

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 Peter J. and Suzanne W. Martin
(OWNER)

Address: 194R Prospect Street

State that I/We own the property located at 194R Prospect Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Peter J. and Suzanne W. Martin

*Pursuant to a deed of duly recorded in the date 03/18/2004, Middlesex South
County Registry of Deeds at Book 42258, Page 587; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

C. [Signature] (AGENT)
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, (OFFICER OR AGENT*)

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Chris Logan personally appeared before me,
this 4 of April, 2019, and made oath that the above statement is true.

[Signature] Notary
My commission expires 07/30/2026 (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 - OWNERSHIP INFORMATION

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I/We Peter and Suzanne Martin
(OWNER)

Address: 194R Prospect Street

State that I/We own the property located at 194R Prospect Street, which is the subject of this zoning application.

The record title of this property is in the name of Peter and Suzanne Martin

*Pursuant to a deed of duly recorded in the date 03/18/2004, Middlesex South County Registry of Deeds at Book 42258, Page 587; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

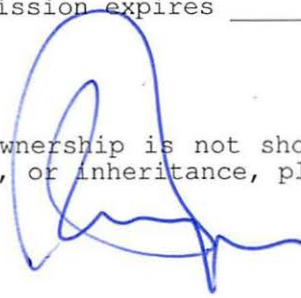
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex
The above-name Peter J. Martin and Suzanne W. Martin personally appeared before me,
this 14th of March, 2019, and made oath that the above statement is true.

Bertrand LEVESQUE Notary
at PARIS (75011), 24 boulevard Voltaire - France

My commission expires _____ (Notary Seal).

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



Martin Residence
194R Prospect Street
Cambridge, MA
BZA Submission

Supporting Statement for a Variance

- 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 Martins have developed physical limitations over the past number of years. They are no longer able to climb stairs safely or without pain. Presently, their kitchen and living area is located on the second floor and their bedroom and bathroom is located on the third floor. The Martins want to continue living at 194R Prospect Street and are requesting permission to convert part of the garage on the first floor into a living/sleeping space as well as adding a bathroom. The proposed work will not alter the exterior of 194R Prospect Street and will not increase the FAR that was approved by the BZA when permission was granted to construct the unit at 194R. The proposed work does move the car parking out of the first floor and this proposal is to place one car in the common driveway, tandem parking arrangement, and the second parking space will be located on the adjoining property. The Martins have obtained a deeded parking space on the adjoining property to the South of 194 Prospect Street. (Refer to attached Parking Deed) As stated, the proposed work, if approved, will remain in compliance with the BZA conditions for 194R Prospect Street as approved by the Variance and Special Permit granted by the BZA and recorded on January 28, 2009. These proposed renovations will allow the Martins to continue living at 194R Prospect Street.

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

The plans submitted in August 2008, and granted a Variance and Special Permit, included parking within the first floor of the unit at 194R Prospect Street. The first floor of 194R contains an entry hall with closets, a stair to the second floor, a mechanical room, a storage room, car parking, bicycle parking and a sitting area. Physical limitations have affected the Martins that makes climbing stairs very difficult, if not impossible. Presently their living spaces are on the second and third floors. Last fall, Peter Martin fell while climbing the stairs and Suzanne uses crutches which makes living at 194R very challenging. For these reasons, the Martins are asking for permission to park their car in the common

driveway and covert the parking space to a living space. This will require tandem parking in the Common Driveway, permissible by the granting of a Special Permit. The Martins have obtained a deeded parking space in the adjoining property's parking lot. If the tandem parking Special Permit is granted, the Martins will still meet the conditions of the 2009 Variance and Special Permit conditions which shows two parking spaces for Unit 194R. (One parking space more then what is required by the Zoning By-Law)

C) Desirable relief may be granted without either:

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

This application does not affect or at all alter the physical character of the exterior of the unit at 194R Prospect Street and does not affect the FAR. (Refer to the attached table containing existing and proposed gross square footages as well as FAR calculations.) This application does not present any substantial detriment to the public good.

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

This application does not nullify or substantially derogate what was approved by the BZA and recorded on January 28, 2009.

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 194R Prospect St Cambridge, MA 02139 (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:
The attached Proposed Site Plan shows the addition of one parking space in the Common Driveway behind Unit #1's parking space. The Martins' have secured a second parking space in the adjoining Condominium parking lot. This is a deeded parking space. A copy of the parking space deed is attached.
- 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 addition of one parking space in the Common Driveway does not cause a congestion hazard or substantive change to the established neighborhood.
- 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 development of adjacent uses will not be adversely affected by the addition of one car parking space in the Common Driveway.
- 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 proposal to increase the parking spaces to three in the Common Driveway will not pose a safety hazard, a detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City.
- 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 interior renovations and the addition of one car parking space to the Common Driveway will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance.

28 March 2019
 Martin Residence
 BZA Application

Zoning Ordinance FAR SF Analysis of 194 Prospect Street units 1& 2 and 194R

Zoning District: C-1

Minimum Lot size: 5,000 SF*

*Lot is a non-conforming lot due to SF

Minimum Lot Area/Dwelling Unit: 1,500 SF

Present DU (dwelling unit) minimum area = 1,500(3) = 4,500 SF complies with Zoning Ordinance

Required FAR = .75 (Floor to Area Ratio)

Actual Lot size = 4,777 SF $4,777(.75) = 3582.75$ SF = maximum developable SF/Lot. (FAR)

2007.10.25 Variance application denied

2008.08.14 Variance application petition approved as not repetitive of 2017 application

2008.09.24 Historical Commission memo noting three-story rear addition is bulky and awkwardly proportioned, with an aggressive choice of cladding materials for the ground floor. If zoning relief is granted, HC requested the ZBA consider giving review of alterations to the front building to the HC.

