



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

BZA APPLICATION FORM

Plan No: BZA-009982-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Kyu Sung Woo - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 7 & 15 Robert C Kelley St. Cambridge, MA

TYPE OF OCCUPANCY : 4.31(b) ZONING DISTRICT : Reisidence B Zone

REASON FOR PETITION :

Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL :

The Petitioner requests Variance relief to Subdivide two formerly separate parcels (7 R.C. Kelley Street and 15 R.C. Kelley Street) that the Cambridge Inspectional services has determined to have been inadvertently Merged for zoning purposes so they can be treated again as two separate lots.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.15 (Subdivision).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :


(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 675 Mass Ave
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : Sean@Hopelegal.com

Date : 4/27/2016

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:

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the Petitioner has owned 15 R.C. Kelley Street as his primary residence and 7 RC Kelley Street as an investment property that was held in the 7 R.C. Kelley Street Realty Trust. These properties have consistently maintained separate ownership with separate mortgages and in no way were treated by the Petitioner as one lot.

In 2004 Petitioner deeded 7 R.C. Kelley Street out of the Trust to himself and his wife in order to refinance the property unaware that the Common Law doctrine of Merger would be applied.

This determination that the lots have Merged by the Cambridge Inspectional Services Department has caused a substantial hardship to the Petitioner creating a cloud on title for both parcels as well as an inability to convey or finance the lots separately significantly devaluing Petitioner's property interest.

Granting the requested relief will return these properties to their previous designation as two separate parcels with residential structures thereon.

- 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 hardship is owing the size of the each of the lots that cannot be separated without creating additional dimensional non-conformities without Variance relief.

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

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

Desirable relief may be granted with any detriment to the public good because there will be no impact on the abutters and will restore the two parcels designation that has existed prior to the enactment of zoning in Cambridge .

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

The relief requested is consistent with the intent and purpose of the Ordinance specifically section 1.03 that calls for the most rational use of the land throughout the city.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT : Sean Hope, Esq. **PRESENT USE/OCCUPANCY :** Two Family
LOCATION : 7 & 15 Robert C Kelley St. Cambridge, MA **ZONE :** Reisdenance B Zone
PHONE : _____ **REQUESTED USE/OCCUPANCY :** Two Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,598sf	3,598sf	3425sf	(max.)
<u>LOT AREA:</u>		6,850sf	6,850sf	5000min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.52	.52	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		3,425sf	3,425sf	2500sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	68'6"	68'6"	50'	(min.)
	DEPTH	100'	100'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	10'6"	10'6"	15'	(min.)
	REAR	20'6"	20'6"	25'	(min.)
	LEFT SIDE	16'	16'	7'6"min	(min.)
	RIGHT SIDE	16'6"	16'6"	7'6"min	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	34'8"	34'8"	35'	(max.)
	LENGTH	69'	69'	n/a	
	WIDTH	36'	36'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		60%	60%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	35'+/-	(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.

Because the lot known and numbered as at 7 RC Kelley is considered merger then the lot contains an additional nonconforming 2.5 story wood framed dwelling (see plot plan)

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'.

2

15 Robert C. Kelley St.

192

Petitioner

229-110
GEWIRTZ, HENRY
243-245 CONCORD AVE
CAMBRIDGE, MA 02138

229-110
OLVECZKY, BENEC P.
245 CONCORD AVE., UNIT #15
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.
675 MASS AVENUE - 5TH FLOOR
CAMBRIDGE, MA 02139

229-49
KIM, SUE HYOUN SOON
21 ROBERT C. KELLEY ST.
CAMBRIDGE, MA 02138

229-50-161
WOO, KYU SUNG & JUNG JA WOO
15 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-157
STARK, ANTONY ALBERT &
ELLEN ALICE GARBER STARK
14 DONNELL ST.
CAMBRIDGE, MA 02138

229-71
JFM MARITAL, LLC
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

229-110
MITTEN, DAVID GORDON
245 CONCORD AVE., #22
CAMBRIDGE, MA 02138

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

229-156
HAMANN, BARBARA S. &
CITY OF CAMBRIDGE TAX TITLE
10 DONNELL ST
CAMBRIDGE, MA 02138

229-48
WELLISCH, RICARDO L. & CARY FRIEDMAN
25 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-22
HART, JOHN E & PAMELA H HART
18 DONNELL ST
CAMBRIDGE, MA 02138

