



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 253983

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Carrie Bonacorsi

PETITIONER'S ADDRESS: 113 Hillside Rd, Watertown, MA 02472

LOCATION OF PROPERTY: 1762 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Real-Estate Office ZONING DISTRICT: Business A-2 Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

A licensed veterinarian will provide holistic healthcare services: acupuncture, chiropractic, tui-na acupressure massage and prescribed Chinese herbal therapy on premises to companion animals in the community,

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.L (Animal Service Facility).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Carrie Bonacorsi

(Petitioner (s) / Owner)

Carrie Bonacorsi

(Print Name)

Address:

113 Hillside Rd Watertown MA 02472

Tel. No.

857-275-5918

E-Mail Address:

energygardenvet@gmail.com

Date: 01/19/2024

2024 JAN 18 PM 2:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2024 JAN 18 P 12:51
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Carrie Bonacorsi
Location: 1762 Massachusetts Ave., Cambridge, MA
Phone: 857-275-5918

Present Use/Occupancy: Real-Estate Office
Zone: Business A-2 Zone
Veterinary Holistic Care
Requested Use/Occupancy: (Acupuncture, Chiropractic, herbal therapy, massage).

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		660	660	660 (max.)
<u>LOT AREA:</u>		0	0	0 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0	0	0
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	0	0
<u>SIZE OF LOT:</u>	WIDTH	0	0	0
	DEPTH	0	0	0
<u>SETBACKS IN FEET:</u>	FRONT	0	0	0
	REAR	0	0	0
	LEFT SIDE	0	0	0
	RIGHT SIDE	0	0	0
<u>SIZE OF BUILDING:</u>	HEIGHT	0	0	0
	WIDTH	0	0	0
	LENGTH	0	0	0
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA	NA	NA
<u>NO. OF DWELLING UNITS:</u>		0	0	NA
<u>NO. OF PARKING SPACES:</u>		NA	NA	NA
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA

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.:

Brick building

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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We LANCASTER FOREST LLC
(OWNER)

Address: 1762 Massachusetts Ave Cambridge, MA 02140

State that I/We own the property located at 1762 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of LANCASTER FOREST LLC

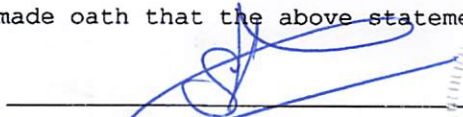
*Pursuant to a deed of duly recorded in the date 5/13/2005, Middlesex South County Registry of Deeds at Book 45176, Page 173; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 STEVEN HORIATIS personally appeared before me, this 3rd of January 2024, and made oath that the above statement is true.


Notary

My commission expires 06/30/2028 (Notary Seal) **ANDREEA G. STOJANI**
Notary Public, Commonwealth of Massachusetts
My Commission Expires June 30, 2028

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



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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 1762 Massachusetts Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Offering holistic veterinary healthcare to the pets within the community will protect and promote the retail and service ecosystem along the avenue in many ways. First, by offering alternative specialty pet health services not commonly available. This will promote community pet health and wellness and may encourage their owners to seek similar services for themselves thus creating a healthier overall community. This will also provide affordable for the clients, and pleasurable for the pet patient, alternatives or supplements to the high cost specialty pet services in the greater Boston area. In a time post pandemic, with the combination of increased pet ownership and increased focus on healthcare, having access to non-pharmaceutical and non-surgical preventive and treatment options will provide safe, virtually side-effect free options, for health conscious pet owners. This business will attract more community pet owners to the avenue to access and experience the other businesses in the area thus creating a town/business community cohesion. It has been my dream to provide pet healthcare in a community setting rather than in a big box isolated business park or interstate access road requiring more transit time, expense and traffic. A neighborhood center of restaurants, small shops, service facilities and healthcare make an excellent resource for all of the surrounding community and will bring more people to use the local services in their neighborhood.

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 business will not change or worsen traffic patterns. At the location is surrounded by a robust residential area, I hope that many clients will be able to walk from their homes to access services.

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:

My business, providing ancient traditional medical care, is an attractive and progressive offering to the community. In a time of polypharmacy and side effects as well as astronomical costs of conventional diagnostic testing and treatments pet owners are seeking gentle and enjoyable care for their beloved pets. I believe the services I offer are highly desirable and will only add to the uniqueness and desirability of the retail and service area. I hope it will contribute to a creating a healthy and sustainable community.