2008.12.18 Variance application – variance and Special Permit granted (FAR = .99)

City Records			Existing As-Built SF Take-off			Proposed Design
Unit 1	Gross SF	FAR SF	Unit 1	Gross SF	FAR SF	FAR SF
First Floor:	670 SF	670 SF	First Floor:	670 SF	670 SF	
Basement:	388 SF	0 SF	Basement:	388 SF	0 SF	
Utility/Stor:	212 SF	212 SF	Utility/Stor:	212 SF	0 SF	
	1,270 SF	882 SF		1,270 SF	670 SF	670 SF
Unit 2	Gross SF	Living SF	Unit 2	Gross SF	Living SF	
First Floor:	1,302 SF	1,302 SF	First Floor:	1,302 SF	1,302 SF	
	1,302 SF	1,302 SF		1,302 SF	1,302 SF	1,302 SF
Unit 194R	Gross SF	Living SF	Unit 194R	Gross SF	Living SF	
Garage : 0 SF	549 SF		Garage/Entry:	992 SF	265 SF*	799 SF**
First Floor:	1,531 SF	1,531 SF	Second Floor:	991 SF	991 SF	991 SF
Basement:	355 SF	355 SF	Third Floor:	658 SF	640 SF***	640 SF***
	2,435 SF	1,886 SF		2,626 SF	1,896 SF	2,430 SF
GSF	5,007 SF		GSF	5,198 SF		
Total FAR SF		4,070 SF			3,868 SF	4,402 SF
FAR (% calculation)		.85			.81	.92
			* SF reduction due to mechanical & storage space			
			** SF reduction due to mechanical, storage & bicycle stor.			
			*** SF reduction due to mechanical space			

Gross SF Break down for Proposed Design (Unit 194R) is as follows:

Existing:

First Floor:	Total GSF	992 SF	Existing FAR SF	PROPOSED FAR SF
	Garage SF	534 SF		534 SF
	Bicycle Storage SF	24 SF		
	Entry & Closets	172 SF	172 SF	172 SF
	Mech Room SF	97 SF		
	Storage Room SF	72 SF		
	Walls	93 SF	<u>93 SF</u>	<u>93 SF</u>
	Total First Floor FAR SF		265 SF	799 SF
Second Floor:	Total GSF	991 SF		
	Gross & Living SF	991 SF	<u>991SF</u>	<u>991 SF</u>
	Total Second Floor FAR SF		991 SF	991 SF
Third Floor:	Total GSF	658 SF		
	Mechanical Closet	18 SF		
	Living SF	640 SF	<u>640 SF</u>	<u>640 SF</u>
	Total Third Floor FAR SF		640 SF	640 SF
Total FAR SF for Unit 194R			1,896 SF	2,430 SF



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

2019 MAY -2 PM 3:25

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-017104-2019
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Peter J. & Suzanne W. Martin - C/O C. Christopher Logan, AIA

PETITIONER'S ADDRESS : 205 Hamilton Street Cambridge, MA 02139

LOCATION OF PROPERTY : 194R Prospect St Cambridge, MA 02139

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :
 Variance: To convert existing parking area into living space.

 Special Permit: To allow one additional parking space, tandem layout in the Common Driveway of 194 Prospect St.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 6.000 Section 6.43.5 (Parking).

Original Signature(s) : C. Christopher Logan
 (Petitioner(s) / Owner)

 C. CHRISTOPHER LOGAN
 (Print Name)

Address : 205 HAMILTON ST
 CAMBRIDGE, MA 02139

Tel. No. : 617 372 0915

E-Mail Address : c.christopher.logan@gmail.com

Date : 1 May, 2019



CAMBRIDGE HISTORICAL COMMISSION

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

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

Jurisdiction Advice

To the Owner of Property at 194R Prospect Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application anticipated.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date April 29, 2019

Received by Uploaded to Energov

Date April 29, 2019

Relationship to project BZA 017104-2019

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

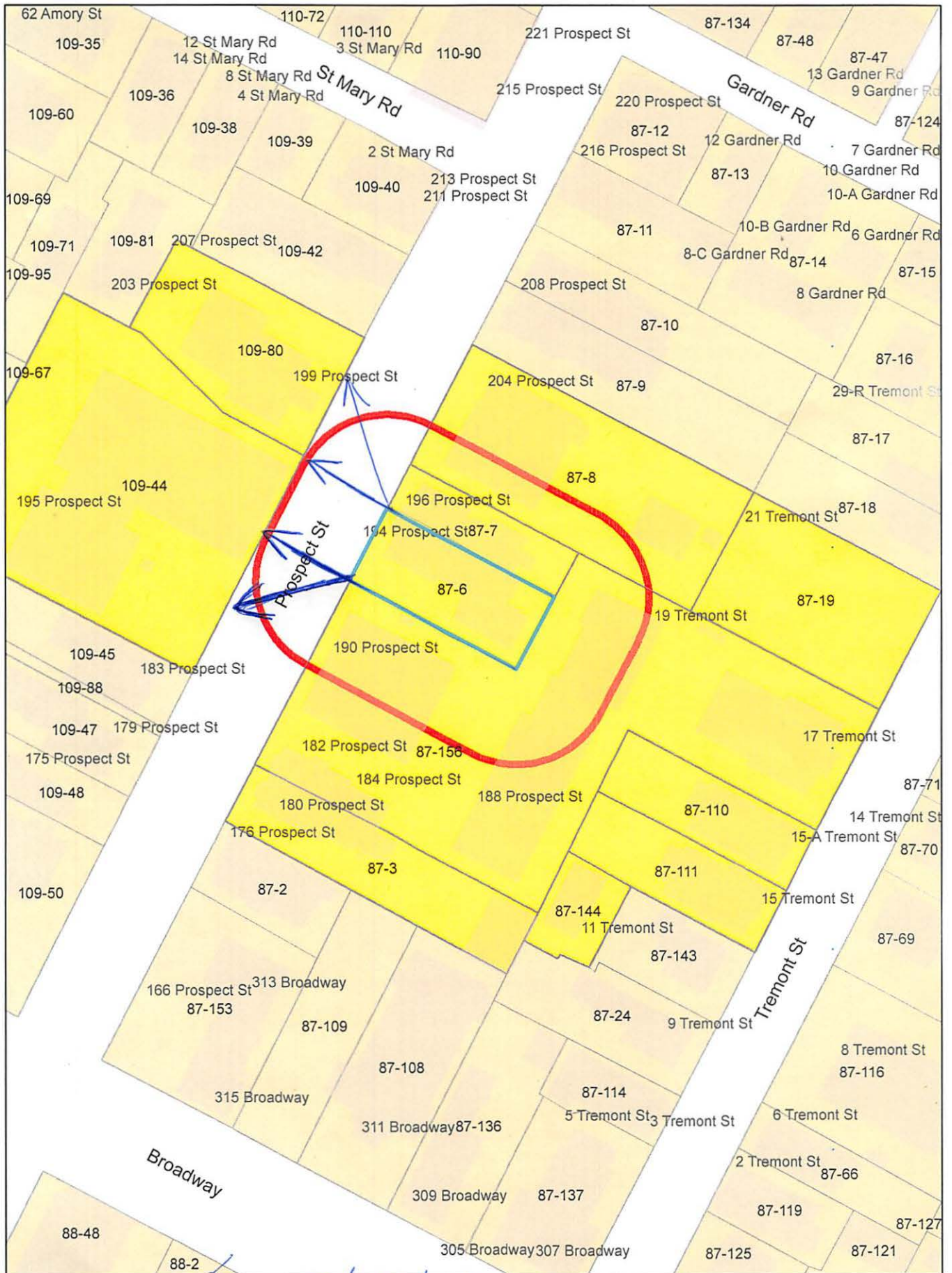
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

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



194 & Prospect St

194R Prospect St.

