



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-010106-2016

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : 18 Whitney Ave Condominium Trust - C/O Graham McVicker

PETITIONER'S ADDRESS : 18 Whitney Ave, Unit 6 Cambridge, MA 02139

LOCATION OF PROPERTY : 18 Whitney Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : Condominium ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

We are seeking a reduction in the minimum number of required off-street parking spaces from 7 spaces to 6 spaces. This will allow one unit to be occupied without an assigned off-street parking space.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35.1 (Reduction of Parking).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : 
 (Petitioner(s) / Owner)

GRAHAM MCVICKER
 (Print Name)

Address : 18 WHITNEY AVE
UNIT 6

Tel. No. : 206-225-0192

E-Mail Address : gmcvicker@gmail.com

Date : 5/6/2016

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 Renee George & Graham McVicker
(OWNER)

Address: 18 Whitney Ave, Unit 6, Cambridge, MA 02139

State that I/We own the property located at 18 Whitney Ave, which is the subject of this zoning application.

The record title of this property is in the name of Renee George & Graham McVicker


*Pursuant to a deed of duly recorded in the date 9/25/2013, Middlesex South County Registry of Deeds at Book 02689, Page 522; 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 Middlesex

The above-name Renee George personally appeared before me, this 1 of February 2014, and made oath that the above statement is true.

 Notary

My commission expires _____ (Notary Seal).



Mary Ellen DeAngelis
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 19 2016

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

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 Peter Norris (OWNER)

Address: 1010 Mt. Auburn St, Cambridge MA 02138

State that I/We own the property located at 18 Whitney Ave, Unit #1. which is the subject of this zoning application.

The record title of this property is in the name of Peter Norris

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 63996, Page 529; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

Peter Norris

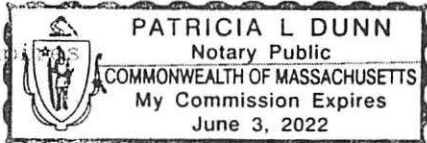
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of DUKES CTY

The above-name Peter Norris personally appeared before me, this 18th of MARCH, 2016, and made oath that the above statement is true.

Patricia L. Dunn Notary

My commission expires _____ (Notary Seal).




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

Notary Public
My Commission Expires
June 3, 2025

Patricia L. Dunn

Notary Public

Patricia L. Dunn

PATRICIA L. DUNN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 3, 2025



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 Whitney Investment Group, LLC by its manager
(OWNER)

Address: 551 Center Street, Milton, MA 02186

State that I/We own the property located at Unit 7, 18 Whitney Ave., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Whitney Investment Group, LLC

*Pursuant to a deed of duly recorded in the date Aug. 9, 2016 Middlesex South County Registry of Deeds at Book 57270, Page 333; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

Philip G. Grefe, Manager
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

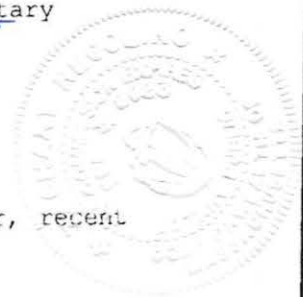
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name Philipp G. Grefe personally appeared before me, this 5th of April, 2016, and made oath that the above statement is true.

Zachary Regolino Notary
Zachary Regolino

My commission expires Feb 8, 2023 (Notary Seal).



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





SACHARY REGOLINO
Notary Public
Commonwealth of Massachusetts
My Commission Expires Feb. 3, 2009



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 Mark Joseph Mullikin
(OWNER)

Address: 18 Whitney Avenue #3

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

The record title of this property is in the name of Mark Joseph Mullikin
Ruchun Qiu

*Pursuant to a deed of duly recorded in the date 8/2/2013, Middlesex South County Registry of Deeds at Book 62386, Page 265; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Mark Mullikin
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

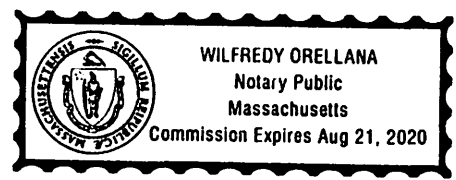
Commonwealth of Massachusetts, County of Middlesex

The above-name MARK Joseph Mullikin personally appeared before me, this 26 of January, 2014, and made oath that the above statement is true.

[Signature] Notary

My commission expires 08/21/2020 (Notary Seal).

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



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

CHICAGO, ILLINOIS

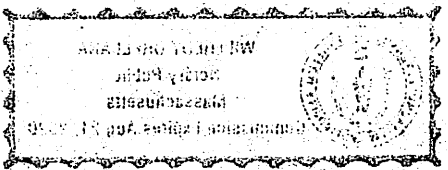
SEPTEMBER 1954

RECEIVED

SEP 15 1954

PHYSICS DEPARTMENT

CHICAGO, ILLINOIS



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 Leslie Deutsch + Tim Fofonoff
(OWNER)

Address: 18 Whitney Ave. Cambridge

State that I/We own the property located at 18 Whitney Ave # 4, which is the subject of this zoning application.

The record title of this property is in the name of Leslie Deutsch + Tim Fofonoff

*Pursuant to a deed of duly recorded in the date 4/18/2012, Middlesex South County Registry of Deeds at Book 58914, Page 218; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Leslie Deutsch
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Leslie Deutsch and Tim Fofonoff personally appeared before me, this 9th day of February, 2016, and made oath that the above statement is true.

My commission expires 07-30-2021 (Notary Seal).



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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Russell Walker (OWNER)

Address: 18 Whitney Ave #2, Cambridge MA 02139

State that I/We own the property located at 18 Whitney Ave #2, which is the subject of this zoning application.

The record title of this property is in the name of Russell Walker

*Pursuant to a deed of duly recorded in the date 06/08/2012 ~~08.27.08~~, Middlesex South County Registry of Deeds at Book 5168759261 ~~524 346~~; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

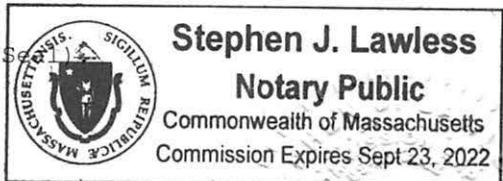
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name RUSSELL WALKER personally appeared before me, this 28 of JAN, 2016, and made oath that the above statement is true.

[Signature] Notary

My commission expires 09/23/2022 (Notary Seal)



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

10/20/00

10/20/00

10/20/00

Stephen L. Lawrence
 County Clerk
 Commission on Judicial Administration
 Commission on Judicial Administration



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 Nori Gerardo
(OWNER)

Address: 18 Whitney Avenue, Unit 5, Cambridge, MA 02139

State that I/We own the property located at 18 Whitney Ave, which is the subject of this zoning application.

The record title of this property is in the name of Brusewitz, Mary Rose, Trustee, The Callie and Maddie Trust

*Pursuant to a deed of duly recorded in the date 9/30/2014, Middlesex South County Registry of Deeds at Book 64308, Page 127; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Nori Gerardo
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

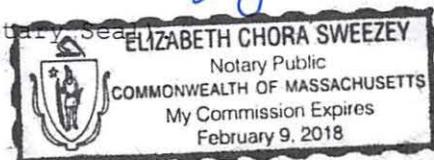
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Nori Ann Gerardo personally appeared before me, this 27 of January 2016, and made oath that the above statement is true.

Elizabeth Chora Sweezy Notary

My commission expires February 9th 2018 (Notary Seal)



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

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: 18 Whitney Ave Condominium Trust

PETITIONER'S ADDRESS: 18 Whitney Ave, Cambridge, MA 02139

LOCATION OF PROPERTY: 18 Whitney Ave, Cambridge, MA 02139

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: C

REASON FOR PETITION:

- | | |
|---|---|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input checked="" type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are seeking a reduction in required off-street parking spaces from 7 spaces (1 per unit) to 6 (0.86 per unit). There is insufficient room for 7 spaces on the property and this will allow one unit to be occupied without an assigned off-street parking space.

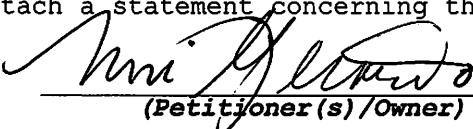
SECTIONS OF ZONING ORDINANCE CITED:

Article 6 Section 35.1

Article _____ Section _____

Article _____ Section _____

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)/Owner)

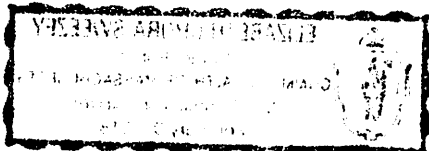
Graham McVicker
(Print Name)

Address: 18 Whitney Ave

Unit 6, Cambridge, MA 02139

Tel. No.: 206-225-0192

E-Mail Address: gmcvicker@gmail.com



Date: 1/6/2016

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 18 Whitney Ave Cambridge, MA 02139 (location) 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 reduction in required parking by one space will not cause excessive congestion, substantially reduce parking availability or otherwise adversely impact the neighborhood. The number of cars parked on the street will not change, as currently only 4 of the assigned parking spaces are used by building occupants. Several building occupants do not own cars and commute by walking, biking and public transportation. The property is 0.7 miles from the central square MBTA T-stop, 1 block from bus stops for the #64 and #47 routes, and 0.4 miles from bus stops for the #70 and 70A routes. There are 6 Zipcars within 0.25 miles of the property and >12 Zipcars within 0.5 miles of the property.
- 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:
- The number of cars in the neighborhood and parked on the street will not be changed if this petition for a special permit is granted.
- 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:
- We do not anticipate any change to adjacent uses if this special permit is granted.
- 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:
- There will be no effective change to the traffic, noise or overall safety and/or welfare of the neighborhood because we do not anticipate that the requested special permit will change the number of cars parking on the street in the neighborhood.
- 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:
- If the special permit is granted, it will have no change on the integrity of the district or adjoining district and will allow the building to be fully occupied without alteration of the existing parking lot.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: 18 Whitney Ave Condo Trust **PRESENT USE/OCCUPANCY:** Condominium
LOCATION: 18 Whitney Ave Cambridge, MA 02139 **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Condominium

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>7989</u>	<u>unchanged</u>	<u>N/A</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>10665</u>	<u>unchanged</u>	<u>N/A</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>0.75</u>	<u>unchanged</u>	<u>0.75</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1524</u>	<u>unchanged</u>	<u>1500</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
WIDTH	<u>52.15'</u>	<u>unchanged</u>	<u>50'</u>	<u>(min.)</u>
DEPTH	<u>163'</u>	<u>unchanged</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>12'</u>	<u>unchanged</u>	<u>29.2'</u>	<u>(min.)</u>
REAR	<u>80.1'</u>	<u>unchanged</u>	<u>30'</u>	<u>(min.)</u>
LEFT SIDE	<u>12.75'</u>	<u>unchanged</u>	<u>23.4'</u>	<u>(min.)</u>
RIGHT SIDE	<u>3.8'</u>	<u>unchanged</u>	<u>23.4'</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>43.5'</u>	<u>unchanged</u>	<u>35'</u>	<u>(max.)</u>
LENGTH	<u>73.4'</u>	<u>unchanged</u>	<u>N/A</u>	
WIDTH	<u>40.5'</u>	<u>unchanged</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>50%</u>	<u>unchanged</u>	<u>30%</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>7</u>	<u>unchanged</u>	<u>7</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>6</u>	<u>6</u>	<u>7</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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.; wood frame, concrete, brick, steel, etc.

None

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'.

