



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 264148

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

2024 APR 26 AM 10:23  
BOARD OF THE CITY OF CAMBRIDGE, MASSACHUSETTS

PETITIONER: SA815 Equity Partners LLC C/O Johanna Schneider

PETITIONER'S ADDRESS: 75 State Street , Boston, MA 02109

LOCATION OF PROPERTY: 815 Somerville Ave , Cambridge, MA

TYPE OF OCCUPANCY: Office

ZONING DISTRICT: Business C Zone/Mass Ave Overlay

REASON FOR PETITION:

### DESCRIPTION OF PETITIONER'S PROPOSAL:

The Planning Board on 2/27 granted a special permit allowing the conversion of the existing office building to lab/life science use. Loading for the project will be accommodated within an existing at-grade loading area.. The loading area is 10x30 and the ceiling height is 14 feet at its highest point; the loading area is accessed by an existing 10'x10' garage door. We understand from discussions with ISD that even though no changes are being made to the loading door or area, because the use is changing from office to lab, a variance is required because the height of the loading door does not meet the dimensional requirements of Section 6.91.

### SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000      Section: 6.90 (Location & Layout of Loading Facilities).  
Article: 10.000    Section: 10.30 (Variance).

Original  
Signature(s):

[Handwritten Signature] (agent for Petitioner)  
(Petitioner (s) / Owner)

Johanna Schneider  
(Print Name)

Address:

75 State Street, Boston 02109

Tel. No.

6175579723

E-Mail Address:

jschneider@hembar.com

Date: \_\_\_\_\_

**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 SA815 Equity Partners, LLC  
(OWNER)

Address: 296 Concord Road, Suite 100, Billerica, MA 01821

State that I/We own the property located at 815 Somerville Avenue,  
which is the subject of this zoning application.

The record title of this property is in the name of SA815 Equity Partners, LLC

\*Pursuant to a deed of duly recorded in the date 9/29/22, Middlesex South  
County Registry of Deeds at Book 80775, Page 178; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

T. Greenfield  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

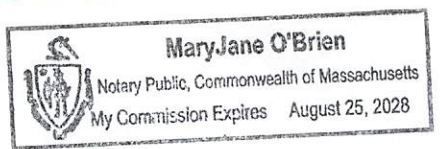
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

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

The above-name Todd Greenfield personally appeared before me,  
this 8th of March, 2024, and made oath that the above statement is true.

MaryJane O'Brien Notary

My commission expires 8/25/28 (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:

This application is made in connection with the proposed adaptive reuse of an existing office building, which previously was owned and occupied by Lesley University, but has been vacant for some time.

Due to post-pandemic market conditions and the transition to hybrid work, there is no demand for office space; in contrast, there remains robust demand for lab space for smaller/incubator-type life science tenants. The building will provide off-street loading within an enclosed garage area; however, because the building is existing, the size of this loading area entry is limited by preexisting dimensions which do not conform to the requirements of Section 6.91 of the CZO. The inability to provide off-street loading to future lab tenants of this building will significantly decrease the viability of the project, presenting a substantial financial hardship to the applicant. In order to create a dimensionally compliant loading bay - particularly with respect to the required height - significant renovation, if not demolition and reconstruction, of the existing building would be required, thereby defeating the purpose of the proposed adaptive reuse and presenting an insurmountable hardship to the applicant.

- 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:

This project proposes the adaptive reuse of an existing structure and it is the preexisting nonconforming dimension of the entry to the existing at-grade garage/loading area which drives the need for a variance for the dimensions of the loading bay. These conditions are unique to this structure and do not affect other structures 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:

The interior loading bay will be used exclusively by panel vans and pickup trucks, which can be accommodated notwithstanding the preexisting nonconforming dimensions of the loading area.

Larger, single unit trucks will use the existing on-street loading zone in front of the building on Somerville Avenue. This loading plan, which was also presented to the Planning Board in connection with the applicant's special permit, eliminates the prior, preexisting loading condition where large trucks backed into the site from Somerville Avenue, representing an improvement in pedestrian safety. In addition, the applicant will install a Vehicle Detector and Warning light on the outside of the building to further enhance pedestrian and vehicular safety.

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

The relief sought is minimal: allowing a preexisting 10' loading door to continue to provide access to an otherwise compliant loading area which will continue to be used for less intensive loading than the prior condition. As set forth in Section 6.61, the intent of the Ordinance's loading requirements is that all buildings and uses requiring the delivery of goods as part of their function be provided with necessary space for off-street loading. Granting the requested relief will further the purpose of Section 6.61 by allowing deliveries associated with the proposed lab use to continue to use the preexisting loading area.

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** SA815 Equity Partners LLC

**Present Use/Occupancy:** Office

**Location:** 815 Somerville Ave., Cambridge, MA

**Zone:** Business C Zone/Mass Ave Overlay

**Phone:** 6175579723

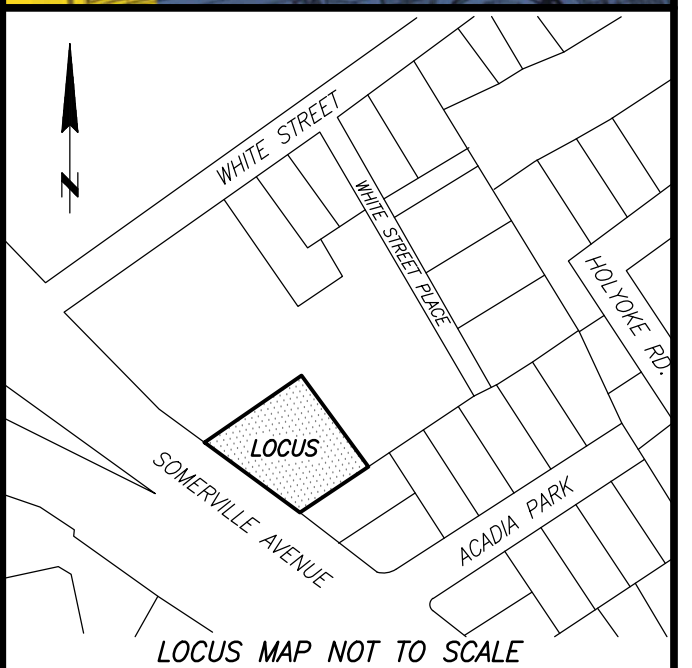
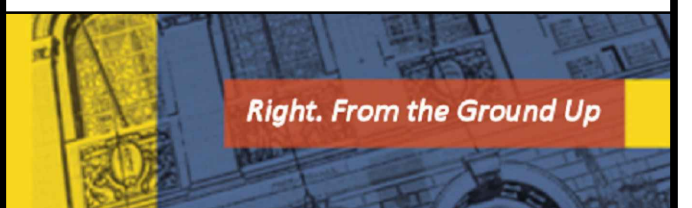
**Requested Use/Occupancy:** Lab/Technical office

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		27,824	27,824	NA	(max.)
<u>LOT AREA:</u>		10,442	10,442	NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		2.66 (preexisting nonconforming)	2.66 (no change)	1.5/1.0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA	NA	NA	
<u>SIZE OF LOT:</u>	WIDTH	109.23 - 112.6	109.23 - 112.6	20	
	DEPTH	79.20-114.8	79.20-114.8	NA	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	0	
	REAR	0	0	0	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
<u>SIZE OF BUILDING:</u>	HEIGHT	38'6"	38'6"	55'	
	WIDTH	76'3"-114'19"	76'3"-114'9"	0	
	LENGTH	109.23-112.6	109.23-112.6	20	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		NA	NA	NA	
<u>NO. OF PARKING SPACES:</u>		18	5	0	
<u>NO. OF LOADING AREAS:</u>		1	1	1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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.:

Lot only has one existing building, comprised of steel frame construction with brick veneer and stucco, which is proposed to be converted from office to lab. No new construction is proposed, as this is an adaptive reuse of the existing building.

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



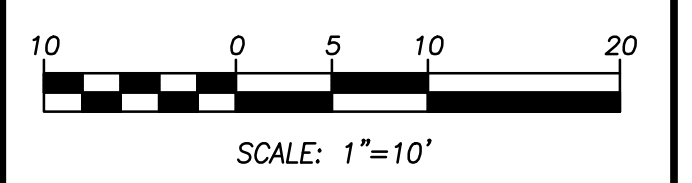
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

JOSEPH R. ZAMBUTO, PLS. (MA# 52783)  
JZAMBUTO@FELDMANGEO.COM  
10/17/2023  
DATE

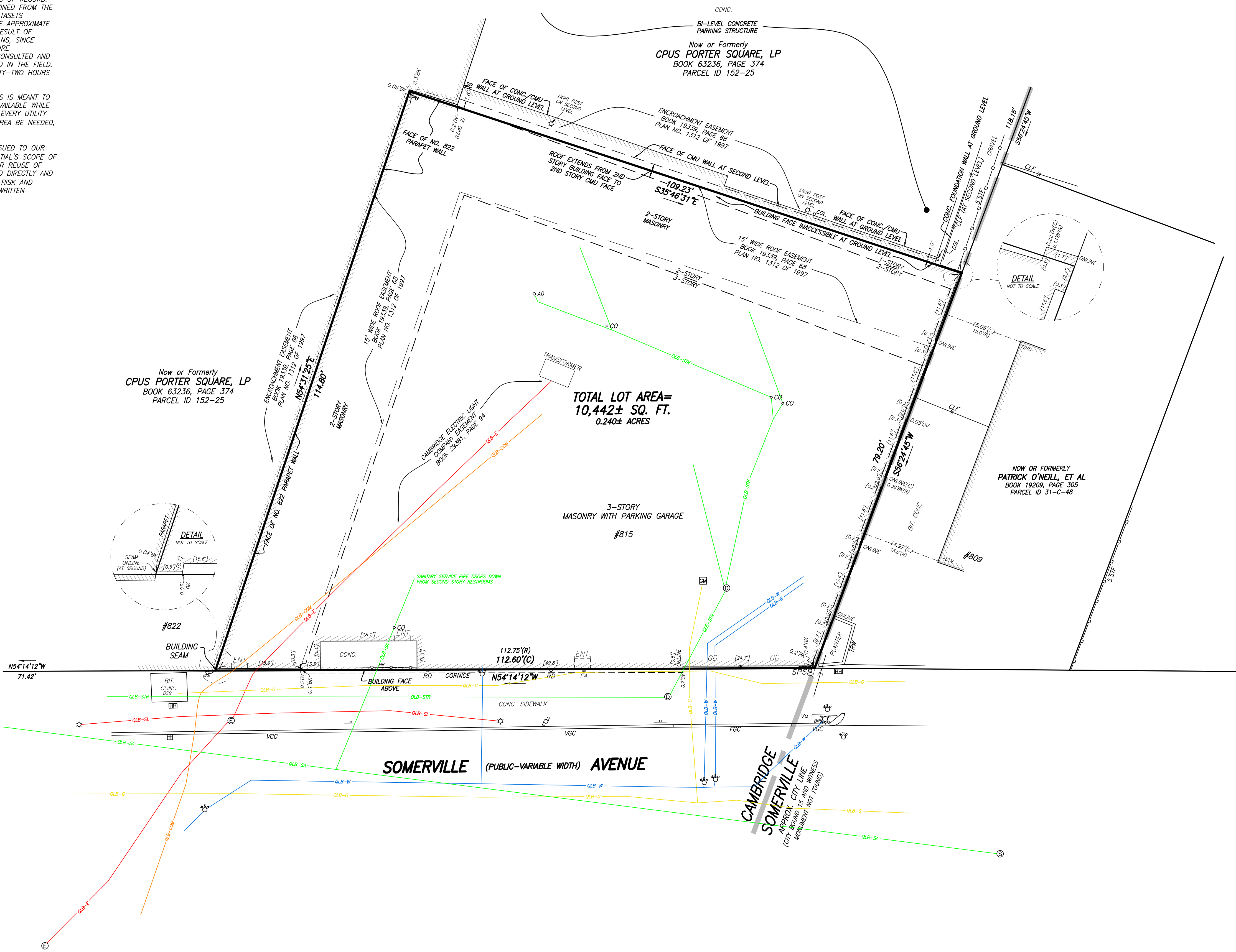


DRAWING NAME:  
**SUE INVESTIGATION**  
**815 SOMERVILLE AVE**  
**CAMBRIDGE, MASS.**

DATE:	JULY 6, 2023
REVISIONS:	
7/6/2023	ADJUST SANITARY LATERAL AND MAIN
FILENAME:	2300677-SUE.dwg
RESEARCH:	FIELD CHIEF: JMM
PROJ MGR: DCH	APPROVED:
CALC: JMM	CADD: JMM
FIELD CHK: DCH	CRD FILE: DCH



- NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE RESULTS OF A SUBSURFACE UTILITY ENGINEERING (SUE) INVESTIGATION PERFORMED BY FELDMAN GEOSPATIAL BETWEEN ON 6/16/2023.
  - ALTA/NSPS LAND TITLE SURVEY FOR VISUAL REFERENCE ONLY. PLEASE REFER TO ALTA/NSPS LAND TITLE SURVEY PLAN PREPARED BY FELDMAN GEOSPATIAL, DATED MARCH 1, 2022 (PID #2100919).
  - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND INTERPRETATIONS OF EM AND GPR DATASETS COLLECTED FOR THE PURPOSE OF IDENTIFYING EXTENTS AND ARE THEREFORE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
  - ALL INFORMATION PROVIDED IS A RESULT OF A QLD-QLB INVESTIGATION, THIS IS MEANT TO AUGMENT AND FURTHER THE RECORD INFORMATION THAT WAS PREVIOUSLY AVAILABLE WHILE FOLLOWING THE ASCE 38-22 STANDARDS. THIS DOES NOT GUARANTEE THAT EVERY UTILITY (ACTIVE OR ABANDONED) IS PLOTTED. SHOULD MORE VERIFICATION OF THE AREA BE NEEDED, QLA (VACUUM EXCAVATION) IS AVAILABLE.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.



