



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

**BZA Number:** 247967

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** FFSIK, LLC C/O Lu Valena

**PETITIONER'S ADDRESS:** 336 Rindge Ave, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 336 Rindge Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Retail - Store

**ZONING DISTRICT:** Residence C-1A Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

We seek to convert the laundromat space within Ferro's Foodtown on the right side of the building (Laundry Town) into a 1,422 square foot quickserve restaurant. The space will include a service counter, 14 seats and two bathrooms in the front area; a kitchen and prep area behind the front area; and storage/walk-in cooler behind the kitchen. The new restaurant would replace the existing quickserve restaurant currently operating within Ferro's Foodtown in the grocery store area.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 4.000	Section: 4.35.O (Quick Service Food Establishment).
Article: 11.000	Section: 11.30 (Quick Service Food Establishment).
Article: 10.000	Section: 10.43.1 (Special Permits Criteria).
Article: 10.000	Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

F. WASHWELL

(Print Name)

Address:

Tel. No.

8577194603

E-Mail Address:

lu.r.valena@gmail.com

**Date:** \_\_\_\_\_

2023 NOV -3 AM 10:56  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**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.

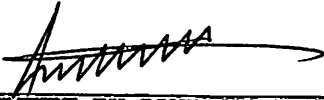
I/We Faiyaz Washwell, FFSIK LLC  
(OWNER)

Address: 29 Robinson Dr, Bedford MA 01730

State that I/We own the property located at 336 Rindge Ave, Cambridge MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of FFSIK LLC

\*Pursuant to a deed of duly recorded in the date 12/29/21, Middlesex South County Registry of Deeds at Book 79443, Page 118; 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 FAYAZ WASHWELL personally appeared before me, this 18 of Oct, 2023, and made oath that the above statement is true.

Deepali Notary

Commission expires 11/2/2024. (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 336 Rindge 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 proposed quick service restaurant use meets the all of the following conditions for a special permit, as outlined in Article 4.40, footnote 59: a) The proposed use is located within the Ground Story of the building; b) the use is proposed to occupy a space that was originally built for non-residential use and has been previously occupied by one or more non-residential uses in the past; (c) the use is proposed to occupy a space that has not contained a residential use at any point within the two (2) years prior to application for a special permit.

**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 quick service restaurant is replacing another similar operation within the same building. It will not change the character of the neighborhood.

**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 proposed quick service restaurant is replacing another similar operation within the same building. The laundromat that will be converted does very little business; the neighborhood will not be adversely affected by its conversion into a quickservice restaurant.

**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 quick service restaurant is replacing another similar operation within the same building. The new hood system will feed into existing ductwork, so there will be no new sources of smells from the building than what is currently there.

**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 proposed quick service restaurant is replacing another similar operation within the same building.

**\*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:** FFSIK, LLC

**Location:** 336 Rindge Ave., Cambridge, MA

**Phone:** 8577194603

**Present Use/Occupancy:** Retail - Store

**Zone:** Residence C-1A Zone

**Requested Use/Occupancy:** Quick-Service Food Establishment

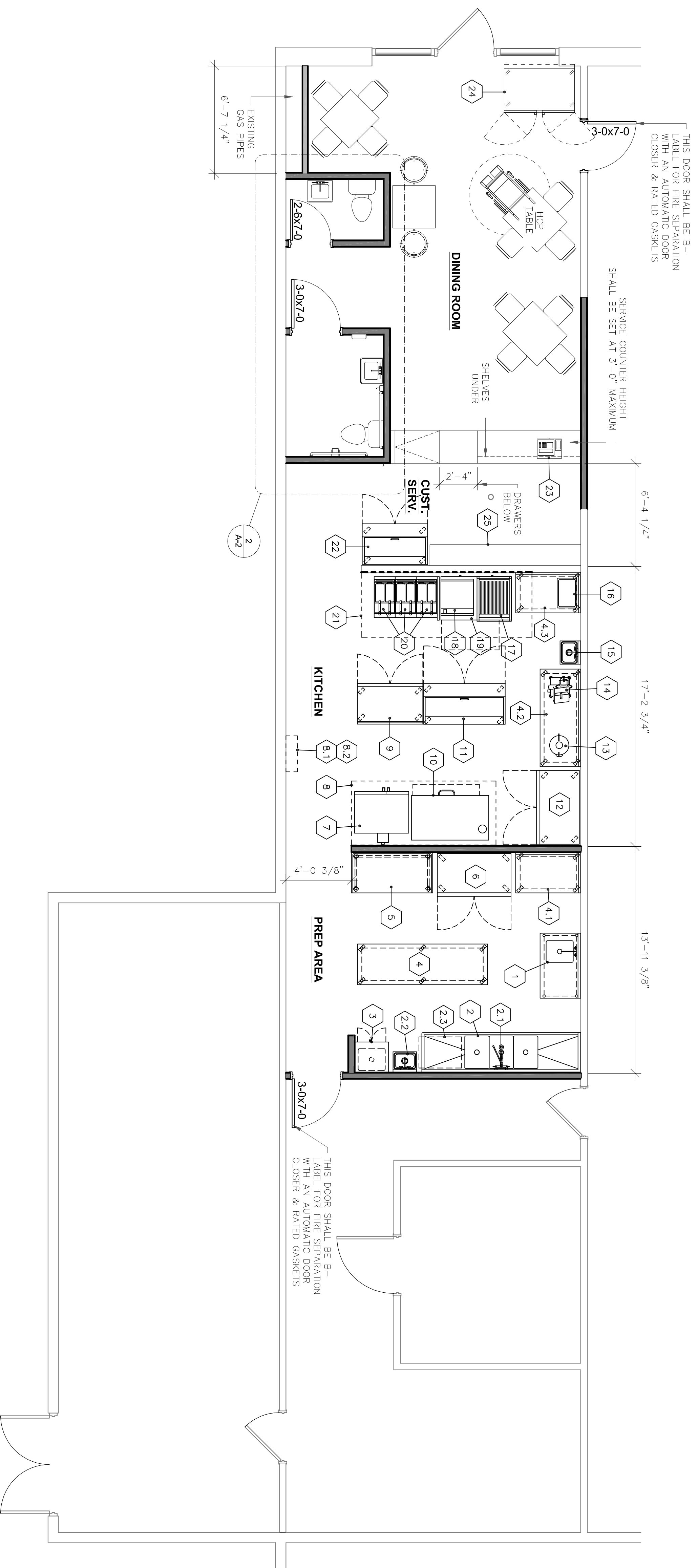
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		6,392	6,392	12,500	(max.)
<u>LOT AREA:</u>		10,000	10,000	1,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.659	0.659	1.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	WIDTH	102	102	50	
	DEPTH	97	97	45	
<u>SETBACKS IN FEET:</u>	FRONT	3.8	3.8	10	
	REAR	1.8	1.8	5	
	LEFT SIDE	1.7	1.7	7	
	RIGHT SIDE	28.3	28.3	7	
<u>SIZE OF BUILDING:</u>	HEIGHT	12	12	45	
	WIDTH	106	106	97.36	
	LENGTH	70	70	102	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	15%	
<u>NO. OF DWELLING UNITS:</u>		0	0	n/a	
<u>NO. OF PARKING SPACES:</u>		20	20	15	
<u>NO. OF LOADING AREAS:</u>		1	1	0	
<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'.





EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	AMPS	KW	HP	VOLTS	PHASE	DIRECT	PLUG	NEMA	COLD WATER SIZE (IN)	HOT WATER SIZE (IN)	DIRECT DRAIN SIZE (IN)	INDIR DRAIN SIZE (IN)	GAS SIZE (IN)	MBTUH	EQUIPMENT REMARKS	ITEM NO
1	1	TABLE, PREP W/ SINK	JOHN BOOS	EPR685-3048SSK-L	*			120	1	X									LEFT END SPLASH	1
2	1	SINK, 3 COMP, 14/300, PRO-BOWL	JOHN BOOS	43P81824-2030	*			120	1	X										2
2.1	1	PRE-RINSE FAUCET, WALL MOUNT	T & S	B-0133-14CRB8SK	*			120	1	X										2.1
2.2	1	HAND SINK, WALL MOUNT, W/ SPLASH GUARDS	ADVANCE	7-PS-40	*			120	1	X										2.2
2.3	1	GREASE TRAP	BY PC		*			120	1	X										2.3
3	1	MOP SINK CABINET	JOHN BOOS	PBLG-222584	*			120	1	X										3
4	1	TABLE, WORK, 16/300, FLAT TOP, SS SHELF	JOHN BOOS	ST685-3096SSK	*			120	1	X										4
4.1	1	TABLE, WORK, 16/300, 5" BACKSPLASH, SS SHELF	JOHN BOOS	ST685-3048SSK	*			120	1	X										4.1
4.2	1	TABLE, WORK, 16/300, 5" BACKSPLASH, SS SHELF	JOHN BOOS	ST685-3072SSK	*			120	1	X										4.2
4.3	1	TABLE, WORK, 16/300, 5" BACKSPLASH, SS SHELF	JOHN BOOS	ST685-3048SSK	*			120	1	X										4.3
5	1	TABLE, BAKER'S W/SPLASH	JOHN BOOS	DNB08	*			120	1	X										5
6	1	REFRIGERATOR, REACH-IN	ATOSA USA	MFR95076R	3.2		0.2	115	1	X										6
7	1	OVEN, CONVECTION, GAS	VULCAN	VC460	9.0			120	1	X										7
8	1	EXHAUST HOOD	BY GC		*			120	1	X										8
8.1	1	FIRE SUPPRESSION SYSTEM	BY GC		*			120	1	X										8.1
8.2	1	CONTROL PANEL FOR HOODS	BY GC		*			120	1	X										8.2
9	1	REFRIGERATOR, WORKTOP	ATOSA USA	MGR84096R	2.3		0.1	115	1	X										9
10	1	OVEN, PIZZA, SINGLE DECK	BAKERS PRIDE	3151	2.8		0.2	115	1	X										10
11	1	REFRIGERATOR, SANDWICH/SALAD PREP	ATOSA USA	MFR3036R	8.6		0.8	115	1	X										11
12	1	FREEZER, REACH-IN	ATOSA USA	MFR95036R	6.0		0.5	115	1	X										12
13	1	COOKER, RICE	PANASONIC	SR-23632W	6.0		0.5	115	1	X										13
14	1	SLICER, FOOD	GLOBE	G12	10.0		1.2	120	1	X										14
15	1	HAND SINK, WALL MOUNT, W/ SPLASH GUARDS	APW WYOTT	W-3V	10.0		1.2	120	1	X										15
16	1	BROILER, UNDER-FIRED, GAS, COUNTER	VULCAN	VC625				120	1	X										16
17	1	GRIDDLE, GAS	VULCAN	VC625				120	1	X										17
18	1	REFRIGERATOR, CHEF BASE	VULCAN	VC625				120	1	X										18
19	1	REFRIGERATOR, CHEF BASE	VULCAN	VC625				120	1	X										19
20	3	FRYER, DEEP FAT, GAS	VULCAN	16R35M				120	1	X										20
21	1	EXHAUST HOOD & ANSUL	BY GC		*			120	1	X										21
22	1	REFRIGERATOR, SANDWICH/SALAD PREP	ATOSA USA	MFR3036R	2.3		0.1	115	1	X										22
23	1	POS	BY VENDOR		*			120	1	X										23
24	1	BERGAGE COOLER	BY VENDOR		*			120	1	X										24
25	1	REDA COUNTER	MILLWORK		*			120	1	X										25

ABBREVIATIONS	DESCRIPTION
HW	HOT WATER (140" MIN.)
CW	COLD WATER
DW	DIRECT WASTE
IW	INDIRECT WASTE
FD	FLOOR DRAIN
FDD	FUNNEL FLOOR DRAIN
FS	FLOOR SINK
G	GAS
BTU	BRITISH THERMAL UNIT
S	STEAM
CR	CONDENSATE RETURN
LP	LIQUID PROPANE
SP	STATIC PRESSURE
CFM	CUBIC FEET PER MINUTE
PSI	POUNDS PER SQUARE INCH
HVAC	HEATING/VENTILATION CONTRACTOR
EC	ELECTRICAL CONTRACTOR
KEC	KITCHEN EQUIPMENT CONTRACTOR
GC	GENERAL CONTRACTOR
PC	PLUMBING CONTRACTOR
NIC	NOT IN CONTRACT
JB	JUNCTION BOX
DR	DIRECT WASTE
CP	CORD AND PLUG
SW	SWITCH
HP	HORSE POWER
KW	KILOWATTS
V	VOLTAGE
AFF	ABOVE FINISHED FLOOR
EOF	ELECTRICAL OUTLET IN FLOOR
BTC	BRANCH TO CONNECT
DFA	DOWN FROM ABOVE
OW	OUT OF WALL
ID	INSIDE DIAMETER
IPS	OUTSIDE DIAMETER
OD	IRON PIPE SIZE
RPM	REVOLUTIONS PER MINUTE
FP	FIRE PULL BOX
SD	SMOKE DETECTOR
AV	AUDIO VISUAL DEVICE

GENERAL NOTES

- ALL FOOD SERVICE AREA FLOORS, WALLS & CEILING SURFACES SHALL BE OF SMOOTH NONABSORBENT MATERIALS AND SO CONSTRUCTED AS TO BE EASILY CLEANABLE. IT IS THE RESPONSIBILITY OF THE ARCHITECT OR GENERAL CONTRACTOR TO SUBMIT THESE PLANS TO ALL LOCAL & COUNTY HEALTH & BUILDING INSPECTION DEPARTMENTS FOR THEIR WRITTEN APPROVAL.
- WHEN SPECIFIED ALL CUSTOM FAB. EQUIPMENT (ITEMS BUILT TO SPECIFIED REQUIREMENTS PERMANENT TO THIS JOB) WILL ALL BE BUILT IN ACCORDANCE WITH NATIONAL SANITATION FOUNDATION SPECIFICATIONS.
- ALL EQUIPMENT FURNISHED BY F.S.E.C. (FOOD SERVICE EQUIPMENT CONTRACTOR) SHALL BE DELIVERED TO JOB, UNCRATED, ERECTED, SET IN PLACE, LEVELLED & READY TO RECEIVE ALL ELECTRICAL & MECHANICAL CONNECTIONS BY OTHERS. (IF CONTRACTED BY OWNER)
- ALL ITEMS SHOWN ON SCHEDULE AS NIC (NOT IN CONTRACT) ARE TO BE PROVIDED BY OWNER. GC (GENERAL CONTRACTOR), EC (ELECTRICAL CONTRACTOR), PC (PLUMBING CONTRACTOR), MC (MECHANICAL CONTRACTOR) OR AS INDICATED ON SCHEDULE.
- THE REMOTE PULL STATION FOR FIRE SUPPRESSION SYSTEM TO BE LOCATED PER LOCAL CODE.
- THE GENERAL CONTRACTOR IS TO PROVIDE ALL PENETRATIONS THROUGH FLOORS, WALLS AND ROOF. ALSO PROVIDE SEALING OF PENETRATIONS UPON INSTALLATION.

