

APPLICATION FORM - GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

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

PETITIONER: President and Fellows of Harvard College, c/o John Arciprete, Harvard Law School

PETITIONER'S ADDRESS: Holmes Hall, 18 Everett Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 1607-1615 Massachusetts Avenue

TYPE OF OCCUPANCY: Institutional ZONING DISTRICT: Residence C-2A, Mass Ave Overlay, Institutional Overlay

REASON FOR PETITION:

\_\_\_\_\_ Additions \_\_\_\_\_ X New Structure
\_\_\_\_\_ Change in Use/Occupancy \_\_\_\_\_ Parking
\_\_\_\_\_ Conversion to Add'l Dwelling Units \_\_\_\_\_ Sign
\_\_\_\_\_ Dormer \_\_\_\_\_ Subdivision
\_\_\_\_\_ Other: \_\_\_\_\_

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes new building that requires zoning relief for retail use, front and side yard setbacks, and special permit for required parking for retail use.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000 Section Section 4.35.a, 4.35.e and 4.35 f.1, Retail Use
Article 5.000 Section Section 5.31, Table 5-1, Minimum Front Yard
Article 5.000 Section Section 5.31, Table 5-1, Minimum Side Yard
Article 6.000 Section Section 6.35, Relief from Parking Requirements

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): (Petitioner(s))
Address:
Tel. No.:
Date:

John Arciprete
John Arciprete Director of Facilities HLS
Harvard Law School, Holmes Hall, 18 Everett Street, Cambridge, MA 02138
617-496-6199

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We President and Fellows of Harvard College  
(OWNER)

Address: c/o John Arciprete, Harvard Law School, Holmes Hall, 18 Everett Street, Cambridge, MA 02138

State that I/We own the property located at 1607-1615 Massachusetts Ave which is the subject of this

zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

\*Pursuant to a deed of duly recorded in the date 9/30/1988, Middlesex South

County Registry of Deeds at Book, 19377, Page 388; or Middlesex

Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_

\_\_\_\_\_ Page \_\_\_\_\_

John Arciprete Director of Facilities HLS  
Signature by Land Owner or Authorized  
Trustee, Officer or Agent\*

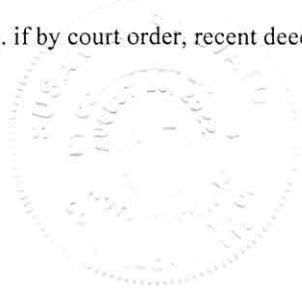
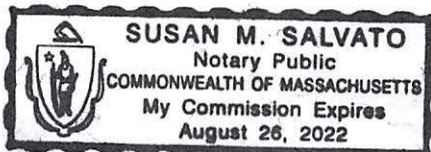
Commonwealth of Massachusetts, County of Middlesex

The above-name John Arciprete personally appeared before me, this

22nd of Sept, 20 16, and made oath that the above statement is true.

My Commission Expires August 26, 2022 (Notary Seal).  
Susan M. Salvato Notary


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



Ownership Form  
ATTACHMENT B  
(BZA - PG.3)



August 28, 1953  
Mr. Commission Exile  
COMMISSION ON EXILE  
OFFICE OF THE DIRECTOR  
SUSAN M. SALVATO  
Special Agent



**BZA APPLICATION FORM**  
**SUPPORTING STATEMENT FOR VARIANCES and SPECIAL PERMIT**

**Requested Relief**

President and Fellows of Harvard College, a Massachusetts educational and charitable corporation, acting by and through the Harvard University Law School (“HLS”), seeks three variances and one special permit from the requirements of the Cambridge Zoning Ordinance (“CZO”) that will allow a proposed new development at 1607-1615 Massachusetts Avenue for a mixed use retail and institutional educational building. The following zoning relief is requested:

**Variance 1: Retail Use**

(CZO 4.35.a, 4.35.e, 4.35.f.1, Retail Business and Consumer Service Establishments)

- To allow the establishment of a retail / restaurant use

**Variance 2: Front yard setback to Everett Street**

(CZO 5.31, Table 5.1 Minimum front yard)

- Everett Street: To permit the building to be built to the street line of Everett Street, less than the 5’ minimum, while conforming to the formula requirement to the centerline of the street.

**Variance 3: Side yard setbacks to north and east**

(CZO 5.31, Table 5.1 Minimum side yard)

- North: To permit the setback of the upper floors and a portion of the ground floor which exceeds the height of the one-story abutting building, with a partially compliant ground floor that meets the adjacent property that has an existing non-conforming setback.
- East: To permit the setback of 20’-4”, less than the required 24’ setback.

**Special Permit: Required Parking for Retail Business and Consumer Service Establishments**

(CZO 6.35, Relief from Parking Requirements for Retail Use)

- To waive the required parking for retail or restaurant use while meeting the parking requirements for the institutional educational use

Harvard has held an open house for the community and met multiple times with abutters and the neighborhood. Input from the community has resulted in changes to the project reflected in this application.

**Project Description**

Harvard Law School is proposing a new four-story building (20,925 SF) on the corner of Massachusetts Avenue and Everett Street. The mixed use building will combine retail or restaurant use on the ground floor, as requested by the community, with HLS public service law clinic programs on the upper floors.

The proposed mixed use building is well suited to this site located at the transition between the scale and use of the academic campus and the Massachusetts Avenue mixed use corridor. Approval of the requested variances will allow HLS to achieve its programmatic goals within the site’s allowable FAR and height, optimizing the ground floor space for retail or restaurant use and appropriately engaging with the surrounding streetscapes. The proposed building will meet all of the provisions of the CZO with the exception of the areas of requested zoning relief.

## 1. Petition – Supporting Statement for Variances

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:

### Retail use

Massachusetts Avenue between Harvard Law School and Porter Square presents a consistent corridor of ground floor retail uses that contribute to a dynamic urban environment. In order to foster an active streetscape along Massachusetts Avenue at the proposed project site, the community has requested that any new development on this site include ground floor retail space. This commitment to maintain the neighborhood vitality through ground floor retail use at this site was codified in 2007 in an Implementation Agreement between Harvard and the Agassiz and Neighborhood Nine communities. In response to the community's desires and this commitment, the project proposes to include approximately 1,875 square feet of ground floor space dedicated to a retail or restaurant use.

The proposed retail use represents a continuation of a long-established commercial presence at this site. As early as the 1920's, the site has accommodated retail uses, most notably Bence's Pharmacy. In more recent years, the site has housed a food establishment (Three Aces Pizza), a dry cleaner (Crimson Cleaners), an apparel store (Looks), and a barbershop (Central Barbershop). Since 2008, the existing building has been vacant to facilitate an extensive environmental remediation effort. The Residence C-2A zoning district does not permit retail uses, and the pre-existing nonconforming retail uses have been abandoned for more than two years. Therefore, the re-establishment of retail use on the site is not permitted as-of-right. A literal enforcement of the zoning provisions would disallow retail use on the ground floor, and would result in the ground floor being used for another use, likely additional institutional educational use, which may not provide the type and level of street activity that is desired by the community.

### Front Yard Setback on Everett Street

The design intent of the project is to create a building that appropriately transitions between the scale and character of the institutional academic buildings and the mixed use commercial corridor to the north on Massachusetts Avenue. The project site abuts a one-story commercial building with a barbershop to the north, residential condominium buildings to the north and east, and HLS's Wasserstein Hall to the south across Everett Street. The existing building on the site, a one-story retail structure, has existed at the corner of Everett Street since its construction in 1913. As with the vast majority of retail space along this section of Massachusetts Avenue, the building is built to the property line. This development pattern allowed the building to maximize the retail square footage on this small site while creating a service driveway to the rear.

While originally the project studied maintaining the building line along Massachusetts Avenue, the design has been adjusted to meet the 5' setback from the property line in consideration of the recent rezoning of the Massachusetts Avenue Overlay District that seeks to increase sidewalk widths along Mass. Ave. The project proposes to maintain the current building line along Everett Street to permit the creation of a viable retail space and a well-marked building entrance for the upper floors facing Mass. Ave. Given the constraints of the small site and the need to create a workable floor plate, the proposed footprint also allows the rear of the property to have a service driveway. While this siting will meet the CZO formula front yard setback requirements as measured to the centerline, it will require a variance from the required minimum 5' front yard setback to the property line. A literal enforcement of the zoning provisions would require that the building be set back 5' from the property line at Everett Street, diminishing the viability and efficiency of the proposed retail space and impacting building circulation.

### Side Yard Setback - North

On the north side of the lot, the side yard directly abuts the one-story commercial building at 1619 Massachusetts Avenue. The CZO (CZO 5.31.3.c) allows the new building to be constructed flush with the length and height of abutting buildings built to the property line. A variance is requested for the side yard setback for the height of floors 2-4 that will exceed the 11' height of the abutting building, which is an existing non-conforming condition.

The proposed building has been designed to bridge the scale between the academic institutional buildings to the south, including the 74' Wasserstein Hall directly to the south, the neighboring three- and four-story residential buildings, and the abutting one-story commercial building. To do this, the proposed building has been designed to align with the fourth floor of Wasserstein Hall, which is 49' in height. The abutting one-story commercial building is an atypical building in this area with its very small footprint and 11' height, built to the side property line. The

proposed project seeks to connect to this party wall, as allowed under the zoning code, and the proposal to extend the building height in this location is intended to provide a more appropriate urban design character. A literal enforcement of the zoning provisions would require a one story wing at this part of the site, resulting in a very awkward and out-of-scale appearance, and would not be read as a single volume at odds with the character of the streetscape. Furthermore, the proposed building's first floor would need to step down from a 15' ceiling height to 11', resulting in a non-consistent retail space. The requested variance will allow the northern wing of the building to achieve four floors, creating a stronger street wall and providing much needed space for the law clinic programs. Shadow studies show a minimal impact on the abutters for the majority of the year, and the open space will be landscaped in coordination with the abutters.

Side Yard Setback - East

The abutting property to the east is a three-story residential condominium building built to the property line with a blank wall in one section. A literal enforcement of the zoning provisions would allow Harvard to build flush with this wall, creating an irregularly shaped building footprint not suitable for a retail use, and creating a discontinuous rear yard with landlocked open space. The proposed building will encroach 3½ feet into the setback to allow a better landscape layout, an efficient retail floor plate, and provide a partially landscaped buffer to the abutting property.

- 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:**

Retail use

The location of the proposed retail use, on Massachusetts Avenue between Harvard Square and Porter Square is characterized by a mix of uses. This portion of Massachusetts Avenue is a major commercial and transportation corridor that has long accommodated a variety of uses, including retail, commercial, institutional, and residential. The project site directly abuts an existing retail use. Prior existing retail uses were abandoned in order to undertake environmental remediation of the site. Due to the length of time required to adequately clean up the site, the building has not been used for a period of more than two years, and therefore the retail uses cannot be re-established. These factors specifically relate to soil conditions on the site, affect the project development site specifically, and do not generally affect other property in the zoning district. A literal enforcement of the zoning provisions would involve a substantial hardship, by not permitting the re-establishment of retail uses on the site that are desired by both Harvard and the community.

Setbacks

The development lot is located at the corner of Massachusetts Avenue and Everett Street and for zoning purposes is considered to have two front yards. On its north and east borders, the site has abutters built to the property line creating unique setback requirements. Due to the location and small size of the lot and the location of the abutting structures, the provision of the required two front yard setbacks has a significant impact on the ability to provide for new retail use at the ground floor while also providing for HLS programmatic needs.

- C) Desirable relief may be granted without either:**

- 1) Substantial detriment to the public good for the following reasons:**

This project directly responds to the goals of the community and is compatible with existing uses and neighborhood context. Rather than create a detriment to the public good, the proposed project will increase retail activity on Massachusetts Avenue, increase pedestrian activity and contribute to the retail environment, and replace a vacant building with re-activated and attractive new building. The project is responding to a community desire for ground floor retail space. The upper floors will provide space for Harvard Law School public service law clinic programs. Therefore, the granting of the variances will facilitate this activation and improvement to the neighborhood and therefore will not be detrimental to the public good. On the contrary, the granting of the variance provide public benefit as the retail use of the ground floor space will activate the sidewalk and street at this location, and enhance the public's enjoyment of this part of Massachusetts Avenue.

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

The project will allow the redevelopment of an important site along Massachusetts Avenue, the City's most major commercial thoroughfare, and will maintain the longstanding retail use of this site. The project is consistent with the stated purpose of the CZO, namely "the encouragement of economic development" and "to preserve and increase the amenities of the City". Thus, granting the requested variance will not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance will support the intent and purpose of the Ordinance.

**BZA APPLICATION FORM**  
**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 1607-1615 Massachusetts Avenue would not be a detriment to the public interest because:**

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

The project requests a waiver from the required number on parking spaces for the retail or restaurant use. The incorporation of retail at this location is an important feature for the community. At this time, the building does not have a specific retail tenant identified, and Harvard is making assumptions on the type of retail (retail store or restaurant) and its capacity (1,875 sq. ft with up to 74 seats). The building will be located in a dense, urban environment where most trips are expected to be walking, biking and transit. The project will include new bike parking facilities and is located within 600 feet from MBTA bus stops, 450 feet from the Harvard shuttle stop, 2,500 feet from the Harvard MBTA subway stop, and along a pedestrian friendly retail corridor. Like many small lots in Cambridge, this lot does not have sufficient space for a building and on-site parking.

The project seeks relief for 3 - 7 parking spaces required for the following retail / restaurant uses according to the CZO formula.

- Retail (other retail establishments) with 1,875 sq. ft. 1 space for 700 sq. ft. = 3 spaces. (per CZO 6.36.5.a.2)
- Restaurant with 74 seats. 1 space for each 15 seats = 5 parking spaces (per CZO 6.36.5.e)
- Restaurant (serving alcohol) with 74 seats. 1 space for each 10 seats = 7 parking spaces (per CZO 6.36.5.f.1)

It is expected that the retail use will be frequented primarily by people walking, biking, and taking the bus to the site. The project will include 10 short-term bike spaces and 3 long-term bike spaces. In addition there are metered parking spaces in front of the building and all along on Massachusetts Avenue, which have capacity at most times. The site has high volumes of pedestrian traffic with people traveling to and from uses in Porter Square, Harvard Square, on the Harvard University campus and other uses on Massachusetts Avenue. The site is located at a signalized intersection with crosswalks.

The size of the lot is a limiting factor in the addition of parking for retail uses. The project includes a modification to the existing curb cut to allow short-term loading for the retail use at the back of the building. The provision of bicycle parking will be accommodated in this area. This area of the site will be landscaped.

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

Transportation consultants, VHB, have assessed the proposed mixed use development and determined that the project is not expected to result in a significant number of new destination trips to the area. The office component will be occupied largely by faculty, staff, students and visitors who currently arrive and depart Wasserstein Hall. It is expected that the street-level use will not be destination retail/restaurant in nature, but rather will attract most of its trips from existing users in the area or pass-by trips. It is expected, however, that the project will result in an increase in pedestrian activity in the vicinity of the site, as a result of both the revival of street level retail and the HLS public service programs on the upper office floors.

As a result, no new off-street parking is proposed for the project, and a special permit is requested for the waiver of parking requirements for the retail use. HLS related vehicle trips will continue to be



accommodated in the existing Wasserstein Hall below-grade parking garage and will be allocated for the purposes of zoning in the University's pool. For the retail/restaurant use, any customer parking demand is expected to be satisfied by the existing large number of on-street metered parking spaces. There are approximately 153 on-street parking meter spaces within a 5-minute walk of the site. No parking is proposed for the retail employees in order to encourage commuting by alternative modes of transportation, particularly in light of the proximity of MBTA Red Line service and bus services along Massachusetts Avenue. Wasserstein Hall is also well served by Harvard University shuttle bus service, with a shuttle stop located on its Massachusetts Avenue frontage.

- 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 project will not adversely affect the surrounding retail, residential and institutional uses. The retail component of the project will be very similar to how the site has been used in past decades, with most customers arriving via walking, biking, or transit.

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

The project will not create any nuisances or hazards to the detriment of the health, safety or welfare of the abutters or the community. It will not cause excessive congestion as the vehicle trip generation is expected to be very low. It will not endanger public safety in any way. It will not substantially reduce parking availability for other uses as most retail customers will arrive via walking, biking, or transit.

- 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:**

The proposed waiver of retail parking is consistent with the stated purpose of the CZO Article 6.000, namely "to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage automobile usage." Waiving the retail parking will meet the reasonable needs of this building and its users given the many non-auto transportation options available to this site (walking, biking, transit, shuttle), and the many on-street metered parking spaces available in the close proximity. Thus, granting the requested variance will not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested special permit will support the intent and purpose of the Ordinance.

**(ATTACHMENT B - PAGE 6)**

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

APPLICANT: President and Fellows of Harvard College, c/o John Arciprete, Harvard Law School Cambridge MA 02138 PRESENT USE/OCCUPANCY: Unoccupied formerly Retail 4.35

LOCATION: 1607-1615 Massachusetts Avenue ZONE: Residence C-2A, Mass Ave Overlay, Institutional Overlay

PHONE: 617-496-6199 REQUESTED USE/OCCUPANCY: Retail, CZO 4.35a. and c, Institutional Educational , CZO 4.33.b.1

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS<sup>1</sup></u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>7,994 sf</u>	<u>20,925 sf</u>	<u>20,943 sf</u>	<u>(max.)</u>
<u>LOT AREA:</u>		<u>8,377 sf</u>	<u>No change</u>	<u>5,000 SF</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA<sup>2</sup>:</u>		<u>0.95</u>	<u>2.5</u>	<u>2.5</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>90'</u>	<u>No change</u>		<u>(min.)</u>
	<u>DEPTH</u>	<u>60'</u>	<u>No change</u>	<u>--</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT – to Mass Ave</u>	<u>50'-2" to centerline (0' to street line)</u>	<u>55'-2" to centerline (5' to street line)</u>	<u>24' to centerline (5' to street line)</u>	<u>(min.)</u>
	<u>FRONT – to Everett St</u>	<u>25'-7" to centerline (0' to street line)</u>	<u>25'-7" to centerline (0' to street line)</u>	<u>20'-4" to centerline (5' to street line)</u>	<u>(min.)</u>
	<u>LEFT SIDE – to north prop line</u>	<u>0'</u>	<u>0'</u>	<u>20'-2"</u>	<u>(min.)</u>
	<u>RIGHT SIDE – to east prop line</u>	<u>31'-10" (AVG.)</u>	<u>20'-4"</u>	<u>24'-0"</u>	<u>(min.)</u>
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	<u>14'</u>	<u>54'</u>	<u>60'</u>	<u>(max.)</u>
	<u>LENGTH</u>	<u>90'</u>	<u>90'</u>	<u>--</u>	
	<u>WIDTH</u>	<u>60'</u>	<u>68'-2"</u>	<u>--</u>	
<u>RATIO OF USEABLE OPEN SPACE TO LOT AREA<sup>3</sup>:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>		<u>9</u>	<u>18 allocated in University pool</u>	<u>21-25</u>	<u>(min./ max.)</u>
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BUILDING ON SAME LOT:</u>		<u>N/a</u>	<u>N/a</u>	<u>--</u>	<u>(min.)</u>

Describe, where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; woodframe, 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'.

