



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR 28 PM 3:50

RECEIVED CITY CLERK
APR 28 2021

BZA Application Form

BZA Number: 117337

General Information

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

Special Permit: X Variance: X Appeal: PETITIONER: 145 Willow St, LLC C/O Andrew Plumb

PETITIONER'S ADDRESS: 91 Harvey Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 145 Willow St., Unit 1, Cambridge, MATYPE OF OCCUPANCY: Single Family ResidenceZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /New Structure/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests Variance relief to 1) construct a new three-family dwelling within front, side, and rear yard setbacks, 2) reduce the minimum lot area per dwelling unit to 890SF, 3) increase the maximum FAR to 1.59 (2,243SF additional), and 4) reduce the minimum dimension of private open space from 15' to 11'.

Petitioner requests Special Permit relief to 1) exempt the basement floor area from being included in the building's gross floor area and 2) reduce the number of required parking spaces from (3) to (1).

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000	Section: 6.35.1 (REDUCTION OF REQUIRED PARKING)
Article: 8.000	Section: 8.22.3 & Sec. 8.22.2.C (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).
Article: 10.000	Section: 10.30 (Variance).
Article: 2.000	Section: 2.16 (Definition of Basement FAR).

Original
Signature(s):

(Petitioner (s) / Owner)

Andrew Plumb

(Print Name)

Address:

Tel. No. 617-876-9300 ext. 13
E-Mail Address: andrew@aamodtplumb.com

Date: 4/26/21

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 145 Willow St LLC
(OWNER)

Address: 91 Harvey Street, Cambridge MA 02140

State that I/We own the property located at 145 Willow Street, Cambridge MA 02140,
which is the subject of this zoning application.

The record title of this property is in the name of 145 Willow St LLC

*Pursuant to a deed of duly recorded in the date June 19, 2020, Middlesex South
County Registry of Deeds at Book 74919, Page 485; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

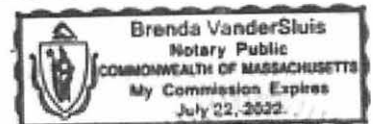
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Plumb personally appeared before me,
this 22 of April, 2021, and made oath that the above statement is true.

Brenda VanderSluis Notary

My commission expires 7/22/22 (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 SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 145 Willow St., Unit 1, Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Section 6.35.1 allows for a reduction in parking where it will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Many properties in the neighborhood have less than one (1) off-street parking space per dwelling unit. We have conducted a parking supply and demand study (included in our application) which shows that within the neighborhood, there is ample on-street parking to support the two (2) spaces of relief that we are requesting. In addition, the property has above average access to public transit and is within walking distance of both Kendall and (future) Union Square T stations.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed use matches the adjacent uses and both are permitted in the Zoning Ordinance

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Exemption of basement floor area will allow us to locate equipment in the basement, which otherwise would be seen on the side of the building. No living space is proposed for the basement. Relief of two (2) parking spaces will allow the building to match the existing rhythm of development on the street, while maintaining the zoning district's height limit.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed building creates high quality housing units at a density that exists in the district and pre-dates the establishment of the ordinance. The proposed building will add desperately needed apartments to the city.

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

SUPPORTING STATEMENT FOR A VARIANCE

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

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:
- A literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zoned for and capable of supporting multiple dwelling units. A literal enforcement of this Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.
- 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 hardship is due to the lot having less than the minimum required lot area and less than the minimum required lot width. This results in a property that is zoned for multi-family development but upon which only a single family dwelling can be built if the provisions of the Ordinance are literally enforced.
- 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 dwelling follows the existing pattern of development on the block, stays within the district height limit, expands the inventory of housing in the city, will be a net zero energy building (NZE), and will have a landscaped, permeable yard.

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

Among the purposes of the Ordinance are "to encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." The zoning district was established well after most of the buildings in this residential neighborhood (including the existing structure at 145 Willow Street) were built. Granting the requested relief will fill a void in the existing pattern of development, which is the most rational use for this property and protects the integrity of this residential neighborhood. Several adjacent properties are occupied by multi-family dwellings located within the required setbacks, have less than the minimum required lot area per dwelling unit and exceed maximum allowable FAR. [137 Willow Street, 133-135 Willow Street, 9 Hunting Street, 15 Hunting Street, 17-19 Hunting Street, and 25 Hunting Street.] Granting the requested relief will not set a precedent that derogates from the intent or purpose of the Ordinance because the type of relief that is being requested represents conditions that already exist within the surrounding neighborhood.

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

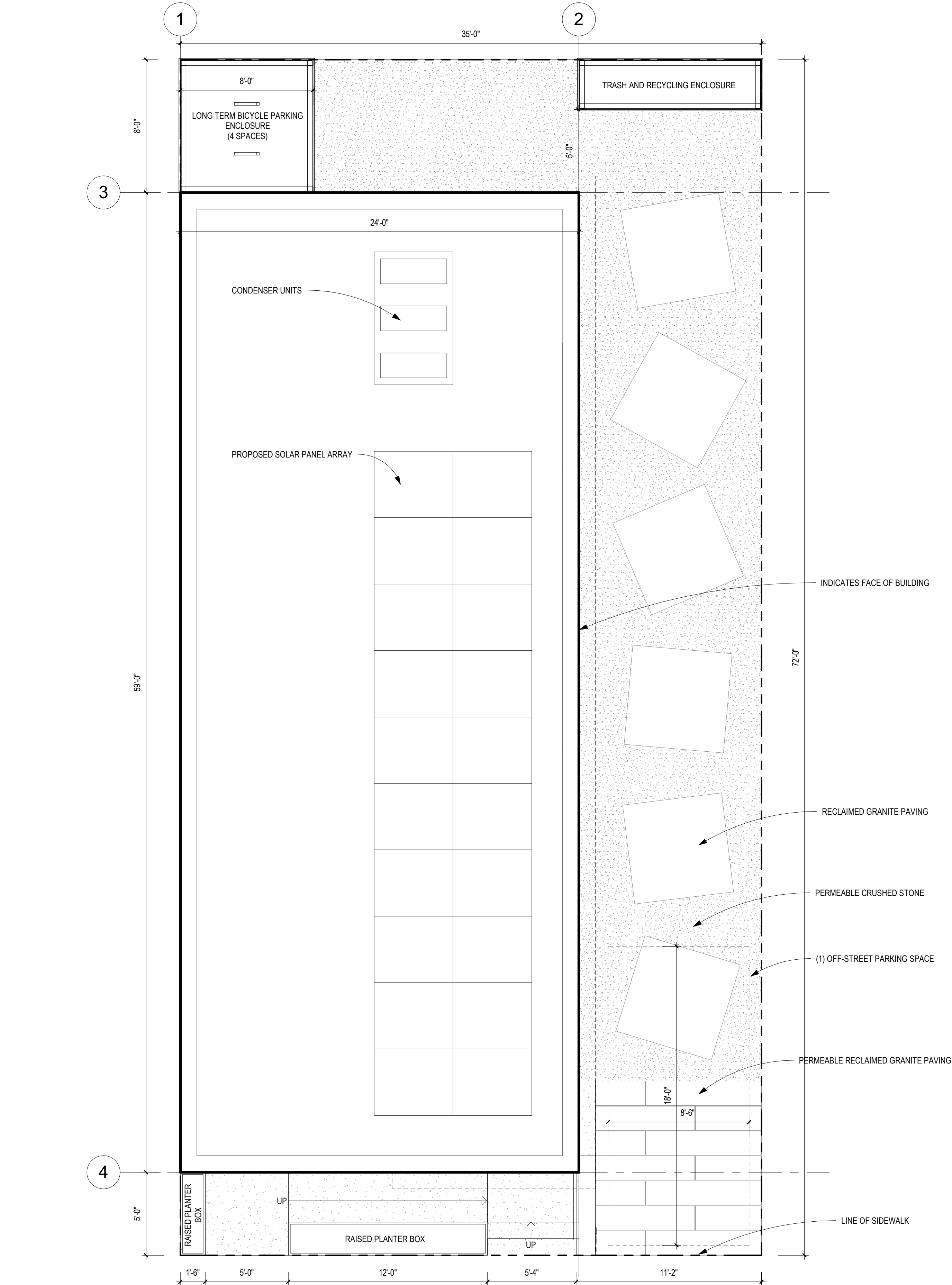
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** 145 Willow St, LLC**Present Use/Occupancy:** Single Family Residence**Location:** 91 Harvey Street**Zone:** Residence C-1 Zone**Phone:** 617-876-9300 ext. 13**Requested Use/Occupancy:** Multi-family Residence