ZONING COMPLIANCE TABULATION:

Per Table 5-1 Footnote (i)

"The dimensional requirements of the Residence C-1 district as detailed in the section 5.31 shall apply in the residence C district for structures in existence as of December 1, 1986 under the following limitations and conditions:

- (1) Any increase in floor area or number of units, provided all construction occurs within the limits of the existing structure"

Prepared by Boyes-Watson Architects, 02-12-07

DIMENSIONAL FORM				
LOCATION:	18 Whitney Ave		ZONE:	Res C (see footnote 1)
APPLICANT:	18 Whitney LLC	REQUESTED OCCUPANCY:	Unchanged	
PHONE:		PRESENT USE/OCCUPANCY:	Multi-family	
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQ.
FLOOR AREA:		6906	7989	4677
LOT SIZE:		10665	Unchanged	min. 5000
FLOOR AREA TO LOT AREA		0.65	0.75	0.75
MINIMUM LOT AREA FOR EACH DWELLING UNIT		1778	1524	1500 SF min.
SIZE OF LOT:	WIDTH	52.15'	Unchanged	50'
	LENGTH	163'	Unchanged	N/A
(setbacks in feet)	FRONT	12'	Unchanged	29.2' (F+L/4)
	REAR	80.1'	Unchanged	30' (F+L/4)
	LEFT SIDE	12.75'	Unchanged	23.4' (F+L/5)
	RIGHT SIDE	3.8'	Unchanged	23.4' (F+L/5)
SIZE OF BUILDING	HEIGHT	43.5'	Unchanged	35'
	LENGTH	73.4'	Unchanged	N/A
	WIDTH	49.5'	Unchanged	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA (TOTAL)		52%	50%	30%
NO. OF DWELLING UNITS:		8	Unchanged	LOT/1500 = 7
NO. OF PARKING SPACES:		7	Unchanged	7
NO. OF LOADING AREAS:		n/a	n/a	N/A
DIST. TO NEAREST BUILDING ON SAME LOT:		n/a	n/a	N/A

BUILDING CONSTRUCTION

Fire Prevention:

Building to be fully fire sprinklered per N.F.P.A. 72 - National Fire Alarm Code

Occupancy Group:

Residential (Multi-Family) _____

Construction Type: _____

Maximum Building Height (Per 780 C) _____

(Increase for Automatic Sprinkler System)

Maximum Building Area (Per 780 C) _____

(With increase for Automatic Sprinkler System; decrease for buildings more than 2 stories)

Fire Resistance Ratings Of Structure

Exterior Walls _____

Load Bearing _____

Non-Load Bearing _____

Fire Walls and Party Walls _____

Fire Separation Assemblies _____

Fire Enclosure of Exits _____

Shafts and Elevator Hoistways _____

Smoke Partitions _____

Exit Access Corridors (1011.4) _____

Dwelling Unit Separations _____

Smoke Barriers _____

Other Non-Load Bearing Partitions _____

Interior Load Bearing Structure _____

Supporting More Than One Floor _____

Supporting One Floor or Roof Or _____

Structural Members Supporting Wall _____

Floor Construction _____

Roof Construction _____

15' or less in height to lowest member _____

15' to 20' in height to lowest member _____

More than 20' in height to lowest member _____

Other Fire Resistance Ratings

Fire Separation at Elevator Machine _____

Notes:

- All supporting structural members must individually fire proof

BUILDING AREA DATA

F.A.R. AREA

BASEMENT LEVEL _____

FIRST FLOOR _____

SECOND FLOOR _____

THIRD FLOOR _____

LOFT FLOOR _____

SUBTOTAL F.A.R. AREA _____

NON-F.A.R. AREA

MECHANICAL SPACE _____

BASEMENT AREA (MECHANICAL) _____

TOTAL BUILDING NON-F.A.R. AREA _____

18 WHITNEY LLC
18 WHITNEY AVENUE
CAMBRIDGE, MA



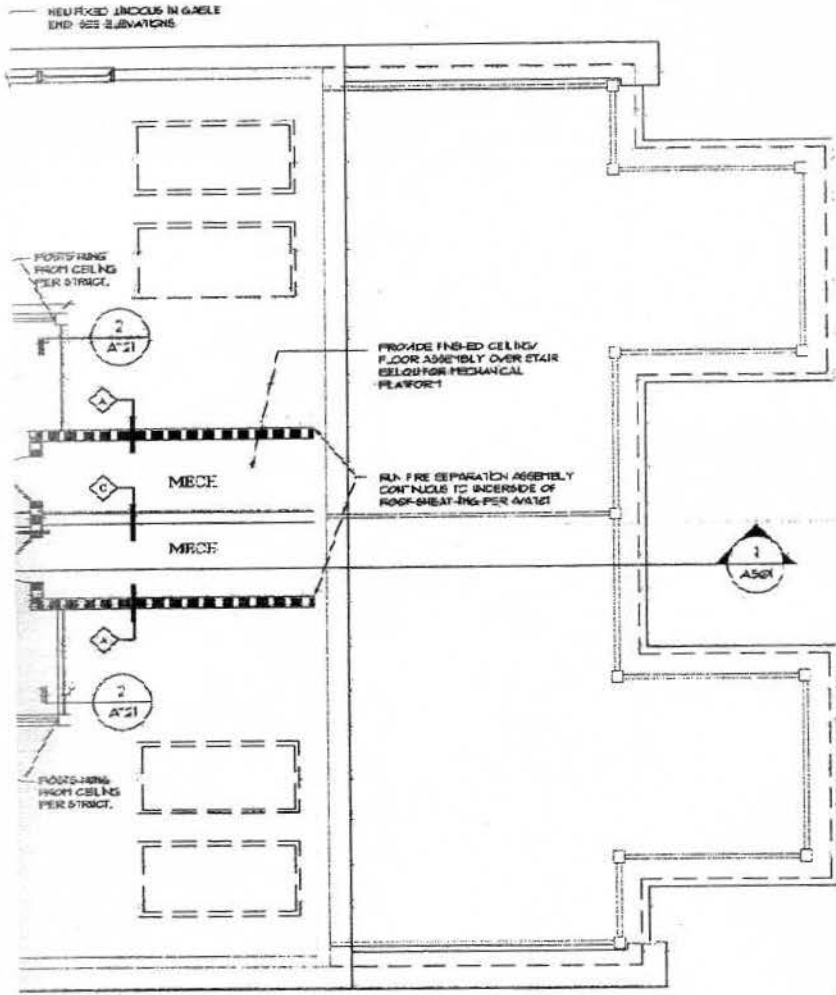
BOYES-WATSON ARCHITECTS

architects@boyes-watson.com

They Rev Size: Serenilla 10-12 HD Print (6") 629420 Fax (6") 629420

project: 18 WHIT

date: CONSTI



E CAMBRIDGE, MA

8FT FLOOR PLAN

job no.

16170

scale

1/4" = 1'-0"

date issued

03-29-07

room to show

1.	_____	6.	_____
2.	_____	7.	_____
3.	_____	8.	_____
4.	_____	9.	_____
5.	_____	10.	_____



sheet no.

A-305



City of Cambridge Inspectional Services Department,
831 Massachusetts Avenue,
Cambridge, MA 02139

To Whom It May Concern:

I am writing to you as a neighbor of 18 Whitney Ave in Cambridge, MA. The trustees of the 18 Whitney Condo Association have informed me that they intend to petition for a special permit from the Cambridge Board of Zoning Appeals. The purpose of this special permit is to allow one of the seven units in the condo association to be occupied without an assigned off-street parking space.

I have no objections this special permit being issued.

Signature:

Alan Dobson

Date:

January 2, 2016

Printed Name:

Alan Dobson

Address:

19 Whitney Avenue
Cambridge, MA 02139

Tel. No.:

617 497-6660

Email:

la-dobson@hotmail.com

City of Cambridge Inspectional Services Department,
831 Massachusetts Avenue,
Cambridge, MA 02139

To Whom It May Concern:

I am writing to you as a neighbor of 18 Whitney Ave in Cambridge, MA. The trustees of the 18 Whitney Condo Association have informed me that they intend to petition for a special permit from the Cambridge Board of Zoning Appeals. The purpose of this special permit is to allow one of the seven units in the condo association to be occupied without an assigned off-street parking space.

I have no objections this special permit being issued.

Signature: Leyla Derbali Date: 1/5/16

Printed Name: Leyla Derbali

Address: 22 Whitney Ave.

Cambridge, MA 02139

Tel. No.: _____

Email: _____

City of Cambridge Inspectional Services Department,
831 Massachusetts Avenue,
Cambridge, MA 02139

To Whom It May Concern:

I am writing to you as a neighbor of 18 Whitney Ave in Cambridge, MA. The trustees of the 18 Whitney Condo Association have informed me that they intend to petition for a special permit from the Cambridge Board of Zoning Appeals. The purpose of this special permit is to allow one of the seven units in the condo association to be occupied without an assigned off-street parking space.

I have no objections this special permit being issued.

Signature: Christie Doherty Date: 1/3/16

Printed Name: Christine Doherty

Address: 30 Whitney Av
Cambridge MA

Tel. No.: 617-354-6571

Email: Chrisdoherty354@gmail.com

Dec. 22, 2015

18 Whitney Ave Condo Trust
18 Whitney Ave,
Cambridge, MA 02139

Dear Neighbors,

I am writing to ask for your support of our condo association's application for a special permit from the Cambridge Board of Zoning Appeals. We are requesting a special permit to allow one of the seven units in our condo building to be occupied without an assigned off-street parking space.

We are applying for this special permit, because there is not sufficient room to park 6 cars on the north side of the building. Currently, one unit in our building cannot be legally occupied because city ordinance requires that all units have assigned off-street parking. Deed restrictions that are associated with the property do not allow us to change the existing configuration of the parking lot.

We do not anticipate that allowing one unit to be occupied without an assigned off-street parking space will alter demand for street parking in the neighborhood. Currently, several of our off-street parking spots are unused by their respective owners and we do not expect this situation to change any time soon.

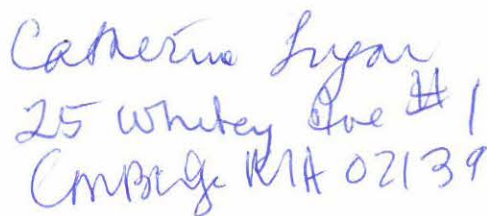
Should you have any concerns about our application for a special permit, please let us know at your earliest convenience. If you do not have any objections the proposed special permit, please sign the enclosed letter and return it to us by dropping it in our mailbox or mailing it to us.

Sincerely,



Graham McVicker
Trustee, 18 Whitney Ave Condo Trust
18 Whitney Ave Unit 6
Cambridge, MA 02139

Tel: 206-225-0192
Email: gmcvicker@gmail.com



Catherine Lygan
25 Whitney Ave #1
Cambridge MA 02139

Mark Mullikin
Trustee, 18 Whitney Ave Condo Trust
18 Whitney Ave Unit 3
Cambridge, MA 02139


Tel: 617-800-5257
Email: markmullikin@yahoo.com

City of Cambridge Inspectional Services Department,
831 Massachusetts Avenue,
Cambridge, MA 02139

To Whom It May Concern:

I am writing to you as a neighbor of 18 Whitney Ave in Cambridge, MA. The trustees of the 18 Whitney Condo Association have informed me that they intend to petition for a special permit from the Cambridge Board of Zoning Appeals. The purpose of this special permit is to allow one of the seven units in the condo association to be occupied without an assigned off-street parking space.

I have no objections this special permit being issued.

Signature:  Date: 1/2/2015

Printed Name: Kevin Wilson

Address: 415 Putnam Ave
Apt. 2

Tel. No.: 218 880 1938

Email: _____

City of Cambridge Inspectional Services Department,
831 Massachusetts Avenue,
Cambridge, MA 02139

To Whom It May Concern:

I am writing to you as a neighbor of 18 Whitney Ave in Cambridge, MA. The trustees of the 18 Whitney Condo Association have informed me that they intend to petition for a special permit from the Cambridge Board of Zoning Appeals. The purpose of this special permit is to allow one of the seven units in the condo association to be occupied without an assigned off-street parking space.

I have no objections this special permit being issued.

Signature: Steph Oakley Date: 1/2/2016
Printed Name: STEPHEN OAKLEY
Address: 30 Whitney Ave
Cambridge MA 02139
Tel. No.: 617 480 7944
Email: sfoakley@gmail.com




CITY OF CAMBRIDGE
Traffic, Parking and Transportation
344 Broadway
Cambridge, Massachusetts 02139

www.cambridgema.gov/traffic

Joseph E. Barr, Director
Brad Gerratt, Assistant Director for Parking Management
Brooke McKenna, Assistant Director for Street Management

Phone: 617-349-4700
Fax: 617-349-4747

MEMORANDUM

To: Board of Zoning Appeal
From: Joseph E. Barr, Director 
Date: February 19, 2016
Re: 18 Whitney Avenue

The Traffic, Parking & Transportation Department (TP&T) has reviewed the Board of Zoning Appeal (BZA) Special Permit request from Graham McVicker on behalf of the 18 Whitney Condo Association, to reduce the minimum number of required off-street parking spaces from 7 to 6 spaces.

18 Whitney Avenue has 7 dwelling units (6 are occupied). The parcel is registered with TP&T for 6 parking spaces on the north side of the building, and a tandem parking space on the south side of the building.

In 2015, TP&T issued a total of 5 residential parking stickers to 18 Whitney Avenue. (2 units had two vehicles, 1 unit had one vehicle, and 3 units had no vehicle).

TP&T believes a reduction from 7 parking space to 6 will not cause an adverse impact to streets in the neighborhood for the following reasons:

- The building has at least one available parking space because not all units have a vehicle.
- The property is one block from stops for bus routes 64 and 47 and within a 15 minute walk to the Central Square MBTA station.
- There are 6 carsharing vehicles located within a ¼ mile of the property and 12 within a ½ mile.
- The property is well located for bicycle access, including close proximity to the Paul Dudley White paths along the Charles River.

Based on these factors, we support the granting of this special permit.

Mark Mullikin
18 Whitney Ave, Unit 3
Cambridge, MA 02139

February 23, 2016

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

RE: Car Ownership of 18 Whitney Ave Residents

Dear members of the Board of Zoning Appeal:

I, the undersigned, am the owner of 18 Whitney Ave Unit 3. This letter is intended to document the car ownership of our unit. Our household owns two cars, which we park on the north side of the building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Mullikin', written in a cursive style.

Mark Mullikin

Russell Walker
18 Whitney Ave, Unit 2
Cambridge, MA 02139

February 23, 2016

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

RE: Car Ownership of 18 Whitney Ave Residents

Dear members of the Board of Zoning Appeal:

I, the undersigned, am the owner of 18 Whitney Ave Unit 2. This letter is intended to document the car ownership of our unit. Our household owns two cars, which we park in the tandem spot on the south side of the building.

