



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JUN 30 PM 4:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1170612

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: IQHQ-Alewife, LLC

PETITIONER'S ADDRESS: 5 Kimball St., Cambridge, MA 01240

LOCATION OF PROPERTY: MP 36-64 Whittemore Ave, Cambridge, MA

TYPE OF OCCUPANCY: Mix Office, Lab, and campus support areas.

ZONING DISTRICT: Residence B Zone/Special District D2 & D3/Parkway Overlay District

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Section 7.16.22 of the Zoning Code establishes the sign regulations applicable to signage in all Business, Office, and Industrial Districts. Section 7.16.22.A provides that the maximum sign area for free-standing signs on a single lot is 30 square feet, and further provides that the maximum number of free-standing signs on a single lot is two, provided that the total area of all such signs shall not exceed 30 sq. feet.

The applicant requests a variance from Section 7.16.22.A to allow eight (8) free standing signs on the site and variance from Section 7.16.22.A to allow for 136 square feet of free-standing sign area in the aggregate.

Regarding illumination on the denied signage applications, we have modified the designs and will be installing external illuminated fixtures.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.a (Free Standing Signs).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

Danny Frias

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 IQHQ-Alewife, LLC

(OWNER)

Address: One Boston Place, 201 Washington St, Suite 3920, Boston, MA 02108

State that I/We own the property located at 36-64,53-59,65-85, 91-95,115-119, Whittemore, Cambridge, MA 01240,
which is the subject of this zoning application.

The record title of this property is in the name of IQHQ-Alewife, LLC

*Pursuant to a deed of duly recorded in the date 08/04/2020, Middlesex South
County Registry of Deeds at Book 75297, Page 443; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



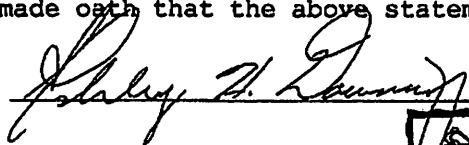
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**Written evidence of Agent's standing to represent petitioner may be requested.*

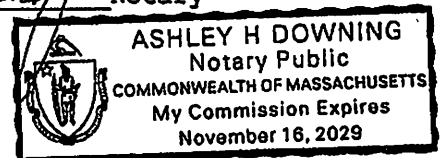
Commonwealth of Massachusetts, County of Middlesex

The above-name David Surette personally appeared before me,
this 4th of June, 2025, and made oath that the above statement is true.

My commission expires November 16, 2029 (Notary Seal).



Notary



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

(Print Name)

Address:

5 Kimball St, Cambridge, MA

Tel. No.

978-986-9366

E-Mail Address:

dfrias@iqhqreit.com

Date: 6/24/25**BZA Application Form****DIMENSIONAL INFORMATION**Applicant: IQHQ-Alewife, LLCPresent Use/Occupancy: Mix Office, Lab, and campus support areas.Location: 62 Whittemore Ave, Cambridge, MAZone: Residence B Zone/Special District D2 & D3/Parkway Overlay District

Phone: 978-986-9366

Requested Use/Occupancy: Mix Office, Lab, and campus support areas.

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	(max.)
<u>LOT AREA:</u>		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>LOT AREA OF EACH DWELLING UNIT</u>		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>SIZE OF LOT:</u>	WIDTH	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
	DEPTH	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>SETBACKS IN FEET:</u>	FRONT	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
	REAR	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
	LEFT SIDE	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	

		part of this application				
	RIGHT SIDE	See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>SIZE OF BUILDING:</u>	HEIGHT	See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
	WIDTH	See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
	LENGTH	See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>NO. OF DWELLING UNITS:</u>		See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>NO. OF PARKING SPACES:</u>		See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>NO. OF LOADING AREAS:</u>		See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		See the Dimensional Narrative included as part of this application		See the Dimensional Narrative included as part of this application	See the Dimensional Narrative included as part of this application	

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.:

Steel construction

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 VARIANCE**

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

While noncompliant with the standards set forth in Section 7.16.22.A of the Zoning Ordinance as the proposed signage exceeds the maximum number of signs and total area of free standing signage allowed, the proposed signage is appropriate because the Site is comprised of approximately 19.6 acres.

The Alewife Park Project, when fully developed on the Site, will include six (6) buildings located south of Whittemore Street and four (4) parking lots located north of Whittemore Avenue—all of which are part of the Alewife Park campus.

The proposed signage for which the variances are requested are wayfinding signs that will help tenants, employees, visitors, and neighborhood residents safely and efficiently navigate the 19.6-acre Site and the surrounding area when travelling either as a pedestrian or by vehicle.

A literal enforcement of Section 7.16.22.A would involve a substantial hardship as it would prohibit the Applicant from installing sufficient wayfinding signage to direct tenants, employees, visitors, and neighborhood residents travelling to and from the Site, which adversely impacts vehicle and pedestrian circulation.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is a result of the shape of the lot. As noted above, the Site includes approximately 19.6 acres of land. Additionally, Whittemore Avenue separates the parking lots serving the Alewife Park project from the primary Alewife Park campus.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The desirable relief may be granted without substantial detriment to the public good and, in fact, the requested variances to allow for the requested number and aggregate size of the proposed signage would serve the public good as they would provide wayfinding signage that allows for safe vehicular and pedestrian travel to and from the Site by tenants, employees, visitors and neighborhood residents.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance. Section 1.30 of the Ordinance provides, in part, that the purpose of the Ordinance is to "lessen congestion in the street" and "to encourage the most rational use of land" among other items. The requested variances would authorize signage that is designed to lessen congestion in the streets by providing clear wayfinding direction and would encourage rational use of land as the signage allows for safe and efficient travel to and from the Site by tenants, employees, visitors, and neighborhood residents

















IQHQ-ALEWIFE, LLC
APPLICATION FOR SIGN VARIANCE
ALEWIFE PARK—DIMENSIONAL INFORMATION

This application is for variances to permit certain signage to support the Alewife Park project (the “**Project**”). The Project is subject to the Project Review Special Permit (Section 19.20) and Flood Plain Overlay District Special Permit (Section 20.73) granted by the Cambridge Planning Board as set forth in the decision for Case No. 387, dated May 10, 2022, and filed on August 16, 2022 (the “**Alewife Park Special Permit**”).

Appendix I to the Alewife Park Special Permit sets forth the Approved Dimensional Chart for the Project. A copy of Appendix I is attached hereto.

The proposed signage that is the subject of this application does not modify any of the approved dimensions of the Project. Accordingly, Appendix I provides the relevant dimensional information for the Project.

**IQHQ-ALEWIFE, LLC
APPLICATION FOR SIGN VARIANCE
ALEWIFE PARK—BULK AND DIMENSIONAL INFORMATION**

Appendix I to Alewife Park Special Permit

(attached)

Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	853,776	20,000	853,776	No Change
Lot Width (ft)	961	100	961	No Change
Total GFA (sq ft)	382,000	1,017,250	735,500	Consistent with Application Documents and applicable zoning requirements
Residential Base	0	782,500	0	
Non-Residential Base	382,000	782,500	735,000	
Inclusionary Bonus	0	234,750	0	
Total FAR	0.50	N/A	0.94	Consistent with Application Documents and applicable zoning requirements
Residential Base	0	N/A	0	
Non-Residential Base	0.50	N/A	0.94	
Inclusionary Bonus	0	N/A	0	
Total Dwelling Units	0	443	0	Consistent with Application Documents and applicable zoning requirements
Base Units	0	341	0	
Inclusionary Bonus Units	0	102	0	
Base Lot Area / Unit (sq ft)	0	2,500	0	
Total Lot Area / Unit (sq ft)	0	1,927	0	
Height (ft)	52.5 max.	55	52 max.	Consistent with Application Documents and applicable zoning requirements
Front Setbacks (ft)	21, 0	25	21, 0, 25.50	
Side Setback (ft)	237	64.58	242.50, 93.50, 92.50, 62.33	
Side Setback (ft)	26.42	25, 50	26.42, 102.25	
Rear Setback (ft)	225, 306	50	116.83	
Open Space (% of Lot Area)	46%	20%	50%	Consistent with Application Documents and applicable zoning requirements
Private Open Space	46%	N/A	0%	
Publicly Beneficial Open Space (% of Lot Area)	0%	N/A	50%	
Permeable Open Space (sq ft)	364,826	N/A	385,500	
Off-Street Parking Spaces	722	1,000 max.	609 max. ¹	Consistent with Application Documents and applicable zoning requirements
Long-Term Bicycle Parking	0	140	140	
Short-Term Bicycle Parking	40	44	44	
Loading Bays	6	5	8	

¹ See conditions 8 and 9 of this Decision.