PRELIMINARY LAYOUT - NOT TO BE USED FOR CONSTRUCTION



KRISPY KRUNCHY CHICKEN

FOODSERVICE EQUIPMENT LAYOUT & SCHEDULE FS.100

SCALE: 1/4" = 1'-0"  
SHEET SIZE: 24"x36"  
DATE: 07-07-23  
DRAWN BY: MBP

366 RINDGE AVE - CAMBRIDGE, MA 02140

foodservice group

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 768 of 2016  
Rec'd 9-24-2016  
at 11:57 AM

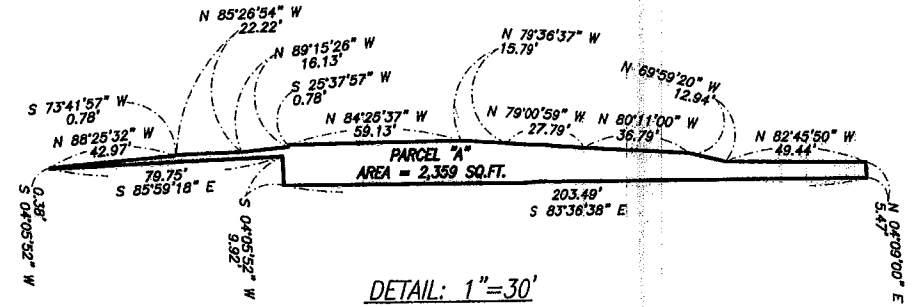
Attest  
*[Signature]*  
Register

RESERVED FOR REGISTRY USE

Now or Formerly  
MICHAEL STOREK  
BOOK 3478, PAGE 400  
MAP 2688-Lot 40

Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION  
AUTHORITY

CITY OF CAMBRIDGE  
SEWER AND DRAIN EASEMENT



REFERENCES

MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS

DEED BOOK 11479, PAGE 228  
DEED BOOK 17375, PAGE 22  
PLAN NO. 1509 OF 1967

NOTE:

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT B INTO LOT B-1 AND PARCEL A.
- 2) EXISTING SITE DETAIL HAS NOT BEEN SHOWN HEREON.
- 3) THE SUBDIVISION CONTROL LAW IS NOT IN EFFECT IN THE CITY OF CAMBRIDGE.

Now or Formerly  
402 RINDGE CORPORATION  
S-C MANAGEMENT CORP  
BOOK 27020, PAGE 576  
MAP 2688-Lot 41

LOT "B-1"  
AREA = 398,140 SQ.FT.  
≈ 9.1 ACRES

LOT "B"  
MAP 2688-Lot 42  
AREA = 400,499 SQ.FT.  
≈ 9.2 ACRES

PARCEL "A"  
AREA = 2,359 SQ.FT.  
(SEE DETAIL)

Now or Formerly  
JOSEPH A. FERRO TR.  
FERRO FAMILY TRUST  
BOOK 30740, PAGE 329  
MAP 2688-Lot 35

Now or Formerly  
JOSEPH A. FERRO  
BOOK 35148, PAGE 95  
MAP 2688-Lot 16

Now or Formerly  
JOSEPH A. FERRO TR.  
FERRO FAMILY TRUST  
BOOK 17375, PAGE 22  
MAP 2688-Lot 15  
NO. 336

Now or Formerly  
JOSEPH A. FERRO TR.  
FERRO FAMILY TRUST  
BOOK 30740, PAGE 329  
MAP 2688-Lot 14

Now or Formerly  
JOSEPH A. FERRO TR.  
FERRO FAMILY TRUST  
BOOK 30740, PAGE 329  
MAP 2688-Lot 14

Now or Formerly  
BENADETTE MANNING  
BOOK 31524, PAGE 253  
MAP 2688-Lot 41

Now or Formerly  
BENADETTE MANNING  
BOOK 31524, PAGE 253  
MAP 2688-Lot 41

Now or Formerly  
LORENZO CASAMASSIMA  
BOOK 15279, PAGE 63AMP  
2688-Lot 8

Now or Formerly  
GEORGE C. MUSTASCIO  
BOOK 44487, PAGE 195  
MAP 2688-Lot 7

Now or Formerly  
MELISSA BROWN  
BOOK 47690, PAGE 249  
MAP 2688-Lot 46

Now or Formerly  
BENADETTE MANNING  
BOOK 31524, PAGE 253  
MAP 2688-Lot 41

LEGEND

- CONC. .... CONCRETE
- D.H. .... DRILL HOLE
- I. ROD .... IRON ROD
- W/ ..... WITH

NOT SUBJECT TO SUBDIVISION REGULATIONS,  
CITY OF CAMBRIDGE



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
*[Signature]* 07-24-2016  
DATE  
KARL A. MCCARTHY, PLS (MA# 38714)  
kam@feldmansurveyors.com

SUBDIVISION PLAN OF LAND  
362-364 RINDGE AVENUE  
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS MARCH 11, 2016  
112 SHAWMUT AVENUE PHONE: (617)357-9740  
BOSTON, MASS. 02118 www.feldmansurveyors.com

