

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: _____ MICHEL DAHAN, OWNER ^{OWNER REP.} C/O BHUPESH PATEL, OF DESIGN TANK INC.

PETITIONER'S ADDRESS: 51 TROWBRIDGE STREET UNIT #3

LOCATION OF PROPERTY: 51 TROWBRIDGE STREET UNIT #3

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: C-1 RESIDENTIAL

REASON FOR PETITION:

- _____ Additions
- _____ Change in Use/Occupancy
- _____ Conversion to Addi'l Dwelling Unit's
- _____ Dormer
- X Other: SKYLIGHTS
- _____ New Structure
- _____ Parking
- _____ Sign
- _____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

ADDITION OF SKYLIGHT ON EITHER SIDE OF MAIN ROOF

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section 5.31
Article 8.0 Section 8.22.2 c
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):

Bj Patel
(Petitioner(s)/Owner)
BHUPESH PATEL, OWNER'S REP.
(Print Name)

Address: 3 BONDIN ST. CAMBRIDGE, MA. 02138

Tel. No.: 617-953-7716

E-Mail Address: BHUPESH@DESIGN TANK.ORG

Date: _____

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 MICHEL DAHAN
(OWNER)

Address: 51 TROWBRIDGE STREET UNIT #5 CAMBRIDGE, MA.

State that I/We own the property located at 51 TROWBRIDGE ST. UNIT #5, CAMBRIDGE, MA. which is the subject of this zoning application.

The record title of this property is in the name of MICHEL DAHAN

*Pursuant to a deed of duly recorded in the date Aug. 3 2010, Middlesex South County Registry of Deeds at Book 55105, Page 167; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

** Bgpa* OWNER REP.
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

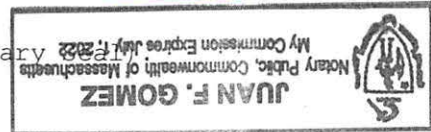
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name BHUPESH PATEL personally appeared before me, this 2 of 2, 20 17, and made oath that the above statement is true.

[Signature] Notary

My commission expires July 1 2022 (Notary)



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

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 51 Trowbridge St 3 Cambridge, MA 02138 (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 existing roof ridge height which exceeds the height allowed does not change as a result of the skylights installed on roof which are below the top of ridge.
- 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 skylights are at the rear of the building and cannot be seen from the street
- 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:
There is no detriment to neighbors with the addition of the skylight since the view of the skylight is upwards to sky and in the roof of building which is over 10 feet above the windows along the side elevation of the abutting properties.
- 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:
The change would result in no additional nuisance to the occupants since it would be located in the cathedral ceiling of third floor attic condo unit. Rather the skylight would allow passive ventilation for the attic during the heated summer months when the attic is exceedingly overheated.
- E)** For other reasons the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The district would not be affected because the massing of the building remains unchanged. Rather the skylights projects only 4" from the roof.

DIMENSIONAL INFORMATION

APPLICANT: BHUPESH PATEL, OWNER REP PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 51 TROWBRIDGE ST, UNIT #3 ZONE: C-1 RESIDENTIAL

PHONE: 617-953-7716 REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>3,081 FT²</u>	<u>3,081 FT²</u>	<u>3,000 FT²</u>	(max.)
LOT AREA:	<u>4,000 FT²</u>		<u>5,000 FT²</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.77</u>	<u>0.77</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,333 FT²</u>	<u>1,333 FT²</u>	<u>1,500 FT²</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>50.0 FT</u>		<u>50.0 FT</u>	(min.)
DEPTH				
Setbacks in Feet:				
FRONT	<u>9.0 FT</u>	<u>9.0 FT</u>	<u>19.9 FT</u>	(min.)
REAR	<u>14.0 FT.</u>	<u>14.0 FT</u>	<u>20'-0" MIN</u>	(min.)
LEFT SIDE	<u>17.0 FT</u>	<u>17.0 FT</u>	<u>12.0 FT</u>	(min.)
RIGHT SIDE	<u>4.0 FT</u>	<u>12.0 FT</u>	<u>12.0 FT</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>39.5 FT.</u>	<u>39.5 FT</u>	<u>35.0 FT</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>27.0 %</u>	<u>27.0 %</u>	<u>27.0 %</u>	(min.)
NO. OF DWELLING UNITS:	<u>3</u>	<u>3</u>	<u>3</u>	(max.)
NO. OF PARKING SPACES:	<u>3</u>	<u>3</u>	<u>3</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.

N/A

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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: designtank inc PRESENT USE/OCCUPANCY: residential
 LOCATION: 51 Trowbridge St 3 Cambridge, MA 02138 ZONE: Residence C-1 Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	3,081	3,081	3,000	(max.)
LOT AREA:	4,000	0	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	0.77	0.77	0.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:	1,333	1,333	1,500	(min.)
SIZE OF LOT:	WIDTH	50.0	50.0	(min.)
	DEPTH	80.76	80.76	
SETBACKS IN FEET:	FRONT	9.0	9.0	(min.)
	REAR	14.0	14.0	(min.)
	LEFT SIDE	17.0	17.0	(min.)
	RIGHT SIDE	4.0	12.0	(min.)
SIZE OF BLDG.:	HEIGHT	39.5	35.0	(max.)
	LENGTH	49.0	43.0	
	WIDTH	30.0	26.0	
RATIO OF USABLE OPEN SPACE TO LOT AREA:	27.0	27.0	27.0	(min.)
NO. OF DWELLING UNITS:	3	3	3	(max.)
NO. OF PARKING SPACES:	3	3	3	(min./max)
NO. OF LOADING AREAS:	n/a	n/a	n/a	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	n/a	n/a	n/a	(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.

Skylight is a Velux wood window with metal exterior cladding

- 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'.

DIMENSIONAL INFORMATION

APPLICANT: BHUPESH PATEL, OWNER REP PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 51 TROWBRIDGE ST, UNIT #3 ZONE: C-1 RESIDENTIAL

PHONE: 617-953-7716 REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>3,081 FT²</u>	<u>3,081 FT²</u>	3,000 FT ² (max.)
LOT AREA:	<u>4,000 FT²</u>		5,000 FT ² (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.77</u>	<u>0.77</u>	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,333 FT²</u>	<u>1,333 FT²</u>	1,500 FT ² (min.)
SIZE OF LOT:			
WIDTH	<u>50.0 FT</u>		50.0 FT (min.)
DEPTH	<u>80.76</u>	<u>80.76</u>	80.76
Setbacks in Feet:			
FRONT	<u>9.0 FT</u>	<u>9.0 FT</u>	19'-9 FT (min.)
REAR	<u>14.0 FT.</u>	<u>14.0 FT</u>	20'-0" MIN (min.)
LEFT SIDE	<u>17.0 FT</u>	<u>17.0 FT</u>	12.0 FT (min.)
RIGHT SIDE	<u>4.0 FT</u>	<u>12.0 FT</u>	12.0 FT (min.)
SIZE OF BLDG.:			
HEIGHT	<u>39.5 FT.</u>	<u>39.5 FT</u>	35.0 FT (max.)
LENGTH	<u>49.0</u>	<u>49.0</u>	43.0
WIDTH	<u>30.0</u>	<u>30.0</u>	26.0
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>27.0 %</u>	<u>27.0 %</u>	27.0 % (min.)
NO. OF DWELLING UNITS:	<u>3</u>	<u>3</u>	3 (max.)
NO. OF PARKING SPACES:	<u>3</u>	<u>3</u>	3 (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	N/A (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>N/A</u>	N/A (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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
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- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.





Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair*, Tony Hsiao, *Vice Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 51 Trowbridge Street, Unit #3

Applicant: Michel Dahan

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Install two new skylights as depicted in the plans submitted February 2, 2017

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC- 5141 Date of Certificate: February 3, 2017

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on February 3, 2017.