CITY OF CAMBRIDGE

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and [Article 7.000](#) of the Zoning Ordinance. Please note the following additional requirements:

- **All signs must receive a permit from the Inspectional Services Department (ISD) before installation.** Community Development Department certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. **Do not contract for the fabrication** of a sign until all permits have been issued, including City Council approval if necessary, for signs in the public way.
- Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk must receive approval from the Cambridge City Council and a bond must be posted with the City Clerk. For questions or additional information, please contact cddzoning@cambridgema.gov.

APPLICANT INFORMATION

Applicant Name: Michael Shanahan

Phone: 978-319-2333

Email: Michael.shanahan@aecom.com

Sign Address: 62 Whittemore Ave

PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: Alewife Park Parking lot E Private property unauthor 

Sign type: Freestanding Sign

Area in square feet: 9

Dimensions: 6 H x 1.5 L

Placement height in feet: 6

Depth from façade: N/A

Illumination: Natural (no illumination)

Sign frontage in feet: 0

Area of existing signs to remain: 0'

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: No

Sign requires a variance from the Board of Zoning Appeals: Yes

Comments: Sign does not conform with Article 7.15.22(a) free standing sign requirements. Sign dimensions and illumination conform but proposal calls for more than 2 total freestanding signs exceeding 30 total square feet.

Signature:

CDD Representative

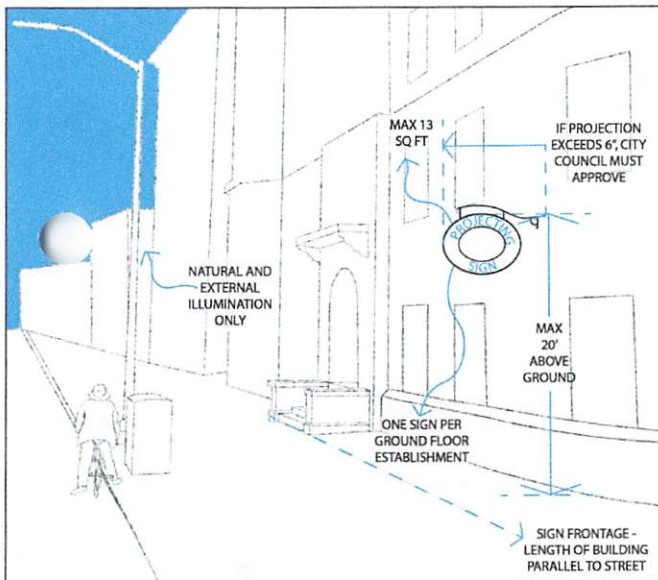
Date

OVERVIEW BY SIGN TYPE

Please note that this guide is intended to provide an overview of requirements by sign type. Sign shall mean and include any permanent or temporary structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction and which is designed to be seen from the outside of a building. For further information on specific requirements, consult Article 7.000 of the Zoning Ordinance.

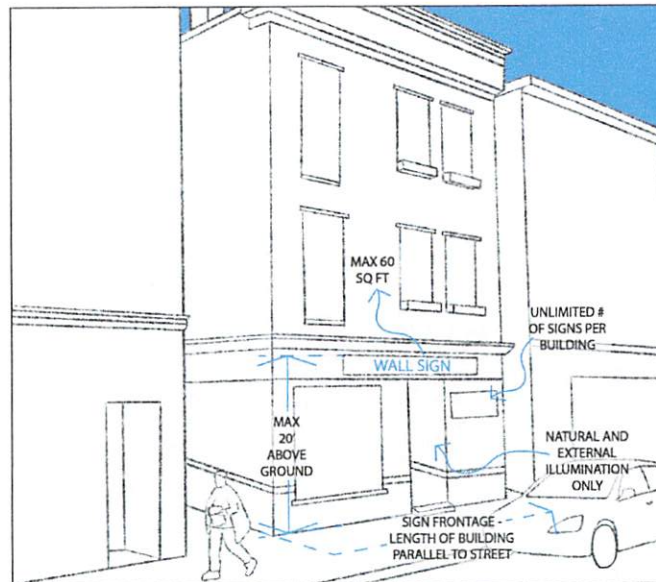
PROJECTING SIGN

A projecting sign is attached to and projects from a building face, including marquee, canopy, and awning mounted signs.



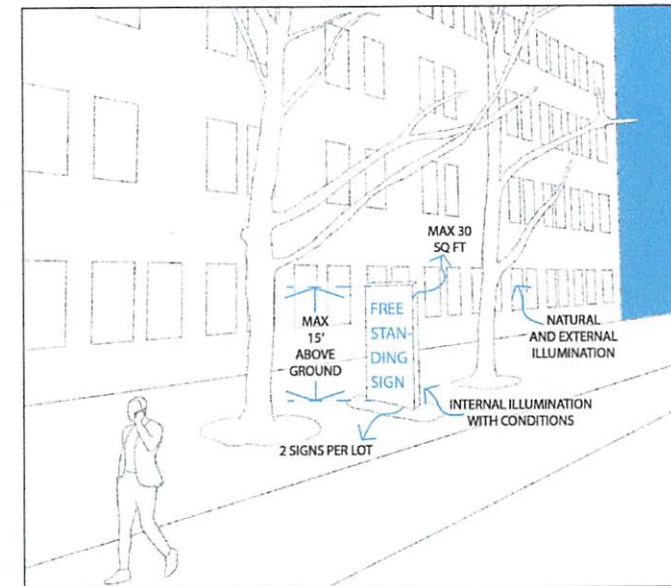
WALL SIGN

A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.



FREESTANDING SIGN

A free standing sign is attached to or part of a self-supporting structure and is not attached to any other structure.

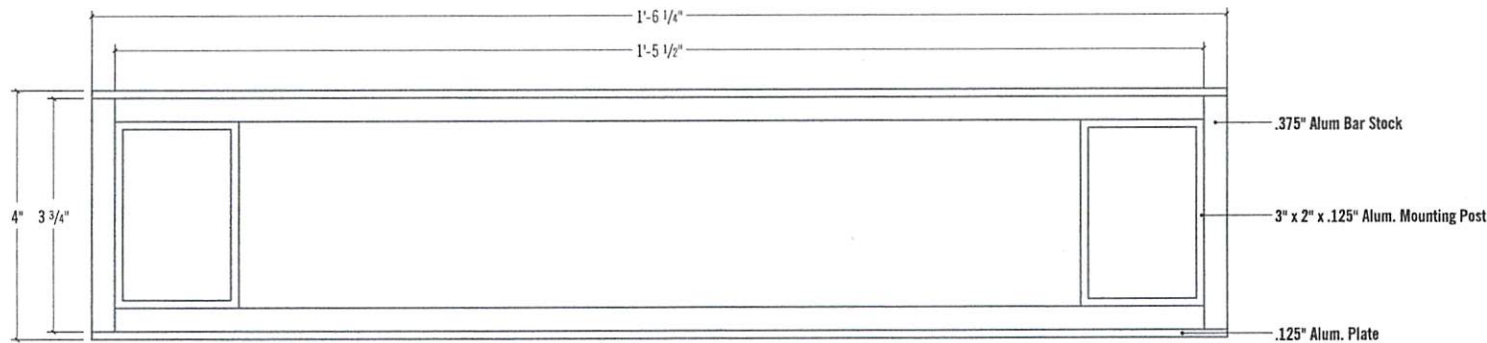


SIGN TYPE - B2

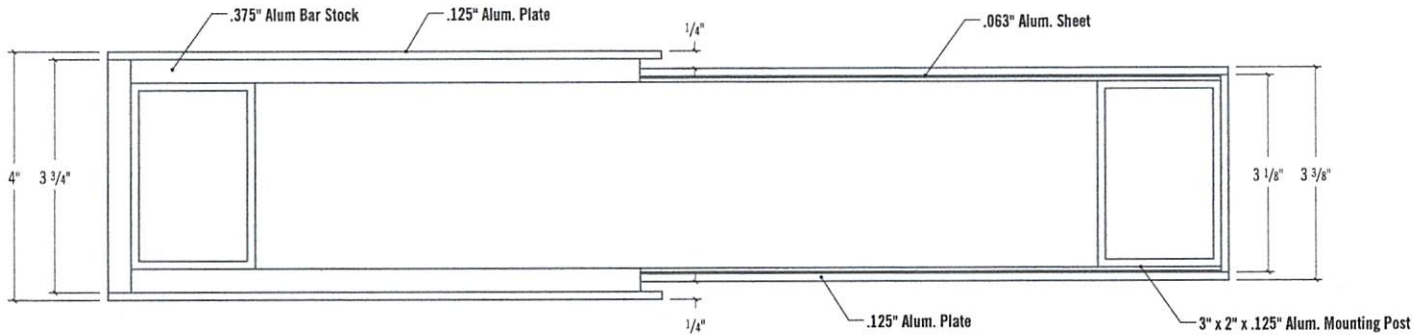
Freestanding Wayfinding ID

Sign Type - B2

Freestanding Wayfinding ID



SECTION DETAIL - A
Detail A - Scale: 6"=1'-0"



