



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 30 PM 2:47  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 93637**

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Susan Glazier

**PETITIONER'S ADDRESS:** 2294 Mass. Ave, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 2400 Massachusetts Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Retail

**ZONING DISTRICT:** Business A-2 Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

The Pet Republic would like to move from 2322-A Mass Ave to 2400 Mass Ave and requires a new special permit.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 4.000      Section: 4.35.1 (Veterinary Establishment).

Article: 10.000      Section: 10.40 (Special Permit).

Original  
Signature(s):

*Susan E. Glazier, Trustee*  
(Petitioner (s) / Owner)

SUSAN E GLAZIER  
(Print Name)  
TRUSTEE

Address:

Tel. No.                      (617) 547-6808

E-Mail Address:      susan.glazier@danahy.com

Date:

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Susan Glazier**Location:** 2294 Mass. Ave**Phone:** (617) 547-6808**Present Use/Occupancy:** Retail**Zone:** Business A-2 Zone**Requested Use/Occupancy:** Retail and Dog Training

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	1835	N/A	N/A	(max.)
<b><u>LOT AREA:</u></b>	27717	N/A	N/A	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	N/A	N/A	N/A	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	N/A	N/A	N/A	
<b><u>SIZE OF LOT:</u></b> WIDTH	N/A	N/A	N/A	
DEPTH	N/A	N/A	N/A	
<b><u>SETBACKS IN FEET:</u></b> FRONT	N/A	N/A	N/A	
REAR	N/A	N/A	N/A	
LEFT	N/A	N/A	N/A	
SIDE	N/A	N/A	N/A	
RIGHT	N/A	N/A	N/A	
<b><u>SIZE OF BUILDING:</u></b> HEIGHT	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	N/A	N/A	N/A	
<b><u>NO. OF DWELLING UNITS:</u></b>	N/A	N/A	N/A	
<b><u>NO. OF PARKING SPACES:</u></b>	20	20	3	
<b><u>NO. OF LOADING AREAS:</u></b>	0	0	N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	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.

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'.

**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 JUNCTION REALTY TRUST OF CAMBRIDGE, SUSAN E. GLAZIER, TRUSTEE  
(OWNER)

Address: 2294 MASS. AVE., CAMBRIDGE, MA 02140

State that I/We own the property located at 2400 MASS. AVE., CAMBRIDGE, MA  
which is the subject of this zoning application. 02140

The record title of this property is in the name of JUNCTION REALTY TRUST  
OF CAMBRIDGE


\*Pursuant to a deed of duly recorded in the date 1/20/1966, Middlesex South  
County Registry of Deeds at Book 11035, Page 417; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

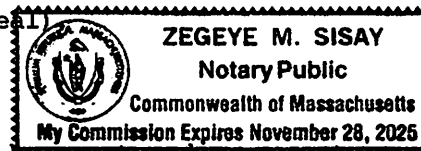
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Susan E Glazier personally appeared before me,  
this 29<sup>th</sup> of Sept, 2020, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires NOV. 28, 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 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 2400 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:

The Ordinance requires that " all animals are kept indoors and that no noise or odors are perceptible from adjoining lots" It is our normal practice to restrict all training activities to the inside of the facility. We have been able to maintain a quiet and odor free facility at our 2322a location (even with neighbors directly abutting the back of the property) and will continue to show our neighbors the respect they deserve when it comes to our sanitation and business practices.

**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:

Our business type is based on small classes and creates limited traffic flow.

**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:

No, other uses would not be effected by our business

**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:

We have been operating up the street at 2322a since 2014, and respect the health, safety and welfare of our neighbors. We have a proven track record with no complaints and we always maintain a safe, clean facility

**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:

We are already members of the district, this would just be a move down the street

