CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 18 AM 10: 33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 252059

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: John Harvard LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: **1 Langdon St , Cambridge, MA**

TYPE OF OCCUPANCY: Multifamily Dwelling, Office **ZONING DISTRICT:** Residence C-2 and Residence B

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Conversion of basement office space to two residential apartments.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table Dimensional Requirements)
Article: 8.000 Section: 8.22.3 (Alteration to Non-conforming structure).
Article: 10.000 Section: 10.30 (Variance).
Article: 5.000 Section: 5.26 (Conversion).

Original Signature(s): _____

(Petitioner (s) / Owner)
Sarah Like Rhatigan, ESq., on behalf of Petitioner

_____
(Print Name)

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: Dec. 14, 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 John Harvard LLC
(OWNER)

Address: 30 Independence Drive, Chestnut Hill, MA 02467

State that I/We own the property located at 1-3 Langdon Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of John Harvard LLC

*Pursuant to a deed of duly recorded in the date June 3, 2002, Middlesex South County Registry of Deeds at Book 35598, Page 481.

.

JOHN HARVARD LLC

BY: CM-BC Corp., Its Manager

BY: Peter F. Poras, President and Treasurer

*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-named Peter F. Poras, President and Treasurer, of CM-BC Corp., Manager of John Harvard LLC personally appeared before me, this 5 day of December, 2023, and made oath that the above statement is true.

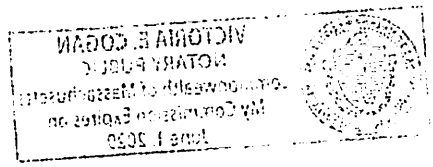
Notary

VICTORIA E. COGAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
June 1, 2029

My commission expires: June 1, 2029

(Notary Seal)

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


VICTORIA E. COGAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
June 1, 2020

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

BACKGROUND AND INTRODUCTION:

This project entails the conversion of accessory office space (located in the basement of a four-story brick apartment building) into two (2) residential apartments. The building, constructed in 1924, is pre-existing non-conforming with respect to its Gross Floor Area/Floor Area Ratio, setbacks, height, open space and unit count.

The building currently contains a total of 37 apartments. The basement (garden-level) of the building contains five (5) one-bed and studio apartments and an accessory real estate leasing office for Chestnut Hill Realty.

The project requires a dimensional variance under Section 5.31 because at 37 units, the building exceeds the allowable number of dwelling units per lot area, and the addition of two units will increase this non-conformity, albeit negligibly (from 442 square feet/dwelling unit to 419 square feet/dwelling unit).

Located on an oddly-shaped, corner lot, the building straddles the Residential B and C-2 districts. The portion of the building where the petitioner seeks to convert to residential units is located entirely within the Residential C-2 district.

Prior to 2014, the basement area in question contained a relatively large, three-bedroom apartment. In 2014, the owner obtained a Planning Board Special Permit to allow for the construction of five (5) additional basement apartments, pursuant to Section 20.600 (Basement Housing Overlay District) of the Cambridge Zoning Ordinance ("CZO"). The additional five (5) units were completed in 2016, bringing the unit count to a total of 38 apartments. Thereafter, the owner abandoned an outdated three-bedroom basement apartment and expanded its accessory office into this space, reducing the building's unit count to 37 apartments.

The Petitioner now seeks to convert the basement office space, re-establishing the one apartment that was abandoned, and adding another apartment.

LITERAL ENFORCEMENT WOULD INVOLVE SUBSTANTIAL HARDSHIP REQUIRING VARIANCE:

Nearly any change of use of space within this preexisting non-conforming building would trigger a requirement for a variance due to the size and shape of the lot, the unusual shape of the building, its siting on the lot, the fact that the lot and structure straddle the Residential C-2 and the more restrictive Residential B district.

Public access to the leasing office at 1-3 Langdon Street was never optimal, due to its location in the basement of the building below the street grade requiring entry down a set of stairs. The basement leasing office was challenging from a visibility and wayfinding perspective. The existing office space is obsolete, since the management company now operates its leasing office out of the ground-level retail space next door at 1642 Massachusetts Avenue.

The Petitioner proposes a use that is more congruent with the residential nature of the building and would contribute to the housing supply for the City.