Petitioner

87-3
RANKIN, ROSEANNE
P.O. BOX 47
LEXINGTON, MA 02420

87-7
PAPAFORTI, LINDA
196 PROSPECT ST
CAMBRIDGE, MA 02139

CHRISTOPHER LOGAN, AIA
205 HAMILTON STREET
CAMBRIDGE, MA 02139

87-19
TOBAH, ALI, MOHAMED, ATTAWIA, ETAL
TRS. OF ISLAMIC SOCIETY OF BOSTON TRS.
204 PROSPECT ST
CAMBRIDGE, MA 02139

87-110
SOTTILE, EDWARD R.,JR. & ANNMARIE O'KEEFE
41 PEIRCE ST.
ARLINGTON, MA 02476

87-6
MARTIN, PETER J. SUZANNE W. MARTIN
194R PROSPECT ST.
CAMBRIDGE, MA 02139

87-144
JACOBS, MARJORIE L.
11 TREMONT ST.
CAMBRIDGE, MA 02139

109-44
CAMBRIDGE AFFORDABLE HOUSING CORP.
1770 MASS AVE STE #331
CAMBRIDGE, MA 02140

109-80
GOLDBERG, JUDITH
199 PROSPECT ST., UNIT #1
CAMBRIDGE, MA 02139

109-80
TAMBURRINO, DINA L.
800 4TH ST, SW UNIT N625
WASHINGTON, DC 20024

109-80
REILLY, KATHLEEN
200 SHERMAN ST
CAMBRIDGE, MA 02139

109-80
BREWER, JESSICA V.
250 MAIN STREET #917
HARTFORD, CT 06106

109-80
HEANER, MARY J.
117 PINE GROVE DR
SOUTH HADLEY, MA 01075

109-80
ALBERTS, AVRON S. & RITA S. SCHNEIDER
199 PROSPECT ST., UNIT #6
CAMBRIDGE, MA 02139

109-80
CAMBRIDGE AFFORDABLE HOUSING CORP.
675 MASS AVE
CAMBRIDGE, MA 02139

87-111
15 TREMONT STREET LLC
323 BROADWAY
SOMERVILLE, MA 02145

87-6
MILLER, E. CECILY & KENNETH FIELD
108 PLEASANT STREET #3
CAMBRIDGE, MA 02139

87-6
MCCLOUGHLIN, MICHAEL & ALICE PESCE
194 PROSPECT S., #2
CAMBRIDGE, MA 02139

87-8
TOBAH, ALI, MOHAMED, ATTAWIA, ETAL TRS.
OF ISLAMIC SOCIETY OF BOSTON TRS.
204 PROSPECT ST
CAMBRIDGE, MA 02139

87-156
TALUKDAR, DIP & SHAMPA TALUKDAR
182 PROSPECT ST. UNIT#182
CAMBRIDGE, MA 02139

87-156
YUAN, MEI
190 PROSPECT ST., #190/8
CAMBRIDGE, MA 02139

87-156
GOLDMAN, JANET E. C/O BECK, CHANG HYUN
190 PROSPECT ST. UNIT#7
CAMBRIDGE, MA 02139

87-156
TERZI, EVIMARIA,
TRUSTEE THE EVIMARIA TERZI TRUST
190 PROSPECT ST., #6
CAMBRIDGE, MA 02139

87-156
THAKARAR, KINNA, PUSHPA THAKARAR &
KISHOR THAKARAR
236 GARDEN ST
CAMBRIDGE, MA 02138

87-156
WOOD, ROGER W.
182-190 PROSPECT ST. #190-4
CAMBRIDGE, MA 02139

87-156
PROSPECT 190 U3 LLC
C/O CHERNY, UGOR
190 PROSPECT ST UNIT #3
CAMBRIDGE, MA 02139

87-156
ST. GERMAIN, KIM
49 SCENIC RIDGE DR
HICKORY, NC 28601

87-156
SPENCER, ANDREA
190 PROSPECT ST., #1
CAMBRIDGE, MA 02139

87-156
LI, YE
190 PROSPECT ST., #190-A
CAMBRIDGE, MA 02139

87-156
CASTELLANA, ELIZABETH N.
184 PROSPECT ST
CAMBRIDGE, MA 02139

194R Prospect St.

