



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

BZA APPLICATION FORM

Plan No: BZA-011097-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Ming-Lun Tung & Erin Troy

PETITIONER'S ADDRESS : 2 Bedford Street Cambridge, MA 02141

LOCATION OF PROPERTY : 2 Bedford St Cambridge, MA 02141

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

REASON FOR PETITION :

 New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

We request relief to build a new nonconforming home to replace an existing nonconforming home. We want to build a home with less than the required setbacks and open space. We would like to increase the FAR above the nonconforming FAR of the existing structure largely by finishing the basement during the process of replacing the foundation but also as a byproduct of changes in the roof line to accommodate solar panels.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.11 (General Regulations).
- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 5.000 Section 5.22 (Private Open Space).
- Article 5.000 Section 5.24 (Yards).

Original Signature(s) : [Signature] / Erin Troy
 (Petitioner(s) / Owner)

 Ming-Lun Tung / ERIN TROY
 (Print Name)

Address : 12 Alton Place #6
 Brookline, MA 02446

Tel. No. : 617-820-0250

E-Mail Address : Tung-ming-lun@hotmail.com

Date : 8/15/2016

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 Ming-Lun Tung and Erin Troy
(OWNER)

Address: 12 Alton Place #6, Brookline MA

State that I/We own the property located at 2 Bedford Street, which is the subject of this zoning application.

The record title of this property is in the name of _____
Ming-Lun Tung and Erin Troy

*Pursuant to a deed of duly recorded in the date 1/4/2016, Middlesex South County Registry of Deeds at Book 66625, Page 520; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Erin Troy 3-23
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

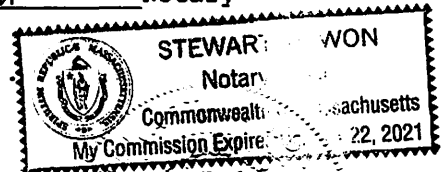
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

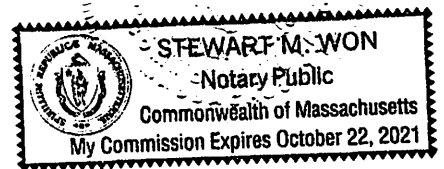
The above-name ERIN B. TROY & MING TUNG personally appeared before me, this 9th of AUGUST, 2016, and made oath that the above statement is true.

Stewart M. Wan Notary

My commission expires OCT. 22, 2021 (Notary Seal)



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



Dear Mr. [Name],
I have received your letter of the 10th inst. regarding the [subject].
I am sorry that I cannot give you a more definite answer at this time.
The matter is being reviewed and I will contact you again as soon as possible.

Very truly yours,
[Signature]

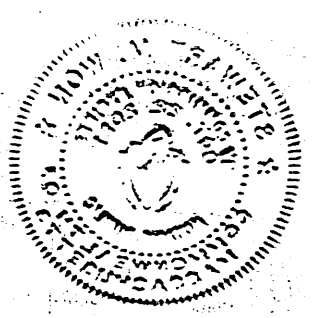
[Faint text, possibly a second paragraph or a list of items]

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BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

If the provisions of the Ordinance are literally enforced, we will not be able to move into a home and neighborhood where we want to raise a family. We purchased our home with the intention of renovating the interior prior to moving in. Following a permitted interior demolition, we discovered that structural joists providing lateral support as well as four of the five roof joists were cut as part of an illegal construction project. There was poorly repaired fire damage to the frame of the house. Due to these deficiencies and damages in the brick and mortar foundation, the house was deemed structurally unsound and uninhabitable by a certified structural engineer. As a result, we need to demolish the existing nonconforming structure and build a new home. However, if the Ordinances are literally enforced, there is no way to build a conforming structure on the property. Granting permission for this variance will enable a new family to join the Cambridge community in a safe home of adequate size for parents with one child and space for grandparents to stay when providing childcare support.

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

The hardship is due to the size and shape of the land. In C-1, the minimum setbacks surrounding a dwelling are 10' in the front and 20' at the back. As the entire length of the lot in question is only 30', if the provisions of the Ordinance were literally enforced, it would be impossible to build a dwelling on the property.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

The requested project will not be detrimental to the public. The planned residence is in line with the size and character of surrounding homes. The plans also incorporate several environmentally friendly elements to including a roof optimized for most efficient capture of solar energy and two 240 volt outlets in the carport in anticipation of putting in a fast charger for electric vehicles in the future. There will be no negative impact on the neighborhood and, if permission is granted, it will enable a new family to become part of an active part of a vibrant and diverse community.