- LEGEND**
- ⊙ SEWER MANHOLE
  - ⊕ DRAIN MANHOLE
  - ⊖ ELECTRIC MANHOLE
  - ⊙ HYDRANT
  - ⊙ WATER SHUT OFF/WATER GATE
  - ⊙ GAS SHUT OFF/GAS GATE
  - ⊙ CATCH BASIN
  - ⊙ UTILITY POLE
  - ⊙ LIGHT POLE
  - ⊙ CLEAN OUT
  - ⊙ AD AREA DRAIN
  - ⊙ ELECTRIC HANDHOLE
  - ⊙ GAS METER

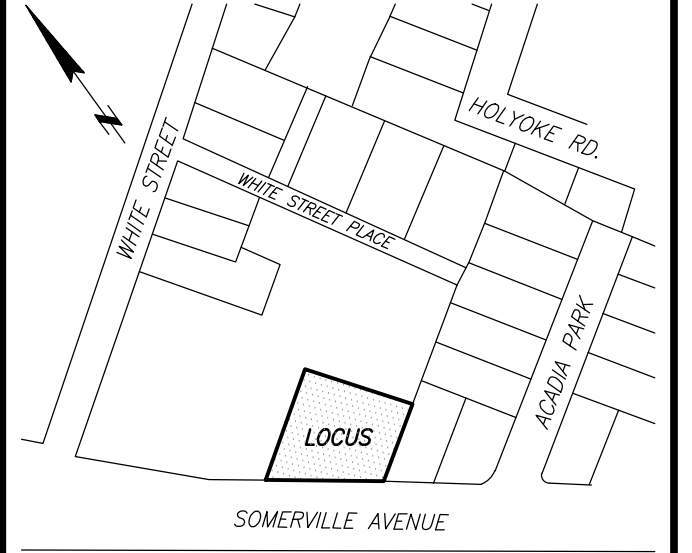
- SUBSURFACE UTILITIES LEGEND**  
QUALITY LEVEL 'B' (QLB)
- QLB-E — MAIN ELECTRIC LINES
  - QLB-SL — SITE LIGHTING
  - QLB-COM — MAIN COMMUNICATION, TELEPHONE, AND CABLE TELEVISION
  - QLB-G — GAS
  - QLB-W — MAIN WATER
  - QLB-STR — STORM DRAIN
  - QLB-SA — SANITARY

FILENAME: S:\PROJECTS\2023\2300677\DWG\2300677-01.dwg

BOSTON HEADQUARTERS  
152 HAMPDEN STREET  
BOSTON, MA 02119

WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608

(617)357-9740  
www.feldmangeo.com



LOCUS MAP NOT TO SCALE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

*J. Zambuto*  
JOSEPH R. ZAMBUTO, PLS. (MA# 52783)  
JZAMBUTO@FELDMANGEO.COM  
10/11/2023  
DATE

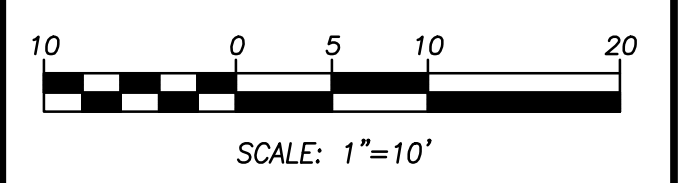


DRAWING NAME:  
**PLAN OF LAND**  
815 SOMERVILLE AVENUE  
CAMBRIDGE, MASS.

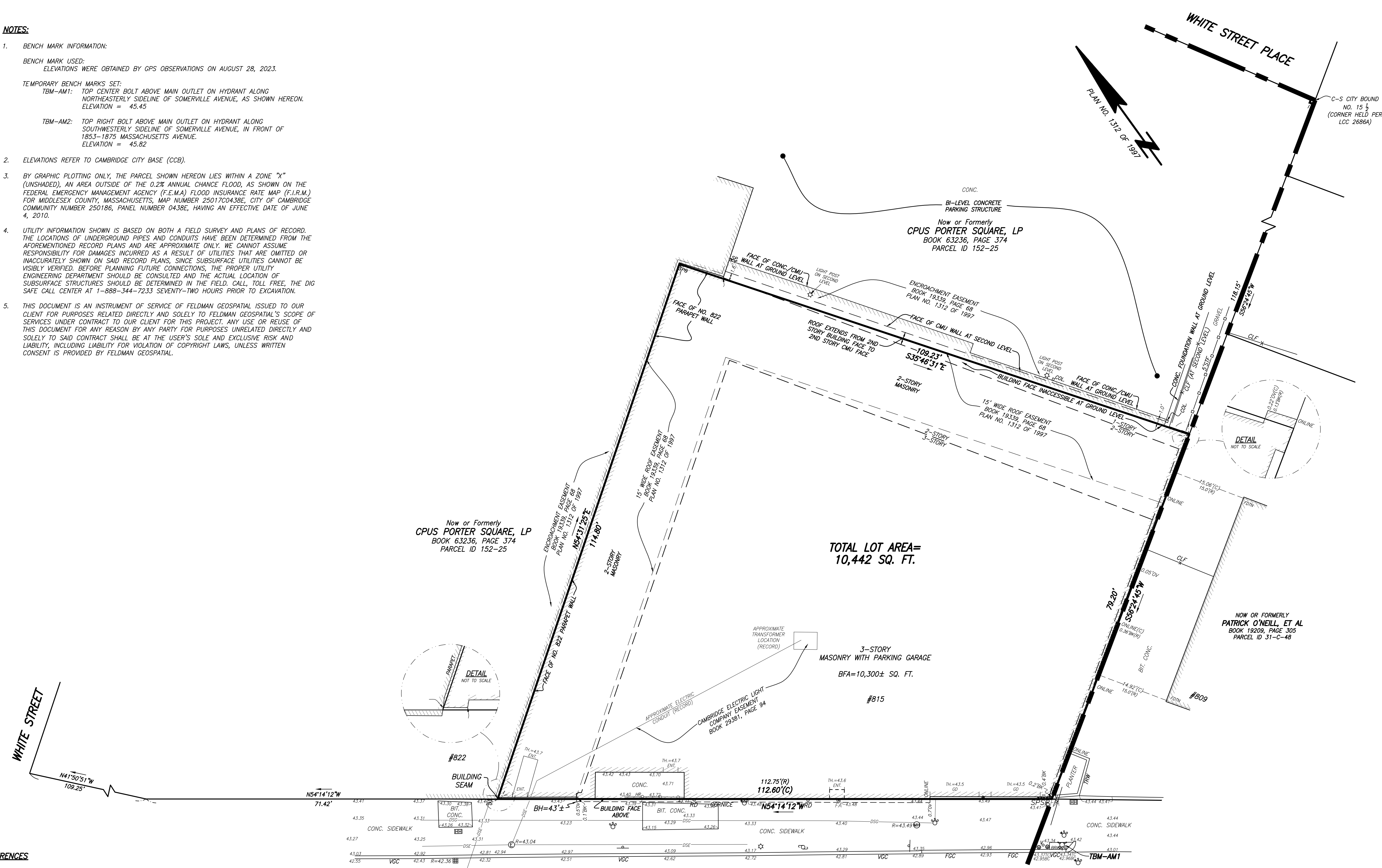
DATE: AUGUST 28, 2023

REVISIONS:

FILENAME:	2300872.dwg	
RESEARCH:	DCH	FIELD CHIEF: AM
PROJ MGR:	JRZ	APPROVED:
CALC:	MJC	CADD: JRZ
FIELD CHK:		CRD FILE: 2300872



- NOTES:**
- BENCH MARK INFORMATION:  
BENCH MARK USED:  
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON AUGUST 28, 2023.  
TEMPORARY BENCH MARKS SET:  
TBM-AM1: TOP CENTER BOLT ABOVE MAIN OUTLET ON HYDRANT ALONG NORTHEASTERLY SIDELINE OF SOMERVILLE AVENUE, AS SHOWN HEREON. ELEVATION = 45.45  
TBM-AM2: TOP RIGHT BOLT ABOVE MAIN OUTLET ON HYDRANT ALONG SOUTHWESTERLY SIDELINE OF SOMERVILLE AVENUE, IN FRONT OF 1853-1875 MASSACHUSETTS AVENUE. ELEVATION = 45.82
  - ELEVATIONS REFER TO CAMBRIDGE CITY BASE (CCB).
  - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0438E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0438E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
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**REFERENCES**

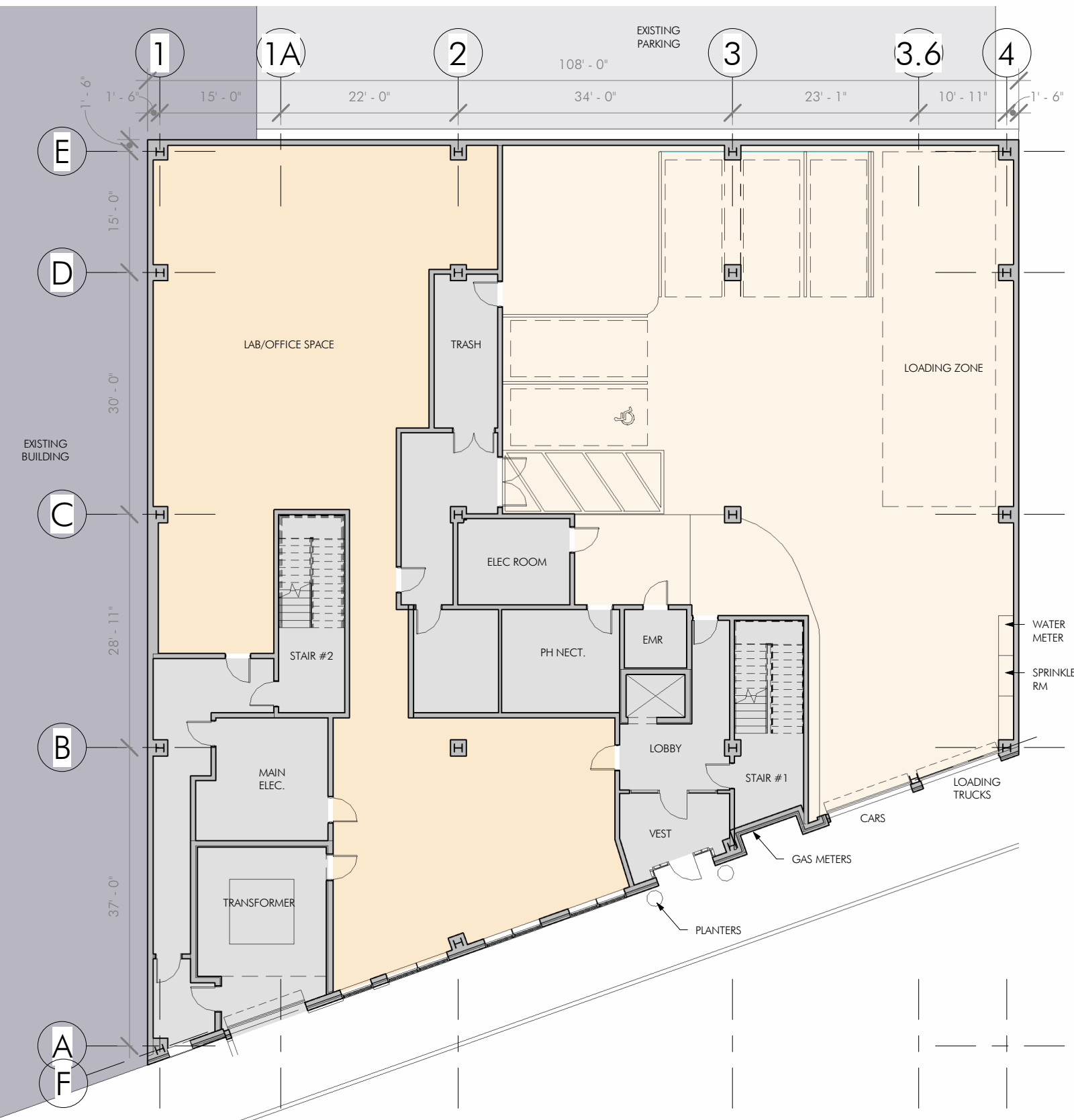
- MIDDLESEX COUNTY REGISTRY OF DEEDS
- PLAN NO. 709 OF 1978
  - PLAN NO. 564 OF 1979
  - PLAN NO. 682 OF 2007
  - PLAN NO. 1237 OF 1988
  - PLAN NO. 1312 OF 1997
  - PLAN BOOK 176, PLAN 28
  - PLAN BOOK 209, PLAN 3
- MASSACHUSETTS LAND COURT
- LCC 2686-A
- CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
- HOUSE BOOK 61, PAGE 114
- CITY OF SOMERVILLE ENGINEERING DEPARTMENT
- ACADIA PARK ACCEPTANCE PLAN, APPROVED DECEMBER 1912
  - FIELD BOOK 198, PAGES 214-217
- MASSACHUSETTS HIGHWAY DEPARTMENT
- COMMONWEALTH OF MASSACHUSETTS HARBOR AND LAND COMMISSION ATLAS OF THE BOUNDARIES OF THE CITIES OF CAMBRIDGE, SOMERVILLE, WALTHAM AND TOWNS OF BELMONT, BURLINGTON, LEXINGTON, WATERTOWN, DATED 1903, BOOK 52.

**LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>⊕ ELECTRIC MANHOLE</li> <li>⊙ MANHOLE</li> <li>⊙ HYDRANT</li> <li>⊙ WATER SHUT OFF/WATER GATE</li> <li>⊙ GAS SHUT OFF/GAS GATE</li> <li>⊙ CATCH BASIN</li> <li>⊙ LIGHT POLE</li> <li>⊙ WALK LIGHT</li> <li>⊙ UTILITY POLE</li> <li>⊙ ELECTRIC HANDHOLE</li> <li>⊙ SIGN</li> <li>⊙ VENT</li> <li>⊙ FA FIRE ALARM</li> <li>⊙ RD ROOF DRAIN</li> <li>⊙ SECURITY CAMERA</li> <li>⊙ SPIGOT</li> <li>⊙ STAND PIPE/SIAMESE CONNECTION</li> <li>⊙ BIT. CONC. BERM</li> <li>⊙ BFA BUILDING FOOTPRINT AREA</li> <li>⊙ BH BUILDING HEIGHT</li> <li>⊙ BIT BITUMINOUS</li> </ul> | <ul style="list-style-type: none"> <li>BK BACK</li> <li>CLF CHAIN LINK FENCE</li> <li>COL COLUMN</li> <li>CONC CONCRETE</li> <li>ENT ENTRANCE</li> <li>FGC FLUSH GRANITE CURB</li> <li>GD GARAGE DOOR</li> <li>HR HAND RAIL</li> <li>OV OVER</li> <li>R RIM ELEVATION</li> <li>SQ. FT. SQUARE FEET</li> <li>STF STOCKADE FENCE</li> <li>TBM TEMPORARY BENCHMARK</li> <li>TRW TIMBER RETAINING WALL</li> <li>TYP TYPICAL</li> <li>VGC VERTICAL GRANITE CURB</li> <li>DSC DISSAFE GAS</li> <li>DSE DISSAFE ELECTRIC</li> <li>X METAL FENCE</li> <li>-X- WOOD FENCE</li> <li>--- HAND RAIL</li> </ul> |
|--|--|

**SOMERVILLE (PUBLIC-VARIABLE WIDTH) AVENUE**





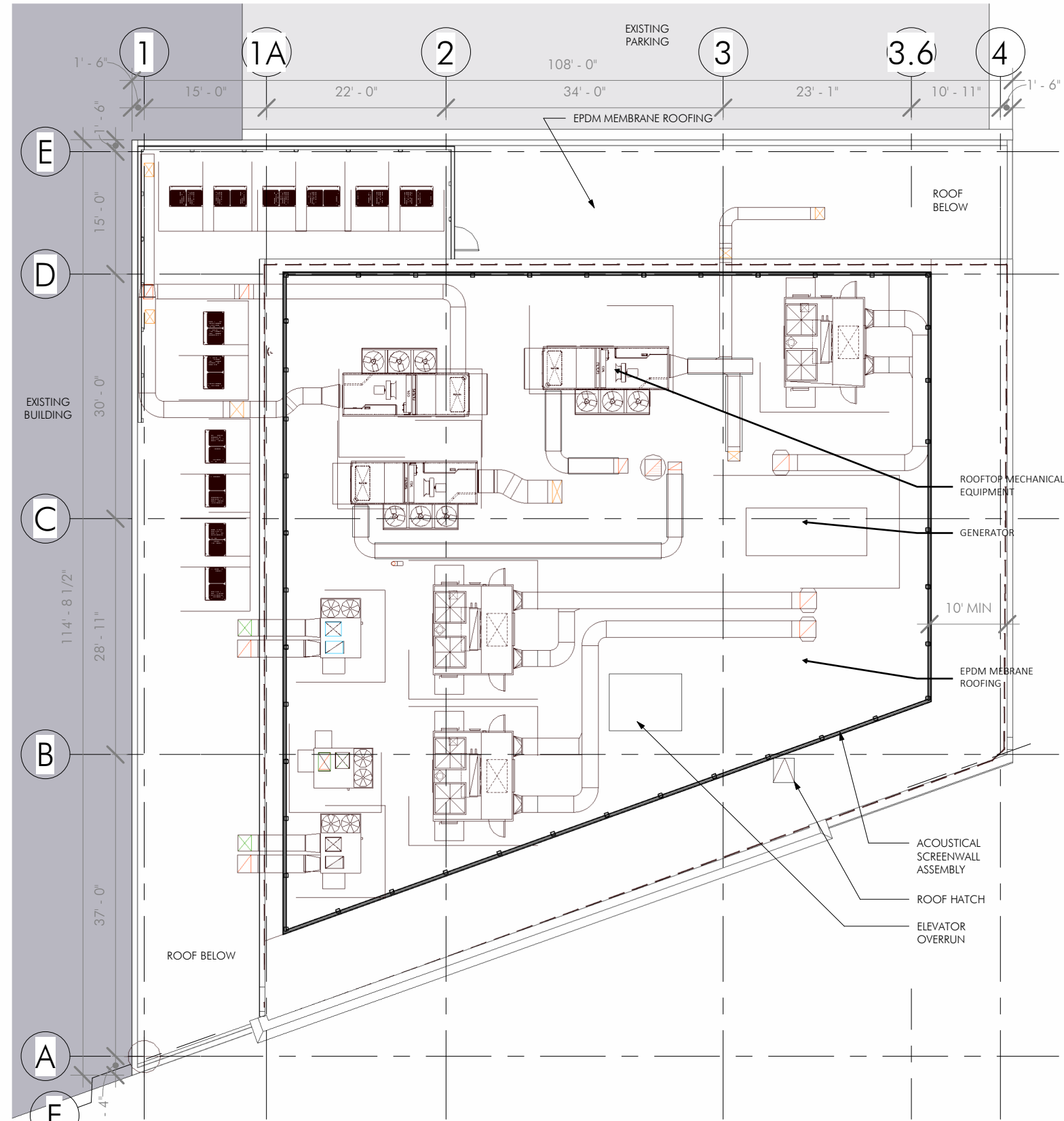
1 FIRST FLOOR - PROPOSED PLAN  
1/16" = 1'-0"



2 SECOND FLOOR - PROPOSED PLAN  
1/16" = 1'-0"

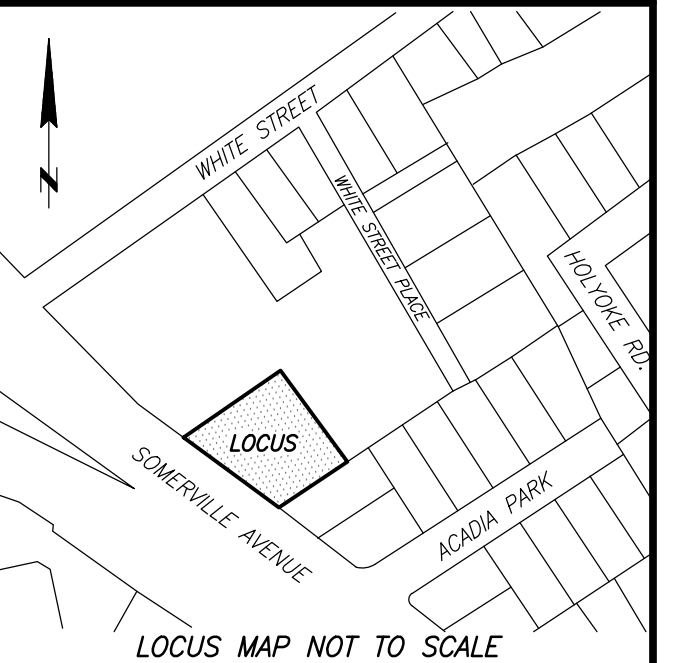


1 THIRD FLOOR - PROPOSED PLAN  
1/16" = 1'-0"



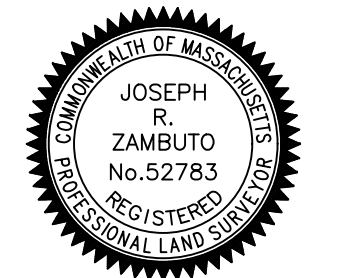
3 ROOF - PROPOSED PLAN  
1/16" = 1'-0"





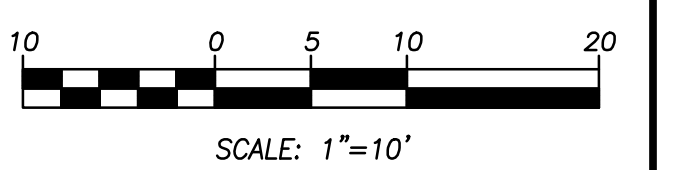
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*J. Zambuto*  
JOSEPH R. ZAMBUTO, PLS. (MA# 52783)  
JZAMBUTO@FELDMANGEO.COM  
10/17/2023  
DATE



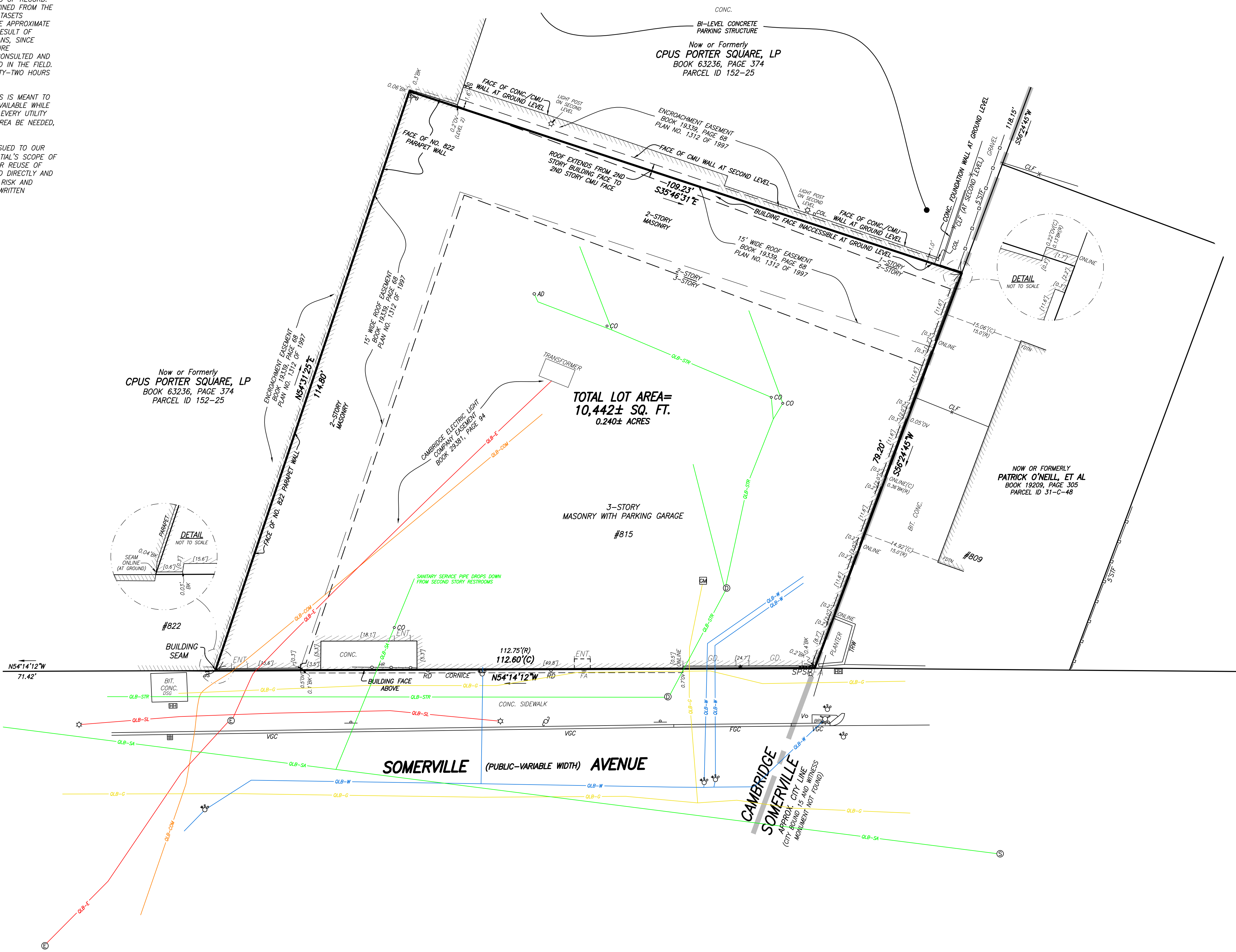
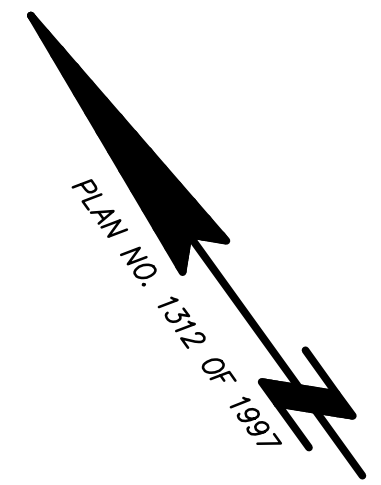
DRAWING NAME:  
**SUE INVESTIGATION**  
**815 SOMERVILLE AVE**  
**CAMBRIDGE, MASS.**

DATE:	JULY 6, 2023
REVISIONS:	
7/6/2023	ADJUST SANITARY LATERAL AND MAIN
FILENAME:	2300677-SUE.dwg
RESEARCH:	FIELD CHIEF: JMM
PROJ MGR: DCH	APPROVED:
CALC: JMM	CADD: JMM
FIELD CHK: DCH	CRD FILE: DCH



**NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE RESULTS OF A SUBSURFACE UTILITY ENGINEERING (SUE) INVESTIGATION PERFORMED BY FELDMAN GEOSPATIAL BETWEEN ON 6/16/2023.
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- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.



