



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 NOV 13 AM 11:41

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 1190013

#### General Information

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

Special Permit: \_\_\_\_\_

Variance: X

Appeal: \_\_\_\_\_

PETITIONER: HPT Cambridge, LLC C/O Carolyn A Parker Consulting

PETITIONER'S ADDRESS: 3 Lorion Avenue, Worcester, Massachusetts 01606

LOCATION OF PROPERTY: 40 Land Blvd, Cambridge, MA

TYPE OF OCCUPANCY: Hotel

ZONING DISTRICT: PUD-2 Zone

REASON FOR PETITION:

/Sign/

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

Relief is for the installation of (2) two 469.05 sf wall signs where 100 sf per wall sign is allowed. Also, the height (location on the hotel) and the internal illumination is requested for relief. We are reducing the overall sf of the signs by 21% from what is currently there.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000	Section: 7.16.21.d (Hotel & Office Use).
Article: 7.000	Section: 7.16.22.d.2 (Signs for Hotels and Motels).
Article: 10.000	Section: 10.30 (Variance).

Original  
Signature(s):

Carolyn A Parker

(Petitioner (s) / Owner)

CAROLYN. A PARKER

(Print Name)

Address:

3 LORION AVE, WORCESTER, MA

Tel. No.

774-239-2781

E-Mail Address:

capconsulting@verizon.net

01606

Date: 11-12-25

# INTERNATIONAL REPORT

REPORT OF THE INTERNATIONAL REPORT

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**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 HPT Cambridge LLC, a Massachusetts limited liability company  
(OWNER)


Address: Two Newton Place, 255 Washington Street, Suite 300, Newton, MA 02458

State that I/We own the property located at 40 Edwin Land Boulevard, Cambridge, MA,  
which is the subject of this zoning application.

The record title of this property is in the name of HPT Cambridge LLC,  
successor-by-conversion to Charterhouse of Cambridge Trust u/d/t dated December 27, 1963

\*Pursuant to a deed of duly recorded in the date 4/15/1969, Middlesex South  
County Registry of Deeds at Book 11665, Page 330; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

HPT Cambridge LLC

By:   
**SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\***  
Brian Donley, CFO

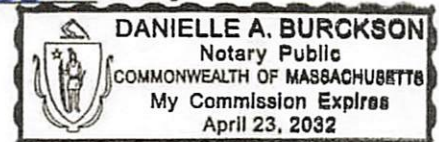
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Brian Donley, CFO personally appeared before me,  
this 6<sup>m</sup> of November, 2025, and made oath that the above statement is true.

 Notary

My commission expires April 23, 2032 (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 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:

The property is a hotel with (2) 587.9 square foot Royal Sonesta wall signs on the roof of the hotel which makes the hotel visible for customers trying to find the hotel. We are reducing the signs to 469.05 square foot each, a reduction of 21%. We are also changing the name to The Royal Sonesta. If we installed 100 square foot signs allowed in the ordinance they would NOT be visible from the ground. The height would go from 6'-2 1/2" to 2'-10 3/8".

- 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 the size and height of the hotel and the location of the signs and making them visible to the customers traveling there. They currently have signs larger than allowed and we are reducing those signs by 21%.

- 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:

There will be no detriment to the public since the signs larger than allowed already exist. The public is helped by the larger signs in safely finding the hotel.

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

The ordinance will not be nullified and the intent of the ordinance still stands, the shape and design of the hotel leave no other possible place to install these signs except on the roof. This location enables customers to find the hotel easily. With the Charles River on one side of the hotel and a tree lined street on the other side makes the current location perfect.

**\*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:** HPT Cambridge, LLC  
**Location:** 40 Land Blvd., Cambridge, MA  
**Phone:** 774-239-2781

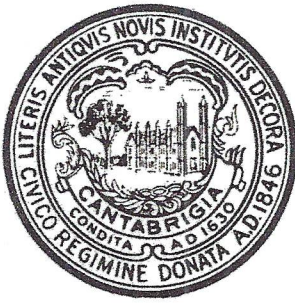
**Present Use/Occupancy:** Hotel  
**Zone:** PUD-2 Zone  
**Requested Use/Occupancy:** Hotel

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	
	DEPTH	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	
	REAR	N/A	N/A	
	LEFT SIDE	N/A	N/A	
	RIGHT SIDE	N/A	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	
	WIDTH	N/A	N/A	
	LENGTH	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		1	0	1
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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'.



## 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](mailto:cddzoning@cambridgema.gov).

**APPLICANT INFORMATION**

Applicant Name: Carolyn A. Parker - The Royal Sonesta

Phone: 774-239-2781

Email: [capconsulting@verizon.net](mailto:capconsulting@verizon.net)

Sign Address: 40 Edwin H Land Blvd

## 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: The ROYAL Sonesta

Sign type: Wall Sign

Area in square feet:

Dimensions: 6'-2 1/2" H x 75'-6 5/8" L

Placement height in feet: Roof of Hotel

Depth from façade: 5"

Illumination: Internal

Sign frontage in feet: Wall sign mounted on 124'-4"

Area of existing signs to remain: Unknown

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## 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

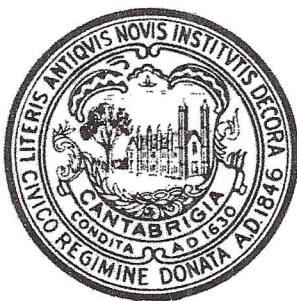
Comments: Proposed sign does not conform to Article 7 of the Zoning Ordinance, per section 7.16.21.D. The proposed sign does not conform to the the allowed total area of signage permitted per lot, the total area of the sign, the placement height of the sign, and the illumination of the sign.

Signature: *Mason Wells*  
Mason Wells

11/10/2025

CDD Representative

Date



## CITY OF CAMBRIDGE

**Community Development Department**

City Hall Annex, 344 Broadway, Cambridge, MA 02139

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Phone: 774-239-2781

Email: [capconsulting@verizon.net](mailto:capconsulting@verizon.net)

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Signature: *Mason Wells*  
Mason Wells

