



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY 24 PM 12:00

## BZA Application Form

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA Number: 221566

### General Information

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

Special Permit: \_\_\_\_\_

Variance:  X

Appeal: \_\_\_\_\_

**PETITIONER:** 145 Willow St, LLC C/O Andrew Plumb

**PETITIONER'S ADDRESS:** 186 Alewife Brook Pkwy #1209, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 145 Willow St, Cambridge, MA

**TYPE OF OCCUPANCY:** Multi-Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Parking/

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

Petitioner requests a variance to make edits to BZA case 117337 which has already been approved. The requested relief is to reduce the width of the approved parking space from 8'-6" to 7'-6" in order to provide a 36" wide accessible route to the common use space of the outdoor space, trash storage and bicycle storage area.

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

Article: 6.000      Section: 6.42 (Dimensions for Off Street Parking Spaces).

Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Andrew Plumb

(Print Name)

Address:

186 Alewife Brook Pkwy #1209, Cambridge,

Tel. No.

6174581410

E-Mail Address:

andrew@aamodtplumb.com

MA 02138

Date: 5-23-2023

**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: 186 Alewife Brook Pkwy #1209

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 \_\_\_\_\_.

*[Handwritten Signature]*

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

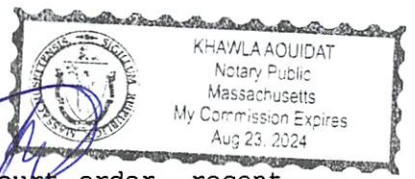
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew N PlumB personally appeared before me, this 3 of May, 2023, and made oath that the above statement is true.

*[Handwritten Signature]* Notary

My commission expires 8/23/2024 (Notary Seal).



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

May 22, 2023

Maria Pacheco  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: Supporting Statement for a Variance, Case # 221566, 145 Willow Street**

Dear Maria,

Please see my statements in support of our Variance Request below.

Best,  
Andrew

**A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:**

A literal enforcement of the Ordinance would prevent the petitioner from either providing an accessible route to the common spaces of the property or from providing the previously approved off street parking space with a width of 8'-6". The petitioner requests that the width of the off-street parking space be reduced to 7'-6" as this would allow for the accessible route and a functioning off street parking space to coexist. A literal enforcement of the Ordinance would represent a substantial hardship in several ways.

The first hardship impacts the accessibility of the garden level common spaces on the property. Because this project was designed and built as a three family dwelling, the first floor unit has been built as an accessible ready dwelling unit. In addition to the planning considerations on the interior of the accessible ready dwelling unit, an accessible means of egress from the first floor unit to the public way has been provided through the design and construction of an

accessible ramp. To complete the accessible requirements of the project, an accessible route with a minimum 36" wide clear space needs to be provided to provide access into the common garden space, bicycle storage and trash storage areas on the property. Due to the very tight constraints of the width of the lot, it is not possible to provide the accessible ramp, a 36" clear space for the accessible route, and an 8'-6" wide parking space.

The second hardship impacts the ability to provide an off street parking space. During our community outreach process for this project, one common concern of the neighborhood residents was that we provide an off street parking space for the building. Not providing an off street parking space would negatively impact the inhabitants of this building and the neighborhood. Not having an off street parking space would also reduce the financial value of the property.

This project first came before the BZA as Case #117337 submitted in April of 2021. The requested variances and special permits were approved as a part of that process and construction of the project proceeded based upon those approvals.

The project came before the BZA a second time as Case #166320 submitted in March of 2022. The requested relief sought to amend the previously approved Case #117337 in order to update the design of the accessible ramp and path of travel among other small adjustments.

The project comes before the BZA a third time here as Case #221566 seeking to resolve a clearance issue within the space available to provide an accessible route and a previously approved parking space. In hindsight, the issue brought before the BZA here would have ideally been included in one of the prior cases already heard. Unfortunately, we were not aware of this issue at those times. However, we believe the arguments made here are just as compelling now as they would have been during the earlier hearings.

**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 arises due to the lot having less than the minimum required lot width. Given the constraints of the lot width it is not possible to provide the space needed for the accessible ramp, an accessible route to the common garden spaces and an off street parking space with a width of 8'-6". During design and construction we have made every effort to make the best use of the space available. And believed that we were meeting all requirements.

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

Desirable relief may be granted without detriment to the public good because, if we make the parking space 7'-6" wide, we will have enough space for both the accessible route and a functioning parking space. The project will still achieve the goal of providing an off street parking space within the neighborhood and it will achieve the goal of meeting the accessibility requirements for the property. 7'-6" is wider than all vehicles that might be parked there. The location of the parking space adjacent to the clear space for the accessible route means that there is still enough space to properly maneuver a vehicle into and out of the parking space even with a reduced width within which the vehicle will ultimately be parked.

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

Desirable relief would not nullify or derogate the intent or purpose of the Ordinance because such relief would support the goals of the Ordinance to encourage the most rational use of the land throughout the city. If provided, the requested relief would allow us to satisfy both the goals of the Ordinance, Accessibility requirements of the State and the previously approved variances for the project. The relief we seek is specific to this particular project and the constraints of this lot.

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** 145 Willow St, LLC  
**Location:** 145 Willow St., Cambridge, MA  
**Phone:** 6174581410

**Present Use/Occupancy:** Multi-Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Multi-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<b>TOTAL GROSS FLOOR AREA:</b>		4368	4368	2001.75 (max.)
<b>LOT AREA:</b>		2669	2669	5000 (min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		1.64	1.64	0.75
<b>LOT AREA OF EACH DWELLING UNIT</b>		890	890	1500
<b>SIZE OF LOT:</b>	WIDTH	35	35	50
	DEPTH	72	72	N/A
<b>SETBACKS IN FEET:</b>	FRONT	5	5	10
	REAR	8	8	20
	LEFT SIDE	0	0	7.85
	RIGHT SIDE	11	11	7.85
<b>SIZE OF BUILDING:</b>	HEIGHT	35	35	35
	WIDTH	59	59	N/A
	LENGTH	24	24	N/A
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		40	40	30
<b>NO. OF DWELLING UNITS:</b>		3	3	1
<b>NO. OF PARKING SPACES:</b>		1	1	3
<b>NO. OF LOADING AREAS:</b>		0	0	0
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		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.:

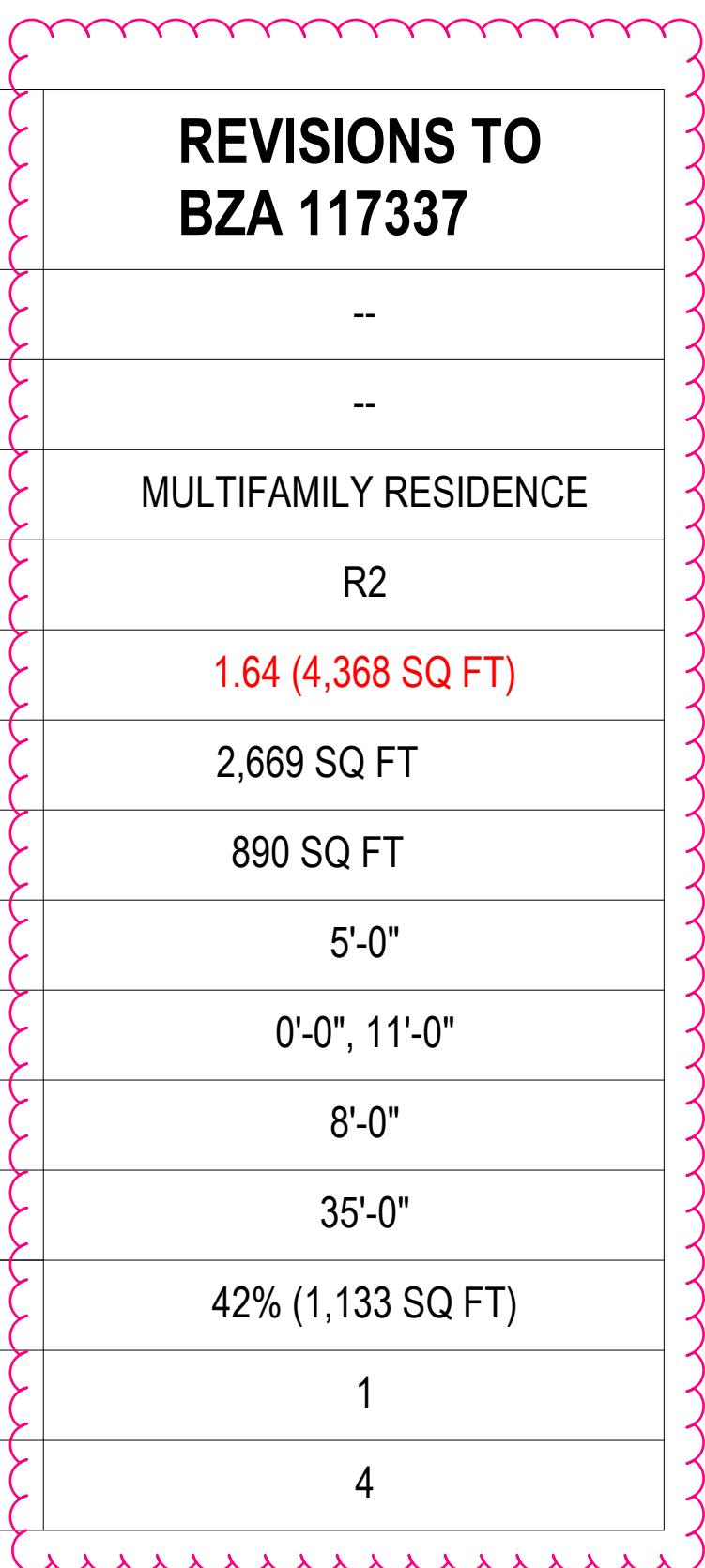
N/A

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

**PROJECT SUMMARY:**

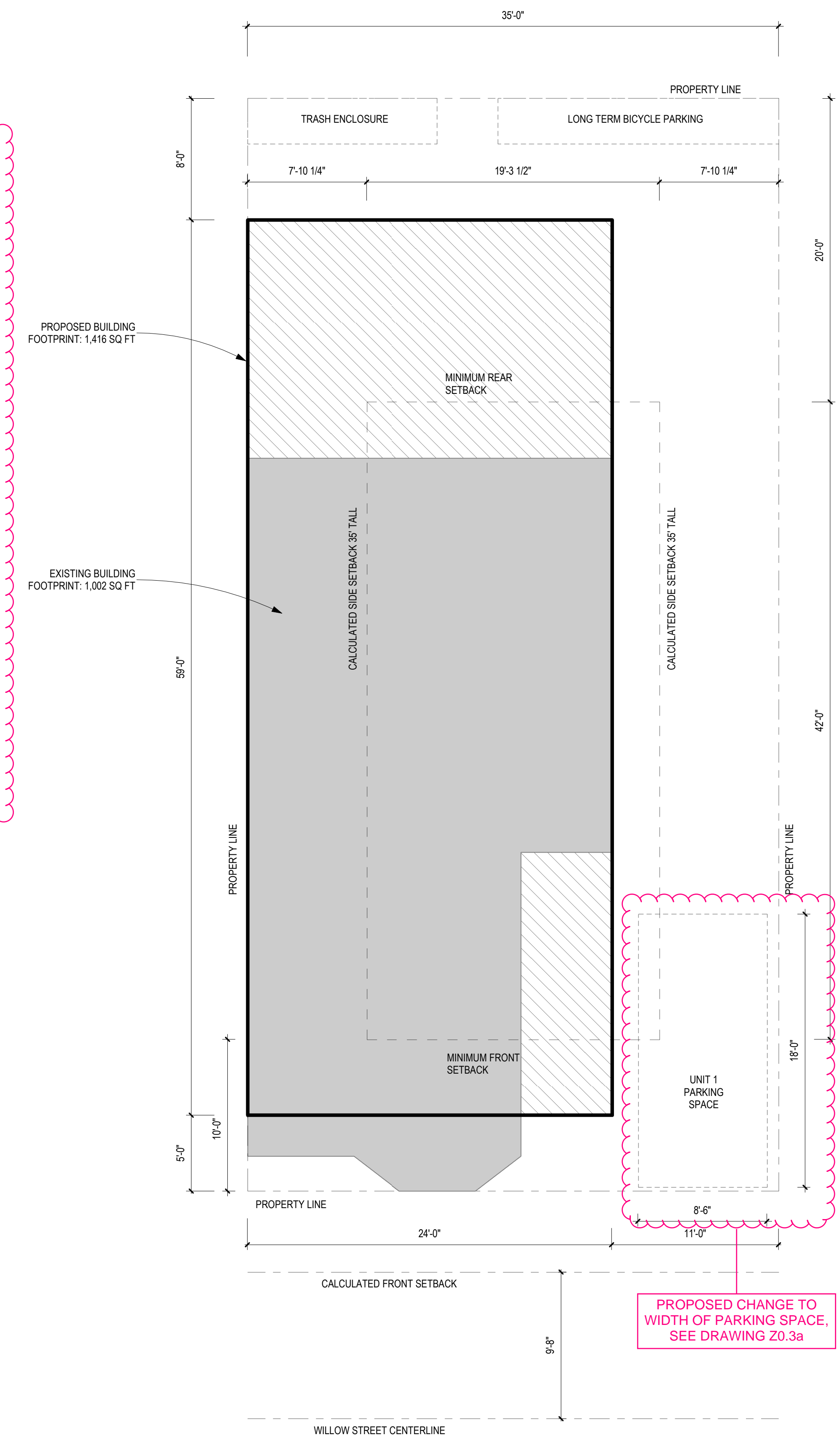
CREATE (3) 1,200 SQ FT 2-BEDROOM / 2-BATHROOM CONDOMINIUM APARTMENT UNITS

ZONING SUMMARY		EXISTING	APPROVED BZA CASE 117337	REVISIONS TO BZA 117337
MAP/LOT	36-14	--	--	--
ZONING DISTRICT	C-1	--	--	--
USE	--	SINGLE FAMILY RESIDENCE	MULTIFAMILY RESIDENCE	MULTIFAMILY RESIDENCE
OCCUPANCY	--	R3	R2	R2
MAX. F.A.R.	0.75 (2001.75 SQ FT)	1.24 (2,640 SQ FT)	1.59 (4,248 SQ FT)	1.64 (4,368 SQ FT)
MIN. LOT AREA	5,000 SQ FT	2,669 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	890 SQ FT
MIN. FRONT YARD SETBACK	10'-0"	0'-0"	5'-0"	5'-0"
MIN. SIDE YARD SETBACK	7'-10 1/4"	0'-0", 11'-0"	0'-0", 11'-0"	0'-0", 11'-0"
MIN. REAR YARD SETBACK	20'-0"	26'-0"	8'-0"	8'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"	35'-0"
MIN. PRIVATE OPEN SPACE RATIO	30%	62%	40% (1,071.75 SQ FT)	42% (1,133 SQ FT)
REQ'D OFF-STREET PARKING	1 PER D.U. (3)	1	1	1
REQ'D LONG TERM BIKE PARKING	1 PER D.U. (3)	0	4	4



PREVIOUSLY APPROVED, NO CHANGE PROPOSED WITH THIS APPLICATION

GROSS FLOOR AREA CALCULATION	
BASEMENT	EXEMPT
FIRST FLOOR	1,536 SF
SECOND FLOOR	1,416 SF
THIRD FLOOR	1,416 SF
TOTAL	4,368 SF



PROPOSED CHANGE TO WIDTH OF PARKING SPACE, SEE DRAWING Z0.3a

2003  
**145 Willow St.**  
 145 Willow Street  
 Cambridge MA 02141

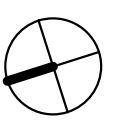
Architect  
**Aamodt Plumb Architects, LLC**  
 91 Harvey Street, Suite 1  
 Cambridge, MA 02140  
 Tel: 617.876.9300

Contractor  
**Aamodt Plumb Construction, LLC**  
 91 Harvey Street, Suite 1  
 Cambridge, MA 02140  
 Tel: 617.876.9300

Structural Engineer  
**LeBrasseur Engineering**  
 23 Pleasant Street  
 Newton Centre, MA 02459  
 Tel: 617.965.5955

**BZA SET**

**NOT FOR CONSTRUCTION**

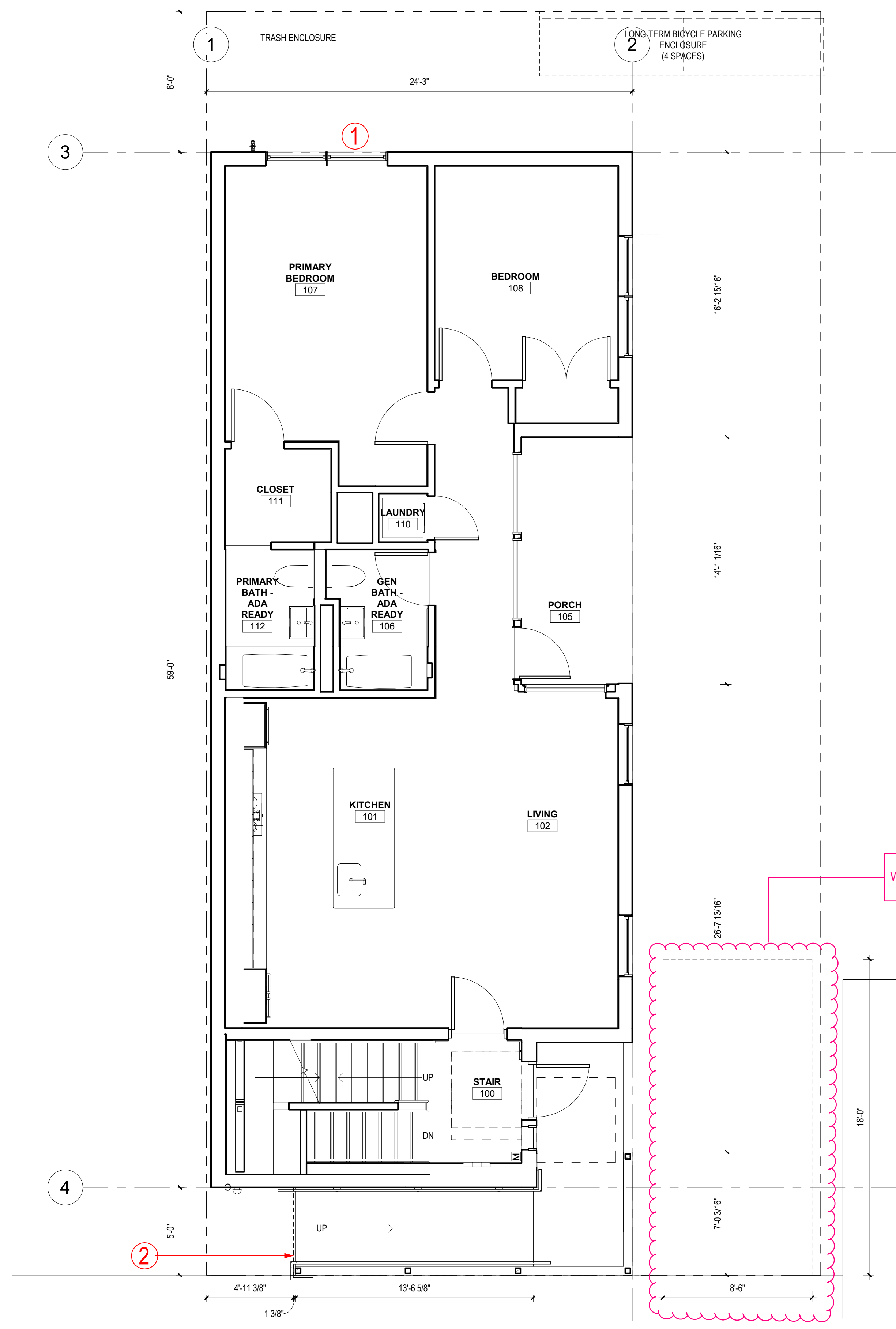


NO. ISSUED FOR DATE

ZONING ANALYSIS

**Z0.1**

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



**CODE NOTES:**  
 AFTER BZA CASE 117337 WAS APPROVED, CODE ISSUES WERE FOUND, THEY HAVE BEEN ADDRESSED IN THE FOLLOWING WAYS:

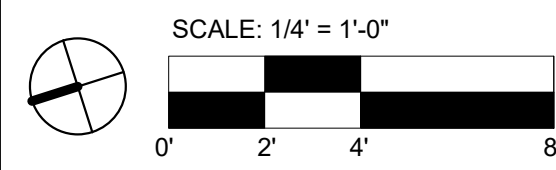
1. ADDED WINDOW TO EAST SIDE FOR QUALITY OF LIFE
2. INCREASED OVERHANG COVERING WIDENED RAMP TO PROTECT FROM WATER PER IBC 1012.7.2

PREVIOUSLY APPROVED,  
 NO CHANGE PROPOSED  
 WITH THIS APPLICATION

PROPOSED CHANGE TO  
 WIDTH OF PARKING SPACE,  
 SEE DRAWING Z0.3a

**BZA SET**

**NOT FOR  
 CONSTRUCTION**

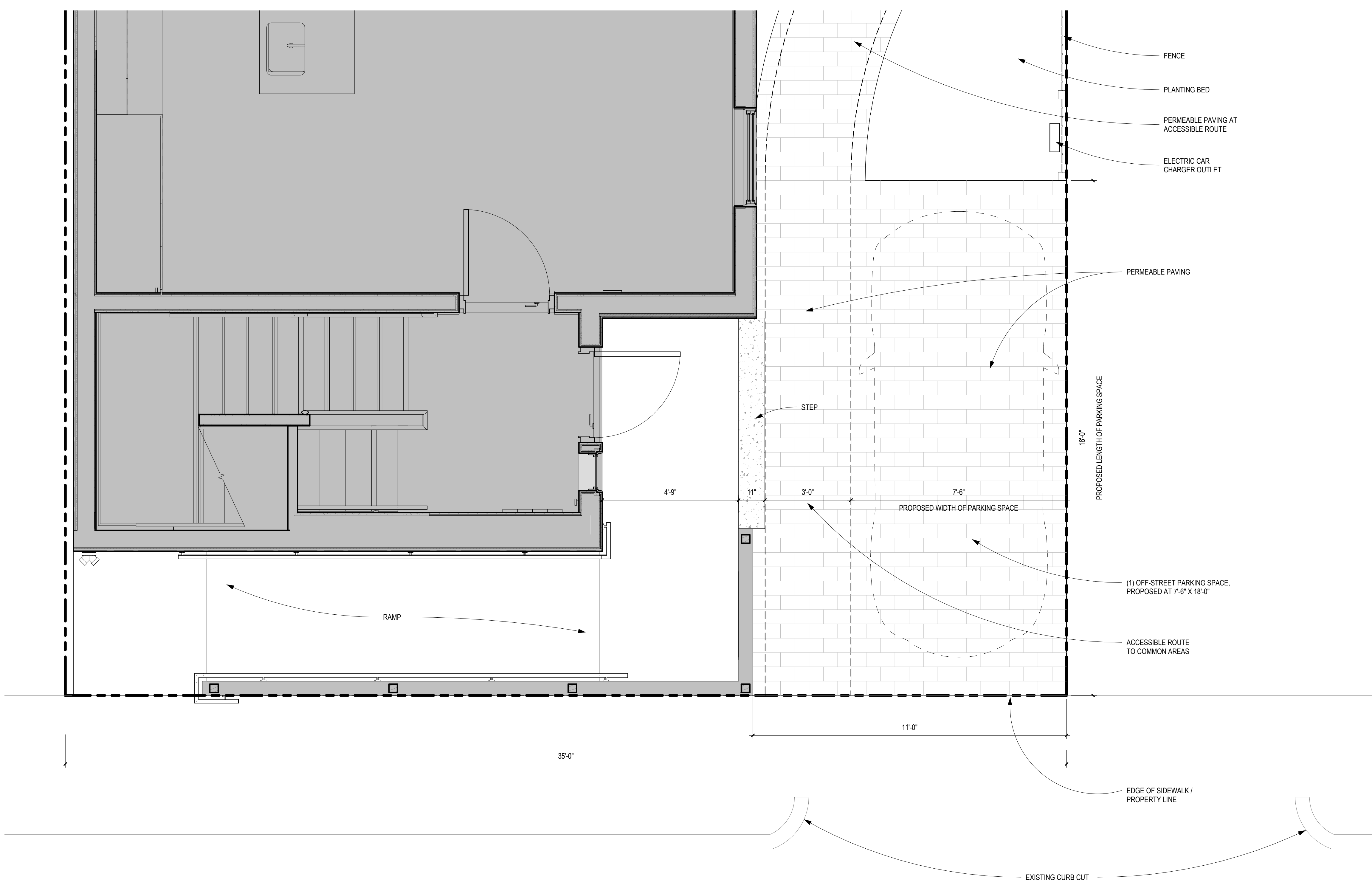


NO. ISSUED FOR DATE

**BZA CODE  
 UPDATES**

**Z0.3**

1 BZA PLAN - CODE UPDATES  
 1/4" = 1'-0"



PROPOSED PARKING PLAN WITH  
① ACCESSIBLE ROUTE  
1/2" = 1'-0"