229-110
ROXBURGH, DAVID J.
243-245 CONCORD AVE., UNIT #3
CAMBRIDGE, MA 02138

229-20
RIMER, EDWARD S.III &
25 ORRIN ST., UNIT B
CAMBRIDGE, MA 02138

229-110
DITELLA, RAFAEL M.
243 CONCORD AVE #12
CAMBRIDGE, MA 02138

229-110
MONIUS, ANNE E.
243-245 CONCORD AVE., UNIT #18
CAMBRIDGE, MA 02138

229-110
RABIN, MICHAEL
243 CONCORD AVE., #13
CAMBRIDGE, MA 02138

229-110
MITCHELL, RALPH
C/O WESTAD, ODD ARNE
245 CONCORD AVE., UNIT #14
CAMBRIDGE, MA 02138

229-110
ARMITAGE, DAVID R. & JOYCE E. CHAPLIN
243-245 CONCORD AVE. #16
CAMBRIDGE, MA 02138

229-110
HUTCHINSON, JOHN &
LIZZI HUTCHINSON PIERCE HALL 315
29 OXFORD ST
CAMBRIDGE, MA 02138

229-110
PERALTA, ERNEST
245 CONCORD AVE., #20
CAMBRIDGE, MA 02138

229-110
MORRIS, CARL N.
243 CONCORD AVE., #5
CAMBRIDGE, MA 02138

229-110
HASTY, CHRISTOPHER
243 CONCORD AVE., UNIT #6
CAMBRIDGE, MA 02138

229-110
NYKROG, PER
243 CONCORD AVE., UNIT #9
CAMBRIDGE, MA 02138

229-110
KHOSHBIN, SHAHRAM
243 CONCORD AVE., UNIT #10
CAMBRIDGE, MA 02138

229-110
GALABURDA, ALBERT M.
243 CONCORD AVE. UNIT#1
CAMBRIDGE, MA 02138

229-24
WILLIS, STEVEN & ELISSA FREUD
22 DONNELL ST
CAMBRIDGE, MA 02138

229-110
ARYEE, MARTIN & SARAH JOHNSTONE
243 CONCORD AVE., #4
CAMBRIDGE, MA 02138

229-110
TRICHAKIS, NIKOS
243-245 CONCORD AVE., UNIT#8
CAMBRIDGE, MA 02138

229-110
ZIBLATT, DANIEL F
243 CONCORD AVE, #2
CAMBRIDGE, MA 02138

229-110
WARE, JAMES H. & JANICE WARE
245 CONCORD AVE., #17
CAMBRIDGE, MA 02138

229-23
NOVISKI, NATAN
20 DONNELL ST
CAMBRIDGE, MA 02138

229-110
SIMPSON, WILLIAM JAMES
243-245 CONCORD AVE., #7
CAMBRIDGE, MA 02138

229-110
LANGE, NICHOLAS T.,
TRUSTEE THE NICHOLAS T. LANGE REV TR.
243-245 CONCORD AVE., #11
CAMBRIDGE, MA 02138

229-53
VIGDERMAN, PATRICIA A. &
W. LEWIS HYDE, JR., TRUSTEE
8 DONNELL ST
CAMBRIDGE, MA 02138

229-20
HENSON, ERIC C. & PAULA J. SMITH
23 ORRIN ST., # A
CAMBRIDGE, MA 02138

15 Robert C. Kelley St.

242



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

2016 APR 28 PM 2:37

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-009982-2016TS

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Original Signature(s) :

Sean D Hope

(Petitioner(s) / Owner)

Sean D Hope

(Print Name)

Address :

675 Mass Ave
Cambridge, MA 02139

Tel. No. :

617-492-1220

E-Mail Address :

Sean.Hope@legal.com

Date :

4/27/2016



N/F
SCHEER, WILLIAM & MARCIA

STARK, N/F ANTHONY ETAL

N/F
HAMANN, BARBARA S.

ROBERT C. KELLEY STREET

(PUBLIC - 30' WIDE FORMERLY TUTTLE STREET)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED.

CITY OF CAMBRIDGE PLANNING BOARD.



Antoni Giełkowski

SUBDIVISION PLAN OF LAND
7-15 R. C. KELLEY STREET
CAMBRIDGE, MASS.