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2640	4248	2001.75	(max.)
<u>LOT AREA:</u>	2669	2669	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.24	1.59	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2669	890	1500	
<u>SIZE OF LOT:</u>				
WIDTH	35	35	50	
DEPTH	72	72	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0	5	10	
REAR	23.7	8	20	
LEFT SIDE	0	0	7.85	
RIGHT SIDE	11	11	7.85	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35	35	35	
WIDTH	48.3	59	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	62	40	30	
<u>NO. OF DWELLING UNITS:</u>	1	3	11	
<u>NO. OF PARKING SPACES:</u>	1	1	3	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

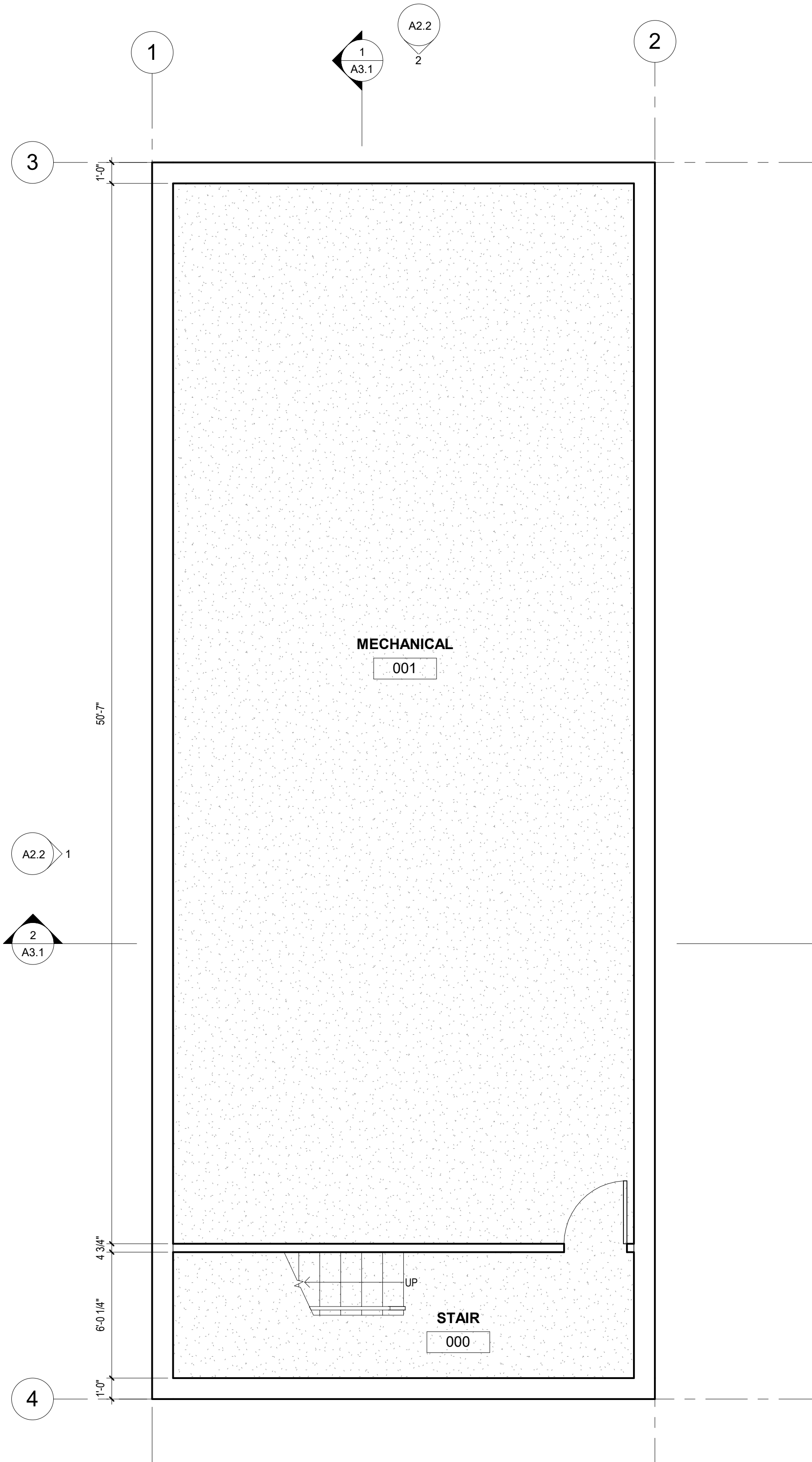
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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

