

## **BZA APPLICATION FORM**

### **GENERAL INFORMATION**

The undersigned hereby petitions the board of zoning appeal for the following:

Special Permit     X     Variance                      Appeal                     

PETITIONER: Iman Square Properties LLC

c/o Sean D. Hope, Esq., 675 Massachusetts Avenue Cambridge, MA

LOCATION: 156 Line Street

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residence C-1

#### REASON FOR PETITION:

<u>          </u> Additions	<u>          </u> New Structure
<u>          </u> Change in Use/Occupancy	<u>          </u> Parking
<u>          </u> Conversion to Add'l Dwelling Units	<u>          </u> Sign
<u>          </u> Dormer	<u>          </u> Subdivision
<u>    X    </u> Other	

Other: Excluding basement gross floor living area:

DESCRIPTION: Petitioner requests Special Permit Relief to exclude the basement gross floor area from a proposed six (6) multi-family dwelling

#### Sections of Ordinance Cited:

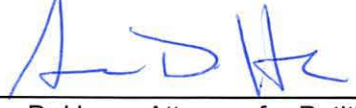
Article 2.000 Section      Foot note (16)

Article 10.000 Section 10.40 Special Permit Relief

Applicants for a Variance must complete Page 2.

Applicants for a Special Permit must complete Page 3.

Applicants for an Appeal must attach a supporting statement.

Signature:   
Sean D. Hope, Attorney for Petitioner

Address: 675 Massachusetts Ave  
Cambridge, MA 02139  
sean@hopelegal.com  
(617) 492-0220

Date: August 18, 2017

Tel. No.:

**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 Inman Square Properties LLC  
(OWNER)

Address: 98 Winchester Street Medford, MA

State that I/We own the property located at 156 Line Street,  
which is the subject of this zoning application.

The record title of this property is in the name of Inman Square Properties LLC

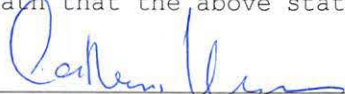
\*Pursuant to a deed of duly recorded in the date May 20, 2014, Middlesex South  
County Registry of Deeds at Book 63635, Page 528; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

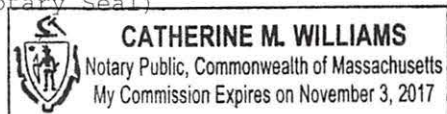
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above-name Sean D. Hg2 personally appeared before me,  
this 15<sup>th</sup> of August, 2017, and made oath that the above statement is true.

 Notary

My commission expires \_\_\_\_\_ (Notary Seal)



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

## **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 156 Line Street (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reason:**

With the requested relief the requirements of the ordinance will be satisfied.

**B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:**

Traffic generated or patterns of access or egress would not cause congestion hazard or substantial change in the character of the neighborhood because the lot is located in the high density multifamily district and the 6 six configuration will add to the housing stock with family friendly units.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The Multi-family Use is consistent with the adjacent properties on Line Street and Cambridge street. Additionally the proposed Use and will remove unsightly surface parking thereby enhancing the residential character of Line Street.

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

Nuisance or hazard would not be created because the development will remove a high volume parking lot into a conforming residential use adding to Cambridge's housing stock and creating a more pedestrian friendly environment for Line Street residents.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:**

Nuisance or hazard would not be created because the development will remove a high volume parking lot into a conforming residential use adding to Cambridge's housing stock and creating a more pedestrian friendly environment for Line Street residents.



**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

**APPLICANT:** Hope Legal law Offices      **PRESENT USE/OCCUPANCY:** Parking Lot  
**LOCATION:** 156 Line Cambridge, MA      **ZONE:** Residence C-1 Zone  
**PHONE:** 6174920220      **REQUESTED USE/OCCUPANCY:** Multifamily

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		0	7,130	7,132	(max.)
<b><u>LOT AREA:</u></b>		9,510*	9,510	9,510	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		0	.75	.75	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		0	1,585	1500	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	160.33'	160.33'	50'	(min.)
	DEPTH	113.10'	113.10'	n/a	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	n/a	10'/17'	10'	(min.)
	REAR	n/a	n/a	20'	(min.)
	LEFT SIDE	n/a	62'	7.5'	(min.)
	RIGHT SIDE	n/a	26.1'	7.5'	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	n/a	35'	35'	(max.)
	LENGTH	n/a	84'	n/a	
	WIDTH	n/a	29.5'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		0	33%	30%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		0	6	6	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		73	6**	6	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		n/a	n/a	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		n/a	n/a	10' min	(min.)

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

\* a portion of the lot is in somerville.

\*\* 4 parking spaces in cambridge and 2 in somerville

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

# BZA APPLICATION FORM

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Special Permit   X   Variance           

Appeal OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Iman Square Properties LLC

c/o Sean D. Hope, Esq., 675 Massachusetts Avenue Cambridge, MA

LOCATION: 156 Line Street

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<u>          </u> Dormer	<u>          </u> Subdivision
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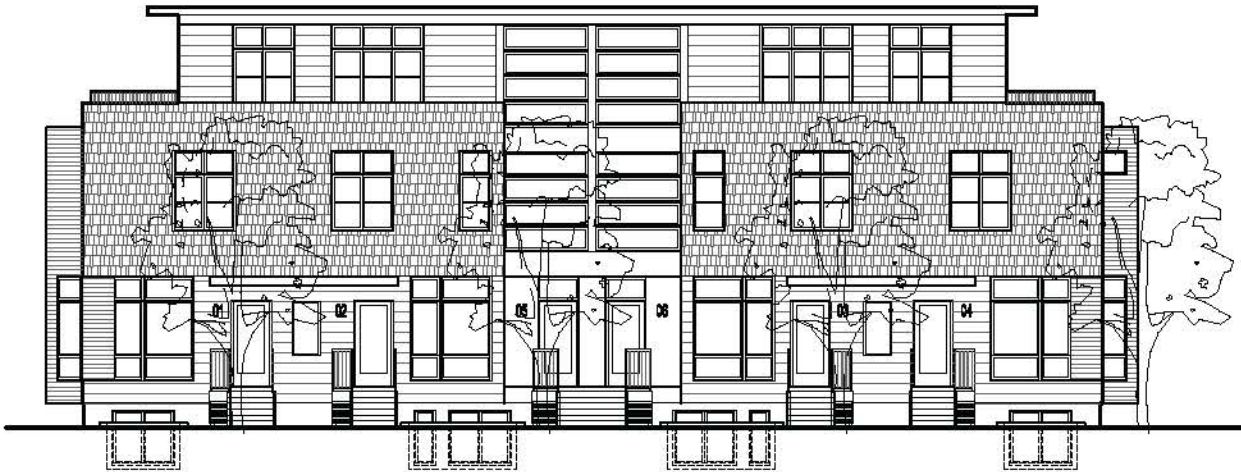
Signature:   
Sean D. Hope, Attorney for Petitioner

Address: 675 Massachusetts Ave  
Cambridge, MA 02139  
sean@hopelegal.com  
(617) 492-0220

Date: August 18, 2017

Tel. No.:

CAMBRIDGE ZBA APPLICATION  
DEVELOPMENT OF 156 LINE ST  
156 LINE ST, CAMBRIDGE, MA 02139



BUILDING 1 & 2 FRONT ELEVATION

LIST OF DRAWINGS		ZBA APPL	
		27 JUL 2017	
GENERAL			
T1	TITLE SHEET	X	
	EXISTING CONDITIONS PLOT PLAN	X	
Z0	KEY SITE PLAN	X	
Z1	ZONING COMPLIANCE DIMENSIONAL TABLE	X	
Z2	ZONING COMPLIANCE DIM. SITE PLAN	X	
Z3	ZONING COMPLIANCE	X	
Z4	ZONING COMPLIANCE	X	

ARCHITECTURAL			
A1.1	BASEMENT PLAN	X	
A1.2	FIRST FLOOR PLAN	X	
A1.3	SECOND FLOOR PLAN	X	
A1.4	THIRD FLOOR PLAN	X	
A2.1	ELEVATIONS	X	
A2.2	ELEVATIONS	X	



LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN  
ARCHITECTS LLC  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR

DESIGN  
CONSULTANTS, INC.  
120 MIDDLESEX AVE  
SOMERVILLE, MA 02145  
PH (617) 776-3350

PETER  
QUINN  
ARCHI  
TECTS  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



CONSULTANT

PROJECT  
DEVELOPMENT OF

156 LINE ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
INMAN SQUARE  
PROPERTIES LLC

100 WINCHESTER ST  
MEDFORD, MA 02155

DRAWING TITLE  
TITLE SHEET

CAMBRIDGE

SCALE AS NOTED

REVISION DATE

ZBA APPL 27 JUL 2017

DRAWN BY MY REVIEWED BY PQ

SHEET

T1





OWNER OF RECORD

LOT A & LOT B  
CONTINENTAL REALTY TRUST  
DANIEL SPINOSA, ELIO E. FARESE  
& LOUIS E. FARESE, TRUSTEES  
BOOK 12350 PAGE 357 M.S.R.D.

