



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

**BZA APPLICATION FORM**

Plan No: BZA-016890-2018

**GENERAL INFORMATION**

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

Special Permit: \_\_\_\_\_ Variance:   v   Appeal: \_\_\_\_\_

PETITIONER: Verizon New England Inc. - C/O Johanna Schneider, Esq.

PETITIONER'S ADDRESS: 160 Federal Street, 15th Floor Boston, MA 02110

LOCATION OF PROPERTY: 10 Ware St Cambridge, MA

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

REASON FOR PETITION :  
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Applicant requests Use Variance to allow office as a principal use in approximately 10,000 square feet of the ground floor space.

SECTIONS OF ZONING ORDINANCE CITED :  
 Article 4.000 Section 4.34D (General Office Use)  
4.34F (Technical Office for Research & Development)

Original Signature(s) :   
 (Petitioner(s) / Owner)  
Johanna Schneider  
 (Print Name)

Address : Rackemann, Sawyer & Brewster  
160 Federal St., Boston, MA 02110  
 Tel. No. : 617-951-1162  
 E-Mail Address : jschneider@rackemann.com

Date : June 27, 2018

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 Verizon New England Inc.  
(OWNER)

Address: c/o Johanna Schneider, Esq., 160 Federal Street, Boston 02110

State that I/We own the property located at 10 Ware Street, which is the subject of this zoning application.

The record title of this property is in the name of Verizon New England Inc.

\*Pursuant to a deed of duly recorded in the date 2/2/31, Middlesex South County Registry of Deeds at Book 5534, Page 54; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_. See also Certificate of Name Change dated 9/6/00 recorded in Book 25351, Page 70.

Johanna Schneider  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Johanna Schneider personally appeared before me, \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, and made oath that the above statement is true.



[Signature] Notary

Commission expires 12-12-19 (Notary Seal).

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

**BZA APPLICATION FORM**

**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:

In 2016 and 2017 (respectively) the City granted Verizon a building permit and certificate of occupancy for the Alley space. In reliance on those approvals (which ISD now says it issued in error), Verizon invested approximately \$2 million in building out and equipping the space. Without a variance, Verizon will be required to close down the operations, resulting in substantial hardship.

In addition to the financial hardship associated with the potential closure of the Alley space, literal enforcement of the office use prohibition on this facility would create a substantial hardship to Verizon's incubation of new technology. Verizon did not enter into this venture with the expectation that it would be a major revenue generator. Verizon is not a real estate company, but rather a telecommunications and technology company, whose primary interest in the Alley powered by Verizon space is being at the vanguard of telecommunications technology incubation. This facility in this location allows Verizon to collaborate with local startups and entrepreneurs to develop technology for the future. Indeed, Verizon chose to locate an Alley powered by Verizon in this location because of the close proximity of world class academic institutions, a progressive, tech-forward culture and the City's expressed desire to be innovative. Worldwide, Verizon only operates similar co-work space in four other cutting-edge cities (New York, Washington, London and Singapore). The existing Verizon telecommunications center at 10 Ware Street makes this the only location in Cambridge where this technology collaboration can occur. A denial of the requested use variance will result in a hardship both to Verizon as it seeks to leverage the resources of Cambridge to drive technology innovation, and to the many members of the Cambridge business and technology community who have availed themselves of this unique opportunity.

**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 Building has served as a telecommunications center since it was constructed in the early 1930s. The equipment housed in the Building serves most of Cambridge and a portion of Somerville. Verizon opened the Alley space to serve as an incubator for the new technologies it is bringing on line at the Building; the Alley space and the telecommunications equipment at the Building are inextricably linked. The permanent installation of extensive telecommunications equipment and infrastructure at this location is unique to the Property and hinders Verizon's ability to locate the Alley operations anywhere else in Cambridge. Denial of the requested relief will create a hardship in that it will require extensive soil excavation in order to remove the cables and equipment that currently service Alley members.

The Property is also the only telecommunications center located in the C-1 Zoning District; Verizon and its uses are truly sui generis in the zoning district and the foregoing considerations do not affect generally the zoning district overall.

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

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

a. Substantial detriment to the public good for the following reasons:  
The Alley coworking space at the Building operates harmoniously with the surrounding residential neighborhood. It is entirely self-contained and open only to those with Alley memberships, which means only a pre-screened and controlled number of visitors enter and exit the premises. No noise is generated by the use. (Verizon notes that some neighbors have brought to its attention concerns over noise during recent construction; such construction was related solely to the permitted telecommunications use at the Property and had nothing to do with the coworking use.) The coworking use also has no traffic or parking impacts on the neighborhood. No on-site parking is provided for visitors to Alley and the surrounding streets are permit parking-only, which means that visitors are not reducing the supply of parking spaces on neighborhood streets. Since it opened in 2017, Alley has tracked the transportation patterns of its members; nearly all access the Property by public transportation, walking, or bicycle. To that end, Verizon has sponsored a Blue Bikes installation immediately in front of the Property. There is also a free bike rack for Alley visitors and Cambridge residents to use.

The Alley powered by Verizon is, in fact, beneficial to the community. The space hosts events, programs and workshops to promote and engage local startups, academics, and business associations. Alley is also committed to supporting the local economy beyond the tech community: the food and beverage services provided to its members draw exclusively from local vendors. Moreover, Alley offers discounted memberships to all residential neighbors within a 2-block radius of the Property. Since its opening, Alley has seamlessly integrated into the local community. Requiring Verizon to shutter these operations would be detrimental to the neighborhood, the Harvard Square community, and the City of Cambridge.

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

Alley's successful integration into the community evidences that, consistent with the goals articulated in Section 1.3 of the Ordinance, coworking space is a rational use of the Property that encourages appropriate economic development, while being entirely compatible with the surrounding residential area. Intensification of the permitted telecommunications use - which is Verizon's only option for this space if Alley is not permitted to continue - will likely present greater impacts to its surroundings. As such, granting relief for the Alley space will not nullify nor substantially derogate from the intent or purpose of the Ordinance. In granting relief for the Alley space, Cambridge will enable Verizon to adapt an early 20th century technology building to the 21st century.

\* **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**

**SUPPORTING STATEMENT FOR VARIANCE**

**A. Background**

Verizon New England Inc., formerly known as New England Telephone and Telegraph Company ("Verizon"), owns the property at 10 Ware Street (the "Property"). The Property is located within a C-1 Zoning District.

The Property is developed with a 93,446 square foot building, which was erected by Verizon in or about 1931 (the "Building"). Since 1932, the Building has housed a telecommunications system which serves most of Cambridge and a portion of Somerville. A portion of the ground floor of the building has been used for office use continuously since 1932: by Verizon as accessory office space, and by Harvard University from 1993-2003 to house its Office of Information Technology.

In 2016 and 2017, respectively, Verizon obtained a building permit and certificate of occupancy from the City to renovate and use approximately 10,000 square feet of space on the first floor of the Building. In reliance on these permits, Verizon undertook an over \$2 million renovation of the space and in late 2017 opened a coworking space managed by Alley on behalf of Verizon. Verizon also invested several million dollars to restore the exterior appearance of the Building and its landscaping.

In February 2018, Cambridge Inspectional Services Department ("ISD") issued a letter asserting that Verizon had unlawfully converted approximately 10,000 square feet of ground floor space into office space in 2016-2017. By letter dated April 11, 2018, ISD issued a cease and desist order, pursuant to which Verizon was ordered to immediately cease using the Property for office uses (the "Order"). The Order was based on ISD's conclusion that the office uses in the Building were never a lawful preexisting use of the Building and that office uses are not permitted by right in the C-1 Zoning District.

Verizon appealed the Order to this Board on May 4, 2018. At a hearing on June 14, 2018, this Board denied Verizon's appeal and upheld the Order.

Verizon now comes before this Board to respectfully request a use variance to allow approximately 10,000 square feet of coworking (office) use on the ground floor of the Building.

**B. Coworking Operations at the Building**

Since 2017, the Building has housed highly successful coworking space operated by Alley on behalf of Verizon. Alley serves as an incubator for more than a dozen local companies. The industries served include clean energy, health and wellness, digital marketing, medical

device development, data analytics, and nonprofits. Most recently, Alley powered by Verizon has entered into a partnership with the Boston Celtics to serve as the official training facility for the Celtics' new E-team, CLTX Gaming.

The Alley space supports local startup and ecosystem growth by providing an inclusive community space and management, coupled with services startups need to be successful. Events, programs, and workshops are hosted out of the space to support startup visibility, growth, and learning. Alley has multiple relationships with local businesses, associations and groups, and utilizes local catering and suppliers to serve the Cambridge community. Further supporting the neighborhood, Verizon sponsored the shared bike station located outside the Building. Moreover, beginning in June 2018, Alley will offer discounted memberships to all residential neighbors within a 2-block radius of the Property.

The Alley powered by Verizon space currently offers startup companies 1 Gigabyte fiber optic service. Verizon is currently installing next generation wireless technology at the Property, one of the first public test environments in the United States. At Alley, Verizon provides a unique opportunity for local start-ups and entrepreneurs to test their products for the future. Verizon has built use case trial and partner programs which allow Verizon and its member companies to collaborate and develop for the new technological revolution right in Cambridge.

Alley has become an integral part of the Harvard Square community and the Cambridge economy. The requested variance is necessary to allow these operations to continue.

### **C. Variance Criteria**

The requested relief can be granted because the variance criteria set forth in M.G.L. ch. 40A, § 10 are met as follows:

**1. *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:***

In 2016 and 2017 (respectively) the City granted Verizon a building permit and certificate of occupancy for the Alley space. In reliance on those approvals (which ISD now says it issued in error), Verizon invested approximately \$2 million in building out and equipping the space. Without a variance, Verizon will be required to close down the operations, resulting in substantial hardship.

In addition to the financial hardship associated with the potential closure of the Alley space, literal enforcement of the office use prohibition on this facility would create a substantial hardship to Verizon's incubation of new technology. Verizon did not enter into this venture with the expectation that it would be a major revenue generator. Verizon is not a real estate company, but rather a telecommunications and technology company, whose primary interest in the Alley powered by Verizon space is being at the vanguard of

telecommunications technology incubation. This facility in this location allows Verizon to collaborate with local startups and entrepreneurs to develop technology for the future. Indeed, Verizon chose to locate an Alley powered by Verizon in this location because of the close proximity of world class academic institutions, a progressive, tech-forward culture and the City's expressed desire to be innovative. Worldwide, Verizon only operates similar co-work space in four other cutting-edge cities (New York, Washington, London and Singapore). The existing Verizon telecommunications center at 10 Ware Street makes this the only location in Cambridge where this technology collaboration can occur. A denial of the requested use variance will result in a hardship both to Verizon as it seeks to leverage the resources of Cambridge to drive technology innovation, and to the many members of the Cambridge business and technology community who have availed themselves of this unique opportunity.

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

The Building has served as a telecommunications center since it was constructed in the early 1930s. The equipment housed in the Building serves most of Cambridge and a portion of Somerville. Verizon opened the Alley space to serve as an incubator for the new technologies it is bringing on line at the Building; the Alley space and the telecommunications equipment at the Building are inextricably linked. The permanent installation of extensive telecommunications equipment and infrastructure at this location is unique to the Property and hinders Verizon's ability to locate the Alley operations anywhere else in Cambridge. Denial of the requested relief will create a hardship in that it will require extensive soil excavation in order to remove the cables and equipment that currently service Alley members.

The Property is also the only telecommunications center located in the C-1 Zoning District; Verizon and its uses are truly *sui generis* in the zoning district and the foregoing considerations do not affect generally the zoning district overall.

**3. *Desirable relief may be granted without either:***

**a. *Substantial detriment to the public good for the following reasons:***

The Alley coworking space at the Building operates harmoniously with the surrounding residential neighborhood. It is entirely self-contained and open only to those with Alley memberships, which means only a pre-screened and controlled number of visitors enter and exit the premises. No noise is generated by the use. (Verizon notes that some neighbors have brought to its attention concerns over noise during recent construction; such construction was related solely to the permitted telecommunications use at the Property and had nothing to do with the coworking use.) The coworking use also has no traffic or parking impacts on the neighborhood. No on-site parking is provided for visitors to Alley and the surrounding streets are permit parking-only, which means that visitors are not reducing the supply of parking

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The Alley powered by Verizon is, in fact, beneficial to the community. The space hosts events, programs and workshops to promote and engage local startups, academics, and business associations. Alley is also committed to supporting the local economy beyond the tech community: the food and beverage services provided to its members draw exclusively from local vendors. Moreover, Alley offers discounted memberships to all residential neighbors within a 2-block radius of the Property. Since its opening, Alley has seamlessly integrated into the local community. Requiring Verizon to shutter these operations would be detrimental to the neighborhood, the Harvard Square community, and the City of Cambridge.

