



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

2016 JUN 15 PM 3:04

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-010583-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Renee l. Beard & Adam Z. Bard - C/O Bhupesh Patel, Client Representative

PETITIONER'S ADDRESS : 3 Bowdoin street cambridge, ma 02139

LOCATION OF PROPERTY : 201 Brookline St 5 Cambridge, MA 02139

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Special District -9

REASON FOR PETITION :

Additions


DESCRIPTION OF PETITIONER'S PROPOSAL :

Existing FAR of 0.78 exceeds allowable FAR of 0.60.
we are requesting proposed FAR of 0.81.

Allowable right sideyard setback is 23.0 feet.
Existing right sideyard setback is 0.7 feet.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

BHUPESH PATEL
 (Print Name)

Address : 3 BOWDOIN ST.
CAMBRIDGE, MA 02138

Tel. No. : 617-953-7716

E-Mail Address : Bhupesh@desigatank.org

Date : _____

DIMENSIONAL INFORMATION

APPLICANT: desigtank inc PRESENT USE/OCCUPANCY: residence
 LOCATION: 201 Brookline St 5 Cambridge, MA 02139 ZONE: Special District -9
 PHONE: _____ REQUESTED USE/OCCUPANCY: residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>9093</u>	<u>9551</u>	<u>6977</u>	(max.)
<u>LOT AREA:</u>	<u>11629</u>	<u>11629</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>0.78</u>	<u>0.82</u>	<u>0.60</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1938</u>	<u>1938</u>	<u>1800</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>134</u>	<u>134</u>	<u>50</u> (min.)
	DEPTH	<u>99.5</u>	<u>99.5</u>	<u>50</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>0</u>	<u>0</u>	<u>29</u> (min.)
	REAR	<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)
	LEFT SIDE	<u>34</u>	<u>34</u>	<u>23</u> (min.)
	RIGHT SIDE	<u>0.7</u>	<u>0.7</u>	<u>23</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>15</u>	<u>27</u>	<u>35</u> (max.)
	LENGTH	<u>100</u>	<u>100</u>	<u>46</u>
	WIDTH	<u>98.5</u>	<u>98.5</u>	<u>88</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>12</u>	<u>18</u>	<u>36</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>6</u>	<u>6</u>	<u>6</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>5</u>	<u>5</u>	<u>6</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

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

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

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 L. BEARD & ADAM Z. BARD
(OWNER)

Address: 201 BROOKLINE STREET UNIT #5, CAMBRIDGE, MA. 02139

State that I/We own the property located at 201 BROOKLINE ST. UNIT #5, CAMBRIDGE, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of RENEE L. BEARD & ADAM Z. BARD

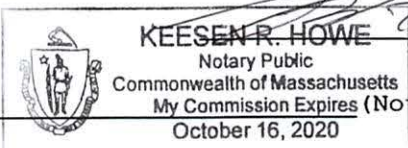
*Pursuant to a deed of duly recorded in the date JUNE 26, 2008, Middlesex South County Registry of Deeds at Book 51359, Page 285; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

BSP
BHUPESH PATEL, CLIENT REPRESENTATIVE, DESIGNTANK INC.
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 Bhupesh D. Patel personally appeared before me, this 15th of June, 2016, and made oath that the above statement is true.

My commission expires _____
 KEESEN R. HOWE
Notary Public
Commonwealth of Massachusetts
My Commission Expires (Notary Seal).
October 16, 2020

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

UNITED STATES DEPARTMENT OF JUSTICE

INVESTIGATION OF THE ACTS OF VIOLENCE COMMITTED BY THE ORGANIZATION OF BLACK PANTHER PARTY

MEMORANDUM FOR THE DIRECTOR

DATE

TO : SAC, NEW YORK (100-100000)

FROM : SAC, NEW YORK (100-100000)

SUBJECT: [Illegible]

RE: [Illegible]

DATE: [Illegible]

BY: [Illegible]

CLASSIFICATION: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]



6. [Illegible]

7. [Illegible]

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Insustantial progarmmed space permits only 2 bdrm, no outdoor space, no storage space

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or to pography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lack of basement beacuse the previous industrial use of building prohibited development of basement

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER :

1) Substantial detriment to the public good for the following reasons :
2nd story addition is setback considerable from the building edge

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons :
the building is only one story and addition creates adds only one story

* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

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 201 Brookline St 5 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:
n/a
- 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:
n/a
- 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:
n/a
- D) Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
n/a
- 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:
n/a

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: designtank inc PRESENT USE/OCCUPANCY: residence
 LOCATION: 201 Brookline St 5 Cambridge, MA 02139 ZONE: Special District -9
 PHONE: _____ REQUESTED USE/OCCUPANCY: residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>9093</u>	<u>9551</u>	<u>6977</u>	(max.)
<u>LOT AREA:</u>	<u>11629</u>	<u>11629</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>0.78</u>	<u>0.82</u>	<u>0.60</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1938</u>	<u>1938</u>	<u>1800</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>134</u>	<u>134</u>	<u>50</u>	(min.)
DEPTH	<u>99.5</u>	<u>99.5</u>	<u>50</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>0</u>	<u>0</u>	<u>29</u>	(min.)
REAR	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
LEFT SIDE	<u>34</u>	<u>34</u>	<u>23</u>	(min.)
RIGHT SIDE	<u>0.7</u>	<u>0.7</u>	<u>23</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>15</u>	<u>27</u>	<u>35</u>	(max.)
LENGTH	<u>100</u>	<u>100</u>	<u>46</u>	
WIDTH	<u>98.5</u>	<u>98.5</u>	<u>88</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>12</u>	<u>18</u>	<u>36</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>6</u>	<u>6</u>	<u>6</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>5</u>	<u>5</u>	<u>6</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

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

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

B7A-010583-2016

Lot Report 7/1

Lot File: c:\scad2006\DATA\78113.lot

CRD File: c:\scad2006\DATA\78113.crd

LOT TOTAL OF BLOCK 1, TYPE: LOT

PNT#	BEARING	DISTANCE	NORTHING	EASTING
97			5529.229	4911.724
99	S 48°15'21" W	134.880	5439.571	4811.251
100	N 40°48'49" W	50.000	5477.413	4778.571
101	N 48°15'21" E	34.637	5500.476	4804.414
102	N 40°50'23" W	49.530	5537.846	4772.024
103	N 48°50'45" E	100.000	5803.755	4847.318
07	S 40°50'00" E	98.500	5529.229	4911.724

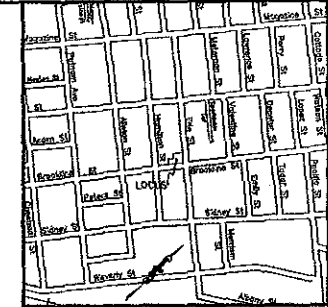
Closure Error Distance > 0.00000
 Total Distance > 487.327
 LOT AREA: 11633.0 SQ FT OR 0.27 ACRES
 BLOCK 1 TOTAL AREA: 11633.0 SQ FT OR 0.27 ACRES

- PLAN NOTES:**
1. THIS PLAN WAS PREPARED TO ALLOW DEREGISTRATION OF LAND COURT CASE NO.7928A.
 2. THE NAME OF THE CONDOMINIUM IS TECH LOFTS CONDOMINIUM.
 3. THE CONDOMINIUM HAS NO PHASES.
 4. THE BUILDING HAS NO NAME AND CONTAINS UNITS 1-0.
 5. THE BUILDING DIMENSIONS SHOWN ARE AT GROUND LEVEL FROM BOTTOM BRICK.
 6. COORDINATES SHOWN ARE BASED UPON AN ASSUMED DATUM.

Plan References:

Land Court Plan No. 7928A
 Book 5830, page 280, Plan #283 of 1834
 Book 12104, page 832, Plan #1288A of 1971

Point #	Northing	Eastng	Description
1	6903.683	4691.655	100.0 Mag Nail set
2	6811.852	4843.708	97.8 Copper Disk set
3	6826.428	4821.141	100.7 SBDH-F
4	6966.87	4694.624	100.4 SBDH-F
5	6964.838	4697.004	100.4 PK-F
6	6833.914	4616.631	99.0 DH-F
7	6802.274	4479.595	98.7 DH-F
9	6830.427	4912.596	97.2 Copper Disk set
40	6625.888	4884.659	97.2 SBDH-F
41	6424.838	4850.418	97.2 Mag Nail set
86	5900.02	4690.483	100.0 SBDH-F
87	6400.888	4755.537	98.0 Mag Nail set
88	6408.825	4783.08	101.5 Top Brick
96	6428.442	4743.486	101.2 Top Brick



Land Court Class II Condominium Site Plan

Tech Lofts Condominium, Cambridge, Middlesex County, Massachusetts

Brookline Street 201, LLC
 Certificate of Title No.232,073
 Book 1290, Page 120
 Deed Book 47792, Page 84

DATE: MAY 10, 2006
 Revised: July 19, 2006

©2006 Anderson Surveys, Inc., All Rights Reserved

ANDERSON SURVEYS, INC.
 Professional Land Surveyors
 800 HIGH STREET
 HANSON, MA 02341-0149
 (781) 293-3349

SCALE: 1" = 10'

RESERVED FOR REGISTRY OF DEEDS

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 964 (1 of 2) of 2006
 Rec'd 7-28-2006
 at 12 H 02 M P M

Attest

 Register



KENNETH B. ANDERSON, P.L.S. No.31298

M.G.L. CHAPTER 41, SECTION 81X
 I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT TO MY BEST KNOWLEDGE AND PERSONAL BELIEF THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.

