



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY -2 PM 3:33  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 170726

#### General Information

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

**PETITIONER:** Joan Wheelis C/O Deborah P. Fawcett, Esq.

**PETITIONER'S ADDRESS:** 35 Norris Street, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 10 Hazel St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family dwelling

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/New Structure/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

New construction: exceeding F.A.R., and projections into required side yard setbacks

#### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements),  
Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

Deborah P Fawcett

(Petitioner (s) / Owner)

DEBORAH P FAWCETT

(Print Name)

Address:

35 NORRIS ST., CAMBRIDGE

Tel. No.

617-694-5056

E-Mail Address:

deborahpfawcett@gmail.com

02140

Date: 29 April 2022

### BZA Application Form

**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 JOAN WHEELIS  
(OWNER)

Address: 218 GARDEN ST, CAMBRIDGE, MA 02138

State that I/We own the property located at 10 HAZEL ST, CAMBRIDGE, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
JOAN WHEELIS, INDIVIDUALLY,

\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 249151  
Book 1402 Page 81.

*Joan Wheelis*  
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 Joan Wheelis personally appeared before me, this 4<sup>th</sup> of April, 2022, and made oath that the above statement is true.

*Bala Shahi* Notary

My commission expires 09/09/2027 (Notary Seal)



BALA SHAHI  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 9, 2027

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

INTERNATIONAL WHEELS - MICHIGAN WHEELS

to be completed by 1960, and before a report is submitted to the Secretary of the Board of Land Affairs.

1960

to be completed by 1960, and before a report is submitted to the Secretary of the Board of Land Affairs.

1960

to be completed by 1960, and before a report is submitted to the Secretary of the Board of Land Affairs.

1960

1960



## **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:

The owner of the property, Joan Wheelis, is a longtime resident of Cambridge. She has been living and working in this neighborhood since 1989 and now lives around the corner from 10 Hazel Street, at 218 Garden Street. Joan has owned 10 Hazel Street since 2011 and has been renting it to tenants. It is a small, modest one-story house, which was built in 1961. It has four rooms and 956 square feet of living space. Although it is more than fifty years old, the house is not historically or architecturally significant. Charles Sullivan, Chair of the Cambridge Historical Commission, made this determination on a preliminary basis in June 2021.

218 Garden is a lovely modern house, but at this point in her life, Joan needs a home with some features 218 Garden doesn't have. Like many of us with bad knees, Joan needs her house to have an elevator, so she can avoid the pain of going up and down stairs. She also needs a basement level garage with direct entry into her house, so she no longer has to struggle shoveling snow to access her car. Joan needs her home to include space for her to continue her psychotherapy practice, which is a home occupation permitted as of right under the Zoning Ordinance; and she needs ample space for overnight guests and comfortable accommodation for her son to live with her and help her out in the years to come. Joan also needs to be free of the basement flooding and other water intrusion problems she has often experienced at 218 Garden. The ground level slopes downward along Hazel Street from its intersection with Fayerweather to its intersection with Garden Street, which has been referred to as the "Great Swamp Way."

Joan understands the existential threat climate change poses to our planet, and she is committed to living in a house that is sustainable and energy-efficient, as "green" as reasonably and affordably possible. Joan is passionately interested in trees and gardens and wants to surround her house with them and have ample outdoor space to enjoy them on her property.

The proposed design accomplishes all of these objectives. It has an elevator, a basement level garage, three bedrooms as well as office space, and a variety of spaces for gardening and spending time outdoors, including a green patio wall facing south. The project will include a system of French drains and a cistern for collecting rainwater and preventing downhill runoff.

Importantly, the design includes many elements to make the property "green," including triple pane windows, green building materials and finishes, and shading to prevent overheating. The building's layout is designed to follow the sun, so that each room will have daylight when needed. The building will have roof and wall insulation that exceeds code requirements, as well as exterior insulation at the basement level; and it will



combine geo-thermal and solar energy sources with heat pumps to make the building energy efficient. As designed, the project will meet Joan's objective of having a sustainable home, as "green" as reasonably and affordably possible.

Before coming up with the current design, Joan and her architect carefully examined the existing building at 10 Hazel Street to see if it could be modified to meet the needs they had identified. They found that doing so would be infeasible. The ceilings in the living space of the existing house are very low, and so low in the basement that it is unusable as living and/or office space. The size and the shape of the rooms are not at all in keeping with the design objectives. The existing structure is not strong enough itself to bear the load of the spaces to be added; the existing foundation would make it extremely difficult or impossible. Joan and her architect concluded that it is necessary to demolish the existing building and construct the newly designed home in its place.

As discussed in more detail in the section that follows, the proposed design meets the requirements of the Zoning Ordinance with four small exceptions, all of them stemming from the pre-existing nonconforming characteristics of the lot, which was laid out on a plan long before the current dimensional requirements were adopted.

Because the lot area is less than the required 5,000 square feet, the design's floor area ratio is slightly above the maximum 0.5. It is 0.52, only 97 square feet in gross floor area above the maximum for the size of the lot, which is 4,756 square feet. Because the lot is 41 feet wide, rather than the required minimum 50 feet, the design intrudes into the required side yard in three small ways. A small canopy above the side entrance to the building, which provides a means of ingress and egress for the basement level, will extend 3 feet into the side yard on the north (left) side of the building. The bedroom on the second floor will project 1 foot 9 inches into the side yard on the south (right) side of the building. This baylike projection, which provides needed space in the bedroom, will be about 8 feet high and 11 feet wide. Exterior insulation to improve the building's energy efficiency, in keeping with a goal of the Zoning Ordinance, will extend into the side yards by 4 inches on the basement level of the building.

**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 by not affecting generally the zoning district in which it is located for the following reasons:

The lot itself, which was laid out on a Plan recorded long before the current dimensional requirements were imposed by the Zoning Ordinance, is less than the required minimum area (5,000 square feet required; actual area is 4,756 sq. ft.) and less than the required minimum width (50 feet required; actual width is 41 feet). As such, the lot is a lawful pre-existing nonconforming lot, and its deficiencies in lot area and width do not *per se* prevent the lot from being built upon lawfully. Zoning Ordinance § 5.21.1.

Any building constructed on the lot is still subject to the other dimensional requirements imposed by the Zoning Ordinance, however, including the maximum floor area ratio of 0.5 and the minimum side yard requirement of 7 feet 6 inches. Zoning Ordinance §§ 5.21.1 and 5.31 and Table 5-1. These two dimensions are directly related to the lot's pre-existing nonconforming lot area and width deficiencies. And it is with respect to

these two dimensional requirements--FAR and side yard--that we are seeking approval for minimal variance from the standard requirements.

Because the lot area itself is less than the prescribed 5,000 square foot minimum, the project's floor area ratio is 0.52 rather than the prescribed maximum of 0.5. The gross floor area of the proposed house is 2,475 square feet. If the lot were in fact 5,000 square feet, the design would be well within the maximum FAR. As it is, it is only 97 square feet more than would be necessary to meet the FAR requirement exactly.

The other variances we are seeking, for minimal intrusions into the required 7 feet 6 inch side yards, are directly related to the lot's pre-existing nonconforming deficiency in lot width.

The design provides a small canopy above the basement level entrance on the north (left) side of the building. The canopy is designed to be 3 feet wide and extend 3 feet into the required side yard. If the lot were in fact 50 feet wide (as required) rather than 41 feet wide, the canopy would be well within the buildable lot area and would not extend at all into the side yard. Ranjit Sangayagama has said the canopy might also be considered to be a "projection" permitted to extend into the side yard under Zoning Ordinance § 5.24.2: "Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3 ½) feet and which are part of a building not more than thirty-five (35) feet in height . . . may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built." This interpretation is reasonable, but to be cautious and complete, we have nevertheless applied for a variance for the canopy.

Like the canopy, the second floor bedroom's projection from the exterior wall just 1 foot 9 inches into the side yard setback on the south (right) side of the building should also fit within the scope of § 5.24.2 of the Zoning Ordinance. The bedroom's projection is akin to a bay. Like the other projections covered by § 5.24.2, the bedroom projection is not an extension occupying the full height of the building from ground to roof, but rather a projection just 8 feet tall and only on the second floor of the building. And like the other extensions into the side yard setback, the bedroom projection would be well within the prescribed setbacks, if the lot met the 50 foot minimum width requirement.

The design's other intrusion into the side yards is a mere 4 inches, to accommodate exterior insulation on the basement level. Again, if the lot were the required 50 feet wide, the insulation would be well within the buildable lot area and would not extend at all into the side yards. It is worth noting that the Zoning Ordinance excludes space used for exterior insulation from the calculation of gross floor area. Zoning Ordinance § 22.43.1. Although the Ordinance does not also expressly exempt exterior insulation from the minimum side yard requirement for new construction, it does so for existing buildings under Zoning Ordinance § 5.24.2.1. Granting a variance for the exterior insulation's minimal intrusion into the side yards in this case would serve the stated purpose of the Zoning Ordinance: "The purpose of this Section is to remove potential impediments to the construction of exterior walls with additional insulation or wall-based mechanical systems that can improve the energy-efficiency of a building." Zoning Ordinance § 22.41.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed design will not be detrimental to the public good; it will in fact be a significant improvement to the neighborhood. The design will replace a small, one story house of no historical or architectural significance with an attractive new home and gardens of modern, innovative design. The project will contribute to Cambridge's commitment to the environment by replacing an older energy inefficient building with a new sustainable, energy efficient, modern green building. The project includes a plan of French drains and a cistern to collect rainwater, which will relieve the neighborhood of difficulties it has had with downhill runoff and basement flooding. The design includes substantially more than the required amount of open space, which will be attractively planted and add beauty to the neighborhood. Joan's new home will not only improve the value of the 10 Hazel Street property, but will also conserve and likely increase the value of neighboring properties.

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

The new single family dwelling design will not increase density of development in the neighborhood, nor will it increase traffic. The Zoning Ordinance permits a two-family dwelling in this district, but the new building will house only a single family dwelling. The design provides for parking in the basement level garage, eliminating the need for on-street parking. The newly designed building will be substantially more energy efficient than the building it will replace, and it will not generate additional noise from heat pump condensers, pumps, fans and furnaces that could disrupt neighbors. The new home will be consistent in scale and front setback with the rest of the neighborhood, and the slight intrusion into the required side yard setback is not incompatible with the neighboring properties, many of which do not meet minimum side yard requirements. The substantial amount of open space will be attractively planted with trees and gardens, adding beauty to the neighborhood.

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

## **DIMENSIONAL INFORMATION**

**Applicant:** Joan Wheelis  
**Location:** 10 Hazel St., Cambridge, MA  
**Phone:** 617-694-5056

**Present Use/Occupancy:** single family dwelling  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** single family dwelling

		<u><b>Existing Conditions</b></u>	<u><b>Requested Conditions</b></u>	<u><b>Ordinance Requirements</b></u>	
<u><b>TOTAL GROSS FLOOR AREA:</b></u>		956	2475	2378	(max.)
<u><b>LOT AREA:</b></u>		4756	4756	5000	(min.)
<u><b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b></u>		0.2	0.52	0.5	
<u><b>LOT AREA OF EACH DWELLING UNIT</b></u>		4756	4756	2500	
<u><b>SIZE OF LOT:</b></u>	WIDTH	41	41	50	
	DEPTH	116	116	n/a	
<u><b>SETBACKS IN FEET:</b></u>	FRONT	22.9	15	15	
	REAR	46.1	25.5	25	
	LEFT SIDE	7.7	7.5 (2 minor projections, 4" and 3', into setback)	7.5	
	RIGHT SIDE	8.7	7.5 (2 minor projections, 4" and 1'9" into setback)	7.5	
<u><b>SIZE OF BUILDING:</b></u>	HEIGHT	17	35	35	
	WIDTH	n/a	n/a	n/a	
<u><b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b></u>		67.91	56.24	40	
<u><b>NO. OF DWELLING UNITS:</b></u>		1	1	1-2	
<u><b>NO. OF PARKING SPACES:</b></u>		n/a	0	n/a	
<u><b>NO. OF LOADING AREAS:</b></u>		n/a	n/a	n/a	
<u><b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b></u>		n/a	n/a	n/a	

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

Concrete foundation, wood frame construction, metal roof with solar panels. Only one building on lot.