SECTION DETAIL - A
Detail A - Scale: 6"=1'-0"

CD Drawing Set V1



Date: Jan 16, 2025
Project: WV18961
Drawn: JE
Scale: see drawing

Sign Type - B2

Freestanding Wayfinding ID

DESCRIPTION

A CABINET

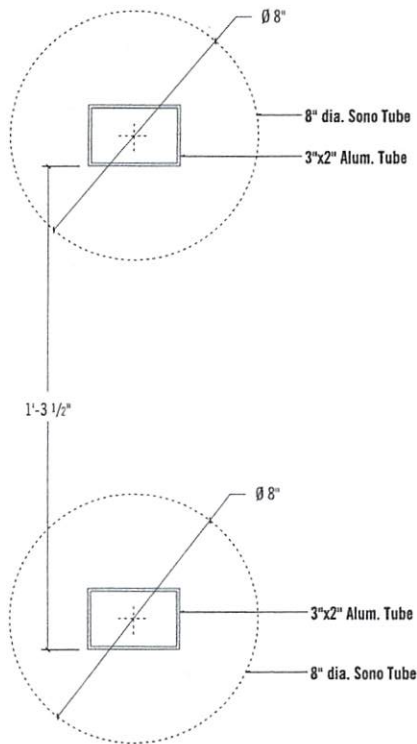
- Fabricated From:
 - 3" x 2" x .125" Alum. Mounting Post
 - 2.5" x 1.5" x .125" Alum. Internal Post
 - 2" x .125" Horizontal Supports
 - .125" Alum. Face Panels
 - .063" Alum. Backing Plate
 - Welded Construction
 - Any Exposed Hardware Ptd. to Match Face

B FOUNDATION

- Soil Density: 130 PCF
- Frost Depth: 4FT
- Active Equiv. Pressure: 5 PSF/FT
- Passive Equiv. Pressure: 250 PSF/FT
- Slab on Grade and Spread Footings
Shall bear on a Min. 12in. of Gravel
- Basic Wind Speed V = 117 MPH
- Risk Category I
- Exposure Category B
- Portland Cement: ASTM C150, Type II
- Air Entrainment: ASTM C260

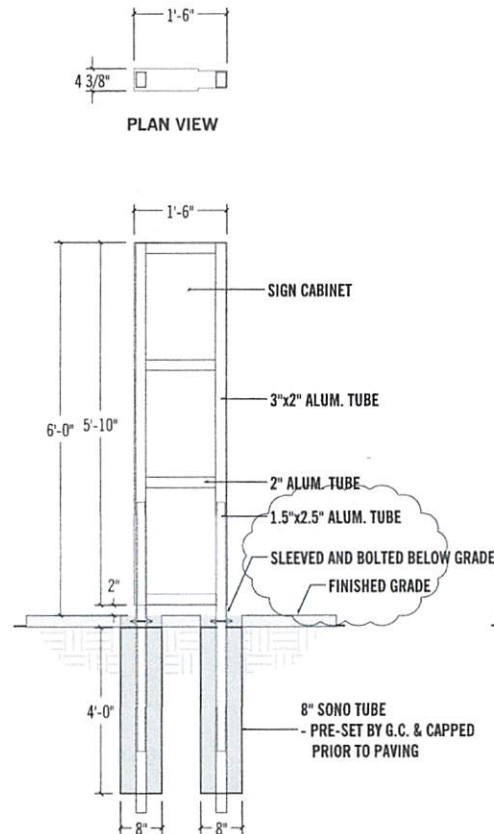
C CABINET TO FOUNDATION CONNECTION

- 3" x 2" x .125" Alum. Tube
- Direct Embed 8" Sono Tubes
- Sono Tubes Pre-Set by G.C. & Capped
Prior to Paving
- At Install Fill Sono Tubes with Cement &
Set Sign In Place 2" Above Grade



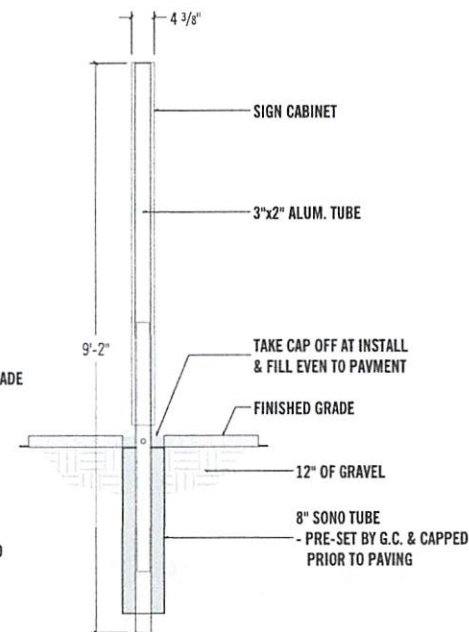
PLAN VIEW - Footing

Detail C - Scale: 3"=1'-0"



SECTION DETAIL - Footing/Cabinet Mounting

Detail A - Scale: 1/2"=1'-0"



SIDE DETAIL - Footing/Cabinet Mounting

Detail B - Scale: 1/2"=1'-0"

CD Drawing Set V1

ALEWIFE
— PARK

Date: Jan 16, 2025

Project: WV18961

Drawn: JE

Scale: see drawing



Whitney Veigas / 83 Morse St. 6B / Norwood, MA 02062
781 449 1351 / whitneyveigas.com



CD Drawing Set V1

Date: Jan 16, 2025

Project: WV18961

Drawn: JE

Scale: see drawing

SIDE A
LOC. B2c.04
Scale: 1"=1'-0"



SIDE B
LOC. B2c.04
Scale: 1"=1'-0"



SIDE A
LOC. B2c.05
Scale: 1"=1'-0"