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

Alley's successful integration into the community evidences that, consistent with the goals articulated in Section 1.3 of the Ordinance, coworking space is a rational use of the Property that encourages appropriate economic development, while being entirely compatible with the surrounding residential area. Intensification of the permitted telecommunications use – which is Verizon's only option for this space if Alley is not permitted to continue – will likely present greater impacts to its surroundings. As such, granting relief for the Alley space will not nullify nor substantially derogate from the intent or purpose of the Ordinance. In granting relief for the Alley space, Cambridge will enable Verizon to adapt an early 20<sup>th</sup> century technology building to the 21<sup>st</sup> century.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Rackemann Sawyer & Brewster      **PRESENT USE/OCCUPANCY:** telecommunications  
**LOCATION:** 10 Ware St Cambridge, MA      **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_      **REQUESTED USE/OCCUPANCY:** office

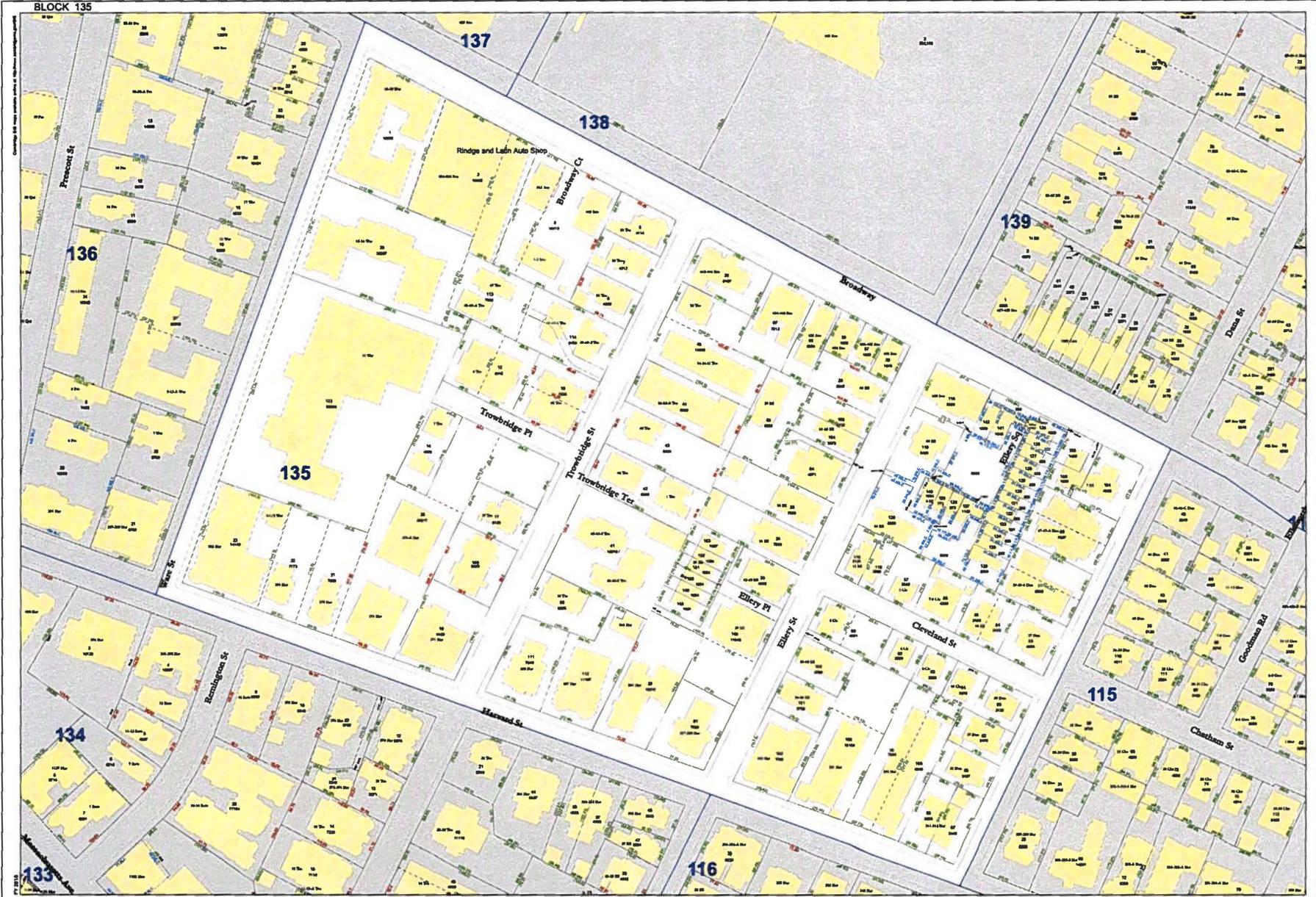
	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>		
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>93466</u>	<u>no change</u>	<u>n/a</u>	(max.)	
<b><u>LOT AREA:</u></b>	<u>60988</u>	<u>no change</u>	<u>n/a</u>	(min.)	
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	<u>1.53</u>	<u>no change</u>	<u>.75</u>	(max.)	
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>n/a</u>	<u>no change</u>	<u>1500</u>	(min.)	
<b><u>SIZE OF LOT:</u></b>	WIDTH	<u>281.15</u>	<u>no change</u>	<u>50</u>	(min.)
	DEPTH	<u>234.17</u>	<u>no change</u>	<u>na</u>	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	<u>35'</u>	<u>no change</u>	<u>74.25'</u>	(min.)
	REAR	<u>28'</u>	<u>no change</u>	<u>74.25'</u>	(min.)
	LEFT SIDE	<u>15'</u>	<u>no change</u>	<u>59.4</u>	(min.)
	RIGHT SIDE	<u>25</u>	<u>no change</u>	<u>59.4</u>	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	<u>57</u>	<u>no change</u>	<u>35</u>	(max.)
	LENGTH	<u>240</u>	<u>no change</u>	<u>na</u>	
	WIDTH	<u>170</u>	<u>no change</u>	<u>na</u>	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	<u>37710</u>	<u>no change</u>	<u>30%</u>	(min.)	
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>n/a</u>	<u>no change</u>	<u>n/a</u>	(max.)	
<b><u>NO. OF PARKING SPACES:</u></b>	<u>19</u>	<u>no change</u>	<u>17</u>	(min./max)	
<b><u>NO. OF LOADING AREAS:</u></b>	<u>1</u>	<u>no change</u>	<u>1</u>	(min.)	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	<u>n/a</u>	<u>no change</u>	<u>a/n</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.

Applicant seeks permission to use 10,000 square feet of ground floor space in existing brick telecommunications building for c-working space.

NOTE: Building was constructed in 1932 and is a pre-existing dimensionally non-conforming structure.

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'.



**City of Cambridge  
Assessing Department**  
795 Massachusetts Ave.  
Cambridge, MA 02139

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

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

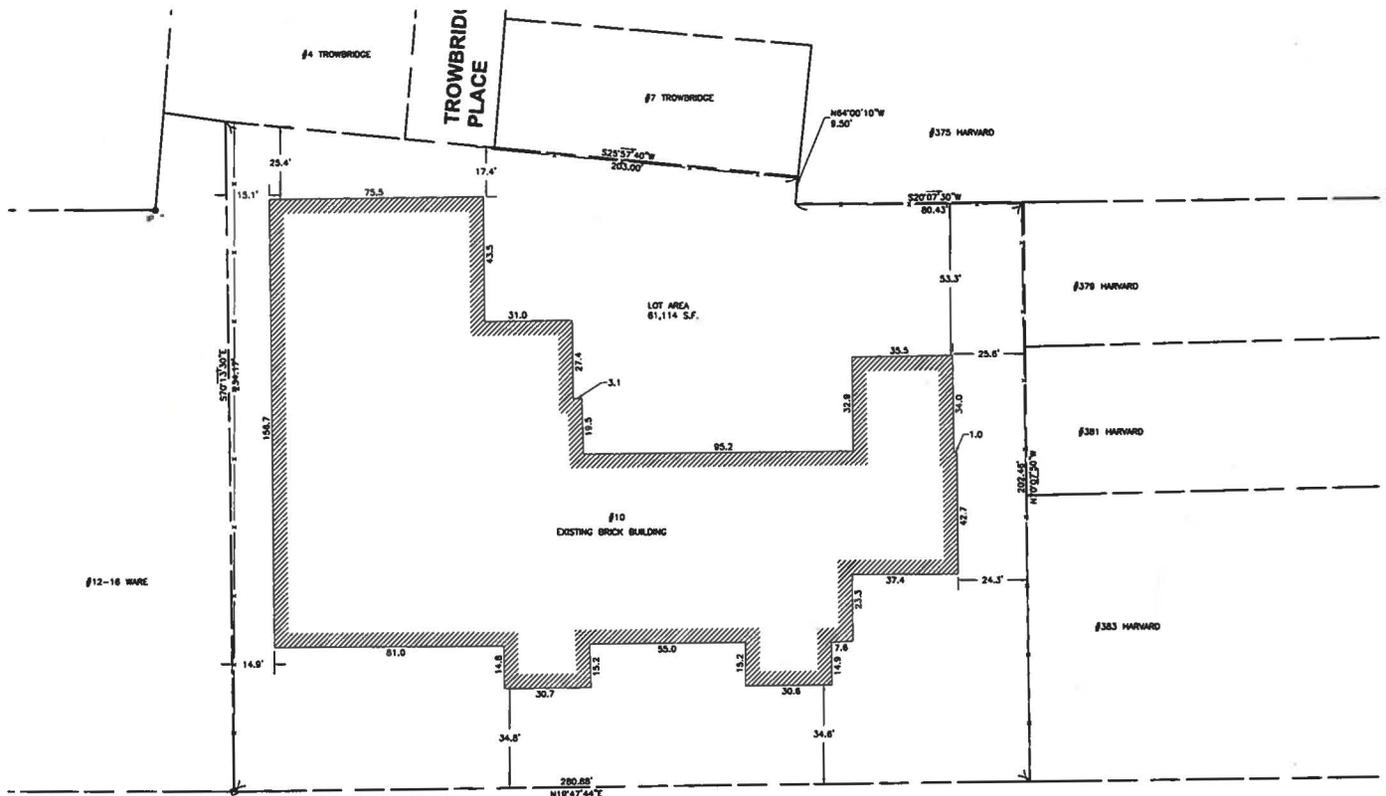
2002-2003 GIS data on this map was compiled from Assessor's Tax Map and Parcel Map as of 2002 and controlled by the City Assessor's Office and the Department of Public Works. Assessor's Office reserves the right to update and change the City of Cambridge GIS data. Assessor's Office reserves the right to update and change the City of Cambridge GIS data. Assessor's Office reserves the right to update and change the City of Cambridge GIS data. The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet  
1 inch = 48 feet



Parcel Block Map  
**135**



**ASBUILT PLAN OF LAND**

**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY ME IN JUNE 2018.

FIELD SURVEY: BRYAN PARMENTER, PLS #48193

For inquiries, questions or concerns about this survey contact [ryoung@ussurveyor.com](mailto:ryoung@ussurveyor.com) or call 1-800-887-8783 ext. 200

**U.S. SURVEYOR**  
 4929 Riverwind Pointe Drive  
 Evansville, Indiana 47716  
 "America's Land Surveyor"  
**1-800-TO SURV**

PREPARED FOR:  
 VERIZON NEW ENGLAND INC.

**PROJECT LOCATION:**  
 MIDDLESEX COUNTY, STATE OF MASSACHUSETTS  
**PROJECT ADDRESS:**  
 10 WARE STREET  
 CAMBRIDGE, MA 02138  
**PROJECT TYPE:**  
 ASBUILT SURVEY



**SHEET 1 OF 1**

JOB NUMBER:  
 888.DWG\_CAD NO.