ZONING DISTRICT

LOT A  
CAMBRIDGE TAX MAP 111 PARCEL 43  
SOMERVILLE TAX MAP X BLOCK F LOT 23

LOT B  
SOMERVILLE TAX MAP 76 BLOCK F LOT 25

PLAN REFERENCES

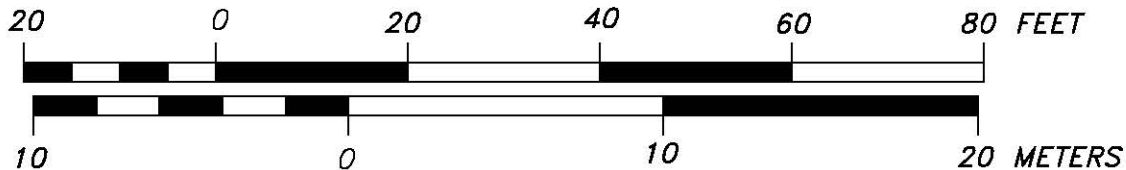
BOOK 392 END  
BOOK 3283 END  
BOOK 3511 END

PLAN NO. 1224 OF 1953

LAND COURT PLAN NO. 15500A

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN  
ACTUAL FIELD SURVEY.

EVERETT J. CHANDLER P.L.S. DATE



Copyright 2014 Design Consultants, Inc.

Design Consultants, Inc.  
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

66 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

SCALE:  
HORIZ: 1" = 20'  
VERT: \_\_\_\_\_

NO.	DATE	BY	REVISIONS

FIELD: TC  
CALCS: DD  
CHECKED: EC  
APPROVED: EC

EXISTING CONDITIONS PLAN

146 & 156 LINE STREET

PLAN OF LAND IN  
SOMERVILLE, MASSACHUSETTS  
& CAMBRIDGE, MASSACHUSETTS  
SURVEYED FOR  
HIGHLAND DEVELOPMENT

PROJECT NO.  
2014-033  
DATE: MAY. 13, 2014  
SHEET NO.  
1 OF 1



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**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
250 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL

REGISTERED ARCHITECT  
No. 7510  
CAMBRIDGE  
MA  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT  
DEVELOPMENT OF

156 LINE ST  
CAMBRIDGE, MA 02138

PREPARED FOR  
INMAN SQUARE PROPERTIES LLC  
100 WINCHESTER ST  
MEDFORD, MA 02155

DRAWING TITLE  
KEY SITE PLAN

**CAMBRIDGE**  
SCALE AS NOTED

REVISION	DATE

ZBA APPL 27 JUL 2017  
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SHEET

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156 Line St - Proposed 6-Unit Residential Development  
Res. C-1 District Zoning Table, Cambridge

	Existing Conditions		Proposed Conditions	Ordinance Requirements/Allowed	
Lot Area	±9,510-SF		No Change	5,000-SF (min.)	Complies
Total Gross Floor Area	0-SF		± 7,130-GSF Excludes 2,525-SF basement	0.75 X 9,510-SF = 7,132 -SF (max.)	Requires SP
Floor Area Ratio	0		0.75	0.75 (max.)	Complies
Lot Area for Each Dwelling Unit	N/A		1,585-SF	1,500-SF/Dwelling Unit (min.)	Complies
Size of Lot	Width	160.33'	No Change	None	Complies
	Depth	113.10'	No Change	N/A	Complies
Setbacks in Feet (See 3/Z1.0)	Front (Line)	-	10'	5' min.	Complies
	Front (Cambridge)	-	17.6'	(H+L)/6 from CL street, no case less than 10'	Complies
	Side (Off Line)	-	62'	(H+L)/7= (35'+20.5')/7=7.9', no case less than 7.5'	Complies
	Side (Off Cambridge)	-	26.1'	(H+L)/7= (35'+20.5')/7=7.9', no case less than 7.5'	Complies
Size of Building	Height	-	35'	35' (max.)	Complies
Dwelling Units	N/A		6	6 @ 1 per 1,500-SF	Complies
Car Parking Spaces	73		4 on Cambridge side 2 on Somerville side	1/dwelling unit = 6	Complies
Bicycle Parking Spaces	0		13 long-term in Som. 1 short-term in Camb.	1/Dwelling Unit=6 L.T. 0.1/Dwelling Unit=1 S.T.	Complies
Ratio of Usable Open Space to Lot Area	0% total		1,455-SF private open space + 1,694-SF permeable open space=3,149-SF total (33%)	30% lot =2,853-SF min Private Open Space	Complies
Area and % of req'd with width >15.0'	0		1,455-SF (15%) all at grade. (28-SF surplus)	15% lot (half of 30%) >15'x15'=1,427-SF min. 7.5% lot (half of 15%) at grade = 714-SF min	Complies
Area and % of req'd with width < 15.0' (Permeable)	0		1,694-SF (18%) permeable open space provided.	15% lot (half of 30%) <15'x15'=1,427-SF max countable toward calculation. 1,427-SF max countable permeable open space minus 28-SF private open space surplus provided = 1,399-SF required.	Complies

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PETER QUINN ARCHITECTS LLC  
258 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-384-3988

