



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 19 PM 2:32

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 132265**

### General Information

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

Special Permit: X

Variance: \_\_\_\_\_

Appeal: \_\_\_\_\_

**PETITIONER:** BERJ and ANNIE MANOUSHAGIAN, TRUSTEES OF 2445 MASS AVE REALTY TRUST C/O Anthony McGuinness - Attorney for Season to Taste

**PETITIONER'S ADDRESS:** Rich May PC 176 Federal Street, Boston, MA 02110

**LOCATION OF PROPERTY:** 2447 Massachusetts Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Retail Restaruant

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

**REASON FOR PETITION:**

/Parking/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Increase restaurant seating to 49 indoor seats

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 6.000 Section: 6.35 (Relief from Parking Requirements)

Article: 10.000 Section: 10.40 (Special Permit).

Original  
Signature(s):



(Petitioner (s) / Owner)

Anthony McGuinness - Attorney for Season to Taste  
(Print Name) Catering LLC

Address:

Tel. No.

6175563806

E-Mail Address:

amcguinness@richmaylaw.com

Date: 7-14-2021

**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 BERJ M. MANOUSHAGIAN  
(OWNER)

Address: 55 Woodchester Rd Waltham MA 02451

State that I/We own the property located at 2445-2447-2449 Mass Ave  
which is the subject of this zoning application. North Cambridge

The record title of this property is in the name of \_\_\_\_\_  
BERJ MANOUSHAGIAN

\*Pursuant to a deed of duly recorded in the date Dec 3, 1998, Middlesex South  
County Registry of Deeds at Book 29471, Page 140; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

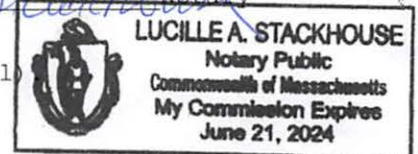
[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Berj M. Manoushagian personally appeared before me,  
this 22<sup>nd</sup> of June, 2021, and made oath that the above statement is true.

My commission expires 6/21/2024 (Notary Seal)



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

DECLARATION OF THE PRESIDENT OF THE UNITED STATES

I, the President of the United States, do hereby declare that the following information is true and correct to the best of my knowledge and belief.

That the following information is true and correct to the best of my knowledge and belief.

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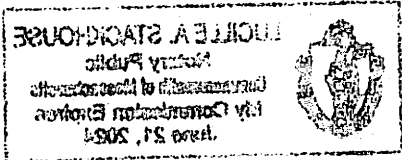
That the following information is true and correct to the best of my knowledge and belief.

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That the following information is true and correct to the best of my knowledge and belief.

That the following information is true and correct to the best of my knowledge and belief.



**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 2447 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 existing restaurant, Season to Taste, is located at 2447 Massachusetts Avenue and patrons from the area generally arrive on foot rather than in cars, or by public transportation, or car ride services. Much of the restaurant's clientele are from the surrounding neighborhood and the area generates a lot of foot traffic in general reducing or eliminating the need for parking. Increasing the seating to 49 seats will not create traffic congestion.

**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 restaurant is in an established commercial zone with existing parking lots in the area and metered parking available. Further, as stated above the patrons will arrive by foot, public transportation, or car service. Increasing the seating will not create additional traffic issues or congestion.

**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:**

For the same reasons as stated above, adjacent uses will not be negatively impacted.

**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:**

For the same reasons as stated above, the parking relief will not cause health, safety or welfare issues to the occupant or the citizens of Cambridge.

**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:**

For the same reasons as stated above, the parking relief will not impair the integrity of the district or adjoining districts or otherwise derogate the intent of the ordinance.

**\*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:** BERJ and ANNIE MANOUSHAGIAN,  
TRUSTEES OF 2445 MASS AVE REALTY  
TRUST

