
- Trees, Deciduous, 06
- Trees, Deciduous, Triple
- Utilities, Fire Hydrant
- Utilities, Gas Gate
- Utilities, Misc Handhole
- Utilities, Sewer Manhole
- Utilities, Telecom Manhole
- Utilities, Water Gate
- Curbs, Granite Curb

locus & record owner:

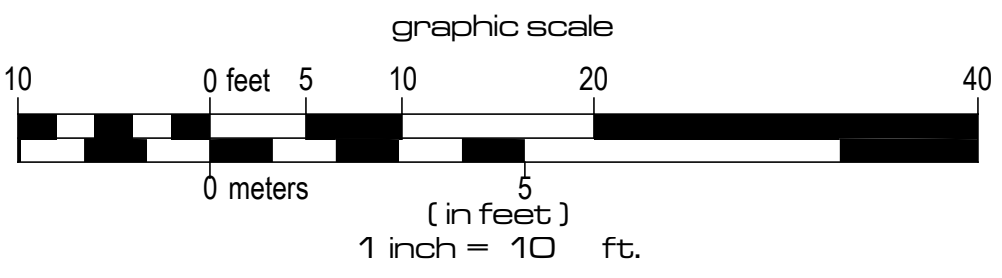
Jemtak Realty Trust
884-888 Massachusetts Avenue
Cambridge, Massachusetts 02139
PID: 119-82
Deed Book 13665, Page 70
Plan Book 173, Plan 8

notes:

- The Site Detail, And Surface Improvements Depicted Hereon Were Obtained From A Partial Field Survey Conducted On July 9, 2008 By David Gosselin + Associates.
- The Purpose Of This Plan Is To Provide A Plot Plan Of Land Which Illustrates This Surveyors Interpretation Of Existing Locus Improvements, Observable Monuments, Witness Testimony, All Obtainable Plans And Deeds Of Record, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Partial Field Survey.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.
- This Plan Is Not A Boundary Retracement Survey. Angles And Distances Pertinent To Boundary Information Are Based Upon Record Locus Information And Existing Monumentation. Further Examination Is Required And Recommended.
- The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is Land Court Case 19775-A, Dated July, 1951.
- This Plan And Survey Were Prepared Using Conventional Survey Methods. A Sokkia Set 330R-3 Total Station Was Used Having An Accuracy Of 3" And 3 PPM.
- All Improvements Shown Hereon Have Been Spatially Fixed To A Locational Tolerance Of Not More Than 1/10th Of The Plan Scale. Positional Tolerance Does Not Exceed Allowable Error.
- All Improvements Located Hereon Are Referenced To The Existing Buildings As Herein Delineated.

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.

David A. Gosselin, PLS# 45720 Date



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DWG. NO. 0287.cpp.pyt
BK. Cambridge #3, PG. 9

revisions				
NO.	DATE	DESCRIPTION	BY	CHK'D

LOOK FOR EMBOSSED SEAL

certified plot plan of land
located in
cambridge, massachusetts
(middlesex county)