SEAL



CONSULTANT

PROJECT  
DEVELOPMENT OF

156 LINE ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
INMAN SQUARE  
PROPERTIES LLC

100 WINCHESTER ST  
MEDFORD, MA 02155

DRAWING TITLE

ZONING  
COMPLIANCE  
DIMENSIONAL  
TABLE  
CAMBRIDGE

SCALE AS NOTED

REVISION	DATE
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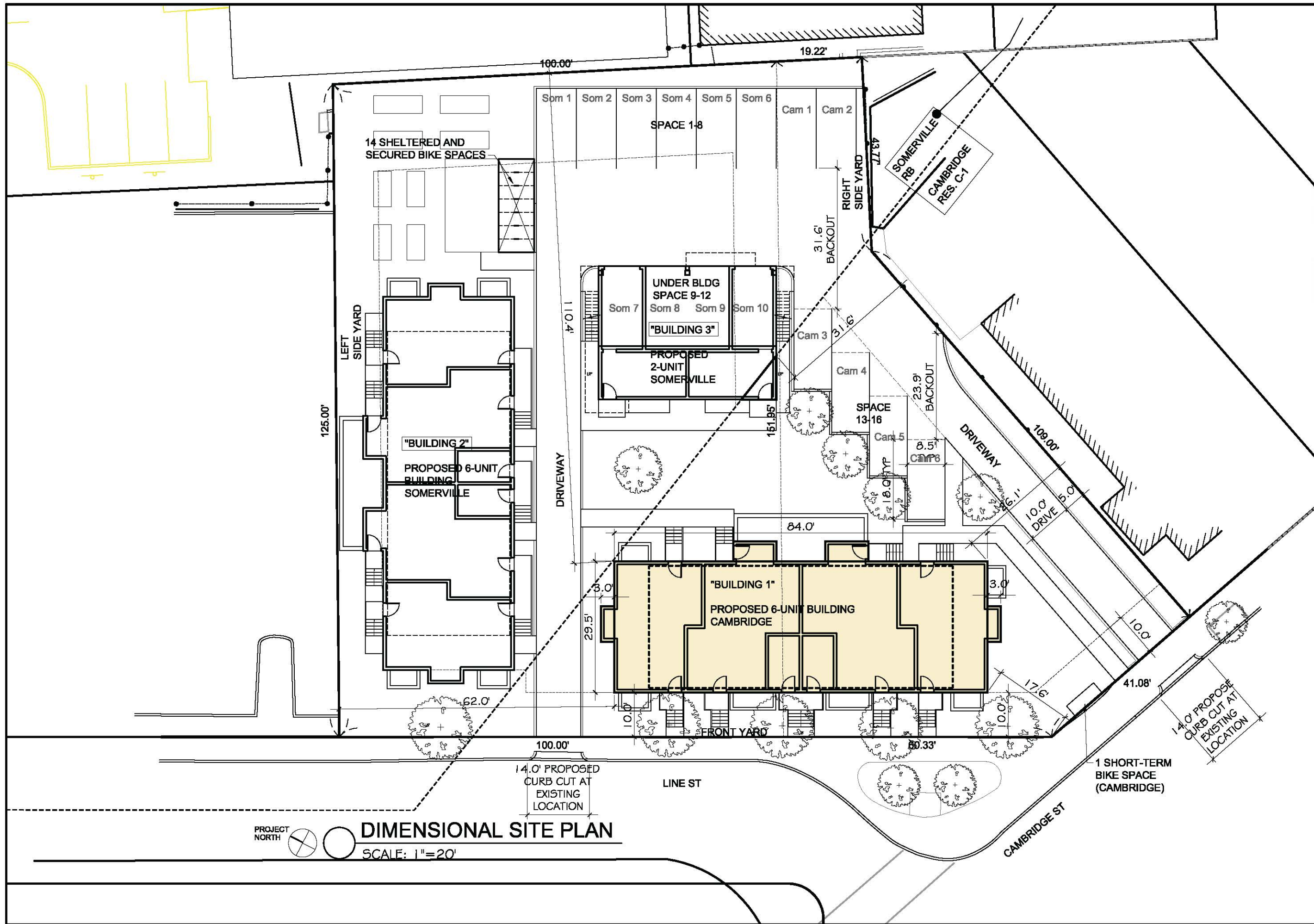
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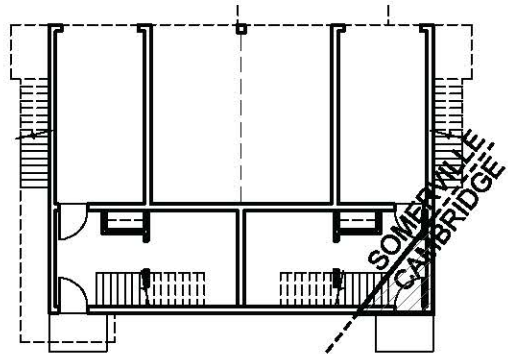
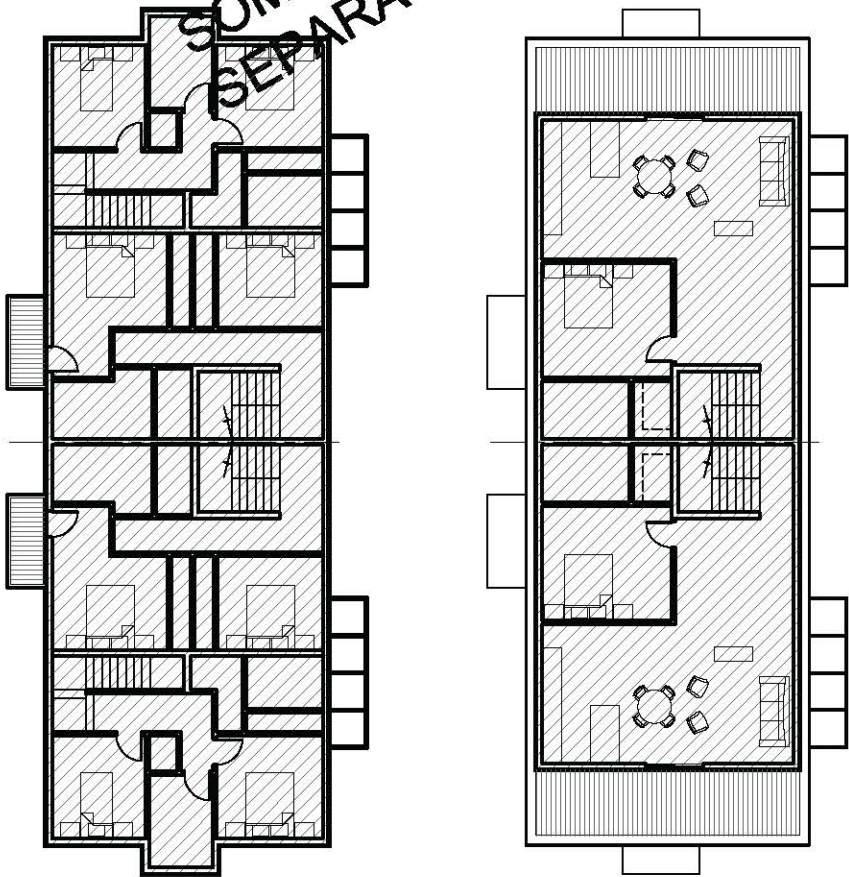
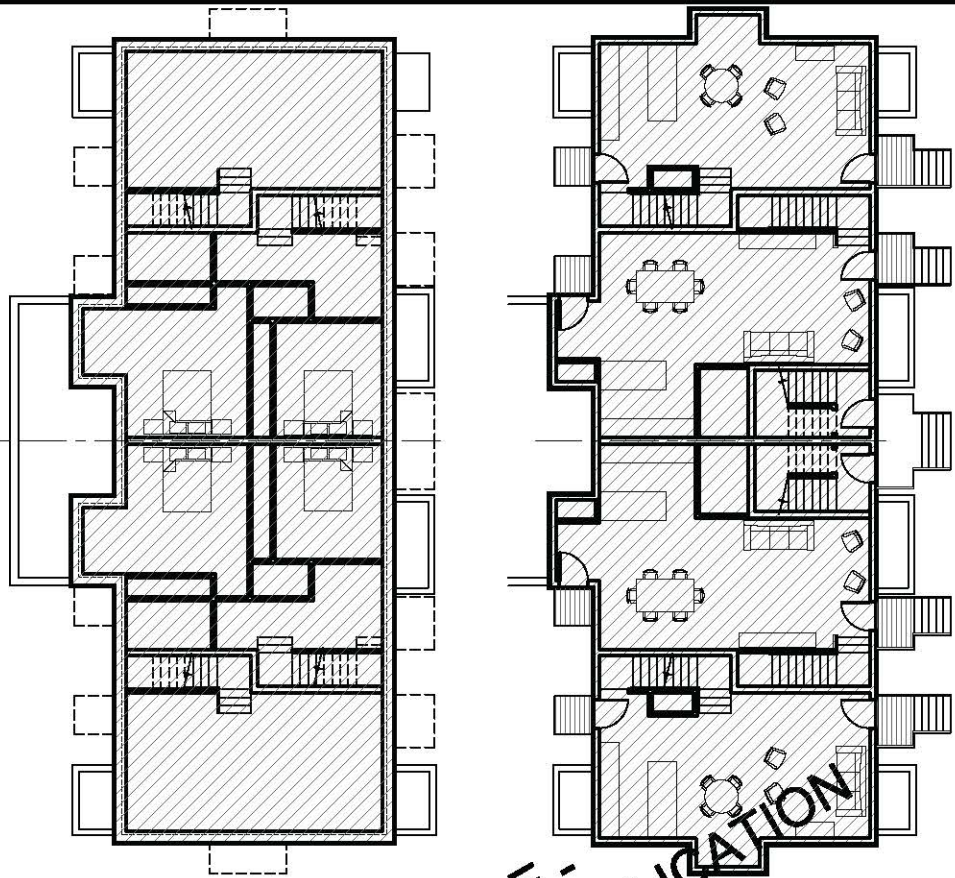
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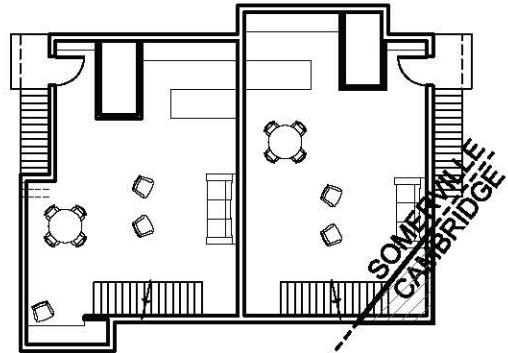




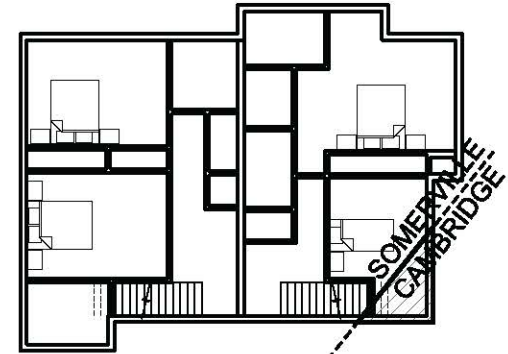
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1ST FLOOR = 39 GSF