87-156
HOEPFNER, CHRISTIAN & HEIDI BARENTHALER
17 TREMONT ST. UNIT#1
CAMBRIDGE, MA 02139

87-156
BEKELE, ANDENET
17 TREMONT ST. UNIT#4
CAMBRIDGE, MA 02139

87-156
SHAO, JAMES Z.
17 TREMONT ST. #17/3
CAMBRIDGE, MA 02139

87-156
DU, WEI & SUGE MA
17 TREMONT ST UNIT #17/2
CAMBRIDGE, MA 02139

87-156
CARFI, ANDREA & LAURA FONTANA
19 TREMONT ST., UNIT #19/1
CAMBRIDGE, MA 02139

87-156
BIELIK, DARIUSZ J.
188 PROSPECT ST., #188/7
CAMBRIDGE, MA 02139

87-156
ZHANG, LAN & DEQIANG YU
188 PROSPECT ST 188/6
CAMBRIDGE, MA 02139

87-156
O'BRIEN, WILLIAM G., JR. & SARAH A. O'BRIEN
188 PROSPECT ST., #188/5
CAMBRIDGE, MA 02139

87-156
YANG, DAVID H. & LAN YANG
188 PROSPECT ST., # 188/4
CAMBRIDGE, MA 02139

87-156
MAK, DUNCAN
188 PROSPECT ST 188/3
CAMBRIDGE, MA 02139

87-156
ROBICHAUD, JOSEPH & DENISE ROBICHAUD
C/O GOLDMAN, JANET ELIZABETH
188 PROSPECT ST., #188/2
CAMBRIDGE, MA 02139

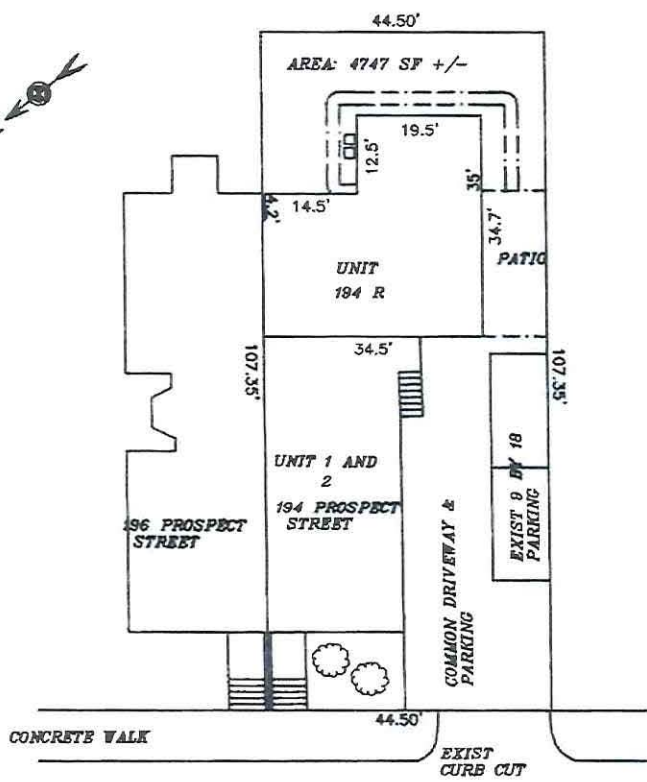
87-156
TRICHAKIS, NIKOLAOS & ELENI MALLIOU
188 PROSPECT ST UNIT #188/1
CAMBRIDGE, MA 02139

87-156
ANDERSON, ZACKARY & CRYSTAL MAO
19 TREMONT ST., #19/3
CAMBRIDGE, MA 02139

87-156
HE, JING
56 KENDALL STREET
QUINCY, MA 02171

87-156
MAXWELL, IZZY L.
19 TREMONT ST., UNIT #19/4
CAMBRIDGE, MA 02139

109-80
PIRVU, ADRIAN
470 GRANDVIEW AVE., #8
WOONSOCKET, RI 02895



REFERENCE:
 BOOK 42257 PAGE 41
 BOOK 43241 PAGE 140
 BOOK 46108 PAGE 546
 PLAN 256 OF 2004

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROPRIATE AREA, MAIN ENTRANCE, IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

FRANK IEBBA, PROFESSIONAL LAND SURVEYOR
 FRANK IEBBA
 No 37784
 FEB 12 - 2011

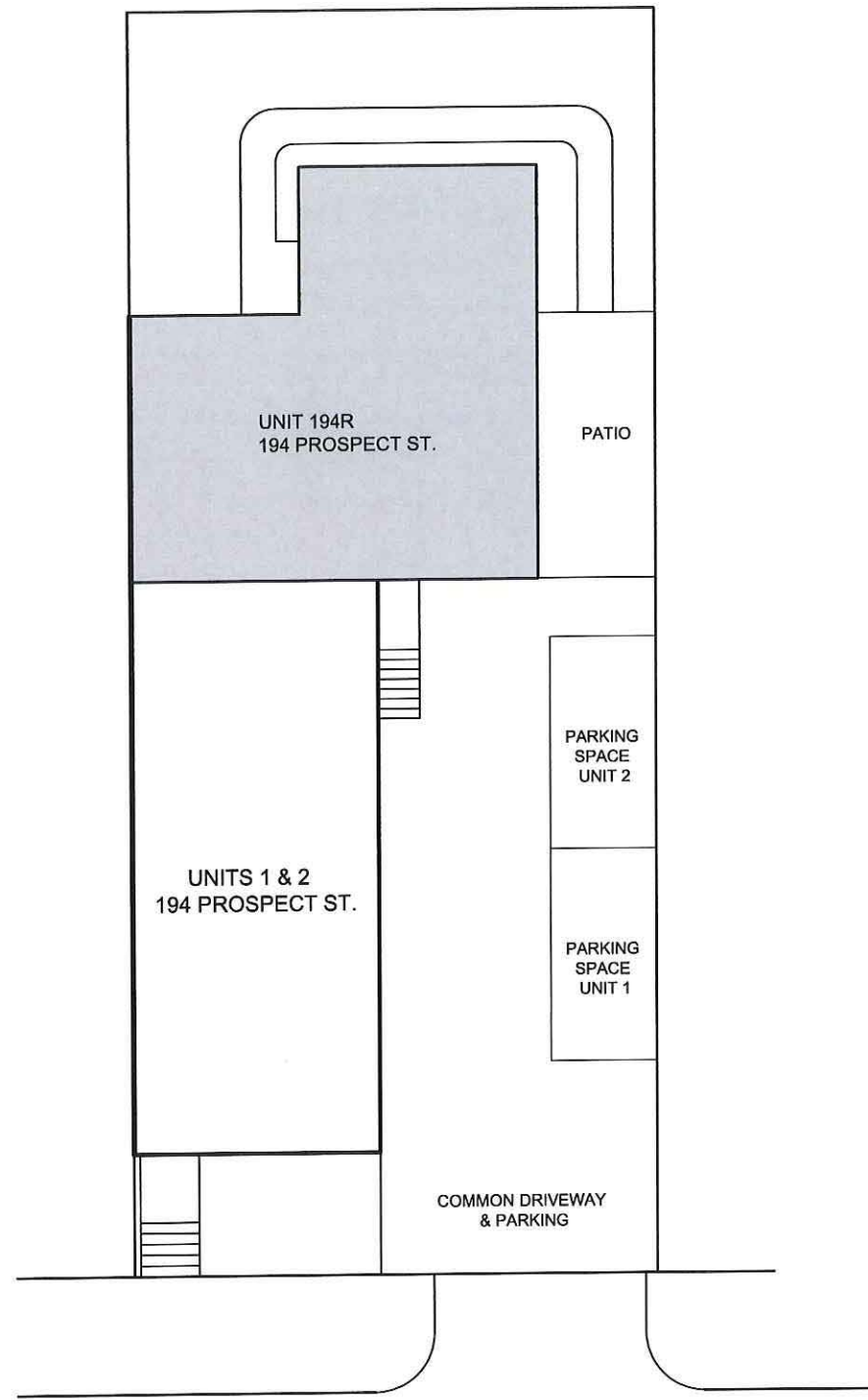
194 PROSPECT STREET CONDOMINIUM
 194 R, PROSPECT STREET
 CAMBRIDGE, MA.
 SCALE: 1 IN = 20 FT
 FEB 12, 2011

