

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 SEP -2 PM 1:40

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 141576

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Linear Retail Cambridge #1 LLC C/O James J Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Suite 300, Cambridge, MA 02139

LOCATION OF PROPERTY: 321 Alewife Brook Parkway, Cambridge, MA

TYPE OF OCCUPANCY: Retail

ZONING DISTRICT: Business A/AOD 5

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:


Petitioner seeks to operate a veterinary clinic at 321 Alewife Brook Parkway.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.L (Veterinary Establishment, Kennel, Pet Shop).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: August 31, 2021

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 321 Alewife Brook Parkway, 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 Zoning ordinance allows for the use of a "Veterinary establishment, kennel, pet shop or similar establishment" in the Business A Zoning District with the issuance of a Special Permit so long as all animals are kept indoors and that no noise or odors are perceptible from the exterior. The applicant intends to operate a veterinary establishment with no boarding component; all animals will be kept indoors during treatment.

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 proposed retail use carries the same expected parking requirement as the previous retail establishment. No changes in traffic generated or pattern of access or egress are anticipated.

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 adjacent uses will not be adversely affected as the result of altering one retail use to another.

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 proposed use will be operated in accordance with all the health, safety and building code 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 is consistent with the existing retail pattern in the Alewife Brook Parkway shopping center's nature as a retail center featuring diverse, active uses.

***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:** Linear Retail Cambridge #1 LLC**Present Use/Occupancy:** Retail**Location:** 907 Massachusetts Avenue, Suite 300**Zone:** Business A/AOD.5**Phone:** 617.492.4100**Requested Use/Occupancy:** Retail (4.35.1)

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	17,096	no change	69,725	(max.)
<u>LOT AREA:</u>	69,725	no change	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.24	no change	1	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	600	
<u>SIZE OF LOT:</u>				
WIDTH	varies	no change	none	
DEPTH	varies	no change	none	
<u>SETBACKS IN FEET:</u>				
FRONT	varies	no change	none	
REAR	varies	no change	20'	
LEFT SIDE	varies	no change	none	
RIGHT SIDE	varies	no change	none	
<u>SIZE OF BUILDING:</u>				
HEIGHT	+/- 20'	no change	35/45'	
WIDTH	75'	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>	9	9	9	
<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.

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'.

GENERAL DESIGN NOTES

GENERAL

- A. INSTALL ROLLER SHADES ON ALL EXTERIOR WINDOWS UNO. NOTE: NO ROLLER SHADES AT NORTH-FACING GLAZING.
- B. INSTALL OPAQUE FILM ON EXTERIOR WINDOWS WHERE NOTED.
- C. SHARED TENANT WALLS TO HAVE SOUND DAMPENING FROM FINISH FLOOR TO ROOF DECK WITH 1" AIR GAP.

VESTIBULE

- A. "OPEN" BONE SIGN LOCATED OVER DOOR. CONNECT TO ELECTRICAL OUTLET IN CEILING.
- B. INSTALL OPAQUE FILM FROM FLOOR TO 3'-0" AFF ON ALL GLASS EXCEPT EXTERIOR STOREFRONT.

LOBBY

- A. BANFIELD LOGO LAYOUT 'B' (83 1/2" W x 23 1/2" H) MOUNTED DIRECTLY TO WALL.
- B. BENCHES VARY IN LENGTH.
- C. FUTURE FLATSCREEN TV.

FELINES ROOM

- A. WALL MOUNTED 24" FLATSCREEN TV, BOTTOM MOUNTED 43" AFF.
- B. STANDARD AFI FELINE CONDO COMPONENT SHOWN.

ISOLATION

- A. SLOPED CAP ABOVE KENNEL SURROUND.
- B. EXPOSED WALLS TO HAVE FRP FINISH WAINSCOT.