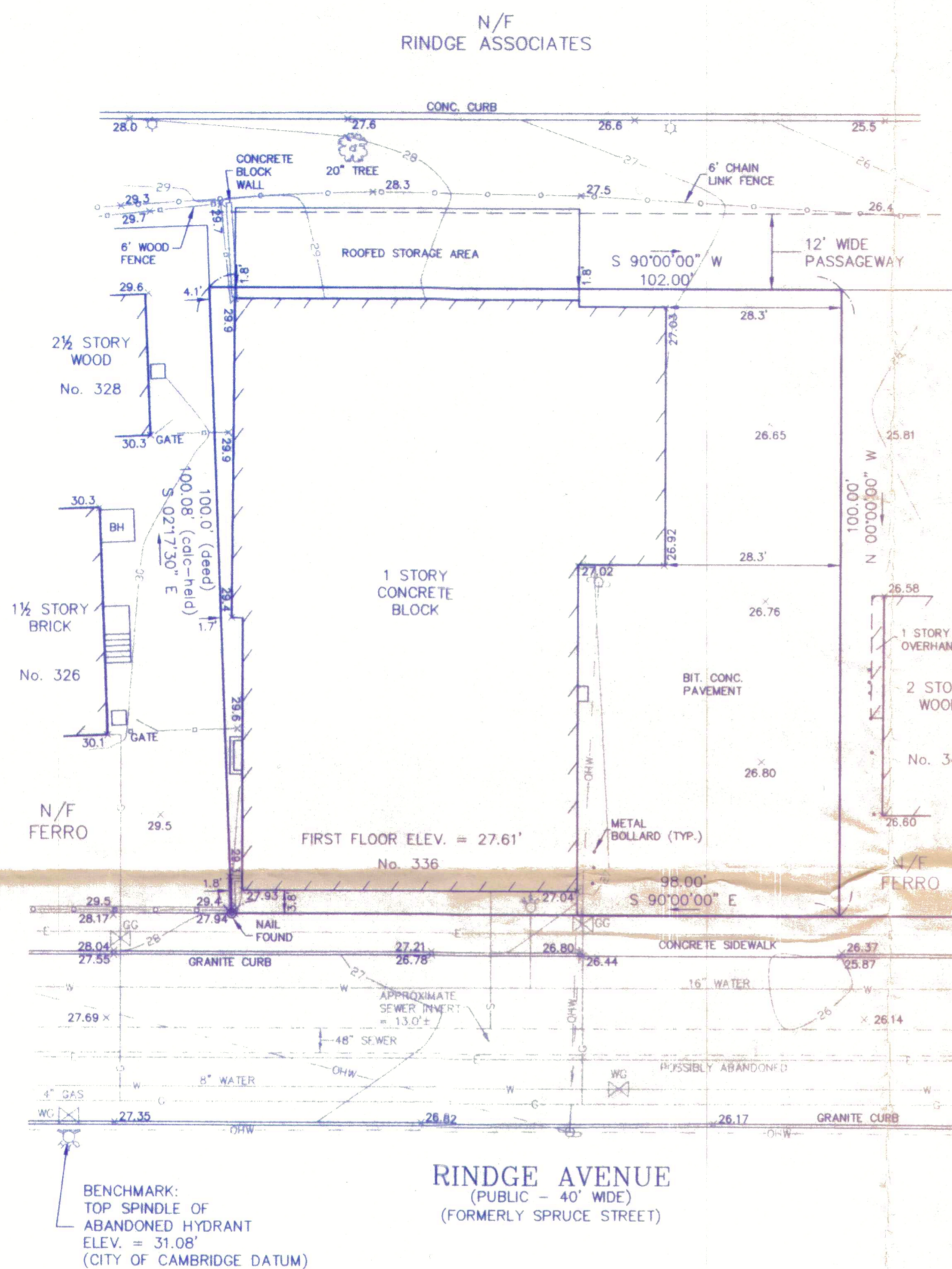
FELDMAN  
LAND SURVEYORS



SCALE: 1"=40'

RESEARCH	FIELD CHIEF	PROJ MGR: KAM	APPROVED	SHEET NO. 1 OF 1
CALC: MGC	CADD: MGC	FIELD CHECKED	CRD FILE	JOB NO. 15059
FILENAME: S:\PROJECTS\150006\15059\DWG\15059.dwg				





*Thomas M. Killion*  
 THOMAS M. KILLION, P.L.S.



*2/11/05*  
 DATE:

NOTE:  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.

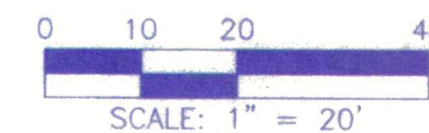
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.  
 CALL DIGSAFE, 1-800-322-4844

TITLE REF: BK. 17375 PG. 22  
 PLAN REF: PLAN No. 1505 of 1967  
 PLAN No. 278 of 200  
 PLAN No. 1070 of 1982  
 L.C.C. 38616B  
 L.C.C. 13524A

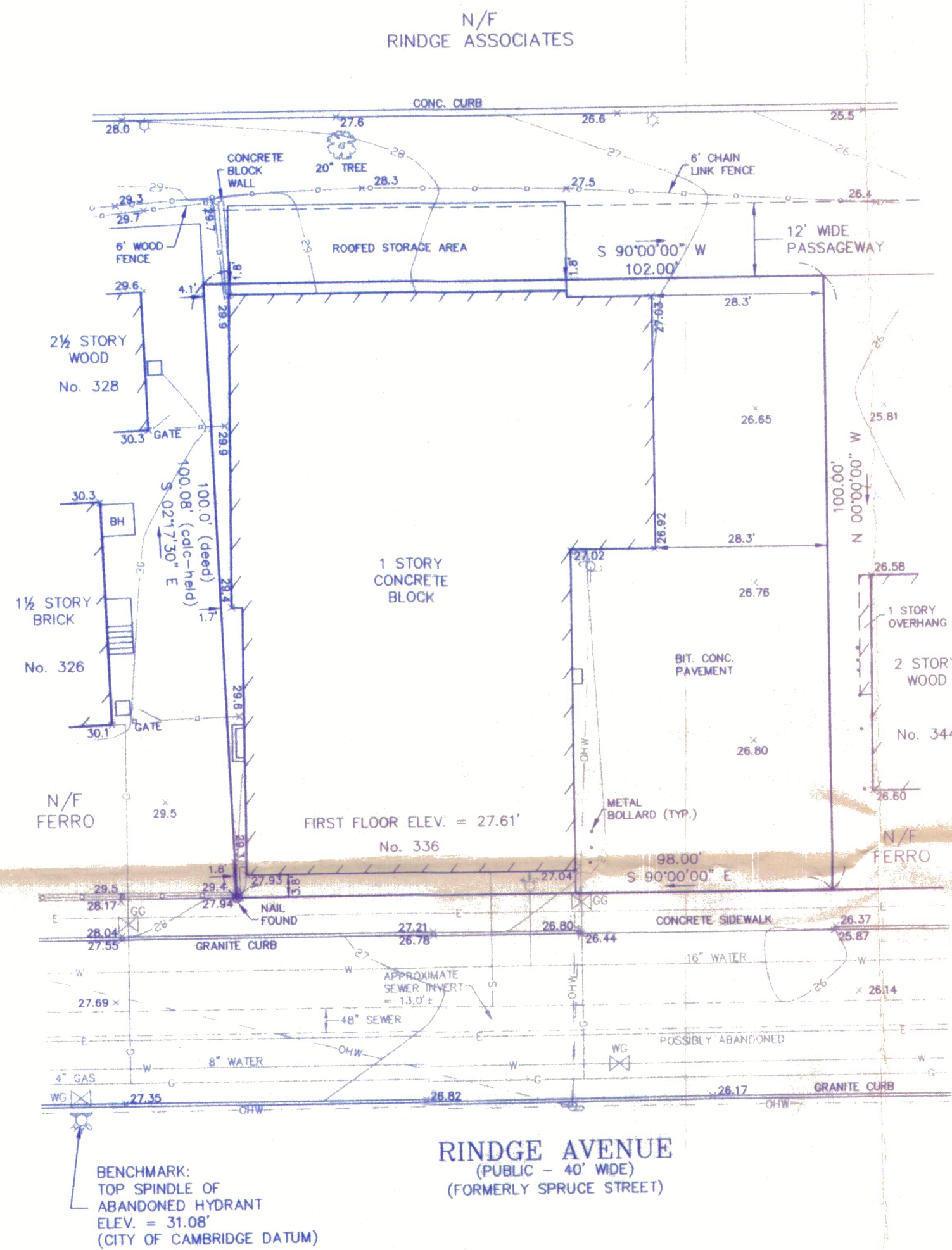
SITE PLAN OF LAND  
 336 RINDGE AVENUE  
 CAMBRIDGE, MASS.  
 (MIDDLESEX COUNTY)

PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052



FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
PP	-	PP	PP	JMK	15904





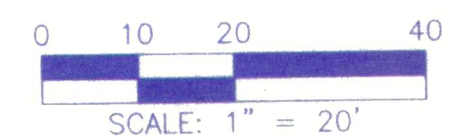
*Thomas M. Killion*  
THOMAS M. KILLION, P.L.S.