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:

My practice uses neither controlled substances or nor potentially dangerous or hazardous medical devices. All sterile acupuncture needles used are disposed of safely in medical grade sharps

containers. No loud devices will be used as most patients sleep during treatment and intraoffice sound reduction devices will be used to keep the office space/ clinic quiet and peaceful in respect of patients before, during and after treatment. This practice aims to provide not only peaceful wellness to pets but also a peaceful presence in the community at overall.

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:

No, not at all. I suspect my practice will enhance the integrity of the district as a desirable neighborhood pet healthcare option. As pet care grew during the pandemic having well pets in the community is paramount. Also, the public has begun to recognize the drawbacks of advanced conventional medicine be it side effects or simply cost. The services I offer are progressive, in this sense of offering alternatives to conventional medicine, although the techniques are ancient in practice. In a city offering so much in advanced conventional medicine, physical science and research, I believe my practice will provide an attractive balance for a smart, progressive, sustainability-minded 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: Carrie Bonacorsi PRESENT USE/OCCUPANCY: realtor

LOCATION: 1762 Mass Ave ZONE: Business A2

PHONE: 857 275-5910 REQUESTED USE/OCCUPANCY: Animal Services

No changes will be made

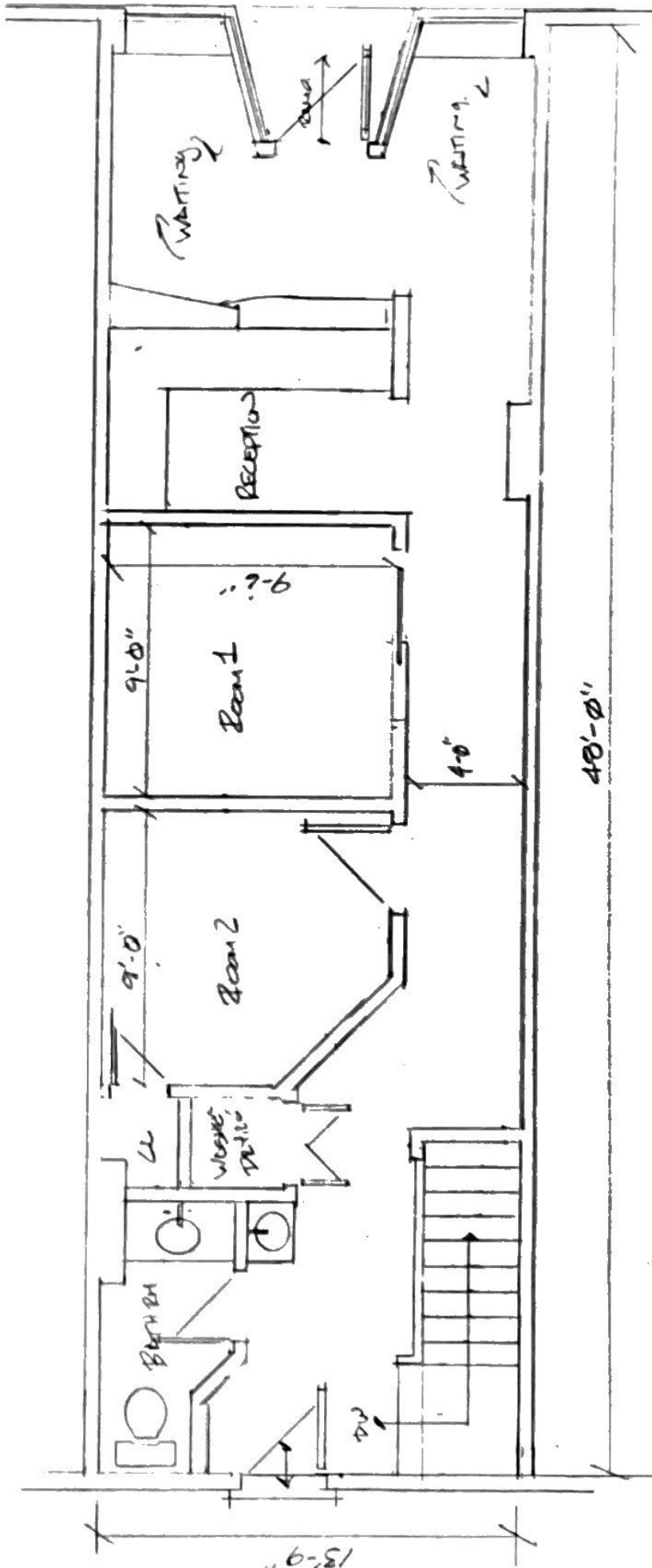
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>660 ft</u>	<u>660ft</u>	(max.) <i>no change</i>
LOT AREA:	<u>unknown- part of condo association</u>		(min.) <i>no change</i>
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>unknown</u>		(max.) <i>no change</i>
LOT AREA FOR EACH DWELLING UNIT:	<u>NA</u>		(min.)
SIZE OF LOT:			
WIDTH			(min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>0'</u>	<u>0'</u>	(min.) <i>no change</i>
REAR	<u>4'</u>	<u>4'</u>	(min.) " "
LEFT SIDE	<u>NA</u>		(min.) " "
RIGHT SIDE	<u>NA</u>		(min.) " "
SIZE OF BLDG.:			
HEIGHT	<u>20'</u>		(max.) " "
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>NA</u>		(min.) <i>no change</i>
NO. OF DWELLING UNITS:	<u>NA</u>		(max.)
NO. OF PARKING SPACES:	<u>NA</u>		(min./max)
NO. OF LOADING AREAS:	<u>NA</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>unknown</u>		(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