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'.

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

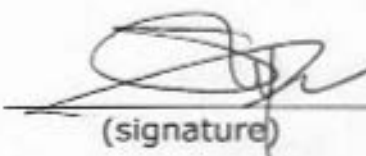
I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (97 sq. ft.);
- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 6/15/22

  
(signature) Emmanuel Stefanidis

Address: 21 FIELD ST. CAMBRIDGE 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

5/26/22

(signature)

Address:

204, 206, 202 GARDEN \* 11 IVY

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

*Spoken with Joan about her*  
I have ~~had an opportunity to review Joan's~~ plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/22/22

  
(signature)

Address: 197 Fayerweather St. Unit 2, Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)



BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

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Date:

5/29/2022

  
(signature)

Address:

197 FAYER WEATHER ST #3

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

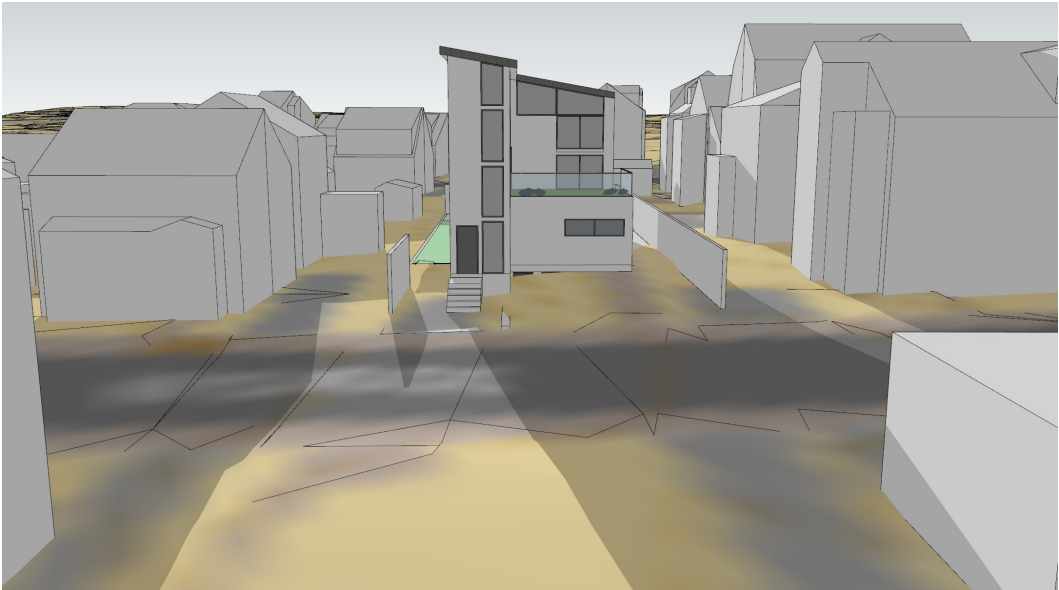
Name: RAQUEL DARGENIO Date: 05/23/22  
(Print)

Address: 10 Hazel St.

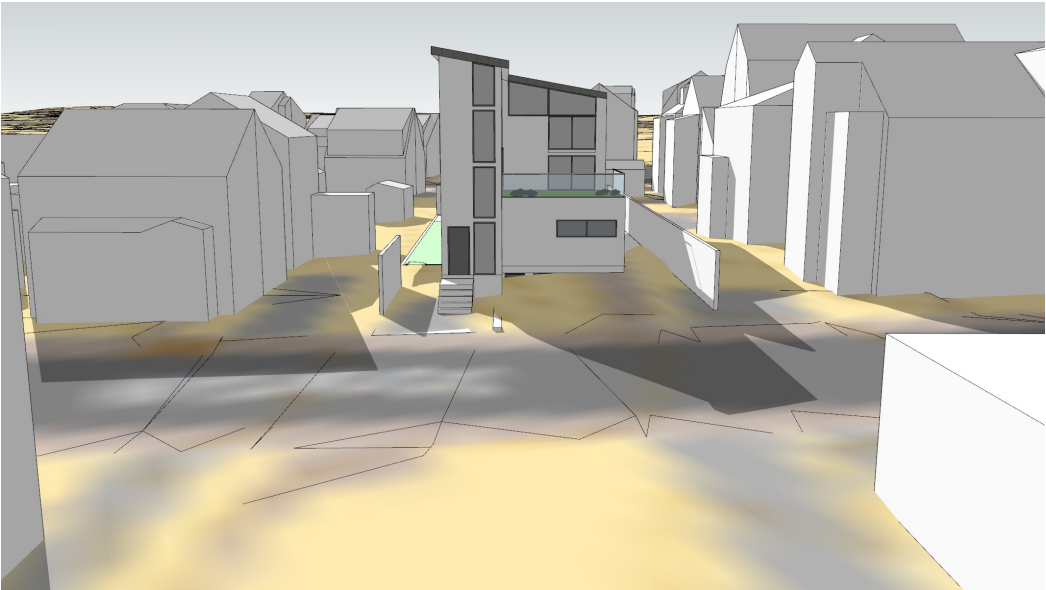
Case No. BZA-170726

Hearing Date: 6/9/22

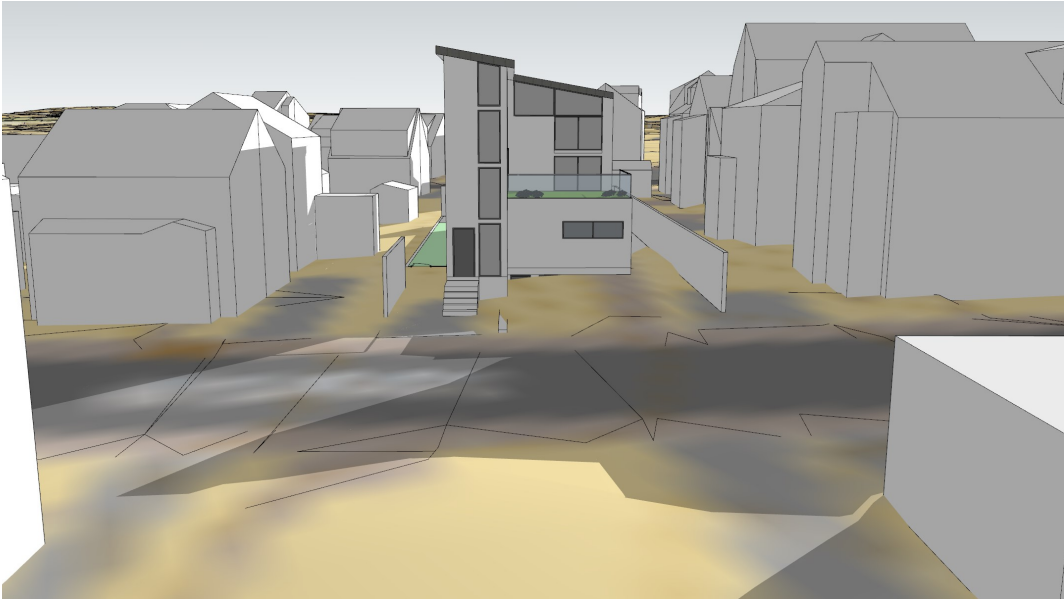
Thank you,  
Bza Members



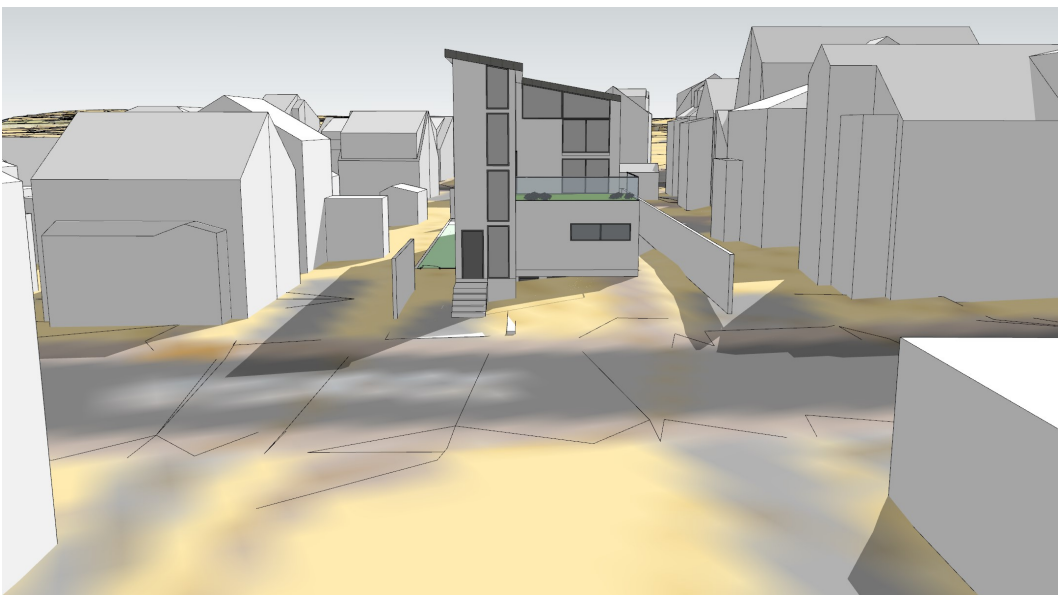
March 21 - 7am



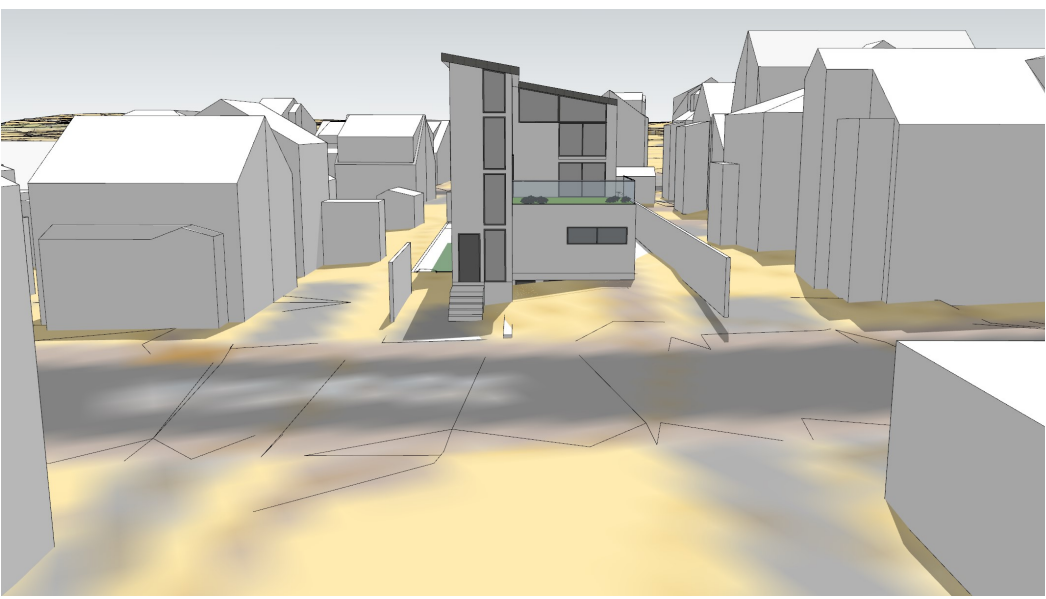
June 21 - 7am



Dec 21 - 10am



March 21 - 10am



June 21 - 10am





# Joan Wheelis Residence

10 Hazel Street, Cambridge, MA 02474

OWNER: Joan Wheelis

ARCHITECT: InkStone Architects, LLC  
18 Main Street, 3b  
Concord, MA 01742  
Brigitte Steines  
650-814-8542  
brigitte@inkstonearchitects.com