Now or Formerly  
**CPUS PORTER SQUARE, LP**  
BOOK 63236, PAGE 374  
PARCEL ID 152-25

TOTAL LOT AREA=  
**10,442± SQ. FT.**  
0.240± ACRES

NOW OR FORMERLY  
**PATRICK O'NEILL, ET AL**  
BOOK 19209, PAGE 305  
PARCEL ID 31-C-48

- LEGEND**
- ⊙ SEWER MANHOLE
  - ⊕ DRAIN MANHOLE
  - ⊖ ELECTRIC MANHOLE
  - ⊙ HYDRANT
  - ⊕ WATER SHUT OFF/WATER GATE
  - ⊖ GAS SHUT OFF/GAS GATE
  - ⊙ CATCH BASIN
  - ⊕ UTILITY POLE
  - ⊖ LIGHT POLE
  - ⊙ CLEAN OUT
  - ⊕ AREA DRAIN
  - ⊖ ELECTRIC HANDHOLE
  - ⊙ GAS METER

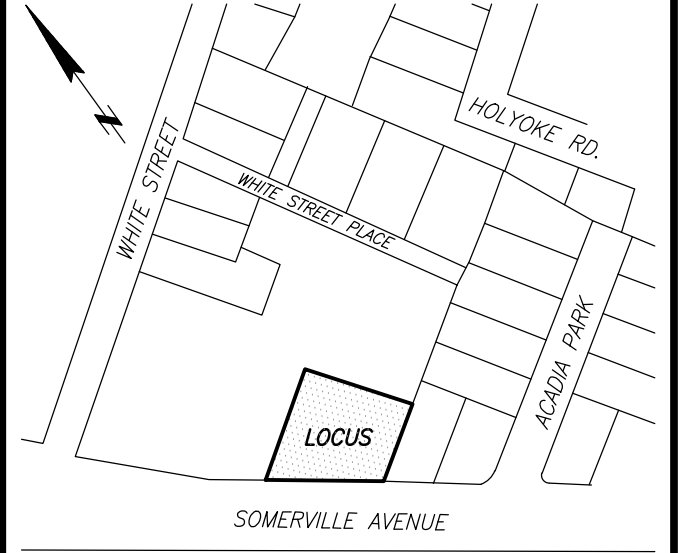
- SUBSURFACE UTILITIES LEGEND**  
QUALITY LEVEL 'B' (QLB)
- QLB-E — MAIN ELECTRIC LINES
  - QLB-SL — SITE LIGHTING
  - QLB-COM — MAIN COMMUNICATION, TELEPHONE, AND CABLE TELEVISION
  - QLB-G — GAS
  - QLB-W — MAIN WATER
  - QLB-STR — STORM DRAIN
  - QLB-SA — SANITARY

FILENAME: S:\PROJECTS\2023\2300677\DWG\2300677-01.dwg

BOSTON HEADQUARTERS  
152 HAMPDEN STREET  
BOSTON, MA 02119

WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608

(617)357-9740  
www.feldmangeo.com



LOCUS MAP NOT TO SCALE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

JOSEPH R. ZAMBUTO, PLS. (MA# 52783)  
JZAMBUTO@FELDMANGEO.COM  
10/11/2023  
DATE



DRAWING NAME:

**PLAN OF LAND**

**815 SOMERVILLE AVENUE  
CAMBRIDGE, MASS.**

DATE: AUGUST 28, 2023

REVISIONS:	

FILENAME:	2300872.dwg	
RESEARCH:	DCH	FIELD CHIEF: AM
PROJ MGR:	JRZ	APPROVED:
CALC:	MJC	CADD: JRZ
FIELD CHK:		CRD FILE: 2300872



**NOTES:**

- BENCH MARK INFORMATION:  
BENCH MARK USED:  
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON AUGUST 28, 2023.  
TEMPORARY BENCH MARKS SET:  
TBM-AM1: TOP CENTER BOLT ABOVE MAIN OUTLET ON HYDRANT ALONG NORTHEASTERLY SIDELINE OF SOMERVILLE AVENUE, AS SHOWN HEREON. ELEVATION = 45.45  
TBM-AM2: TOP RIGHT BOLT ABOVE MAIN OUTLET ON HYDRANT ALONG SOUTHWESTERLY SIDELINE OF SOMERVILLE AVENUE, IN FRONT OF 1853-1875 MASSACHUSETTS AVENUE. ELEVATION = 45.82
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE (CCB).
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0438E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0438E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

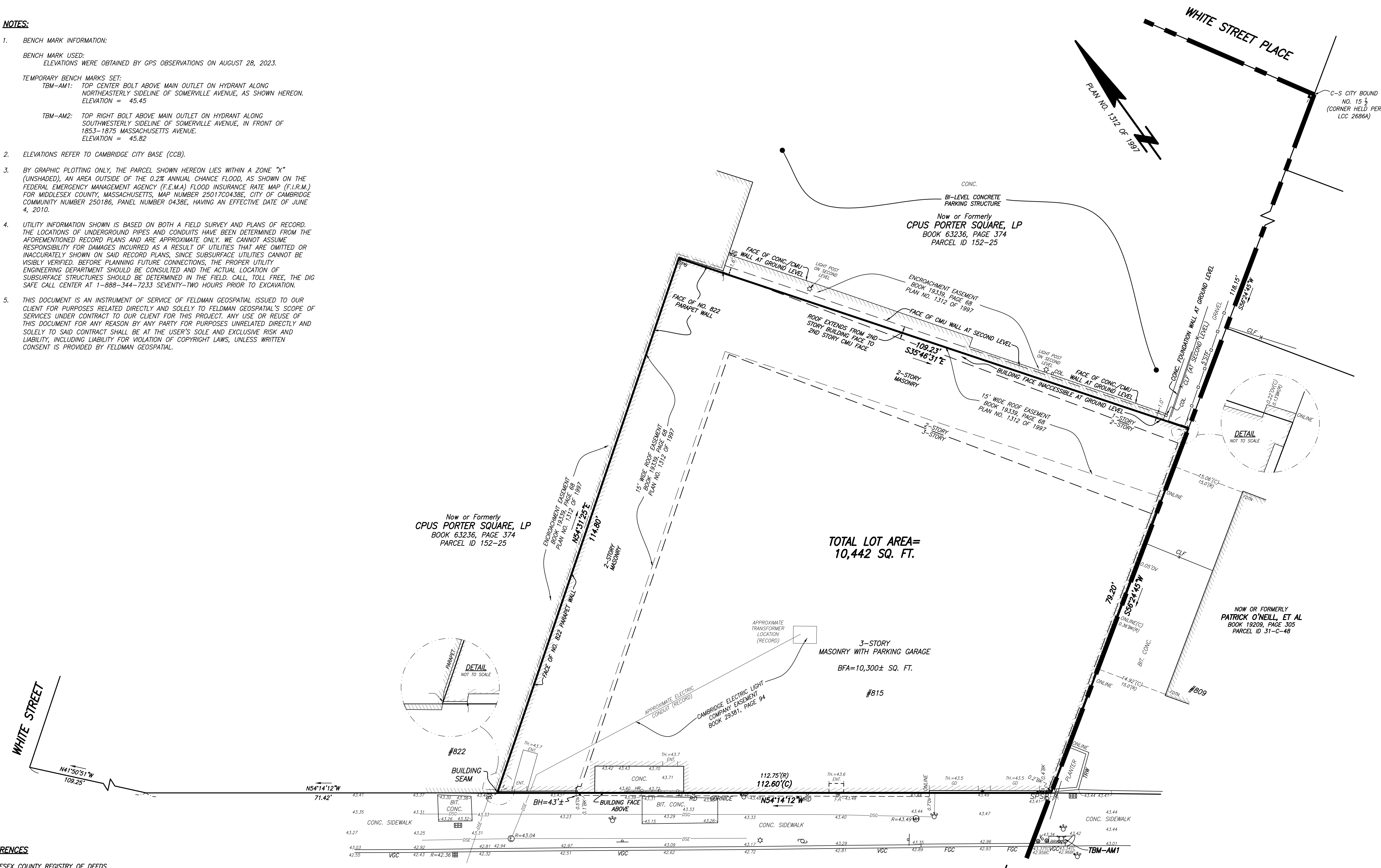
**REFERENCES**

- MIDDLESEX COUNTY REGISTRY OF DEEDS
- PLAN NO. 709 OF 1978
  - PLAN NO. 564 OF 1979
  - PLAN NO. 682 OF 2007
  - PLAN NO. 1237 OF 1988
  - PLAN NO. 1312 OF 1997
  - PLAN BOOK 176, PLAN 28
  - PLAN BOOK 209, PLAN 3
- MASSACHUSETTS LAND COURT
- LCC 2686-A
- CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
- HOUSE BOOK 61, PAGE 114
- CITY OF SOMERVILLE ENGINEERING DEPARTMENT
- ACADIA PARK ACCEPTANCE PLAN, APPROVED DECEMBER 1912
  - FIELD BOOK 198, PAGES 214-217
- MASSACHUSETTS HIGHWAY DEPARTMENT
- COMMONWEALTH OF MASSACHUSETTS HARBOR AND LAND COMMISSION ATLAS OF THE BOUNDARIES OF THE CITIES OF CAMBRIDGE, SOMERVILLE, WALTHAM AND TOWNS OF BELMONT, BURLINGTON, LEXINGTON, WATERTOWN, DATED 1903, BOOK 52.

**LEGEND**

- |   |                               |         |                       |
|---|-------------------------------|---------|-----------------------|
| ⊕ | ELECTRIC MANHOLE              | BK      | BACK                  |
| ⊙ | MANHOLE                       | CLF     | CHAIN LINK FENCE      |
| ⊕ | HYDRANT                       | COL     | COLUMN                |
| ⊕ | WATER SHUT OFF/WATER GATE     | CONC    | CONCRETE              |
| ⊕ | GAS SHUT OFF/GAS GATE         | ENT     | ENTRANCE              |
| ⊕ | CATCH BASIN                   | FGC     | FLUSH GRANITE CURB    |
| ⊕ | LIGHT POLE                    | GD      | GARAGE DOOR           |
| ⊕ | WALK LIGHT                    | HR      | HAND RAIL             |
| ⊕ | UTILITY POLE                  | OV      | OVER                  |
| ⊕ | ELECTRIC HANDHOLE             | R       | RIM ELEVATION         |
| ⊕ | SIGN                          | SQ. FT. | SQUARE FEET           |
| ⊕ | VENT                          | STF     | STOCKADE FENCE        |
| ⊕ | FIRE ALARM                    | TBM     | TEMPORARY BENCHMARK   |
| ⊕ | ROOF DRAIN                    | TRW     | TIMBER RETAINING WALL |
| ⊕ | SECURITY CAMERA               | TYP     | TYPICAL               |
| ⊕ | SPIGOT                        | VGC     | VERTICAL GRANITE CURB |
| ⊕ | STAND PIPE/SIAMESE CONNECTION | -DSC-   | DISSAFE GAS           |
| ⊕ | BIT. CONC. BERM               | -DSE-   | DISSAFE ELECTRIC      |
| ⊕ | BUILDING FOOTPRINT AREA       | -X-     | METAL FENCE           |
| ⊕ | BUILDING HEIGHT               | -O-O-   | WOOD FENCE            |
| ⊕ | BITUMINOUS                    | -H-     | HAND RAIL             |

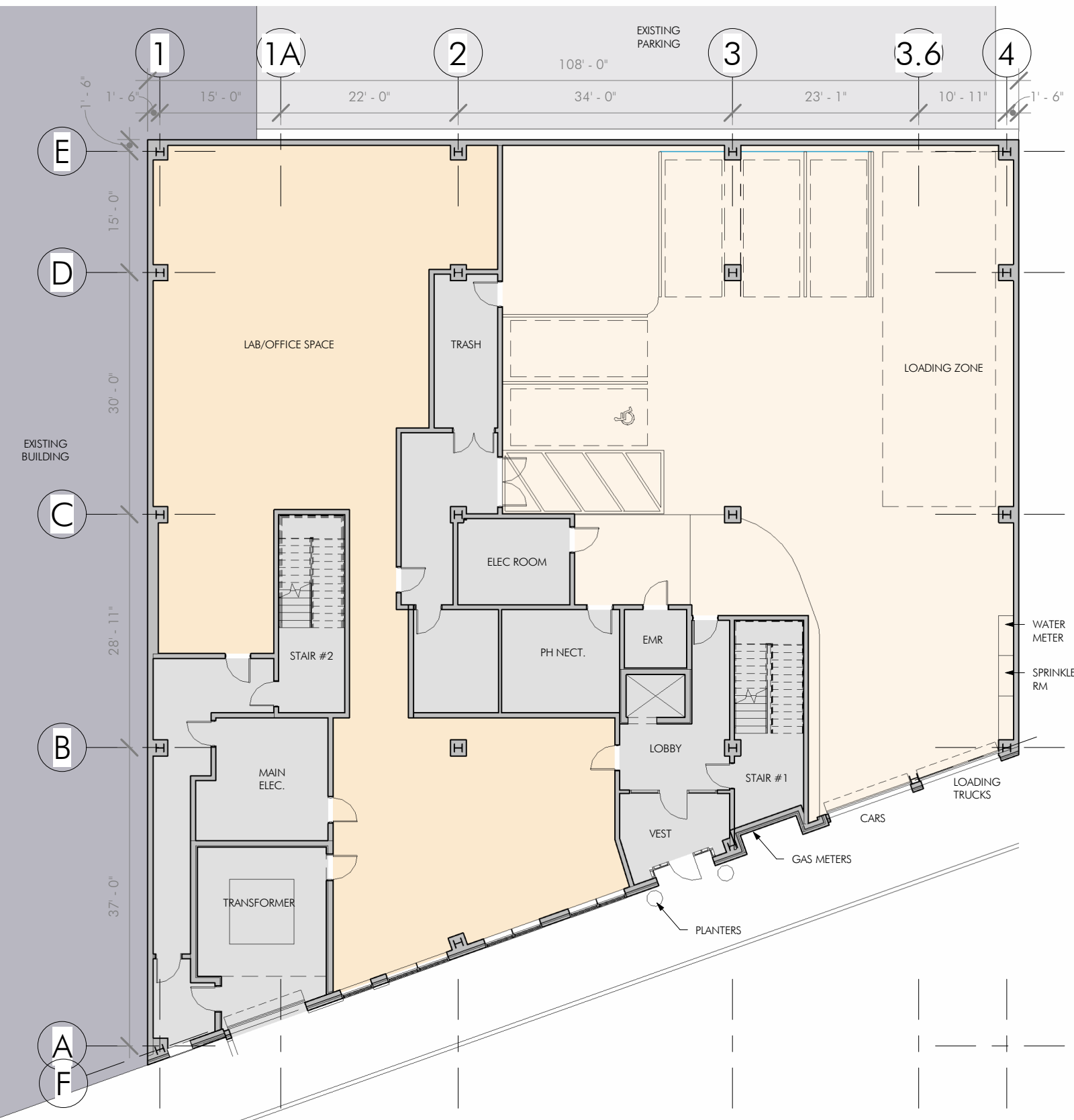
**SOMERVILLE (PUBLIC-VARIABLE WIDTH) AVENUE**



TOTAL LOT AREA=  
10,442 SQ. FT.

