

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 10 PM 2:52

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 164899

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Andrew and Nancy Lo C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 15 Follen St., Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence A-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioners seek to construct two story rear addition in excess of the allowed gross floor area to pre-existing non-conforming structure. Petitioners also seek to connect home to pre-existing detached garage, and thus convert it to an attached garage.

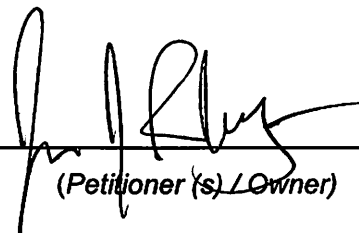
SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2(d) (Nonconforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: March 7, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Andrew W. Lo and Nancy N. Lo

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 15 Follen Street

the record title standing in the name of 15 Follen Street Nominee Trust

whose address is 15 Follen Street, Cambridge MA 02138

(Street)

(City or Town)

(State & Zip Code)

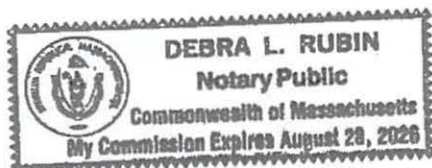
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 79131 Page 340 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Geoffrey M. Mason, Trustee
(Trustee)
Geoffrey M. Mason, Trustee of the 15 Follen
Street Nominee Trust

On this 15th day of February 2022, before me, the undersigned notary public, personally appeared Geoffrey M. Mason proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Debra L. Rubin
Notary Public

My commission expires: 8/28/26

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 15 Follen St., 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 8.22.2(d) allows for the construction of the proposed addition where, as in this case, the existing house exceeds the allowed FAR. Similarly, pre-existing nonconforming side yard setbacks permit the new conforming side setback that results when the garage becomes attached to the main structure.

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:

The proposed additions will not alter traffic patterns.

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 adjacent uses are all similarly sized single family dwellings.

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:

The proposed additions will be constructed in accordance with all the requirements of the State Building Code.

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 intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon 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.**

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Andrew and Nancy Lo
Location: 15 Follen St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: single family
Zone: Residence A-1 Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,597.6	5,225.7	4,516.5	(max.)
<u>LOT AREA:</u>		9,033	no change	6,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.50	.57	.50	
<u>LOT AREA OF EACH DWELLING UNIT:</u>		9,033	no change	4,500	
<u>SIZE OF LOT:</u>	WIDTH	89.9	no change	65	
	DEPTH	119.7	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	22.6'	no change	20'	
	REAR	37.1	no change	25	
	LEFT SIDE	13.8	0	15 (sum of 35)	
	RIGHT SIDE	10.4	no change	15 (sum of 35)	
<u>SIZE OF BUILDING:</u>	HEIGHT	36	36.39	35	
	WIDTH	43	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		52.4%	52.6%	50%	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		3	no change	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<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.:

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'.

15 FOLLEN ST. CAMBRIDGE, MA 02138

02-18-22

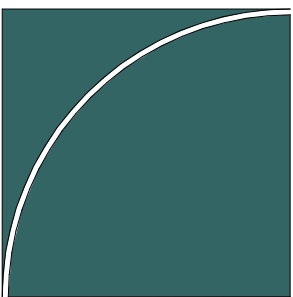
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COVER	A-000
ASSESSORS PLOT PLAN	A-001
SITE SURVEY - BY OTHERS	A-002
SITE PHOTOS	A-003
EXISTING AREA CALCULATIONS	A-004
PROPOSED AREA CALCULATIONS	A-005
OPEN SPACE DIAGRAMS	A-006
SITE PLAN	A-100
FLOOR PLANS	A-101
FLOOR PLANS	A-102
FLOOR PLANS	A-103
FLOOR PLANS	A-104
ROOF PLAN	A-105
PROPOSED ELEVATION	A-201
PROPOSED ELEVATION	A-202
PROPOSED ELEVATION	A-203
PROPOSED ELEVATION	A-204
EXISTING FLOOR PLANS	AX101
EXISTING FLOOR PLANS	AX102
EXISTING FLOOR PLANS	AX103
EXISTING FLOOR PLANS	AX104
EXISTING ROOF PLAN	AX105
EXISTING ELEVATION	AX201
EXISTING ELEVATION	AX202
EXISTING ELEVATION	AX-203
EXISTING ELEVATION	AX-204

No.	Description	Date

client
HOME OWNERS

title
COVER

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

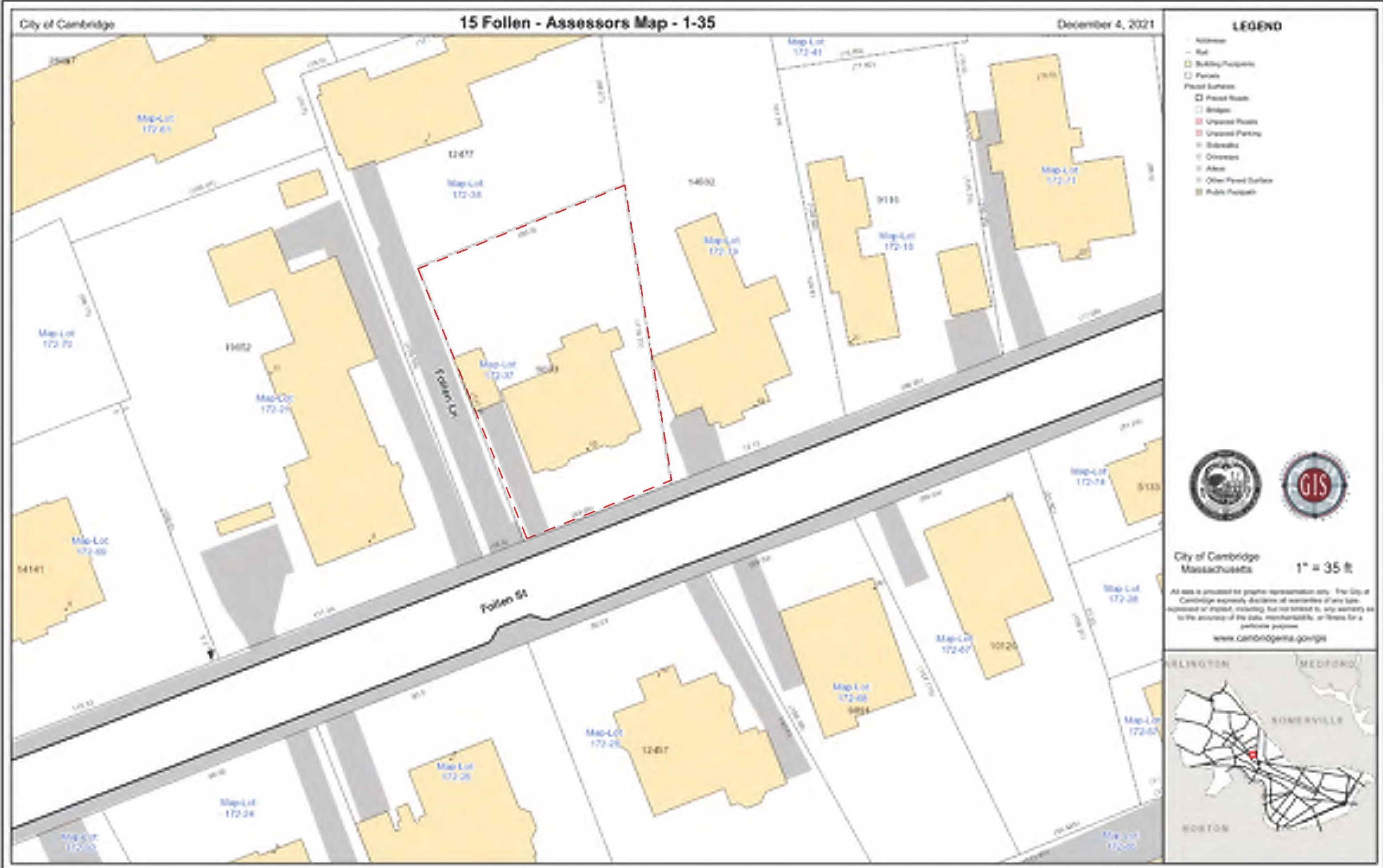
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scale

date issued02-18-22

BZA APPLICATION

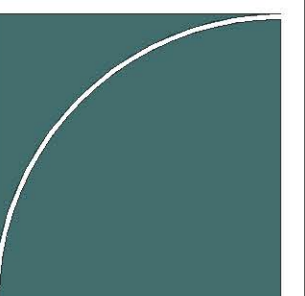
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A-000

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HOME OWNERS

ASSESSORS PLOT PLAN

15 FOLLEN ST. CAMBRIDGE, MA 02138

BOYES-WATSON
ARCHITECTS

90 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629.8200

Job number 20380

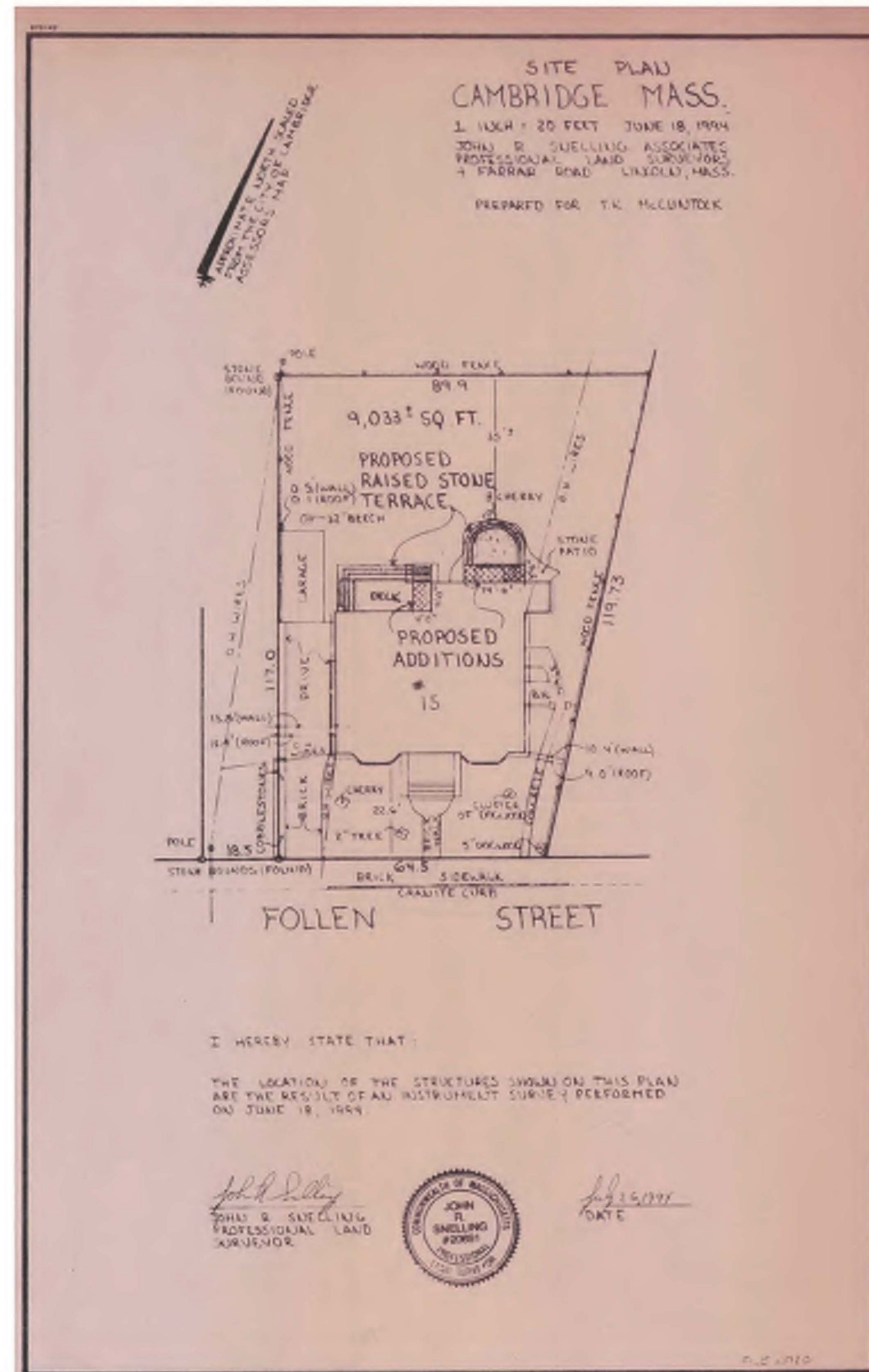
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date issued 02-18-22

ZETA APPLICATION

Sheet no. _____

A-001



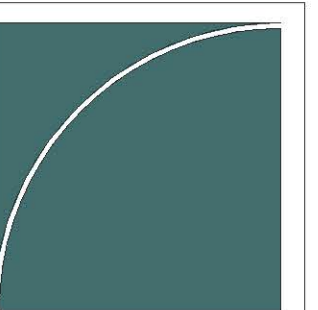
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REFERENCE ONLY

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HOME OWNERS

SITE SURVEY - BY OTHERS

15 FOLLEN ST. CAMBRIDGE, MA 02138



**BOYES-WATSON
ARCHITECTS**
10 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629.8200

Job number 20380

scale	N.T.S.
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date issued 02-18-22

ZA APPLICATION

Sheet no.