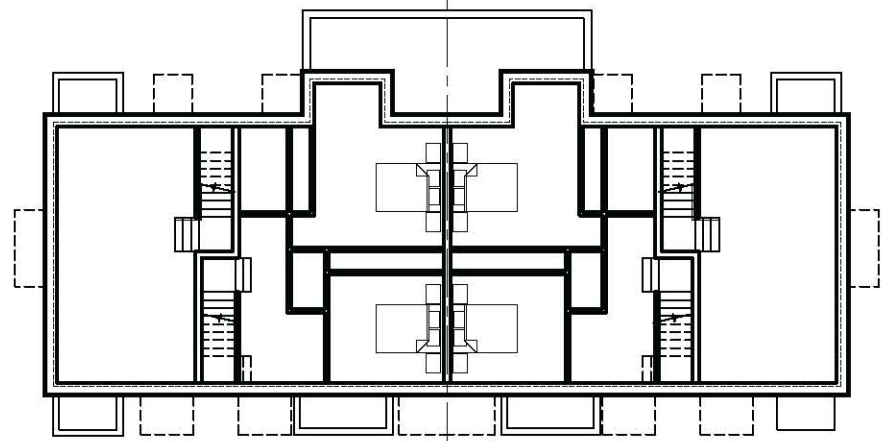


1ST FLOOR = 39 GSF

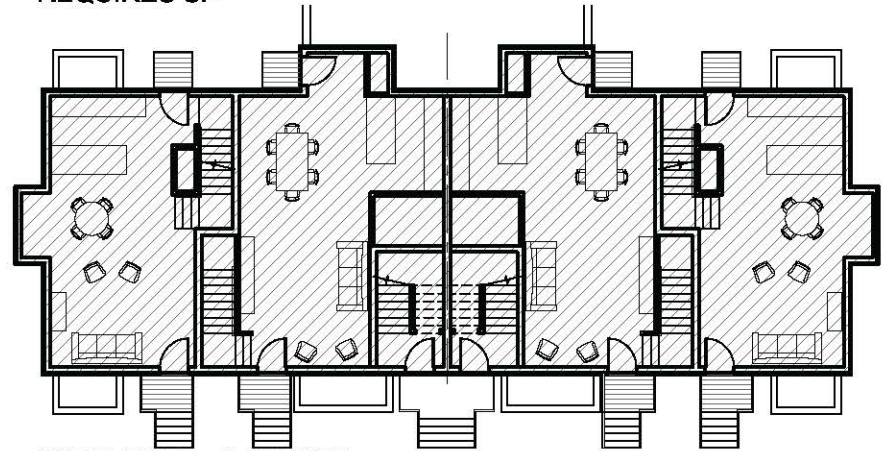


3RD FLOOR = 39 GSF  
BUILDING #3

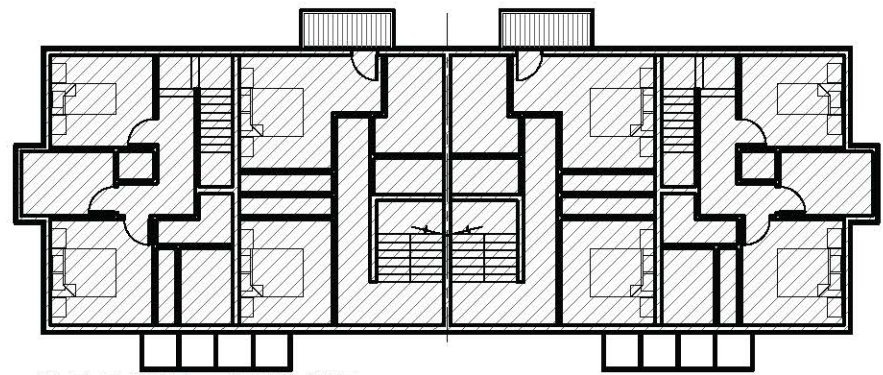
BUILDING #1 - CAMBRIDGE	
FLOOR	PROPOSED GSF
BASEMENT	0
1ST FL	2,611
2ND FL	2,523
3RD FL	1,879
TOTAL	7,013-GSF
BUILDING #3 - CAMBRIDGE PART	
FLOOR	PROPOSED NSF
1ST FL	39
2ND FL	39
3RD FL	39
TOTAL	117-NSF
TOTAL CAMBRIDGE BUILDINGS: 7,013 + 117 = 7,130-NSF	



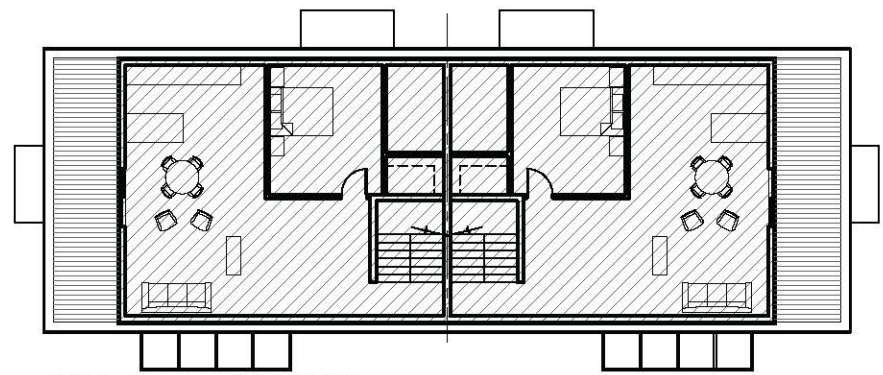
BASEMENT = 0 GSF  
REQUIRES SP



1ST FLOOR = 2,611 GSF



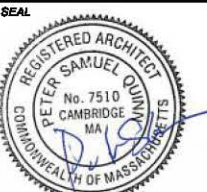
2ND FLOOR = 2,523 GSF



3RD FLOOR = 1,879 GSF  
BUILDING #1

PETER  
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CONSULTANT

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CAMBRIDGE, MA 02139

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COMPLIANCE

CAMBRIDGE

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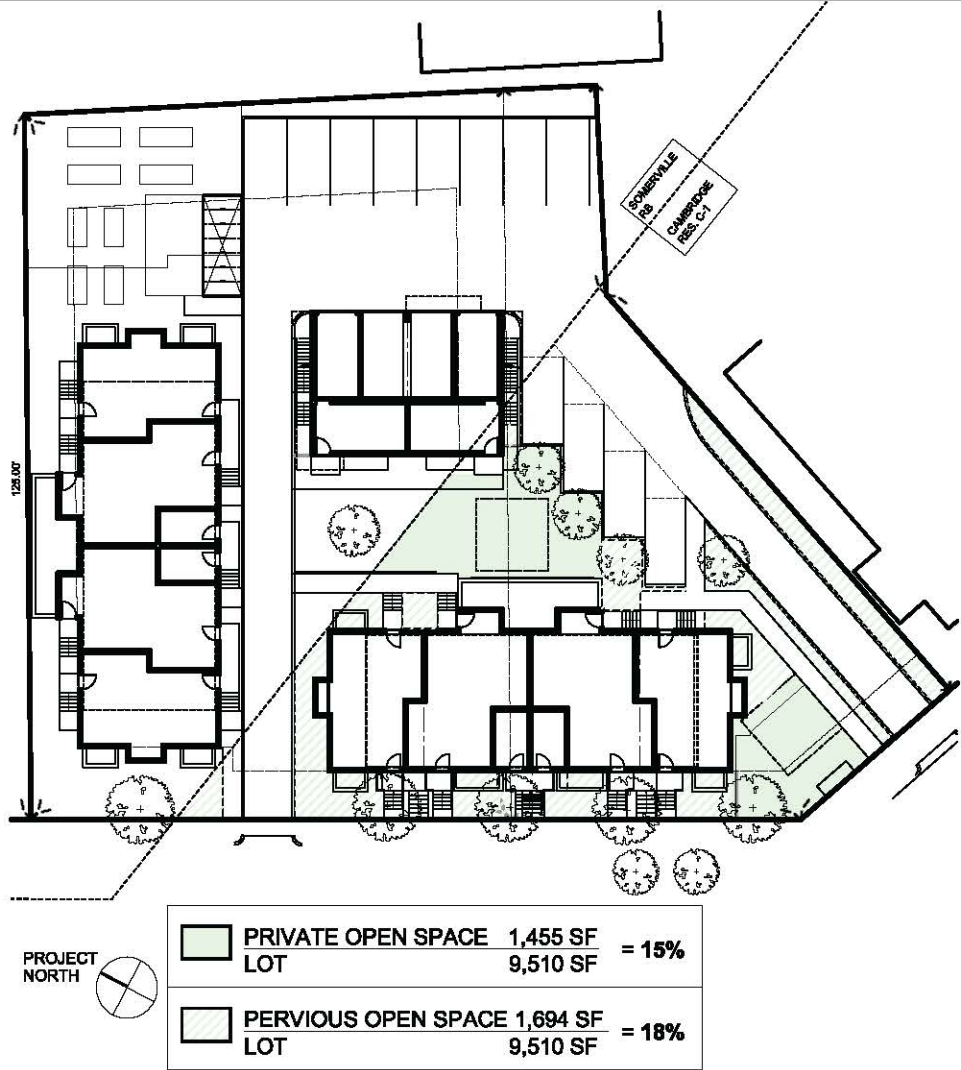
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PETER  
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SEAL