ESSEX ENG. & SURVEY INC
 PO BOX 620622 NEWTON LOWER FALLS
 MA. 02462-0622

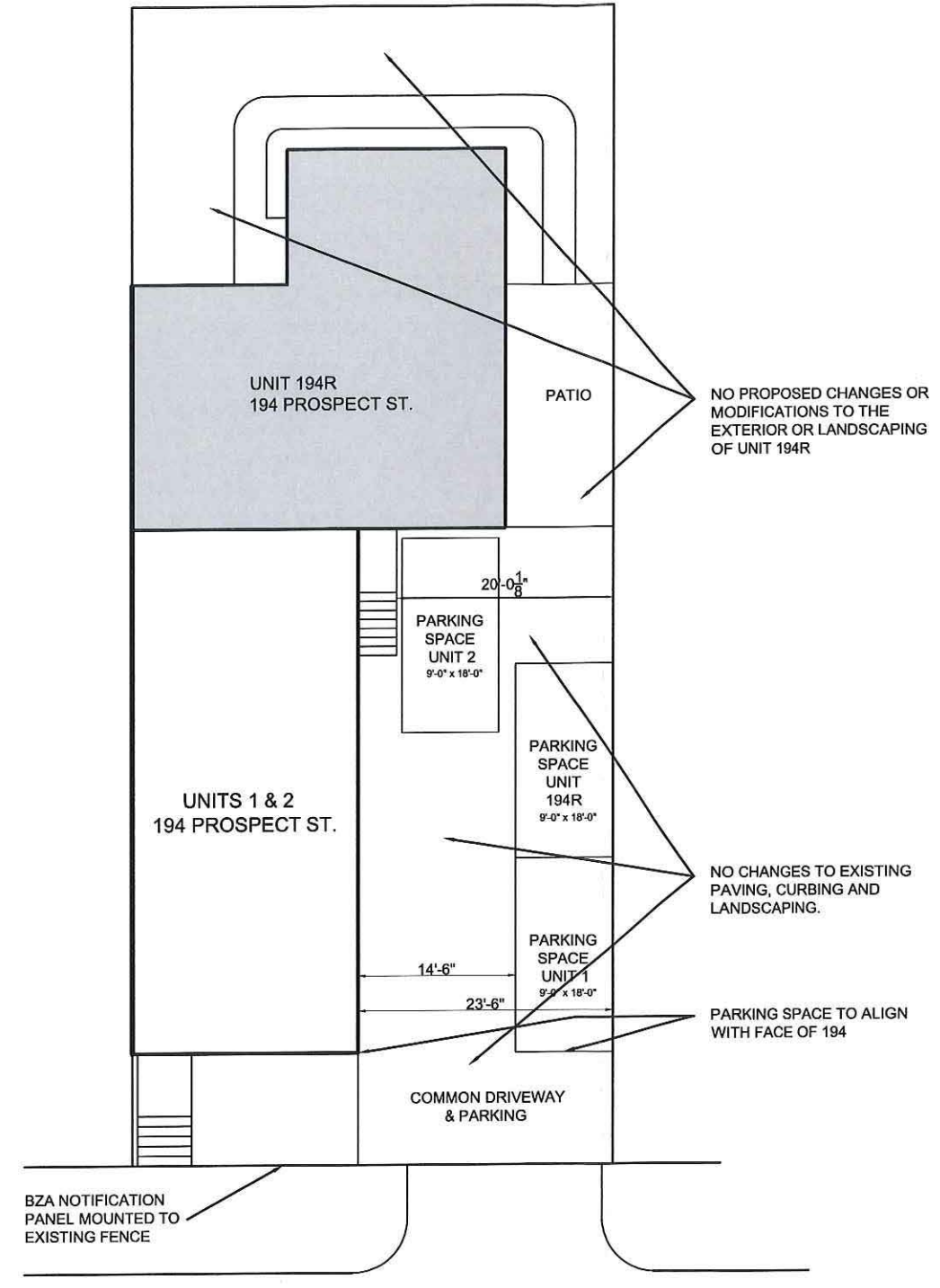
PROSPECT STREET
 (PUBLIC)