APPLICATION FORM - GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

2016 SEP 29 AM 8:58

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

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TYPE OF OCCUPANCY: Institutional ZONING DISTRICT: Residence C-2A, Mass Ave Overlay, Institutional Overlay

REASON FOR PETITION:

\_\_\_\_\_ Additions X New Structure
\_\_\_\_\_ Change in Use/Occupancy \_\_\_\_\_ Parking
\_\_\_\_\_ Conversion to Add'l Dwelling Units \_\_\_\_\_ Sign
\_\_\_\_\_ Dormer \_\_\_\_\_ Subdivision
\_\_\_\_\_ Other: \_\_\_\_\_

DESCRIPTION OF PETITIONER'S PROPOSAL:

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SECTIONS OF ZONING ORDINANCE CITED:

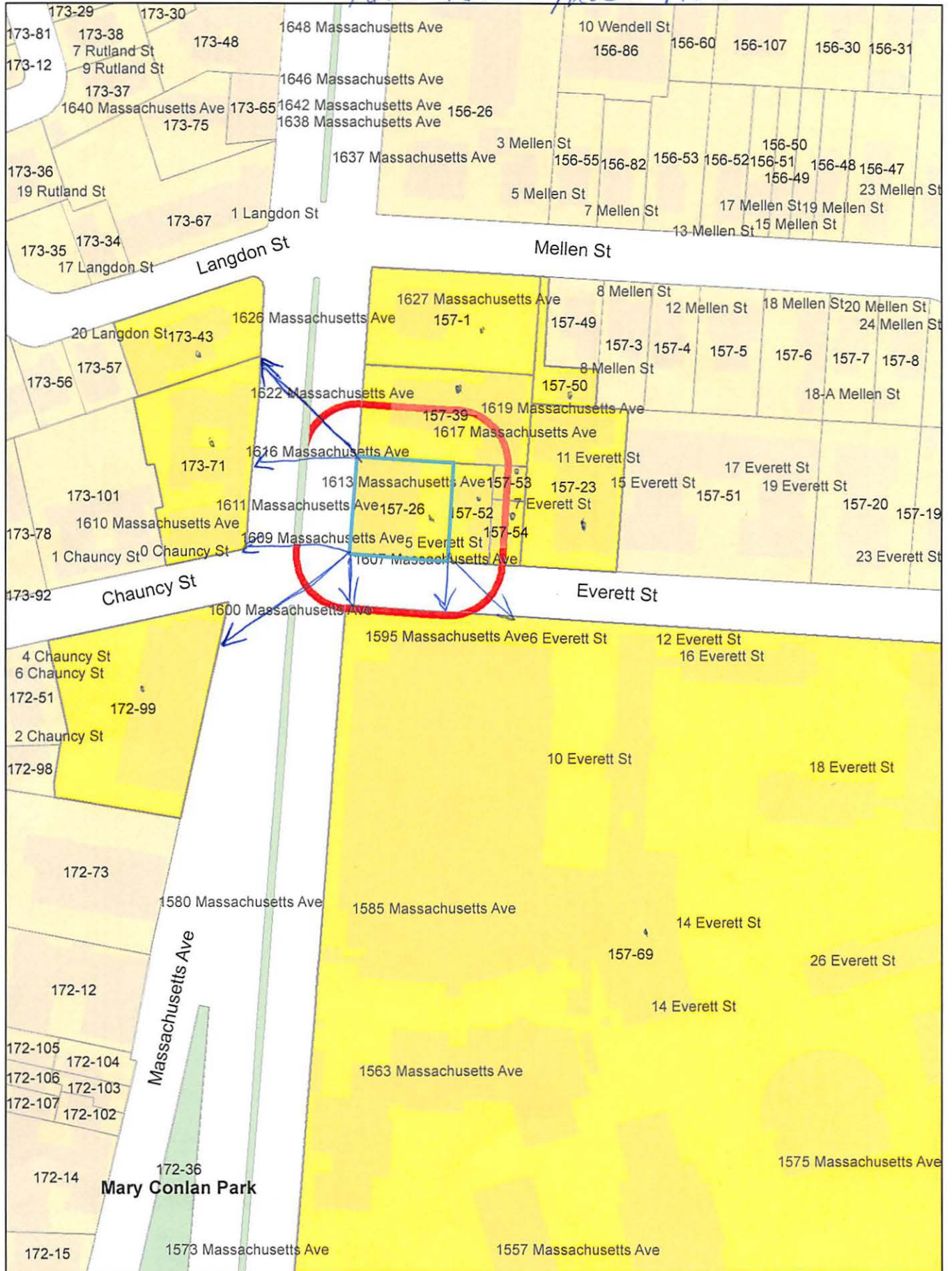
Article 4.000 Section Section 4.35.a, 4.35.e and 4.35 f.1, Retail Use
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Original Signature(s): (Petitioner(s))
Address:
Tel. No.:
Date:

John Arciprete
John Arciprete Director of Facilities HLS
Harvard Law School, Holmes Hall, 18 Everett Street, Cambridge, MA 02138
617-496-6199

1607-1615 Mass Ave



1607-1615- Mass Ave

Petitioner

157-39  
HOOKS, BRYAN M.  
1619 MASS AVE. UNIT#6  
CAMBRIDGE, MA 02138

172-99  
LAMB, BONITA  
1600 MASS AVE. UNIT#704  
CAMBRIDGE, MA 02138

PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O JOHN ARCIPRETE, HARVARD LAW SCHOOL  
HOLMES HALL  
18 EVERETT, ma 02138

172-99  
KELLEHER, THOMAS E.  
1600 MASS AVE #601  
CAMBRIDGE, MA 02138

172-99  
ALANI, ALI A. & NADIA ALHASANI  
10 ROGERS ST APT #1202  
CAMBRIDGE, MA 02142

172-99  
MATTII, CECILIA  
10 CHAUNCY LANE  
CAMBRIDGE, MA 02138

172-99  
HOSCAS CORPORATION WICKHAM'S CAY  
C/O CLARK, HUNT & EMBRY  
150 CAMBRIDGEPARK DRIVE  
CAMBRIDGE, MA 02140

172-99  
LAMB, BONITA J.  
1600 MASSACHUSETTS AVE., #704  
CAMBRIDGE, MA 02138

157-1-52  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

172-99  
FISHER, STEPHEN A. & ELIZABETH L. FISHER  
TRS OF SHEPHERD RLTY TRUST  
73 FERNANDES AVE  
RANDOLPH, MA 02368

172-99  
KOVACS, ANNA-MARIA  
1600 MASSACHUSETTS AVE., #506  
CAMBRIDGE, MA 02138

157-26  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER, ROOM 1017  
1350 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02138

157-69  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

157-39  
HU, CINDY & CHIALING HU  
1617-1619 MASS AVE  
CAMBRIDGE, MA 02138

157-39  
HUNTINGTON, MARY C.  
1617 MASS AVE  
CAMBRIDGE, MA 02138

157-39  
DWYER, JOHN M. & NANCY DWYER  
1617 MASSACHUSETTS AVE. - UNIT #3  
CAMBRIDGE, MA 02138

173-43  
PARK STREET CHURCH  
1 PARK ST  
BOSTON, MA 02108

173-71  
CAMBRIDGE REALTY LLC,  
C/O A MASS LIMITED LIABILITY COMPANY  
1203 BOYLSTON ST  
BOSTON, MA 02215

172-99  
MCBAY, SHIRLEY M.  
C/O DOOLEY MANAGEMENT, LLC  
60 PROPECT HILL DRIVE  
WEYMOUTH, MA 02191

172-99  
BAILEY, ALLISON H.  
1600 MASSACHUSETTS AVE. - UNIT #307  
CAMBRIDGE, MA 02139

172-99  
YU CHU HSU & TZY LAN HSU  
1600 MASS AVE. UNIT#308  
CAMBRIDGE, MA 02138

172-99  
MIN, KYUNG SAM & ESTHER MIN  
97 BRADFORD RD.  
WESTON, MA 02493

172-99  
HENRIQUEZ, DIANE M., LIONEL CAPRILES II, &  
MICHELE CAPRILES  
1600 MASS AVE #404  
CAMBRIDGE, MA 02138

172-99  
WU, DAVID T.  
1600 MASS AVE. UNIT# 405  
CAMBRIDGE, MA 02138

172-99  
SCOTT, EILEEN M. & ADOLFO F. CHIRI  
1600 MASSACHUSETTS AVE. UNIT #407  
CAMBRIDGE, MA 02139

172-99  
TAITSMAN ASSOCIATES  
2 LANDFALL LN.  
PRINCETON, NJ 08540

172-99  
LEABMAN, AVIS F. & SCOTT LEABMAN  
1600 MASS AVE #206  
CAMBRIDGE, MA 02138

172-99  
MATTISON, EDWARD M. &  
MARSHA S. MATTISON  
107 CHILTON ST.  
BELMONT, MA 02478

157-50  
CAMBRIDGE ELECTRIC LIGHT CO.  
C/O NSTAR ELECTRIC CO  
PROPERTY TAX DEPT., P.O. BOX 270  
HARTFORD, CT 06141

172-99  
THOMAS, MARK  
495 HUGH CARGILL  
CONCORD, MA 01740



1607-1615 Mass Ave

157-53  
OLDMAN, ANDREW Q. & MADELINE S.  
OTANI OLDMAN, TRS.  
C/O ANDREW OLDMAN  
339 BROADWAY  
CAMBRIDGE, MA 02139

172-99  
DSA, ALWYN P. & MARY P. D'SA  
1600 MASSACHUSETTS AVE., #608  
CAMBRIDGE, MA 02138

172-99  
MATTISON, EDWARD M. &  
MARSHA S. MATTISON  
107 CHILTON ST  
BELMONT, MA 02478

172-99  
JARMAIN-OTANI, ALPHONSE M. &  
SUMIKO JARMAIN-OTANI  
YOUVILLE HOUSE APT #303  
1573 CAMBRIDGE STREET  
CAMBRIDGE, MA 02138

172-99  
KIM, HAERIM & SUN WOOK KIM  
C/O NEUBERGER BERMAN TRUST COMP, TR.  
1600 MASSACHUSETTS AVE., #705  
CAMBRIDGE, MA 02139

172-99  
BERGER, ARTHUR W. &  
ROSEANNE M. MACDONALD  
1600 MASSACHUSETTS AVE UNIT 707  
CAMBRIDGE, MA 02138

172-99  
CHESEBRO, KENNETH J.  
1600 MASS AVE #801  
CAMBRIDGE, MA 02138

172-99  
FU, BIN & XIANGZHENG LI  
1600 MASS AVE., UNIT #204  
CAMBRIDGE, MA 02138

172-99  
ALHASSANI, KANAN M.  
TR. OF THE CHARLES RIVER TR.  
65 E INDIA ROW, APT 21F  
BOSTON, MA 02110

157-39  
SPAGNUOLO, GERALDINE D.  
1617-1619 MASS. AVE.  
CAMBRIDGE, MA 02138

157-39  
HU, STEVE C. Y.  
18 STEARNS RD  
BELMONT, MA 02478

157-39  
CHRISTIANA ROSALIE  
1619 MASS AVE #24  
CAMBRIDGE, MA 02138

157-39  
DARWIN, JAINE L.  
1619 MASS AVE  
CAMBRIDGE, MA 02138

157-39  
EVANS, ANDREW W. & CHRISTINE EVANS  
45 DRUM HILL ROAD  
CONCORD, MA 01742

157-39  
RODRIGUEZ, MARIA B.  
74E BOSCOBEL STREET  
BRAINTREE, MA 02184

157-39  
HEFLING, CHARLES C., JR.  
1619 MASS AVE #5  
CAMBRIDGE, MA 02138

157-39  
CARR, SARAH P.  
1617-1619 MASS AVE  
CAMBRIDGE, MA 02138

157-39  
TOBIN, MARGARET A.  
1617 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

157-39  
KUDLA, DAVID J.  
501 N. ALFRED STREET  
ALEXANDRIA, VA 22314

157-39  
PERROLLE, JUDITH A.  
1617 MASS. AVE., #33  
CAMBRIDGE, MA 02138

157-39  
LAPOINTE, STEPHEN P.  
1619 MASS AVE #34  
CAMBRIDGE, MA 02138

157-39  
NICHOLS, IRENE A.  
1619 MASS. AVE. #35  
CAMBRIDGE, MA 02138

157-39  
NILSEN, MARK R.  
449 WEST 46TH STREET #13  
NEW YORK, NY 10036

157-39  
DICKINSON, TEMPLE  
1619 MASS. AVE., #B1  
CAMBRIDGE, MA 02138

172-99  
ALANI, ALI A. & NADIA ALHASANI  
10 ROGERS ST., UNIT #1202  
CAMBRIDGE, MA 02142

172-99  
SETH, DEEPAK  
1600 MASSACHUSETTS AVE. - UNIT #305  
CAMBRIDGE, MA 02138

172-99  
MEHRA, RAMAN K. & ANJOO MEHRA &  
MANDIRA MEHRA  
5 ANGIER RD  
LEXINGTON, MA 02420

173-43  
PARK STREET CHURCH  
1 PARK ST  
BOSTON, MA 02108

172-99  
WALSH, JOHN J. TR. JOHN J. WALSH REV. TR &  
KATHLEEN A. GALLERY ET. AL. TRS. K.A.G  
1600 MASS AVE., UNIT #504  
CAMBRIDGE, MA 02138

172-99  
502/600 MASS AVE. LLC,  
44 DRAPER RD  
DOVER, MA 02030

1607-1615 Mass Ave

172-99  
VANNICELLI, PRIMO & IIONA M. KIRILOVA  
1600 MASS AVE., UNIT #306  
CAMBRIDGE, MA 02138

172-99  
HAWLEY, ELAINE E. & LYNN LI &  
JOHN D. HILD TRS.  
1600 MASS AVE #606  
CAMBRIDGE, MA 02138

172-99  
ANDERSEN, GEORGE,  
TRS OF THE GEORGE L. ANDERSEN REV. TRS.  
7 WAINWRIGHT RD., UNIT #32  
WINCHESTER, MA 01890

172-99  
RUMNESS, LLC.  
4834 RANDOLPH DR.  
ANNANDALE, VA 22003

172-99  
WANG, JEFFREY S.  
1600 MASS AVE #401  
CAMBRIDGE, MA 02138

172-99  
WU, EDWARD C/O WU, DAVID  
3701 BARON COOPER PASS, UNIT #202  
RALEIGH, NC 27612

172-99  
INSTITUTO INTERNACIONAL DE FINANZAS S.L.  
C/O STEVEN J. MURPHY, ESQ  
1646 CENTRE ST  
WEST ROXBURY, MA 02132

172-99  
DANELLO, JOHN J.  
1600 MASS AVE. UNIT#804  
CAMBRIDGE, MA 02139

172-99  
HANAN, ANNELIESE & PATRICK HANAN  
1600 MASS AVE. UNIT#406  
CAMBRIDGE, MA 02138

157-23  
CHAN, DAVID C.W. & CATHERINE T. CHAN  
TRS. EVERETT STREET REALTY TRUST II  
3 PARTRIDGE LANE  
LINCOLN, MA 01776

172-99  
ROSALES, ROBERTO & LILIANA PARADA  
C/O WILLIAM IACONO  
46 PARKER STREET  
WATERTOWN, MA 02472

157-54  
FREEDMAN, JOSEPHINE FARIA &  
MARK L. ALTER TRUSTEES  
7 EVERETT ST  
CAMBRIDGE, MA 02138

172-99  
HODES, MARC S. & EIKO HODES  
1600 MASS AVE. UNIT#802  
CAMBRIDGE, MA 02138

172-99  
GOODMAN, EDWARD F.  
TR. OF EDWARD F. GOODMAN FAMILY TR.  
234 WORTHEN RD.  
LEXINGTON, MA 02173

172-99  
CHARNAS, ANDREW E. & RENEE H. CHARNAS  
TRUSTEE OF THE CHARNAS FAMILY TRUST  
2503 UNION ST.  
SAN FRANCISCO, CA 94123

172-99  
CHOU, VICKI, JAQUELYN CHOU  
C/O SABRINA CHOU  
517 HASTINGS COURT  
OAK PARK, CA 91377

157-39  
MASTROIANNI, CRISTEN C. & DAVID A.  
TR. OF C AND D MASTROIANNI REALTY TR.  
1619 MASS AVE. UNIT#26  
CAMBRIDGE, MA 02139

172-99  
KOHLBERG, LUCILLE  
1600 MASSACHUSETTS AVE #803  
CAMBRIDGE, MA 02138

172-99  
UTAMSINGH, VIKRAM & MADHU UTAMSINGH  
1600 MASS AVE. UNIT#207  
CAMBRIDGE, MA 02139

172-99  
LI, LYNN  
19 INCREASE WARD DR.  
NORTHBOROUGH, MA 01532

157-39  
GOLDSTEIN, ALVIN,  
TR. OF THE BLACKBIRD REALTY TRUST  
PO BOX 67015  
CHESTNUT HILL, MA 02467

172-99  
NAIMAN, ARKADY T. &  
EUGINA L. NAIMAN CO-TRUSTEES  
9 BRAGG RD  
FOXBORO, MA 02035

157-39  
COX, DAVIS & DONNA P. COX  
1619 MASS AVE., UNIT B2  
CAMBRIDGE, MA 02138

172-99  
BAILEY, H. WHITNEY & ALLISON H. BAILEY  
1600 MASS AVE #307  
CAMBRIDGE, MA 02139

172-99  
STAVIS, EMILY B., SARA S. ALTMAN &  
MICHAEL A. BASS, CO-TRS  
46 WILLIAM STREET  
NEEDHAM, MA 02494

172-99  
ADAMJEE, RIAZ & SAEEDA TAHER CARRIMJEE  
194 GROVE ST  
LEXINGTON, MA 02420

172-99  
TOWNSEND, HEATHER M.,  
TRUSTEE NANCY M. TOWNSEND IREV TR.  
1600 MASSACHUSETTS AVE., #708  
CAMBRIDGE, MA 02139

157-39  
NAGER, RAE ANN, TRUSTEE THE RAE ANN  
NAGER SECOND RESTATED &  
1644 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

172-99  
RASSWEILER, ELIZABETH  
1600 MASSACHUSETTS AVE., #604  
CAMBRIDGE, MA 02138

157-39  
TYLE, PRAVEEN & TANU TYLE,  
TR. OF THE FORTIA NOM REALTY TRUST  
67 LENOX HILL DR  
SPRING, TX 77382

HARVARD  
PLANNING & PROJECT MANAGEMENT



September 28, 2016

Mr. Ranjit Singanayagam, Commissioner  
City of Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

RE: Zoning Application – 1607-1615 Massachusetts Avenue

Dear Mr. Singanayagam:

Harvard University is seeking the Board of Zoning Appeal's approval to facilitate the development of a new four-story mixed use building at 1607-1615 Massachusetts Avenue. This project has been carefully designed to respect its neighborhood context along Massachusetts Avenue, including nearby residential, institutional and commercial buildings. The building will accommodate ground floor retail, provided in response to community preferences which requires zoning relief, and Harvard Law School public service clinical program space on the upper floors. The project will also require dimensional relief for setbacks and a special permit for the retail parking.