A-002



15 FOLLEN - VIEW FROM STREET LOOKING RIGHT



15 FOLLEN - VIEW FROM STREET LOOKING LEFT



15 FOLLEN- STREET FACADE (FRONT)



15 FOLLEN - BACK YARD FACADE (REAR)

No.	Description	Date

client
HOME OWNERS

title
SITE PHOTOS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



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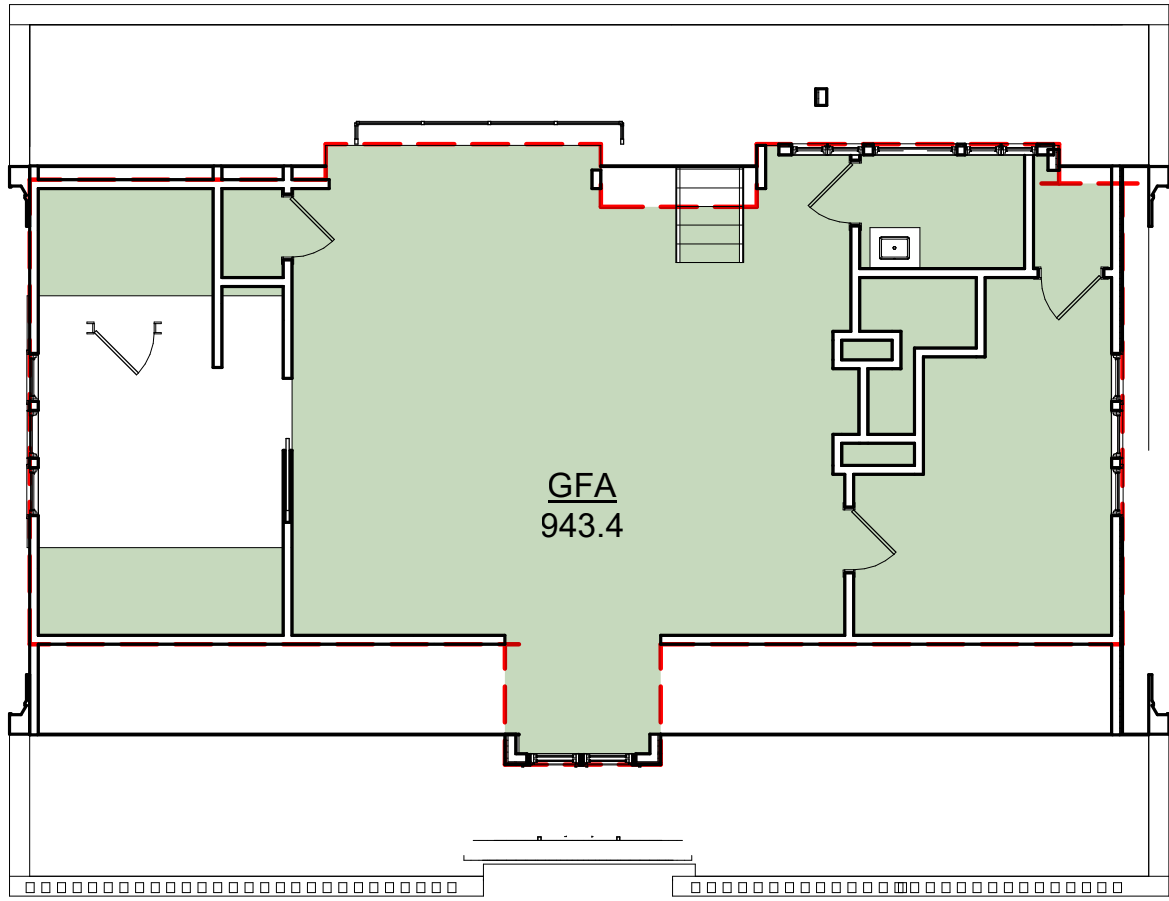
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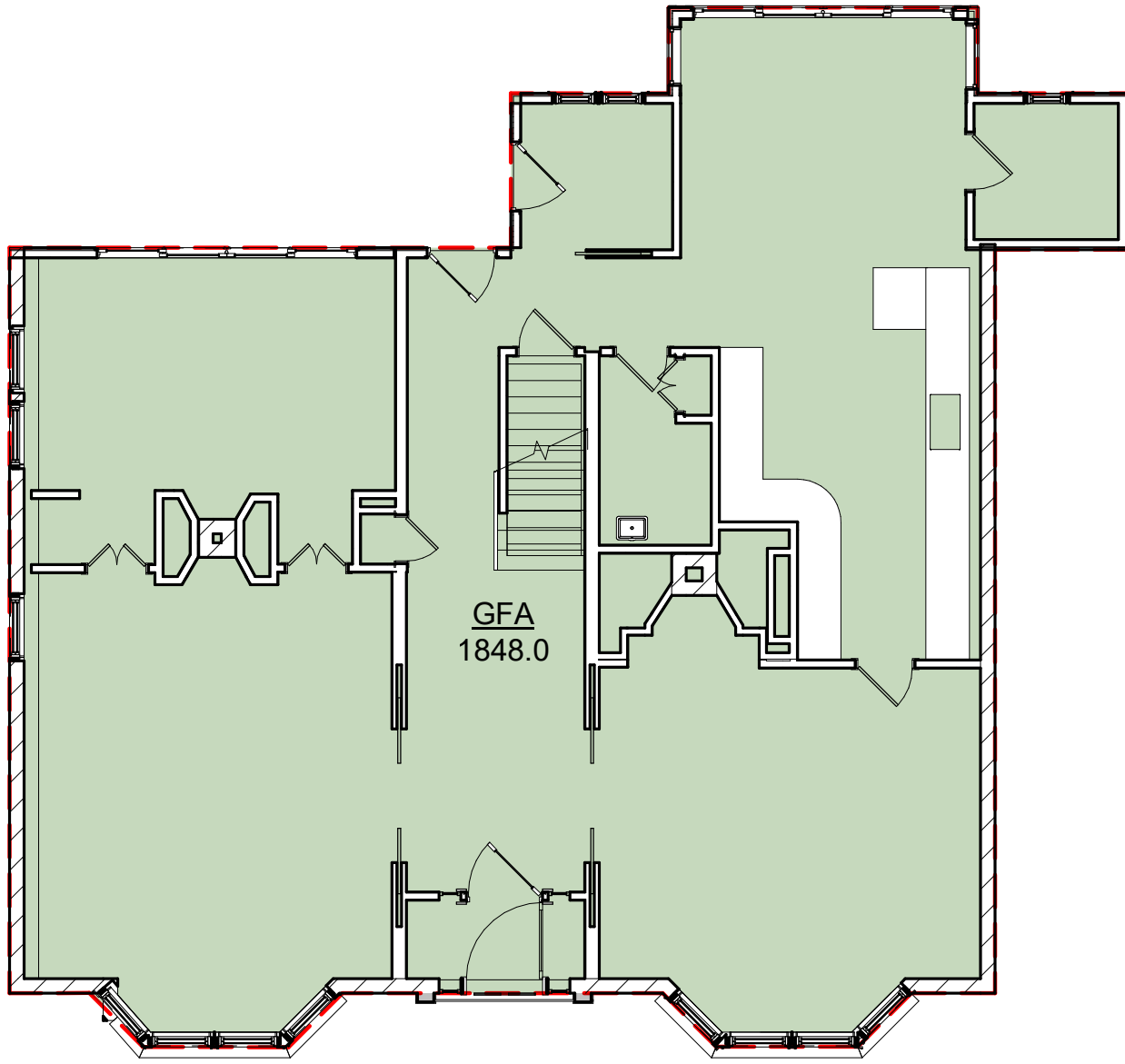
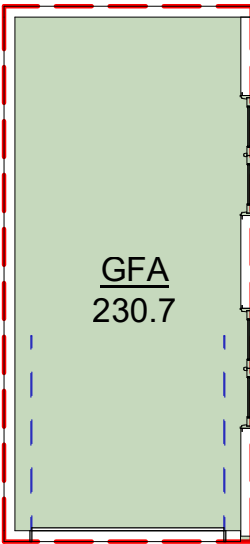
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BZA APPLICATION

Sheet no.
A-003

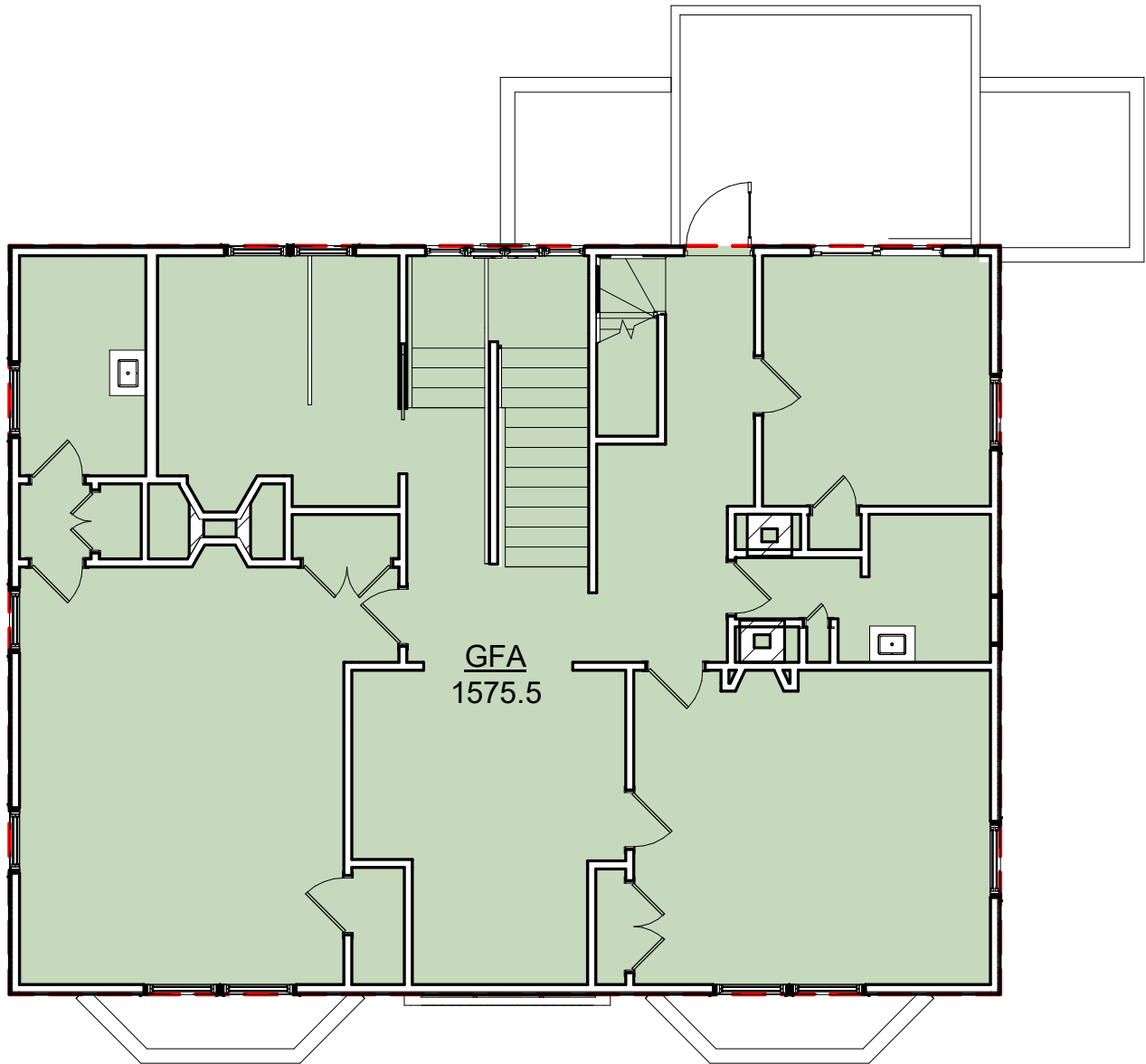
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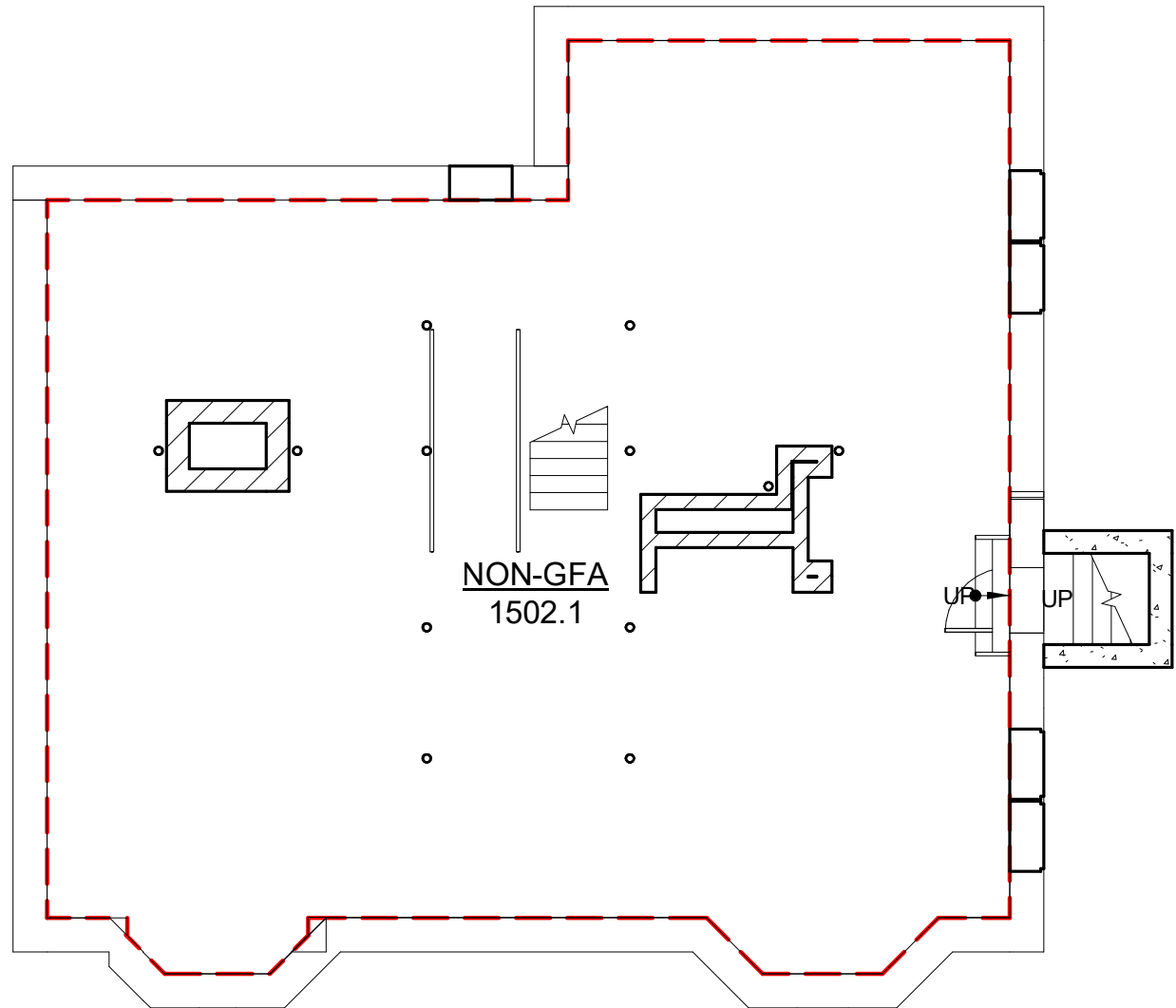
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1/8" = 1'-0"



2 EXISTING - 1ST FLOOR
1/8" = 1'-0"



3 EXISTING - 2ND FLOOR
1/8" = 1'-0"



1 EXISTING - BASEMENT
1/8" = 1'-0"

EXISTING GFA		
Level	Area	GFA Type
BASEMENT	1,502.1 SF	
1ST FLOOR	1,848.0 SF	GFA
2ND FLOOR	1,575.5 SF	GFA
3RD FLOOR	943.4 SF	GFA
TOTAL	6,099.7 SF	