BFA=10,300± SQ. FT.





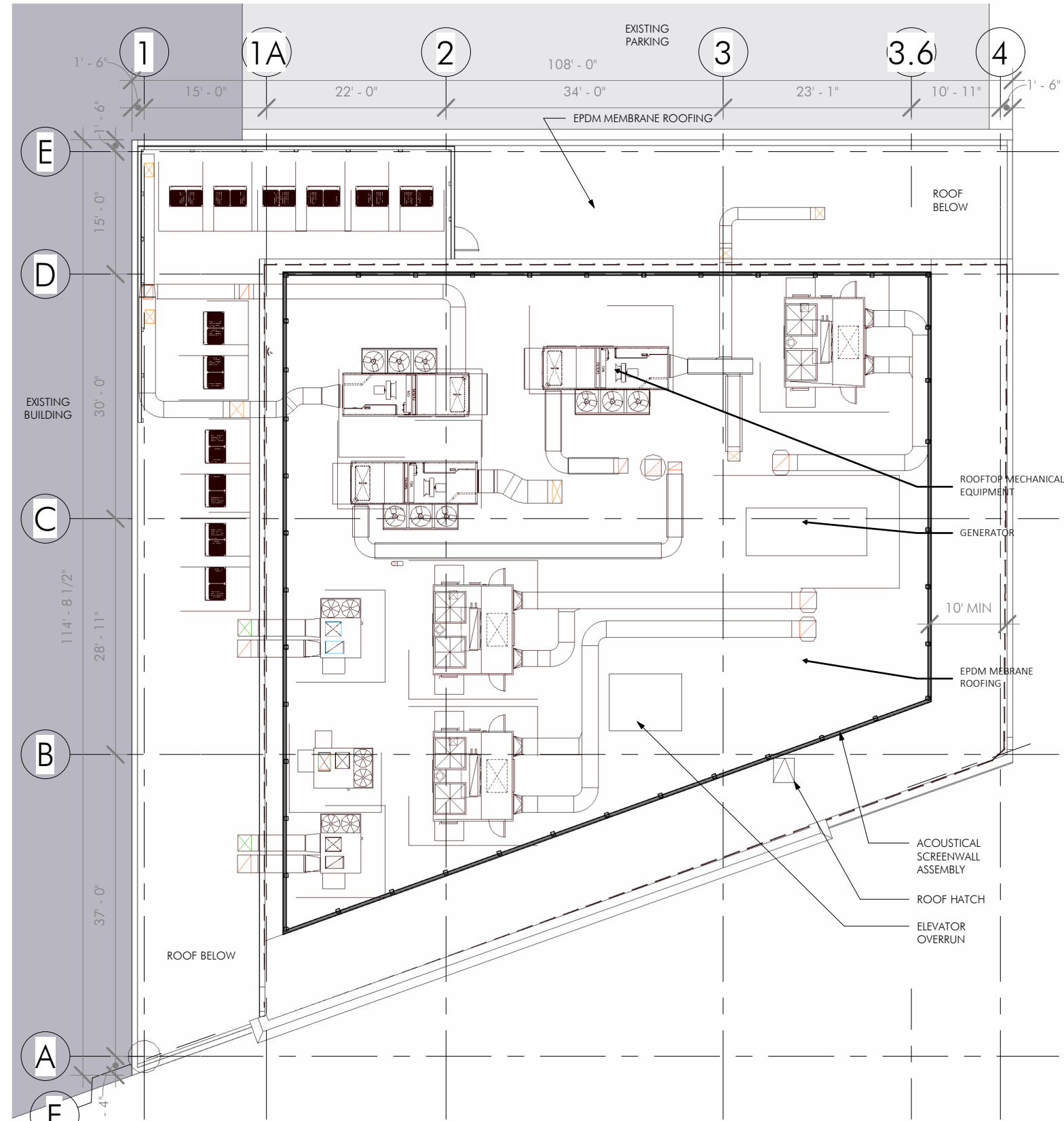
1 FIRST FLOOR - PROPOSED PLAN  
1/16" = 1'-0"



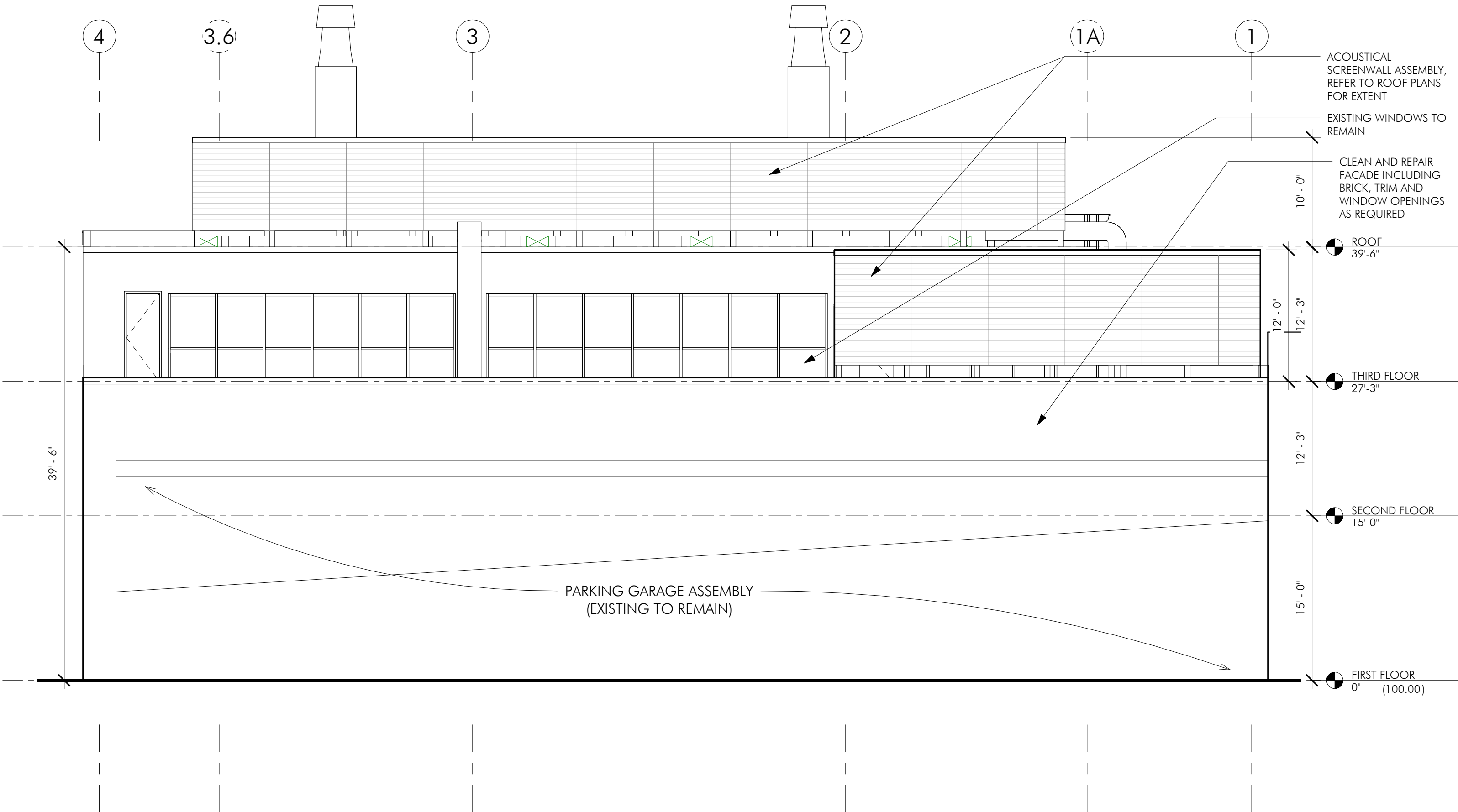
2 SECOND FLOOR - PROPOSED PLAN  
1/16" = 1'-0"