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DIMENSIONAL  
SITE PLAN  
CAMBRIDGE

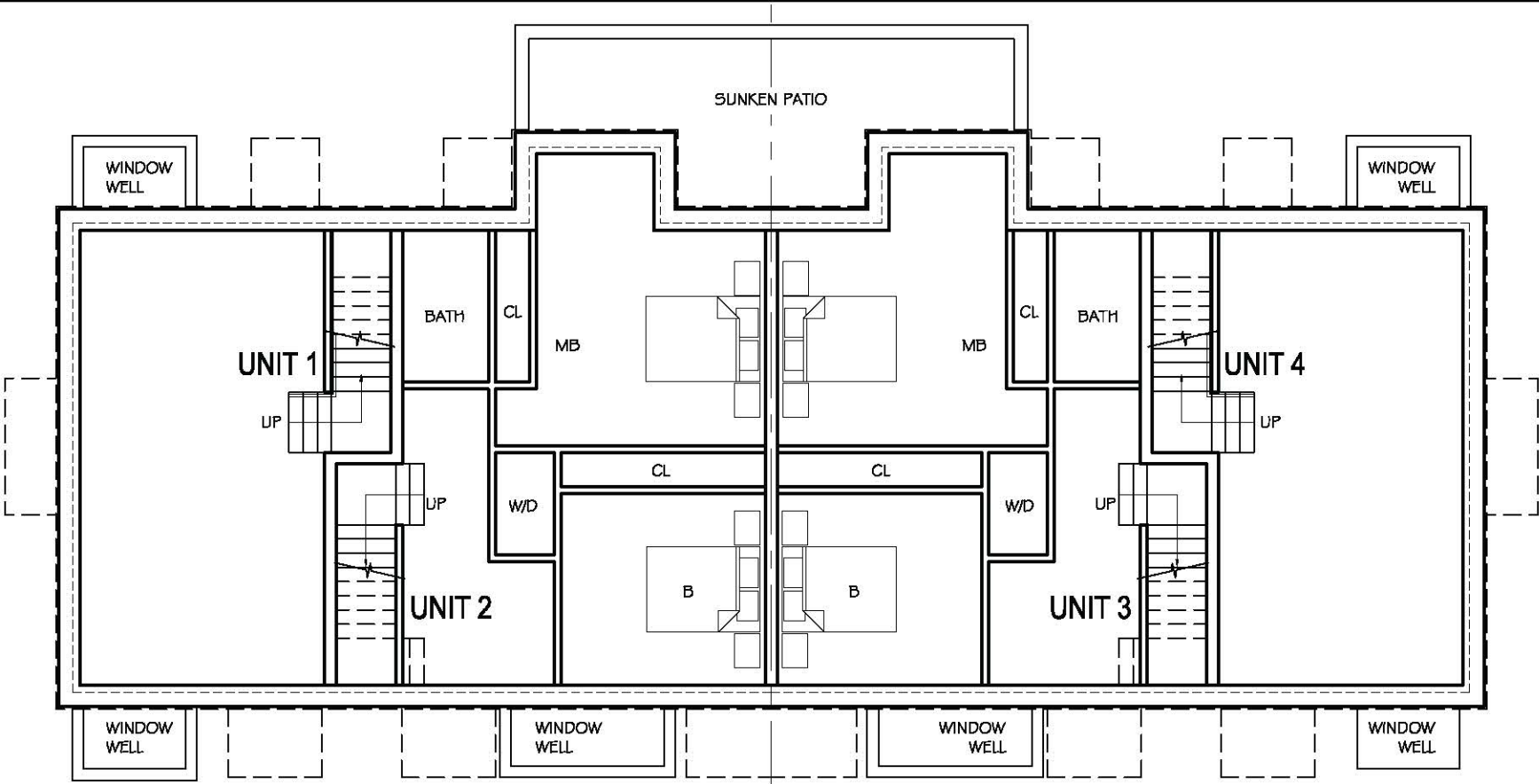
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BUILDING 1 CAMBRIDGE (BUILDING 2 SOMERVILLE SIMILAR)  
**BASEMENT PLAN**  
SCALE: 1/10" = 1'-0"

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
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SEAL



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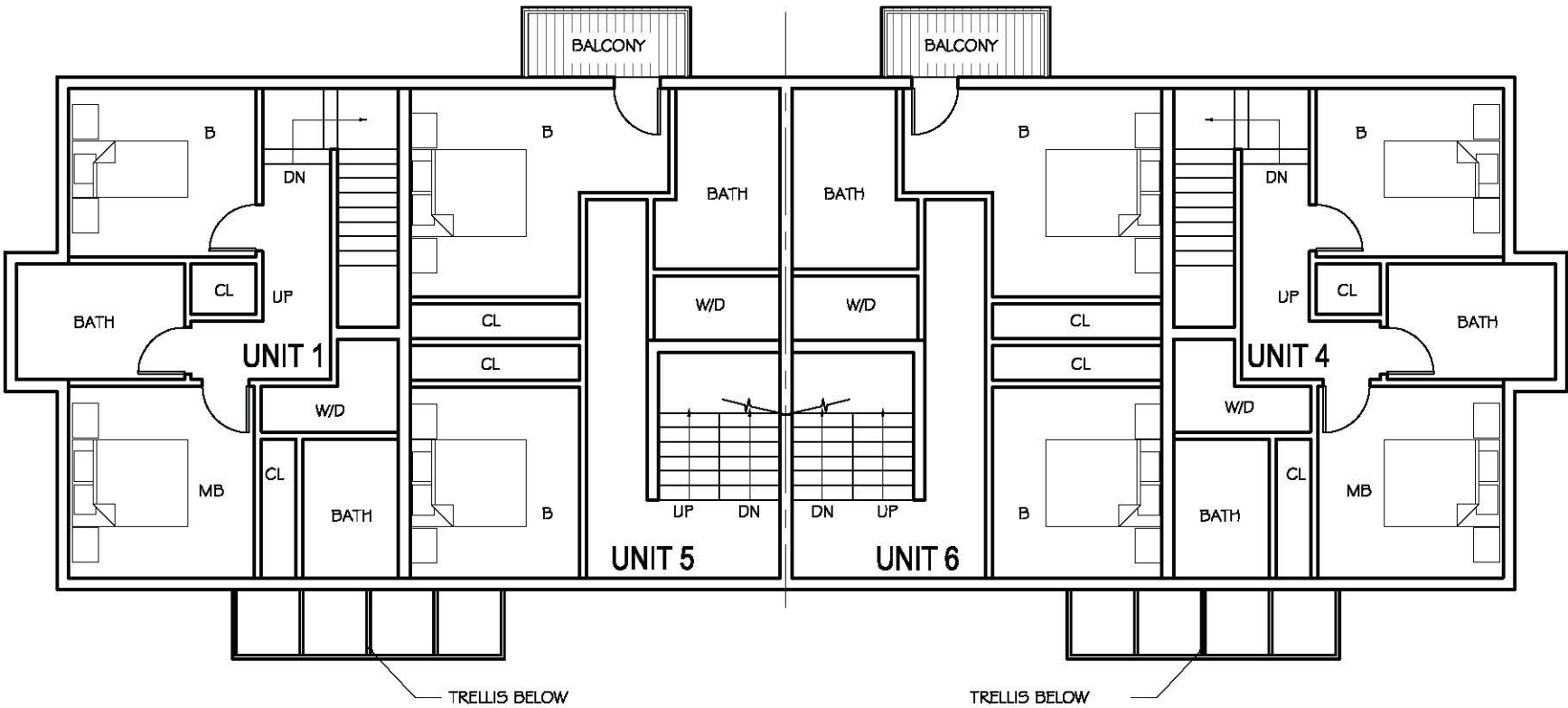
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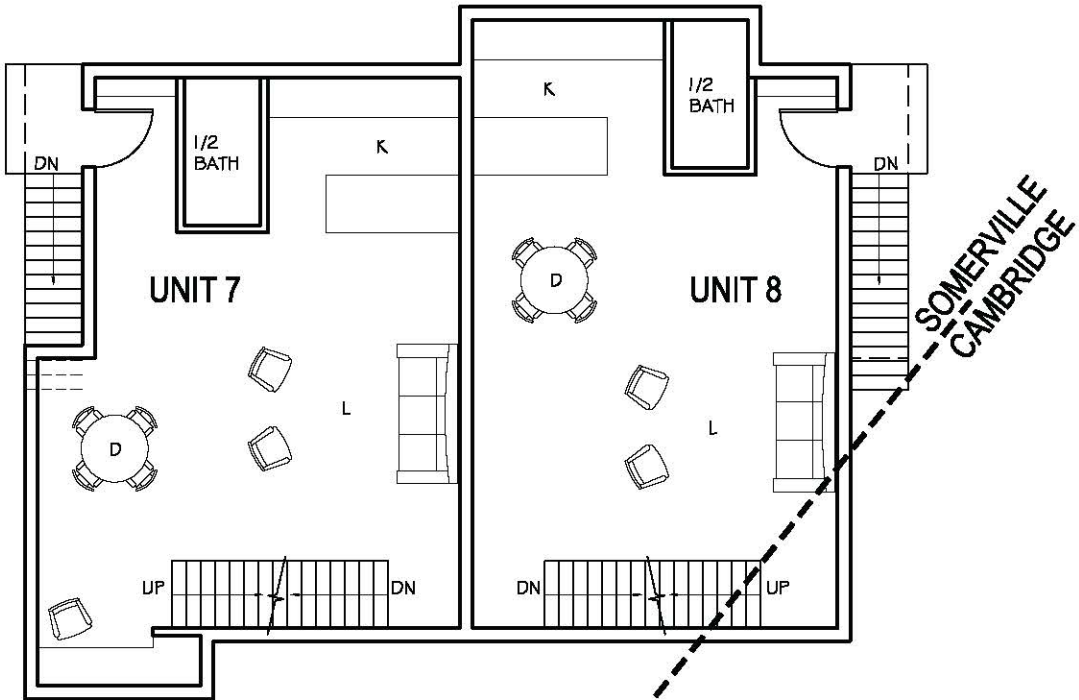
A1.1