X-RAY

- A. DOOR TO BE 3'-0" x 7'-0" x 1 1/4" METAL DOOR WITH 12" x 30" x 1/2" VISION PANEL.
- B. ALL WALLS TO BE 1/2" LEAD LINED TO 84" AFF WITH 3/8" GYP. BD. TO 6" AFC, BY U.S.G. RAYBAR OR EQUAL WITH LEAD TAB GYP BOARD SCREWS ONE SIDE.

BREAK ROOM

- A. TWENTY-FOUR (24) METAL LOCKERS TOTAL INDICATED - EIGHT (8) HORIZONTAL, THREE (3) VERTICAL.
- B. COUNTERTOP TO BE 34" AFF AND TO BE OPEN BELOW - NO BASE CABINETS.

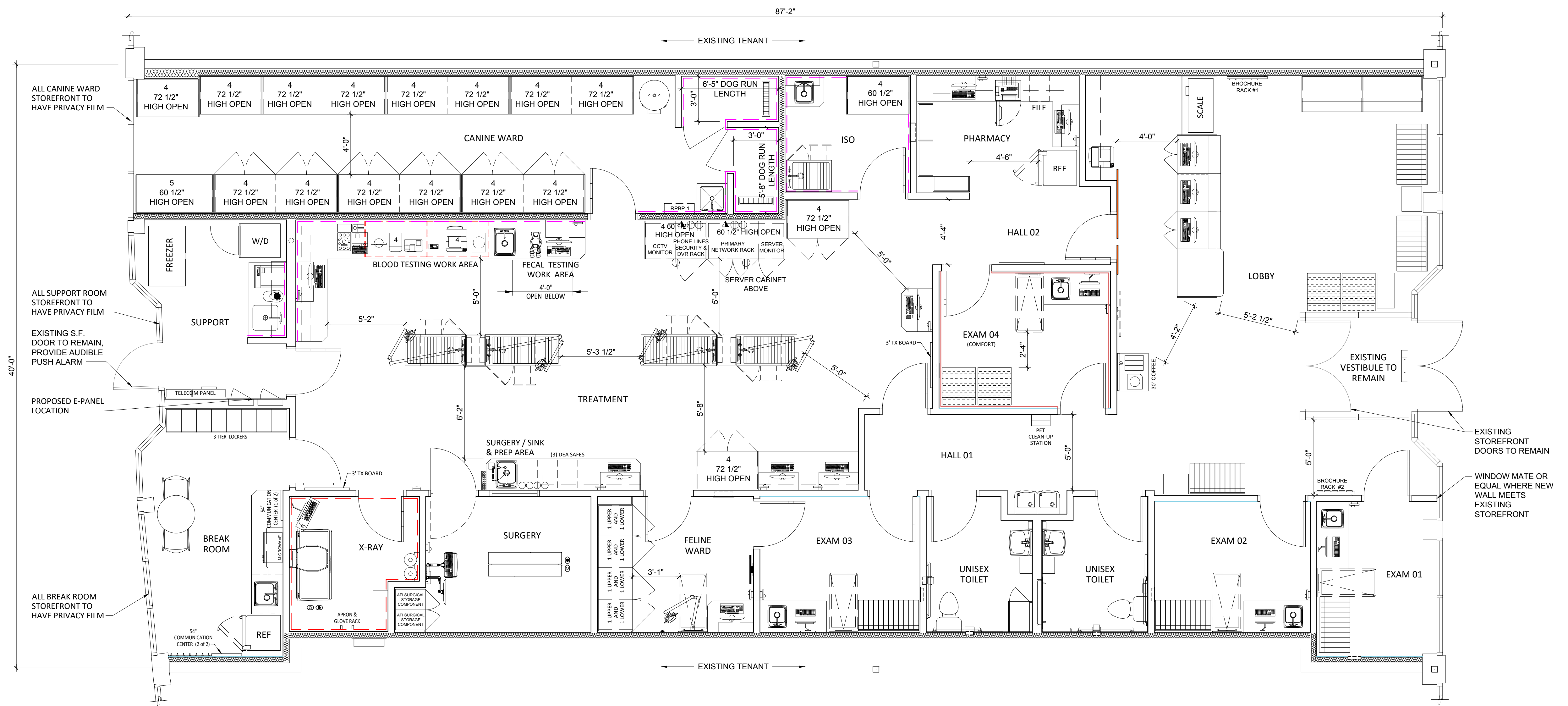
WALL FINISHES

- DOWNY (404019547603)
- COOL GRAY 1C (404019547013)
- COOL GRAY 9C (404019547129)
- LIGHT BLUE (404019547014)
- WOOD PANEL WAINSCOT
- FRP
- X-RAY WALL LEAD LINING

FAST FACTS

- RELO/PROTECT OF HOSPITAL = 001706
- LUCERNEX SQUARE FOOTAGE = 3,391 SQ FT
- SQUARE FOOTAGE THIS PLAN = 3,360 SQ FT
- LOBBY SQUARE FOOTAGE (INCLUDING VESTIBULE) = 584 SQ FT
- EXAM ROOMS = 4
- RECEPTION WORKSTATIONS = 3
- PHARMACY WORKSTATIONS = 2
- TREATMENT WORKSTATIONS = 5
- TREATMENT EXAM TABLES:
 - 60" WET = 2
 - 48" WET = 2
 - 36" WET = 0
 - 60" DRY = 0
 - 48" DRY = 0
 - 36" DRY = 0
- TREATMENT LARGE KENNELS = 6
- CANINE WARD LARGE KENNELS = 15
- ISOLATION LARGE KENNELS = 1
- DOG RUNS = 2
- FELINE CONDOS = 4

