



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1140091

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: ARE-MA Region No. 61, LLC C/O Charles N. Le Ray

PETITIONER'S ADDRESS: Dain, Torpy, Le Ray, Wiest & Garner, P.C., Boston, MA 02110

LOCATION OF PROPERTY: 325 Binney St., Cambridge, MA

TYPE OF OCCUPANCY: office/lab

ZONING DISTRICT: Industry A-1 Zone

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Installation of an internally illuminated wall sign identifying the building tenant (Moderna) with greater area and at greater height than allowed by Article 7.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.C (wall sign)
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Charles N. Le Ray
(Petitioner (s) / Owner)

Charles N Le Ray for Moderna
(Print Name)

Address:
Tel. No.
E-Mail Address:

175 Federal St, Suite 1500, Boston MA 02110
617.542.4800
cleray@daintorpy.com

Date: 11 November 2024

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 ARE-MA REGION NO. 61, LLC, a Delaware limited liability company
(OWNER)

Address: 26 North Euclid Avenue Pasadena, CA 91101 Attention: Corporate Secretary

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

The record title of this property is in the name of _____
ARE-MA REGION NO. 61, LLC, ALEXANDRIA REAL ESTATE EQUITIES, L.P.,
a Delaware limited liability company, a Delaware limited partnership,
managing member

*Pursuant to a deed of duly recorded in the date March 25, 1982, Middlesex South County Registry of Deeds at Book 14568, Page end of book or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Catherine Buckingham
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 Catherine Buckingham personally appeared before me, this 9th of October, 2024, and made oath that the above statement is true.

Jessie Merrin Notary

My commission expires December 26, 2025 (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:

Mature trees in the public park between Binney Street and Galileo Galilei Way and trees along both sides of Galilei Way block the view of the lower levels of Moderna's building from anywhere other than immediately in front of the building. Visitors, current and prospective employees, and members of the general public would be unable to see such a conforming sign from Binney Street or Galileo Galilei Way, or elsewhere.

- 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 public park and trees do not block the views of other buildings in the zoning district.

- 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:

To the contrary, the requested variances will enable Moderna to have a sign that will assist the general public in finding its headquarters building.

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

This situation, with a public park obstructing the building's ground floor, is unusual. The proposed sign faces the MXD district across Binney Street, where such a sign would be allowed by right, and will not be visible from elsewhere. It is consistent with the nearby Amgen sign, in the neighboring Industry B district, which also faces the MXD district. The sign will not be visible from the nearby residential areas.

***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: ARE-MA Region No. 61, LLC
Location: 325 Binney St., Cambridge, MA
Phone: 617.542.4800

Present Use/Occupancy: office/lab
Zone: Industry A-1 Zone
Requested Use/Occupancy: office/lab

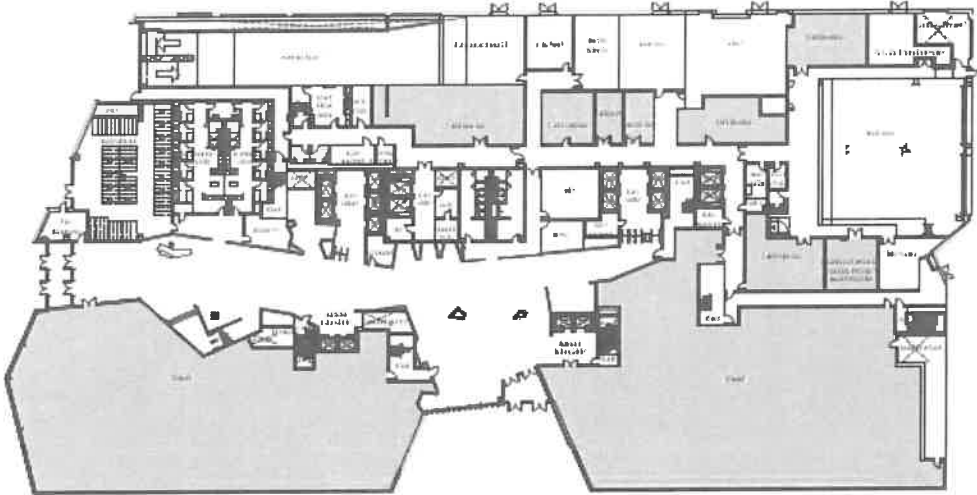
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		370,462	370,462	maximum of 402,721	(max.)
<u>LOT AREA:</u>		191,503	191,503	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.93	1.93	max 2.10	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	700	
<u>SIZE OF LOT:</u>	WIDTH	83.96	83.96	50	
	DEPTH	>1,000	>1,000	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	9.2; 2.25	9.5; 2.25	0	
	REAR	n/a	n/a	n/a (lot fronts on Binney and Fulkerson Streets)	
	LEFT SIDE	53	53	0	
	RIGHT SIDE	25.25	25.25	0	
<u>SIZE OF BUILDING:</u>	HEIGHT	various	unchanged	90/60/45	
	WIDTH	~400	unchanged	n/a	
	LENGTH	~210	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		n/a	n/a	n/a	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		277	277	max 297	
<u>NO. OF LOADING AREAS:</u>		3	3	3	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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

n/a

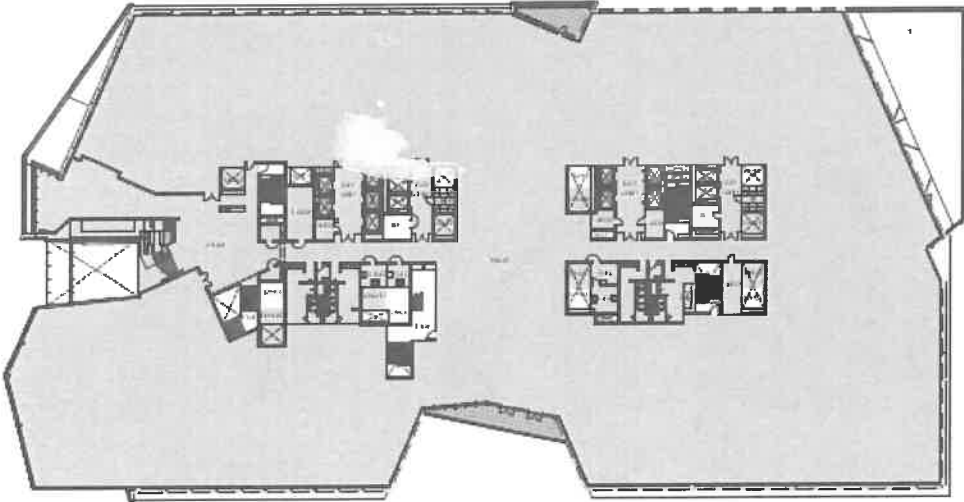
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