Harvard has hosted several community open houses to share information and get feedback on this project with the Cambridge community.

Please call me at (617) 384-8155 if you have any questions regarding this application. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexandra Offiong".

Alexandra Offiong  
Director of Planning Services

CC: John Arciprete, Tanya Iatridis, Thomas Lucey

Enclosure



Harvard Law School  
Zoning Application  
for  
Development of  
1607-1615  
Massachusetts Ave,  
Cambridge MA

*BZA-011553-2016*

September 27, 2016

prepared by:

***nbbj***

**T** Porter  
Square

● Site

Law  
School

# Locus Plan

Harvard  
Square **T**

Harvard Law School  
1607-1615  
Massachusetts Ave.

*nbbj*

Page 1





Harvard Law School  
1607-1615  
Massachusetts Ave.



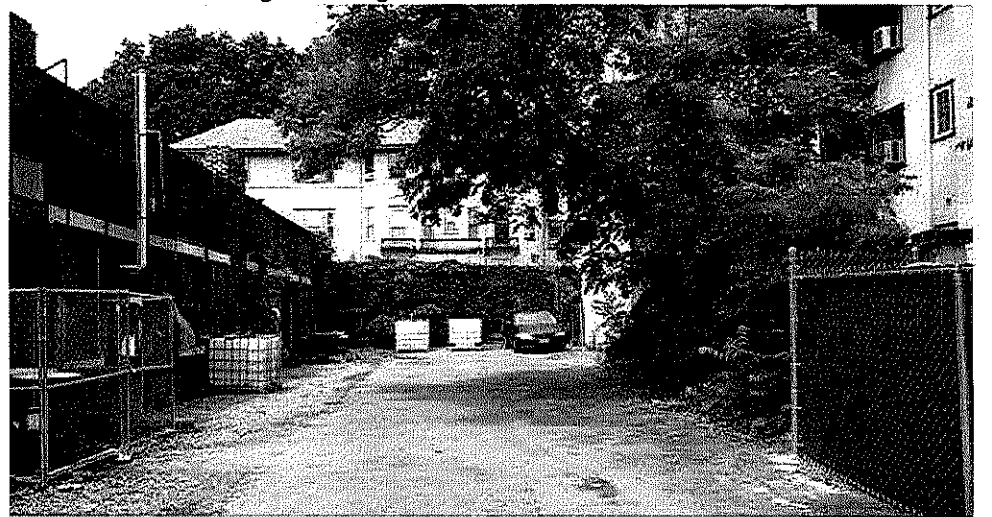


05 View across Mass. Ave. of existing 1607-1615

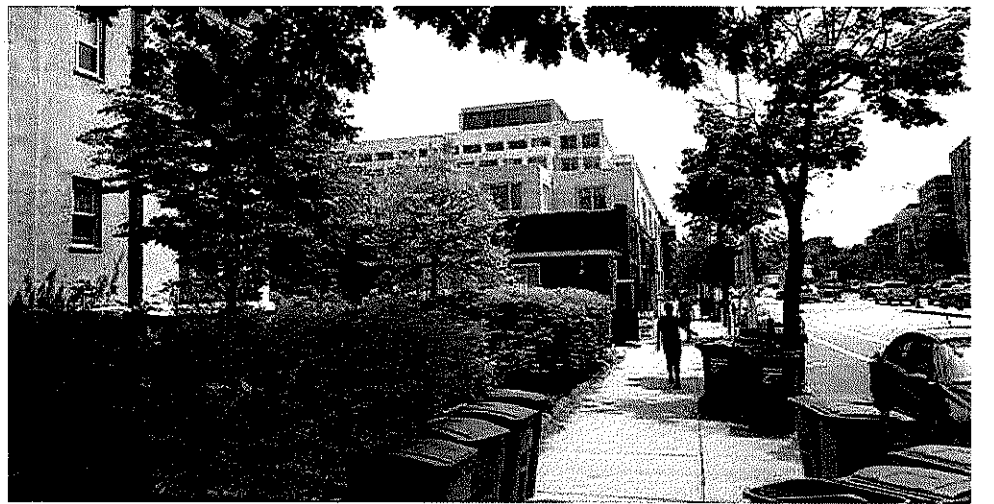
**SITE CONTEXT**



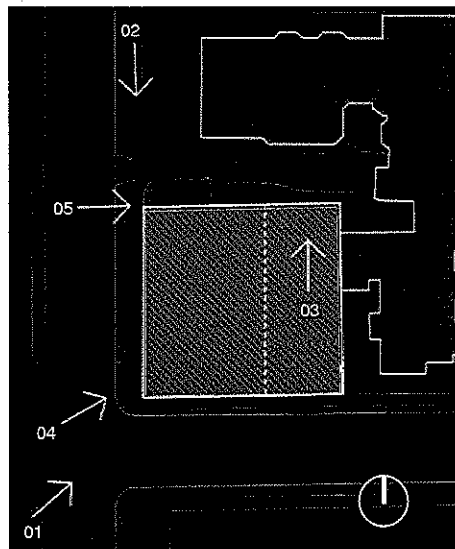
04 View of existing building across Mass Ave.



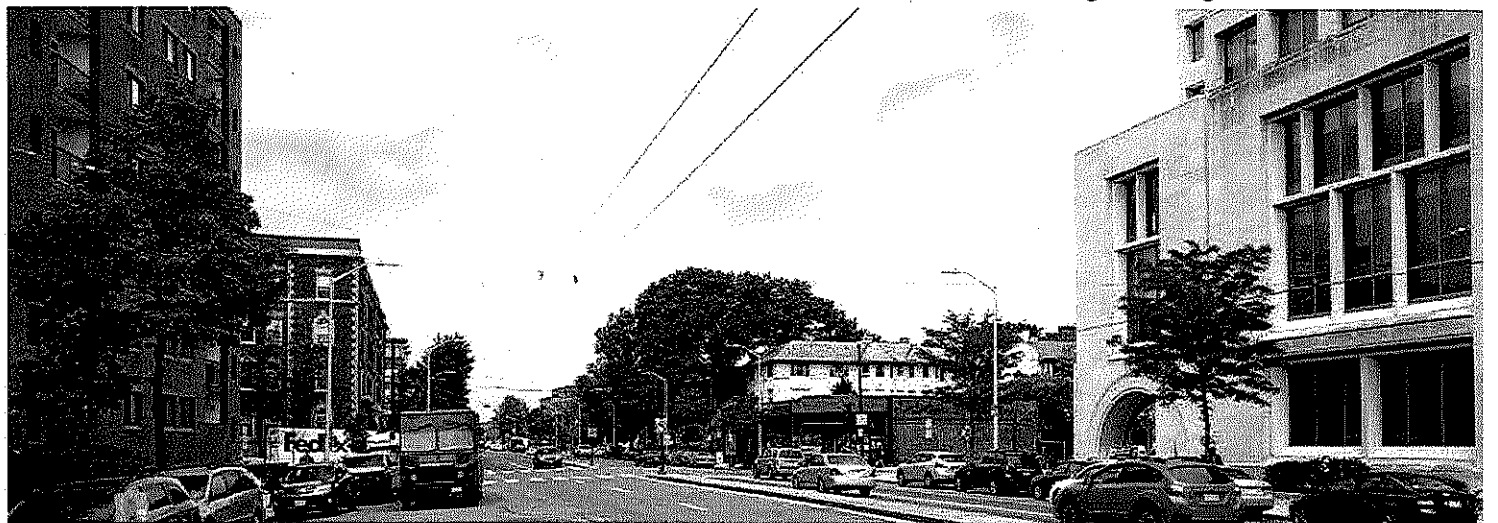
03 View to 1617, 1619 Mass Ave. behind existing building



02 View down Mass Ave. south to existing building

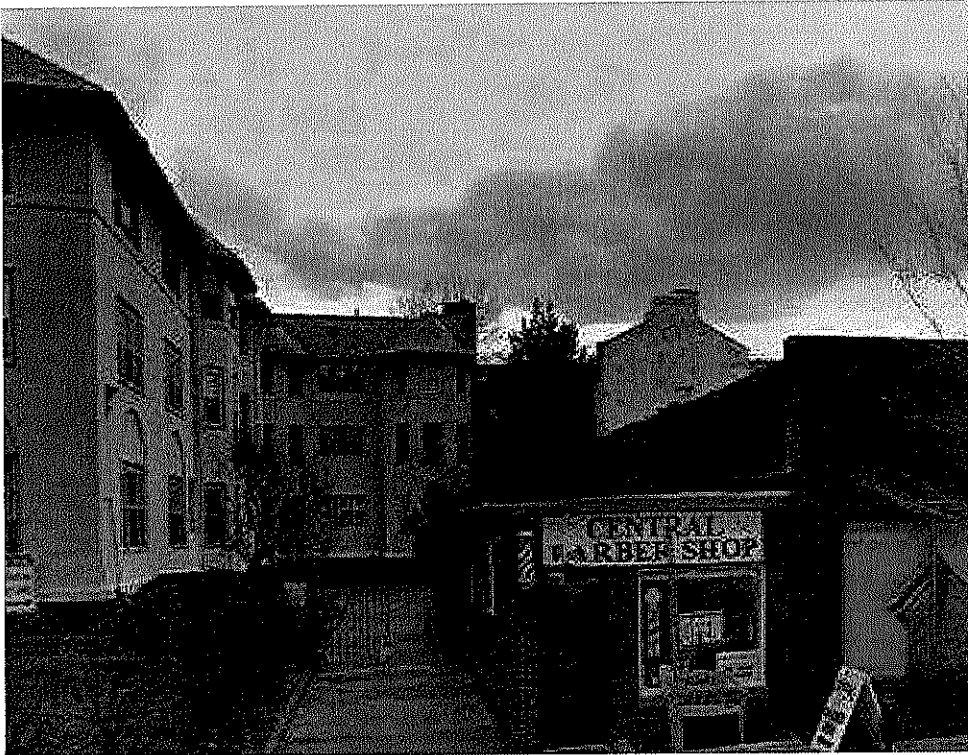


EXISTING SITE VIEW LEGEND



01 View down Mass Ave. north to existing building





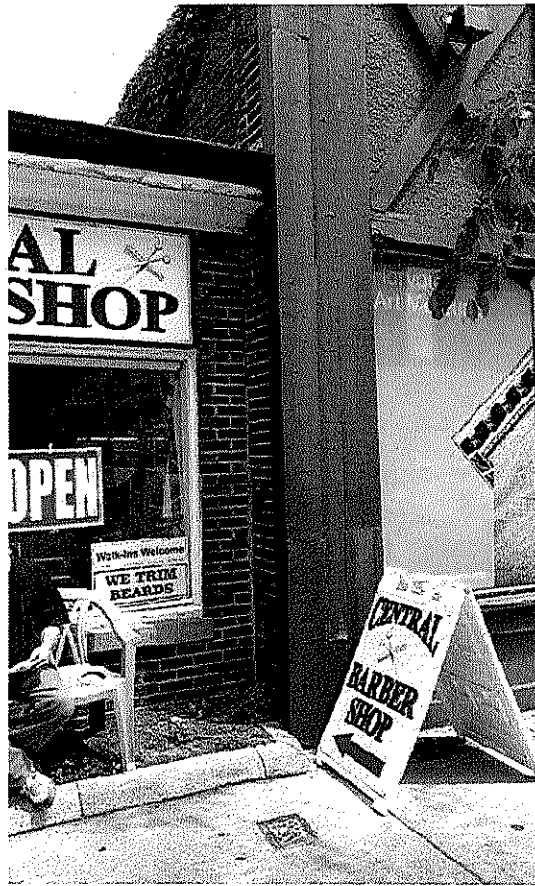
11 View of 1617, 1619 Mass Ave. entry and barber shop 1617a



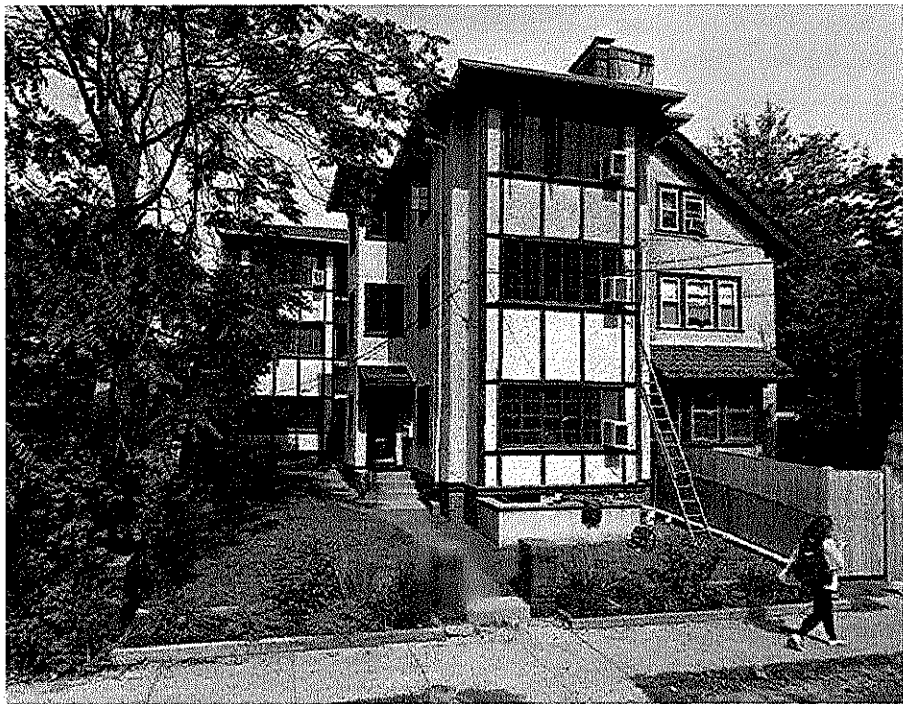
12 View of 1617, 1619 Mass Ave.



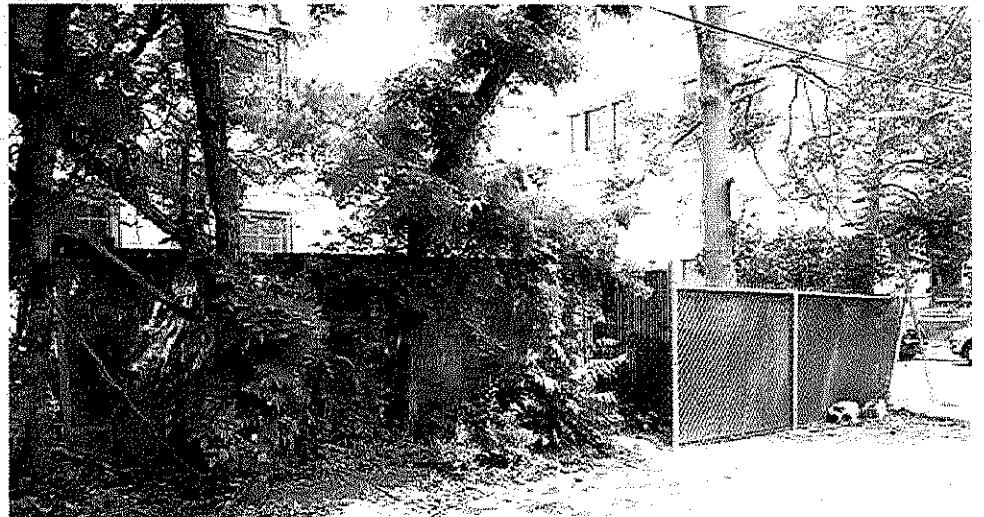
09 View of 1617, 1619 Mass Ave. entry



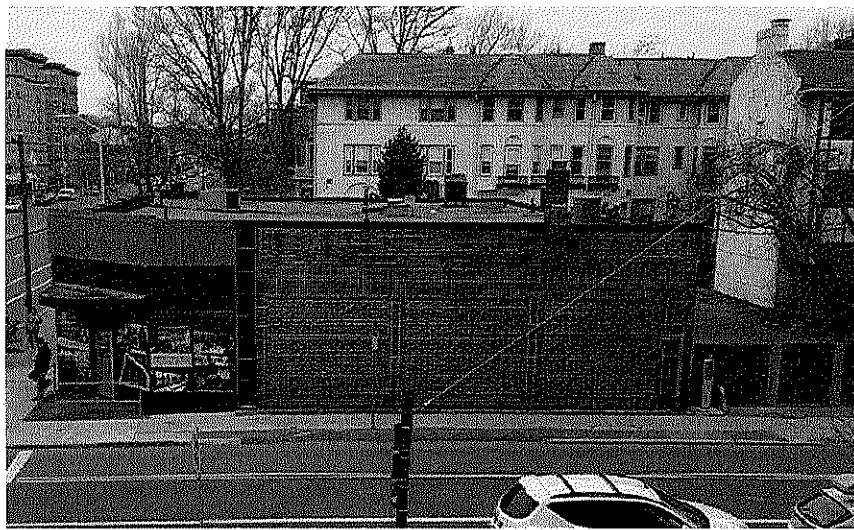
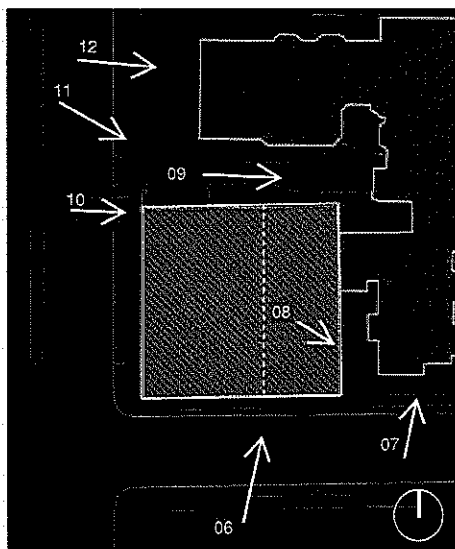
10 View of barbershop/existing building on Mass Ave.