NORTH LOCATION



005343
 CAMBRIDGE
 321 ALEWIFE BROOK PKWY.
 CAMBRIDGE, MA
 02138
 RELO-PROTECT



ELLA BEHNOUD
 DESIGN MANAGER

KEVIN KURTOCK
 CONSTRUCTION
 MANAGER

BRANDON PHILLIPS
 SENIOR MANAGER
 HOSPITAL OPENINGS

ANDREW CHAMBERS
 SPECIALIST PHYSICAL
 SECURITY

LORIN GATES
 SENIOR DIRECTOR
 REAL ESTATE

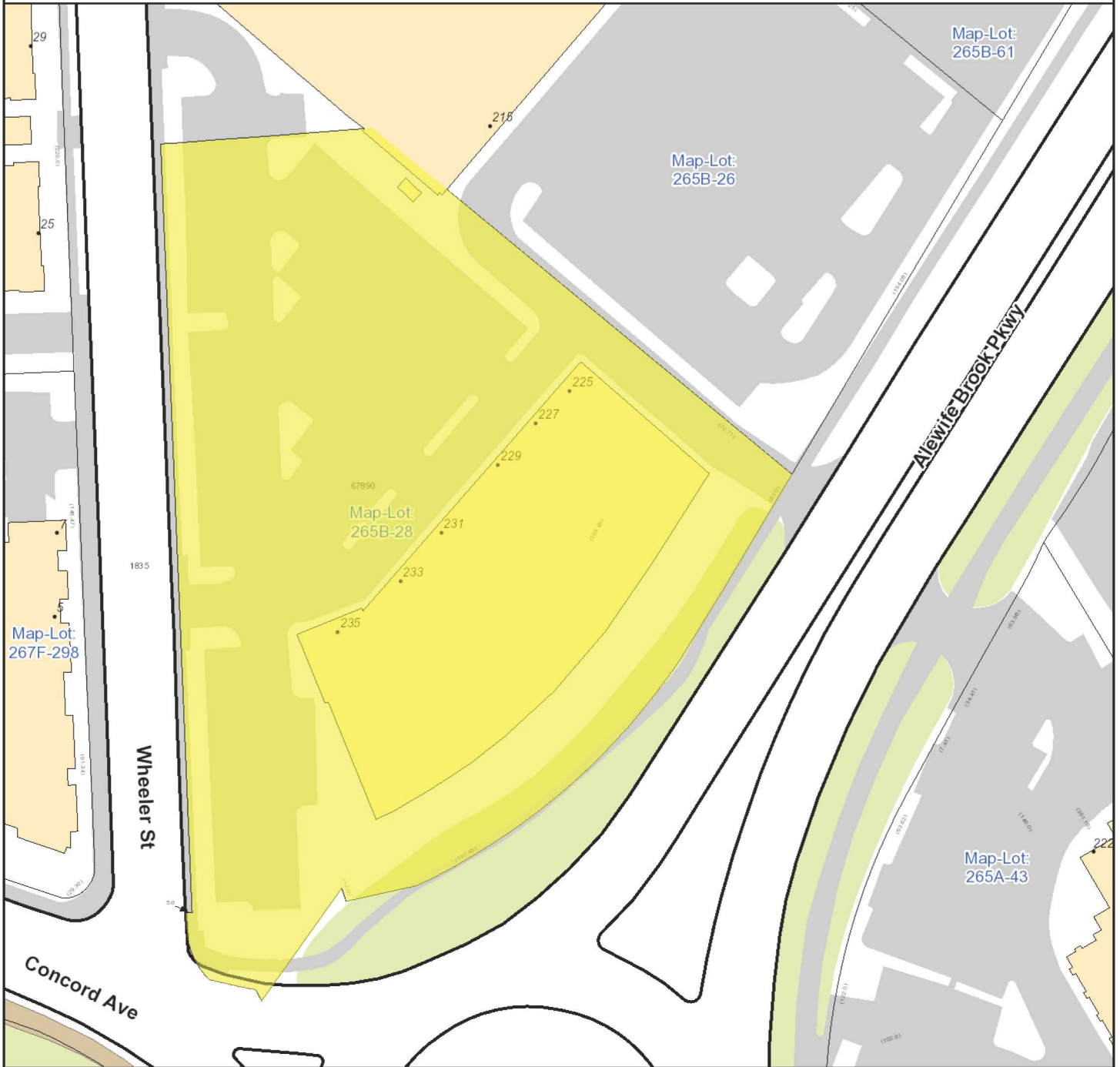
DRAWING:

DRAWN BY: MW, S|EA

DATE: 6/23/2021

SHEET NO:

SPACE PLAN



City of Cambridge
Massachusetts

1" = 69 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Bunfield Pet Hospital
(Owner or Petitioner)

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

Location of Premises: 321 Alewife Brook Parkway

the record title standing in the name of Linear Retail Cambridge #1 LLC

c/o Keypoint Partners
whose address is 5 Burlington Woods Dr, Burlington MA 01803
(Street) (City or Town) (State & Zip Code)

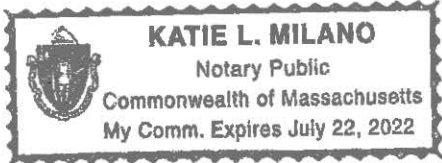
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 1333 Page 20 or _____ Registry

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

[Signature]
(Owner)