No.	Description	Date

client
HOME OWNERS

title
EXISTING AREA CALCULATIONS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
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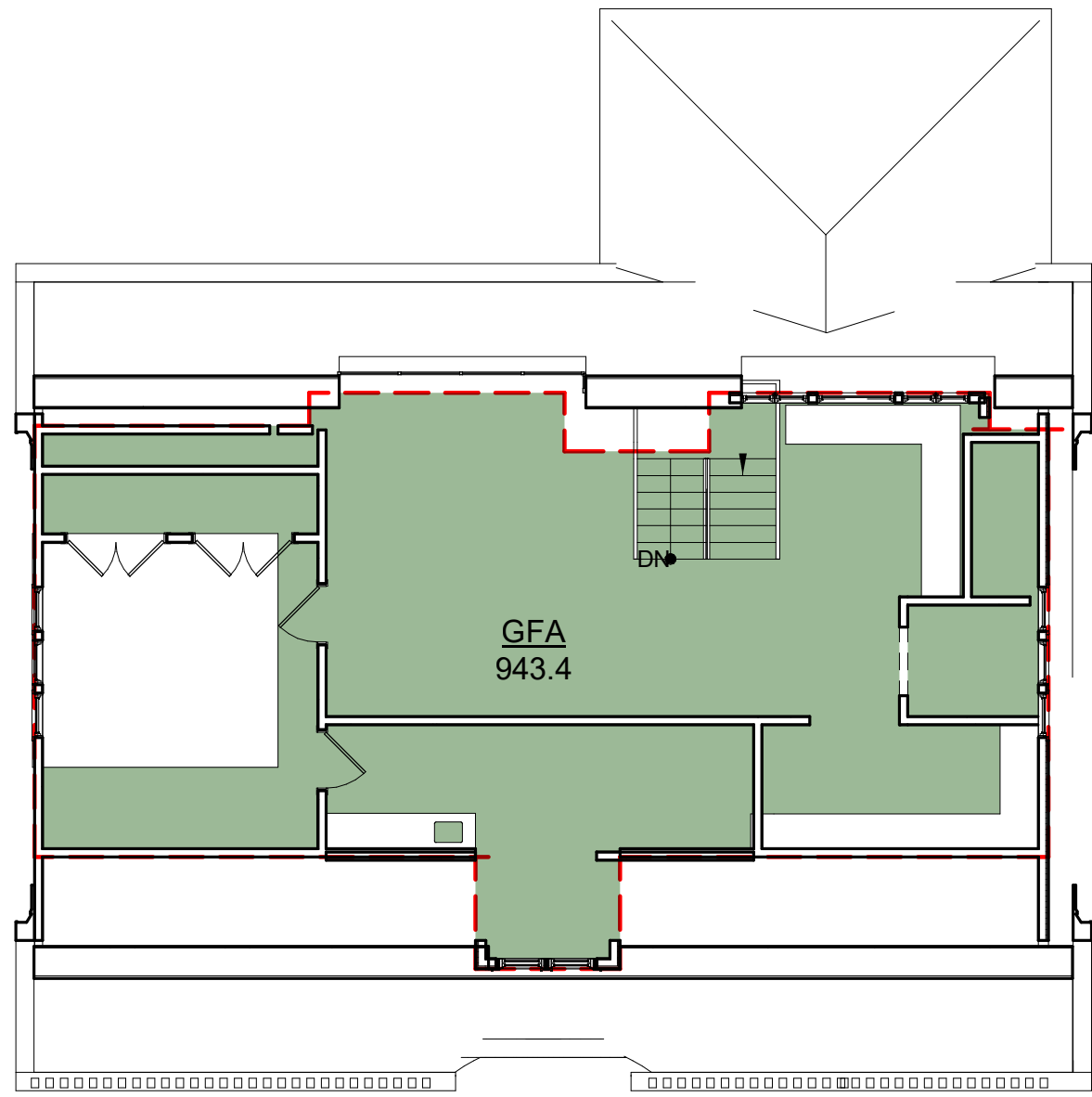
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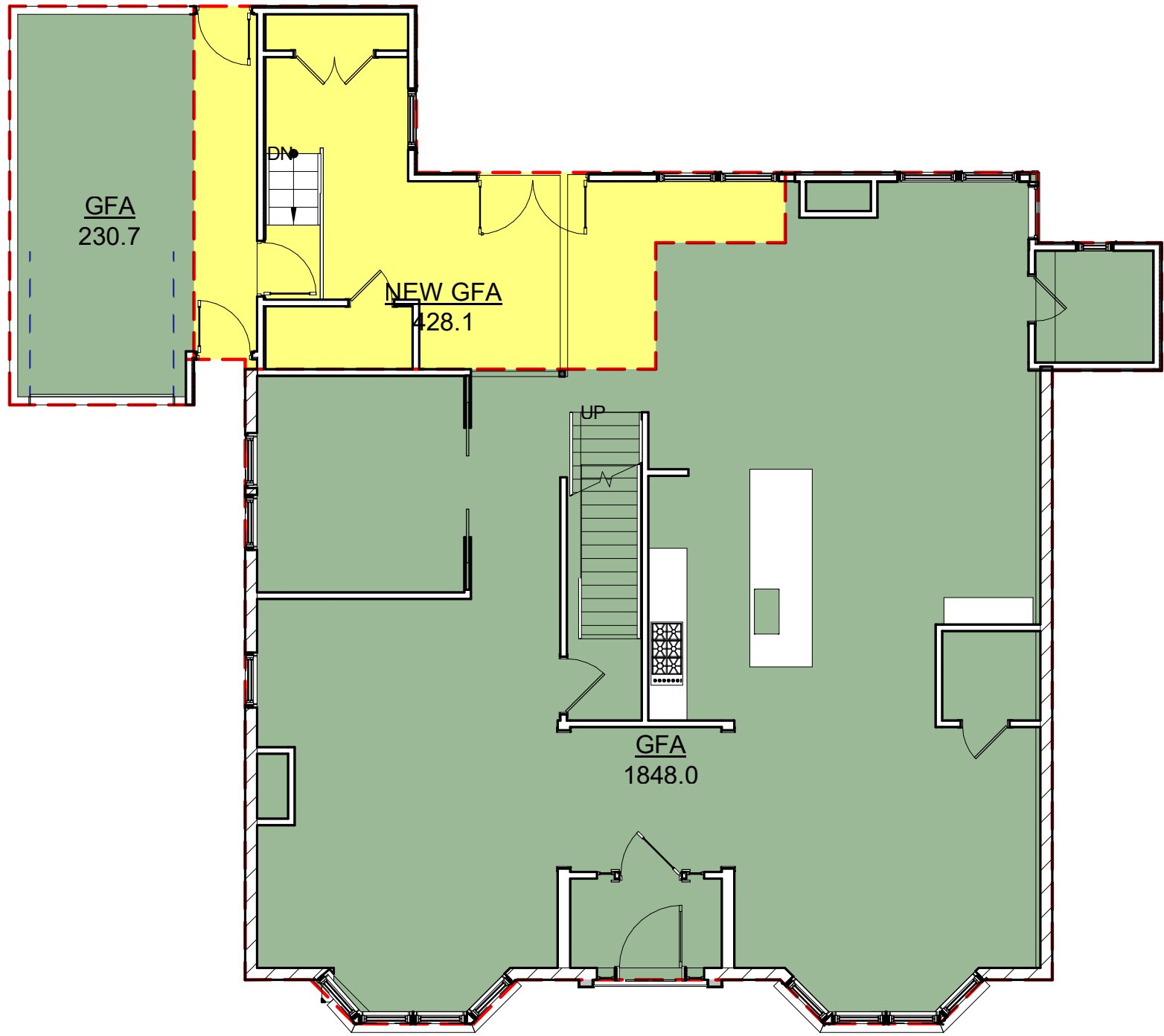
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BZA APPLICATION

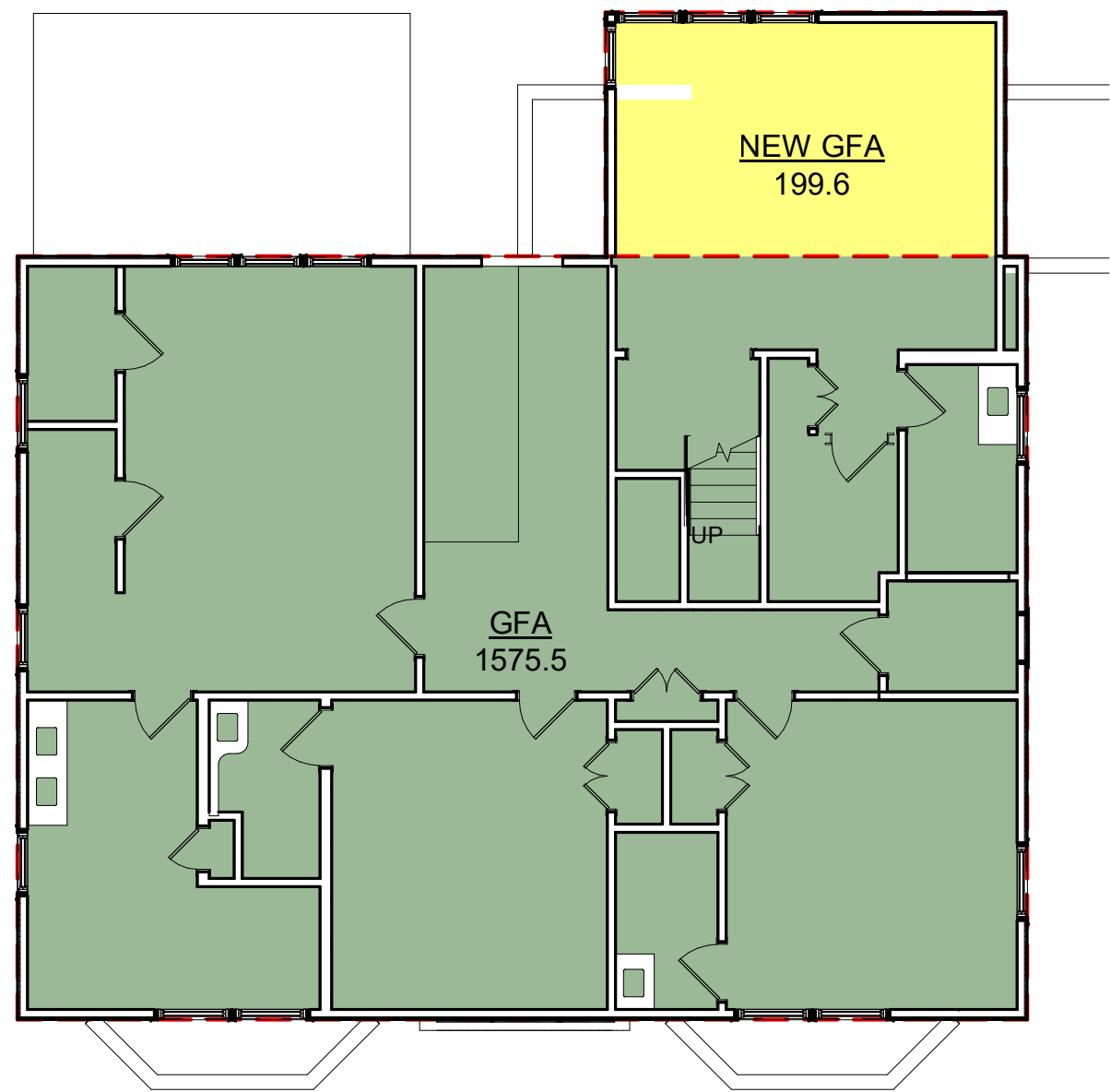
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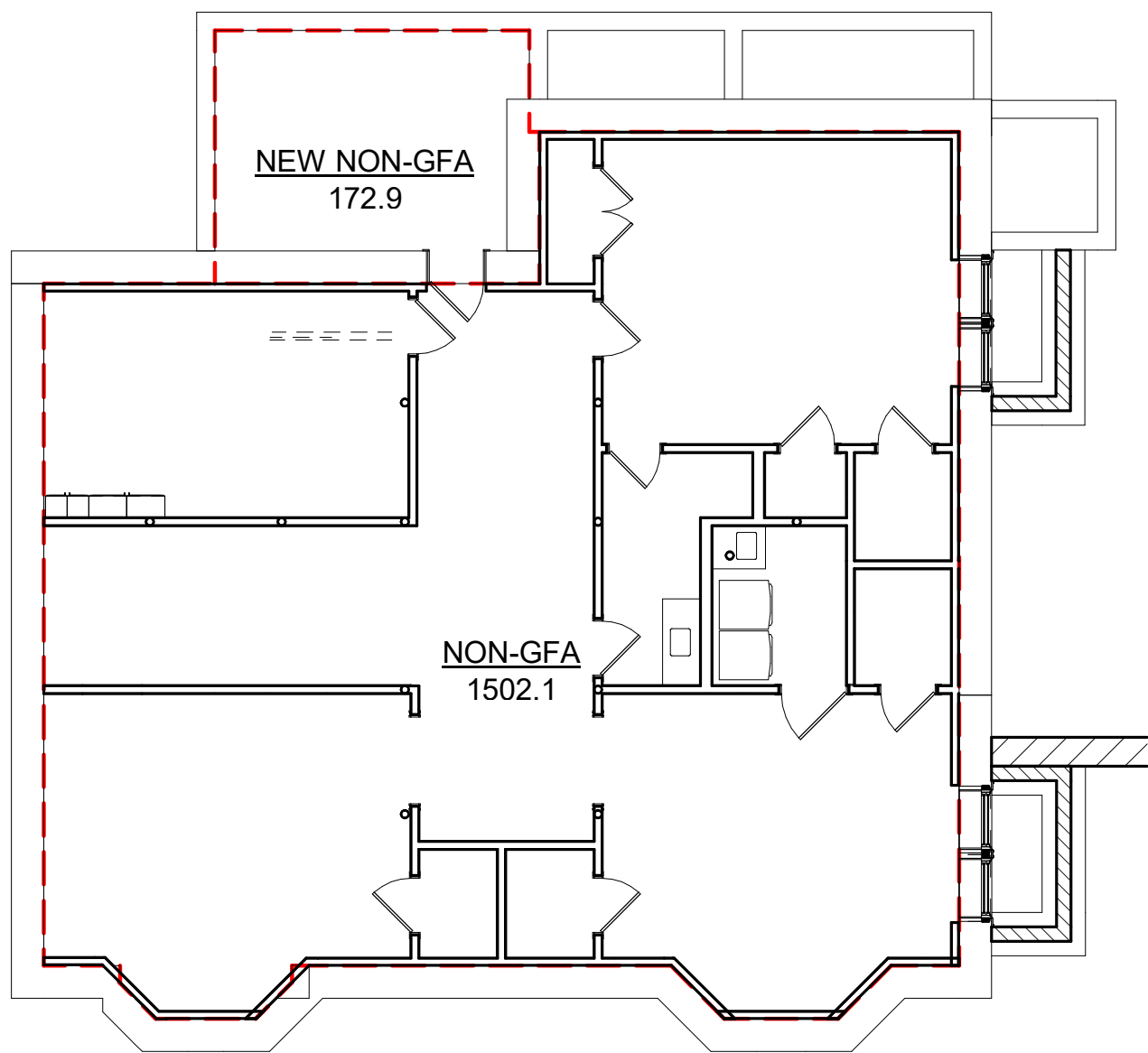
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1/8" = 1'-0"



2 1ST FLOOR
1/8" = 1'-0"



3 2ND FLOOR
1/8" = 1'-0"



1 BASEMENT
1/8" = 1'-0"

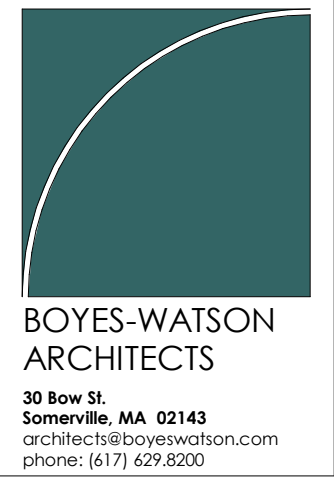
PROPOSED GFA - SP		
Level	Area	Zoning Area Type
1ST FLOOR	428.1 SF	ADDITIONAL GFA
2ND FLOOR	199.6 SF	ADDITIONAL GFA
	627.7 SF	
BASEMENT	172.9 SF	ADDITIONAL NON-GFA
	172.9 SF	
1ST FLOOR	1,848.0 SF	EXISTING
1ST FLOOR	230.7 SF	EXISTING
2ND FLOOR	1,575.5 SF	EXISTING
3RD FLOOR	943.4 SF	EXISTING
	4,597.6 SF	
BASEMENT	1,502.1 SF	EXISTING NON-GFA
	1,502.1 SF	
TOTAL	6,900.3 SF	

No.	Description	Date

client
HOME OWNERS

title
PROPOSED AREA CALCULATIONS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



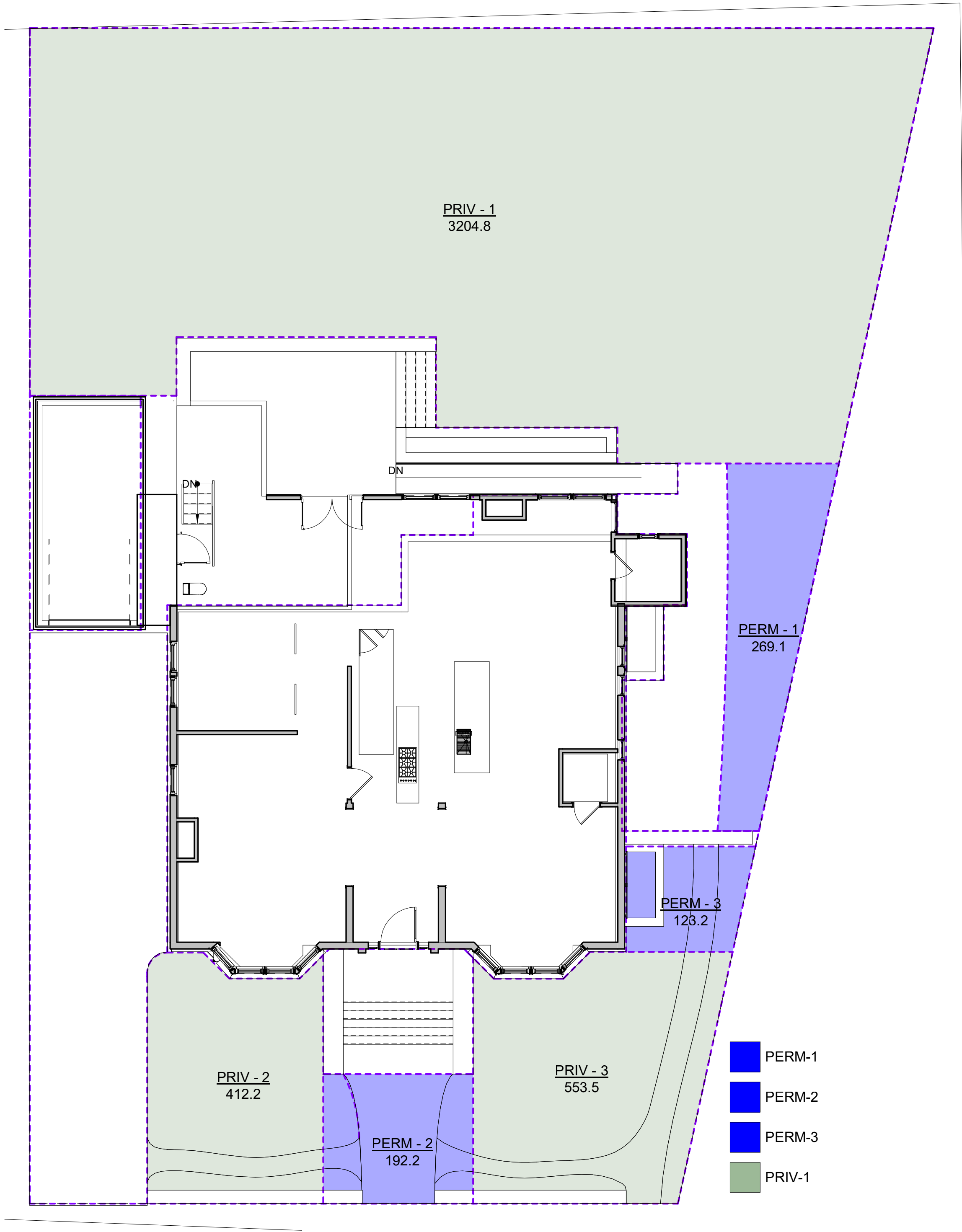
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date issued 02-18-22
BZA APPLICATION