Sincerely,



Russell Walker

Tim Fofonoff
18 Whitney Ave, Unit 4
Cambridge, MA 02139

February 23, 2016

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

RE: Car Ownership of 18 Whitney Ave Residents

Dear members of the Board of Zoning Appeal:

I, the undersigned, am the owner of 18 Whitney Ave Unit 4. This letter is intended to document the car ownership of our unit. Our household owns one car, which we park on the north side of the building.

Sincerely,



Tim Fofonoff

Graham McVicker
18 Whitney Ave, Unit 6
Cambridge, MA 02139

February 23, 2016


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

RE: Car Ownership of 18 Whitney Ave Residents

Dear members of the Board of Zoning Appeal:

I, the undersigned, am the owner of 18 Whitney Ave Unit 6. This letter is intended to document the car ownership of our unit. We do not own a car in the Boston area, and as such we park no cars in the lots at 18 Whitney Ave or on the street.

Sincerely,



Graham McVicker

Nori Gerardo Lietz
18 Whitney Ave, Unit 5
Cambridge, MA 02139

February 23, 2016

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

RE: Car Ownership of 18 Whitney Ave Residents

Dear members of the Board of Zoning Appeal:

I, the undersigned, am the owner and occupant of 18 Whitney Ave Unit 5. This letter is intended to document the car ownership of my unit. I do not own a car in the Boston area, and as such I park no cars in the lots at 18 Whitney Ave or on the street.

Sincerely,



Nori Gerardo Lietz

Peter Norris
18 Whitney Ave, Unit 1
Cambridge, MA 02139

February 23, 2016

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

RE: Car Ownership of 18 Whitney Ave Residents

Dear members of the Board of Zoning Appeal:

I, the undersigned, am the owner of 18 Whitney Ave Unit 1. As my unit is currently unoccupied, there are no cars that are used by the unit.

Sincerely,



Peter Norris

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/7/2013 9:34:47 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
152340	MASTER DEED		51687/477	09/16/2008	1.00
Property-Street Address and/or Description					
18 WHITNEY ST UNITS 18-1 18-7					
Grantors					
18 WHITNEY STREET LLC, 18 WHITNEY AVENUE CONDOMINIUM					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



18

**MASTER DEED
OF THE
18 WHITNEY AVENUE CONDOMINIUM**

18 Whitney Street, LLC (hereinafter referred to as the "Declarant"), being the sole owner of certain premises situated in Cambridge, Middlesex County, Massachusetts, described in Exhibit A hereto (the "premises"), by executing and recording this Master Deed, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and propose to create and do hereby create a condominium (the "Condominium") to be governed by and subject to the provisions of said Chapter 183A, as amended, and to that end hereby declares and provides as follows:

Property Address: 18 Whitney Avenue
Cambridge MA 02139

1. NAME.

The name of the Condominium shall be:

18 WHITNEY AVENUE CONDOMINIUM

2. DESCRIPTION OF THE LAND.

The land on which the building and improvements are located is more particularly described in Exhibit A attached hereto and made a part hereof, which land and buildings are subject to and have the benefit of, as the case may be, the easements, encumbrances, restrictions and appurtenant rights set forth and contained in said Exhibit A.

3. DESCRIPTION OF THE BUILDINGS.

The description of the building comprising the Condominium, stating the number of stories, the number of Units and the principal materials of which it is constructed is set forth and described in Exhibit B attached hereto and made a part hereof.

4. DESCRIPTION OF UNITS AND UNIT BOUNDARIES.

The Condominium Units and the designations, locations, approximate areas, number of rooms, immediately accessible common areas and other descriptive specifications thereof are as set forth in Exhibit C attached hereto and made a part hereof, and as shown on the Plans.

Return

DIANNE C. AWES
26 HURLBUT ST. #2
CAMBRIDGE MA 02138

Plan # 811 of 2008

5. COMMON AREAS AND FACILITIES.

The common areas and facilities of the Condominium (hereinafter sometimes called "Common Elements" comprise and will consist of:

(a) The land, together with and subject to all easements, encumbrances, restrictions and appurtenances described in Exhibit A, Exhibit D and The Site Plan recorded herewith.

(b) The yards, lawns, access ways, walkways, sidewalks, driveway, and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, steps, sillcocks, lighting fixtures and plants; provided, however, each Unit shall have as appurtenant thereto and easement and exclusive right to use one parking space (the tandem spaces being appurtenant to one single Unit) as shown on the site plan recorded herewith. The Declarant shall designate the parking space assignments in the first deed for each unit. Use of said parking area is subject to the restrictions set forth in section 9A hereof i.e. for residential purposes only.

(c) All areas of the building comprising the Condominium and all facilities, installations and improvements therein which are not within the boundaries of the Units as defined in this Master Deed, including, without limiting the generality of the foregoing:

- (1) The foundation, structural elements, columns, beams, studs, joists, supports, exterior walls and roof of the building, fire walls, walls between the common areas and the Units;
- (2) The building entrances, entrance halls, stair halls, stairways, heating plant and electrical equipment areas, basement and all improvements thereto, equipment and fixtures therein, and the other features and facilities thereof; Provided, however, each Unit shall have as appurtenant thereto an easement and exclusive right to use a basement storage space as shown on the floor plans recorded herewith;
- (3) All conduits, ducts, pipes, plumbing, wiring, electric meters and other facilities for the furnishing of utility services which are contained in portions of the building contributing to the structure or support thereof, provided, nevertheless, that all such facilities contained within any Unit which serve parts of the Condominium other than the Unit within which such facilities are contained shall be included as common facilities;
- (4) Installations of central services, including all equipment attendant thereto, excluding equipment contained within and servicing a single unit;

- (5) All porches and decks; provided, however, Units 2 and 3 shall have as appurtenant thereto an easement and exclusive right to use the deck and porch adjacent to each respective unit on the first floor and Units 6 and 7 shall have as appurtenant thereto an easement and exclusive right to use the deck adjacent to each respective unit on the third floor, as shown on the floor plans recorded herewith; and
- (6) All other apparatus and installations existing in the Building for common use or necessary or convenient to the existence, maintenance, or safety of the Building.

(d) All other items listed as such in Massachusetts General Laws, Chapter 183A, and located on the land.

6. DETERMINATION OF PERCENTAGE INTEREST IN COMMON ELEMENTS.

The owners of each Unit shall be entitled to an undivided interest in the Common Elements in the percentages set forth in Exhibit C attached hereto for each Unit. The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date. Said common areas and facilities, including those common areas to which certain units have as appurtenant to them exclusive rights and easements of use, shall be subject to the provisions of the 18 Whitney Avenue Condominium Trust and the By-Laws set forth therein, hereinafter referred to

6A. MAINTENANCE AND REPAIR OF EXCLUSIVE EASEMENTS AND RIGHTS OF USE.

Those common areas and facilities of the Condominium described hereinbefore subject to exclusive easements and rights of use appurtenant to the Units, if any, as such may be designated in Section 5 hereof shall be maintained in good repair by, and at the sole expense of the Unit Owner benefiting from such exclusive easement and right to use (who shall also reimburse the 18 Whitney Avenue Condominium Trust for the cost of any repairs or damage thereto caused or permitted by such Unit Owner's negligence, misuse or neglect). If the Owner of any such Unit shall fail or neglect so to maintain any such areas, the Trustees of the 18 Whitney Avenue Condominium Trust may do so and charge such Unit Owner for the costs thereof, and such Unit Owner shall be liable therefor.

7. FLOOR PLANS AND SITE PLAN.

The verified floor plans of the building showing the layout, location, Unit numbers and dimensions of the Units and such other matters as are required by law are attached hereto. Also recorded herewith is a site plan by Wendell H. Mason, Surveyor, dated September 6, 2008, and entitled "Site Plan, 18 Whitney Avenue Condominium, Cambridge, Mass." showing the location of the building and parking spaces on the lot.

8. USE OF BUILDING AND UNITS.

The purposes for which the Building and the Units are intended to be used are as follows:

(a) The Building and each of the Units and its appurtenant parking are intended only for residential purposes, and specifically residential parking purposes. No use may be made of any Unit except as a residence for the Owner thereof or his permitted lessees and the members of their immediate families or for no more than three persons unrelated by blood or marriage;

(b) Notwithstanding the provisions of Sections 8 and 9 of this Master Deed, the Declarant hereof may, until all of the Units have been sold by the Declarant, let or lease Units with their appurtenant parking which have not been sold by the Declarant and use any Unit owned by the Declarant as models for display for the purpose of selling or leasing Units, or other lawful purpose;

9. RESTRICTIONS ON USE OF UNITS.

The restrictions on the use of the Units are as follows:

(a) No Unit shall be used or maintained in a manner contrary to or inconsistent with the comfort and convenience of the occupants of the Units, the provisions of the 18 Whitney Avenue Condominium Trust, the By-Laws set forth therein and the rules and regulations promulgated pursuant thereto;

(b) The owners of any Unit may at any time and from time to time change the use and designation of any room or space within such Unit, subject to provisions of Sections 8 and 9 hereof, and may modify, remove and install non-bearing walls lying wholly within such Unit, provided, however, that any and all work with respect to the removal and installation of interior non-bearing walls or other improvements shall be done in a good and workmanlike manner, pursuant to a building permit duly issued therefor (if required by law) and pursuant to plans and specifications which have been submitted to and approved by the Trustees of the 18 Whitney Avenue Condominium Trust, hereinafter referred to, which approval shall not be unreasonably withheld or delayed;

(c) In order to preserve the architectural integrity of the building and the Units, without modifications, and without limiting the generality thereof, no balcony, awning screen, antenna, sign, banner, or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any Unit or any part thereof, no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker, or other exterior hardware, exterior Unit door, or door frames shall be made and no painting or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window;

(d) The limitations on use and restrictions set forth in Sections 8 and 9 hereof shall be for the benefit of the owners of the Units and the Trustees of the 18 Whitney Avenue Condominium Trust as the persons in charge of the Common Elements, shall be enforceable solely by said Trustees, and shall, insofar as permitted by law, be perpetual; and, to that end, such limitations on use and restrictions may be extended by said Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. Said restrictions may be waived in specific cases by such Trustees;

(e) Owners of the Units may not transfer their Units without the appurtenant right to the portions of the Common Elements which they have an exclusive right to use;

(f) No Unit shall be maintained at an ambient temperature of less than forty-five (45) degrees Fahrenheit during such time or times as is necessary to prevent the freezing of any and all pipes within the Building;

(g) No legally immoral, improper, offensive, or other unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any Unit shall be eliminated by and at the sole expense of the Owner of said Unit and those relating to the Common Elements shall be eliminated by the Trustees, except as may be otherwise provided for herein;

(h) No Unit, or other area to which a Unit Owner has exclusive rights, shall be maintained or used in such a manner as to detract from the value of the other Units or the Condominium as a whole;

(i) All maintenance and use by Unit Owners of the parking space and other facilities shall be done so as to preserve the appearance and character of the same and of the Condominium without modification;

(j) No Unit Owner shall alter his Unit in such a way as to permit sound, vibration, light or odors to be more readily transmitted to the other Units, the Common Elements, or neighboring buildings;

(k) Unit Owners may keep in their Units, with the prior written approval of the Trustees, dogs, cats or other companion animals, provided the number of such pets are not kept, bred or maintained for any commercial purposes, and provided further that the owner of any pet promptly repairs any damage caused by the pet on the Condominium property. In no event shall any dog or other animals be permitted in any portion of the Common Areas, unless carried, on a leash, or under the control of their owner. In the event that any such pet shall deposit any animal waste on any Common Area or Exclusive Area, the owner of such pet shall immediately clean up such waste.

(l) Every lease or occupancy agreement with respect to any of the units shall be for a term of not less than thirty (30) days and shall apply to the entire Unit and its appurtenant parking (and not a portion thereof). The Units may not be rented to more than three (3) unrelated persons at any one time. No lease may be entered into without prior permission and approval from the condominium trustees, said permission and approval not to be unreasonably withheld. Except that the Declarant shall not need said approval for so long as he owns any of the units. Every rental agreement with respect to the units shall be subject in all respects to the provisions of this Master Deed, including all exhibits hereto, the Declaration of Trust, the By-Laws and any Rules and Regulations of the Condominium, and failure of a lessee or occupant to comply with the terms of such documents shall constitute a default under said lease or occupancy agreement. In the event of such default by the lessee or occupant, the Trustees shall be entitled to bring an action for summary process to evict said lessee or occupant. The restrictions of this provision shall not apply to the Declarant or to an institutional first mortgage lender in possession of a Unit following a default by a Unit Owner in his mortgage or holding title to a Unit by virtue of a mortgage foreclosure proceeding or deed or other agreement in lieu of foreclosure.

9A. RESTRICTIONS ON PARKING AREA

The parking area, including the location and number of parking spaces, as shown on the Site Plan recorded herewith, shall not be changed or expanded at any time. Said parking spaces are to be used solely for residential parking purposes. Notwithstanding anything to the contrary contained in this Master Deed or the 18 Whitney Avenue Condominium Trust, this provision shall not be amended or eliminated at any time.