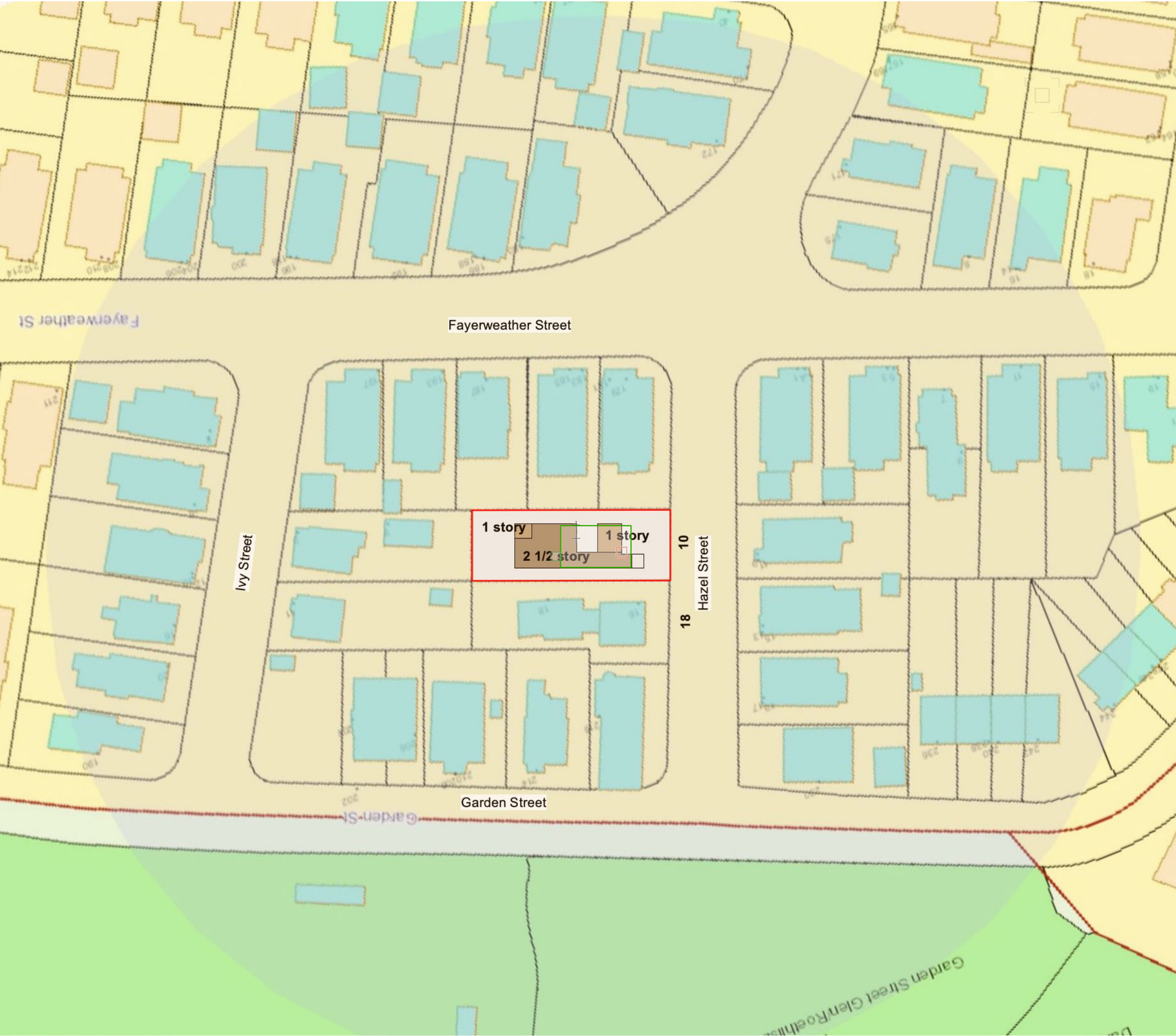
## Variance Application

Issued 04/13/2022  
Updated 04/29/2022

### Index Sheet

Single Residence - New Construction

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- A0 Site Plan
- EX1 Existing Site Plan and Building
- EX2 Neighbors
- R1 FAR Analysis
- R2 Open Space Diagram and Calculations - Proposed
- R3 Open Space Diagram and Calculations - Existing
- A1 Basement Floor Plan
- A2 First Floor Plan
- A3 Loft Floor Plan
- A4 Second Floor Plan
- A5 East and West Elevation
- A6 South Elevation
- A7 North Elevation



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InkStone Architects, LLC  
Brigitte Steines, principal  
18 Main Street, Ste. 3b  
Concord, MA 01742  
ph: 650.814.8542  
brigitte@inkstonearchitects.com



Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
**Title Sheet**

DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:  
**T 1**



**InkStone Architects, LLC**  
Brigitte Steines, principal  
18 Main Street, Ste. 3b  
Concord, MA 01742  
ph: 650.814 8542  
brigitte@inkstonearchitects.com

Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

## DESIGN SET: Existing Site and Building Variance Application

9/22

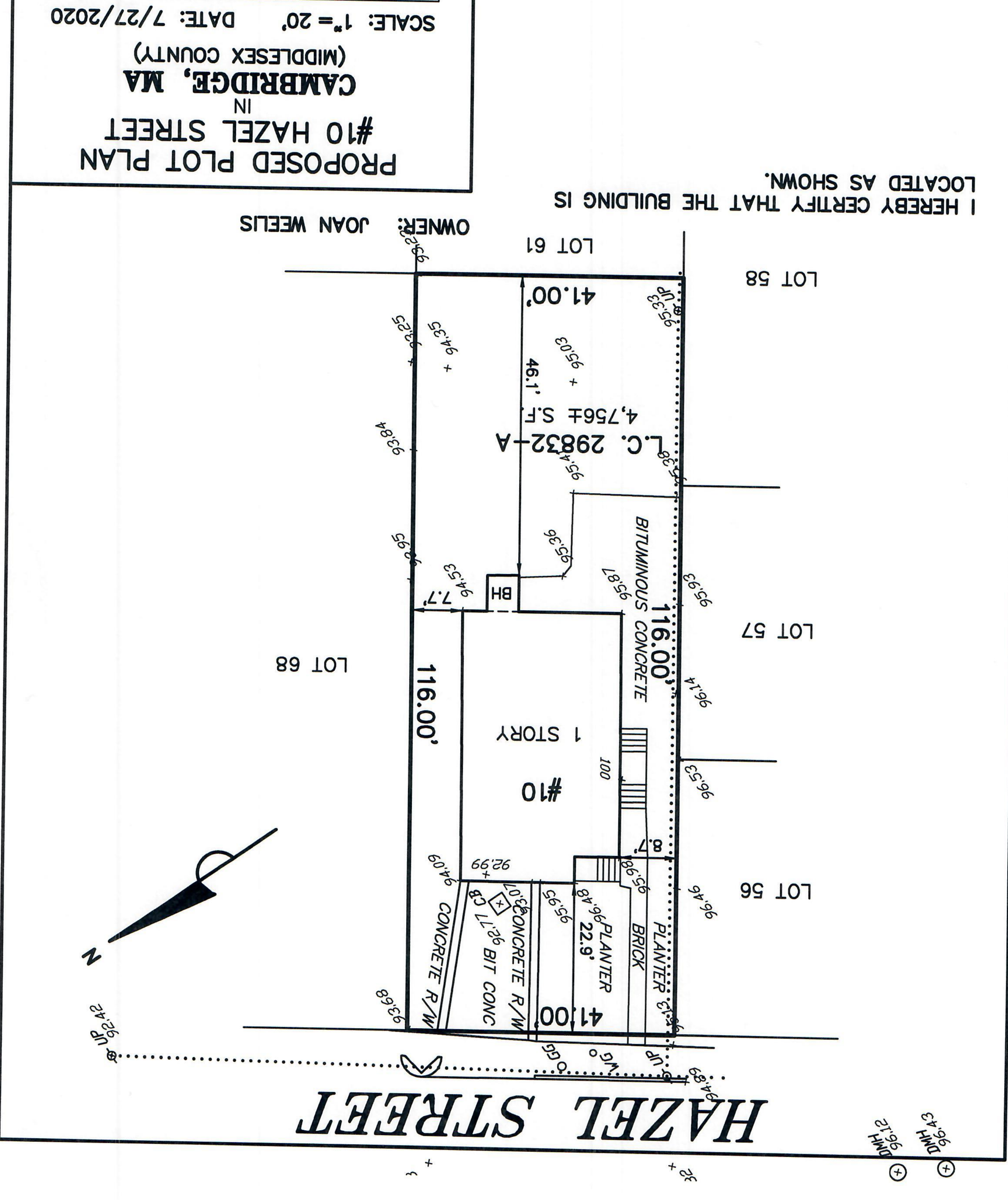
SHEET NUMBER:

# EX1

## EXISTING FRONT FACADE



## EXISTING REAR FACADE





10 HAZEL - NEIGHBORING HOUSES



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InkStone Architects, LLC  
Brigitte Steines, principal  
18 Main Street, Ste. 3b  
Concord, MA 01742  
ph: 650.814.8542  
brigitte@inkstonearchitects.com

INKSTONE  
ARCHITECTS

Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
**Neighbors**

4/29/22

SHEET NUMBER:

EX2

DESIGN SET:  
**Variance Application**



10 HAZEL STREET

FAR ANALYSIS

The lot of 10 Hazel Street is located in District B

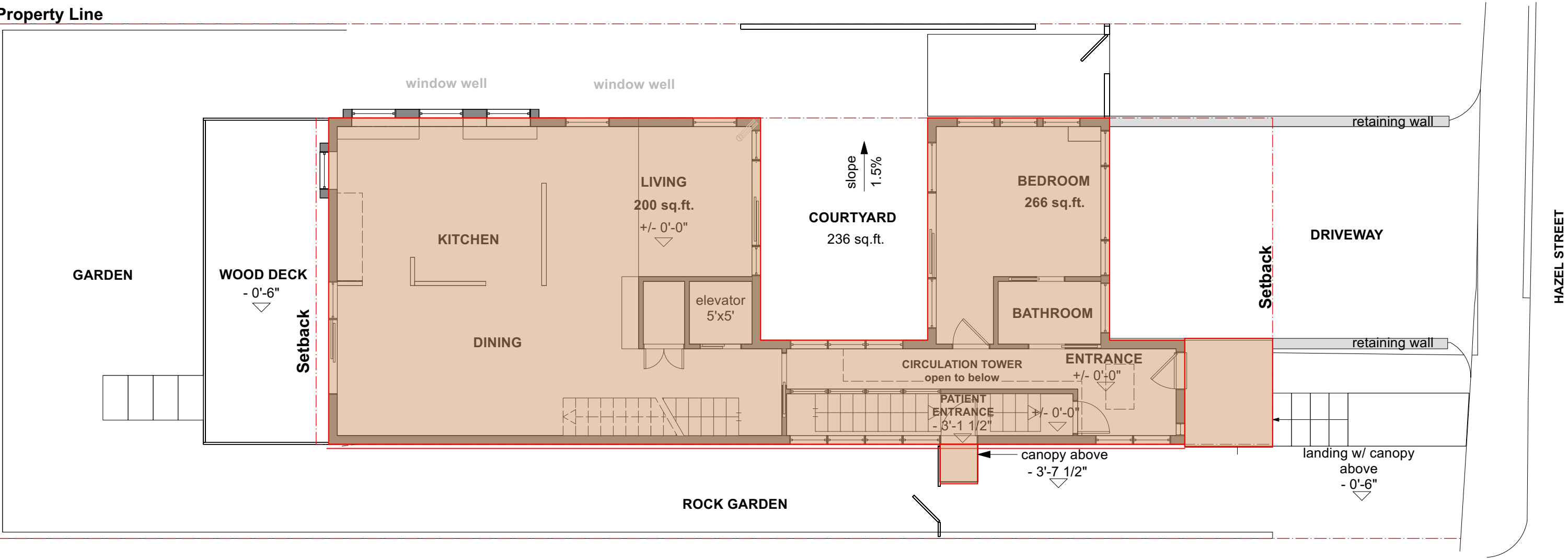
ARTICLE 5.000 - Development Standards  
5.3 District Dimensional Regulations

	Required	Existing	Proposed	Comment
Max. Floor Area to Lot Area	0.5	0.2	0.52	
Minimum Lot Size	5,000 sf	4,756	4,756	non-conforming lot
Minimum Lot Area for ea. DU	2,500 sf	4,756	4,756	
Minimum Lot Width	50 ft.	41ft	41	non-conforming lot
Minimum Front Setback	15 ft.	22.9 ft.	15'-0"	
Minimum Side Setback	7.5 ft.	8.7' & 7.7'	7'-6" *	
Minimum Rear Setback	25 ft.	46.1 ft	26'-2"	to line of exterior insulation of Basement wall
Max. height	35 ft.	17 ft	35 ft.	
Minimum Ratio Private Open Space to Lot Area	40%	67.89%	56.3%	