07 View of 1760 Everett Street



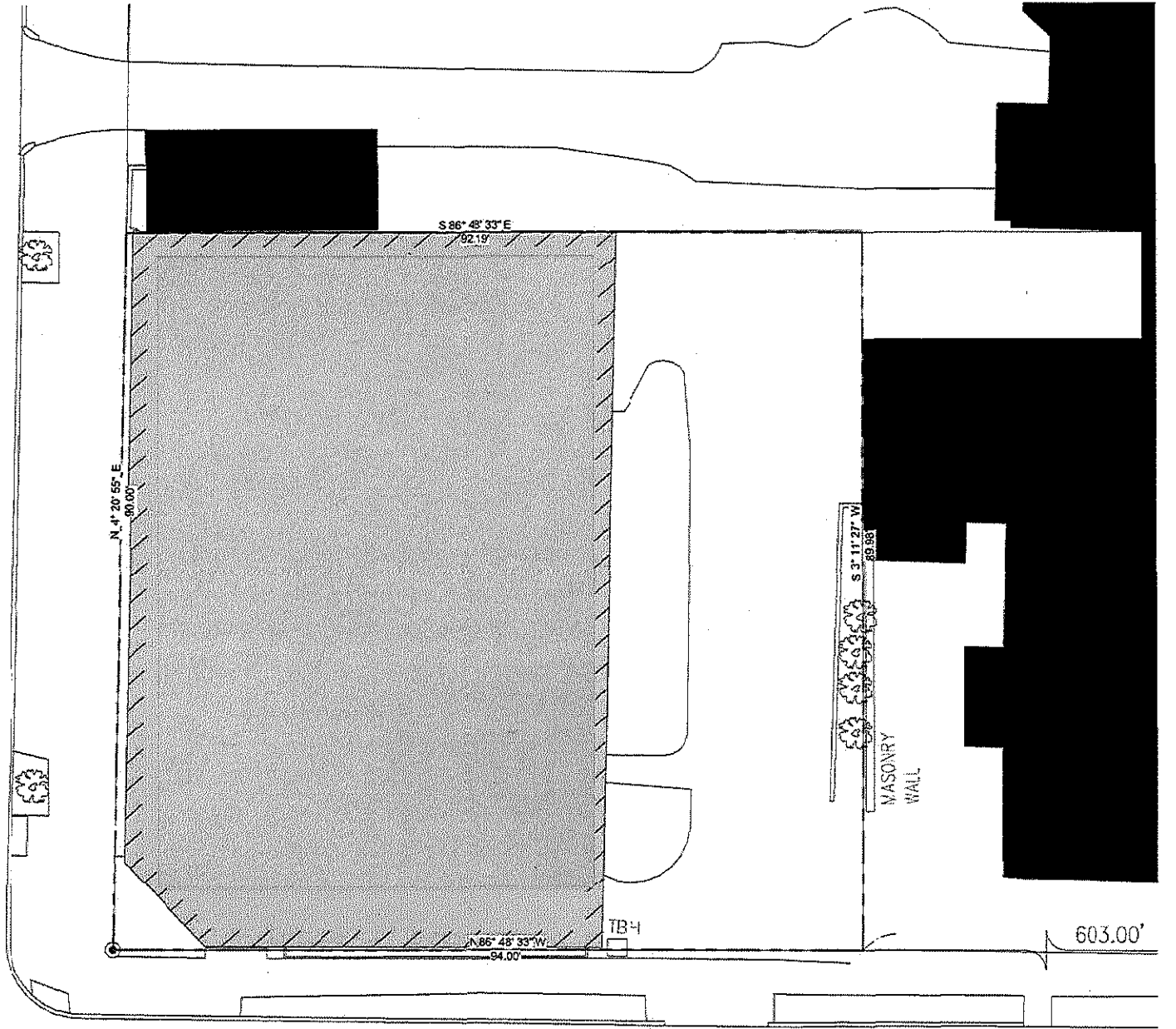
08 View to 1760 Everett Street from behind existing building



06 View of 1617, 1619 Mass Ave. and blank wall of 1760 Everett from Law school over existing building

Harvard Law School  
1607-1615  
Massachusetts Ave.

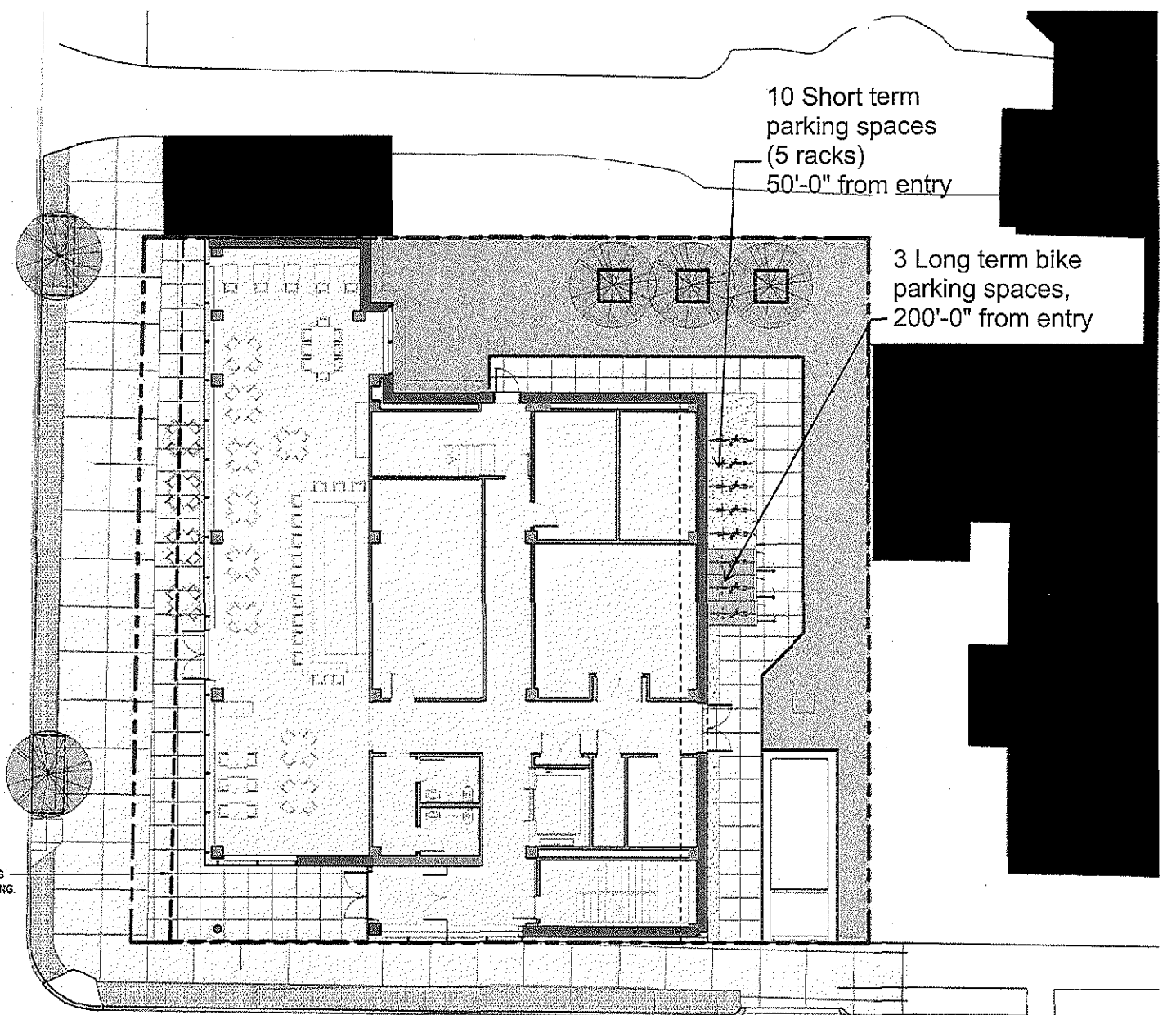
MASSACHUSETTS AV



**EXISTING SITE PLAN**

EVERETT STREET

MASSACHUSETTS AV



**PROPOSED SITE PLAN**

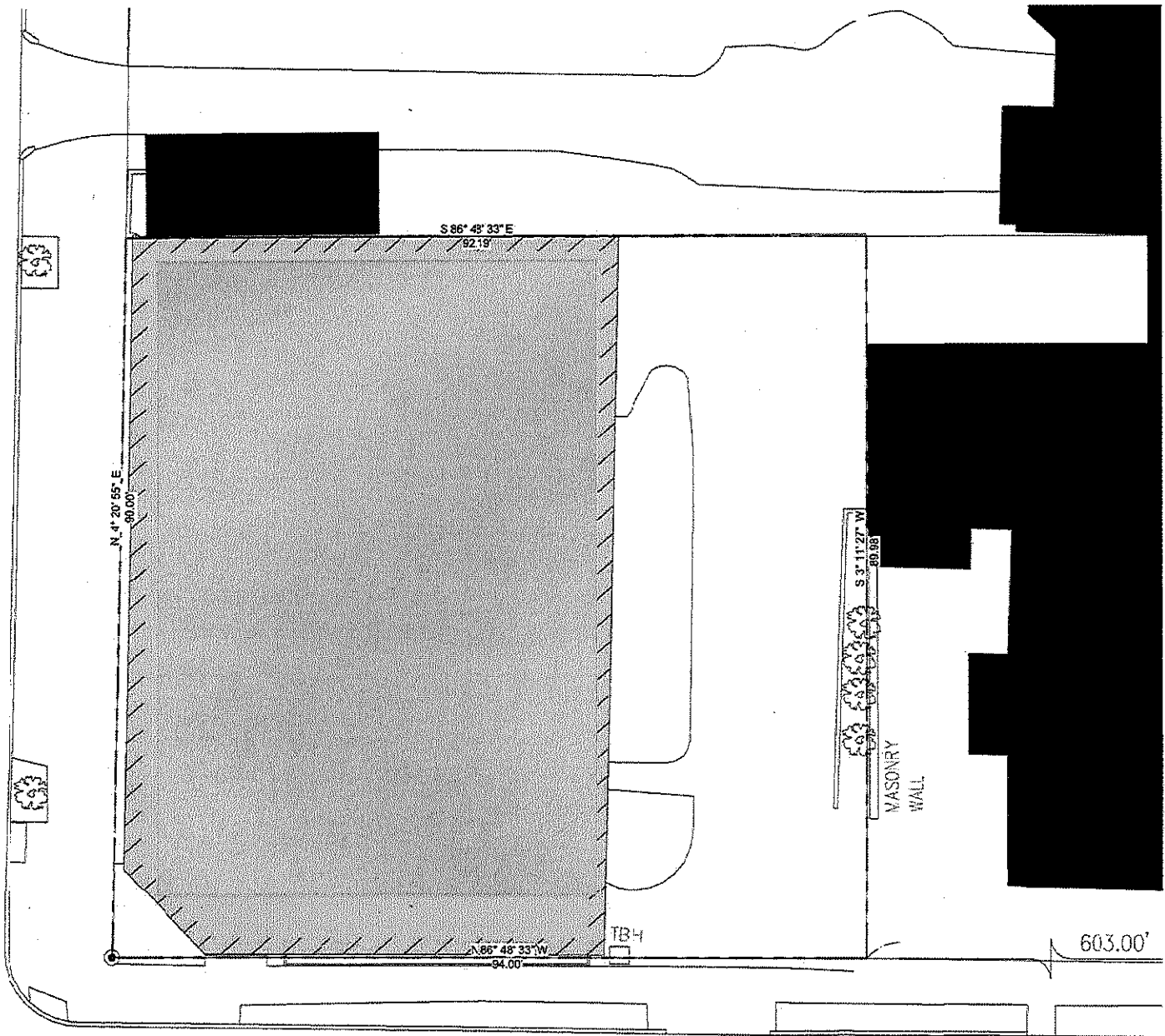
EVERETT STREET

Harvard Law School  
1607-1615  
Massachusetts Ave.

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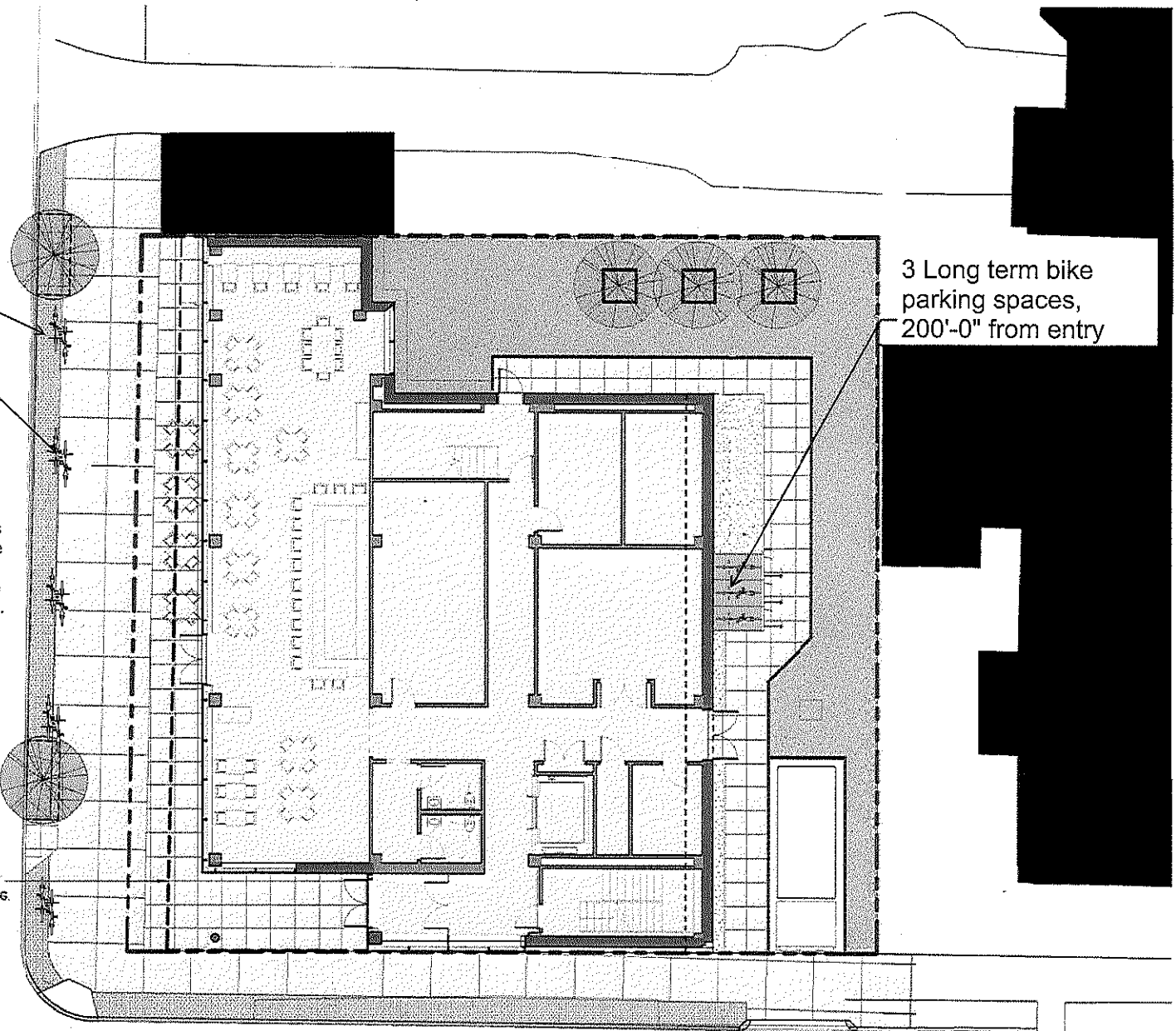
MASSACHUSETTS AV



**EXISTING SITE PLAN**

EVERETT STREET

MASSACHUSETTS AV



10 Short term parking spaces (5 racks) 50'-0" from entry

3 Long term bike parking spaces, 200'-0" from entry

In response to City of Cambridge suggestions, Harvard has developed an alternate proposal for its bicycle parking spaces for the proposed new building at 1607-1615 Massachusetts Avenue. Harvard would be willing to site its required short term bicycle parking (10) spaces in front of the building along the Massachusetts Avenue sidewalk rather than behind the building. This would allow the short term bicycle racks to be close to the primary retail and Harvard Law School entrances. The details of this plan are still in discussions with the City of Cambridge.

**PROPOSED SITE PLAN  
ALTERNATE BIKE PARKING**

EVERETT STREET

Harvard Law School  
1607-1615  
Massachusetts Ave.



Site  
1607-1615  
Mass. Ave.

Law  
School

Porter  
Square

Harvard  
Square

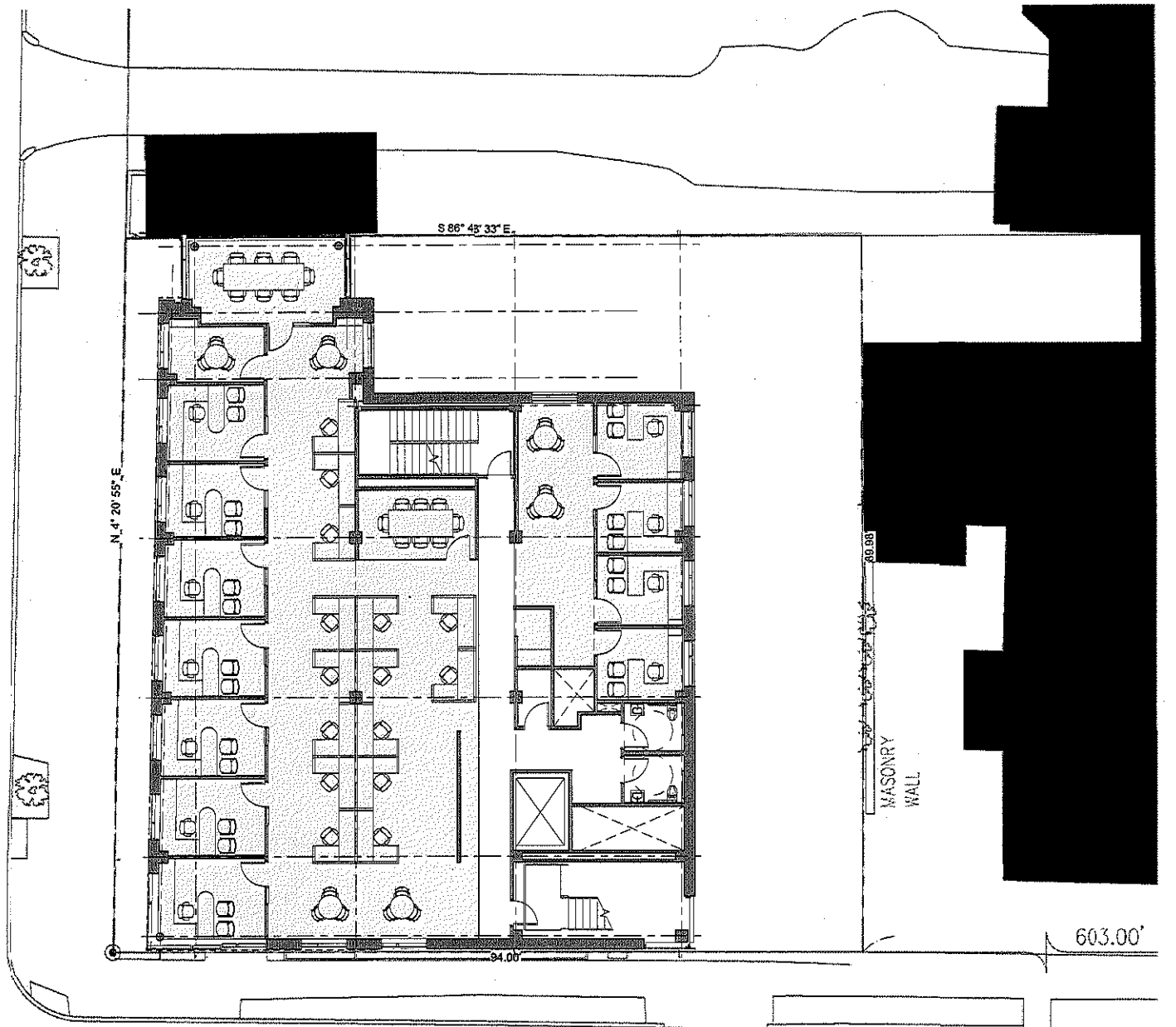
# Site Plan in Larger Context

Harvard Law School  
1607-1615  
Massachusetts Ave.