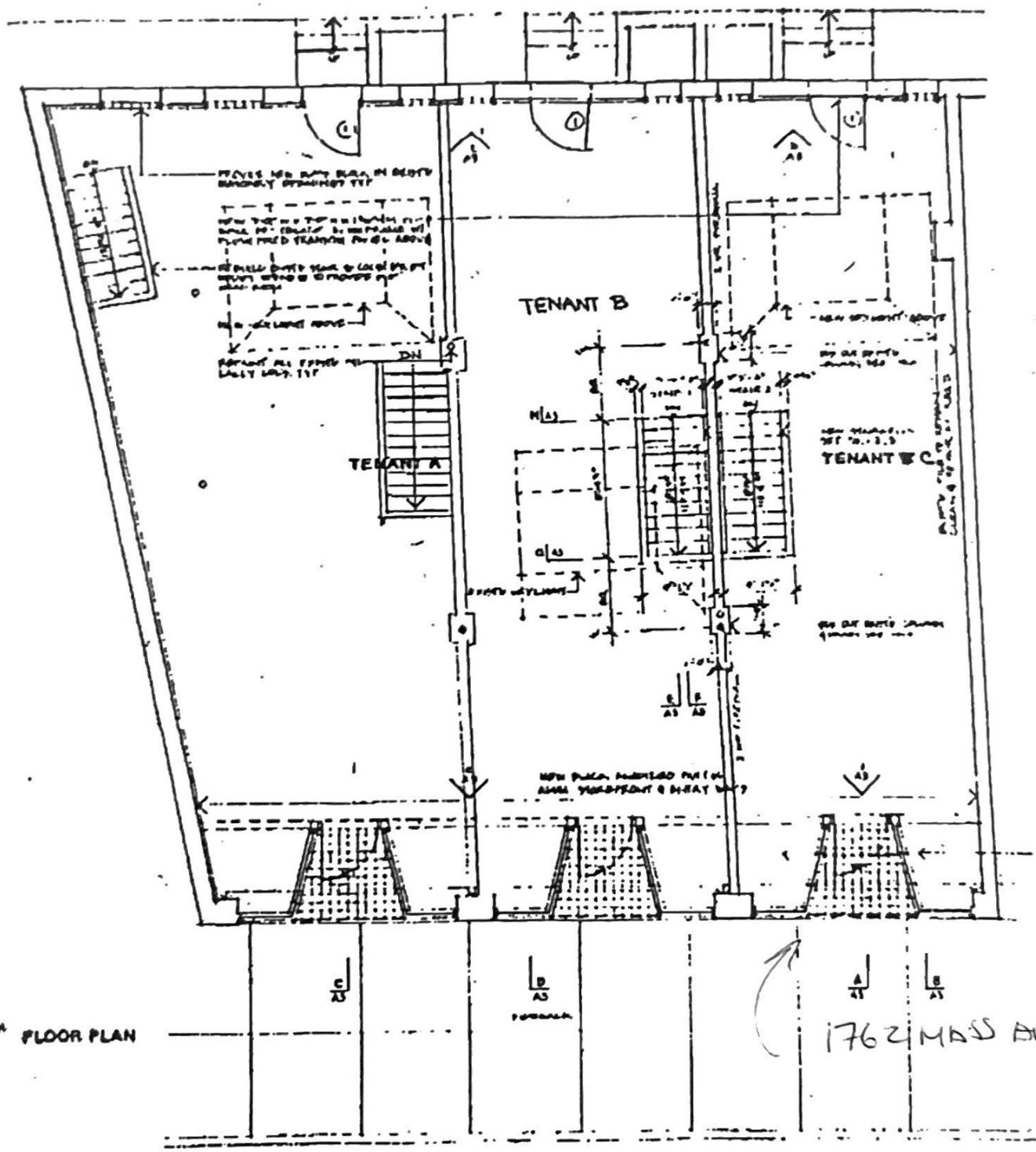
Brick multiunit commercial building

No exterior work planned

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'.



11762 MASS AVE
CAMBRIDGE MA




FLOOR PLAN

1762 MASS AVE

1760 MASSACHUSETTS AVENUE **A2**
 SCALE: 1/8" = 1'-0" DATE: 1-19-60 REV:

PLANS

1762 Mass Ave

Petitioner } 1093
CARRIE BONACORSI
113 HILLSIDE ROAD
WATERTOWN, MA 02472

153-66
BLOUT, LISA
86 AVON HILL STREET
CAMBRIDGE, MA 02140

153-66
RIEKER, PATRICIA P.
3 NEWPORT RD #2
CAMBRIDGE, MA 02140-1522

153-66
FISHER, AMY L. & ANDREW HAMMOND
5 NEWPORT RD., #5/2
CAMBRIDGE, MA 02140

153-66
CHRISTIE, MARY,
TR. OF 5-6 NEWPORT ROAD TRUST
5 NEWPORT RD. #5-6
CAMBRIDGE, MA 02140

153-66
HORVATH, MICHAEL & ANNE HORVATH
7 NEWPORT RD. UNIT#2
CAMBRIDGE, MA 02140

153-66
HACKETT, OSCAR S. & MEG D. HACKETT
5673 LA JOLLA HERMOSA
LAJOLLA, CA 92037

153-66
SOLOMON, BONNIE T.
C/O JOHATHAN ROWE
P.O BX 427
POINT REYES STATION, CA 94956

153-66
GBR, LLC
25 LANCASTER ST
CAMBRIDGE, MA 02140

153-66
EATON, CHARLES
3 NEWPORT RD., #8
CAMBRIDGE, MA 02140

153-66
FOX, ELLEN
TRUSTEE OF ELLEN FOX REVOCABLE TRUST