EXHIBIT A - PREMISES DESCRIPTION



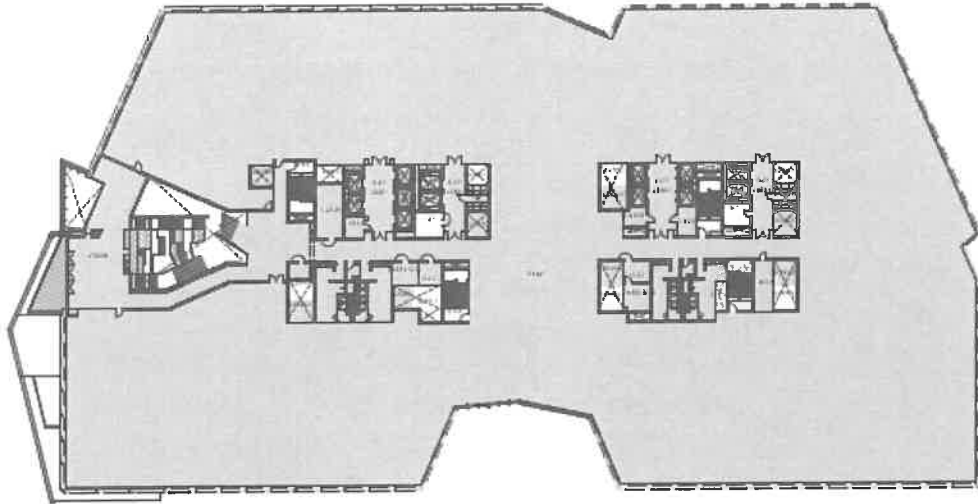
F1 PREMISES DESCRIPTION

EXHIBIT A - PREMISES DESCRIPTION



F2 PREMISES DESCRIPTION

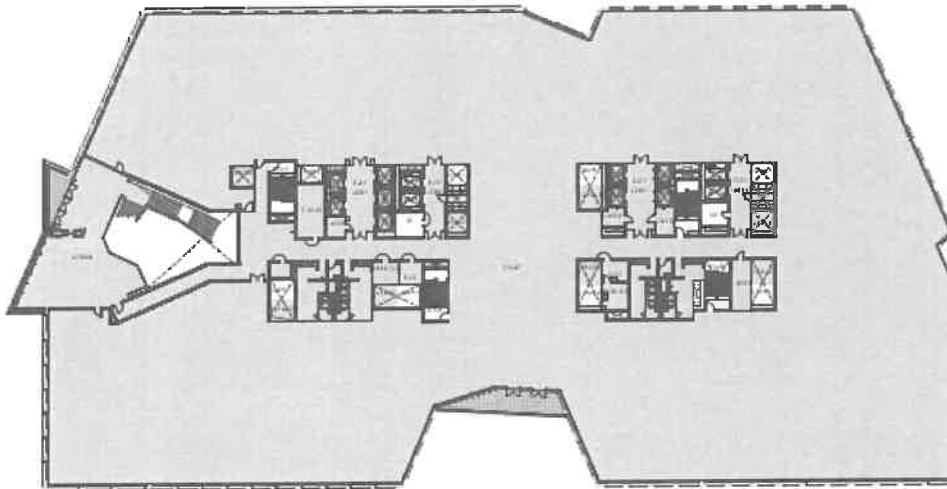
EXHIBIT A - PREMISES DESCRIPTION



F3 PREMISES DESCRIPTION

PLAN 12.2.01

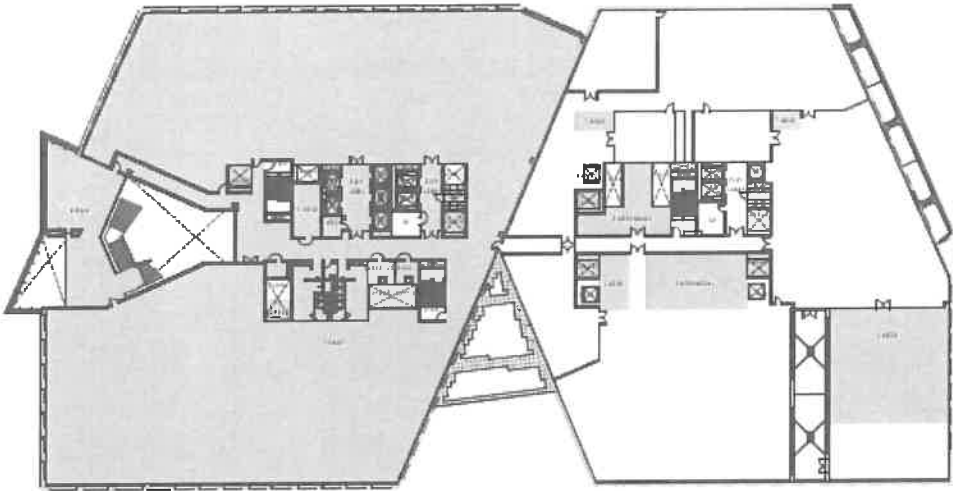
EXHIBIT A - PREMISES DESCRIPTION



F4 PREMISES DESCRIPTION

PLAN 12.2.02

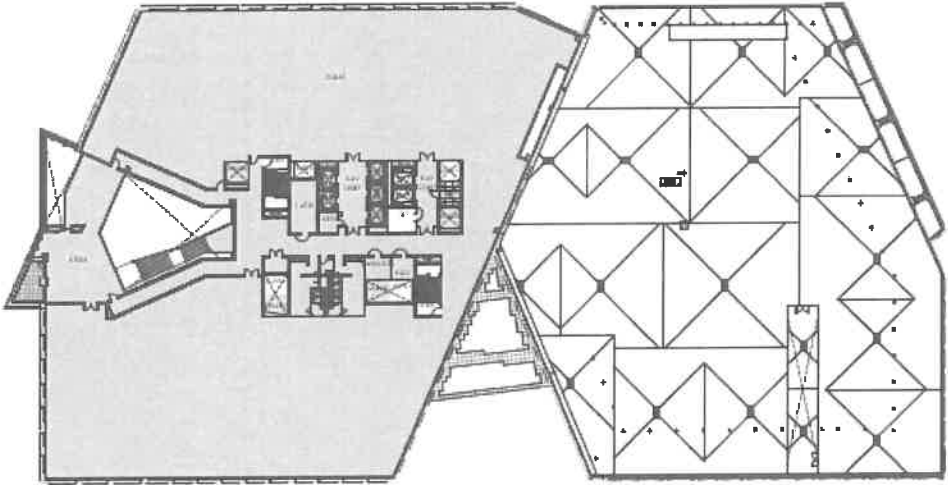
EXHIBIT A - PREMISES DESCRIPTION



75 PREMISES DESCRIPTION

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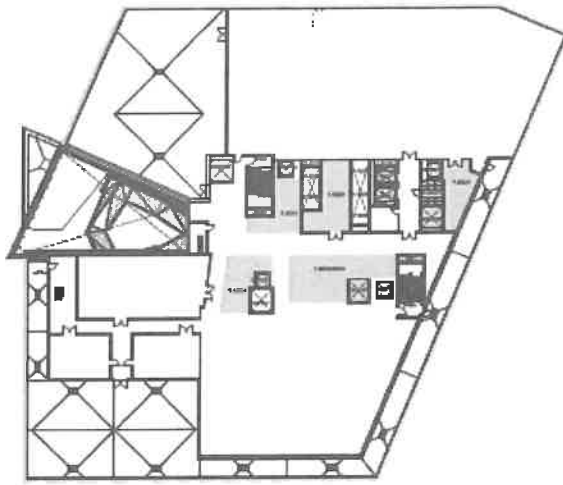
EXHIBIT A - PREMISES DESCRIPTION



76 PREMISES DESCRIPTION

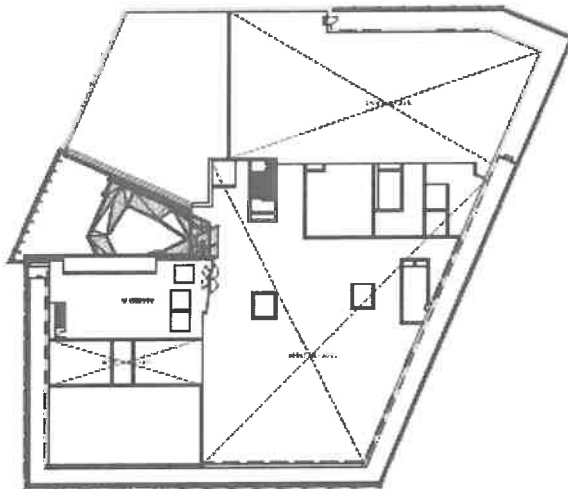
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EXHIBIT A - PREMISES DESCRIPTION