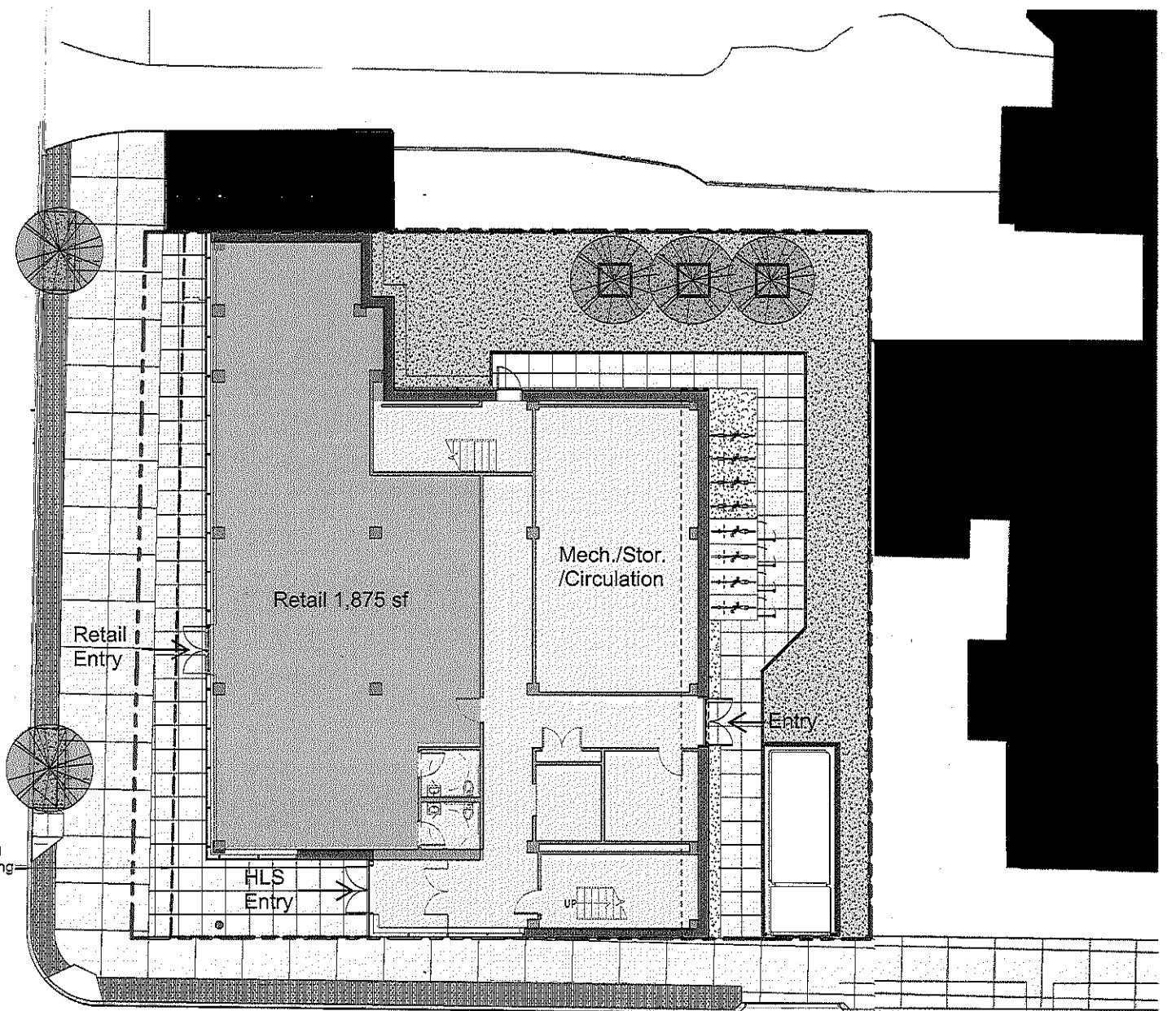
MASSACHUSETTS AVENUE



EVERETT STREET

**PROPOSED SECOND TO FOURTH FLOOR PLANS**

MASSACHUSETTS AVENUE



EVERETT STREET

**PROPOSED FIRST FLOOR PLAN**

Harvard Law School  
1607-1615  
Massachusetts Ave.



MASS. AVE. ELEVATION - WEST



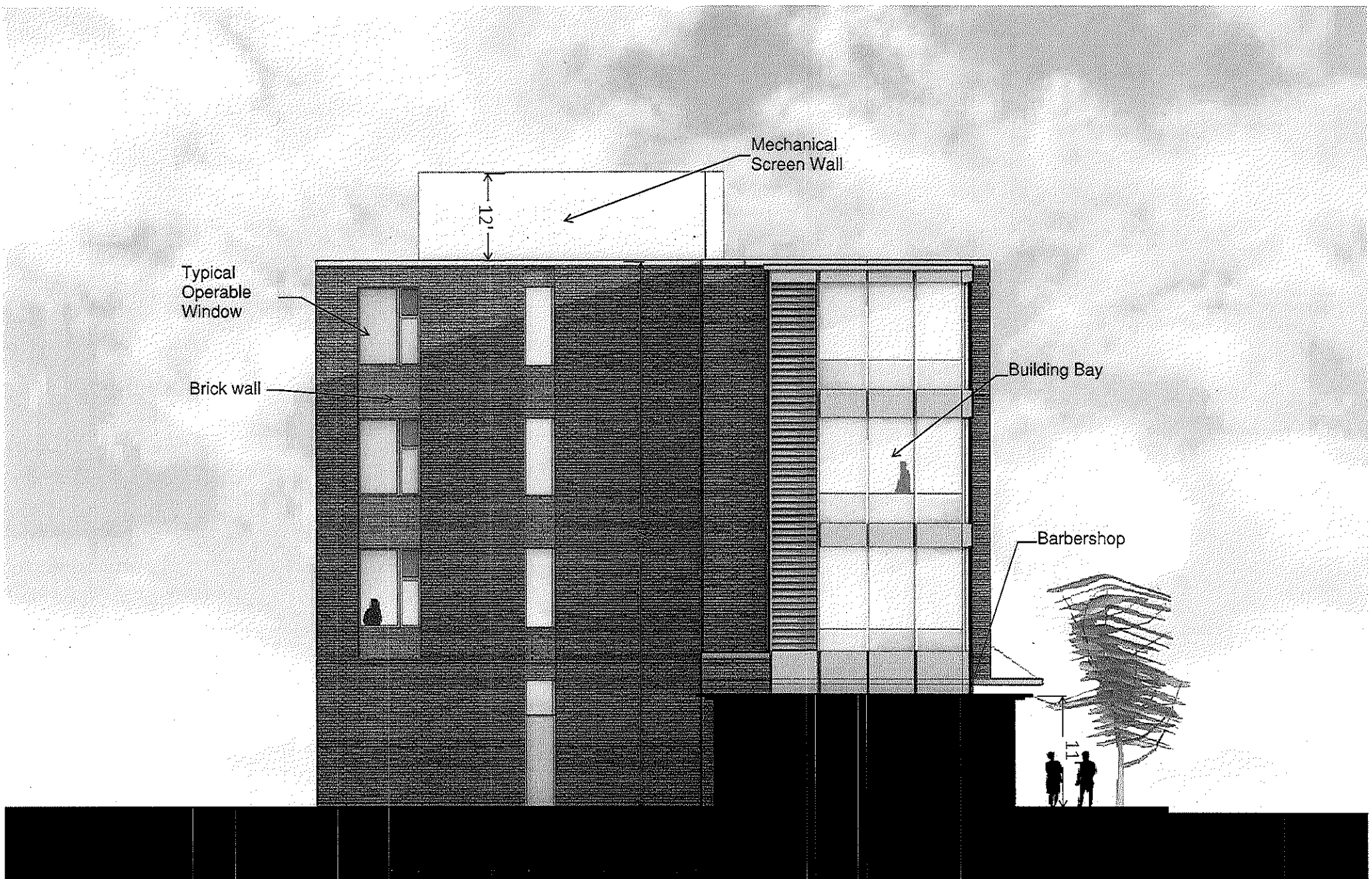
VIEW FROM ACROSS MASS. AVE.  
EVERETT STREET ELEVATION - SOUTH

Harvard Law School  
1607-1615  
Massachusetts Ave.





REAR ELEVATION ADJACENT TO EVERETT STREET- EAST



SIDE ELEVATION ADJACENT TO MASS. AVE. - NORTH

PROPOSED BUILDING

WASSERSTEIN HALL

54'-0"

66'-0"

EVERETT STREET

51'-8"

63'-8"

75'-9"

ENLARGED ELEVATION ALONG MASS. AVE.





VIEW FROM INTERSECTION




VIEW FROM ACROSS MASS. AVE.

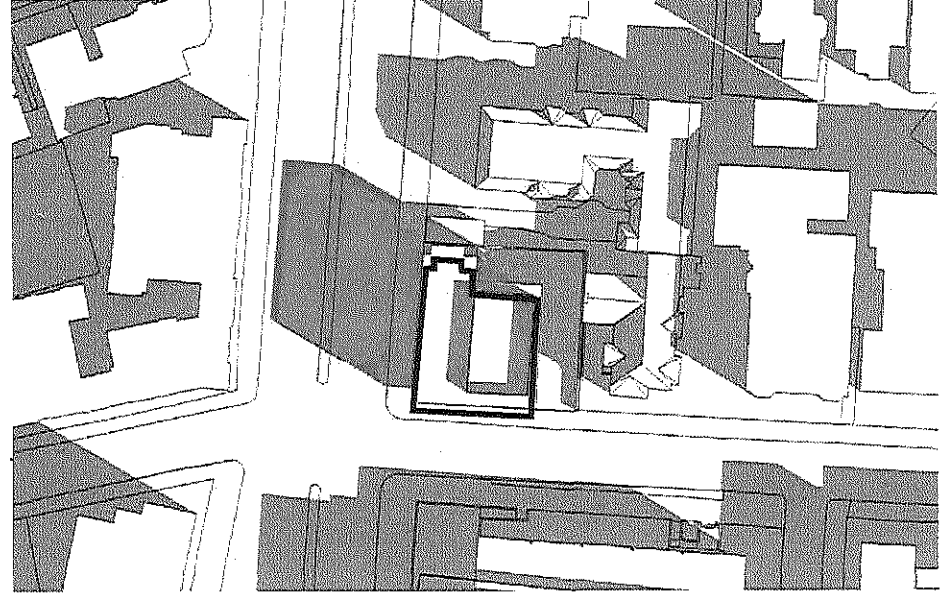
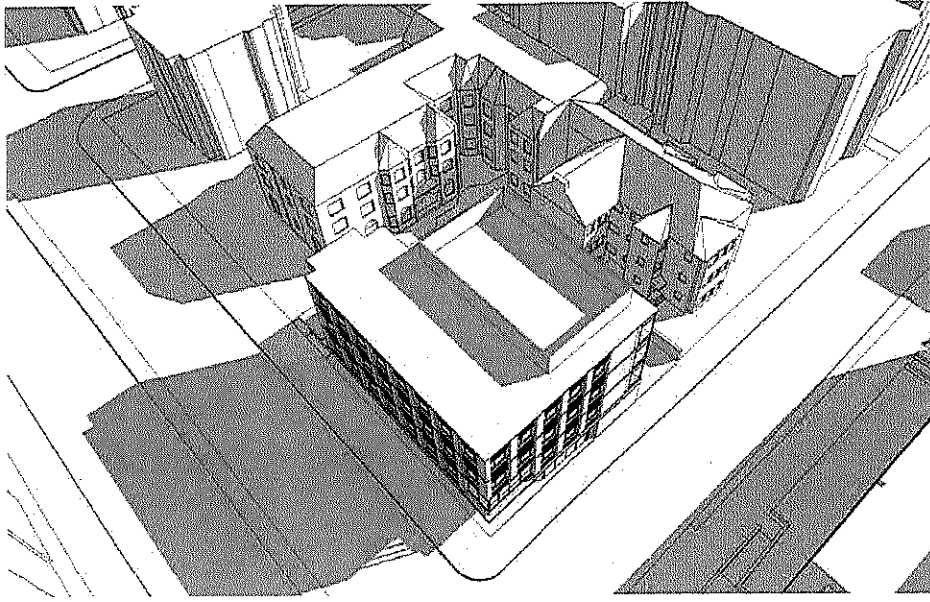


# SHADOW STUDY SPRING & AUTUMN

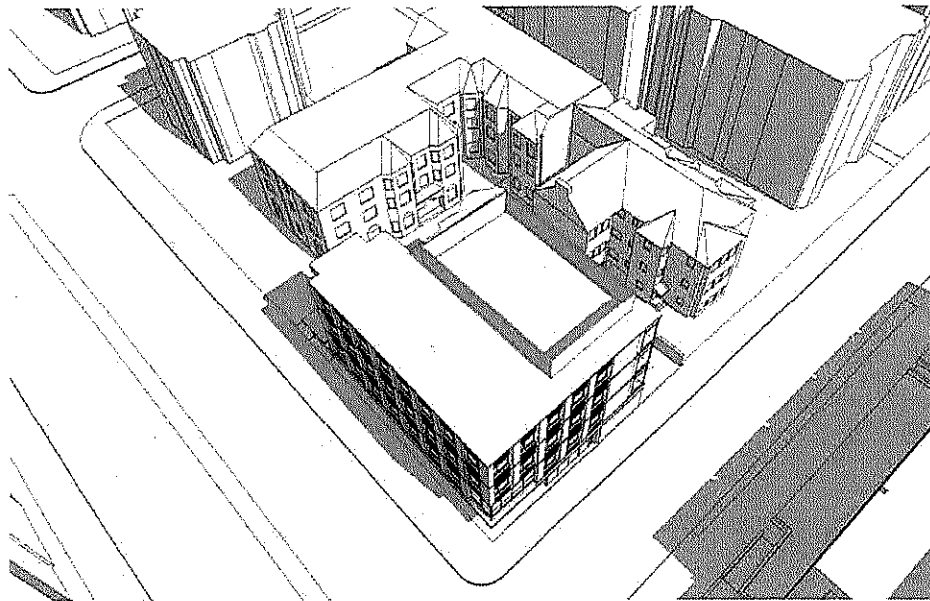
Harvard Law School  
1607-1615  
Massachusetts Ave.

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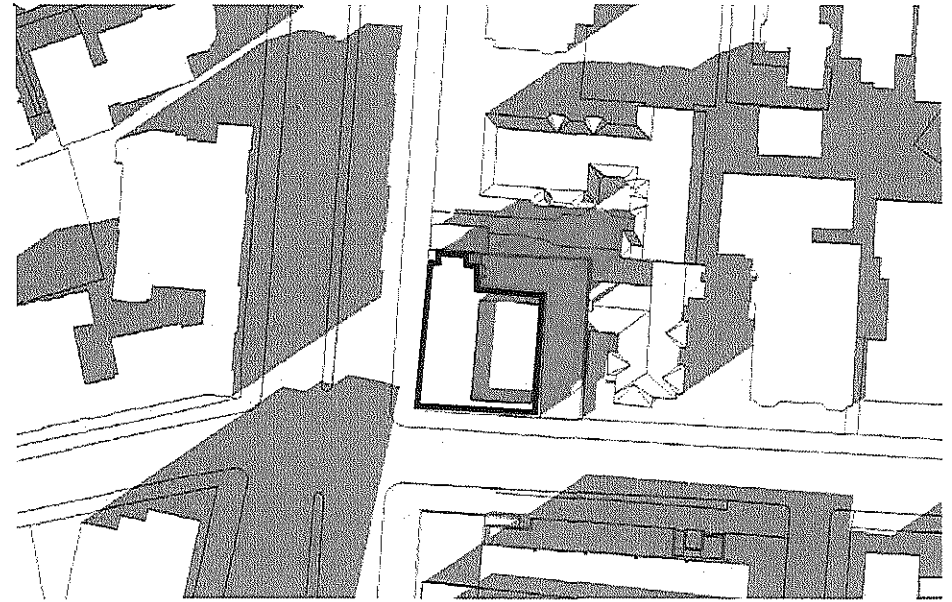
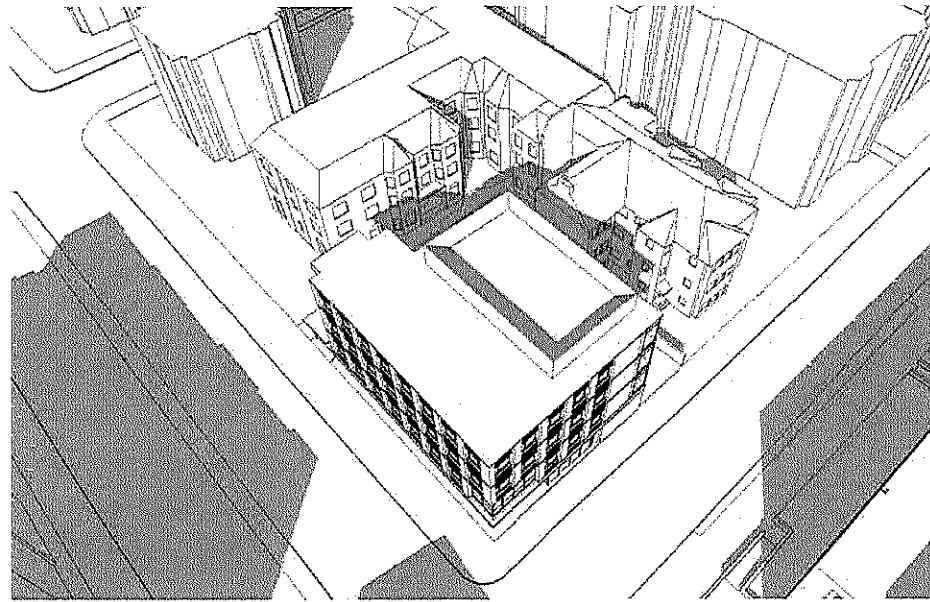
MAR. 21 / SEPT. 21, 9:00



