



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUN 11 PM 2:00
CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

BZA Application Form

BZA Number: 254334

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Lavery Real Estate Trust C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 2154 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Retail (woodworking/hardware) **ZONING DISTRICT:** Business A-2/Massachusetts Avenue Overlay

REASON FOR PETITION:

/Change in Use/Occupancy/

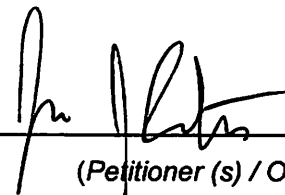
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks Special Permit to allow use of premises as an animal services facility operated by RiverDog.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.L (Animal Services Facility).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: 1/10/24

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 2154 Massachusetts Avenue

the record title standing in the name of Robert P. Lavery and Charles R. Lavery, Trustees

whose address is c/o Lavery Lohnes Property, 75 Cambridge Parkway, Suite 100, Cambridge MA 02142
(Street) (City or Town) (State & Zip Code)

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

Book 963 Page 84 or _____ Registry

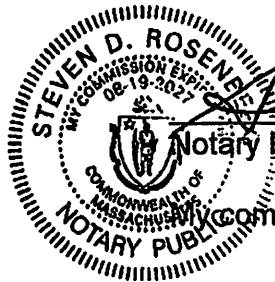
District of Land Court Certificate No. _____ Book _____ Page _____

Charles R. Lavery
(Owner)

=====

On this 14th day of December, 2023, before me, the undersigned notary public, personally appeared Charles R. Lavery proved to me through satisfactory evidence of identification, which were his Mass Drivers License 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.

Steven D. Rosenberg
Notary Public
commission expires: 8-19-2027



Transfer Certificate of Title.

BK. 963 PG. 84

No. 166634

From Transfer Certificate No. 166633 in Registration Book 963, Page 83
Originally Registered December 3, 1982 for the South Registry District of
Middlesex County

This is to Certify that

Charles H. Laverty, Jr. and Robert P. Laverty, Trustees of Laverty
Real Estate Trust, under a Declaration of Trust dated December 2, 1982 and
registered December 3, 1982, being Document No. 631687, filed in the Land
Registration Office, for the South Registry District of Middlesex County,

are the owners in fee simple, with power to sell, mortgage and lease;

of that certain parcel of land situate in Cambridge

in the County of Middlesex and said Commonwealth, described as follows:

Northwesterly by Massachusetts Avenue, one hundred
sixty-three and 02/100 feet;
Southeasterly by land now or formerly of the North Avenue
Repeals Church, ninety-one and 49/100 feet;
Southwesterly by lot A² as shown on plan hereinafter mentioned,
one hundred eighty-one and 07/100 feet; and
Northwesterly by lot A³ on said plan, ninety feet.

Said parcel is shown as lot A⁴ on said plan, (Plan No. 15056).

All of said boundaries are determined by the Court to be located as shown on
a subdivision plan, as approved by the Court, filed in the Land Registration
Office, a copy of which is filed in the Registry of Deeds for the South
Registry District of Middlesex County in Registration Book 22, Page 505, with
Certificate 3365.

and the operation and

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 2154 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:

Article 4.35.I allows for an animal services facility in the Business A-2 Zoning District when, as is the case with this use, all animals are kept indoors and that no noise or odors are perceptible from adjoining lots.

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 traffic generated by this use is typical of the type of traffic generated by other retail uses on this section of north Massachusetts Avenue.

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:

The majority of the adjacent uses are also retail and will not be adversely affected by this animal services facility. The operator, RiverDog, is experienced in the build out of animal services facilities and will implement measures to mitigate any sounds or odors from impacting other uses.

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:

This facility will operate in accordance with all applicable health and safety regulations.

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:

This use is consistent with the purpose of the Massachusetts Avenue Overlay District (Article 20.102) to promote retail uses along the avenue.

***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: Lavery Real Estate Trust

Present Use/Occupancy: Retail (woodworking/hardware)

Location: 2154 Massachusetts Ave., Cambridge, MA

Zone: Business A-2/Massachusetts Avenue Overlay

Phone: 617.492.4100

Requested Use/Occupancy: Retail (animal services facility)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,750 sf of 7,500 sf building	no change	15,559 sf	(max.)
<u>LOT AREA:</u>		15,559 sf	no change	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.48	no change	1.0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	no change	N/A	
<u>SIZE OF LOT:</u>	WIDTH	163'	no change	none	
	DEPTH	N/A	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0'	no change	5'	
	REAR	varies	no change	20'	
	LEFT SIDE	varies	no change	10'	
	RIGHT SIDE	0'	no change	10'	
<u>SIZE OF BUILDING:</u>	HEIGHT	+/- 12'	no change	45'	
	WIDTH	50'	no change	N/A	
	LENGTH	153'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	no change	none	
<u>NO. OF DWELLING UNITS:</u>		0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>		4	no change	0	
<u>NO. OF LOADING AREAS:</u>		0	no change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

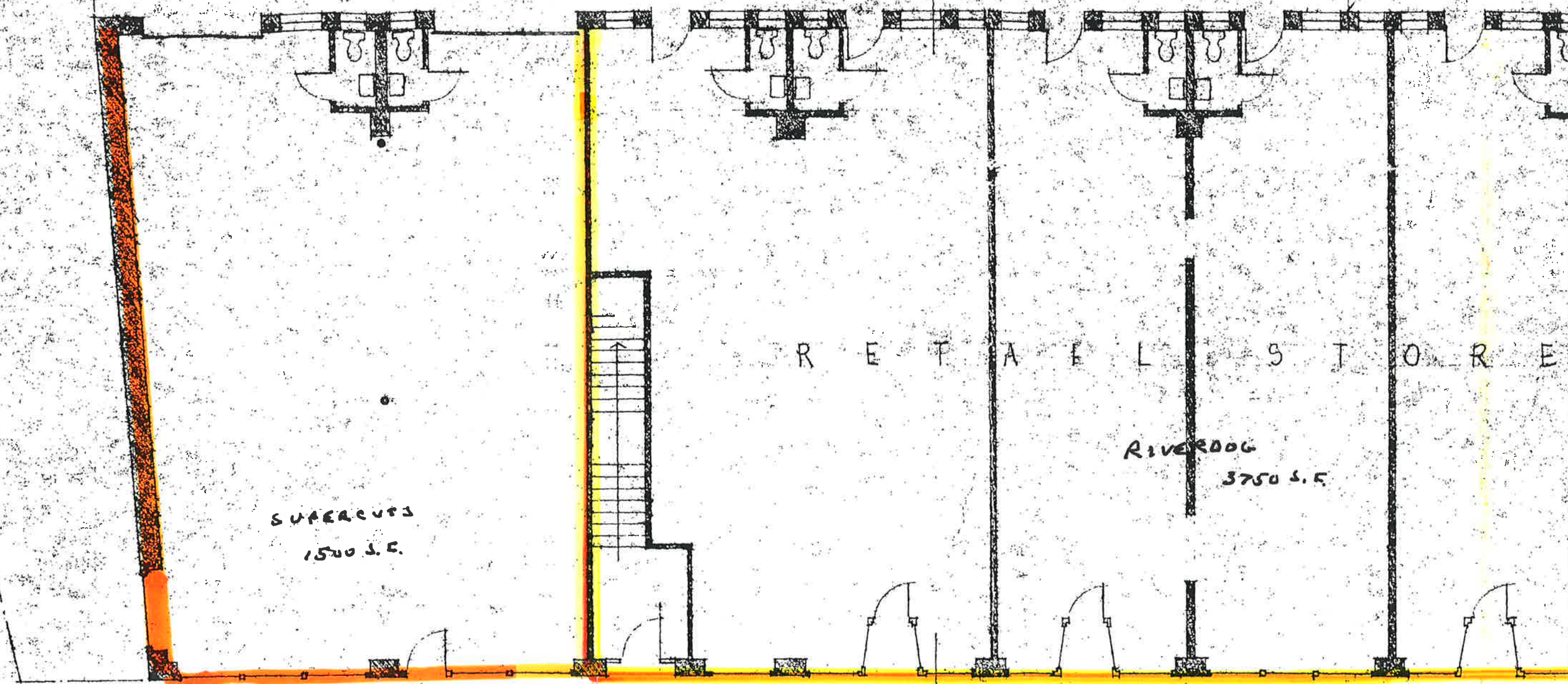
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