SCALE: 1/10" = 1'-0"

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1 BUILDING 1 CAMBRIDGE (BUILDING 2 SOMERVILLE SIMILAR)  
SECOND FLOOR PLAN  
SCALE: 1/10" = 1'-0"



2 BUILDING 3 SOMERVILLE  
SECOND FLOOR PLAN  
SCALE: 1/10" = 1'-0"

PETER  
QUINN  
ARCHI  
TECTS  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
258 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-384-3989



CONSULTANT

PROJECT  
DEVELOPMENT OF

156 LINE ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
INMAN SQUARE  
PROPERTIES LLC

100 WINCHESTER ST  
MEDFORD, MA 02155

DRAWING TITLE  
SECOND  
FLOOR PLAN

CAMBRIDGE

SCALE AS NOTED

REVISION DATE

ZBA APPL 27 JUL 2017

DRAWN BY ACW / YC REVIEWED BY PQ

SHEET

A1.3





TYPICAL MATERIALS

FIBER CEMENT  
LAPSIDING,  
10 1/4" EXPOSURE,  
TYP.

42" HIGH  
ALUMINUM  
RAILING, TYP.

FIBER CEMENT  
LAPSIDING,  
4 1/2" EXPOSURE,  
TYP.

FIBER CEMENT  
SHINGLE

TRELLIS

FIBER GLASS  
WINDOWS, TYP.

CONCRETE BASE,  
PAINTED, TYP.

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
258 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3999

SEAL



CONSULTANT

PROJECT

DEVELOPMENT OF

156 LINE ST  
CAMBRIDGE, MA 02139

PREPARED FOR

INMAN SQUARE  
PROPERTIES LLC

100 WINCHESTER ST  
MEDFORD, MA 02155

DRAWING TITLE

ELEVATIONS

BUILDING 1  
CAMBRIDGE

SCALE AS NOTED

REVISION DATE

ZBA APPL 27 JUL 2017

DRAWN BY ACW REVIEWED BY PQ

SHEET

A2.1

BUILDING 1&2

2 CAMBRIDGE ST ELEVATION  
SCALE: 1/10" = 1'-0"

BUILDING 1&2

1 LINE ST ELEVATION  
SCALE: 1/10" = 1'-0"

BUILDING 1&2

4 SIDE ELEVATION  
SCALE: 1/10" = 1'-0"

BUILDING 1&2

3 REAR ELEVATION  
SCALE: 1/10" = 1'-0"



Z:\DCADD\DWGS\Line-146\Drawings\Plans & Elevations.dwg, cam A2.2, 7/26/2017 8:28:51 PM



**BUILDING 3**  
**2 RIGHT ELEVATION**  
SCALE: 1/10" = 1'-0"



**BUILDING 3**  
**1 FRONT ELEVATION**  
SCALE: 1/10" = 1'-0"



**BUILDING 3**  
**4 LEFT ELEVATION**  
SCALE: 1/10" = 1'-0"



**BUILDING 3**  
**3 REAR ELEVATION**  
SCALE: 1/10" = 1'-0"

**TYPICAL MATERIALS**

- FIBER CEMENT LAPSIDING, 4 1/2" EXPOSURE, TYP.
- FIBER CEMENT LAPSIDING, 10 1/4" EXPOSURE, TYP.
- ALUMINUM PANEL, COLOR TBD, TYP.
- FIBER GLASS WINDOWS, TYP.
- FIBER CEMENT SHINGLE
- CONCRETE BASE, PAINTED, TYP.

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
258 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-384-3989



CONSULTANT

PROJECT  
DEVELOPMENT OF

156 LINE ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
INMAN SQUARE PROPERTIES LLC

100 WINCHESTER ST  
MEDFORD, MA 02155

DRAWING TITLE  
ELEVATIONS

**BUILDING 3  
CAMBRIDGE**

SCALE AS NOTED

REVISION	DATE
ZBA APPL	27 JUL 2017
DRAWN BY ACW	REVIEWED BY PQ

SHEET

**A2.2**

This is a detailed street map of a neighborhood in Somerville, Massachusetts. The map shows a grid of streets including Beacon St, Line St, Cambridge St, and Fayette St. Numerous property lots are outlined and labeled with addresses, such as 111-60, 111-43, 111-41, 111-47, 111-48, 111-54, 111-55, 111-57, 111-58, 1480 Cambridge St, 1482 Cambridge St, 112-134, 112-133, 59 Maple Ave, 57 Maple Ave, 112-132, 55 Maple Ave, 53 Maple Ave, 112-129, 49 Maple Ave, 112-135, 45 Maple Ave, 112-144, 113-30, 60 Maple Ave, 113-33, 56 Maple Ave, 113-60, 52 Maple Ave, 113-31, 113-63, 1456 Cambridge St, 1452 Cambridge St, 1446 Cambridge St, 1436 Cambridge St, 113-73, 1460 Cambridge St, 113-37, 113-38, 113-34, 113-35, 113-56, 8 Fairwood Cir, 113-57, 12 Fairwood Cir, 6 Fairwood Cir, 113-41, 113-42, 65 Fayette St, 113-43, 114A-16, 75 Fayette St, 78 Fayette St, 114A-17, 114A-15, 74 Fayette St, 114A-17, 66 Fayette St, 114A-99, 114A-107, 114A-106, and 114A-108. A large yellow highlighted area covers a significant portion of the map, primarily along the western and southern edges of the central block. A red line outlines a specific area within this yellow highlight, following the eastern and southern boundaries of a central lot. Handwritten blue annotations include the word 'Somerville' at the top, 'abutters' written vertically on the right, and a circled 'F' in the upper central area. Various lot numbers (e.g., 29, 28, 27, 26, 25, 24, 23, 22, 21, 16, 17, 18) are also present, likely indicating lot dimensions or survey markers.