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

The requested project will not substantially derogate from the intent or purpose of this Ordinance. We want to rebuild a single-family house with the same footprint as the current non-conforming structure. The increase in FAR is largely due to the fact that we are planning on finishing the basement in order to increase livable space without increasing the footprint above ground. We are removing the brick and mortar foundation that is collapsing inward and has already bowed in over 5+ inches on the west side and replacing it with a modern reinforced concrete foundation for increased structural support and stability. The current basement does not count in the FAR as it the ceiling height is only 6'. The GIS data reports the current house to be 1058 square feet. However, that does not include the existing finished attic space. If that space is included, the total square footage is approximately 1,200 square feet. In the house we are proposing to build, the livable space above the basement will be about 1,300 square feet. This modest increase is due to changing current roof line to be a south facing single slant roof in order to accommodate solar panels. The height of the proposed building will not exceed the maximum height requirements for zone C-1 and will be less than existing structures on adjacent blocks. There will be no increase in the number of residents relative to its previous occupancy and no significant impact on road traffic and street parking.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Ming-Lun Tung **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 2 Bedford St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1200</u>	<u>1700</u>	<u>787.50</u>	(max.)
<u>LOT AREA:</u>	<u>1150</u>	<u>1150</u>	<u>1150</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA: 2</u>	<u>1.04</u>	<u>1.48</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1150</u>	<u>1150</u>	<u>1150</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>38</u>	<u>38</u>	<u>38</u>	(min.)
DEPTH	<u>30</u>	<u>30</u>	<u>30</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>3.5</u>	<u>3.5</u>	<u>10</u>	(min.)
REAR	<u>.5</u>	<u>.5</u>	<u>20</u>	(min.)
LEFT SIDE	<u>2.5</u>	<u>2.5</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>12.5</u>	<u>12.5</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>26.7</u>	<u>34</u>	<u>35</u>	(max.)
LENGTH	<u>26</u>	<u>26</u>	<u>0</u>	
WIDTH	<u>23</u>	<u>23</u>	<u>23</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>28.4</u>	<u>28.4</u>	<u>30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>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.

There are no other occupancies or adjacent buildings on the same lot. We are asking for permission to build home using wood frame construction and spray foam insulation. The foundation will be made from 5,000 PSI concrete with steel reinforcement. There will be a highly insulated metal roof with solar panels on top for efficiency, longevity, and ease of maintenance.

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'.



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 831 MASSACHUSETTS AVENUE
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2016 AUG 16 PM 1:57

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) : *Erin Troy*
 (Petitioner(s) / Owner)

Ming-Lun Tung / ERIN TROY
 (Print Name)

Address : 12 Alton Place #6
Brookline, MA 02446

Tel. No. : 617-820-0250

E-Mail Address : tung-ming-lun@hotmail.com

Date : 8/15/2016

2 Bedford St.

Petitioner
MING-LUN TUNG &
ERIN TROY
12 ALTON PLACE #6
BROOKLINE, MA 02446

36-67
FEMININE CATHOLIC ASSOCIATION SS
COSMO E DAMIANO
17 PORTER ST
CAMBRIDGE, MA 02141

36-79-80
SIMEONE, MICHAEL, JOHN SIMEONE,
JOSEPH DEVITO, JR. & ANTHONY DEVITO TRS.
26 PORTER STREET
CAMBRIDGE, MA 02141

36-65
FURTADO, NATALIA M. & HELENA MARTINS
33 PORTER ST
CAMBRIDGE, MA 02141

36-66
MCDAVITT, PHILIP
2 BEDFORD ST
CAMBRIDGE, MA 02138

36-64
TRINGALI, MARIE P.,
TR. THE TRINGALI FAMILY TRUST
1 FOX HOLLOW DRIVE
SAUGUS, MA 01906

36-78
L&V MASS PROPERTIES LLC
44 PORTSMOUTH ST., #2
CAMBRIDGE, MA 02141

SOMERVILLE ABUTTERS

97/E/9/3
SAMUEL A. LYNCH
7 BEDFORD STREET
SOMERVILLE, MA 02143

97/E/9/4
SUSAN N. SILBERMAN
7 BEDFORD STREET #4
SOMERVILLE, MA 02143

97/E/10
THE 15 PORTER STREET TRUST
C/O AMENDOLA ASSOCIATES, LLC
26 PORTER STREET #2
CAMBRIDGE, MA 02141-1013

97/E/11
MARIA LUCINDA RAPOSO
3 BEDFORD STREET
SOMERVILLE, MA 02143

97/F/10 & 11
MARIE & MICHAEL DIFAVA
4 BEDFORD STREET
SOMERVILLE, MA 02143

97/F/12
MARIE P. TRINGALI
1 FOX HOLLOW DRIVE
SAUGUS, MA 01906

97/F/9/1F
CHARLES MATTHEWS
6 BEDFORD ST. #3F
SOMERVILLE, MA 02143

97/F/9/1R
THERESA A. BRIGGS
6 BEDFORD ST. - 1R
SMERVILLE, MA 02143

97/F/9/2F & 3F, 3R
CHARLES MATTHEWS
6 BEDFORD STREET #3F
SOMERVILLE, MA 02143

97/F/9/2R
SHIRA M. COHEN
C/O KATHERINE RIKER
66W CEDAR STREET
BOSTON, MA 02144

97/F/8
CHARLES J. UGLIETTO
21 EDMUNDS WAY
BELMONT, MA 02478

97/E/1
CHARLES J. UGLIETTO
C/O CUBBY OIL COMPANY
20 MEDFORD STREET
SOMERVILLE, MA 02143

97/F/13
LUCY NYLUND & ISAAC TROMPETTER
39 PORTER STREET
CAMBRIDGE, MA 02141

97/E/9/1
AMELIA & JAMES SORENSEN
7 BEDFORD ST. #1
SOMERVILLE, MA 02143

97/E/9/2
JACOB A. HYMAN & ROSE G. RADIN
339 CONGRESSIONAL LANE
ROCKVILLE, MD 20852



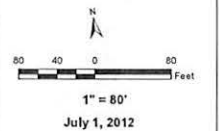
City of
Somerville
Massachusetts



Assessors Map

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

- 50 ← Lot Dimension
- 7 ← Lot Number
- 5000 ← Square Footage
- 50 ← Frontage Dimension
- 155 ← Street Address