By Nancy Goodwin/spe, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed
 Appeal has been filed, Date _____ City Clerk: _____

February 1st, 2017

Condo owners
51 Trowbridge street
Cambridge, MA02138

Subject: Description of our skylight project in the 3rd floor unit of Michel Dahan to the other condo owners and their approval

Michel Dahan, owner of the 3rd floor unit, is hoping to add two skylights on the roof (for ventilation purposes). The two skylights will be on tear of building 3.5 feet in from rear roof edge and 1.5 feet below the roof ridge.

Michel Dahan has shared the detailed plans from his architect with the two other condo owners, Laurie Leeden for the 1st floor unit and Daniel Chung and Joe Chart for the 2nd floor unit.

Laurie Leeden, Daniel Chung and Joe Chart all approved the project.

Laurie Leeden, 1st floor unit
Joe Chart and Daniel Chung, 2nd floor unit
Michel Dahan, 3rd floor unit

BZA APPLICATION FORM

GENERAL INFORMATION

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

2017 FEB -7 PM 12:06

Special Permit: X Variance: _____ Appeal: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: _____ MICHEL DAHAN, OWNER C/O BHUPESH PATEL, OF DESIGN TANK INC.

PETITIONER'S ADDRESS: 51 TROWBRIDGE STREET UNIT #3

LOCATION OF PROPERTY: 51 TROWBRIDGE STREET UNIT #3

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: C-1 RESIDENTIAL

REASON FOR PETITION:

- _____ Additions
- _____ Change in Use/Occupancy
- _____ Conversion to Addi'l Dwelling Unit's
- _____ Dormer
- X Other: SKYLIGHTS
- _____ New Structure
- _____ Parking
- _____ Sign
- _____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

ADDITION OF SKYLIGHT ON EITHER SIDE OF MAIN ROOF

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section 5.31

Article 8.0 Section 8.22.2 c

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)

BHUPESH PATEL, OWNER'S REP.

(Print Name)

Address: 3 BONDIN ST. CAMBRIDGE, MA. 02138

Tel. No.: 617-953-7716

E-Mail Address: BHUPESH@DESIGN TANK.ORG

Date: _____



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., 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 51 Trowbridge Street #3

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 demolition permit anticipated.**
 - 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 February 27, 2017

Received by Uploaded to Energov

Date February 27, 2017

Relationship to project BZA 12549-2017

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.

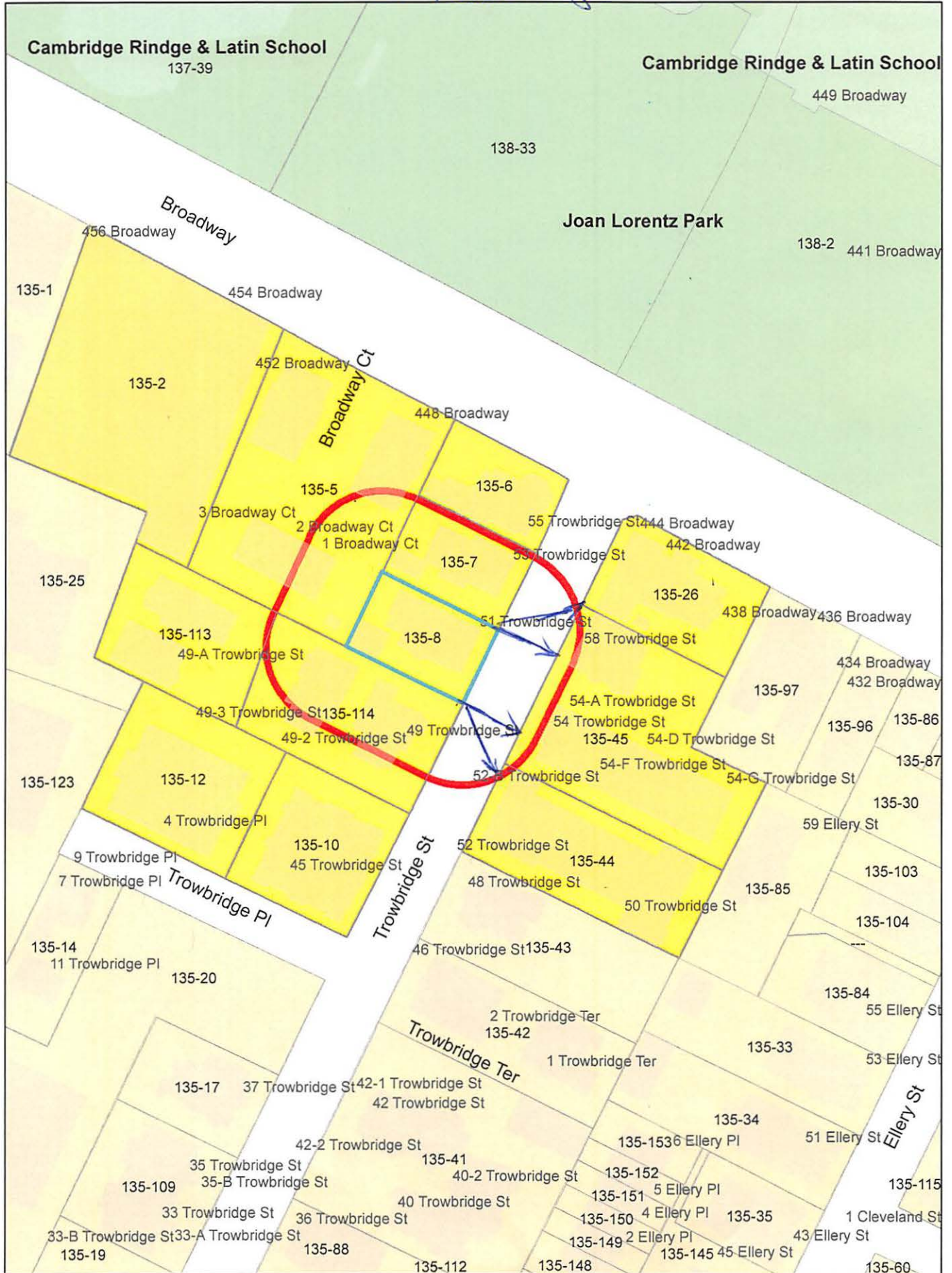
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

51 Trowbridge St. #3



51 Trowbridge St. #3

Petitioner

143

135-114
MYERS, SUE-ELLEN PUFFER & DOUGLAS MYERS
CO-TRS OF THE SUE-ELLEN PUFFER MYER
955 MASSACHUSETTS AVENUE, #342
CAMBRIDGE, MA 02139

135-5
SMITH, MARK D. & JOHN T. O'KEEFE
450 BROADWAY CT., #1
CAMBRIDGE, MA 02138

DESIGNTANK, INC.
C/O BHUPESH PATEL
3 BOWDOIN STREET
CAMBRIDGE, MA 02138

135-114
BENNETT, PHILIP & MARIA MONICA KLIEN
49 TROWBRIDGE ST., #4
CAMBRIDGE, MA 02138

135-2
CITY OF CAMBRIDGE
C/O LOUIE DePASQUALE
CITY MANAGER

135-2
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

135-5
SUN, WENCHAO & YULAN YANG
2 BROADWAY CT., #2
CAMBRIDGE, MA 02138

135-5
CHAMLEY, CHRISTOPHE & MARIA C. CHAMLEY
450 BROADWAY CT #3
CAMBRIDGE, MA 02138

135-5
448-452 BROADWAY COURT, LLC
C/O JOAN BURKE
452 BROADWAY, UNIT #5
CAMBRIDGE, MA 02138

135-114
KRIEG, DEBORAH
49 TROWBRIDGE ST., #3
CAMBRIDGE, MA 02138

135-6
AUSTIN, DOROTHY A. & DIANA L. ECK
50 HOLYOKE ST
CAMBRIDGE, MA 02138

135-7
JOHNSON, E. DOLORES
53 TROWBRIDGE STREET
CAMBRIDGE, MA 02140

135-8
LEDEEN, LAURIE
51 TROWBRIDGE ST #1
CAMBRIDGE, MA 02138

135-8
CHUNG, DANIEL C.
51 TROWBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02138