M2 PREMISES DESCRIPTION

EXHIBIT A - PREMISES DESCRIPTION



M2 MEZZANINE - PREMISES DESCRIPTION

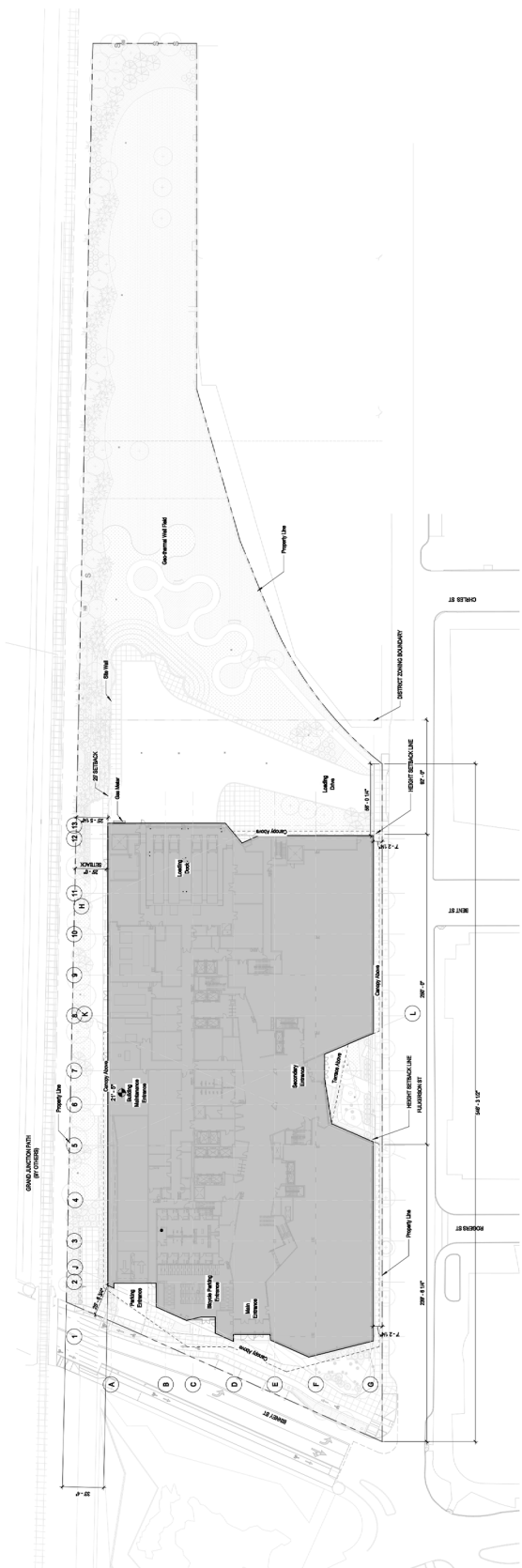


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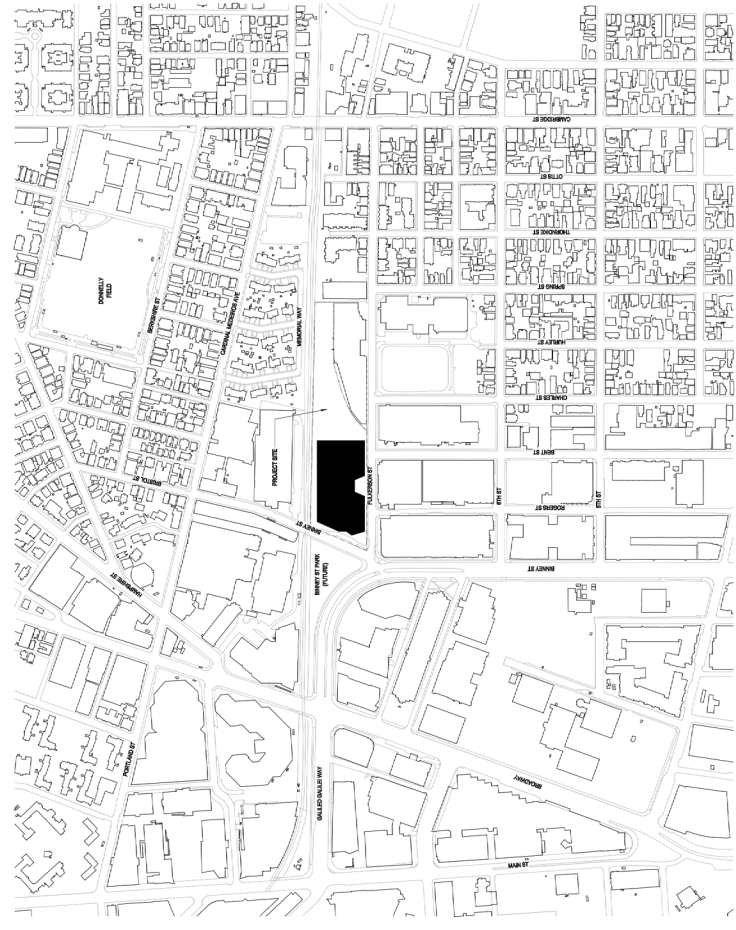
KEY PLAN

ARCHITECTURAL SITE PLAN

DWG. AE100



G4 ARCHITECTURAL SITE PLAN



EB VICINITY MAP

1/15/2021



CAMBRIDGE

CHAMBER *of* COMMERCE

October 30, 2024

David P. Maher
Chamber President & CEO
Jay Kiely, Chair
BioMed Realty Trust
Michelle Consalvo, Vice Chair
Takeda
Robyn Culbertson, Vice Chair
Cambridge Office for Tourism
Paul Lee, Treasurer
Hong Kong Restaurant
Katherine Rafferty, Secretary
Mount Auburn Hospital
Alex Attia
The Charles Hotel
Ken Barron
CARU Associates
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La Fabrica
Tim Bombard
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Novartis
Julie Cox
Astellas
Sarah Gallop
MIT
Michael Guleserian
Sheraton Commander
Sean Hope
Hope Real Estate Enterprises LLC
Darrin Korte
Cambridge Community Center
Michelle Lower
Alexandria Real Estate Equities
Thomas Lucey
Harvard University
Susan Martin
MassBio
Jim McSweeney
CIP Group
Sharmil Modi
The East Cambridge Company
Carl Nagy-Koechlin
Just-A-Start Corporation
Krina Patel
Biogen
Wayne Patenaude
Cambridge Savings Bank
Elizabeth Schwab
Google
Chris Stephan
Healthpeak
Joe Sultan
West Cambridge Science Park
Jason Wright
Eversource

City of Cambridge
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. - 1140091

Dear Members of the Board of Zoning Appeal:

On behalf of the Cambridge Chamber of Commerce, I write to express our support for Moderna's application to allow for a sign on their new corporate headquarters at 325 Binney Street.

Moderna was founded in Cambridge in 2010, and has significantly contributed to the city's biotech ecosystem, particularly with its response to the COVID-19 pandemic and ongoing development of transformative mRNA-based treatments. Their new corporate headquarters reflects its long-term commitment to Cambridge as a biotechnology hub, helping to attract top talent in a competitive industry.

Due to mature trees along Binney Street, a sign placed at the lower levels of the building's façade is largely obscured from public view. The proposed sign is carefully designed to balance visibility from a distance while respecting nearby residential areas. The sign faces the commercial MXD district, which allows similar signage, and is comparable to signs of other prominent businesses in the district, such as Amgen.

The proposed sign adheres to Cambridge's broader public interest in allowing businesses to identify their premises, as outlined in the city's zoning regulations. The sign does not detract from the intent or purpose of the zoning ordinances and will not negatively impact the surrounding community. They have already engaged with the local community to gather feedback and revised the size of the sign in response to their feedback.

Moderna is a great community partner. I urge the Board to act favorably upon their application.