Sources: Right-of-way and building footprints were originally developed from Boston Edison Company data 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



97

7 BEDFORD ST #1

Location 7 BEDFORD ST #1

Mblu 97/ E/ 9/ 1/

Acct# 20110140

Owner SORENSEN JAMES B & AMELIA

Assessment \$461,200

PID 109291

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$461,200	\$0	\$461,200

Owner of Record

Owner SORENSEN JAMES B & AMELIA
Co-Owner
Address 7 BEDFORD ST #1
 SOMERVILLE, MA 02143

Sale Price \$365,000
Certificate
Book & Page 52939/ 241
Sale Date 06/08/2009
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SORENSEN JAMES B & AMELIA	\$365,000		52939/ 241	00	06/08/2009
BEAUDET DOUGLAS S	\$345,000		49389/ 065	1P	05/02/2007

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 936
Replacement Cost: \$442,747
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$442,700

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1

7 BEDFORD ST #2

Location 7 BEDFORD ST #2

Mblu 97/ E/ 9/ 2/

Acct# 20110150

Owner HYMAN JACOB A

Assessment \$465,900

PID 109292

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$465,900	\$0	\$465,900

Owner of Record

Owner HYMAN JACOB A

Sale Price \$375,000

Co-Owner RADIN ROSE G

Certificate

Address 339 CONGRESSIONAL LANE
ROCKVILLE, MD 20852

Book & Page 52930/ 301

Sale Date 06/05/2009

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HYMAN JACOB A	\$375,000		52930/ 301	00	06/05/2009
BEAUDET DOUGLAS S	\$345,000		49389/ 065	1P	05/02/2007

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 935
Replacement Cost: \$449,510
Building Percent: 100
Good:
Replacement Cost:
Less Depreciation: \$449,500

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1
Grade	Average

7 BEDFORD ST #3

Location 7 BEDFORD ST #3

Mblu 97/ E/ 9/ 3/

Acct# 20110160

Owner LYNCH SAMUEL A

Assessment \$479,400

PID 109293

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$479,400	\$0	\$479,400

Owner of Record

Owner LYNCH SAMUEL A

Sale Price \$385,000

Co-Owner

Certificate

Address 7 BEDFORD ST
SOMERVILLE, MA 02143

Book & Page 52972/ 101

Sale Date 06/11/2009

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LYNCH SAMUEL A	\$385,000		52972/ 101	00	06/11/2009
BEAUDET DOUGLAS S	\$345,000		49389/ 065	1P	05/02/2007

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 1,000
Replacement Cost: \$471,024
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$471,000

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1
Grade	Average

7 BEDFORD ST #4

Location 7 BEDFORD ST #4

Mblu 97/ E/ 9/ 4/

Acct# 20110170

Owner SILBERMAN SUSAN N

Assessment \$474,800

PID 109294

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$474,800	\$0	\$474,800

Owner of Record

Owner SILBERMAN SUSAN N
Co-Owner
Address 7 BEDFORD ST #4
 SOMERVILLE, MA 02143

Sale Price \$425,000
Certificate
Book & Page 61909/ 396
Sale Date 05/31/2013
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SILBERMAN SUSAN N	\$425,000		61909/ 396	00	05/31/2013
WEST STEPHEN E	\$390,000		52940/ 275	00	06/08/2009
BEAUDET DOUGLAS S	\$345,000		49389/ 065	1P	05/02/2007

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 1,059
Replacement Cost: \$476,462
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$476,500

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	2

3R BEDFORD ST

Location 3R BEDFORD ST

Mblu 97/ E/ 10/ /

Acct# 01013115

Owner TRUST THE 15 PORTER STREET

Assessment \$231,500

PID 13904

Building Count 1

Current Value

Assessment		
Valuation Year	Improvements	Land
2016	\$28,500	\$203,000

Map Links

All locations identified on Google, Yahoo, and Bing maps are approximate and may not be exact

Go To Vision GIS Map (Map.aspx?pid=13904)

Go To Google Maps (<http://maps.google.com/?q=3R BEDFORD ST SOMERVILLE, MA>)

Go To Yahoo Maps (<http://maps.yahoo.com/#q=3R%20BEDFORD%20ST%20SOMERVILLE,%20MA>)

Go To Microsoft Bing Maps (<http://www.bing.com/maps/?q=3R BEDFORD ST SOMERVILLE, MA>)

Owner of Record

Owner TRUST THE 15 PORTER STREET
Co-Owner C/O AMENDOLA ASSOCIATES LLC
Address 26 PORTER ST #2
 CAMBRIDGE, MA 02141-1013

Sale Price \$1
Certificate
Book & Page 23344/ 468
Sale Date 06/24/1993
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST THE 15 PORTER STREET	\$1		23344/ 468	1F	06/24/1993
AMENDOLA A & SIMEONE C & DEVIT	\$1		18939/ 453	1F	03/28/1988
AMENDOLA ANNA	\$12,000		13791/ 364		09/18/1979