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'.

16'-6" ±

SECT. A



9'-8" ±

SECT. A

MASS. AVE.

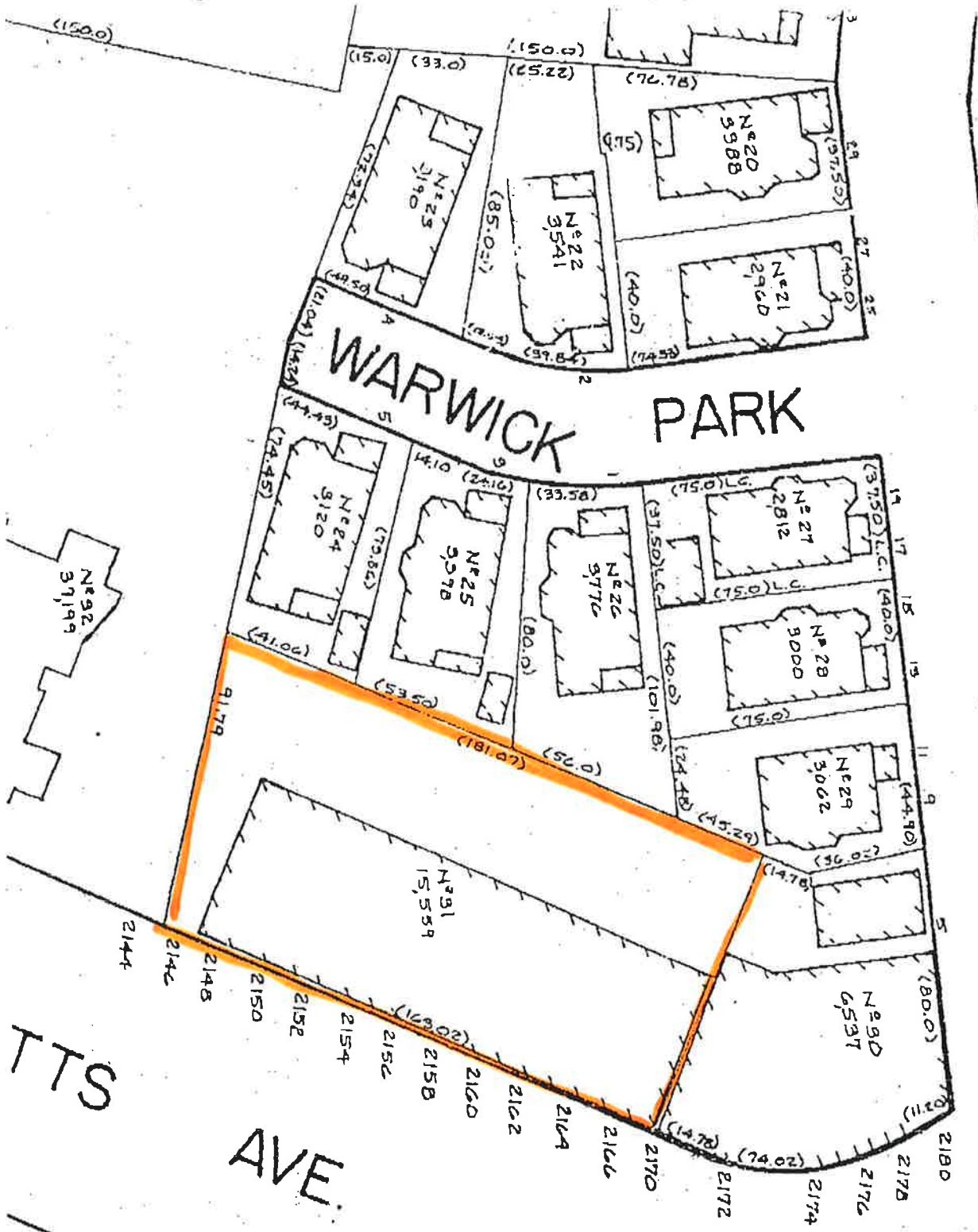
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

JANUARY 26, 1982

ADDITION TO 2148-2168 MASS. AVE. - CAMBRIDGE, MA.

HARDAWAY & ASSOCIATES



WARWICK PARK

TTS AVE

MASSACHUSETTS AVENUE

NO. 31 - 15,559 S.F.