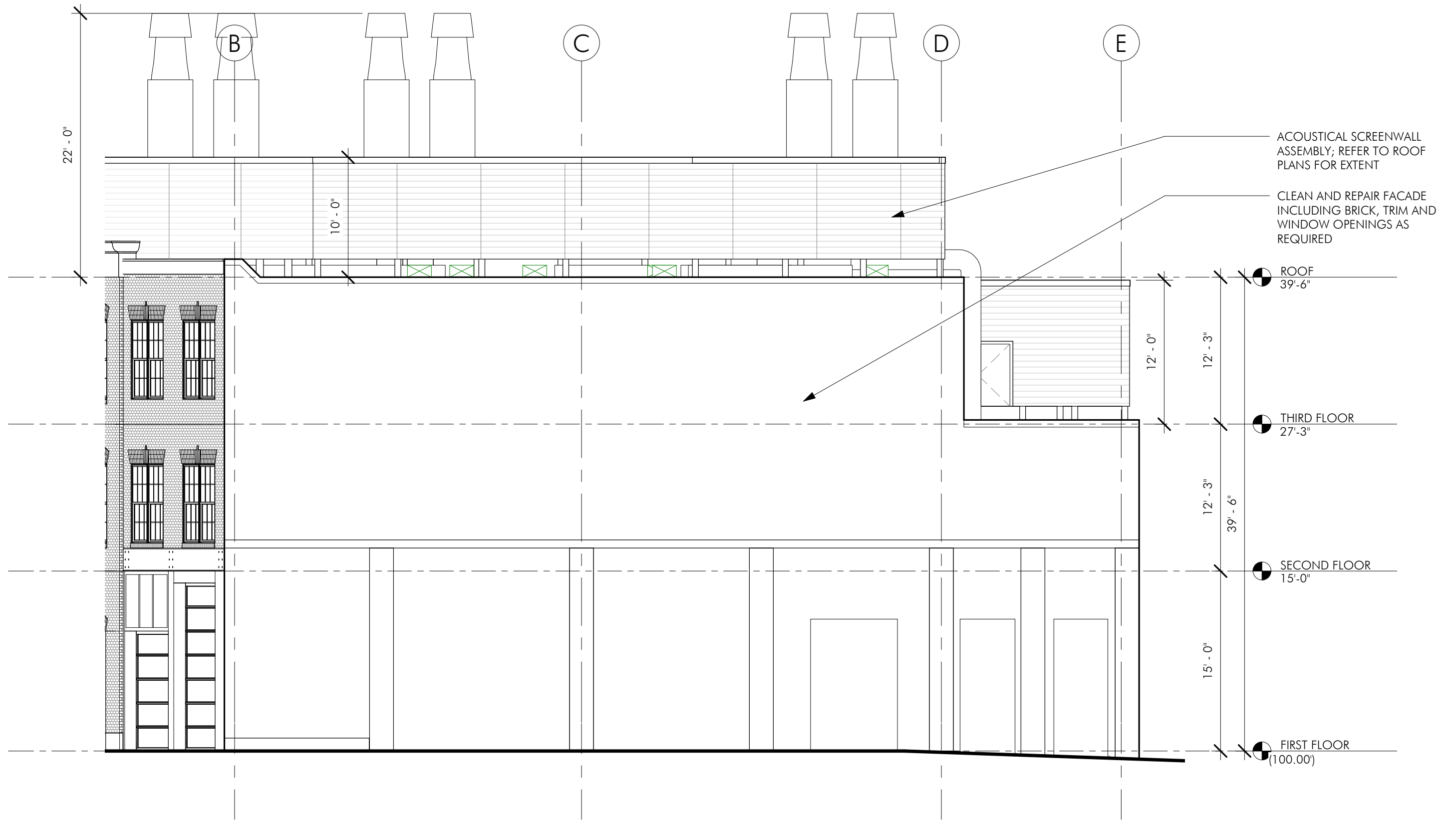


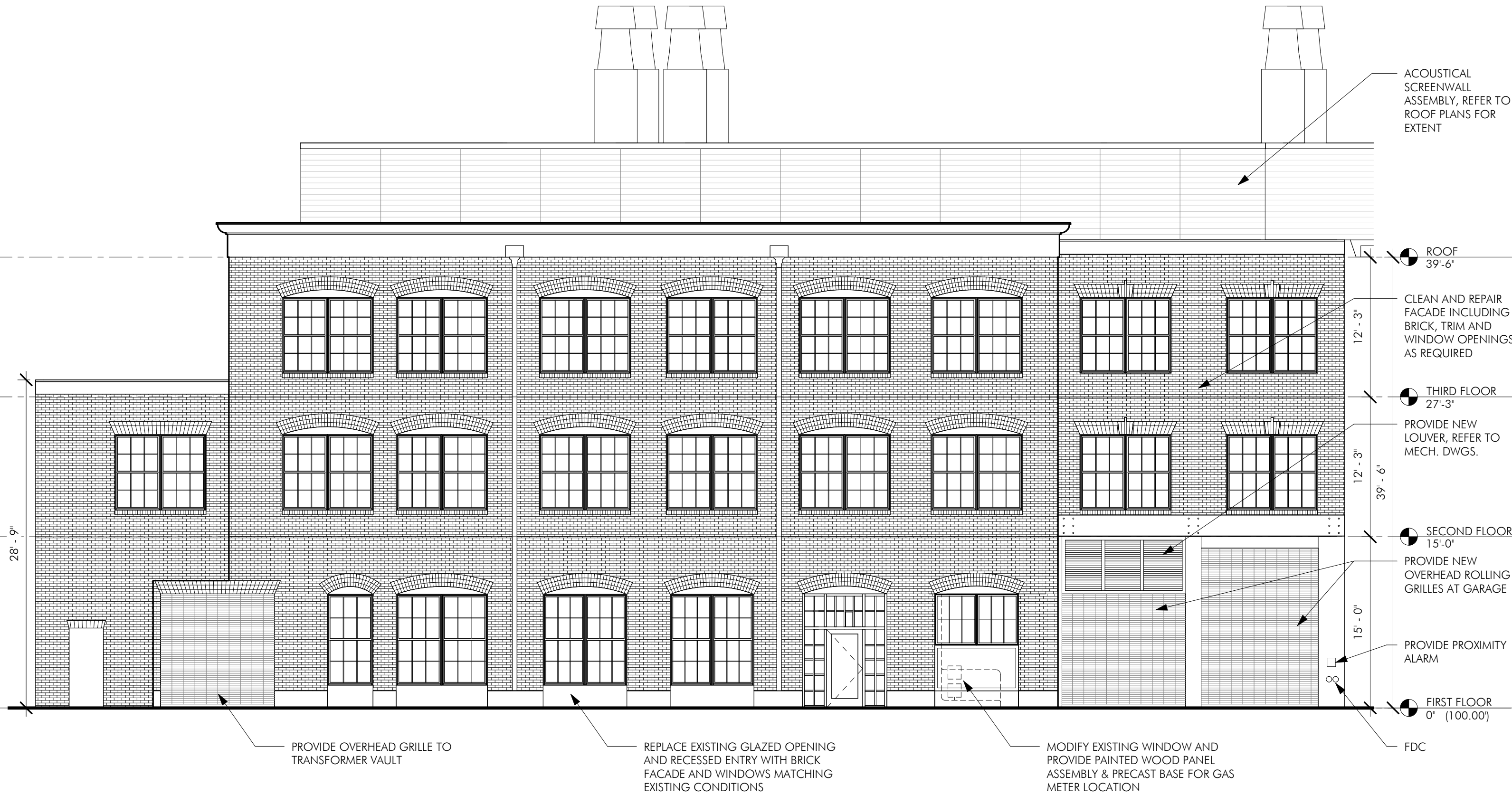
1 THIRD FLOOR - PROPOSED PLAN  
1/16" = 1'-0"