prepared for
thayer + associates

scale: 1" = 10' date: july 23, 2008

12 eliot street
cambridge, massachusetts

(617) 876-4700

www.dg-pls.com

sheet no. 1 of 1



© DAVID GOSSSELIN + ASSOCIATES, 2008



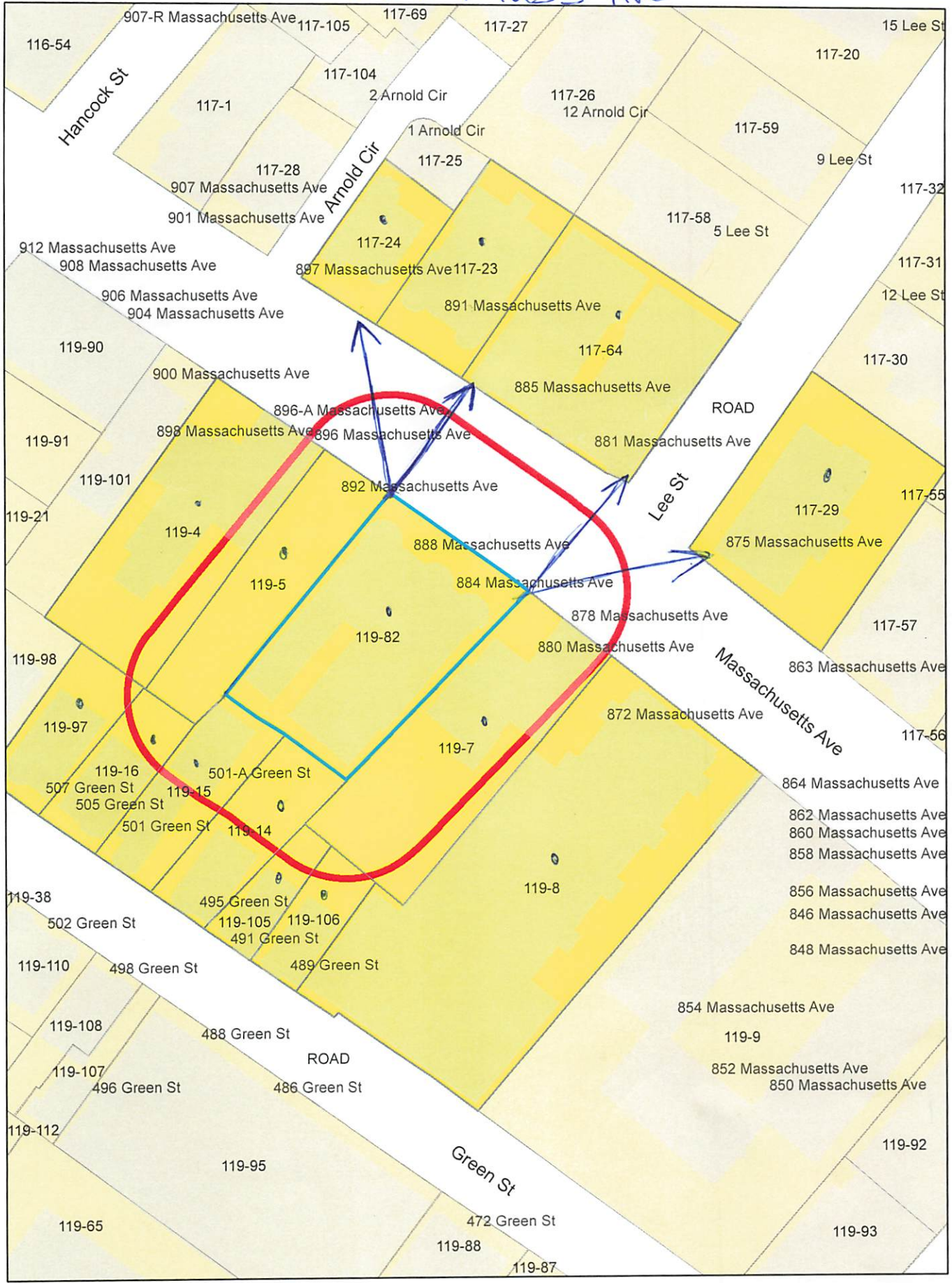
884

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 PEQUOSETTE 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 PEQUOSETT 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