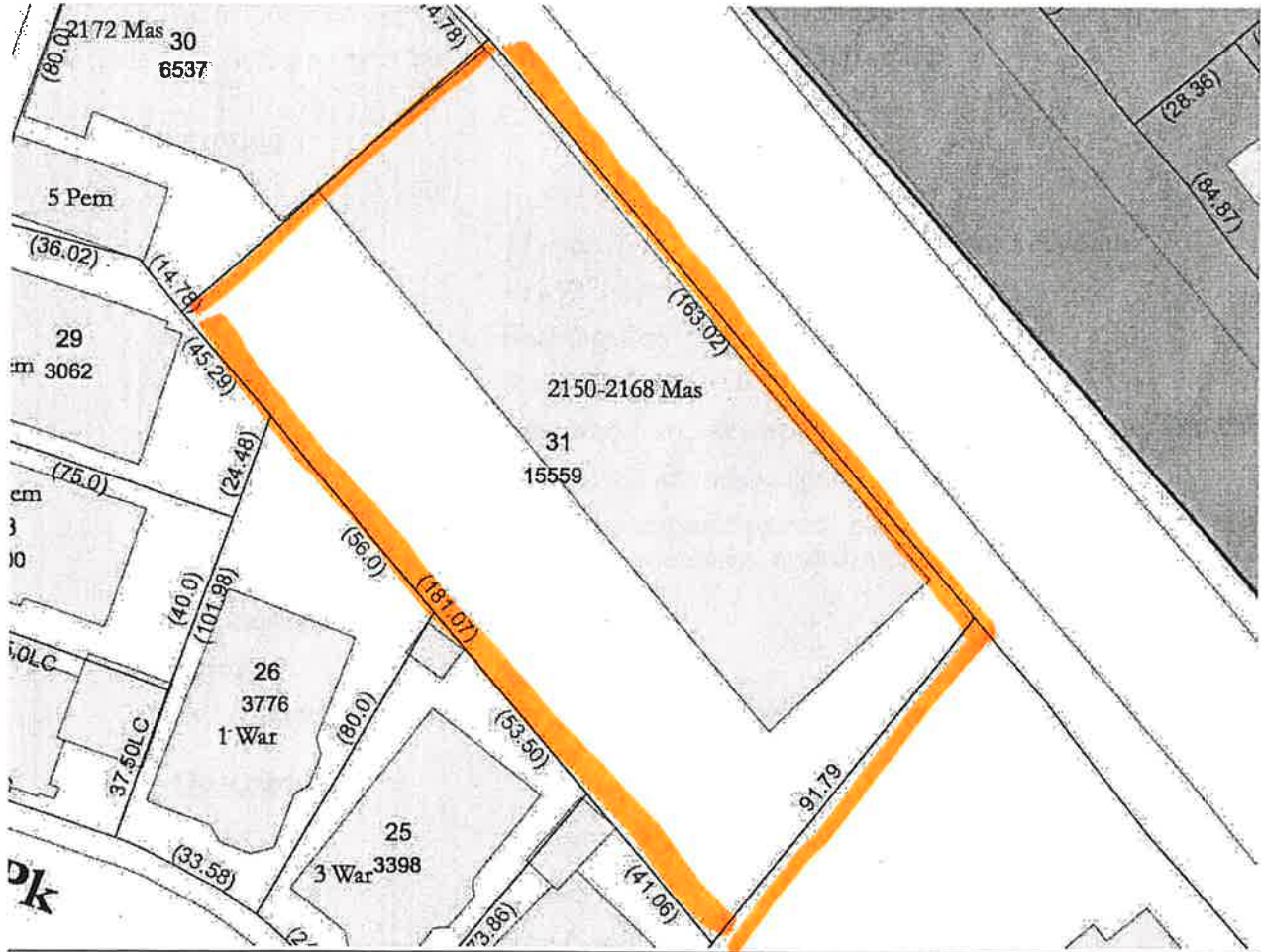
DEMBERTON ST.

RIDGE AVENUE

PART OF BLOCK 199

ASSESSORS MAP of the SUBJECT PROPERTY

THE SUBJECT LOT AT 2170 MASSACHUSETTS AVENUE





EAST
2A

DOCKERY
CLOTHING & ACCESSORIES

ELIZABETH GRADY

266

Facials
Microdermabrasion
Waxing
Massage
Manicures
Pedicures
Make-up
617-497-7546

Bank of America

07/25/2016

NO PARKING
NO STOPPING
ANYTIME
SNOW
EMERGENCY

2 HOUR
NO PARKING
EXCEPT
SUNDAYS

TOW ZONE
NO STOPPING
ANYTIME

NO PARKING
NO STOPPING
EXCEPT
SUNDAYS



2154 Mass Ave

Petitioner 194

181-196
TRODERMAN-KING, RONA
TR. OF THE TRODERMAN-KING FAMILY TR.
2143 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

199-26
KHAN, JIHAN S. & VIKRAM MATHUR
1 WARWICK PK UNIT 2
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

199-32
A.R. DUARTE, LLC
2130 MASSACHUSETTS AVE UNIT 1A
CAMBRIDGE, MA 02140

199-32
MULLA, ALTAF & ANHAR MULLA
2130 MASSACHUSETTS AVE UNIT 2A
CAMBRIDGE, MA 02140

199-31
LAVERTY, CHARLES R. JR. & ROBERT P. LAVERTY,
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

199-32
ALANI, ALI A. & NADIA M. ALHASANI
10 ROGERS ST UNIT 1202
CAMBRIDGE, MA 02142

199-32
MULLA, ANHAR ABDULTAYEB,
TRS ALTAF MULLA, TRUSTEE
2130 MASSACHUSETTS AVE UNIT 2A
CAMBRIDGE, MA 02140

199-32
JATTANI, HARSHA & SRIDHAR & IYENGAR
2130 MASSACHUSETTS AVE UNIT 3E
CAMBRIDGE, MA 02140

199-32
PRAGER, KENNETH E. & ROSE WONG DOO
2130 MASSACHUSETTS AVE 7D
CAMBRIDGE, MA 02140

199-33
ANTONIOU, DOMNA
11 COGSWELL AVE UNIT 8
CAMBRIDGE, MA 02140

199-33
ZOU, TRENT
7337 MENCHACA RD UNIT #4
AUSTIN, TX 78745

199-33
WU, MAW-SHENG & J
ULIE YUN-HWA CHENG WU
6 MCVICKERS LANE
MANDHAM, NJ 07945

199-25
RIED, ADAM
3 WARWICK PARK UNIT #1
CAMBRIDGE, MA 02140

199-26
PRATAP, SESHASAYANAN
1 WARWICK PK. UNIT#3
CAMBRIDGE, MA 02140

199-27
AQUITANIA LLC
17227 E. FONTANA WAY
FOUNTAIN HILLS, AZ 85268

199-30
MUDARRI - EISELE, LLC,
35 UPLAND RD
CAMBRIDGE, MA 02140

199-32
ALANI, ALI A. & NADIA M. ALHASANI
10 ROGERS ST UNIT 1202
CAMBRIDGE, MA 02142

199-32
DURSTINE, ALESSANDRA M. &
ELIZABETH M. DURSTINE-LIPKIND
2 SURF ST
MARBLEHEAD, MA 01945

199-32
HAN, RUONAN & XIAOXIAO LI
64 HIGHLAND AVE #3B
WINCHESTER, MA 01890

199-32
MCLAUGHLIN, ANNE
2130 MASSACHUSETTS AVE. # 5E
CAMBRIDGE, MA 02140

199-32
BLEDSOE, ROBIN
2130 MASS. AVE UNIT 6-C
CAMBRIDGE, MA 02140-1918

199-32
ANTHONY, MICHAEL & LAURA JENNINGS
2130 MASSACHUSETTS AVE UNIT #6D
CAMBRIDGE, MA 02140

199-32
LAYTON, ALEXIS
2130 MASSACHUSETTS AVE. - UNIT 6E
CAMBRIDGE, MA 02140

199-32
ZACHARIAS, GAIL & DONNA LAZORIK
85 BRAINERD RD #612
ALLSTON, MA 02134-4563

199-33
CHENG, MEI CHIN & TANYA CHEN
269 WOODCLIFF ROAD
NEWTON, MA 02461

199-33
WANG, PINGLANG, WANG YING &
YUFEI WANG
35 SKYLINE DR
STATEN ISLAND, NY 10304

199-32
SONG, HYUN S.
2130 MASS AVE #4A
CAMBRIDGE, MA 02140-1927

199-32
PATALANO-LONG, DIANE & MICHAEL F. LONG CO-
TRUSTEES OF VIRGO INVESTMENT TRUST
C/O MICHAEL LONG
846 MAIN ST UNIT 202
WINCHESTER, MA 01890