Sincerely,


David P. Maher
President & CEO

moderna

Building Signage

PROJECT #: 17491 - 26754



INDEX

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1	Summary
2	Readability Study
3-4	Graphic Renderings
5	South Elevation View
6	Sign Details



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85 Bodwell Street phone 617.542.9620
Avon, MA 02322 fax 617.951.0777

Moderna - Cambridge Building ID Signage

TITLE	INDEX
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ISSUE	
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Graphic Layout 17094-	
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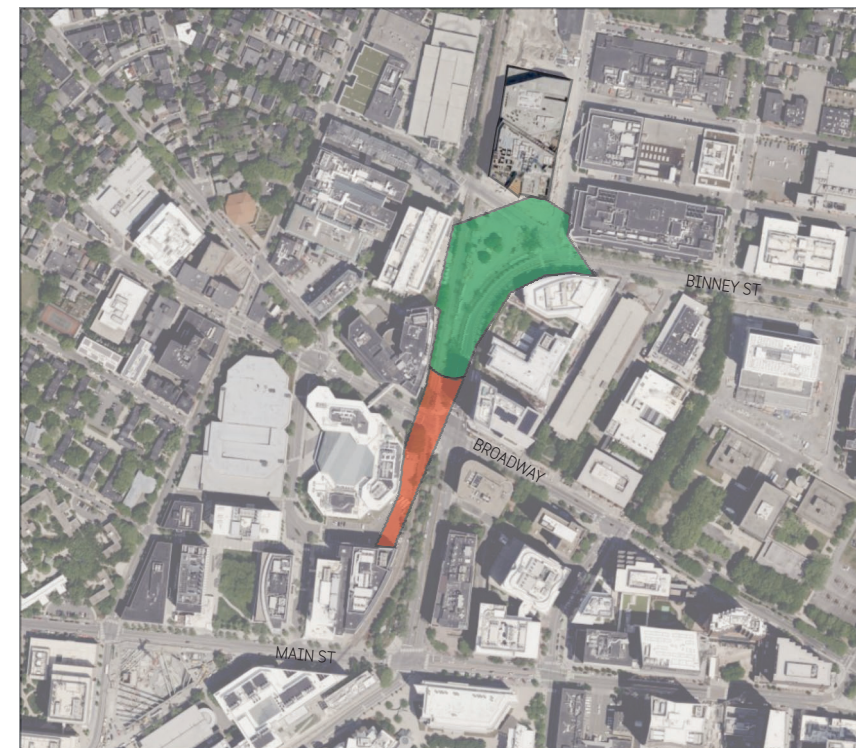
SYNOPSIS:

142 square foot illuminated sign to be mounted on the building's south-facing side.

5'9" Illuminated Sign



Visibility Map



■ INDICATES IDEAL READABILITY DISTANCE
■ INDICATES MAX RECOGNIZABILITY DISTANCE

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Avon, MA 02322 fax 617.951.0777

Moderna - Cambridge Building ID Signage

TITLE	Summary
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ISSUE	
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● SITE LOCATION: BUILDING SOUTH SIDE
ELEVATION VIEW - NTS

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Graphic Layout
17094-

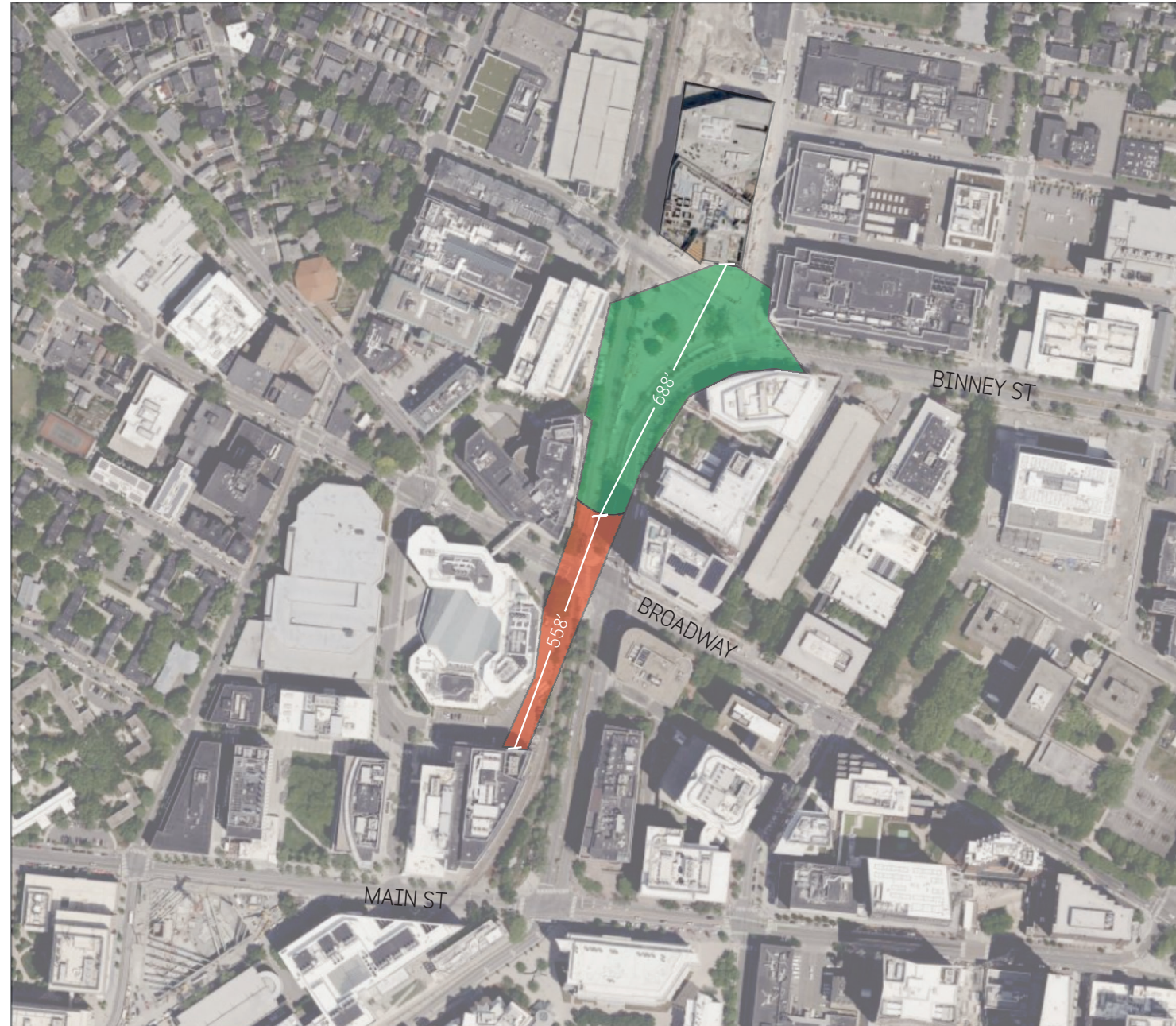
READABILITY STUDY - 142 SQ FT

■ INDICATES IDEAL READABILITY DISTANCE
■ INDICATES MAX RECOGNIZABILITY DISTANCE

NOTE: VISIBILITY FROM SIDEWALK HINDERED DUE TO TREES



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Moderna - Cambridge Building ID Signage

TITLE	Readability Study
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ISSUE	
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SITE LOCATION: 325 BINNEY ST
 LOCATION PLAN VIEW NTS



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**Moderna - Cambridge
Building ID Signage**

TITLE | Graphic Rendering

ISSUE |

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scale: full

Graphic Layout
17094-

3



● SITE LOCATION: 325 BINNEY ST
GRAPHIC RENDERING



● SITE LOCATION: 325 BINNEY ST
GRAPHIC RENDERING



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**Moderna - Cambridge
Building ID Signage**

TITLE	Graphic Rendering
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Graphic Layout 17094-	3
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Moderna - Cambridge
Building ID Signage

TITLE | Graphic Rendering

ISSUE |

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scale: full

Graphic Layout
17094-



SITE LOCATION: BROADWAY & GALILEO GALILEI WAY - SOUTHBOUND SIDE
GRAPHIC RENDERING



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**Moderna - Cambridge
Building ID Signage**