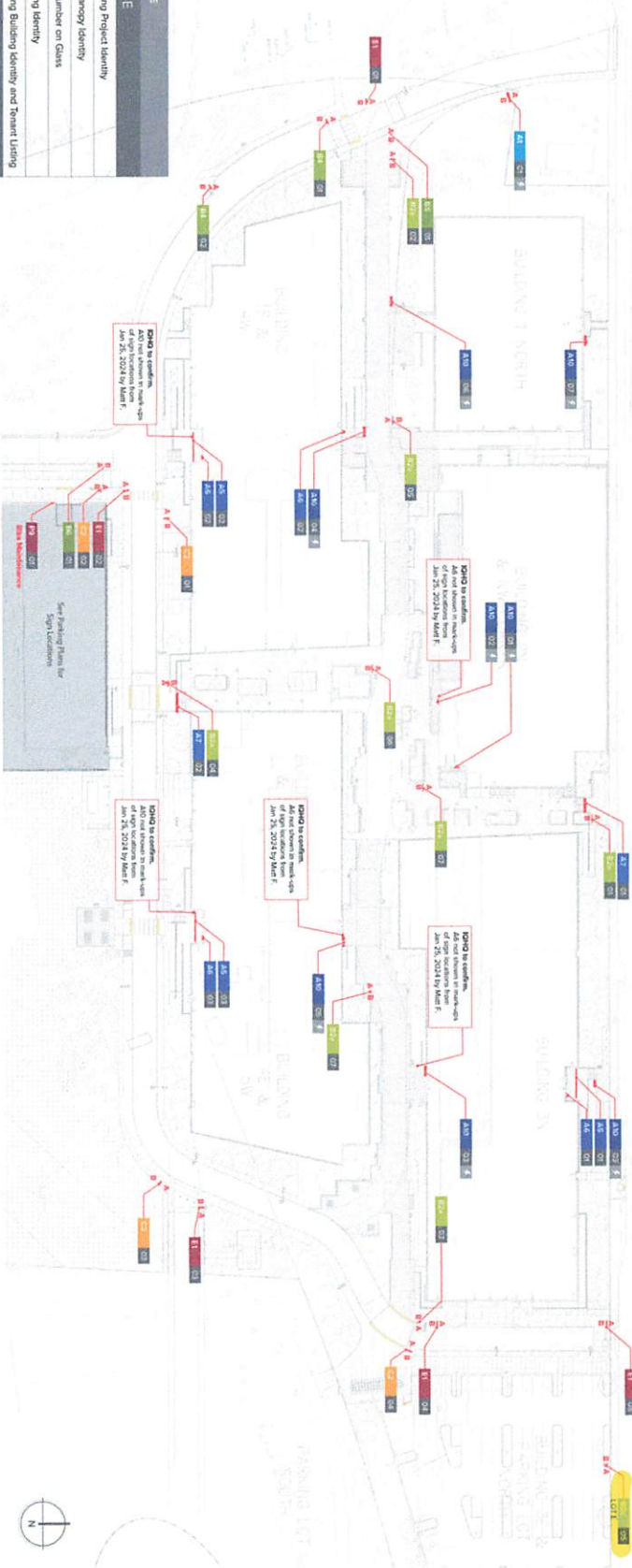
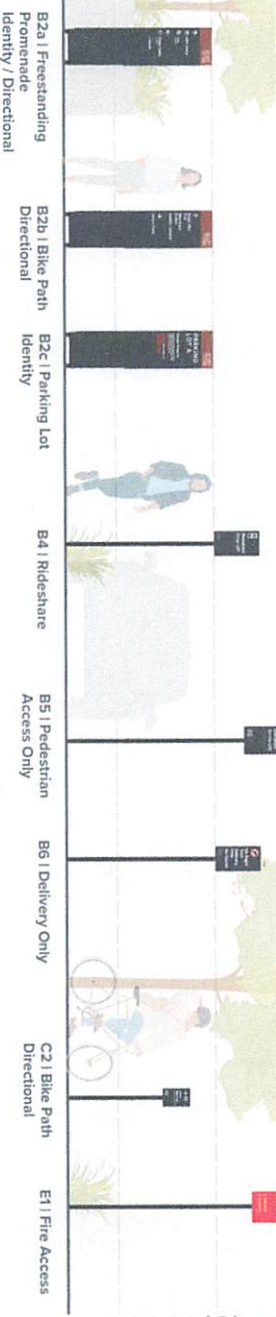


SIDE B
LOC. B2c.05
Scale: 1"=1'-0"



global comment:
spell check "unauthorized"

Sign ID	Sign Type
EXTERIOR SIGNAGE	
A1	Freestanding Project Identity
A5	Building Canopy Identity
A6	Building Number on Glass
A7	Initial Parking Identity
A10	Freestanding Building Identity and Tenant Listing
WAYFINDING	
B2a	Vehicle Directional - Pole Mounted
B2b	Freestanding Promenade Identity / Directional
B2c	Tenant / Bike Path Directional and Identity
B4	Parking Lot Identity
B5	Rideshare
B6	Pedestrian Only
B6	Delivery Only
BIKE PATH TRANSIT	
C2	Bike Path Directional
REGULATORY SIGNAGE	
E1	Fire Access Location



DRAWING FOR DESIGN INTENT ONLY AND NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE DETAILED, FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

Site Signage Location Plan
Page 01 of 02

Signs under variance filing. TOTAL 8



rsmdesign

San Clemente, CA
949.492.9479

Dallas, TX
972.974.3690

Los Angeles, CA
213.705.9006

Boulder, CO
303.335.0607

rsmdesign.com

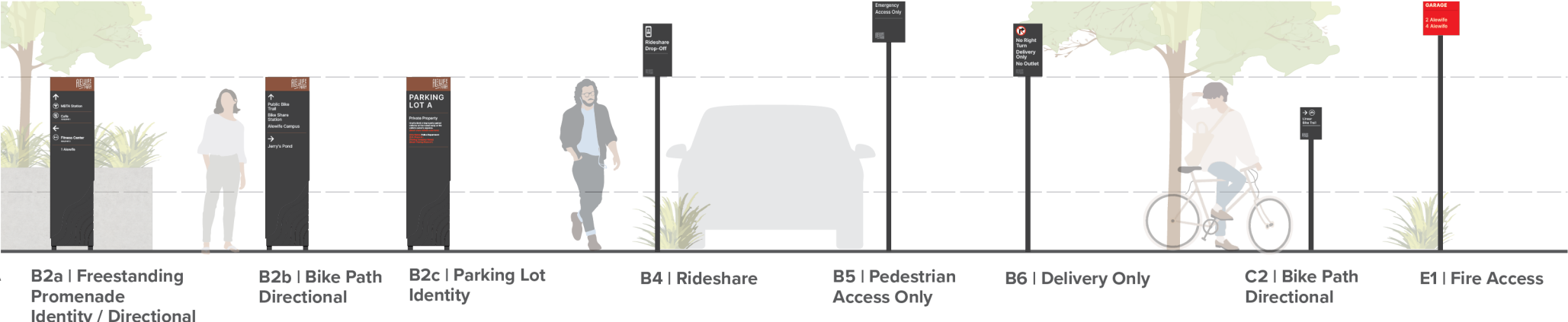
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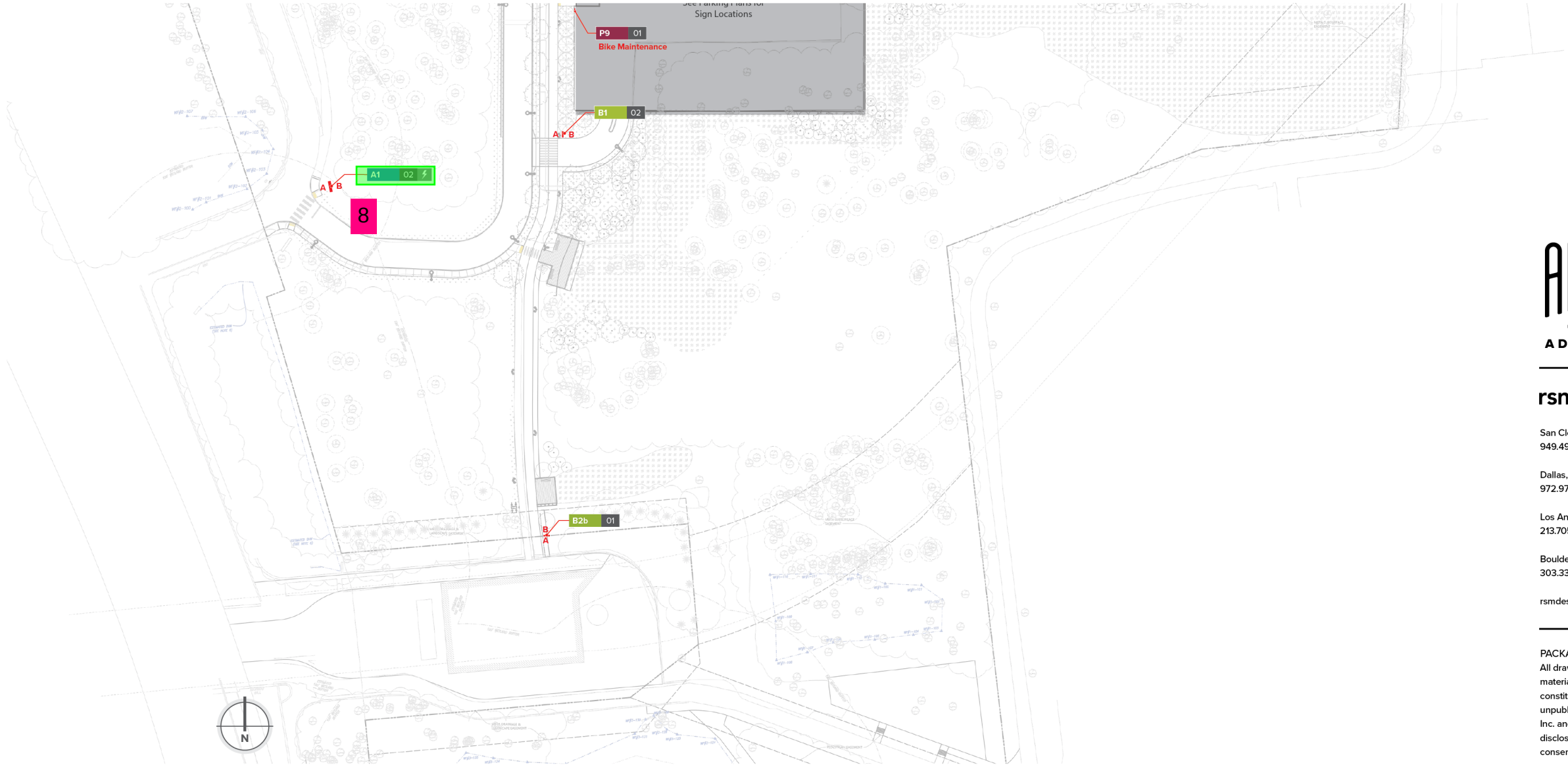
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REVISIONS:	DATE:
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SIGN ID	SIGN TYPE
EXTERIOR SIGNAGE	
A1	Freestanding Project Identity
A5	Building Canopy Identity
A6	Building Number on Glass
A7	Inlaid Paving Identity
A10	Freestanding Building Identity and Tenant Listing
SITE WAYFINDING	
B1	Vehicular Directional - Pole Mounted
B2a	Freestanding Promenade Identity / Directional
B2b	Transit / Bike Path Directionals and Identity
B2c	Parking Lot Identity
B4	Rideshare
B5	Pedestrian Only
B6	Deliveries Only
BIKE PATH TRANSIT	
C2	Bike Path Directional
REGULATORY SIGNAGE	
E1	Fire Access Location