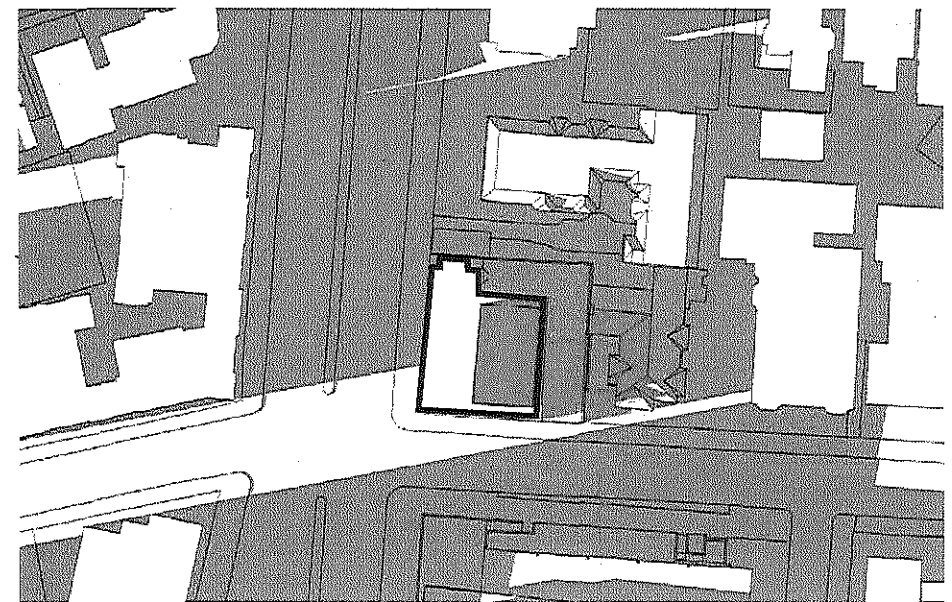
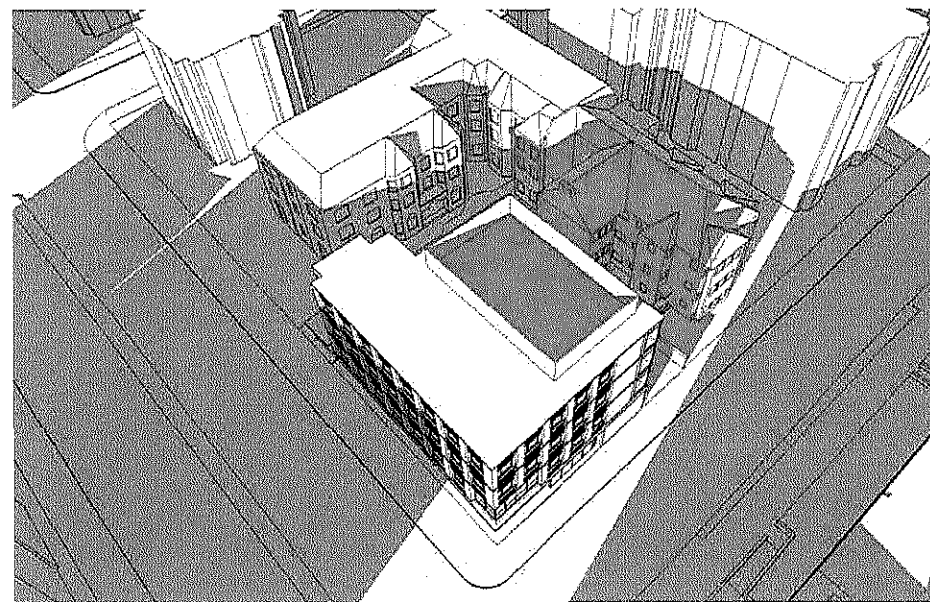
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MAR. 21 / SEPT. 21, 15:00



MAR. 21 / SEPT. 21, 17:00



# SHADOW STUDY

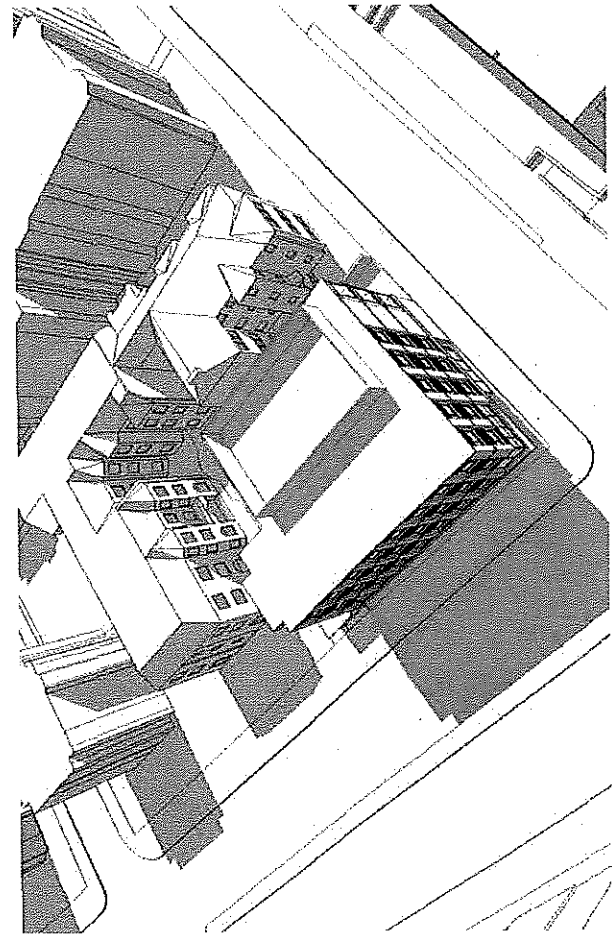
## SUMMER

Harvard Law School  
1607-1615  
Massachusetts Ave.

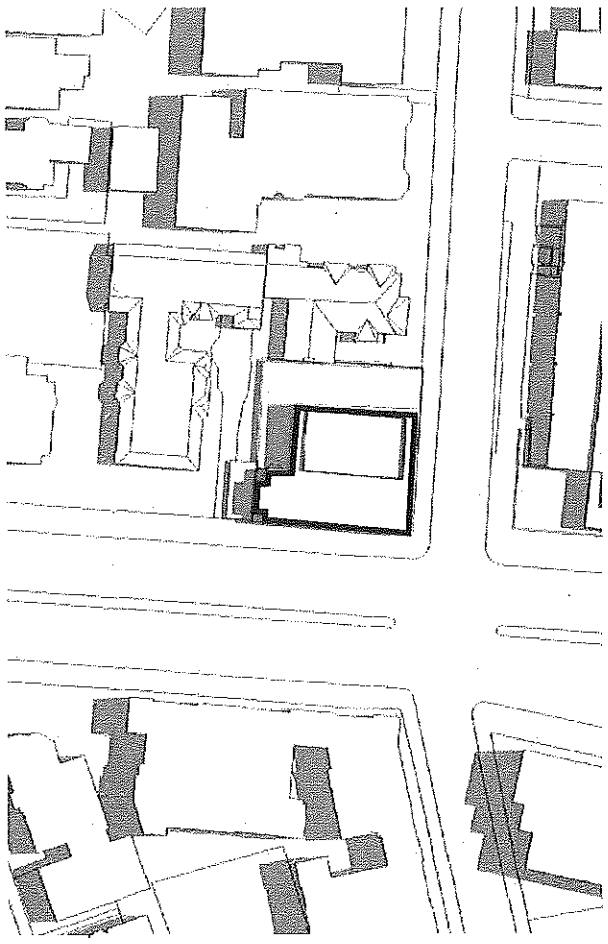
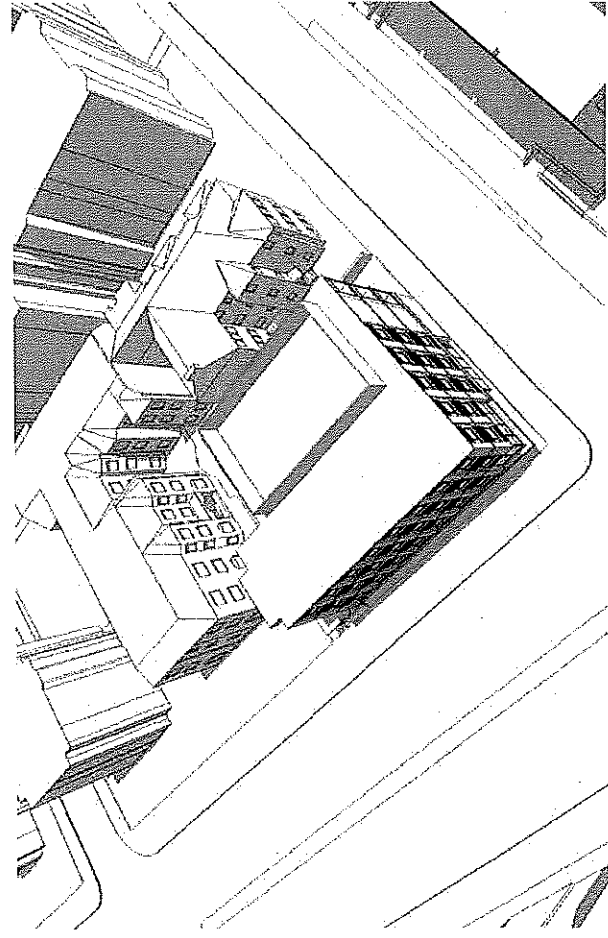
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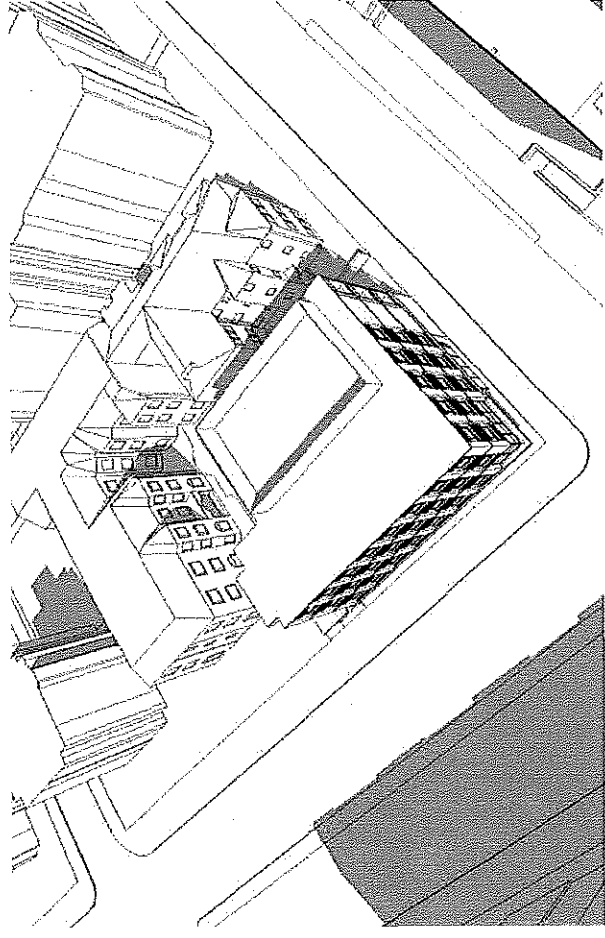
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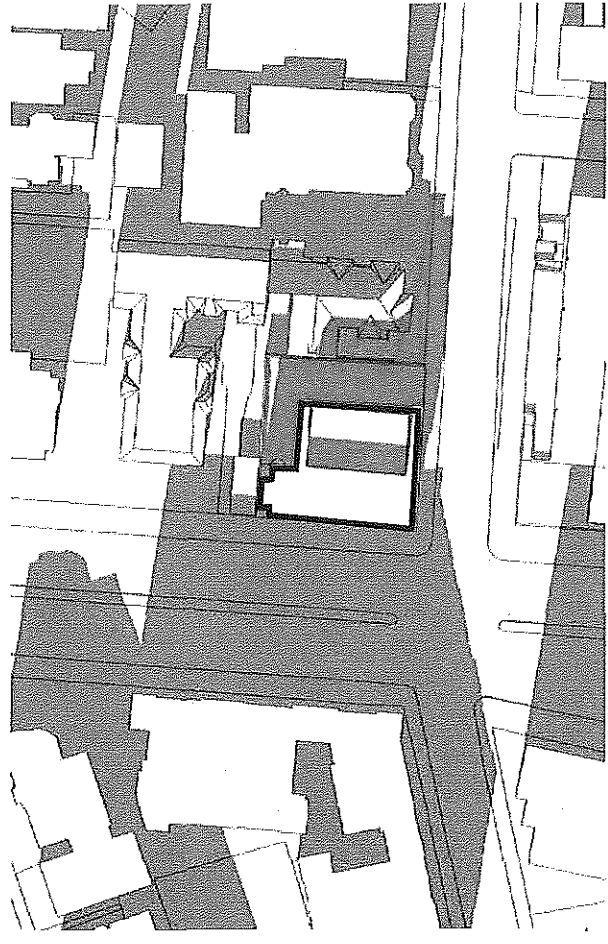
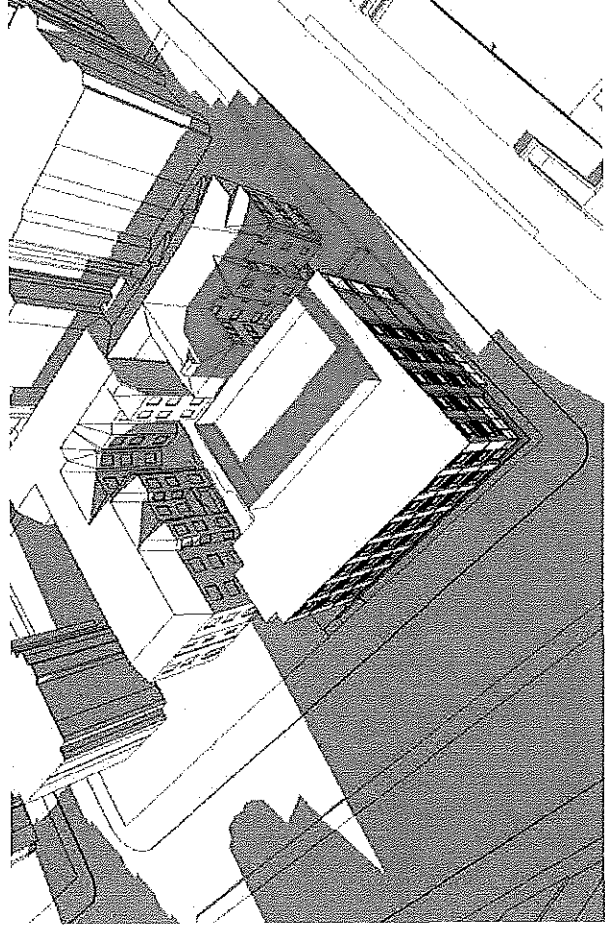
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JUN. 21, 15:00



JUN. 21, 17:00






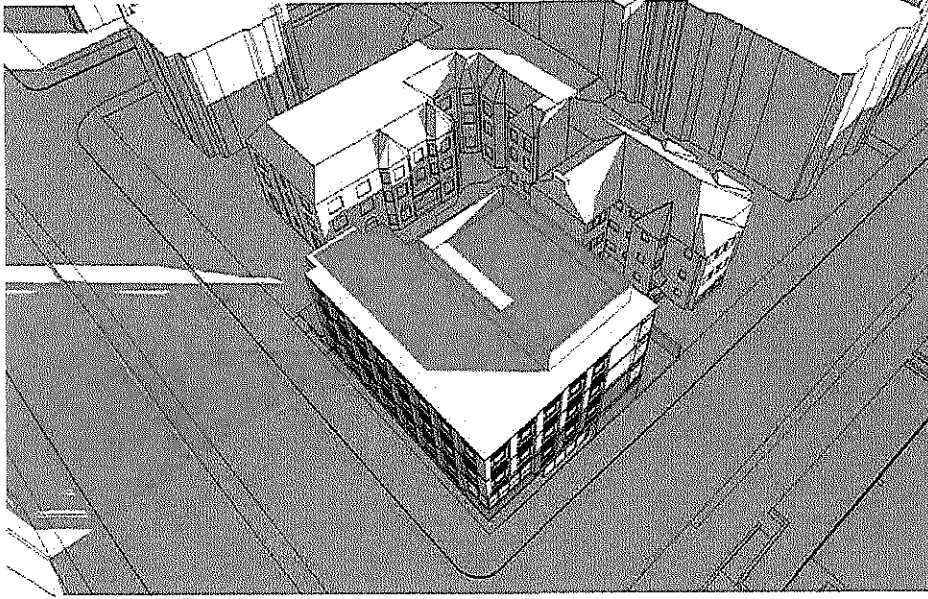
# SHADOW STUDY

## WINTER

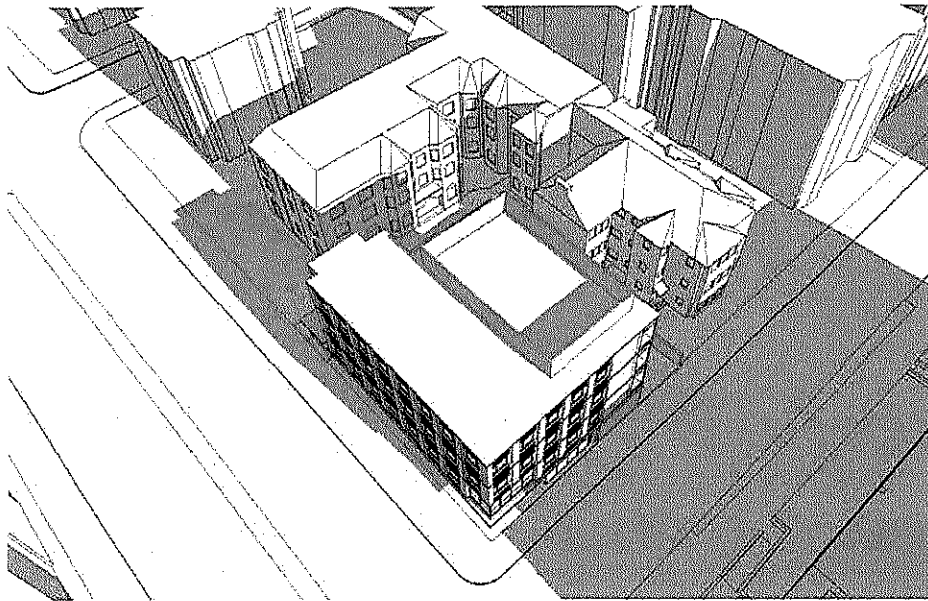
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Harvard Law School  
1607-1615  
Massachusetts Ave.