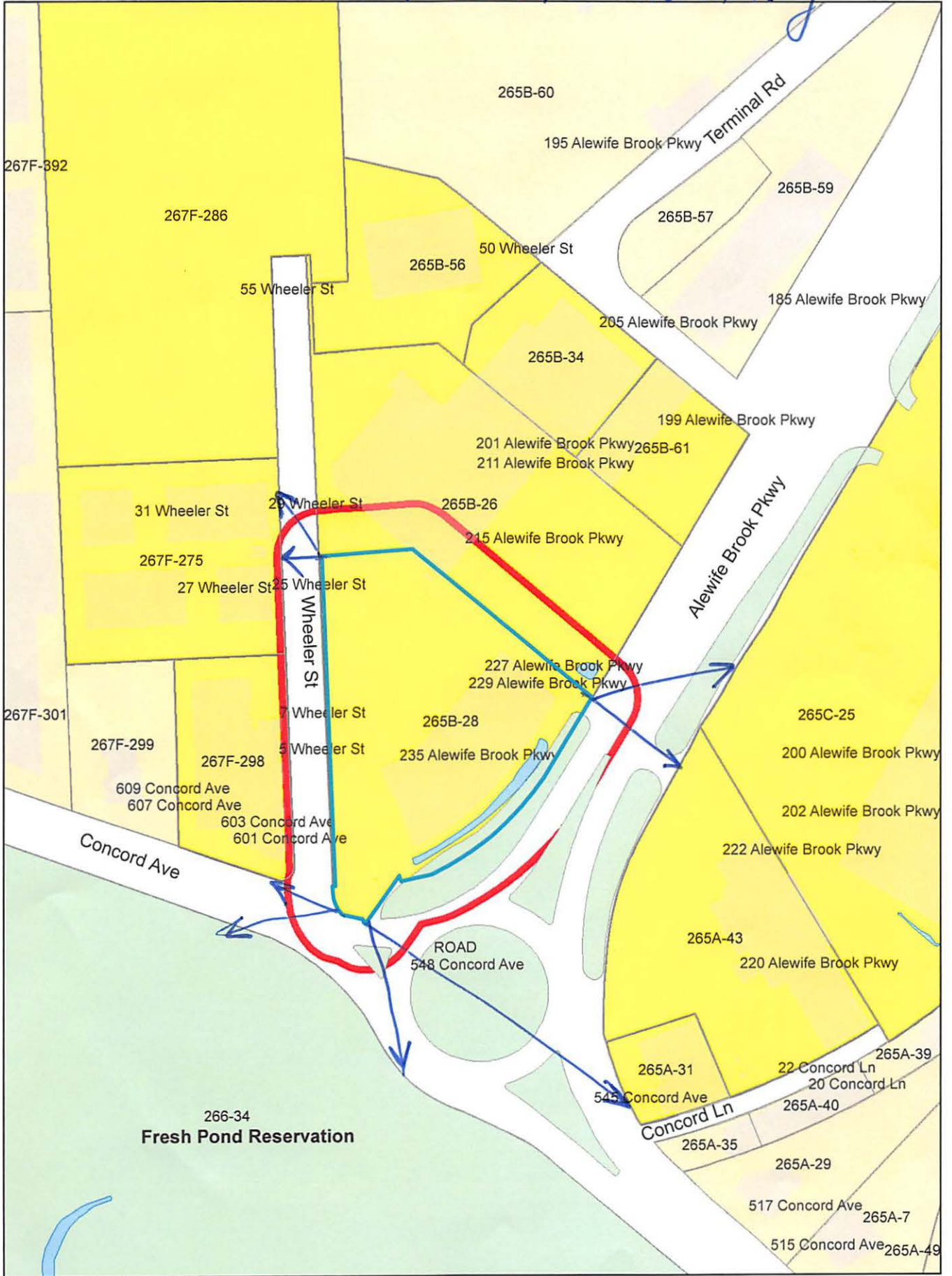
On this 3rd day of August 2021, before me, the undersigned notary public, personally appeared Joel Hadis proved to me through satisfactory evidence of identification, which were Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Katie Milano
Notary Public

My commission expires: July 22, 2022

321 Alewife Brook Pkwy



321 Alewife Brook Pkwy

1053

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

265B-28-26
LINEAR RETAIL CAMBRIDGE #1 LLC
C/O KEYPOINT PARTNERS
1 BURLINGTON WOODS DR.
BURLINGTON, MA 01803

265A-31
ALEWIFE PROPERTIES, LLC
545 CONCORD AVENUE
CAMBRIDGE, MA 02138

265B-34
ALEWIFE PROPERTIES LLC,
300 SHIRE WAY
LEXINGTON, MA 02421

265B-56
CAMBRIDGE LIGHT COMPANY
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141-0270

