



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 OCT -2 PM 2:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1185007

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: BXP 325 Main LLC C/O James J. Rafferty

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

LOCATION OF PROPERTY: 319 Main St., Cambridge, MA

TYPE OF OCCUPANCY: N/A

ZONING DISTRICT: Ames Street District / MXD

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to operate a quick-service food establishment.

SECTIONS OF ZONING ORDINANCE CITED:

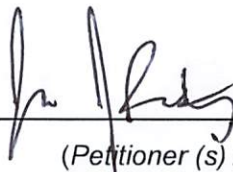
Article: 4.000 Section: 4.35.o (Fast Order Food Establishment).

Article: 11.000 Section: 11.30 (Quick Service Food Establishment).

Article: 14.000 Section: 14.21.3 (MXD - Allowable Uses).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Address:

Tel. No.

E-Mail Address:

617.492.4100

jrafferty@adamsrafferty.com

Date: October 1, 2025

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Wonder Group, Inc.

(Owner or Petitioner)

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

Location of Premises: 319 Main Street (formerly part of 325 Main Street)

the record title standing in the name of BXP 325 Main LLC

whose address is 800 Boylston Street, Suite 1900, Boston MA 02199
(Street) (City or Town) (State & Zip Code)

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

Book 82431 Page 386 or _____ Registry

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

BXP 325 Main LLC

(Owner)

By: Boston Properties Limited Partnership,
its manager

By: 

Name: Jeffrey J. Lowenberg

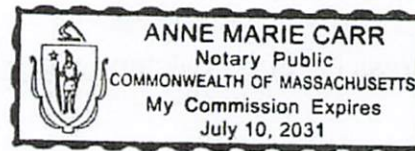
Title: Senior Vice President - Development

=====

On this 25th day September, 2025, before me, the undersigned notary public, personally appeared Jeffrey J. Lowenberg proved to me through satisfactory evidence of identification, which were personal knowledge, 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.


Notary Public

My commission expires:



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 319 Main St., 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:

Section 14.21.3(3) permits a Quick Service Food use in the MXD district upon the issuance of a Special Permit, provided, as is the case with this applicant, the use is not contained within a separate structure, does not contain more than 3,000 sf, and there are not more than 15 such uses in operation within the MXD district.

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:

Traffic volumes and patterns of access and egress will be unchanged by the operation of a Quick Service Food use at this location as the use will primarily serve walk-in customers living and working nearby.

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 continued operation of, or the development of adjacent uses will not be adversely affected by the operation of a Quick Service Food restaurant at this location. To the contrary, the proposed restaurant will be an asset to the office and residential uses located nearby.

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 operator will adhere to all health, sanitary 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 use involves a wide range of restaurants that will serve all aspects of the Kendall Square community.

***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: BXP 325 Main LLC
Location: 319 Main St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: N/A
Zone: Ames Street District / MXD
Requested Use/Occupancy: Quick Service Food Establishment