11/10/2025

CDD Representative

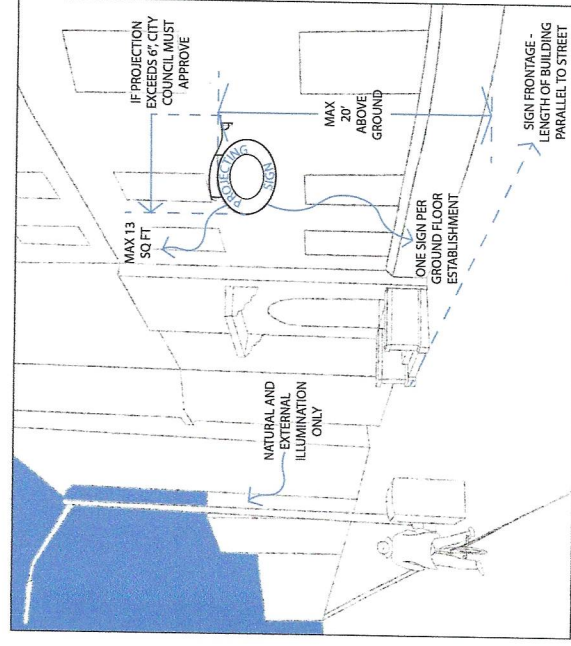
Date

## 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.

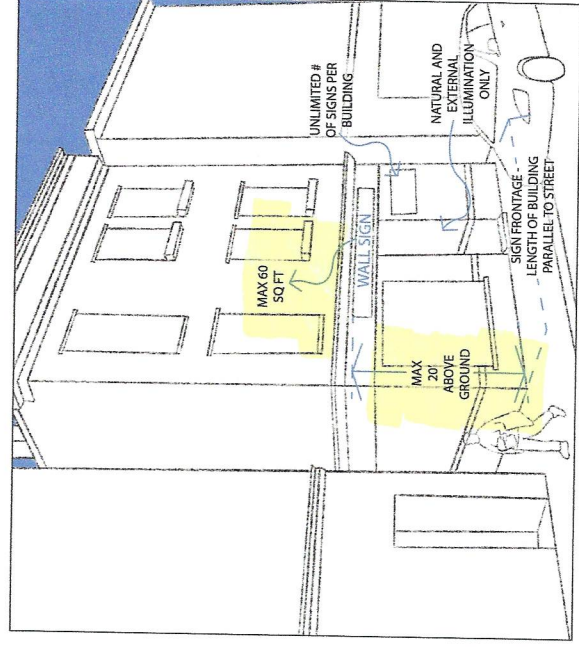
### PROJECTING SIGN

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



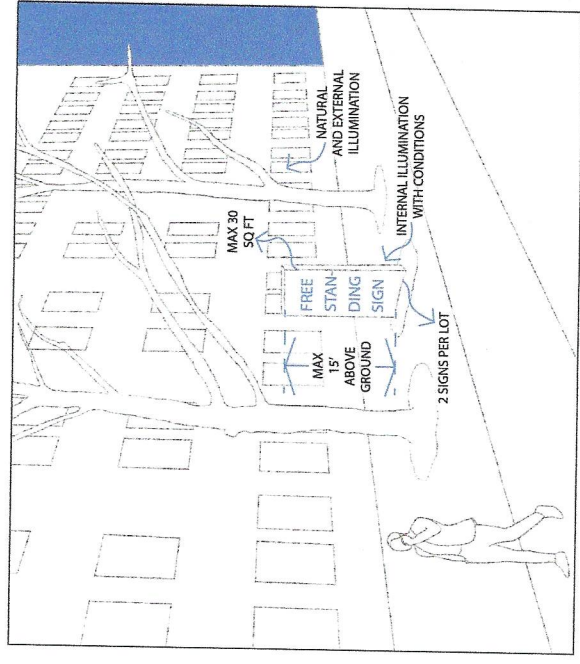
### WALL SIGN

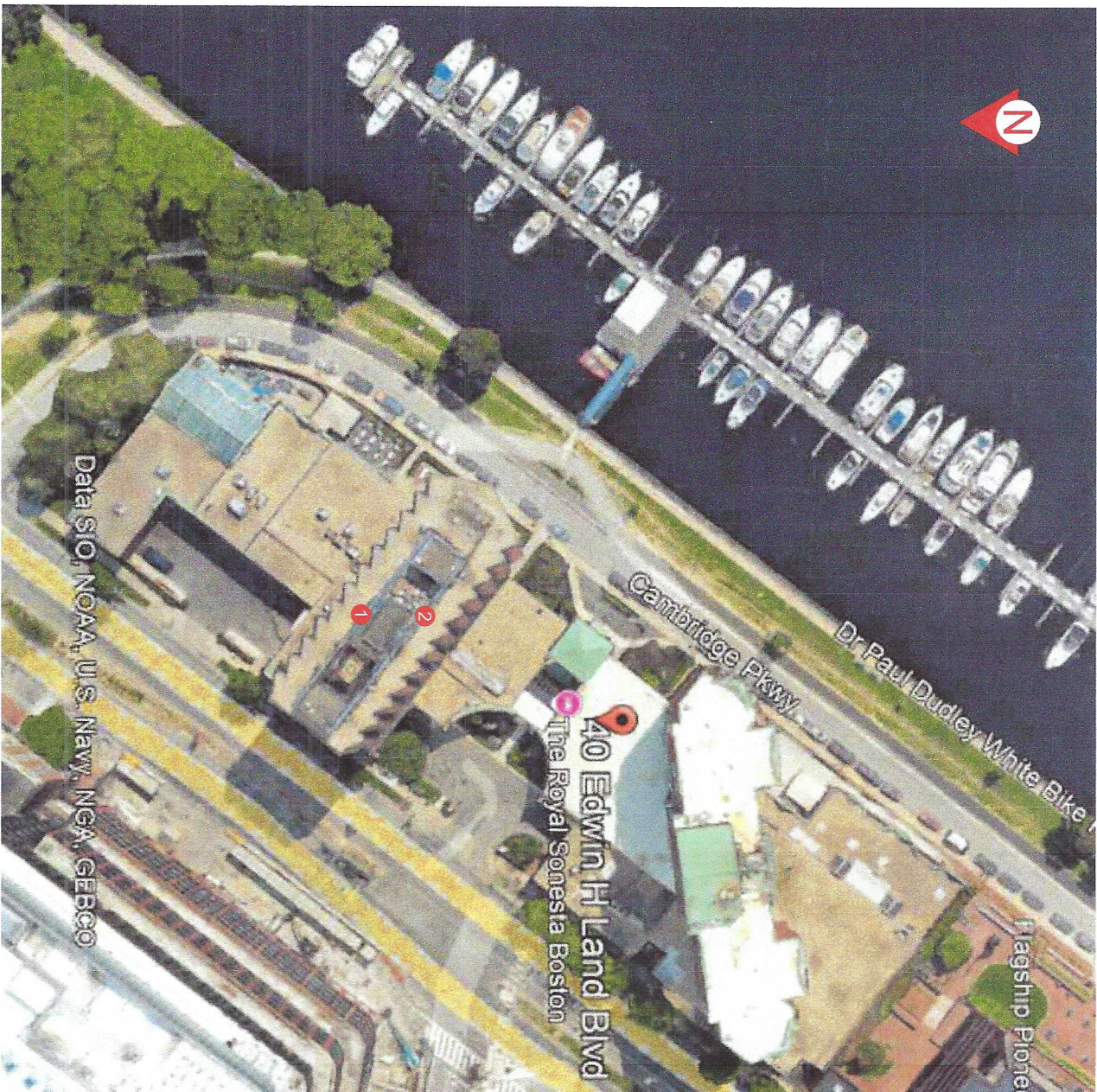
A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.