10. AMENDMENTS.

This Master Deed may be amended by an instrument in writing:

- (i) signed by the Unit Owners entitled to one hundred (100%) percent of the undivided interest in the common elements;**
- (ii) signed and acknowledged by all of the Trustees of the 18 Whitney Avenue Condominium Trust hereinafter referred to; and**
- (iii) duly recorded with the Middlesex South Registry of Deeds.**

PROVIDED, HOWEVER, that:

(a) The date on which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same shall have been so recorded within six (6) months after such date.

(b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered.

(c) No instrument of amendment affecting any Unit in a manner which impairs the security of a mortgage of record thereon held by a bank or insurance company or of a purchase money mortgage shall be of any force or effect unless the same has been assented to by such holder.

(d) No instrument of amendment which alters the percentage of the undivided interest in and to the Common Elements to which any Unit is entitled shall be of any force or effect unless the same has been signed by all Unit Owners and said instrument is recorded as an Amended Master Deed.

(e) No instrument of amendment which purports to increase or decrease or redefine the property defined herein as Common Elements shall be of any force or effect unless signed by the Unit Owners entitled to one hundred (100%) percent of the undivided interests in the Common Elements.

(f) If the Declarant determines that a typographical error, misnomer, inadvertent omission or any other error has been made in this Master Deed, the Declarant without other authority, shall have the right to correct any such error by an instrument amending the Master Deed executed by the Declarants and recorded with said Registry of Deeds, provided, however, that no such amendment shall materially affect any substantive right or interest of any Unit Owner or the common areas and facilities.

(g) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of said Chapter 183A, as amended, of the Massachusetts General Laws shall be of any force or effect.

11. MANAGING ENTITY.

The entity through which the Unit Owners will manage and regulate the Condominium established hereby is the 18 Whitney Avenue Condominium Trust, a Massachusetts Trust, a copy of the Declaration of Trust (including the By-Laws thereof) being recorded herewith. Such Declaration of Trust established a trust for the benefit of all Unit Owners in which each Unit Owner shall have a beneficial interest and membership in proportion to its percentage of undivided interest in the Common Elements to which such Owner is entitled hereunder.

Mary Hayes Walsh of 26 Hurlbut Street, Cambridge, Massachusetts 02138 is the original and present Trustee of the 18 Whitney Avenue Condominium Trust.

The Trustee has enacted By-Laws pursuant to and in accordance with the provisions of Chapter 183A of the General Laws of Massachusetts.

12. UNITS SUBJECT TO MASTER DEED, BY-LAWS, UNIT DEED AND RULES AND REGULATIONS.

All present and future owners, tenants, visitors, servants and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, the By-Laws and the Rules and Regulations of the 18 Whitney Avenue Condominium Trust, as they may be amended from time to time (collectively called the "Documents") herein.) The acceptance of the deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement that (a) the provisions of the Documents as they may be amended from time to time are accepted and ratified by such owner, tenant, visitor, servant or occupant, and all such

provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed of conveyance or lease thereof, and (b) a violation of the provisions of the Documents by any such person shall be deemed a substantial violation of the duties of the respective Unit Owner.

13. ENCROACHMENTS.

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) settling of the Building, or (b) alteration or repair to the Common Elements made by or with the consent of the Trustees, or (c) as a result of repair or restoration of the Buildings or a Unit after damage by fire or other casualty, or (d) as a result of condemnation or eminent domain proceedings, a valid easement shall exist for the continuance of such encroachment and for the maintenance of the same so long as the Building stands.

14. PIPES, WIRES, FLUES, DUCTS, CABLES, CONDUITS, PUBLIC UTILITY LINES AND OTHER COMMON ELEMENTS LOCATED INSIDE OF UNITS.

Each Unit owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units located in such Unit. The Trustees shall have a right of access to each Unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Building.

15. INVALIDITY.

The invalidity of any provisions of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provisions had never been included herein.

16. WAIVER.

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

17. CAPTIONS.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision her

18. CONFLICTS.

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

19. PROVISIONS FOR THE PROTECTION OF MORTGAGEES.

Notwithstanding anything in this Master Deed or in the Condominium Trust ("Condominium Trust") and By-Laws to the contrary, the following provisions shall apply for the protection of the holders of the first mortgages (hereinafter "First Mortgagees") of record with respect to the Units and shall be enforceable by the First Mortgagee:

(a) In the event that the Unit Owners shall amend this Master Deed or the Condominium Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:

- (i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
- (ii) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or
- (iii) sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (i) and (ii) above.

(b) Any party who takes title to a Unit through a foreclosure sale duly conducted by a first Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust.

(c) Any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid common expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee.

(d) A sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish any lien for assessments which become payable prior to such sale or transfer.

(e) The Unit Owners and the Trustees shall not be entitled to take the following actions unless the first Mortgagees with respect to all of the Units have given their prior written consent thereto:

- (i) by any act or omission, seek to abandon or terminate the Condominium, except in the event of substantial destruction of the Condominium by fire or other casualty or in the case of taking by condemnation or eminent domain; or
- (ii) change the pro-rata interest or obligations of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (b) determining the pro-rata share of ownership of each Unit in the Common Areas and Facilities; or
- (iii) by any act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas and Facilities, provided that the granting of easements for public purposes consistent with the intended use of the Common Areas and Facilities shall not be deemed an action for which prior consent of the First Mortgagees shall be required pursuant to this clause; or
- (iv) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities for other than repair, replacement or reconstruction thereof, except as otherwise provided in paragraph 5.6.1 of the Condominium Trust, which contains provisions dealing with substantial losses in conformity with the requirements of Section 17 of Chapter 183A.

(f) Consistent with the provisions of Chapter 183A, all taxes, assessments, and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual units and not to the Condominium as a whole.

(g) In no event shall any provision of this Master Deed or the Condominium Trust give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of such Unit and/or the Common Areas and Facilities.

(h) A First Mortgagee, upon written request made to the Trustees of the Condominium Trust, shall be entitled to:

- (i) written notification from the Trustees of the Condominium Trust of any default by its borrower who is an Owner of a Unit with respect to obligation of such borrower under this Master Deed or the provisions of the Condominium Trust which is not cured within sixty (60) days;

- (ii) inspect all books and records of the Condominium Trust at all reasonable times;**
- (iii) receive an annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the Condominium Trust;**
- (iv) receive written notice of all meetings of the Condominium Trust and be permitted to designate a representative to attend all such meetings;**
- (v) receive prompt written notification from the Trustees of the Condominium Trust of any damage by fire or other casualty to Unit upon which the First Mortgagee holds a First Mortgage or any proposed taking by condemnation or eminent domain of such Unit or the Common Areas and Facilities; and**
- (vi) receive timely written notice of any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Condominium Trust.**

(i) No agreement for professional management of the Condominium or any other contract with the Declarant may exceed a term of three (3) years, and any such agreement shall provide for termination by either party without cause and without payment of a termination fee on thirty (30) days or less written notice.

The Declarant intends that the provisions of this paragraph 19 shall comply with the requirements of the Federal Home Loan Mortgage Corporation and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this paragraph 19 may not be amended or rescinded without the consent of all First Mortgagees, which consent shall appear on the instrument of amendment as such instrument is duly recorded with Middlesex South District Registry of Deeds in accordance with the requirements of paragraph 10 hereof.

EXECUTED as a sealed instrument this 17th day of September 2008.

Developer
18 WHITNEY STREET, LLC

By: Mary Hayes Walsh (Mgt)
Mary Hayes Walsh, Manager

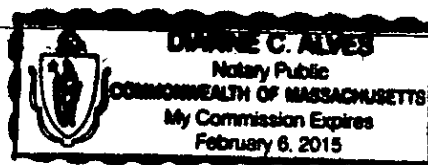
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS:

On this 17th day of September, 2008, before me, the undersigned notary public, personally appeared Mary Hayes Walsh, proved to me through satisfactory evidence of identification which was her Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of 18 Whitney Street, LLC.

DiAnne F. Alves
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**18 WHITNEY AVENUE CONDOMINIUM
EXHIBIT A**

A certain parcel of land with the buildings thereon situated on Whitney Avenue, Cambridge, Massachusetts, and being Lots 5, 5B on "Plan of Premises" in Cambridgeport, W.A. Mason & Son, Surveyors, recorded with Middlesex South Registry of Deeds, Plan Book 302, Page 28, bounded and described as follows:

- NORTHWESTERLY** by Whitney Avenue, eighty-five and 73/100 (85.73) feet;
- NORTHEASTERLY** by Lot 4, fifty-seven and 40/100 (57.40) feet;
- SOUTHEASTERLY** by Lot 3, twenty-three and 90/100 (23.90) feet;
- NORTHEASTERLY** again by Lot 3, fifty-three and 00/100 (53.00) feet;
- SOUTHEASTERLY** by Lot 2, five and 00/100 (5.00) feet;
- NORTHEASTERLY** again by Lot 2, fifty-two and 40/100 (52.40) feet;
- SOUTHEASTERLY** by Lots 1 and 5A, fifty-two and 15/100 (52/15) feet;
- SOUTHWESTERLY** by land of owners unknown, one hundred four and 81/100 (104.81) feet;
- SOUTHEASTERLY** by land of owners unknown, five and 00/100 (5.00) feet;
- SOUTHWESTERLY** by Lot 6, fifty-eight and 01/100 (58.01) feet.

Containing according to said plan, 10,665 square feet.

The following restrictions run with the land:

- 1. A raised approximately 3-foot by 20-foot planter shall be provided by 18 Whitney Street, LLC and maintained along the Whitney Avenue edge of the parking lot.**
- 2. The existing 5 foot wide rectangular planted green space in the side yard along the 23.90-foot lot line common to 415 Putnam Avenue shall be maintained as a garden.**
- 3. Trash facilities (sheds or containers) shall not be located within the parking lot areas and their green spaces, i.e. not within 58 feet of the Whitney Avenue lot line.**
- 4. Pavement of all parking areas shall be unit pavers of granite or brick.**
- 5. There will be a maximum of six parking spaces on the Putnam Avenue side (the left side) of the lot and one tandem parking space on the 20-22 Whitney Avenue side (the right side)of the lot.**
- 6. Parking is prohibited within the parking lot's fifteen-foot drive aisle along the 57.40-foot property line common to 409-411 Putnam Avenue.**
- 7. Parking is limited to the area and number of spaces as shown on the Plan of Land recorded herewith. Parking in the area behind the building is permanently prohibited.**
- 8. The 6-foot high stained cedar fence installed by the 18 Whitney Street, LLC is to be maintained along the 411 Putnam Avenue garden area along with the 4-foot stained cedar fence along the remainder of this 57.40 lot line.**
- 9. The stained cedar fence installed by the 18 Whitney Street, LLC along the 58.01-foot lot line common to 20-22 Whitney Avenue is to be maintained.**
- 10. There shall be no further construction in the area behind the building.**

For title, see Book 49064, Page 279. Also see Deed Restrictions instrument recorded herewith.

18 WHITNEY AVENUE CONDOMINIUM

EXHIBIT B

The Condominium is comprised of one building (“Building”) located at 18 Whitney Avenue, Cambridge, Massachusetts. The Building contains seven (7) units numbered 18-1,18-2,18-3,18-4,18-5,18-6, and 18-7. The Building consists of four (4) stories above the existing grade of Whitney Avenue and a basement below the grade.

The Building is of wood frame construction with masonry foundation.

18 WHITNEY AVENUE CONDOMINIUM

EXHIBIT C

UNIT NO.	UNIT LOCATION	NO. OF ROOMS*	APPROX. AREA IN SQ.FT.	PERCENTAGE INTEREST IN COMMON AREAS
18-1	basement	3	866	9%
18-2	1sr floor	5	1195	16%
18-3	1 st floor	5	1180	15%
18-4	2 nd floor	6	1249	17%
18-5	2 nd floor	5	1143	17%
18-6	2 nd ,3 rd ,4 th floors	3	903	13%
18-7	2 nd ,3 rd ,4 th floors	3	903	13%

*The number of rooms does not include bathrooms, closets, foyers, halls, or storage areas.

IMMEDIATE ACCESS TO COMMON AREAS:

Unit 18-1 has immediate access to the common area hall in the basement

Units 18-2 and 18-3 have immediate access to the common area front and rear stairways on the first floor.

Units 18-3 and 18-4 have immediate access to the common area front and rear stairways on the second floor.

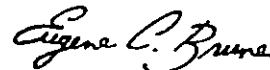
Units 18-6 and 18-7 have immediate access to the common area front and rear stairways on the third floor.

18 WHITNEY AVENUE CONDOMINIUM**EXHIBIT C – CONTINUED**

The Unit dimensions shown on the Plans extend to interior wall surfaces but, as hereinafter set forth, Unit boundaries extend in most cases to the plane of the interior surface of the wall studs.