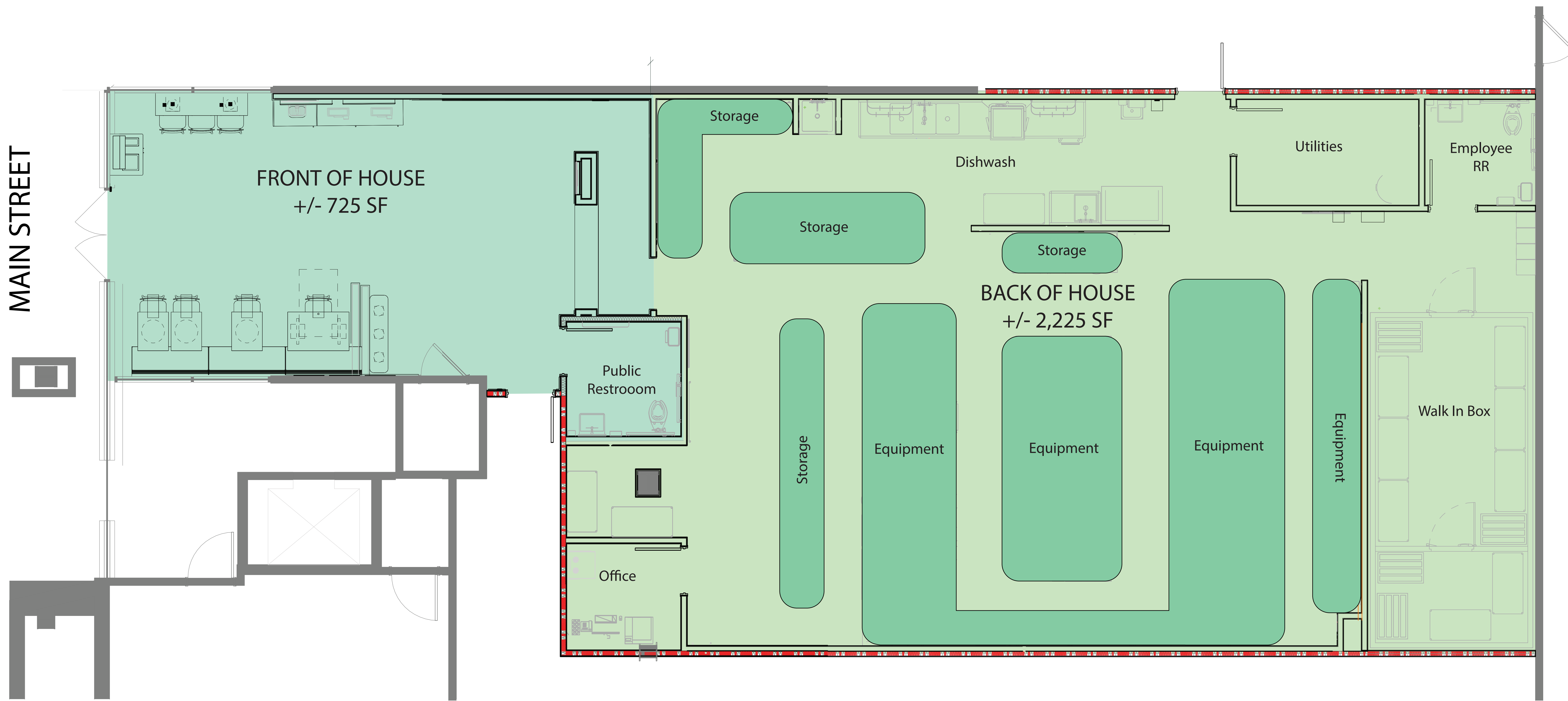
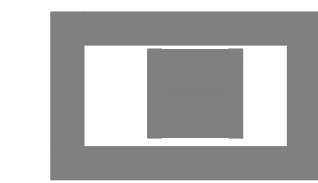
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>		
<u>TOTAL GROSS FLOOR AREA:</u>		3,000 sf	no change	N/A	(max.)	
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		N/A	N/A	N/A		
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A		
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A		
	DEPTH	N/A	N/A	N/A		
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A		
	REAR	N/A	N/A	N/A		
	LEFT SIDE	N/A	N/A	N/A		
	RIGHT SIDE	N/A	N/A	N/A		
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	N/A		
	WIDTH	N/A	N/A	N/A		
	LENGTH	N/A	N/A	N/A		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A		
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A		
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A		
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A		
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

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'.

MAIN STREET



Wonder Cambridge
325 Main St.
Cambridge, MA

Rev.

