



# 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:**

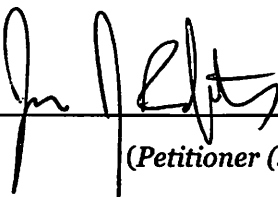
Petitioner seeks to operate a veterinary clinic at 321 Alewife Brook Parkway.

**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)

	<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>	17,096	no change	69,725	(max.)
<b><u>LOT AREA:</u></b>	69,725	no change	none	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.24	no change	1	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	N/A	no change	600	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	varies	no change	none	
DEPTH	varies	no change	none	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	varies	no change	none	
REAR	varies	no change	20'	
LEFT SIDE	varies	no change	none	
RIGHT SIDE	varies	no change	none	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	+/- 20'	no change	35/45'	
WIDTH	75'	no change	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	0	no change	none	
<b><u>NO. OF DWELLING UNITS:</u></b>	0	no change	N/A	
<b><u>NO. OF PARKING SPACES:</u></b>	9	9	9	
<b><u>NO. OF LOADING AREAS:</u></b>	0	no change	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	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'.

**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

November 4, 2021

BY HAND

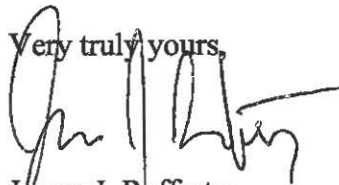
Ms. Maria Pacheco  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: BZA Case No. 141576**  
**321 Alewife Brook Parkway**

Dear Ms. Pacheco:

Please accept this correspondence as a request by the Petitioner to continue the above-captioned case currently scheduled for Thursday, November 4, 2021.

Thank you for your attention to this matter.

Very truly yours,  
  
James J. Rafferty

JJR/pwc



# City of Cambridge

MASSACHUSETTS

2021 NOV -9 PM 12:30

## BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

### Board of Zoning Appeal Waiver Form

**The Board of Zoning Appeal**  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-141576

Address: 321 Alewife Brook Pkwy

Owner,  Petitioner, or  Representative: James J. Rafferty, Esq.  
(Print Name)

*hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.*

Date: 11/8/21

James J. Rafferty  
Signature

To: Board of Zoning Appeals; cc: Attorney Rafferty  
From: Sarah Diehl and Ann Stewart, 25-31 Wheeler Street (abutters) and Ann Tennis, 71 Griswold Street  
Re: BZA 141576 Special Permit requested by 321 Alewife Brook Parkway  
Date: Thursday, November 4, 2021

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**Question 1:**

As homeowners in the Highlands-Quad, we prefer to work with our retail and commercial neighbors. We are or have been pet owners. We are not opposing the requested change of retail establishment, but we would like the applicant to clarify the supporting statement.

*The supporting statement says that the proposed retail use carries the same expected parking requirement as the previous retail establishment and that no changes in traffic generated or pattern of access or egress are anticipated.*

Because the previous retail establishment was the second Mattress Firm location in this area, it had very little traffic. What do you anticipate your hourly usage will be based on appointments and emergencies? Will your staff be parking overnight?

*[BANFIELD]: Banfield sees an average of 27 pets per day. The majority of this traffic is drop-off and pick-up. Routine appointments will typically last 30 minutes. Banfield does not provide emergency services. This is a general practice only. No animals are kept overnight. Banfield partners with a local veterinary hospital in the market so in the event an animal is still being treated by the end of the hours of operation the animal will be transferred to that emergency veterinary hospital. As such there is no staff or customer parking overnight.*

**Question 2:**

*The supporting statement says that the proposed use will be operated in accordance with all the health, safety and building code requirements.*

What is the disposal plan for medical waste, euthanized animals, used kitty litter, and animal piddle pads? Where will your dumpsters be located? This photo shows that the existing dumpster area in the CVS parking lot is crowded.



