

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 28 PM 2:39
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 134626

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Liming Xu

PETITIONER'S ADDRESS: 52 Victoria Ave, Braintree, MA 02184

LOCATION OF PROPERTY: 1776 Massachusetts Ave., Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Business Use

ZONING DISTRICT: Business A-2 Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

It is required by the zoning ordinance that in order to open a fast order food I need to get a special permit. I want to open a boba shop with some snacks in 1776 mass Ave which is in BA-2 district.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.0 (Fast order food establishment).

Article: 11.000 Section: 11.30 (Fast Order Food Establishment).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Liming Xu

(Print Name)

Address:

Tel. No. 8572598882

E-Mail Address: Limingxu2013@gmail.com

Date: 07/27/2021

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 Liming Xu
(OWNER)

Address: 52 Victoria AVE Braintree MA 02184

State that I/We own the property located at 1776 Mass AVE Cambridge MA 02140,
which is the subject of this zoning application.

The record title of this property is in the name of Sunrise Real Estate LLC

*Pursuant to a deed of duly recorded in the date 02/26/2021, Middlesex South
County Registry of Deeds at Book 77082, Page 174; 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 Norfolk

The above-name Li Ming Xu personally appeared before me,
this 23rd of July, 2021, and made oath that the above statement is true.

My commission expires 4/26/2024 (Notary Seal).

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



NOTARIAL PUBLIC OF THE COMMONWEALTH OF MASSACHUSETTS

I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original of the within and foregoing as the same appears from the records of the

Notary Public for the County of _____



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Liming Xu **PRESENT USE/OCCUPANCY:** business use
LOCATION: 1776 Mass Ave Cambridge Ma 02184 **ZONE:** BA-2
PHONE: 857-259-8882 **REQUESTED USE/OCCUPANCY:** fast order food

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:	<u>900</u>	<u>900</u>	<u> </u> (max.)
LOT AREA:	<u>5000</u>		<u> none </u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:²	<u> </u>	<u> </u>	<u> </u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u> </u>	<u> </u>	<u> </u> (min.)
SIZE OF LOT:			
WIDTH	<u> </u>	<u> </u>	<u> </u> (min.)
DEPTH	<u> </u>	<u> </u>	<u> </u>
Setbacks in Feet:			
FRONT	<u> </u>	<u> </u>	<u> </u> (min.)
REAR	<u> </u>	<u> </u>	<u> </u> (min.)
LEFT SIDE	<u> </u>	<u> </u>	<u> </u> (min.)
RIGHT SIDE	<u> </u>	<u> </u>	<u> </u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>35ft</u>	<u> </u>	<u>45k</u> (max.)
LENGTH	<u> </u>	<u> </u>	<u> </u>
WIDTH	<u> </u>	<u> </u>	<u> </u>
RATIO OF USABLE OPEN SPACE TO LOT AREA:³	<u> </u>	<u> </u>	<u> </u> (min.)
NO. OF DWELLING UNITS:	<u>5</u>	<u>5</u>	<u> </u> (max.)
NO. OF PARKING SPACES:	<u>0</u>	<u>0</u>	<u>0</u> (min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>0</u>	<u>0</u>	<u>0</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.

spa, massage, bagels, asian restaurant, bakery, pizza, salon, 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'.

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 1776 Massachusetts Ave , Unit 1 , 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:

I am applying for a special permit which is needed for opening fast order food in the BA-2 district. The bubble tea and snacks are intended to be available upon a short waiting time. The space is not very large with almost 900 square feet. We will have seats for our customers but not a lot (16 seats). Our delivery and loading anticipation would be similar to other businesses in the area. The logo of Vivi Bubble Tea is bright pink and modern so I believe it will match the visual characters and conform to the city's urban design objectives. Since this is a franchise company, the designs of the storefront will be done similar to other Vivi's. We will be investing in an electric self-venting fryer that filters large particulates and removes odor; thus, the neighborhood would not be impacted.

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:

Ground level has always been retail/commercial open to the public. Served the local neighborhood that came here by foot traffic in the past. Previously was occupied by Mucky Kids which offered kids drawing classes and had traffic coming in and out daily. There are a lot of local restaurants/food businesses nearby so it is usual for the neighborhood to have people coming and going.