### FREESTANDING SIGN

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





THE ROYAL SONESTA  
40 EDWIN H LAND BLVD  
CAMBRIDGE, MA 02142

#### EXISTING SIGNS:

- 1 83" CHANNEL LETTER SET **587.9 sq.ft**
- 2 83" CHANNEL LETTER SET **587.9 sq.ft**

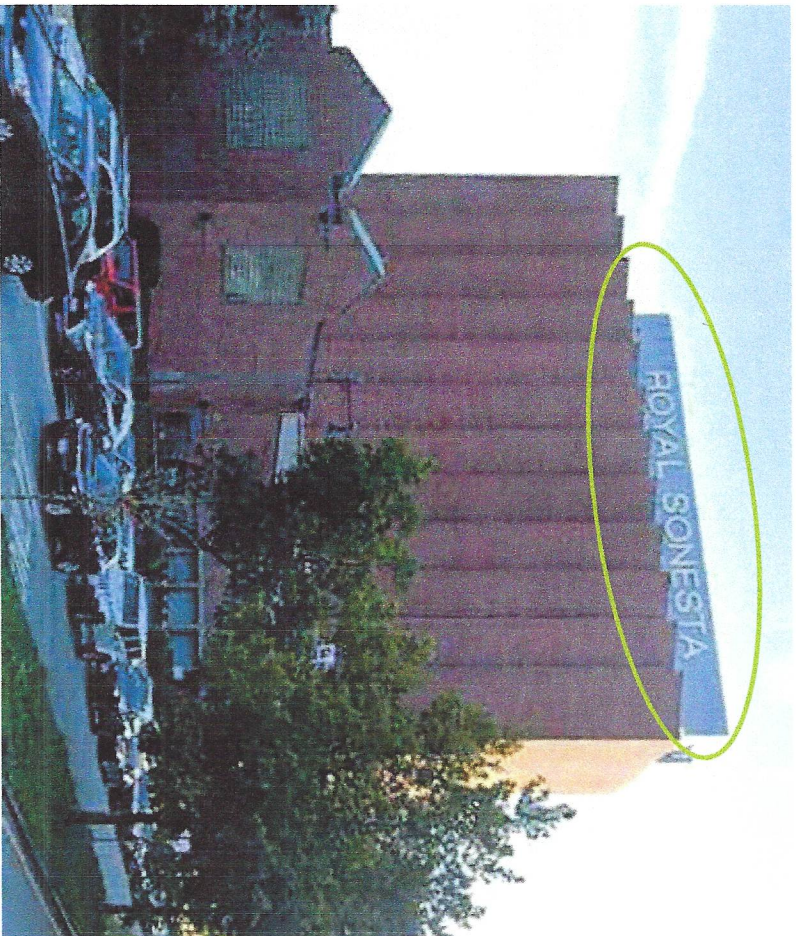
#### PROPOSED SIGNS:

- 1 72" CHANNEL LETTER SET **469.05 sq.ft**
- 2 72" CHANNEL LETTER SET **469.05 sq.ft**

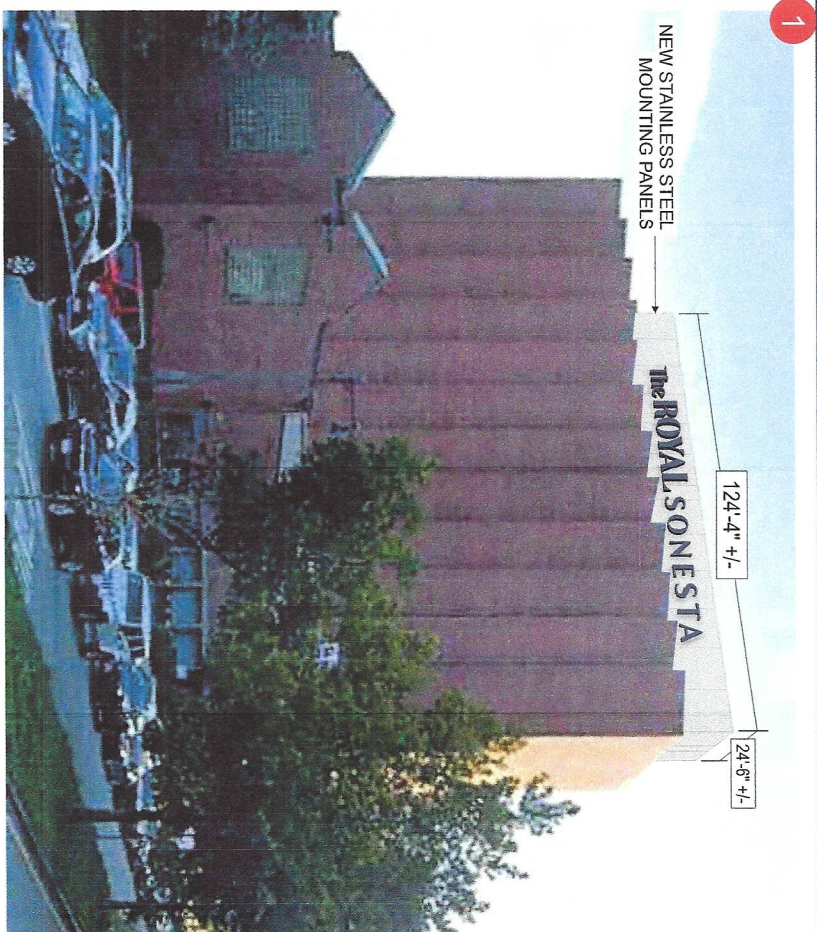
Customer:	THE ROYAL SONESTA	Project No.:	458403	Request No.:	82825
Location:	CAMBRIDGE, MA	Prepared By:	CM/AHD/QP	Revision:	3
File Name:	458403 - RS - CAMBRIDGE, MA	Date:	11/03/25		

**14** This sign is intended to be installed in accordance with the requirements of the applicable local, state, and federal codes. The installer is responsible for obtaining all necessary permits and approvals. This is an official document created by Persona Signs, LLC. provided specifically to the client for their client's personal use. This document should not be shared, reproduced, distributed or otherwise used without written permission from Persona Signs, LLC.

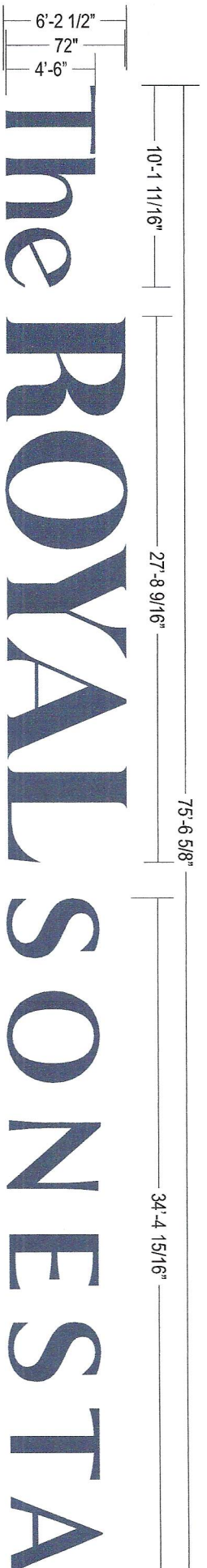
Customer Approval (Please Initial):	Approval Date:
-------------------------------------	----------------