1

Rev. Date

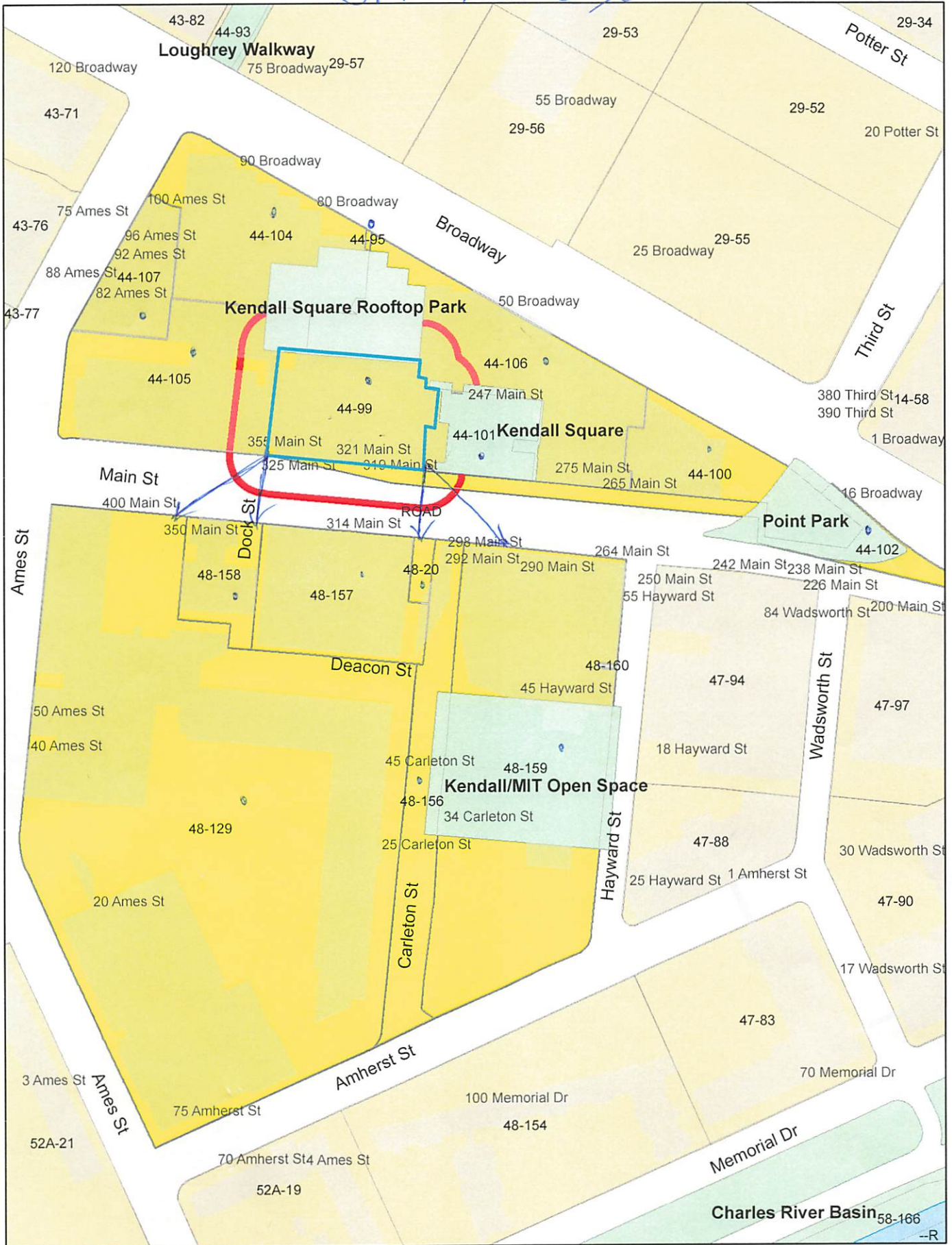
8/25/25

Description

Diagrammatic floorplan of the proposed Wonder retail food location.

Exhibit 4
Floor Plan

319 Main St.



319 Main St.

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

44-102
CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST 4TH FLOOR
CAMBRIDGE, MA 02142

48-157-158-159-129
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

48-20
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

44-104-101-107
BP FOUR CC LLC,
C/O BOSTON PROPERTIES LIMITED
PARTNERSHIP
800 BOYLSTON ST SUITE 1900
BOSTON, MA 02199

44-100
BARRETT, DAVID, EDWARD H. LINDE ET-AL
C/O BOSTON PROPERTIES INC
800 BOYLSTON ST SUITE 1900
BOSTON, MA 02199

44-95
BP EAST GARAGE LLC,
C/O BOSTON PROPERTIES LIMITED
PARTNERSHIP
800 BOYLSTON ST., SUITE 1900
BOSTON, MA 02199

44-106
ZUCKERMAN, MORTIMER B., EDWARD H.
LINDE & DAVID BARRETT, TRS.
C/O BOSTON PROPERTIES INC
800 BOYLSTON ST., SUITE 1900
BOSTON, MA 02199

44-105
BP FIVE CC LLC,
C/O BOSTON PROPERTIES LP
800 BOYLSTON ST SUITE 1900
BOSTON, MA 02199

48-156
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

48-156
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

44-99
BXP 325 MAIN LLC
800 BOYLSTON ST - STE 1900
BOSTON, MA 02199