265B-61
MARLOW, BEATRICE,
TRUSTEE R.E..M REALTY TRUST
880 DEPOT ROAD
BOXBORO, MA 01719

265C-25
THE FRESH POND MALL LIMITED PARTNERSHIP
545 CONCORD AVE. SUITE 400
CAMBRIDGE, MA 02138

267F-298
ABODEZ ACORN CW LLC
300 WASHINGTON ST – SUITE #805
NEWTON, MA 02458

265A-43
220 ALEWIFE BROOK PARKWAY LLC
C/O HERSHA HOSPITALITY MGMT LP
510 WALNUT ST., 9TH FLOOR
PHILADELPHIA, PA 19106

267F-275
NANDA IPSITA
224 CARLISLE RD
BEDFORD, MA 01730

267F-275
PRASAD, MANAS & SEJAL FALDU
27 WHEELER ST UNIT #324
CAMBRIDGE, MA 02138

267F-275
LI, DAVID X.
535 SONOMA INSLES CIR
JUPITER, FL 33478

267F-275
ORME, SALLY R.
27 WHEELER ST., #321
CAMBRIDGE, MA 02138

267F-275
OH, YOUN JOO
29-31 WHEELER ST., #317
CAMBRIDGE, MA 02138

267F-275
DIEHL, LOIS MARY & JONATHAN E. DIEHL
TRS THE DIEHL FAMILY TRUST
23 LEXINGTON AVE
CAMBRIDGE, MA 02138-3318

267F-275
TABORN, DAVID K. & KRISTIN L. TABORN
29 WHEELER ST., #312
CAMBRIDGE, MA 02138

267F-275
HELLMAN, DARYL A. &
JESSICA BEATON-HELLMAN
29 WHEELER ST., #310
CAMBRIDGE, MA 02138

267F-275
MOAVENI, BABAK & SANAZ HEYAT
37 ROBINHOOD RD
WINCHESTER, MA 01890

267F-275
LOW, AICHEN & ANDREW C. HAHN
29 WHEELER ST., #305
CAMBRIDGE, MA 02138

267F-275
LEDOUX, MICHAEL D.,
TRUSTEE THE MICHAEL D. LEDOUX REV TRUST
31 WHEELER ST., #302
CAMBRIDGE, MA 02138

267F-275
SHAH, DEEPA
27 WHEELER ST., # 223
CAMBRIDGE, MA 02138

267F-275
PANTAZIS, DIMITRIOS
149 CHERRT ST. UNIT 2
CAMBRIDGE, MA 02139

267F-275
SHAO, LAN
168 DAVIS ROAD
CARLISLE, MA 01741

267F-275
NARAYANASAMY, PAVITHRA
29-31 WHEELER ST., #215
CAMBRIDGE, MA 02138

267F-275
DEA, CHRISTINA
29 WHEELER ST. UNIT#209
CAMBRIDGE, MA 02138

267F-275
PAIVA, CARLA S.
27 WHEELER ST. UNIT#121
CAMBRIDGE, MA 02138

267F-275
RAJAGOPAL, RAGHAVAN & MALINI RAJAGOPAL
1925 EASTCHESTER RD
APT#21H
BRONX, NY 10467

267F-275
POWERS, WILLIAM J.
25 WHEELER ST. UNIT#116
CAMBRIDGE, MA 02138

267F-275
JAIN, SUNNY
29 WHEELER ST.,#107
CAMBRIDGE, MA 02138

267F-275
MA, TRACY X. & ALLEN L. ZHANG
27 WHEELER ST., #319
CAMBRIDGE, MA 02138

321 Alewife Brook Parkway

253

267F-275
GHIMIRE, RAMESH C. & MUNA DAWADI
25 WHEELER ST., #315
CAMBRIDGE, MA 02138

267F-275
DANIEL, GILLIAN M.
16 HOLLYWOOD RD
WINCHESTER, MA 01890

267F-275
ANGLIN, TRICIA T.
31 WHEELER ST., UNIT #304
CAMBRIDGE, MA 02138

267F-275
JIANG, YIHUI