EXISTING: **83" x 1020" - 587.9 sq.ft**



PROPOSED **74.5" x 906.625" - 469.05 sq.ft**



### Scope of work:

1. Remove existing channel letters and scrap
2. Repair/replace panel system
3. Install new channel letters

**the ROYAL SONESTA**

NIGHT VIEW - NTS

**the ROYAL SONESTA**

**BOXED AREA: 469.05 SQ FT**

**Sign Area Calculation**

**PERSONA TRIANGLE**  
FACILITY SERVICES | LIGHTING | SIGNAGE

700 214 5151  
Watertown, SD 57201  
Tel: 800.843.9888  
www.personatriangle.com

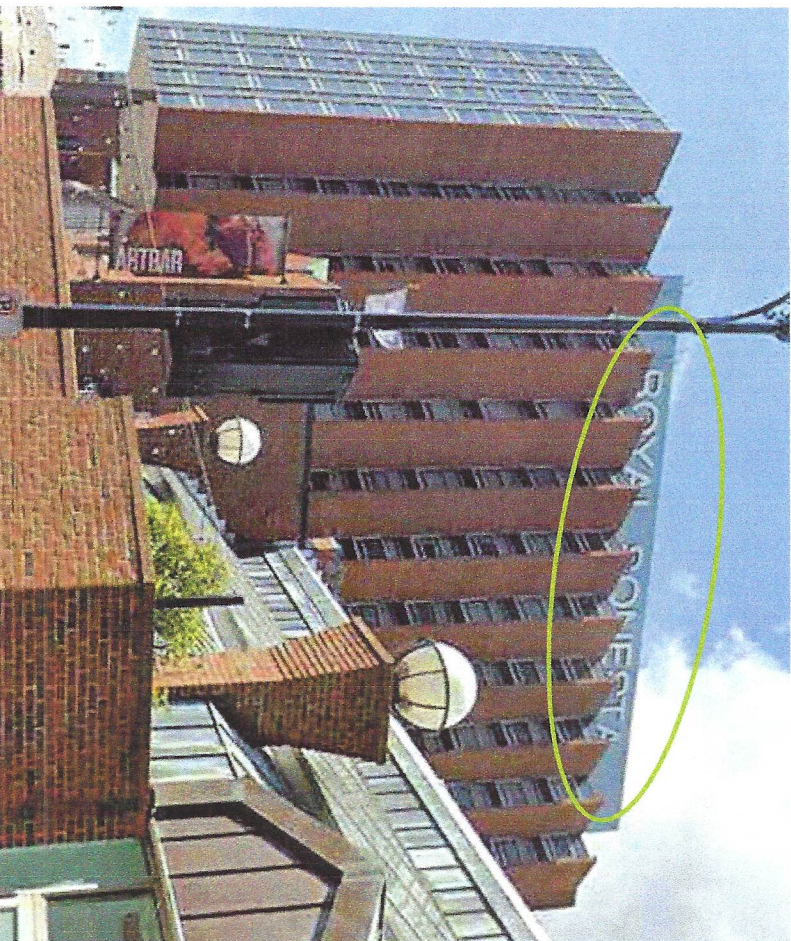
Customer:	THE ROYAL SONESTA	Project No.:	458403	Request No.:	82825
Location:	CAMBRIDGE, MA	Prepared By:	CW/SC/AHD		
File Name:	458403 - R3 - CAMBRIDGE, MA	Date:	08/11/25	Revision:	3

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:



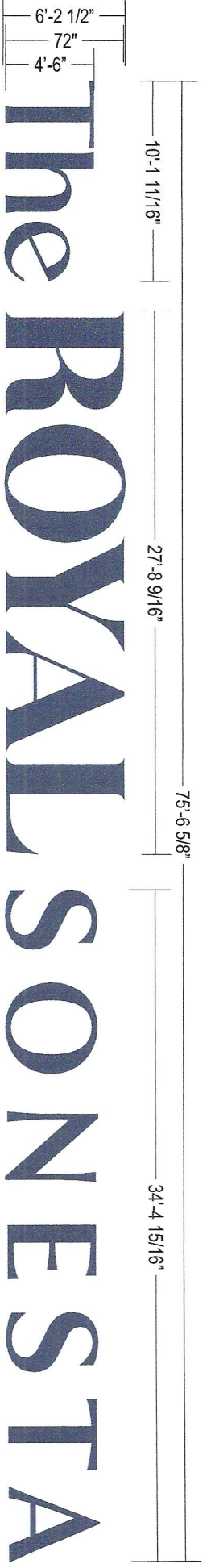
EXISTING: 83" x 1020" - 587.9 sq.ft



NEW STAINLESS STEEL MOUNTING PANELS

124'-4" +/-

PROPOSED 74.5" x 906.625" - 469.05 sq.ft



# The ROYAL SONESTA

**Scope of work:**

1. Remove existing channel letters and scrap
2. Repair/replace panel system
3. Install new channel letters

NIGHT VIEW - NTS

## The ROYAL SONESTA

**Sign Area Calculation**

The ROYAL SONESTA

**BOXED AREA: 469.05 SQ FT**

<b>PERSONA TRIANGLE</b> FACILITY SERVICES   LIGHTING   SIGNAGE 700 2 <sup>nd</sup> St S.W. Watertown, SD 57201 Tel: 800.843.9888 www.personatriangle.com		Customer: THE ROYAL SONESTA Location: CAMBRIDGE, MA File Name: 458-403 - R3 - CAMBRIDGE, MA		Project No.: 458403 Prepared By: CM/SC/AHD Date: 08/11/25 Revision: 3		Request No.: 82825 This sign is intended to be installed in accordance with the requirements of the local codes. This includes proper grounding and bonding of the sign. This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, distributed or otherwise used without written permission from Persona Signs, LLC.		Customer Approval (Please Initial): Approval Date:	
---	--	---	--	--	--	--	--	---	--



EXISTING:  
83" CHANNEL LETTER SET

OPTION 2

PROPOSED



CHANNEL LETTER DETAIL  
SCALE: 1/8" = 1'-0"

Scope of work:

1. Remove existing channel letters and scrap
2. Repair/replace panel system
3. Install new channel letters

THE ROYAL SONESTA

BOXED AREA: 99.98 SQ FT

NIGHT VIEW - NTS

SIZE ALLOWED  
IN ZONING  
ORDINANCE

Customer: THE ROYAL SONESTA		Project No.: 458403		Request No.: 82825	
Location: CAMBRIDGE, MA		Prepared By: CM/SC/HD/QP			
File Name: 458403 - R3 - CAMBRIDGE, MA		Date: 11/03/25		Revision: 3	
<div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div>This is an original document created by Pearson Signa, LLC providing specificity to the local jurisdiction's permit set. The document is a signed, sealed, and recorded instrument of reference and cannot be altered without permission from Pearson Signa, LLC.</div></div>					
Approval Date:				Customer Approval (Please Initial):	

This sign is intended to be installed in accordance with the requirements of the applicable zoning ordinance and the sign code. This includes proper spacing and lettering of the sign. This is an original document created by Persona Signs, LLC. It is provided specifically to the client for the client's personal use. This document should not be shared, reproduced, distributed or otherwise used without written permission from Persona Signs, LLC.

The map shows a section of Cambridge, Massachusetts, with the Charles River Basin to the east. Key streets include Thorndike St, Spring St, Hurley St, Charles St, Bent St, Rogers St, and Binney St. Parks shown are Lechmere Canal Park, Charles Park, Front Park, and Triangle Park. The Charles River Basin is highlighted in blue, and the surrounding area is yellow. A red line runs along the Charles River Basin, and a blue line runs along the Charles River. A handwritten signature 'JCH' is visible in the lower right area of the map.