TITLE	South Elevation View
ISSUE	

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scale: full

Graphic Layout
17094- | **5**

● SITE LOCATION: BUILDING SOUTH SIDE
ELEVATION VIEW - NTS

NOTE: PLEASE SEE SHOP DWGS FOR FABRICATION & MTD DETAILS

ILLUMINATION: FINAL COLOR TEMPERATURE TBD. LED'S ARE DIM-ABLE, CAN BE SET TO CONFORM TO BRIGHTNESS STANDARDS. SIGN IS CONTROLLED USING AN ASTRONOMICAL TIMER WITH PRE-SET ON / OFF TIMES FOR THE FULL YEAR



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**Moderna - Cambridge
Building ID Signage**

TITLE Sign Type 1:
Building ID

ISSUE

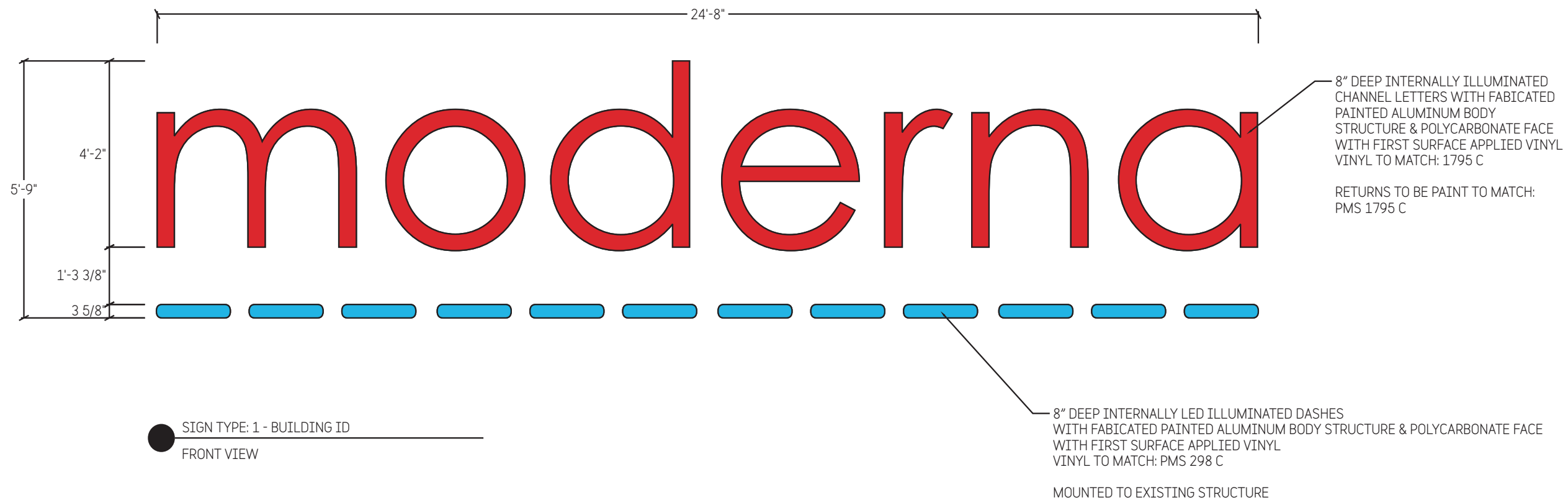
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(S.T. TOTAL: 1)

Graphic Layout
17491-26754

6





CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

**SIGN CERTIFICATION FORM
COVER SHEET**

SANDRA CLARKE
Deputy Director
Chief of Administration

Sign Text: moderna

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Location of Sign: 325 Binney St.

Applicant: Moderna

Zoning District: IA-1 Overlay District: Grand Junction Pathway/ECHO

Area of Special Planning Concern: (Sec. 19.46 & 19.42.1) n/a

Application Date: 12/14/2023

Sketch of sign enclosed: Yes No

PLEASE NOTE: 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; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>

Contact Liza Paden at 617 349 4647 or lpaden@cambridgema.gov for further information.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

Proposed WALL Sign

Area in Square feet: 387 Dimensions: 40' 8" X 9' 6"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 105'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) . Area of signs allowed accessory to store: outside (1 x a) , behind windows (0.5 x a) . Area of all existing signs on the store front to remain (including any freestanding sign): . Area of additional signs permitted: .

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) 240'. Area of signs allowed accessory to the building facade: outside (1 x a) 240', behind windows (0.5 x a) 120'. Area of all existing signs on the building facade to remain (including any freestanding sign): . Area of additional signs permitted: .

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)
AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES NO

Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16.22.C

COMMENTS: Max size of individual wall sign cannot exceed 60 sq/ft; proposed sign is 387 sq/ft. Wall signs must be located no higher than 20' from grade; proposed sign is 105' from grade. Internally illuminated wall signage must have a vertical or horizontal dimension that does not exceed 30"; sign is 40'8" x 9'6".

Date: 12/15/23 CDD Representative Daniel Messplay

Digitally signed by Daniel Messplay
DN: cn=Daniel Messplay, o, ou,
email=dmessplay@cambridgema.gov
c=US
Date: 2023.12.15 10:55:53 -05'00'

Summary of Major Provisions for Office, Business and Industrial Districts
(Please consult Article 7.000 of the Zoning Ordinance for specific requirements)

Limitations on Total Area of the Signs on a Building
(See definition of sign frontage)

1. **For Ground Floor stores:** Width of store x 1 square foot equals area of all signs permitted on the outside of the storefront
2. **For all signs on a single façade of a building:** (including those in paragraph 1 above):
Width of building façade facing a street x 1 square foot equals area of all signs permitted on that façade. * *

(Note: An additional 0.5 square feet per foot of sign frontage is permitted for signs located behind the glass of a window).

Limitations on the Height of Signs Above the Ground

Fifteen (15) for free-standing signs; twenty (20) feet for all other signs with exception for certain hotel and theater signs.

Limitations on Area of Individual Signs

1. Wall signs: Sixty (60) Square feet Maximum. *
2. Projecting Signs: Thirteen (13) square feet maximum. *
3. Free-standing signs: Thirty (30) Square feet maximum. *

* However no sign may exceed that area determined by the formula: sign frontage x 1 square foot.

Limitations on Number of Signs Permitted

1. No limit
2. Projecting signs: one per ground floor establishment plus one per door serving the remainder of the building.
3. Free-standing Signs: Two per lot.

Limitations on Kinds of Illumination

1. Projecting (including awning signs) and free-standing signs: Natural and external only.
2. Wall signs: Natural or external without limit. Internal under the following conditions:
 - a. At least one dimension is 30" or less; and
 - b. The sign is located behind window glass or projects no more than 2" from the building face; or the sign consists only of individual letters, or channel letters, or only the letters in a box sign illuminated.

** Where the sign frontage is more than 100 feet from a street the multiplier may be increased to 2 square feet.

**SIGN CERTIFICATION FORM
COMMUNITY DEVELOPMENT DEPARTMENT**

CERTIFICATION OF EXEMPTION

Applicant: Moderna

DocuSigned by:
Signature Tony McEnaghan
3A5CAFDA9A3E48D...

Telephone: 617 893 5332 FAX: _____

Location of Premises: 325 Binney St.

Zoning District: IA-1 Overlay District: Grand Junction Pathway/ECHO
12/14/2023

Date Application Submitted: _____

Sketch of Sign Enclosed: Yes No

PLEASE NOTE: Signs, even if exempt under Article 7.000, may require a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Awnings of any kind projecting over a city sidewalk require City Council approval.