31 WHEELER ST., #301
CAMBRIDGE, MA 02138

267F-275
HUANG, JIANHUA & LICHUN YANG
25 WHEELER ST., #214
CAMBRIDGE, MA 02138

267F-275
SCHWARZ, BENJAMIN A.
31 WHEELER ST., #204
CAMBRIDGE, MA 02138

267F-275
GOPLANI, NEETA
27 WHEELER ST. #122
CAMBRIDGE, MA 02138

267F-275
NARAYAN, RADHA & SRIDHAR NARAYAN
27 WHEELER ST., #119
CAMBRIDGE, MA 02138

267F-275
HOLMES, JUSTIN
25 WHEELER ST. UNIT#113
CAMBRIDGE, MA 02138

267F-275
GAVIN, JAMES
29-31 WHEELER ST. UNIT#112
CAMBRIDGE, MA 02138

267F-275
GERAGHTY, EDWARD T. & LAU, LENA LAI MING
43 LANGDON ST., #2
CAMBRIDGE, MA 02138

267F-275
GHORI, AHMER K.
29 WHEELER ST. UNIT#110
CAMBRIDGE, MA 02138

267F-275
O'CONNOR, MATTHEW & MARGO L. O'CONNOR
102 HOLMAN ST.
SHREWSBURY, MA 01545

267F-275
SHARMA, RAHUL & VIBHA SHARMA
27 WHEELER ST., #318
CAMBRIDGE, MA 02138

267F-275
CRAIG, PATRICIA & THOMAS BENNER
25 WHEELER ST., #316
CAMBRIDGE, MA 02138

267F-275
XU, PENG
29-31 WHEELER ST., #217
CAMBRIDGE, MA 02138

267F-275
KLITENIK, EUGENE
29-31 WHEELER ST., #212
CAMBRIDGE, MA 02138

267F-275
GUNGOR, TUNCH
29 WHEELER ST., #206
CAMBRIDGE, MA 02138

267F-275
COSTA, ALEXANDER A.
29 WHEELER ST., #205
CAMBRIDGE, MA 02138

267F-275
ZOU, XIN
31 WHEELER ST., #203
CAMBRIDGE, MA 02138

267F-275
SHEY, HEIDI
60 COMMERFORD RD.
CONCORD, MA 01742

267F-275
SENGUPTA, TANYA
27 WHEELER ST., #322
CAMBRIDGE, MA 02138

267F-275
MOCHI, JENNIFER M.
27 WHEELER ST. UNIT#320
CAMBRIDGE, MA 02138

267F-275
NOWLAND, IAN T. & ANNE L. NOWLAND
29 WHEELER ST., #31
CAMBRIDGE, MA 02138

267F-275
GOLDSTEIN, JACQUELINE ILENE
29 WHEELER ST., #308
CAMBRIDGE, MA 02138

267F-275
BOLIO, GABE M.
29-31 WHEELER ST., #222
CAMBRIDGE, MA 02138

267F-275
LU, JUH-HORNG & WENJUN XIE,
TRUSTEE THE LU XIE FAMILY TRUST
73 NORMANDY AVE
CAMBRIDGE, MA 02138

267F-275
KEONG, JOSEPH LEONG WENG & HENG WUN
HUI LINDA
9 SIXTH CRESCENT
SINGAPORE, -- --

267F-275
PLATONOV, EVGENY & IRYNA VLASENKO
31 WHEELER ST., #202
CAMBRIDGE, MA 02138

267F-275
XIN LI, DAVID
535 SONOMA ISLES CIR
JUPITER, FL 33478

321 Alewife Brook Pkwy

393

267F-275
TEMKIN, BENJAMIN & SYLVIA TEMKIN
C/O ORIANA VAN DAELE
P.O. BOX 380253
CAMBRIDGE, MA 02138

267F-275
LE NOACH, JORDAN EMERIC
29-31 WHEELER ST., #118
CAMBRIDGE, MA 02138

267F-275
FINKLSHTEIN, DOV & MORAN LEVY-FINKLSHTEIN
8 BANKS ST. UNIT 1