40 land Blvd.

*Petitioner* 10/8  
CAPCONSULTING  
C/O CAROLYN PARKER  
3 LORION AVENUE  
WORCESTER, MA 01606

12-17  
WINSTON, KENNETH I. & MARY JO BANE  
75-83 CAMBRIDGE PKWY UNIT E1101  
CAMBRIDGE, MA 02142

12-17  
LEE, SUN KYUNG  
75-83 CAMBRIDGE PKWY UNIT W1005  
CAMBRIDGE, MA 02141

12-17  
PARK, BYUNG WON  
75-83 CAMBRIDGE PKWY - UNIT W1008  
CAMBRIDGE, MA 02142

12-17  
SMITHSON, JAMES L. & LOIS G. SMITHSON  
TRUSTEES OF 1106 ESPLANADE REALTY TRUST.  
83 CAMBRIDGE PKWY W1106  
CAMBRIDGE, MA 02142

12-17  
YEYINMEN, CIGDEM  
75-83 CAMBRIDGE PKWY UNIT 101  
CAMBRIDGE, MA 02142

12-17  
SARAGAS, SAVVAS JOHN  
75-83 CAMBRIDGE PKWY UNIT 202  
CAMBRIDGE, MA 02142

12-17  
CHU, YANG HUA & WEI-NI CHEN  
TRUSTEES OF THE CHU TRUST  
1025 WINDSOR DR.  
MENLO PARK, CA 94025

12-17  
ASERKOFF, BERNARD & JANET ASERKOFF  
75-83 CAMBRIDGE PKWY - UNIT 308  
CAMBRIDGE, MA 02142

12-17  
CROSBY, LEO E. & JANICE E. CROSBY  
75-83 CAMBRIDGE PKWY UNIT 309  
CAMBRIDGE, MA 02142

12-17  
LIN, MEI  
75-83 CAMBRIDGE PKWY UNIT 310  
CAMBRIDGE, MA 02142

12-17  
LOHNES, PAUL F.,  
TRUSTEE OF MUDDY WATER REALTY TRUST.  
C/O LAVERTY/ LOHNES PROPERT.  
75 CAMBRIDGE PKWY SUITE 100  
CAMBRIDGE, MA 02142-1229

12-17  
CROWLEY, WILLIAM F., JR.  
75-83 CAMBRIDGE PKWY - UNIT PH4  
CAMBRIDGE, MA 02142

12-17  
CHUN, CHU S. & KATY C. CHUN  
75-83 CAMBRIDGE PKWY - UNIT PH5  
CAMBRIDGE, MA 02142

12-17  
KAGAN, ROBERT A., TRUSTEE THE ROBERT A.  
KAGAN FAMILY TRUST  
75-83 CAMBRIDGE PKWY UNIT E405  
CAMBRIDGE, MA 02142

12-17  
VARSHNEY, ASHUTOSH & VIBHA PINGLE  
75-83 CAMBRIDGE PKWY. E407  
CAMBRIDGE, MA 02139

12-17  
ROSE E. DON & NINA F. SIMONDS  
75-83 CAMBRIDGE PKWY E409  
CAMBRIDGE, MA 02142

12-17  
HAMPTON, JUDITH D., TRUSTEE THE JUDI  
HAMPTON 2014 REALTY TRUST  
75-83 CAMBRIDGE PKWY UNIT E411  
CAMBRIDGE, MA 02142

12-17  
GREENE, JANET F.  
75-83 CAMBRIDGE PKWY UNIT E508  
CAMBRIDGE, MA 02142

12-17  
NEGAHBAN, AZITA  
75-83 CAMBRIDGE PKWY UNIT W1204  
CAMBRIDGE, MA 02142

12-17  
GARGANO, PAUL A. & SHEILA K. GARGANO  
22 WIANNO AVE  
OSTERVILLE, MA 02655

12-17  
BARRON, SUSAN B.,  
TRS. THE SUSAN BARRON 2009 TRT  
83 CAMBRIDGE PARKWAY W203  
CAMBRIDGE, MA 02142

12-17  
SALDANHA, ROSEMARIE  
75-83 CAMBRIDGE PKWY UNIT 204  
CAMBRIDGE, MA 02142

12-17  
BIBI (US) CORPORATION,  
176 FEDERAL ST.  
BOSTON, MA 02110

12-17  
EPHRAIM, DAVID M.  
TRUSTEE THE ALBA REALTY TRUST  
75-83 CAMBRIDGE PKWY UNIT 207  
CAMBRIDGE, MA 02142

12-17  
CASSERES, JANE GOMES,  
TR. JANE GOMES CASSERES REV TRUST  
75- 85 CAMBRIDGE PKWY UNIT 211  
CAMBRIDGE, MA 02142

12-17  
CHIRATHIVAT, SUDITHAM &  
SANHAJUTHA CHIRATHIVAT  
9/9 SATORN SOI 1  
BANKKOK, -- 10120

12-17  
ASAD, YOUSEF AHMAD, TRS.OF THE  
ESPLANADE CONDOMINIUM UNIT E1006  
REALTY TR.  
75-83 CAMBRIDGE PKWY., UNIT E1006  
CAMBRIDGE, MA 02142

12-17  
BORRAS, M. CRISTINA & PEDRO ELOSEGUI  
C/O CRISTINA BORRAS  
75-83 CAMBRIDGE PKWY UNIT W704  
CAMBRIDGE, MA 02142

12-17  
WANG, DAVID DER-WEI  
75-83 CAMBRIDGE PKWY UNIT W803  
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TAGHIZADEH, NAZBEH  
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FARSHEED, MARCO M.  
83 CAMBRIDGE PKWY UNIT W806  
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MENHALL, NASSER  
83 CAMBRIDGE PKWY UNIT W808  
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EYUBOGLU, CENK & MERT O. EYUBOGLU  
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STARK, MARTHA  
83 CAMBRIDGE PKWY UNIT W909  
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NAHUM, JEREMY P. & KATHERINE H. NAHUM  
83 CAMBRIDGE PARKWAY UNIT W908  
CAMBRIDGE, MA 02142

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HO, ALEXANDER J. & PAULINE Y. HO,  
TRUSTEES OF APLEX REALTY TRUST  
69 GRANDNER COURT  
BRIDGEWATER, NJ 08807

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COHEN, CLIFFORD R. & WILLIAM V. SOPP  
TRS. OF ESPLANADE E1102 NOMINEE TR.  
75-83 CAMBRIDGE PKWY UNIT E1102  
CAMBRIDGE, MA 02142

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MALCOLM, OSCAR F. &  
SANDRA D. STRATFORD  
75-83 CAMBRIDGE PKWY - UNIT E1106  
CAMBRIDGE, MA 02142

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NEGAHBAN, KAMBIZ  
75-83 CAMBRIDGE PKWY UNIT E1202  
CAMBRIDGE, MA 02141

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BAGGEROER, CAROL A.  
83 CAMBRIDGE PKWY. W1003  
CAMBRIDGE, MA 02142