135-8
DAHAN, MICHEL
51 TROWBRIDGE ST
CAMBRIDGE, MA 02141

135-10
YEW, LEN M. & BING K SOH
197 WASHINGTON ST APT #307
SOMERVILLE, MA 02143

135-10
BASU, SRINJAN & SUMAN BASU
45 TROWBRIDGE ST
CAMBRIDGE, MA 02138

135-10
REEDY, HARISH
45 TROWBRIDGE ST., UNIT #1C
CAMBRIDGE, MA 02138

135-10
LEE, KA YEE CHRISTINA &
KAI CHEUNG FRANCIS LEE
4928 S. GREENWOOD AVE
CHICAGO, IL 60615

135-10
GAESSLER, ANTOINE C.
715 CHRISTINE DRIVE
PALO ALTO, CA 94303

135-10
SELINGER, ANNE G.
TR. THE ANNE GLICK SELINGER TR.
872 VANDALIA RD.
MORGANTOWN, WV 26501

135-10
ZURAWICKI, LEON
61 SAGAMORE AVE
MEDFORD, MA 02155

135-10
HOLLAND, MICHAEL P., SEAN M. HOLLAND
45 TROWBRIDGE ST. UNIT#2D
CAMBRIDGE, MA 02138

135-10
FINKLESTEIN, MARK L.,
TRUSTEE JANET A. PENN, TRUSTEE
45-47 TROWBRIDGE ST., # 3A
CAMBRIDGE, MA 02138

135-10
ARGOV, DJAMILLO BENADO
C/O JAMIE B. ARGOV KOTLER
49 WARREN ST
BROOKLINE, MA 02445

135-10
WOLFE, RAYMOND & URSULA WOLFE TRS.
URSULA WOLFE 2009 REVOCABLE TRUST
205 LINDEN PONDS WAY #327
HINGHAM, MA 02043

135-10
HUI, LI
45 TROWBRIDGE ST. UNIT#3D
CAMBRIDGE, MA 02139

135-10
ROSSO, MARTHA LUCILA
45 TROWBRIDGE ST. UNIT#4A
CAMBRIDGE, MA 02139

135-10
CHINN, RAYMOND
12370 RUE CHEAUMONT
SAN DIEGO, CA 92131

135-10
ERNST, ANDREAS
9 MEACHAM RD., #2
CAMBRIDGE, MA 02140

135-10
SEASHOLES, MARK S.
45 TROWBRIDGE ST #4D
CAMBRIDGE, MA 02138

135-10
ALEXANDRU, ROMICA
45 TROWBRIDGE ST., #5A
CAMBRIDGE, MA 02139

135-10
SHEN, SHENG
45 TROWBRIDGE ST.#5B
CAMBRIDGE, MA 02138

135-10
OLD GARDEN ST LLC
15 OLD COLONY DR.
DOVER, MA 02030

135-10
MUROWCHICK, ROBERT EDWIN &
JANET MAY CHANG, TRUSTEE
29 FULLERBROOK AVE.
NEEDHAM, MA 02146

135-10
CHANG, EUGENE Y. G. & JANICE D. CHANG
3 LORING RD
LEXINGTON, MA 02173

135-10
KRAFT, SHERRI D.
45 TROWBRIDGE ST., #6B
CAMBRIDGE, MA 02138

135-10
SACKS, GERALD E.
45 TROWBRIDGE #6C
CAMBRIDGE, MA 02138

135-10
FINKLESTEIN, MARK L.,
TRUSTEE JANET A. PENN, TRUSTEE
559 MASSAPOAG AVE
SHARON, MA 02167

135-10
SCOTT, HARRIET J.
45 TROWBRIDGE ST., UNIT PH
CAMBRIDGE, MA 02138

135-12
HUNTINGTON, CALEB & MIMA HUNTINGTON
4 TROWBRIDGE PL., UNIT P
CAMBRIDGE, MA 02139

135-12
WINTHROP, ADAM PHILIP & ELSA WINTHROP
234 CAUSEWAY ST. #715
BOSTON, MA 02114

135-12
WINTHROP, MORTON M. &
ELSA WINTHROP, TRS.
ST. FELICITY TRUST
44 LOCKELAND AVE.
ARLINGTON, MA 02474

135-12
SHEIK, MEHRDAD & ROYA AGAH,
TRUSTEES THE GRENOBLE SPRING TRUST
1310 HILLVIEW DR
MENLO PARK, CA 94025

135-12
LOCKEY, HELEN E.
4 TROWBRIDGE PLACE, UNIT 1D
CAMBRIDGE, MA 02138

135-12
LIM, MENG HOWE
4 TROWBRIDGE PL., UNIT #2A
CAMBRIDGE, MA 02138

135-12
SONNER, JUDITH B. & DAVID SONNER
140 PLYMOUTH RD
NEWTON, MA 02461

135-12
GANDHI, UNMESH A. & GAAURI NAIL
4 TROWBRIDGE PL., #2D
CAMBRIDGE, MA 02138

135-12
TROWBRIDGE PLACE 3A LLC
C/O CLARKE, TROY ANN & SUSHMA RAMAN
4-8 TROWBRIDGE PL 3A
CAMBRIDGE, MA 02138

135-12
RAMRATNAM, BHARAT &
JAYANTHI PARAMESWARAN
59 DANIEL T. CHURCH RD
TIVERTON, RI 02878

135-12
SHEN, SHENG
45 TROWBRIDGE ST.#5B
CAMBRIDGE, MA 02138

135-12
ZHU, LINGGUO
4 TROWBRIDGE PL., #3D
CAMBRIDGE, MA 02138

135-12
ATANASSOVA, BRANIMIRA
2130 MASSACHUSETTS AVE. APT#5B
CAMBRIDGE, MA 02140

135-12
SANTAMARIA, HERNANDO
931 MASS AVE UNIT 205
CAMBRIDGE, MA 02139

135-12
CERIANI, DAVIDE
601 WEST HOLLY AVE APT #82W
PITMAN, NJ 08071

135-12
DONG, CHENG & YING SHAO
4 TROWBRIDGE PL. UNIT#4D
CAMBRIDGE, MA 02139

135-12
FUJIMORI, MARCO & ILIANA L. FUJIMORI
2885 SANFORD AVE SW #26473
GRANDVILLE, MI 49418

135-12
BAG END LLC
34 RALEIGH RD
BELMONT, MA 02478

135-12
TEE GARDEN, ZOE
4 TROWBRIDGE PL #5C
CAMBRIDGE, MA 02138

135-12
HSU, WEI-JUH & WEN-CHUAN HSU
NO. 2, LANE1, MING-TE STREET
BANCIAO CITY TAIPE, . 22046

135-12
BERETTA, GIAN PAOLO
C/O BAYBANK HARVARD TRUST
160-10-20 LOAN MORT. DEPT.
DEDHAM, MA 02026

135-12
CHUANG, TZU-YING
102D LONGWOOD DR
CHARLOTTESVILLE, VA 22903

135-12
SANTAMARIA, HERNANDO
931 MASSA VE UNIT 205
CAMBRIDGE, MA 02139

135-12
BEGGS, JODI
4-8 TROWBRIDGE PL., UNIT #6D
CAMBRIDGE, MA 02138

135-12
WANG, HELEN HAI-LING
5 DANA PLACE
CAMBRIDGE, MA 02138

135-12
ZHAO, XIAOJUN & BIN ZHANG
4 TROWBRIDGE PL., UNIT #2EF
CAMBRIDGE, MA 02138

135-12
VASSAF, GUNDUZ
4 TROWBRIDGE PL #3EF
CAMBRIDGE, MA 02138

135-12
SAATMAN SHELLEY
4 TROWBRIDGE PL UNIT 4EF
CAMBRIDGE, MA 02138

135-26
ZELAWAY, JOSEPH L.,
TR.THE ELIZABETH M. CATAZANO IRREV TR.
442 BROADWAY
CAMBRIDGE, MA 02139

135-44
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

135-45
VASSAF, GUNDUZ & LYVIA MORGAN
58 TROWBRIDGE ST. UNIT# 1
CAMBRIDGE, MA 02138

135-45
VENDER, HELEN H.
58 TROWBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02138

