



**CITY OF CAMBRIDGE**  
**MASSACHUSETTS**  
**BOARD OF ZONING APPEAL**  
**831 MASSACHUSETTS AVENUE**  
**CAMBRIDGE, MA 02139**  
**617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-010758-2016

GENERAL INFORMATION

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

Special Permit :   v   Variance :          Appeal :         

PETITIONER : Matthew Haymer - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 2344 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY :    ZONING DISTRICT : Business A-2 Zone

REASON FOR PETITION :  
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :  
petitioner seeks to operate a catering business with accessory retail food sales.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 4.000 Section 4.35.B (Manufacturing Assembling &  
Article 10.000 Section 10.40 (Special Permit).

2016 JUL -6 PM 2:11  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

Original Signature(s) :

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*(Petitioner(s) / Owner)*  


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 James J. Rafferty, Esq.  


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**(Print Name)**

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : July 1, 2016

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Carol Rourke (Trustee)  
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 2344 Massachusetts Avenue

the record title standing in the name of 2350 Mass Ave Realty Trust

whose address is 163 Bishops Forest Drive, Waltham, MA 02452  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

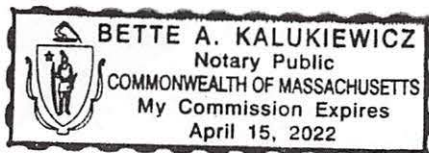
Book 49003 Page 479 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Carol Rourke (Trustee)  
(Owner)

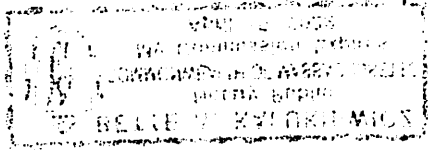
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On this 28th day of June, 2016, before me, the undersigned notary public, personally appeared Carol R. Rourke proved to me through satisfactory evidence of identification, which were MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Bette A. Kalukiewicz  
Notary Public

My commission expires: April 15, 2022



Official Game Schedule

League Name: [Faded text]

[Faded text block containing several lines of illegible information, possibly a list of games or dates.]

[Faded text line]

# 33

[Faded text line]

[Faded text line]

[Faded text line]

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**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 2344 Massachusetts Ave 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:  
A catering business is permitted in the Business A-2 district upon the issuance of a Special Permit when there it is accompanied by retail sales.
- 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:  
The building has adequate space for parking and loading in the parking lot to accomodate the two vans that the business utilizes.
- 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:  
There are a range of restaurant and retail uses along this portion of Massachusetts Avenue that operate with similar impacts.
- 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:  
The business will be operated in compliance with all health and safety requirements.
- 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:  
The operation of a catering business that will also provide retail sales of prepared sandwiches and baked goods will provide the type of active uses contemplated for the North Massachusetts Avenue Subdistrict of the Massachusetts Avenue Overlay District as set forth in Section 20.110.1.

### BZA APPLICATION FORM

### DIMENSIONAL INFORMATION

**APPLICANT:** James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** restaurant  
**LOCATION:** 2344 Massachusetts Ave Cambridge, MA **ZONE:** Business A-2 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** food production/catering