**Present Use/Occupancy:** Retail Restaruant

**Location:** Rich May PC 176 Federal Street  
**Phone:** 6175563806

**Zone:** Business A-2 Zone  
**Requested Use/Occupancy:** Same

	<b><u>Existing</u></b> <b><u>Conditions</u></b>	<b><u>Requested</u></b> <b><u>Conditions</u></b>	<b><u>Ordinance</u></b> <b><u>Requirements</u></b>	
<b><u>TOTAL GROSS</u></b> <b><u>FLOOR AREA:</u></b>	N/A	N/A	N/A	(max.)
<b><u>LOT AREA:</u></b>	N/A	N/A	N/A	(min.)
<b><u>RATIO OF GROSS</u></b> <b><u>FLOOR AREA TO</u></b> <b><u>LOT AREA: <sup>2</sup></u></b>	N/A	N/A	N/A	
<b><u>LOT AREA OF</u></b> <b><u>EACH DWELLING</u></b> <b><u>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	
SIDE	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</u></b> <b><u>OPEN SPACE TO</u></b> <b><u>LOT AREA:</u></b>	N/A	N/A	N/A	
<b><u>NO. OF DWELLING</u></b> <b><u>UNITS:</u></b>	N/A	N/A	N/A	
<b><u>NO. OF PARKING</u></b> <b><u>SPACES:</u></b>	0	0	10	
<b><u>NO. OF LOADING</u></b> <b><u>AREAS:</u></b>	n/a	N/A	N/A	
<b><u>DISTANCE TO</u></b> <b><u>NEAREST BLDG.</u></b> <b><u>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**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Season to Taste Catering LLC      **PRESENT USE/OCCUPANCY:** Retail/Restaurant

**LOCATION:** 2447 Massachusetts Avenue, Cambridge, MA      **ZONE:** Business A-2 Zone

**PHONE:** 617-556-3806      **REQUESTED USE/OCCUPANCY:** Retail/Restaruant

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<u>TOTAL GROSS FLOOR AREA:</u>	_____	_____	_____ (max.)
<u>LOT AREA:</u>	_____	_____	_____ (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	_____	_____	_____ (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	_____	_____	_____ (min.)
<u>SIZE OF LOT:</u>			
<u>WIDTH</u>	_____	_____	_____ (min.)
<u>DEPTH</u>	_____	_____	_____
<u>Setbacks in</u>			
<u>Feet:</u>			
<u>FRONT</u>	_____	_____	_____ (min.)
<u>REAR</u>	_____	_____	_____ (min.)
<u>LEFT SIDE</u>	_____	_____	_____ (min.)
<u>RIGHT SIDE</u>	_____	_____	_____ (min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	_____	_____	_____ (max.)
<u>LENGTH</u>	_____	_____	_____
<u>WIDTH</u>	_____	_____	_____
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> <sup>3</sup>	_____	_____	_____ (min.)
<u>NO. OF DWELLING UNITS:</u>	_____	_____	_____ (max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>10</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	_____	_____	_____ (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</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.

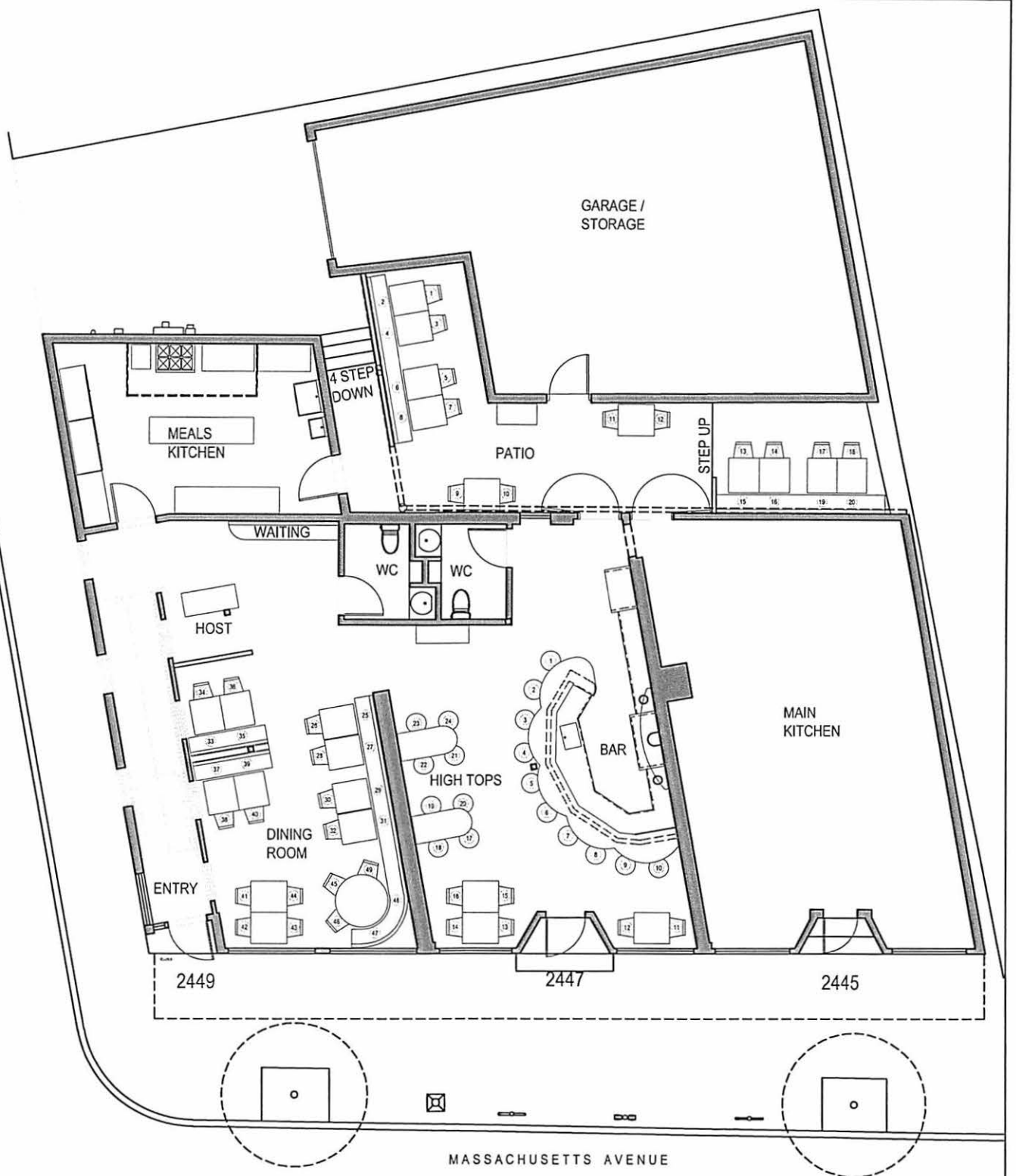
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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