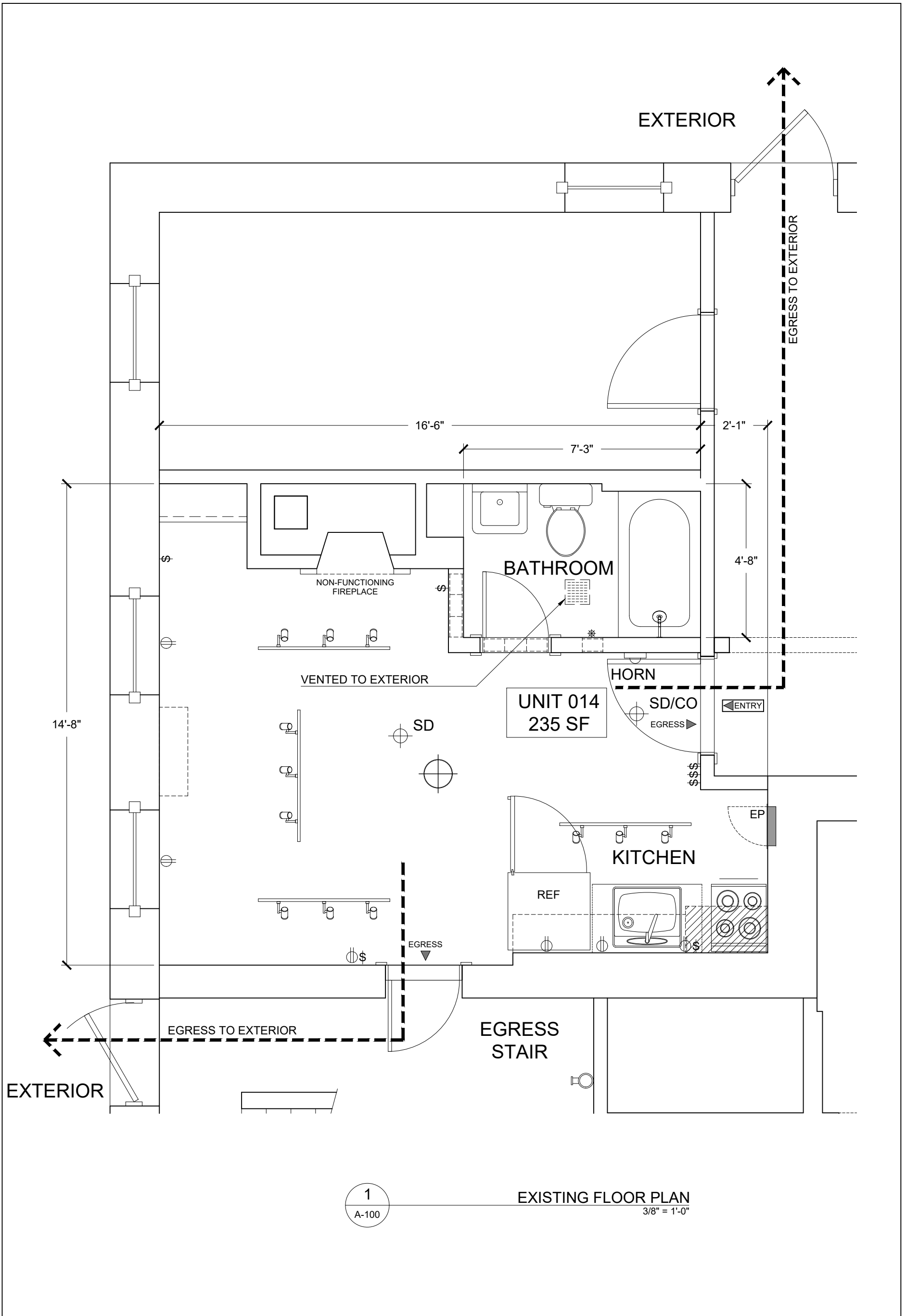
119-5
SUN LIFE ASSURANCE CO OF CANADA
C/O BENTALL KENNEDY (U.S) LP
P.O BOX 92129
SOUTHLAKE, TX 76092

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



1
A-100

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

PROJECT NUMBER: 0815
DRAWING NUMBER: A-100
SCALE: AS NOTED
DATE: 07.16.2024



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

MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN

Architecture
Space Planning
Project Management
Facility Programming

20 Windom Street
Somerville, Massachusetts 02144
(617) 666-9222
(617) 666-4557 FAX



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:

THEO. A. PAPAS
(Print)

Date:

6/27/24

Address:

888 MASS AVE

Case No.

BZA-273812

Hearing Date:

7/25/24

Thank you,
Bza Members