199-28
STONESTAR SOLUTIONS, LLC
18 HAWTHORN ST.
NEWTON, MA 02458

199-32
BEOLEONG, LIM
38 WEBB ST
LEXINGTON, MA 02173

199-32
SASISEKHARAN, RAM & UMA SASISEKHARAN
TRUSTEES OF THE 2130 MASS AVE REALTY TRS
2130 MASS AVENUE, UNIT 7B
CAMBRIDGE, MA 02140

199-25
MORSE, BELINDA C.
3 WARWICK PK UNIT 2
CAMBRIDGE, MA 02140

199-32
JOYCE, RAJEE K. & PATRICK D. JOYCE
2130 MASS AVE #7C
CAMBRIDGE, MA 02140

199-33
YANG, KEVIN
11 COGSWELL AVE. UNIT#4
CAMBRIDGE, MA 02140

199-33
FUSUNYAN, ROBERT D. & JANET T. CHUA
MARK A. FUSUNYAN
11 COGSWELL AVE UNIT 11
CAMBRIDGE, MA 02140

181-189
MARVIN SMITH
C/O JOHANNA SMITH - QUAD 1
951 PRESIDENT ST UNIT 4F
BROOKLYN, NY 11215

181-189
BOLLIER, COREY D. & SYLVIA G. JACOB
1 RUSSELL ST. UNIT#201
CAMBRIDGE, MA 02139

181-189
SMILACK, JASCHA & LINDSEY SMILACK
1 RUSSELL ST., UNIT #106
CAMBRIDGE, MA 02140-1348

181-189
MCCABE, STEPHEN & MARK MORLEY
1 RUSSELL ST UNIT 400
CAMBRIDGE, MA 02140

199-32
ATANASSOVA, IODITA E. &
BRANIMIRA ATANASSOVA
2130 MASSACHUSETTS AVE UNIT 5B
CAMBRIDGE, MA 02140

199-33
VINCENT, SARAH G.
11 COGSWELL AVE UNIT 14
CAMBRIDGE, MA 02140

199-32
MOREN, USHER A.
C/O GO MANAGEMENT
60 MASS AVE
ARLINGTON, MA 02474

199-32
OLSEN, DAVID B.
2130 MASS AVE. UNIT#8D
CAMBRIDGE, MA 02140

199-33
TODD, AMY C.
11 COGSWELL AVE. UNIT #11/5
CAMBRIDGE, MA 02143

199-33
JACEWICZ, MARY S.
11 COGSWELL AVE. #13
CAMBRIDGE, MA 02140

181-189
JAFFE, HELEN
59 SUMMERSWEET LANE
NEW CANAAN, CT 06840

181-189
PATTERSON, JANET H & DAVID L.
TRTS OF THE JANET H. PATTERSON REVOC TR
1 RUSSELL ST UNIT #100
CAMBRIDGE, MA 02140

181-189
ARCHES, JOAN,
TRUSTEE THE JOAN ARCHES LIV TRUST
1 RUSSELL ST UNIT 103
CAMBRIDGE, MA 02140

181-189
NESSON, MARIE & JERONE NESSON
1 RUSSELL ST UNIT 305
CAMBRIDGE, MA 02140

199-32
BORGEN, ROBERT & SOPHIA LEE,
TRS THE 2016 BROGEN LEE REV TRUST
2130 MASSACHUSETTS AVE - UNIT 7E
CAMBRIDGE, MA 02140

199-33
HIRSCH, FREDERICK J.
57 MALVERN ST
MELROSE, MA 02176

199-32
2130 MASSACHUSETTS AVENUE, UNIT 3A LLC
130 MT AUBURN ST UNIT 401 & 403
CAMBRIDGE, MA 02138

199-33
ROTH, ANNETTE
1 ASHFORD LANE
ANDOVER, MA 01810

199-33
YEE, HARVEY G. & JANICE G. YEE
11 COGSWELL AVE. #10
CAMBRIDGE, MA 02140

181-189
KOIRALA, RAMESH & KOPILA KOIRALA
1 RUSSELL ST UNIT 304
CAMBRIDGE, MA 02140

181-189
LEON, MARIO E. & HAYDEE E. LEON
1 RUSSELL ST UNIT 202
CAMBRIDGE, MA 02140

181-189
LUO, LILI
1 RUSSELL ST UNIT 303
CAMBRIDGE, MA 02140

181-189
TORSNEY, PHILIP J. & JULIE A. TORSNEY
1 RUSSELL ST UNIT 402
CAMBRIDGE, MA 02140

181-189
CHIN, KYO JOON
1 RUSSELL ST. UNIT 105
CAMBRIDGE, MA 02140-1348

181-189
BUYUKOZTURK, ORAL &
HULYA BUYUKOZTURK
43 CHEROKEE ROAD
CANTON, MA 02021

181-189
CHO, RICHARD & MIN JUNG K. CHO
1 RUSSELL ST UNIT #102
CAMBRIDGE, MA 02140

199-33
11 COGSWELL AVENUE, LLC
40 RIVER RD APT #7K
NEW YORK, NY 10044

199-32
NGUYEN, SONKHAC THUY ANH DOAN
2103 MASSACHUSETTS AVENUE - UNIT 5C
CAMBRIDGE, MA 02140

181-189
BARRINGER PAUL M
JOYCE P BARRINGER
1 RUSSELL ST - UNIT 401
CAMBRIDGE, MA 02140

199-32
BORGAN ROBERT SOPHIA LEE TRS
2130 MASSACHUSETTS AVE - UNIT 7E
CAMBRIDGE, MA 02140

199-33
11 COGSWELL 3 LLC
28 DAMRELL ST - STE 104
BOSTON, MA 02127

199-92
MUTER, STUART & MARY MUTER
33 PEMBERTON ST - UNIT 2
CAMBRIDGE, MA 02140

199-32
PUNREDDY AJAY & SANDHYA PUNREDDY TRS AJAY
AND SANDHYA PUNREDDY REVOCABLE TR
3695 MONTREUX LN #202
NAPLES, FL 34114

199-26
TING, MICHAEL AMANDA BETTMAN
1 WARWICK PARK - UNIT 1
CAMBRIDGE, MA 02140

181-189
DADASHEV, DZHANGIR T. &
OLGA T. DADASHEVA
1 RUSSELL ST. UNIT#204
CAMBRIDGE, MA 02140

199-24
GREWAL, PRABHJIT K.
5 WARWICK PK UNIT 2
CAMBRIDGE, MA 02140

181-189
POTTER, KATHLEEN FLANAGAN , TRS
1 RUSSELL ST #205
CAMBRIDGE, MA 02139

181-189
MCELEARNEY DEVAN & BRIAN T DOHERTY
1 RUSSELL ST - UNIT 101
CAMBRIDGE, MA 02140

199-32
HUMBLET, PIERRE
TRUSTEE THE PIERRE HUMBLET TR 2020
13 BIGELOW ST
CAMBRIDGE, MA 02139

182-83
TDK HOLDINGS LLC & CDK HOLDINGS LLC
2175 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