617-797-7342

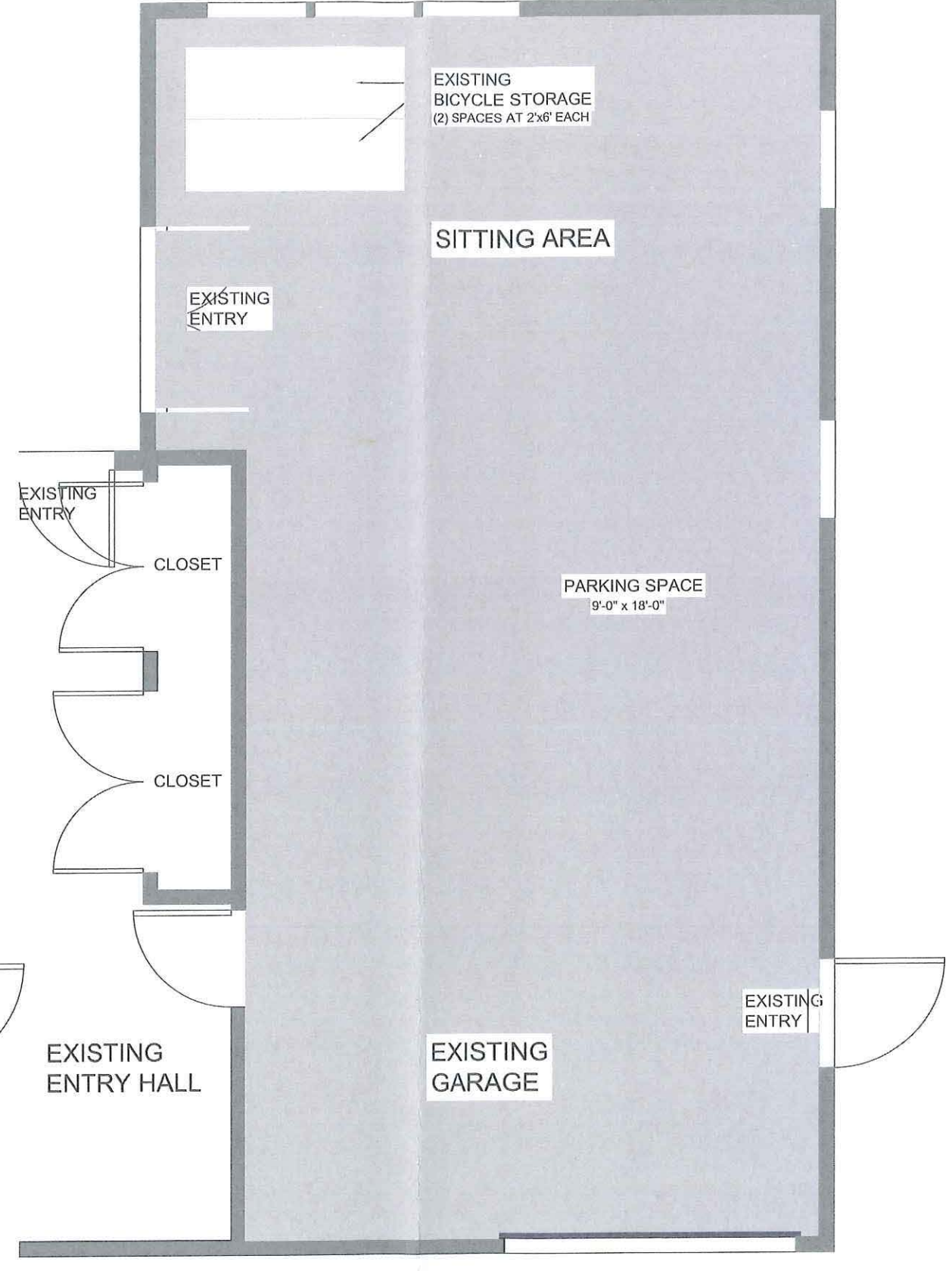
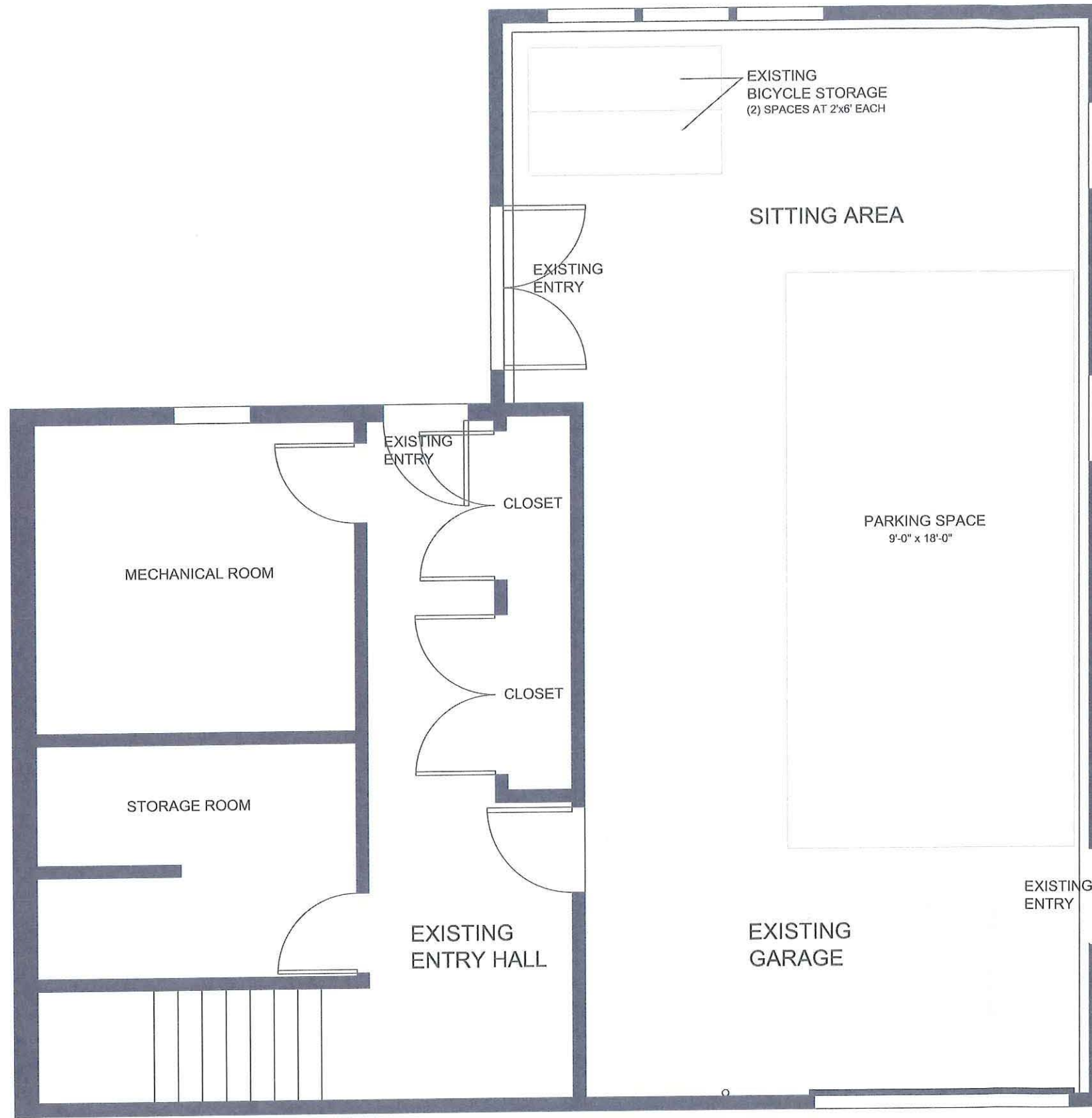
FRANK.IEBBA@GMAIL.COM