**FLOOD DATA:** This property is in Zone \_\_\_\_\_ of the Flood Insurance Rate Map, Community Flood No. \_\_\_\_\_ which has an effective date of \_\_\_\_\_ and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

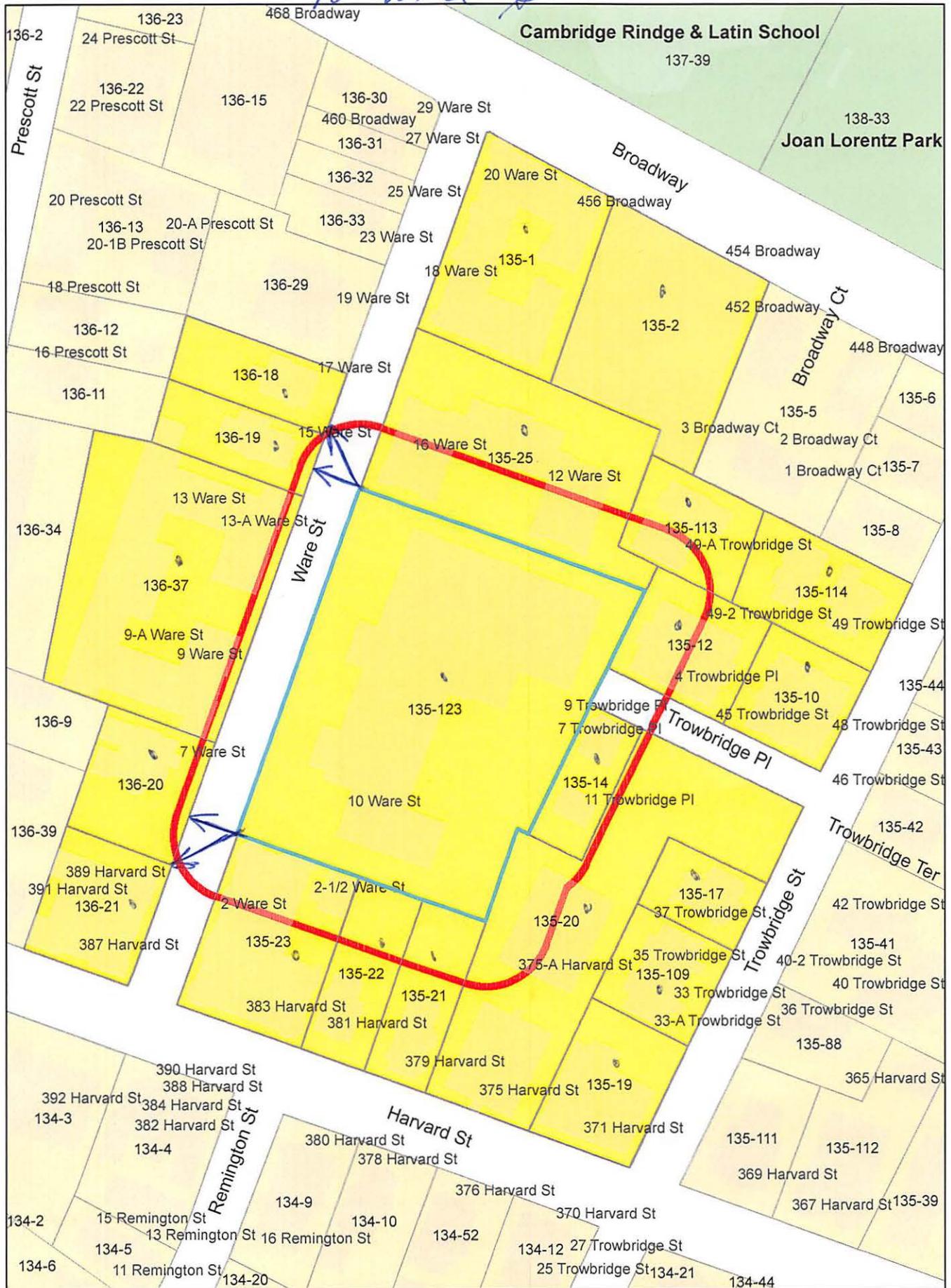
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.



CERTIFICATION IS ONLY TO THE PARTIES HERON NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL:	JUNE 24	2018
REVISION:		DATE: 2018
REVISION:		DATE: 2018
REVISION:		DATE: 2018

10 Ware St.



10 Ware St.

195

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

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

*Petitioner*  
RACKEMANN SAWYER & BREWSTER  
C/O JOHANNA W. SCHNEIDER, ESQ.  
160 FEDERAL STREET  
BOSTON, MA 02110-1700

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. & MARY CHIN  
TR THE CHIN-GAESSLER FAMILY LIV TR  
715 CHRISTINE DR.  
PALO ALTO, CA 94303

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

135-10  
ZURAWICKI, LEON  
45 TROWBRIDGE ST. UNIT 2C  
CAMBRIDGE, MA 02138

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

10 Ware St.

2955

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  
GANDHI, UNMESH & GAAURI NAIK  
4-8 TROWBRIDGE PL., #2C  
CAMBRIDGE, MA 02138

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

135-12  
CLARKE, TROY ALAN & 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  
TR. OF BRANIMIRA ATANASSOVA REVOC TR.  
2130 MASSACHUSETTE AVE #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  
4-8 TROWBRIDGE PL UNIT #5A  
CAMBRIDGE, MA 02139

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

135-1  
CAMBRIDGE COMMUNITY HOUSING, INC.  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109

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

135-14  
TROWBRIDGE PLACE LLC  
7 TROWBRIDGE PL  
CAMBRIDGE, MA 02139

135-17  
TRUOG, ROBERT D. & AMY W. TRUOG,  
TRS THE TRUOG FAM REV LIV TRUST  
37 TROWBRIDGE ST  
CAMBRIDGE, MA 02138

135-19  
JOHNSON, CHRISTOPHER S.,  
TR. THE CHRISTOPHER S. JOHNSON REV TR  
371 HARVARD ST., #1A  
CAMBRIDGE, MA 02138

135-19  
NORRIS, EMILIE  
371 HARVARD ST #1B  
CAMBRIDGE, MA 02138

135-19  
KAZANJIAN, JOYCE  
371 HARVARD ST #1C  
CAMBRIDGE, MA 02138

10 Ware St.

345

135-19  
HANCE, JENNIFER H.  
10010 W. ROYAL OAK RD. A  
SUN CITY WEST, AZ 85351

135-19  
WANG, RUI  
15 BURROUGHS RD  
LEXINGTON, MA 02420

135-19  
OLD TIMES LLC,  
15 OLD COLONY DR  
DOVER, MA 02030

135-19  
MCCOY, ROY  
C/O ASCENSION REAL ESTATE, LLC  
720 MASS AVE STE #11  
CAMBRIDGE, MA 02139

135-19  
JOHANSEN, BABER & MARIA PIA DI BELLA  
371 HARVARD ST. UNIT#3A  
CAMBRIDGE, MA 02138

135-19  
FOSS, ANGELA R.,  
TR. OF ANGELA R. FOSS REVOCABLE TRUST.  
371 HARVARD ST. #3B  
CAMBRIDGE, MA 02138

135-19  
MAKIYAMA, ANTONIO M.  
371 HARVARD ST., UNIT #3C  
CAMBRIDGE, MA 02138

135-19  
OBRIEN, J. PATRICK  
149 ALGONQUIN RD  
CHESTNUT HILL, MA 02467

135-19  
LATTOF, SAMANTHA  
371 HARVARD ST. UNIT#4B  
CAMBRIDGE, MA 02138

135-19  
SHEA, ELIZABETH A.  
371 HARVARD ST., UNIT #4C  
CAMBRIDGE, MA 02139

135-19  
NGUYEN, THUAN D., THI PHUNG TRINH,  
DUNG M. NGUYEN  
371 HARVARD ST #4D  
CAMBRIDGE, MA 02138

135-20  
AUDUBON ROAD ASSOCIATES CCSPE LLC  
474 GLEN RD  
WESTON, MA 02493

135-21  
MOSKOW, ABRAHAM & MICHAEL B. MOSKOW,  
TRS. OF 379 HARVARD TRUST  
2 PARK SQUARE  
BOSTON, MA 02116

135-22-23  
MOSKOW, ABRAHAM & MICHAEL B MOSKOW  
TRUSTEES OF WAREHALL TRUST  
2 PARK SQ RM 407  
BOSTON, MA 02116

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

135-25  
DANAHER, BRETT  
254 HILLSIDE AVE., #2  
NEEDHAM, MA 02494

135-25  
VO, TRUNG & LOAN DUONG  
30A OUTLOOK DR  
LEXINGTON, MA 02421

135-25  
VAN GELDER, PAULA  
12 WARE ST., #3  
CAMBRIDGE, MA 02138

135-25  
DICICCO, GERALDINE R.  
12-16 WARE ST 12/4  
CAMBRIDGE, MA 02138

135-25  
OCONNELL, MARTIN  
C/O NOMAN, AHMED & SHAMEEM AHMED  
2 ORCHARD CIRCLE  
BURLINGTON, MA 02420

135-25  
BROSIO, GIUSTINA M.  
TR. UNIT 306-130 MT AUBURN ST TRUST  
14 CHANNING ST  
CAMBRIDGE, MA 02138

135-25  
MOLAK, MARY ANN MARNI  
14 WARE STREET  
CAMBRIDGE, MA 02138

135-25  
GOEPFERT, JESSICA M.  
14 WARE ST. UNIT#14/3  
CAMBRIDGE, MA 02138

135-25  
MACLAREN, SUSAN E.  
14 WARE ST., UNIT #4  
CAMBRIDGE, MA 02138

135-25  
ESSEX STREET MANAGEMENT, INC.  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

135-25  
QUADIR, IQBAL  
9 BUSHNELL DRIVE  
LEXINGTON, MA 02421

135-25  
LUBIN, MARGOT R.  
16-2 WARE ST  
CAMBRIDGE, MA 02138

135-25  
NILSEN, EVA  
13 LANCASTER ST.  
CAMBRIDGE, MA 02138

135-25  
WU, RAYMOND  
16 WARE ST  
CAMBRIDGE, MA 02138

135-25  
ARCHER, JOAN M., ALICE DOROTHY BARRY  
MARY G. FALLON, ARTHUR E. FOLEY  
& ALICE M. JOHNSON,  
C/O BARRINGTON MGMT 376 MASS AVE  
ARLINGTON, MA 02474

10 Ware St.

4 of 5

135-25  
STITT, JUDITH V.  
16 WARE ST., #16-C  
CAMBRIDGE, MA 02138

135-25  
ROBERTS, JAMES C.  
824 N. LA JOLLA AVE.  
LOS ANGELES, CA 90046

135-25  
GALLIGAN, LOUISE A.  
C/O MR. & MRS. JOHN H. CORCORAN, JR.  
7 WENDY LANE  
PLYMOUTH, MA 02360

135-25  
HSIEH, SYLVIA  
P.O. BOX 4193  
ANDOVER, MA 01810

135-25  
CHAMBERLAND, DENISE,  
TR. THE DENISE CHAMBERLAND REV TR.  
111 PLEASANT ST., #22  
WATERTOWN, MA 02472

135-25  
QUADIR, IQBAL  
9 BUSHNELL DR  
LEXINGTON, MA 02421

135-25  
BROSE, JILLIAN H  
12 WARE ST., #32  
CAMBRIDGE, MA 02138

135-25  
MAINI, LUCA  
12-16 WARE ST., #12/33  
CAMBRIDGE, MA 02138

135-25  
GRIFFIN, GERARD T. & PAMELA A. MCGRATH  
574 BEACON ST.  
NEWTON, MA 02459

135-25  
BOOKMAN, MURRAY C.  
4502 CHARTLEY CIRCLE  
ROSWELL, GA 30075

135-25  
MCCARTHY, JOHN J. &  
JUDITH BOYKIN MCCARTHY  
12 WARE ST. UNIT#12/42  
CAMBRIDGE, MA 02138

135-25  
SONNEBORN, JONATHAN &  
JESSICA SONNEBORN, TRS  
28 WALDO RD  
ARLINGTON, MA 02474

135-25  
NAJARIAN, HELEN I.  
12 WARE ST #44  
CAMBRIDGE, MA 02138

135-25  
COSTELLO, JANET A & MICHAEL C. COSTELLO  
20 LOOMIS ST., UNIT #1  
CAMBRIDGE, MA 02139

135-25  
EPSTEIN, JAMES M.  
14 WARE STREET, UNIT 22  
CAMBRIDGE, MA 02138

135-25  
LEIGHTON, CHRISTOPHER R.  
14 WARE ST., # 23  
CAMBRIDGE, MA 02138

135-25  
THEODOSIOU, NOEL  
14 WARE ST., UNIT # 14/24  
CAMBRIDGE, MA 02138

135-25  
SPRINGER, DENA J.  
14 WARE ST., UNIT #14/31  
CAMBRIDGE, MA 02139

135-25  
DROR, SANDRA  
14 WARE ST., # 14/32  
CAMBRIDGE, MA 02138

135-25  
SANCHEZ, EVERETT & MARIA L. DE SANCHEZ  
73-330 IRONWOOD ST  
PALM DESERT, CA 92260

135-25  
CHEN, YU-MEI  
400 HEMENWAY ST., #260  
MARLBOROUGH, MA 01752

135-25  
NACHMAN, PHILIP S.,  
TRUSTEE THE PHILIP S. NACHMAN REV TRUST  
167 LOVELL RD  
WATERTOWN, MA 02472

135-25  
COHEN, PAMELA K. & KENNETH R. TRAUB  
TRS. OF THE PAMELA K. COHEN REV TRUST  
12 JOHN POULTER RD  
LEXINGTON, MA 02421