135-45
SETH, MANMOHAN & SUPREET SODHI
54A TROWBRIDGE ST
CAMBRIDGE, MA 02138

135-45
VENDLER, HELEN H. & DAVID J. VENDLER,
TRS THE VENDLER REAL ESTATE TRUST
54 TROWBRIDGE ST., UNIT B
CAMBRIDGE, MA 02138

135-45
RENTSCHLER, ERIC
54-56 TROWBRIDGE ST., U. C.
CAMBRIDGE, MA 02138

135-45
MICALE, VINCENT J. & BRINA NEUSTAT
54 TROWBRIDGE ST., UNIT #D
CAMBRIDGE, MA 02138

135-45
SIDANIUS, JAMES H. & MARIAM E. SIDANIUS
54 TROWBRIDGE ST
CAMBRIDGE, MA 02138

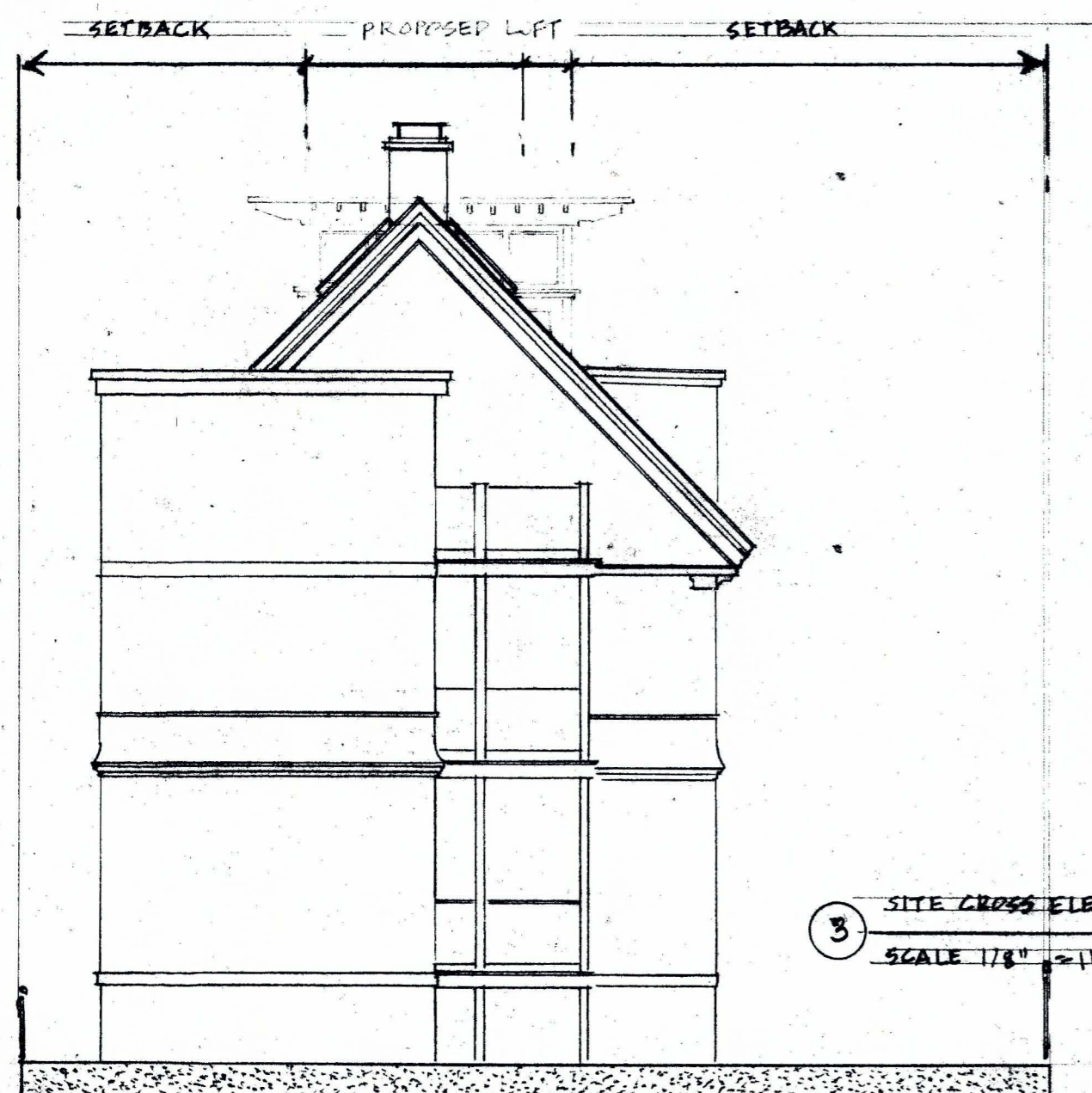
135-45
SONG, YOUNG I.
54F TROWBRIDGE ST
CAMB RIDGE, MA 02138