|  | <u>EXISTING</u><br><u>CONDITIONS</u> | <u>REQUESTED</u><br><u>CONDITIONS</u> | <u>ORDINANCE</u><br><u>REQUIREMENTS</u> <sup>1</sup> |            |
|--|--------------------------------------|---------------------------------------|--|------------|
| TOTAL GROSS FLOOR AREA:                                | <u>1412</u>                          | <u>no change</u>                      | <u>1574</u>  | (max.)     |
| LOT AREA:  | <u>1574</u>                          | <u>no change</u>                      | <u>n/a</u>   | (min.)     |
| RATIO OF GROSS FLOOR AREA<br>TO LOT AREA: <sup>2</sup> | <u>.9</u>                            | <u>no change</u>                      | <u>1.0/1.75</u>                                      | (max.)     |
| LOT AREA FOR EACH DWELLING UNIT:                       | <u>n/a</u>                           | <u>n/a</u>                            | <u>n/a</u>   | (min.)     |
| SIZE OF LOT:   |                                      |                                       |  |            |
| WIDTH  | <u>34'</u>                           | <u>no change</u>                      | <u>none</u>  | (min.)     |
| DEPTH  | <u>46'</u>                           | <u>no change</u>                      | <u>n/a</u>   |            |
| SETBACKS IN FEET:                                      |                                      |                                       |  |            |
| FRONT  | <u>0'</u>                            | <u>no change</u>                      | <u>0'</u>  | (min.)     |
| REAR   | <u>0'*</u>                           | <u>no change*</u>                     | <u>0'*</u>   | (min.)     |
| LEFT SIDE  | <u>+/-7'</u>                         | <u>no change</u>                      | <u>10'</u>   | (min.)     |
| RIGHT SIDE   | <u>0'</u>                            | <u>no change</u>                      | <u>10'</u>   | (min.)     |
| SIZE OF BLDG.:   |                                      |                                       |  |            |
| HEIGHT   | <u>+/-15'</u>                        | <u>no change</u>                      | <u>45'</u>   | (max.)     |
| LENGTH   | <u>+/-46'</u>                        | <u>no change</u>                      | <u>n/a</u>   |            |
| WIDTH  | <u>+/-34'</u>                        | <u>no change</u>                      | <u>n/a</u>   |            |
| RATIO OF USABLE OPEN SPACE<br>TO LOT AREA:             | <u>0</u>                             | <u>no change</u>                      | <u>none</u>  | (min.)     |
| NO. OF DWELLING UNITS:                                 | <u>0</u>                             | <u>no change</u>                      | <u>n/a</u>   | (max.)     |
| NO. OF PARKING SPACES:                                 | <u>6</u>                             | <u>no change</u>                      | <u>2</u>   | (min./max) |
| NO. OF LOADING AREAS:                                  | <u>n/a</u>                           | <u>no change</u>                      | <u>n/a</u>   | (min.)     |
| DISTANCE TO NEAREST BLDG.<br>ON SAME LOT:              | <u>0</u>                             | <u>no change</u>                      | <u>n/a</u>   | (min.)     |