Hofmann Architects  
15 Buena Vista Park  
Cambridge MA, 02140  
617 876 1905

Season to Taste  
Robert Harris  
2447 Massachusetts Ave  
Cambridge, MA  
617 945 9535

Scale: 3/16"=1'-0"  
Date: 2021.05.24

Season to Taste  
Proposed Seating Layout  
Bar, Dining Room, and Patio  
A-2

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Season to Taste Catering LLC      **PRESENT USE/OCCUPANCY:** Retail/Restaurant

**LOCATION:** 2447 Massachusetts Avenue, Cambridge, MA      **ZONE:** Business A-2 Zone

**PHONE:** 617-556-3806      **REQUESTED USE/OCCUPANCY:** Retail/Restaruant

	<u><b>EXISTING CONDITIONS</b></u>	<u><b>REQUESTED CONDITIONS</b></u>	<u><b>ORDINANCE REQUIREMENTS<sup>1</sup></b></u>
<u>TOTAL GROSS FLOOR AREA:</u>	_____	_____	_____ (max.)
<u>LOT AREA:</u>	_____	_____	_____ (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	_____	_____	_____ (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	_____	_____	_____ (min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	_____	_____	_____ (min.)
	<u>DEPTH</u>	_____	_____
<u>Setbacks in</u> <u>FRONT</u>	_____	_____	_____ (min.)
<u>Feet:</u> <u>REAR</u>	_____	_____	_____ (min.)
	<u>LEFT SIDE</u>	_____	_____ (min.)
	<u>RIGHT SIDE</u>	_____	_____ (min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	_____	_____	_____ (max.)
	<u>LENGTH</u>	_____	_____
	<u>WIDTH</u>	_____	_____
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	_____	_____	_____ (min.)
<u>NO. OF DWELLING UNITS:</u>	_____	_____	_____ (max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>10</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	_____	_____	_____ (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</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.

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3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



[illegible]

2447 Mass Ave

Petitioner 193

189-57  
DONG WOOK KIM,  
TRUSTEE OF 2464 MASS AVE REALTY TRUST  
C/O INVESTMENTS LIMITED  
215 N. FEDERAL HIGHWAY  
BOCA RATON, FL 33432

184-73  
ANG, KIMBERLY A.  
15-17 GOLD STAR RD., #1  
CAMBRIDGE, MA 02140

RICH MAY PC  
C/O ANTHONY MCGUINNESS, ESQ.  
176 FEDERAL STREET - 6TH FLOOR  
BOSTON, MA 02110

184-107  
STRATTON, RANDALL & FRANCESCA CINELLI  
2427 MASS AVE, UNIT #3  
CAMBRIDGE, MA 02140

184-107  
KERSTEN, ANNAMARIE  
2427-2429 MASSACHUSETTS AVE #4  
CAMBRIDGE, MA 02140

184-107  
ZAPOL, ROCHELLE H.,  
TR. THE ROCHELLE H. ZAPOL FAMILY TRUST  
2427 MASSACHUSETTS AVE., #5  
CAMBRIDGE, MA 02140