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B2b	Transit / Bike Path Directionals and Identity
B2c	Parking Lot Identity
B4	Rideshare
B5	Pedestrian Only
B6	Deliveries Only
BIKE PATH TRANSIT	
C2	Bike Path Directional
REGULATORY SIGNAGE	
E1	Fire Access Location



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Los Angeles, CA
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Boulder, CO
303.335.0607

rsmdesign.com

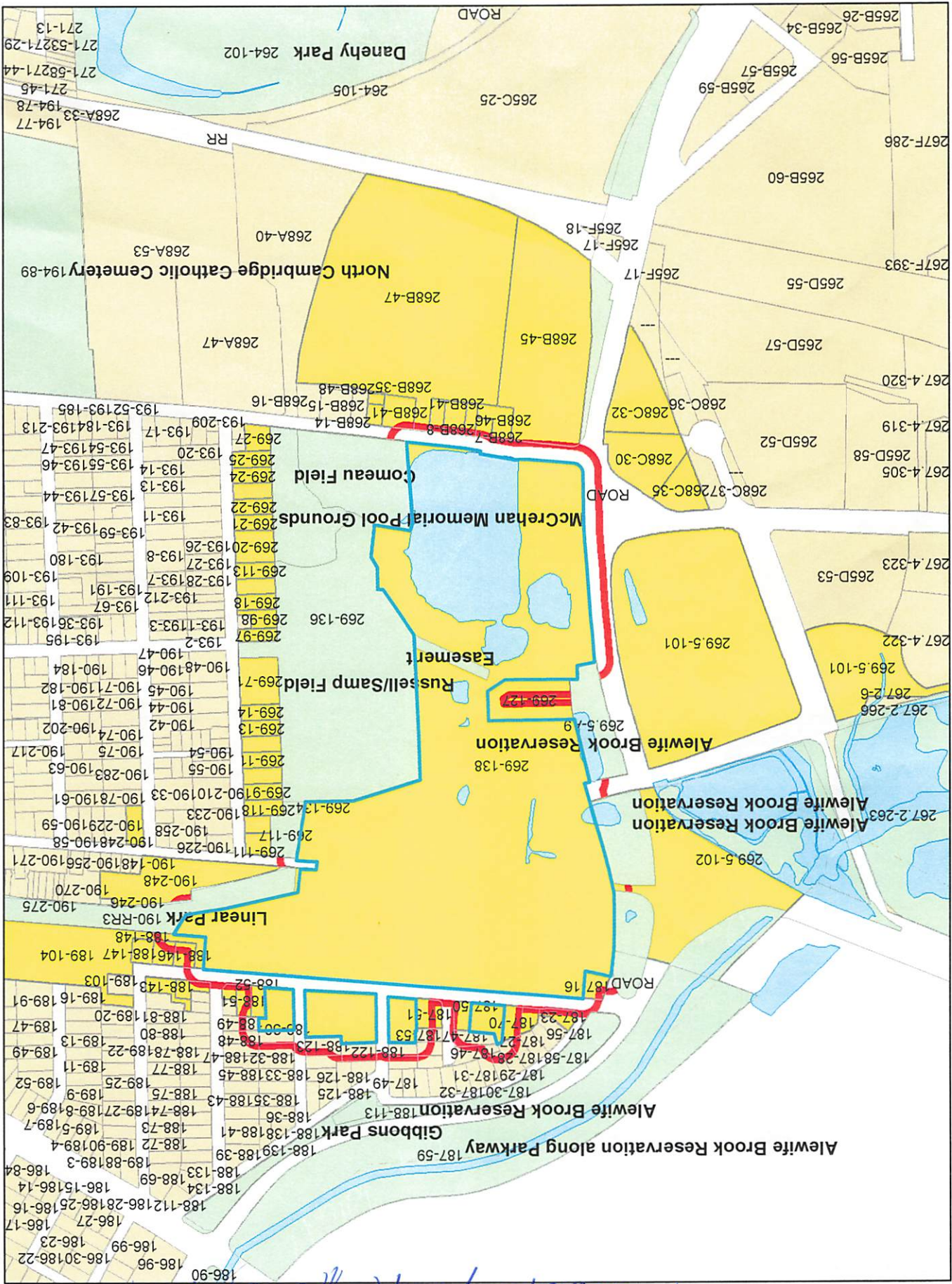
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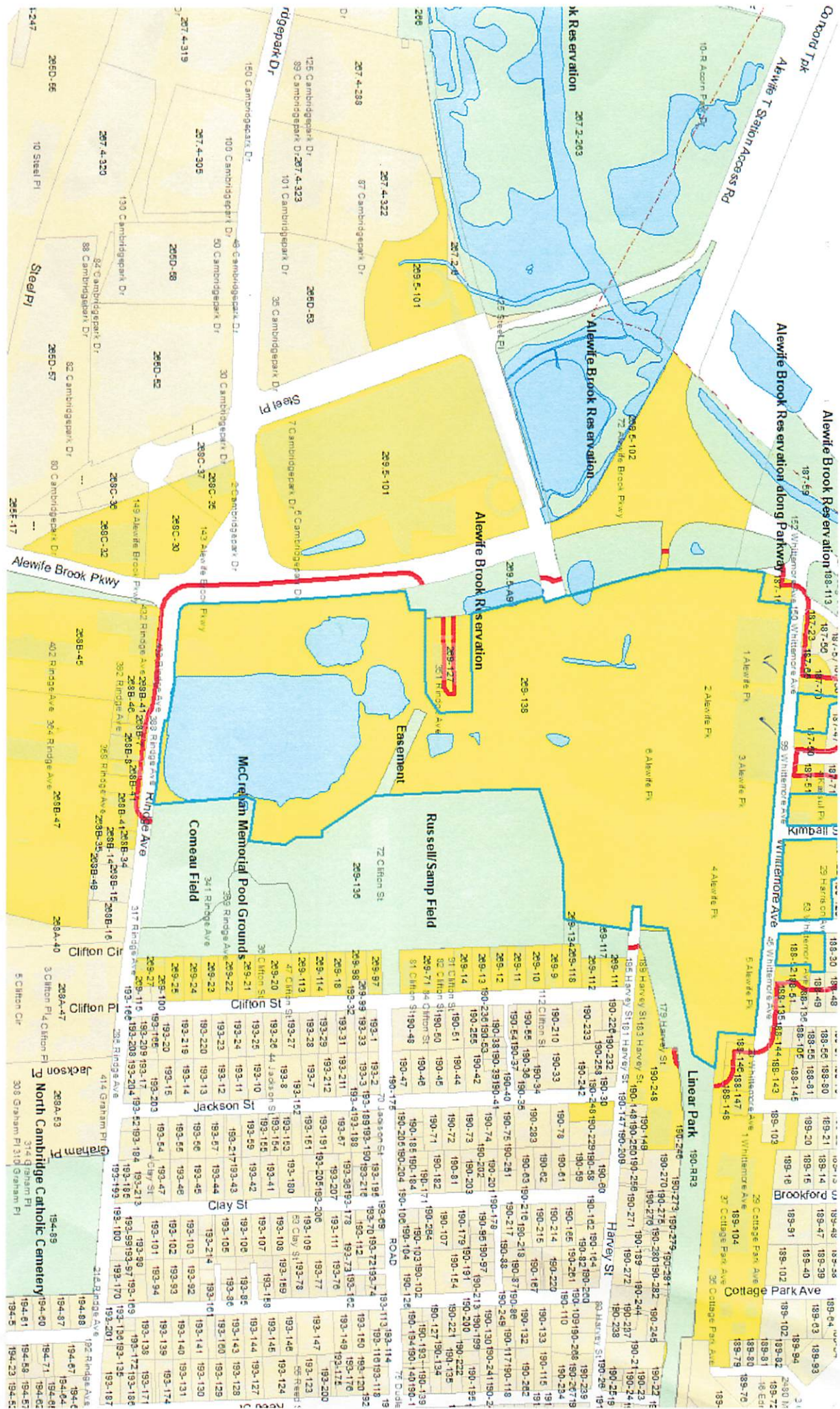
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REVISIONS:	DATE:
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1 Alewife Park #3 City of Lawrence Ave