2/11/05  
DATE:

SITE PLAN OF LAND  
336 RINDGE AVENUE  
CAMBRIDGE, MASS.  
(MIDDLESEX COUNTY)

PREPARED BY:  
MEDFORD ENGINEERING & SURVEY  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL ST. MEDFORD, MA. 02155  
781-396-4466 fax: 781-396-8052



FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
PP	-	PP	PP	JMK	15904

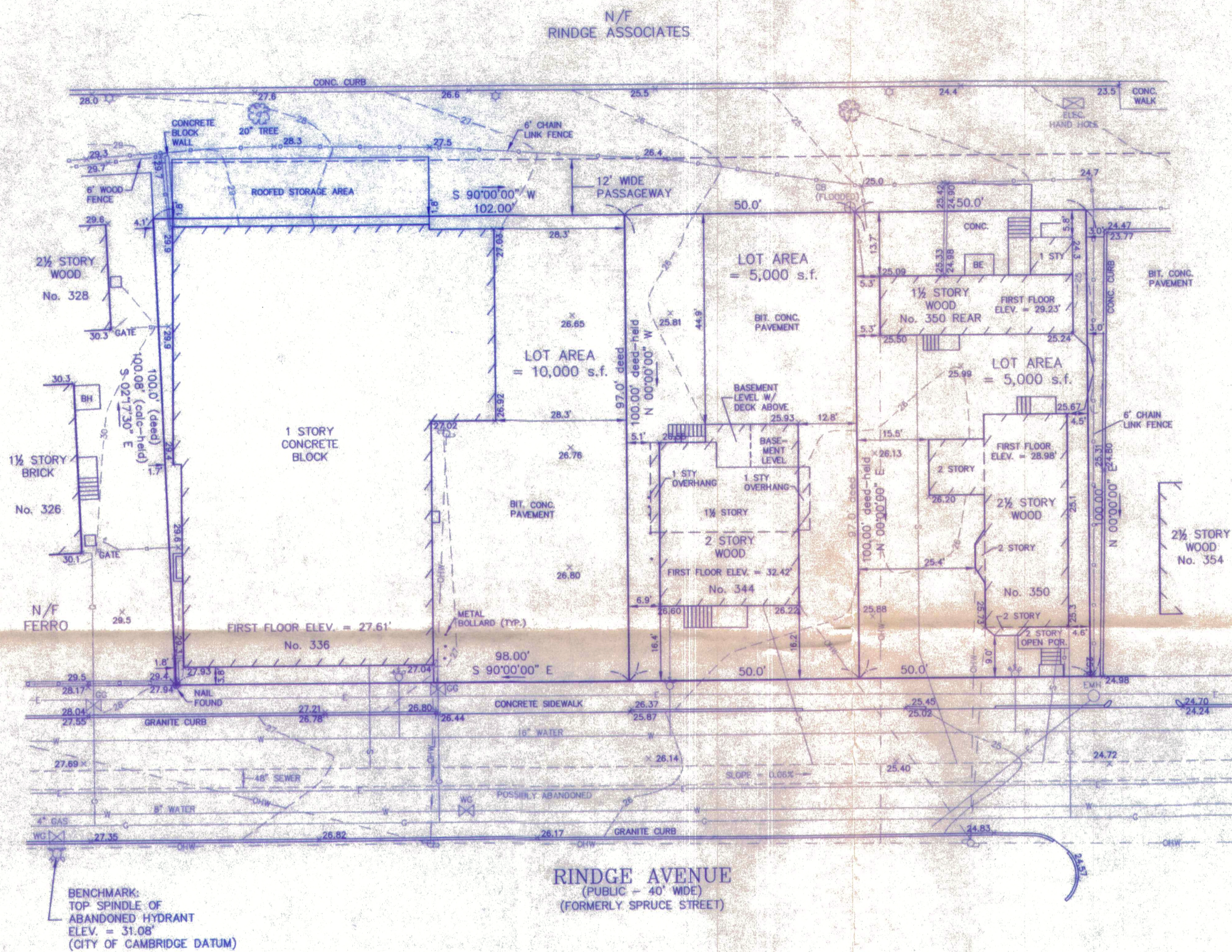
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THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

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L.C.C. 38616B  
L.C.C. 13524A





*Thomas M. Killion*  
 THOMAS M. KILLION, P.L.S.



5/4/2005  
 DATE:

NOTE:  
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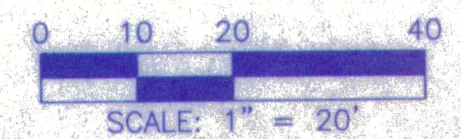
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CALL DIGSAFE, 1-800-322-4844

TITLE REF: BK. 17375 PG. 22  
 BK. 30740 PG. 328  
 PLAN REF: PLAN No. 1505 of 1967  
 PLAN No. 278 of 2000  
 PLAN No. 1070 of 1982  
 L.C.C. 38616B  
 L.C.C. 13524A

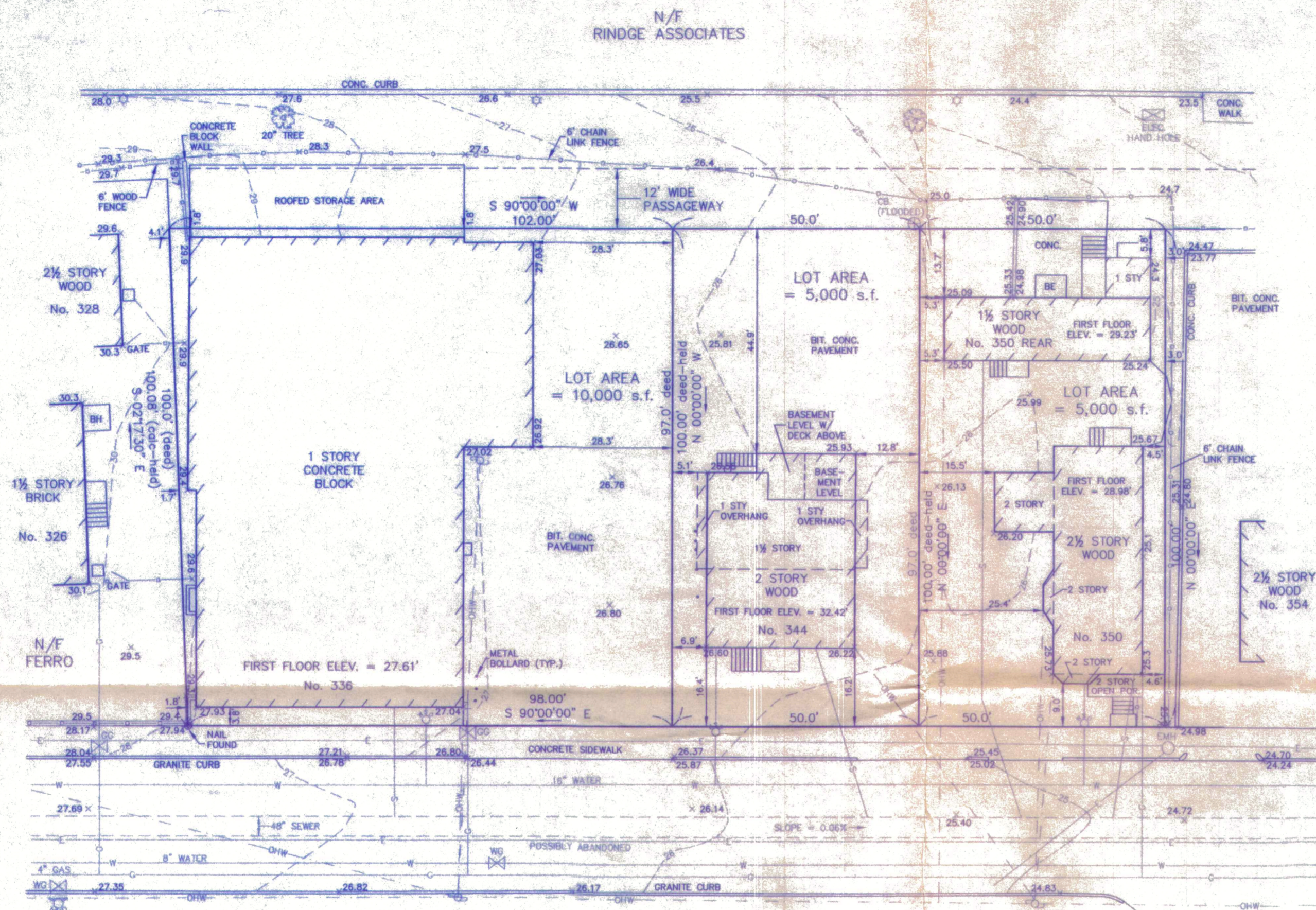
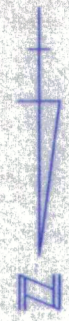
SITE PLAN OF LAND  
 336-350 RINDGE AVENUE  
 CAMBRIDGE, MASS.  
 (MIDDLESEX COUNTY)

PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052



FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
PP	-	PP	PP	T.M.K.	15904





BENCHMARK:  
TOP SPINDLE OF  
ABANDONED HYDRANT  
ELEV. = 31.08'  
(CITY OF CAMBRIDGE DATUM)

RINDGE AVENUE  
(PUBLIC - 40' WIDE)  
(FORMERLY SPRUCE STREET)

*Thomas M. Killion*  
THOMAS M. KILLION, P.L.S.



5/4/2005  
DATE:

NOTE:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.

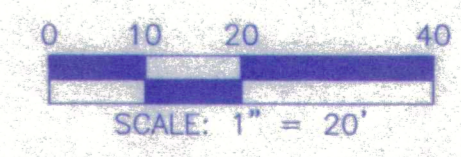
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.  
CALL DIGSAFE, 1-800-322-4844

TITLE REF: BK. 17375 PG. 22  
BK. 30740 PG. 328  
PLAN REF: PLAN No. 1505 of 1967  
PLAN No. 278 of 2000  
PLAN No. 1070 of 1982  
L.C.C. 38616B  
L.C.C. 13524A

SITE PLAN OF LAND  
336-350 RINDGE AVENUE  
CAMBRIDGE, MASS.  
(MIDDLESEX COUNTY)

PREPARED BY:  
MEDFORD ENGINEERING & SURVEY  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL ST. MEDFORD, MA. 02155  
781-396-4466 fax: 781-396-8052



FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
PP	-	PP	PP	TMK	15904





OPEN 7 DAYS A WEEK  
**FERRO'S**  
**FOODTOWN**

**LAUNDRYTOWN**  
SERVICES LAUNDRY • DRY CLEANING • ALTERATIONS





# DELI

Any food that has been cooked or heated and then re-cooked must be discarded within 24 hours.