*[BANFIELD]: Due to the nature of the medical waste generated by a Banfield location, Banfield partners with a specialized 3<sup>rd</sup> party vendor who handles all of the medical waste at the location including used kitty litter, and animal piddle pads etc. in accordance with best industry practice. This waste is not stored in the common area trash receptacles shown below. It is picked up directly from the Banfield location by the 3<sup>rd</sup> party vendor. Euthanized animals are a very limited portion of the Banfield business – there is freezer storage on the premises to hold those animals until they can be taken away by the vendor in specialized packaging.*

*[LINEAR RETAIL]: All non-medical waste, which will be nominal, will be stored in the trash receptacles next to CVS. The common area dumpsters referenced above are picked up 5x/week. Given the bulk of Banfield's waste is medical and handled by a 3<sup>rd</sup> party, there will not be a significant increase in additional trash. We will monitor the dumpsters to determine if additional pickups are necessary due to an increase in volume from Banfield's occupancy. If so, we will adjust the frequency of pickup with our trash vendor accordingly.*

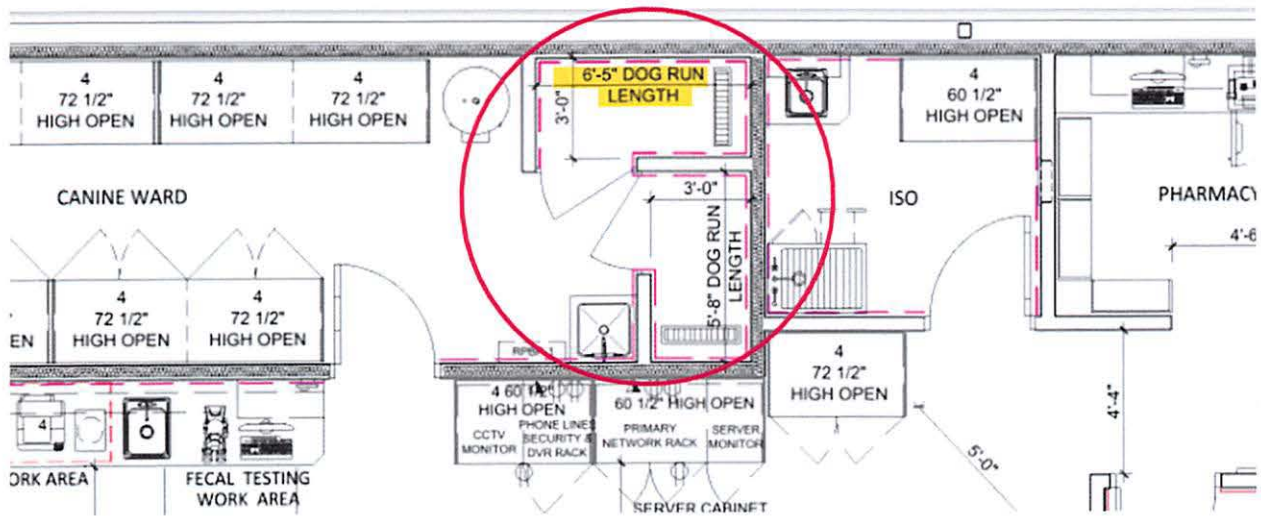
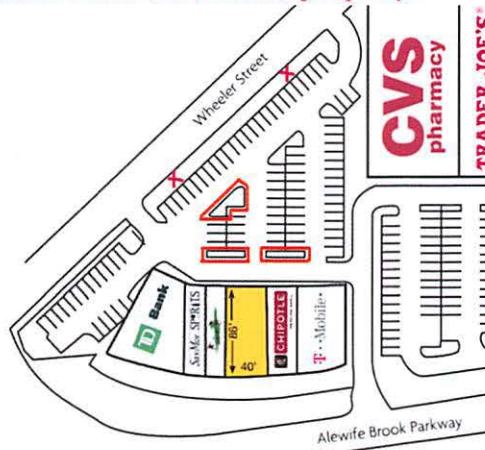
**Question 3:**

*The supporting statement says that the applicant intends to operate a veterinary establishment with no boarding component and that all animals will be kept indoors during treatment.*

We have seen dog-owners use the sidewalk outside PetSmart in the Fresh Pond Mall Shopping Center (160 Alewife Brook Parkway). Not all of them pick up and put poop bags in the trash. Weather intensifies the odor of urine.