1 Alewife Rd & 36-64 Whittemore Ave



1 Alewife pk 1
36-64 Alewife Petitioner 105

188-144-143
TANGO PROPERTIES, LLC
82 MAIN ST
KINGSTON, MA 02364

188-113
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

IQHQ - ALEWIFE, LLC
C/O DANNY FRIAS
5 KIMBALL STREET
CAMBRIDGE, MA 02140

188-135
STANITSAS, DIONISIOS, EKATERINI STANITSA
LIFE ESTATE & GERASIMOS STANITSAS
58 MADISON AVE
CAMBRIDGE, MA 02140-1615

190-248
ECCLES, KATHLEEN M. &
JACQUELINE TRUESDALE
177 HARVEY ST
CAMBRIDGE, MA 02140

269-138
IQHQ-ALEWIFE LLC
674 VIA DE LA VALLE - STE 206
SOLANA BEACH, CA 92075

190-248
GERMANOTTA, MERIBETH H. LIFE ESTATE
171-195 HARVEY ST UNIT 175/2
CAMBRIDGE, MA 02140

190-248
SERWECINSKI, JOHN R.
175-4 HARVEY ST
CAMBRIDGE, MA 02140

190-248
AGATE, CAROL,
TRUSTEE THE CAROL AGATE LIV TRUST
175 HARVEY ST UNIT 7
CAMBRIDGE, MA 02140

190-248
PFEFFER, AVROM & DEBRA GELBER
171 HARVEY ST UNIT 171
CAMBRIDGE, MA 02140

190-248
ADLER, JUDITH S.,
TR. OF THE JUDITH ADLER FAMILY TRS
175 HARVEY ST UNIT 175/1
CAMBRIDGE, MA 02140

190-248
MAYS, MILDRED J. & MARJORIE AGATE
175 HARVEY ST UNIT 13
CAMBRIDGE, MA 02140

190-248
SEO, KWANG YOUNG & EUN SUP RYU
195 HARVEY ST UNIT 8
CAMBRIDGE, MA 02139

190-248
ORZACK, STEVEN & ARIANE CHERBULIEZ
173 HARVEY ST UNIT 173
CAMBRIDGE, MA 02140

190-248
SHABRY, JUDITH & DEREK LICHTER
189 HARVEY STREET, UNIT 189
CAMBRIDGE, MA 02140

190-248
175 HARVEY HOME, LLC
C/O JANET INNES
175 HARVEY ST UNIT 3
CAMBRIDGE, MA 02140

190-248
DOWDS, R. PHILIP & SUSAN J. DOWDS
175 HARVEY ST UNIT 175/5
CAMBRIDGE, MA 02140

190-248
EHRESMAN, JOHN P.
175 HARVEY ST UNIT 6
CAMBRIDGE, MA 02140

190-248
LEIGH, ROBERT E & MABEL K. LIANG
175 HARVEY ST UNIT 10
CAMBRIDGE, MA 02140

190-248
AMINOFF, ALEXANDER & JENISE AMINOFF
175-11 HARVEY ST
CAMBRIDGE, MA 02140

190-248
PAN, SERGIY & ALLA KARASOVA
195 HARVEY ST UNIT 1
CAMBRIDGE, MA 02140

190-248
BREWER, JUDITH
195 HARVEY ST UNIT 195/4
CAMBRIDGE, MA 02140

189-104
TYLER COURT LIMITED PARTNERSHIP
71 THIRD AVE
BURLINGTON, MA 01803

190-248
LOCKE, ELIZABETH B.
175 HARVEY ST UNIT 8
CAMBRIDGE, MA 02140

190-248
ARNOTT, MICHAEL & MARY LOUISE WHITE
175 HARVEY ST UNIT 9
CAMBRIDGE, MA 02140

190-248
HOLLANDER, CHARLES &
JANET HOLLANDER
195 HARVEY ST UNIT 195/6
CAMBRIDGE, MA 02140

187-16
WALKER, JOHN
482 SOUTHBRIDGE ST STE 384
AUBURN, MA 01501

187-51
RAEBURN, KENNETH G.
4 KASSUL PK
CAMBRIDGE, MA 02140

269-14
GOODWIN, HANNAH R., JOEL NOGIC,
DAVID E. LOWE & KATHRYN A. EHRESMAN
92-94 CLIFTON STREET
CAMBRIDGE, MA 02140

269-20
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN STREET
CAMBRIDGE, MA 02139

/ Alewife / 36-64 Whittemore Ave

2 of 5

269-25
CHEN, NONGJIA TAO TAO
14 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-9
BROMFIELD, SAMUEL &
MIRIAM BROMFIELD TRUSTEES
144 MORRISON AVE
SOMERVILLE, MA 02144

269-11
TSALAH, MOSHE & KAREN MACCABE TSALAH
110 CLIFTON ST
CAMBRIDGE, MA 02140

269-98
CLIFFORD, CHERYL M. &
KIMBERLEY A. LEWIS
62 CLIFTON ST
CAMBRIDGE, MA 02140

269-127-117 / 269.5-101
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

269-20
HAKIM, MOHAMMAD A. & ESMET A. HAKIM
TRS, THE MOHAMMAD A. HAKIM IRREV TR
8 ROLFE RD
LEXINGTON, MA 02420

269-20
SUTTHOFF, JEFFREY & SUTTHOFF, VIRGINIA
40 CLIFTON ST UNIT 12
CAMBRIDGE, MA 02140

269-20
TUPEK, MICHAEL R. & AMANDA L. WILDING
11801 CARMEL AVE, NE
ALBUQUERQUE, NM 87122

269-24
TSUI, WAN-MAN GINA
20 CLIFTON ST
CAMBRIDGE, MA 02140

269-134-136
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

269-13
CUMBERBATCH, JOHN O. &
SHARON M. CUMBERBATCH
100 CLIFTON ST UNIT 100
CAMBRIDGE, MA 02140

269-20
LECERF, JEAN-MICHEL &
SARAH LECERF-GHAFFARI
22 WATSON STREET
CAMBRIDGE, MA 02139

269-136-134
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

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

188-146
FEIN, IAN S. TRS DIANA MANZANEDO TRS
32 WHITTEMORE AVE
CAMBRIDGE, MA 02140

268B-8
MUSTASCIO, GEORGE C.
LORENZO CASAMASSIMA
372 RINDGE AVE
CAMBRIDGE, MA 02140

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

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

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

268C-32
SWEETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST.
NEWTON CENTER, MA 02459