181-189
SCHIMMER, LEYLA K.
1 RUSSELL ST - UNIT 104
CAMBRIDGE, MA 02140

199-33
NOMES, HILLARY R MARIE V CLERGE
16 QUINCY ST
DORCHESTER, MA 02121

181-65
ND DEVELOPMENT LLC
PO BOX 35006
BOSTON, MA 02135

199-92
BAUGH, JOSHUA J. &
ALEXANDRA C. FELDBERG
33 PEMBERTON ST - UNIT 1
CAMBRIDGE, MA 02140

181-189
CHIN, KYO & KYONG SOP CHIN
295 HIGDON AVE
MOUNTAIN VIEW, CA 94041

199-24
BRONFMAN, ELISA T.
5 WARWICK PK UNIT 1
CAMBRIDGE, MA 02140

199-24
ZHU, LINGJUN & XIAOBO FANG
5 WARWICK PK #3
CAMBRIDGE, MA 02139

199-32
KOCHARIANS, TORGOM A.
LOOSIA STEPAN-STEPANIANS
C/O ROBERT JONES
2130 MASSACHUSETTS AVE UNIT 7A
CAMBRIDGE, MA 02140

199-33
SHU, CHEN , XIANGYING YANG, KANWEN YANG &
RONALD MOY
C/O RON MOY
22 HATHERLY ROAD
BRIGHTON, MA 02135

199-32
IYENGAR SRIDHAR
2130 MASSACHUSETTS AVE UNIT 3E
CAMBRIDGE, MA 02140

181-189
OUELLETTE MICHAEL T
TRS HELEN OUELLETTE TRS
ONE RUSSELL ST - UNIT 301
CAMBRIDGE, MA 02140

199-25
ADAMS, SUSAN P
3 WARWICK PARK CONDOMINIUM - UNIT 3
CAMBRIDGE, MA 02140

182-82
BANE, MICHAEL J ANNE D BANE TRS
2179 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

199-23
MEYLER, JONNA D
TRS THE JONNA D MEYLER REVOCABLE TR
4 WARWICK PARK
CAMBRIDGE, MA 02140

2154 Mass Ave

4 of 4

199-32
LANDRIGAN, JOHN LINDA LANDRIGAN TRS
2130 MASSACHUSETTS AVE UNIT 8E
CAMBRIDGE, MA 02140

199-33
AKOAD, MOHAMED & JUMANA AKOAD
11 COGSWELL AVE - UNIT 1
CAMBRIDGE, MA 02140

199-32
CORBI, DANIEL R & GRACE K
2130 MASSACHUSETTS AVE - UNIT 4C
CAMBRIDGE, MA 02140

181-189
WARNOCK, JAMES D
TRS SIMA B WARNOCK TRS
1 RUSSELL S - UNIT 403
CAMBRIDGE, MA 02140

181-189
DORSK, HILLARY
TRS HILLARY DORSK 2022 REVOCABLE TR
1 RUSSELL ST - UNIT 200
CAMBRIDGE, MA 02140

199-29
BARKER RACHEL NATHANIEL BARKER
11 PEMBERTON ST
CAMBRIDGE, MA 02140

Pacheco, Maria

From: Belinda Morse <belindamorse@gmail.com>
Sent: Monday, January 29, 2024 8:44 AM
To: Pacheco, Maria
Subject: BZA-254334
Attachments: 2154 Mass Ave bldg and parking lot.jpg

Dear Ms. Pacheco,

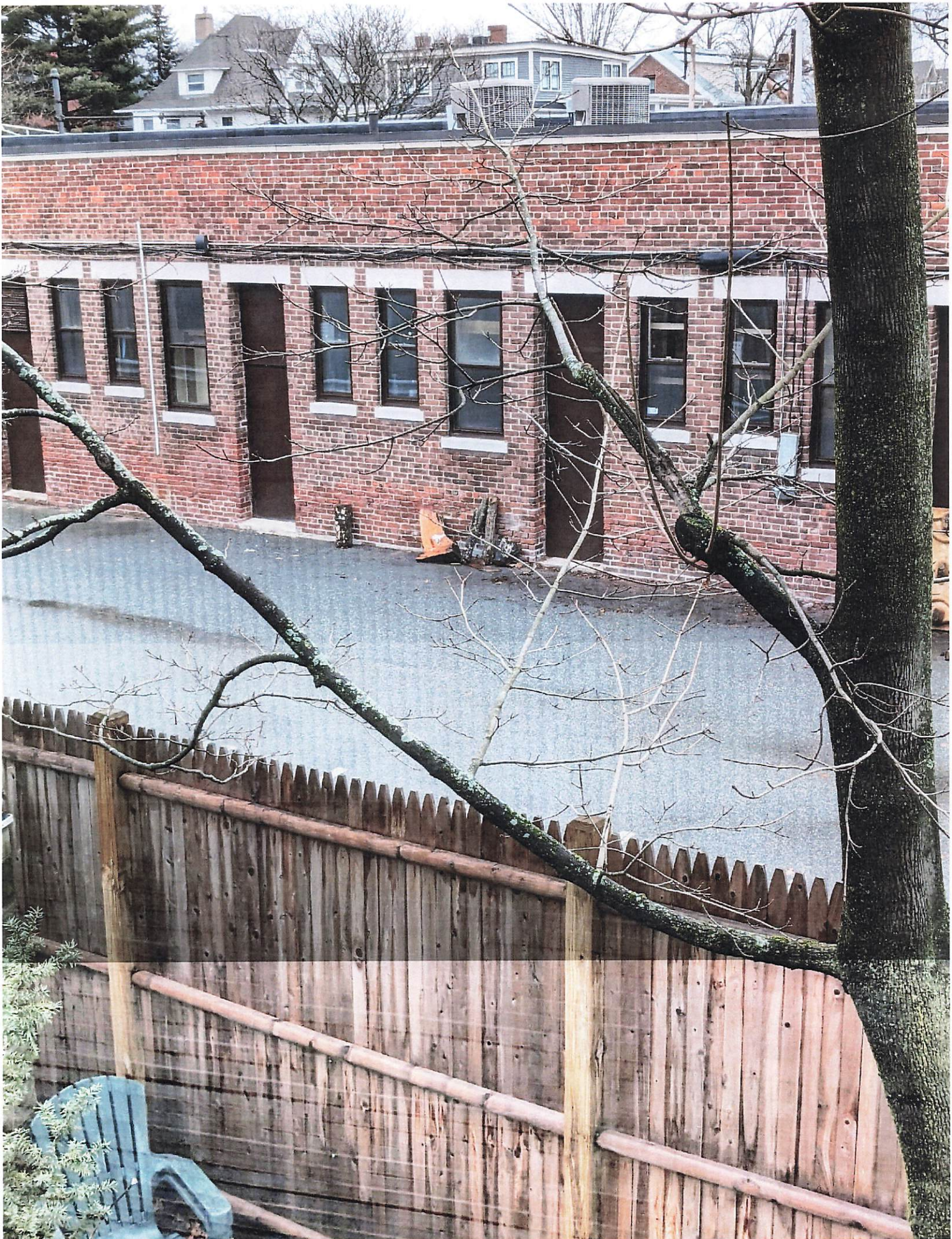
I have strong concerns regarding the proposal for a doggie day care center at 2154 Mass Ave, the former site of Rockler Hardware. I own the apartment at 3 Warwick Park #2, which is located directly behind the space and has a back porch that looks out over the parking lot. As you can see from the attached photo, the back parking lot is a small space that is completely covered by hard surfaces and rarely has cars. This creates a canyon-like effect in which the sound bounces from building to building, so the noise is greatly amplified on the second and third floors. Although Rockler Hardware was an excellent neighbor, the back of the building is lined with windows, so I could sometimes hear what was going on inside the store from my desk.