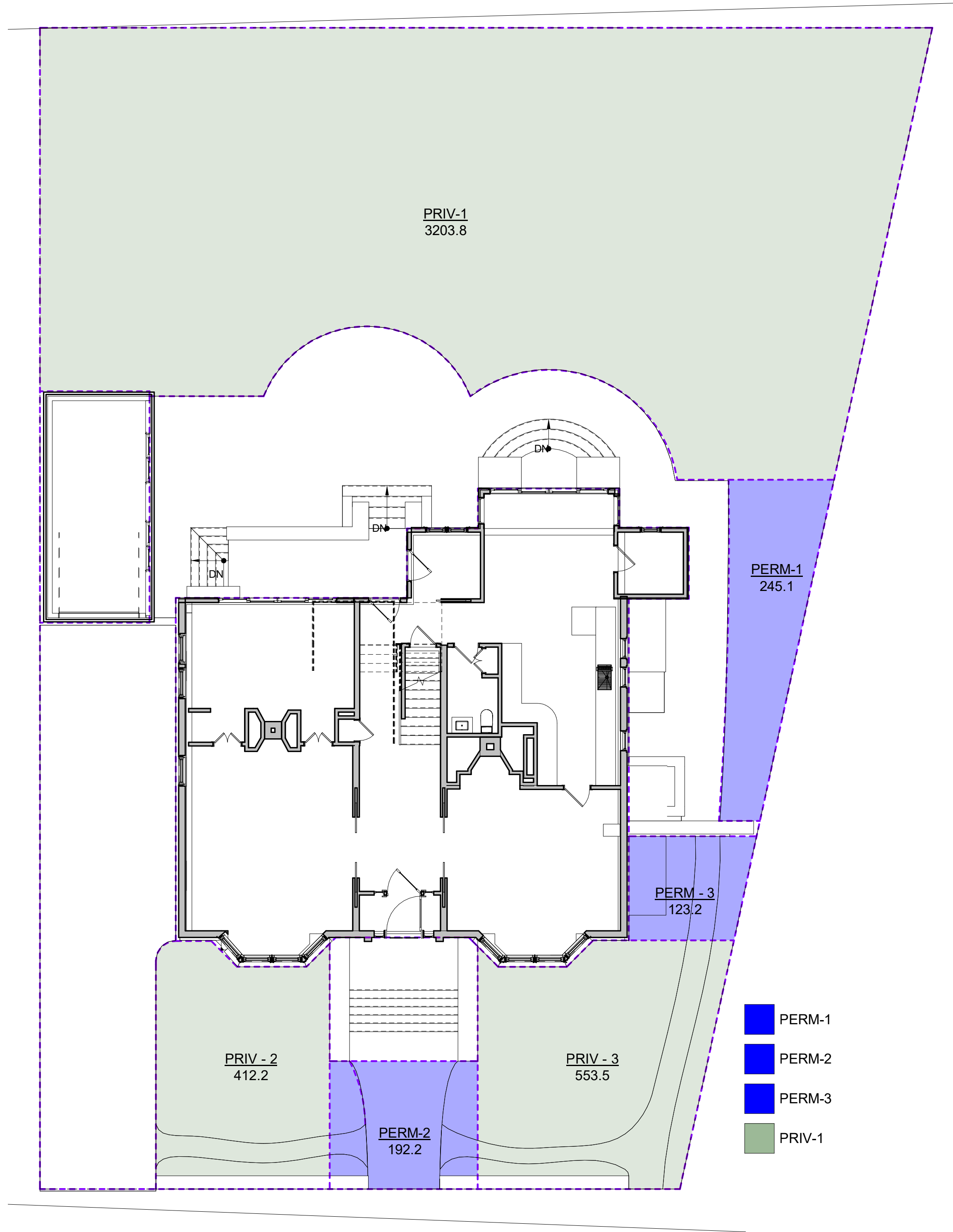
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A-005

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2 PROPOSED OPEN SPACE DIAGRAM
1/8" = 1'-0"

PROPOSED OPEN SPACE - SP		
Name	AREA	% LOT AREA
PERM - 1	269.1 SF	3.0%
PERM - 2	192.2 SF	2.1%
PERM - 3	123.2 SF	1.4%
PRIV - 1	3,204.8 SF	35.5%
PRIV - 2	412.2 SF	4.6%
PRIV - 3	553.5 SF	6.1%
TOTAL OPEN SPACE	4,755.0 SF	52.6%



1 EXISTING OPEN SPACE - SP
1/8" = 1'-0"

EXISTING OPEN SPACE		
Name	AREA	% LOT AREA
PERM - 1	245.1 SF	2.7%
PERM - 2	192.2 SF	2.1%
PERM - 3	123.2 SF	1.4%
PRIV - 2	412.2 SF	4.6%
PRIV - 3	553.5 SF	6.1%
PRIV - 1	3,203.8 SF	35.5%
TOTAL OPEN SPACE	4,730.1 SF	52.4%

No.	Description	Date

client
HOME OWNERS

title
OPEN SPACE DIAGRAMS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138

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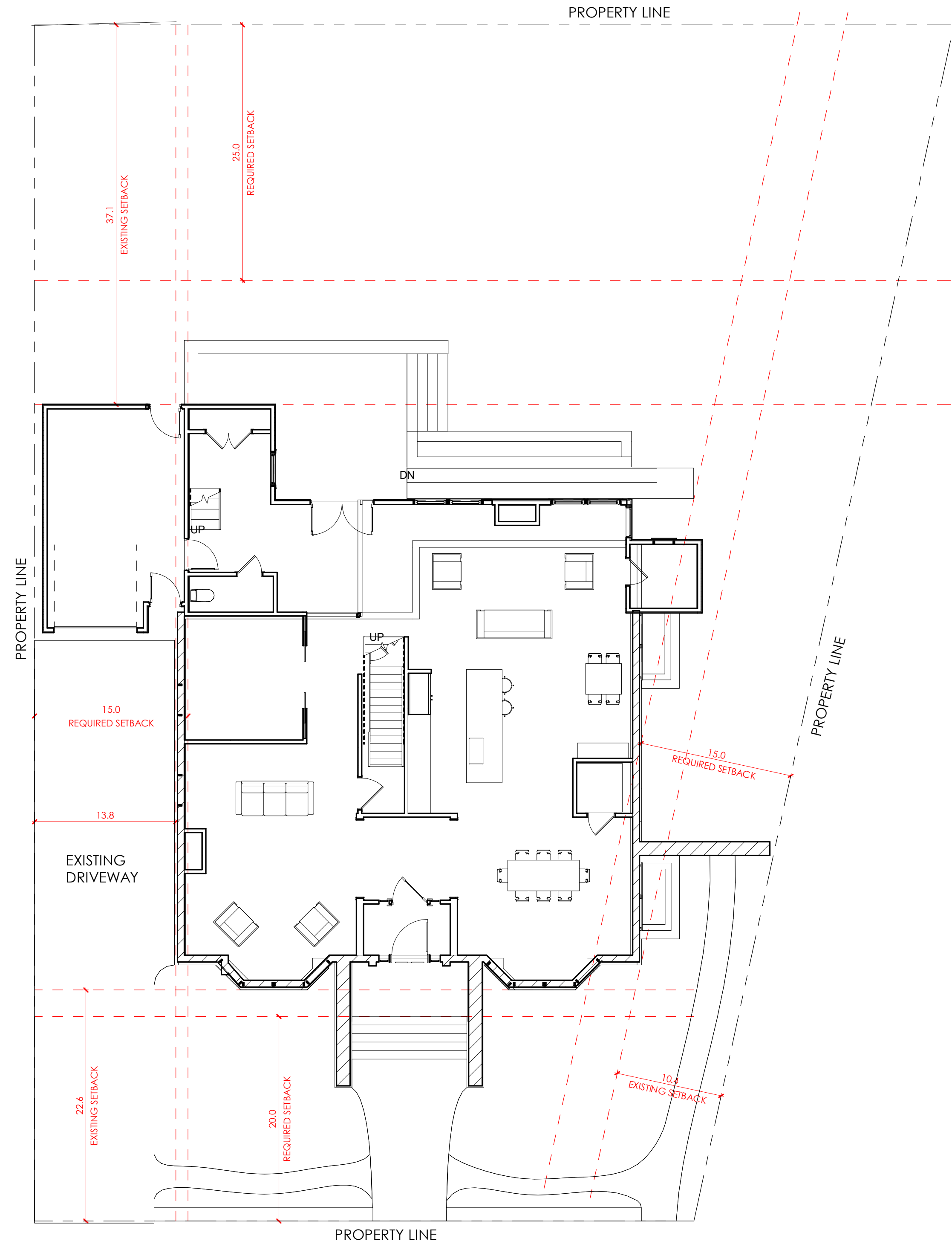
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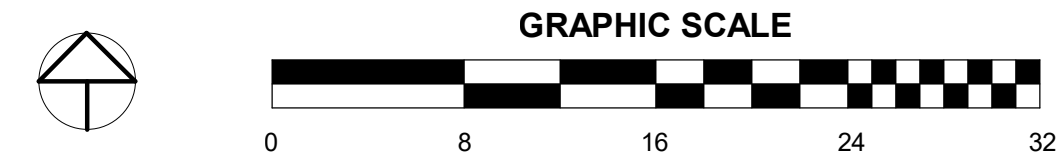
date issued 02-18-22

BZA APPLICATION

Sheet no.
A-006



1 SITE PLAN
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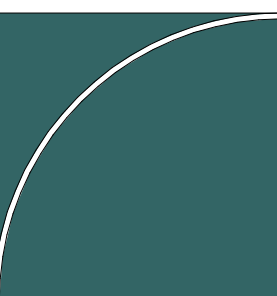


No.	Description	Date

client
HOME OWNERS

title
SITE PLAN

project
15 FOLLEN ST. CAMBRIDGE, MA 02138


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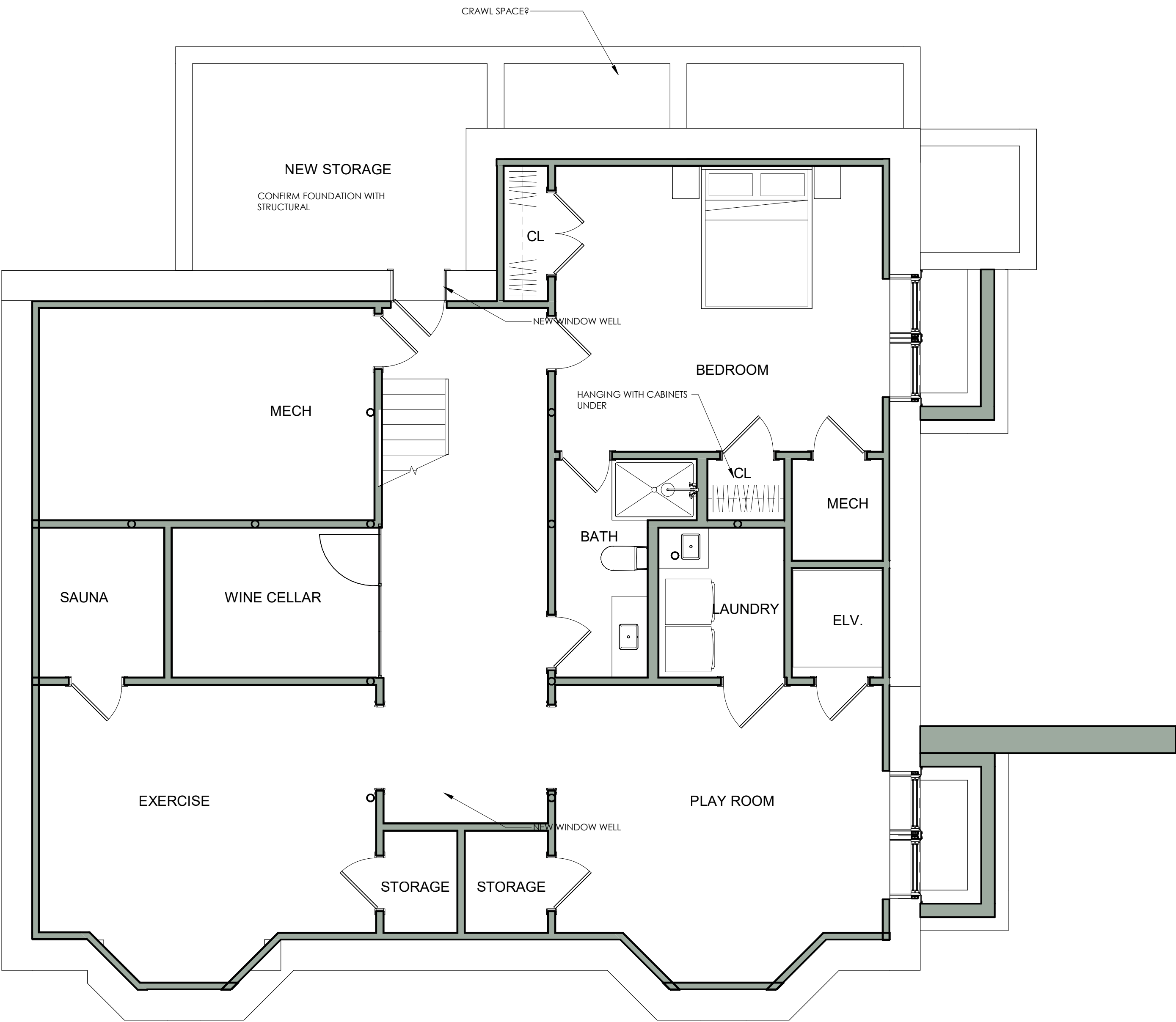
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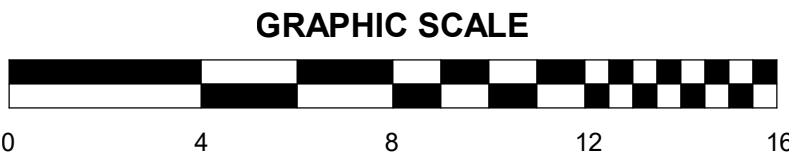
date issued 02-18-22
BZA APPLICATION

Sheet no.
A-100

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1 PROPOSED PLAN -BASEMENT PLAN
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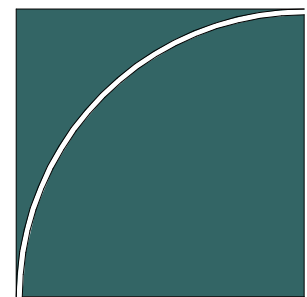