The Petitioner would face substantial hardship if the Board were to require strict adherence to the dimensional (unit count) limitations for this Property. The 1924 building was constructed prior to the imposition of this density restriction. A literal enforcement of the Ordinance in this instance would result in constraining the ability of the Petitioner to re-establish this portion of its building for residential use and optimize the use of the apartment building to provide additional, much-needed housing. The hardship is owing to the following unique circumstances: (a) the extraordinarily oddly-shaped polygon lot, (b) the oddly-shaped, mid-19th Century structure, (c) the siting of the lot and the structure in both the Residential C-2A and the more restrictive Residential B district, and (d) the topography resulting in a portion of the building being accessed via a

stairway. These circumstances are extremely unique to this Property and generally do not affect other properties in these zoning districts.

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

The hardship is owing to the following unique circumstances: (a) the extraordinarily oddly-shaped polygon lot, (b) the oddly-shaped, mid-19th Century structure, (c) the siting of the lot and the structure in both the Residential C-2A and the more restrictive Residential B district, and (d) the topography resulting in a portion of the building being accessed via a stairway. These circumstances are extremely unique to this Property and generally do not affect other properties in these zoning districts.

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 requested relief may be granted without detriment to the public good. The work necessary to convert the space from office to apartments will take place within the existing building and will not require exterior alterations. A change of use from office to residential would have no impact (or would be an improvement in terms of impacts) for abutters and the public. The apartment building is located in a busy area just outside Harvard Square and the subject area of the basement is located on the side of the building farthest away from the abutting residential neighborhood. Removing the leasing office will result in a diminishment of impacts on the neighbors (including residents of the building), decreasing foot traffic, and vehicle stops/street parking. Converting this space to residential apartments will not be substantially detrimental in resulting in congestion, noise, or nuisance. Moreover, the project will result in the addition of much-needed, modestly-sized, residential apartments located close to public transit contained within existing space that would otherwise go unused.

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

The granting of variance relief in this instance will be consistent with the intent and purpose of the Ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will a) create quality housing for the benefit of the residents and abutters; and b) not result in a use or activity not otherwise premitted in the ordinance; and c) encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, and d) not result in negative impacts listed in Section 1.3 regardign traffic, population density, blight and pollution.

***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: John Harvard LLC
Location: 1 Langdon St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Multifamily Dwelling, Office
Zone: Residence C-2 and Residence B
Requested Use/Occupancy: Multifamily Dwelling

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		29,995 sf		29,995 sf		17,546 sf (max)	(max.)
LOT AREA:		16,359 sf		16,359 sf		5,000 sf (min)	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.83		1.83		1.75/0.50/0.35	
LOT AREA OF EACH DWELLING UNIT		442 sf		419 sf		600/2,500/4,000 sf (min)	
SIZE OF LOT:	WIDTH	67 ft/70 ft		67 ft/70 ft		50 ft min	
	DEPTH	n/a		n/a		none	
SETBACKS IN FEET:	FRONT	0.7/ 4.0 ft		0.7/ 4.0 ft		(H+L)/4 / 15 ft	
	REAR	n/a		n/a		n/a	
	LEFT SIDE	0		0		(H+L)/5 / 7.5 ft	
	RIGHT SIDE	10.0 ft		10.0 ft		(H+L)/5 / 7.5 ft	
SIZE OF BUILDING:	HEIGHT	40 ft		40 ft		85/35 ft	
	WIDTH	n/a		n/a		none	
	LENGTH	n/a		n/a		none	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.12		0.12		0.15/0.40	
NO. OF DWELLING UNITS:		37		39		15 (max) per formula in Sec. 5.27.1	
NO. OF PARKING SPACES:		19		19		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		n/a		(H1+H2)/10	

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.:

Customary interior residential construction materials to be used for conversion of interior.

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'.

2014 EXISTING CONDITIONS PLAN PRE-RENOVATION WORK TO ADD 5 NEW BASEMENT UNITS IN ADDITION TO THE EXISTING BASEMENT UNIT

DEMOLITION NOTES

1) THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH ANY RULES OR REGULATIONS OF THE STATE OR LOCAL JURISDICITONS.

2) THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE BEGINNING WORK AND PAY FOR ALL NECESSARY PERMITS AND BONDS AS REQUIRED FOR THE EXECUTION OF THE WORK.

3) THE WORK INCLUDES THE DEMOLITION AND REMOVAL OF PORTIONS OF THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL SAVE FOR REUSE BUILDING COMPONENTS AS REQUIRED BY THE DRAWINGS OR OWNER.