135-25  
KENDRICK, MARY I. & JOHN D. KENDRICK  
12-16 WARE ST., #14/44  
CAMBRIDGE, MA 02138

135-25  
SULLIVAN, ERIN AINE & JUNE-ANN SULLIVAN  
16 WARE ST., #21  
CAMBRIDGE, MA 02138

135-25  
BRANON, MARY D. & PAUL T. BRANON  
TRS. THE 16 WARE STREET REALTY TRUST  
5 JOHN SWIFT ROAD  
ACTON, MA 01720

135-25  
EISAN, BARRY M.  
16 WARE ST., UNIT#16/23  
CAMBRIDGE, MA 02138

135-25  
BOOKMAN, MURRAY C.  
4502 CHARTLEY CIRCLE  
ROSWELL, GA 30075

135-25  
SULLIVAN, JUNE-ANN & HEIDI M.V. SULLIVAN  
16 WARE ST., #31  
CAMBRIDGE, MA 02138

135-25  
MADIGAN, JOSEPH J. & CAROL MADIGAN  
151 PILGRIM RD.  
WEYMOUTH, MA 02189

10 Ware St.

545-

135-25  
SPRINGER, SHIRE A.  
16 WARE ST., UNIT# 16/33  
CAMBRIDGE, MA 02138

135-25  
LEE, SWEE KOK & MIN NA HO  
126 MIMOSA CRESCENT  
SINGAPORE, \_ 80807

135-25  
MOEL, ALBERTO & JENNIFER BRENNER  
221 THIRD ST  
OAKMONT, PA 15139

135-25  
PENHUNE, JAMES P.  
16 WARE ST #42  
CAMBRIDGE, MA 02138

135-25  
PARK, YOUNG M. & MOON W. PARK  
16 WARE ST., #43  
CAMBRIDGE, MA 02138

135-25  
WHITE, SALMA & ABBY WHITE  
16 WARE ST., UNIT #44  
CAMBRIDGE, MA 02138

135-109  
BERNSTEIN, HOWARD  
33 TROWBRIDGE #33A  
CAMBRIDGE, MA 02138

135-109  
STANLEY, RICHARD  
33B TROWBRIDGE ST  
CAMBRIDGE, MA 02138

135-109  
HOGAN, DANIEL B.,  
TRUSTEE THE DANIEL B. HOGAN REV TRUST  
35A TROWBRIDGE ST  
CAMBRIDGE, MA 02138

135-109  
SCHECHTER, NEIL L. &  
CARLOTA P. SCHECHTER, TRUSTEES  
35 TROWBRIDGE ST., #35B  
CAMBRIDGE, MA 02138

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

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

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

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

135-123  
NEW ENGLAND TELEPHONE &  
TELEGRAPH CO. STATE AND LOCAL TAXES  
C/O DUFF AND PHELPS  
P.O. BOX 2749  
ADDISON, TX 75001

136-18-19-20-21-37  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM #1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138

135-25  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

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

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



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

2018 JUN 28 PM 2:49

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-016890-2018

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance:   v   Appeal: \_\_\_\_\_

PETITIONER: Verizon New England Inc. - C/O Johanna Schneider, Esq.

PETITIONER'S ADDRESS: 160 Federal Street, 15th Floor Boston, MA 02110

LOCATION OF PROPERTY: 10 Ware St Cambridge, MA

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

REASON FOR PETITION:  
 Change in Use / Occupancy

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Applicant requests Use Variance to allow office as a principal use in approximately 10,000 square feet of the ground floor space.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 4.000 Section 4.34D (General Office Use)  
4.34F (Technical Office for Research & Development)

Original Signature(s) :

  
 (Petitioner(s) / Owner)  
Johanna Schneider  
 (Print Name)

Address : Rackemann, Sawyer & Brewster

160 Federal St., Boston, MA 02110

Tel. No. : 617-951-1162

E-Mail Address : jschneider@rackemann.com

Date :

June 27, 2018

## Pacheco, Maria

---

**From:** Microsoft Outlook on behalf of 6178216189  
**Sent:** Thursday, June 28, 2018 8:14 AM  
**To:** Pacheco, Maria  
**Subject:** Voice Mail (35 seconds)  
**Attachments:** 6178216189 (35 seconds) Voice Mail.mp3

Hi Maria it's just corner calling from reference order rooster regarding 10 where street.

My number is [\(617\) 951-1168](tel:617-951-1168) -- good client has asked that we sign the waiver to postpone the hearing date until September 13 -- so if you can fax the waiver form over to us -- my fax number 617.

[542-7437](tel:542-7437) and I'll call you little later just make sure you got the message thank you.

Preview provided by Microsoft Speech Technology. [Learn More...](#)

---

**You received a voice message from [6178216189](tel:6178216189)**

Caller-Id: [6178216189](tel:6178216189)



# City of Cambridge

MASSACHUSETTS

2018 JUN 28 PM 2:49

BOARD OF ZONING APPEALS

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-016890-2018

Address: 10 Ware Street

Owner: Verizon New England Inc.

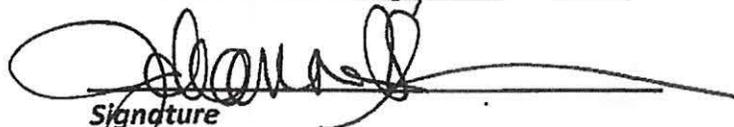
I \_\_\_\_\_, Owner, \_\_\_\_\_  
(Print Owner Name) (Print Petitioner Name)

Petitioner or Johanna Schneider Esq.; Petitioner's and/or Owner's  
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a  
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-016890-2018 within the time period as required by Section 9 or Section  
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General  
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job  
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or  
federal regulation or law, as applicable, until November 23, 2018.

Date: 6/28/18

  
Signature

Johanna Schneider  
Print Name

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative



# CAMBRIDGE HISTORICAL COMMISSION

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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 10 Ware Street

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  
**No CHC review of land use.**
- 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 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 July 3, 2018

Received by Uploaded to Energov

Date July 3, 2018

Relationship to project BZA 16890-2018

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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

June 27, 2018

**VIA HAND DELIVERY**

Zoning Board of Appeals  
831 Massachusetts Avenue, #1  
Cambridge, MA 02139

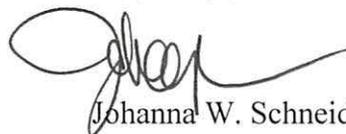
**Re: Application for Zoning Relief - 10 Ware Street**

Greetings:

Attached please find the BZA Application Form and Checklist relative to the above referenced property. The petitioner seeks a variance to allow office as a principal use in approximately 10000 sf of ground floor space.

Thank you for your assistance.

Very truly yours,



Johanna W. Schneider  
Attorney for Owner

JWS:rh  
Enclosures

133/324

cc: Board of Zoning Appeal

## Pacheco, Maria

---

**From:** Schneider, Johanna W. <JSchneider@rackemann.com>  
**Sent:** Tuesday, July 31, 2018 4:45 PM  
**To:** Pacheco, Maria  
**Subject:** 10 Ware Street  
**Attachments:** VZ-Ware - Invitation to Community Meeting.docx

Ms. Pacheco – FYI, in connection with the pending application for a use variance for 10 Ware Street, I attach a notice of a community meeting that Verizon is holding on August 7<sup>th</sup>. We are widely distributing throughout the neighborhood, but thought it made sense to keep the City in the loop in case any questions come your way.

Please let me know if you have any questions about this.

Thank you,  
Johanna



**Johanna W. Schneider**  
Rackemann, Sawyer & Brewster  
160 Federal Street  
Boston, MA 02110  
tel.: 617-951-1162  
email: [jschneider@rackemann.com](mailto:jschneider@rackemann.com)  
[www.rackemann.com](http://www.rackemann.com)



## **Invitation to Open House – Alley powered by Verizon**

### **10 Ware Street, Cambridge**

Dear Neighbor:

Verizon invites you to an open house at its Alley Powered by Verizon space on Tuesday, August 7th at 7 pm. We will be discussing recent construction activities at the site and our pending application for zoning relief from the City of Cambridge.

In addition, we will be offering tours of the space, celebrating the launch of our new discounted membership program for our closest neighbors, and serving refreshments.

Verizon would like to provide you with answers to some of the questions that you may have. Maybe you are wondering what goes on inside the Alley Powered by Verizon innovation community. You might be interested in learning more about how local entrepreneurs are partnering with Verizon to take advantage of the latest technological advances in telecommunications, or you may want to know more about the community events that we regularly host in this space. We will be discussing these topics and more!

We hope you can join us for what is sure to be an informative evening. No need to RSVP, just drop into 10 Ware Street any time between 7 and 8:30 pm on August 7th. Looking forward to seeing you then!

- Your friends at Alley Powered by Verizon





CUSHMAN & WAKEFIELD

City Architects, Inc.  
Architects and Landscape Architects  
45 Longfellow Street, Suite 200, Cambridge, MA 02142  
Tel: 617.452.6600 Fax: 617.452.6601  
www.cityarchitects.com

**CAMBRIDGE**  
10 WARE STREET  
**Exterior Building  
Window Renovations**

**OWNER**  
**ARCHITECT**  
**CONSULTANT**  
**LOCATION**  
**PROJECT**  
**REAL**  
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**DRAWING DATA**  
**NO** **DESCRIPTION** **DATE**

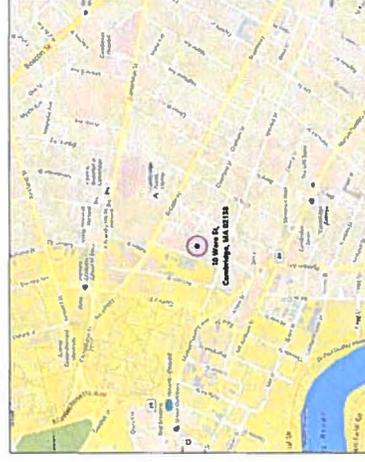
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DATE 07/20/18