No.	Description	Date

client
HOME OWNERS

title
FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138


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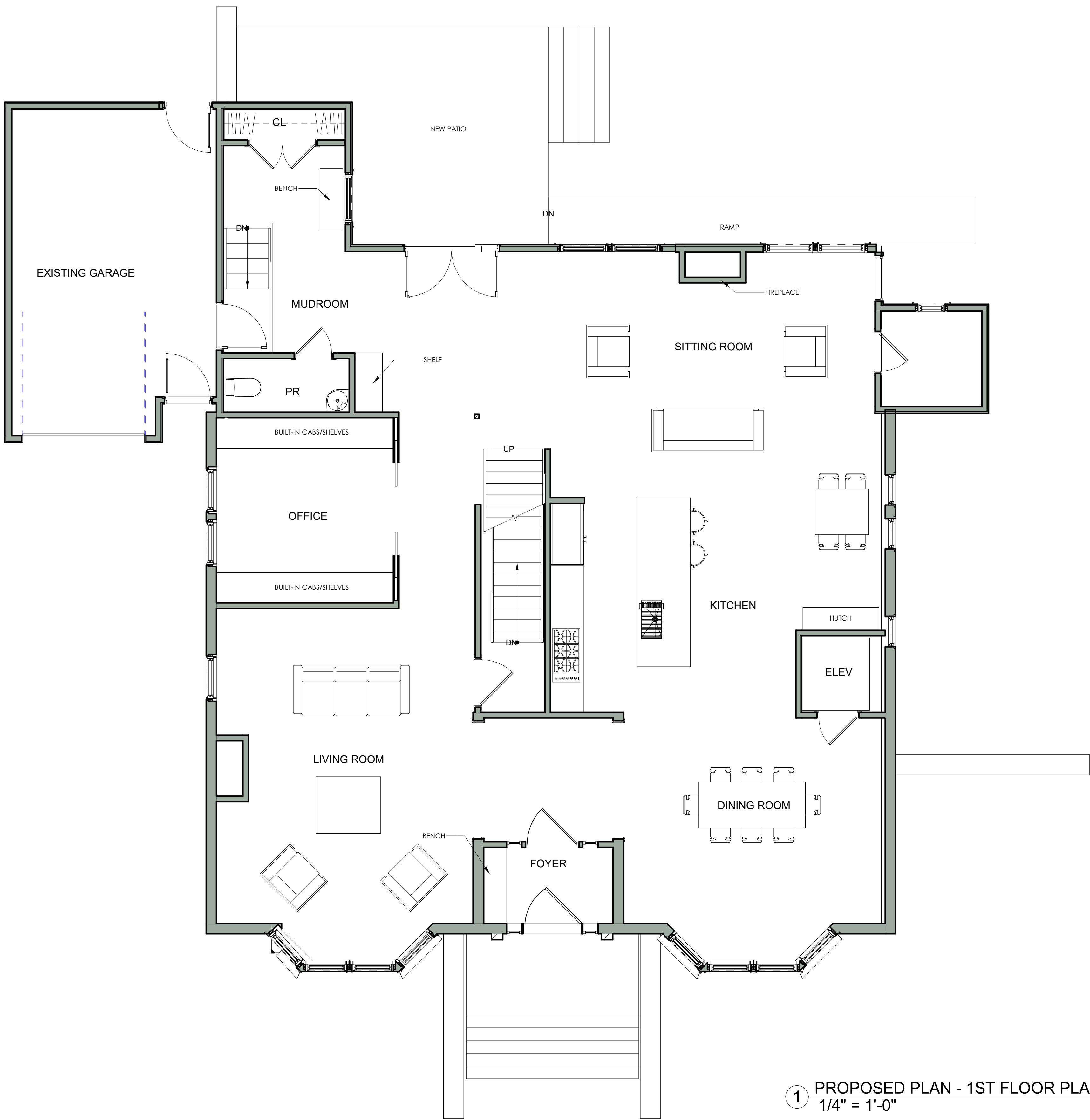
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BZA APPLICATION

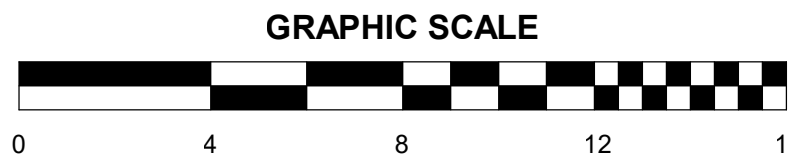
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A-101

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1 PROPOSED PLAN - 1ST FLOOR PLAN
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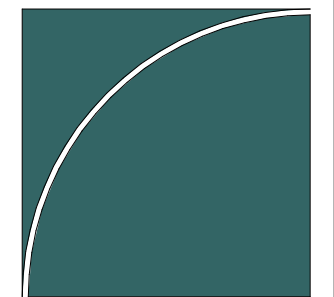


No.	Description	Date

client
HOME OWNERS

title
FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
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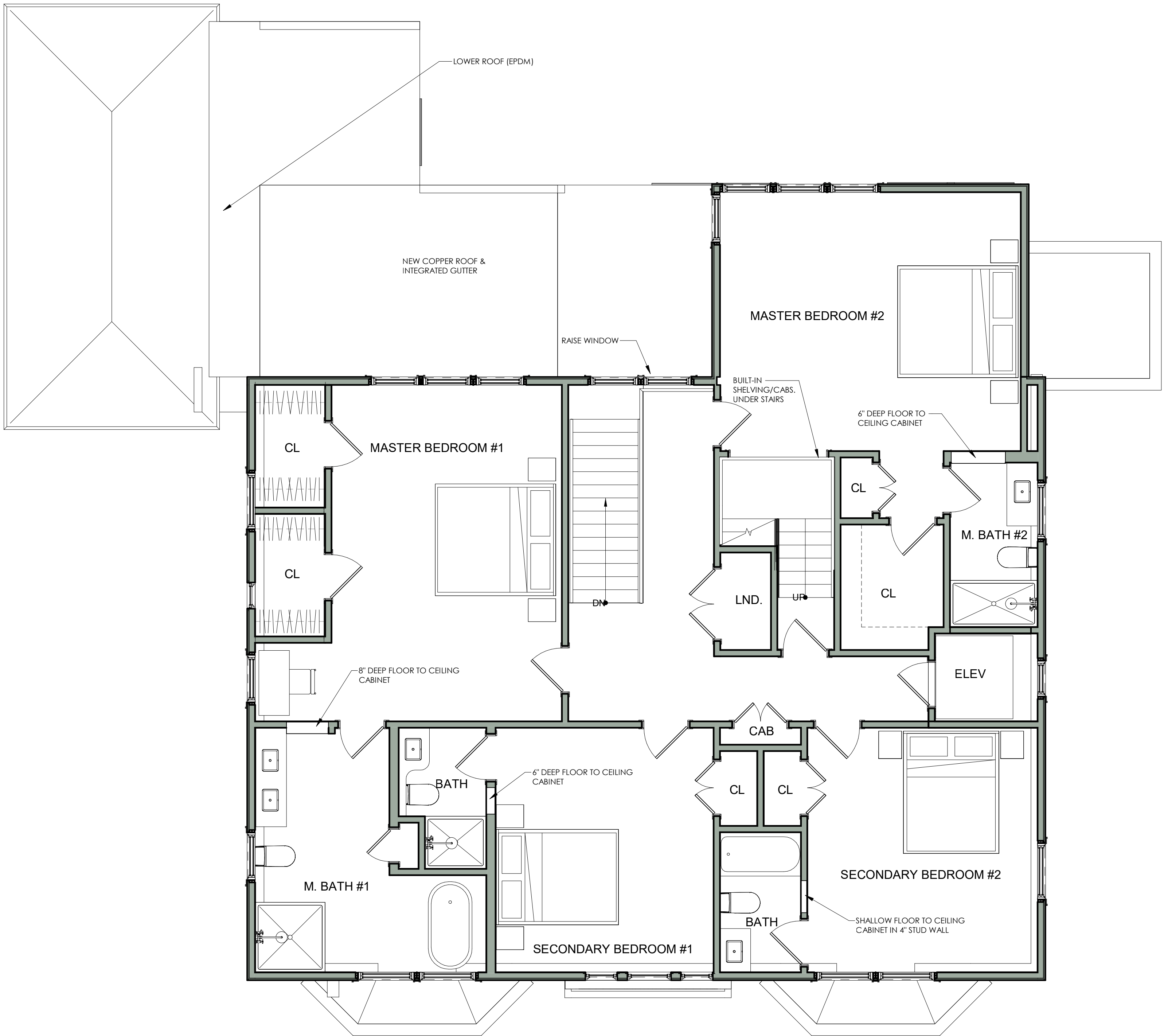
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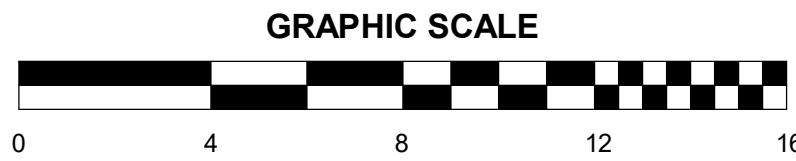
date issued 02-18-22
BZA APPLICATION

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A-102

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1 PROPOSED PLAN - 2ND FLOOR PLAN
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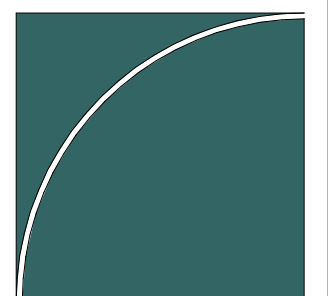


No.	Description	Date

client
HOME OWNERS

title
FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138


BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
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job number 20380

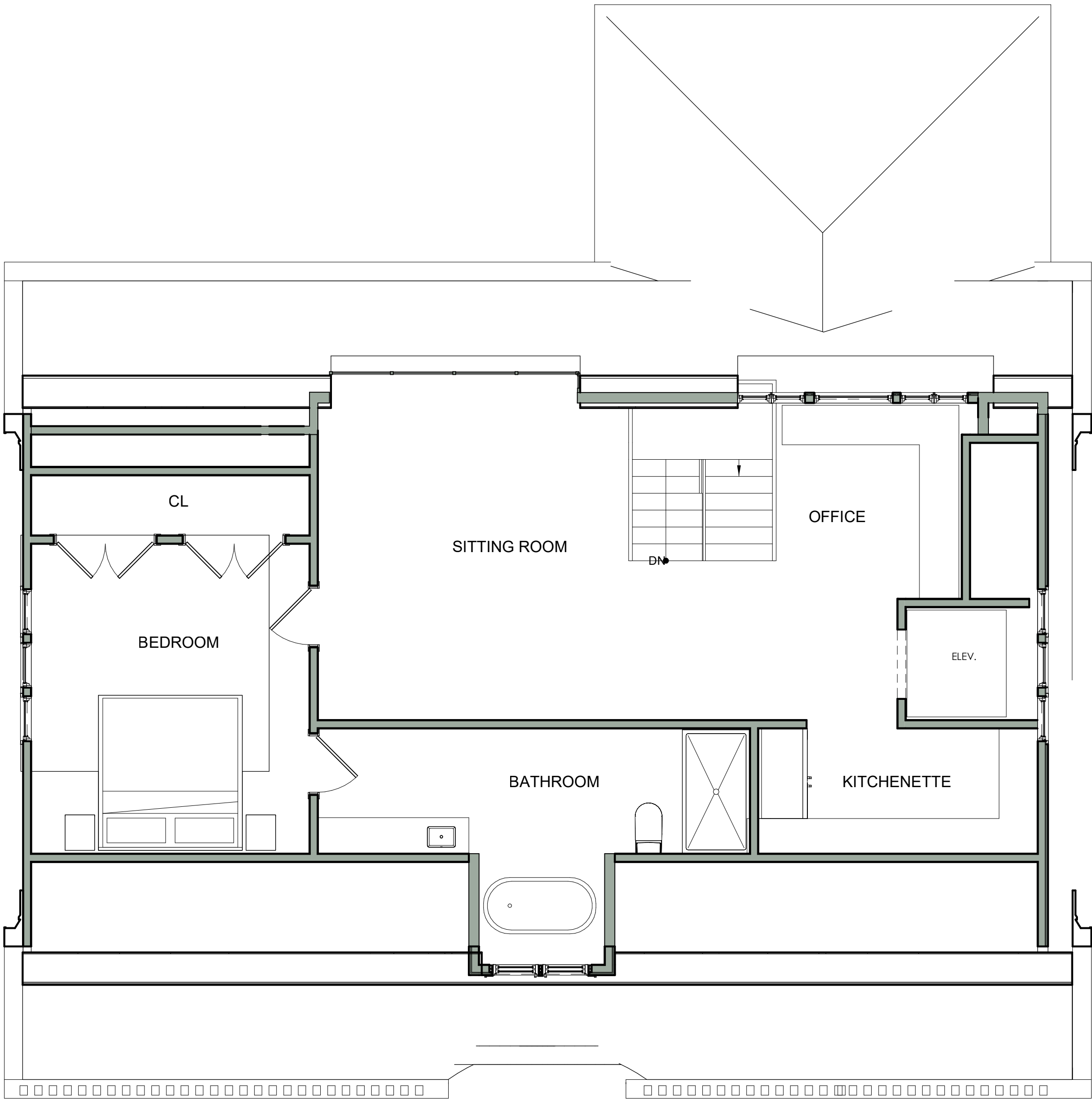
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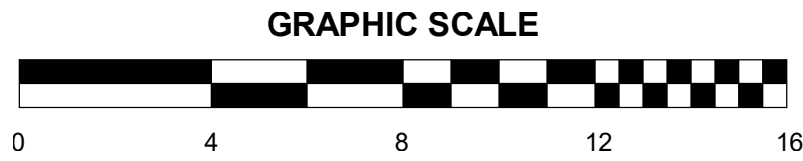
BZA APPLICATION

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A-103

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1 PROPOSED PLAN - 3RD FLOOR PLAN
1/4" = 1'-0"

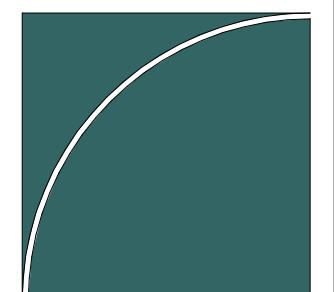


No.	Description	Date

client
HOME OWNERS

title
FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138


BOYES-WATSON
ARCHITECTS
30 Bow St.
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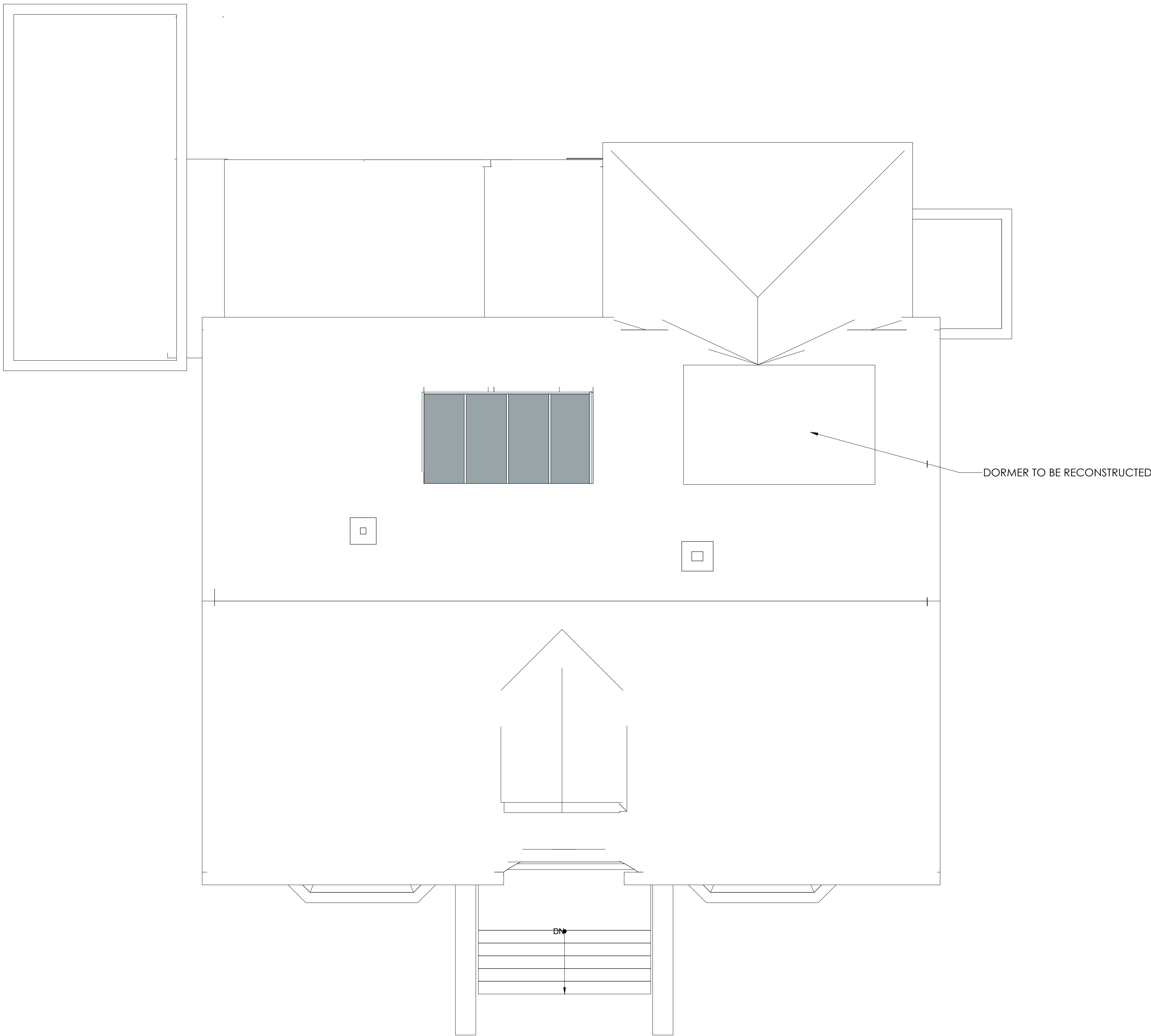
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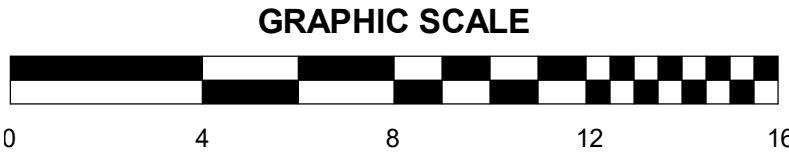
date issued 02-18-22
BZA APPLICATION