Is there a provision for biobreaks before entering and leaving the front door? Is there a plan for a fenced-off area outside that must be cleaned and hosed down as needed, not left dirty on weekends and three-day holidays? Is there a biobreak area inside your establishment?

*[BANFIELD]: Banfield will install "Oops Stations" at a location mutually agreed upon with Landlord on the property to mitigate this concern. We have determined that the islands in front of the Banfield location next to the parking (as shown below – circled in orange) is a customer convenient location that should mitigate and isolate this issue on the property:*



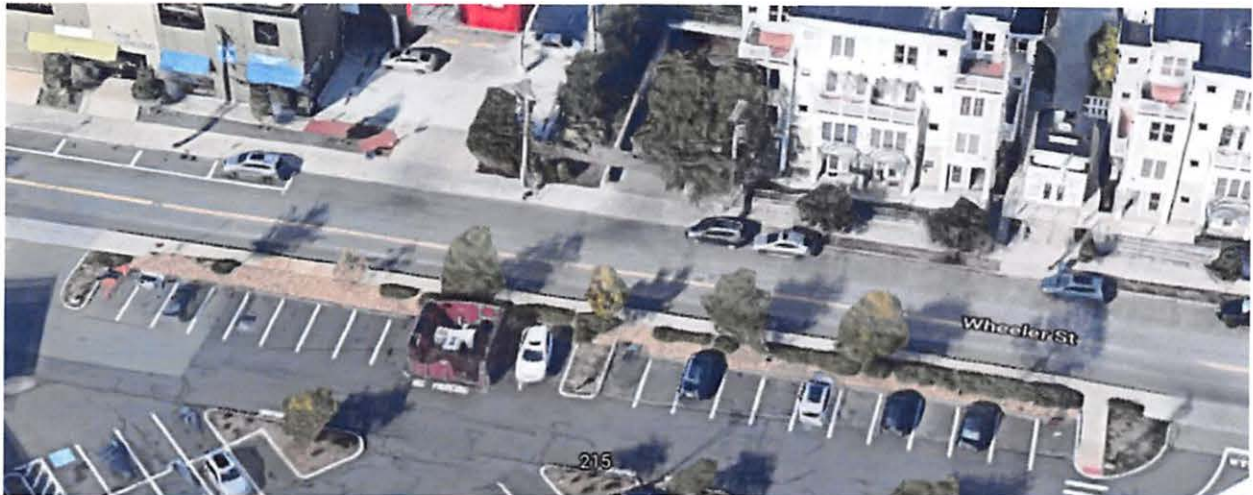
**Question 4:**

Will there be interior (and exterior?) signage that alerts clients and staff that they cannot use private property on Wheeler Street for biobreaks?

*[LINEAR RETAIL] Linear Retail as Landlord will work with Banfield to place exterior signage, to the extent we're allowed by code, in the island between Wheeler Street and the Alewife Brook Parkway Shopping Center parking lot as shown in the above site plan – marked by a red X and*



*shown below in the aerial – to advise customers that they cannot use the private property on Wheeler St. for biobreaks and if necessary something to the effect that violators will be fined.*



**Question 5:**

*The supporting statement says that the use is consistent with the existing retail pattern in the Alewife Brook Parkway shopping center, i.e., a retail center featuring diverse, active uses.*

Will the days and hours be the same as the Banfield unit's days and hours at PetSmart in the Fresh Pond Shopping Mall (160 Alewife Brook Parkway)? If Banfield owns or rents near the other rotary, will the days and hours also be the same?

**Hours of operation**

Mon 8 a.m. - 6 p.m.  
Tue 8 a.m. - 6 p.m.  
Wed 8 a.m. - 6 p.m.  
Thu 8 a.m. - 6 p.m.  
Fri 8 a.m. - 6 p.m.  
Sun 9 a.m. - 5 p.m.

*[BANFIELD]: This is a relocation of the Banfield facility inside of Petsmart in the Fresh Pond Shopping Mall so Banfield does not anticipate the hours to change however a typical Banfield Pet Hospital operates from 7am – 7pm, seven days per week.*

**Question 6:**

Will this statement taken from Banfield's website apply to 321 Alewife Brook Parkway? Where will it be posted?