SITE PLAN

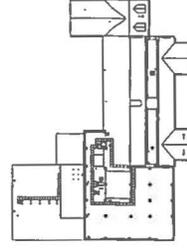
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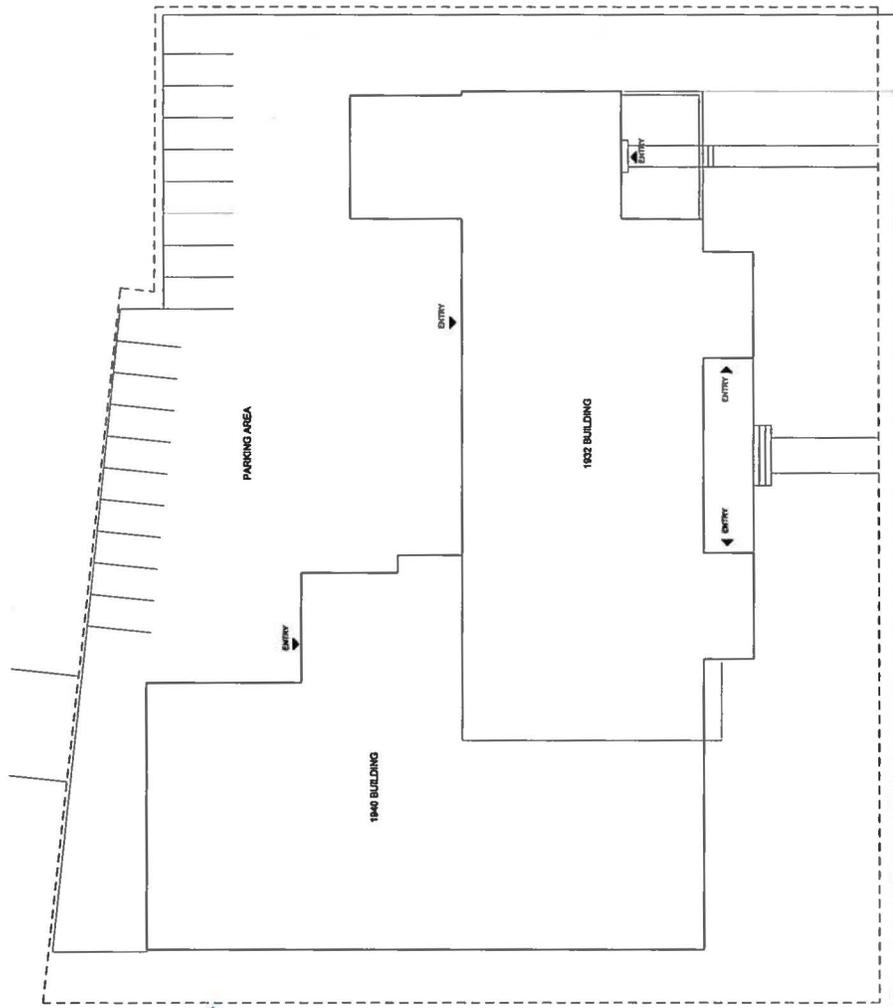
2 AIR VIEW FROM SOUTH  
U.S.



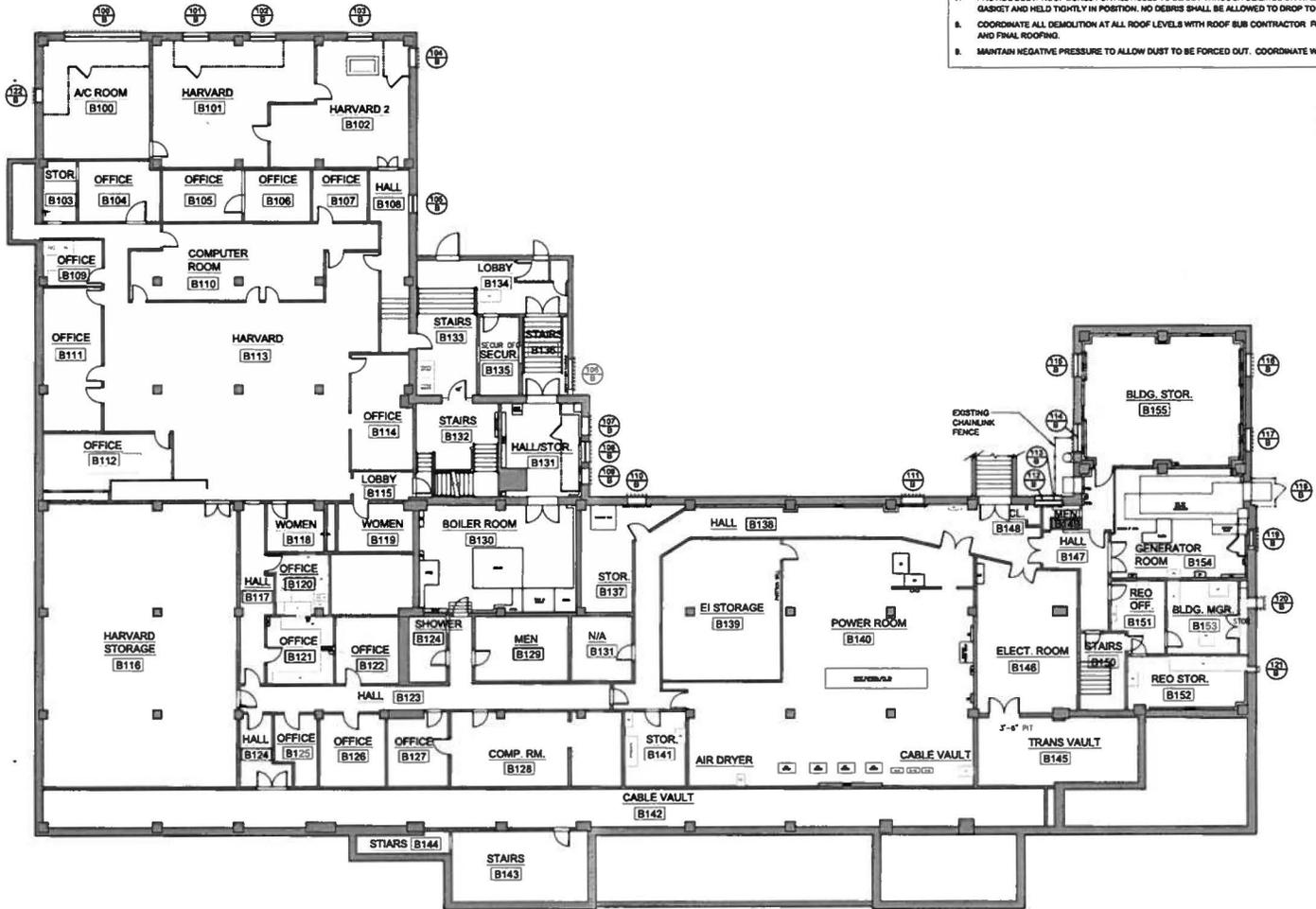
3 STREET MAP  
U.S.



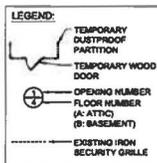
NET PLAN



1 SITE PLAN  
U.S. SCALE: 1/8"=1'-0"



- GENERAL NOTES:**
1. PROVIDE PROTECTION FOR EXISTING TOILET PARTITIONS.
  2. OWNER RESPONSIBLE FOR RELOCATING ALL EXISTING OFFICE PARTITIONS, OFFICE EQUIPMENT, AND FURNITURE.
  3. DUSTPROOF PARTITIONS SHALL BE CONSTRUCTED OF 2" X4" METAL STUDS, 3/4" G.C., AND SERVWOOD VHTL 210 ON INTERIOR FACE STAPLED TO STUDS FOR ALL TEMPORARY WALLS UNLESS NOTED OTHERWISE.
  4. DOORS AND FRAMES SHALL BE WOOD, TIGHT FITTING AND GASKET TO PREVENT THE PENETRATION OF DUST AND SOUND.
  5. SPECIAL PRECAUTIONS SHALL BE TAKEN TO SEAL UP ALL JOINTS IN ORDER TO ELIMINATE THE PASSAGE OF DIRT.
  6. REMOVE PARTITIONS AFTER CLEANING, ONLY WHEN DIRECTED BY THE ARCHITECT OR THE OWNER'S REPRESENTATIVE.
  7. PROVIDE DUSTPROOF BOXES FOR ALL HOLES TO BE CUT THROUGH CEILING OR WALLS IN ALL AREAS. BOXES SHALL BE GASKET AND HELD TIGHTLY IN POSITION. NO DEBRIS SHALL BE ALLOWED TO DROP TO THE FLOOR.
  8. COORDINATE ALL DEMOLITION AT ALL ROOF LEVELS WITH ROOF SUB CONTRACTOR FOR TEMPORARY ROOF INSTALLATION AND FINAL ROOFING.
  9. MAINTAIN NEGATIVE PRESSURE TO ALLOW DUST TO BE FORCED OUT. COORDINATE WITH OWNER FOR HVAC AIR FLOW.



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SCALE

PROJECT

LOCATION

CONSULTANT

ARCHITECT

PROJECT MANAGER

OWNER

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E-MAIL: GWA@GREYARCHITECTS.COM

**CAMBRIDGE, MA**  
15 WARE STREET

**Exterior Window Envelope Renovations**

NO. DESCRIPTION DATE

PROJECT No. 15045  
DRAWN BY: C.L.A.  
CHECKED BY: D.J.G.  
SCALE: 3/32" = 1'-0"  
DATE: 12/8/15

**BASEMENT FLOOR PLAN**

**A-1.0**

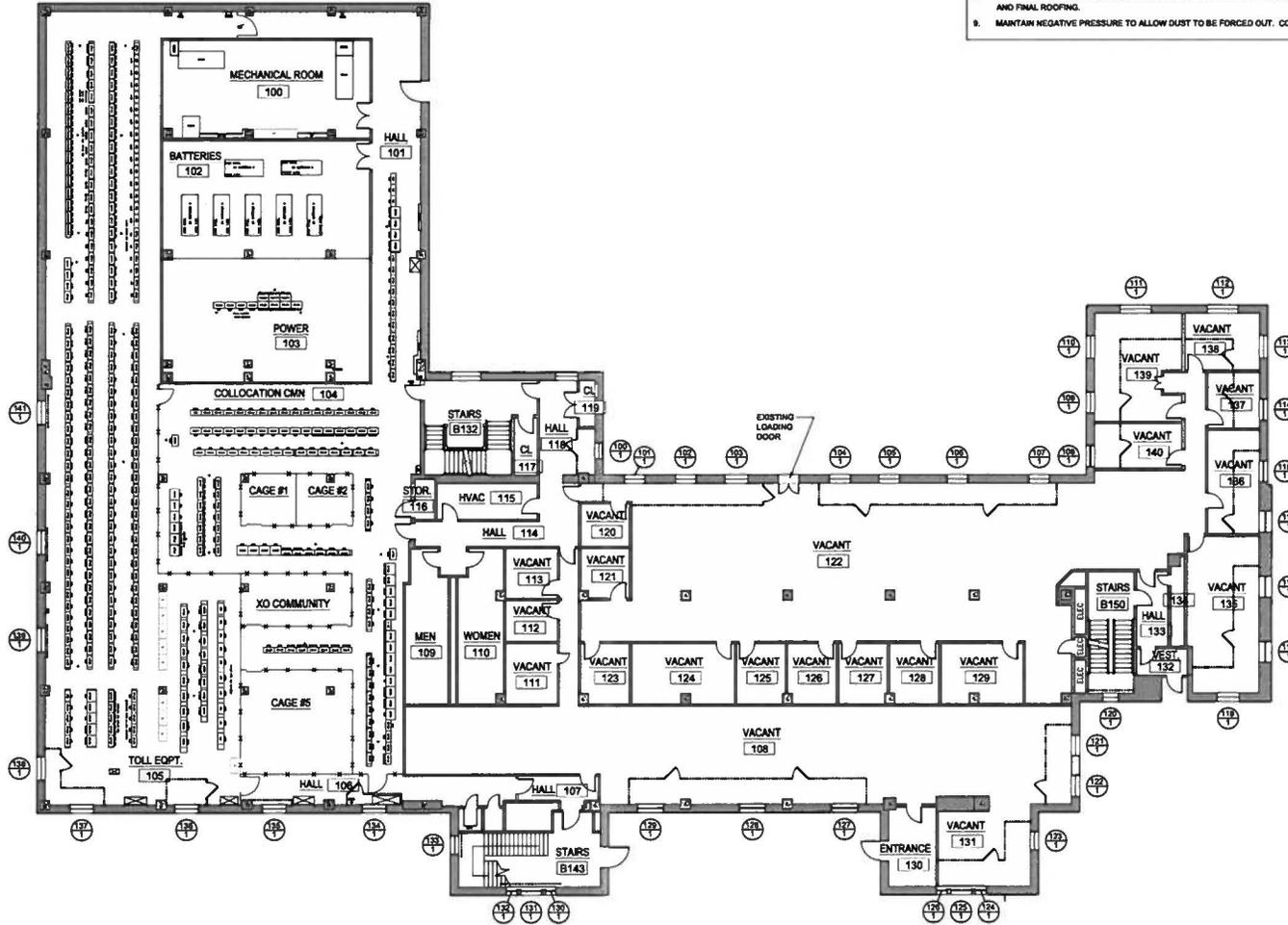


**GENERAL NOTES:**

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2. OWNER RESPONSIBLE FOR RELOCATING ALL EXISTING OFFICE PARTITIONS, OFFICE EQUIPMENT, AND FURNITURE.
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9. MAINTAIN NEGATIVE PRESSURE TO ALLOW DUST TO BE FORCED OUT. COORDINATE WITH OWNER FOR HVAC AIR FLOW.