5 NEWPORT RD, UNIT 4
CAMBRIDGE, MA 02140

153-66
SIMPSON, E. PHILIP A. ,JR.
TR. THE E. PHILIP A. SIMPSON JR. REV. TR.
63531 E. HOLIDAY DRIVE
TUCSON, AZ 85739

153-66
CHAN, CYNTHIA
7 NEWPORT RD #4
CAMBRIDGE, MA 02140

153-66
BIERNACKI, ANNE MARIE &
KENNETH H. SMITH
7 NEWPORT RD. - UNIT 7-8
CAMBRIDGE, MA 02140

153-66
BURNHAM, AMERY A.
20 RICE ST
CAMBRIDGE, MA 02140

153-66
MA, CHING
1 NEWPORT RD UNIT 1/7
CAMBRIDGE, MA 02140

153-66
LIPSKY, STUART J.
1 NEWPORT RD., #1-8
CAMBRIDGE, MA 02140-1521

153-66
GIBBS, LAUREN, K.
3 NEWPORT RD. #1
CAMBRIDGE, MA 02140

153-66
LIU, YUN & CHING YU LAM
3 NEWPORT RD., #3/6
CAMBRIDGE, MA 02140

153-66
KINDLEBERGER, JEAN
7 NEWPORT RD., #7/3
CAMBRIDGE, MA 02140

153-66
MACHARLA, VEERBHADRA &
JYOTHI MACHARLA
117 PROSPECT STREET
ACTON, MA 01720

153-66
SCHEUBLIN, KENNETH R. &
MARGARET M. SCHEUBLIN
1775 MASS AVE
CAMBRIDGE, MA 02140-1520

153-66
HOU, FENG QIN
86 WINTER STREET #2
CAMBRIDGE, MA 02141

153-66
CURTIS, MARGARET E., JR.
1775 MASS AVE
CAMBRIDGE, MA 02140-1520

153-66
WANG, YINI,
TRUSTEE THE YINI WANG LIVING TRUST
C/O HANCOCK REALTY GROUP
275 GROVE ST. SUITE 2-400
NEWTON, MA 02466