REASON FOR EXEMPTION: Awning without graphics Exempt signs in Section 7.16.11
(including directional signs) _____

Date: _____ CDD Representative _____

Copies: ISD ____ City Clerk* ____ CDD ____ Applicant ____



65 Bowdoin Street phone 617.542.9620
Avon, MA, 02322 fax 617.851.0777

**Moderna - Cambridge
Building ID Signage**

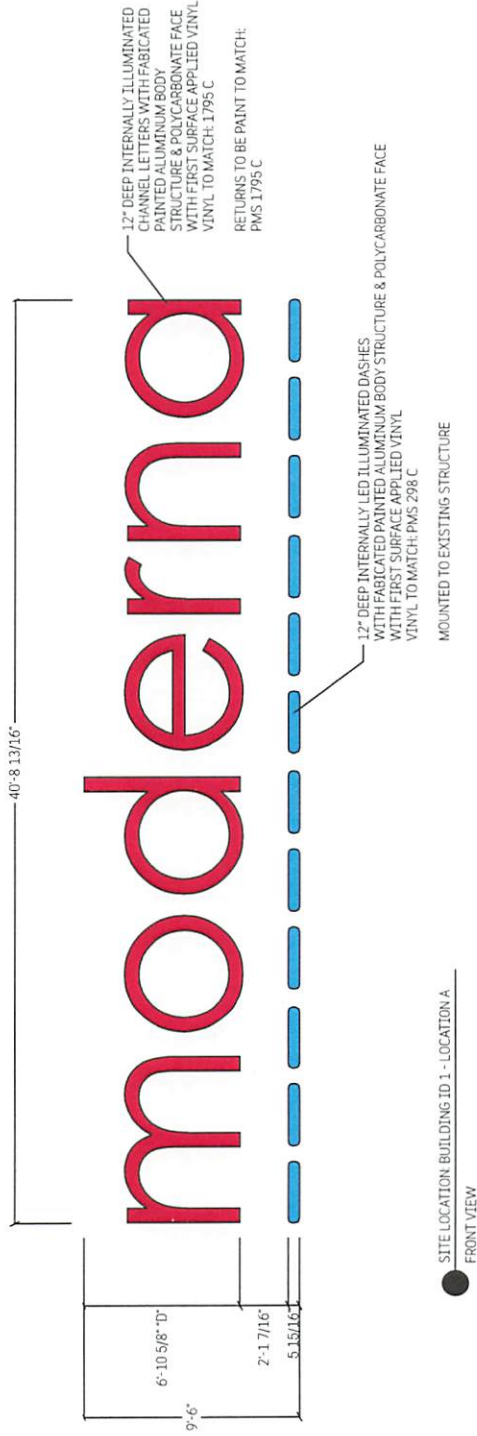
TITLE Sign Type I:
Building ID

ISSUE 05 OCT'23

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Graphic Layout
17491-26754 - **9**





65 Botwell Street phone 617.542.9620
Aven, MA 02322 fax 617.951.0777

**Moderna - Cambridge
Building ID Signage**

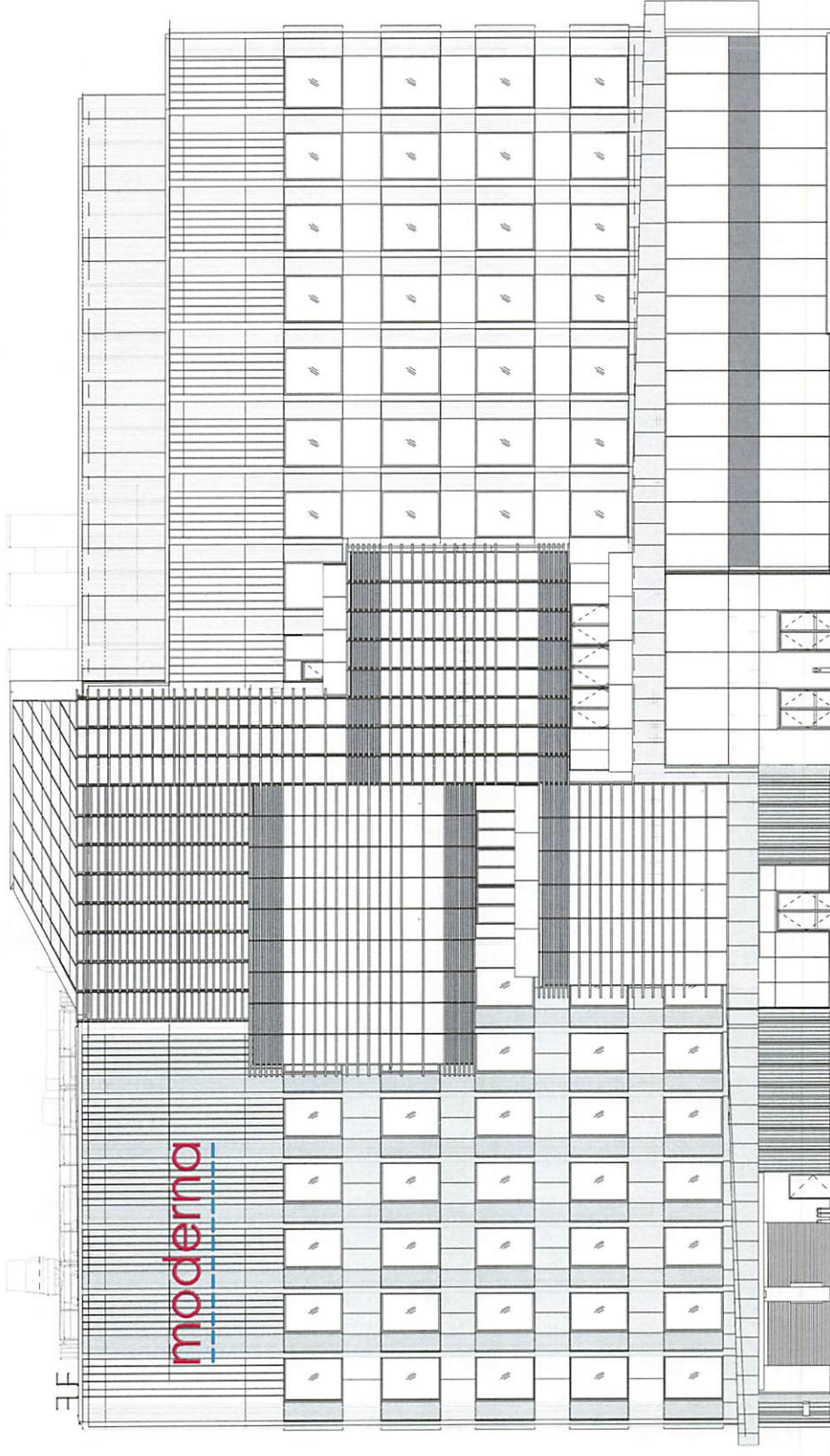
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Building ID

ISSUE 05 OCT 23

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Graphic Layout
17491-26754 **10**



● SITE LOCATION: 325 BINNEY ST - LOCATION A
SOUTH ELEVATION VIEW - NTS

325 Binney St.

Petitioner 194

34-141
CHANG, CHIHWEI
1760 SUNSET DR
WINTER PARK, FL 32789

31-15
MBA-ROGERS STREET, LLC
C/O RYAN LLC
PO BOX 847
CARLSBAD, CA 92018

Dain, Torpy, Le Ray, Wiest & Garner, P.C.
C/o Charles E. LeRay
175 Federal St. - Suite 1500
Boston, MA 02110

30-43 / 33-113 / 37-128
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

30-41
BP SEVENTEEN CAMBRIDGE CENTER LLC.
C/O BOSTON PROPERTIES, INC.
800 BOYLSTON ST SUITE 1900
BOSTON, MA 02199

39-174 /31-20
ARE-MA REGION NO. 58, LLC
PO BOX 847
CARLSBAD, CA 92018

30-43 / 33-113 / 37-128
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

33-105
KENNEDY, SOFIA S. & ARJUNA J. COSTA
3633 CLEMENT ST
SAN FRANCISCO, CA 94122

32-52
NSTAR ELECTRIC CO.
D/B/A EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141

33-105
RAMACHANDRAN, KALI A. &
INDRADEVI VYRAVANADAN
63-71 FULKERSON ST UNIT 209
CAMBRIDGE, MA 02141

33-105
JOHNSTON, ERIKA E.
71 FULKERSON ST UNIT 302
CAMBRIDGE, MA 02141

34-141
LAROCQUE, JEAN CULLNAN
218 THORNDIKE ST UNIT 102B
CAMBRIDGE, MA 02141

33-105 / 34-141
MASSACHUSETTS INSITUTE OF
TECHNOLOGY OFFICE OF TREASURER
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