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:

There are commercial units above and next to my unit. There are also a couple similar food businesses (pizza, bakeries, bagels, etc) on the left side of my building. This space has always been commercial in nature and built for commercial use. Never had off street parking and type of food use is consistent with other food establishment uses around Mass Ave. According to the interpretation of district boundaries BA-2 is "local business" and a boba shop fits this interpretation. Porter Square has many operating businesses which all brings to the liveliness of this community.

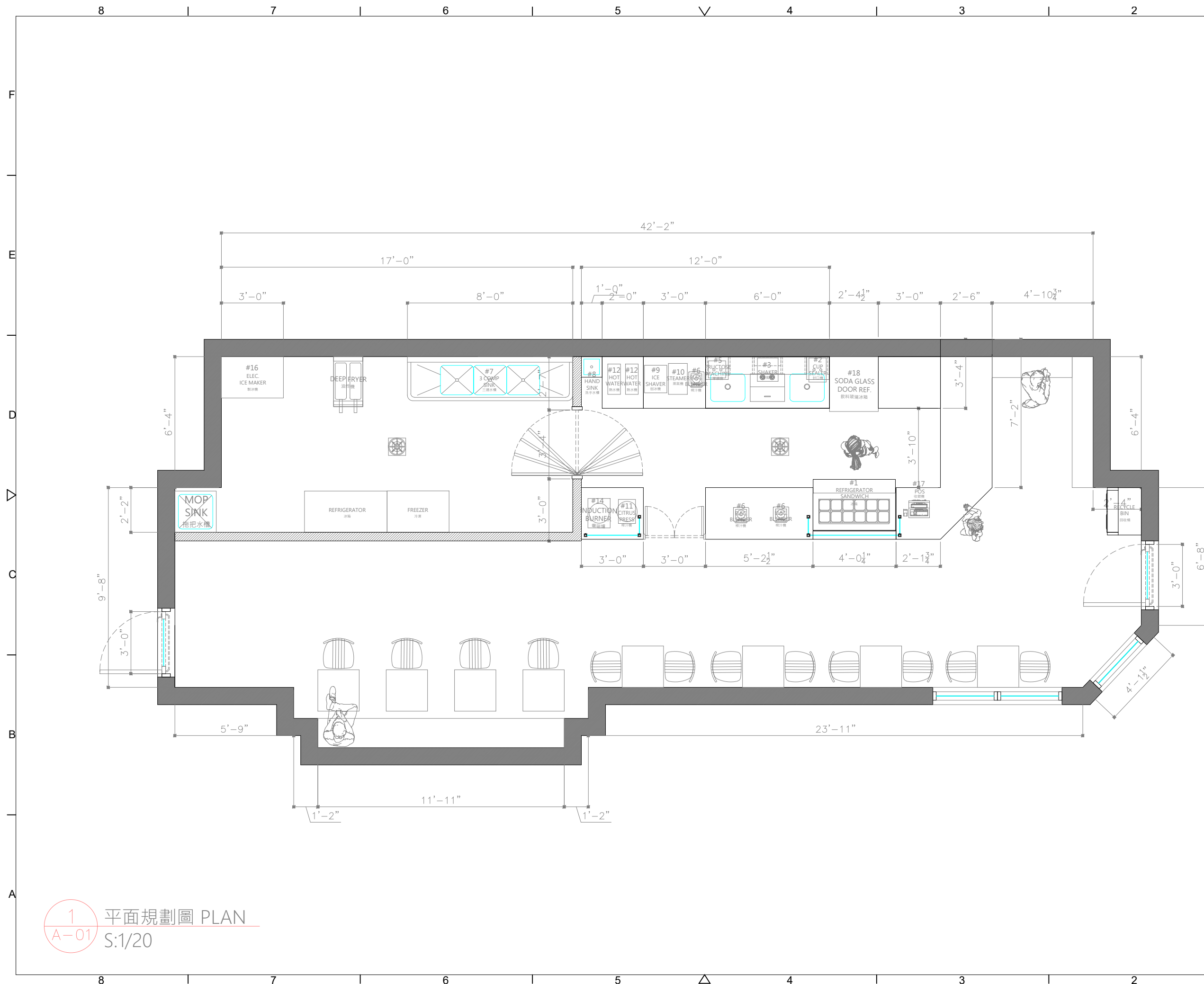
D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

We will have a trash collection company to collect our trash at the back of the building once per week. There will be trash cans provided for our customers. We anticipate deliveries once per week, around 7-8 am when there are not a lot of people. The anticipated operating hours are Mon-Sat 11 Am-11pm and Sun 12pm-10am. Our deliveries and operating hours are similar to other businesses in the area. Therefore, our operating hours would not impact the neighborhood.