Sheet no.
A-104

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



No.	Description	Date

client
HOME OWNERS

title
ROOF PLAN

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS

30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

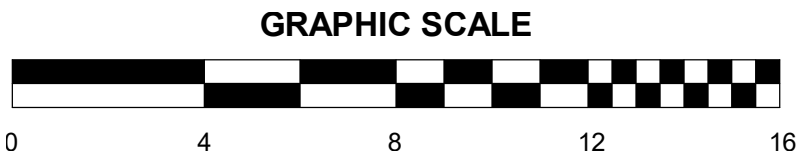
date issued 02-18-22
BZA APPLICATION

Sheet no.
A-105

2/18/2022 11:44:33 AM



1 PROPOSED ELEVATION - FRONT
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
PROPOSED ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

date issued 02-18-22

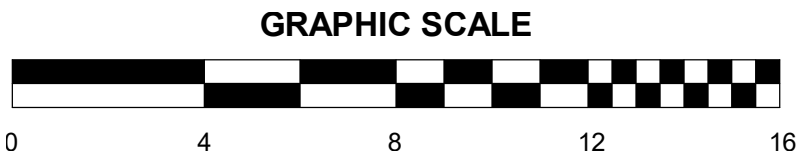
BZA APPLICATION

Sheet no.
A-201

2/18/2022 11:44:34 AM



1 PROPOSED ELEVATION - LEFT
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
PROPOSED ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

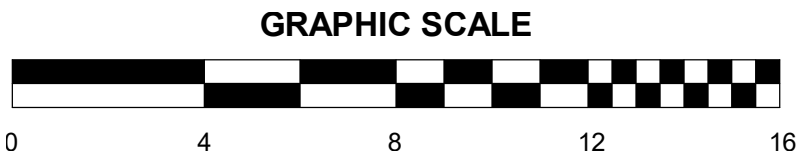
date issued 02-18-22
BZA APPLICATION

Sheet no.
A-202

2/18/2022 11:44:35 AM



1 PROPOSED ELEVATION - REAR
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
PROPOSED ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

date issued 02-18-22

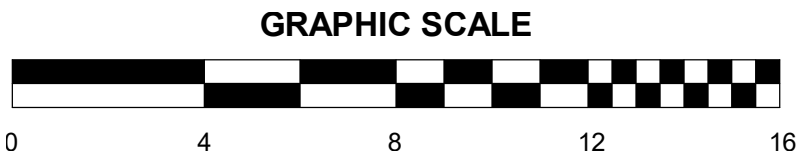
BZA APPLICATION

Sheet no.
A-203

2/18/2022 11:44:36 AM



1 PROPOSED ELEVATION - RIGHT
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
PROPOSED ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

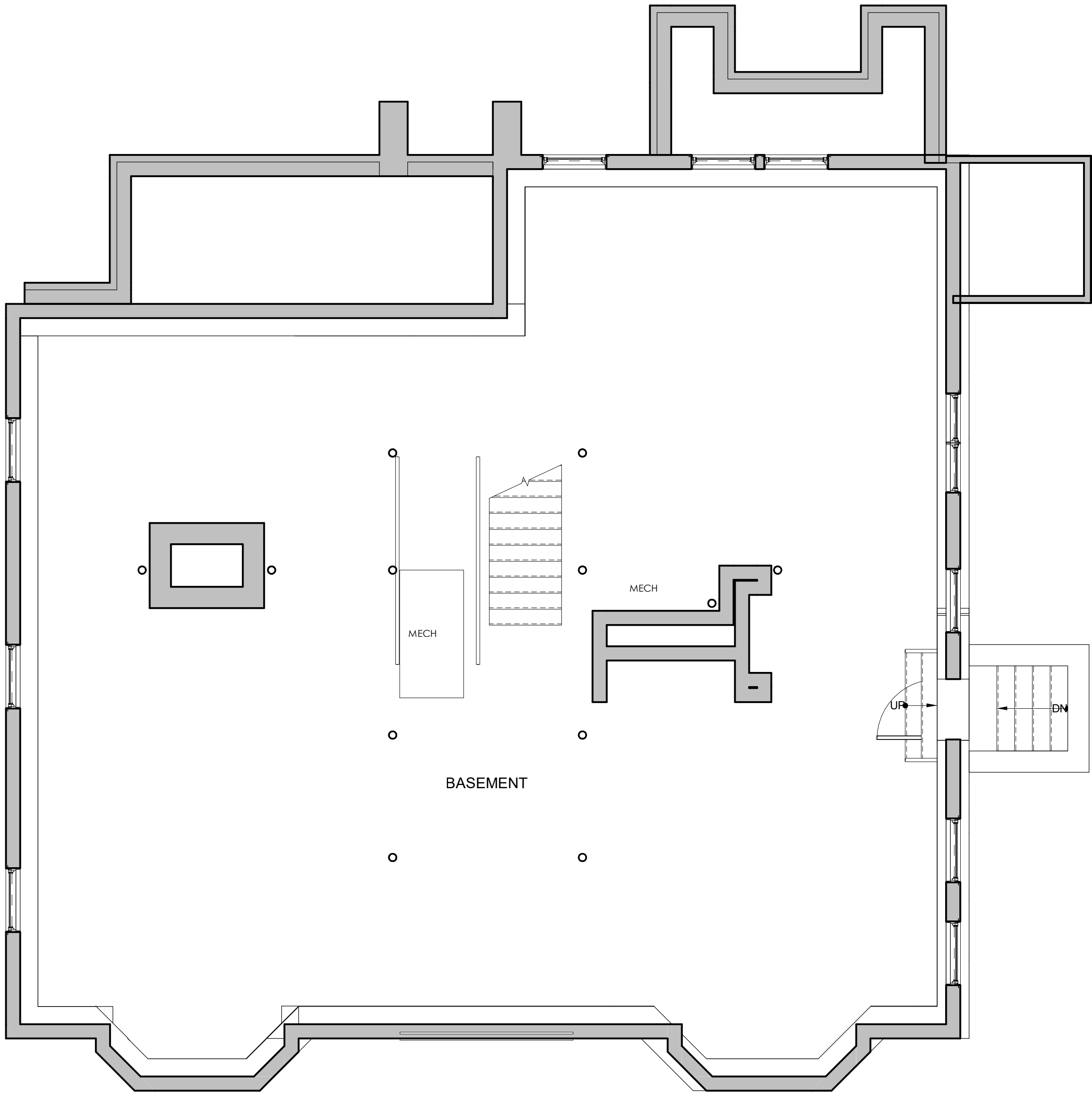
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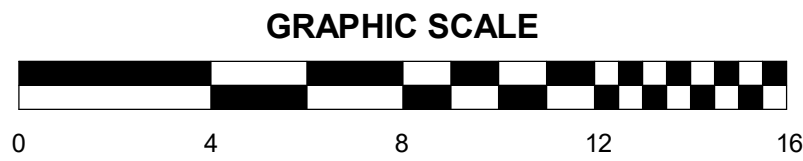
date issued 02-18-22
BZA APPLICATION

Sheet no.
A-204

2/18/2022 11:44:36 AM



1 EXISTING BASEMENT
1/4" = 1'-0"

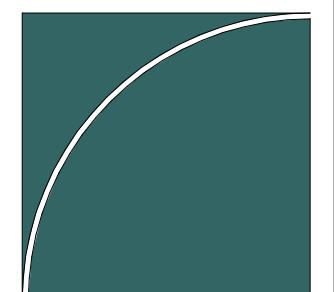


No.	Description	Date

client
HOME OWNERS

title
EXISTING FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138


BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

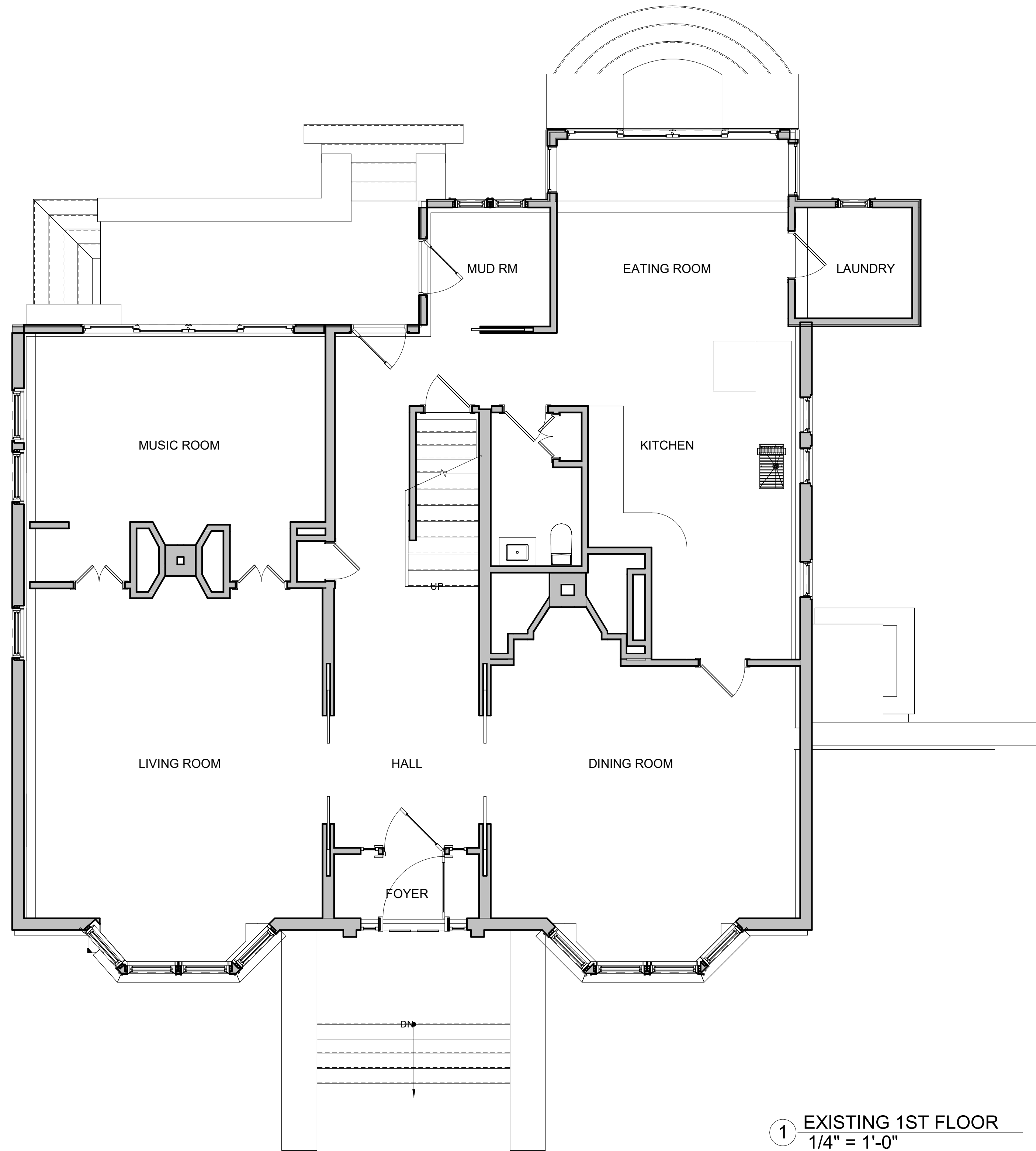
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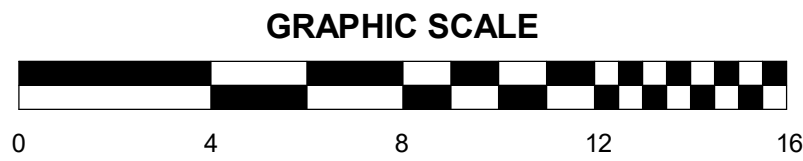
date issued 02-18-22
BZA APPLICATION

Sheet no.
AX101

2/18/2022 11:44:37 AM



1 EXISTING 1ST FLOOR
1/4" = 1'-0"

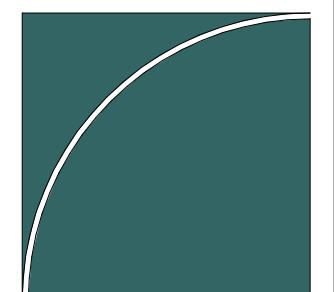


No.	Description	Date

client
HOME OWNERS

title
EXISTING FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138


BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

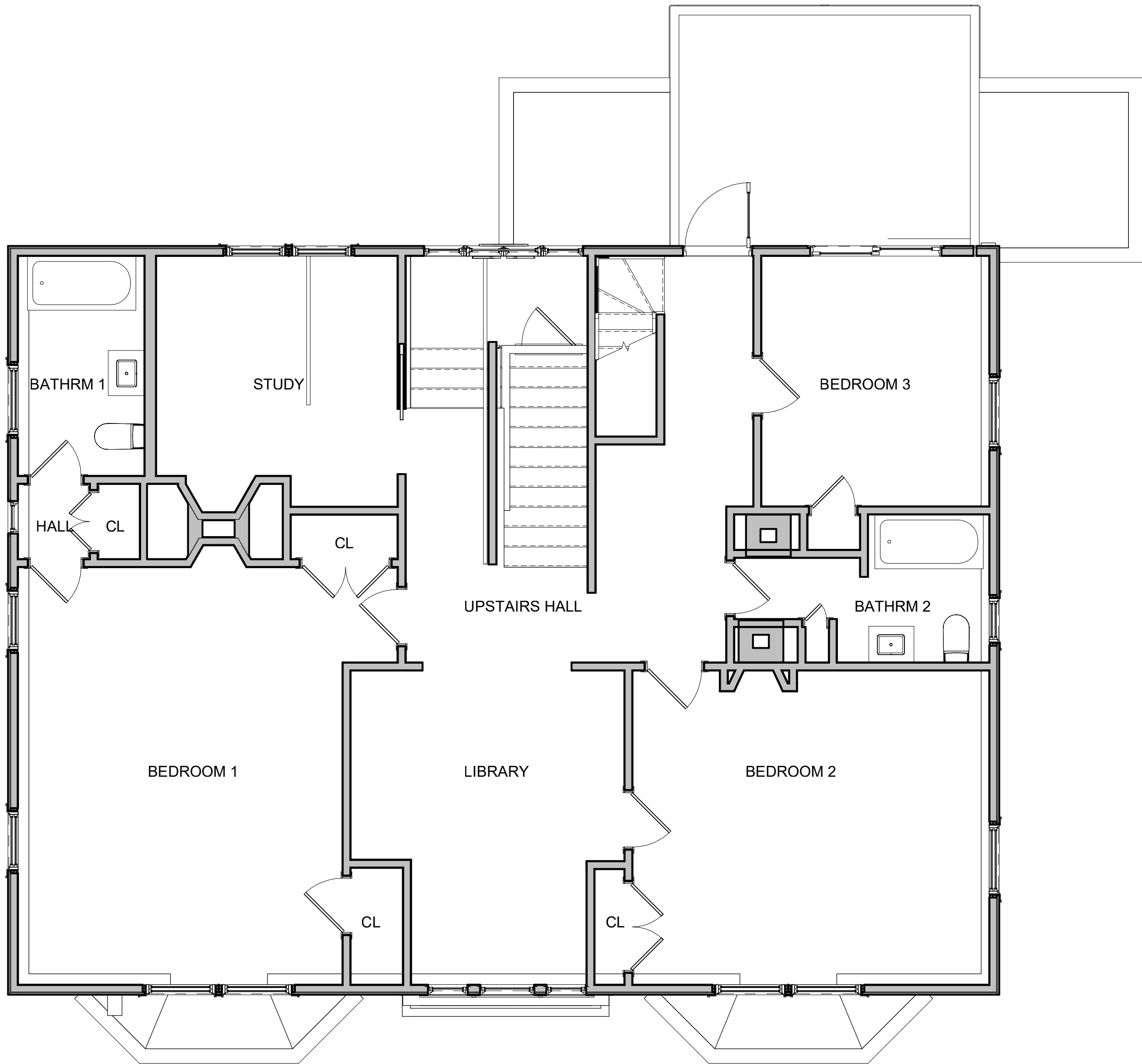
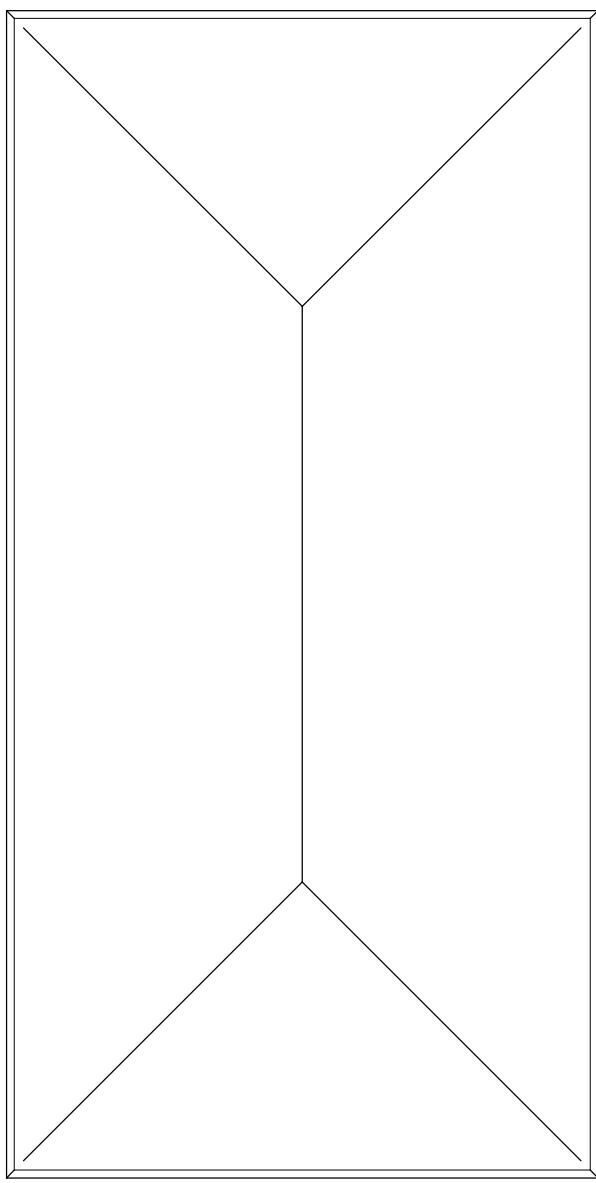
scale 1/4" = 1'-0"