268C-35
APPLETREEWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC.
1188 CENTRE ST.
NEWTON CENTER, MA 02459

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

269.5-102
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
MBTA PARK GARAGE
BOSTON, MA 02133

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

269-97
THEOBALD, DANIEL & DEBORAH THEOBALD
68 CLIFTON ST
CAMBRIDGE, MA 02140

268B-7
AL-AMIN, INC.
380 RINDGE AVE UNIT 2
CAMBRIDGE, MA 02140

269-10
CLEMENTE, RAFAEL &
CATHERINE M. CLEMENTE
112-114 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
CASCAP REALTY, INC.
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

269-20
ZHANG, JEFFREY GANG
40 CLIFTON ST UNIT 32
CAMBRIDGE, MA 02140

269-20
STEAD, CHARLES L. SR.
598 PUTNAM AVENUE
CAMBRIDGE, MA 02139

269-20
KIM, FELICIA MEE SANG
40 CLIFTON ST UNIT 34
CAMBRIDGE, MA 02140

269-112
CAPITAL REAL ESTATE, LLC.
7 FREMONT STREET
SOMERVILLE, MA 02145

269-114
DESTIN, PIERRE CHARLES & PHILOMENE
TRS. OF 52 CLIFTON ST REALTY
IRREVOCABLE TR.
52 CLIFTON ST
CAMBRIDGE, MA 02140-2429

269-21
FLANAGAN, MARIA J.
36 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-71
WHITEMAN, CHARLES A. &
ALISSA K. WHITEMAN
88 CLIFTON ST
CAMBRIDGE, MA 02140

269-23
SAFAR, JONAH E. & JOANNE N. SAFAR
24 CLIFTON ST UNIT 24B
CAMBRIDGE, MA 02140

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

268C-30
APPLETREEWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST
NEWTON CENTER, MA 02459

268B-46
MCLEOD, LORNA
392 RINDGE AVE UNIT 7
CAMBRIDGE, MA 02140

268B-46
ARADOM, HAILE G. & GENET W. ARADOM
394 RINDGE AVENUE.
CAMBRIDGE, MA 02140

268B-46
YOHANNES, EFREM T. &
MEAZA T. TEWELDEMEDHIN
390 RINDGE AVE.
CAMBRIDGE, MA 02140

269-71
GADDAM, PREETHAM & SHARVARI GUJJA
78 CLIFTON ST
CAMBRIDGE, MA 02140

268B-46
NERE, SOLOMON K. &
HIWOT H. GEBREMARIAM
400 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-46
JIFARA, TEREFE R & ELIZABETH HAILESILASE
398 RINDGE AVENUE UNIT 2
CAMBRIDGE, MA 02140

269-118
ZODY, MICHAEL C.
122 CLIFTON ST UNIT 122B
CAMBRIDGE, MA 02140

190-248
BRECK, ERIC L. & EMILY L. BRECK
181 HARVEY ST
CAMBRIDGE, MA 02140

269-118
KOLKOWITZ, DAN K. & LEAH S. FREI
122 CLIFTON ST UNIT 122A
CAMBRIDGE, MA 02140

268B-46
BROWN, MELISSA
396 RINDGE AVENUE
CAMBRIDGE, MA 02140

188-146
YIN HE, EMILY & GUIPING DENG
TR. OF WHITTEMORE AVE 30 REALTY TRUST
30 WHITTEMORE AVE UNIT 30
CAMBRIDGE, MA 02140

269.5-101
BRITE KLEEN CLEANERS
C/O THOMAS SULICK
5 CAMBRIDGE PARK DR
CAMBRIDGE, MA 02140

269.5-101
DUNKIN DONUT C/O RVN
517 CONCORD AVE
CAMBRIDGE, MA 02138

269.5-101
RAWTIE SEHGAL
875 CONCORD TURNPIKE
ARLINGTON, MA 02474

269.5-101
BERTUCCI'S PIZZA INC.
155 OTIS STREET
NORTHBOROUGH, MA 01532-2414

269.5-101
SUNRISE LEARNING ACADEMY 2 LLC &
CITY OF CAMBRIDGE TAX TITLE
C/O JEFFERY WERRICK
P.O BOX 806
NEEDHAM, MA 02494

269.5-101
GUILLERMO RIVIERA
10 SPRING RD
ARLINGTON, MA 02476

188-147
LAMBERT, HENDRICK C.
24-26 WHITTEMORE AVE UNIT 26
CAMBRIDGE, MA 02140

188-148
FEISS, PAUL J.
21 SHEFFIELD RD
WINCHESTER, MA 01890

269.5-101
BANK OF AMERICA REAL ESTATE
DEPARTMENT
100 FEDERAL ST
BOSTON, MA 02110

190-248
EIDELSON BENJAMIN M TRS BENJAMIN M
EIDELSON 2020 REVOCABLE TRUST
183 HARVEY ST - UNIT 183
CAMBRIDGE, MA 02140

190-248
SCHELL, SUZANNA D.,
TRS THE SUZANNA D. SCHELL 2019 TR
195 HARVEY ST UNIT 7
CAMBRIDGE, MA 02140

188-52
CASE RESOURCES, LLC
73 ALLEN STREET
LEXINGTON, MA 02421

269-71
MULLAHY, LAURA N., TRS THE LAURA N.
MULLAHY 2019 REVOC TRT
82 CLIFTON ST
CAMBRIDGE, MA 02140

269-22
RESNIKOFF, NATHANIEL
30 CLIFTON ST, UNIT 1
CAMBRIDGE, MA 02140

269-22
NI, XING-YIN ARTHUR CHUN HONG SHUM
30 CLIFTON ST, UNIT 2
CAMBRIDGE, MA 02140

190-248
FORD, MARY E. TRUSTEE OF THE MARY E
FORD LIVING TRUST
195 HARVEY ST UNIT 195-5
CAMBRIDGE, MA 02140

269-71
HITCZENKO, MARCIN ELIZABETH ROSE
ELLEN LOUGHLIN
76 CLIFTON ST
CAMBRIDGE, MA 02140

188-147
LAMBERT HENDRICK LOMBARDI LYNNE
24 WHITTEMORE AVE - UNIT 24
CAMBRIDGE, MA 02140

269-20
ADOUANE LICIA
40 CLIFTON STREET - UNIT 22
CAMBRIDGE, MA 02140

269-12
PLOSINSKI, VICTOR L. &
SUSAN M. PLOSINSKI
104 CLIFTON ST
CAMBRIDGE, MA 02140

269-18
FOLEY, KEITH PATRICK,
TRS LAUREN ANN BAUMANN, TRS
60 CLIFTON ST
CAMBRIDGE, MA 02140

187-70
CHA RAD PROPERTIES LLC
362 GREEN ST
CAMBRIDGE, MA 02139

268B-46
SHAMS SAIFUL & FARHANAH AFROZE
398 RINDGE AVENUE UNIT 3
CAMBRIDGE, MA 02140

269-13
SHELDON, JOSHUA ERIC
98 CLIFTON ST
CAMBRIDGE, MA 02140

190-248
NANDI INDRANI & UTTAM NANDI
175 HARVEY ST UNIT 12
CAMBRIDGE, MA 02140

187-23
DELUCAS LAWRENCE J RACHEL DELUCAS
30 SEAGRAVE RD
CAMBRIDGE, MA 02140

269-20
JIANG TAO & MING PAN
293 MARRETT RD
LEXINGTON, MA 02421

190-248
GERALD JEAN-PHILIPPE ALAIN &
CAMILLE MAR
185 HARVEY ST - UNIT 185
CAMBRIDGE, MA 02140

268B-35
FFSIK LLC
29 ROBINSON DR
BEDFORD, MA 01730

190-248
MATTHAEI, JULIE ANN
TR. THE JULIE ANN MATTHAEI 2005 LIVING TR
195 HARVEY ST UNIT 10
CAMBRIDGE, MA 02140

187-50
KIPP, KATHLEEN AMY TRS THE AMY KIPP
REVOCABLE LIVING TR
111 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-71
WANG, DAYANG SAVIZ
HUNG-CHUNG MOWLAVI
76-88 CLIFTON ST - UNIT 84
CAMBRIDGE, MA 02140