12.02 (M)

7.28.06

Pl.: 964

964-1

VARIANCE APPLICATION
DRAWINGS + DIMENSIONAL FORM

201 BROOKLINE STREET

UNIT 5

CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF

RENEE BEARD + ADAM BARD

1. Letter to the BZA
2. Assessor's Map
3. Certified Plot Plan
4. Owner's Certificate
5. Dimensional Information Form
6. Property Photos
7. Existing Aerial
8. Proposed Aerial
9. Proposed Street View (Brookline Perspective)
10. Proposed Street View (Brookline Elevation)
11. Existing Ground Floor Plan Building
12. Existing Unit 5 Plan
13. Proposed Ground Floor Plan
14. Proposed Second Floor Plan
15. Proposed Roof Plan
16. Proposed Elevations: Brookline + Erie Streets
17. Proposed Elevations: Courtyard

Board of Zoning Appeal
City of Cambridge
795 Massachusetts Avenue
Cambridge MA 02139

November 29, 2015

Dear Members of the Board of Zoning Appeal,

We, Renée L. Beard and Adam Z. Bard, are respectfully petitioning the City of Cambridge for a Variance to expand our primary residence located at 201 Brookline Street (Tech Lofts), Unit 5. The Tech Lofts' condo documents provide that each condo owner owns the rights above their units ("roof rights") and all owners have subsequently and unanimously approved our plans to build upon our unit.

We are a family of four who wish to continue to live in Cambridge. Having lived here for 8 years, we are committed to contributing to the Cambridge community including sending our children to Cambridge public schools: our eldest child attends first grade at Amigos and our youngest child currently attends the Morse Preschool and will start Junior Kindergarten at Amigos next fall. While we would love to stay in the neighborhood, we need more room to live comfortably as we are currently living in a two bedroom/one bath condominium. Given our long-term residence in the neighborhood and our commitment to the Cambridge community, expanding our current residence would allow us to continue living in Cambridge and in a place that our children have always called home.

Our current unit, Unit #5, located at Tech Lofts is a condominium building converted from an automobile shop to a residential building under Special Permit #197. This Special Permit was granted 2005. This Special Permit is consistent with the City's Special District 9 aspirations to transform the area into a vibrant district complete with housing for families. In furthering the City's desire to keep families within Special District 9, we are simply requesting that the City grant us a variance to increase our floor area ration (FAR). We wish to do this by adding an additional floor to our unit.

We are pursuing this addition with our neighbors, Sucharita and Kishore Varanasi, at Tech Lofts, Unit #6, who are simultaneously filing a separate application with us for a similar variance. The additional floor to both of our units would enhance Brookline Street and make the character of the street and area more consistent as we are currently the only single-story building in the area. By pursuing this addition together, we hope to minimize any construction disturbance to our neighbors as well as present a cohesive frontal addition that will face the street with proposed setbacks and a terrace.

The proposed relief in this application falls in line with the desire of Special District 9 to encourage housing and families to live within the district. We are not asking to increase the number of units within Tech Lofts or add additional parking. The additional floor will not in any way create a substantial detriment to our neighbors or alter the street character and is well within the allowed zoning height of 35 feet. We have initiated conversations with our neighbors, already obtained approvals from the other owners at Tech Lofts and know that the proposed addition will not pose any negative environmental impact on the neighborhood.

To be able to raise our children and continue to contribute to the community in the City of Cambridge and to realize the full potential of city-living for a growing family would be a tremendous opportunity for us. Please contact us should you have any questions. We look forward to hearing favorably from you in the coming weeks.

Sincerely,

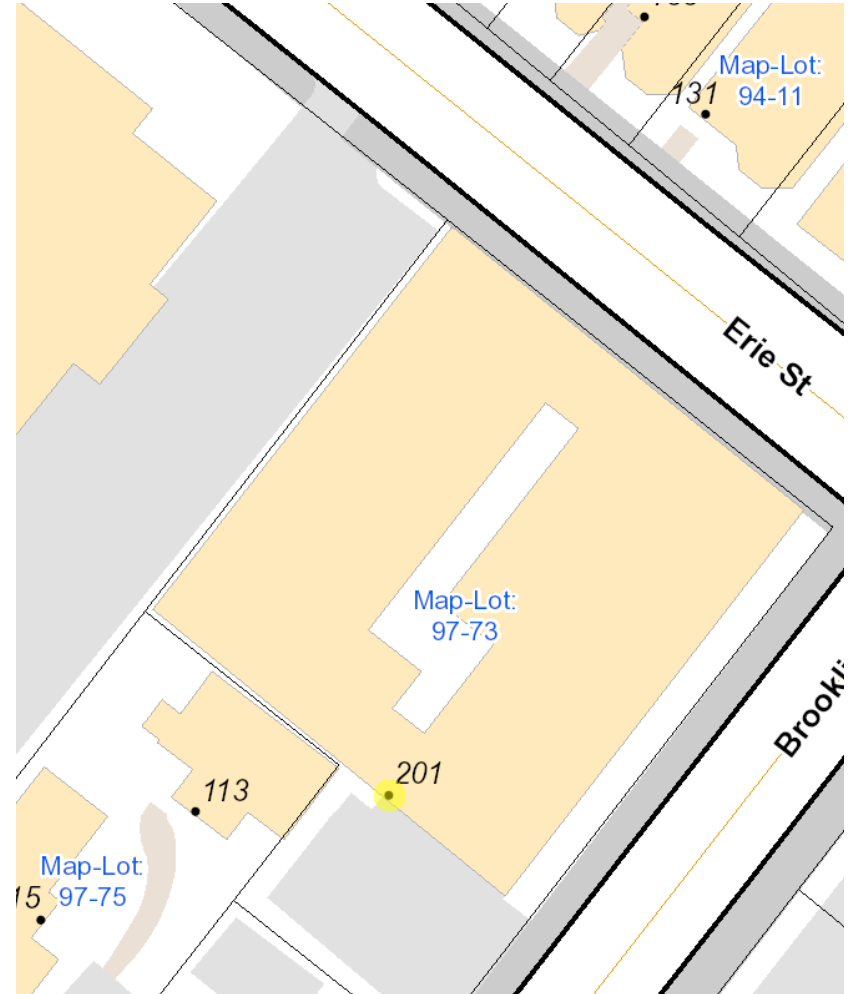
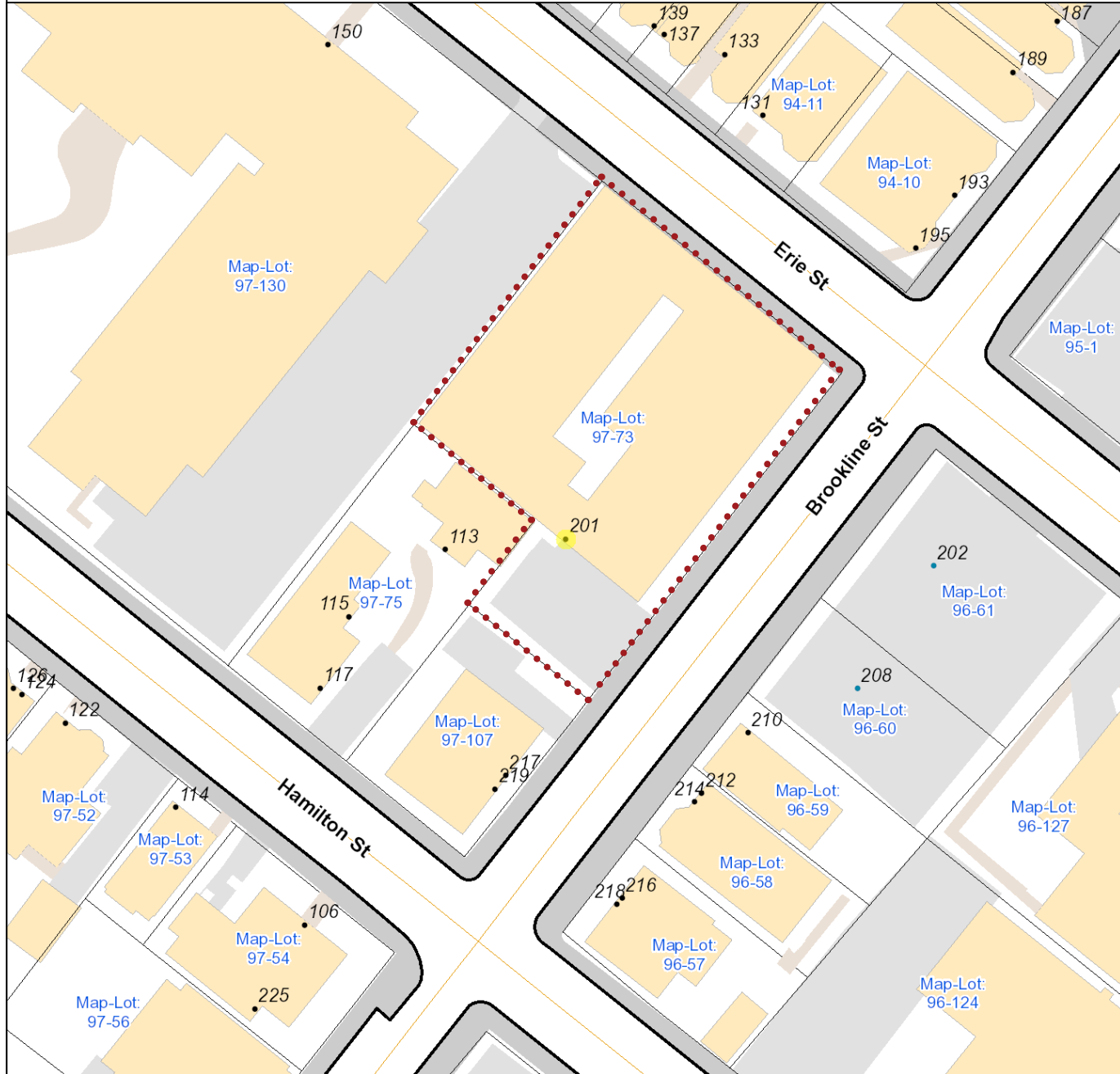
Renée Beard and Adam Bard


VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000





City of Cambridge
Massachusetts

1" = 49 ft


All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

Geographic Information System

Legend

- Addresses
 - Building
 - Call Box
 - Other
 - Park
- Private Walkways
- Rail
- Parcels
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



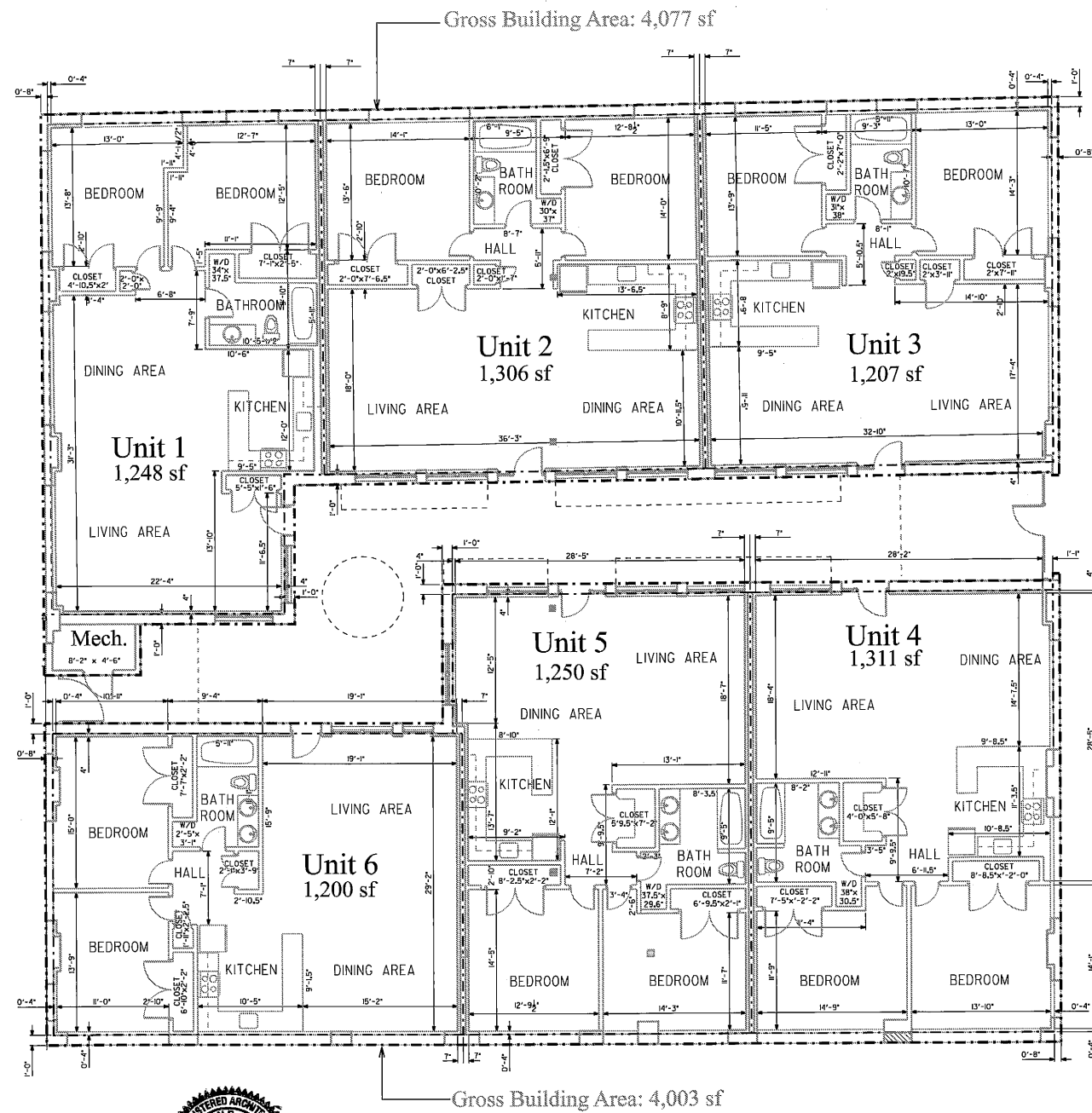
ASSESSOR'S MAP

VARIANCE APPLICATION DOCUMENTS
 201 BROOKLINE STREET
UNIT 5
 CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
 19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
 41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000

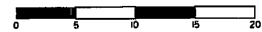


I certify that this plan fully and accurately depicts the layout, location, unit number and dimensions of the units as built.

Gross Building Area: 8,080 sf
 Net Area of Units: 7,522 sf
 Net Common Area: 558 sf

Tech Lofts Condominium
 201 Brookline Street, Cambridge, MA

July 10, 2006



PLAN NO. 964 OF 2006
 SHEET 2 OF 2

964 - 2

CERTIFIED PLOT PLAN

MAP LOT 97-73

VARIANCE APPLICATION DOCUMENTS
 201 BROOKLINE STREET
UNIT 5
 CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
 19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
 41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000



Bk: 51359 Pg: 285 Doc: DEED
Page: 1 of 2 06/26/2008 11:29 AM

UNIT DEED

Property: Unit No. 5, 201 Brookline Street, Tech Lofts Condominium
Cambridge, Massachusetts

Mailing Address: 201 Brookline Street, Cambridge, MA

Grantor: Tech Rentals, LLC, 39 Brighton Avenue, Allston, MA

Grantee: Renee Beard and Adam Bard, husband and wife as
Tenants by the Entirety
of 2045 West Concord Place, Unit 601, Chicago, IL

Consideration: Five Hundred Fifty Thousand and 00/100
(\$550,000.0) Dollars

Percentage Ownership: Seventeen (17%) Percent

Parking Space: No. 3

Condominium Name: TECH LOFTS CONDOMINIUM

Tech Rentals, LLC for the consideration stated above grants to Renee Beard and Adam Bard, husband and wife as tenants by the entirety of 2045 West Concord Place, Unit 601, Chicago, IL, in consideration as stated above with quitclaim covenants, Unit #5 of the Tech Lofts Condominium in Cambridge, Middlesex County, Commonwealth of Massachusetts, created by Master Deed dated July 27, 2006 and recorded with the Middlesex South Registry of Deeds in Book 47886, Page 451.

The address of which is stated above, together with a undivided seventeen (17%) percent interest appertaining to said Unit in the Common areas and facilities of said Condominium and together with the rights and easements appurtenant to said Unit set forth on said Master Deed including the exclusive right to use parking space numbered 3 and shown on the site plan recorded with the Master Deed. Attached thereto is a copy of a portion of the plans attached to said Master Deed bearing the verified statement of a registered architect certifying that it shows the Unit designation of the Unit hereby being conveyed and immediately adjoining units and that it fully and accurately depicts the layout of the Unit hereby conveyed, it's location, dimensions, approximate area, main entrance and immediate common area to which it has access, as built.

The Grantee acquires the Unit with the benefit of and subject to the provisions of M.G.L. ch. 183A relating to condominiums, as that statute is written in the Master Deed and Condominium Trust referred to above as the same may be amended and any By-Laws and rules and regulations from time to time adopted thereunder and all matters of record stated or referred to in the Master Deed as completely if each were set forth herein.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/26/2008 11:29 AM
City: 110884 18401 Doc# 00104813
Fee: \$2,508.00 Cons: \$550,000.00

Being the same premises conveyed to Grantor by Deed recorded at Middlesex South District Registry of Deeds at Book 48422, Page 394.

Witness our hand and seal this 20th day of June, 2008.