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FOOD  
TOWN

WELCOME TO  
FOOD TOWN

DELI

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HOT  
FRESH  
PIZZA

**Ferro's  
Foodtown**  
"Your Neighborhood Store."  
GROCERIES SOLD HERE

- American
- Latin
- Italian





336 Rindge Ave

Retention 10/5

268B-41  
NAHEED, SITARA & ASIA RAHMAN  
354-390 RINDGE AVE  
CAMBRIDGE, MA 02138

268B-41  
MANNING, BENADETTE  
356 RINDGE AVE  
CAMBRIDGE, MA 02138

268B-35-34-14-15  
FFSIK LLC  
C/O FAIYAZ WASHWELL  
29 ROBINSON DR  
BEDFORD, MA 01730

268B-41  
SITHAR, DICKEY  
354-388 RINDGE AVE UNIT 386  
CAMBRIDGE, MA 02140

268A-40  
CHEN, HUIJUAN  
318 RINDGE AVE -UNIT 306  
CAMBRIDGE, MA 02140

268B-41  
REZAEI-KAMALABAD &  
MARIANNE REZAEI-KAMALABAD  
388 RINDGE AVE  
CAMBRIDGE, MA 02139

268B-41  
MASNY-SOKOLOWSKI, URSZULA  
C/O URSZULA MASNY-LATOS  
354 RINDGE AVE. UNIT#4  
CAMBRIDGE, MA 02138

268B-16  
FERRO, JOSEPH A.  
TR. OF 326 & 328-330 RINDGE AVE R.T  
10 WILLIAM ST  
BEDFORD, MA 01730

268B-41  
ALAM, MOHAMMED  
370 RINDGE AVE.  
CAMBRIDGE, MA 02140

268B-41  
RAJAO, ELIANA M. PEREIRA &  
CARLOS RICARDO RAJAO  
354 RINDGE AVE . UNIT#2  
CAMBRIDGE, MA 02138

268B-41  
DUGGAN, MARY D.  
354 RINDGE AVE UNIT 5  
CAMBRIDGE, MA 02138

268B-41  
KEBEDE, ROMAN & TSEGAYE WOLDU  
366 RINDGE AVE  
CAMBRIDGE, MA 02138

268B-41  
NAPOLI, MECKY & FATMA JIDDAWI  
368 RINDGE AVE  
CAMBRIDGE, MA 02139

268B-41  
BROWN, MARIE BARBARA &  
OWEN OSBOURNE BROWN  
354 RINDGE AVE. UNIT#3  
CAMBRIDGE, MA 02138

268A-40  
VENTAKATAKRISHNAN, KAVITHA  
310-324 RINDGE AVE UNIT 101  
CAMBRIDGE, MA 02140

268A-40  
COLEMAN, CATHERINE  
318 RINDGE AVE. UNIT#110  
CAMBRIDGE, MA 02140

268A-40  
CHEN, YUETING & LI CHEN  
45 TROWBRIDGE ST  
BELMONT, MA 02478

268A-40  
MEHTA, PARAS G.  
318 RINDGE AVE. UNIT#201  
CAMBRIDGE, MA 02140

268A-40  
BENSMAN, LIDIYA & IOSIF IZRAILIT  
225 WAVERLY AVE.  
NEWTON, MA 02458

268A-40  
VA CAPITAL LLC,  
16500 COLLINS AVENUE, #3052  
SUNNY ISLES, FL 33160

268A-40  
ARAIA, MUSSIE T. & SAROM TSEGAI ZEMO  
318 RINDGE AVE. UNIT#213  
CAMBRIDGE, MA 02140

268A-40  
BARRIENTOS, MIRIAM & BLANCA BARRIENTOS  
318 RINDGE AVE. UNIT#214  
CAMBRIDGE, MA 02140

268A-40  
LENTZ, SCOTT A., DANIELLE M.  
LENTZ & ZOE A. LENTZ  
318 RINDGE AVE. UNIT#311  
CAMBRIDGE, MA 02140

268A-40  
GURURAJAN, ARVIND & ABHA DHANESHWAR  
318 RINDGE AVE UNIT 314  
CAMBRIDGE, MA 02140

268A-40  
SALAZAR, ALEJANDRA C.  
318 RINDGE AVE. UNIT#401  
CAMBRIDGE, MA 02140

268A-40  
ATHUKORALA, RAKSHITHA  
318 RINDGE AVE. UNIT# 402  
CAMBRIDGE, MA 02140

268A-40  
LAL, RAKESH & SONALI MATHUR  
318 RINDGE AVE UNIT 407  
CAMBRIDGE, MA 02140

268A-40  
KANAYAMA, GEN, DR.  
318 RINDGE AVE. UNIT#408  
CAMBRIDGE, MA 02140

268A-40  
FRANK, GUY  
318 RINDGE AVE. UNIT#409  
CAMBRIDGE, MA 02140

268A-40  
LEE, JEONG SOOK  
310-324 RINDGE AVE UNIT 318/410  
CAMBRIDGE, MA 02140

336 Rindge Ave

Jay 5

268A-40  
CHENG, ADRIAN Y.  
318 RINDGE AVE UNIT 413  
CAMBRIDGE, MA 02140

268A-40  
ASWATHANARAYANAN, SUBRAMANIAN &  
DEEPA KRISHNAN  
320 RINDGE AVE. UNIT#302  
CAMBRIDGE, MA 02140

268A-40  
HAOBO, SHEN  
320 RINDGE AVE UNIT 306  
CAMBRIDGE, MA 02140

268A-40  
RICHARDS, SUSAN M.  
316 RINDGE AVE. UNIT#2  
CAMBRIDGE, MA 02140

268A-40  
CAI, YINXIU  
316 RINDGE AVE UNIT 3  
CAMBRIDGE, MA 02140

268A-40  
KLESERT, RALPH S. & LOIS A. MARKHAM  
316 RINDGE AVE UNIT 10  
CAMBRIDGE, MA 02140

268A-40  
STOREK, MICHAEL  
310 RINDGE AVE. UNIT#1  
CAMBRIDGE, MA 02140

268A-40  
WANG, PEGGY  
318 RINDGE AVE. UNIT#116  
CAMBRIDGE, MA 02140

268A-40  
GAO, LUCY & ANDREW WANG DEREK WANG  
318 RINDGE AVE UNIT 104  
CAMBRIDGE, MA 02140

268A-40  
LIU, YAN & JING HUANG  
TRUSTEES OF THE HUANG FAMILY TRUST  
26 TOBIN HILL DR.  
SHREWSBURY, MA 01545

268A-40  
WIRCH, GAIL A. & ERIC W. WIRCH  
TRUSTEES, THE GAIL A. WIRCH LIV TRUST  
2924 PARRISH DR.  
TALLAHASSEE, FL 32309