**\*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**

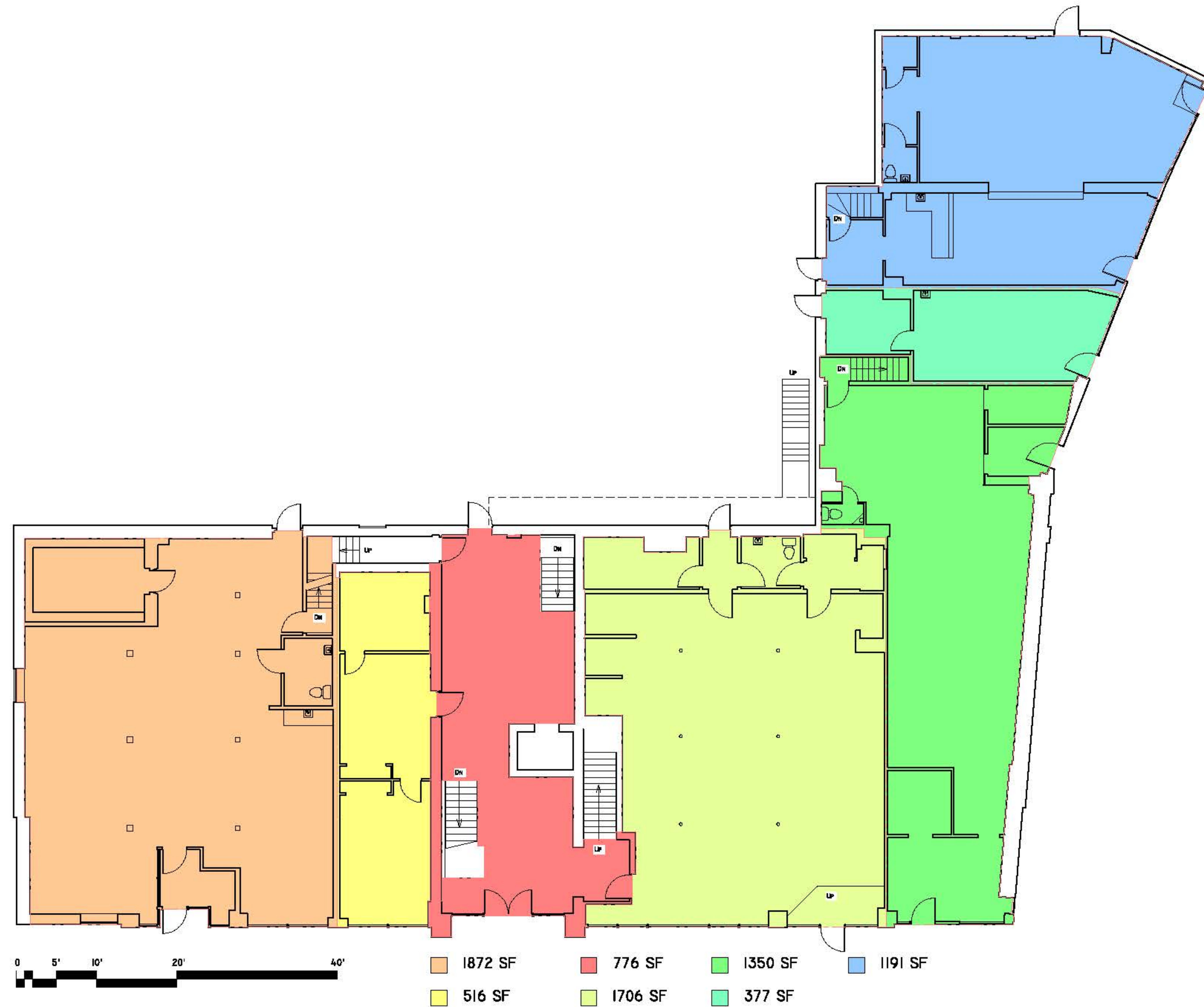
**Applicant:** Susan Glazier  
**Location:** 2294 Mass. Ave  
**Phone:** (617) 547-6808

**Present Use/Occupancy:** Retail  
**Zone:** Business A-2 Zone  
**Requested Use/Occupancy:** Retail and Dog Training

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
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SIDE	N/A	N/A	N/A	
RIGHT	N/A	N/A	N/A	
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HEIGHT	N/A	N/A	N/A	
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ARLINGTON, MA 02474

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Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by	Checked by	Approved by - date	Filename	Date	Scale	
-	-	4/11/13	-	04.25.13	N/A	
Level 1			2400 Mass Ave			
			8578 GSF	Edition 0	Sheet 1/1	



This map illustrates a proposed bus route through a residential neighborhood in Boston. The route is marked by a thick red line that begins on the left side of the map, near Cedar St, and curves eastward through the center, ending near Massachusetts Ave. Blue arrows indicate the direction of travel along the route. The map shows a grid of streets including Cedar St, Dudley St, Alberta Ter, and Massachusetts Ave. Key landmarks such as Linear Park and Trolley Square Park are identified. Numerous property addresses are labeled throughout the area, providing a detailed view of the neighborhood's layout.