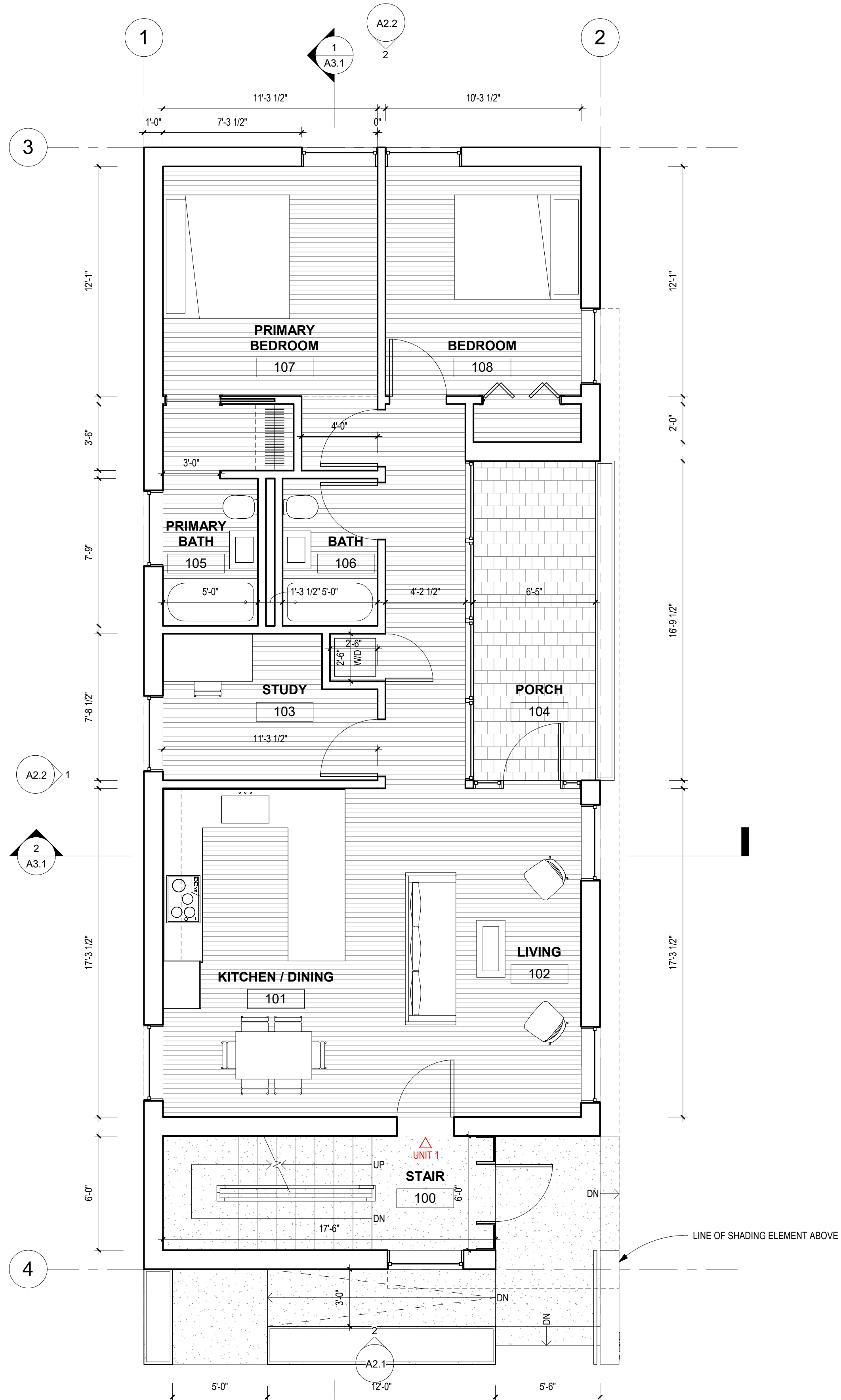
BZA Application Form



1 PROPOSED SITE PLAN
1/4" = 1'-0"

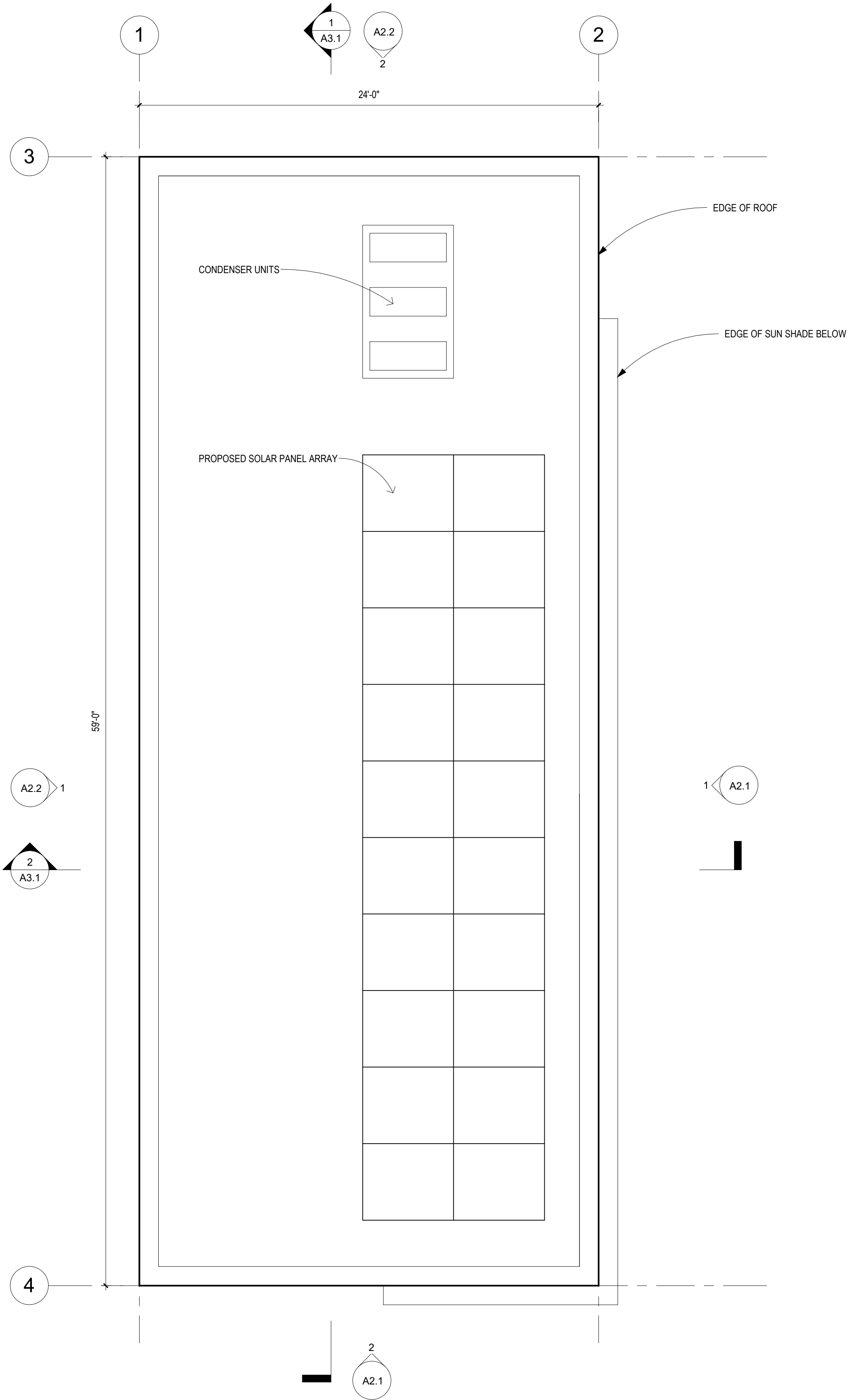


1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"





1 PROPOSED ROOF PLAN
1/4" = 1'-0"

NO. ISSUED FOR DATE

ROOF PLAN

A1.3

NO.	REVISION	DATE

Record Owner:
145 WILLOW ST, LLC
91 HARVEY STREET
SUITE 1
CAMBRIDGE, MA 02140
BK 74919 / PG 485

Location:
MBLU: 36-14
145 WILLOW STREET
CAMBRIDGE, MA 02141

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
AAMODT PLUMB CONSTRUCTION, LLC
91 HARVEY STREET, SUITE 1
CAMBRIDGE, MA 02140

PROJECT NAME:
145 WILLOW STREET
CAMBRIDGE, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 11/17/2020 BY R. J. O'CONNELL & ASSOCIATES (RJOC).



PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.
DATE: 12/4/2020

DRAWN BY: RJK
REVIEWED BY: ML
SCALE: 1" = 10'
FIELD CREW: RJK / CMM
FIELD BOOK: 37 / PG 67

DATE: 12/04/2020
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER: **Z0.4**

PROJECT NUMBER: 20134

Copyright © 2020 by R.J. O'Connell & Associates, Inc.