\* variance sought for minimal intrusions

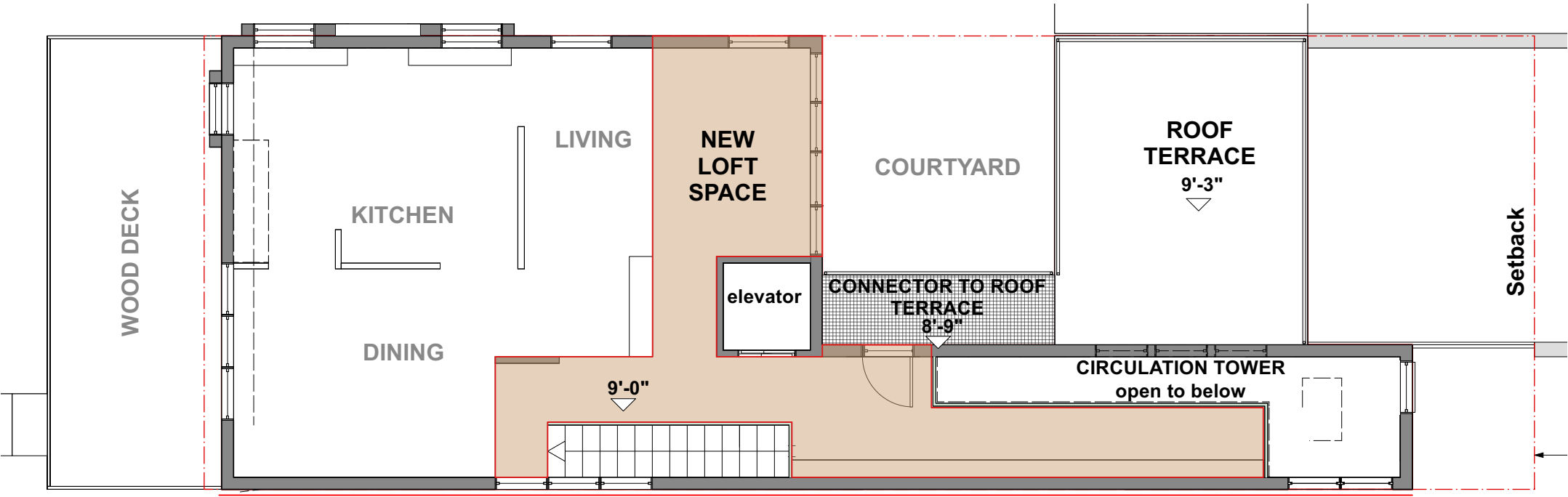
Neighborhood Comparison

	Property class	Land area	# of stories	Gross Floor Area	FAR
10 Hazel Street existing	single fam-res	4,756	1	956	0.2
10 Hazel Street proposed	single fam-res	4,756	2	2,457	0.52
16-18 Hazel Street, Unit 16	condo	5,116	2	1347	0.5
16-18 Hazel Street, Unit 18	condo	5,116	2	1300	0.5
339 Concord Ave	2-fam-res	5,315	2.5	2,675	0.5
187 Fayerweather Street, Unit 1	condo	3,780	1	1,096	0.9
187 Fayerweather Street, Unit 2	condo	3,780	1	1,079	0.9
187 Fayerweather Street, Unit 3	condo	3,780	1	1,165	0.9
154 Fayerweather Street	2-fam-res	4,999	2.5	3,324	0.66
218 Garden Street	single fam-res	3570	2.5	2366	0.66



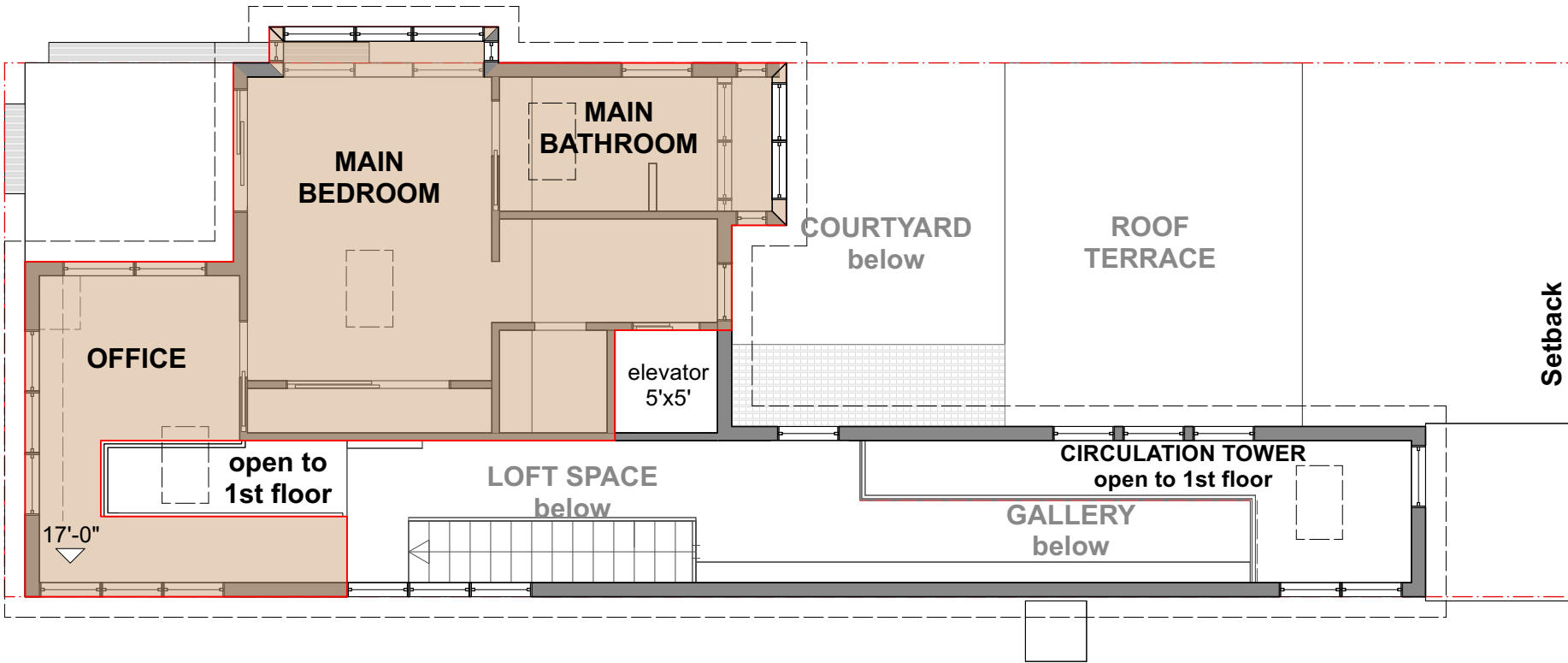
1 First Floor Plan  
Scale: 1/8" = 1'-0"

Total First Floor Area 1,432.4 sq.ft.  
Front Landing Canopy 60.5 sq.ft.  
Side Landing Canopy 9 sq.ft.  
**TOTAL AREA: 1,501.9 sq.ft.**



2 Loft Floor Plan  
Scale: 1/8" = 1'-0"

**TOTAL AREA: 353 sq.ft.**



3 Second Floor Plan  
Scale: 1/8" = 1'-0"

**TOTAL AREA: 620 sq.ft.**

First Floor Area 1,502 sq.ft.  
Loft Floor Area 353 sq.ft.  
Second Floor Area 620 sq.ft.  
**TOTAL AREA: 2,475 sq.ft.**

The max. allowable floor area for 10 Hazel Street is 2,378 sf

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InkStone Architects, LLC  
Brigitte Steines, principal  
18 Main Street, Ste. 3b  
Concord, MA 01742  
ph: 650.814.8542  
brigitte@inkstonearchitects.com

INKSTONE  
ARCHITECTS

Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
FAR Analysis  
DESIGN SET:  
Variance Application

4/29/22

SHEET NUMBER:

R-1



TOTAL LOT AREA: 4,756 sq.ft.  
Required Open Space min 40%. = 1,903 sq.ft.  
Required Open Permeable Space min 50% of open space = 952 sq.ft.

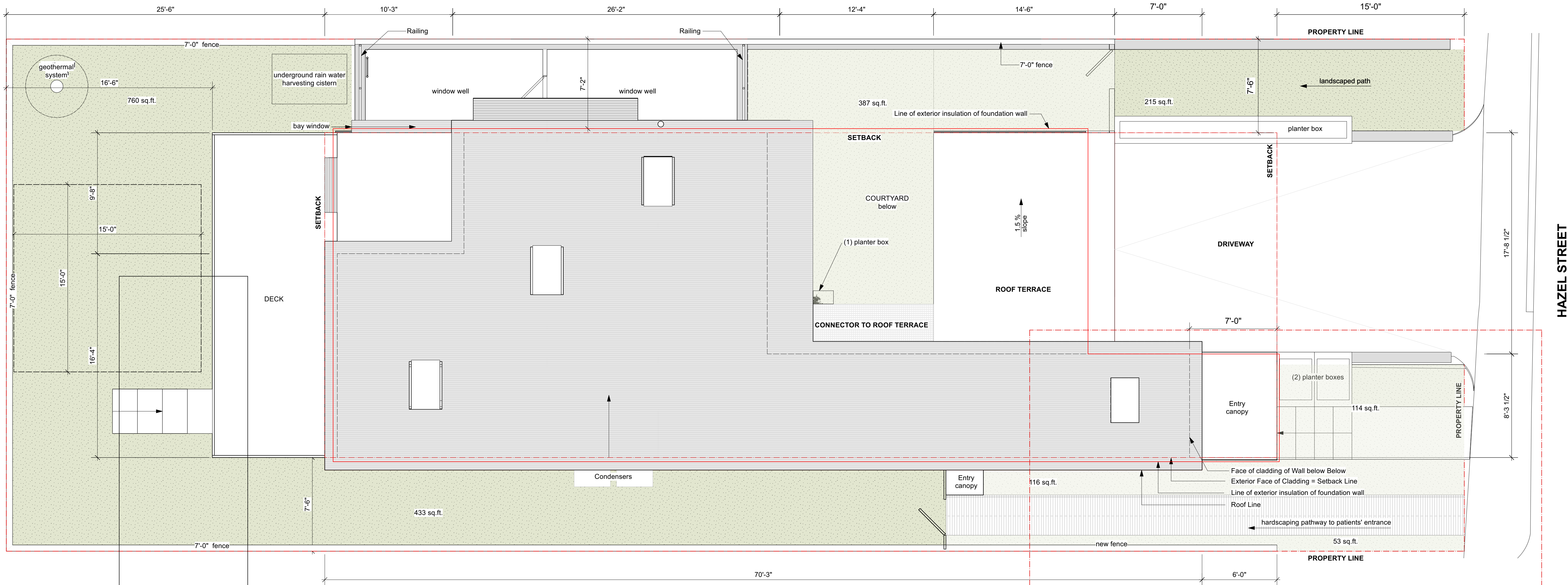
- roof terrace
- wooden deck
- grass area
- asphalt driveway
- 760 sq.ft. + 387 sq.ft. + 215 sq.ft. + 116 sq.ft. + 53 sq.ft. + 114 sq.ft. + 433 sq.ft.
- 506 sq.ft. (driveway)
- 260 sq.ft. deck
- 80 sq.ft. + 257 sq.ft = 337 sq.ft. roof terrace

TOTAL OPEN SPACE: 2,675 sq.ft.

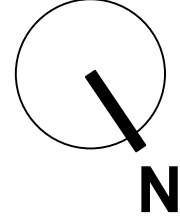
TOTAL LOT AREA: 4,756 sq.ft.  
PROVIDED Open Space = 2,675 sq.ft.  
PROVIDED Open Permeable Space = 2,078 sq.ft.

TOTAL PERMEABLE OPEN SPACE: 2,078 sq.ft.