NO. ISSUED FOR DATE

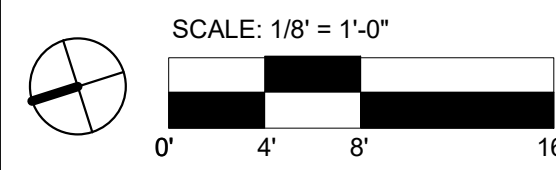
PROPOSED  
PARKING PLAN

Z0.3a



**BZA SET**

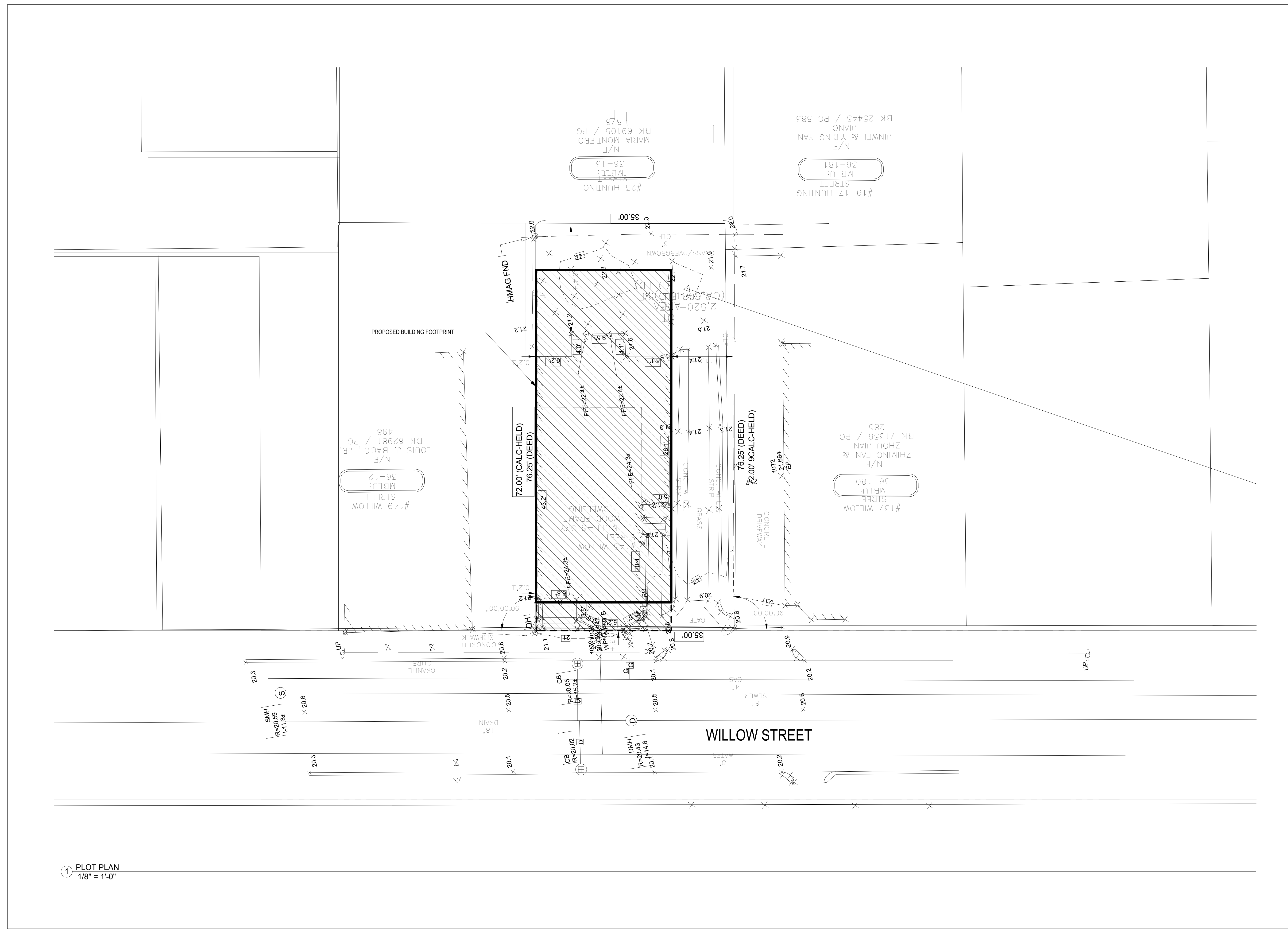
**NOT FOR  
 CONSTRUCTION**



NO. ISSUED FOR DATE

**PLOT PLAN**

**Z0.4**



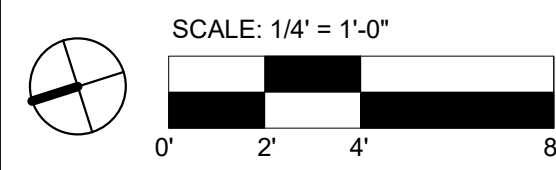
**1** PLOT PLAN  
 1/8" = 1'-0"

KEYNOTE LEGEND	
07.5A	ELASTOMERIC MEMBRANE ROOFING
07.7R	SURESPAN 1200MMX1200MM ROOF HATCH, L04, MILL FINISH
08.6S	SKYLIGHT SYSTEM
22.0R	WATTS DRAINAGE RD-100 ROOF DRAIN

DRAWING LEGEND:	
	EXISTING TO REMAIN, UNO
	NEW CONSTRUCTION, UNO
	PARTITION/ITEM TO BE REMOVED
	ITEM INDICATED ABOVE

**BZA SET**

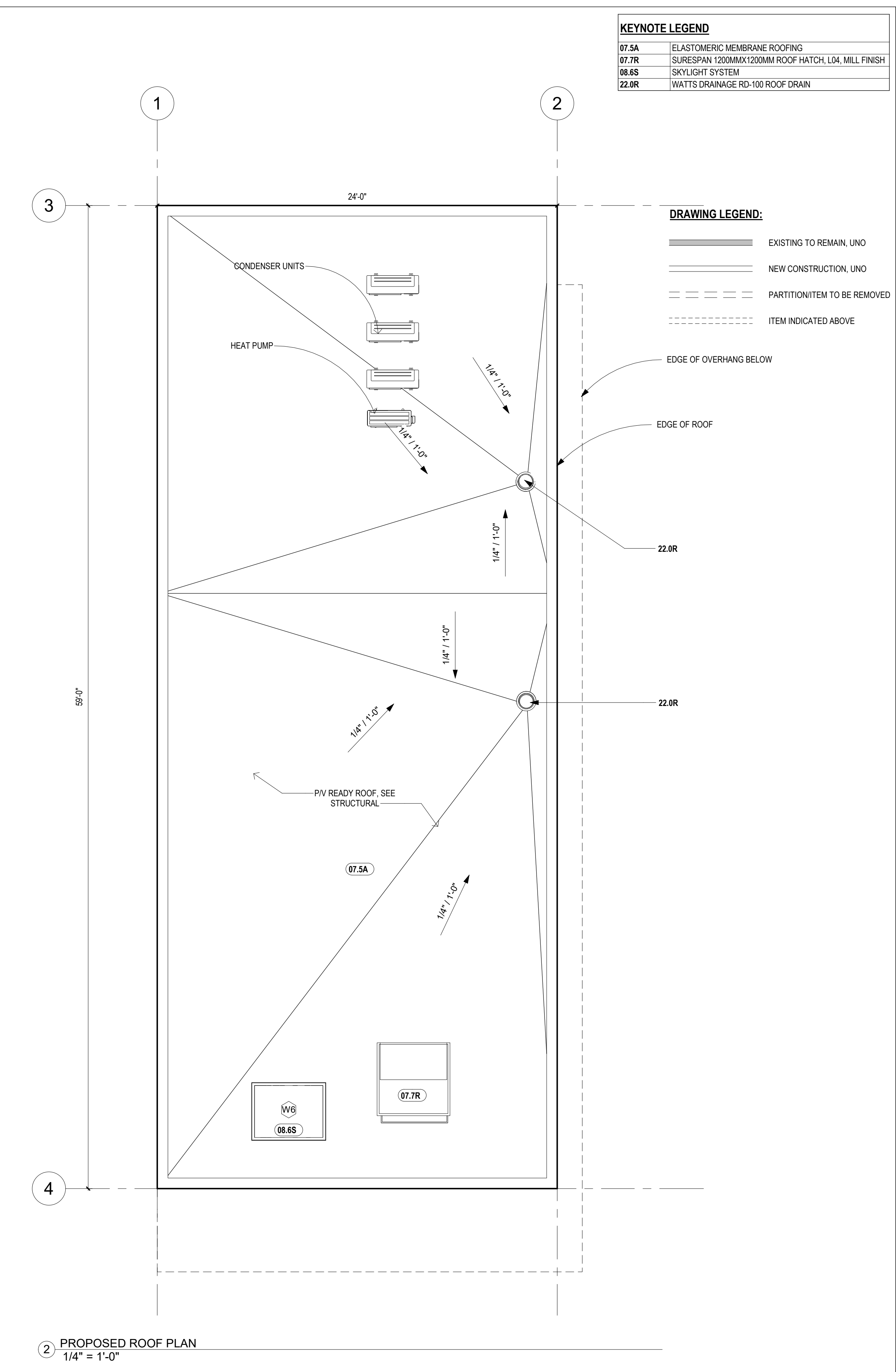
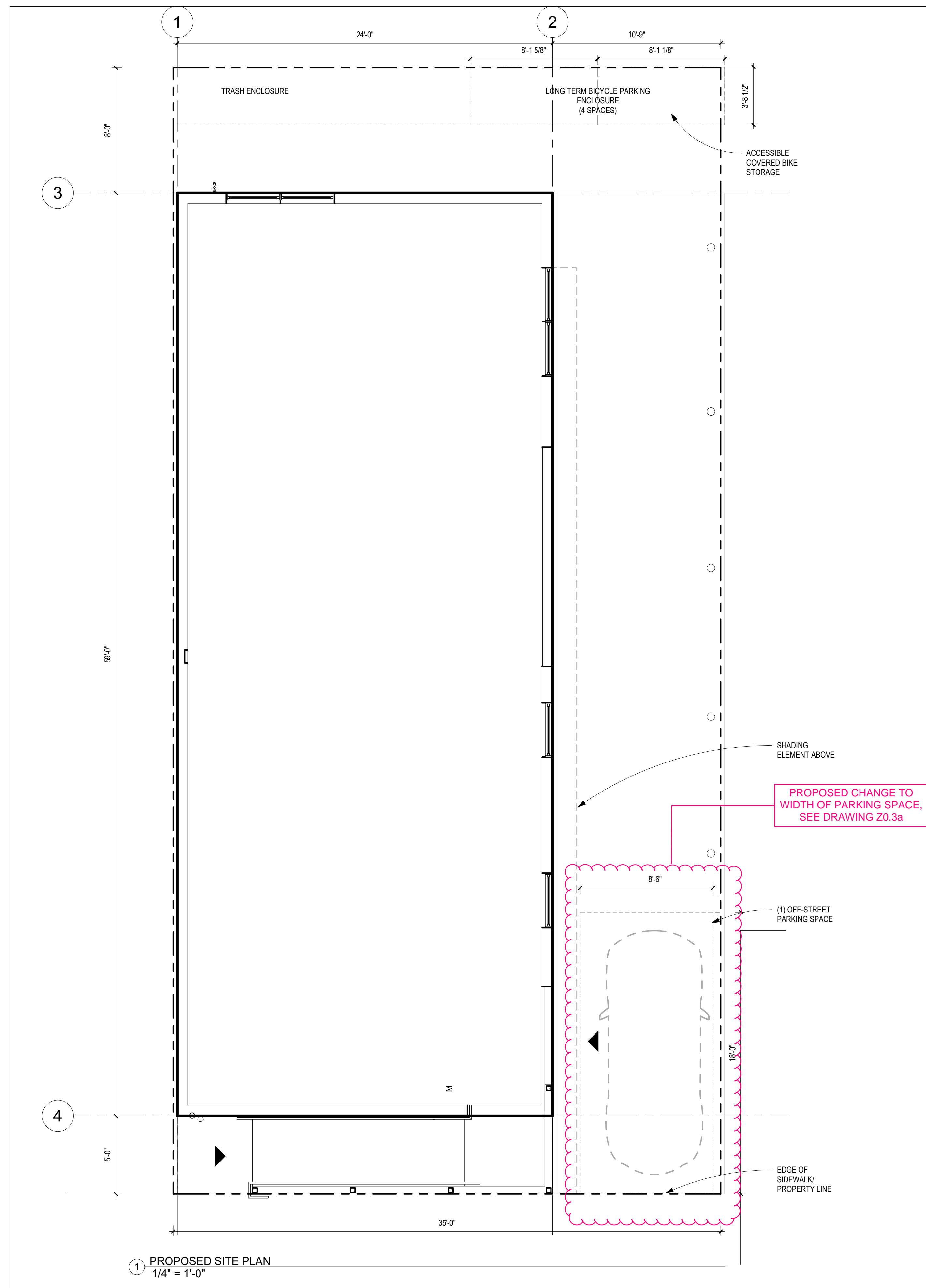
**NOT FOR CONSTRUCTION**



NO. ISSUED FOR DATE

**SITE AND ROOF PLANS**

**A1.0**



**KEYNOTE LEGEND**

**GENERAL NOTES**

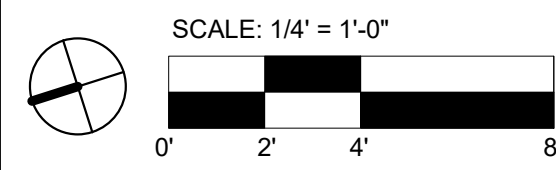
DIMENSIONS ARE DRAWN TO FACE OF FRAMING  
 OR TOP OF SUBFLOOR, U.N.O.