156 Line St.

Petitioner

113-37  
BROWN, PHILLIP M. & SHEILA M. O'KEEFE  
1452 CAMBRIDGE ST.  
CAMBRIDGE, MA 02139

113-38  
HART, SARAH,  
TR. OF THE HARTSAR NOMINEE TR.  
1446 CAMBRIDGE STREET  
CAMBRIDGE, MA 02139

SEAN D. HOPE, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

113-73  
DOUGREY, JAMES M, MORIAH RITSON &  
CITY OF CAMBRIDGE TAX TITLE  
1460 CAMBRIDGE ST., UNIT #5  
CAMBRIDGE, MA 02139

113-73  
KAONADKO 1458 CAMBRIDGE STREET LLC  
1460 CAMBRIDGE ST., #4  
CAMBRIDGE, MA 02139

113-73  
NICHOLS, WRIGHT W. & ANN NICHOLS  
1456 CAMBRIDGE ST., #3  
CAMBRIDGE, MA 02139

113-73  
GROBAN ANN E.,  
TR. OF THE ANN E. GROBAN 2010 REV. TR.  
1462 CAMBRIDGE ST, #2  
CAMBRIDGE, MA 02139

113-86  
FEINGOLD, DANIEL LOUIS & HUNG HSING CHAO  
1436 CAMBRIDGE ST., #1  
CAMBRIDGE, MA 02139

113-86  
FEINER, ALAN R. & ROBERT G. TODD  
1436 CAMBRIDGE ST., #2  
CAMBRIDGE, MA 02139

111-41 & 76-F-22  
1445 CAMBRIDGE LLC.  
C/O INVESTMENT PROPERTIES, LTD  
825 BEACON ST  
NEWTON CTR, MA 02159

111-43  
INMAN SQUARE PROPERTIES, LLC  
98 WINCHESTER STREET  
MEDFORD, MA 02155

111-46  
INMAN SQUARE LOFTS, LLC  
24 CRAFTS ROAD  
CHESTNUT HILL, MA 02467

111-47 & 76-F-21  
WEED, DENNIS  
1433 CAMBRIDGE ST.  
CAMBRIDGE, MA 02139

111-48  
MCCARTHY, ELIZABETH  
1431 CAMBRIDGE ST #1  
CAMBRIDGE, MA 02139

111-48  
KATSOULIS, GREGORY & JENNIFER KATSOULIS  
1431 CAMBRIDGE ST. UNIT#2  
CAMBRIDGE, MA 02139

111-48  
PIERRE, NICOLAS  
1431 CAMBRIDGE ST., #3  
CAMBRIDGE, MA 02139

111-48  
GROEBE, FERN M.  
1431A CAMBRIDGE ST #4  
CAMBRIDGE, MA 02139

111-48  
ROSEMAN, MINDY J.  
1431A CAMBRIDGE ST #5  
CAMBRIDGE, MA 02139

111-60  
CAMBRIDGE CITY OF CITY HOSPITAL  
1493 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

111-60  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

111-60  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

113-73  
O'CONNELL, JOHN  
1464 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

76-F-26  
CITY OF CAMBRIDGE  
C/O CAMBRIDGE HEALTH ALLIANCE  
1493 CAMBRIDGE STREET  
CAMBRIDGE, MA 02139

76-F-25  
ELIOT MANAGEMENT  
TR. OF CONTINENTAL REALTY TRUST  
25 BEACON STREET  
SOMERVILLE, MA 02143

76-F-24 & F-23  
DANIEL SPINOSA & ELIO FARE  
C/O ELIOT MANAGEMENT  
25 BEACON STREET  
SOMERVILLE, MA 02143

76-F-18-1  
PAUL & ABBY FARNELL  
6 BEACON STREET #1  
SOMERVILLE, MA 02143

76-F-18-2  
BRENDON M. BINNEMAN  
6 BEACON STREET #2  
SOMERVILLE, MA 02143

76-F-18-3  
ELLEN L. CLOTE & PAUL NICOLAS  
6 BEACON STREET #3  
SOMERVILLE, MA 02143

76-F-18-4  
RUNYU WANG & ZHANG TIANCHI  
8 BEACON STREET #4  
SOMERVILLE, MA 02143

76-F-18-5  
FRANZISKA S. FREY &  
JEAN-PIERRE VAN DE CAPELLE  
6 BEACON STREET #5  
SOMERVILLE, MA 02143

156 line of -

76-F-18-6  
GERALD I. WHITE  
TR. CLARE MCGOWIN PHILLIPS, TR.  
515 MADISON AVE – SUITE 1700  
NEW YORK, NY 10022

76-F-17  
CAMBRIDGE PUBLIC HEALTH COMMISSION  
C/O C.H.A. ACCT'ING DEPT. D. GASUL  
10 PRESIDENT'S LANDING  
MEDFORD, MA 02155

76-F-16  
OLP SOMERVILLE LLC  
C/O WALGREENS CO MS #3301  
300 WILMOT ROAD  
DEERFIELD, IL 60015





**122 LINE ST****Location** 122 LINE ST**Mblu** 76/ F/ 26/ /**Acct#** 99730073**Owner** CITY OF CAMBRIDGE**Assessment** \$934,900**PID** 1227**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$88,400	\$846,500	\$934,900

**Owner of Record**

**Owner** CITY OF CAMBRIDGE  
**Co-Owner** C/O CAMBRIDGE HEALTH ALLIANCE  
**Address** 1493 CAMBRIDGE ST  
 CAMBRIDGE, MA 02139

**Sale Price** \$0  
**Certificate**  
**Book & Page**  
**Sale Date**

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF CAMBRIDGE	\$0			

**Building Information****Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	

**Building Photo**

(<http://images.vgsi.com/photos/SomervilleMAPotos/\01\02\33\38.jpg>)

**140 LINE ST****Location** 140 LINE ST**Mblu** 76/ F/ 25/ /**Acct#** 00870016**Owner** ELIOT MANAGEMENT  
TRUSTEE**Assessment** \$526,100**PID** 1226**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$17,000	\$509,100	\$526,100

**Owner of Record**

**Owner** ELIOT MANAGEMENT TRUSTEE  
**Co-Owner** CONTINENTAL REALTY TRUST  
**Address** 25 BEACON STREET  
 SOMERVILLE, MA 02143

**Sale Price** \$1  
**Certificate**  
**Book & Page** 12350/ 357  
**Sale Date** 12/19/1972  
**Instrument** B

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ELIOT MANAGEMENT TRUSTEE	\$1		12350/ 357	B	12/19/1972
DANIEL SPINOSA	\$0				

**Building Information****Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	



**150 LINE ST****Location** 150 LINE ST**Mblu** 76/ F/ 24/ /**Acct#** 20671170**Owner** SPINOSA DANIEL & FARE  
ELIO**Assessment** \$202,400**PID** 1225**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,600	\$199,800	\$202,400

**Owner of Record**

**Owner** SPINOSA DANIEL & FARE ELIO  
**Co-Owner** C/O ELIOT MANAGEMENT  
**Address** 25 BEACON ST  
 SOMERVILLE, MA 02143

**Sale Price** \$1  
**Certificate**  
**Book & Page** 12350/ 357  
**Sale Date** 12/19/1972  
**Instrument** B

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SPINOSA DANIEL & FARE ELIO	\$1		12350/ 357	B	12/19/1972
DANIEL SPINOSA	\$0				

**Building Information****Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	

**LINE ST****Location** LINE ST**Mblu** 76/ F/ 23/ /**Acct#** 19640171**Owner** SPINOSA DANIEL & ELIO E  
FARE**Assessment** \$141,400**PID** 1224**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$141,400	\$141,400

**Owner of Record**

**Owner** SPINOSA DANIEL & ELIO E FARE  
**Co-Owner** C/O ELIOT MANAGEMENT  
**Address** 25 BEACON STREET  
 SOMERVILLE, MA 02143

**Sale Price** \$0  
**Certificate**  
**Book & Page**  
**Sale Date**

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SPINOSA DANIEL & ELIO E FARE	\$0			

**Building Information****Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

**Building Photo**

(<http://images.vgsi.com/photos/SomervilleMAPotos/default;>

**LINE ST****Location** LINE ST**Mblu** 76/ F/ 22/ /**Acct#** 11342050**Owner** 1445 CAMBRIDGE LLC**Assessment** \$45,700**PID** 12215**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$45,700	\$45,700

**Owner of Record**

**Owner** 1445 CAMBRIDGE LLC  
**Co-Owner** C/O INVESTMENT PROPERTIES LTD  
**Address** 825 BEACON ST  
 NEWTON, MA 02459

**Sale Price** \$64,500  
**Certificate**  
**Book & Page** 28942/ 158  
**Sale Date** 08/07/1998  
**Instrument** 1G

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
1445 CAMBRIDGE LLC	\$64,500		28942/ 158	1G	08/07/1998
KASZYNSKI NANCY	\$0				

**Building Information****Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	



**LINE ST****Location** LINE ST**Mblu** 76/ F/ 21/ /**Acct#** 23704103**Owner** WEED DENNIS**Assessment** \$5,700**PID** 12214**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$5,700	\$5,700

**Owner of Record****Owner** WEED DENNIS**Sale Price** \$65,000**Co-Owner****Certificate****Address** 1433 CAMBRIDGE ST  
CAMBRIDGE, MA 02139**Book & Page** 18724/ 223**Sale Date** 11/30/1987**Instrument** G**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WEED DENNIS	\$65,000		18724/ 223	G	11/30/1987
FARESE ROBERT L.	\$0				

**Building Information****Building 1 : Section 1****Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent****Good:****Replacement Cost****Less Depreciation:** \$0**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

**6 BEACON ST****Location** 6 BEACON ST**Mblu** 76/ F/ 18/ 1/**Acct#** 20160180**Owner** FARNELL PAUL & ABBY**Assessment** \$963,100**PID** 111589**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$963,100	\$0	\$963,100