The boundaries of the Units, with respect to the floors, ceilings, doors, and windows thereof, are as follows:

- (1) **Floors:** the upper surface of the subflooring or, in the case of those Units without subflooring, the plane of the upper surface of the floor slab.
- (2) **Ceilings:** the lower surface of the ceiling joist or, in the case of a Unit situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters.
- (3) **Interior Building Walls between Units and between Units and Common Areas:** the plane of the surface of the wall furrings or studs, or the plane of the surface facing such Unit of the masonry or cement when masonry or cement is the finished material.
- (4) **Exterior Building Walls:** the plane of the interior surface of wall furring, or the plane of the interior surface of the masonry when masonry is the finished material.
- (5) **Doors and Windows:** which open from a Unit are part of the Unit from which they open.



Attest Middlesex S. Register

BZA 10106-2016



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic



William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 18 Whitney Ave.:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demo proposed.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SWB Date 5/5/2016

Received by uploaded to Energov Date "
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

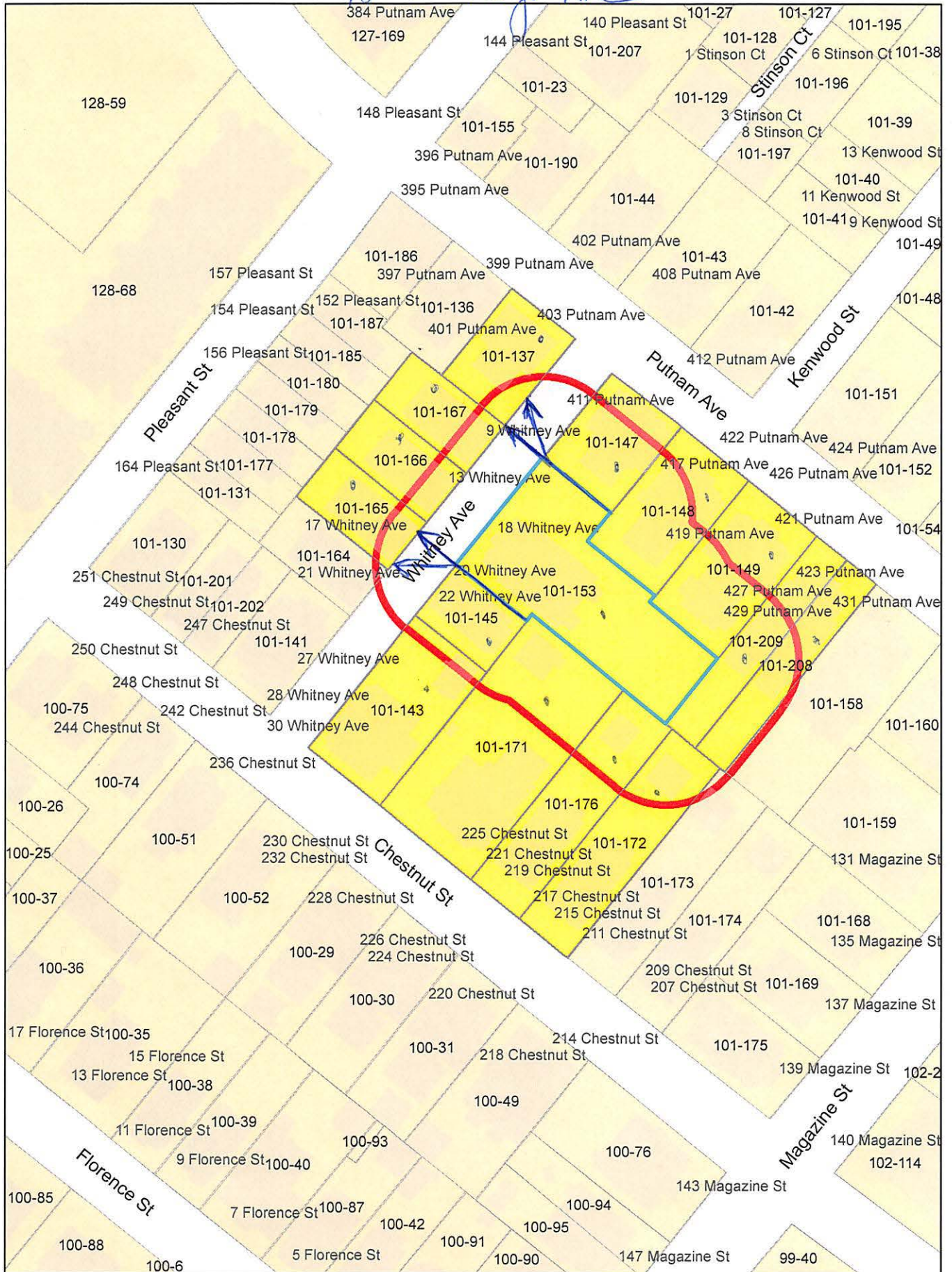
July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

<http://www.cambridgema.gov/Historic/demolitiondelay.html>

is Whitney Ave



18 Whitney Ave

Petitioner

101-147
CARROLL, DAVID J. & LISA J. YANAKAKIS
409-411 PUTNAM AVE., UNIT #409
CAMBRIDGE, MA 02139

101-147
CARVER, MARGARET & FRANK EDWARDS
411 PUTNAM AVE.
CAMBRIDGE, MA 02139

18 WHITNEY AVE CONDOMINIUM TR.
C/O GRAHAM McVICKER
18 WHITNEY AVENUE - UNIT 6
CAMBRIDGE, MA 02139

101-171
DEGREGORIO, ROBERT & ALBERT P. DEGREGORIO,
TRS OF THE DEGREGORIO
CHILDREN REALTY TRUST
225 CHESTNUT ST
CAMBRIDGE, MA 02139

101-143
ADEM, AHMED & NEGIAT I. ADEM
30 WINTER ST.
BELMONT, MA 02478

101-153
WALKER, RUSSELL
18 WHITNEY AVE., #18/2
CAMBRIDGE, MA 02139

101-143
OAKLEY, STEPHEN & CHRISTINE DOHERTY
28-30 WHITNEY AVE. UNIT #30/1 & 2
CAMBRIDGE, MA 02139

101-208
VANBEUZekom, EDRICK & AGNES ALBEROLA
427 PUTNAM AVE
CAMBRIDGE, MA 02139

101-166
DHONDY, ROHINTON R. & ABAN R.
TRS. THE 11-13 WHITNEY AVE. REALTY TR.
11-13 WHITNEY AVE.
CAMBRIDGE, MA 02139

101-172
BAXTER, STEVEN J. & SUZANNE E. MORIN
215 CHESTNUT ST
CAMBRIDGE, MA 02139

101-176
DONOHUE, JANE M. & MATTHEW G. AUSTIN
219-221 CHESTNUT ST
CAMBRIDGE, MA 02139

101-209
FISHER, THOMAS A.
425 PUTNAM AVE
CAMBRIDGE, MA 02139

101-137
COX, IDA M. A LIFE ESTATE
C/O CJL MANAGEMENT CO
50 GREER STREET
WALTHAM, MA 02452

101-153
18 WHITNEY STREET LLC,
C/O WHITNEY INVESTMENT GRP
P.O BX 400751
CAMBRIDGE, MA 02140

101-165
DANIEL, PHILIPPE & BONNIE K. MIOUCHOSKI
TRUSTEE OF DANIEL-MIOUCHOSKI
2800 S OCEAN BLVD #19J
BOCA RATON, FL 33432

101-208
YOST, RICHARD & SUSAN YOST
427-429 PUTNAM AVE., #429
CAMBRIDGE, MA 02139

101-153
MULLIKIN, MARK JOSEPH & RUCHUN QIU
18 WHITNEY AVE., #18/3
CAMBRIDGE, MA 02139

101-145
MCDONNELL, ELISE M. & GERALD SWISLOW
20-22 WHITNEY AVE
CAMBRIDGE, MA 02139

101-153
DEUTSCH, LESLIE & TIMOTHY FOFONOFF
18 WHITNEY AVE., #4
CAMBRIDGE, MA 02139

101-153
NORRIS, PETER & AMY RUGEL
1010 MEMORIAL DR.
CAMBRIDGE, MA 02138

101-153
BRUSEWITZ, MARY ROSE,
TR. OF THE CALLIE AND MADDIE TRUST
18 WHITNEY AVE., #18/5
CAMBRIDGE, MA 02139

101-167
ZOSULS, ALEKSANDRS & JOSEPH SHAMIR
7 WHITNEY AVE
CAMBRIDGE, MA 02139

101-149
ANNECCHIARICO, DAVID &
ANN M. ANNECCHIARICO, TR.
49 PHILLIPS CIRCLE
WALTHAM, MA 02154

101-153
MCVICKER, GRAHAM & RENEE GEORGE
18 WHITNEY AVE., #18/6
CAMBRIDGE, MA 02139

101-148
CAMBPORT GROUP, LLC
3 ASHWOOD RD
ACTON, MA 01720

18 Whitney Ave Condominium Association
18 Whitney Ave
Cambridge, MA 02139

March 9, 2016

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

RE: Petition for Special Permit for 18 Whitney Ave

Dear members of the Board of Zoning Appeal:

We, the trustees of the 18 Whitney Avenue Condominium Association, are petitioning for a special permit to allow a reduction in the required number of parking spaces for our building as described in Zoning Ordinance Article 6 Section 35.1. The purpose of this special permit is to reduce the minimum number of required off-street parking spaces from 7 to 6.

We are applying for this special permit, because there is not sufficient room to park 6 cars on the north side of the building (one spot is located on the south side of the building). The certified plot plan that was approved by the city shows a parking plan for 6 cars on the north side of the building that is incompatible with deed restrictions that are associated with the property. These deed restrictions are described in the attached master deed (Bk 51687, Pg 491) and (1) disallow parking in the parking lot's drive aisle and (2) require maintenance of garden planters of specific dimensions along the street side (front) and rear side of the parking lot that restrict the size of the parking lot. Given the deed restrictions, there is only sufficient room to park 5 cars on the north side of the building.

Currently, one unit in our building cannot be occupied because it does not have an assigned off-street parking spot. A reduction in the minimum required number of parking spaces will allow the building to be fully occupied and will allow us to preserve existing garden planters on either side of the parking lot on the north side of the building. As mentioned above, these garden planters are required by deed restrictions associated with the property and by keeping them we will also preserve green space in the neighborhood.

A reduction in the minimum required parking for the building by one space will not cause congestion, substantially reduce parking availability or otherwise adversely impact the neighborhood. The number of cars parking on the street will not change, as currently only 4 of the assigned parking spaces are used by occupants of the building. The current car ownership of the building is as follows:

- Unit 1 – No cars (currently unoccupied)
- Unit 2 – 2 Cars (park in tandem spot on south side of building)
- Unit 3 – 2 Cars (park on north side of building)
- Unit 4 – No cars
- Unit 5 – 1 Car (parks on north side of building)
- Unit 6 – No cars
- Unit 7 – No cars

Several of the building occupants do not own any cars and commute to work by walking, biking and public transportation. The property is close to the central square MBTA T-stop (0.7 miles),

only 1 block from bus stops for the 64 and 47 routes, and 0.4 miles to bus stops for the 70 and 70A routes. There are 6 Zipcars located within 0.25 miles of the property and at least 12 Zipcars located within 0.5 miles of the property.

We have consulted with the neighbors on our street and on nearby Putnam Avenue and have enclosed 6 letters of support from them indicating that they have no objection to the special permit being granted.

We have also consulted with the Traffic, Parking & Transportation Department and have enclosed a memorandum indicating their support for this special permit.

Enclosed please find the following documents:

- BZA application check list
- BZA application form including a supporting statement for a special permit,
- the dimensional form for the property,
- notarized ownership certificates from the unit owners,
- the Assessor's GIS Block Map,
- the floor plan and elevation plot for the property,
- the certified plot plan for the property,
- photographs of the parking area on the north side of the building,
- 6 letters of support from neighbors on Whitney Ave and Putnam Ave,
- a memorandum of support from Traffic, Parking & Transportation,
- letters from unit owners stating car ownership,
- the master deed for the 18 Whitney Ave Condominium (the deed restrictions specifying the presence of planters are on Bk 51687, Pg 491).

We thank the members of the Board of Zoning Appeal for their time and consideration and hope that our petition for the special permit can be granted.

Sincerely,



Graham McVicker,
On behalf of the 18 Whitney Condo Association

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 Leslie Deutsch + Tim Fofonoff
(OWNER)

Address: 18 Whitney Ave. Cambridge

State that I/We own the property located at 18 Whitney Ave # 4, which is the subject of this zoning application.

The record title of this property is in the name of _____
Leslie Deutsch + Tim Fofonoff

*Pursuant to a deed of duly recorded in the date 4/18/2012, Middlesex South County Registry of Deeds at Book 58914, Page 218; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

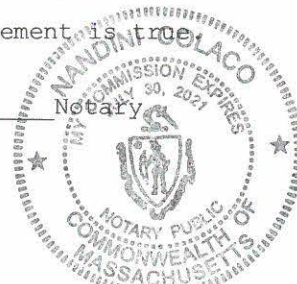
Leslie Deutsch + Tim Fofonoff
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Leslie Deutsch and Tim Fofonoff personally appeared before me, this 9th day of February, 2016, and made oath that the above statement is true.