**LEGEND:**

- TEMPORARY DUSTPROOF PARTITION
- TEMPORARY WOOD DOOR
- OPENING NUMBER  
(A: ATTIC)  
(B: BASEMENT)
- EXISTING IRON SECURITY GRILLE



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**CAMBRIDGE, MA**  
15 WARE STREET

**Exterior Window Envelope Renovations**

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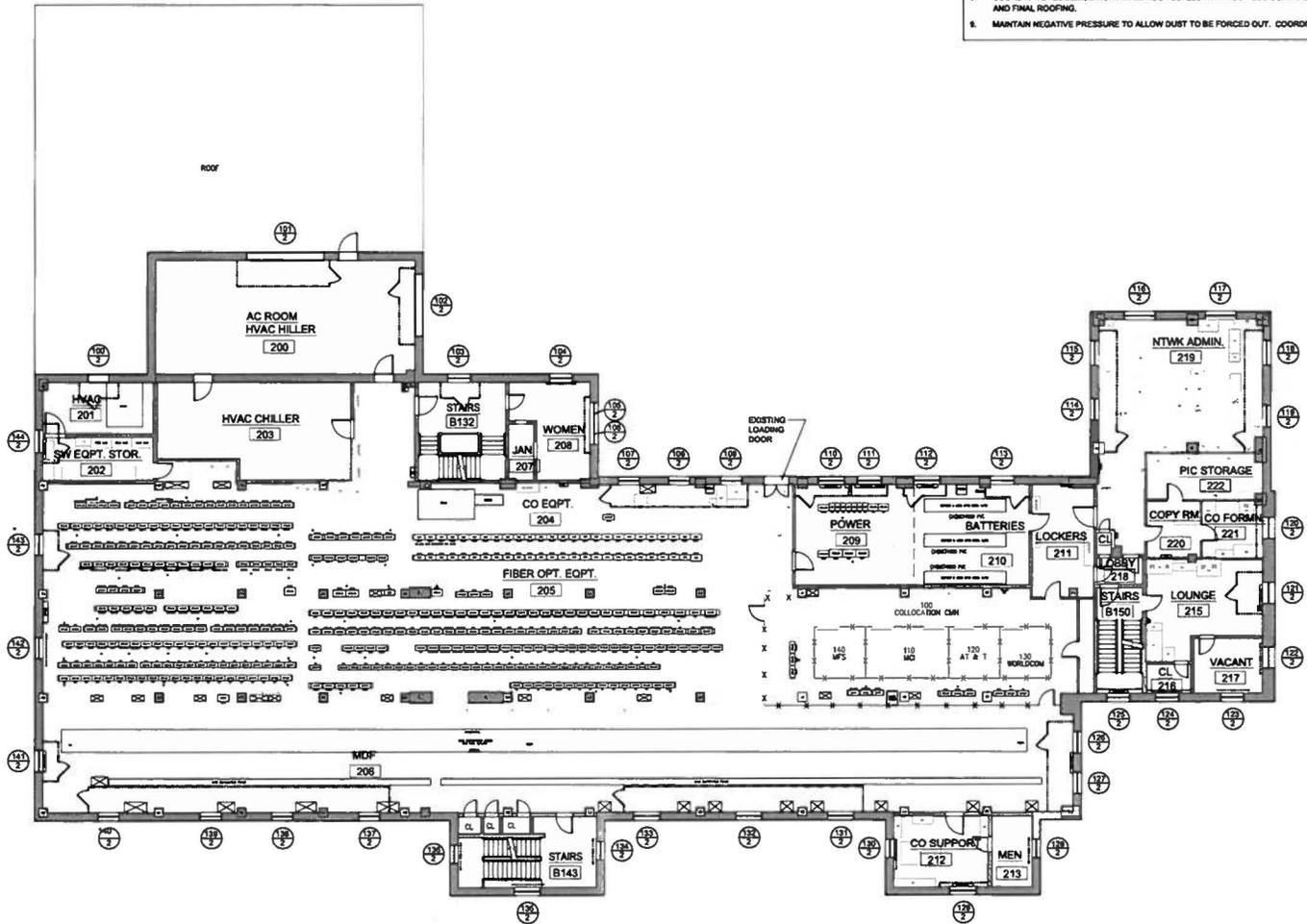
NO.	DESCRIPTION	DATE

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CHECKED BY: D.J.G.  
SCALE: 3/32"=1'-0"  
DATE: 12/24/15

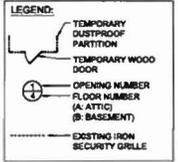
**FIRST FLOOR PLAN**

**A-1.1**

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**CAMBRIDGE, MA**  
 15 WARE STREET

**Exterior Window Envelope Renovations**

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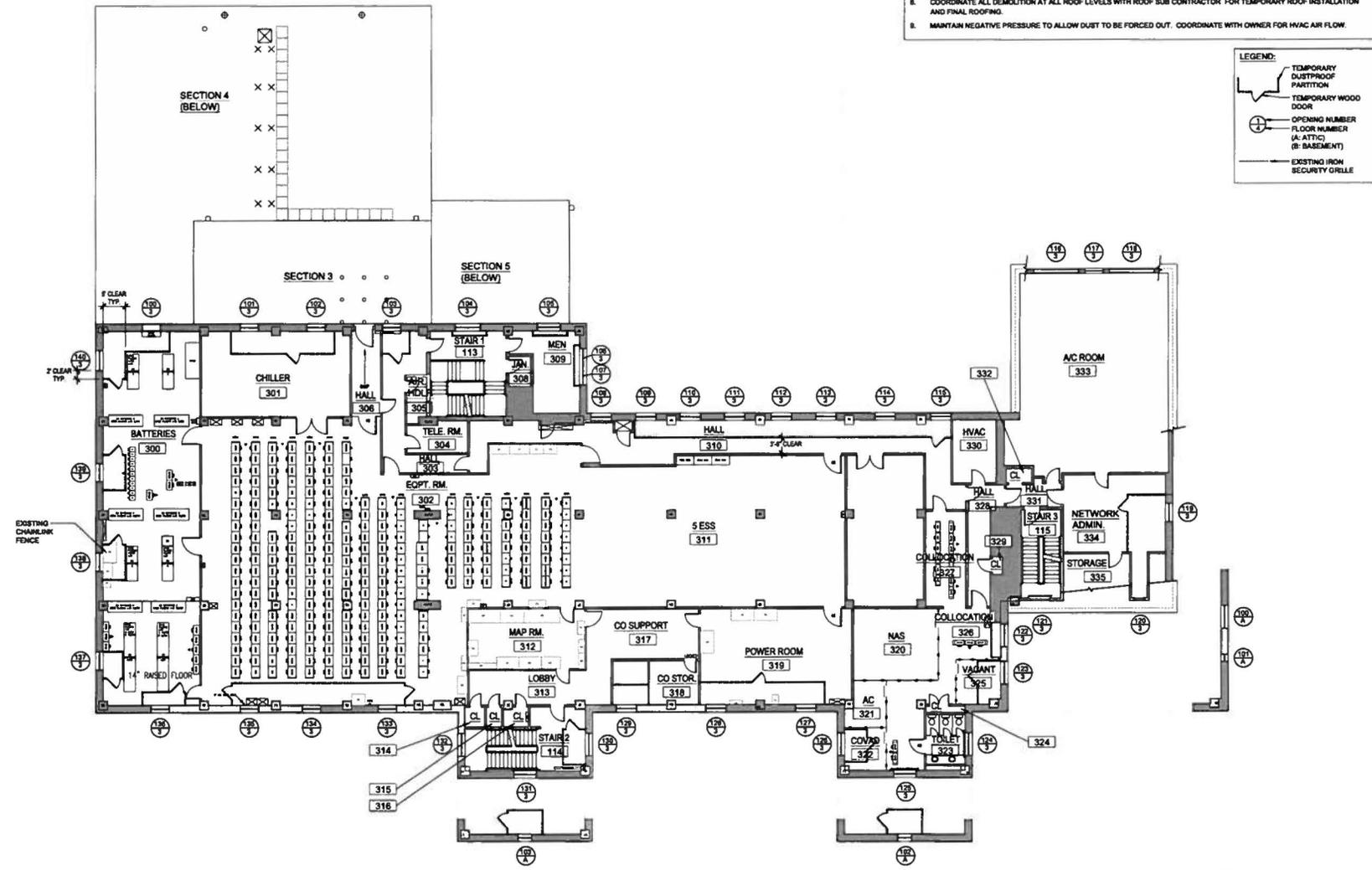
PROJECT No. 15045  
 DRAWN BY: C.L.A.  
 CHECKED BY: D.J.G.  
 SCALE: 3/32"=1'-0"  
 DATE: 1/28/15

**SECOND FLOOR PLAN**

**A-1.2**

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- GENERAL NOTES:**
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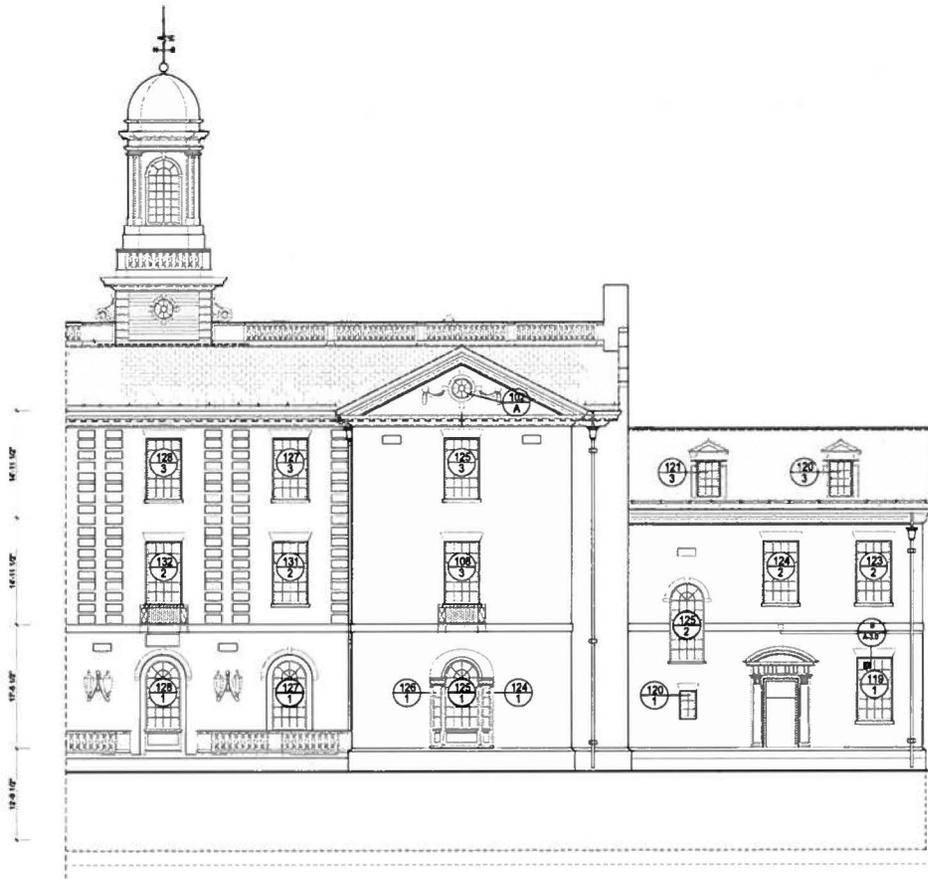
**Exterior Window Envelope Renovations**