135-45
CELLINI, RICHARD J.
45-G TROWBRIDGE ST
CAMBRIDGE, MA 02139

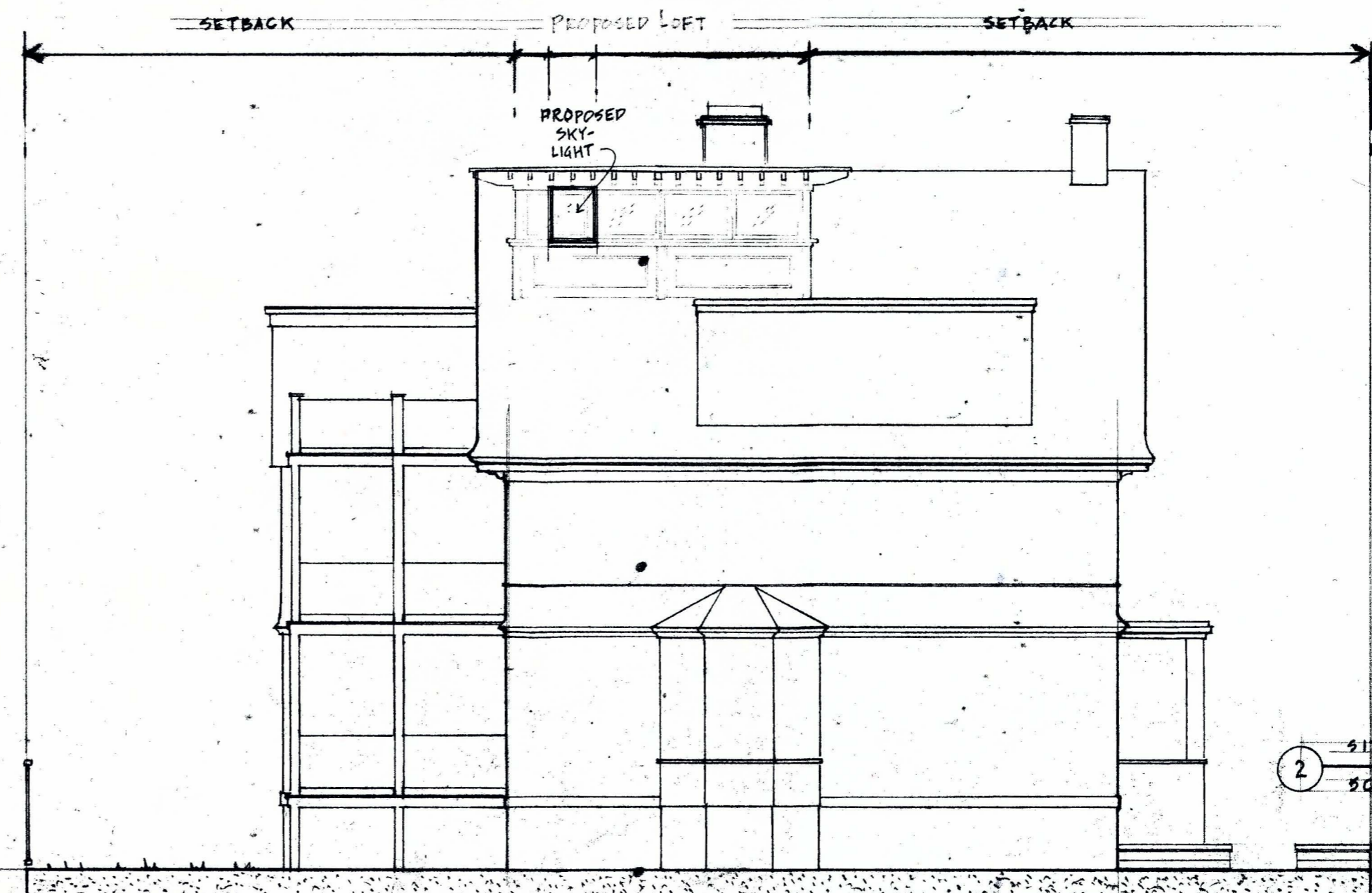
135-113
BERAM, GEORGE & RUTH XU BERAM
49A TROWBRIDGE ST.
CAMBRIDGE, MA 02138

135-113
HEMBROUGH, JOHN F.
49A TROWBRIDGE ST. UNIT#4
CAMBRIDGE, MA 02138

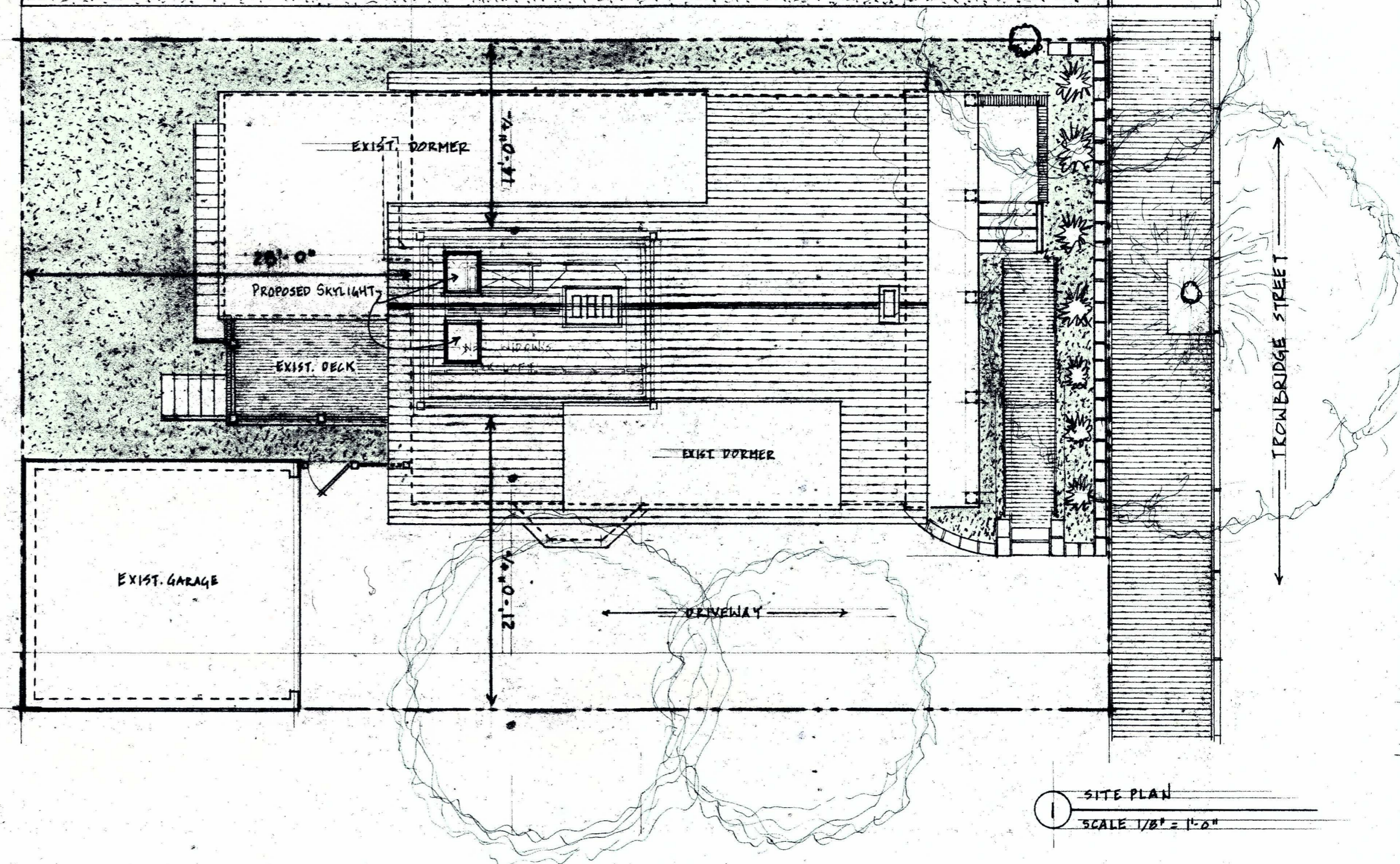
135-113
HEMBROUGH, CANDACE I.
47 TROWBRIDGE ST. UNIT#3
CAMBRIDGE, MA 02138



3 SITE CROSS ELEVATION
SCALE 1/8" = 1'-0"



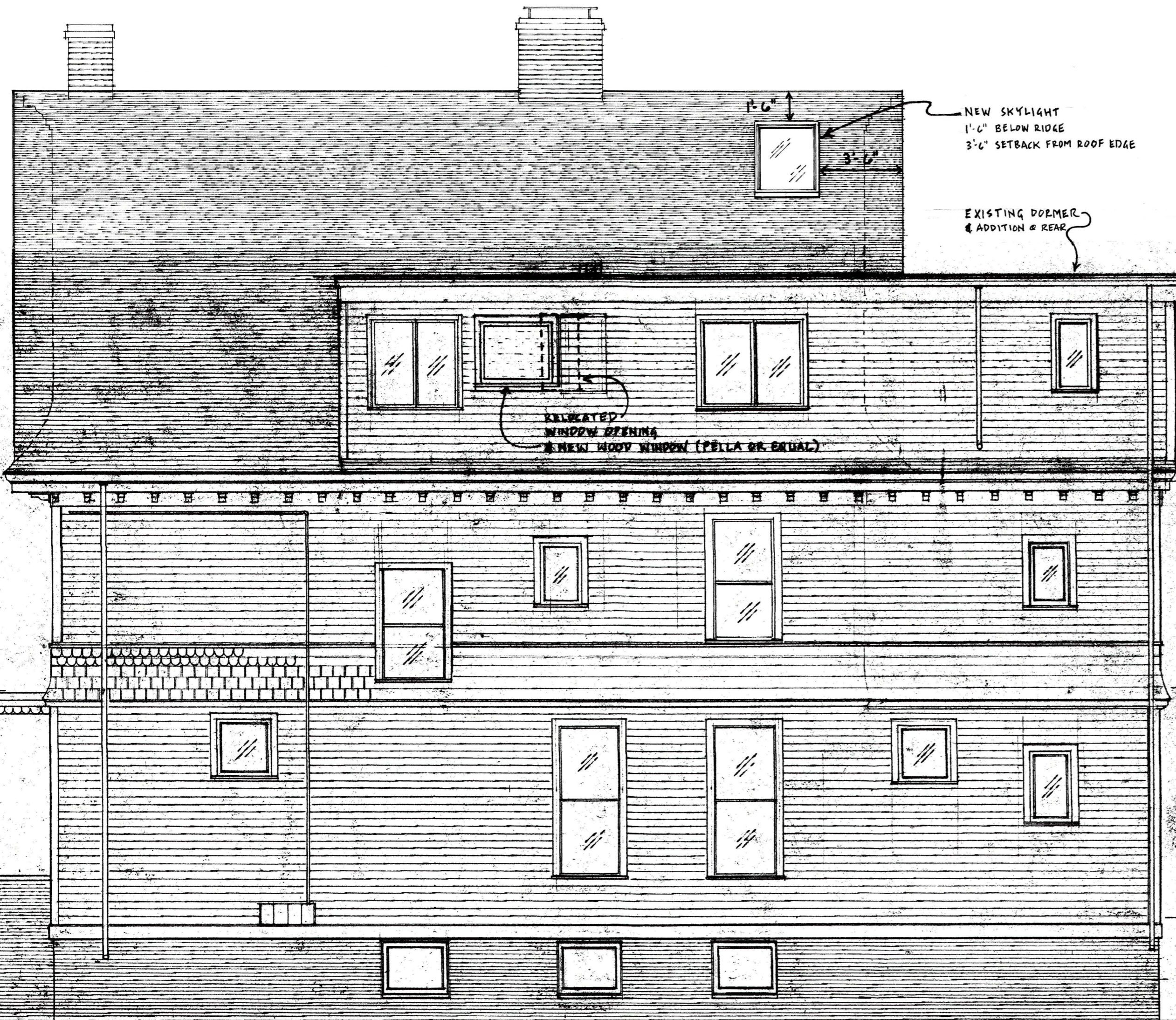
2 SITE LONG ELEVATION
SCALE 1/8" = 1'-0"