184-107  
SOFFER, LEAH  
2427 MASSACHUSETTS AVE., #6  
CAMBRIDGE, MA 02140

184-107  
TRAPA, PATRICK E.  
2427 MASSACHUSETTS AVE., #7  
CAMBRIDGE, MA 02140

184-106  
7 CAMERON LLC,  
C/O ACORN HOLDINGS LLC  
300 WASHINGTON STREET #805  
NEWTON, MA 02458

184-107  
MOORE, MATTHEW E.  
2427-2429 MASS AVE., #1  
CAMBRIDGE, MA 02140

184-109  
MANOUSHAGIAN, BERJ M. &  
ANIE MANOUSHAGIAN,  
TRS OF 2445 MASS AVE REALTY TRUST  
P.O. BOX 550155  
WALTHAM, MA 02455

184-107  
HO, WENDY WAI YUE  
2427 MASSACHUSETTS AVE., #2  
CAMBRIDGE, MA 02140

184-172  
BATMASIAN, JAMES H. & MARTA BATMASIAN  
215 NORTH FEDERAL HIGHWAY.  
BOCA RATON, FL 33432

189-100  
MARDIROS, ANAHID & AURELIAN MARDIROS  
TRS. OF CAMBRIDGE POINT NOMINEE TRUST  
C/O ANAHID MARDIROS  
4 BRIDLE PATH  
LYNNFIELD, MA 01940

189-100  
MALACARNE, DANIEL J.  
2440 MASS AVE., UNIT #10  
CAMBRIDGE, MA 02140

189-100  
KOCDAĞ, HUSEYİN  
2440 MASSACHUSETTS AVE #11  
CAMBRIDGE, MA 02140

189-100  
KRING, SHIRLEY ROSE  
TRUSTEE OF SHIRLEY ROSE KRING REV LIV TRUST  
26 WASHINGTON ST  
BEDFORD, MA 01730

189-100  
WEINER, ROBERT  
2440 MASS AVE #4  
CAMBRIDGE, MA 02140

189-100  
TALREJA, TINA  
2440 MASS AVE #38  
CAMBRIDGE, MA 02140

189-100  
AFEWORK, ZEMENE & MISRAK GANDI  
2440 MASS AVE., UNIT #32  
CAMBRIDGE, MA 02140

189-100  
ROSENBERG, MICHAEL & LINDA MOUSSOURIS  
TRUSTEES OF THE ROSENBERG MOUSSOURIS TRT  
2440 MASSACHUSETTS AVE UNIT #30  
CAMBRIDGE, MA 02140