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OHRI, ANIL K. & MEERA OHRI  
94 BIGELOW DR  
SUDBURY, MA 01776

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GROMMERS, SU-CHIN  
C/O EMMA SUE BROWN  
75 CAMBRIDGE PARKWAY UNIT W1104  
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SUBRAMANIAM, SUNDAR  
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MANCINI, LAURA  
75-83 CAMBRIDGE PKWY - UNIT W1203  
CAMBRIDGE, MA 02139

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TAGHIZADEH, KOLI  
75-83 CAMBRIDGE PKWY UNIT E511  
CAMBRIDGE, MA 02142

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BOK, DEREK C. & SISSELA ANN BOK  
75-83 CAMBRIDGE PKWY - UNIT E610  
CAMBRIDGE, MA 02142

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ROBERTS, MARTIN  
75-83 CAMBRIDGE PKWY UNIT E706  
CAMBRIDGE, MA 02142

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TOROUS, WALTER N. & JANE G. TOROUS,  
TRS THE TOROUS REV TRUST  
75-83 CAMBRIDGE PKWY UNIT E801  
CAMBRIDGE, MA 02142

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DAME, CORINNE & SAMUEL DAME,  
TR. OF 75-83 CAMB PKWY E807 REALTY TR.  
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BLALOCK, JANE B.,  
TRUSTEE JANE B. BLALOCK TRUST  
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CAMBRIDGE, MA 02142

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PARK, BYUNG WON  
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CAMBRIDGE, MA 02142

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TAGHIZADEH, ROUZBEH R.  
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HORNER, MATINA S. & TIA A. HONER TRUST  
OF THE MATINA S. HORNER REV TR-2008  
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22 WAVERLEY AVE  
NEWTON, MA 02458

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BEAL, ENID,  
TR. THE UNIT W 610 NOMINEE TRUST  
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HO, SING-JU  
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SARAB, INC. C/O EXIT REALTY ASSOCIATES  
1114 COMMONWEALTH AVE UNIT 6  
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DAVIS, G. AHSLEY  
C/O ASHLEY RANELLI  
225 GIANTS NECK RD  
NIANTIC, CT 06357

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HASAN, AL-AMOUDI  
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AL TAMIMI, FAHAD & ANUD AL SHISHAKLY,  
TR OF TAMIMI FAMILY TRUST  
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CEYER, SYLVIA T.  
75-83 CAMBRIDGE PKWY UNIT 107  
CAMBRIDGE, MA 02142

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SHIANG, ELAINE LI,  
TRUSTEE THE ELAINE LI SHIANG TRUST  
75 CAMBRIDGE PKWY UNIT 108  
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GLASSMAN, MITCHELL J. AS  
TRUSTEE OF THE GLASSMAN TRUST  
75-83 CAMBRIDGE PKWY UNIT E210  
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MAGEE, CHRISTOPHER L.,  
TRUSTEE & JO ANNE HUNTLEY &  
CHRISTOPHER L. MAGEE  
751 EAST RD  
RICHMOND, MA 01254

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ELHALWAGY, MOSTAFA E. NAGLA R. &  
SHERIF ELHALWAGY  
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CAMBRIDGE, MA 02142

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SIEGEL, SEA KWON  
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OF THE VON HIPPEL NOMINEE TRUST  
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75-83 CAMBRIDGE PKWY - UNIT E903  
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LALITHA SURYANARAYANA  
5282 BIRCH HILL PT  
SAN DIEGO, CA 92130

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THE DYER FAMILY INVESTMENT TRUST  
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WAKEFIELD, MA 01880

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TRUSTEE THE FRIEDA T. GRAYZEL  
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CAMBRIDGE, MA 02141

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EPHRAIM, DAVID M.  
TRUSTEE THE ALBA REALTY TRUST  
75-83 CAMBRIDGE PKWY UNIT 206  
CAMBRIDGE, MA 02142

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EDEN PRARIE, MN 55347

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YEE, JOHN F.,  
TRUSTEE THE JOHN F. YEE 2004 REV TRUST  
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CAMBRIDGE, MA 02142

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83 CAMBRIDGE PKWY UNIT W808  
CAMBRIDGE, MA 02142

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CAMBRIDGE, MA 02142

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176 FEDERAL ST  
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CHRISTINE H. SKOWRONSKI  
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REALTY TRUST  
11191 BRITTANY LN  
DUBLIN, CA 94568

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JOHNSTON, ANNE E.  
75-83 CAMBRIDGE PKWY UNIT W1009  
CAMBRIDGE, MA 02142

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LIEBERMAN, LAWRENCE &  
GLORIA LIEBERMAN  
TRUSTEE OF 1105-W REALTY TRUST  
83 CAMBRIDGE PKWY UNIT W1105  
CAMBRIDGE, MA 02142

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FILIOTIS, DIONYSIOS  
C/O THE LAW OFFICE OF MICHAEL G. GATLIN  
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BOSTON, MA 02114-2119

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CAMBRIDGE, MA 02142

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CAMBRIDGE, MA 02142

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MINEAR, RALPH E.,JR.  
75 CAMBRIDGE PKWY - UNIT E403  
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WILSON, WILLIAM JULIUS  
75-83 CAMBRIDGE PKWY UNIT E406  
CAMBRIDGE, MA 02142

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SAWYER, JEFFREY A. & MATTHEW SAWYER  
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CAMBRIDGE, MA 02142

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ULLIAN, THOMAS  
75-83 CAMBRIDGE PKWY - UNIT E601  
CAMBRIDGE, MA 02142

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STONE, DAVID W. & HEATHER L. HOENTHAL  
75-83 CAMBRIDGE PKWY. E603  
CAMBRIDGE, MA 02142

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BOK, DEREK C. & SISSELA ANN BOK  
75-83 CAMBRIDGE PKWY. - UNIT E608  
CAMBRIDGE, MA 02142

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CHENG, CLIFF  
75-83 CAMBRIDGE PKWY - UNIT E701  
CAMBRIDGE, MA 02142

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PEPIN, PAULINE F.  
75 CAMBRIDGE PARKWAY,UNIT E705  
CAMBRIDGE, MA 02142

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KUO, SHUNWA  
75-83 CAMBRIDGE PKWY UNIT E707  
CAMBRIDGE, MA 02141

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KHOLI, HAMZA AL & TODD D. SHELTON, TRS.  
C/O DALY CAVANAUGH LLP  
27 MICA LANE  
WELLESLEY, MA 02481

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NANGIA, CHIRAG & ASHOK NANGIA  
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CHEN, THEODORE C. & BERNICE K. CHEN  
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FELTER, JOHN KENNETH  
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SHISHAKLY, ANUD AL & FAHAD AL TAMIMI  
75 CAMBRIDGE PKWY - UNIT PH10  
CAMBRIDGE, MA 02142

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BERTELLI, MARY KATHRYN  
75 CAMBRIDGE PKWY UNIT PH12  
CAMBRIDGE, MA 02412

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MAHMUD, NABILA  
75-83 CAMBRIDGE PKWY UNIT 311  
CAMBRIDGE, MA 02142

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HIROSE, TATSUO & TAKAKO HIROSE  
75-83 CAMBRIDGE PKWY, PH1  
CAMBRIDGE, MA 02142

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CHUN, AILEEN S. & KATY C. CHUN  
75-83 CAMBRIDGE PKWY PH3  
CAMBRIDGE, MA 02142