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

—	PROPERTY LINE
- - -	ABUTTING PROPERTY LINE
- - -	EASEMENT LINE
S	SEWER SERVICE
D	DRAIN SERVICE
W	WATER SERVICE
G	GAS LINE
E	ELECTRIC LINE
T	TELEPHONE LINE
ohw	OVERHEAD WIRES
—	GUARDRAIL
X	CHAIN LINK FENCE
□	STOCKADE FENCE
100	INDEX CONTOUR
98	INTERMEDIATE CONTOUR
UP	UTILITY POLE
LP	LIGHT POLE
EH	ELECTRIC HAND HOLE
CM	CABLE MANHOLE
SM	SEWER MANHOLE
DM	DRAIN MANHOLE
CB	CATCH BASIN
WV	WATER VALVE
FD	FIRE HYDRANT
SPR	SPRINKLER CONNECTION
PIV	POST INDICATOR VALVE
B	BOLLARD
GM	GAS METER
GV	GAS VALVE
RD	ROOF DRAIN
AD	AREA DRAIN
ICV	IRRIGATION CONTROL VALVE
X114.7	SPOT GRADE
CC	CONCRETE CURB
VGC	VERTICAL GRANITE CURB
BCB	BITUMINOUS CONCRETE CURB
HC	HANDICAP
HPDE	HIGH DENSITY POLYETHYLENE
CONC.	CONCRETE
LSA	LANDSCAPE AREA
DOOR	DOOR
SIGN	SIGN
9/80	PARKING COUNT / COMPACT NUMBER
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
(REC)	FROM RECORD PLANS
CONCRETE WALK / PATIO	CONCRETE WALK / PATIO
RETAINING WALL	RETAINING WALL

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 11/17/2020 BY R. J. O'CONNELL & ASSOCIATES (RJOC).
2. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
3. THE HORIZONTAL DATUM IS NAD 83. THE VERTICAL DATUM IS CITY OF CAMBRIDGE. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
4. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
5. THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 577 OF 656, MAP NUMBER 25017C0577E, EFFECTIVE DATE JUNE 4, 2010.
6. CONTOUR INTERVAL IS ONE FOOT (1').

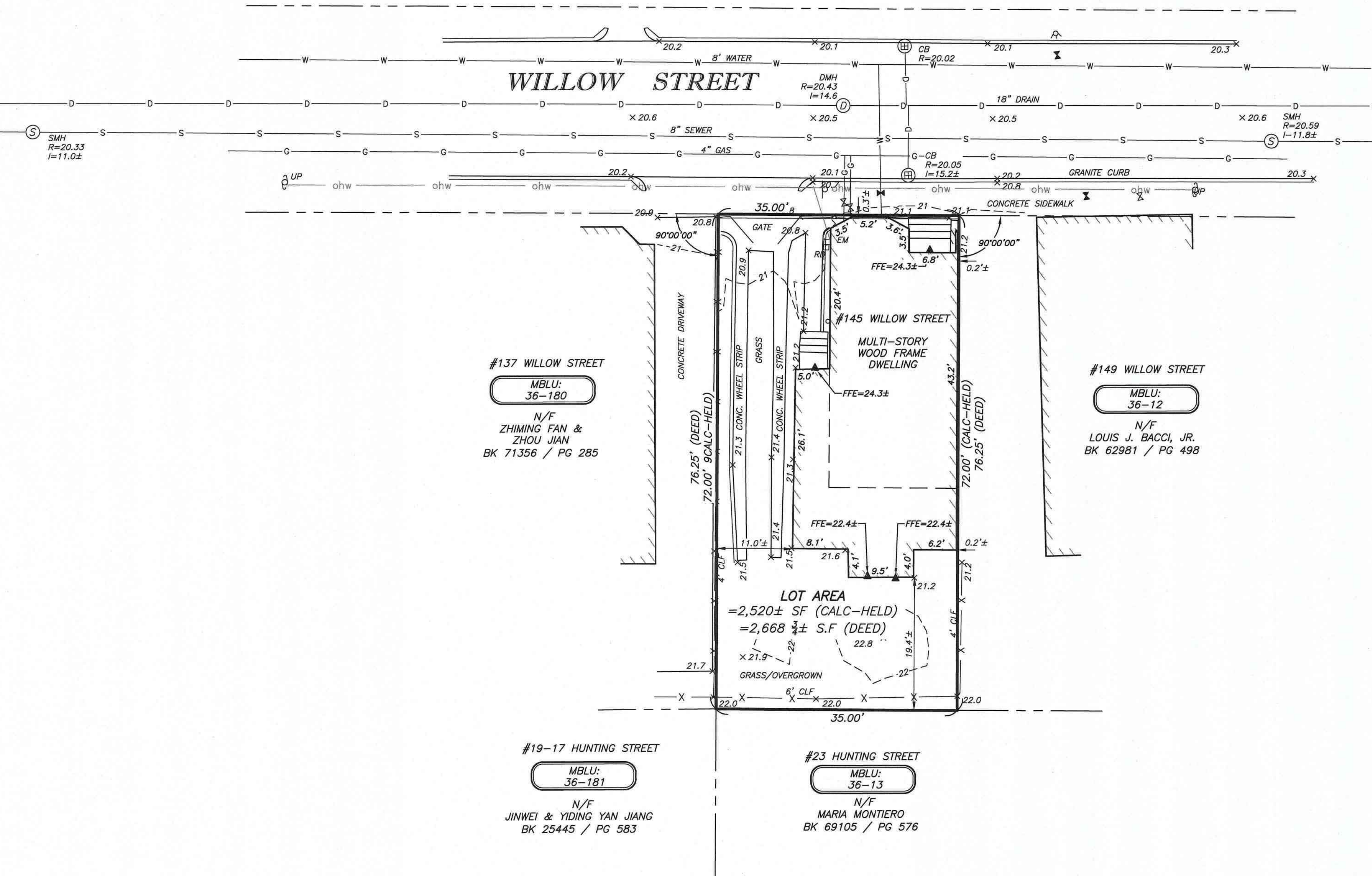
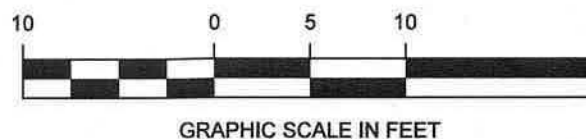
PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS:

1. PLAN 1042 OF 2006
2. PLAN 1297 OF 1980
3. PLAN 365 OF 1980
4. PLAN 217 OF 1970
5. PLAN 501 OF 1967
6. LAND COURT PLAN 39005A

PLAN ON FILE AT CITY ENGINEERING DEPARTMENT:

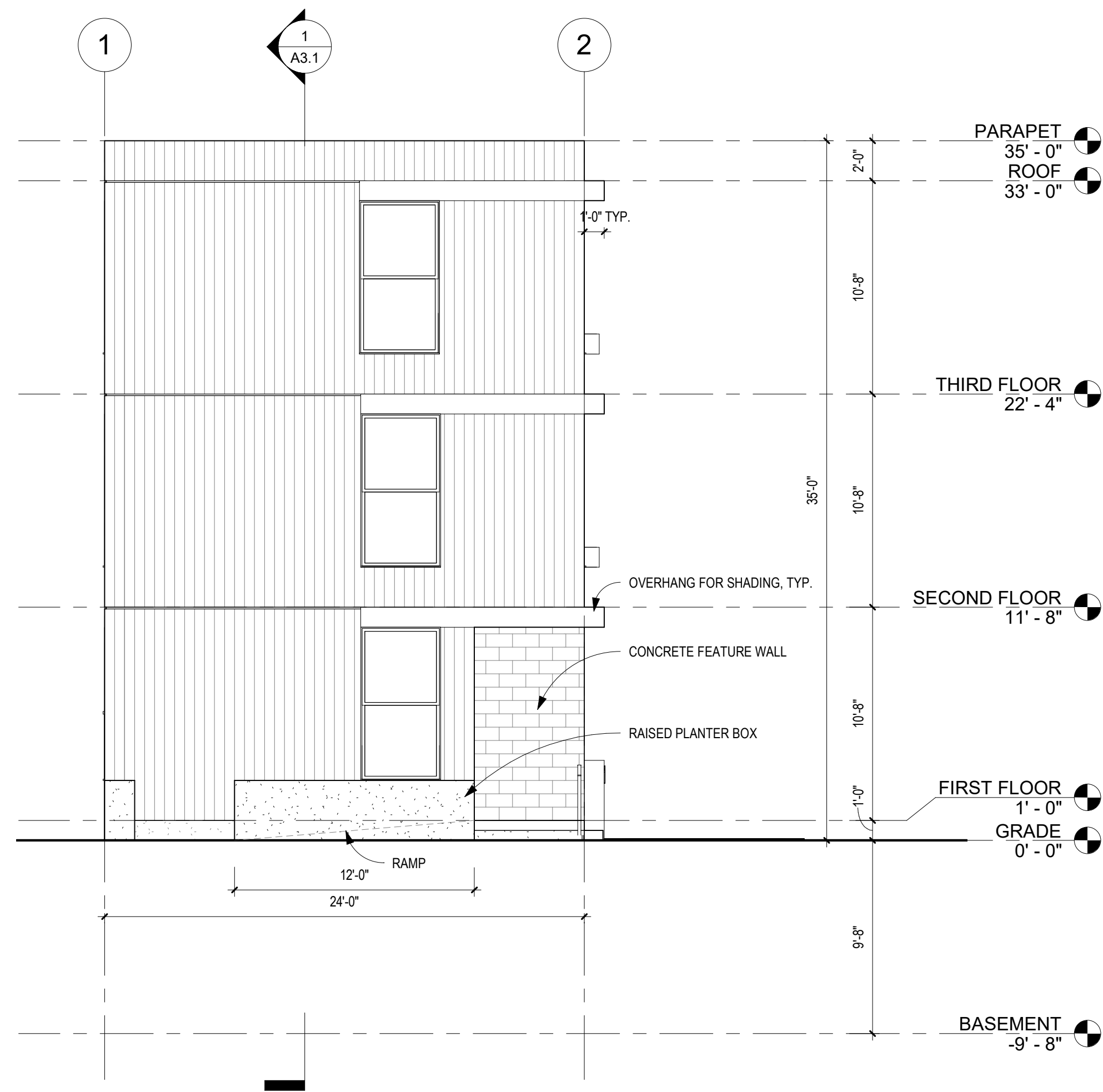
1. 1827 WILLOW STREET ACCEPTANCE PLAN
2. FIELD BOOK 175 PG. 78-79
3. FIELD BOOK 154 PG. 104-105