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:

Fast order food is allowed in BA-2 with a special permit. Mass Ave is a commercial street with a lot of food and other businesses. The type of use that I am proposing is not out of character for the neighborhood.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



Revision No.	Date	Remarks
1.	07/21/2021	PLAN REVIEW
2.		PLAN REVIEW
3.		PLAN REVIEW
4.		PLAN REVIEW
5.		PLAN REVIEW
6.		3D REVIEW
7.		PLAN REVIEW
8.		CONSTRUCTION SET (CD Set)
9.		

The Renaissance

TIEN-BAO WANG

Project:

ViVi Bubble Tea (MA)
1776 Massachusetts Ave
Cambridge, MA 02140

Title:

PLAN

平面配置圖

Checked :	Date: Jul 22, 2021
-----------	------------------------------

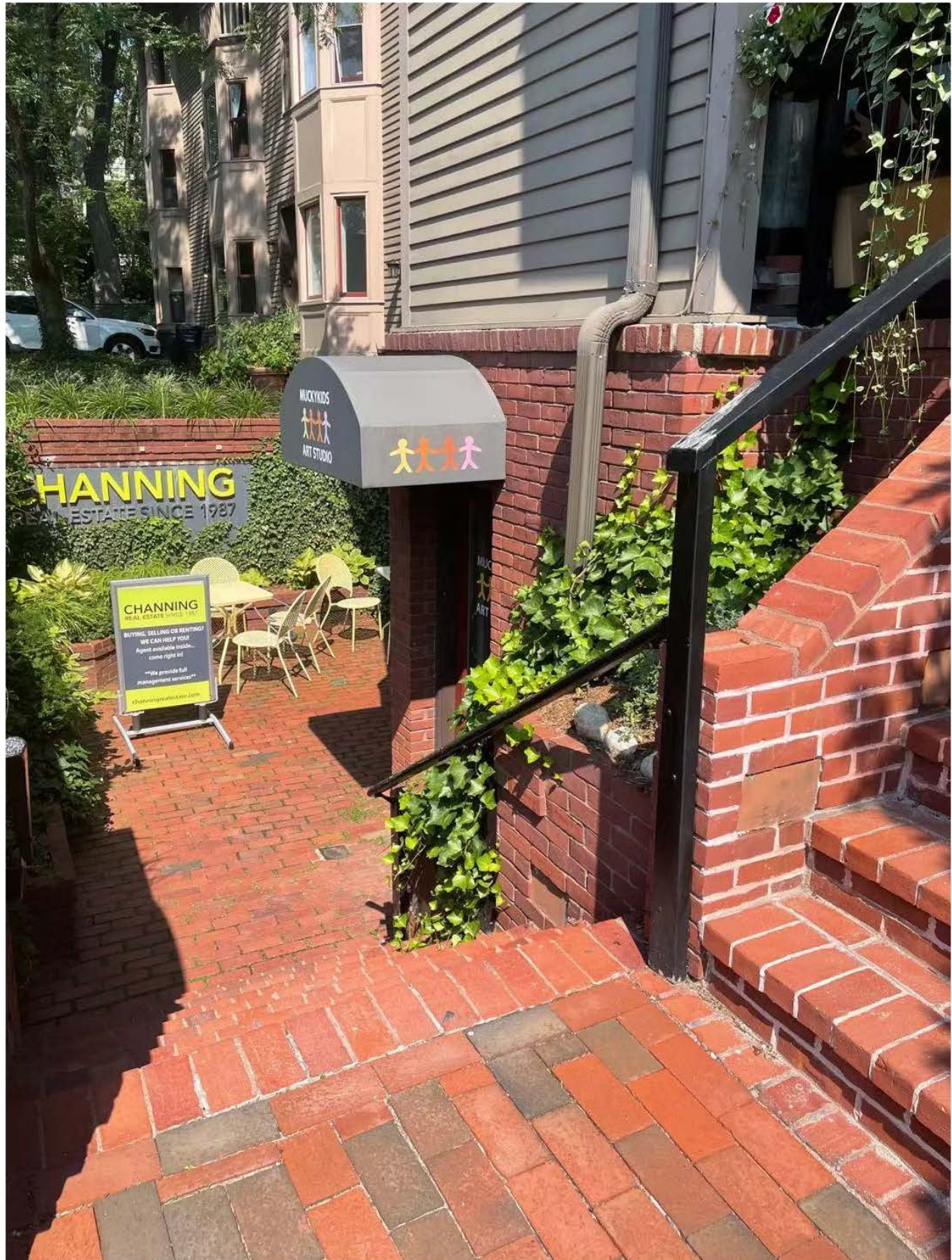
Signature:	Scale: 1:20
	Drawn by:

	Drawn:
	Job# 24617
	Drawn #
	Drawn Date

A01





















1776 Mass Ave

Petitioner 176

176-13
DALTON, KATHY L.
6 ARLINGTON ST #12
CAMBRIDGE, MA 02140

176-13
POPE, WILLARD R. & SYLVIA C. POPE
6 ARLINGTON ST., #21
CAMBRIDGE, MA 02140

LIMING XU
52 VICTORIA AVE
BRAINTREE, MA 02184

176-13
TSERLIN, ELINA
1800 MASS AVE. UNIT#4
CAMBRIDGE, MA 02140

176-13
LIN, ALEXANDER & CHUN PI LIN HUANG
1800 MASSACHUSETTS AVE. - UNIT 800/5
CAMBRIDGE, MA 02140

176-13
DANBERG, SEYMOUR A.
TR. DANBERG CAMBRIDGE REALTY TRUST
P.O. BOX 425091
CAMBRIDGE, MA 02140

176-13
AZABU, LLC
1-3-15 MINAMI
AZABU, MINATOKI, _ _

176-13
S.R.A. PARUCHURI
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

176-13
CHAO, HUNG-HSING
1800 MASSACHUSETTS AVE., #11
CAMBRIDGE, MA 02140

176-13
BOWDEN, KRISTEN M.
C/O ALEX STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

176-13
LIU, HONG & TIEMAE ROQUERRE
89 CALFLIN ST
BELMONT, MA 02478

176-13
PODBELSKI, JANA J.
334 PROVIDENCE RD
SO. GRAFTON, MA 01560

176-13
BOWDEN, SHAREN K. C/O R C G
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

176-13
SIMONS, REBECCA L.
1800 MASS AVE, #3
CAMBRIDGE, MA 02140

176-13
LIFSEY, ANGELA
1800 MASS AVENUE, UNIT 80021
CAMBRIDGE, MA 02140

176-13
HUANG, CHUN PI LIN
1800 MASS AVE. UNIT#33
CAMBRIDGE, MA 02140

176-13
LIU, HONG,
TR. 1802 MASSA AVENUE REALTY TRUST
1673 CAMBRIDGE ST.
CAMBRIDGE, MA 02138

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

176-13
FREIDBERG, SUSANNE
6 ARLINGTON ST., UNIT #6/31
CAMBRIDGE, MA 02140

153-59
STOTT ELIZABETH MARK STOTT
25 LANCASTER ST
CAMBRIDGE, MA 02140

176-13
BROOKS, JAMES E.
364 SPRING ST
PORTLAND, ME 04102

176-13
HU, CHIA-LING & CINDY HU
6 ARLINGTON ST., #32
CAMBRIDGE, MA 02140

176-13
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTONST. UNIT#11A
CAMBRIDGE, MA 02140