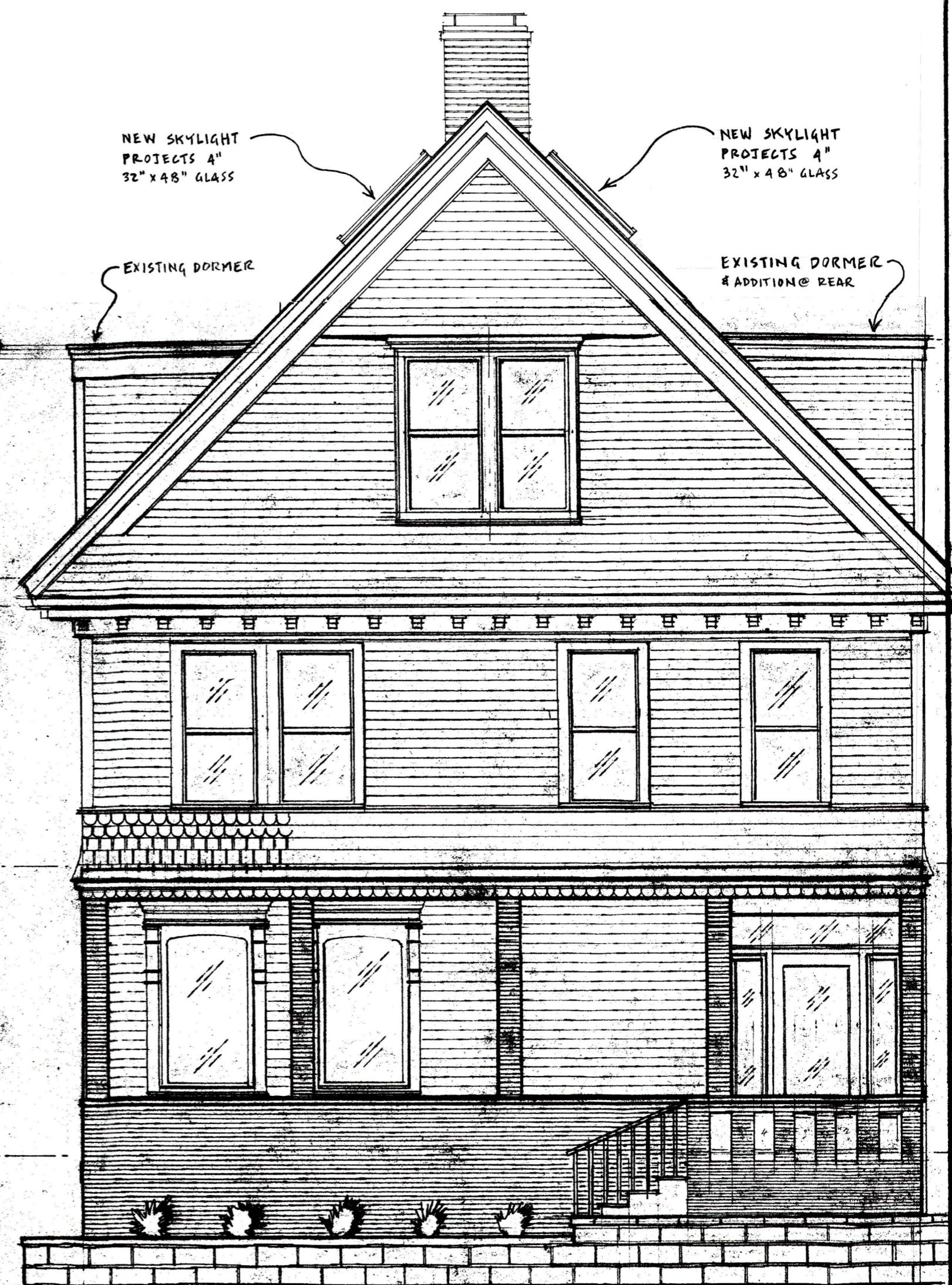
1 SITE PLAN
SCALE 1/8" = 1'-0"

51 IRONBRIDGE STREET UNIT #3
CAMBRIDGE, MA.

SCALE 1/8" = 1'-0"
DATE 10-18-16



1
51 TROWBRIDGE STREET (UNIT #3)
SIDE ELEVATION (SIDEYARD SIDE)
SCALE 1/4" = 1'-0"



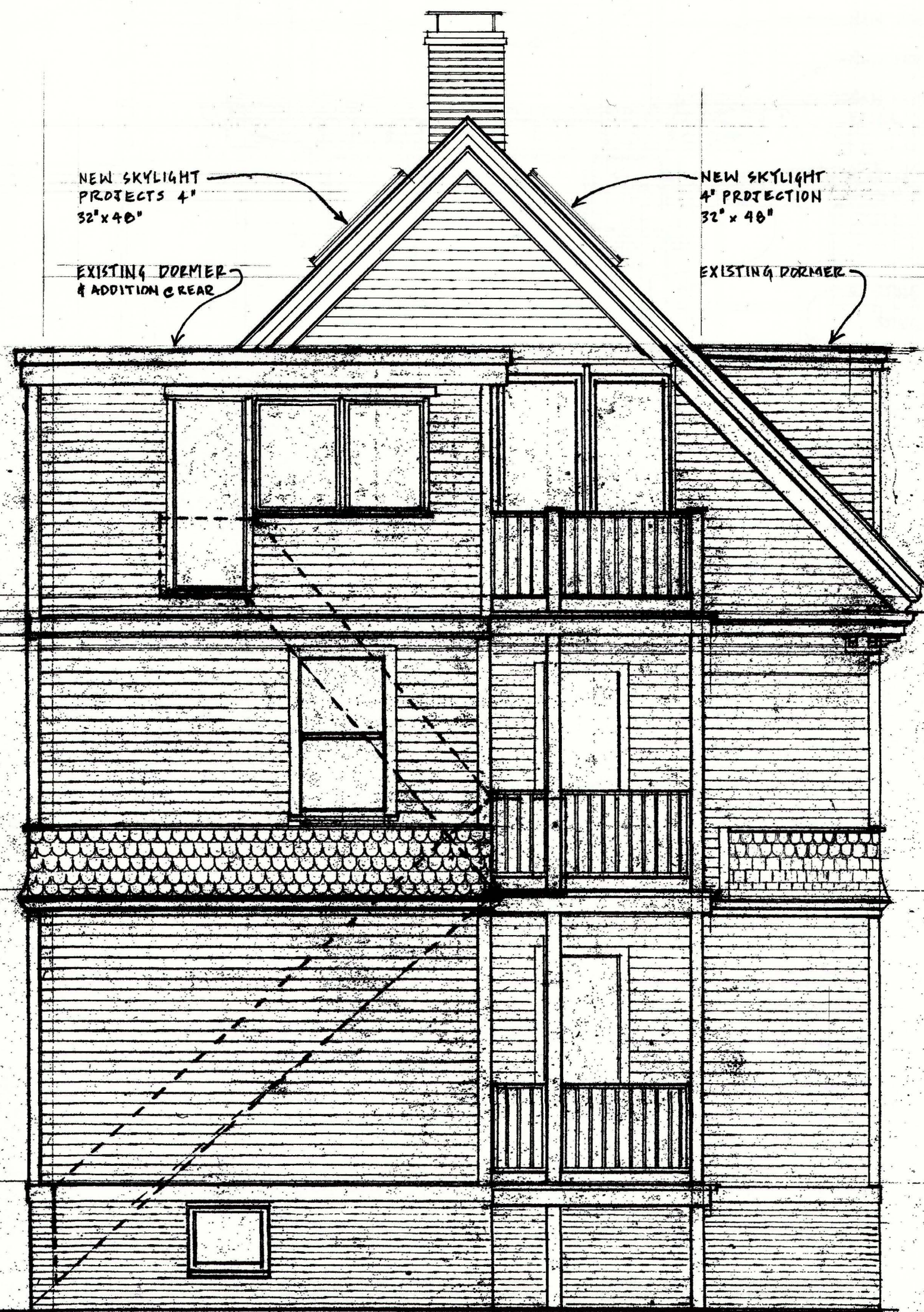
2
51 TROWBRIDGE STREET (UNIT #3)
FRONT ELEVATION
SCALE 1/4" = 1'-0"