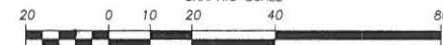
SCALE : 1" = 20' APRIL 21, 2010

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



	REQUIRED	EXISTING	COMMENT
PROPERTY USE	1/2 FAMILY	2 FAMILY	CONFORMING
LOT AREA	5000 SF	6850 SF	CONFORMING
LOT FRONTAGE	50 LF	68'-6"	CONFORMING
MAXIMUM FAR	0.50	0.52	NON-CONFORMING *
FLOOR AREA (FRONT UNIT)		884 SF	
FLOOR AREA (REAR UNIT)		2714 SF	
TOTAL	3425 SF MAX	3598 SF	
SETBACKS FRONT	15 LF	10'-6" LF	CONFORMING **
REAR	25 LF	20'-6"	NON-CONFORMING ***
SIDE R	7.5' (SUM TO 20)	16'-6"	CONFORMING
SIDE L	7.5' (SUM TO 20)	16'	CONFORMING
HEIGHT	35'	34'-8"	CONFORMING
MINIMUM LOT AREA / D.U.	2500 SF	6850 SF	CONFORMING
OPEN SPACE	40% / 2000 SF	66% / 4528 SF	CONFORMING
PARKING	1 PER D.U.	2 SPOTS	CONFORMING

* CONFORMING AT TIME OF CONSTRUCCION, JULY 11, 1988, WHENCE ZONING PERMITTED FAR 0.60 FOR TOWNHOUSES
** FRONT SETBACK IS CONFORMING BASED ON ARTICLE 5.31.3B, AVERAGE OF ADJACENT SETBACKS
*** CONFORMING AT TIME OF CONSTRUCCION, JULY 11, 1988, WHENCE ZONING PERMITTED 20' REAR SETBACKS

2

15 RC KELLY - ZONING ANALYSIS AND NOTES
RES B DISTRICT TWO FAMILY OR SEMI DETACHED DWELLINGS

	REQUIRED	EXISTING	COMMENT
PROPERTY USE	1/2 FAMILY	1 FAMILY	CONFORMING
LOT AREA	5000 SF	5000 SF	CONFORMING
LOT FRONTAGE	50 LF	58'-6"	CONFORMING
MAXIMUM FAR	0.50	0.20	CONFORMING
FLOOR AREA	2500 SF MAX	997 SF	CONFORMING
SETBACKS FRONT	15 LF	10 LF	CONFORMING*
REAR	25 LF	61'-9"	CONFORMING
SIDE R	7.5' (SUM TO 20)	26'-8"	CONFORMING
SIDE L	7.5' (SUM TO 20)	5'-0"	CONFORMING
HEIGHT	35'	33' -2 1/2"	CONFORMING
MINIMUM LOT AREA / D.U.	2500 SF	5000 SF	CONFORMING
OPEN SPACE	40% / 2000 SF	90% / 4489 SF	CONFORMING
PARKING	1 PER D.U.	2 SPOTS	CONFORMING

*FRONT SETBACK IS CONFORMING BASED ON ARTICLE 5.31.3B, AVERAGE OF ADJACENT SETBACKS 10.7' AND 10.8'

1

7 RC KELLY - ZONING ANALYSIS AND NOTES
RES B DISTRICT TWO FAMILY OR SEMI DETACHED DWELLINGS







CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 15 R.C. Kelly 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.**
Two houses over 50 yrs on combined lot.
- ☐ 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 SPB Date 4/26/2016

Received by uploaded to Energov Date "
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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

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

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

Account Number

12 6 0000007519 16 90 1188 448 0234 H

MICHAEL CERVANTES
7 ROBERT C KELLEY ST
CAMBRIDGE MA 02138-1313



Electric

Please Pay By

Apr. 11, 2016

Please Pay Amount

\$75.19

MOVING? PLEASE LET US KNOW. OTHERWISE YOU MAY BE RESPONSIBLE FOR ENERGY USE AFTER YOU MOVE.

Service Provided To:

MICHAEL CERVANTES
7 ROBERT-C-KELLEY ST
CAMBRIDGE MA 02138-1313

90 1188 448 0234 16 NE

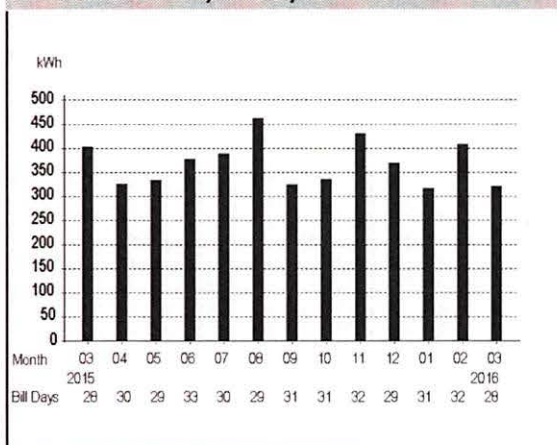
Electric Bill Comparison

	Current Month	Last Month	Last Year
Electric Charges	\$75.19	\$93.22	\$100.30
Total Electricity Use (kWh)	322	407	402
Delivery Charges (per kWh) <i>Cost to deliver electricity to your home.</i>	12.5¢	12.0¢	9.9¢
Delivery Charges Total	\$40.27	\$49.08	\$39.82
Generation Charges (per kWh) <i>Cost to purchase electricity on your behalf.</i>	10.8¢	10.8¢	15.0¢
Generation Total	\$34.92	\$44.14	\$60.48

Bill Analysis

Billing Days	28	32	28
Avg. Daily Electric Use (kWh)	11.5	12.7	14.3
Avg. Daily Temp (degrees)	43	34	31

Your Electricity Use By Month At A Glance



Electric Bill Summary

Account Number

1188 448 0234

Please Pay By

April 11, 2016

Please Pay Amount

\$75.19

Current Bill Date

March 24, 2016

Next Meter Read Date

April 22, 2016

Highlights From This Month's Billing Period

February 23, 2016 to March 22, 2016

Amount of Your Last Bill.....	\$93.22
Payment - Thank You.....	-\$93.22
Previous Balance.....	\$0.00
Adjustments.....	\$0.00
Delivery Charges Total.....	\$40.27
Generation Charges.....	\$34.92
Total Charges for Electricity.....	\$75.19
Please Pay Amount.....	\$75.19

Join hundreds of Eversource employees and thousands of walkers as we lace up our sneakers in support of Boston Children's Hospital.

The Eversource Walk for Boston Children's Hospital will be held on Sunday morning, June 12 at the Hatch Shell in Boston.

Please visit BostonChildrens.org/Walk to register or for more Walk information.

www.eversource.com

800-592-2000

H

MICHAEL CERVANTES
7 ROBERT C KELLEY ST
CAMBRIDGE MA 02138-1313

Information about customer rights
accompanies this bill. Eversource offers
a variety of Payment Plans for residential
customers with overdue bills. A Budget
Billing Program is also available.

DIGGING? HITTING AN UNDERGROUND WIRE OR PIPE CAN BE DANGEROUS.
THAT'S WHY STATE LAW REQUIRES YOU OR YOUR CONTRACTOR TO CALL DIG
SAFE AT 888-DIG-SAFE OR 811 AT LEAST THREE BUSINESS DAYS PRIOR
TO DIGGING. FOR MORE INFORMATION VISIT DIGSAFE.COM.

VISIT THE "SAFETY" SECTION OF EVERSOURCE.COM FOR MORE IMPORTANT
SAFETY INFORMATION.

Account Number
1188 448 0234

Billing Date
Mar 24, 2016

Next Read Date
Apr 22, 2016

Service Provided to

MICHAEL CERVANTES
7 ROBERT-C-KELLEY ST
CAMBRIDGE MA 02138

Account Summary

Previous Bill	93.22
Payment - Thank You	-93.22
Total Cost Electricity	75.19
Amount Due	\$75.19

Electricity Used

Rate 01-Residential Nonheating
Meter 7044127
Mar 22, 2016 Actual Read 81750
Feb 23, 2016 Actual Read - 81428
28 Day Billed Use 322

7044127	KWH
03/22	322
02/23	407
01/22	316
12/22	369
11/23	430
10/22	336
09/21	324
08/21	462
07/23	388
06/23	376
05/21	333
04/22	325
03/23	402

Cost of Electricity

Delivery Services

Customer Charge			6.87
Distribution	.06359 X	322 KWH	20.48
Transition	.00234 X	322 KWH	0.75
Transmission	.03479 X	322 KWH	11.20
Renewable Energy	.00050 X	322 KWH	0.16
Energy Conservation	.00250 X	322 KWH	0.81

Delivery Services Total 40.27

Supplier Services

Generation Charge			
Basic Svc Fixed	.10844 X	322 KWH	34.92

Total Cost of Electricity 75.19

THANK YOU FOR GOING PAPERLESS.