**Owner of Record**

**Owner** FARNELL PAUL & ABBY  
**Co-Owner**  
**Address** 6 BEACON ST #1  
 SOMERVILLE, MA 02143

**Sale Price** \$930,000  
**Certificate**  
**Book & Page** 132/ 105  
**Sale Date** 10/31/2014  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FARNELL PAUL & ABBY	\$930,000		132/ 105	00	10/31/2014
BEACON LOFTS LLC	\$1,430,000		1421/ 79	1P	08/13/2012

**Building Information****Building 1 : Section 1**

**Year Built:** 2013  
**Living Area:** 1,539  
**Replacement Cost:** \$1,008,645  
**Building Percent** 100  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$1,008,600

**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse end
MODEL	Res Condo
Stories:	4
Grade	Excellent +20

**6 BEACON ST****Location** 6 BEACON ST**Mblu** 76/ F/ 18/ 2/**Acct#** 20160190**Owner** BINNEMAN BRENDON M**Assessment** \$926,600**PID** 111590**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$926,600	\$0	\$926,600

**Owner of Record**

**Owner** BINNEMAN BRENDON M  
**Co-Owner**  
**Address** 6 BEACON ST #2  
 SOMERVILLE, MA 02143

**Sale Price** \$906,000  
**Certificate**  
**Book & Page** 130/ 72  
**Sale Date** 05/28/2014  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BINNEMAN BRENDON M	\$906,000		130/ 72	00	05/28/2014
BEACON LOFTS LLC	\$1,430,000		1421/ 79	1P	08/13/2012

**Building Information****Building 1 : Section 1**

**Year Built:** 2013  
**Living Area:** 1,533  
**Replacement Cost:** \$972,115  
**Building Percent** 100  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$972,100

**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse middle
MODEL	Res Condo
Stories:	4
Grade	Excellent +20

**8 BEACON ST****Location** 8 BEACON ST**Mblu** 76/ F/ 18/ 3/**Acct#** 20160200**Owner** CLOTE LAURA ELLEN &  
NICOLAS PAUL**Assessment** \$926,600**PID** 111591**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$926,600	\$0	\$926,600

**Owner of Record****Owner** CLOTE LAURA ELLEN & NICOLAS PAUL**Sale Price** \$1,000,000**Co-Owner****Certificate****Address** 6 BEACON ST #3  
SOMERVILLE, MA 02143**Book & Page** 140/ 27**Sale Date** 06/01/2016**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CLOTE LAURA ELLEN & NICOLAS PAUL	\$1,000,000		140/ 27	00	06/01/2016
CLAIBORNE CHRISTOPHER F	\$906,000		130/ 90	00	06/03/2014
BEACON LOFTS LLC	\$1,430,000		1421/ 79	1P	08/13/2012

**Building Information****Building 1 : Section 1****Year Built:** 2013**Living Area:** 1,533**Replacement Cost:** \$972,115**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$972,100**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse middle
MODEL	Res Condo

**8 BEACON ST****Location** 8 BEACON ST**Mblu** 76/ F/ 18/ 4/**Acct#** 20160210**Owner** WANG RUNYU & ZHANG  
TIANCHI**Assessment** \$926,600**PID** 111592**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$926,600	\$0	\$926,600

**Owner of Record**

**Owner** WANG RUNYU & ZHANG TIANCHI  
**Co-Owner**  
**Address** 8 BEACON ST #4  
 SOMERVILLE, MA 02143

**Sale Price** \$895,000  
**Certificate**  
**Book & Page** 130/ 30  
**Sale Date** 05/01/2014  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WANG RUNYU & ZHANG TIANCHI	\$895,000		130/ 30	00	05/01/2014
BEACON LOFTS LLC	\$1,430,000		1421/ 79		08/13/2012

**Building Information****Building 1 : Section 1**

**Year Built:** 2013  
**Living Area:** 1,533  
**Replacement Cost:** \$972,115  
**Building Percent** 100  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$972,100

**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse middle
MODEL	Res Condo
Stories:	4

**6 BEACON ST****Location** 6 BEACON ST**Mblu** 76/ F/ 18/ 5/**Acct#** 20160220**Owner** FREY FRANZISKA S**Assessment** \$926,600**PID** 111593**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$926,600	\$0	\$926,600

**Owner of Record**

**Owner** FREY FRANZISKA S  
**Co-Owner** VAN DE CAPELLE JEAN-PIERRE  
**Address** 6 BEACON ST #5  
 SOMERVILLE, MA 02143

**Sale Price** \$895,000  
**Certificate**  
**Book & Page** 130/ 46  
**Sale Date** 05/09/2014  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FREY FRANZISKA S	\$895,000		130/ 46	00	05/09/2014
BEACON LOFTS LLC	\$1,430,000		1421/ 79	1P	08/13/2012

**Building Information****Building 1 : Section 1**

**Year Built:** 2013  
**Living Area:** 1,533  
**Replacement Cost:** \$972,115  
**Building Percent** 100  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$972,100

**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse middle
MODEL	Res Condo
Stories:	4
Grade	Excellent +20

**6 BEACON ST****Location** 6 BEACON ST**Mblu** 76/ F/ 18/ 6/**Acct#** 20160230**Owner** WHITE GERALD I TRUSTEE**Assessment** \$994,000**PID** 111594**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$994,000	\$0	\$994,000

**Owner of Record**

**Owner** WHITE GERALD I TRUSTEE  
**Co-Owner** CLARE MCGOWIN PHILLIPS TRUST  
**Address** 515 MADISON AVE SUITE 1700  
 NEW YORK, NY 10022

**Sale Price** \$920,000  
**Certificate**  
**Book & Page** 130/ 40  
**Sale Date** 05/05/2014

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WHITE GERALD I TRUSTEE	\$920,000		130/ 40	05/05/2014
BEACON LOFTS LLC	\$1,430,000		1421/ 79	08/13/2012

**Building Information****Building 1 : Section 1**

**Year Built:** 2013  
**Living Area:** 1,587  
**Replacement Cost:** \$1,023,768  
**Building Percent** 100  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$1,023,800

**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse end
MODEL	Res Condo
Stories:	4
Grade	Excellent +20
Occupancy	1

**10 BEACON ST****Location** 10 BEACON ST**Mblu** 76/ F/ 17/ /**Acct#** 19641045**Owner** CAMBRIDGE PUBLIC HEALTH  
COMMISSION**Assessment** \$2,274,400**PID** 1222**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,609,500	\$664,900	\$2,274,400

**Owner of Record**

**Owner** CAMBRIDGE PUBLIC HEALTH COMMISSION  
**Co-Owner** C/O C. H. A. ACCT'ING DEPT - D. GASUL  
**Address** 10 PRESIDENT'S LANDING  
 MEDFORD, MA 02155

**Sale Price** \$1,120,000  
**Certificate**  
**Book & Page** 31505/ 383  
**Sale Date** 06/15/2000  
**Instrument** 1P

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAMBRIDGE PUBLIC HEALTH COMMISSION	\$1,120,000		31505/ 383	1P	06/15/2000
TRUST C D S FAMILY	\$1		15416/ 038		01/01/1984

**Building Information****Building 1 : Section 1**

**Year Built:** 1900  
**Living Area:** 12,600  
**Replacement Cost:** \$1,995,854  
**Building Percent** 76  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$1,516,800

**Building Photo**

Building Attributes	
Field	Description
STYLE	Profess. Bldg
MODEL	Commercial
Grade	Average



**16 BEACON ST****Location** 16 BEACON ST**Mblu** 76/ F/ 16/ /**Acct#** 19645190**Owner** OLP SOMERVILLE LLC**Assessment** \$2,446,300**PID** 1221**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,332,600	\$1,113,700	\$2,446,300

**Owner of Record**

**Owner** OLP SOMERVILLE LLC  
**Co-Owner** C/O WALGREENS CO MS#3301  
**Address** 300 WILMOT RD  
 DEERFIELD, IL 60015

**Sale Price** \$2,555,464  
**Certificate**  
**Book & Page** 38190/ 526  
**Sale Date** 03/06/2003  
**Instrument** 1C

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OLP SOMERVILLE LLC	\$2,555,464		38190/ 526	1C	03/06/2003
CN PROPERTIES LIMITED PARTNERSHIP	\$2,145,242		24527/ 592	F	05/11/1994
STEIBEN RLTY	\$0				

**Building Information****Building 1 : Section 1**

**Year Built:** 1993  
**Living Area:** 11,994  
**Replacement Cost:** \$1,601,498  
**Building Percent Good:** 78  
**Replacement Cost Less Depreciation:** \$1,249,200

**Building Photo**

Building Attributes	
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average +10