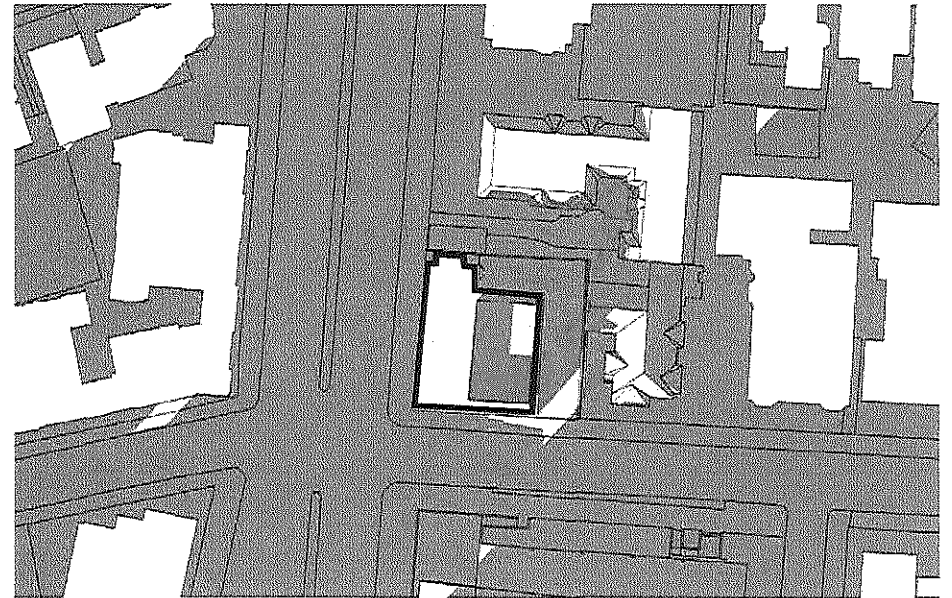
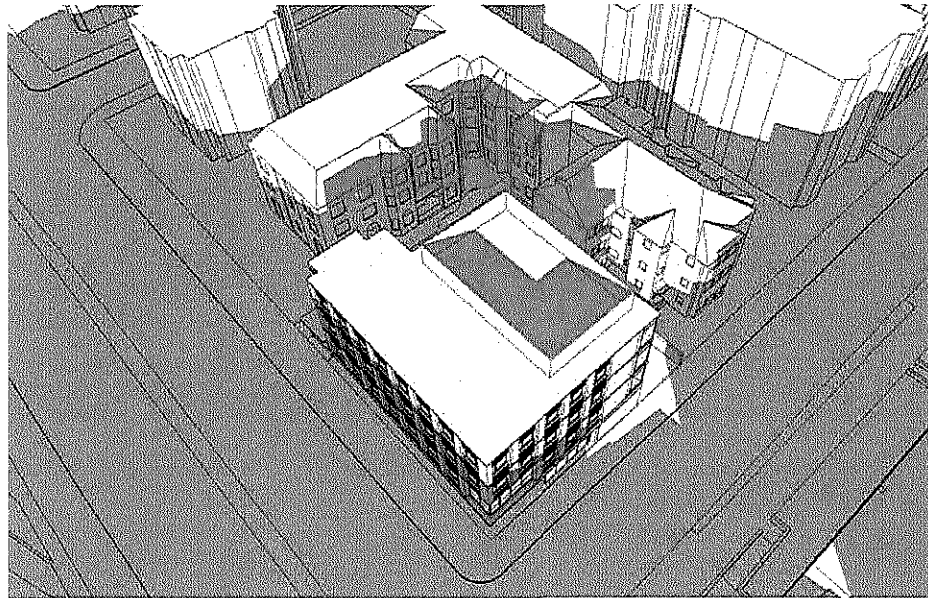
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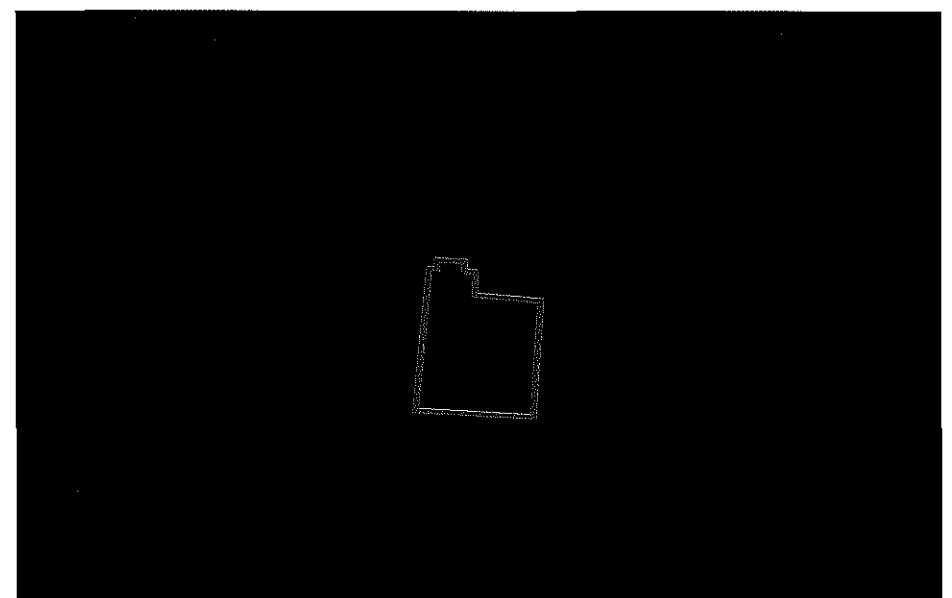
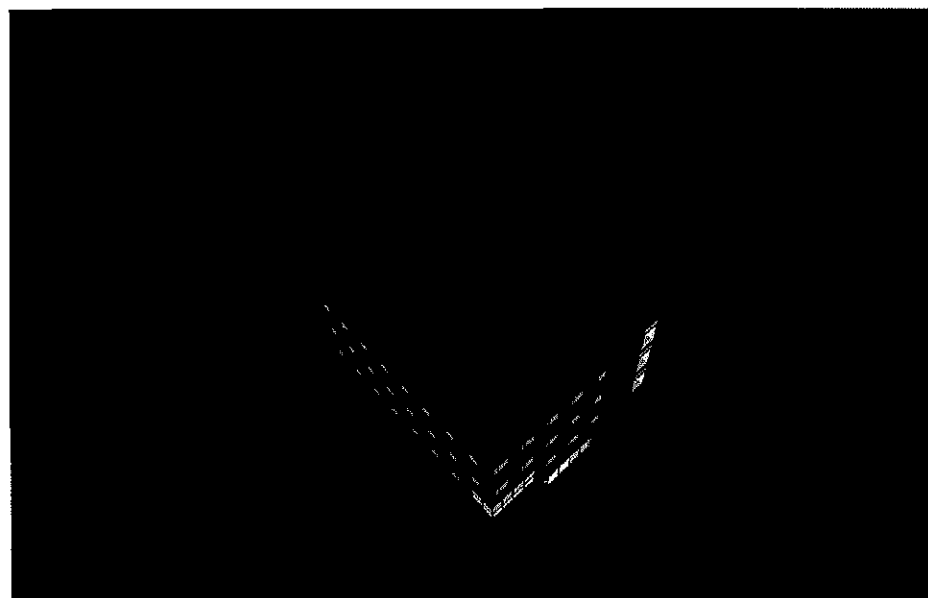
DEC. 21, 12:00



DEC. 21, 15:00

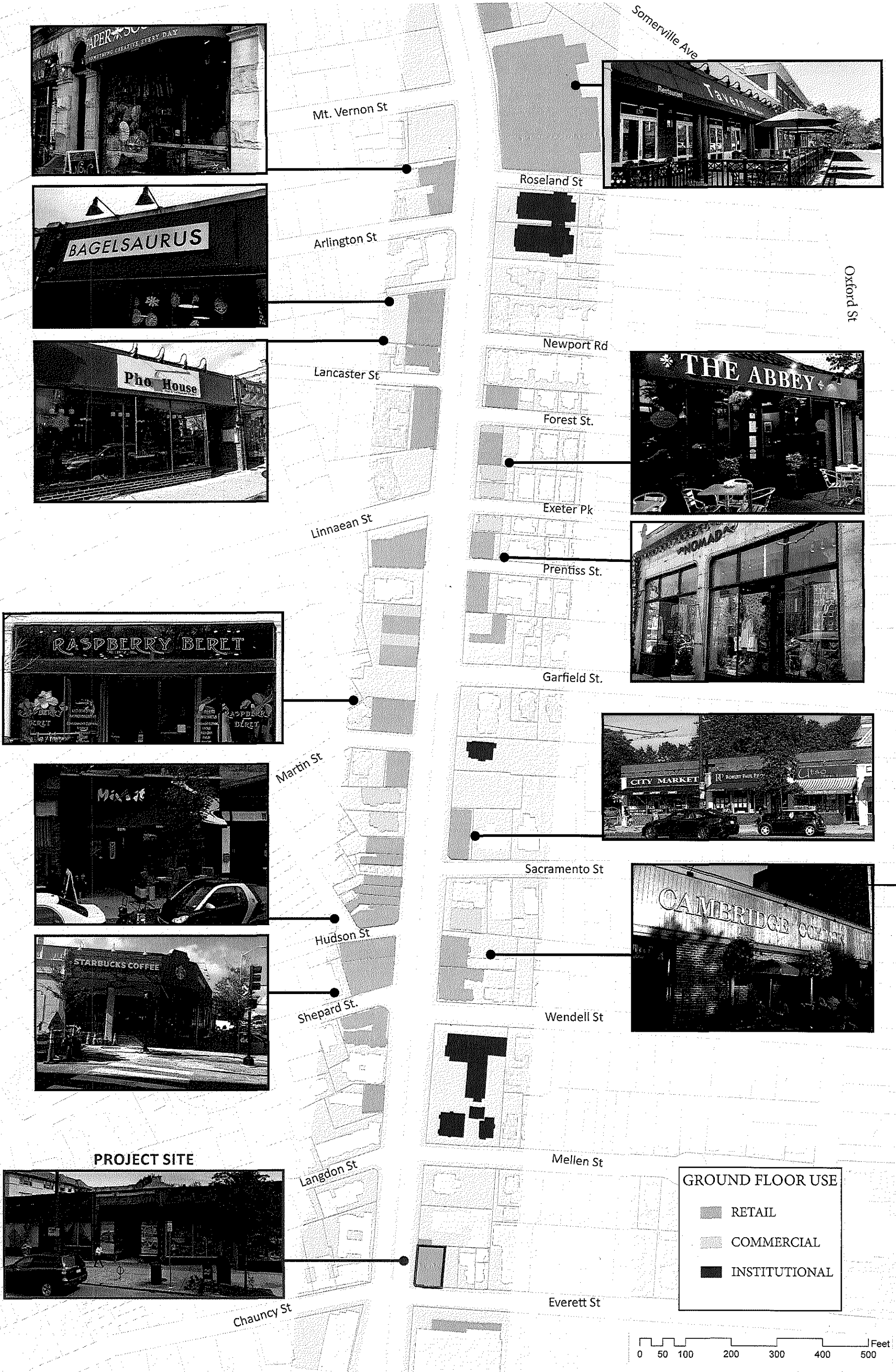


DEC. 21, 17:00





# GROUND FLOOR USE OF MASS AVE CORRIDOR-EVERETT ST TO PORTER SQUARE





VIEW NORTH DOWN MASS. AVE. - EXISTING

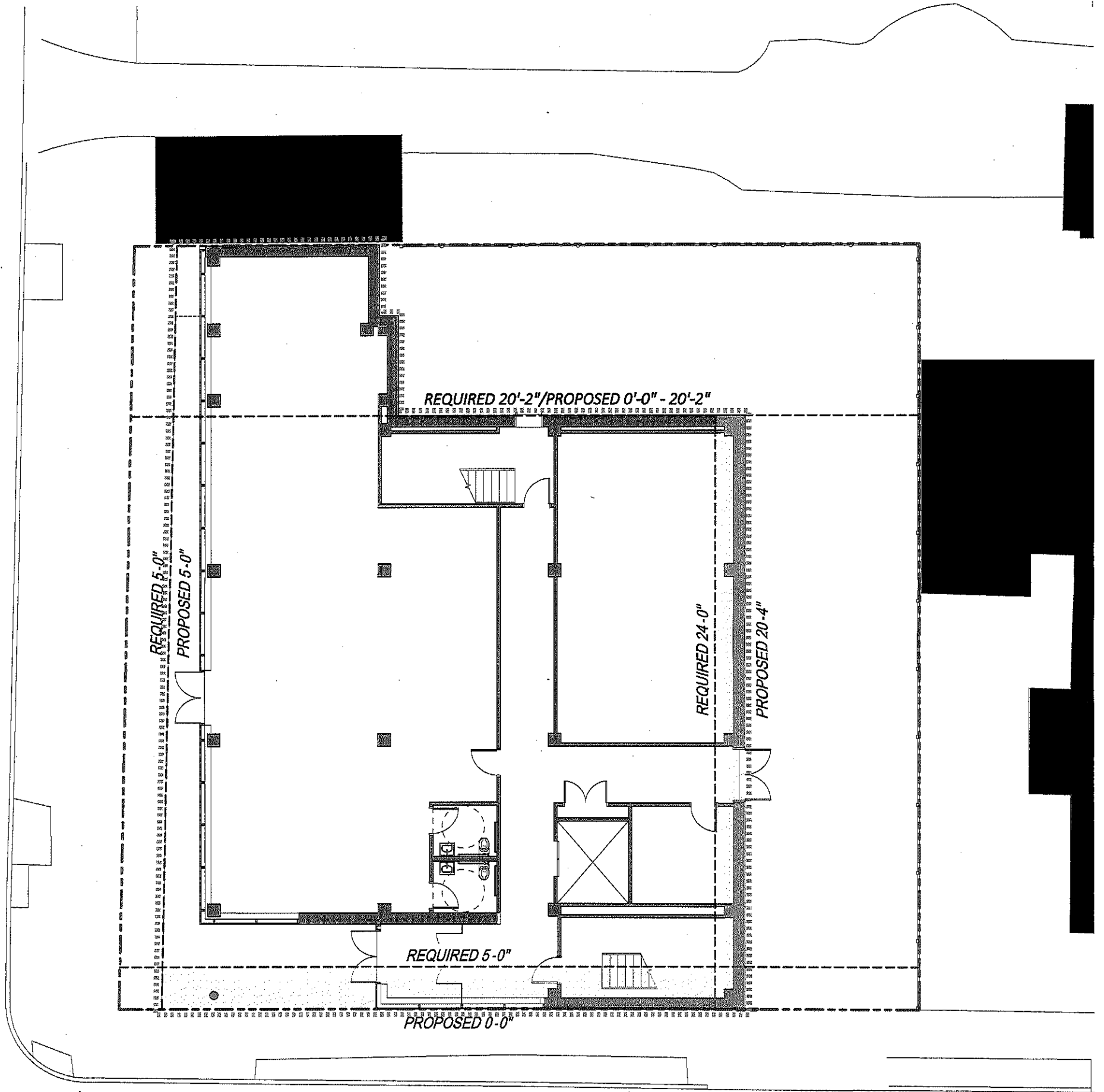


VIEW NORTH DOWN MASS. AVE. - PROPOSED





Massachusetts Avenue



Everett Street

- ..... PROPOSED SETBACK
- REQUIRED SETBACK
- PROPERTY LINE

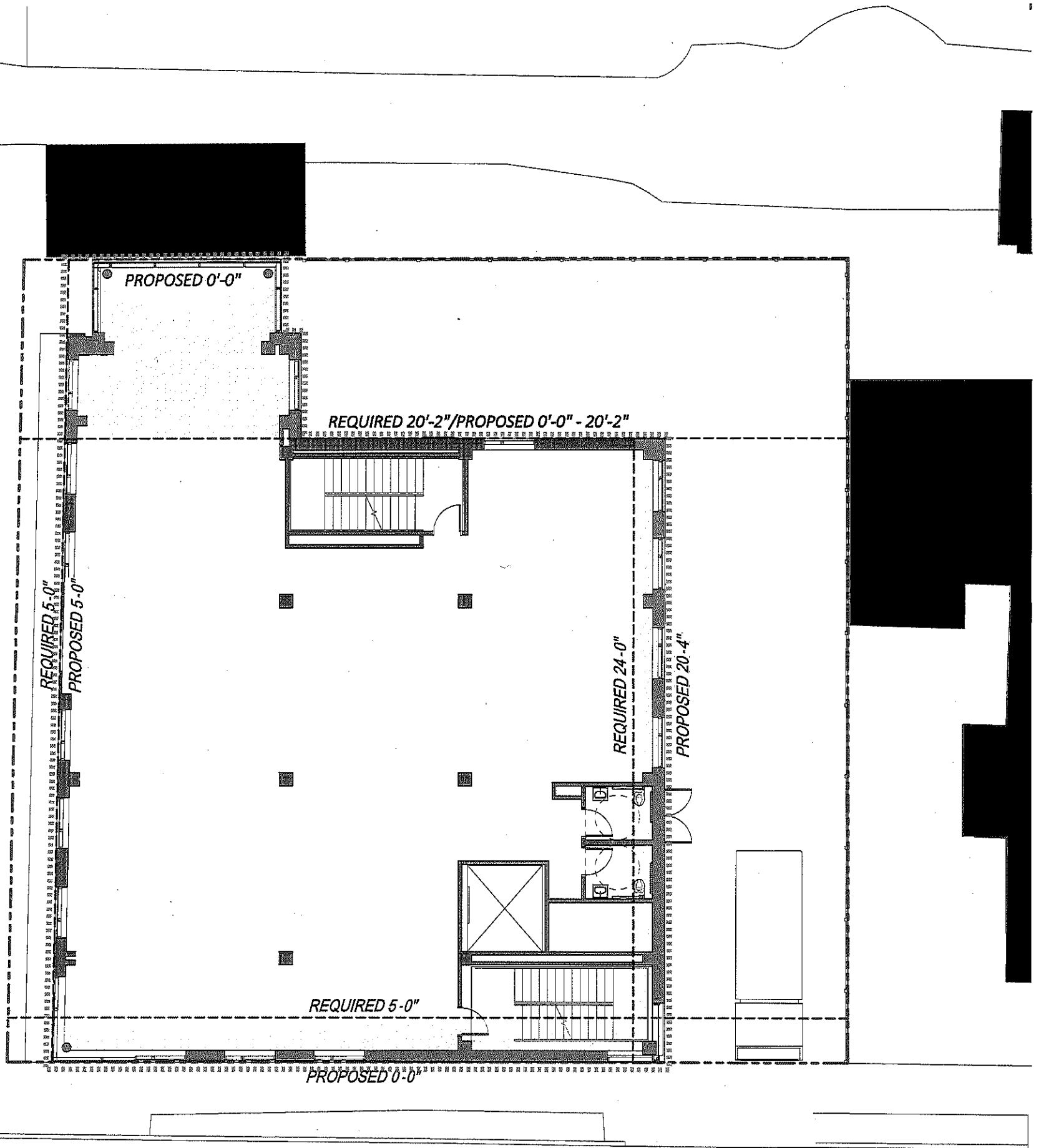
GROUND FLOOR PLAN

# SETBACK DIAGRAMS

Harvard Law School  
1607-1615  
Massachusetts Ave.