189-100  
MURRIHY, BRIAN  
TRUSTEE OF BM REALTY TRUST  
2440 MASS AVE. UNIT#25  
CAMBRIDGE, MA 02140

189-100  
CHENG, MEI KING  
15 DAKIN RD  
SUDBURY, MA 01776

189-100  
WEI, HUNG CHIEH & CHUN MEI LIN  
2440 MASSACHUSETTS AVE., #8  
CAMBRIDGE, MA 02140

189-100  
FOLEY, JOHN & CHERI MEHIGAN  
2440 MASS AVE. UNIT#7  
CAMBRIDGE, MA 02140

189-100  
#37-2440 MASS AVE LLC  
60 POSSUM RD  
WESTON, MA 02493

189-100  
AUNG, SANDA S.,  
TRUSTEE THE SANDA S. AUNG TRUST OF 2011  
2440 MASSACHUSETTS AVE., #34  
CAMBRIDGE, MA 02140

189-100  
RIBEIRO, NATALIE J.  
2440 MASS AVE, #29  
CAMBRIDGE, MA 02140

189-100  
PAINE, JILLIAN  
2440 MASS AVE. UNIT#24  
CAMBRIDGE, MA 02140

189-100  
TANG, SHIU YUEN & YUAN CHAN ZHAO  
2440 MASS AVE., UNIT #16  
CAMBRIDGE, MA 02139



2447 Mass Ave

2 of 3

189-100  
ORCHANIAN, ZAREH & LORI M. ORCHANIAN  
2440 MASS AVE., UNIT 15  
CAMBRIDGE, MA 02140

189-100  
SACCOMANDI, FRANCIS J., IV  
17 LEE TERRACE  
SHORT HILLS, NJ 07078

189-100  
RODRIGUEZ-ORELLANA, MANUEL &  
MARIA D. PIZARRO-FIGUEROA  
42 BEACON ST  
ARLINGTON, MA 02474

189-100  
ZHOU, DANLING  
2440 MASSACHUSETTS AVE. UNIT 6  
CAMBRIDGE, MA 02140

189-100  
WU, YOU  
2440 MASSACHUSETTS AVE., #41  
CAMBRIDGE, MA 02140

189-100  
LOH, WEN-LUAN  
2440 MASSACHUSETTS AVE., #40  
CAMBRIDGE, MA 02140

189-100  
ROBINSON, GREGORY E.  
2440 MASSACHUSETTS AVE 39  
CAMBRIDGE, MA 02140

189-100  
WHITE, CAROLE ANN  
2440 MASSACHUSETTS AVE., #36  
CAMBRIDGE, MA 02140

189-100  
CAMBRIDGE POINT NOMINEE TRUST  
C/O ANAHID HARDIROS  
4 BRIDLE PATH  
LYNNFIELD, MA 01940

184-73  
BARAGLIA, CARLO & MICHELLE MARIE DUVAL  
15-17 GOLD STAR RD., #2  
CAMBRIDGE, MA 02140

189-100  
YADAV, SANJAY KUMAR  
2440 MASS AVE. UNIT#28  
CAMBRIDGE, MA 02140

189-100  
JAS HOMEOWNERSHIP LLC  
C/O JUST A START CORPORATION  
1035 CAMBRIDGE ST., #12  
CAMBRIDGE, MA 02141

189-100  
LAMBROPOULOS, JAMES  
2440 MASS AVE. UNIT#23  
CAMBRIDGE, MA 02140

189-100  
CAMBRIDGE POINT NOMINEE TRUST  
C/O ANAHID HARDIROS  
4 BRIDLE PATH  
LYNNFIELD, MA 01940

189-100  
LU, CHI  
1007 BRYANT WAY #H  
SUNNYVALE, CA 94087

189-100  
LEE, CHIAYING  
2440 MASS AVE #9  
CAMBRIDGE, MA 02140

189-100  
CAPANSKY, MARK A. , JR & EILEEN L. MORRISON  
23 BERTRAM ST.  
LOWELL, MA 01851

189-100  
TAKANASHI, TOMOKO  
2440 MASSACHUSETTS AVE., #20  
CAMBRIDGE, MA 02140

189-100  
CHUKIU, PAUL  
2440 MASSACHUSETTS AVE, #18  
CAMBRIDGE, MA 02140

189-92  
SHTUNI, ANIKA & ADRIAN SHTUNI  
1800 N. OAK ST. APT #911  
ARLINGTON, VA 22209

189-92  
WU, ZHENHUA & NINGNING YANG  
96 EVERGREEN WAY  
BELMONT, MA 02478

189-92  
ANSARI, NATHER & WETHAK ANSARI  
11400 BURNSIDE PLACE  
SPOTSYLVANIA, VA 22551

189-92  
NABHAN, JOSEPH & CELIA CABALLERO-FRANCO  
2456 MASSACHUSETTS AVE., #301  
CAMBRIDGE, MA 02139

189-92  
LUO, YIJUN & YINGYING GONG  
4 WARWICK RD  
BELMONT, MA 02478

189-92  
JACKSON, JOHN PATRICK  
2456 MASSACHUSETTS AVE., #202  
CAMBRIDGE, MA 02140

189-92  
SELEZNEV, NIKITA  
2456 MASS AVE., UNIT #404  
CAMBRIDGE, MA 02139

189-92  
LEE, GARRETT & KATIE POWELL  
2456 MASS AVE. UNIT#306  