TECH RENTALS, LLC

By: [Signature]
Enrique Darer, Manager

By: [Signature]
Mark Lepler, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

June 20, 2008

Subscribed, sworn to and acknowledged before me by, Enrique Darer and Mark Lepler, Managers of Tech Rentals, LLC known to me through satisfactory evidence of identification which was based upon a valid Massachusetts driver's license on this 20th day of June, 2008 and acknowledged the foregoing to be their free act and deed, before me,

[Signature]
Notary Public
My Commission Expires:

GRETA C. GHIOZZI
NOTARY PUBLIC
MY COMMISSION EXPIRES:
SEPTEMBER 26, 2011

[Signature]
Attest Middlesex S. Register

OWNERSHIP CERTIFICATE

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

2
201 Brookline St. Cambridge
Unit 5
Adam Bard
201 Brookline St
Unit 5
Cambridge MA. 02139

20-2

DIMENSIONAL INFORMATION

9551
478

APPLICANT: RENEE L. BEARD & ADAM Z. BARD PRESENT USE/OCCUPANCY: RESIDENTIAL
 LOCATION: 201 BROOKLINE ST. UNIT # 5 ZONE: SPECIAL DISTRICT 9
 PHONE: 617-714-5724 REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>9,093 FT²</u>	<u>9,551 FT²</u>	<u>6,977 FT²</u>	(max.)
LOT AREA:	<u>11,629 FT²</u>			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.78</u>	<u>0.82</u>	<u>0.60</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,938 FT²</u>	<u>1,938 FT²</u>	<u>1,800 FT²</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>134.7 & 98.5</u>		<u>50.0 FT³</u>	(min.)
DEPTH	<u>BROOKLINE ERIE ST</u>			
Setbacks in Feet:				
FRONT	<u>7.6 FT & 0.0 FT.</u>	<u>SAME</u>	<u>29.0 FT</u>	(min.)
REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>BROOKLINE</u> LEFT SIDE	<u>34.7 FT.</u>	<u>34.7 FT.</u>	<u>23.0 FT.</u>	(min.)
<u>ERIE STREET</u> RIGHT SIDE	<u>0.7 FT.</u>	<u>0.7 FT.</u>	<u>23.0 FT.</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>15.0 FT.</u>	<u>27.0 FT.</u>	<u>35.0 FT.</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>12%</u>	<u>18%</u>	<u>36 %</u>	(min.)
NO. OF DWELLING UNITS:	<u>6</u>	<u>6</u>	<u>6</u>	(max.)
NO. OF PARKING SPACES:	<u>5</u>	<u>5</u>	<u>6</u>	(min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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

WOOD FRAMED & WOOD CLAD.

ADDITION HAS RUBBER ROOF & SPRINKLER SYSTEM.

**DIMENSIONAL
INFORMATION FORM**

VARIANCE APPLICATION DOCUMENTS
 201 BROOKLINE STREET
UNIT 5
 CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
 19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
 41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000



PROPERTY PHOTOS

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET

UNIT 5

CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF

RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO

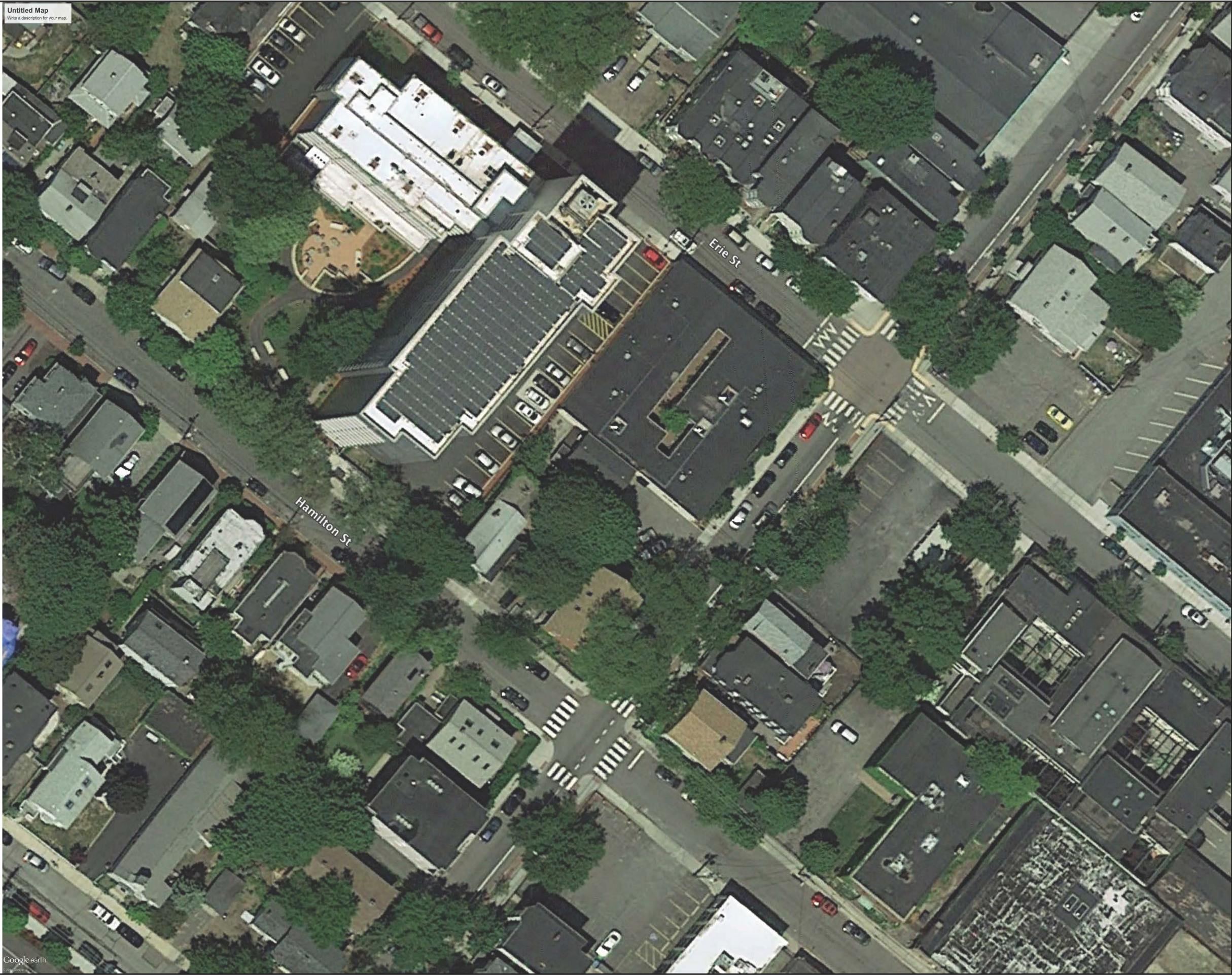
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer

SIMPSON GUMPERTZ & HEGER

41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

Untitled Map
Write a description for your map.