Building Information

Building 1 : Section 1

Year Built: 1894
Living Area: 1,560
Replacement Cost: \$297,047
Building Percent 7
Good:
Replacement Cost
Less Depreciation: \$20,800

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Average
Stories:	2.3 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//\01\01\63\27.jpg>)

Building Layout

3 BEDFORD ST

Location 3 BEDFORD ST

Mblu 97/ E/ 11/ /

Acct# 01018070

Owner RAPOSO MARIA LUCINDA

Assessment \$470,700

PID 13905

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$203,600	\$267,100	\$470,700

Owner of Record

Owner RAPOSO MARIA LUCINDA
Co-Owner
Address 3 BEDFORD ST
 SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page 258
Sale Date 10/10/2009
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RAPOSO MARIA LUCINDA	\$0		258	1F	10/10/2009
RAPOSO JOSE M & MARIA LUCINDA	\$155,000		20396/ 062	00	02/27/1990
LORENZO ANTETOMASO	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,542
Replacement Cost: \$318,092
Building Percent: 64
Good:
Replacement Cost
Less Depreciation: \$203,600

Building Photo

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Average

4 BEDFORD ST

Location 4 BEDFORD ST

Mblu 97/ F/ 10/ /11

Acct# 04177116

Owner DIFAVA MICHAEL & MARIE

Assessment \$495,500

PID 13910

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$191,900	\$303,600	\$495,500

Owner of Record

Owner DIFAVA MICHAEL & MARIE
Co-Owner
Address 4 BEDFORD ST
 SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DIFAVA MICHAEL & MARIE	\$0			

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,147
Replacement Cost: \$299,774
Building Percent 64
Good:
Replacement Cost
Less Depreciation: \$191,900

Building Attributes	
Field	Description
Style	Two Family
Model	Residential
Grade:	Average
Stories:	3
Occupancy	2
Exterior Wall 1	Vinyl Siding

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPotos/\01\00\37\21.jpg>)

35R PORTER ST

Location 35R PORTER ST

Mblu 97/ F/ 12/ /

Acct# 19624170

Owner TRINGALI MARIE P

Assessment \$177,100

PID 13911

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$61,700	\$115,400	\$177,100

Owner of Record

Owner TRINGALI MARIE P

Sale Price \$100,000

Co-Owner

Certificate

Address 1 FOX HOLLOW DRIVE
SAUGUS, MA 01906

Book & Page 60855/ 534

Sale Date 12/28/2012

Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRINGALI MARIE P	\$100,000		60855/ 534	1H	12/28/2012
TRUST SIMEONE FAMILY OF	\$1		22204/ 104	A	07/13/1992
SIMEONE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1866
Living Area: 950
Replacement Cost: \$125,910
Building Percent 49
Good:
Replacement Cost
Less Depreciation: \$61,700

Building Photo

Building Attributes	
Field	Description
Style	2-Decker
Model	Residential
Grade:	Below Average

6 BEDFORD ST #1F

Location 6 BEDFORD ST #1F

Mblu 97/ F/ 9/ 1F/

Acct# 20070510

Owner MATTHEWS CHARLES

Assessment \$209,600

PID 106307

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$209,600	\$0	\$209,600

Owner of Record

Owner MATTHEWS CHARLES
Co-Owner
Address 6 BEDFORD ST #3F
 SOMERVILLE, MA 02143

Sale Price \$1,145,450
Certificate
Book & Page 45041/ 597
Sale Date 04/22/2005
Instrument 1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MATTHEWS CHARLES	\$1,145,450		45041/ 597	1P	04/22/2005
STEVENS CAROLYN TRSTEE	\$1,010,000		41437/ 422	1P	11/17/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 426
Replacement Cost: \$273,839
Building Percent 83
Good:
Replacement Cost
Less Depreciation: \$227,300

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1
Grade	Average

6 BEDFORD ST #1R

Location 6 BEDFORD ST #1R

Mblu 97/ F/ 9/ 1R/

Acct# 20070520

Owner BRIGGS THERESA A

Assessment \$265,400

PID 106308

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$265,400	\$0	\$265,400

Owner of Record

Owner BRIGGS THERESA A

Sale Price \$240,000

Co-Owner

Certificate

Address 6 BEDFORD ST 1R
SOMERVILLE, MA 02143

Book & Page 51390/ 087

Sale Date 07/01/2008

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRIGGS THERESA A	\$240,000		51390/ 087	00	07/01/2008
LYNCH BRIAN A	\$226,000		46215/ 315	00	10/03/2005
MATTHEWS CHARLES	\$1,145,450		45041/ 597	1P	04/22/2005
STEVENS CAROLYN TRSTEE	\$1,010,000		41437/ 422	1P	11/17/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 510
Replacement Cost: \$341,400
Building Percent: 83
Good:
Replacement Cost:
Less Depreciation: \$283,400