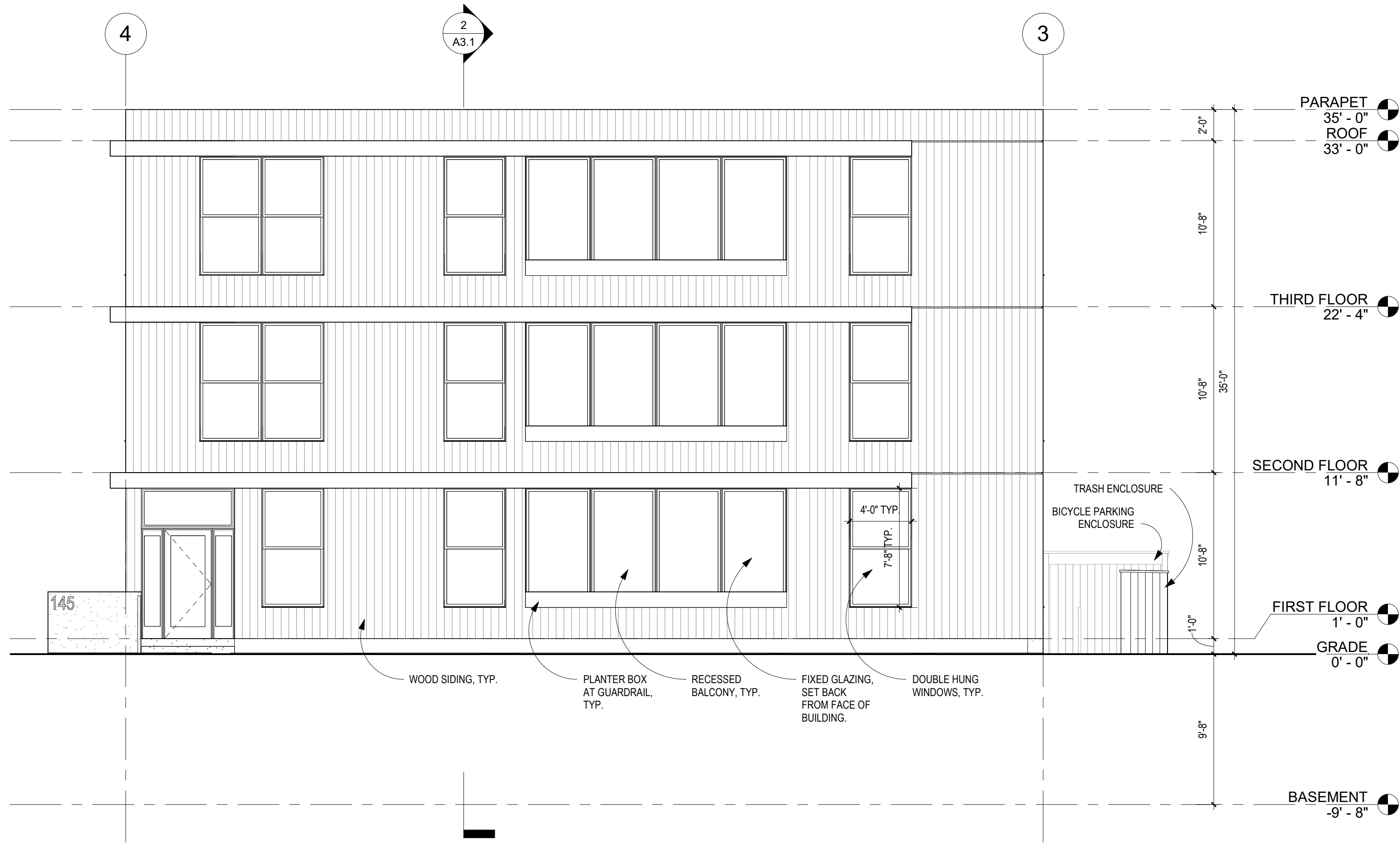
DIG SAFE



BEFORE YOU DIG
CALL 811



② WEST ELEVATION
3/16" = 1'-0"