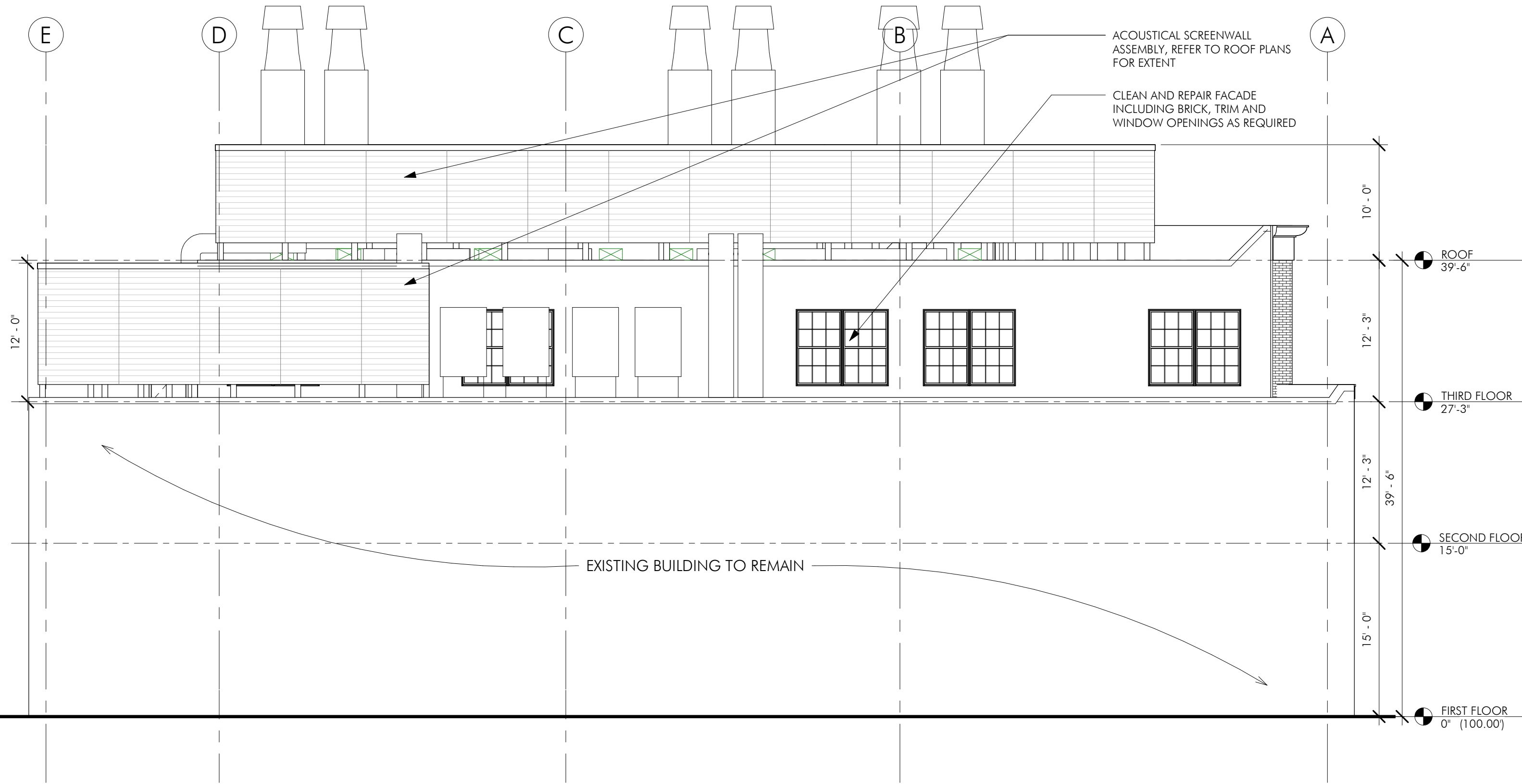


3 ROOF - PROPOSED PLAN  
1/16" = 1'-0"













TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY

TARGET PARKING ONLY



TOW ZONE  
NO PARKING  
FIRE LANE

mobile mini  
1-800-950-6464  
mobilemini.com

W  
S  
2  
O  
A

target

← Target Parking ↓





29

ANNA'S  
TAQUERIA

BURRITOS  
& TACOS  
TO GO

FDC





Na's  
MERIA

EMPLOYEE  
PARKING  
ONLY  
TOWED

EMPLOYEE  
PARKING  
ONLY  
TOWED

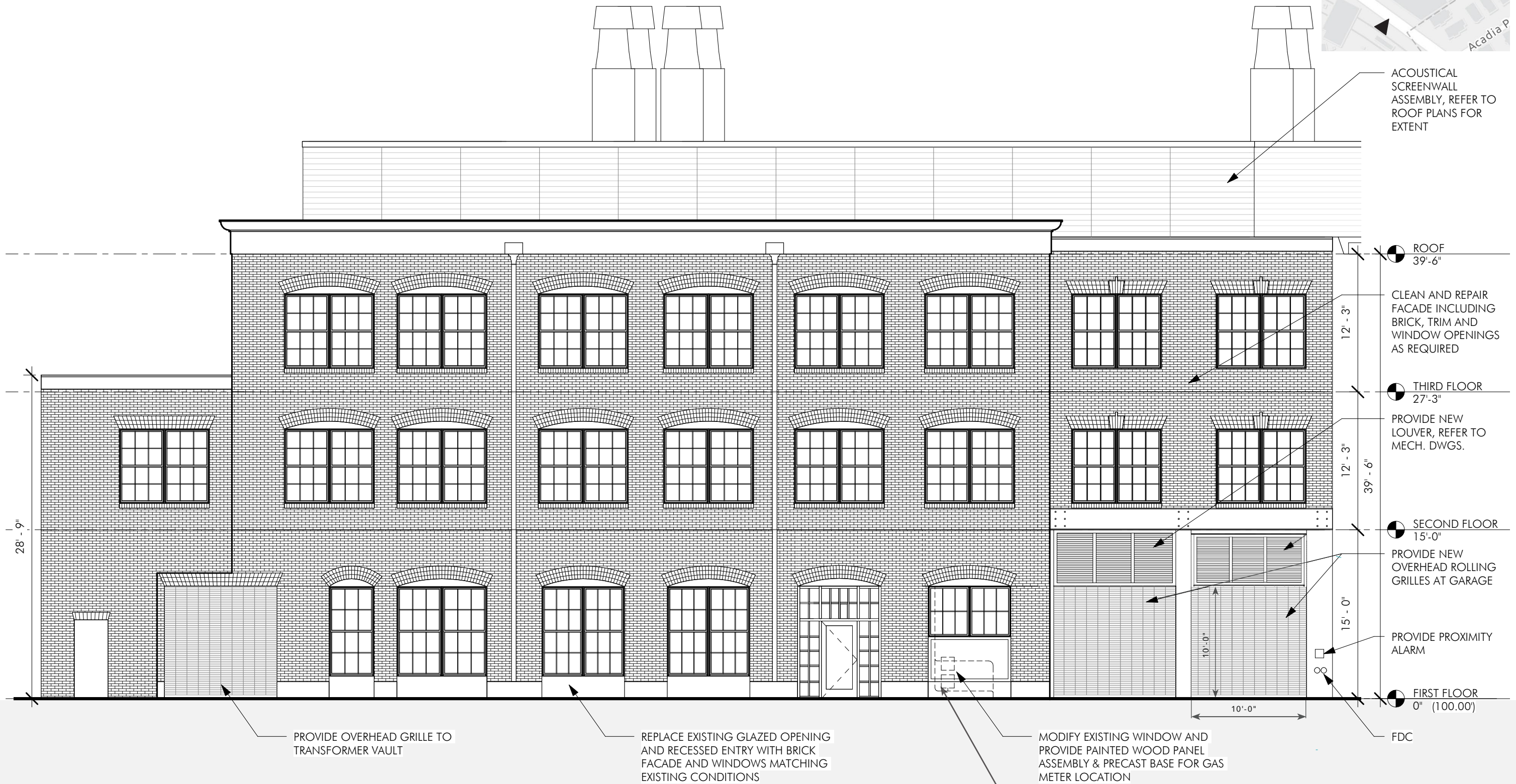
17-704

99YN 40

18-764

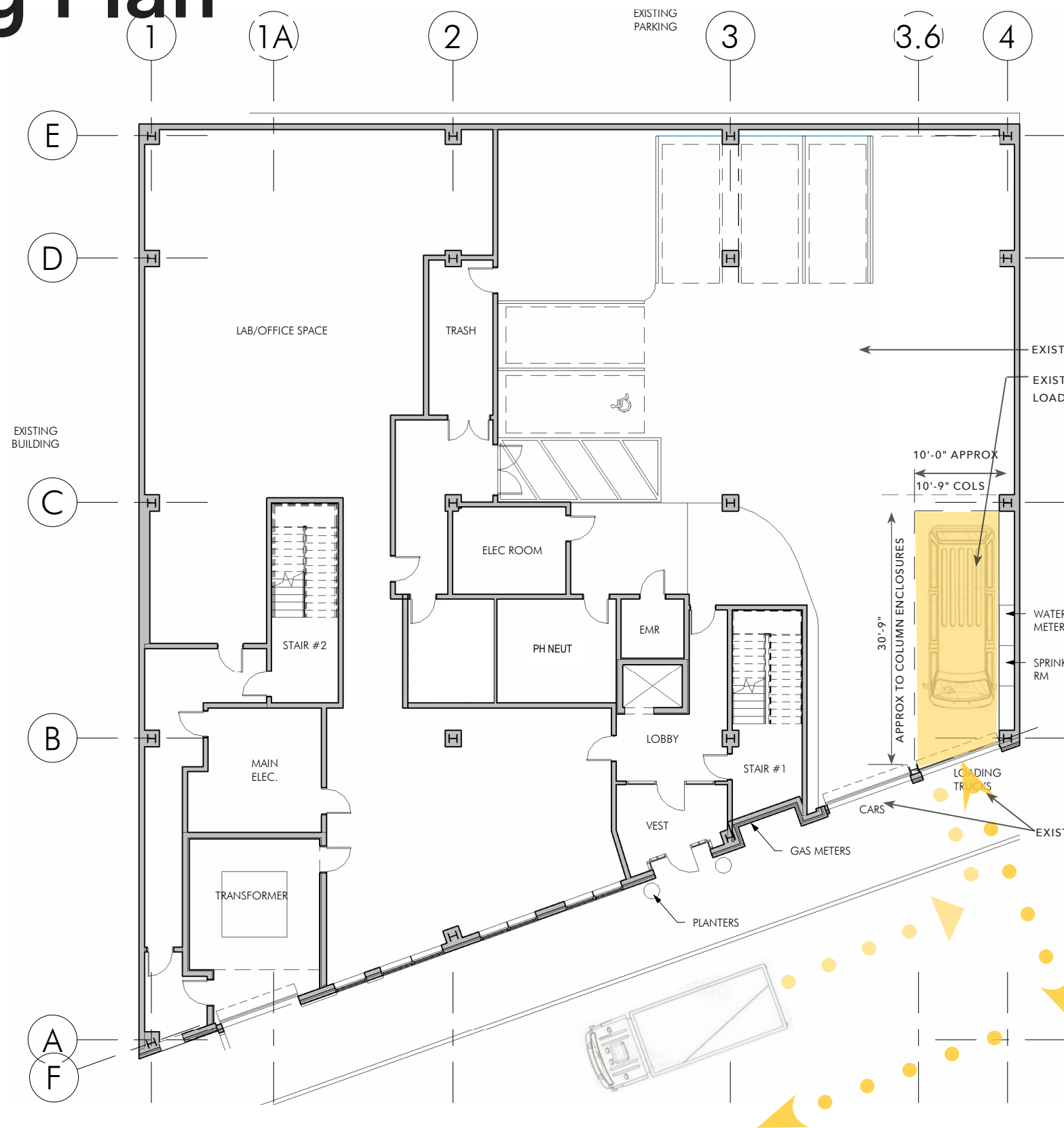


# Proposed Elevation



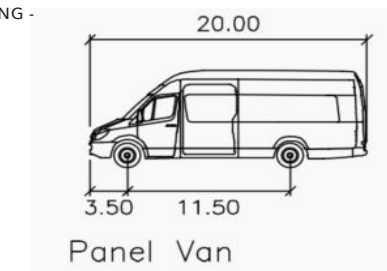
SOUTH ELEVATION ON SOMERVILLE AVE: 1/8" = 1'-0"

# Loading Plan



## LEGEND

- LOADING AREA
- ACCESS PATH (IN/ OUT)



Panel Van	
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

## LOADING SUMMARY

- TRUCK ACCESS -
- 1 LOADING ZONE (IN BLDG)
  - PANEL VAN (7' X 20')
  - 10' X 30' LOADING AREA
  - 1 LOADING ZONE (AT CURB)
  - SU-30 (8' X 30')



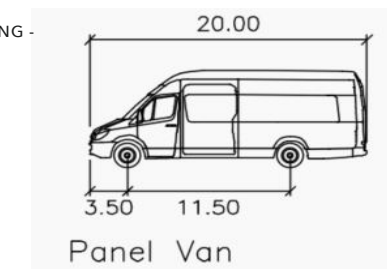


# Loading Plan - Existing Conditions



## LEGEND

- LOADING AREA
- ACCESS PATH (IN/ OUT)



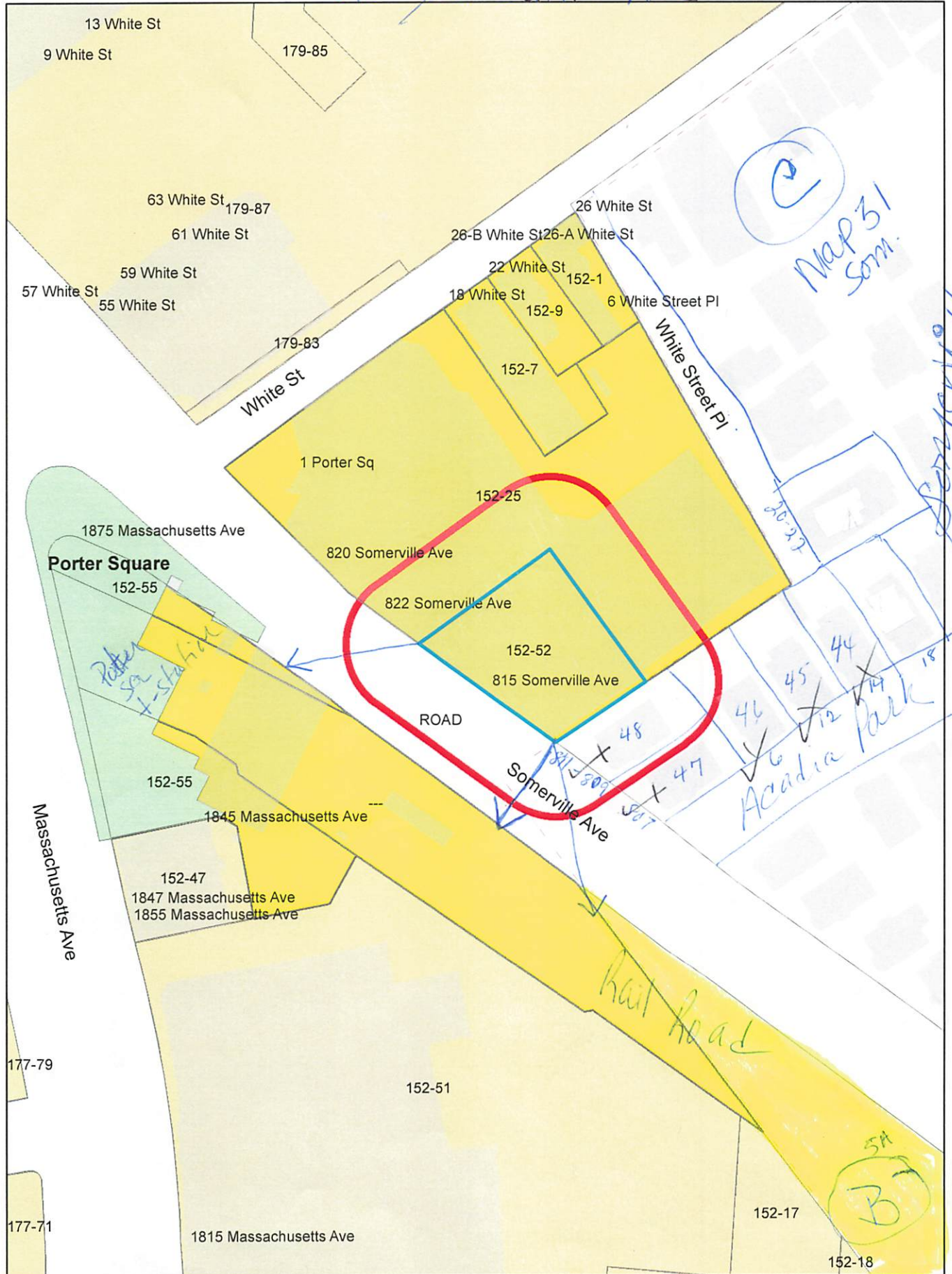
Panel Van		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.6

## LOADING SUMMARY

- TRUCK ACCESS -
- 1 LOADING ZONE (IN BLDG)
  - PANEL VAN (7' X 20')
  - 10' X 30' LOADING AREA
  - 1 LOADING ZONE (AT CURB)
  - SU-30 (8' X 30')



815 Somerville Ave



815 Somerville Ave

Petitioner

152-55  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

152-25  
CPUS PORTER SQUARE, LP  
C/O STRATEGIC PROPERTY TAX ADVISORS  
PO BOX 638  
ADDISON, TX 75001

HEMENWAY & BARNES  
C/O JOHANNA SCHNEIDER  
75 STATE STREET  
BOSTON, MA 02109

152-7  
HUO, YUEZHOU  
6380 NE CHERRY DR - APT 153  
HILLSBORO, OR 97124

152-7  
WANG, YIQUN  
18 WHITE ST UNIT 1  
CAMBRIDGE, MA 02140

152-7  
XIE, QIQI  
65 PALMER STREET  
ARLINGTON, MA 02474

152-7  
CHEN, WEICHUAN  
18 WHITE ST - UNIT 5  
CAMBRIDGE, MA 02140

152-7  
SU, DAN  
18 WHITE ST - UNIT PH8  
CAMBRIDGE, MA 02140

152-1  
SILVA REALTY 7 LLC  
206 HOLLAND ST  
SOMERVILLE, MA 02114

152-52  
SA815 EQUITY PARTNERS LLC  
296 CONCORD RD - STE 100  
BILLERICA, MA 01821

152-9  
22 WHITE STREET LLC  
358 ATHENS ST  
BOSTON, MA 02127

152-7  
JAMBHEKAR, ASHWINI & MANGAL JAMBHEKAR  
LOVITCH, SCOTT B & RAJARAM M JAMBHEKAR  
18 WHITE ST - UNIT 7  
CAMBRIDGE, MA 02140

152-7  
YANG WEN-HSIN  
18 WHITE ST - UNIT 4  
CAMBRIDGE, MA 02140

152-7  
CHINSEE, ROSELYN  
18 WHITE ST UNIT 6  
CAMBRIDGE, MA 02140

SOMERVILLE ABUTTERS



31-C-48  
MARY A. O'NEIL  
TR. OF 809-811 SOMERVILLE TRUST  
809 SOMERVILLE AVENUE  
SOMERVILLE, MA 02143-3543

31-C-47-1  
MICHAEL E. & CATHERINE LEEN  
TR. OF MICHAEL EDWARD LEEN LIVING TR.  
807 SOMERVILLE AVE - UNIT 1  
SOMERVILLE, MA 02143

31-C-47-2  
DAVID SOOHOO  
807 SOMERVILLE AVE - UNIT 2  
SOMERVILLE, MA 02143

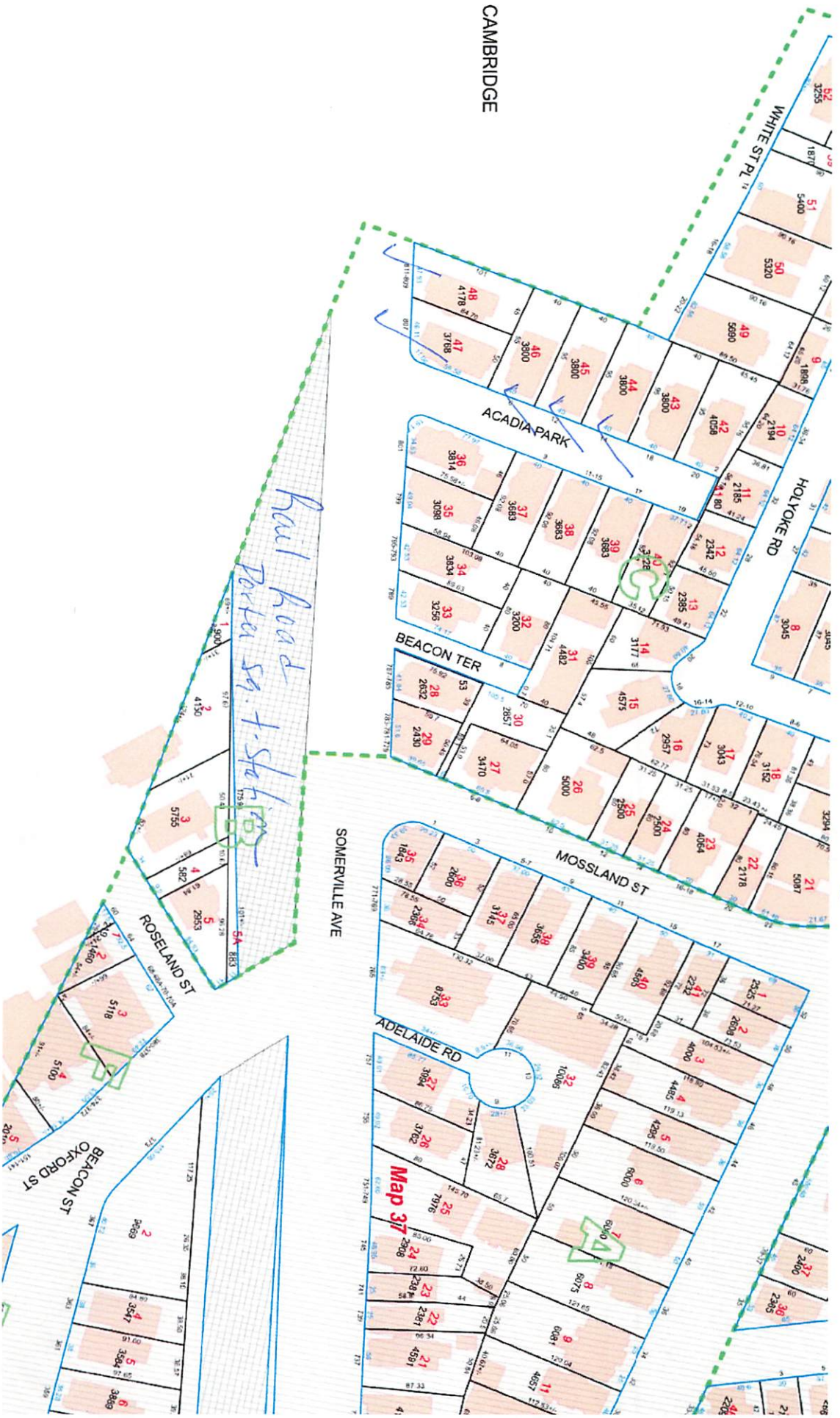
31-C-47-3  
AARON J. PEOPLES  
807 SOMERVILLE AVE #3  
SOMERVILLE, MA 02143