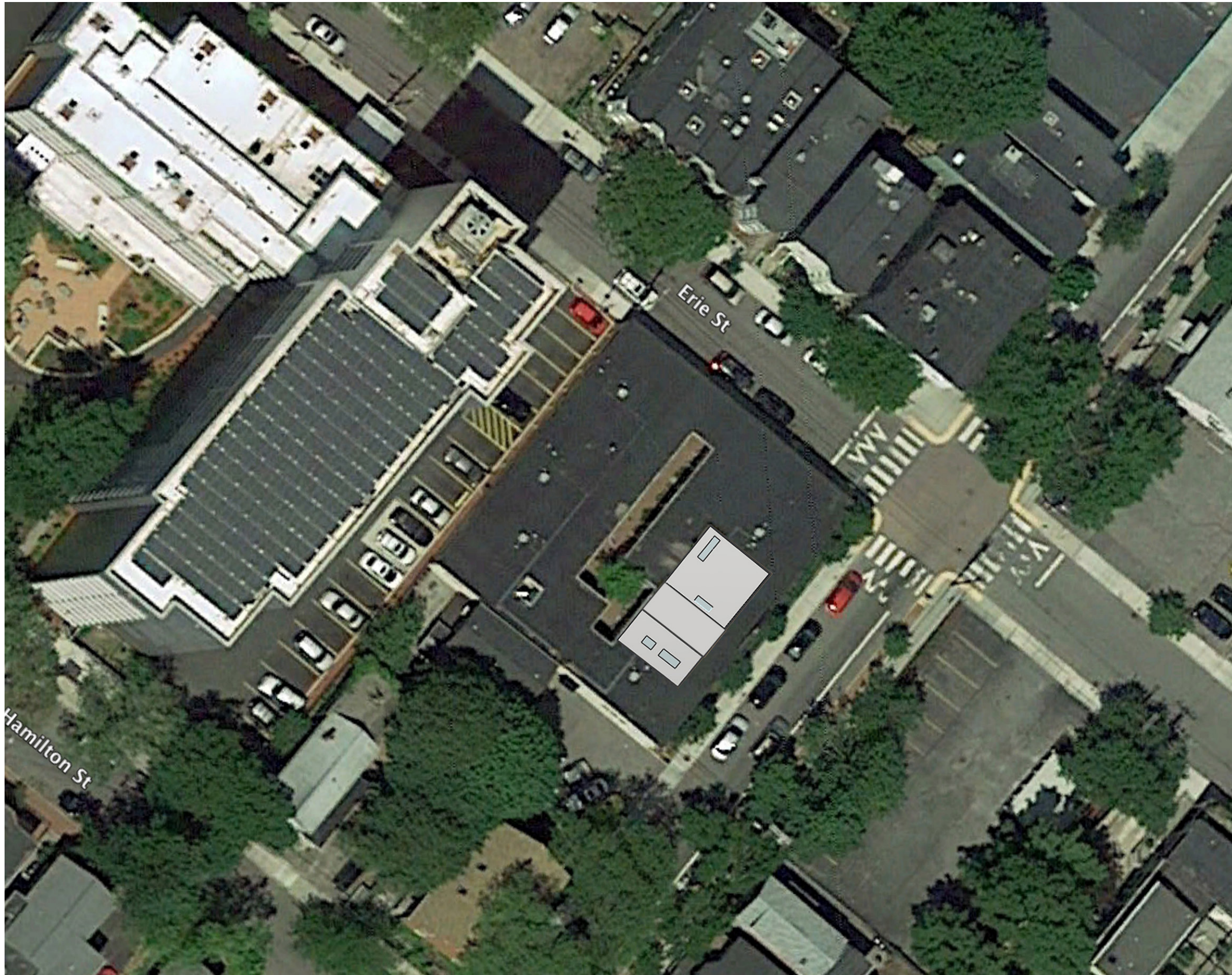
EXISTING AERIAL

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED AERIAL

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET

UNIT 5

CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF

RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO

19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer

SIMPSON GUMPERTZ & HEGER

41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED STREET VIEW

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED STREET VIEW

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET

UNIT 5

CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF

RENEE BEARD + ADAM BARD

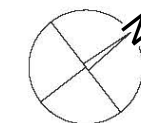
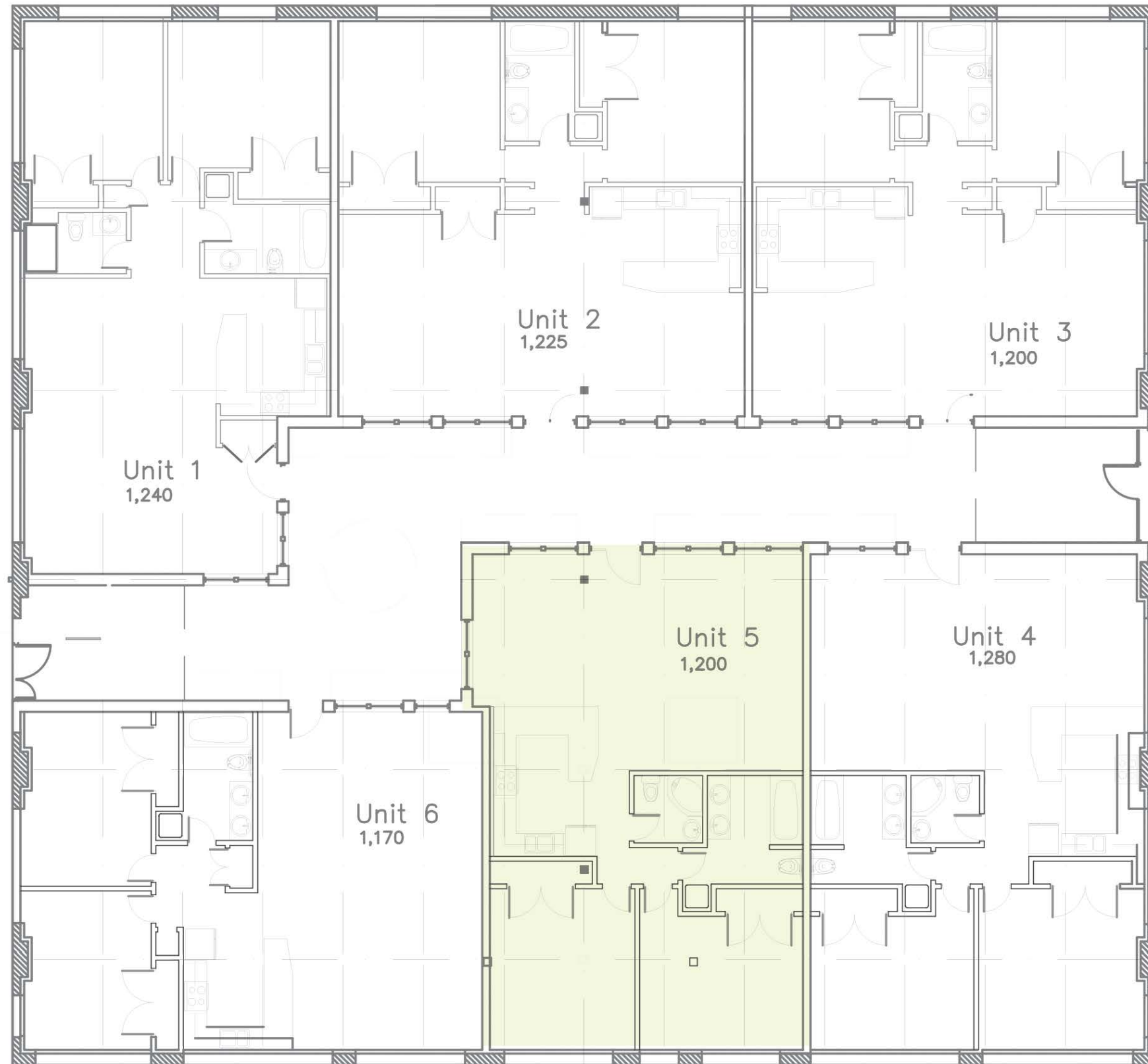
GARTH GOLDSTEIN STUDIO

19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer

SIMPSON GUMPERTZ & HEGER

41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



**EXISTING GROUND FLOOR PLAN
BUILDING**

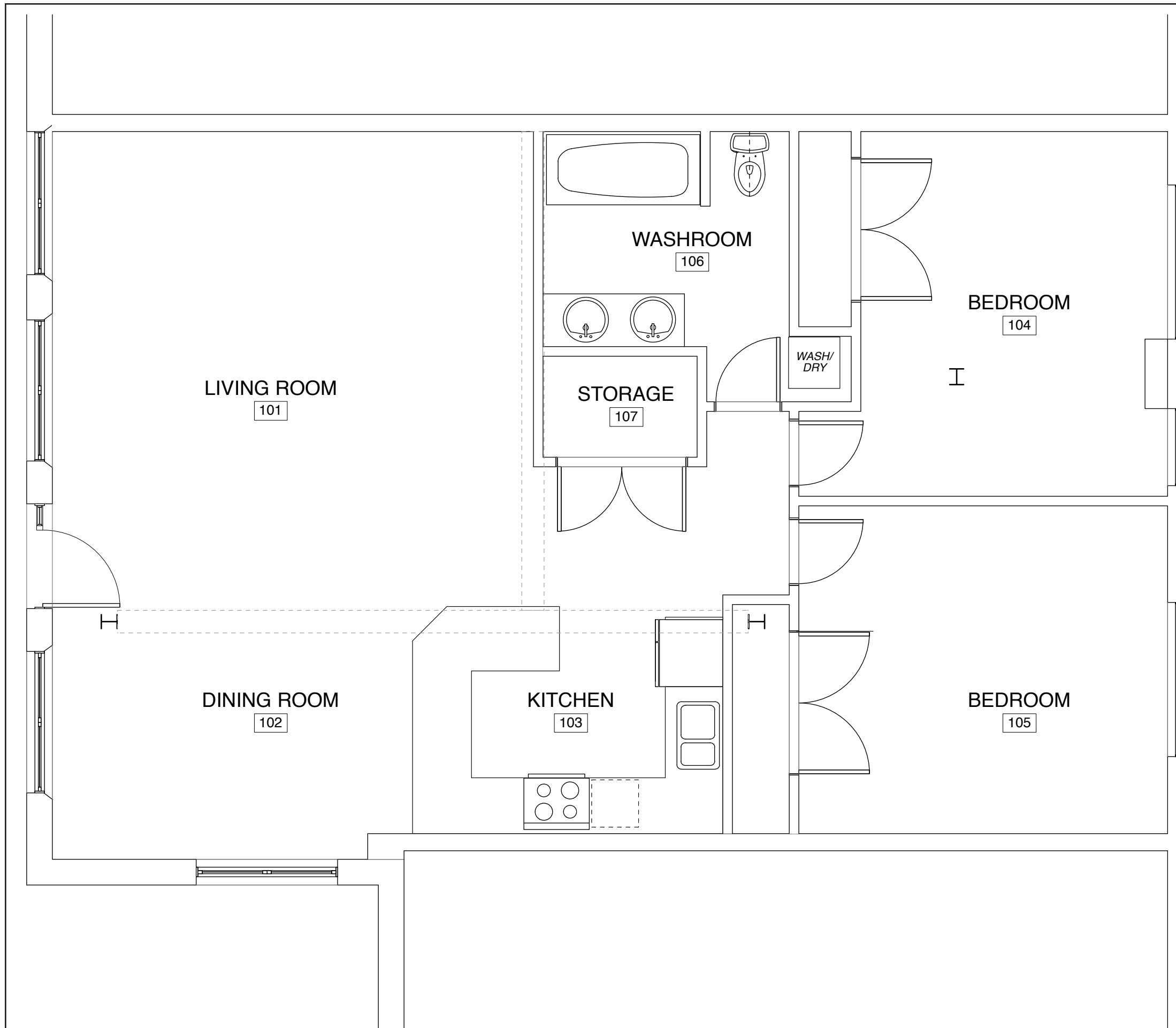
VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET

UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



BROOKLINE STREET

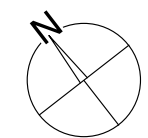
EXISTING UNIT 5 PLAN
1200 SF
 1/4" = 1'-0"

VARIANCE APPLICATION DOCUMENTS
 201 BROOKLINE STREET
UNIT 5
 CAMBRIDGE MA 02139

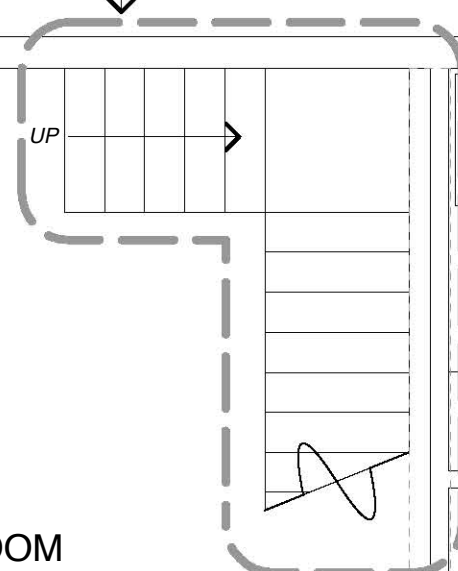
SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
 19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
 41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000



EXTENT OF NEW WORK ON FIRST FLOOR:
NEW STAIR ON FIRST FLOOR UP TO SECOND FLOOR



LIVING ROOM
101

WASHROOM
106

BEDROOM
104

STORAGE
107

WASH/
DRY

DINING ROOM
102

KITCHEN
103

BEDROOM
105

BROOKLINE STREET

**PROPOSED GROUND
FLOOR PLAN**

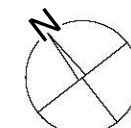
1/4" = 1'-0"

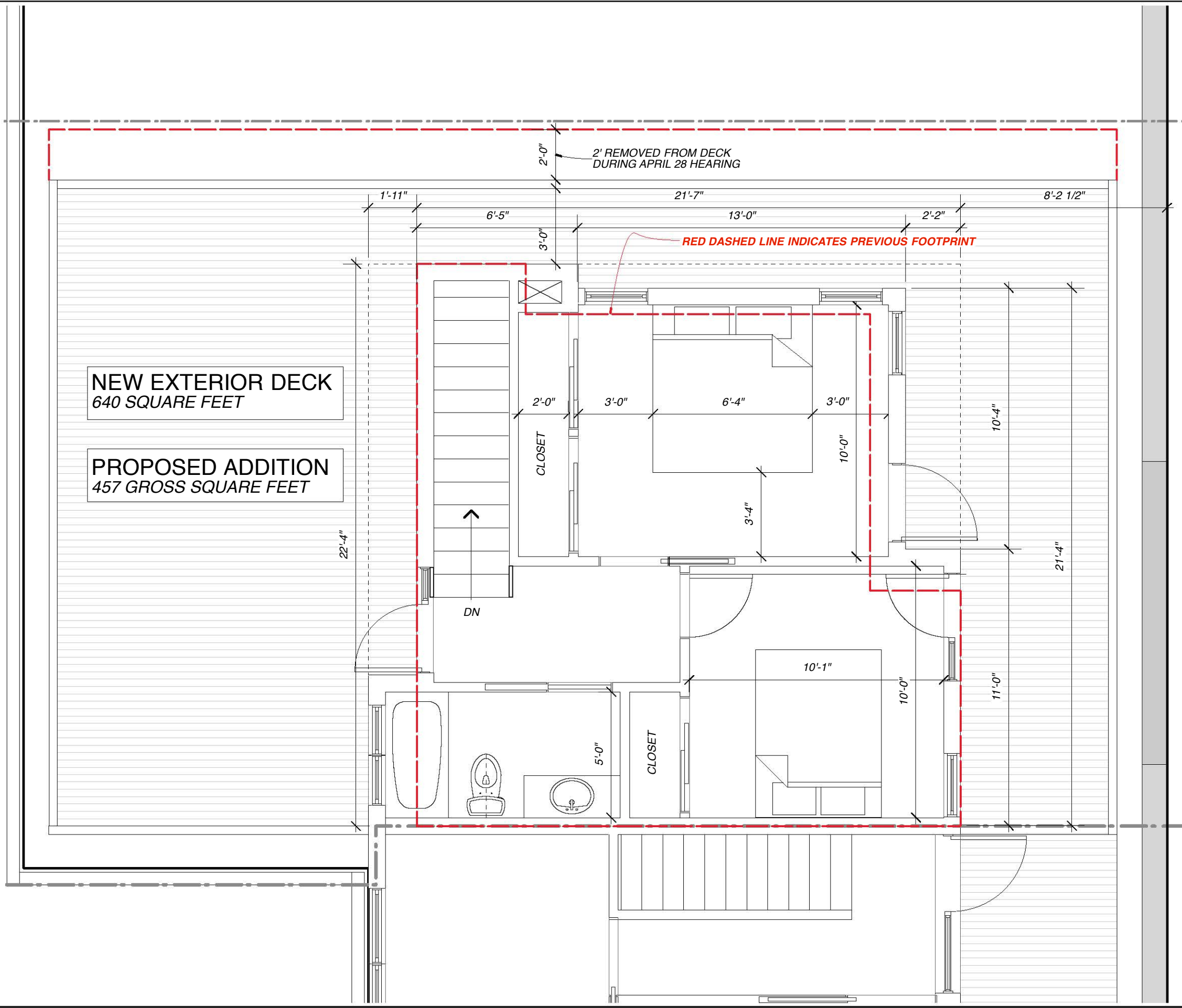
VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000





BROOKLINE STREET

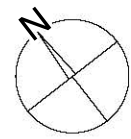
PROPOSED SECOND FLOOR PLAN
366 GSF
 1/4" = 1'-0"

VARIANCE APPLICATION DOCUMENTS
 201 BROOKLINE STREET
UNIT 5
 CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

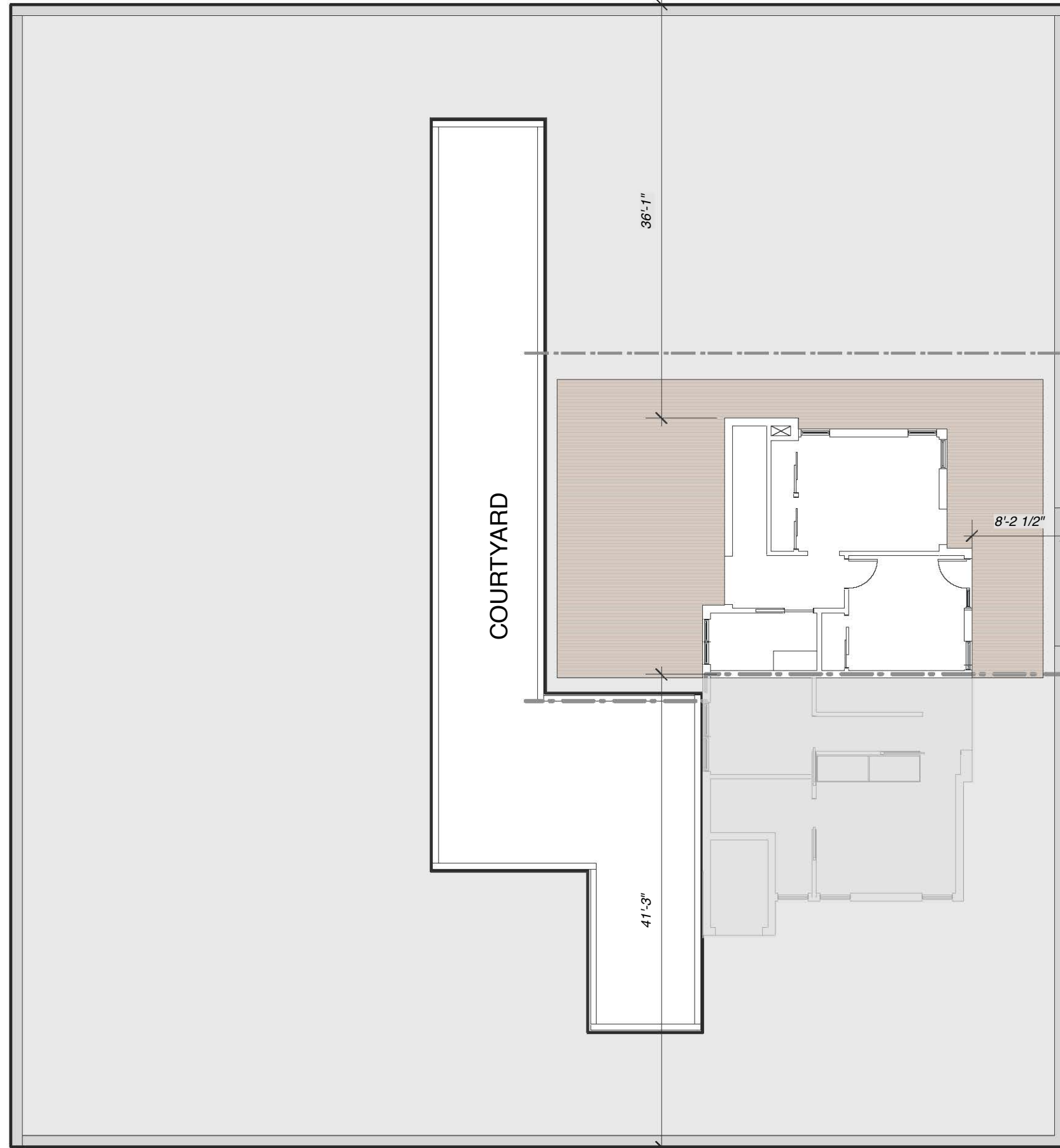
GARTH GOLDSTEIN STUDIO
 19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
 41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000