CAMBRIDGE, MA 02140

189-92  
KRAVES, SEBASTIAN & LISA M. ZAKHARY  
124 ORCHARD ST., #3  
SOMERVILLE, MA 02144

189-92  
HA, HEON-ICK & JONGHOON JEONG  
2456 MASS AVE. UNIT#206  
CAMBRIDGE, MA 02139

189-92  
POTENZA, MICHELE & DENISE DEFLUMERI  
47 ELMWOOD ST  
SOMERVILLE, MA 02144

2447 Mass Ave

3 of 3

189-92  
OUYANG, HUI  
2456 MASSACHUSETTS AVE UNIT 203  
CAMBRIDGE, MA 02140

189-92  
ROBITAILLE, EDWARD  
2456 MASS AVE. UNIT#106  
CAMBRIDGE, MA 02140

189-92  
CHAN, AMY W.  
2456-2460 MASSACHUSETTS AVE., #103  
CAMBRIDGE, MA 02140

189-92  
HANDOKO, EDUARDO M. & YURI KAWASE  
2456 MASS AVE., UNIT #406  
CAMBRIDGE, MA 02140

189-92  
RAMANATHAN, KARTHIK  
46 YORK STREET  
LEXINGTON, MA 02420

189-92  
SADHUKHAN, JAYATI &  
RAMKRISHNA SADHUKHAN  
2456 MASSACHUSETTS AVE., #402  
CAMBRIDGE, MA 02140

189-92  
WELENSKY, RACHEL  
2456 MASS AVE. UNIT#305  
CAMBRIDGE, MA 02139

189-92  
DAVOREN, JENNIFER E.  
2456 MASSACHUSETTS AVE., #105  
CAMBRIDGE, MA 02139

189-92  
RAMANATHAN, KATHIK & INNESSA MANNING  
46 YORK STREET  
LEXINGTON, MA 02420

189-100  
CAMBRIDGE TJ 1419 LLC,  
C/O MARK G. ZUROFF, ESQ  
175 HIGHLAND AVE  
NEEDHAM, MA 02494

189-92  
BLUEWEISS, NANCY L.  
241 PERKINS STREET #H-402  
JAMAICA PLAIN, MA 02130

184-110  
KRONER, ALLISON ELIZABETH OWEN  
CHRISTOPHER BARRON  
14 GOLD STAR RD UNIT 14  
CAMBRIDGE, MA 02140

189-100  
2440 MANSHA LLC  
338 TITICUT RD  
RAYNHAM, MA 02767

189-100  
ZATEZALO, ALEKSANDAR & NORA ZATEZALO  
2440 MASSACHUSETTS AVE UNIT 2  
CAMBRIDGE, MA 02140

184-193  
PATEL, RAKESH & KAILASH PATEL TRUSTEES  
2451 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

189-92  
TIU, LISA C.  
2456 MASSACHUSETTS AVE UNIT #201  
CAMBRIDGE, MA 02140

189-100  
HUNG, CHENG-YENG & HSIU-MEI HUNG  
2440 MASSACHUSETTS AVE UNIT 21  
CAMBRIDGE, MA 02140

184-111  
WOO, TRACY  
16 GOLD STAR RD  
CAMBRIDGE, MA 02140

189-100  
HENAO, JUSTINE CHRISTOPHER BORREGO  
3150 ROCK MANOR WAY  
BUFORD, GA 30519

189-100  
PENA, MARTA R. & THOMAS G. HOFFMAN  
344A BOYLSTON ST  
NEWTON, MA 02459

184-110  
ZAREMBA JEFFREY  
KATHRYN DAVIDSON ZAREMBA  
12 GOLD STAR RD  
CAMBRIDGE, MA 02140

189-92  
SOLIMAN IHAB I & MAGDA A SOLIMAN  
TRS MAGDA SOLIMAN FAMILY TR  
259 LOWER CLIFF DR - #306  
CITY OF LAGUNA BEACH, CA 92651

## Pacheco, Maria

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**From:** Paul A. Chukiu <paul@chukiu.com>  
**Sent:** Thursday, August 5, 2021 8:29 PM  
**To:** Pacheco, Maria  
**Subject:** BZA-132265 (Neighbor comments)

Ms. Pacheco & the Cambridge BZA,

I am writing to you in regards to case BZA-132265. I strongly support my neighbors' request to expand their restaurant. I concur with their assessment that many of the restaurant goers walk or take public transit. I live across the street and count myself among them. (Try the Cuban sandwich!) There are three bike racks directly across Mass Ave for those who might bike. For those that drive, there is sufficient metered parking nearby. Many of the other businesses have hours that compliment that of the restaurant.