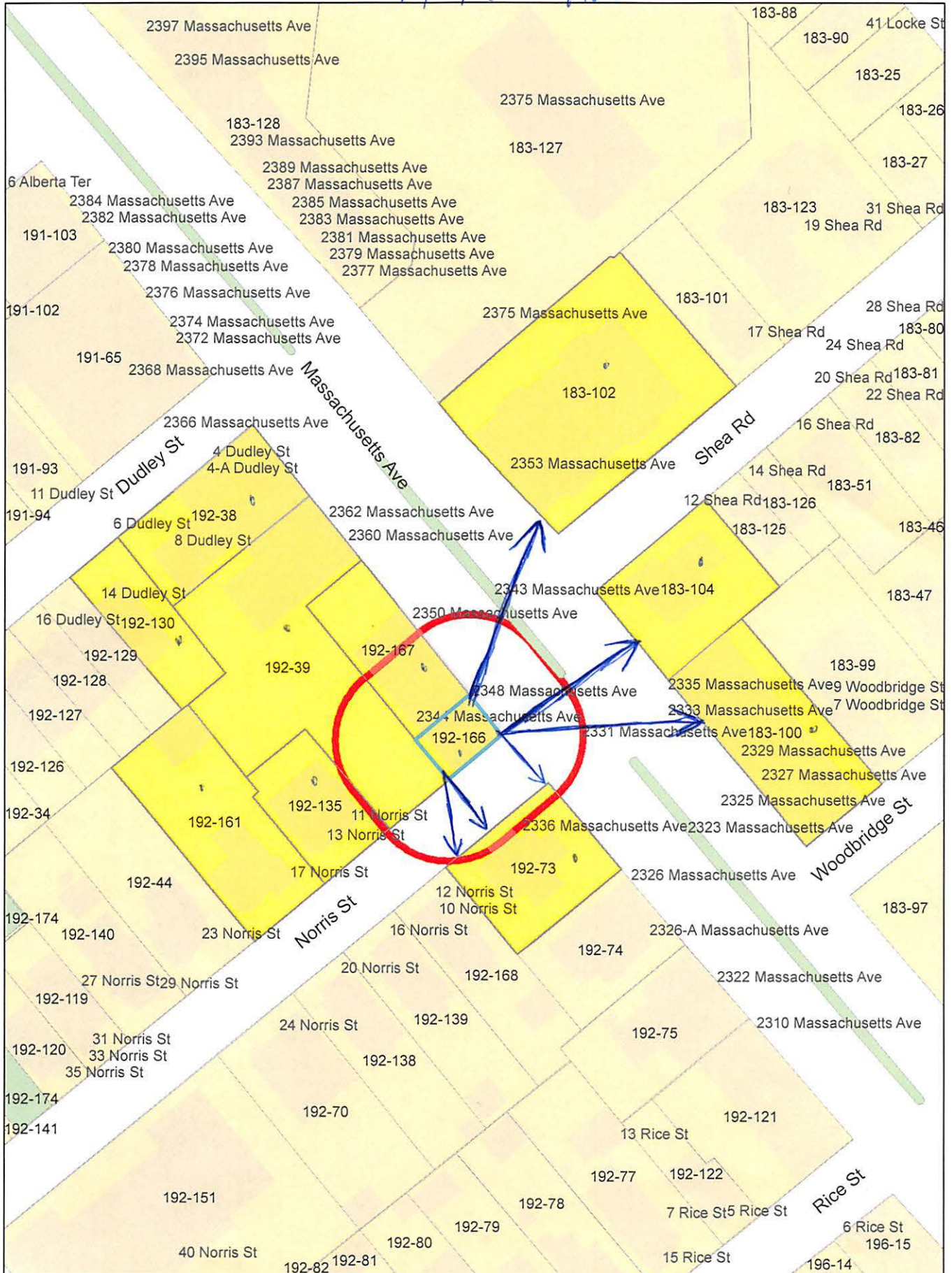
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

\*front setback on Norris St

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'.