My commission expires 07-30-2021 (Notary Seal).



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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Russell Walker
(OWNER)

Address: 18 Whitney Ave #2, Cambridge MA 02139

State that I/We own the property located at 18 Whitney Ave #2, which is the subject of this zoning application.

The record title of this property is in the name of Russell Walker

*Pursuant to a deed of duly recorded in the date 06/08/2012 ~~08.27.08~~, Middlesex South County Registry of Deeds at Book 5168759261, Page 524 346; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

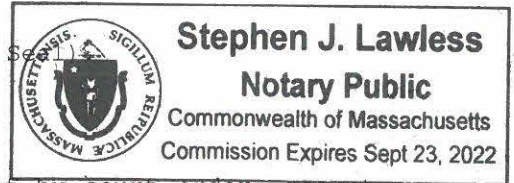
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name RUSSELL WALKER personally appeared before me, this 28 of JAN, 2016, and made oath that the above statement is true.

[Signature]
Notary

My commission expires 09/23/2022 (Notary Seal)



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

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 Mark Joseph Mullikin (OWNER)

Address: 18 Whitney Avenue #3

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

The record title of this property is in the name of Mark Joseph Mullikin
Ruchun Qiu

*Pursuant to a deed of duly recorded in the date 8/2/2013, Middlesex South County Registry of Deeds at Book 62386, Page 265; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Mark Mullikin
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

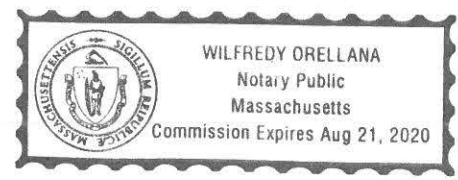
Commonwealth of Massachusetts, County of Middlesex

The above-name Mark Joseph Mullikin personally appeared before me, this 26 of January, 2014, and made oath that the above statement is true.

[Signature] Notary

My commission expires 08/21/2020 (Notary Seal).

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



BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Renee George & Graham McVicker
(OWNER)

Address: 18 Whitney Ave, Unit 6, Cambridge, MA 02139

State that I/We own the property located at 18 Whitney Ave, which is the subject of this zoning application.

The record title of this property is in the name of Renee George & Graham McVicker

*Pursuant to a deed of duly recorded in the date 9/25/2013, Middlesex South County Registry of Deeds at Book 62689, Page 522; 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 Middlesex

The above-name Renee George personally appeared before me, this 1 of February 2014, and made oath that the above statement is true.

Mary Ellen DeAngelis Notary

My commission expires _____ MaryEllen DeAngelis (Notary Seal).



Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 19 2016

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

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 Nori Gerardo (OWNER)

Address: 18 Whitney Avenue, Unit 5, Cambridge, MA 02139

State that I/We own the property located at 18 Whitney Ave, which is the subject of this zoning application.

The record title of this property is in the name of Brusewitz, Mary Rose, Trustee, The Callie and Maddie Trust

*Pursuant to a deed of duly recorded in the date 9/30/2014, Middlesex South County Registry of Deeds at Book 64308, Page 127; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Nori Gerardo
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

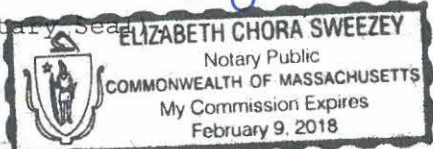
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Nori Ann Gerardo personally appeared before me, this 27 of January 2016, and made oath that the above statement is true.

Elizabeth Chora Swezey Notary

My commission expires February 9th 2018 (Notary Seal)



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

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 Peter Norris (OWNER)

Address: 1010 Mt. Auburn St, Cambridge MA 02138

State that I/We own the property located at 18 Whitney Ave, Unit #1. which is the subject of this zoning application.

The record title of this property is in the name of Peter Norris

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 63996, Page 529; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

Peter Norris

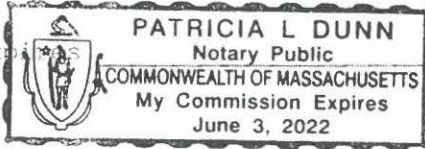
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Suffolk City

The above-name Peter Norris personally appeared before me, this 18th of MARCH, 2016, and made oath that the above statement is true.

Patricia L. Dunn Notary

My commission expires  (Notary Seal).
PATRICIA L DUNN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 3, 2022

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



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 Whitney Investment Group, LLC by its manager
(OWNER)

Address: 551 Center Street, Milton, MA 02186

State that I/We own the property located at Unit 7, 18 Whitney Ave., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Whitney Investment Group, LLC

*Pursuant to a deed of duly recorded in the date Aug. 9, 2016 Middlesex South County Registry of Deeds at Book 57270, Page 333; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

Philipp G. Grefe, Manager
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 Norfolk

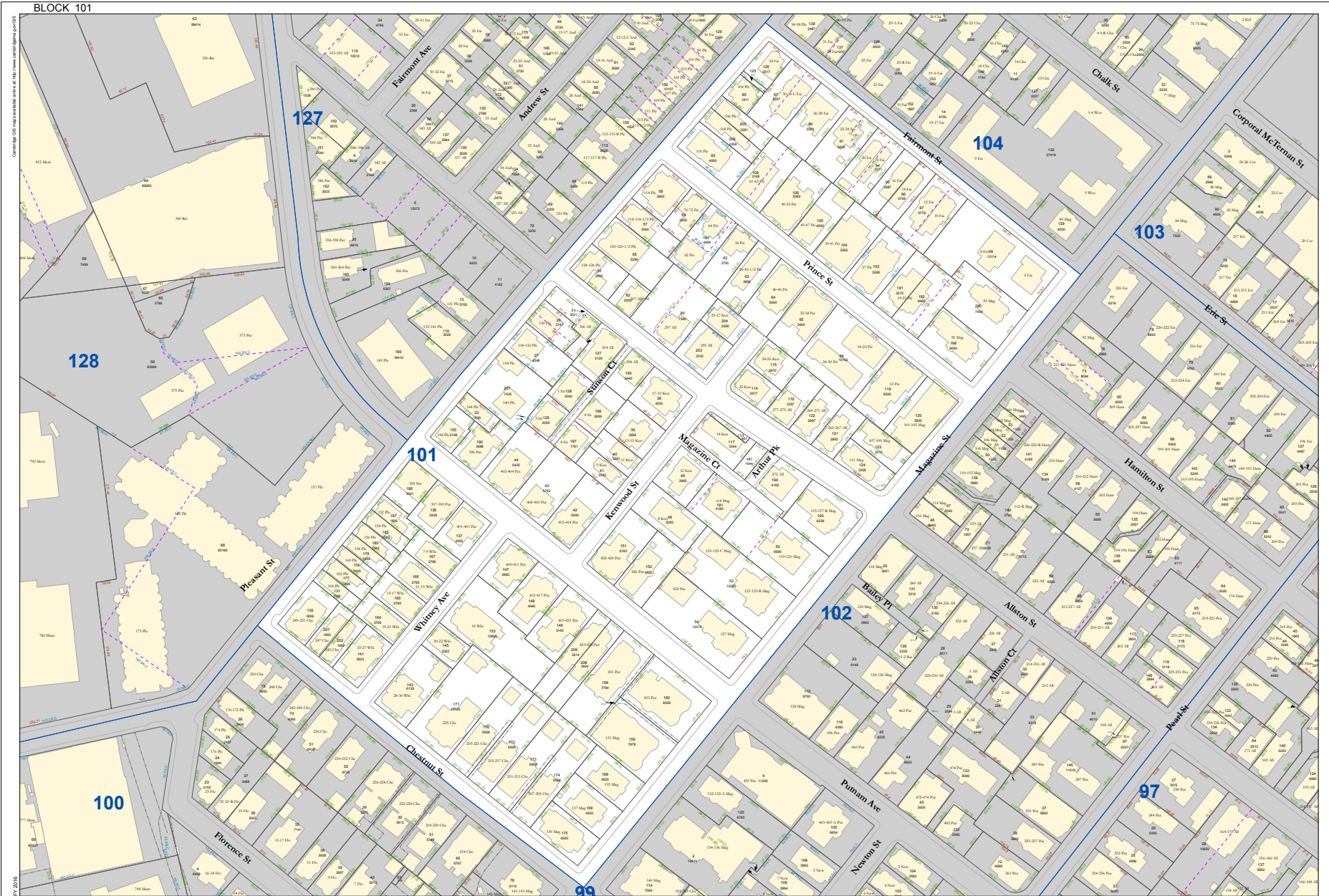
The above-name Philipp G. Grefe personally appeared before me, this 5th of April, 2016, and made oath that the above statement is true.

Zachary Regolino Notary
Zachary Regolino

My commission expires Feb 8, 2023 (Notary Seal).

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





City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

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

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

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 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 aerial or other imagery. For more information, please contact the City Assessor's Office.
The City of Cambridge assumes no legal responsibility for information shown on this map.

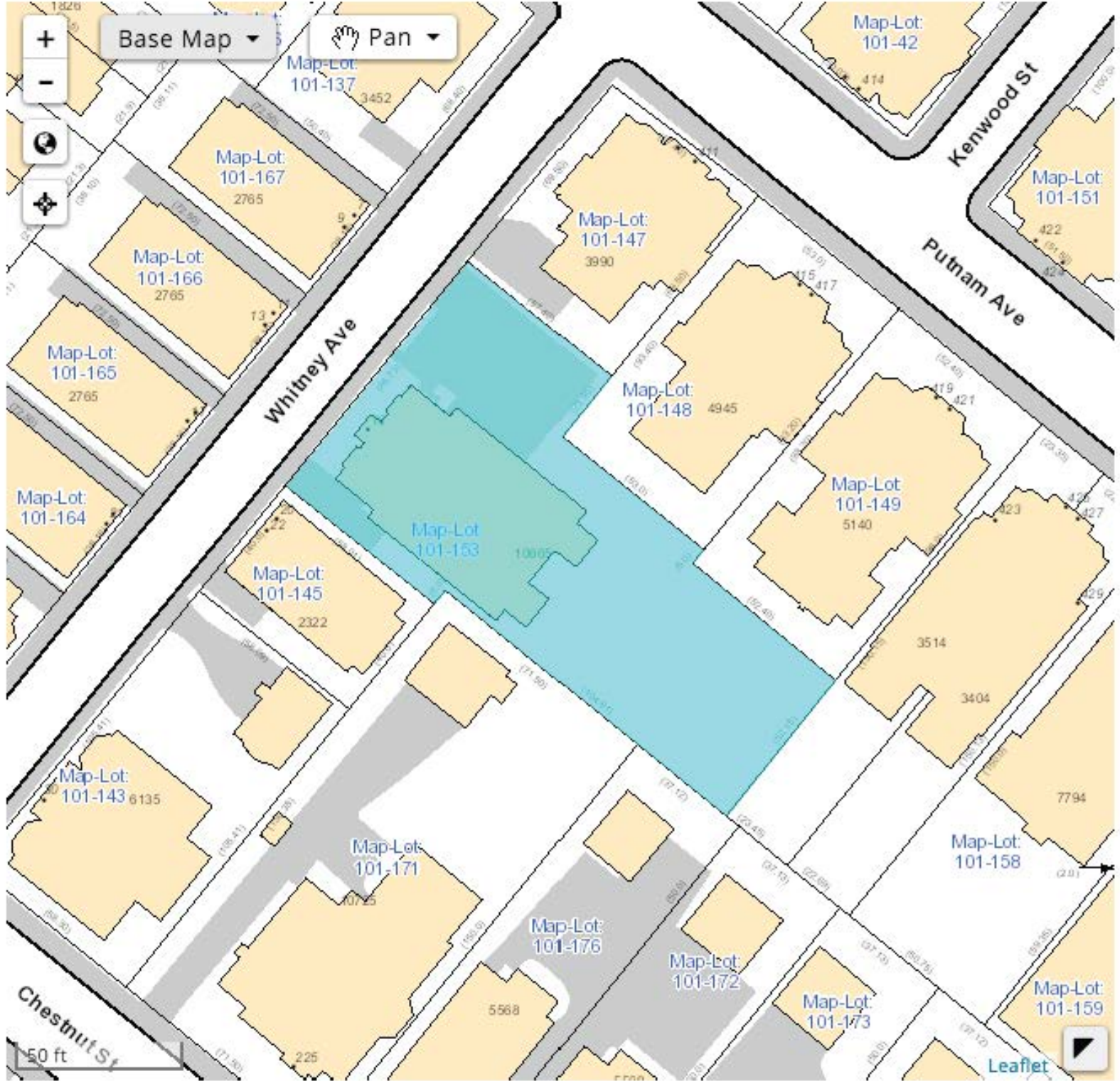


0 25 50 100 Feet
1 inch = 53 feet



Parcel Block Map

101



UNIT 18-1	AREA
BASEMENT:	866 SF
182 SF (STORAGE)	
LIVABLE AREA:	866 SF
TOTAL AREA:	1048 SF

UNIT 18-2	AREA
BASEMENT:	179 SF (STORAGE)
1ST FLOOR:	1195 SF
LIVABLE AREA:	1195 SF
TOTAL AREA:	1374 SF

UNIT 18-4	AREA
BASEMENT:	210 SF (STORAGE)
2ND FLOOR:	1249 SF
LIVABLE AREA:	1249 SF
TOTAL AREA:	1459 SF

UNIT 18-6	AREA
BASEMENT:	221 SF (STORAGE)
2ND FLOOR:	30 SF
3RD FLOOR:	764 SF
4TH FLOOR:	109 SF
LIVABLE AREA:	903 SF
TOTAL AREA:	1124 SF