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CAMBRIDGE PARKWAY, LLC,  
75-83 CAMBRIDGE PKWY. PH6  
CAMBRIDGE, MA 02142

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REDEVCO C/O BANU ATKINSON  
75 CAMBRIDGE PKWY SUITE E502  
CAMBRIDGE, MA 02142

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LI, XIAO-LI,  
TRUSTEE THE XIAO-LI LI TRUST-2015  
75-83 CAMBRIDGE PKWY UNIT E504  
CAMBRIDGE, MA 02142

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PARK, BYUNG WON  
75-83 CAMBRIDGE PKWY - UNIT W1008  
CAMBRIDGE, MA 02142

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HWACHII LIEN,  
TRUSTEE E708 ESPLANDADE REALTY TR.  
51 VIA LOS ALTOS  
TIBURON, CA 94920

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DAVIS, FRED G. & JANE HILBURT-DAVIS  
75-83 CAMBRIDGE PKWY - UNIT E808  
CAMBRIDGE, MA 02142

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TERMINUS RM LLC  
92 MONTVALE AVE SUITE 2500  
STONEHAM, MA 02180

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COLQUHOUN, HELEN  
55 ACADEMY ST  
ARLINGTON, MA 02476

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ANTUPIT, FRANCES V.  
75-83 CAMBRIDGE PKWY, UNIT 604  
CAMBRIDGE, MA 02142

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WONG-HO IVY & LEE, WING-HO  
75-83 CAMBRIDGE PKWY W605  
CAMBRIDGE, MA 02139

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MYERS, JAMES R. & GWENDOLYN A. MYERS  
75-83 CAMBRIDGE PKWY - UNIT W702  
CAMBRIDGE, MA 02142

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BUCKBEE, EDWARD J. & SUSAN L. LINDQUIST  
75-83 CAMBRIDGE PKWY - UNIT PH11  
CAMBRIDGE, MA 02142

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REDMOND, PHILIP R. AND FONG CHU  
75-83 CAMBRIDGE PKWY - UNIT W401  
CAMBRIDGE, MA 02142

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NATARAJAN, CHANDRASEKHAR  
75-83 CAMBRIDGE PKWY UNIT W403  
CAMBRIDGE, MA 02142

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HORNER, MATINA S. & TIA A. HORNER TRUS  
OF MATINA S. HORNER REVOCABLE TR  
75-83 CAMBRIDGE PKWY. W405  
CAMBRIDGE, MA 02142

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TERMINUS RM, LLC  
92 MONTVALE AVE, SUITE 2500  
STONEHAME, MA 02180

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TERMINUS RM LLC  
92 MONTVALE AVE  
STONEHAM, MA 02180

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STONE, PETER H. &  
PAOLA MALANOTTE STONE  
75-83 CAMBRIDGE PKWY - UNIT W502  
CAMBRIDGE, MA 02142

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LEE, YU-CHIN MICHELLE  
75-83 CAMBRIDGE PKWY UNIT W507  
CAMBRIDGE, MA 02142

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SINHA, BIKASH K. & ASHA SINHA  
75-83 CAMBRIDGE PKWY. #W603  
CAMBRIDGE, MA 02142

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FRUSZTAJER, ELISABETH  
75-83 CAMBRIDGE PKWY UNIT W606  
CAMBRIDGE, MA 02142

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BUKER, WILLIAM L.  
75-83 CAMBRIDGE PKWY UNIT W701  
CAMBRIDGE, MA 02142

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PAI, SACHIN MANGALORE & KARIN ROESCH  
75-83 CAMBRIDGE PKWY, #W703  
CAMBRIDGE, MA 02142

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YEE, RITA  
75-83 CAMBRIDGE PKWY UNIT W804  
CAMBRIDGE, MA 02142

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STARK, MARTHA C.  
83 CAMBRIDGE PKWY - UNIT W909  
CAMBRIDGE, MA 02142

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55 CAMBRIDGE PARKWAY, LLC C/O MARVIN  
F. POER & CO  
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GARGANO, SHEILA K. PAUL A. GARGANO  
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COVO, SUSAN P. & HERMINE ADAMIAN, TRS  
65 GROVE ST APT 350  
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GUAN, GUOLIANG & YURONG WANG  
75-83 CAMBRIDGE PKWY UNIT E803  
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DODYK, DELIGHT W., TRUSTEE THE DELIGHT  
W. DODYK REV TRUST  
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CAMBRIDGE, MA 02142

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MCDERMOTT H. DIANE TRUSTEE OF THE  
MCDERMOTT DECLARATION OF TRT  
83 CAMBRIDGE PARKWAY UNIT W706  
CAMBRIDGE, MA 02142

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RESERVITZ, GEORGE B., TRUSTEE  
PHYLLIS E. RESERVITZ TRUSTEE  
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CAMBRIDGE, MA 02142

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THE 30 FRANCIS LLC  
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MILLER, ALFRED E. MARIA G. MILLER, TRS  
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CAMBRIDGE, MA 02142

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LIPSITT, DON R.,  
TRS THE DON R. LIPSITT 1982 TRUST  
75-83 CAMBRIDGE PKWY UNIT W1202  
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THREE NINETY CW LLC  
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ROCKY HILL, CT 06067

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LEE, MARK SHARON LOUISE JOHNSTON-LEE  
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CAMBRIDGE, MA 02142

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DEYKIN DANIEL TRS DANIEL DEYKIN TR  
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UNIT W1107  
CAMBRIDGE, MA 02142

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KWEI, THOMAS AMY S. KWEI  
4327 GREAT MEADOW RD  
DEDHAM, MA 02026

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MOHAMED, SHAIDA L. ALYKHAN I.  
MOHAMED, TRS  
83 CAMBRIDGE PKWY UNIT W407  
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UNIT W1007  
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SHARMA DIPTI  
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FRANCO LAURA TRS KUNG FAMILY  
COMPLETED GIFT TRUST  
300 CENTRAL PARK W APT 19C  
NEW YORK, NY 10024

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HYNEK DANIEL  
TRS & HYNEK JOANNE TRS 75-83  
CAMBRIDGE PARKWAY #E401 REALTY TR  
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ROSE DON E NINA F SIMONDS  
75-83 CAMBRIDGE PKWY UNIT E408  
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UNIT W901  
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RHEE DAVID Y TRS &  
RHEE YOON-HEE TRS RHEE REALTY TR  
75-83 CAMBRIDGE PKWY UNIT W607  
CAMBRIDGE, MA 02142

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TOSI, LINDA  
TRS THE ESPLANADE 503 REALTY TR  
83 CAMBRIDGE PKWY - UNIT 303  
CAMBRIDGE, MA 02142

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ESBAH-TABATABAIE, FARIBA  
TRS THE FET FAMILY TR  
75-83 CAMBRIDGE PKWY - UNIT W1102  
CAMBRIDGE, MA 02142

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JIANG, OWEN XIAOHE JING JING WANG  
75-83 CAMBRIDGE PKWY UNIT E1003  
CAMBRIDGE, MA 02142

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DAY, ROSEMARY E. &  
JOSEPH W. TRS DAY REALTY TR  
75-83 CAMBRIDGE PKWY - UNIT E703  
CAMBRIDGE, MA 02142