SOMERVILLE, MA 02144

267F-275
PANTAZIS, DIMITROS
149 CHERRY ST., #2
CAMBRIDGE, MA 02139

267F-275
MINASIAN, EDWARD M.
31 WHEELER ST., #102
CAMBRIDGE, MA 02138

267F-275
RAGHEED, YOUSIF
29 WHEELER ST UNIT #210
CAMBRIDGE, MA 02138

267F-275
LIU, CHANG
29 WHEELER ST UNIT 211
CAMBRIDGE, MA 02138

267F-275
KOMMAREDDY, SUSHMA HEMANT
MALLEPEDDI
128 LOWELL ST
LEXINGTON, MA 02420

267F-275
JAIN, SUNNY
29 WHEELER ST UNIT 306
CAMBRIDGE, MA 02138

267F-275
HOSSEINIASANJAN, SEYEDMASOUD ZAHRA
HADDAD DERAFSHI
160 CAMBRIDGEPARK DR APT 507
CAMBRIDGE, MA 02140

267F-275
PANTAZIS, DIMITRIOS
149 CHERRY ST 2
CAMBRIDGE, MA 02138

267F-275
STEWART, ANN H.
TR. OF THE ANN H. STEWART 2019 FAMILY TR.
31 WHEELER ST UNIT 101
CAMBRIDGE, MA 02138

267F-275
DELUCA JENNA M
31 WHEELER ST UNIT 103
CAMBRIDGE, MA 02138

267F-275
VYAVAHARE, SANJEEV &
MEENAKSHI MONICA VYAVAHARE
29 WHEELER ST UNIT 108
CAMBRIDGE, MA 02138

267F-275
KAY, FORI CAMPBELL
MADDOX DANIEL DAY, TRS
27 WHEELER ST 221
CAMBRIDGE, MA 02138

267F-275
PANTAZIS DIMITRIOS
29 WHEELER ST - UNIT 208
CAMBRIDGE, MA 02138

267F-275
ZHANG CHUNLIU
25 WHEELER ST - UNIT 314
CAMBRIDGE, MA 02138

267F-275
SHAN XIAO
25 WHEELER ST - #213
CAMBRIDGE, MA 02138

267F-275
CHAWARPATIL ABHISHEK
25 WHEELER ST UNIT 115
CAMBRIDGE, MA 02138

267F-275
ZHIA, JOSEPH CHIUTAO, DAI ZHAI MICHELLE
XIAOENG WAY
25 WHEELER ST UNIT 114
CAMBRIDGE, MA 02138

267F-286
TB WHEELER APARTMENTS LLC,
250 GILRALTAR ROAD
HORSHAM, PA 19044

266-34
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

266-34
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138

266-34
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

4 Bd J

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ALAN KELLY Date: 10/20/21
(Print)

Address: 321 Alewife Brook Pkwy

Case No. BZA-141576

Hearing Date: 11/4/21

Thank you,
Bza Members

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Linear Retail Cambridge #1 LLC

Present Use/Occupancy: Retail

Location: 907 Massachusetts Avenue, Suite 300

Zone: Business A/AOD 5

Phone: 617.492.4100

Requested Use/Occupancy: Retail (4.35.1)

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
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RIGHT SIDE	varies	no change	none	
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