2400 Mass Ave

Petitioner

191-98  
SHAKMAN, KAREN & JONATHAN LEDLIE  
24 ALBERTA TERR., UNIT #1  
CAMBRIDGE, MA 02140

191-99  
KALIVAS, THEODORA AND  
RHEA JEANNE KARABELAS  
20 ALBERTA TERRACE  
CAMBRIDGE, MA 02140

191-112  
GLAZIER, SUSAN E.  
TR. OF JUNCTION REALTY TRUST OF CAMBRIDGE  
2294 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

191-106  
POWERS, LORRAINE, LIFE ESTATE &  
STEPHEN E. POWERS  
28 CEDAR ST.  
CAMBRIDGE, MA 02140-1845

191-101  
VELICKOVIC, ALEKSANDER &  
MUNAVVAR VELICKOVIC  
14 ALBERTA TER  
CAMBRIDGE, MA 02139

191-102 & 103  
BATMASIAN, JAMES H. & MARTA T. BATMASIAN  
215 NORTH FEDERAL HIGHWAY - SUITE #1  
BOCA RATON, FL 33432

191-100  
LYNCH, KATHLEEN ANH BAO NGUYEN  
16 ALBERTA TER 1  
CAMBRIDGE, MA 02139

191-98  
YEUNG, EVELYN  
22-24 ALBERTA TER., #22  
CAMBRIDGE, MA 02140

191-98  
WALL, KATHARINE F.  
24 ALBERTA TER #2  
CAMBRIDGE, MA 02140-1846

191-100  
BRYANT, DAVID C.  
16 ALBERTA TERR #3  
CAMBRIDGE, MA 02140

191-41  
BEAVEN, GWENYTH  
11 CEDAR ST  
CAMBRIDGE, MA 02140

191-43  
SINGH, JENNIFER FRIES  
13 1/2 CEDAR ST  
CAMBRIDGE, MA 02140-1803

191-44  
FERRARO, GAYLE P.  
C/O SUSANNA CHAN  
15 CEDAR ST  
CAMBRIDGE, MA 02140

184-155  
SPARTICHINO, GEORGE W. &  
ROXANNE C. LEARY SPARTICHINO  
2409 MASS AVE  
CAMBRIDGE, MA 02140-1198

191-6  
JYOTI, SURUCHI & ABHEEK JYOTI  
27 HARVEY ST  
CAMBRIDGE, MA 02138

191-42  
CARLIN, MARY A & BROOKE R. MOHKERN  
TRUTEES OF THE MARY A. CARLIN REVOC TRT  
13 CEDAR ST  
CAMBRIDGE, MA 02140

191-40  
FREDETTE, ARTEMIS  
TRSUTEE OF CEDAR REALTY TRUST.  
9 CEDAR ST  
CAMBRIDGE, MA 02140

191-45  
MARCELIN, JEAN, BEVOLYN MARCELIN  
17 CEDAR ST  
CAMBRIDGE, MA 02140

191-85  
KOMBOURAS, KATHERINE  
74 FREEMAN ST  
ARLINGTON, MA 02474

191-46  
O'DRISCOLL, ALAN & KATHERINE O'RIORDAN  
19 CEDAR ST  
CAMBRIDGE, MA 02140

191-47  
HERMAN, IRENE M.  
21 CEDAR ST  
CAMBRIDGE, MA 02140

183-128  
TROLLEY RENTAL LLC.  
C/O WINN COMPANIES  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109-6115

183-128  
HRI TROLLEY LLC, C/O WINN COMPANIES  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109-6115

183-128  
HABTEMARIAM, ABENET & ASSAYEHGEN FELEKE  
2385 MASS AVE  
CAMBRIDGE, MA 02141

183-128  
GRAND-PIERRE, SIMONE &  
CITY OF CAMBRIDGE TAX TITLE  
2383 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

183-128  
SELASSIE, ZELEKASH & GOJJAM TADESSE  
2391 MASS AVE  
CAMBRIDGE, MA 02139

183-128  
SWOPE, PAUL  
2379 MASSACHUSETTS AVE UNIT #2379  
CAMBRIDGE, MA 02139

183-128  
HENRY, PETER P. & STEPHANIE J. MARAZZO  
2377 MASS AVE  
CAMBRIDGE, MA 02140

183-128  
LOKYITSANG, TASHI & YESHI LOKYITSANG  
2389 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

183-128  
D'HAITI, GERALD F. & MIREILLE D'HAITI  
2387 MASS AVE  
CAMBRIDGE, MA 02140



240 Mass Ave

183-128  
RAMIREZ, JULIO & JILLIAN M. RAMIREZ  
2381 MASS AVE  
CAMBRIDGE, MA 02140

191-100  
ROBERTSON, CRAIG & ERIN SHACKELFORD  
16 ALBERTA TER #2  
CAMBRIDGE, MA 02140



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ANYTIME  
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THOMAS E. GIBSON  
CHARLES E. BOYLE  
BRIAN E. BLACKWOOD