# 2344 Mass Ave



2344 MASS AVE

143

183-102  
ROBILLARD, LAWRENCE J.  
2353 MASS AVE #61  
CAMBRIDGE, MA 02140

183-102  
BEZIDJIAN, GEORGES G.  
2353 MASS AVE #73  
CAMBRIDGE, MA 02140

*Petitioner*  
JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

183-102  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

183-102  
SCALFI, SEBASTIANO A.  
2353 MASSACHUSETTS AVE., #28  
CAMBRIDGE, MA 02140

183-102  
BARLAS, ARTHUR T. & JULIE S. BARLAS  
360 LITTLETON RD., APT#B18  
CHELMSFORD, MA 01824

183-102  
COHEN, H THEODORE & CYNTHIA COHEN  
16 MILTON ST  
CAMBRIDGE, MA 02140

183-102  
LYNOS, STEPHEN W JR  
2353 MASSACHUSETTS AVE., UNIT #34  
CAMBRIDGE, MA 02140

183-102  
SHIRNAME, PIYUSHA P.  
2353 MASSACHUSETTS AVE., #95  
CAMBRIDGE, MA 02140

183-102  
COHEN, H. THEODORE & CYNTHIA J. COHEN  
16 MILTON ST  
CAMBRIDGE, MA 02140

183-102  
KUKUK, HELEN M.  
2353 MASSACHUSETTS AVE #48  
CAMBRIDGE, MA 02140

183-102  
MARKARIANS, NELIK  
1580 MASS. AVE.  
CAMBRIDGE, MA 02138

183-102  
KOCHARIANS, TORGAM A. &  
LOOSIA S. STEPANIANS  
C/O ROBERT JONES  
2130 MASS. AVE., #7A  
CAMBRIDGE, MA 02140

183-102  
DAHLBERG, DANIEL  
2353 MASSACHUSETTS AVE #46  
CAMBRIDGE, MA 02140

183-102  
COHEN, THEODORE H. & CYNTHIA J. COHEN  
16 MILTON ST  
CAMBRIDGE, MA 02140

183-102  
TOROSIAN, HIMAYAK,  
TR. OF TOROSIAN/CAMBRIDGE REALTY TRUST  
P.O. BOX 205  
WATERTOWN, MA 02471

183-102  
CHANG, ELLEN Y. & YUTUNG R. CHANG  
2353 MASS AVE #57  
CAMBRIDGE, MA 02140

183-102  
PETROSIAN, SEBUH D. AND  
LINDA S. COLE-PETROSIAN  
8 PARKVIEW RD.  
WALTHAM, MA 02452

183-102  
CHOE, KUN S.  
2353 MASSACHUSETTS AVE #63  
CAMBRIDGE, MA 02140

183-102  
IMIRZIAN, GEORGE K. & NORA T. AFTANDILIAN  
64 BIGELOW AVE #26  
WATERTOWN, MA 02472

183-102  
GAN, HUIXIAN  
2353 MASS AVE #68  
CAMBRIDGE, MA 02140

183-102  
STEPAN-STEPANIANS, MIGANUSH N. &  
ADELINA PETROSSIAN-ABRAHAMIAN  
17 BECKET RD.  
BELMONT, MA 02478

183-102  
CHALHOUB, MIHCEL SOTO  
2353 MASS. AVE., #72  
CAMBRIDGE, MA 02140

183-100  
2323 MASSACHUSETTS AVE, LLC,  
2200 MASS AVE.  
CAMBRIDGE, MA 02140

183-102  
KANE, MARY A.  
2353 MASS. AVE., #21  
CAMBRIDGE, MA 02140

183-102  
KACHATURIAN, VICKY,  
TR. OF THE BELMONT NORTHVIEW TRUST  
2353 MASSACHUSETTS AVE #84  
CAMBRIDGE, MA 02140

183-102  
BONIS, ANN CATHERINE &  
CITY OF CAMBRIDGE TAX TITLE  
2353 MASS AVE #87  
CAMBRIDGE, MA 02140

183-102  
LEVINE, JOYCE  
2353 MASS AVE #91  
CAMBRIDGE, MA 02140

192-130  
GONZALEZ-ARIAS, FRANCISCA  
14 DUDLEY ST  
CAMBRIDGE, MA 02140

183-102  
SORENSEN, ANNEMARIE  
2353 MASS. AVE., #97  
CAMBRIDGE, MA 02140



183-104  
PANICO, VINCENT J.  
5 PERRY ST  
CAMBRIDGE, MA 02139

192-130  
BASH, JENNIFER A.  
14 DUDLEY ST., UNIT #2  
CAMBRIDGE, MA 02140

192-166-167  
RAVANIS, WILLIAM G. & CAROL RAVANIS  
TRUSTEES OF 2350 MASS AVE REALTY TRUST  
163 BISHOPS FOREST DR  
WALTHAM, MA 02452

183-102  
SCHULTZ, DELIA M., A LIFE ESTATE  
2353 MASS AVE., UNIT #32  
CAMBRIDGE, MA 02140

183-102  
CHEN, SZU-YUAN & SHU-PEI WU  
2353 MASSACHUSETTS AVE., #98  
CAMBRIDGE, MA 02140

192-38  
BATMASIAN, JAMES H. & MARTA BATMASIAN  
C/O INVESTMENTS, LIMITED  
215 NORTH FEDERAL HIGHWAY  
BOCA RATON, FL 33432