PROSPECT STREET
EXISTING PARKING PLAN

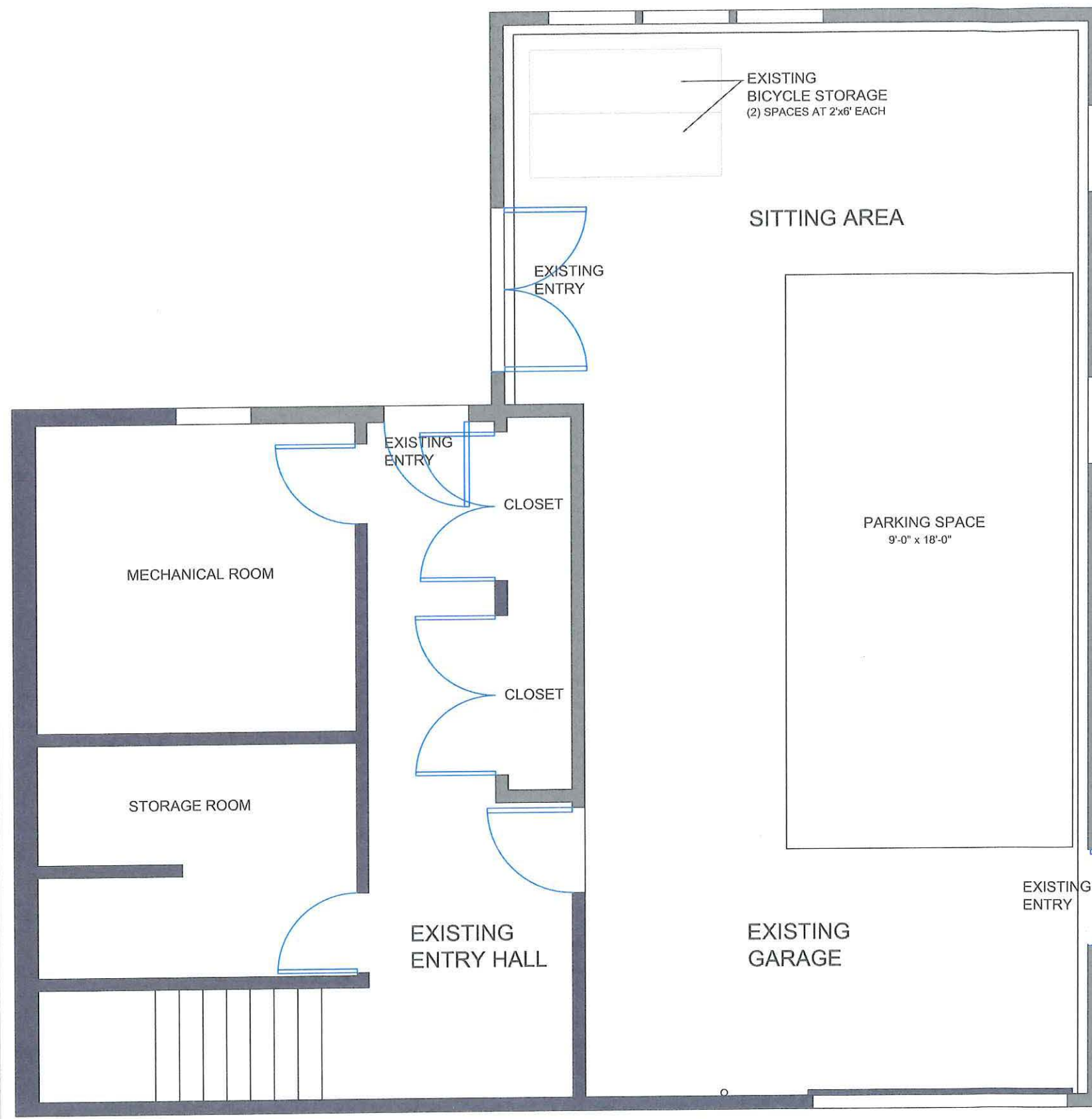


PROSPECT STREET
PROPOSED PARKING PLAN

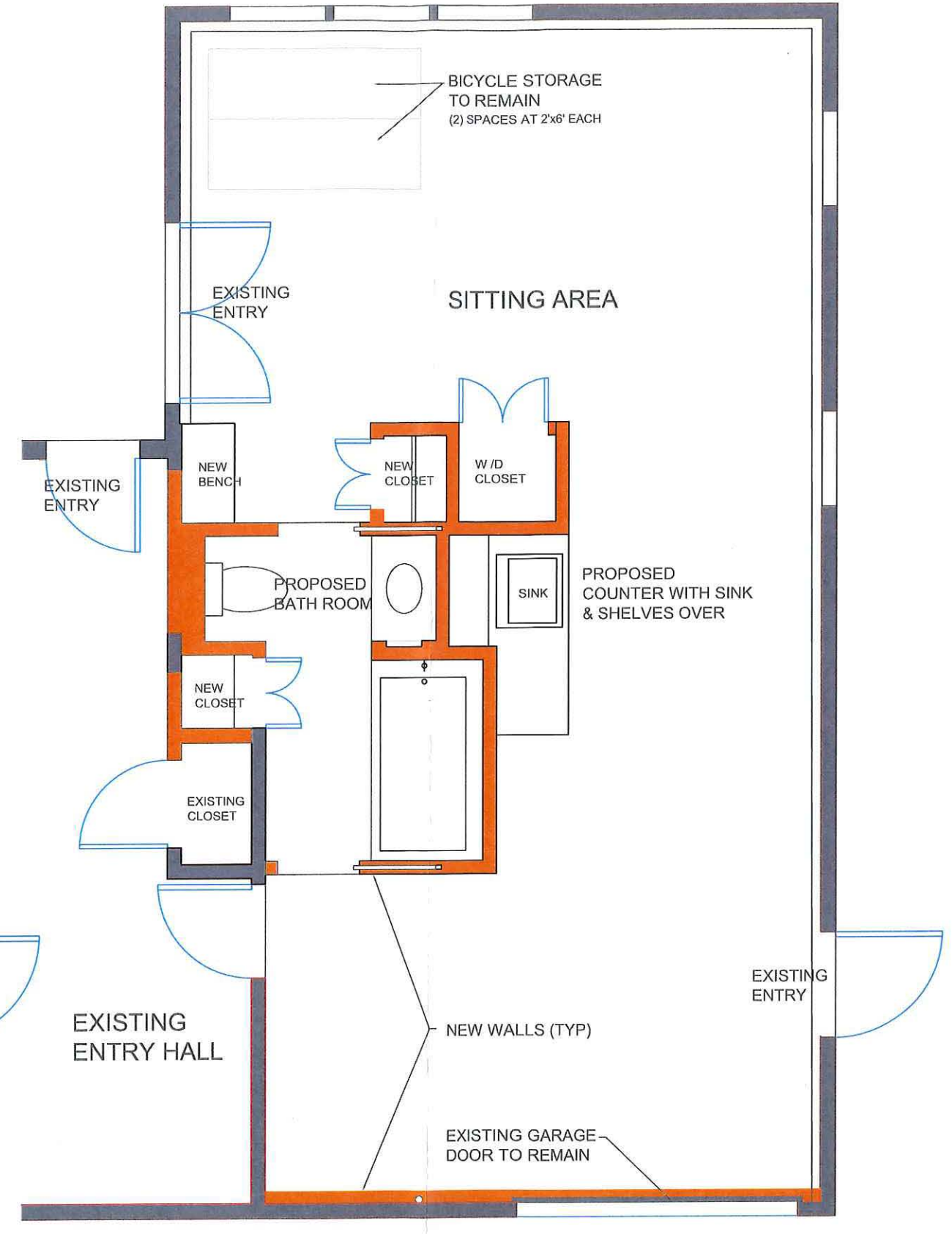


EXISTING FIRST FLOOR PLAN

PARTIAL PLAN SHOWING AREA TO BE CONVERTED TO LIVING SPACE
534 SF



EXISTING FIRST FLOOR PLAN



PARTIAL PLAN SHOWING PROPOSED REDESIGN OF THE GARAGE



View from Prospect Street of Existing Driveway



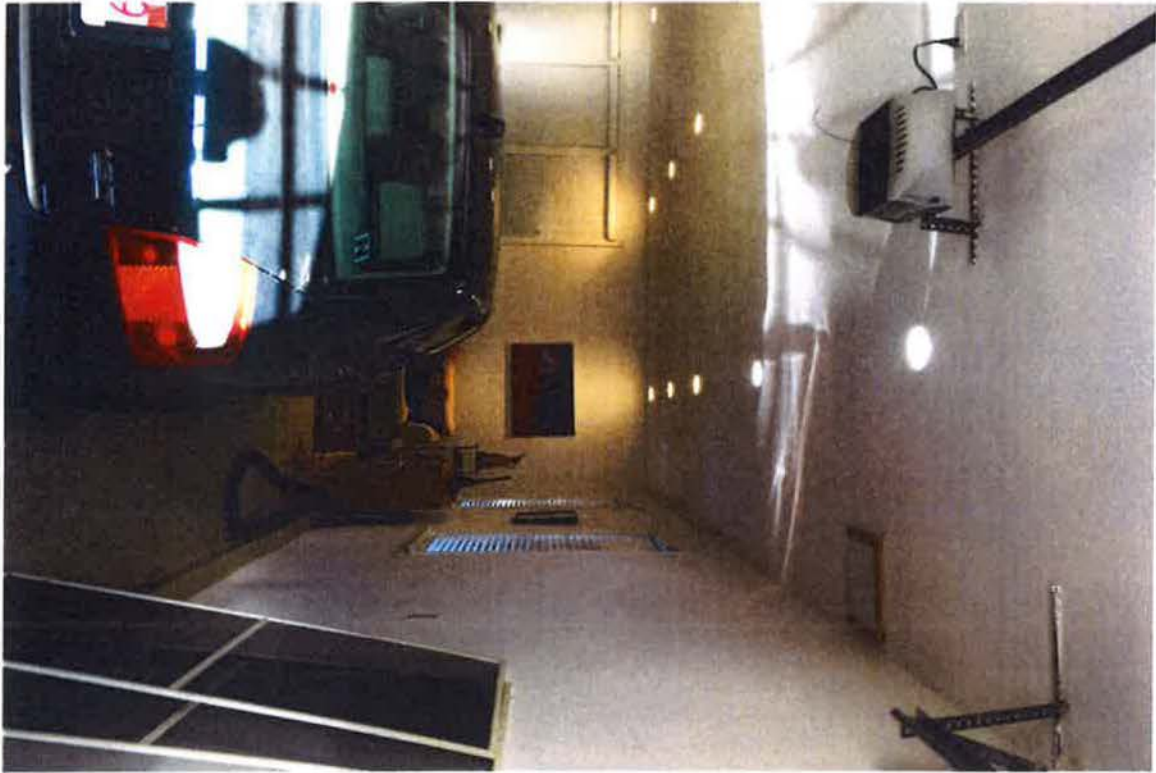
View of Existing Sitting Area



View of Existing Sitting Area



View of parked Car - Garage Doors in bac



View of Sitting Area beyond parked Car

194R Prospect Street
Cambridge, MA 02139
March 14, 2019

To Whom it may concern :

We, Peter and Suzanne Martin
authorize C. Christopher Logan, AIA
to be our agent in matters
concerning the city of Cambridge.

Sincerely,

Suzanne W. MARTIN
Suzanne W. Martin

Peter J. MARTIN
Peter J. Martin

GRANT OF PARKING LICENSE

David Aposhian, Trustee of Prospect Housing Trust, u/d/t/ dated January 5, 2006 and recorded with the Middlesex South Registry of Deeds, Book 46789, Page 207, being the Declarant of the Prospect Court Condominium, (hereinafter called the "Condominium"), established by Master Deed recorded with the Middlesex South Registry of Deeds, Book 50555, Page 465, as amended and restated from time to time by instruments recorded with said Registry of Deeds (hereinafter called "Master Deed"). hereinafter called the "Trustee", which term and any pronoun referring thereto shall be deemed to include their successors in trust hereunder and to mean the Trustee(s) for the time being hereunder, wherever the context so permits) and as Trustee of the Prospect Court Condominium Trust, said Condominium Trust dated 12/31/07, and recorded with the Middlesex South Registry of Deeds, Book 50555, Page 498, (hereinafter called the "Grantor") in consideration and in full consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR paid, grants to Peter J. Martin and Suzanne W. Martin, husband