Service Provided To:
 KYUSUNG WOO
 15 ROBERT-C-KELLEY ST R
 CAMBRIDGE MA 02138-1313

90 1188 453 0087 16 NE

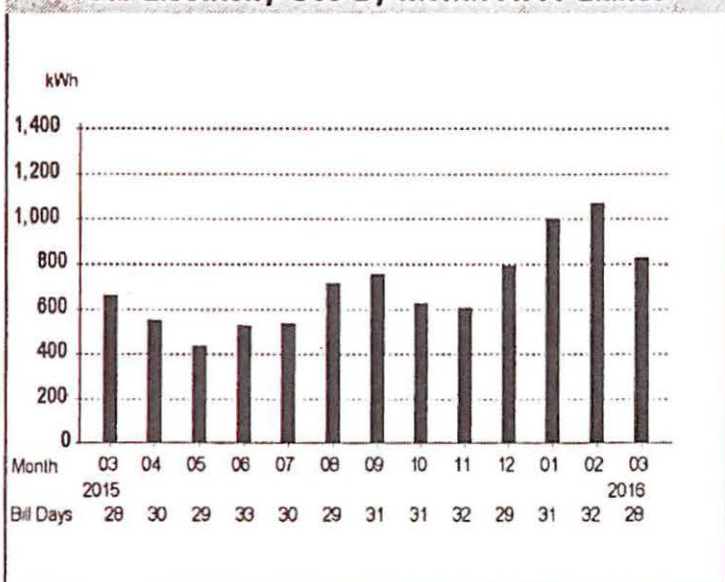
Electric Bill Comparison

	Current Month	Last Month	Last Year
Electric Charges	\$182.75	\$233.04	\$160.73
Total Electricity Use (kWh)	829	1066	662
Delivery Charges (per kWh) <i>Cost to deliver electricity to your home.</i>	11.2¢	11.0¢	9.2¢
Delivery Charges Total	\$92.85	\$117.44	\$61.13
Generation Charges (per kWh) <i>Cost to purchase electricity on your behalf.</i>	10.8¢	10.8¢	15.0¢
Generation Total	\$89.90	\$115.60	\$99.60

Bill Analysis

Billing Days	28	32	28
Avg. Daily Electric Use (kWh)	29.6	33.3	23.6
Avg. Daily Temp (degrees)	43	34	31

Your Electricity Use By Month At A Glance



2598

Page 1 of 2

16175 REV 2/15

Electric Bill Summary

Account Number 118

Please Pay By Please

April 11, 2016

Current Bill Date Next M

March 24, 2016

Ap

Highlights From This Month's Bill

February 23, 2016 to March 22, 2016

Amount of Your Last Bill.....

Payment - Thank You.....

Previous Balance.....

Adjustments.....

Delivery Charges Total.....

Generation Charges.....

Total Charges for Electricity.....

Please Pay Amount.....

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www.eversource.co

800-592-2000

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 TO DIGGING. FOR MORE INFORMATION VISIT DIGSAFE.COM.

VISIT THE "SAFETY" SECTION OF EVERSOURCE.COM FOR MORE IMP
 SAFETY INFORMATION.

Account Number
 1188 453 0087

Billing Date
 Mar 24, 2016

Nex
 A

Service Provided to

KYUSUNG WOO
 15 ROBERT-C-KELLEY ST R
 CAMBRIDGE MA 02138

Account Summary

Previous Bill
 Payment - Thank You
 Total Cost Electricity
 Amount Due

Electricity Used

Rate 01-Residential Nonheating

Meter 5512880

Mar 22, 2016 Actual Read 86563
 Feb 23, 2016 Actual Read - 85734
 28 Day Billed Use 829

5512880	KWH
03/22	829
02/23	1066
01/22	1002
12/22	792
11/23	605
10/22	627
09/21	757
08/21	718
07/23	538
06/23	528
05/21	436
04/22	552
03/23	662

Cost of Electricity

Delivery Services

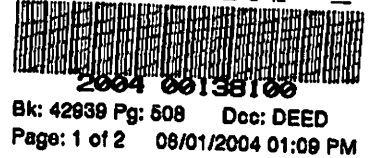
Customer Charge
 Distribution .06359 X 829
 Transition .00234 X 829
 Transmission .03479 X 829
 Renewable Energy .00050 X 829
 Energy Conservation .00250 X 829