34-141
HARSHA, PAUL EDWIN &
JAMES J. LORDAN, JR
218 THORNDIKE ST UNIT 109B
CAMBRIDGE, MA 02141

34-141
CASSA, CHRISTOPHER
103 GORE ST. UNIT 2
CAMBRIDGE, MA 02139

33-88
LAVERTY, CHARLES R., JR. & PAUL LOHNES,
TRS. OF THE PAY PHONE REALTY TRUST
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

34-141
GOFFREDO, PATRICIA A.
218 THORNDIKE ST UNIT 201B
CAMBRIDGE, MA 02141

34-141
VANDICK, RAYMOND E. &
LYNN T. VANDICK
218 THORNDIKE ST - UNIT 206B
CAMBRIDGE, MA 02141

34-141
QUINN, JOHN A.
217 THORNDIKE ST - UNIT 101A
CAMBRIDGE, MA 02141

34-141
BUDIN, DAN & ALINA BUDIN
150 COUNTRY CLUB RD
NEWTON, MA 02459

34-141
RHODES, WARREN A.
217 THORNDIKE ST UNIT 104A
CAMBRIDGE, MA 02141

34-141
SANTOS, SANDRA & ERICO ROSA
218 THORNDIKE ST UNIT 108B
CAMBRIDGE, MA 02141

34-141
CHESNAKAS, NANCY &
ANTHONY CHESNAKAS
217 THORNDIKE ST - UNIT 208A
CAMBRIDGE, MA 02141

33-105
ALVAREZ, LUIS M. LUCY D. ALVAREZ TRS
3 STONEWALL RD
LEXINGTON, MA 02421

34-141
ALCATRAZ, LLC
158 NORMAN RD
BROCKTON, MA 02302

34-141
SAIGAL, ANIL & RANJANI SAIGAL
TR. OF THE A & R SAIGAL REVOC TRST
2 LEE AVENUE
BURLINGTON, MA 01803

34-141
GUO, DONGHONG YUNNING YAO TRS
802 OLD STONE BRK - UNIT 1
ACTON, MA 01720

34-141
DRAKE, MATTHIAS CORWIN
218 THORNDIKE ST UNIT 307B
CAMBRIDGE, MA 02141

34-133
JAS CONSOLIDATED PROPERTIES LLC
C/O JAS CORPORATION
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

34-141
MENDELSON, JAMES D.
217 THORNDIKE ST UNIT 103A
CAMBRIDGE, MA 02141

325 Binney St.

2064

34-141
DIEHL, ERNST W.
170 GORE ST UNIT 104
CAMBRIDGE, MA 02138

34-141
YANG, MO
217 THORNDIKE ST UNIT 109A
CAMBRIDGE, MA 02141

34-141
LIU, XIANG
141 DORCHESTER AVE UNIT 710
BOSTON, MA 02127

34-141
SHANKAR, RAVI NOTT
UMA NOTT SHANKAR TRS
3 DOUGLAS RD
WESTFORD, MA 01886

34-141
DRELA, MARK
218 THORNDIKE ST - UNIT 205B
CAMBRIDGE, MA 02141

34-141
RAMACHANDRAN, KALI A. &
INDRA VYRANAD
71 FULKERSON ST APT 209
CAMBRIDGE, MA 02141

34-141
LOU, CHANGGANG & JINGXIA WEN
218 THORNDIKE ST - UNIT 207B
CAMBRIDGE, MA 02141

34-141
FILOON, JOHN W. JR.
217 THORNDIKE ST - UNIT 210A
CAMBRIDGE, MA 02141

41-36
ARE-MA REGION NO. 59, LLC,
PO BOX 847
CARLSBAD, CA 92018

41-28
AMGEN CAMBRIDGE REAL ESTATE
HOLDINGS, INC.
PO BOX 80615
INDIANAPOLIS, IN 46280

33-7
DIBIASE, GIRO
719 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

33-5
TRAVERS, JOSEPH W. &
HELEN B. TRAVERS, A LIFE ESTATE
51 FULKERSON ST
CAMBRIDGE, MA 02141-1506

33-6
DEPIERRO, JOANNE
16 BROOKBRIDGE RD - APT 1
STONEHAM, MA 02180

33-105
KAWATKAR, SAMEER AARTI S KAWATKAR
23 OXBOW RD
LEXINGTON, MA 02421

33-105
CAO, YUAN
71 FULKERSON ST UNIT 110
CAMBRIDGE, MA 02141

34-141
KATS, DANIEL J
218 THORNDIKE ST - UNIT 106B
CAMBRIDGE, MA 02141

39-128
FANNING, KAREN
21 CLARK RD
HINGHAM, MA 02043

33-105
PAVLINIC, MARTIN & KALYN PAVLINIC
TRUSTEES OF THE UNIT #304 REALTY TRUST
71 FULKERSON ST 304
CAMBRIDGE, MA 02141

33-105
XU, XIAOCUN
1600 MASSACHUSETTS AVE - APT 308
CAMBRIDGE, MA 02138

34-141
REDDY HOMES LLC
79 CANTERBURY HILL RD
ACTON, MA 01720

34-141
DONGRE, SAGAR & XIAO HUA ZHOU
218 THORNDIKE ST UNIT 101B
CAMBRIDGE, MA 02141

34-141
TAMANINI, VANESSA G.
13 DELL ST UNIT 2
SOMERVILLE, MA 01545

34-141
DRANSFIELD, TIMOTHY
218 THORNDIKE ST UNIT 104B
CAMBRIDGE, MA 02141

34-141
KOO, TERRY Y. & YOUNG J. KOO
218 THORNDIKE ST UNIT 202B
CAMBRIDGE, MA 02141

34-141
RITTENHOUSE, TILGHMAN L.
217 THORNDIKE ST - UNIT 206A
CAMBRIDGE, MA 02141

33-105
BERTASI, MARGARET ERIC
SCHWARZENBACH
71 FULKERSON ST - UNIT 102
CAMBRIDGE, MA 02141

34-141
ADLER, SUSANNAH KERR & JOHN ADLER
TR. OF THE SUSANNAH KERR ADLER TR
2119 ELLIOT AVE
MCLEAN, VA 22101

34-141
BARBOSA, LUIS & MARIA E. BARBOSA
158 CHARLES ST
CAMBRIDGE, MA 02141

34-141
WANG, WENDY, TRUSTEE THE 218
THORNDIKE ST REALTY TRUST
218 THORNDIKE ST - UNIT 308B
CAMBRIDGE, MA 02141

34-141
AGARWAL, RASHMI
217 THORNDIKE PL - UNIT 209A
CAMBRIDGE, MA 02141

32-53
BMR-320 CHARLES LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

34-141
DIAL, ROBERT B TRS THE DIAL
REVOCABLE TR
14820 OAK VINE DR
LUTZ, FL 33559

33-105
ZHANG, XIANG, GENMU ZHANG &
MEIYUN ZHANG
71 FULKERSON ST UNIT 103
CAMBRIDGE, MA 02141

34-141
LI, BIN HAIYAN ZHANG
217 THORNDIKE ST UNIT 302A
CAMBRIDGE, MA 02141

33-105
ARNAOUT, RAMY &
CITY OF CAMBRIDGE TAX TITLE
508 HEALTH ST UNIT 2
CHESTNUT HILL, MA 02467

33-105
SCHELP MARK
71 FULKERSON ST - UNIT 203
CAMBRIDGE, MA 02141

33-105
ROGER, STEPHEN D.
71 FULKERSON ST UNIT 303
CAMBRIDGE, MA 02141

31-13
MBA-ROGERS STREET, LLC C/O RYAN LLC
PO BOX 847
CARLSBAD, CA 92018

34-141
HIBBS, CHRISTINA C.
22 HANCOCK ST
SOMERVILLE, MA 02144

33-105
WAHID, ZABIA,
TR. THE 72 FULKERSON ST REALTY TRUST
15 PENACOOK LANE
NATICK, MA 01760

33-105
FINCH, DIANNE M. & BRIAN J. CLAYDON
71 FULKERSON ST UNIT 307
CAMBRIDGE, MA 02141

34-141
BROWNBAUM REAL ESTATE
INVESTMENTS LLC
36 VINEYARD RD
NEWTON, MA 02459

34-141
CHEUNG, AMELIA
18 SHIRLEY ST
QUINCY, 02169

33-105
JONES, RITA M.
71 FULKERSON ST UNIT 101
CAMBRIDGE, MA 02141

34-141
CHEN, ZHONGZHU & LAN LIU
217 THORNDIKE ST UNIT 301A
CAMBRIDGE, MA 02139

33-105
HAND, JOHN T. & JANET L. GHATTAS
71 FULKERSON ST UNIT 113
CAMBRIDGE, MA 02141

33-105
GOLDSMITH, DANIEL KUBSIK & KELLY
SHERMAN GOLDSMITH
71 FULKERSON ST UNIT 201
CAMBRIDGE, MA 02141

33-105
REDDY NAGAREDDY S & BHANU R REDDY
1601 208TH PL SE
SAMMAMISH, WA 98075

33-105
FALCONE, ERIC
71 FULKERSON ST UNIT 206
CAMBRIDGE, MA 02141

34-141
MUNSHI, NIKHIL C. MEDHA N. MUNSHI TRS
77 BOOTH ST
NEEDHAM, MA 02494

39-169
CONSOLIDATED RAILROAD
PROPERTY TAX DEPT.
P.O. BOX 8499
PHILADELPHIA , PA 19101

34-141
PENG WENZHE & YU ZHENG
218 THORNDIKE ST - UNIT 110B
CAMBRIDGE, MA 02141

34-141
SEVIAN, HANNAH TRS 217 THORNDIKE
STREET UNIT 308A REALTY TR
34 WILLOUGHBY ST - APT 1
SOMERVILLE, MA 02143

33-105
QI HAODE & YIWEI SUN
71 FULKERSON ST - UNIT 112
CAMBRIDGE, MA 02141

34-141
XIE YONG ZHOU JIE
217 THORNDIKE ST - UNIT 306A
CAMBRIDGE, MA 02141

33-105
WANG, DANNIE
63-71 FULKERSON ST UNIT 301
CAMBRIDGE, MA 02141

34-141
LI SHANGZHONG
218 THORNDIKE ST UNIT 303B
CAMBRIDGE, MA 02141