To: Board of Zoning Appeals; cc: Attorney Rafferty  
From: Sarah Diehl and Ann Stewart, 25-31 Wheeler Street (abutters) and Ann Tennis, 71 Griswold Street  
Re: BZA 141576 Special Permit requested by 321 Alewife Brook Parkway  
Date: Thursday, November 18, 2021 addendum

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We would like the applicant to clarify a few additional concerns.

**Question 7:**

The applicant's retail establishment has two entrances, one facing 321 Alewife Brook Parkway and the other facing the CVS parking lot.

Adding to our November 4 comment: Will there also be signage that alerts clients and staff that they can or cannot use the substantial grassy area for biobreaks outside the 321 Alewife Brook Parkway entrance?



*[BANFIELD] We are willing to post such a sign in the window of the facility facing the Parkway.*

**Question 8:**

Adding to our November 4 comment: What is the plan for pickups of blood and other pickups?



This photo shows a locked box of blood samples outside the PetSmart entrance. There is a Banfield unit inside PetSmart.

*[BANFIELD]: Banfield coordinates with a specialized 3<sup>rd</sup> party vendor for all pickups related to blood samples from the secured locked box per local rules and regulations.*

**QUESTION 9:**

We assume that the entrance in the CVS parking lot will be the most commonly used door. Adding to our November 4 comment: What is the plan for parking outside this entrance?



This photo shows the faded no parking sign outside the door to the previous retail establishment (Mattress Firm).

*[LINEAR]: We will maintain the no-parking sign outside of the Premises and will re-paint if necessary. Parking is in common for all tenants and customers, but we will work with Banfield as we do our other Tenants to strategically park employees furthest from the stores to accommodate efficient customer use of the parking field.*

*[BANFIELD]: We will have a minimum of 2 general 15 minute parking stalls in the parking area outside of the Premises to encourage drop-off and pick-up to help with the flow of traffic. Please refer to our response Question 1 for our anticipated traffic throughout the day.*

#### **Question 10**

Adding to our November 4 comment: The doors to the dumpsters in the CVS parking lot are not always secured.





*[LINEAR]: We appreciate you bringing this to our attention. The trash corrals have padlocks which the tenants have keys to. Tenants are directed to be always locking the gates. We will reinforce this standard with our tenants.*