date issued 02-18-22

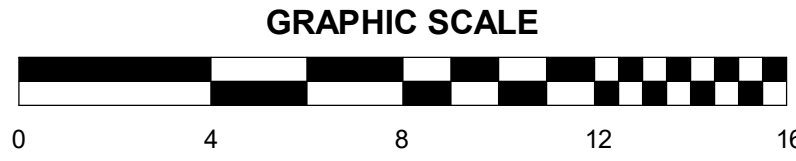
BZA APPLICATION

Sheet no.
AX102

2/18/2022 11:44:38 AM



KEYNOTE LEGEND



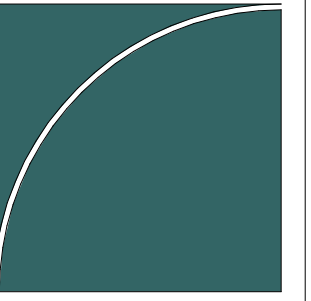
1 EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

client
HOME OWNERS

title
EXISTING FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS

30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

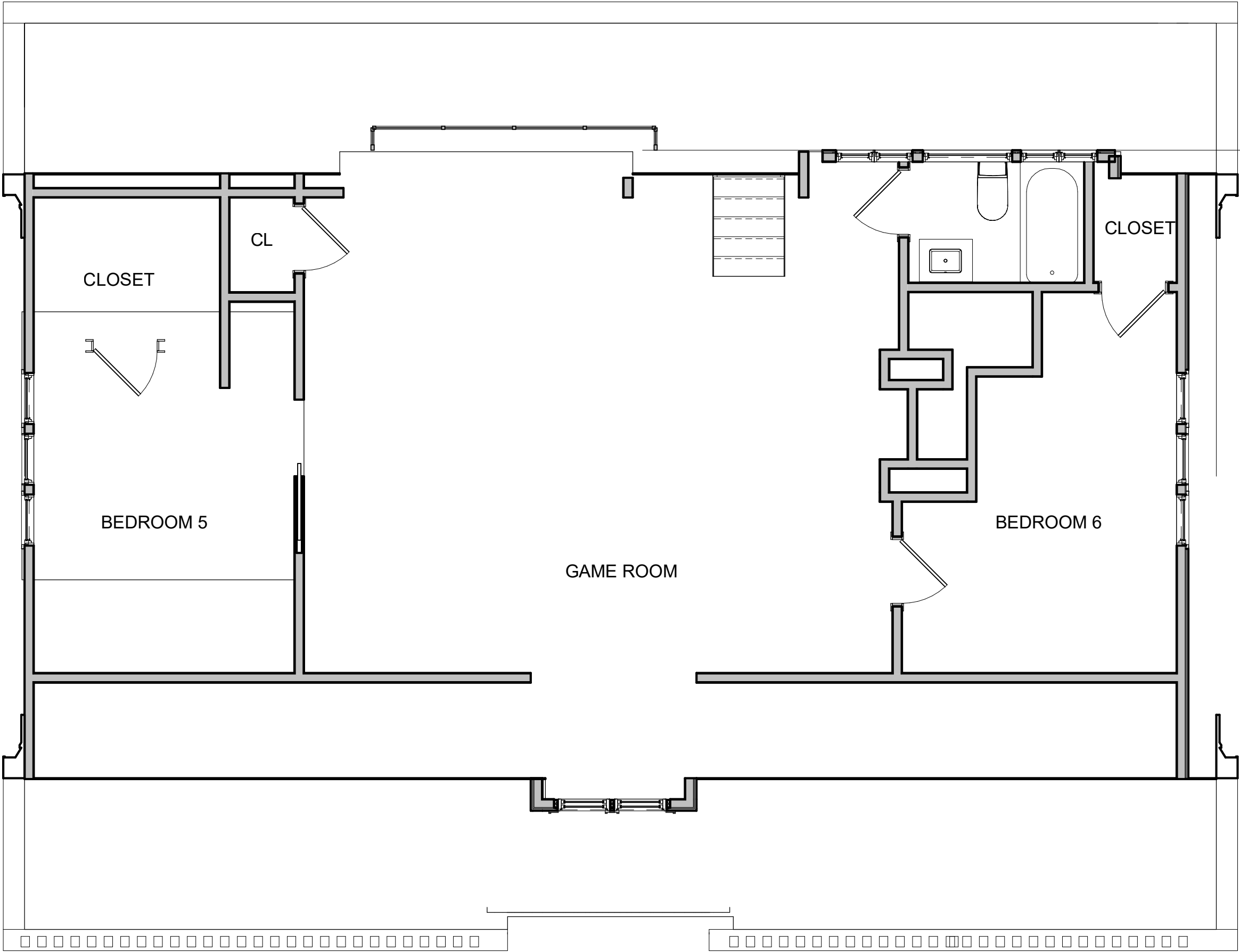
job number 20380

scale 1/4" = 1'-0"

date issued 02-18-22
BZA APPLICATION

Sheet no.
AX103

2/18/2022 11:44:39 AM



KEYNOTE LEGEND

1 EXISTING 3RD FLOOR
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
EXISTING FLOOR PLANS

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



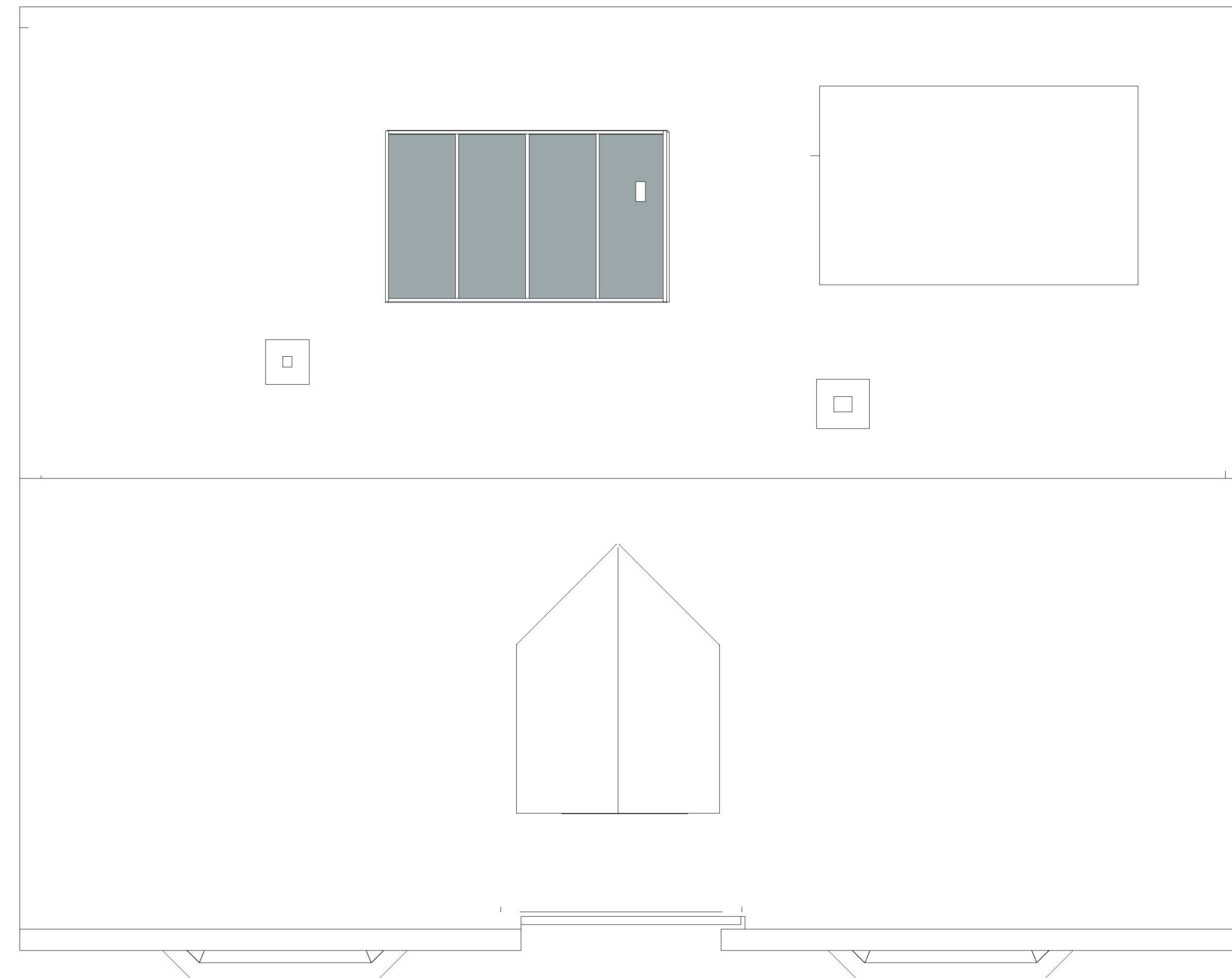
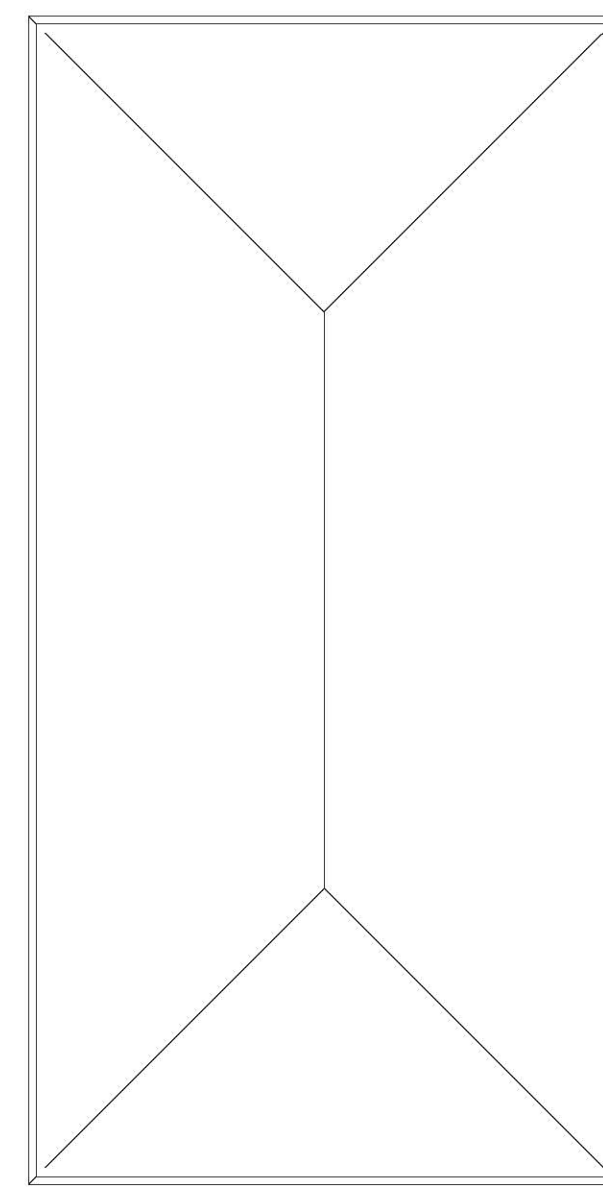
BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

date issued 02-18-22
BZA APPLICATION

Sheet no.
AX104



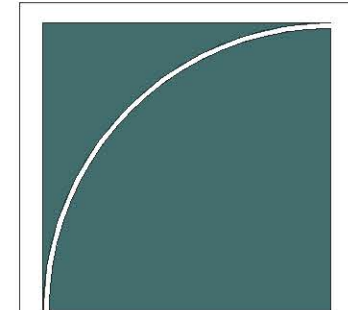
KEYNOTE LEGEND

[illegible]

client
HOME OWNERS

EXISTING ROOF PLAN

15 FOLLEN ST. CAMBRIDGE, MA 02138



**BOYES-WATSON
ARCHITECTS**
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629.8200

job number	20380
------------	-------

scale $1/4" = 1'-0"$

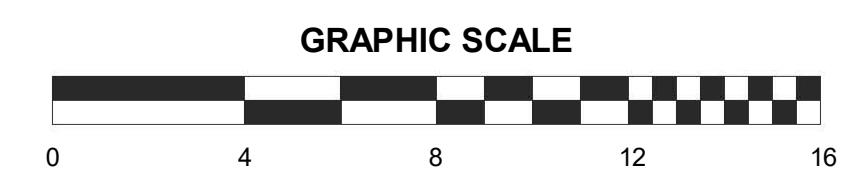
date issued 02-18-22

BZA APPLICATION

Sheet no.