192-39  
NORTH CAMBRIDGE COOPERATIVE BANK  
2360 MASS AVE  
CAMBRIDGE, MA 02140

192-73  
BRADLEY, VALERIE J., LEWIS SARGENTICH,  
JOHN & LINDA ASHBAUGH, D/B/A V J S ASSO  
2336 MASS. AVENUE  
CAMBRIDGE, MA 02140

183-102  
KOCHARIANS, TORGOM A. &  
LOOSIA S. STEPANIANS  
2130 MASS AVE., UNIT #7A  
CAMBRIDGE, MA 02140

183-102  
LECHTENBERG, EDWARD L.,  
TR. OF THE EDWARD L. LECHTENBERG  
2353 MASS AVE.  
CAMBRIDGE, MA 02140

183-102  
CATALANO, GABRIELA  
2353 MASS AVE., UNIT #94  
CAMBRIDGE, MA 02140

183-102  
NESGOS, JILLIAN  
2353 MASS AVE., UNIT #96  
CAMBRIDGE, MA 02140

183-102  
LEE, BRIAN  
2353 MASS AVE., UNIT #27  
CAMBRIDGE, MA 02139

183-102  
MAJUSHRI TEMPLE  
2353 MASS AVE, UNIT #66  
CAMBRIDGE, MA 02140

183-102  
MOTTA, LILLIAN  
2353 MASS AVE., UNIT #44  
CAMBRIDGE, MA 02140

183-102  
MILLER, KEVIN D.  
2353 MASS AVE., UNIT #67  
CAMBRIDGE, MA 02140

183-102  
LECHTENBERG, EDWARD L.,  
TR. OF EDWARD L. LECHTENBERG TRUST.  
2353 MASS AVE., UNIT #12  
CAMBRIDGE, MA 02140

183-102  
SMITH, ALEXANDRA LICHAUCO  
C/O RICHARD J. SMITH, II  
PO BOX 64284587  
0 METAVANTE WAY  
SIOUX FALLS, SD 57186