I work from home every day and would be greatly impacted by any noise coming from that building. In addition to interrupting my concentration, the noise would make it difficult to do my job; I sometimes need to record my voice to use as audio for my work and would be greatly inconvenienced if I had to repeatedly stop and start a recording because of dog barking.

I plan to attend the zoom meeting on February 8 to learn how these issues will be addressed. If the building cannot be adequately soundproofed, I highly object to this proposal.

Kind Regards,
Belinda Morse

Belinda Morse
Presentation Specialist and more...
belindamorse.com
+1-857-891-4414





Theresa Fritzier
3 Warwick Park #2
Cambridge, MA 02140

January 26, 2024

Re: Case No: 254334

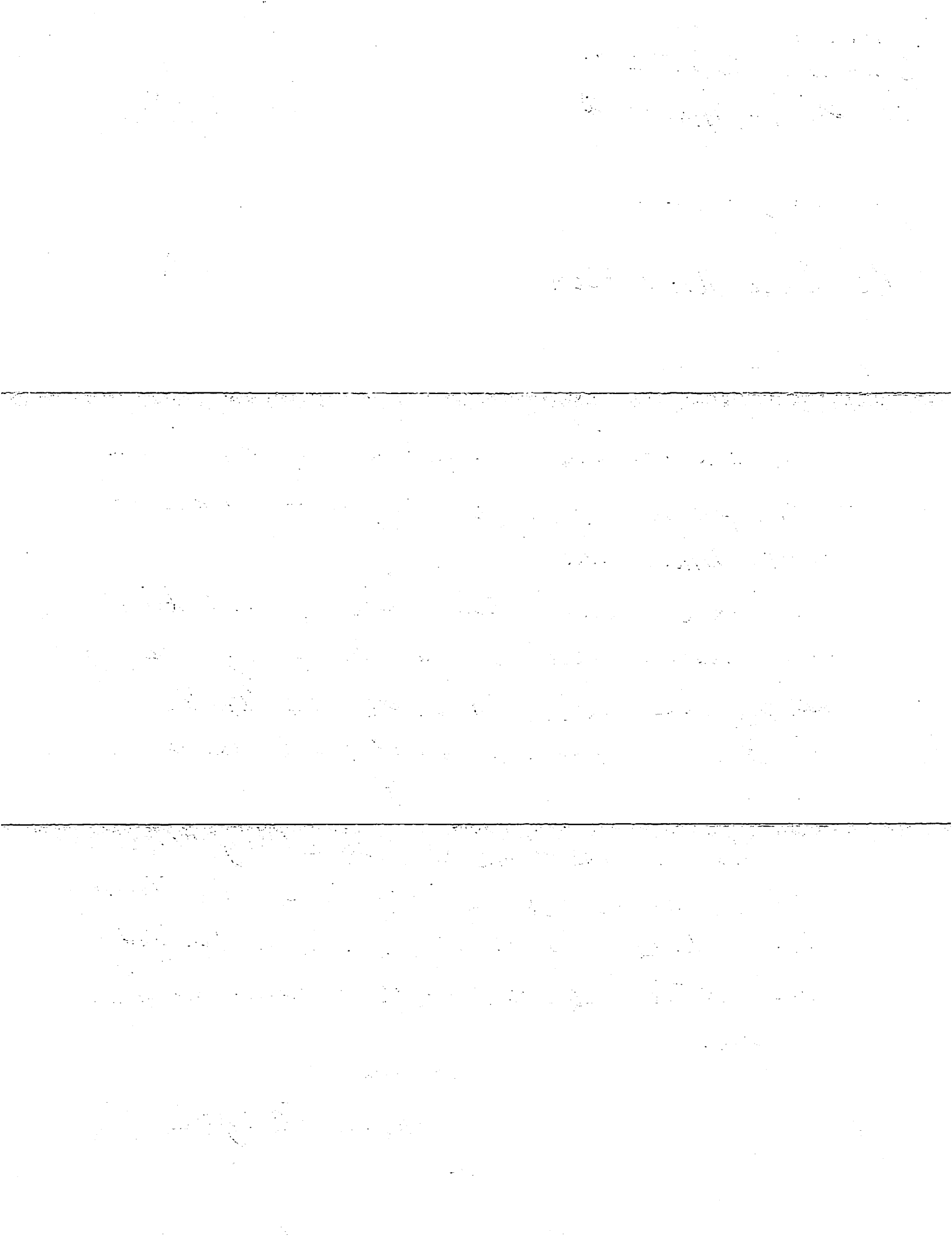
Dear Ms. Pacheko,

I am writing to express my opposition to the proposed doggie day care center at 2154 Mass. Ave.

I live immediately behind that building. Any noise from the building can easily be heard through its back windows, and is amplified as it echoes across the parking lot.

The noise from a doggie day care center would be quite disruptive to my daily life. I think such a facility is better suited for a non-residential area.