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ALTMAN MICHAEL L & OGUR BARBARA  
75 - 83 CAMBRIDGE PKWY - UNIT W402  
CAMBRIDGE, MA 02142

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INPROT LLC  
75 CAMBRIDGE PKWY - UNIT E 607  
CAMBRIDGE, MA 02142

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ZAND, BEHROOZ DOWLATSHAHI &  
AZAM ZAND  
75-83 CAMBRIDGE PKWYS - UNIT E402  
CAMBRIDGE, MA 02142

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SAINI, SANJAY & PRITINDER SAINI  
9 ELLIS RD  
WESTON, MA 02493

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SKIFFINGTON, SERENA F TRS THE  
SKIFFINGTON REALTY TR  
75-83 CAMBRIDGE PKWY - UNIT 209  
CAMBRIDGE, MA 02142

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ALTHANI, JASSIM ABDUL AZIZ J.H., TR ET-AL  
C/O ESPLANADE PK MANAGEMENT  
P.O. BOX 381900  
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12-17  
JOHN, AJU & MARY P JOHN  
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CAMBRIDGE, MA 02142

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GOLDSTEIN, CLAIRE L. A. LIFE ESTATE  
75-83 CAMBRIDGE PKWY. - UNIT E901  
CAMBRIDGE, MA 02142

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FISCHER, RICHARD A TRS SOLOMON  
GRANDCHILDREN'S IRREVOCABLE TR  
28 STATE ST - STE 802  
BOSTON, MA 02109

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TOROUS, WALTER JANE TOROUS, TRS  
75-83 CAMBRIDGE PKWY UNIT E510  
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ZHANG, HONGYU  
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75-83 CAMBRIDGE PKWY - UNIT E501  
CAMBRIDGE, MA 02142

12-17  
BRENNAN, PATRICIA M.  
TRS BELL ROCK IRREVOCABLE TR  
75-83 CAMBRIDGE PARKWAY UNIT 306  
CAMBRIDGE, MA 02142

12-17  
MAXWELL, MARC A.  
TRS THE MARC A. MAXWELL LIVING TR  
75-83 CAMBRIDGE PKWY - UNIT E1009  
CAMBRIDGE, MA 02142

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KOCHHAR, ROHIT DEEYA A. KOCHHAR TRS  
75-83 CAMBRIDGE PKWY - UNIT 301  
CAMBRIDGE, MA 02142

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75 CAMBRIDGE PKWY - UNIT E607  
CAMBRIDGE, MA 02142

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75-83 CAMBRIDGE PKWY - UNIT W1103  
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JAFARI, ESMail & ARASTEH JAFARI  
75-83 CAMBRIDGE PKWY - UNIT NO E804  
CAMBRIDGE, MA 02142

12-17  
LI, XIAO-LI TRS THE XIAO-LI LI TR - 2015  
75-83 CAMBRIDGE PKWY - UNIT E-503  
CAMBRIDGE, MA 02142

12-17  
FISCHER, RICHARD A. TRS SOLOMON  
GRANDCHILDRENS IRREVOCABLE TR  
28 STATE ST - STE 802  
BOSTON, MA 02109

12-17  
ALTHANI, J.H. JASSIM ABDUL AZZIZ TR E-AL  
C/O ESPLANADE PK MANAGEMENT  
P.O. BOX 1461  
CONCORD, MA 01742

12-17  
HYMAN, BRADLEY T. CYNTHIA L.  
GROSSKREUTZ TRS  
PO BOX 460  
MADISON, NH 03849

12-17  
COHEN, ALYSSA  
75 CAMBRIDGE PKWY - UNIT E1107  
CAMBRIDGE, MA 02142

12-17  
CHEN, WEI  
75-83 CAMBRIDGE PKWY  
UNITS 102 & 103  
CAMBRIDGE, MA 02142

12-17  
CHEN, WEI  
75-83 CAMBRIDGE PKWY - UNITS 102 & 103  
CAMBRIDGE, MA 02142

12-17  
MOOTHA, VAMSI  
75-83 CAMBRIDGE PKWY - UNIT W608  
CAMBRIDGE, MA 02142

12-17  
KISHI, TOKIKO  
TRS THE TOKIKO KISHI REVOCABLE TR  
75-83 CAMBRIDGE PKWY - UNIT 304  
CAMBRIDGE, MA 02142

12-17  
GLASSMAN, MITCHELL J.  
TRS THE MITCHELL J. GLASSMAN TR  
75-83 CAMBRIDGE PKWY - UNIT E509  
CAMBRIDGE, MA 02142

12-17  
PALERMO, LARK J. & JAMES B. ORLIN  
75 CAMBRIDGE PKWY UNIT E902  
CAMBRIDGE, MA 02142

12-17  
BAYLEY, VALERIE M JAMES C BAYLEY TRS  
75-83 CAMBRIDGE PKWY  
UNIT NO E606  
CAMBRIDGE, MA 02142

12-17  
SULLIVAN, CHRISTINE G LEE C SULLIVAN  
TRS. 75-83 CAMBRIDGE PKWY - UNIT W510  
CAMBRIDGE, MA 02138

12-17  
PUTNOI, DONALD W  
TRS FRANCES S PUTNOI TRS  
75 CAMBRIDGE PKWY E UNIT 1206  
CAMBRIDGE, MA 02142

12-17  
BENDETSON, WILLIAM  
75-83 CAMBRIDGE PKWY - UNIT E404  
CAMBRIDGE, MA 02142

12-17  
MOREAU, SYLVIANE  
159 WESTBORO RD  
UPTON, MA 01568

12-17  
WOLFE, THOMAS  
120 N BAY RD  
LOBSTERVILLE, MA 02665

12-17  
NEMLICH, MAGDA EICHENWALD  
KAREN KOMLOS TRS  
75-83 CAMBRIDGE PKWY - UNIT W1205  
CAMBRIDGE, MA 02142

12-17  
EVANS, LAWRENCE B. & STEPHEN A. EVANS  
MICHAEL P. EVANS CO-TRS  
116 COOLIDGE HILL RD  
CAMBRIDGE, MA 02138

12-17  
KANN, MARLIN J  
75-83 CAMBRIDGE PKWY - UNIT E410  
CAMBRIDGE, MA 02142

12-17  
YAP, LIANG TRS THE LIANG YAP 2023 TR  
75-83 CAMBRIDGE PKWY - UNIT E1004  
CAMBRIDGE, MA 02142

9-31  
SONESTA, ROYAL SONESTA HOTEL BOSTON  
C/O RYAN LLC PTS DEPT 124  
PO BOX 460389  
HOUSTON, TX 77056

40 Land Blvd.

8/8

9-40  
MASSACHUSETTS COMMONWEALTH OF  
20 SOMERSET ST  
BOSTON, MA 02108

11-145-47  
CITY OF CMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

11-145-47  
CAMBRIDGE CITY OF COMM. DEV.  
57 INMAN ST  
CAMBRIDGE, MA 02139

11-145-47  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

*4 Bds*

### BZA

### POSTING NOTICE – PICK UP SHEET

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

Name: Carolyn A Parker (Print) Date: 11/24/25

Address: 40 Land Blvd.

Case No. BZA-1190013

Hearing Date: 12/11/25

Thank you,  
Bza Members