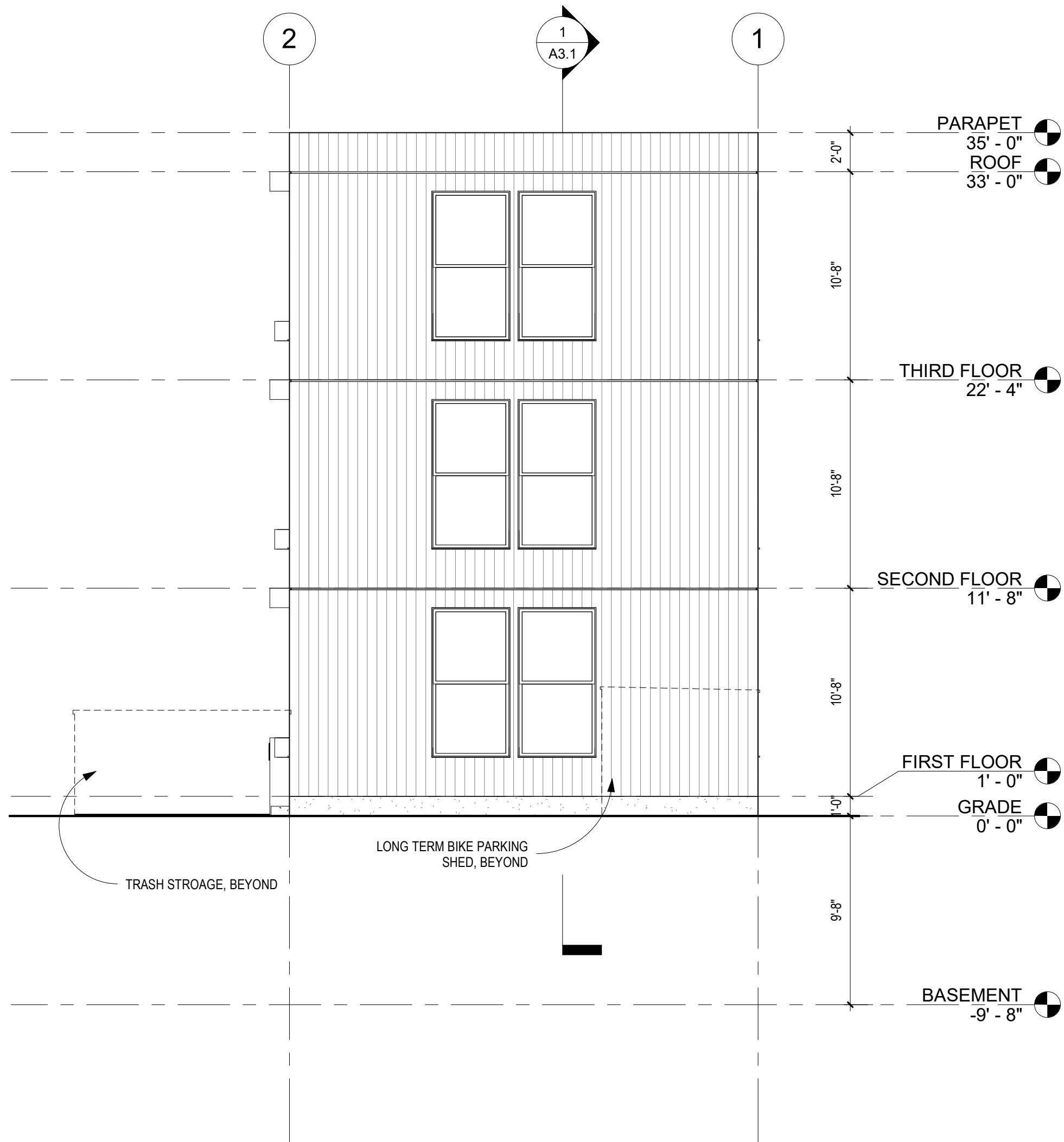


① SOUTH ELEVATION
3/16" = 1'-0"

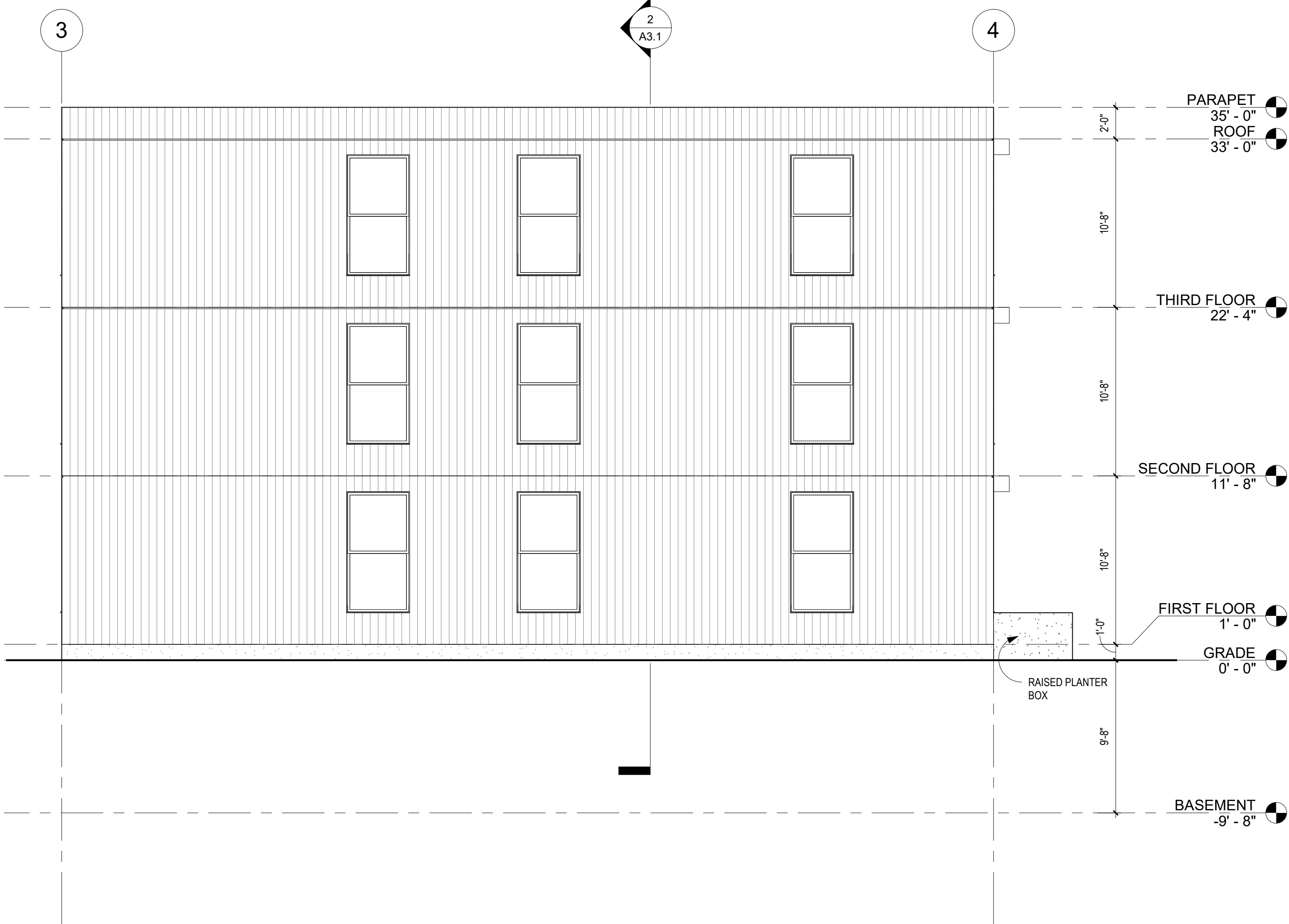
NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

A2.1



② EAST ELEVATION
3/16" = 1'-0"



① NORTH ELEVATION
3/16" = 1'-0"

NO. ISSUED FOR DATE

PROPOSED
EXTERIOR
ELEVATIONS

A2.2



2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 2
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction,
91 Harvey Street, Suite 2
Cambridge, MA 02140
Tel: 617.876.9300

NO. ISSUED FOR DATE

**EXISTING
CONDITIONS
PHOTOS**

Z0.3

MEMORANDUM

TO: To Whom It May Concern
City of Cambridge, MA

FROM: Andrew Plumb
Aamodt/Plumb Construction
91 Harvey Street, Suite 1
Cambridge, MA 02140
(617) 876-9300

DATE: November 20, 2020

RE: 145 Willow Street, Cambridge, MA

SUBJECT: Parking Assessment - Proposed Residential Development
145 Willow Street, Cambridge, Massachusetts

Aamodt/Plumb Construction has completed a Parking Assessment of a 3-unit residential development located at 145 Willow Street in Cambridge, Massachusetts (Project). Contained within this memorandum is a parking supply/demand analysis within a half-mile radius of the site. Based upon the results of the study, there are adequate parking spaces in the area to accommodate the proposed 3 housing units.

PARKING SUPPLY AND DEMAND ANALYSIS

A comprehensive field inventory of the existing parking supply within a walking distance of the Project was conducted in September 2020.

Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (residential only, handicapped, two-hour parking and no parking spaces). In conducting parking analysis, the study area was subdivided by streets, in order to identify parking trends occurring within the study area.