**DRAWING LEGEND:**

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION/ITEM TO BE REMOVED
- ITEM INDICATED ABOVE

**BZA SET**

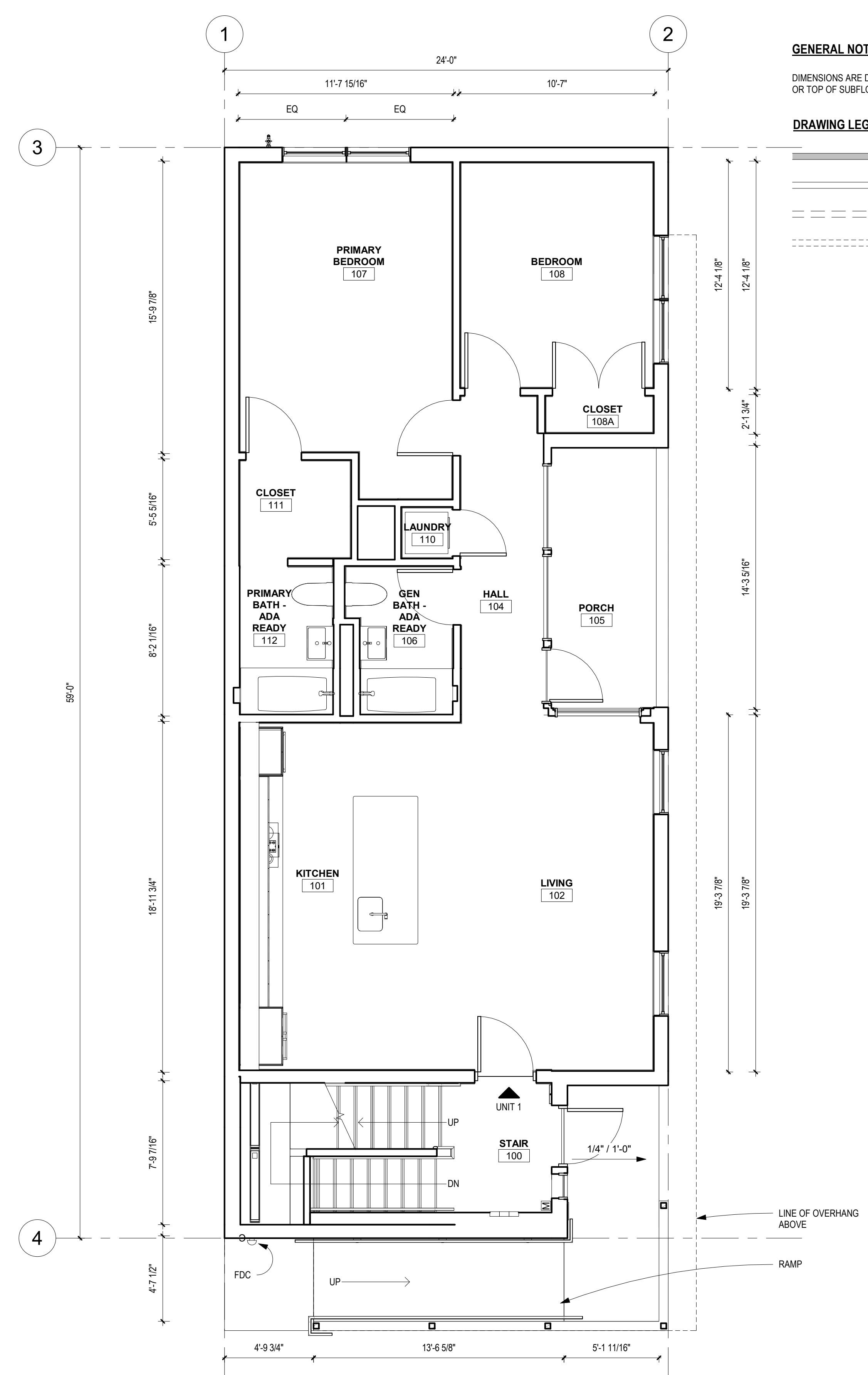
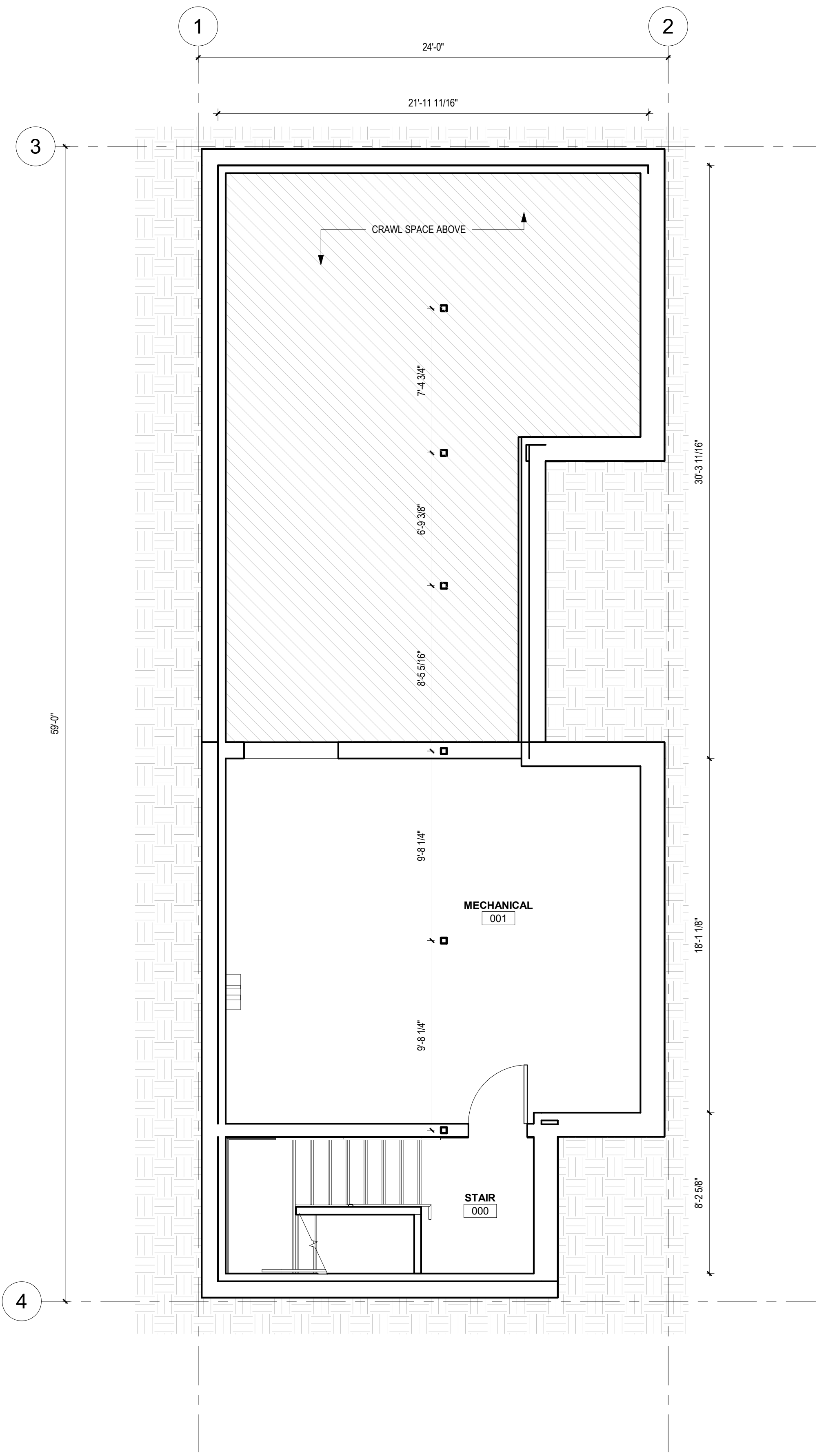
**NOT FOR  
 CONSTRUCTION**