Delivery Services Total

Supplier Services

Generation Charge
 Basic Svc Fixed .10844 X 829

Total Cost of Electricity



QUITCLAIM DEED

VKZ

I, WASHINGTON TAYLOR, III, of Cambridge, MA,
for consideration paid of SIX HUNDRED SEVENTY-TWO THOUSAND FIVE
HUNDRED (\$672,500.00) DOLLARS, hereby grant to KYU SUNG WOO,
Trustee of 7 R.C. Kelley Street Realty Trust, u/d/t dated 6/1/04
and recorded herewith,
of Cambridge, Massachusetts

with QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon situated in
Cambridge, being now numbered 7 Robert C. Kelley Street and
being bounded and described as follows:

SOUTHWESTERLY	by said Robert C. Kelley Street, formerly called Tuttle Street, fifty-eight and one- half (58 ½) feet;
NORTHWESTERLY	by land now or formerly of McCormack, one hundred (100) feet;
NORTHEASTERLY	by land now or formerly of Murphy, fifty- eight and one-half (58 ½) feet;
SOUTHEASTERLY	by land now or formerly of Skean, one hundred (100) feet.

Containing 5992 square feet of land.

For my title see deed dated September 5, 1986 and recorded with
the Middlesex South District Registry of Deeds, Book 17405, Page
368.

Easner + Edwards
303 Congress St
Boston MA 02210

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/01/2004 01:09 PM
Ctrl# 030459 22326 Doc# 00138100
Fee: \$3,066.60 Cons: \$672,500.00

Loc + g'tee = Robert C Kelley St Cambridge

WITNESS my hand and seal this 1st day of June, 2004.

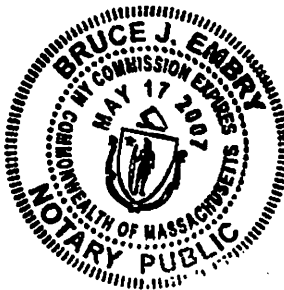
Washington Taylor III
WASHINGTON TAYLOR, III

COMMONWEALTH OF MASSACHUSETTS, Middlesex County

On this 1st day of June, 2004, before me, the undersigned notary public, personally appeared WASHINGTON TAYLOR, III, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

[Signature]
Notary Public:
My Commission Expires:

[I:re/taylor-7 robert c. kelley]



PROCESSED & RETURNED
JUN 17 2004
SOUTHERN DISTRICT
ATTEST:

[Signature]
REGISTER

QUITCLAIM DEED

b1

We, Kyu Sung Woo and Jung Ja Woo husband and wife, of Cambridge, Middlesex County, Massachusetts, for nominal consideration paid, grant to Kyu Sung Woo and Jung Ja Woo, Trustees of The Robert C. Kelley Street Realty Trust under Declaration of Trust dated July 27, 2001, to be recorded herewith, with QUITCLAIM COVENANTS


A certain parcel of land with the buildings thereon situated in Cambridge numbered 15 Robert C. Kelley Street, formerly Tuttle Street, bounded and described as follows:

SOUTHWESTERLY by Robert C. Kelley Street, sixty (60) feet;
 NORTHWESTERLY by land now or formerly of S. M. Cofran, one hundred (100) feet;
 NORTHEASTERLY by land now or formerly of John L. Sands, sixty (60) feet;
 SOUTHEASTERLY by land now or formerly of Thomas Flanagan, one hundred (100) feet.


Containing 6,000 square feet.

For title reference see deed to grantors of Mark J. Ryan and Leslie A. Ryan dated March 26, 1985 and recorded in the Middlesex South Registry of Deeds Book 16013, Page 510.

WITNESS our hands and seals this 27th of July, 2001.



 Kyu Sung Woo



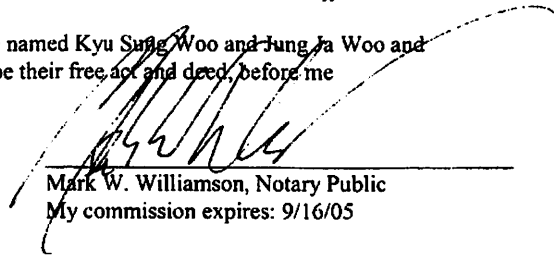
 Jung Ja Woo

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

July 27, 2001

Then personally appeared the above named Kyu Sung Woo and Jung Ja Woo and acknowledged the foregoing instrument to be their free act and deed, before me



 Mark W. Williamson, Notary Public
 My commission expires: 9/16/05

15 Robert C. Kelley St., Cambridge