NO. DESCRIPTION DATE

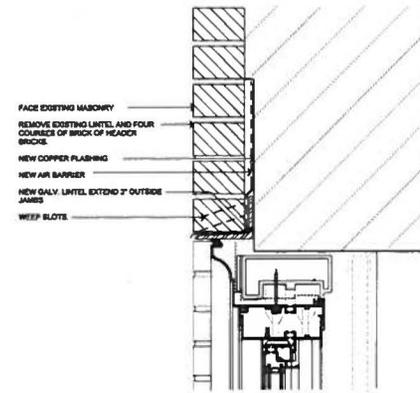
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 DRAWN BY: C.L.A.  
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 SCALE: 3/32"=1'-0"  
 DATE: 1/28/16

**THIRD AND PARTIAL ATTIC FLOOR PLAN**

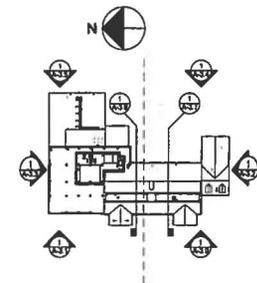
**A-1.3**



1 PART WEST ELEVATION SCALE: 1/8"=1'-0"

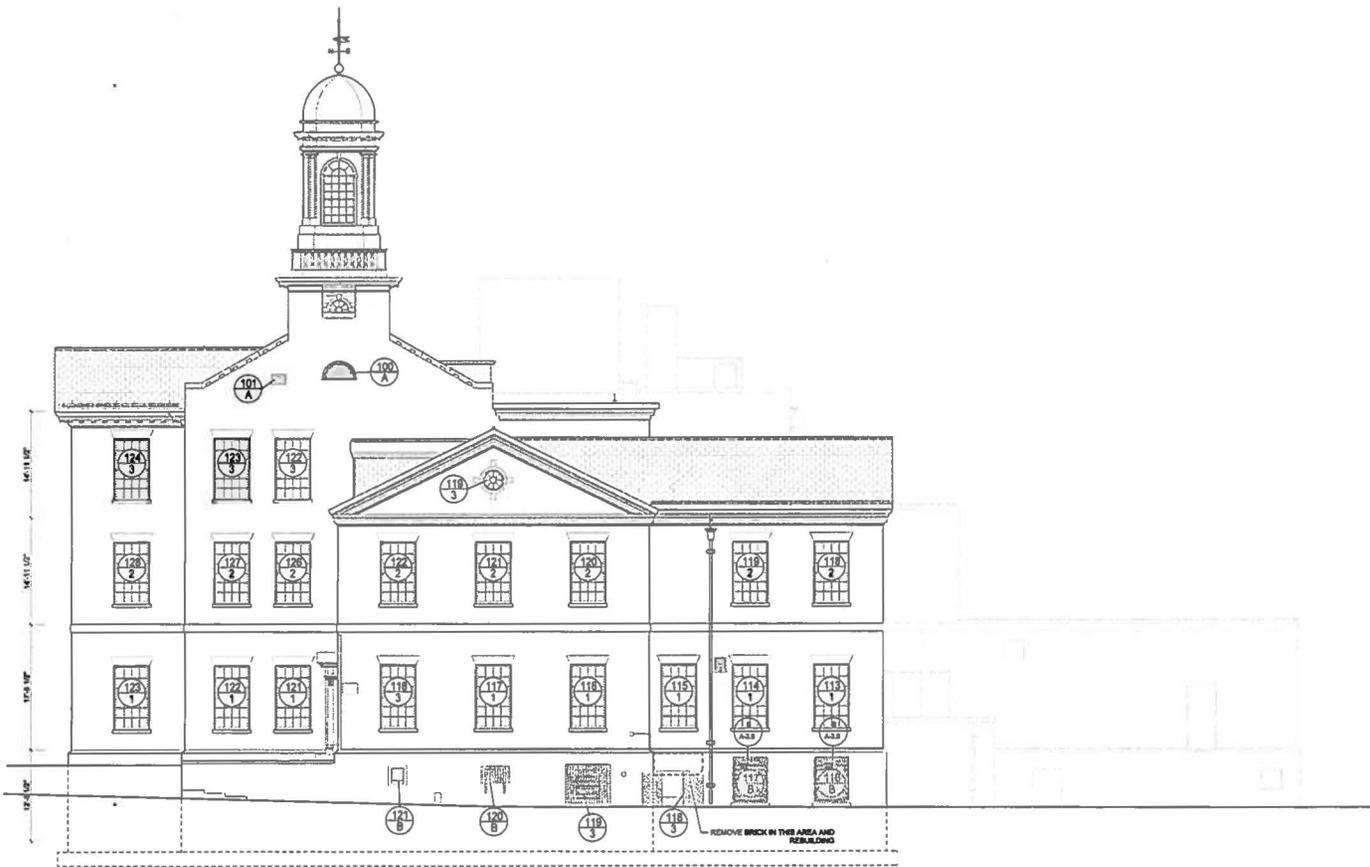


6 WINDOW LINTEL REPLACEMENT DETAIL SCALE: 3/4"=1'-0"



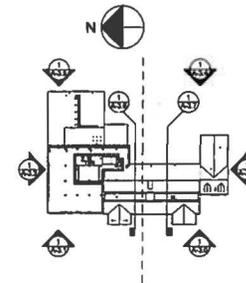
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PROJECT MANAGER  
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ARCHITECT  
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Architecture and Landscape Architecture  
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B-6661 GRAYARCHITECTS@GMAIL.COM  
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LOCATION  
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10 WARE STREET  
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DRAWING DATA  
PROJECT No. 14621  
DRAWN BY: G.J.G.  
SCALE: 1/8"=1'-0"  
DATE: 2/13/16  
TITLE  
PART WEST ELEVATION  
DRAWING NO.  
**A-3.0**





1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



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PROJECT No. 14021  
DRAWN BY: D.J.G.  
SCALE: 1/8"=1'-0"  
DATE: 2/12/16

TITLE  
**SOUTH  
ELEVATION**

DRAWING NO  
**A-3.2**



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CAMBRIDGE  
10 WARE STREET

Exterior Building  
Window Renovations

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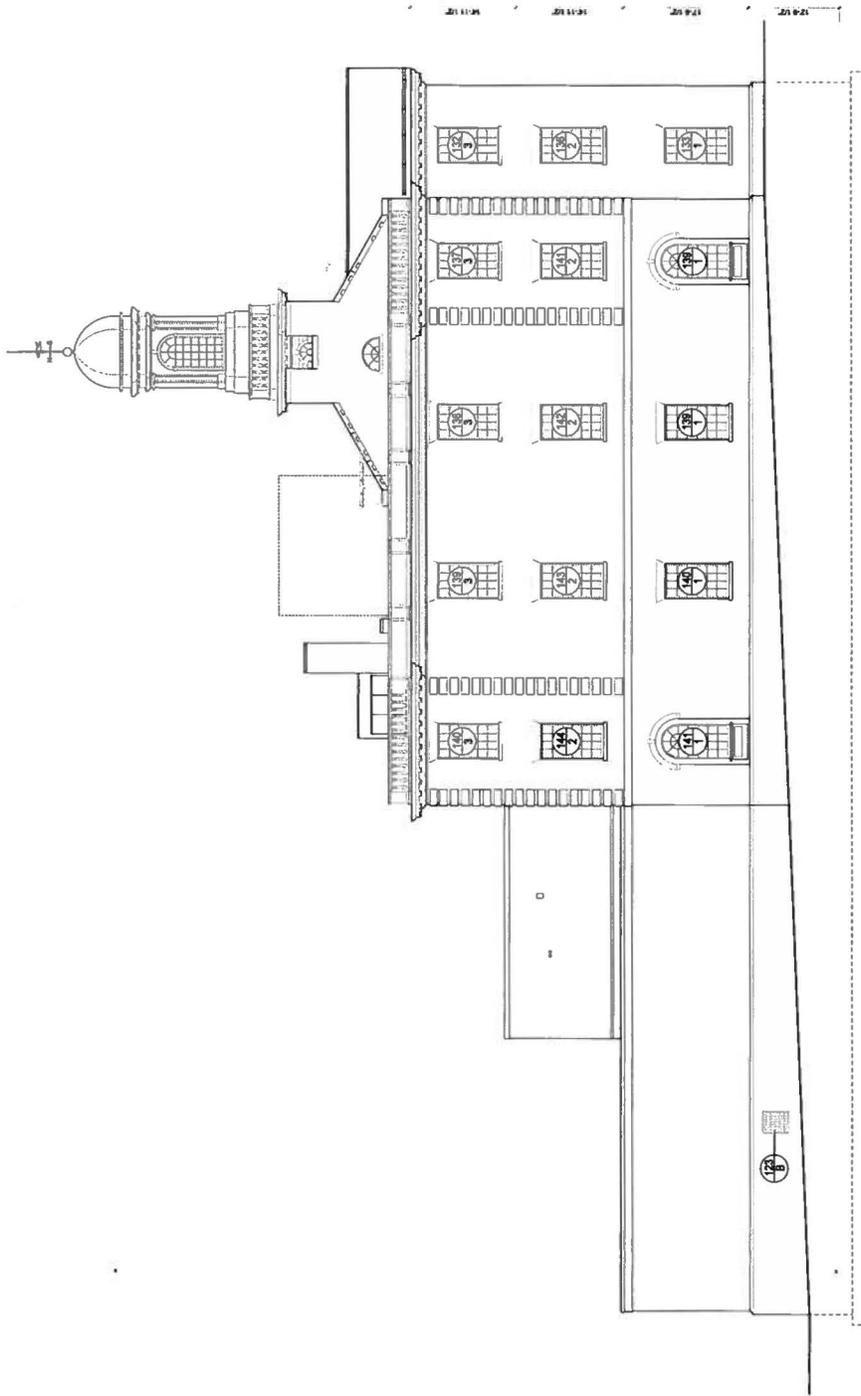
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DRAWN BY: C.J.G.  
CHECKED BY: J.P.G.  
DATE: 3/27/10

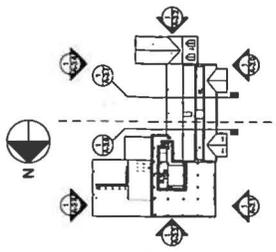
NORTH  
ELEVATION

A-3.3

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1 NORTH ELEVATION SCALE: 1/8"=1'-0"