176-13
BOWDEN, MILISSA L.
C/O RCG
17 IVALOO ST., SUITE #100
SOMERVILLE, MA 02143

176-13
SHIUE, REN-JYE & CHIH-WEI CHANG
1800 MASSACHUSETTS AVE., #80031
CAMBRIDGE, MA 02140

176-13
PERDIKOLOGOS, CONSTANTINA &
FOTINI PERDIKOLOGOS
1802 MASS AVE., #11
CAMBRIDGE, MA 02139

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

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

153-59
ZHANG GUOHUA JEAN HUANG WEI
1783 MASSACHUSETTS AVE #17836
CAMBRIDGE, MA 02140

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

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

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

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

176-13
SUN VISTA TR
8716 RIDGE RD
BETHESDA, MD 20817

176-13
WEISS, JUDITH
21 ORCHARD ST., #2
CAMBRIDGE, MA 02140

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

176-15
GOLDBERG WEINER REALTY LLC.
1798A MASS AVE
CAMBRIDGE, MA 02140

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

176-83
COLEMAN, WILLIAM & JANET COLEMAN
7 LANCASTER ST
CAMBRIDGE, MA 02138

176-85
DOLLAR, BARBARA JEANNE, TRUSTEE OF THE
BARBARA JEANNE DOLLAR TRUST
103 ABERDEEN AVE
CAMBRIDGE, MA 02138

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

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

176-85
ROBIDOUX, JILL
1 LANCASTER ST., #6
CAMBRIDGE, MA 02140

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

153-14
LAVERTY, CHARLES R. JR., &
PAUL R. LOHNES, TRS.
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

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

153-59
SPERO, RAND K.
11 HERITAGE DR
LEXINGTON, MA 02420

153-59
BLACKWELL, MATTHEW & MAYA SEN
2 NEWPORT RD UNIT #2/3
CAMBRIDGE, MA 02140

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

153-66
COHEN, HELEN S MARK A. LIPMAN, TRS
3 NEWPORT RD UNIT #3/7
CAMBRIDGE, MA 02140

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

153-59
RECKMAN, JANET C.
4 NEWPORT RD. UNIT#1
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. TRUST
P.O. BOX #203
PLYMOUTH, NH 03264-0203

153-59
NEWMAN, ANNA P.
4375 FACULTY LANE
HOUSTON, TX 77004

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

153-59
DEVOS, MERILYN L.
2 NEWPORT RD UNIT#1
CAMBRIDGE, MA 02140

153-59
SMITH, LONNIE
14363 CHESTER AVE.
SARATOGA, CA 95070

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

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

1776 MASS Ave

346

153-59
FRIEDLER, GLADYS
4 NEWPORT RD.,
CAMBRIDGE, MA 02140-1526

153-59
DEAN, COLIN J. & SUMA V. NAIR
4 NEWPORT RD. UNIT#8
CAMBRIDGE, MA 02140

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

153-66
IACOBBO, MARIA L.
29 OAK KNOLL DR
NORTH ATTLEBORO, MA 02760

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

153-59
KELLY, EMER C.
8 NEWPORT RD., UNIT #8/2
CAMBRIDGE, MA 02140

153-59
FARRINGTON REALTY LL.
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140-1501

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

153-59
RODERICKS, LISA A.
1783 MASS AVE #4
CAMBRIDGE, MA 02140

153-59
WALLACE, WES,
TRUSTEE THE LITTLE BY LITTLE NOM TRUST
1783 MASSACHUSETTS AVE., #17837
CAMBRIDGE, MA 02140

176-13
GRAZIOSI, ANDREA
VIA ISOLA MADRE 3
00141
ROMA, - --

176-13
MARGULIS T. N.
C/O RCG LLC,
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