Figure 2 depicts each of the parking designations.

Figure 3 identifies the total parking supply in the area which totals 232 parking spaces and 5 handicap spaces.

In order to determine the availability of parking spaces, a parking demand survey was conducted during two typical weekdays and one weekend day between the hours of 8:00 AM and 7:00 PM (Thursday, Saturday and Monday between September 10 – 14, 2020). The parking observations were completed in 60-minute intervals during each observation period and identified the number of vacant spaces within the parking survey area. Figure 2 and Figure 3 summarize the available residential parking by time of day.



0 750 FT



CAMBRIDGE, MA

145 WILLOW ST

EXISTING ON-STREET PARKING SUPPLY

- (x) NO. OF ON-STREET PARKING SPACES
- RESIDENTIAL PERMIT ONLY PARKING
- HANDICAP PARKING
- 2-HR PARKING EXCEPT PERMIT
- NO PARKING

RESIDENTIAL-ONLY

WILLOW ST	20
HUNTING ST	41
HARDING ST	28
PORTER ST	22
JEFFERSON ST	44
MARION ST	9
WARREN ST	35
BEDFORD ST	7
SOUTH ST	26

TOTAL 232

HANDICAP

WILLOW ST	0
HUNTING ST	0
HARDING ST	3
PORTER ST	2
JEFFERSON ST	0
MARION ST	0
WARREN ST	0
BEDFORD ST	0
SOUTH ST	0

TOTAL 5



CAMBRIDGE, MA

STREET	Total On-Street Spaces	AVAILABLE SPACES								
		Thursday 09/10, 8am	Thursday 09/10, 12pm	Thursday 09/10, 7pm	Saturday 09/12, 8am	Saturday 09/12, 12pm	Saturday 09/12, 7pm	Monday 09/14, 8am	Monday 09/14, 12pm	Monday 09/14, 7pm
Willow Street	20	10	10	2	1	2	1	5	7	6
Hunting Street	41	8	20	12	11	19	12	11	14	12
Harding Street	31	4	16	14	7	15	12	13	16	9
Porter Street	24	6	13	11	7	8	10	7	6	10
Jefferson Street	44	6	18	11	10	12	9	17	15	11
Marion Street	9	2	2	2	4	4	3	3	3	2
Warren Street	35	9	7	12	12	11	9	6	4	17
Bedford Street	7	3	4	3	3	2	3	2	2	2
South Street	26	10	9	11	12	20	11	11	10	19
TOTAL	237	58	99	78	67	93	70	75	77	88

As shown in the Table/Figure 3 the peak hour demand occurs at 8:00am, when 58 spaces were vacant and are available for residential use.

SUMMARY

In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project.

SLOW HOMES ON WILLOW

145 WILLOW STREET CAMBRIDGE, MA 02141
BOARD OF ZONING APPEAL DRAWING SET

DRAWINGS	
T0.0	BZA TITLE SHEET
Z0.1	ZONING ANALYSIS
Z0.2	ASSESSOR'S GIS BLOCK MAP
Z0.3	EXISTING CONDITIONS PHOTOS
A1.0	SITE PLAN
A1.1	BASEMENT AND FIRST FLOOR PLANS
A1.2	SECOND AND THIRD FLOOR PLANS
A1.3	ROOF PLAN
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS

2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 2
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction, LLC
91 Harvey Street, Suite 2
Cambridge, MA 02140
Tel: 617.876.9300

NO. ISSUED FOR DATE

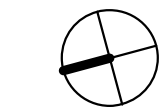
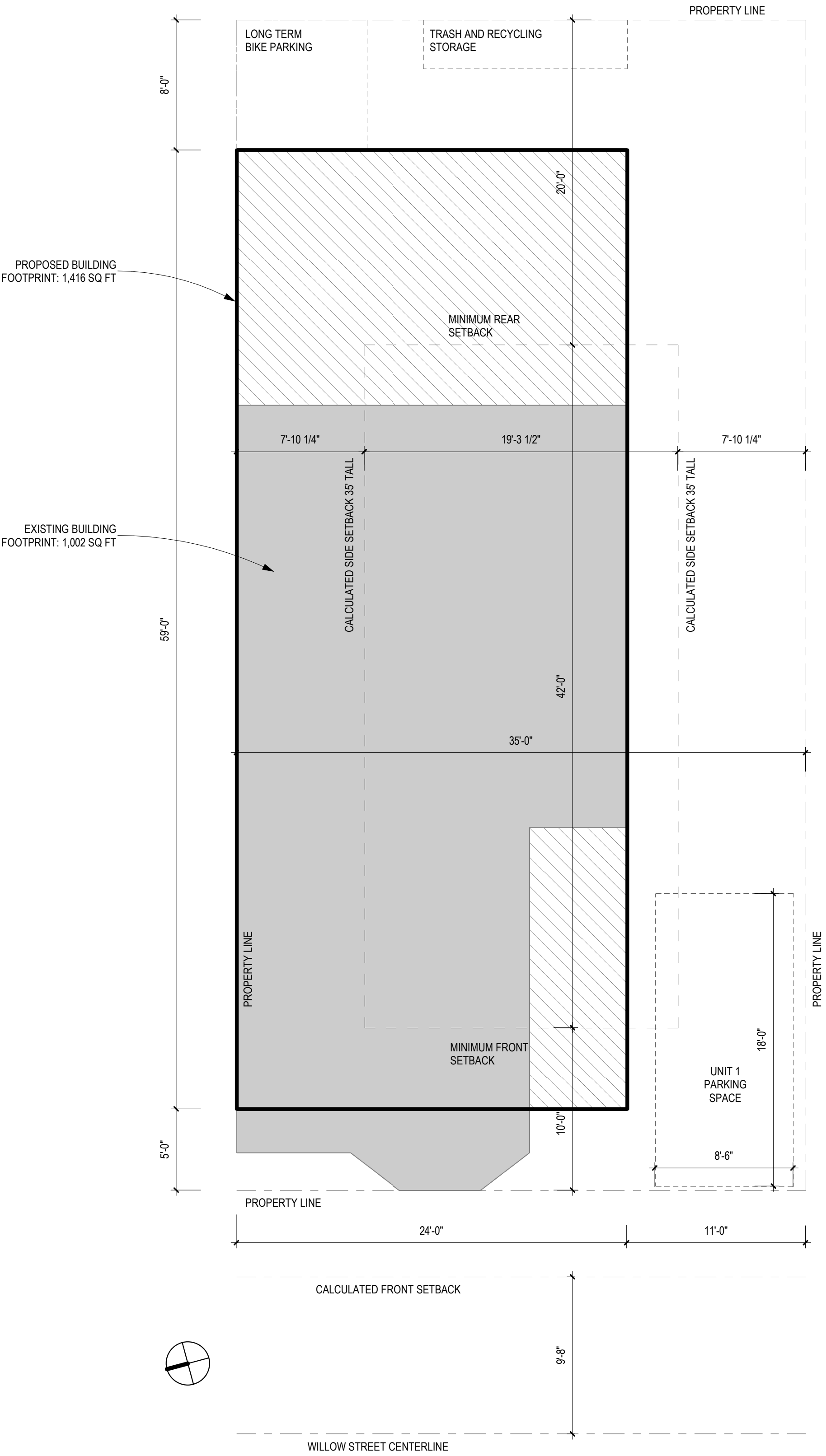
BZA TITLE SHEET