183-102  
NEVINS, WILLIAM A. & LISA E. SEBELL-NEVINS  
2353 MASS AVE., #38  
CAMBRIDGE, MA 02140

183-102  
KAZE, MICHER  
2353 MASS AVE., #22  
CAMBRIDGE, MA 02140

183-102  
TSETEN, MIGMAR  
TRUSTEE THE MT NOMINEE TRUST  
2353 MASS AVE., UNIT#66  
CAMBRIDGE, MA 02140

183-102  
GARAPETIAN, SHAKEH HAVAN  
9014 1ST AVE.  
SILVERSPRINGS, MD 20910

183-102  
RAZZANO, JOHN A.  
2353 MASS AVE. UNIT#58  
CAMBRIDGE, MA 02140

183-102  
PILLION, WAYNE  
2353 MASS AVE. UNIT#76  
CAMBRIDGE, MA 02140

183-102  
SACCHETTI, ELISE  
2353 MASS AVE., UNIT #41  
CAMBRIDGE, MA 02140

183-102  
LAW, SAY-JONG & SARAH S. LAW  
TRUSTEES OF SAY-JONG LAW LIV TRUST  
15 FORBES RD  
WESTWOOD, MA 02090

183-102  
YANG, GUANG  
2353 MASS AVE., UNIT #24  
CAMBRIDGE, MA 02140

183-102  
DESILVA, RAJITH S.,  
TR. OF THE RAJITH S. DESILVA FAMILY TR.  
12 RAG ROCK DRIVE  
WOBBURN, MA 01801

183-102  
DOSHI, PARTH PRAKASH  
2353 MASSACHUSETTS AVE., #86  
CAMBRIDGE, MA 02140

183-102  
ATALLAH, GEORGES & SCHEHERAZADE ATALLAH  
2353 MASSACHUSETTS AVE., #75  
CAMBRIDGE, MA 02140



234 NGS Ave

343

183-102  
SUZUKI, SHIGEKO  
2353 MASSACHUSETTS AVE., #83  
CAMBRIDGE, MA 02140

183-102  
ARSLANIAN, NORAIR,  
TRUSTEE THE NORTHVIEW 81 TRUST  
94 HUTCHINSON RD.  
ARLINGTON, MA 02174

183-102  
ARSLANIAN, NORAIR,  
TRUSTEE THE NORTHVIEW 88 TRUST  
94 HUTCHINSON RD.  
ARLINGTON, MA 02174

183-102  
CHELMINSKI, VALESKA H.  
CITY OF CAMBRIDGE TAX TITLE  
C/O SARAH JANE CHELMINSKI  
P.O. BOX 152  
BRIDGEWATER, CT 06752