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo

6 BEDFORD ST #2F

Location 6 BEDFORD ST #2F

Mblu 97/ F/ 9/ 2F/

Acct# 20070530

Owner MATTHEWS CHARLES

Assessment \$253,900

PID 106309

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$253,900	\$0	\$253,900

Owner of Record

Owner MATTHEWS CHARLES
Co-Owner
Address 6 BEDFORD ST #3F
 SOMERVILLE, MA 02143

Sale Price \$1,145,450
Certificate
Book & Page 45041/ 597
Sale Date 04/22/2005
Instrument 1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MATTHEWS CHARLES	\$1,145,450		45041/ 597	1P	04/22/2005
STEVENS CAROLYN TRSTEE	\$1,010,000		41437/ 422	1P	11/17/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 526
Replacement Cost: \$351,289
Building Percent 78
Good:
Replacement Cost
Less Depreciation: \$274,000

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1
Grade	Average

6 BEDFORD ST #2R

Location 6 BEDFORD ST #2R

Mblu 97/ F/ 9/ 2R/

Acct# 20070540

Owner COHEN SHIRA M

Assessment \$259,000

PID 106310

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$259,000	\$0	\$259,000

Owner of Record

Owner COHEN SHIRA M
Co-Owner S/O RIKER KATHERINE
Address 66 W CEDAR ST
 BOSTON , MA 02144

Sale Price \$100
Certificate
Book & Page 45487/ 416
Sale Date 06/28/2005
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COHEN SHIRA M	\$100		45487/ 416	1F	06/28/2005
COHEN SHIRA M	\$230,000		45487/ 394	00	06/28/2005
MATTHEWS CHARLES	\$1,145,450		45041/ 597	1P	04/22/2005
STEVENS CAROLYN TRSTEE	\$1,010,000		41437/ 422	1P	11/17/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 510
Replacement Cost: \$333,579
Building Percent Good: 83
Replacement Cost Less Depreciation: \$276,900

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo

6 BEDFORD ST #3F

Location 6 BEDFORD ST #3F

Mblu 97/ F/ 9/ 3F/

Acct# 20070550

Owner MATTHEWS CHARLES

Assessment \$219,100

PID 106311

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$219,100	\$0	\$219,100

Owner of Record

Owner MATTHEWS CHARLES
Co-Owner
Address 6 BEDFORD ST #3F
 SOMERVILLE, MA 02143

Sale Price \$1,145,450
Certificate
Book & Page 45041/ 597
Sale Date 04/22/2005
Instrument 1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MATTHEWS CHARLES	\$1,145,450		45041/ 597	1P	04/22/2005
STEVENS CAROLYN TRSTEE	\$1,010,000		41437/ 422	1P	11/17/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 526
Replacement Cost: \$351,289
Building Percent 68
Good:
Replacement Cost
Less Depreciation: \$238,900

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1
Grade	Average

6 BEDFORD ST #3R

Location 6 BEDFORD ST #3R

Mblu 97/ F/ 9/ 3R/

Acct# 20070560

Owner MATTHEWS CHARLES

Assessment \$245,700

PID 106312

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$245,700	\$0	\$245,700

Owner of Record

Owner MATTHEWS CHARLES
Co-Owner
Address 6 BEDFORD ST #3F
 SOMERVILLE, MA 02143

Sale Price \$1,145,450
Certificate
Book & Page 45041/ 597
Sale Date 04/22/2005
Instrument 1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MATTHEWS CHARLES	\$1,145,450		45041/ 597	1P	04/22/2005
STEVENS CAROLYN TRSTEE	\$1,010,000		41437/ 422	1P	11/17/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 510
Replacement Cost: \$342,968
Building Percent 78
Good:
Replacement Cost
Less Depreciation: \$267,500

Building Photo

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1
Grade	Average

10 BEDFORD ST

Location 10 BEDFORD ST

Mblu 97/ F/ 8/ /

Acct# 04191032

Owner UGLIETTO CHARLES J

Assessment \$303,500

PID 1645

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$24,200	\$279,300	\$303,500

Owner of Record

Owner UGLIETTO CHARLES J
Co-Owner
Address 21 EDMUNDS WAY
 BELMONT, MA 02478

Sale Price \$300,000
Certificate
Book & Page 44988/ 454
Sale Date 04/13/2005
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
UGLIETTO CHARLES J	\$300,000		44988/ 454	00	04/13/2005
HUBACHEK WILLIAM P	\$1		44988/ 450	1F	04/13/2005
HUBACHEK WILLIAM P TRUSTEE	\$0				

Building Information

Building 1 : Section 1

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

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	

20 MEDFORD ST

Location 20 MEDFORD ST

Mblu 97/ E/ 1/ /

Acct# 21683046

Owner UGLIETTO CHARLES J

Assessment \$938,800

PID 1640

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$323,500	\$615,300	\$938,800

Owner of Record

Owner UGLIETTO CHARLES J
Co-Owner C/O CUBBY OIL COMPANY
Address 20 MEDFORD ST
 SOMERVILLE, MA 02143

Sale Price \$100
Certificate
Book & Page 54963/ 187
Sale Date 07/08/2010
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
UGLIETTO CHARLES J	\$100		54963/ 187	1F	07/08/2010
MCCOOL MICHAEL T TRUSTEE	\$100		54963/ 184	1F	07/08/2010
UGLIETTO CHARLES	\$250,000		22071/ 084	F	05/29/1992
CUBBY OIL CO	\$0				