**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.

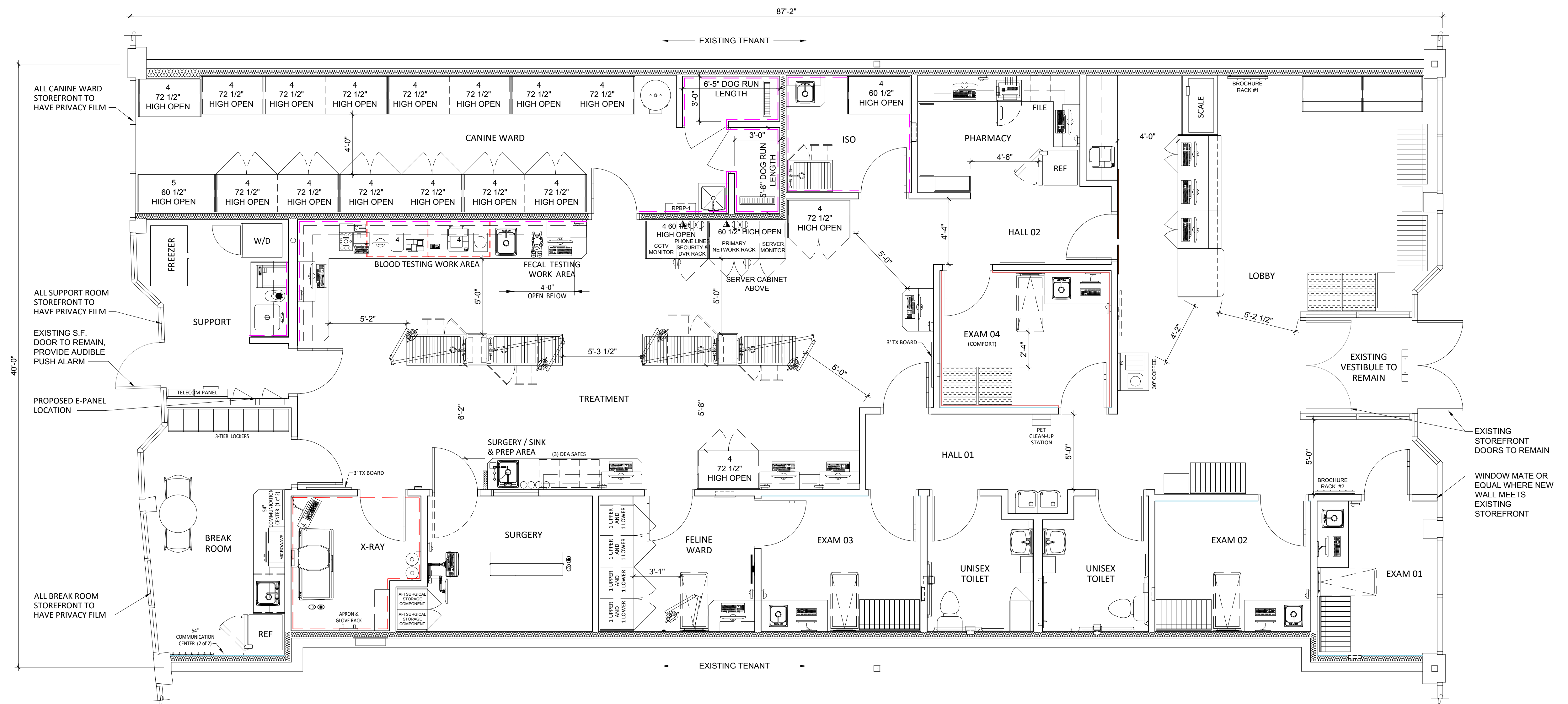
**WALL FINISHES**

- 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**



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:

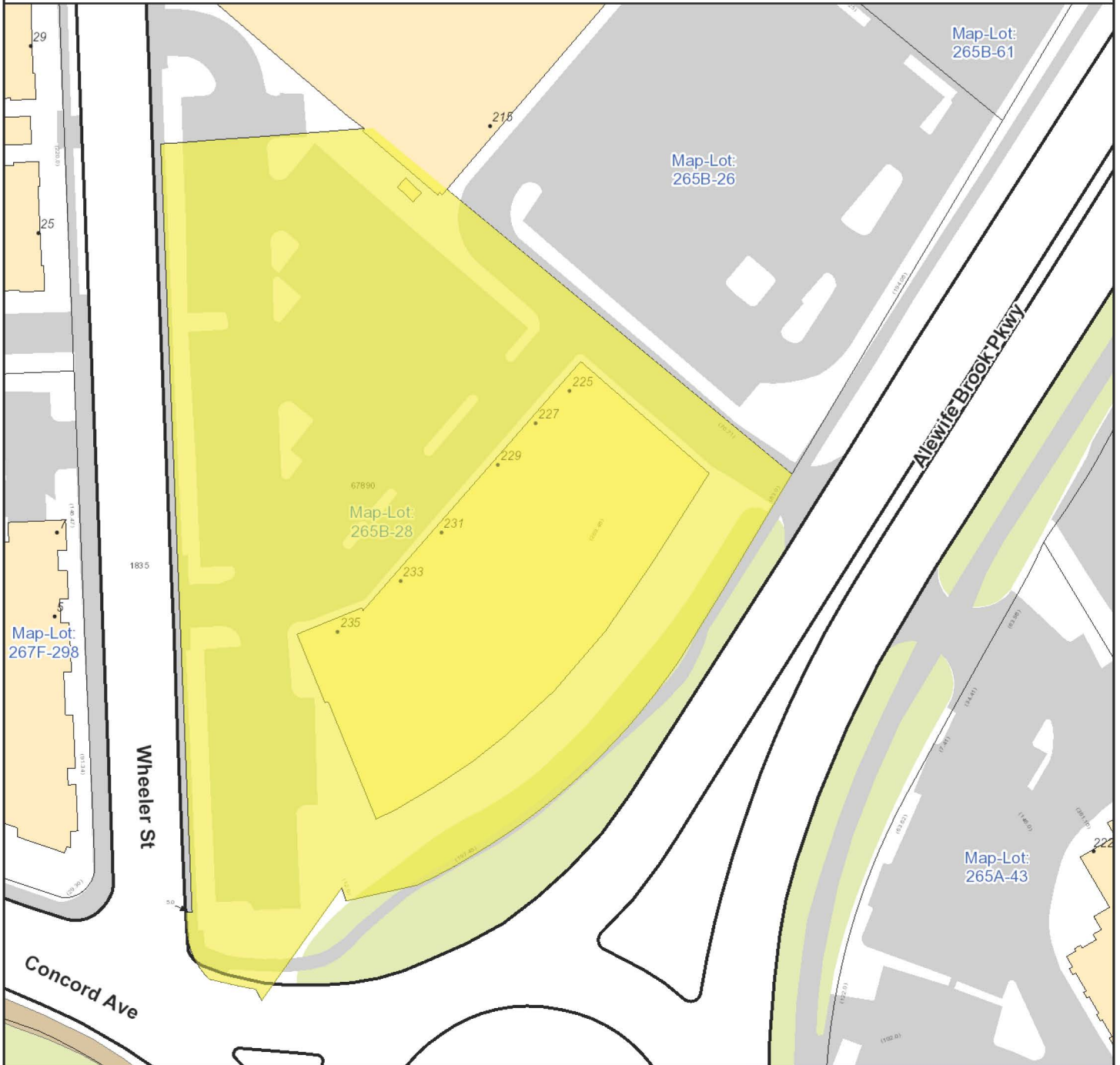
DRAWN BY: MW, S|EA

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](http://www.cambridgema.gov/gis)

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



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pharmacy  
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JOB

CHIPOTLE MEXICAN  
BURRITOS

MATTRESSFIRE

Genki Ya  
ALL NATURAL FOODS

SAV-MOR  
SPORTS

TD Bank

TD Bank

TD Bank

Open 7 Days

WARNING  
CUSTOMER PARKING  
ONLY - NO TRUCK STOPPING  
Trucks will receive 15 min. notice  
the previous without any  
warning for any reason or  
length of time.

NO TRUCKS  
LONGER THAN  
15 MINUTES  
NO TRUCKS  
LONGER THAN  
15 MINUTES



**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)

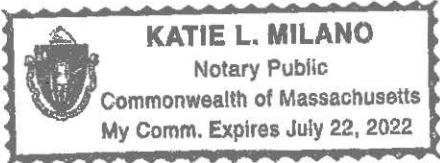
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 1333 Page 20 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

[Signature]  
(Owner)