31-C-46  
JOHN P. MALONE, JR. &  
MARY JEAN O'NEILL  
6 VINE STREET  
WAKEFIELD, MA 01880

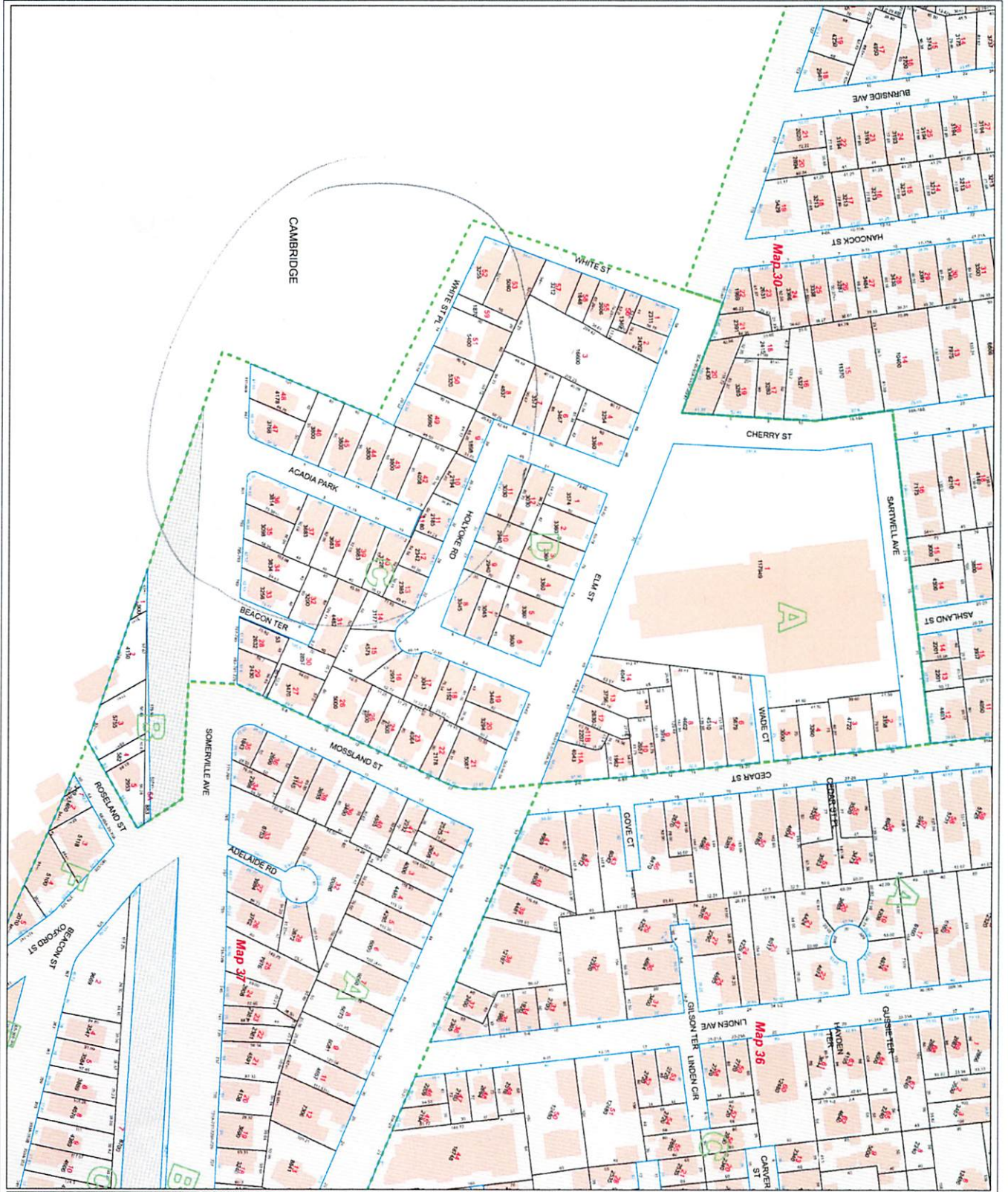
31-C-45  
WABI-SABI PROPERTIES LLC  
44 ELM STREET  
WELLESLEY, MA 02481


31-C-44  
EILEEN O'SULLIVAN,  
TR EILEEN O'SULLIVAN DECLARATION OF TR.  
14 ACADIA PARK  
SOMERVILLE, MA 02143

CAMBRIDGE



3  
Somerville map (31)






**City of Somerville**  
Massachusetts

**Assessors Map**

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

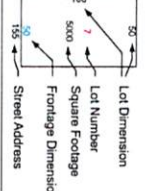
Source: Rights of way and building footprints were originally downloaded from Boston Edison City of Somerville. Parcel data were originally obtained from the City of Somerville. Parcel data were originally obtained from the City of Somerville records.


**NOTE:** The data represented on these maps include address and building footprints. They are NOT survey data and should not be relied on as such.



1" = 80'

July 1, 2023





31

# 809 SOMERVILLE AVE

Location 809 SOMERVILLE AVE

Mblu 31/ C/ 48/ 1

Acct# 15512140

Owner O'NEIL MARY A TRUSTEE

Assessment \$1,522,100

PID 6127

Building Count 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$787,100	\$735,000	\$1,522,100

## Owner of Record

Owner	O'NEIL MARY A TRUSTEE	Sale Price	\$1
Co-Owner	809-811 SOMERVILLE AVE TRUST	Certificate	
Address	809 SOMERVILLE AVE SOMERVILLE, MA 02143-3543	Book & Page	19209/0305
		Sale Date	07/21/1988
		Instrument	F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
O'NEIL MARY A TRUSTEE	\$1		19209/0305	F	07/21/1988
PATRICK O'NEILL	\$0		/0		

## Building Information

### Building 1 : Section 1

Year Built: 1909  
Living Area: 3,603  
Replacement Cost: \$1,140,746  
Building Percent Good: 69  
Replacement Cost  
Less Depreciation: \$787,100

### Building Photo

 Building Photo  
(<https://images.vgsi.com/photos/SomervilleMAPotos/A01105\69\70.jpg>)

Building Attributes	
Field	Description
STYLE:	3-Decker

# 807 SOMERVILLE AVE #1

**Location** 807 SOMERVILLE AVE #1

**Mblu** 31/ C/ 47/ 1/

**Acct#** 20131210

**Owner** LEEN MICHAEL E & LEEN  
CATHERINE H TRSTS

**Assessment** \$779,500

**PID** 110229

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$779,500	\$0	\$779,500

## Owner of Record

**Owner** LEEN MICHAEL E & LEEN CATHERINE H TRSTS  
**Co-Owner** MICHAEL EDWARD LEEN LIVING TRUST  
**Address** 807 SOMERVILLE AVE UNIT 1  
SOMERVILLE, MA 02143

**Sale Price** \$1  
**Certificate**  
**Book & Page** 82145/0157  
**Sale Date** 10/27/2023  
**Instrument** 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEEN MICHAEL E & LEEN CATHERINE H TRSTS	\$1		82145/0157	1F	10/27/2023
LEEN MICHAEL E & CATHERINE H	\$565,000		57072/0415	00	06/30/2011
DEDIC ANDRADE DEVELOPMENT LLC	\$800,000		55304/0	1P	09/02/2010

## Building Information

### Building 1 : Section 1

**Year Built:** 1909  
**Living Area:** 998  
**Replacement Cost:** \$872,379  
**Building Percent Good:** 89  
**Replacement Cost**  
**Less Depreciation:** \$776,400

**Building Attributes**

# 807 SOMERVILLE AVE #2

**Location** 807 SOMERVILLE AVE #2

**Mblu** 31/ C/ 47/ 2/

**Acct#** 20131220

**Owner** SOOHOO DAVID

**Assessment** \$663,200

**PID** 110230

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$663,200	\$0	\$663,200

## Owner of Record

**Owner** SOOHOO DAVID  
**Co-Owner**  
**Address** 807 SOMERVILLE AVE 2  
SOMERVILLE, MA 02143

**Sale Price** \$650,800  
**Certificate**  
**Book & Page** 68296/0527  
**Sale Date** 10/28/2016  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SOOHOO DAVID	\$650,800		68296/0527	00	10/28/2016
HOFFSTEIN GORDON B & JOANNA M	\$425,000		57287/0263	00	08/12/2011
DEDIC ANDRADE DEVELOPMENT LLC	\$800,000		55304/0554	1P	09/02/2010

## Building Information

### Building 1 : Section 1

**Year Built:** 1909  
**Living Area:** 976  
**Replacement Cost:** \$741,715  
**Building Percent Good:** 89  
**Replacement Cost**  
**Less Depreciation:** \$660,100

Building Attributes	
Field	Description



# 807 SOMERVILLE AVE #3

**Location** 807 SOMERVILLE AVE #3

**Mblu** 31/ C/ 47/ 3/

**Acct#** 20131230

**Owner** PEOPLES AARON J

**Assessment** \$697,700

**PID** 110231

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$697,700	\$0	\$697,700

## Owner of Record

**Owner** PEOPLES AARON J

**Sale Price** \$440,000

**Co-Owner**

**Certificate**

**Address** 807 SOMERVILLE AVE #3  
SOMERVILLE, MA 02143

**Book & Page** 57407/0557

**Sale Date** 09/07/2011

**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PEOPLES AARON J	\$440,000		57407/0557	00	09/07/2011
DEDIC ANDRADE DEVELOPMENT LLC	\$800,000		55304/0554	1P	09/02/2010

## Building Information

### Building 1 : Section 1

**Year Built:** 1909  
**Living Area:** 976  
**Replacement Cost:** \$780,465  
**Building Percent Good:** 89  
**Replacement Cost  
Less Depreciation:** \$694,600

Building Attributes	
Field	Description
Style:	Three decker

# 6 ACADIA PK

Location 6 ACADIA PK

Mblu 31/ C/ 46/ 1

Acct# 13431175

Owner MALONE JOHN P JR

Assessment \$1,500,700

PID 6125

Building Count 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$785,800	\$714,900	\$1,500,700

## Owner of Record

Owner MALONE JOHN P JR  
Co-Owner O'NEILL MARY JEAN  
Address 6 VINE STREET  
WAKEFIELD, MA 01880

Sale Price \$100,000  
Certificate  
Book & Page 15790/0112  
Sale Date 09/19/1984

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MALONE JOHN P JR	\$100,000		15790/0112	09/19/1984

## Building Information

### Building 1 : Section 1

Year Built: 1911  
Living Area: 3,186  
Replacement Cost: \$946,699  
Building Percent Good: 83  
Replacement Cost  
Less Depreciation: \$785,800

Building Attributes	
Field	Description
STYLE:	3-Decker
Model	Residential

# 12 ACADIA PK

Location 12 ACADIA PK

Mblu 31/ C/ 45/ 1

Acct# 20681060

Owner WABI-SABI PROPERTIES LLC

Assessment \$1,504,000

PID 6124

Building Count 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$789,100	\$714,900	\$1,504,000

## Owner of Record

Owner WABI-SABI PROPERTIES LLC

Sale Price \$1

Co-Owner

Certificate

Address 44 ELM ST

Book & Page 51982/0538

WELLESLEY, MA 02481

Sale Date 12/17/2008

Instrument 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WABI-SABI PROPERTIES LLC	\$1		51982/0538	1F	12/17/2008
KAMIO ELIZABETH F & MICHAEL Y	\$1		51974/0098	1F	12/15/2008
FORTIN ELIZABETH L	\$210,000		24244/0078	00	02/04/1994
DAVID MOFENSON	\$0		/0		

## Building Information

### Building 1 : Section 1

Year Built: 1900  
Living Area: 3,483  
Replacement Cost: \$1,066,344  
Building Percent Good: 74  
Replacement Cost  
Less Depreciation: \$789,100

Building Attributes

# 14 ACADIA PK

**Location** 14 ACADIA PK

**Mblu** 31/ C/ 44/ 1

**Acct#** 15515151

**Owner** O'SULLIVAN EILEEN TRUSTEE

**Assessment** \$1,469,900

**PID** 6123

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$755,000	\$714,900	\$1,469,900

## Owner of Record

<b>Owner</b>	O'SULLIVAN EILEEN TRUSTEE	<b>Sale Price</b>	\$10
<b>Co-Owner</b>	EILEEN O'SULLIVAN DECLARATION OF TRUST	<b>Certificate</b>	
<b>Address</b>	14 ACADIA PK SOMERVILLE, MA 02143	<b>Book &amp; Page</b>	70702/0525
		<b>Sale Date</b>	03/06/2018
		<b>Instrument</b>	1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
O'SULLIVAN EILEEN TRUSTEE	\$10		70702/0525	1F	03/06/2018
SULLIVAN EILEEN M	\$10		70702/0521	1F	03/06/2018
OSULLIVAN MARY FOR LIFE	\$0		37304/0420	1F	12/09/2002
O'SULLIVAN MARY	\$1		29906/0025	1A	03/03/1999
O'SULLIVAN DANIEL & MARY	\$33,000		12380/0142		

## Building Information

### Building 1 : Section 1

**Year Built:** 1909  
**Living Area:** 3,291  
**Replacement Cost:** \$1,019,516  
**Building Percent Good:** 74  
**Replacement Cost**  
**Less Depreciation:** \$754,400