183-102  
MAKAN PROPERTIES, LLC  
PO BOX 73  
NUTTING LAKE, MA 01865

192-135  
CARRA, LOIS, DAN P. BERTKO &  
CITY OF CAMBRIDGE TAX TITLE  
13 NORRIS ST  
CAMBRIDGE, MA 02140

192-130  
ROBINSON, PETER J. &  
ROSEMARY D. ROBINSON & NATHAN J.  
14 DUDLEY ST., #1  
CAMBRIDGE, MA 02140

183-102  
LAU, JACKY H.  
2353 MASSACHUSETTS AVE., #85  
CAMBRIDGE, MA 02140

183-102  
ATALLAH, GEORGES & SCHEHERAZADE ATALLAH  
192 RINDGE AVE  
CAMBRIDGE, MA 02141

183-102  
AGRAWAL, ALKA  
2353 MASSACHUSETTS AVE., #36  
CAMBRIDGE, MA 02140

183-102  
TAO, JIFANG & HAO WU  
2353 MASSACHUSETTS AVE., #93  
CAMBRIDGE, MA 02140

183-102  
MURPHY, ELIZABETH  
2353 MASSACHUSETTS AVE., #45  
CAMBRIDGE, MA 02140

192-161  
KIM, JIN HEE,  
TRUSTEE THE YOUNG CHOL KIM IRREV TR.  
17 NORRIS ST  
CAMBRIDGE, MA 02140

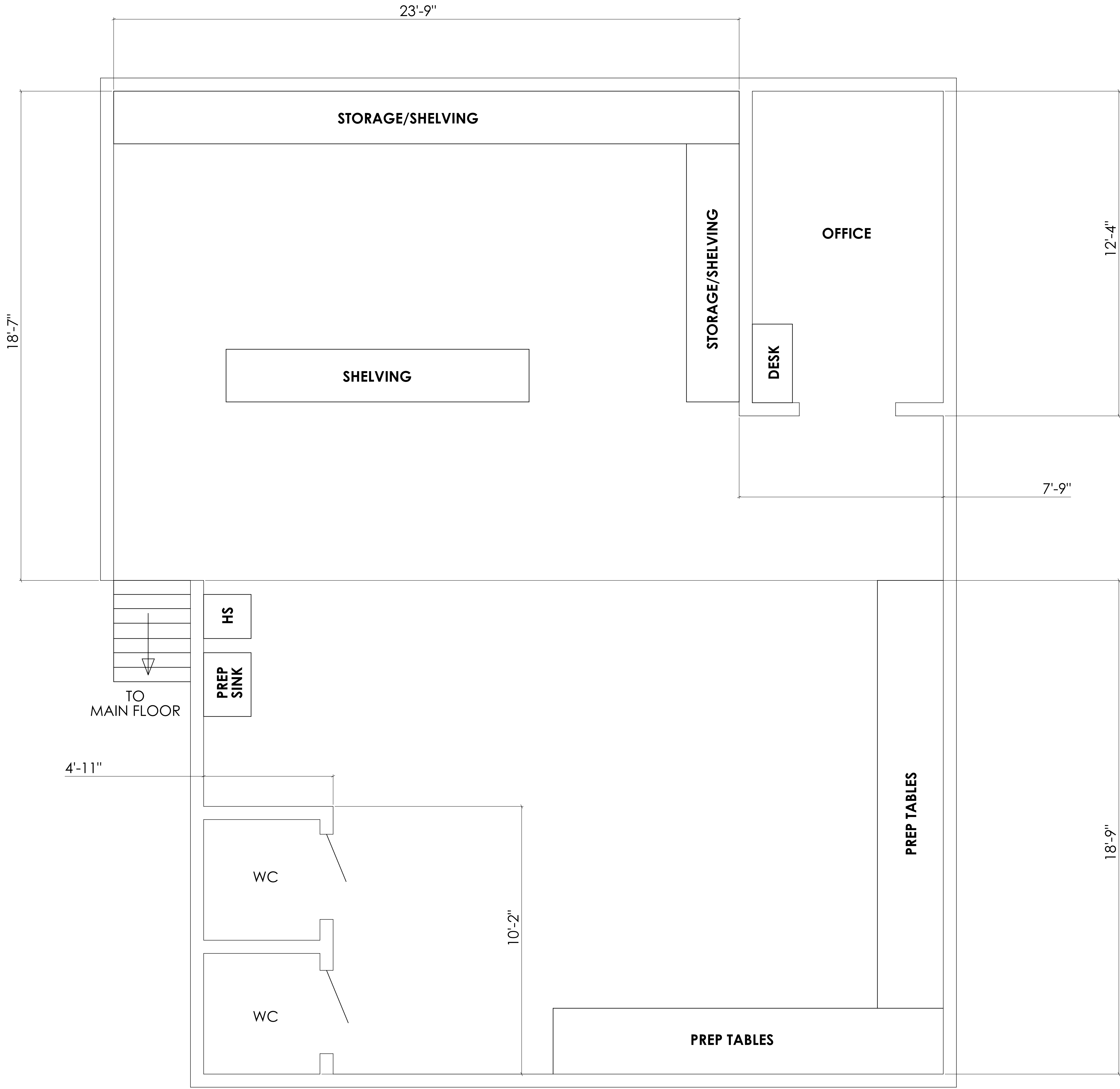
183-102  
RANAGAN, SCOTT  
13 TEMI RD  
CHELMSFORD, MA 01824

| REVISIONS |      |                 |          |          |
|-----------|------|-----------------|----------|----------|
| ZONE      | REV. | DESCRIPTION     | DATE     | APPROVED |
|           | 01   | INITIAL RELEASE | 06/24/16 | SB       |