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CONSULTANT

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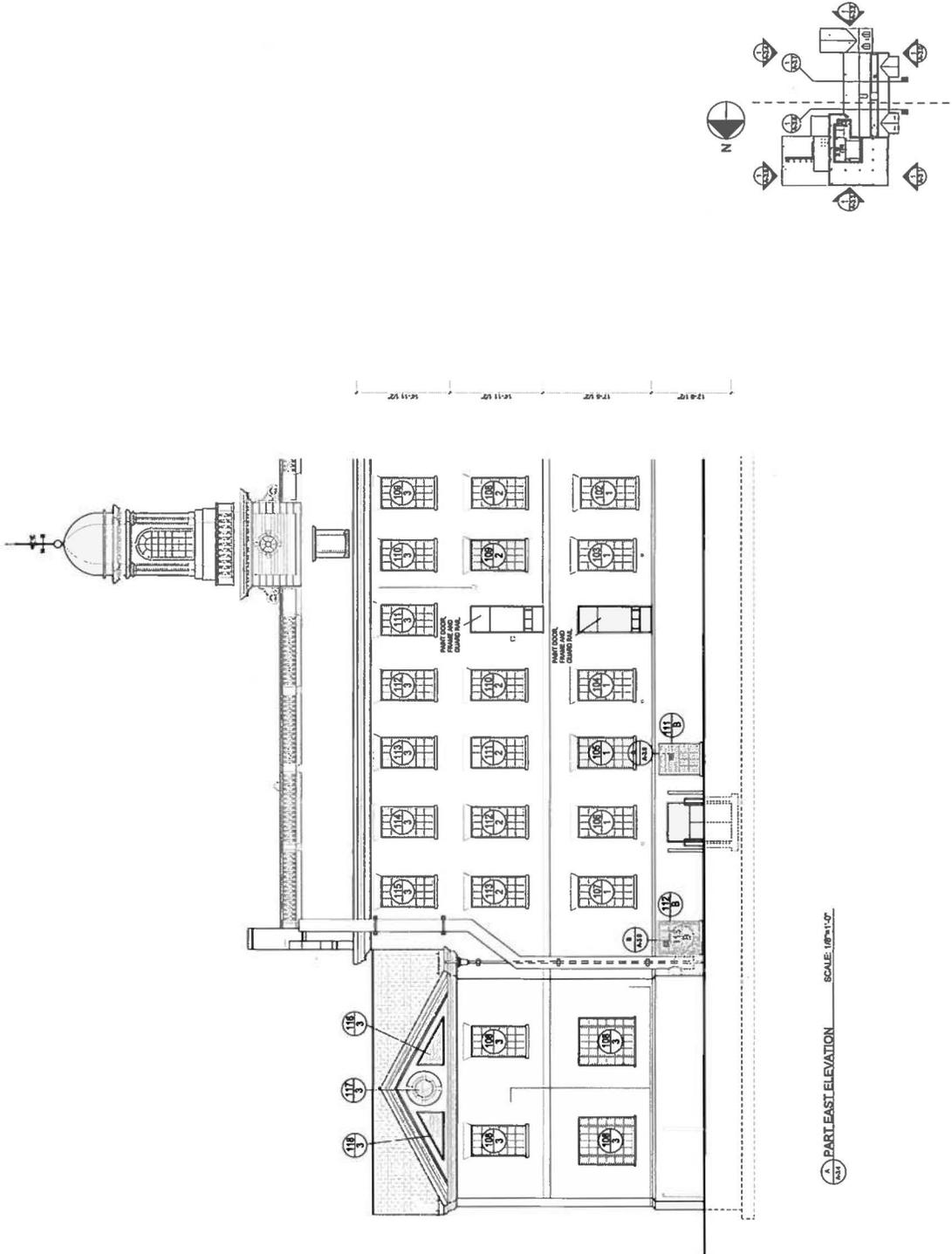
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NO DESCRIPTION DATE

PROJECT No. 14521  
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SCALE: 1/8"=1'-0"  
DATE: 01/21/11

PART EAST  
ELEVATION

A-3.4



PART EAST ELEVATION SCALE: 1/8"=1'-0"



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11 WARE STREET

PROJECT  
**Exterior Building  
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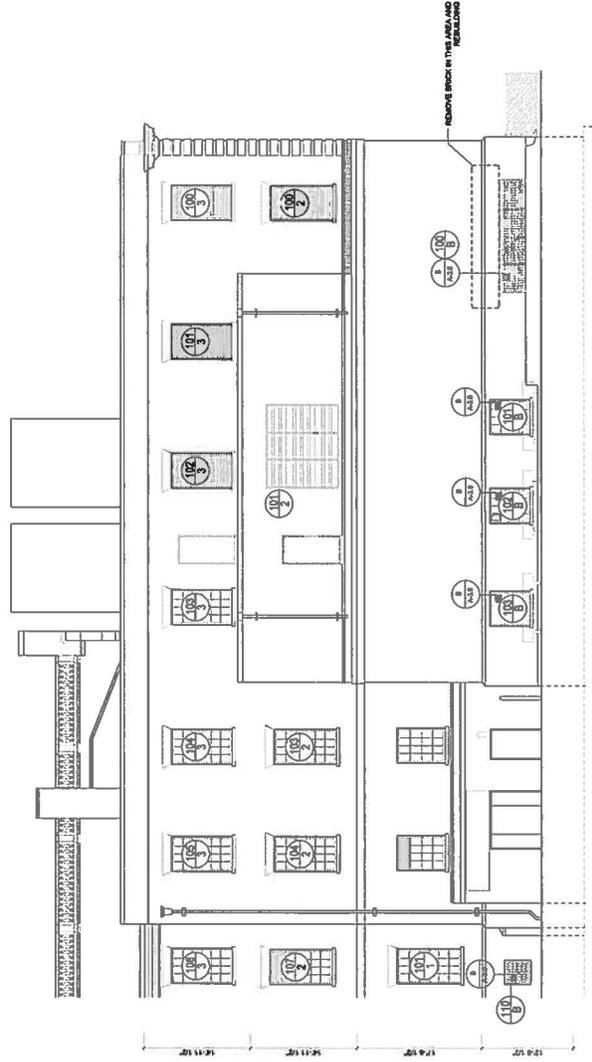
REVISION

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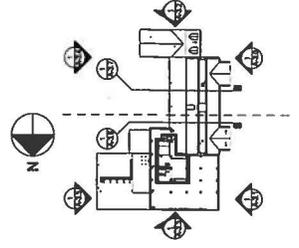
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SCALE: 1/8"=1'-0"  
DATE: 01/27/18

PART EAST  
ELEVATION

A-3.5



1 PART EAST ELEVATION SCALE: 1/8"=1'-0"





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 EMAIL: GAI@GREYARCHITECTS.COM

**CAMBRIDGE**  
 10 WARE STREET  
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**NO. DESCRIPTION DATE**  
 PROJECT NO. 1821  
 DRAWN BY: D.J.E.  
 CHECKED BY: J.P.  
 DATE: 01/27/18

**TITLE**  
 ELEVATION  
**A-3.6**

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LOCATION

PROJECT

SCALE

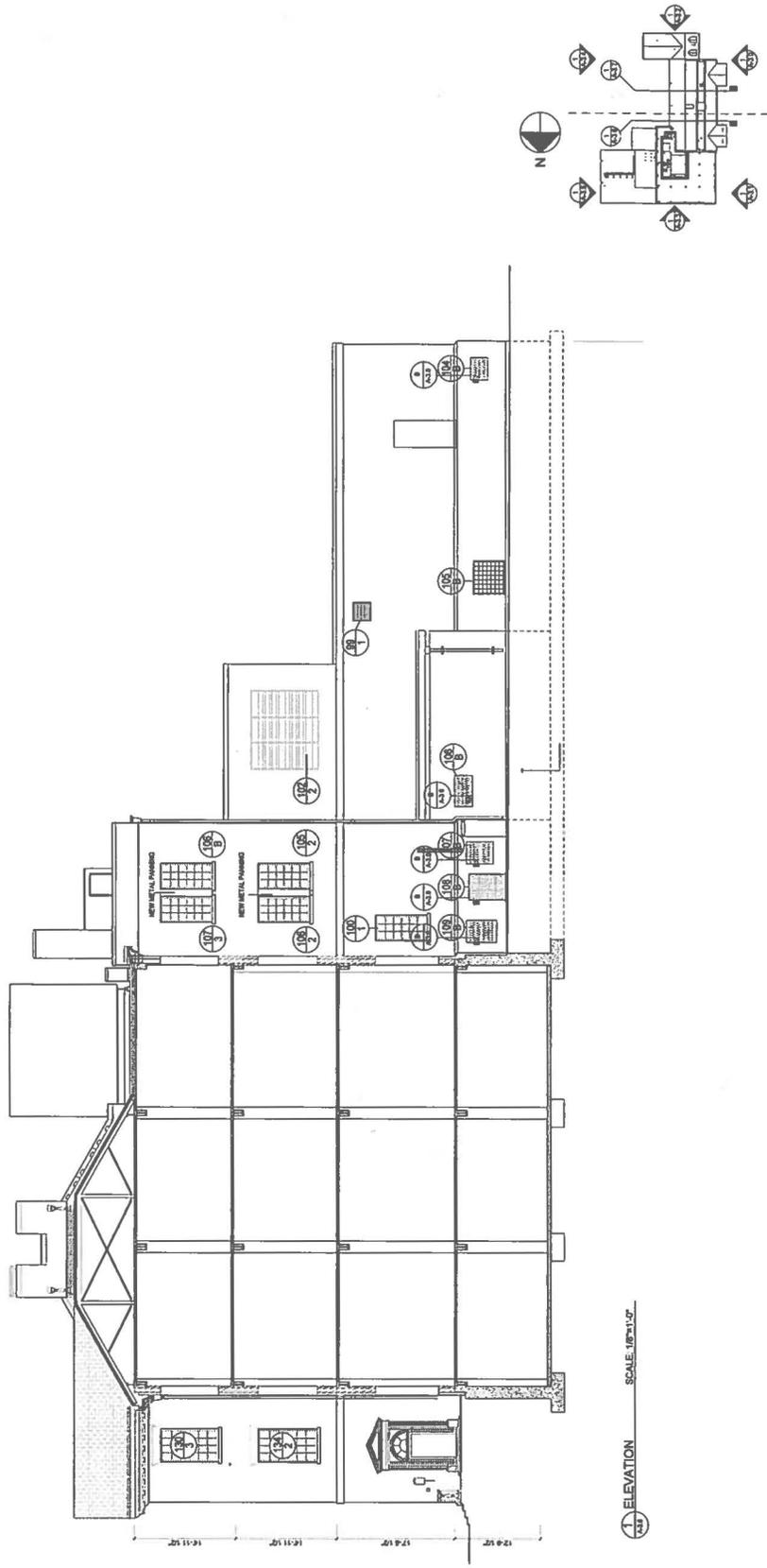
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TITLE

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1 ELEVATION SCALE: 1/8"=1'-0"



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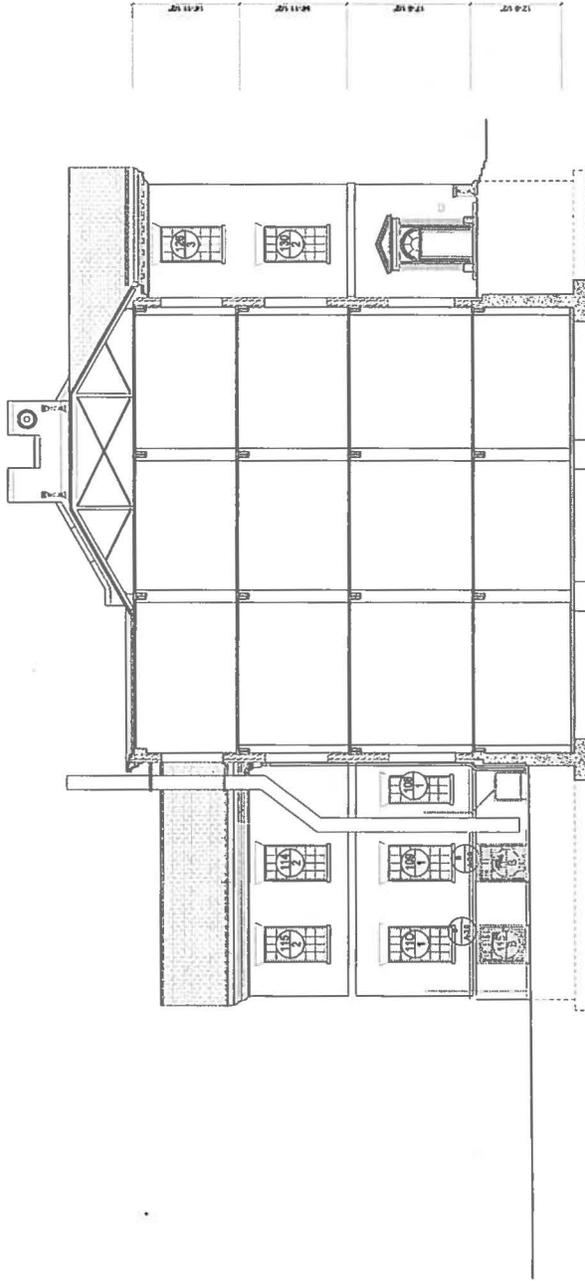
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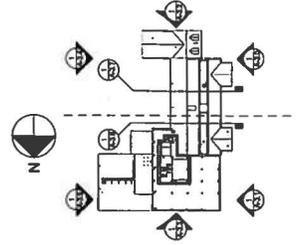
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SCALE: 1/8"=1'-0"  
DATE: 07/18

TITLE  
NORTH SECTION  
ELEVATION

DRAWING NO.  
A-3.7



1 NORTH SECTION ELEVATION SCALE: 1/8"=1'-0"













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