NO. ISSUED FOR DATE

**PROPOSED  
 FLOOR PLANS**

**A1.1**







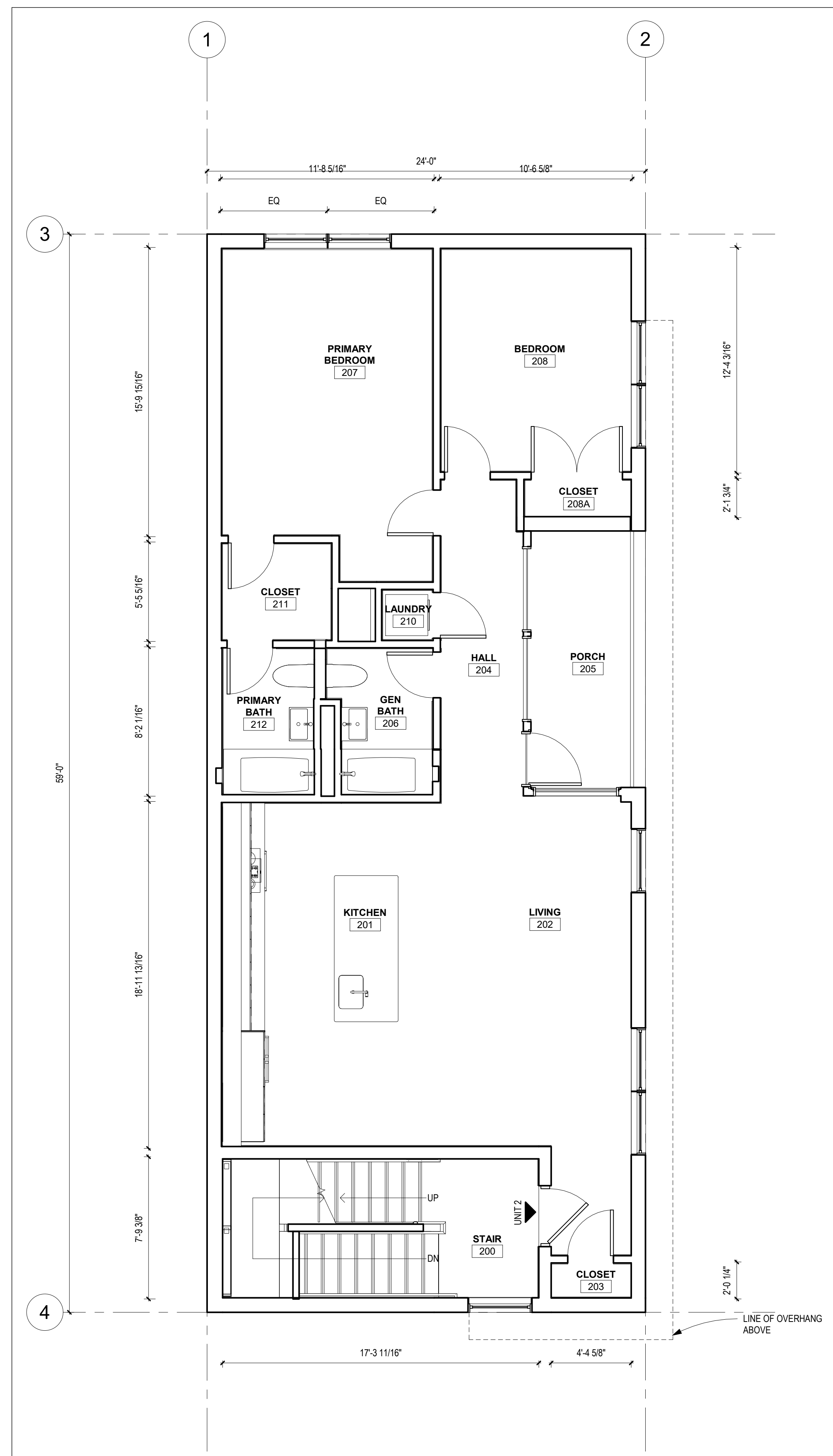
**KEYNOTE LEGEND**

**GENERAL NOTES**

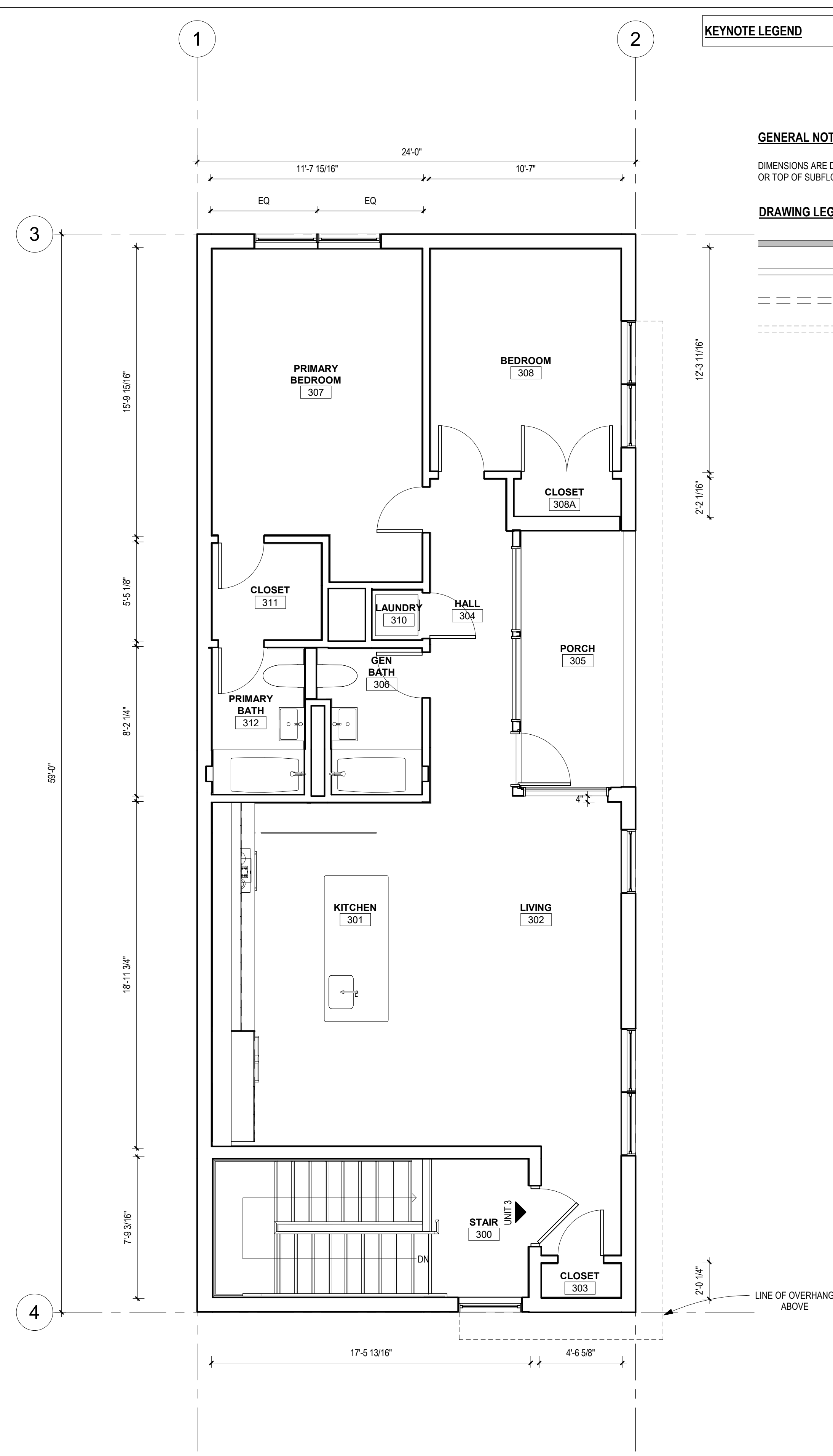
DIMENSIONS ARE DRAWN TO FACE OF FRAMING OR TOP OF SUBFLOOR, U.N.O.

**DRAWING LEGEND:**

-  EXISTING TO REMAIN, U.N.O
-  NEW CONSTRUCTION, U.N.O
-  PARTITION ITEM TO BE REMOVED
-  ITEM INDICATED ABOVE



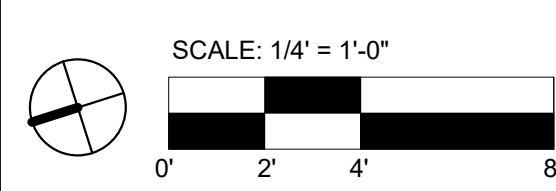
1 PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"



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

**BZA SET**

**NOT FOR CONSTRUCTION**



NO. ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROPOSED FLOOR PLANS**

**A1.2**



DATE	
REVISION	
NO.	

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 STONHAM, MA 02180  
PHONE: 781.279.0180 RJCONNELL.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 (RJOCC).



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: FIELD BOOK 37 / PG 67

DATE: 12/04/2020

DRAWING NAME:  
**EXISTING CONDITIONS PLAN**

DRAWING NUMBER: **Z0.4**

PROJECT NUMBER: 20134

## LEGEND

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

	PROPERTY LINE		CONCRETE CURB
	ABUTTING PROPERTY LINE		VERTICAL GRANITE CURB
	EASEMENT LINE		BITUMINOUS CONCRETE CURB
	SEWER SERVICE		HANDICAP
	DRAIN SERVICE		HIGH DENSITY POLYETHYLENE
	WATER SERVICE		CONCRETE
	GAS LINE		LANDSCAPE AREA
	ELECTRIC LINE		DOOR
	TELEPHONE LINE		SIGN
	OVERHEAD WIRES		PARKING COUNT / COMPACT NUMBER
	GUARDRAIL		DECIDUOUS TREE
	CHAIN LINK FENCE		CONIFEROUS TREE
	STOCKADE FENCE		FROM RECORD PLANS
	INDEX CONTOUR		CONCRETE WALK / PATIO
	INTERMEDIATE CONTOUR		RETAINING WALL
	UTILITY POLE		
	LIGHT POLE		
	ELECTRIC HAND HOLE		
	CABLE MANHOLE		
	SEWER MANHOLE		
	DRAIN MANHOLE		
	CATCH BASIN		
	WATER VALVE		
	FIRE HYDRANT		
	SPRINKLER CONNECTION		
	POST INDICATOR VALVE		
	BOLLARD		
	GAS METER		
	GAS VALVE		
	ROOF DRAIN		
	AREA DRAIN		
	IRRIGATION CONTROL VALVE		
	SPOT GRADE		

## 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 (RJOCC).
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').