Building Information

Building 1 : Section 1

Year Built: 1979
Living Area: 7,890
Replacement Cost: \$447,523
Building Percent: 70
Good:
Replacement Cost
Less Depreciation: \$313,300

Building Photo

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Industrial

6R BEDFORD ST

Location 6R BEDFORD ST

Mblu 97/ F/ 13/ /

Acct# 13467110

Owner NYLUND LUCY &
TROMPETTER ISAAC

Assessment \$59,200

PID 13912

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$15,200	\$44,000	\$59,200

Owner of Record

Owner NYLUND LUCY & TROMPETTER ISAAC
Co-Owner
Address 39 PORTER ST
 CAMBRIDGE, MA 02141

Sale Price \$154,000
Certificate
Book & Page 25240/ 368
Sale Date 03/24/1995
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NYLUND LUCY & TROMPETTER ISAAC	\$154,000		25240/ 368	1G	03/24/1995
ESPINOZA LESLIE G	\$84,000		24637/ 200	1G	06/22/1994
CONTE RONALD J ET AL	\$0				01/01/1985

Building Information

Building 1 : Section 1

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

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 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., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 2 Bedford St. (31 Porter St.)

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.**

Demolition permit signed by Historical for existing house on June 7, 2016. --SLB

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 SLB

Date August 15, 2016

Received by Uploaded to Energov

Date August 15, 2016

Relationship to project BZA 11097-2016

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>

RAV & ASSOCIATES, INC.

PO BOX 359
CANTON, MA 02021

TEL: (781) 449-8200

21 HIGHLAND AVENUE
NEEDHAM, MA 02494

FAX: (781) 449-8205

July 25, 2016

Ming Tung
2 Bedford Street
Cambridge, MA 02141

RE: Structural Evaluation
2 Bedford Street
Cambridge MA

Dear Mr. Tung,

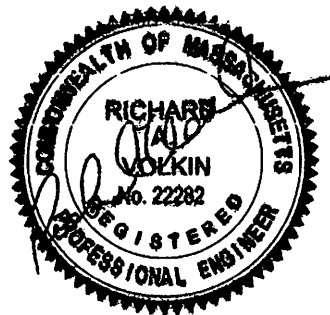
Pursuant to your request, RAV & Associates, Inc. inspected the structure located at 2 Bedford Street, Cambridge, Massachusetts to evaluate its structural integrity. The building is a residential 2 story wooden structure with vinyl siding, Map 36, Lot 66. The Assessor's Data Card identifies the lot size as 1,150 sq. ft. with the structure gross area of 1,826 sq. ft.

Partial demolition of the structure revealed several structural deficiencies that were not previously identifiable. As it stands, the framing of the structure does not conform to the International Building Code and possess a major safety hazard. Portions of structural load bearing walls have been compromised in a way that caused the structure to warp and settle several inches out of plumb from one side of the house to the other. This caused portion of the foundation to bow inward. Several layers of sub-flooring have been built up on one side in an effort to try and level the floor as much as possible. The structural framing is inadequate to

withstand the extra weight of the added sub-flooring. The top-plates of the first floor framing vary several inches in elevation across the building. The sill plates on the foundation display signs of severe dry-rot, along with several other areas of the framing including the roof joists.

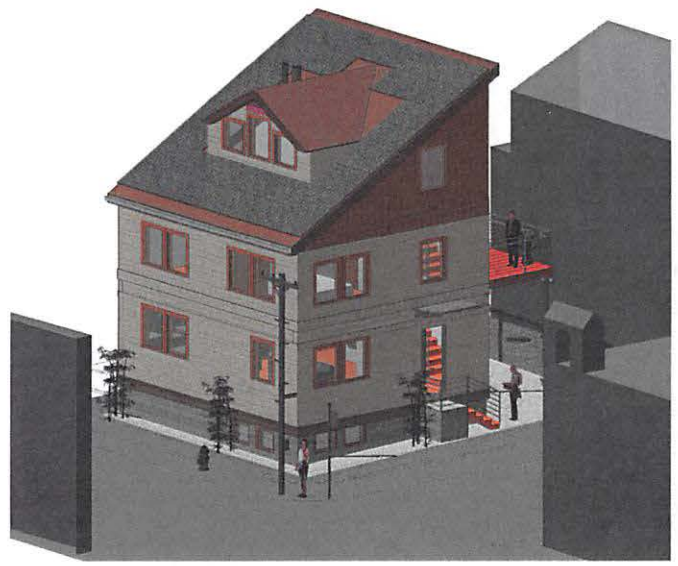
Based on the observations, it is my professional opinion that the structure at 2 Bedford Street, Cambridge must be condemned and demolished due to major structural failures and significant safety hazards.