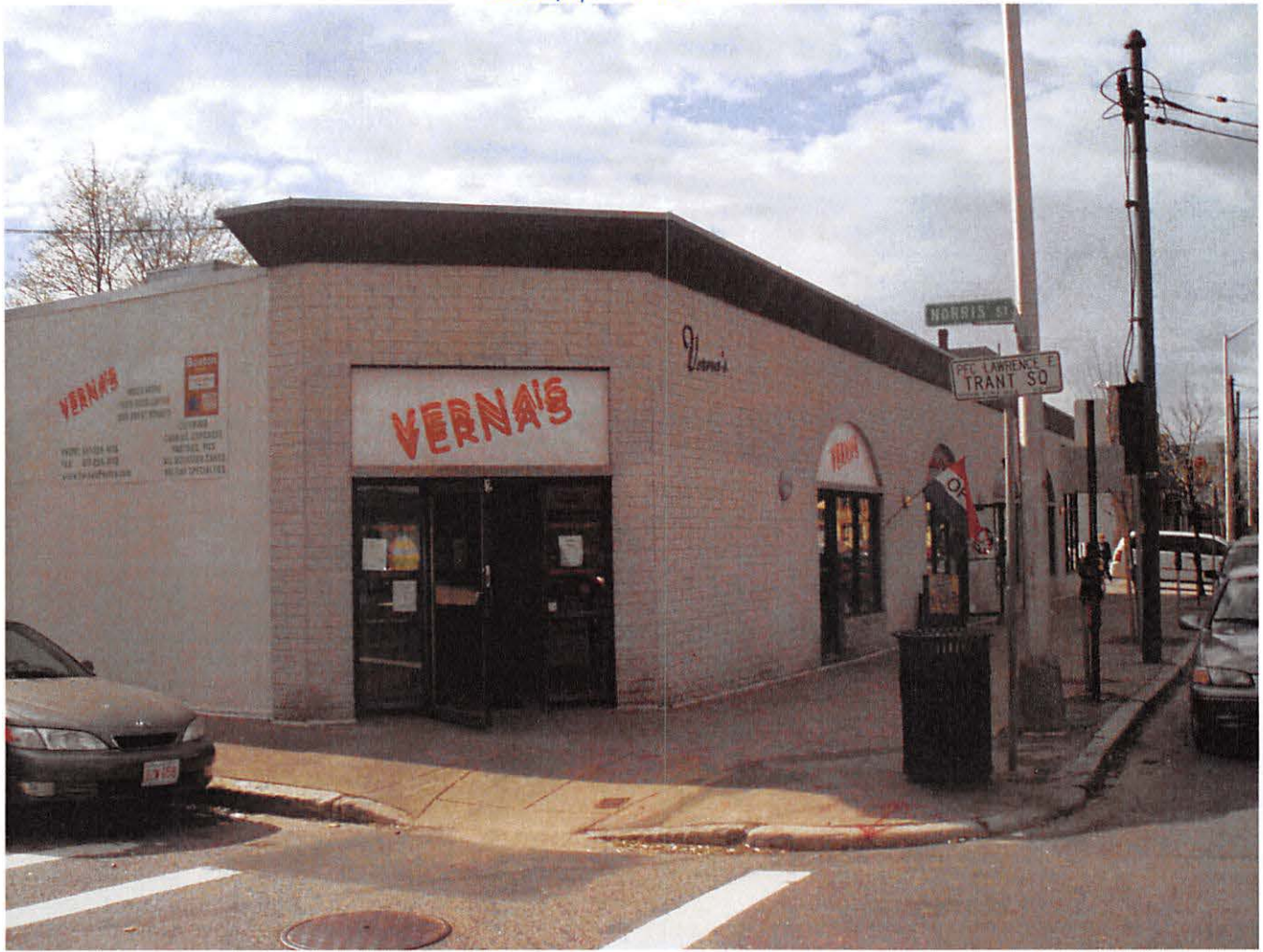
NOTES:  
1. SCALE 1:20. APPLIES TO ALL SHEETS

|  |              |          |                            |           |
|--|--------------|----------|----------------------------|-----------|
|  | NAME         | DATE     | SHEET 1 OF 2               |           |
| DRAWN  | S.BAIRAMOV   | 06/24/16 | TITLE:<br>FLOOR PLAN, MAIN |           |
| SIZE   | DO NOT SCALE |          | DWG. NO.<br>plan_1         | REV<br>01 |
| DRAWING PREPARED BY<br>BA ENGINEERING CONSULTING<br>MERRIMACK, NH<br>TEL: 603-320-2992 |              |          |                            |           |



|  |            |          |                                   |           |
|--|------------|----------|-----------------------------------|-----------|
|  | NAME       | DATE     | SHEET 2 OF 2                      |           |
| DRAWN  | S.BAIRAMOV | 06/24/16 | TITLE:<br>FLOOR PLAN,<br>BASEMENT |           |
| SIZE   | <b>E</b>   |          | DO NOT SCALE                      |           |
| DRAWING PREPARED BY<br>BA ENGINEERING CONSULTING<br>MERRIMACK, NH<br>TEL: 603-320-2992 |            |          | DWG. NO.<br>plan_1                | REV<br>01 |

2344 MASS AVE







# 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: Pat Conte Date: 7/7/16  
(Print)

Address: 2344 Mass Ave Case No. BZA-010758-2016

Hearing Date: 7-28-16

Thank you,  
Bza Members