*nbbj*

Massachusetts Avenue



Everett Street

- ..... PROPOSED SETBACK
- REQUIRED SETBACK
- - - - - PROPERTY LINE










SECOND THRU FORTH FLOOR PLANS



# SETBACK DIAGRAMS

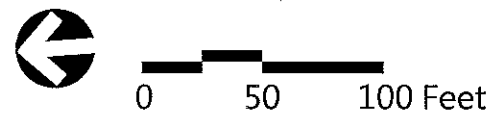
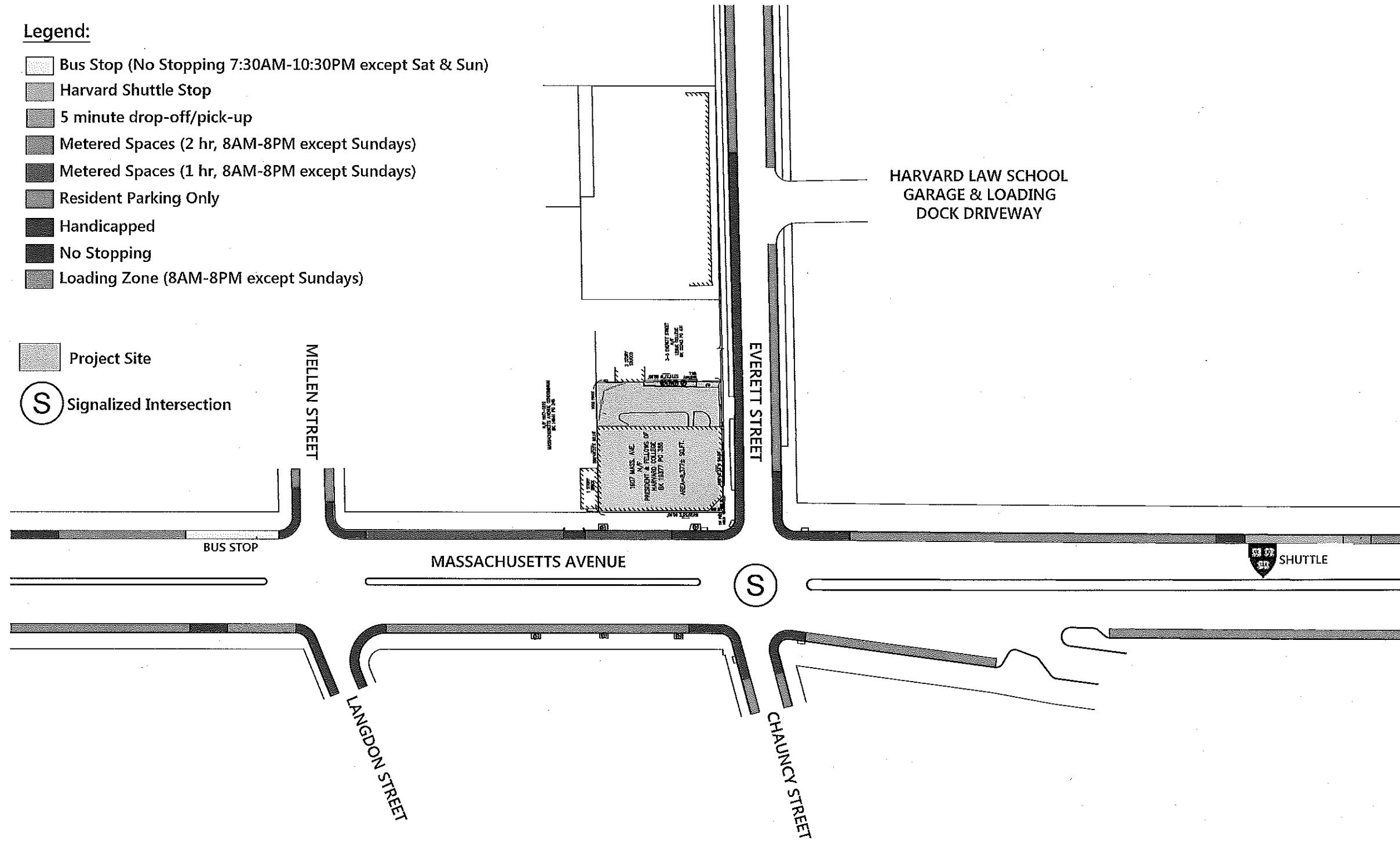
Harvard Law School  
1607-1615  
Massachusetts Ave.

*nbbj*

**Legend:**

-  Bus Stop (No Stopping 7:30AM-10:30PM except Sat & Sun)
-  Harvard Shuttle Stop
-  5 minute drop-off/pick-up
-  Metered Spaces (2 hr, 8AM-8PM except Sundays)
-  Metered Spaces (1 hr, 8AM-8PM except Sundays)
-  Resident Parking Only
-  Handicapped
-  No Stopping
-  Loading Zone (8AM-8PM except Sundays)

-  Project Site
-  Signalized Intersection



**Existing Curbside Regulations**

Proposed Mixed Use Project  
1607 Massachusetts Avenue  
Cambridge, MA

**Figure 1**

September 26, 2016



City of Cambridge  
Assessing Department

795 Massachusetts Ave,  
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number      100 Parcel size in Sq. Ft.  
 157 Block Number    44.0LC Land Court Dimension  
 10 Cam Street Number    65.0 Survey Dimensions  
 (125.0) Deed Dimension

DISCLAIMER:  
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 2008 to 2015 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and #100 is suitable for assessing purposes only.  
 The City of Cambridge assumes no legal responsibility for information shown on this map.



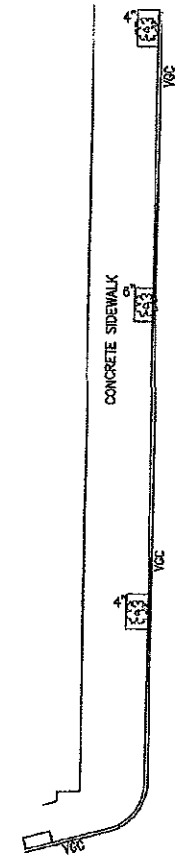
0 15 30 60 Feet  
 1 inch = 32 feet



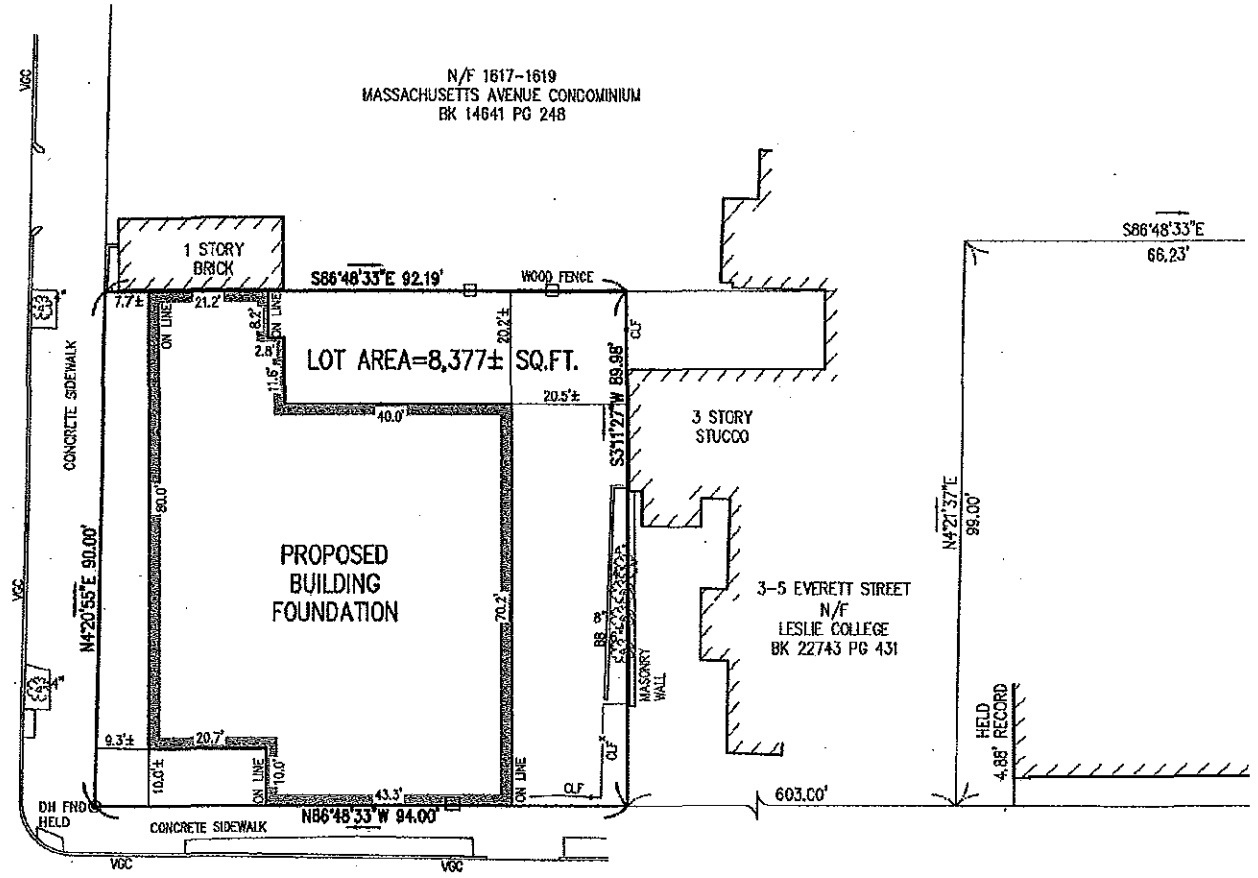
Parcel Block Map  
**157**

9/23/2016 9:38 AM

MASSACHUSETTS STATE  
PLANE COORDINATE SYSTEM  
NAD83

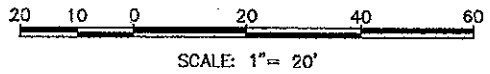


MASSACHUSETTS AVENUE  
(PUBLIC - VARIABLE WIDTH)

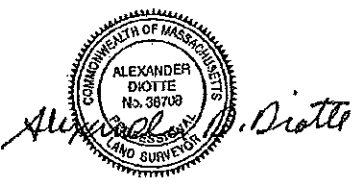
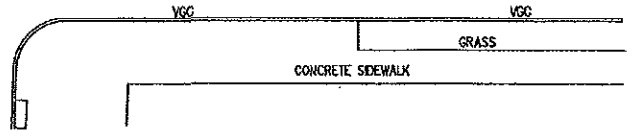


EVERETT (PUBLIC - 50' WIDE) STREET

GRAPHIC SCALE



SCALE: 1" = 20'




ALEXANDER D. DIOTTE, PLS  
MASSACHUSETTS REG. NO. 38708  
REGISTERED PROFESSIONAL LAND SURVEYOR

9/23/16  
DATE

NOTES

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO NORTHSTAR PROJECT AND REAL ESTATE SERVICES FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH NORTHSTAR PROJECT AND REAL ESTATE SERVICES FOR 1607 MASSACHUSETTS AVENUE, CAMBRIDGE, MA. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.
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PROJECT # 11609  
FILE: 11609\_CPP1.dwg  
SCALE: 1" = 20'  
DATE: 09-14-16  
DES./COMP: ADD  
FIELD BOOK: 639 & 643  
DRAFTED BY: TI  
CHECKED BY:

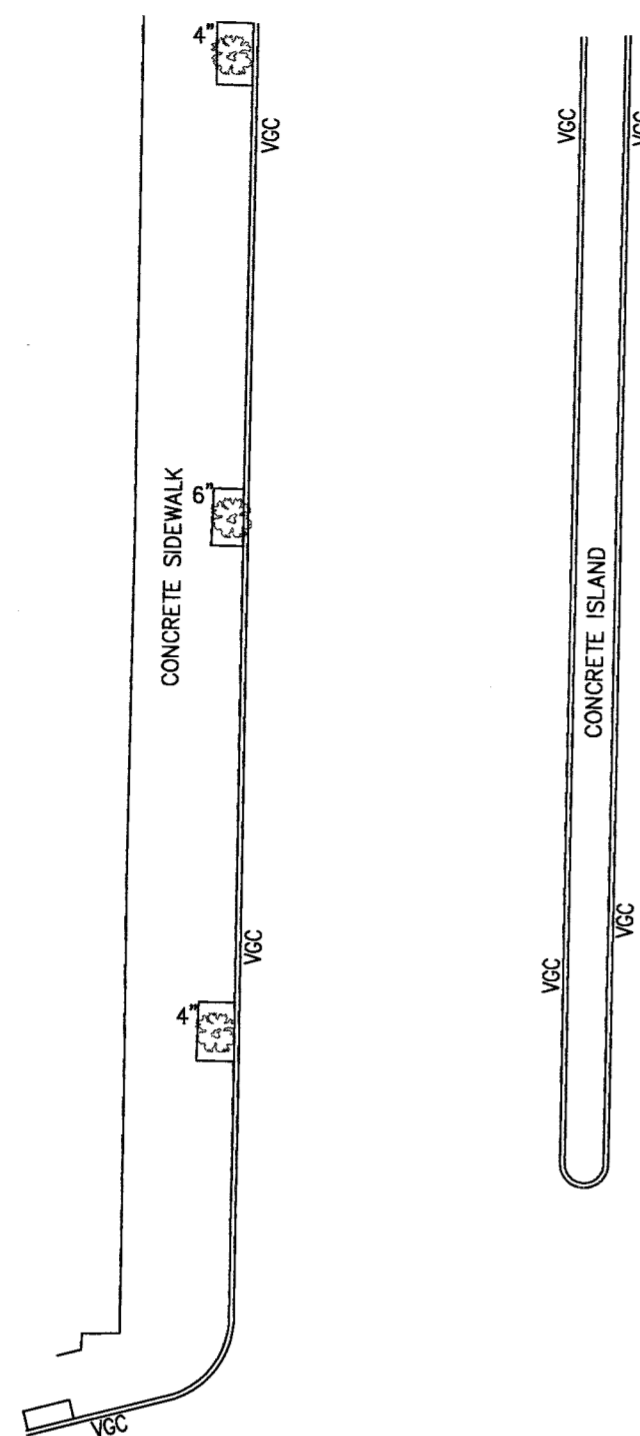
**CERTIFIED PLOT PLAN**  
1607 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

PREPARED FOR:  
**HARVARD LAW SCHOOL**  
1050 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

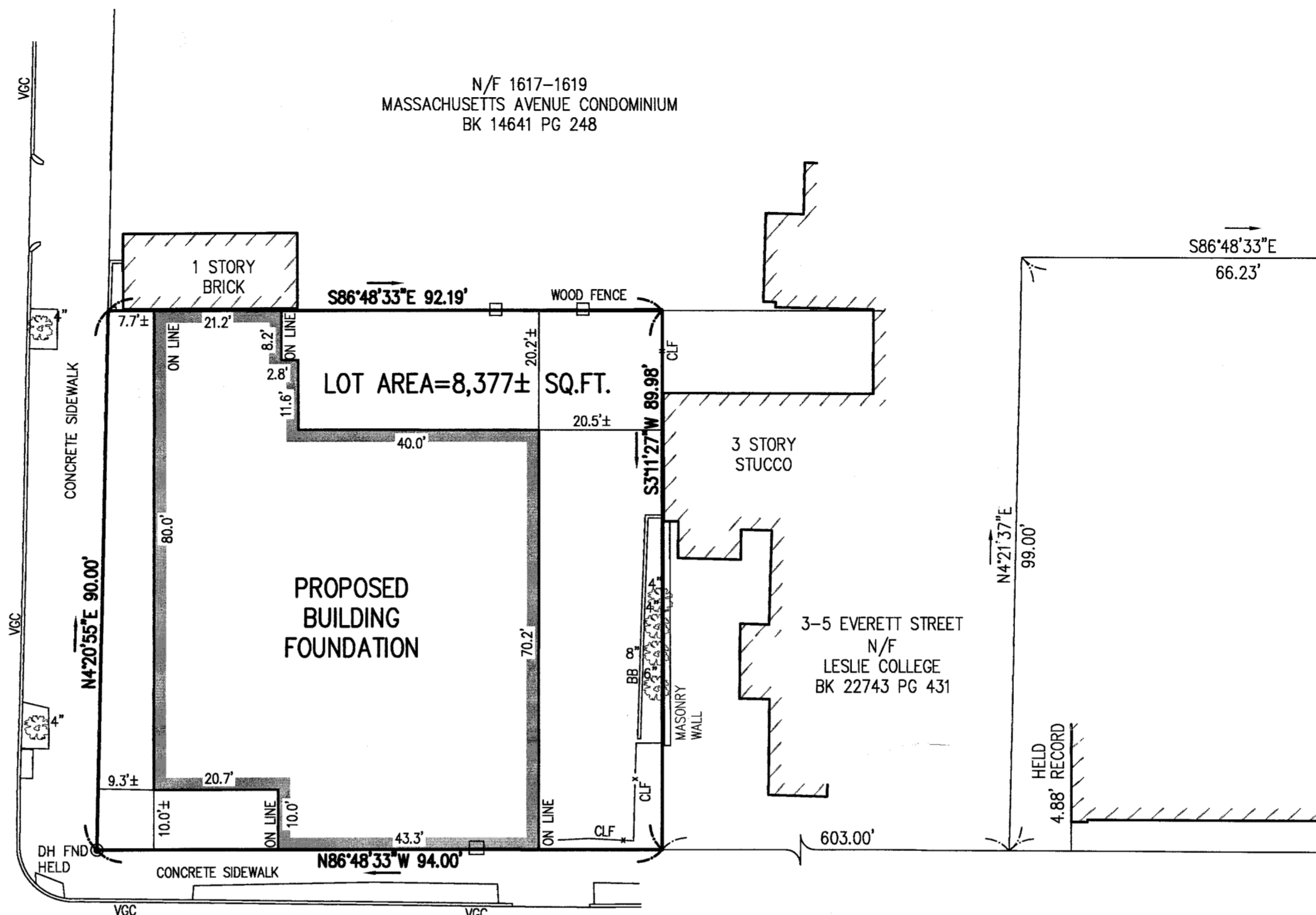
SHEET: 1  
**CPP1**  
OF 1 REV.

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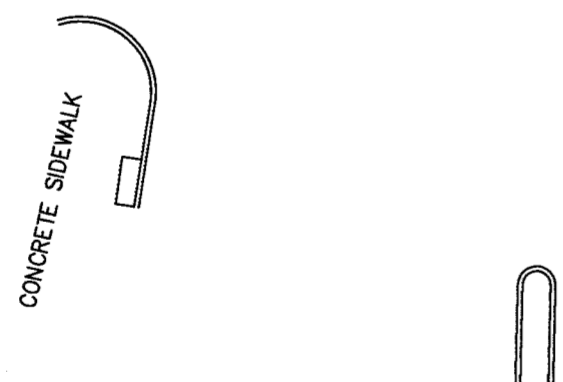
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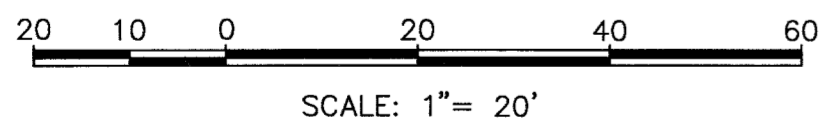
MASSACHUSETTS AVENUE  
(PUBLIC - VARIABLE WIDTH)



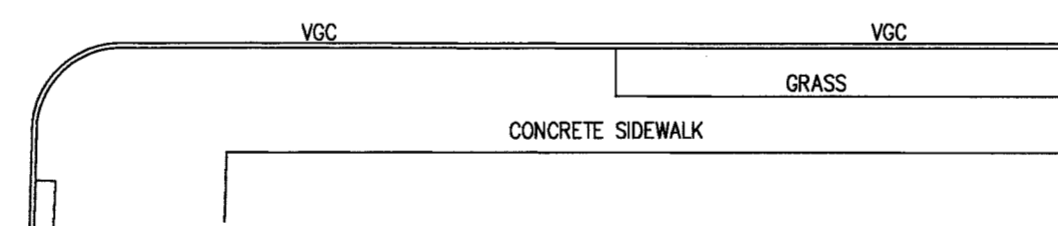
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SCALE: 1" = 20'



*Alexander D. Diotte*

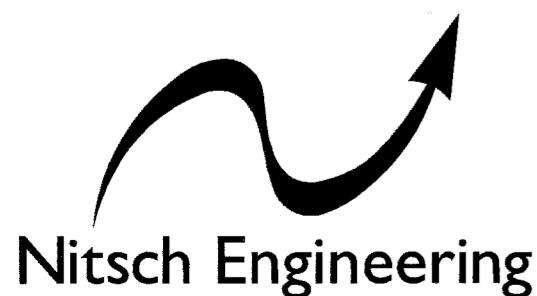
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