Respectfully
RAV & ASSOCIATES, INC.
Richard A. Volkin, PE





2 Site Sun Path 1
1/2" = 1/4"



1 NE 3D Street Level



GIS Project Location Map



Applicable Codes & Zoning

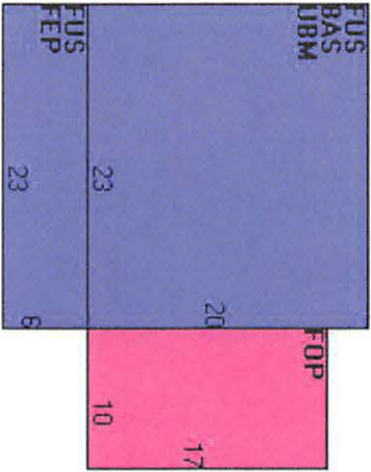
Massachusetts CMR-780 8th Edition Building Code
Mass. Energy Code
Mass. Electrical Code
Mass. Plumbing Code
International Fire Code
International Mechanical Code
City of Cambridge Zoning and Bylaws
Construction: Type 5B, CMR-780 606.0
Occupancy: Type R-3, CMR-780 310.1
Zoning District: Residence C-1
Min. Area:
Required: 5000 SF
Existing: (Non-Conforming) 1,140 SF +/-
Min. Setback:
Required: 15' Front & Rear, 12' at Sides
Existing: (Non-Conforming, see plans)
Max. Building Height:
Required: 35'
Existing: <35' (Conforming)
Min. Open Space:
Required: 30%
Existing: 50.2% (Conforming)
Max. FAR:
Required: 75
Existing: (Non-Conforming)
Existing Stories:
2.5 (2 Floors + Existing Finished 3rd half-floor Loft)

Sheet List

- G0.0 - Cover Sheet
- G0.1 - Existing Home Precedents Photos
- C1.0 - Site Plan
- A1.1 - Basement & First Floor Plans
- A1.2 - Second, Loft & Roof Floor Plans
- A2.1 - Elevations
- A2.2 - Elevations

New Tung Family Residence at 2 Bedford Street, Cambridge

BOARD OF ZONING APPEALS APPLICATION SET



2 Bedford Street, Cambridge, MA 02141

Source:

<https://www.cambridgema.gov/property/database/sketches/2084.jpg>

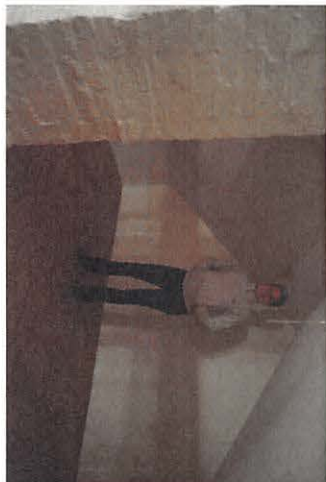
① Camo, Gov. Propo Database Image
3" = 1'-0"



② Photo-Existing Exterior, Roof & Downer
3/8" = 1'-0"



① Photo-Existing 2 1/2 Story Loft
1 1/2" = 1'-0"



② Photo-Existing Basement Access & Corridor
1 1/2" = 1'-0"



GULLY ARCHITECTURE

Chris Sol Gully, AIA, LEED GA - Registered Architect

65 Chelsea Street #205 Boston MA 02109 | 774.302.2391 | chris@imgjackson-studio.com | @gullyarchitect

Project Team



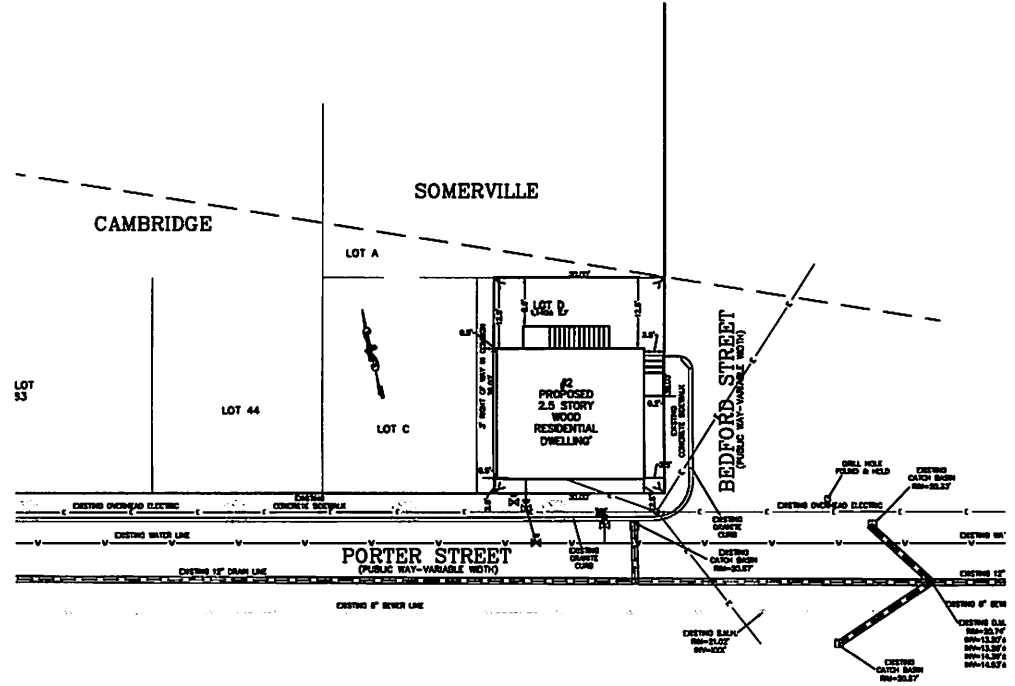
Tung Family Residence
Ming & Erin Tung
2 Bedford Street, Cambridge, MA 02141