176-64
OSTER, JEANNE E.
TRS JEANNE E. OSTER REV TRUST
95 NASHUA ST
WOBBURN, MA 01801

176-64
LANCASTER FOREST, LLC.
1762 MASS AVE
CAMBRIDGE, MA 02140

176-64
CAMBRIDGE MASS AVE LLC
739 CREEKS EDGE
CHARLESTON, SC 29412

176-64
NICOLORO, PETER J.
164 THORNDIKE ST.
CAMBRIDGE, MA 02141

176-73
SCULLEY, DAVID W., II & JESSICA L. SCULLEY
4 HUMBOLDT ST
CAMBRIDGE, MA 02140

176-74
 GUARCELLO, CATHERINE
 7 LINNAEAN ST UNIT 8
 CAMBRIDGE, MA 02138-1623

176-74
 CRONAN, SHARON
 7 LINNAEAN ST
 CAMBRIDGE, MA 02138-1623

176-74
 HOWZE, YOLANDA T.
 54 SPRING STREET
 SOMERVILLE, MA 02143

176-85
 SCHLESINGER, DANIEL
 1776 MASSACHUSETTS AVE UNIT 9
 CAMBRIDGE, MA 02140

176-85
 EVANS, JENNIFER R. LIFE ESTATE
 1776 MASSACHUSETTS AVE UNIT 2B
 CAMBRIDGE, MA 02140

176-86
 CRUICKSHANK, RONALD
 5A LANCASTER ST.
 CAMBRIDGE, MA 02140

153-66
 MORZE, LEONARD VON
 3 NEWPORT RD - UNIT 3-3
 CAMBRIDGE, MA 02140

176-74
 BRENNAN, MARY ANN TRS THE MARY ANN
 BRENNAN REVOCABLE TR
 7 LINNAEAN ST - UNIT 3
 CAMBRIDGE, MA 02138

176-74
 MARGOLIN, JESSE AVRAM TRS JUNE L
 MARGOLIN IRREVOCABLE TRUST
 42 MOUNT VERNON ST W
 ROXBURY, MA 02132

176-74
 GREENBERG, ANDREW S. &
 LESLIE E. & MELISSA J. GREENBERG
 7 LINNAEAN ST 1
 CAMBRIDGE, MA 02138

176-74
 JACOBS, PATRICIA J.
 TR. OF THE PATRICIA J. JACOBS REVOC TR
 7 LINNAEAN ST UNIT 4
 CAMBRIDGE, MA 02138

176-86
 WEINBERG, DIANE L.,
 TR. THE DIANE L. WEINBERG 2006 REV TRS
 145 BEAUMONT AVE
 NEWTON, MA 02460

176-64
 ELPIS LAGOUDAKIS, TRUSTEE OF
 1760 MASS AVE UNIT A
 CAMBRIDGE, MA 02139

153-66
 PELTON, JOHN W. JR.
 3 NEWPORT RD., UNIT #5
 CAMBRIDGE, MA 02140

176-74
 CANEY, ELIZABETH E.,
 TR. THE ELIZABETHER E. CANEY REV TR.
 7 LINNAEAN ST UNIT 32
 CAMBRIDGE, MA 02138

176-85
 DOLLAR, BARBARA JEANNE,
 TR. OF THE BARBARA JEANNE DOLLAR TR.
 103 ABERDEEN AVE
 CAMBRIDGE, MA 02138

176-85
 DOLLAR, BARBARA
 103 ABERDEEN AVENUE
 CAMBRIDGE, MA 02138

176-85
 WHITWORTH, MARK H. &
 NOREEN L. HESSION
 1224 E. HILL RD.
 NEWARK, VT 05871

153-66
 RALSTON, BIRGITTA & JOHANNA RALSTON AS
 TRUST OF THE 1 NEWPORT RD NOMINEE TRST
 1 NEWPORT RD 1/4
 CAMBRIDGE, MA 02140