ZONING DIMENSIONAL ANALYSIS			
Zoning District: Res. B		Map / Lot: 262-31	
	BZO Art.V Table 5.01	Actual	
Min. Lot Size	5,000 sf	4,756 sf	
Min. Lot Width	50 ft	41 ft	
FAR .5 for first 5000 sf and .35 for additional area above 5000 sf = <b>2,378 sf Allowable GFA</b>			
	Allowable	Proposed	Ordinance Reference
GFA	2,378 sf	2,475 sf	Table 5-1
# of Units	1	1	Table 4.30
Front Yard Setback	15 ft	15 ft	Table 5-1
Side Yard Setback - North	7.5 ft sum of 20	7.5 ft	Table 5-1
Side Yard Setback - South	7.5 ft sum of 20	7.5 ft	Table 5-1
Rear Yard Setback	25 ft	25.5 ft	Table 5-1
Maximum Height	35 ft	26.27 ft	Table 5-1
Off Street Parking	1 per D.U.	1	Table 6.36.1
Min. Ratio of Private Open Space	40% min of Lot Area	56.3%	Table 5-1
Private Open Space Area	1,903 ft	2,675 ft	Table 5-1
Permeable Open Space	952 ft	2,078 ft	5.22.3
Private Open Space Compliant (15'x15')		760 sf	5.22.1
PROJECT AREAS PROPOSED			
BASEMENT GFA (excluded) =			
FIRST FLOOR GFA =	1,502 sf		
LOFT AREA=	353 sf		
SECOND FLOOR GFA=	620 sf		
TOTAL GFA=	2,475 sf		



1 Site Plan  
Scale: 1/4" = 1'-0"



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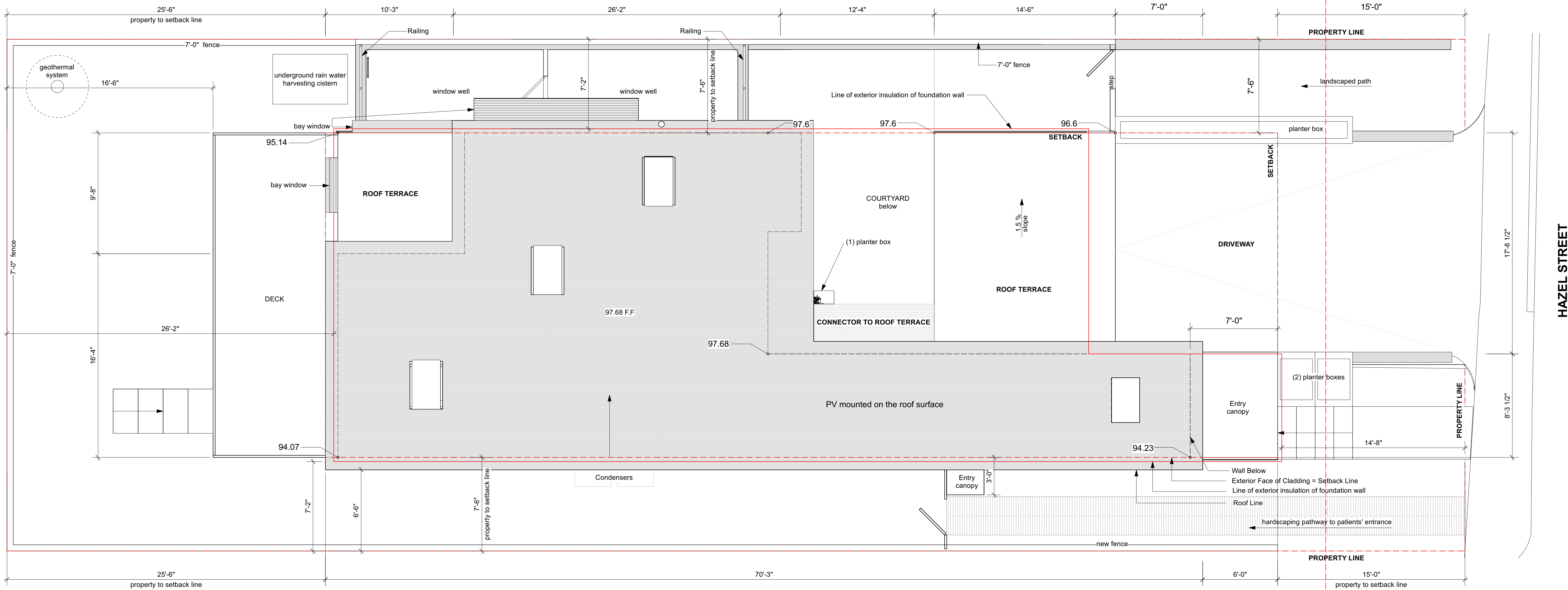
Joan Wheels  
10 Hazel Street  
Cambridge, MA 02474

Open Space Diagram and Calculations  
Variance Application

4/29/22

SHEET NUMBER:

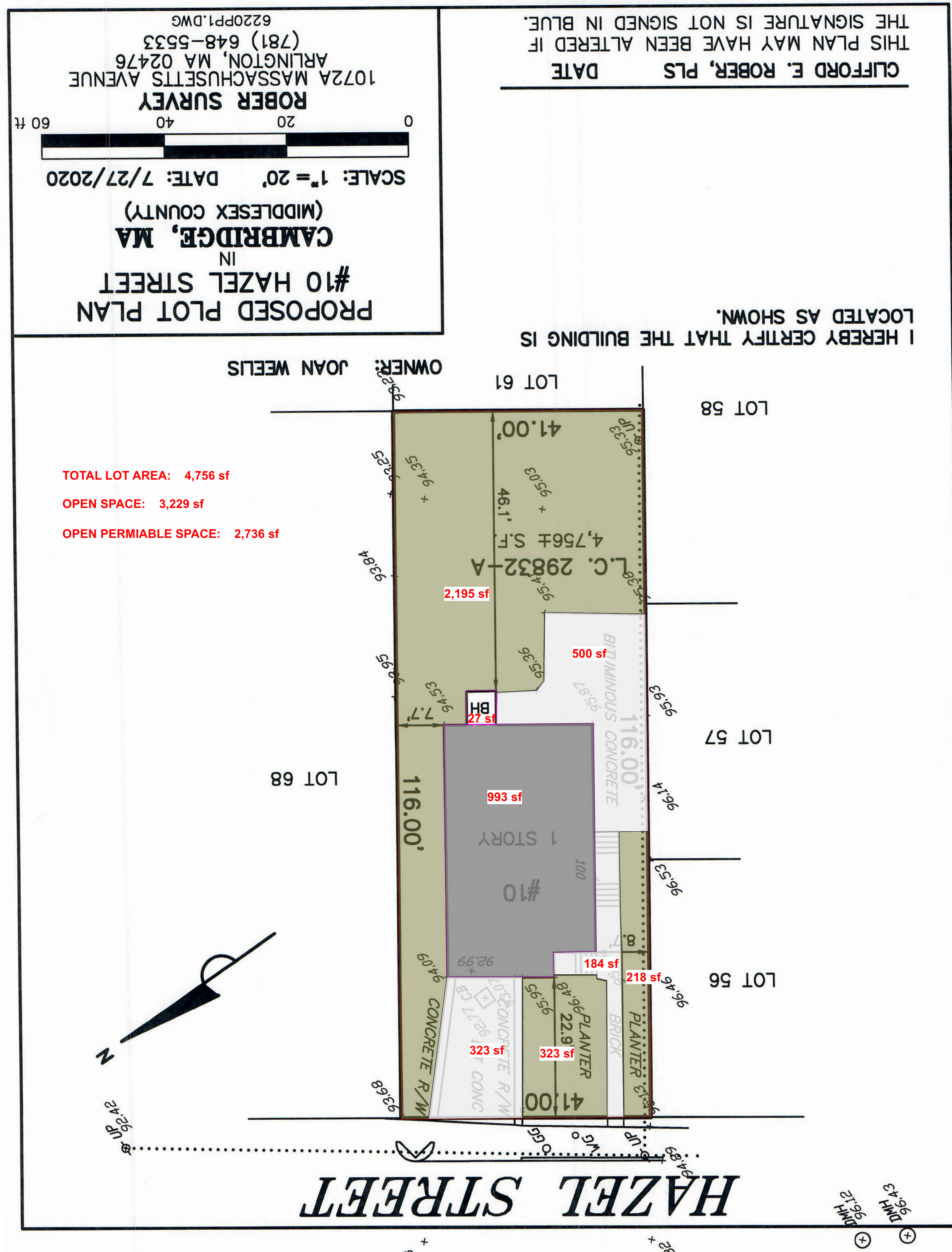
R-2



2 Site Plan  
Scale: 1/4" = 1'-0"

**NOTE:**  
Elevation markers refer to proposed grade





1 Existing Open Space Calculations  
Scale: 1/2" = 1'-0"



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Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

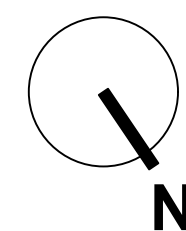
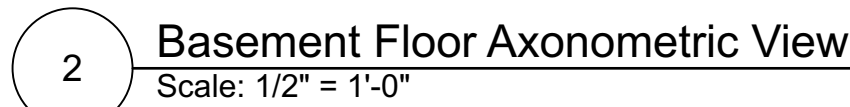
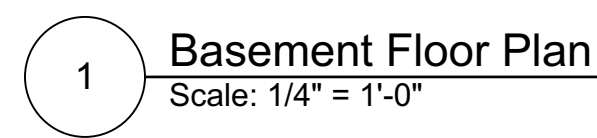
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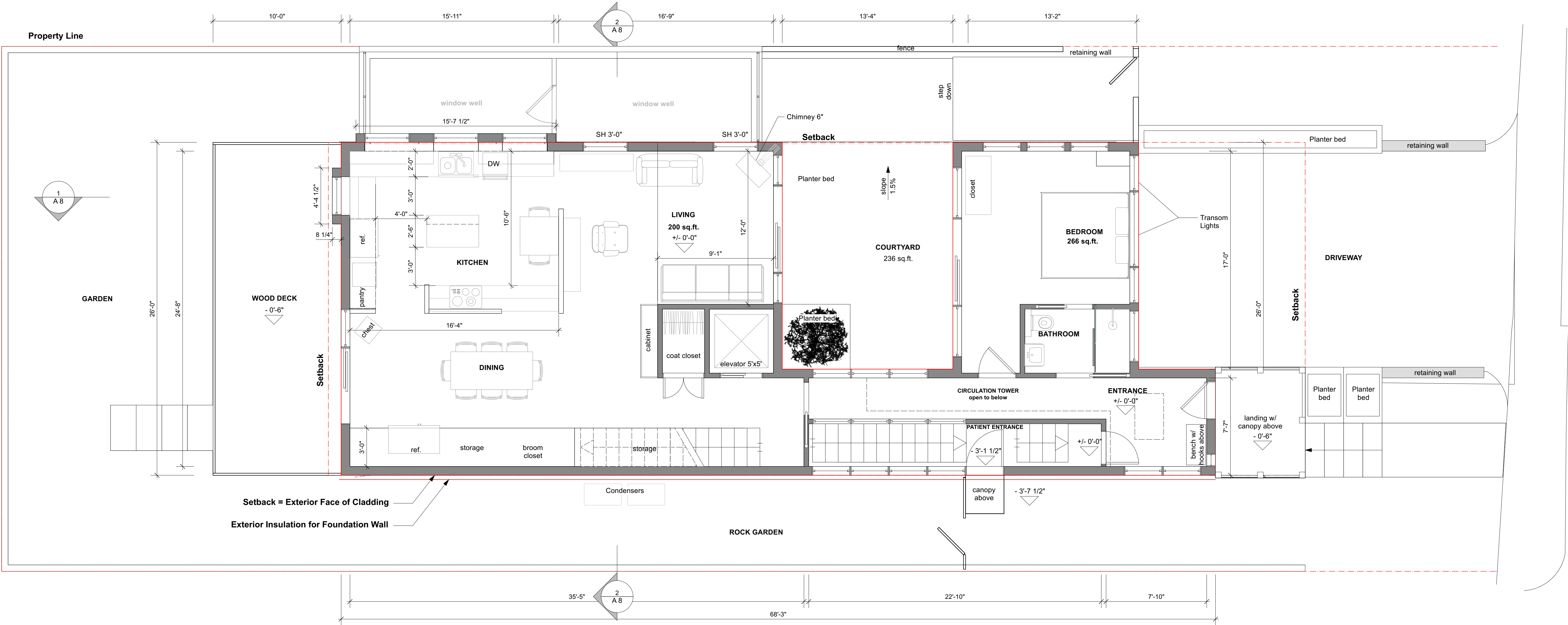
4/29/22