Existing Home Precedents

GO.1

8/5/2016 12:48:48 PM

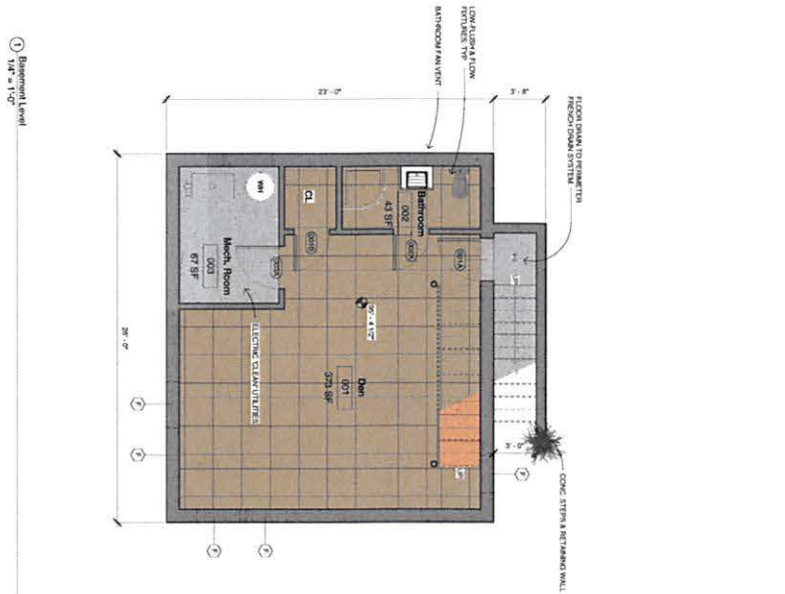
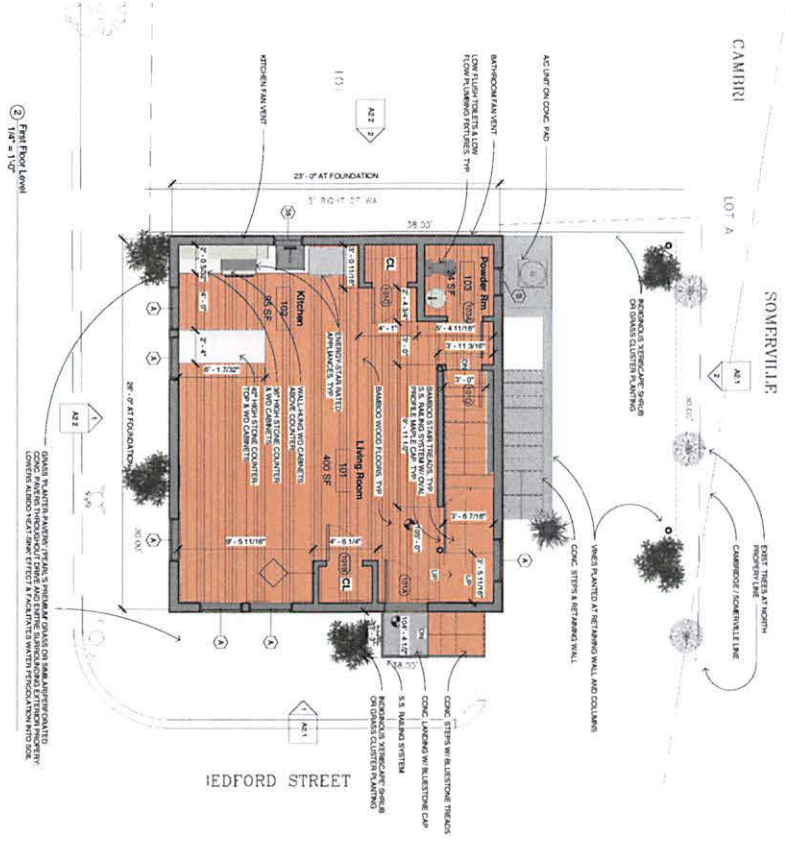
Issue date	July 7, 2016
Issue title	
Issue no.	1002
Sheet number	1' x 14' 0"
Sheet no.	



EXISTING LEGEND	
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
—	UTILITY POLE
—	GAS MINE
—	OVERHEAD ELECTRIC SERVICE
—	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (B.M.)
—	CONTOUR LINE (N.M.)
x	SPOT GRADE
⊙	DRAIN MANHOLE
⊙	HYDRANT
—	TREE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02-16-16.
 2. DEED REFERENCE BOOK 68825 PAGE 519, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.





Project Name	Tung Family Residence
Client	Ming & Erin Tung
Address	2 Bedford Street, Cambridge, MA 02141
Project No.	2016-001
Sheet No.	A1.1
Scale	1/4\"/>

Tung Family Residence
 Ming & Erin Tung
 2 Bedford Street, Cambridge, MA 02141
Basement & First Floor Plans

GULLY ARCHITECTURE
 Chris Sol Gully, AIA, LEED GA - Registered Architect
 65 Chelsea Street #205 Boston, MA 02111 | 774.382.2391 | chris@gullyarchstudio.com | @gullyarch

G Arch.

8A APPLICATION SET
 NOT FOR CONSTRUCTION

A1.1