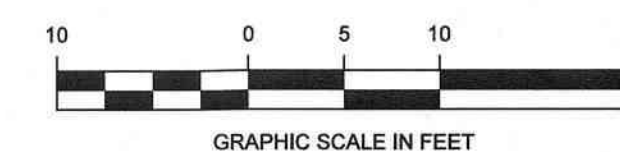
## PLAN REFERENCES

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

1. PLAN 1042 OF 2006
2. PLAN 1297 OF 1980
3. PLAN 385 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

WILLOW STREET

#137 WILLOW STREET  
MBLU: 36-180  
N/F  
ZHIMING FAN &  
ZHOU JIAN  
BK 71356 / PG 285

#149 WILLOW STREET  
MBLU: 36-12  
N/F  
LOUIS J. BACCI, JR.  
BK 62981 / PG 498

#19-17 HUNTING STREET  
MBLU: 36-181  
N/F  
JINWEI & YIDING YAN JIANG  
BK 25445 / PG 583

#23 HUNTING STREET  
MBLU: 36-13  
N/F  
MARIA MONTIERO  
BK 69105 / PG 576

LOT AREA  
= 2,520 ± SF (CALC-HELD)  
= 2,668 ± SF (DEED)



KEYNOTE LEGEND

2003  
145 Willow St.  
145 Willow Street  
Cambridge MA 02141

Architect  
Aamodt Plumb Architects, LLC  
91 Harvey Street, Suite 1  
Cambridge, MA 02140  
Tel: 617.876.9300

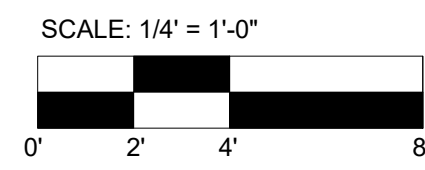
Contractor  
Aamodt Plumb Construction, LLC  
91 Harvey Street, Suite 1  
Cambridge, MA 02140  
Tel: 617.876.9300

Structural Engineer  
LeBrasseur Engineering  
23 Pleasant Street  
Newton Centre, MA 02459  
Tel: 617.965.5955



BZA SET

NOT FOR CONSTRUCTION



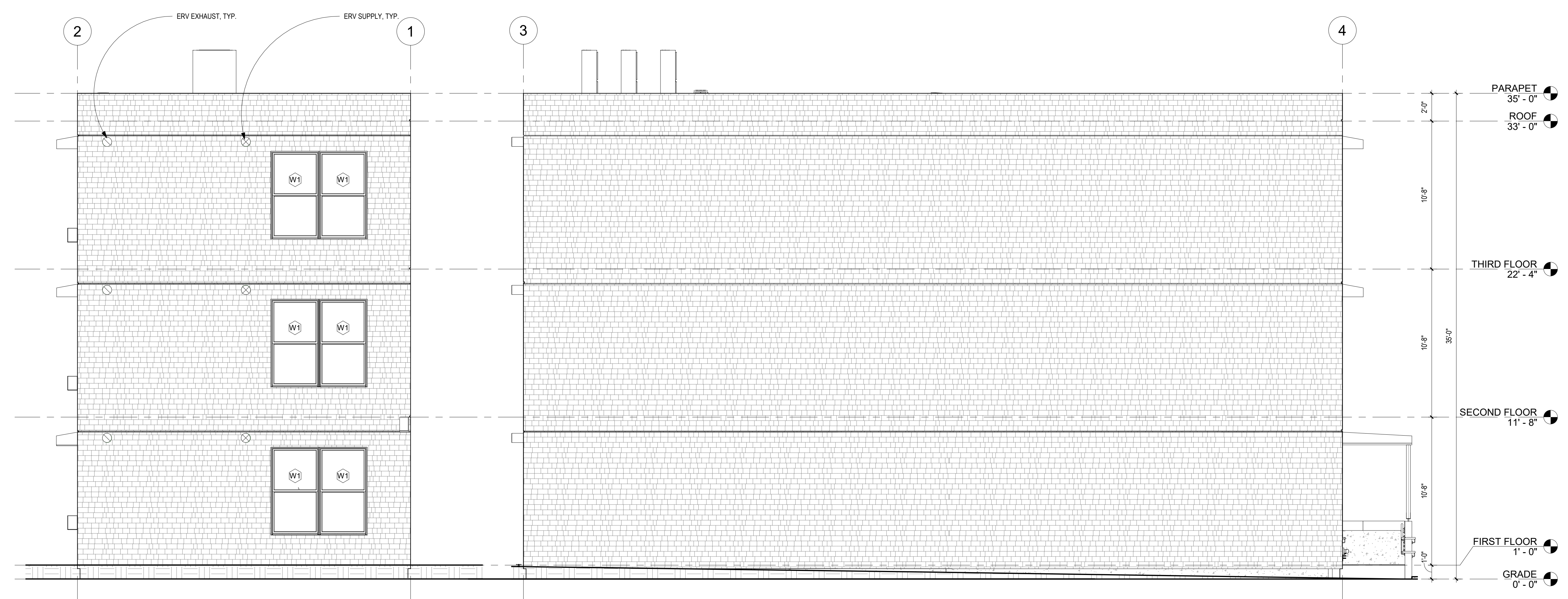
NO. ISSUED FOR DATE

PROPOSED EXTERIOR ELEVATIONS

A2.1

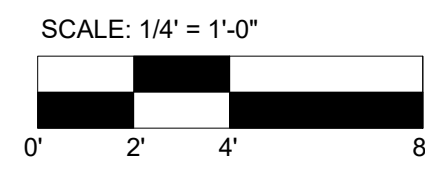
② WEST ELEVATION (STREET)  
1/4" = 1'-0"

① SOUTH ELEVATION  
1/4" = 1'-0"



BZA SET

NOT FOR CONSTRUCTION



1 EAST ELEVATION  
1/4" = 1'-0"

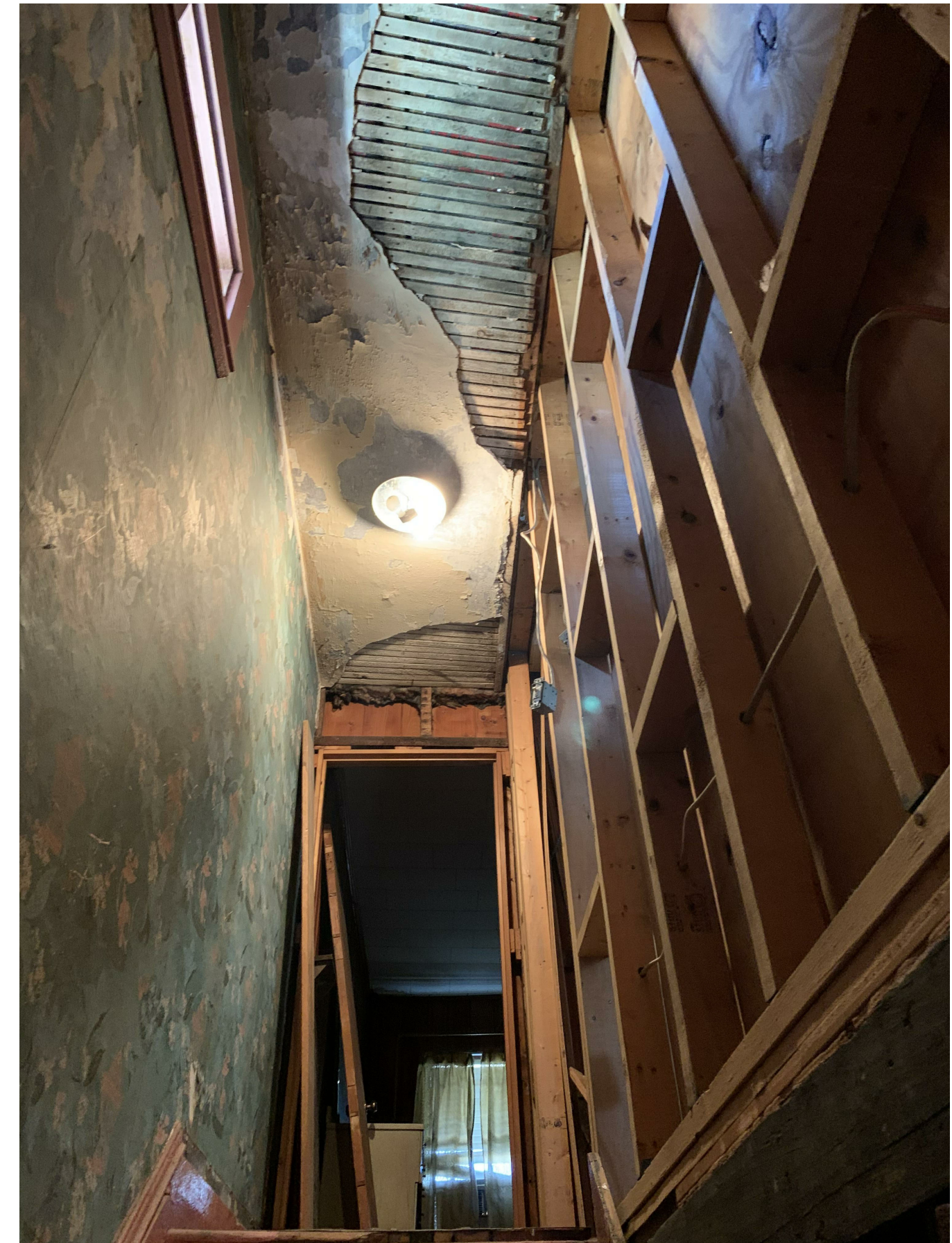
2 NORTH ELEVATION  
1/4" = 1'-0"