UNIT 18-3	AREA
BASEMENT:	105 SF (STORAGE)
1ST FLOOR:	1180 SF
LIVABLE AREA:	1180 SF
TOTAL AREA:	1295 SF

UNIT 18-5	AREA
BASEMENT:	144 SF (STORAGE)
2ND FLOOR:	1143 SF
LIVABLE AREA:	1143 SF
TOTAL AREA:	1287 SF

UNIT 18-7	AREA
BASEMENT:	158 SF (STORAGE)
2ND FLOOR:	30 SF
3RD FLOOR:	764 SF
4TH FLOOR:	109 SF
LIVABLE AREA:	903 SF
TOTAL AREA:	1061 SF

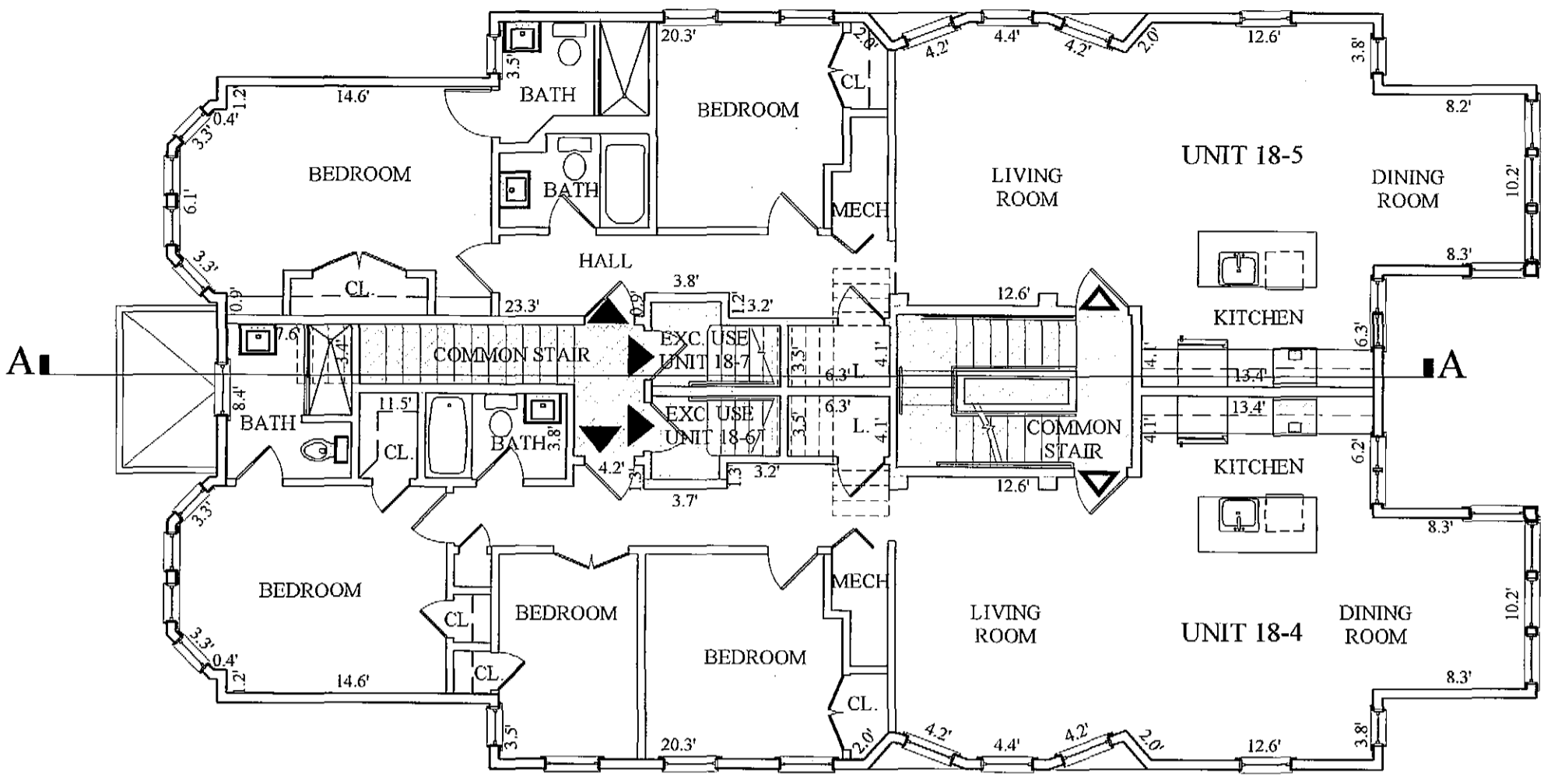
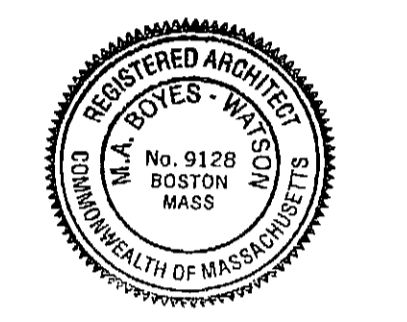
PLAN NO. 811 OF 2008
 SHEET 2 OF 2

FOR REGISTRARS OF DEEDS USE ONLY:

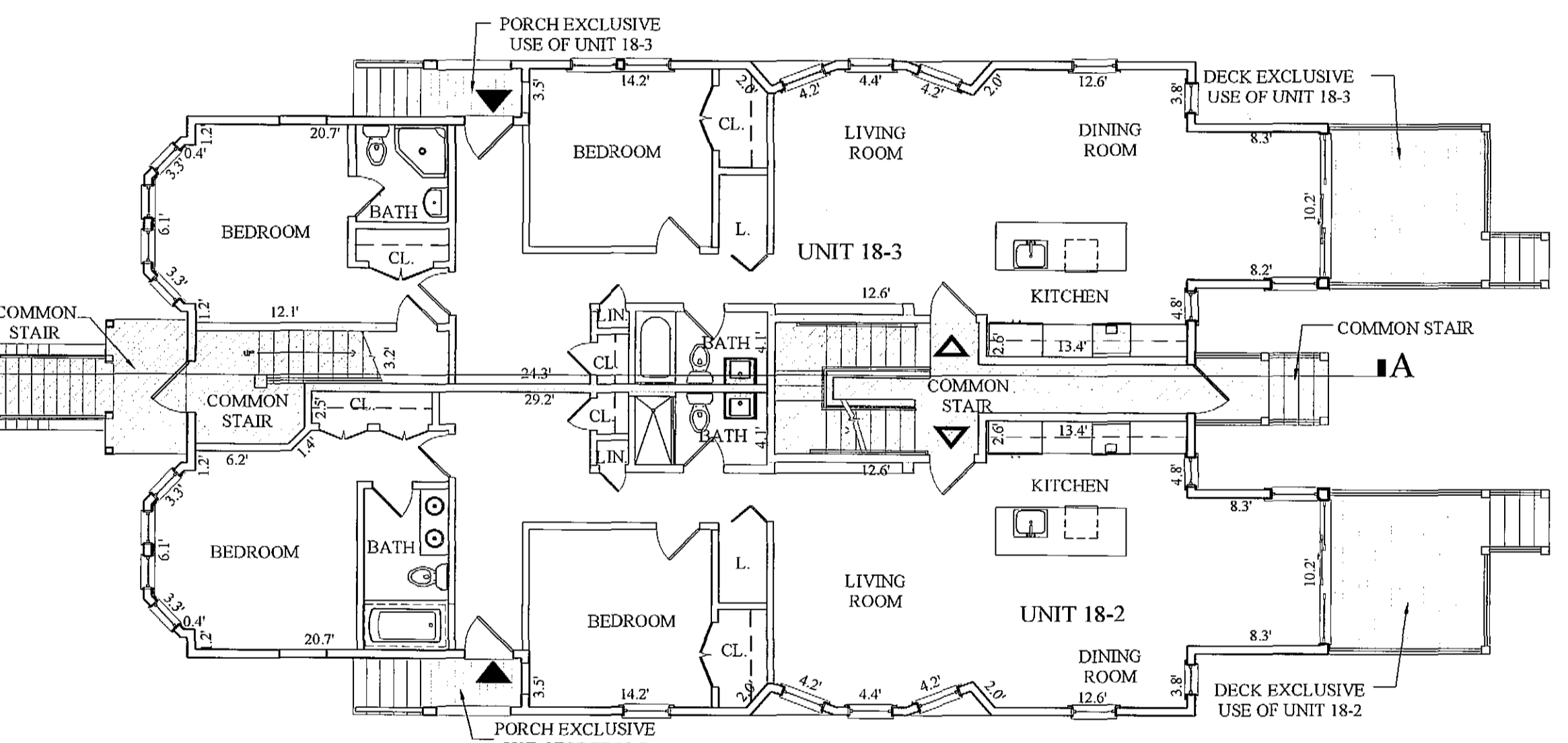
"I certify that this plan was prepared in conformity with the rules and regulations of the Registry of Deeds."

"I certify that this plan fully and accurately depicts the layout, locations, unit number and dimensions of the units numbered 18-1 to 18-7 at the Whitney Avenue Condominium located at 18 Whitney Avenue as built."

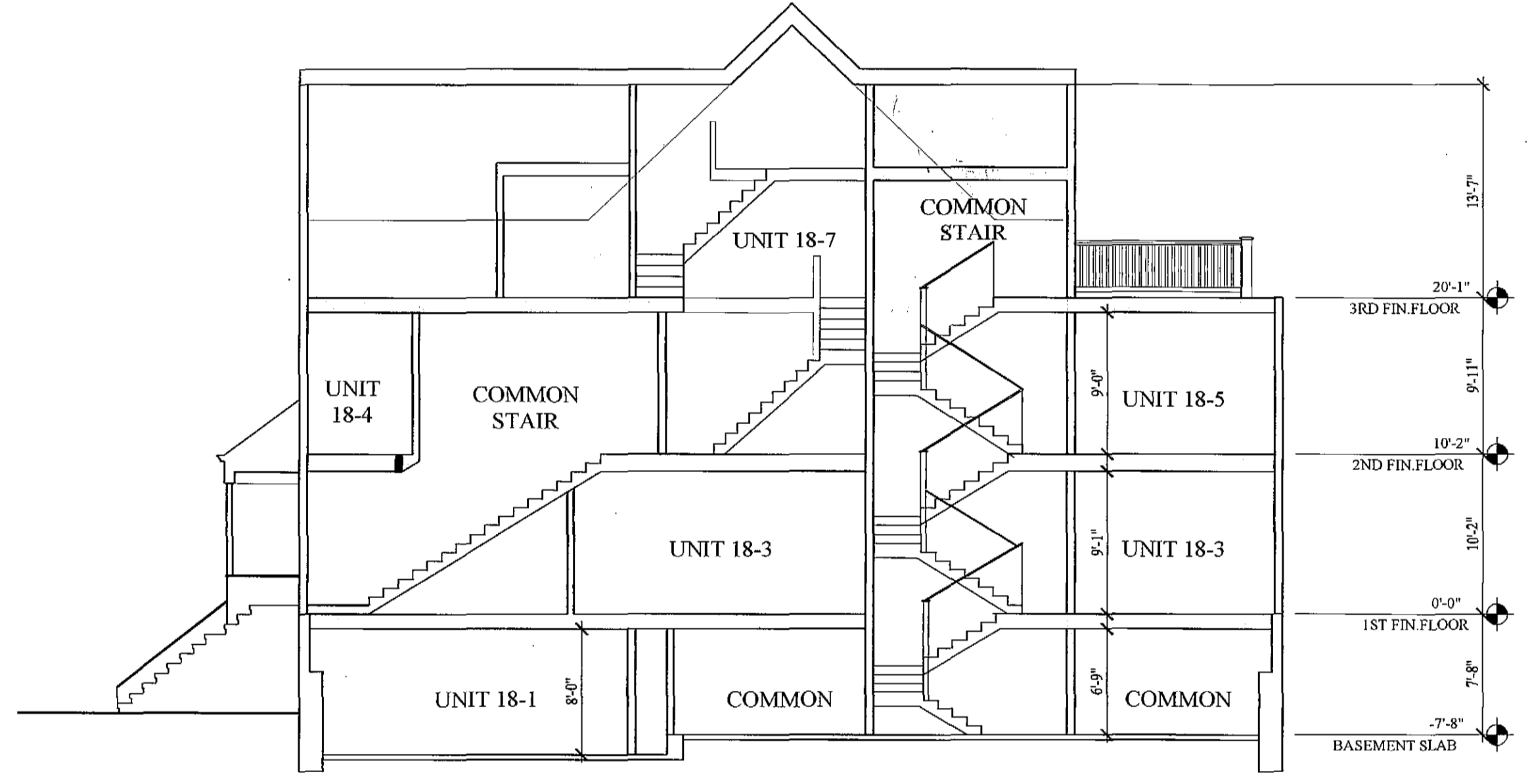
DATE: 8-27-08
 SIGNED: [Signature]