176-13
MINOTTI, TOD ROBERT TOSI,
LINDA TOSI KEVIN LUKACEK, TRS
27 BAYSTATE RD #1R
BOSTON, MA 02215

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

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

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

153-59
GU, JIN & LINFENG WEI
2 NEWPORT RD., #2/5
CAMBRIDGE, MA 02140

153-59
LEE, CHIH-JOU & SETH E. LIPPETT
2 NEWPORT RD., #6
CAMBRIDGE, MA 02140

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

153-66
LOZANO, EDUARDO E.
3 NEWPORT RD. UNIT#3
CAMBRIDGE, MA 02139

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

153-59
RECKMAN, JANET C.
4 NEWPORT RD #1
CAMBRIDGE, MA 02140-1526

153-59
AHOUSE, HARRIET H.
4 NEWPORT RD., #2
CAMBRIDGE, MA 02140

1776 Mass Ave

4 of 6

153-59
GEORGE, MICHAEL & NAZGOL SHIFTEH
4 NEWPORT RD UNIT #7
CAMBRIDGE, MA 02140

153-59
HANTMAN, STEPHEN A.
6 NEWPORT RD #6-1
CAMBRIDGE, MA 02140

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

153-59
MEYER, BABETTE
8 NEWPORT RD., UNIT #7
CAMBRIDGE, MA 02140

153-66
SHAKESPEAR, PAUL & EILEEN S. SHAKESPEAR
1775 MASS AVE
CAMBRIDGE, MA 02140-1520

153-59
CRONE, GREGORY J.
1783 MASS AVE., #1783B
CAMBRIDGE, MA 02140

153-59
FENNELL, TIMOTHY J.
6 NEWPORT RD., UNIT #6/3
CAMBRIDGE, MA 02138

153-59
GIMBEL, JANE N.
6 NEWPORT RD., #5
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

153-59
FARRINGTON REALTY LLC.
28 ROSELAND STREET., #1
CAMBRIDGE, MA 02140-1501

153-59
JI, XIAOAN
8 NEWPORT RD, UNIT #5
CAMBRIDGE, MA 02140

153-59
KALWEIT, ROBERT,
SUSAN KALWEIT NICHOLAS KALWEIT
8 NEWPORT RD., #8/6
CAMBRIDGE, MA 02140

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

153-59
RACHMUTH, GUY
1783 MASSACHUSETTS AVE. - UNIT# 2
CAMBRIDGE, MA 02140

153-59
WATERS, ANN M.
1783 MASSACHUSETTS AVE., #3
CAMBRIDGE, MA 02140

176-13
GOSSELIN, JOHN T.
TRUSTEE OF THE CHRISTINE M. CANNAVA
REVOC TRT
4 ARLINGTON ST 31
CAMBRIDGE, MA 02140

176-13
WFB FUTURAMA RENTALS LLC.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST
SOMERVILLE, MA 02143