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 1  
Cambridge, MA 02140  
Tel: 617.876.9300

Contractor  
Aamodt Plumb Construction, LLC  
91 Harvey Street, Suite 1  
Cambridge, MA 02140  
Tel: 617.876.9300

Structural Engineer  
LeBrasseur Engineering  
23 Pleasant Street  
Newton Centre, MA 02459  
Tel: 617.965.5955

BZA SET

NOT FOR  
CONSTRUCTION

NO. ISSUED FOR DATE

ORIGINAL  
CONDITIONS  
PHOTOS

Z0.2



2003  
**145 Willow St.**  
145 Willow Street  
Cambridge MA 02141

Architect  
**Aamodt Plumb Architects, LLC**  
91 Harvey Street, Suite 1  
Cambridge, MA 02140  
Tel: 617.876.9300

Contractor  
**Aamodt Plumb Construction, LLC**  
91 Harvey Street, Suite 1  
Cambridge, MA 02140  
Tel: 617.876.9300

Structural Engineer  
**LeBrasseur Engineering**  
23 Pleasant Street  
Newton Centre, MA 02459  
Tel: 617.965.5955

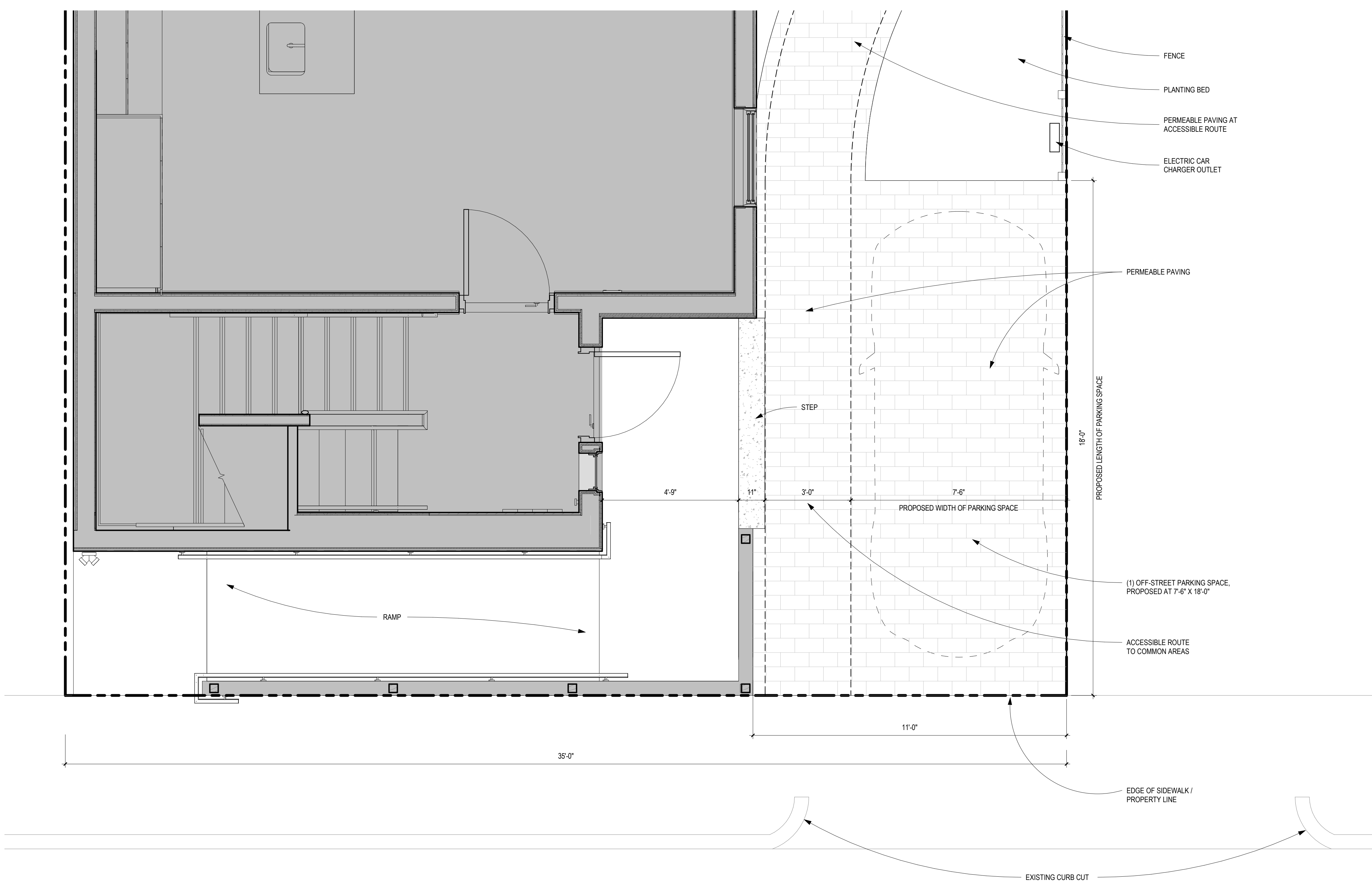


NO. ISSUED FOR DATE

**CURRENT  
CONDITIONS  
PHOTOS**

**Z0.2a**

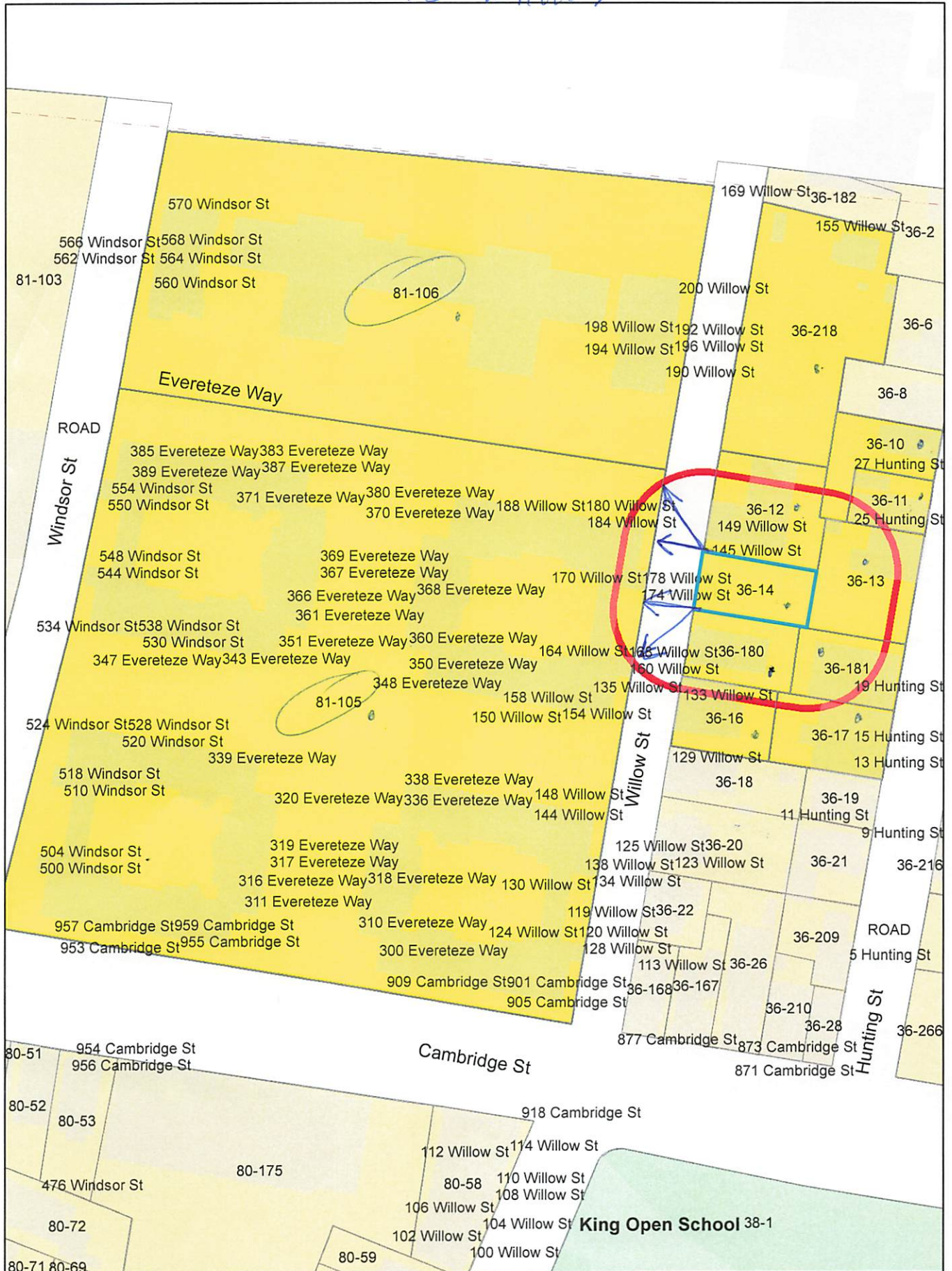




PROPOSED PARKING PLAN WITH  
① ACCESSIBLE ROUTE  
1/2" = 1'-0"



145 Willow St.



145 Willow St.

Petitioner

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

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

ANDREW PLUMB  
186 ALEWIFE BROOK PARKWAY #1209  
CAMBRIDGE, MA 02138

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

81-106-105  
CAMBRIDGE HOUSING AUTHORITY  
903 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

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

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

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

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

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

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

36-11  
BREWER JESSICA V  
25 HUNTING ST - UNIT 2  
CAMBRIDGE, MA 02141

36-13  
23 HUNTING STREET LLC  
21-23 HUNTING ST  
CAMBRIDGE, MA 02141