AX105

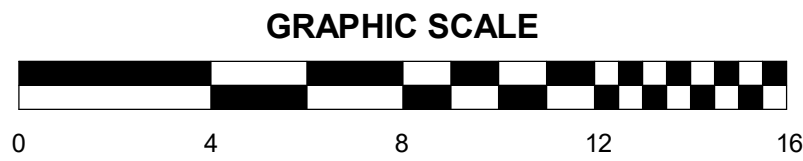
1 EXISTING ROOF
1/4" = 1'-0"



2/18/2022 11:44:40 AM



1 EXISTING ELEVATION - FRONT
1/4" = 1'-0"

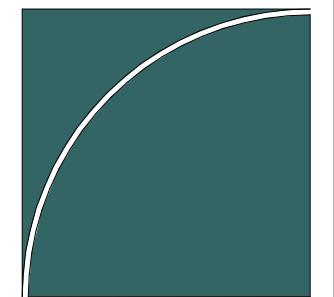


No.	Description	Date

client
HOME OWNERS

title
EXISTING ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

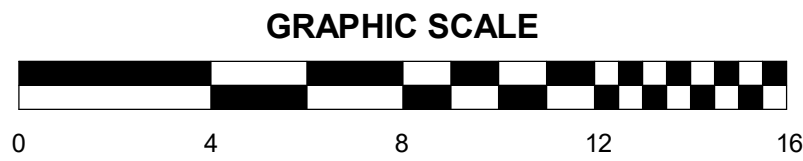
date issued 02-18-22
BZA APPLICATION

Sheet no.
AX201

2/18/2022 11:44:41 AM



1 EXISTING ELEVATION - LEFT
1/4" = 1'-0"

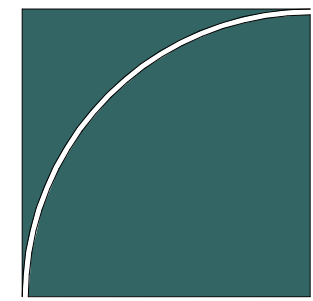


KEYNOTE LEGEND		
No.	Description	Date

client
HOME OWNERS

title
EXISTING ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

date issued 02-18-22

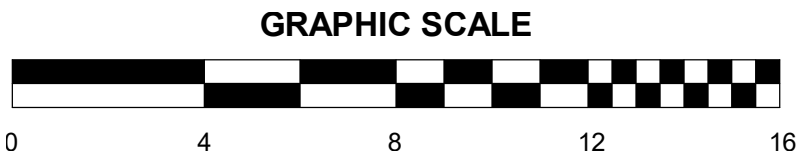
BZA APPLICATION

Sheet no.
AX202

2/18/2022 11:44:41 AM



1 EXISTING ELEVATION - REAR
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
EXISTING ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

scale 1/4" = 1'-0"

date issued 02-18-22

BZA APPLICATION

Sheet no.
AX-203

2/18/2022 11:44:42 AM



1 EXISTING ELEVATION - RIGHT
1/4" = 1'-0"



No.	Description	Date

client
HOME OWNERS

title
EXISTING ELEVATION

project
15 FOLLEN ST. CAMBRIDGE, MA 02138



BOYES-WATSON
ARCHITECTS
30 Bow St.
Somerville, MA 02143
architects@boyeswatson.com
phone: (617) 629-8200

job number 20380

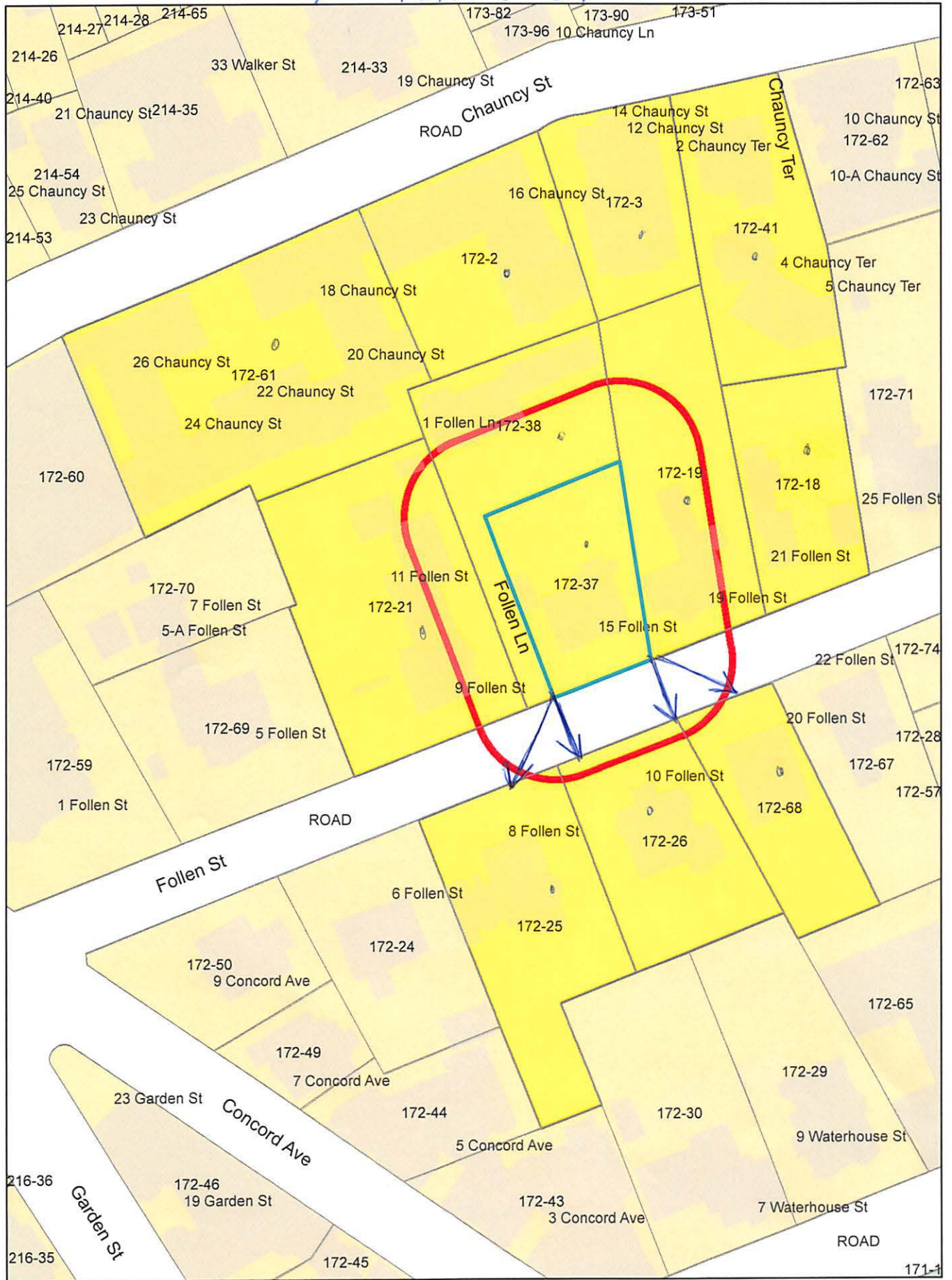
scale 1/4" = 1'-0"

date issued 02-18-22

BZA APPLICATION

Sheet no.
AX-204

15 Follen St.



15 Follen St.

Petitioner 10/3
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

172-2
ZDJELAR, SANDA
831 BEACON ST. SUITE 120
NEWTON, MA 02459

172-2
BOWDEN, KRISTEN M.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

172-2
WFB FUTURAMA RENTALS LLC.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST., STE 100
SOMERVILLE, MA 02143

172-2
FINLAYSON, WILLIAM J. &
DODIE SPERRY FINLAYSON, TRUSTEE
167 HEALD RD
WILTON, NH 03086

172-2
KAMAL, RAJA M.
2 GROVE ISLE DR UNIT 710
MIAMI, FL 33133

172-2
SHAW, ALYSON & JESSICA S. BUMPOUS
16 CHAUNCEY ST., #36
CAMBRIDGE, MA 02138

172-2
THEMIS PROPERTIES, LLC
C/O PGK ACCOUNTING
7 LENA RD
NATICK, MA 01760

172-3
FURSPAN, EDWIN J. & SHELAGH A. FOREMAN
14 CHAUNCEY ST., #4
CAMBRIDGE, MA 02138

172-3
OUIILLARD, JUDITH
14 CHAUNCEY ST., #8
CAMBRIDGE, MA 02138

172-18
GREENWALD, ROY F. &
C. GAIL GREENWALD TRS.
21 FOLLEN ST
CAMBRIDGE, MA 02138

172-21
KAVET, MATTHEW S. &
SABRINA BALOUN-KAVET
TRUSTEES, THE 9-11 FOLLEN ST. REALTY TRS
9 FOLLEN ST.
CAMBRIDGE, MA 02138

172-41
ASBY, ALICE
2 CHAUNCEY TER., #2/1
CAMBRIDGE, MA 02138

172-41
HALL, NANCY M.
9 HENSON'S WAY
ORLEANS, MA 02653

172-2
STEPAN STEPANIANS, ALENOOSH MARKUS
STEPAN STEPANIANS
SCHWARZTORSTRASSE 104
3007 BERN SWITZERLAND
- - -

172-2
16E CHAUNCEY LLC
C/O GEORGE H. BOERGER
P.O. BOX 2827
DUXBURY, MA 02331-2827

172-2
YANG, XIAOWEN
17 MYRTLE ST.
BELMONT, MA 02478

172-3
CLARKESON JAMES DORR
4 WORCESTER SQ - APT 3
BOSTON, MA 02118

172-2
ELLSWORTH, GEORGE & MARA ELLSWORTH
93 PERRY ST., #1
BROOKLINE, MA 02446

172-2
LIN, CUI
16 CHAUNCEY ST #31
CAMBRIDGE, MA 02138

172-2
KADOMIYA, MICHAEL G.
53 BEACON STREET #2
SOMERVILLE, MA 02143

172-2
16 CHAUNCEY ST UNIT G LLC
22 SHEAN RD
BELMONT, MA 02478

172-2
MCCAULEY, STEPHEN D.
16 CHAUNCEY ST. UNIT#46
CAMBRIDGE, MA 02138

172-2
SINGH, MEERA & DIPINDER SINGH
8 ACACIA ST
CAMBRIDGE, MA 02138

172-3
CROSS, CAROL MARCH EMERSON
TR.OF THE CAROL MARCH EMERSON CROSS TR
14 CHAUNCEY ST. #1
CAMBRIDGE, MA 02138

172-2
SUN HUIMIN & HAN ZHAORUI
TRS THE SUN VISTA TR
8716 RIDGE RD
BETHESDA, MD 20817

172-2
LEE, CHIH-JOU
16 CHAUNCEY ST., UNIT #15
CAMBRIDGE, MA 02138

172-2
GRAY, RICHARD
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

172-2
HARPER, DAVID G. AND
JENNIFER CLARKE BYINGTON
16 CHAUNCEY ST., UNIT #38
CAMBRIDGE, MA 02139

172-2
MCLEAN, ELIZABETH J.
16 CHAUNCEY ST., UNIT J
CAMBRIDGE, MA 02138

15 Follen St.

293

172-2
HESTIA PROPERTIES, LLC
21 AVON PLACE
ARLINGTON, MA 02474

172-2
MOK, CHI HUNG & CHIU YIN LAU MOK VINCCI
MOK FUNG
42 FELLSMERE RD
NEWTON, MA 02459

172-3
KELLY, BRENDAN A. & RICHARD G. KELLY
14 CHAUNCY ST., #3
CAMBRIDGE, MA 02138

172-25
RAGON, PHILLIP T. & SUSAN M. RAGON
151 TREMONT ST. SUITE 110 PMB 397
BOSTON, MA 02111-1151

172-41
METCALF, SHEPLEY
5 CHAUNCY TER., #5/1
CAMBRIDGE, MA 02138

172-41
ANDERSON, BETH SUSAN,
TRS THE AUDREY EMMA HAQUE 1996 TR
13780 SARATOGA AVE
SARATOGA, CA 95070

172-41
HALL, JENNIFER W. & NANCY M. HALL
C/O NANCY HALL
9 HENSON'S WAY
ORLEANS, MA 02653

172-41
LOVEJOY, NANCY C.
TRUSTEE THE NANCY C. LOVEJOY TRUST
115 KINGSLEY FARMS RD
GOULDSBORO, ME 04607

172-61
CHAUNCY COURT LLC,
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

172-19
ABT, CLARK C. & WENDY P. ABT
19 FOLLEN STREET
CAMBRIDGE, MA 02138-3502

172-38
DAINORA, AUDRA
13 FOLLEN ST
CAMBRIDGE, MA 02138

172-41
GUAN, LINGLAN
6065 TINLEY MILL DR
HAYMARKET, VA 20169

172-41
DOUCETTE, GLYNNIS C.
1226 MASONIC AVE
SAN FRANCISCO, CA 94117

172-41
KAPLAN, MARCIA E.
12 CHAUNCY ST., UNIT #12-1
CAMBRIDGE, MA 02138

172-68
FOLLEN STREET, LLC
1770 MASSACHUSETTS AVE. #607
CAMBRIDGE, MA 02140

172-2
SHOWERS, ALEXANDER J. &
KATHERINE C. PHILLIPS
16 CHAUNCY ST., #11
CAMBRIDGE, MA 02139

172-2
HANA, GEORGE NAJIB & AMR JAMES HANA
3 BUCKBOARD DRIVE
CUMBERLAND, RI 02864

172-2
YEUNG, ALAN CHUN SHING
76 E PEAK RD, CENTRAL
- -

172-2
MAHMUD, LILITH &
ABDELWAHAB MAHMOUD JEME
1621 E. ERIE ST
LONG BEACH, CA 90802

172-2
KELLY, JANET
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

172-2
PRICE-MURDOCH CHAUNCY ENTERPRISES, LLC
993 MEMORIAL DR., UNIT 601
CAMBRIDGE, MA 02138

172-2
CHIA, DONNY
16 CHAUNCY ST. UNIT#32
CAMBRIDGE, MA 02138

172-2
SONNERT, GERHARD & MABEL S. LAM
16 CHAUNCY STREET #33
CAMBRIDGE, MA 02138

172-3
SELLECK, NANCY & JOERG BOSE
14 CHAUNCY ST. UNIT#2
CAMBRIDGE, MA 02138

172-26
MNOOKIN, ROBERT H. & DALE S. MNOOKIN
10 FOLLEN ST
CAMBRIDGE, MA 02138

172-41
3 CHAUNCY TERRACE LLC
12 JOHNSON ST.
NEWBURYPORT, MA 01950

172-41
KURIAN, LUCILLE
4 CHAUNCY TERRACE
CAMBRIDGE, MA 02138-2450

172-2
PRICE, DEBORAH J. & JOYCE M. MURDOCH
993 MEMORIAL DR., #601
CAMBRIDGE, MA 02138

172-2
DENG FEI CHONG BAO
16 CHAUNCY ST - UNIT 27
CAMBRIDGE, MA 02138

172-41
STANELY, ALEX
4 CHAUNCY TER UNIT 4
CAMBRIDGE, MA 02138

15 Follen St.

343

172-2
SAFTAPA LLC
20505 EAST COUNTRY CLUB DR
AVENTURA, FL 33180

172-3
LI, JI
14 CHAUNCY ST. UNIT 7
CAMBRIDGE, MA 02138

172-2
YU ZONGFU
16 CHAUNCY ST - UNIT 51
CAMBRIDGE, MA 02138

172-2
HUANG BAU YI POLLY
960 6TH ST - UNIT 101A -182
NORCO, CA 92860

172-2
WILLOW STRONG LLC
145 PINCKNEY ST - APT # 210
BOSTON, MA 02114

172-2
SAMIZADEH MAHTA & KHOSRO FARHAD
16 CHAUNCY ST - UNIT 47
CAMBRIDGE, MA 02138

172-2
CHAUNCY GARDEN LLC
57 COTTAGE RD
BELMONT, MA 02478

172-2
KO, GLEN EUNYOUNG JEONG
16 CHAUNCY ST 21
CAMBRIDGE, MA 02138

172-2
CHANG CHRISTINE Z & PATRICK C MCLEAN
16 CHAUNCY ST - UNIT 43
CAMBRIDGE, MA 02138

172-2
KALACH FAYROUZ &
FARRAH KALACH KALACH FADI ET AL
16 CHAUNCY ST - UNIT 37
CAMBRIDGE, MA 02138

172-2
CHEN LE & LEI QIN
90 QUINCY SHORE DR - APR 501
QUINCY, MA 02171

172-2
BOYLSTON BEACON CHAUNCY STREET
HOLDINGS LLC
18 RICHIE RD
QUINCY, MA 02169

172-41
PICKETT LEAH I
12 CHAUNCY ST - UNIT 12-4
CAMBRIDGE, MA 02138

172-3
QIN MEI & YANYI DU
14 CHAUNCY ST - UNIT 6
CAMBRIDGE, MA 02138

172-37
MASON GEOFFREY M
TRS. 15 FOLLEN STREET NOMINEE TRUST
800 BOYLSTON ST
BOSTON, MA 02199

172-2
SINGH NRIPEN
16 CHAUNCY ST - UNIT 53
CAMBRIDGE, MA 02143

172-21
TAYLOR SETH & KAREN O MOKED
9-11 FOLLEN ST - UNIT 11
CAMBRIDGE, MA 02138

172-2
STEINBERGH DAVID SAUL
99 EVANS RD
BROOKLINE, MA 02445

172-2
WEI ZHONG
41 GLEN ST
DOVER, MA 02030

172-2
HUANG BAU YI HOLLY
16 CHAUNCY ST - UNIT 48
CAMBRIDGE, MA 02138

172-2
HANCOCK JUSTIN JOSHUA
16 CHAUNCY ST - UNIT I
CAMBRIDGE, MA 02138