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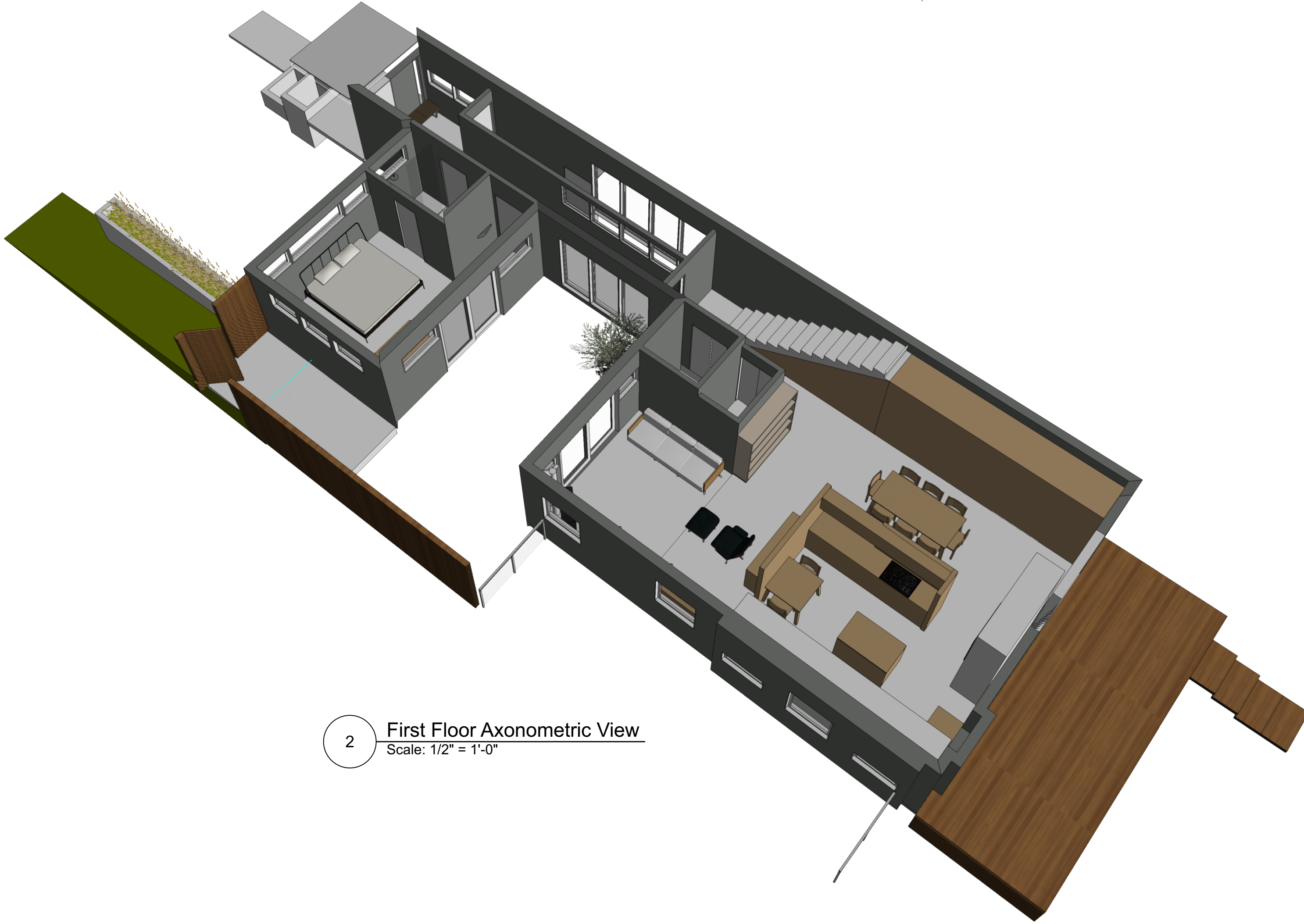
# A 1







1 First Floor Plan  
Scale: 1/4" = 1'-0"



2 First Floor Axonometric View  
Scale: 1/2" = 1'-0"

Note:  
SH - sill height

HAZEL STREET

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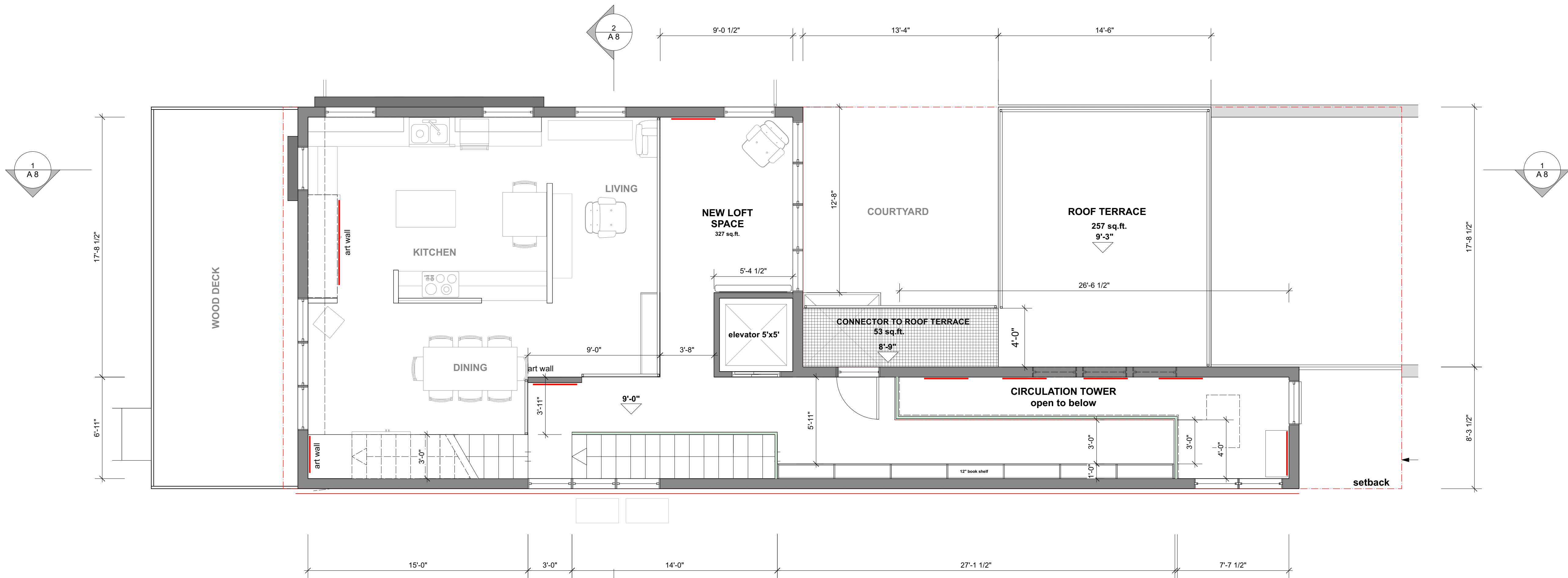
Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
First Floor Plan Proposed  
Variance Application  
DESIGN SET:

4/29/22  
SHEET NUMBER:

A 2

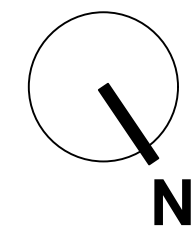




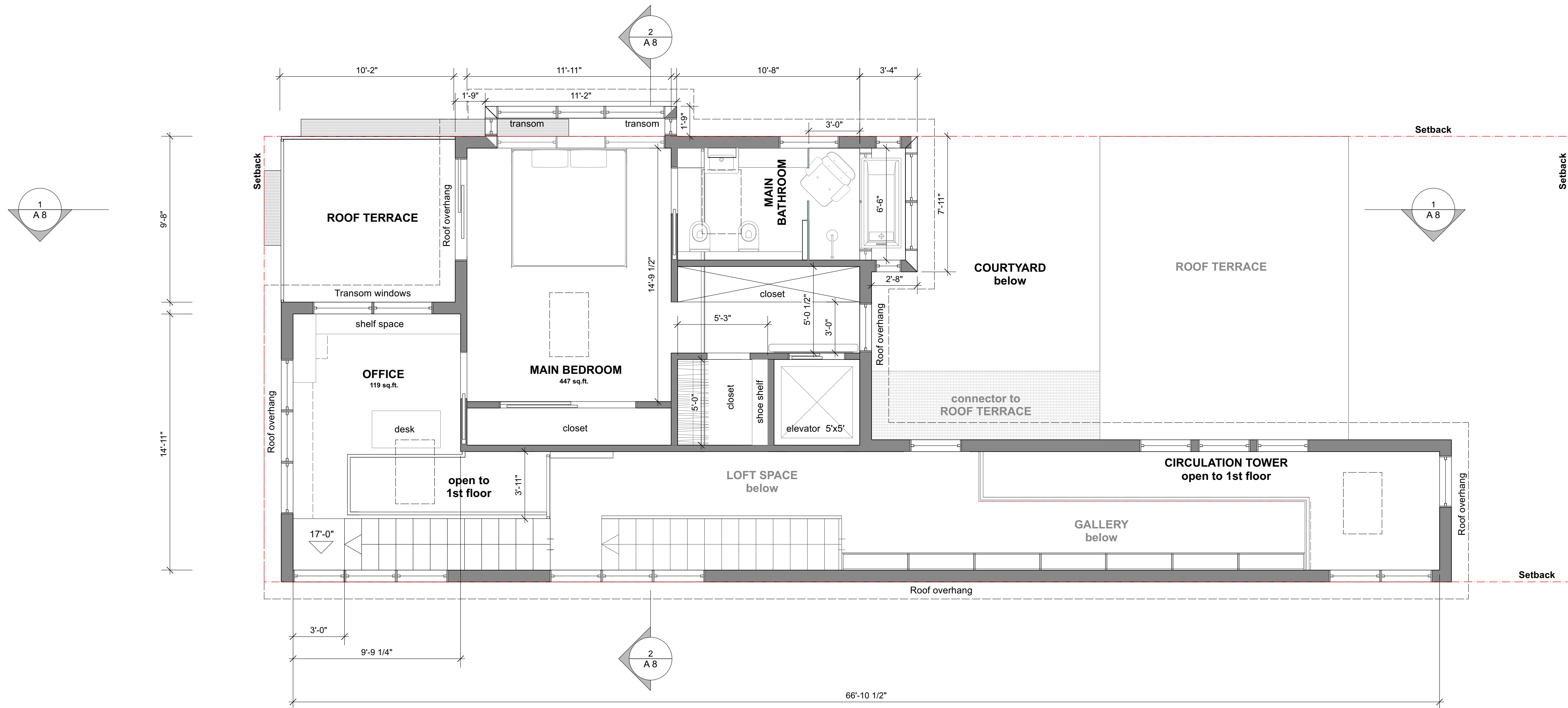
1 Loft Floor Plan  
Scale: 1/4" = 1'-0"



2 Loft Axonometric View  
Scale: 1/2" = 1'-0"



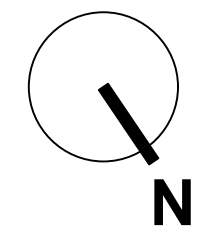




1 **Second Floor Plan**  
Scale: 1/4" = 1'-0"



3 **Second Floor Axonometric View**  
Scale: 1/2" = 1'-0"