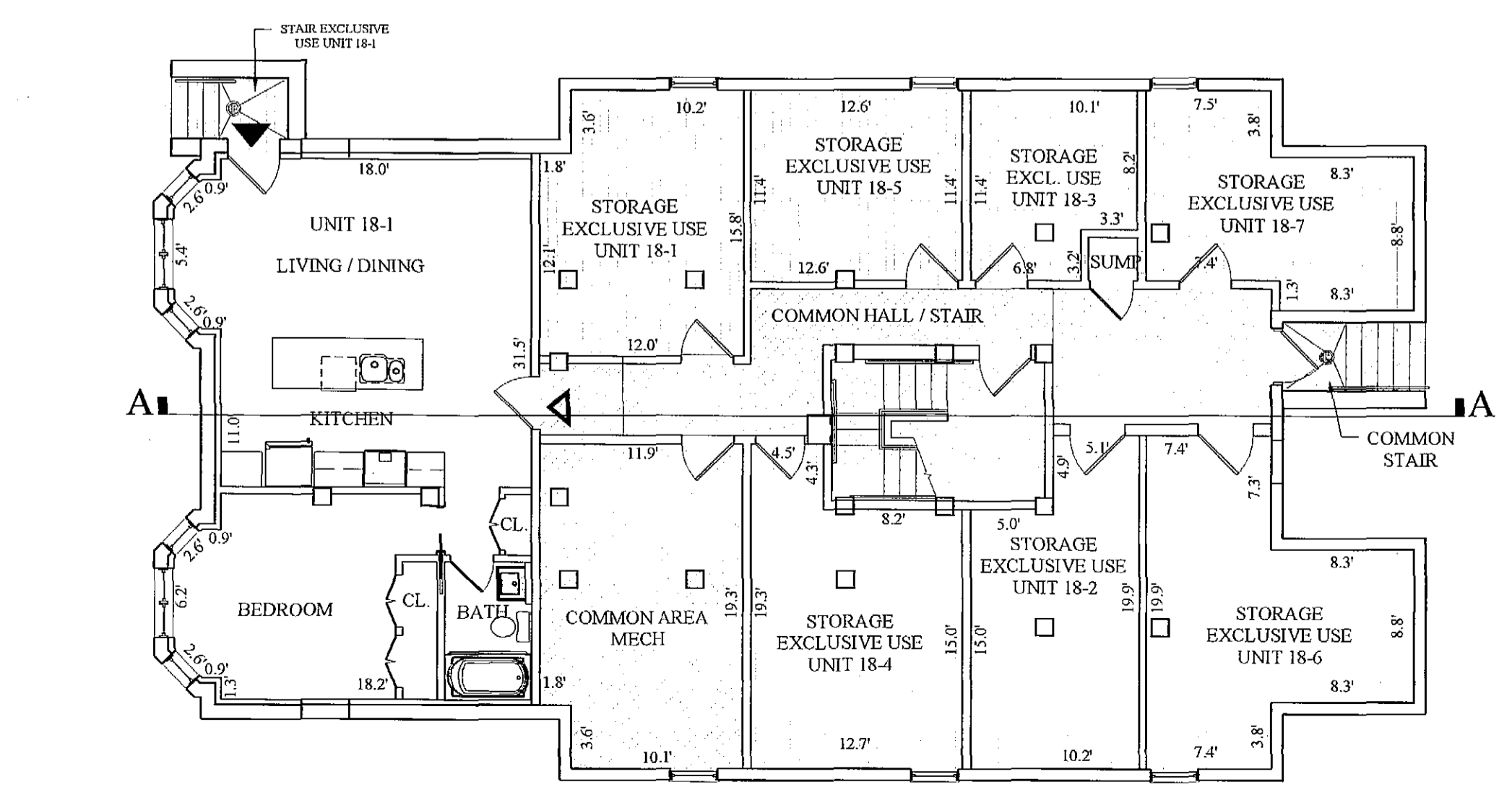
SECOND FLOOR PLAN



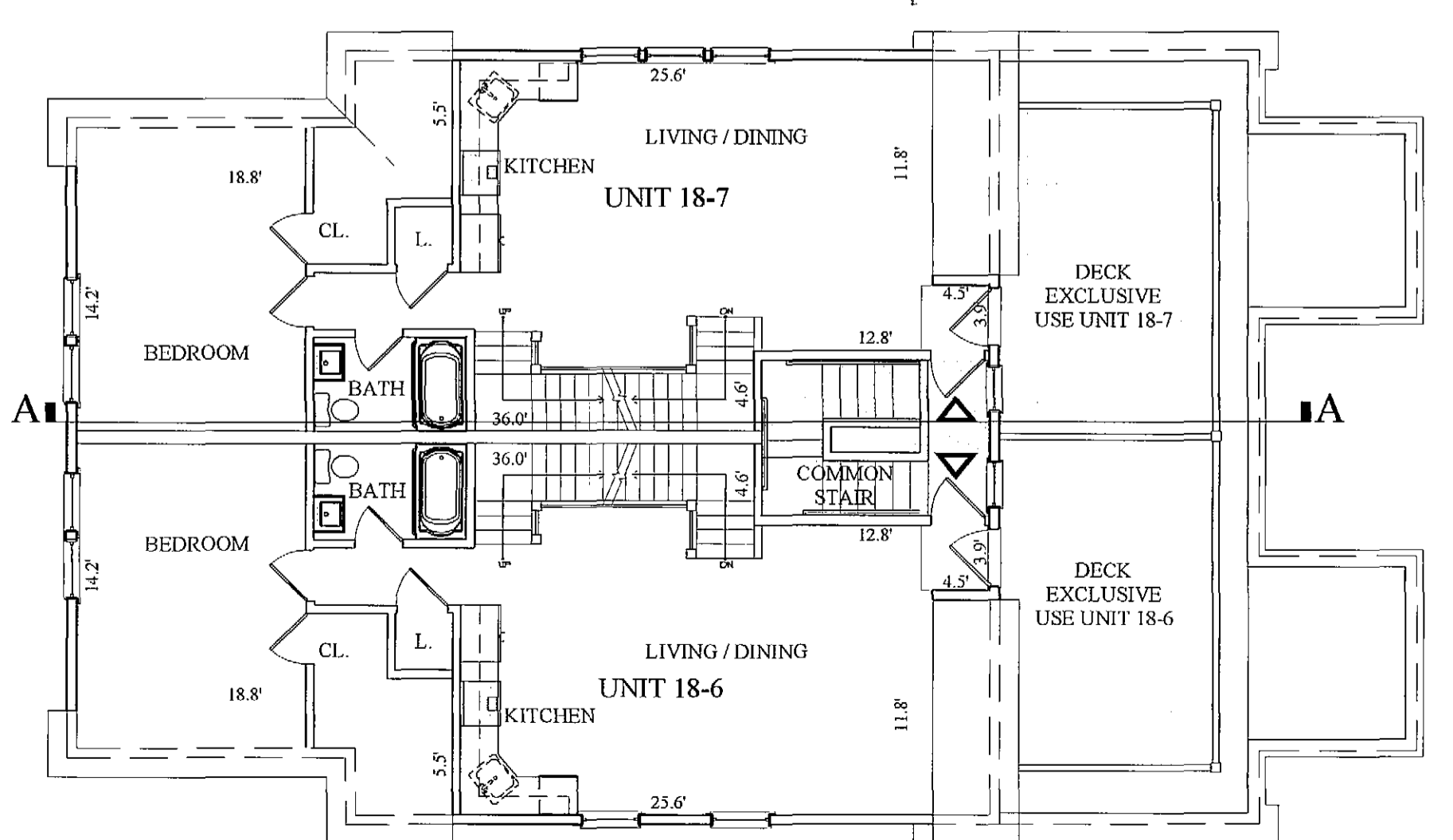
FIRST FLOOR PLAN



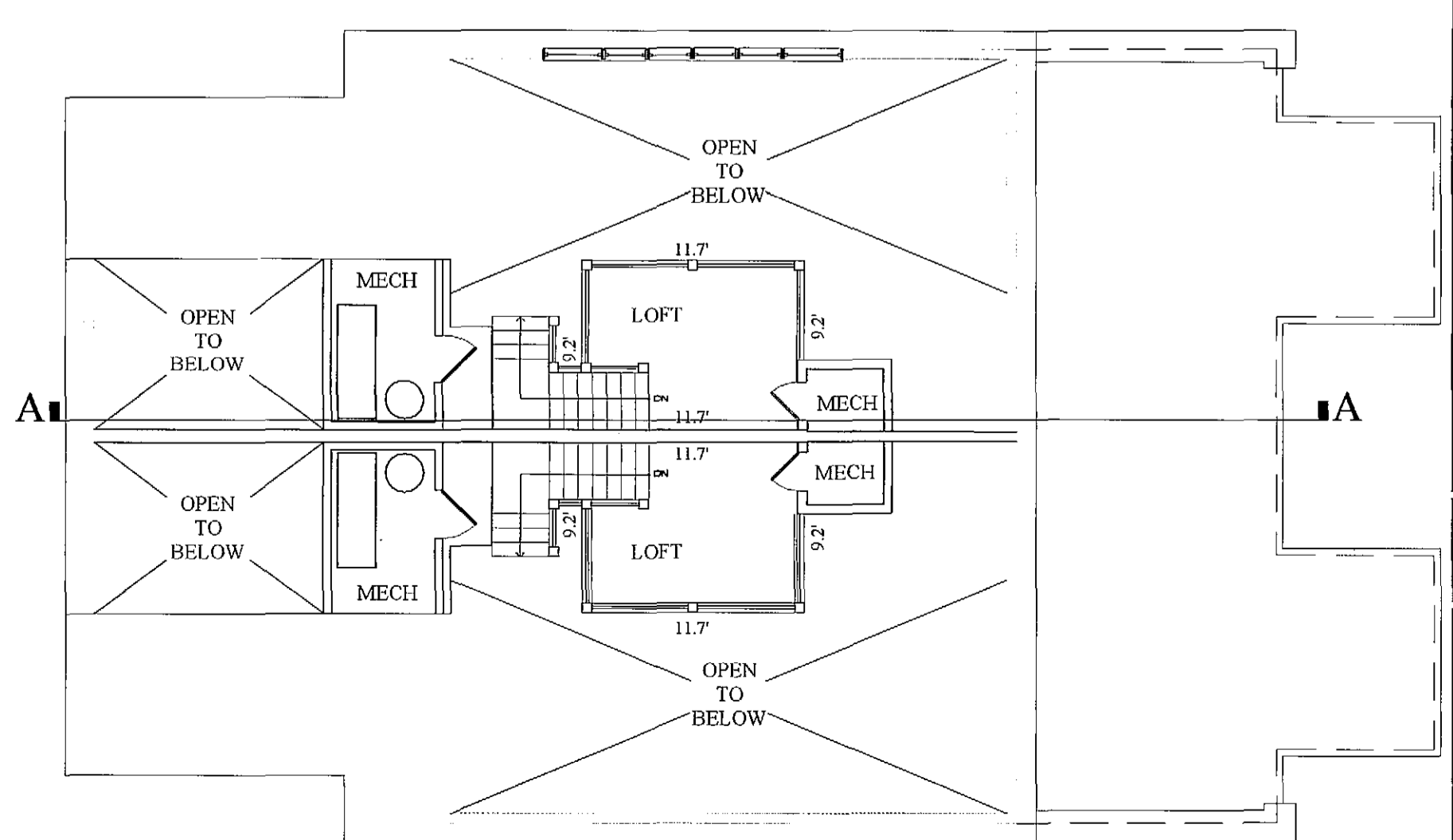
BUILDING SECTION A-A



BASEMENT FLOOR PLAN

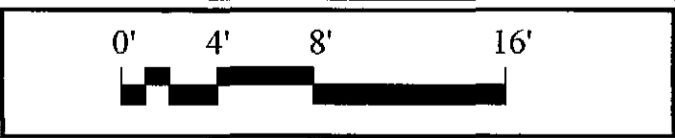


THIRD FLOOR PLAN



FOURTH FLOOR PLAN

- LEGEND:
- ▲ — PRIMARY ENTRANCE
 - ◄ — SECONDARY ENTRANCE
 - ▨ — COMMON AREA
 - ▩ — EXCLUSIVE USE AREA APPURTENANT TO UNIT
 - ▧ — UNIT DEMISING PARTITIONS
 - CL — CLOSET
 - DN — DOWN
 - L — LAUNDRY ROOM
 - LIN — LINEN CLOSET
 - ELEV — ELEVATOR
 - MECH — MECHANICAL CLOSET
 - KIT — KITCHEN
 - STOR — STORAGE ROOM



Whitney Avenue
 Condominium
 Cambridge, MA