51 TROWBRIDGE STREET UNIT #3
CAMBRIDGE, MA

9-21-16

9-25-16

A-0



51 TRONBRIDGE STREET
 REAR ELEVATION
 SCALE 1/4" = 1'-0"



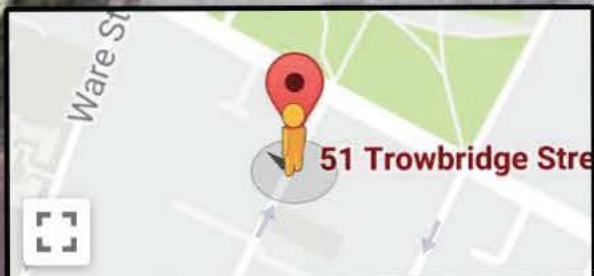
51 TRONBRIDGE STREET
 SIDE ELEVATION (DRIVEWAY)
 SCALE 1/4" = 1'-0"

17 = 5'-8"
 7 = 2'-4"
 8 = 8'-0"
 8 = 8'-0"

9-21-16
 9-25-16
 A-1

58 Trowbridge St
Cambridge, Massachusetts

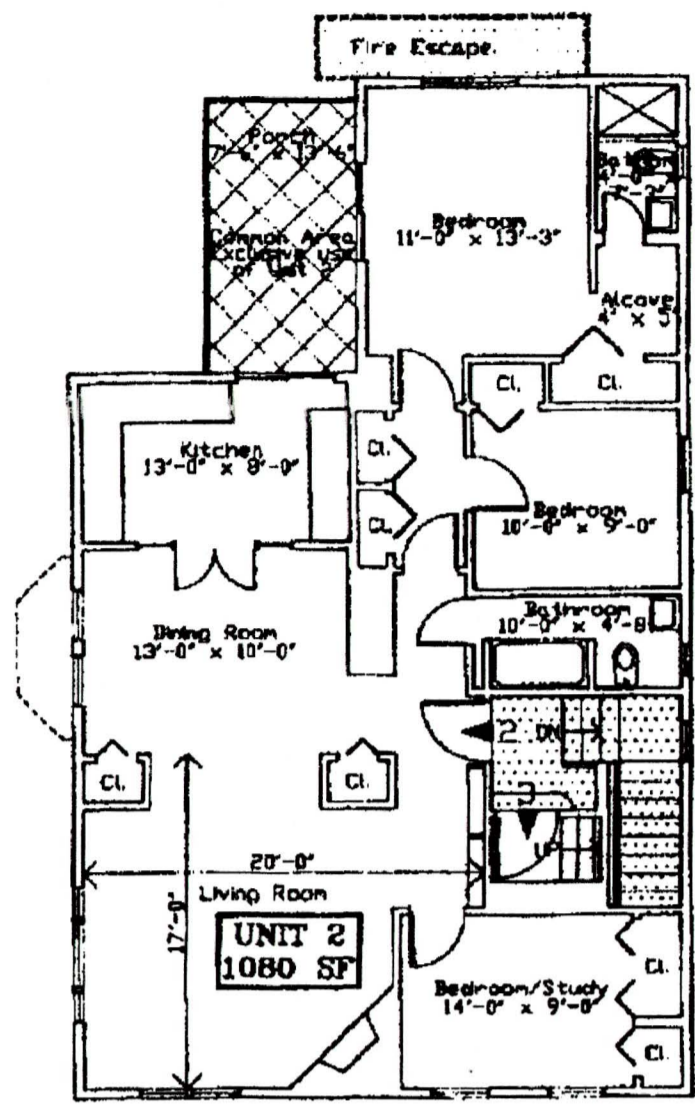
Street View - Jul 2014



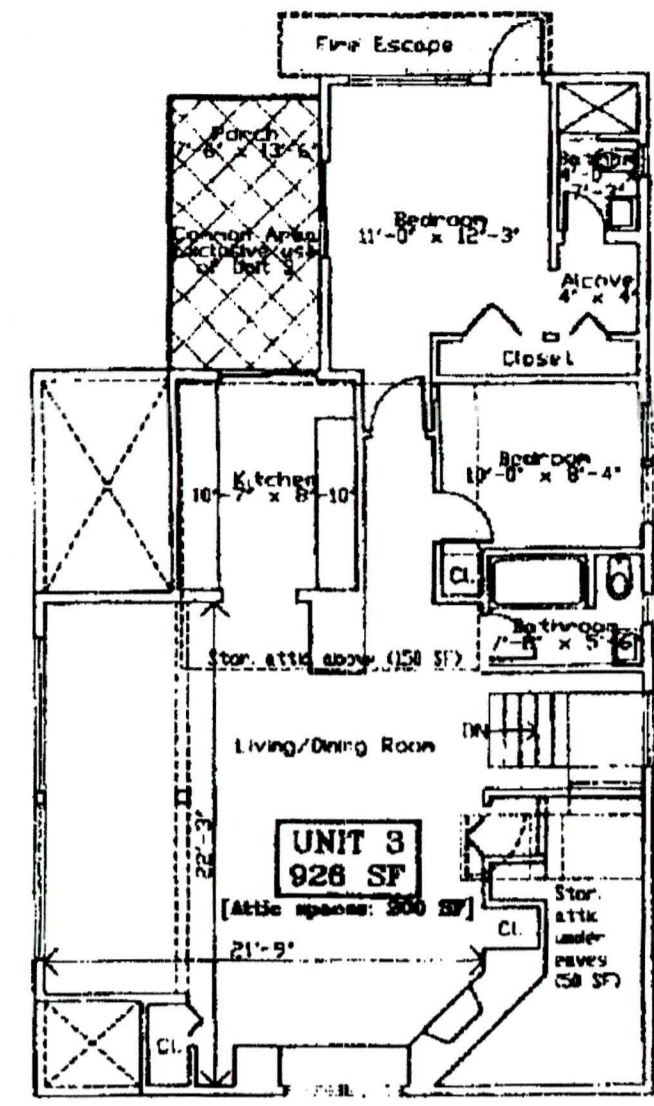
Google

1125

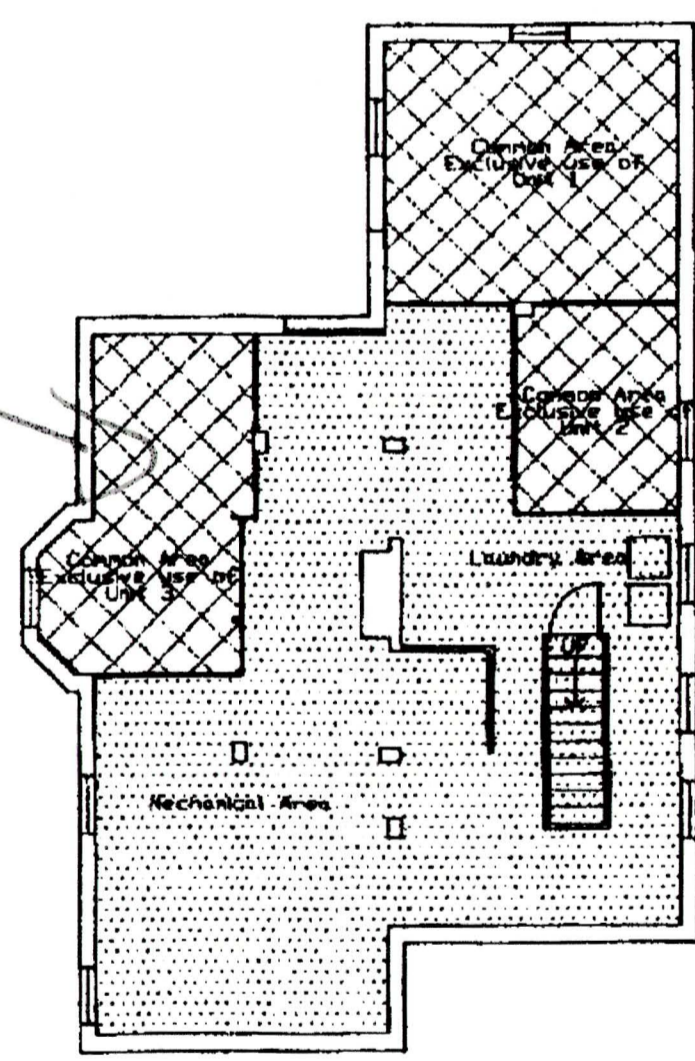
43



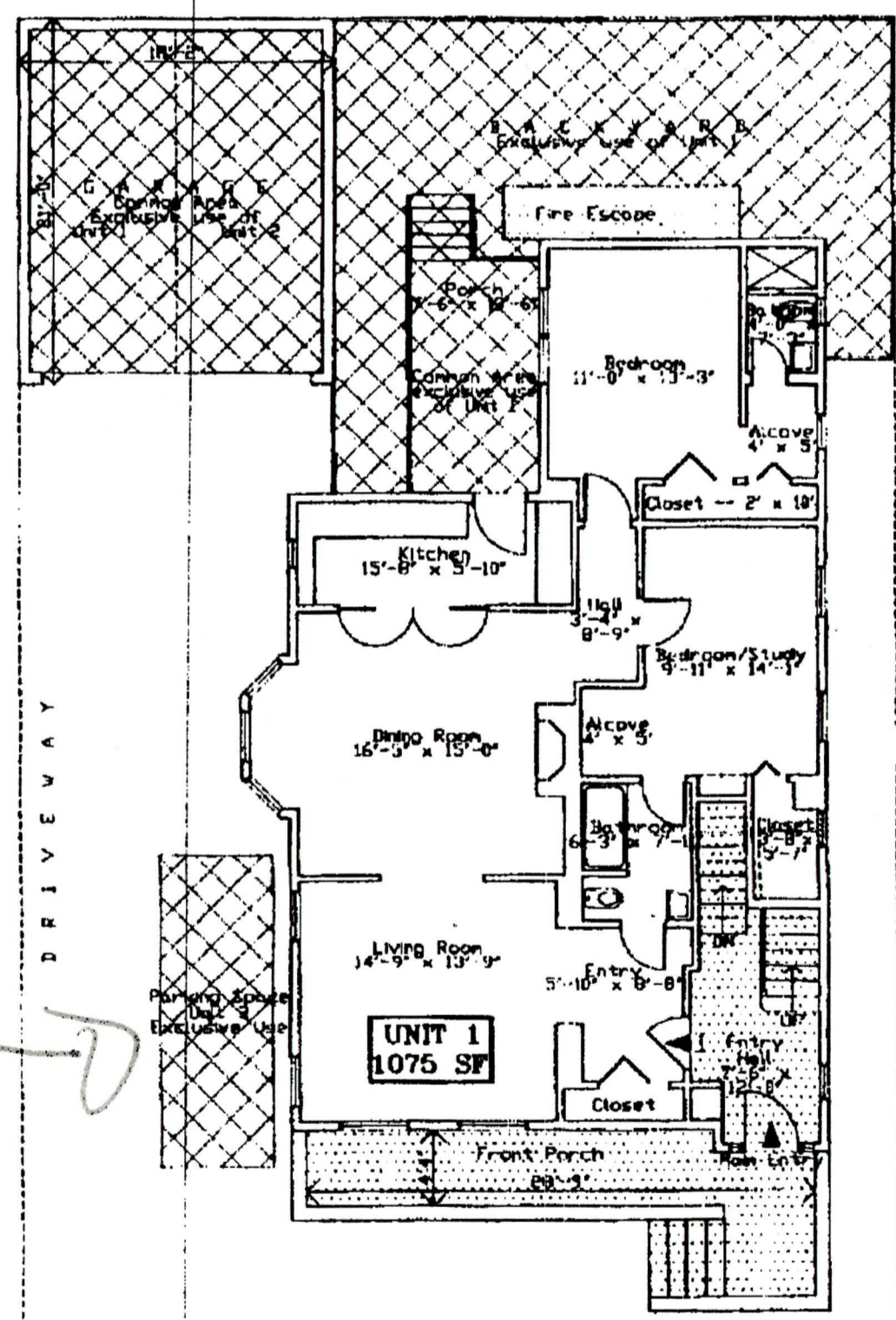
SECOND FLOOR PLAN Unit 2



THIRD FLOOR PLAN Unit 3



BASEMENT PLAN Stor./Mech./Laundry Areas



FIRST FLOOR PLAN Unit 1

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 1125 of 19 96
Rec'd 11-1 19 96
at 3:23 PM Doc No. 1068
Rec'd, Bk 26798 Page 35
Attest *[Signature]*