268B-34
FFSIK LLC
29 ROBINSON DR
BEDFORD, MA 01730

269-20
SHIN, YE CHAN
40 CLIFTON ST - UNIT 21
CAMBRIDGE, MA 02140

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

/ Alewife / 36-64 Whittemore

5 g's'

269-27
315 RINDGE INVEST LLC
11 BATESON DR
ANDOVER, MA 01810

269-18
KWOKA, JOHN E JR TRS JOHN E KWOKA JR TR
58 CLIFTON ST
CAMBRIDGE, MA 02140

187-65
LIANG XUEYING & LI TIAN
131 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-23
WORDSWORTH, ROBIN SEIRIAN LEWIS
24 CLIFTON ST UNIT 24A
CAMBRIDGE, MA 02140

190-248
VOYTEK, JANE B. TRS THE JANE & JOSEPH
VOYTEK REVOCABLE INTER
195 HARVEY ST - UNIT 9
CAMBRIDGE, MA 02140

268B-45
RINDGE COMMONS NORTH 4 LLC,
C/O JUST A START CORP.
1035 CAMBRIDGE ST. UNIT 12
CAMBRIDGE, MA 02141

190-248
GYOROG, SARAH BASHAR KASABCHY
187 HARVEY ST
CAMBRIDGE, MA 02140

268B-45
RINDGE TOWER APARTMENT LLC,
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

190-248
WURCER SCOTT A & MADELINE A KLEINER
179 HARVEY ST - UNIT 179
CAMBRIDGE, MA 02140

269-71
LEE PAUL W
86 CLIFTON ST - UNIT 86
CAMBRIDGE, MA 02140

269-111
MARTINEZ, GINA TU N. NGUYEN TRS
104 COTTAGE ST
MELROSE, MA 02176

188-51
MELIN, DOROTHY A
TRS THE DOROTHY A MELIN REVOCABLE TR
45 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-113
NGO, KIEM FOR & LEI JIANG
48-50 CLIFTON ST
CAMBRIDGE, MA 02140

190-248
MAXFIELD, WILLIAM H
PETER L MAXFIELD TRS
89 WALCOTT ST
STOW, MA 01775

188-148
IQBAL, KHALID GHITA LAAISSAOUI
18-20 WHITTEMORE AVE - UNIT 18
CAMBRIDGE, MA 02140

269-71
KIMMERMAN, MARK BRADWAY &
B. KIMMERMAN
76-88 CLIFTON ST - UNIT 80
CAMBRIDGE, MA 02139

268B-45
JUST-A-START CORPORATION
1035 CAMBRIDGE ST #12
CAMBRIDGE, MA 02141

190-248
BORT, SHARON EMILY
195 HARVEY ST UNIT 3
CAMBRIDGE, MA 02140

268B-46
AFRICAWALA, SHAHENAZBIBI F
FAHAD, S, AFRICAWALA
398 RINDGE AVE - UNIT 1
CAMBRIDGE, MA 02140

Pacheco, Maria

Subject: FW: July 31, 2025 BZA Agenda

From: douglas_p_brown@yahoo.com <douglas_p_brown@yahoo.com>
Sent: Wednesday, July 2, 2025 9:48 AM

Dear BZA Members:

Regarding the following cases:

6:15 P.M. CASE NO. [BZA-1170616](#)

1 ALEWIFE PARK

Residence B Zone / SD D2 & D3 /

Parkway Overlay District

IQHQ-ALEWIFE, LLC – C/O DANNY FRIAS

Variance: To install a free-standing sign with greater area than allowed by Article 7.

Art. 7.000, Sec. 7.16.22.a (Free Standing Sign). Art. 10.000, Sec. 10.30 (Variance).

6:30 P.M. CASE NO. [BZA-1170612](#)

36-64 WHITTEMORE AVENUE

Residence B Zone / SD D2 & D3 /

Parkway Overlay District

IQHQ-ALEWIFE, LLC – C/O DANNY FRIAS

Variance: To install 8 free standing signs with greater areas than allowed by Article 7.

Art. 7.000, Sec. 7.16.22.a (Free Standing Sign). Art. 10.000, Sec. 10.30 (Variance).

I do not believe that freestanding, **internally illuminated signs** are appropriate for street level use in a residential neighborhood.

Please ask the applicant to make changes to their design to **eliminate the internal illumination of these signs.**

Thank you.

Sincerely,

Doug Brown

35 Standish Street

Doug Brown

617-699-1326 (cell)

douglas_p_brown@yahoo.com



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

5 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

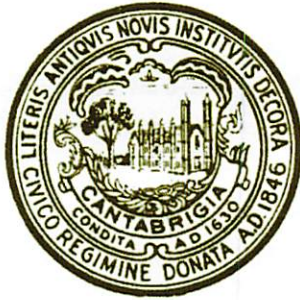
Name: Donny Frias Date:
(Print)

Address: 36-64 Whittemore Ave

Case No. BZA-1170612

Hearing Date: 7/31/25

Thank you,
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

July 23, 2025

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-1170612 36-64 Whittemore Avenue

The Planning Board reviewed this BZA application during a meeting on July 22, 2025 and decided to forward no comments to BZA.

Pacheco, Maria

From: J. Walker <walker.associates.vc@gmail.com>
Sent: Monday, July 28, 2025 11:00 PM
To: Natola, Stephen; Pacheco, Maria; Ratay, Olivia
Subject: Fwd: Opposition to planning board override of Cambridge and State Law

ADDENDUM TO SUBJECT / TITLE : **150-152 Whittemore AVE (Free and clear deed, commercial -residential mixed, SD3) 1 ALEWIFE PARK (AUL Deed, limit Use Authorization, SD3 / 36-64 WHITTEMORE AVENUE (AUL Deed, limited Use Authorization, SD3)**

We would also like to have more information about Cambridge Housing Authority's commercial lease agreement (cf. signage in R7 residential only area that indicates that unlawful parking will result in immediate removal by B&W towing, 51 Mooney St. Cambridge, MA, and certain parking for 'carpool' vehicles only- cf. parking lot of approximately fifteen spaces next to 125-127 Whittemore Ave, a two family property owned by the Cambridge Housing Authority and estimated at roughly six million US dollars, for its 12,000+ square footage which **includes the parking lot that appears to be in a residential ONLY district since 2015/2017 zoning laws and appears to nevertheless be rented UNIQUELY TO IQHQ LP or its subsidiaries or commercial lease contractants.**

Any information in complement to reasons as to why the City of Cambridge should grant IQHQ LP its signage requests would be welcomed during the board meeting on the 31st.

We have already experienced the city's granting of four cell towers on IQHQ's building next to our bedrooms, and are now experiencing intensive chemotherapy for management brain tumors amongst other things.

Thank you

----- Forwarded message -----

From: J. Walker <walker.associates.vc@gmail.com>
Date: Mon, Jul 28, 2025 at 10:28 PM
Subject: Opposition to planning board override of Cambridge and State Law
To: <mpachero@cambridgema.gov>

Monday 7 28 2025 4:28 PM

Dear City,

I have reviewed the general information provided on the city websites concerning the two cases numbers below and I and my family as residents, both commercial and residential, living and working at 150-152

Whittemore Avenue Cambridge, MA 02140 USA, respectfully request that the City not waiver on obedience to standard Cambridge and State Law as it stands without variation.

Regards,

Jessica Walker

John Walker

along with the other members of Walker Associates VC

6:15 P.M. CASE NO. BZA-1170616

1 ALEWIFE PARK

Residence B Zone / SD D2 & D3 / Parkway Overlay

District

IQHQ-ALEWIFE, LLC - C/O DANNY FRIAS

Variance: To install a free-standing sign with greater area than allowed by Article 7.

Art. 7.000, Sec. 7.16.22.a (Free Standing Sign). Art. 10.000, Sec. 10.30 (Variance).

6:30 P.M. CASE NO. BZA-1170612

36-64 WHITTEMORE AVENUE

Residence B Zone / SD D2 & D3 / Parkway Overlay

District

IQHQ-ALEWIFE, LLC - C/O DANNY FRIAS

Variance: To install 8 free standing signs with greater areas than allowed by Article 7.

Art. 7.000, Sec. 7.16.22.a (Free Standing Sign). Art. 10.000, Sec. 10.30 (Variance).