Regards,

Paul Chukiu  
2440 Mass Ave #18  
Cambridge, MA



# 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.

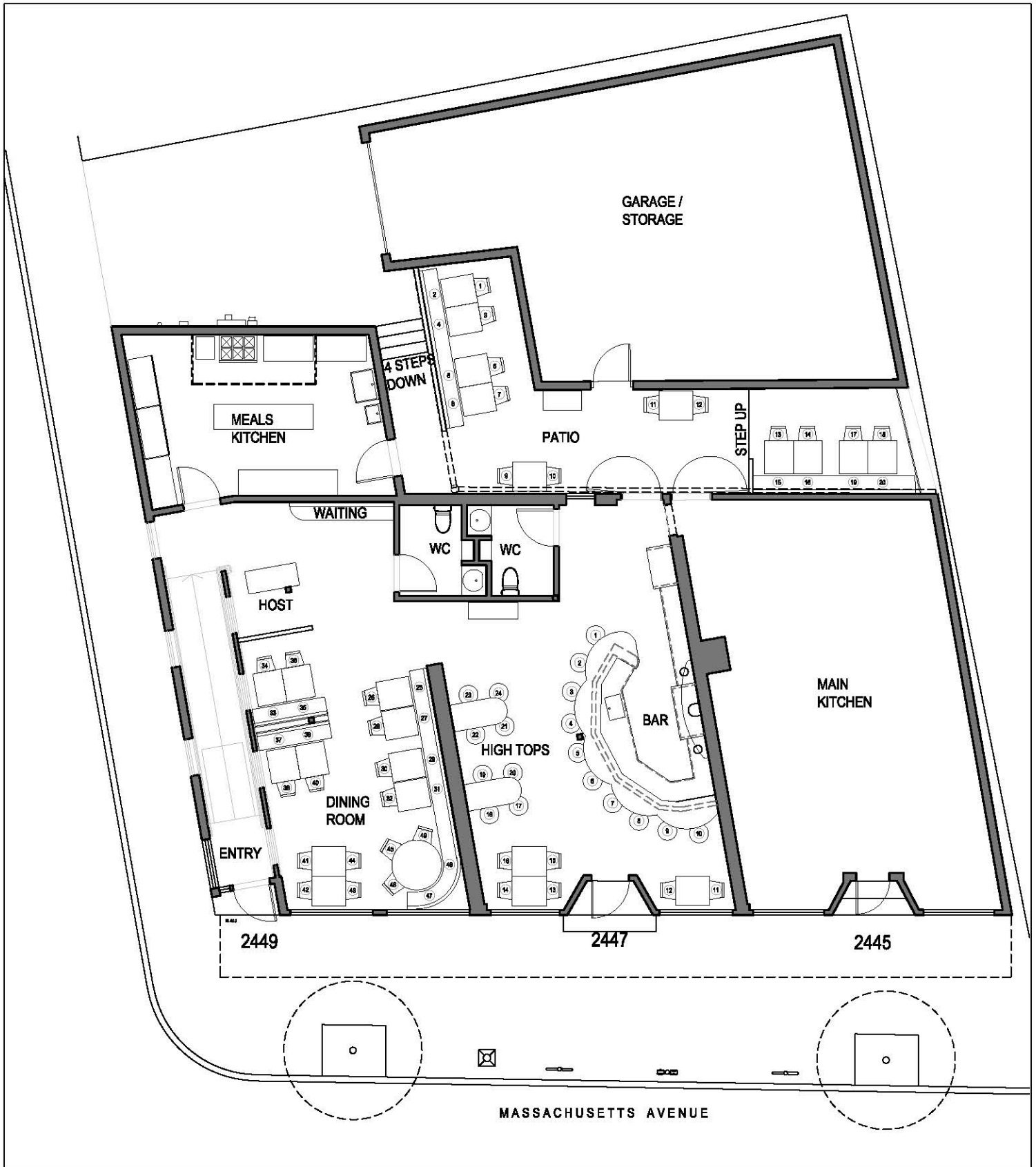
Name: Robert Harris Date: 8/5/21  
(Print)

Address: 2447 Mass Ave

Case No. BZA-132265

Hearing Date: 8/19/21

Thank you,  
Bza Members



<p>Hofmann Architects</p> <p>15 Buena Vista Park Cambridge MA, 02140 617 876 1905</p>	<p>Season to Taste Robert Harris 2447 Massachusetts Ave Cambridge, MA 617 945 9535</p>	<p>Scale: 3/16"=1'-0" Date: 2021.05.24</p>	<p>Season to Taste Proposed Seating Layout Bar, Dining Room, and Patio A-2</p>
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To Whom it May Concern,

As a resident of Gold Star Road and a close neighbor of Season to Taste, I am writing to voice my support for Season To Taste's expansion from 20 seats to 49 and to be granted a special parking permit. Season To Taste has been a wonderful amenity for the neighborhood and we are happy to support this endeavor.