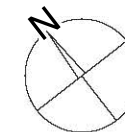


ERIE STREET

ALLEY



BROOKLINE STREET



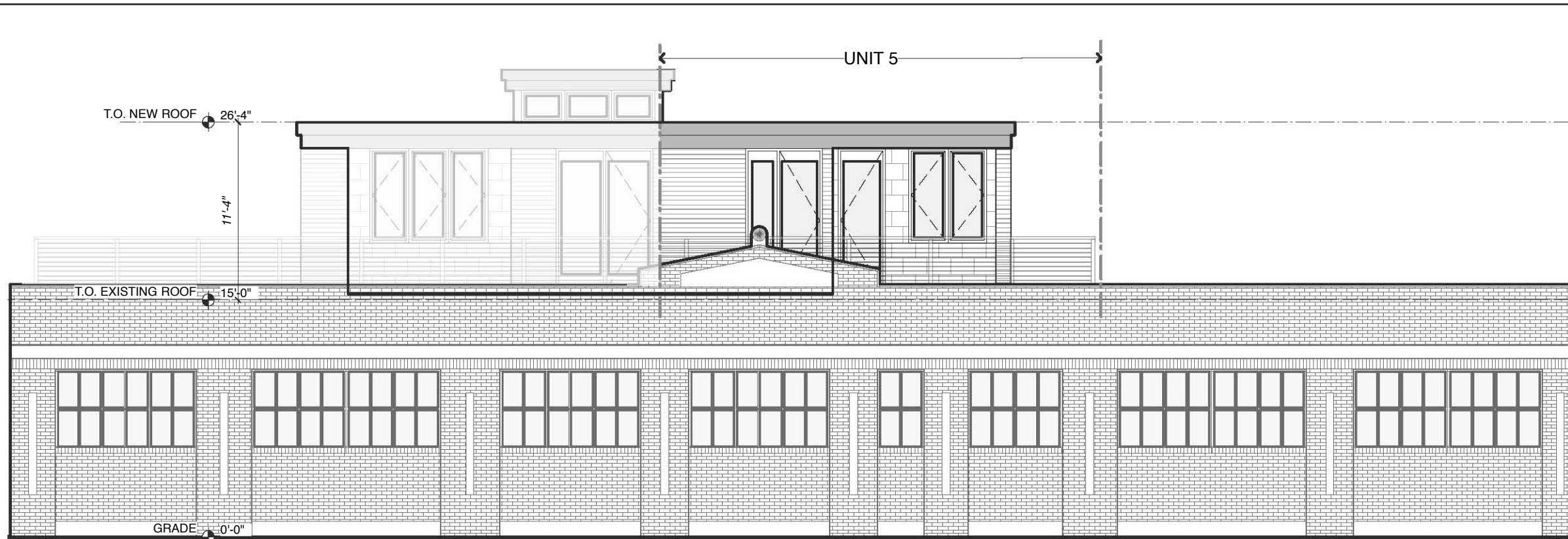
PROPOSED ROOF PLAN
 NOT TO SCALE

VARIANCE APPLICATION DOCUMENTS
 201 BROOKLINE STREET
UNIT 5
 CAMBRIDGE MA 02139

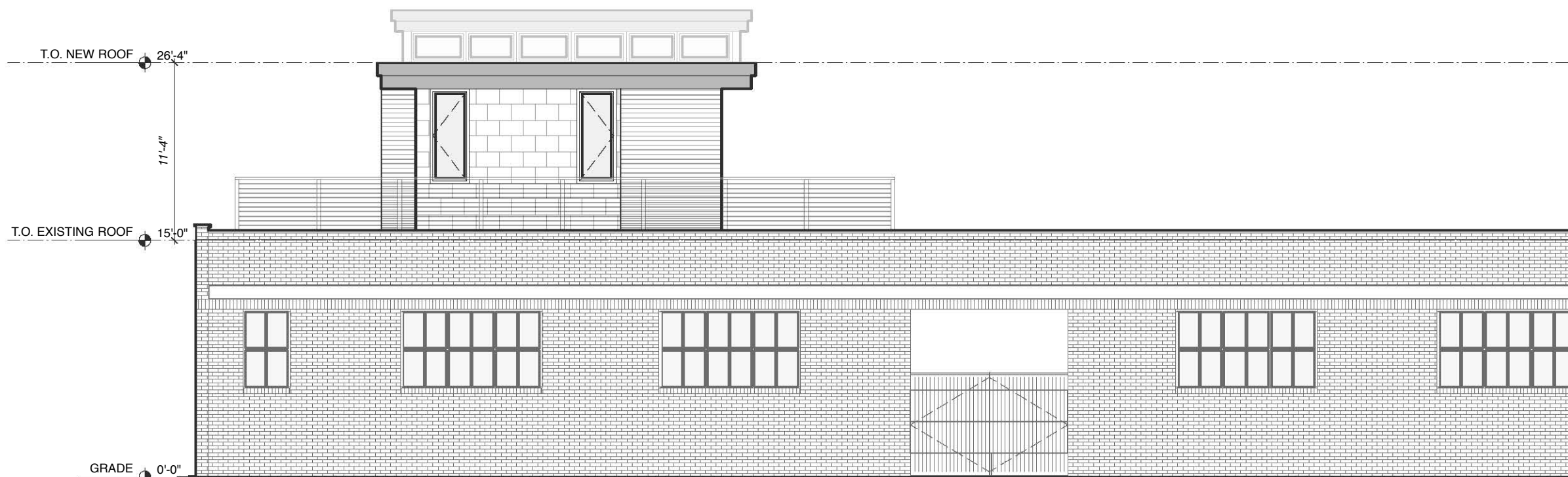
SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
 19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
 41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000



BROOKLINE STREET EAST ELEVATION



ERIE STREET NORTH ELEVATION

BUILDING ELEVATIONS

1/8" = 1'-0"

VARIANCE APPLICATION DOCUMENTS

201 BROOKLINE STREET

UNIT 5

CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF

RENEE BEARD + ADAM BARD

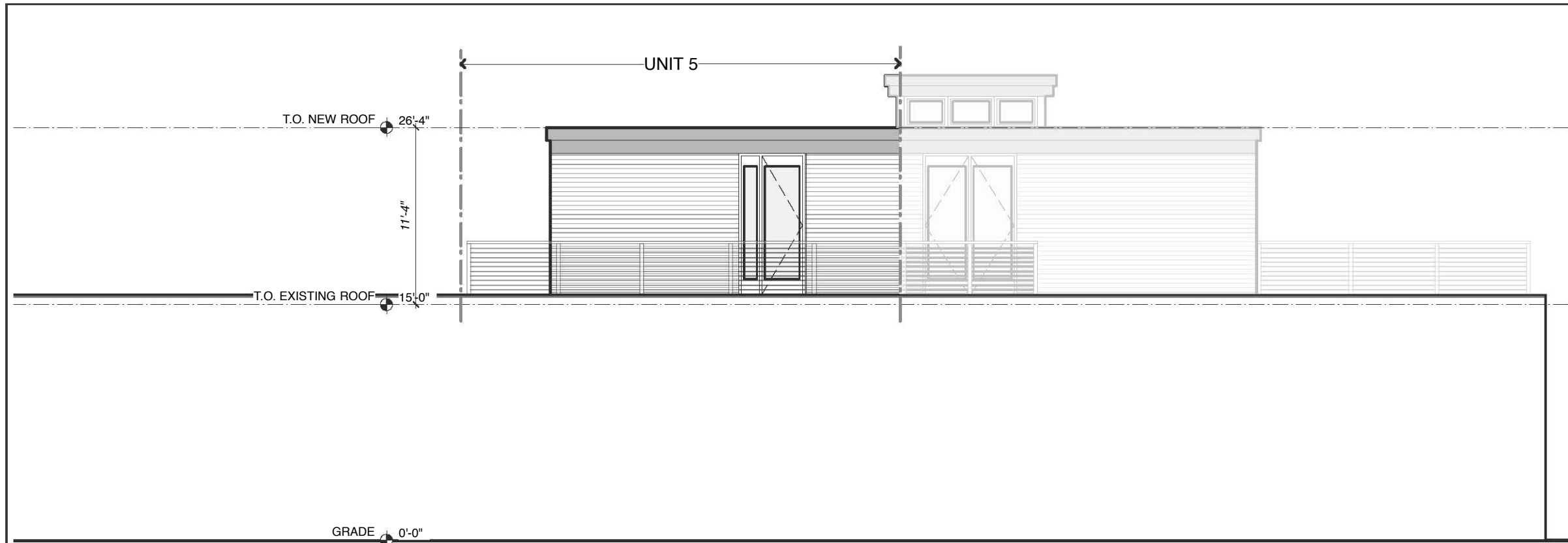
GARTH GOLDSTEIN STUDIO

19 bishop allen drive | cambridge, ma 02139
 garth.goldstein@gmail.com | 617 308 3094