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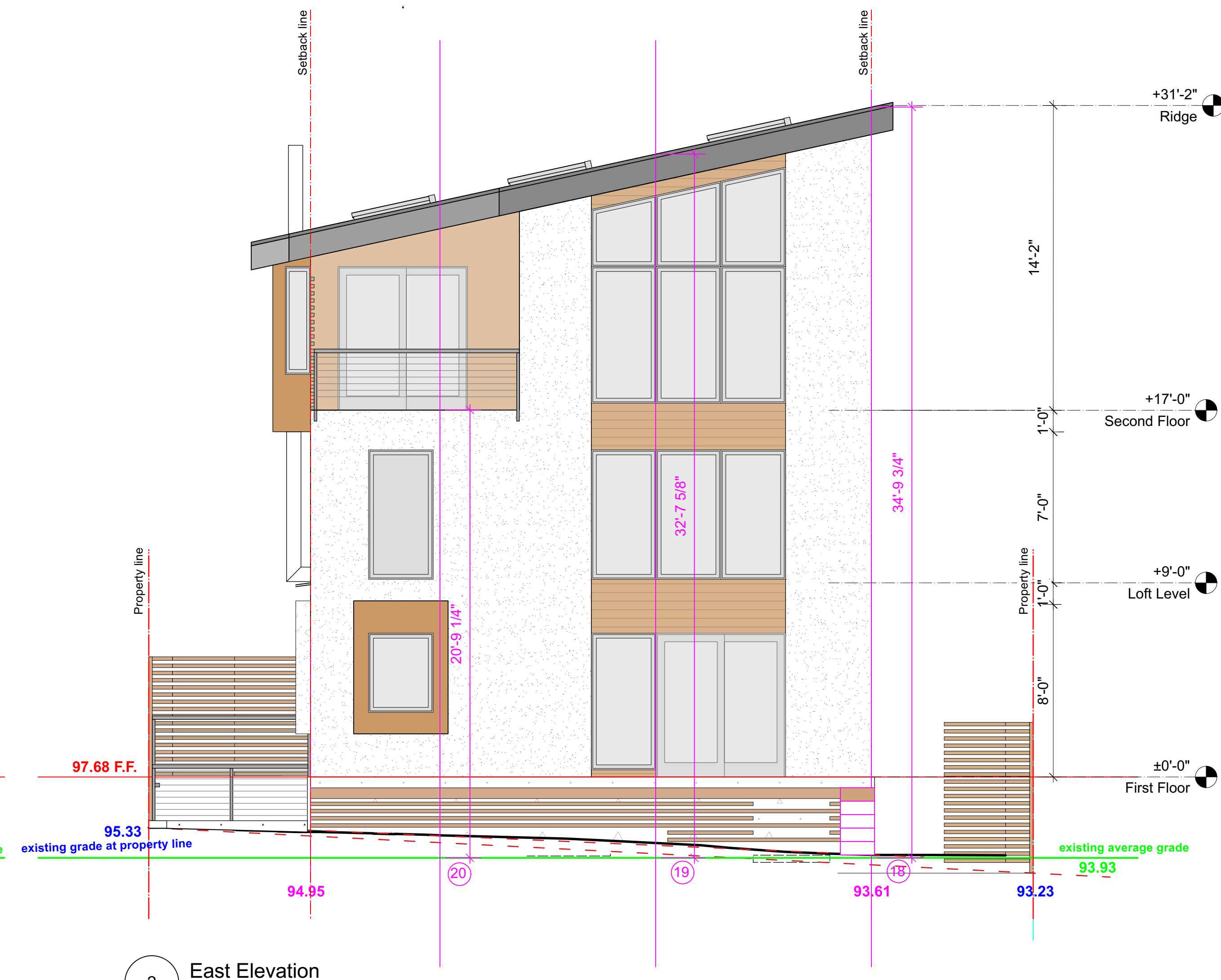
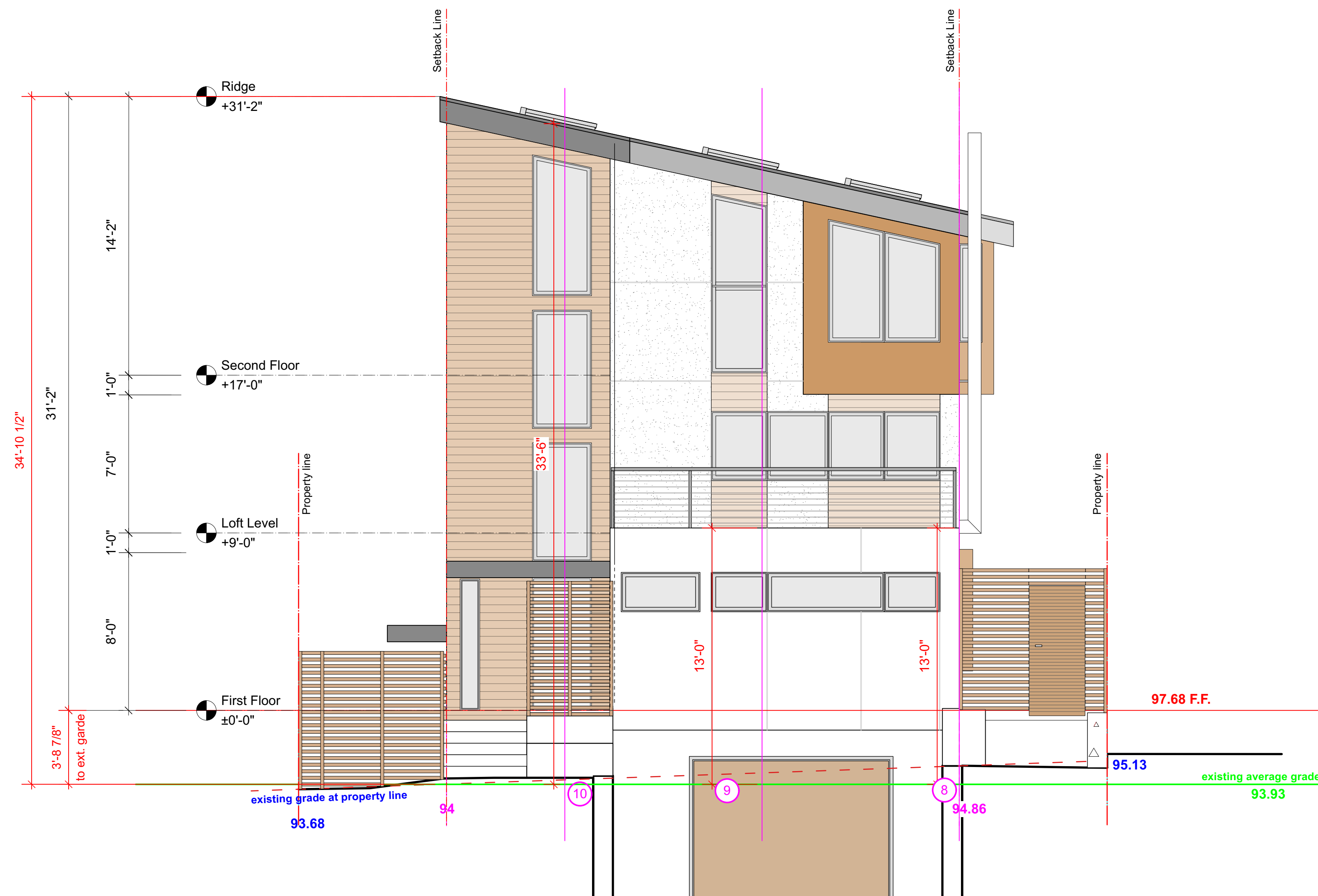
**Joan Wheelis**  
10 Hazel Street  
Cambridge, MA 02474

**Second Floor Plan Proposed**  
**Variance Application**

4/29/22

SHEET NUMBER:

**A 4**



10 Hazel Street					
measured from average existing grade to highest point in this plane					
	feet	inch			
<b>South Facade</b>					
1	20	9			
2	20	9			
3	34	11			
4	34	11			
5	34	11			
6	13	0			
7	13	0			
<b>East Facade</b>					
8	13	0			
9	13	0			
10	33	6			
<b>North Facade</b>					
11	34	11			
12	34	11			
13	34	11			
14	34	11			
15	34	11			
16	34	11			
17	34	11			
<b>West Facade</b>					
18	34	10			
19	32	8			
20	20	10			
	551	162	564.5 :	22	25.66
Average height is 26 feet					

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INKSTONE  
ARCHITECTS

Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

## East and West Elevations

29/22

SHEET NUMBER:

# A 5





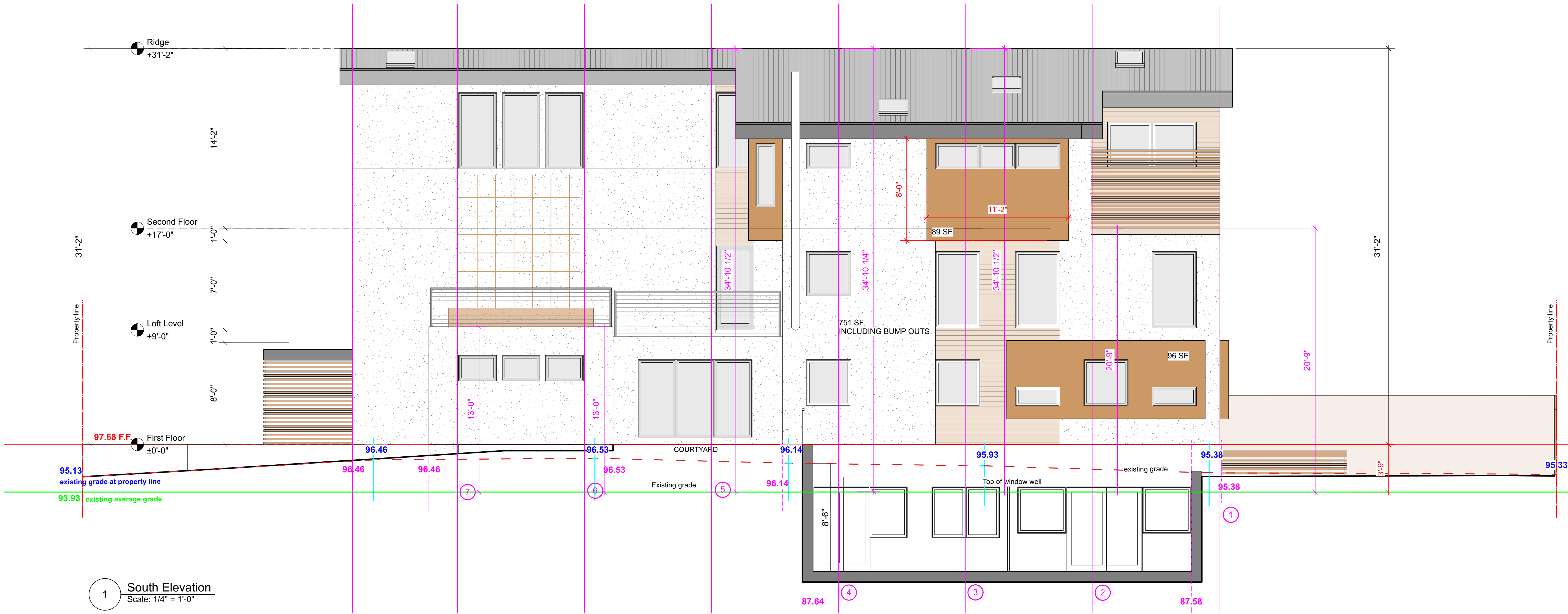
Joan Wheels  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
**South Elevation**  
DESIGN SET:  
**Variance Application**