33-105
TOPOREK GRZEGORZ
71 FULKERSON ST UNIT 114
CAMBRIDGE, MA 02141

34-141
MOSKAL CHRISTOPHER
FILIPEK-MOSKAL KASIA
123 COLONIAL WAY
FALMOUTH, MA 02540

34-141
WERKMAN, JANET & STEPHEN NORMAN
RUDNICK TRS, THE WERKMAN-RUDNICK TRT
217 THORNDIKE PL UNIT 106A
CAMBRIDGE, MA 02141

375 Binney St .

497

34-141
HAN ZHAORUI & HUI MIN SUN TRS
218 THORNDIKE ST - UNIT 204B
CAMBRIDGE, MA 02141

34-141
XU JIENI & CHENG FANG
217 THORNDIKE ST - 307A
CAMBRIDGE, MA 02141



EAST CAMBRIDGE BUSINESS ASSOCIATION

www.EastCambridgeBA.com

BZA-1140091

EXECUTIVE DIRECTOR

Jason Alves
Executive Director
baecamb@gmail.com
Office (857) 242-6651

November 14, 2024

Board of Zoning Appeals
Massachusetts Ave
Cambridge, MA 02139

BOARD AND OFFICERS

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LT Management

Rebecca Millette, Clerk
The Lexington/Puritan & Company

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Fairlane Properties

Julia Hallman
Formaggio Kitchen

Stephen LaMaster
Vinfen

Mark Rogers
Rogers Properties Group

Tina Snyder
DivcoWest

Lynn Wahlquist
East Cambridge Savings Bank

Members of the Board,

On behalf of the East Cambridge Business Association (ECBA) I'm writing to offer our enthusiastic support for Moderna's application to install a sign at their new corporate headquarters located at 325 Binney Street.

The proposed sign is strategically positioned to face the commercial areas of Kendall Square and the MXD district. This thoughtful placement ensures that the sign is visible to the bustling commercial activity in these areas, while the building's architecture ensures it remains unobtrusive to the abutting residential neighborhoods. This careful consideration continues to demonstrate respect for the community's desires that were the foundation of the redevelopment of this parcel in the first place.

Moderna and their recent contribution during the COVID 19 pandemic is a shining example of what the biotech sector here in Cambridge can achieve. We are excited to be able to host their headquarters here in East Cambridge and grateful for their commitment to grow here.

Importantly, Moderna has actively engaged with the local community to gather input and has adjusted the sign's size accordingly.

We hope you find favor with the application

Thank you for your consideration.

Sincerely,

Jason Alves
Executive Director
East Cambridge Business Association

Pacheco, Maria

From: Dan Kats <dkats12@gmail.com>
Sent: Tuesday, December 10, 2024 9:28 AM
To: Pacheco, Maria
Subject: Comment on BZA-1140091 (Moderna sign)

Hi Maria,

I strongly encourage the Board to **deny** Moderna's request to install a sign that violates Article 7. I disagree in principle with allowing big-name organizations to bend/break rules and strongly believe they should be treated like everyone else. If the current regulations are felt to be inappropriate, then the regulations should be changed for everyone, not just Moderna.

Thanks for all the work you do!

Dan Kats
218 Thorndike St., Apt 106, Cambridge, MA 02141



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: SEAN LEE Date: _____
(Print)

Address: 325 Binney St.

Case No. BZA-1140091

Hearing Date: 12/12/24

Thank you,
Bza Members

Burhan Azeem
City Councillor
Co-Chair, Housing Committee



City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139
Ph: 617-349-4000

November 26, 2024

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Dear members of the planning board,

I write in support of Moderna's proposal to install an internally illuminated sign identifying the building tenant (Moderna). Moderna has been a good neighbor in the community. Their headquarters are thoughtfully designed and enhance the local area's aesthetic. We appreciate their commitment to being a good neighbor to the community, in particular their decision to scale down the building to better align with the neighborhood.

I believe the installation of the sign makes a lot of sense and I support its approval by the planning board. Please let me know if there is anything else you need from me.

Sincerely,

Burhan Azeem

Cllr. Burhan Azeem



CAMBRIDGE CITY COUNCIL

December 9th, 2024
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

To Members of the Cambridge Planning Board:

I am writing to express my support for Moderna's application to install a sign at their new corporate headquarters located at 325 Binney Street. Moderna has been a vital contributor to the city's biotechnology ecosystem and a global leader in medical innovation. Their decision to establish their corporate headquarters here reflects a deep and lasting commitment to this community and its growth.

The proposed signage is an essential element for identifying the building, particularly given that lower-level signage is obscured by mature trees along Binney Street. The design is thoughtful and balances the need for visibility with respect for nearby residential areas. The proposed placement facing the commercial district aligns with the existing signage of other prominent businesses in the area, such as Amgen, and adheres to Cambridge's zoning guidelines.

Importantly, Moderna has engaged proactively with the local community, adjusting the design to address feedback and ensure the sign aligns with community standards. This reflects Moderna's continued role as a responsible corporate neighbor, dedicated to fostering collaboration and dialogue with the Cambridge community.

I urge the Board to approve this application as it supports Cambridge's broader interest in allowing businesses to effectively identify their premises while maintaining the integrity and intent of zoning regulations.

Thank you for your attention to this matter. Please feel free to reach out if I can provide further information in support of this application.

Sincerely,

Paul Toner.
City Councillor and Chair of the Economic
Development and University Relations Committee
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139