268A-40  
PHAN, KHOI DUC & MY DUNG DAO  
318 RINDGE AVE. UNIT#302  
CAMBRIDGE, MA 02140

268A-40  
MULKI, JAY P. & MYRA J. MULKI  
107 HARVEY ST  
CAMBRIDGE, MA 02140

268A-40  
KWAN, BONNIE  
318 RINDGE AVE UNIT 102  
CAMBRIDGE, MA 02140

268A-40  
CHOI, SUNG JIN & SORIM LEE  
318 RINDGE AVE UNIT 114  
CAMBRIDGE, MA 02140

268A-40  
WU, JINGMIN & CITY OF CAMBRIDGE TAX TITLE  
310-324 RINDGE AVE UNIT 318/115  
CAMBRIDGE, MA 02140

268A-40  
PENA-TORO, AGNIS J.  
318 RINDGE AVE UNIT 301  
CAMBRIDGE, MA 02140

268A-40  
CAI, XINRU  
318 RINDGE AVE UNIT 303  
CAMBRIDGE, MA 02140

268A-40  
THAKUR, JYOTI & KIRANSIGH RAJPUT  
318 RINDGE AVE. UNIT#305  
CAMBRIDGE, MA 02140

268A-40  
YAO, YUNNING & DONGHONG GUO  
TRUTEES OF THE VESTA REAL ESTATE TRST  
802 OLD STONEBROOK  
ACTON, MA 01718

268A-40  
WONG, CAROL LOKIO  
312 RINDGE AVE #2  
CAMBRIDGE, MA 02140

268A-40  
GORELIKOV, SIMON  
318 RINDGE AVE. UNIT#406  
CAMBRIDGE, MA 02140

268A-40  
ROBINSON, ANDREW B.  
318 RINDGE AVE UNIT 415  
CAMBRIDGE, MA 02140

268A-40  
LINDELL, JAIME  
320 RINDGE AVE. UNIT#101  
CAMBRIDGE, MA 02140

268A-40  
YENENEH, GENET A.  
320 RINDGE AVE UNIT 102  
CAMBRIDGE, MA 02140

268A-40  
ARORA, VIPUL & SNEHAL SHETH  
6 JACOB JONES WAY  
WESTBOROUGH, MA 01581

268A-40  
ELFIKY, NEFISSA  
ATTN: AYMEN ELFIKY  
10 CAMPBELL RD  
ARLINGTON, MA 02476

268A-40  
LUO, YIHE  
316 RINDGE AVE UNIT #6  
CAMBRIDGE, MA 02140

268A-40  
HORTALEZA, MARTIN JOSEPH ROLDAN  
316 RINDGE AVE. UNIT#7  
CAMBRIDGE, MA 02140

268A-40  
SIDDENS, NANCY  
197 HAPPY TRAILS NORTH  
LAS CRUCES, NM 88005

336 Rindge Ave

305

268A-40  
DURMASKIN, SANDRA C.  
318 RINDGE AVE. UNIT#309  
CAMBRIDGE, MA 02140

268A-40  
BI, JUSTIN  
310-324 RINDGE AVE UNIT #318/310  
CAMBRIDGE, MA 02140

268A-40  
WU, CHONGYANG  
318 RINDGE AVE UNIT 316  
CAMBRIDGE, MA 02140

268A-40  
PACKARD, LOIS S.  
318 RINDGE AVE. UNIT#412  
CAMBRIDGE, MA 02140

268A-40  
SHI, YAN  
320 RINDGE AVE UNIT 106  
CAMBRIDGE, MA 02140

268A-40  
LAJOIE, MARCEL E. & JEANNICIA ALTIDOR  
320 RINDGE AVE. UNIT 201  
CAMBRIDGE, MA 02138

268A-40  
SINSABAUGH, NANCY J.  
320 RINDGE AVE UNIT #202  
CAMBRIDGE, MA 02140

268A-40  
HILL, CLAUDIA  
320 RINDGE AVE UNIT 203  
CAMBRIDGE, MA 02140

268A-40  
KIM, BYOUNG WOO & MYUNG JOO LEE  
320 RINDGE AVE. UNIT#304  
CAMBRIDGE, MA 02140

268A-40  
SISAY, MULENESN & BERHANU DELELEGN  
320 RINDGE AVE UNIT 320/305  
CAMBRIDGE, MA 02140

268A-40  
ZHAO. HUIBIN  
320 RINDGE AVE. UNIT#401  
CAMBRIDGE, MA 02140

268A-40  
DUBORG, SABINA  
320 RINDGE AVE. UNIT#402  
CAMBRIDGE, MA 02140

268A-40  
WANG, YAN  
320 RINDGE AVE UNIT 403  
CAMBRIDGE, MA 02140

268A-40  
ZHOU, ANYU & XIAORONG ZHONG  
316 RINDGE AVE. UNIT#1  
CAMBRIDGE, MA 02140

268A-40  
HAILE, MERRIE K. & SABA Z. TEKELU  
316 RINDGE AVE. UNIT#8  
CAMBRIDGE, MA 02140

268A-40  
ZHANG, YANG & NAINA ZHAO  
310-324 RINDGE AVE UNIT 316/9  
CAMBRIDGE, MA 02140

268A-40  
BHAYANA, BRIJESH  
312 RINDGE AVE UNIT 312/3  
CAMBRIDGE, MA 02140

268A-40  
CHENG, ADRIAN Y.  
318 RINDGE AVE UNIT 416  
CAMBRIDGE, MA 02138

268A-40  
FILL, ANA  
318 RINDGE AVE. UNIT#108  
CAMBRIDGE, MA 02140

268A-40  
WANG, ZHONGYAN & ZHIYONG WANG  
318 RINDGE AVE UNIT 111  
CAMBRIDGE, MA 02140

268A-40  
HAILEMICHAEL, YONAS G. &  
MEKEDEM NAHUSENAI  
318 RINDGE AVE UNIT 105  
CAMBRIDGE, MA 02140

268A-40  
ADHIKARI, LAL K. & RAMA TIMALSINI ADHIKARI  
318 RINDGE AVE UNIT 206  
CAMBRIDGE, MA 02140

268A-40  
MURPHY, NANCY  
318 RINDGE AVE. UNIT#208  
CAMBRIDGE, MA 02140

268A-40  
CHAIBAN, EDWARD CHAKER &  
PRUDENCE NKINDA CHAIBAN  
318 RINDGE AVE. UNIT# 215  
CAMBRIDGE, MA 02140

268A-40  
QIAN, JINGJIE  
318 RINDGE AVE UNIT 216  
CAMBRIDGE, MA 02140

268A-40  
MA, XIAOYING & YIBING YIN  
318 RINDGE AVE. UNIT#312  
CAMBRIDGE, MA 02140

268A-40  
KOENIG, JEROME L. & OLESYA A. KOENIG  
320 RINDGE AVE. UNIT#105  
CAMBRIDGE, MA 02140

268A-40  
TAM, ELVIS & TINA TSANG  
28 CARRIAGE LANE  
WALPOLE, MA 02081

268A-40  
KHAN, MOHAMMAD Y. & UMME S. KHAN  
320 RINDGE AVE. UNIT#404  
CAMBRIDGE, MA 02140

268A-40  
SIDDU, LLC  
9 COBBLESTONE DR.  
WINCHESTER, MA 01890

336 Rindge Ave

4 y 5'

268B-48  
RINDGE ASSOCIATES  
C/O FEDERAL MANAGEMENT CO.  
536 GRANITE ST UNIT 301  
BRAintree, MA 02184

268A-40  
ALI, SHEMSYA H.  
318 RINDGE AVE UNIT 107  
CAMBRIDGE, MA 02140

268A-40  
ONLY ONE LLC  
101 TROWBRIDGE ST  
CAMBRIDGE, MA 02138

268A-40  
CHEN, WENRAN  
27-17 42ND RD APT 21B  
LONG ISLAND, NY 11101

268A-40  
VOSS JAMES R LOOPER KRISTINA  
316 RINDGE AVE - UNIT 5  
CAMBRIDGE, MA 02140

268A-40  
YU JEFFREY  
320 RINDGE AVE - UNIT 206  
CAMBRIDGE, MA 02140

268A-40  
ZHOU XIONGWEI & RONG LI  
472 LOWELL ST  
LEXINGTON, MA 02420

268A-40  
YANG YI & BIN YANG  
58 LEDGELAWN AVENUE  
LEXINGTON, MA 02420

268A-40  
XIAO, HUI & XIAOMEI PENG  
316 RINDGE AVE UNIT 4  
CAMBRIDGE, MA 02140

268A-40  
VLASENKO, IRYNA NATALIA VLASENKO  
318 RINDGE AVE UNIT 313  
CAMBRIDGE, MA 02140

268A-40  
HUANG, YIAN  
318 RINDGE AVE UNIT 414  
CAMBRIDGE, MA 02140

268A-40  
XIAO ZHIMIN & YUFEI AI  
318 RINDGE AVE - UNIT 103  
CAMBRIDGE, MA 02140

268A-40  
FOMIN DMITRY & VICTORIA  
318 RINDGE AVE - UNIT 411  
CAMBRIDGE, MA 02140

268A-40  
TAHERUZZAMAN, SAYEEM & RUBAYA KABIZ  
318 RINDGE AVE - UNIT 209  
CAMBRIDGE, MA 02140

268A-40  
GAO LUCY & ANDREW WANG  
318 RINDGE AVE - UNIT 106  
CAMBRIDGE, MA 02140

268A-40  
LEWIS, JEFFREY T.  
137 WASHINGTON ST. APT 201  
NORWALK, CT 06854

268A-40  
CHUNG BOMY LEE  
314 RINDGE AVE UNIT 1  
CAMBRIDGE, MA 02140

268A-40  
ELASRAOUI RACHIDA  
318 RINDGE AVE - UNIT 210  
CAMBRIDGE, MA 02140

268A-40  
ASHIQUR, RAHMAN FAIZA MANNAN  
318 RINDGE AVE 404  
CAMBRIDGE, MA 02141

268A-40  
YAO, YUNNING & DONGHONG GUO TRS THE VESTA  
REAL ESTATE TRUST  
802 OLD STONE BROOK  
ACTON, MA 01720

268A-40  
NADEAU, PHILLIP  
318 RINDGE AVE - UNIT 308  
CAMBRIDGE, MA 02140

268A-40  
WU, XIANG & RUIQIN LIU  
318 RINDGE AVE APT 211  
CAMBRIDGE, MA 02140

268A-40  
GRATTON, MICHAEL BRIAN &  
MELANIE LOUISE BAIN GRATTON  
318 RINDGE AVE - UNIT 112  
CAMBRIDGE, MA 02140

268A-40  
WU, HOYU HAO-WEI SU  
318 RINDGE AVE - UNIT 315  
CAMBRIDGE, MA 02140

268B-41  
BARRY, ABRAHAM & OUMOU BARRY  
358 RINDGE AVE  
CAMBRIDGE, MA 02138

268B-47  
RINDGE ASSOCIATES,  
C/O FEDERAL MANAGEMENT CO., INC.  
536 GRANITE STREET UNIT 301  
BRAintree, MA 02184

269-136  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

269-136  
CAMBRIDGE CITY OF RECREATION DEPT  
51 INMAN ST  
CAMBRIDGE, MA 02139

269-136  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR

268A-40  
LAU, GLORIA HIU YAN & WAYLAND YU TRS  
233 HURON AVE  
CAMBRIDGE, MA 02138

268A-40  
WANG YINUO J  
318 RINDGE AVE - UNIT 307  
CAMBRIDGE, MA 02140

336 Rindge Ave

Wang



## **Pacheco, Maria**

---

**From:** mjf cambridge <mjf\_cambridge@yahoo.com>  
**Sent:** Friday, November 24, 2023 5:01 PM  
**To:** Pacheco, Maria  
**Subject:** Case BZA-247967 336 Rindge Ave

Hello. I offer a comment/observation on the Laundrytown conversion to prepared foods. There is an important consideration for the City of Cambridge regarding increased trash that is expected from increased prepared food to be sold in that space. Across the street, the DCR parking lot is poorly maintained by DCR/Commonwealth, and is not part of the jurisdiction of Cambridge. Therefore, the property gets a lot of accrued trash during the 10 months when the pool is closed.

Today across that parking lot there are small bags of dirty baby diapers, dozens of food cups and containers, and paper trash caught in the weeds that are not properly mowed by DCR. Given that the City might expect a great deal more food trash in this vicinity, would the Zoning commission please strike a better property maintenance arrangement with the DCR state officials, so that this parking lot for 9 months of the year doesn't exist as neglected and trash-filled property.

This is not per se the Laundrytown owner's problem, but it is a zoning problem directly across the street.

Thank you.

Maria F, resident North Cambridge



# 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:

H. PATTERSON

(Print)

Date:

15 NOV 2023

Address:

336 Rindge Ave

Case No.

BZA-247967

Hearing Date:

11/30/23

Thank you,  
Bza Members