and wife, tenants by the entirety, (hereinafter called the "Grantee") an exclusive license to use the Parking Space 16 (hereinafter called the "Parking Space"), as shown on the Plans of the Condominium recorded with the said Master Deed, as the same may be amended and/or restated by instruments of record. This license is not transferable and shall expire upon the sale or transfer of the Grantee's property at Unit 194R, 194 Prospect Street Condominium, created by Master Deed record with said Deeds, Book 42256, Page 567, or upon the death of the survivor of either Grantee.

The Grantee hereby indemnifies and holds the Grantor harmless from any liability or action incurred by Grantor as a result of the use and exercise of the license by Grantee or by their employees, agents, guests, invitees and tenants, and the like, except as such liability may be the result of the gross negligence of Grantor;

By acceptance of this Parking License, the Grantee agrees to comply with and be bound by all of the provisions of the Master Deed and the Declaration of Trust for the Prospect Court Condominium, as the same may be amended and/or restated from time to time by instruments recorded with said Registry of Deeds.

END OF THIS PAGE. SIGNATURES NEXT PAGES.

Witness our hands and seals, this _____ day of _____, 2010.

David Aposhian, Trustee

COMMONWEALTH OF MASSACHUSETTS, _____ County ss:

On this _____ day of _____, 2010, before me, the undersigned notary public, personally appeared David Aposhian, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose having been duly authorized to do so.

Notary Public:
My Commission expires:

Witness our hands and seals, this 27th day of July, 2010.



Peter J. Martin

COMMONWEALTH OF MASSACHUSETTS, Middlesex County ss:

On this 27th day of July, 2010, before me, the undersigned notary public, personally appeared Peter J. Martin, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose having been duly authorized to do so.