Structural Engineer

SIMPSON GUMPERTZ & HEGER

41 Seyon Street
 Building 1, Suite 500
 Waltham, MA 02453
 781.907.9000



COURTYARD WEST ELEVATION

BUILDING ELEVATIONS

1/8" = 1'-0"

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET

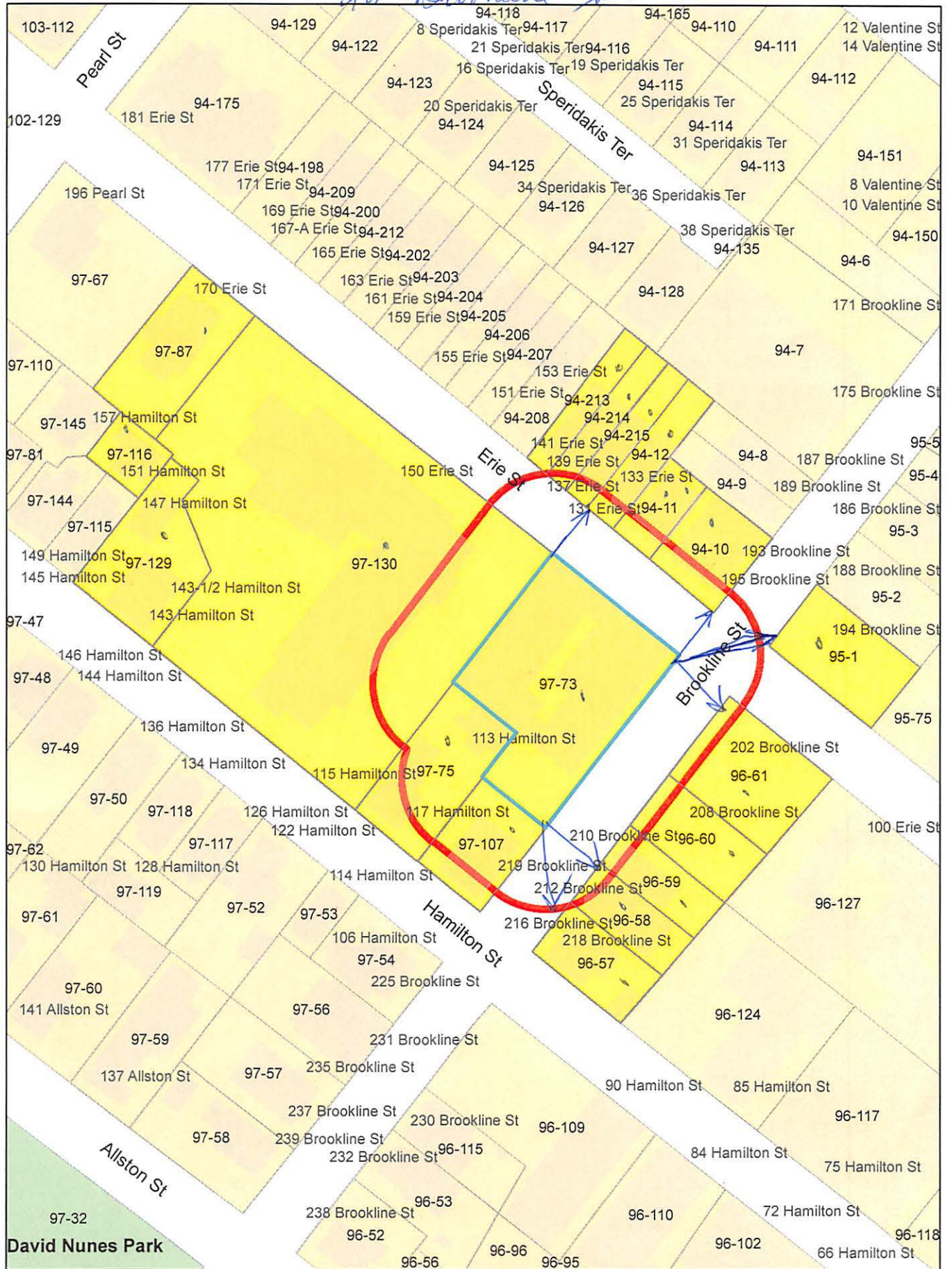
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

20 Brookline St. #5



201 Brookline St. #5

142

Petitioner

95-1
W & D REALTY LIMITED PARTNERSHIP
163 MAGAZINE ST
CAMBRIDGE, MA 02138

97-75
BROWN LEE & LARRY DUBERSTEIN
113-115-117 HAMILTON ST., UNIT#115 & 117
CAMBRIDGE, MA 02139

97-73
BEARD, RENNE & ADAM BARD
201 BROOKLINE ST. UNIT#5
CAMBRIDGE, MA 02139

94-10
BACON, ROBERT A. & ATIENO SIMMONS
C/O DENISE SIMMONS
P.O. BOX 390148
CAMBRIDGE, MA 02139

94-215
MEHTA, CYRUS R. & SATU S. MEHTA
137 ERIE STREET #3
CAMBRIDGE, MA 02139

Petitioner Representative
BHUPESH PATEL
3 BOWDOIN STREET
CAMBRIDGE, MA 02139

96-59
TAYLOR, RENFORD G. AND
PATRICIA D. TAYLOR, TRS.
TAYLOR REALTY TRUST
210 BROOKLINE ST
CAMBRIDGE, MA 02139

97-73
VARANASI, KISHORE & SUCHARITA VARANASI
201 BROOKLINE ST. UNIT #6
CAMBRIDGE, MA 02139

97-73
CHANG, PAUL
201 BROOKLINE ST. UNIT#3
CAMBRIDGE, MA 02139

96-61-60
MIT 99 ERIE LLC
C/O ARE EQUITIES, INC C/O ARE-MA REGION
NO. 33 LLC
P.O. BOX 847
CARLSBAD, CA 92018

96-57
AUSTIN, JONATHAN R. & LAURA L. SHEFFIELD
219 BROOKLINE ST
CAMBRIDGE, MA 02139

97-129
JACKSON, ROBERTA L. &
CITY OF CAMBRIDGE TAX TITLE
22 UNION AVE.
MILTON, MA 02186

97-129
IANNETTA, DAVID C., LEATRICE JOY SOMOGYI &
CITY OF CAMBRIDGE TAX TITLE
147 HAMILTON ST., UNIT #3
CAMBRIDGE, MA 02139

97-73
SHAW, RICHARD HALE & KIMBERLYN R. LEARY
201 BROOKLINE ST., #1
CAMBRIDGE, MA 02141

97-107
SHEFFIELD, LAURA L.
217 BROOKLINE ST
CAMBRIDGE, MA 02139

97-116
STONE, JOHN
151 HAMILTON ST
CAMBRIDGE, MA 02139

97-73
CALLADINE, JOHN C.P.
201 BROOKLINE STREET, UNIT #4
CAMBRIDGE, MA 02139

97-73
SMITH, MICHAEL B.
201 BROOKLINE STREET, UNIT #2
CAMBRIDGE, MA 02139

94-10
NANNI, EMILIO A.
C/O MASON-BROWN, LUCAS D. &
193 BROOKLINE ST. UNIT#1R
CAMBRIDGE, MA 02139

94-10
SHANAHAN, JAMES & LISA SHANAHAN
C/O SWEENEY, CHRISTOPHER &
193 BROOKLINE ST. UNIT#3R
CAMBRIDGE, MA 02139

97-130
LYNDON B. JOHNSON APARTMENTS, LLC.
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

94-214
KIT PROPERTY MANAGEMENT LLC
64 GREEN PARK
NEWTON, MA 02458

94-11
FLEMING, LIVINGSTONE & SEAN D. HOPE
131 ERIE ST
CAMBRIDGE, MA 02139

96-58
HOLMES, ALBA M. CAWLEY LIFE ESTATE
214 BROOKLINE ST
CAMBRIDGE, MA 02139

94-10
KISTANOVA, GALINA
193-195 BROOKLINE ST., #3L
CAMBRIDGE, MA 02139

94-10
CHEN, KUAN-NENG & I-NING LEE
193 BROOKLINE ST., #2L
CAMBRIDGE, MA 02139

94-213
CARTER, SCOTT & SARAH E. CALVO
141 ERIE ST
CAMBRIDGE, MA 02139

97-75
HOHENBOKEN, MATTHEW J. &
JENNIFER L. HOHENBOKEN
113 HAMILTON ST
CAMBRIDGE, MA 02138

97-87
JUVALLES, STEPHEN
THE JOHN A. JUVALLES REV TRUST
170 ERIE ST
CAMBRIDGE, MA 02139

94-10
CALLAHAN, MARK A. & AMEY C. CALLAHAN
8 MERRILL ST.
CAMBRIDGE, MA 02139

201 Brookline ~~MA~~ #5

292

94-12
WU, FAN
177 EAST 75TH ST., APT 12D
NEW YORK, NY 10075