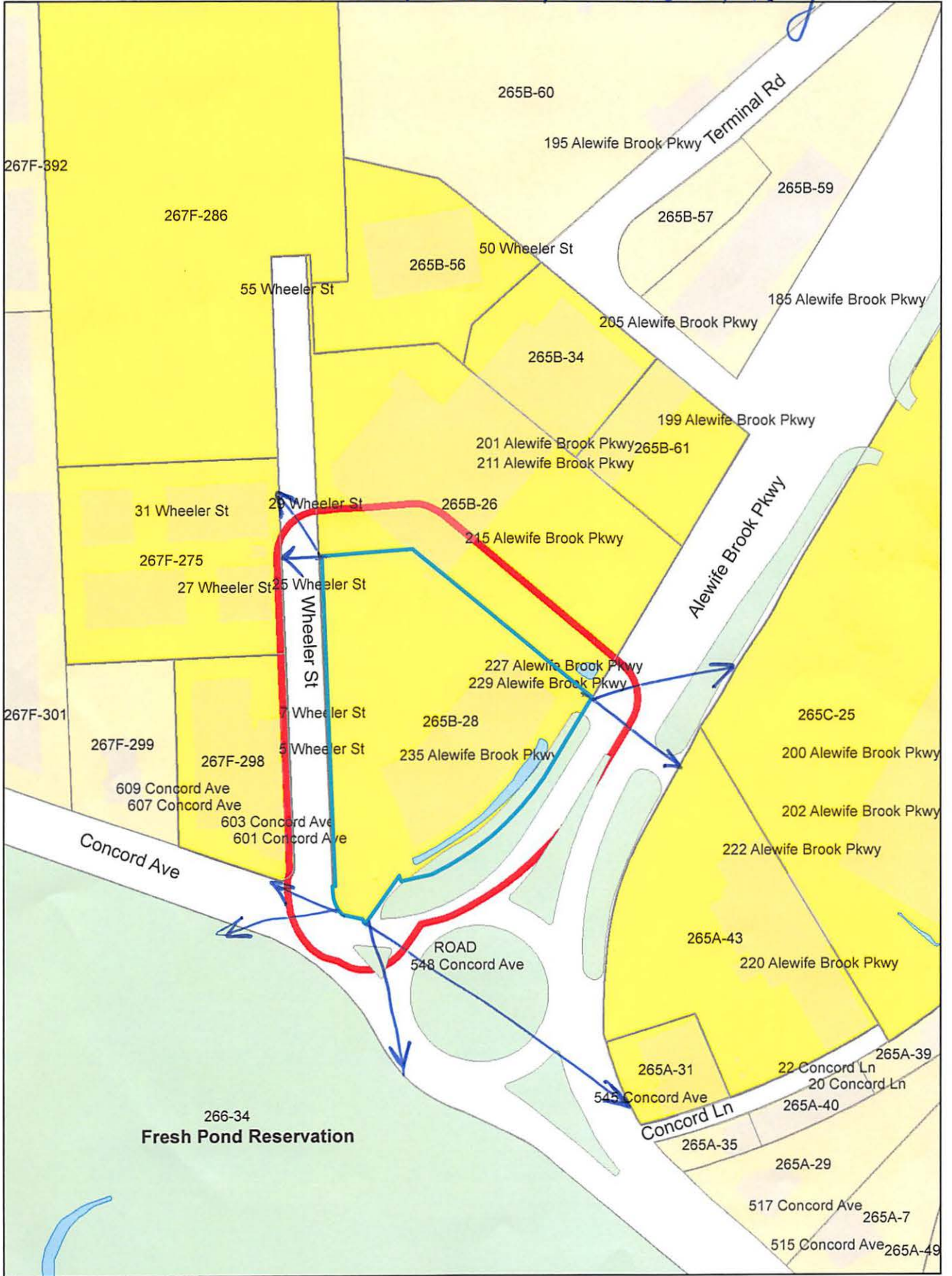
On this 3rd day of August 2021, before me, the undersigned notary public, personally appeared Joel Hadis proved to me through satisfactory evidence of identification, which were Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they 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 02238

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's

## 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>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,360	no change	69,725	(max.)
<u>LOT AREA:</u>	69,725	no change	none	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>	.05	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'.

To: Board of Zoning Appeals; cc: Attorney Rafferty  
From: Sarah Diehl and Ann Stewart, 25-31 Wheeler Street (abutters) and Ann Tennis, 71 Griswold Street  
Re: BZA 141576 Special Permit requested by 321 Alewife Brook Parkway  
Date: Thursday, November 18, 2021 addendum

We would like the applicant to clarify a few additional concerns.

The applicant's retail establishment has two entrances, one facing 321 Alewife Brook Parkway and the other facing the CVS parking lot.

Adding to our November 4 comment: Will there also be signage that alerts clients and staff that they can or cannot use the substantial grassy area for biobreaks outside the 321 Alewife Brook Parkway entrance?



Adding to our November 4 comment: What is the plan for pickups of blood and other pickups?



This photo shows a locked box of blood samples outside the PetSmart entrance. There is a Banfield unit inside PetSmart.

We assume that the entrance in the CVS parking lot will be the most commonly used door. Adding to our November 4 comment: What is the plan for parking outside this entrance?



This photo shows the faded no parking sign outside the door to the previous retail establishment (Mattress Firm).

Adding to our November 4 comment: The doors to the dumpsters in the CVS parking lot are not always secured.





5 Diehl, Stewart, Tennis comment on BZA 141576 Special Permit, November 18, 2021