Sincerely,
Theresa Fritzier





1-26-24

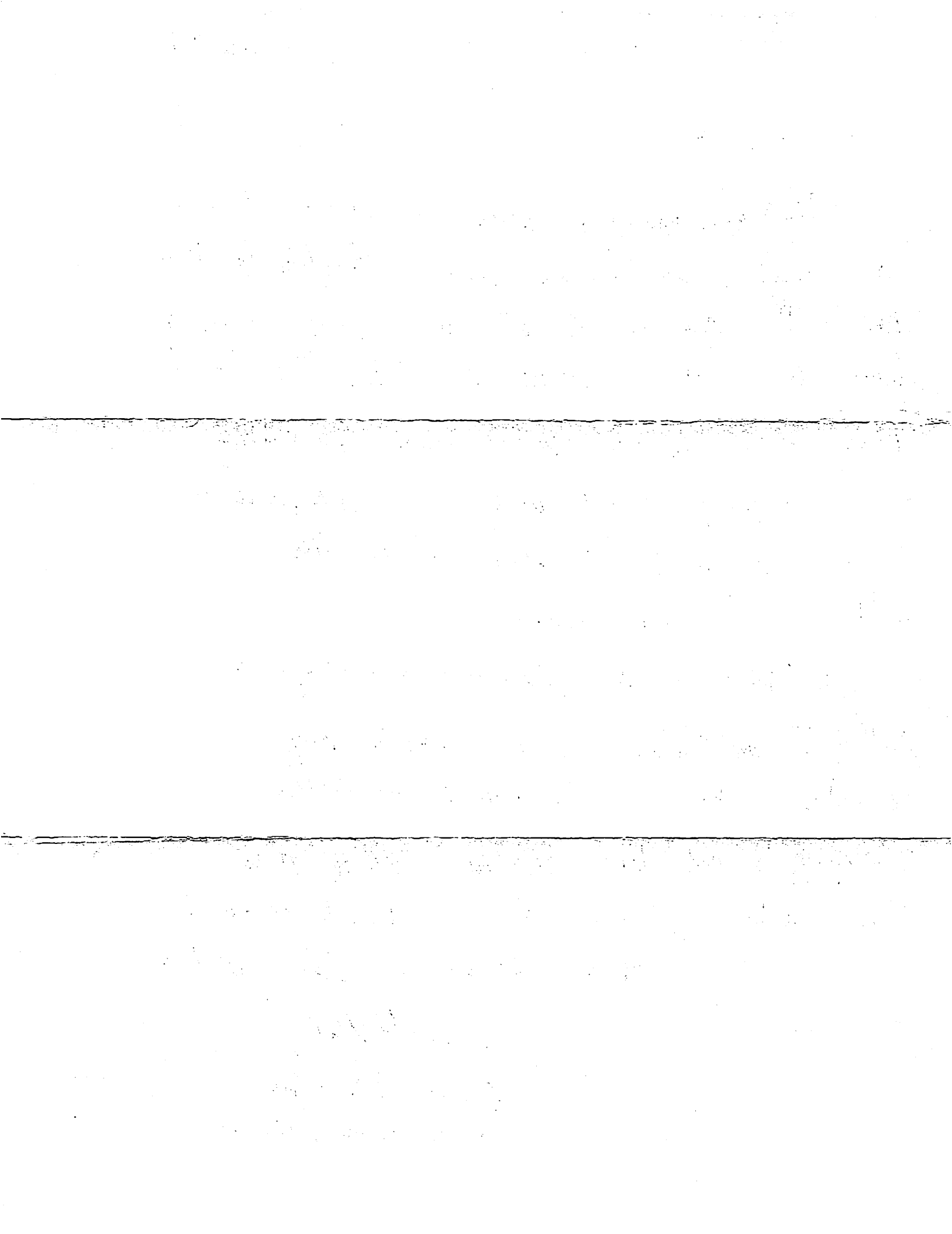
Dear Maria -

I am concerned about the petition of RiverDog to operate an animal services facility on Mass Ave. The parking lot of this property directly faces our set of condos on Warwick Park.

Many of us work from home. Currently it is a very quiet place to work, which I imagine would change with the addition of this business.

I know these decisions are complex but I am also worried about my neighbors who are extremely distressed, worrying about how this may affect their livelihoods. Please do as much research as you can before permitting this petition.

Respectfully
Elsa Bronfman
5 Warwick Park



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

617) 349-6100

NOTICE OF PUBLIC HEARING

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually or submit a written statement to the Board of Zoning Appeal, 831 Massachusetts Ave, Cambridge, MA. or email your comments to [Maria Pacheco](mailto:mpacheco@cambridgema.gov) no later than 12:00 p.m. the day of the hearing at mpacheco@cambridgema.gov. To view BZA Application, Plans & other Submissions online go to <https://www.cambridgema.gov/inspection/Zoning.aspx>, at the top of the page click "Calendar" > click hearing date > click "Board of Zoning Appeal Agenda". Any information filed after the agenda has been posted can be viewed at the Inspectional Services Department by appointment only or call 617-349-6100. Please be advised that documents may be submitted or revised by the petitioner or abutters, at any time or from time to time prior to 5:00 p.m. on the Monday before the public hearing. It is within the BZA's sole discretion whether to accept further revisions to plans or documents at the public hearing.

Members of the public can participate or view the meeting remotely using the Zoom Webinar link:

<https://cambridgema.zoom.us/j/85299551558>

Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 85299551558

VIRTUAL HEARING - THURSDAY, FEBRUARY 8, 2024 @ 7:15 P.M.

Please Note: If at this hearing the BZA Chairperson continues the case to a later date, you will not receive further notice. However, dates for continued BZA cases are posted on the notice board at the City Clerk's office in City Hall and on the City's Calendar.

CASE NO: BZA-254334

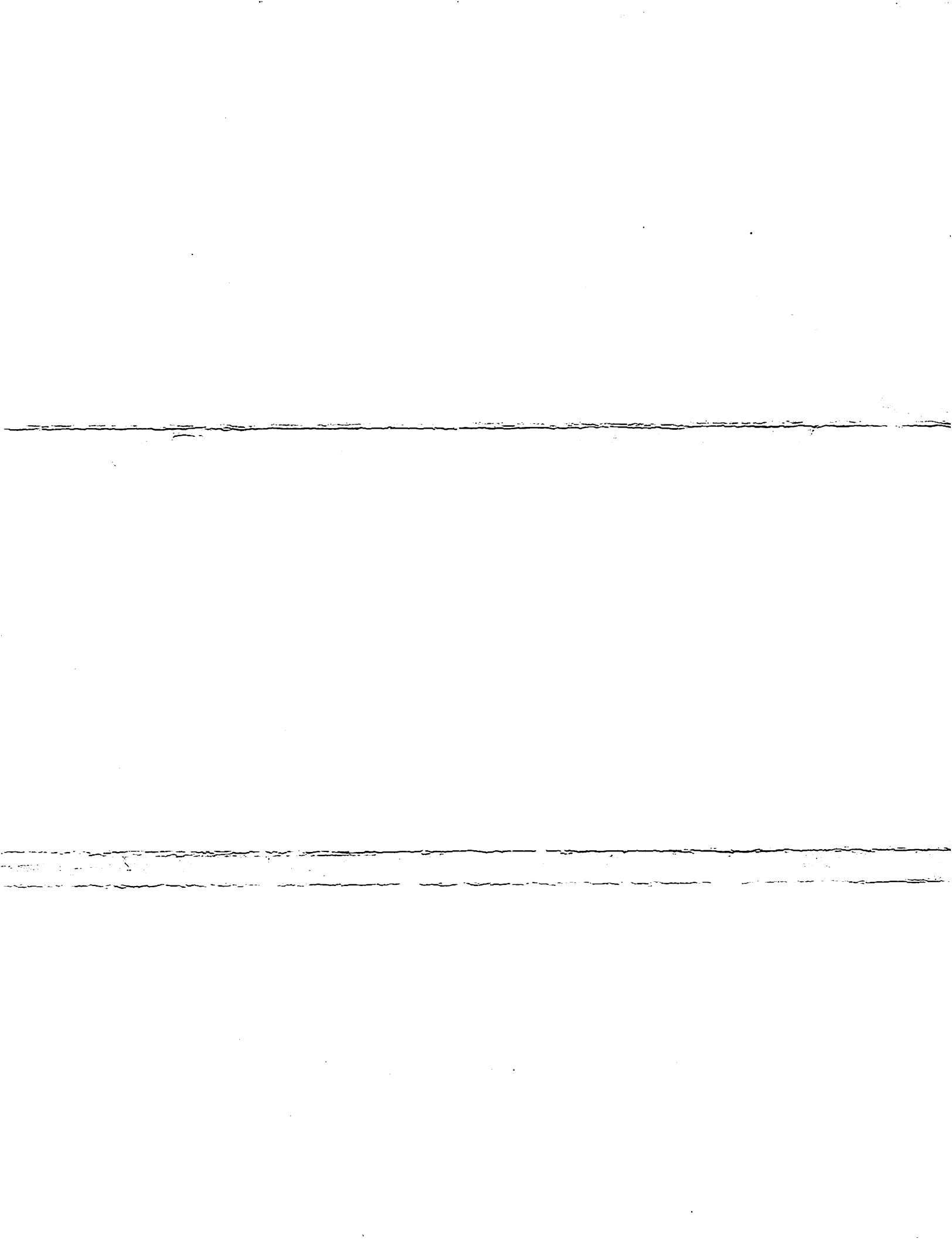
LOCATION: 2154 Mass Avenue
Cambridge, MA

PETITIONER: Laverty Real Estate Tr. – Robert Laverty & Charles Laverty, Trustees
C/o James J. Rafferty, Esq.