176-13
SCHILLER, LAUREN E.
5421 S. CORNELL AVE #9
CHICAGO, IL 60615

176-13
NEELY, CLAIRE G.
2 ARLINGTON ST #11
CAMBRIDGE, MA 02140

176-13
RABB, INTISAR
2 ARLINGTON ST. UNIT#32
CAMBRIDGE, MA 02140

176-13
CROWLEY, STEPHEN A.
6849 NANSEN STREET
FOREST HILLS, NY 11375

176-13
COLLINS, MARGARET R.
2-6 ARLINGTON ST., #2
CAMBRIDGE, MA 02140

176-13
LIU, HUI & KE SHEN
4 ARLINGTON ST. UNIT#1
CAMBRIDGE, MA 02140

176-13
THEALL, STEPHEN J. JR.
4 ARLINGTON ST., UNIT #2
CAMBRIDGE, MA 02140

176-13
LIGRESTI, LEONARDO & SILVA SPRINGOLO
VIA MILAZZO 7,
35139 PADOVA, _ _

176-13
WHITE, ROSEMARY D. & MARY H. WHITE
2 ARLINGTON ST. UNIT#23
CAMBRIDGE, MA 02140

176-13
BOARDMAN, RICHARD B. & LYNNE A. STANTON
2 ARLINGTON ST. UNIT#33
CAMBRIDGE, MA 02140

176-85
WALLRAFF BARBARA
3 LANCASTER ST
CAMBRIDGE, MA 02140

1776 Mass Ave

596

176-13
BERKELEY, JEROME
4 ARLINGTON ST. UNIT#4/7
CAMBRIDGE, MA 02139

176-13
HOFFMAN, JANICE,
TRUSTEE THE JANICE HOFFMAN 2016LIV TRUST
28 GLEASON STREET
WATERTOWN, MA 02472

176-13
STUART, SEBASTIAN & STEPHEN D. MCCAULEY
4 ARLINGTON ST #21
CAMBRIDGE, MA 02140

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

153-59
KELLOGG, SARAH C
3693 TIMBER LANE
HERMITAGE, PA 16148

153-59
MILIA, ANDREW & AYYASH, SALMA ABU
2 NEWPORT RD., UNIT #6
CAMBRIDGE, MA 02140-2025

153-59
RODNEY, ANN D.
4 NEWPORT ROAD, UNIT #5
CAMBRIDGE, MA 02140-1588

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

153-66
FOLGER, JOHN
5 NEWPORT ROAD UNIT 5/5
CAMBRIDGE, MA 02138

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

153-59
BYUN, BYUNG HEE
4 CANAL PARK UNIT #507
CAMBRIDGE, MA 02141

153-66
BAHKTIAR, 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

153-59
OLEARY, DONAL & ROBY M. FADER
8 NEWPORT RD #8B
CAMBRIDGE, MA 02140

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

153-59
HANANY, AMIHAY
77 MASSACHUSETTS AVE.
MIT, ROOM 6-318
CAMBRIDGE, MA 02139

153-59
ANDRUS, WILLIAM ALEXANDER &
JENNY I. ANDRUS
1783 MASS AVE. UNIT #5
CAMBRIDGE, MA 02139

153-59
KELLY, MAUREEN, A LIFE ESTATE
1783 MASSACHUSETTS AVE. #8
CAMBRIDGE, MA 02140

176-13
SMITH, JULIA
4 ARLINGTON ST., UNIT #6
CAMBRIDGE, MA 02139

176-13
CROWLEY, JR., STEPHEN ANTHONY &
ANGELA MARIE BISANTI
4 DARTMOUTH STREET APT. 47
FOREST HILLS, NY 11375

176-13
PALMER, DOUGLAS J.,
C/O OXFORD STREET REALTY, INC.
1644 MASS AVE
CAMBRIDGE, MA 02138

176-13
MO NEETA, LLC
18 WHITEHALL WAY
BELLINGHAM, MA 02019

176-13
CHANG, CHRISTINE Z. & PATRICK C. MCLEAN
66 ELIZABETH ROAD
BELMONT, MA 02478

176-13
LEE, HYEJIN
1 EARHART ST #506
CAMBRIDGE, MA 02141

176-13
WFB FUTURAMA RENTALS LLC. C/O ALEX
STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST. SUITE #100
SOMERVILLE, MA 02143

176-13
LANDERS, DEBORAH D.
4 ARLINGTON ST., UNIT #22
CAMBRIDGE, MA 02140

153-59
VIGDEN, MICHICO N., DANIEL G VIGDEN
TRUSTEE OF MICHICO N. VIGDEN REV TRS
8 NEWPORT RD UNIT #1
CAMBRIDGE, MA 02140

176-13
URBAN RENEWAL 13 LLC C/O RCG LLC
17 IVALOO ST, UNIT 4-10
SOMERVILLE, MA 02143

176-13
LANDERS, DEBORAH
4 ARLINGTON ST 22
CAMBRIDGE, MA 02140

176-13
GONG, ZHENG YUGE XIAO
76 TUDOR RD
NEEDHAM, MA 02492

176-13
HARRIS, RICHARD A., PATRICIA HARRIS ALYSON
A. POWERS & BRENDON HARRIS
1800 MASSACHUSETTS AVE UNIT 14
CAMBRIDGE, MA 02140

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
HIBBS, CHRISTINA C.
4-74 48TH AVENUE APT 3N
LONG ISLAND CITY, NY 11109

153-59
LEE DONG MOOK & YOUNG GIL LEE
12 LAWRENCE CT
SYOSETT, NY 11791

176-13
PARUCHURI S.R.A
1060 OAK TREE LN
ROCHESTER HILLS, MI 48309

153-66
PLANTE VALERIE L
1 NEWPORT RD - UNIT 1-5
CAMBRIDGE, MA 02140

176-13
VEGGIE FAMILY REALTY LLC
22 SHEAN RD
BELMONT, MA 02478

176-13
SRA PARUCHURI TR SRA PARUCHURI
LIVING TRUST
1060 OAK TREE LN
ROCHESTER HILLS, MI 48309

176-13
SPILKER HAROLD D III KIRSTEN O SPILKER
937 HUNAKAI ST
HONOLULU, HI 96816

176-13
BROMBERGER ALLEN & DANIEL BROMBERGER
30 PHILLIPS RD
SOUTH PORTLAND, ME 04106

176-13
TAZAWA KAYOKO
20 MAIN ST
EXETER, NH 03833

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