Register

LEGEND

- Common Areas
- Common Areas exclusive to Units
- Entry

I certify that the plans presented here fully and accurately depict the layout, unit designations, locations, main entrance and immediate common areas to which each unit has access, of Units 1, 2 and 3, as built, of the Fifty-One Trowbridge Street Condominium, 51 Trowbridge Street, Cambridge, MA 02138.
 I certify that these plans have been presented in conformity with the rules and regulations of the Registry of Deeds of the Commonwealth of Massachusetts.



EVI BALTZELL
5 Exeter Park
Cambridge, MA 02140



FIFTY-ONE TROWBRIDGE STREET CONDOMINIUM
51 Trowbridge Street, Cambridge, MA 02138

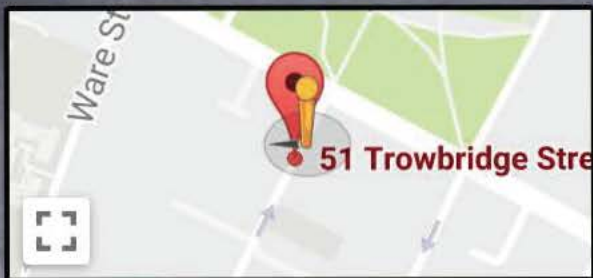
Revision
Date: October 22, 1996
Page 1 of 1

62 Trowbridge St

Cambridge, Massachusetts



Street View - Jul 2014



Google