ZONING DISTRICT: Business A-2 Zone/Mass Ave Overlay

PETITION: Special Permit: To allow use of premises as an animal services facility operated by RiverDog.

VIOLATION: Art. 4.000, Sec. 4.35.L (Animal Services Facility).
Art. 10.000, Sec. 10.40 (Special Permit).





Pacheco, Maria

From: Bob <bob_roth@comcast.net>
Sent: Thursday, February 1, 2024 11:54 AM
To: Pacheco, Maria
Subject: Case BZA-254334 2154 Mass Ave RiverDog

We are writing to comment on the request for a special permit to allow animal services at 2154 Mass Ave.

We are OPPOSED to this request. The back of the building on Mass Ave is too close to Warwick Park and some of Pemberton St. The NOISE from many dogs would cause serious problems in our neighborhood. We love dogs and our dog recently passed after almost 18 years living on Warwick Park. He would sometimes bark when we were not home and we would hear about it from neighbors. The houses are close together and the sound carries. We don't believe it is an appropriate use for this building.

Thank you for taking our concerns seriously.

Sincerely,
Robert and Adalicia Roth
2 Warwick Park
Cambridge





ROCKLER

WOODWORKING AND HARDWARE

OPEN

HARDWARE

REFINISHING

CLASSES



Pacheco, Maria

From: Susan Adams <susanadams67@gmail.com>
Sent: Sunday, February 4, 2024 8:54 PM
To: Pacheco, Maria
Subject: Animal service facility at 2154 Mass Ave

Dear Maria Pacheco, I live at 3 Warwick Park on the third floor and am the owner of the condo. I am directly behind the space that is planning to be rented. I understand that there are plans to have dogs boarding during the day at 2154 Mass Ave. I am very concerned about noise from dog barking. I can hear people's conversations in the back driveway while sitting on my back porch. A conversation on is ok but repeated dog barking would be a problem.

The building has a lot of windows in the back which faces the building I live in. I understand that there will be soundproofing but I am concerned it may not be enough. I am wondering what the recourse would be if sound is still an issue after the tenants move in. I would also be concerned that the dogs would be using the rear exit to get some exercise and this would be an issue.

If the sound issues can not be adequately addressed than I would be very opposed to this project.

Sincerely,

Susan Adams

February 1, 2024

City of Cambridge
Board of Zoning Appeal
831 Mass Avenue,
Cambridge, MA

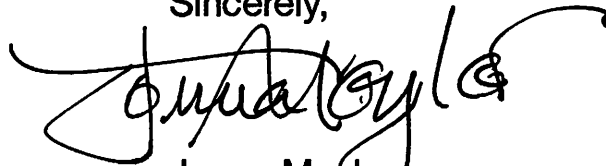
Dear Sir, Madam,

I write to you as the owner of a property at 4 Warwick Park, Cambridge. I wish to submit my opposition to a business permitting an animal services facility operated by River Dog, case NO. BIA254334.

My property is within 60' of 2152 Mass Ave, on a quiet dead-end street with no traffic. I have concern about the constant loud noise from barking dogs that would prevail during the day.

I am at home during the day as are the two tenants who live respectively on the 2nd and 3rd floors. We all are in agreement that the ongoing noise of barking dogs would substantially degrade our quality of life.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonna Meyler", with a decorative flourish extending from the end of the signature.

Jonna Meyler
4 Warwick Park
Cambridge, MA 02140

February 1, 2024

City of Cambridge
Board of Zoning Appeals
881 Mass Avenue
Cambridge, MA

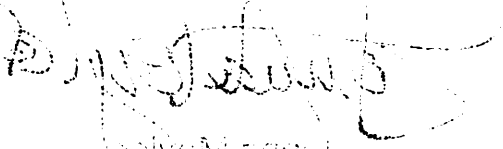
Dear Sir Madam,

I write to you as the owner of a property at 4 Warwick Park, Cambridge, MA. I have a concern regarding the zoning of this property and would like to request a variance from the current zoning regulations.

My property is located at 801 of 1825 Mass Ave. on a quiet residential street. I have a concern about the constant loud noise from barking dogs that would prevent me from enjoying my property.

I am at home during the day as are the two tenants who live respectively on the 2nd and 3rd floors. We all are in agreement that the barking noise of barking dogs would substantially degrade our quality of life.

Sincerely,



James M. Moran
1825 Mass Ave
Cambridge, MA

Cambridge, MA 02140



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: Datrick Conte Date: 1/18/24
(Print)

Address: 2154 Mass Ave

Case No. BZA-254334

Hearing Date: 2/8/24

Thank you,
Bza Members

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

February 5, 2024

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

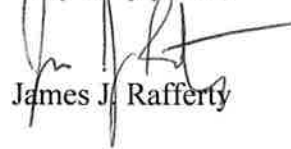
Re: BZA Case No. 254334
2154 Massachusetts Avenue

Dear BZA Members,

We understand there have been concerns raised by abutters of the above-captioned property, concerning the proposed animal services use. Delivered herewith, please find a copy of a letter that was provided to those abutters by the owner of the building last week.

Thank you for your attention to this matter.

Very truly yours,



James J. Rafferty

JJR/pwc

LAVERTY/LOHNES PROPERTIES

75 Cambridge Parkway, Suite 100
Cambridge, MA 02142

lavertylohnes@earthlink.net

(617) 864-0097
Fax (617) 864-1807

February 2, 2024

Re: River Dog
2154 Massachusetts Avenue
Cambridge, MA

Dear Neighbors,

As the owner of the building at 2154 Massachusetts Avenue, I am writing to introduce myself and address your concerns about the River Dog daycare facility that will be leasing the former woodworking space.

By way of background, I grew up in North Cambridge and have owned and managed the building for over 40 years. I know the neighborhood very well, having lived on Pemberton Terrace when I was first married. I have enjoyed good relations with all of my neighbors over the years and have always responded to any concerns expressed about the building or its operation.

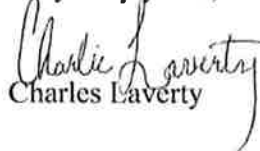
Before I agreed to lease this space to River Dog I went and inspected their other locations to see first hand how they dealt with issues around noise and odors. They explained their mitigation programs and we agreed that we would share equally in any soundproofing work if it is necessary. As you can appreciate, I also have an obligation to the other tenants in the building to ensure that noise and odors do not disrupt their tenancies.

There will be no boarding of dogs overnight and customers will drop off and pick up their dogs through the front door on Mass Ave. I firmly believe that this use will be a benefit to the neighborhood and provide dog owners with a much needed service.

I would be happy to discuss any aspect of the River Dog operation and answer any questions you may have. I can be reached at charlielaverty@earthlink.net or by telephone at (617) 864-0097.

Thank you for taking the time to read this.

Very truly yours,


Charles Laverty