153-66
 ROGAN, BRIAN
 5 NEWPORT RD UNIT 1
 CAMBRIDGE, MA 02140

153-66
 HE, BAOZHANG & XIAODONG MA
 5 NEWPORT RD. UNIT#7
 CAMBRIDGE, MA 02139

153-66
 BAKHTIAR, BIJAN & FARIFTEH BAKHTIAR,
 TR BAKHTIAR FAMILY TRUST
 7 NEWPORT RD., #7/1
 CAMBRIDGE, MA 02140

153-66
 LAMONT, BARBARA SILBER
 7 NEWPORT RD., #7
 CAMBRIDGE, MA 02140

153-66
 MATISON, KATHERINE TANIA &
 PETER JOSEPH QUIRK
 8 DAVIS RD
 SOUTHBOROUGH, MA 01772

176-53
 WILLOW LAND CORPORATION
 C/O STEPHEN WOLFBERG
 1010 MEMORIAL DR UNIT 17A
 CAMBRIDGE, MA 02138

153-66
 BOLDI, ROBERT
 12 GRANDVIEW DR
 ITHACA, NY 14850

176-66
 LANCASTER STREET APARTMENTS, LLC
 C/O KENNEDY MANAGEMENT
 1770 MASS AVE UNIT 331
 CAMBRIDGE, MA 02140

176-85
 LIU, XI
 1776 MASSACHUSETTS AVE UNIT 7
 CAMBRIDGE, MA 02140

176-85
 AHL, LLC & CITY OF CAMBRIDGE TAX TITLE
 1776 MASSACHUSETTS AVE UNIT 2A
 CAMBRIDGE, MA 02140

176-58
 RAIZEN, DANIEL J. & TERESA E. RAIZEN
 14 LANCASTER ST
 CAMBRIDGE, MA 02140

176-58
CLARKE, DAVID & EVELYN L. HU
16 LANCASTER ST.
CAMBRIDGE, MA 02140

176-58
CHOO, PETER,
TRUSTEE THE 12 LANCASTER REALTY TRUST
12 LANCASTER ST
CAMBRIDGE, MA 02140

154-64
1753 MASS AVE LLC
59 SPY POND PARKWAY
ARLINGTON, MA 02474

154-111
LINEAR RETAIL CAMBRIDGE #5 LLC
ONE VA DE GRAAFF DRIVE, SUITE#402
BURLINGTON, MA 01803

176-74
CIUREA, MICHELLE
7 LINNAEAN ST - UNIT 21
CAMBRIDGE, MA 02138

153-66
FOLGER, JOHN FRANKLIN
MIRUNA OANA FOLGER TRS
6 HARVEST LN
BEDFORD, NH 03110

176-85
SUNRISE REAL ESTATE LLC
52 VICTORIA AVE
BRAintree, MA 02184

154-111
1755 MASSACHUSETTS AVENUE UNIT 4, LLC
375 TOTTEN POND ROAD - SUITE 200
WALTHAM, MA 02451

153-66
HIBBS, CHRISTINA C.
22 HANCOCK ST
SOMERVILLE, MA 02144

176-74
PATRIZI SILVIA & ANDREA SORCINI
7 LINNAEAN ST UNIT 31
CAMBRIDGE, MA 02138

153-66
EVERETT, ROBERT KRATZER
LUIS E. DOMENECH
1775-5 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

153-66
BROWN, TODD C. EBONY N. CLINTON
1154 WASHINGTON ST UNIT 7
BOSTON, MA 02118

153-66
KUSTURIC BORISLAV
5 NEWPORT RD - UNIT 3
CAMBRIDGE, MA 02140

176-74
NICOLAOU, ANNA
71 LINNAEAN ST 22
CAMBRIDGE, MA 02138

176-74
GUO NA
7 LINNAEAN ST UNIT 33
CAMBRIDGE, MA 02138

176-85
NG, THOMAS ANTONY
WINNIE YUN-WEN YU NG
1 LANCASTER ST - UNIT 6
CAMBRIDGE, MA 02140

153-66
SHAKESPEAR, PAUL EILEEN S. SHAKESPEAR
LIFE ESTATE
1775 MASSACHUSETTS AVE 7
CAMBRIDGE, MA 02140

153-66
CULLEY RACHEL ANN
1775 MASSACHUSETTS AVE - UNIT 1775-1
CAMBRIDGE, MA 02138

153-14
LAVERTY, CHARLES R. JR.,
PAUL R. LOHNES TRUSTEE
C/O LAVERTY/LOHNES PROPERTY
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142

153-66
SACKESTEIN, DAVID F
3 NEWPORT RD
CAMBRIDGE, MA 02140

176-85
WALLRAFF, BARBARA J.
TRS THE BARBARA J. WALLRAFF REV. TR
3 LANCASTER ST
CAMBRIDGE, MA 02140

1762 Mass Ave



1762 Mass Ave