Sincerely,

*Jeannette Torci*

28 Gold Star Road

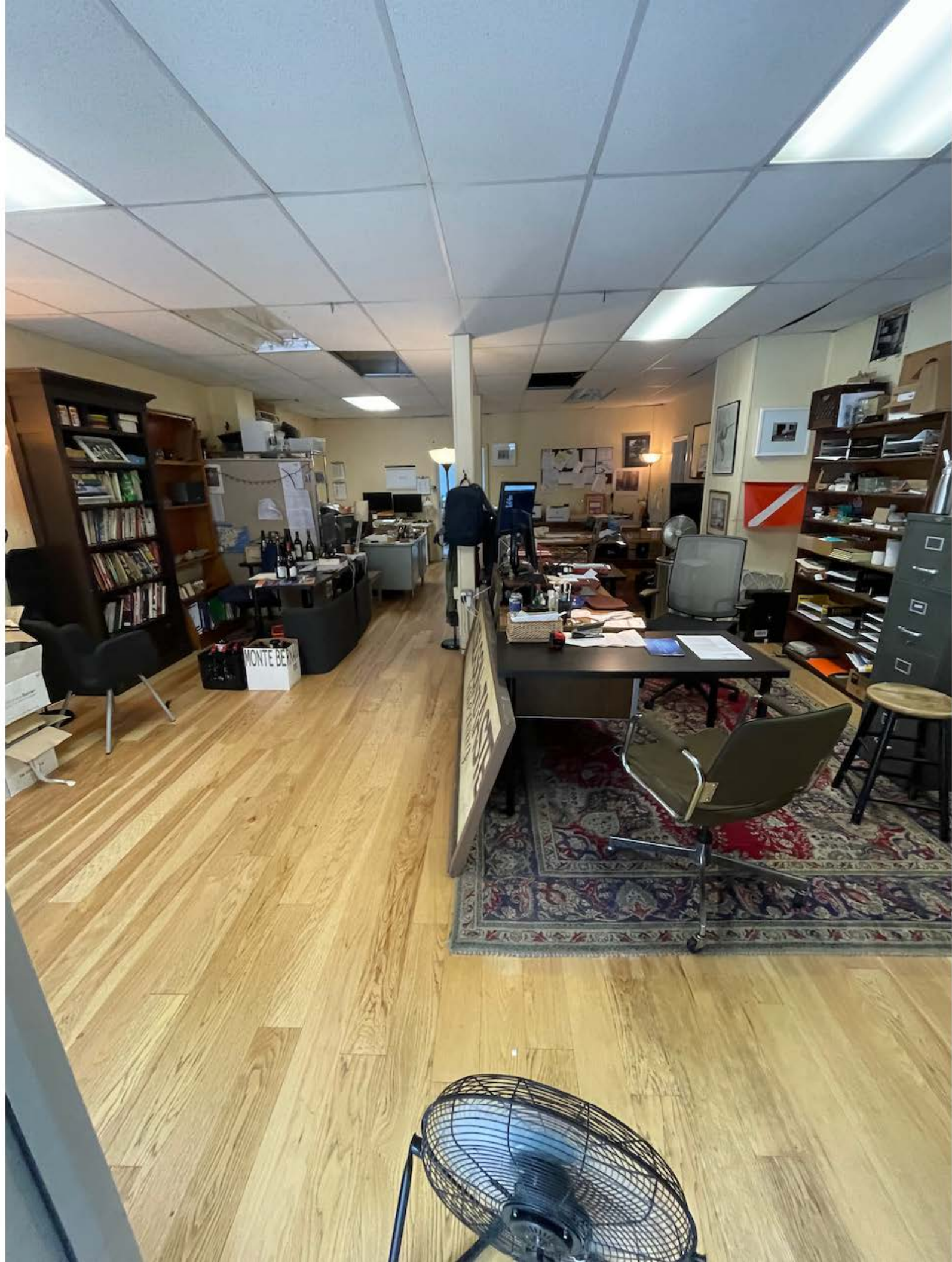
Cambridge, MA. 02140

*Lorraine McDowell*  
*26 Gold Star Rd.*  
*Camb. MA 02140*

















To Whom it May Concern,

As a resident of Gold Star Road and a close neighbor of Season to Taste, I am writing to voice my support for Season To Taste's expansion from 20 seats to 49 and to be granted a special parking permit. Season To Taste has been a wonderful amenity for the neighborhood and we are happy to support this endeavor.

Sincerely,

Margery Meadow + John MacLeod  
43 Gold Star Road



To Whom it May Concern,

As a resident of Gold Star Road and a close neighbor of Season to Taste, I am writing to voice my support for Season To Taste's expansion from 20 seats to 49 and to be granted a special parking permit. Season To Taste has been a wonderful amenity for the neighborhood and we are happy to support this endeavor.

Sincerely,



Haakon Chevalier

21 Gold Star Road

Cambridge, MA. 02140