T0.0

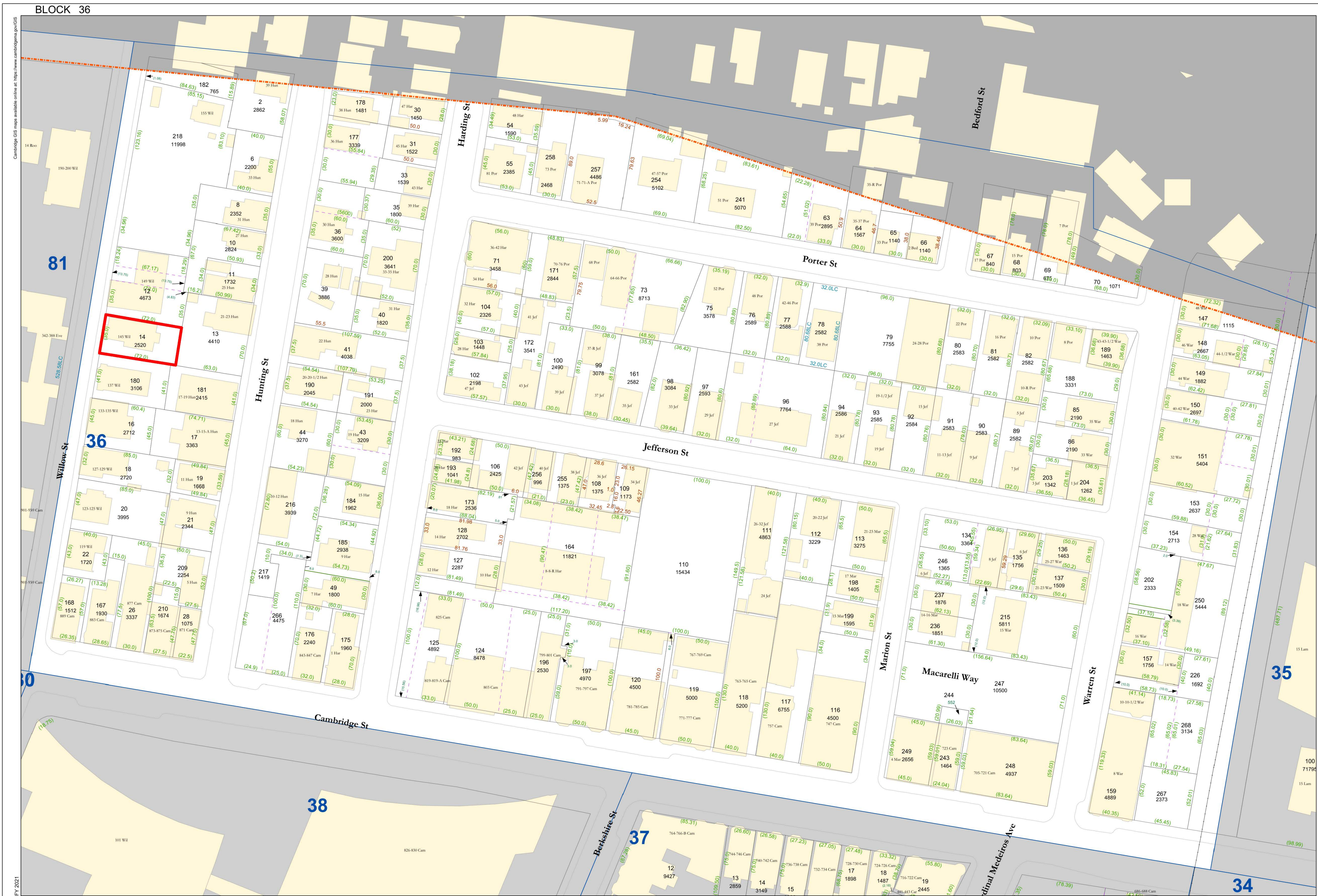
PROJECT SUMMARY:

CREATE (3) 1,100 SQ FT 2-BEDROOM / 2-BATHROOM CONDOMINIUM
APARTMENT UNITS

ZONING SUMMARY		EXISTING	PROPOSED
MAP/LOT	36-14	--	--
ZONING DISTRICT	C-1	--	--
USE	--	SINGLE FAMILY RESIDENCE	MULTIFAMILY RESIDENCE
MAX. F.A.R.	0.75 (2001.75 SQ FT)	1.24 (2,640 SQ FT)	1.59 (4,248 SQ FT)
MIN. LOT AREA	5,000 SQ FT	2,669 SQ FT	2,669 SQ FT
MIN. LOT AREA PER D.U.	1,500 SQ FT	2,669 SQ FT	890 SQ FT
MIN. FRONT YARD SETBACK	10'-0"	0'-0"	5'-0"
MIN. SIDE YARD SETBACK	7'-10 1/4"	0'-0", 11'-0"	0'-0", 11'-0"
MIN. REAR YARD SETBACK	20'-0"	26'-0"	8'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"
MIN. PRIVATE OPEN SPACE RATIO	30%	62%	40% (1,071.75 SQ FT)
REQ'D OFF-STREET PARKING	1 PER D.U. (3)	1	1
REQ'D LONG TERM BIKE PARKING	1 PER D.U. (3)	0	4



② ZONING ANALYSIS DIAGRAM
3/16" = 1'-0"

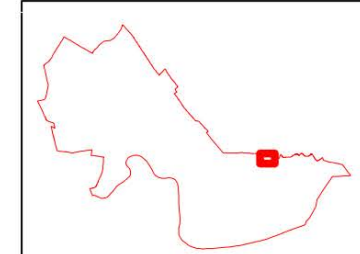
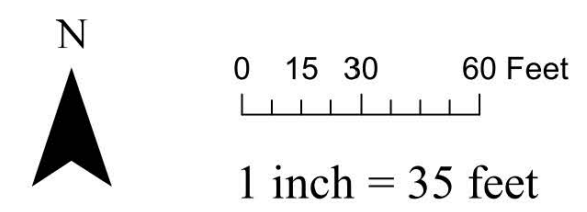


City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

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

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

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2020 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
36

NO. ISSUED FOR DATE

ASSESSOR'S GIS
BLOCK MAP

Z0.2

145 Willow St.

Petitioner

36-10
FINN, DANIEL F.
27 HUNTING ST.
CAMBRIDGE, MA 02141-1010

36-12
BACCI, LOUIS J., JR.
149 WILLOW ST
CAMBRIDGE, MA 02141

145 WILLOW STREET LLC
C/O ANDREW PLUMB
91 HARVEY STREET #1
CAMBRIDGE, MA 02140

36-17
PACHECO, MANUEL & ADRIANA PACHECO
9 LAWRENCE RD
MERRIMACK, NH 03054

36-180
FAN, ZHIMING & JIAN ZHOU
23 APPLETREE LANE
LEXINGTON, MA 02420

36-181
JIANG, JINWEI AND YIDING YAN
270 SOUTH ST
CHESTNUT HILL, MA 02467

36-218 /81-95
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

36-11
STEINBERG, ROBERT, BEATRICE STEINBERG
SIMONE STEINBERG
25 HUNTING ST UNIT #1
CAMBRIDGE, MA 02141

36-11
GACS, AARON & ELANA GACS
25 HUNTING ST. UNIT#2
CAMBRIDGE, MA 02139

36-16
GORDESKI, VALERIE
133 WILLOW ST. UNIT#1
CAMBRIDGE, MA 02141

36-16
MCKENNA, PHILIP & RACHEL PARRISH
133-135 WILLOW ST. UNIT#3
CAMBRIDGE, MA 02138

36-16
CASTELLAN, LUCIANA DUVINA
133-135 WILLOW ST., #2
CAMBRIDGE, MA 02138

36-13
MONTEIRO, MARIA A LIFE ESTATE
23 HUNTING ST
CAMBRIDGE, MA 02141

36-14
145 WILLOW ST LLC
91 HARVEY ST STE 1
CAMBRIDGE, MA 02141