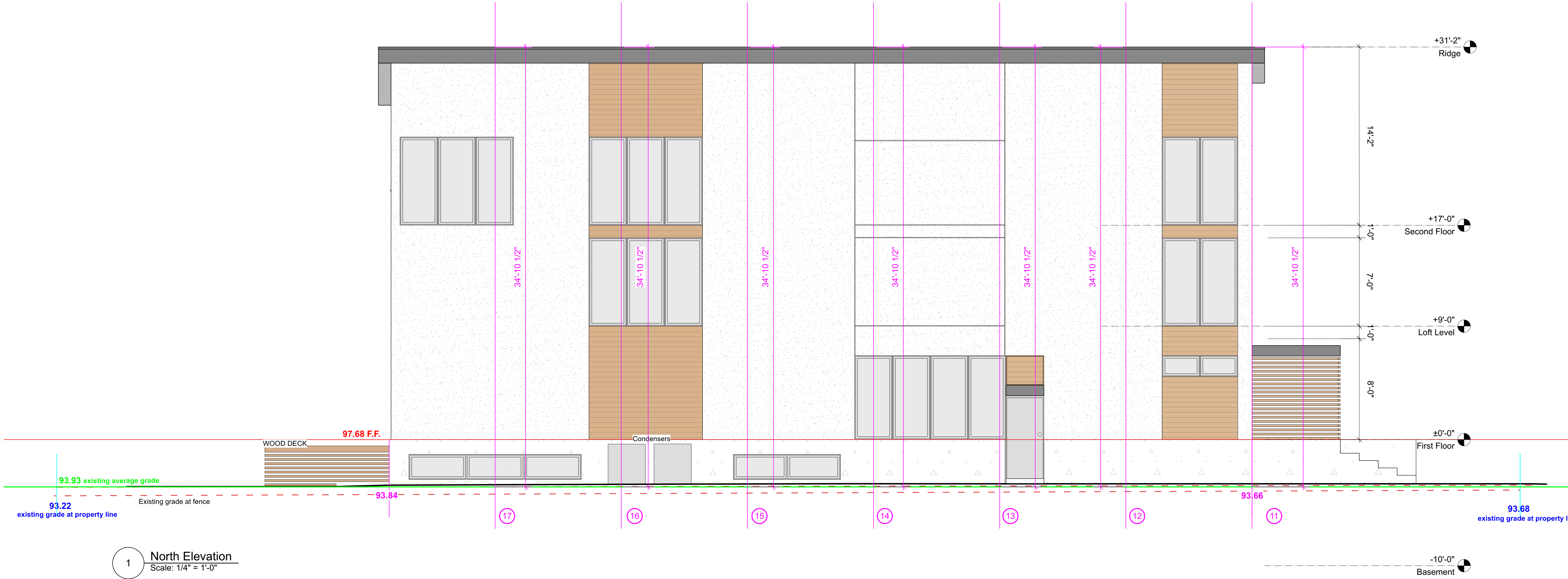
4/29/22

SHEET NUMBER:

A 6

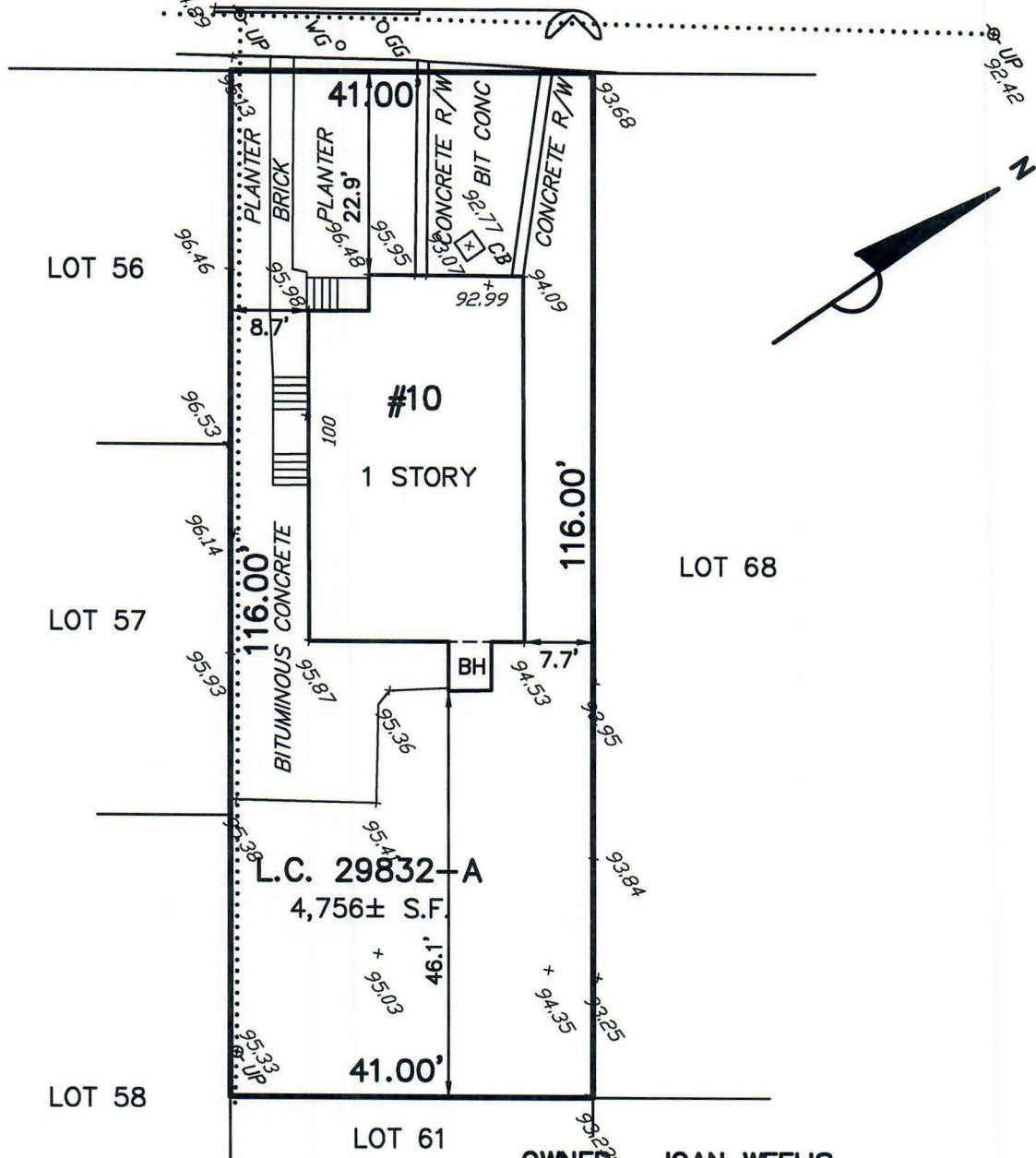


1 South Elevation  
Scale: 1/4" = 1'-0"





# HAZEL STREET



I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

CLIFFORD E. ROBER, PLS      DATE  
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#10 HAZEL STREET  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 7/27/2020



ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
6220PP1.DWG

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (97 sq. ft.);
- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/14/2022

Mirna Ristivojevic  
(signature)

Address: 15 HAZEL STREET, CAMBRIDGE, MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: mpacheco@cambridgema.gov

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

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I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (85 sq. ft.);
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- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

(south)

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/12/2022

  
(signature)

Address: 16 Hazel St Cambridge MA 02138

cc: Joan Wheelis: JWheelisMD@gmail.com

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4-10-22

Janice St. Brown  
(signature)

Address: 18 Hazel St

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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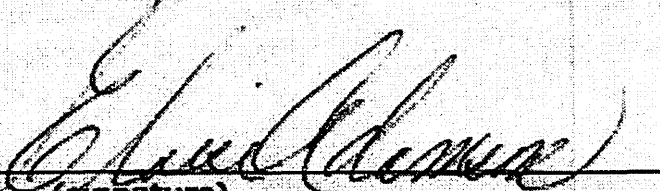
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- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

4/9/2022

(signature)



Address:

19 HAZEL STREET

cc: Joan Wheelis: [jwheelisMD@gmail.com](mailto:jwheelisMD@gmail.com)



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BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/18/22

Lili Steele + James McNulty  
(signature)

Address: 210 Garden St, Cambridge, MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
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Cambridge, MA 02139

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- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

April 24, 2022

  
(signature)

Address:

181 Fayerweather St. Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
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Cambridge, MA 02139

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

4/20/22

Bonnie E. Chen  
(signature)

Address:

185 Haverweather St., Cambridge

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)



BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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Cambridge, MA 02139

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Date:

4/27/22

  
(signature)

Address:

1 & 1A Field St., Cambridge

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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Cambridge, MA 02139

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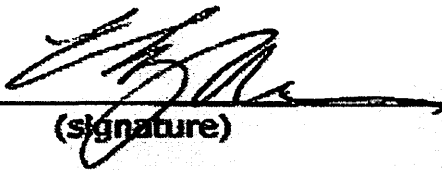
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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

4/27/22

(signature)



Address:

9 Ivy St - Camb.

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

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BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/29/2022 Aileen M.  
(signature)

Address: 214 Garden St Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (97 sq. ft.);
- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/6/22

Lawrence R. Smith  
(signature)

Address: 175 Fayweather St

cc: Joan Wheelis: [jwheelismd@gmail.com](mailto:jwheelismd@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (97 sq. ft.);
- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/14/2022

  
(signature)

Address: 187 Fayweather St #1

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (85 sq. ft.);
- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/11/2022 Lerta Varan (POA)  
(signature)

Address: 183 Fayerweather ST.  
Unit 2

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

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- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/14/22

  
(signature)

Address: 172 Fayerweather St. #3

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)



[illegible]

262-20  
MAZER, KATHLEEN R.  
214 GARDEN ST  
CAMBRIDGE, MA 02138

262-27  
GORGIEVSKI, LILLIE  
32 LONGMEADOW RD  
ARLINGTON, MA 02474

*10 Hazel St.*  
*Petitioner*  
DEBORAH P. FAWCETT, ESQ.  
35 NORRIS STREET  
CAMBRIDGE, MA 02140

262-23  
REYBURN, ERIC N.  
204 GARDEN ST  
CAMBRIDGE, MA 02138

262-24  
REYBURN, ERIC N.  
TRUSTEE OF IVY STREET REALTY TRUST  
204 GARDEN STREET  
CAMBRIDGE, MA 02138

262-31  
WHEELIS, JOAN  
10 HAZEL ST  
CAMBRIDGE, MA 02138

262-30  
MCCORMICK, DANNY & SHELLEY EVANS  
179-181 FAYERWEATHER ST  
CAMBRIDGE, MA 02138-1202

262-146  
REYBURN, ERIC N.  
TRUSTEE OF 206 GARDEN STREET REALTY TR.  
206 GARDEN ST  
CAMBRIDGE, MA 02138-1258

262-127  
ALDRICH, ELLEN HOLBROOK,  
TRS THE ELLEN HOLBROOK ALDRICH 2010 TRUST  
1 FIELD ST  
CAMBRIDGE, MA 02138

262-138  
WHEELIS, JOAN  
218 GARDEN ST  
CAMBRIDGE, MA 02142

262-25  
WIESNER, ELIZA CONANT  
9 IVY STREET.  
CAMBRIDGE, MA 02138

262-147  
REYBURN, ERIC N.  
TR. OF 204 GARDEN STREET REALTY TRUST  
204 GARDEN ST  
CAMBRIDGE, MA 02138-1258

262-28  
COPPS, KYLE D. & JILL R. CRITTENDEN  
187 FAYERWEATHER ST 1  
CAMBRIDGE, MA 02139

262-28  
MITCHELL, CYNTHIA  
187 FAYERWEATHER ST., UNIT #2  
CAMBRIDGE, MA 02139

262-28  
JIANG, LEI  
187 FAYERWEATHER ST., #3  
CAMBRIDGE, MA 02139

262-29  
GARRITY, THOMAS F. & LYNETTE SYKES GARRITY  
183-185 FAYERWEATHER ST., UNIT #2  
CAMBRIDGE, MA 02138

262-29  
OKUN, BONNIE E.,  
TRUSTEE BONNIE E. OKUN TRUST  
183-185 FAYERWEATHER ST., #1  
CAMBRIDGE, MA 02138

262-32  
BROWN, JANICE S.  
16-18 HAZEL ST., #18  
CAMBRIDGE, MA 02138

262-26  
KOYTIGER GRIGORIY  
197 FAYERWEATHER ST UNIT 1  
CAMBRIDGE, MA 02138

262-32  
LARABEE, KYLE. F &  
LENA M. KOZLOSKI, TRUSTEES  
16-18 HAZEL ST. UNIT 16  
CAMBRIDGE, MA 02138

262-26  
BALLOU JEFFEREY & JEOUNGLAN LEE  
TRS THE BALLOU-LEE FAMILY LIVING TR  
197 FAYERWEATHER ST - UNIT #2  
CAMBRIDGE, MA 02138

262-10  
RISTIVOJEVIC MIRKO & NATASA  
15 HAZEL ST  
CAMBRIDGE, MA 02138

262-11  
YAO YURONG & XIAOXIAO TANG  
21 HOLMES RD  
LEXINGTON, MA 02420

262-21  
MCNULTY, JAMES & SIRI C. STEINLE  
210 GARDEN ST  
CAMBRIDGE, MA 02138