4) THE CONTRACTOR SHALL VISIT AND ACCEPT THE SITE AND BUILDINGS AS HE FINDS IT AND SHALL INFORM HIMSELF OF THE CHARACTER AND OF THE PORTIONS OF THE STRUCTURE TO BE REMOVED.

5) THE CONTRACTOR SHALL COMPLETELY REMOVE FROM THE PROJECT AREA ALL DEMOLITION MATERIALS AND DISPOSE OF THESE MATERIALS OFF THE SITE IN A LEGAL MANNER. THERE SHALL BE NO ACCUMULATION OF ANY DEMOLITION MATERIALS WHICH MAY CONSTITUTE A HAZARD. THE PROJECT SHALL BE SAFE AND CLEAN UPON THE COMPLETION OF THE DEMOLITION WORK.

6) THE DEMOLITION WORK SHALL BE CARRIED OUT IN A MANNER THAT WILL ENSURE THE SAFETY OF THE EXISTING PROPERTY, AND THE CONTRACTOR SHALL PROVIDE AND PLACE BRACING OR SHORING NECESSARY OR PROPER IN CONNECTION THEREWITH, AND BE SOLEY LIABLE FOR ANY SUCH MOVEMENT OR SETTLEMENT AND ANY DAMAGE OR INJURY CAUSED THEREBY OR RESULTING THEREFROM.

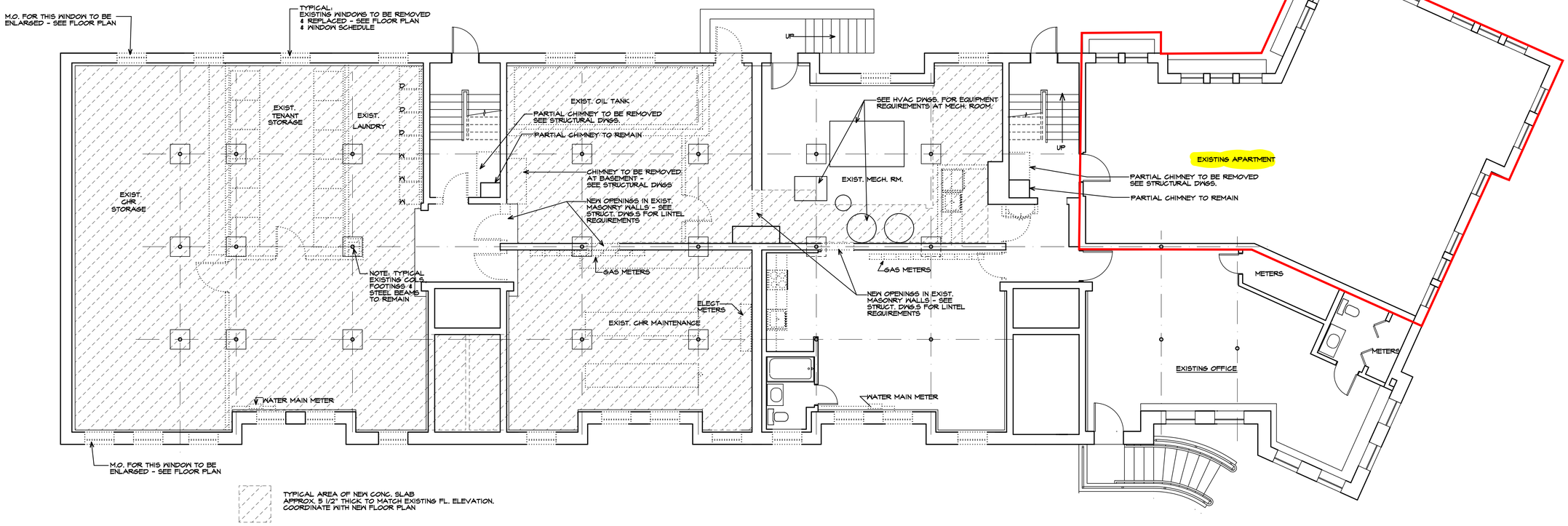
7) DURING DEMOLITION THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT THE EXISTING BUILDING ELEMENTS TO REMAIN FROM DAMAGE BY INCLIMATE WEATHER OR FROM THE DEMOLITION PROCESS.

8) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL HAZARDOUS MATERIALS OFF-SITE AS REQUIRED BY ALL APPLICABLE CODES AND LAWS.

9) SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR REMOVING EXISTING BEARING WALLS AND COLUMNS.
REMOVAL OF BEARING WALLS OR STRUCTURAL ELEMENTS SUCH AS COLUMNS, WALLS, OR BEAMS SHALL BE CARRIED OUT IN A MANNER THAT WILL ENSURE THE SAFETY OF THE EXISTING PROPERTY BY INSTALLING BRACING, SHORING, HEADERS, BEAMS, ETC. AS REQUIRED.

NOTE: DOTTED LINES DENOTE WALLS, DOORS, WINDOWS, FIXTURES, APPLIANCES, EQUIPMENT AND OTHER MATERIALS TO BE REMOVED. SAVE ALL MATERIALS NOTED TO BE REUSED OR RELOCATED AS INDICATED ON THE DRAWINGS OR AS OTHERWISE REQUIRED BY THE OWNER. COORDINATE DEMOLITION WITH ALL OTHER CONTRACT DOCUMENTS. COORDINATE REMOVAL OF MATERIALS WITH NEW FLOOR PLANS.

ORIGINAL EXISTING BASEMENT UNIT REQUIRED TO UTILIZE BASEMENT OVERLAY ZONING TO ADD 5 MORE UNITS



BASEMENT PLAN - EXISTING CONDITIONS

		REVISION NO.	DATE
PROJECT NUMBER			
FILE NAME			
SCALE	3/16"=1'-0"		
DATE	6/2/2014		
DRAWN BY			

CONSULTANTS

LOWE ASSOCIATES Architects, Inc.

643 VFW Parkway
Suite 200
Chestnut Hill
Massachusetts 02467

Tel: (617) 323-0078
Fax: (617) 323-8670

1-3 LANGDON STREET

CAMBRIDGE MASSACHUSETTS

BASEMENT PLAN EXISTING CONDITIONS

A-1

2014 APPROVED RENOVATION PLAN
ADDING 5 NEW BASEMENT UNITS IN ADDITION TO EXISTING BASEMENT UNIT

NOTES

1. WINDOW WELLS SHALL BE PREMIUM EGRESS WELLS AS MANUFACTURED BY REDI-EXIT EGRESS SYSTEMS, UV REATED PVC WITH GALVANIZED STEEL CHANNELS, COLOR CLAY, DIMENSIONS AS SHOWN ON PLAN.

TYPICAL WALL ASSEMBLIES

1 TYPICAL EXTERIOR WALL ASSEMBLY
(SEE DETAIL 4, DWG. A-5)
EXISTING MASONRY / CONCRETE WALL
BELOW CONCRETE LEDGE: P.T. 2X4'S @ 16" O.C. W/ 3 1/2" HIGH DENSITY FIBERGLASS BATT INSULATION (R=15)
ABOVE CONCRETE LEDGE: 2X6'S (P.T.) @ 16" O.C. W/ 5 1/2" FIBERGLASS BATT INSULATION (R=21)
6 MIL. POLY VAPOR BARRIER
5/8" TYPE X GYPSUM WALLBOARD

2 TYPICAL INTERIOR WALL ASSEMBLY
2X4 OR 2X6 STUDS @ 16" O.C. U.N.O. (SEE FLOOR PLANS)
AT BEARING WALLS, PROVIDE 2X4 OR 2X6 BLOCKING MID-HEIGHT
1/2" GYPSUM WALLBOARD EACH SIDE
(USE 1/2" DUROCK CEMENT BD. AT TILE LOCATIONS)

3 TYPICAL 1-HR WALL ASSEMBLY
(1-HOUR RATING BASED ON UL DESIGN #U356)
2X4 OR 2X6 STUDS @ 16" O.C. (SEE FLOOR PLANS)
3 1/2" FIBERGLASS SOUND ATTENUATING INSULATION
5/8" GYPSUM WALLBOARD TYPE X ON ONE SIDE
(USE 1/2" DUROCK CEMENT BD. AT TILE LOCATIONS)
5/8" QUIETROCK 525 ON THE OTHER SIDE

4 EXISTING WALL ASSEMBLY
EXISTING MASONRY / CONCRETE / CLAY TILE WALL
P.T. 2X4'S @ 16" O.C. ON FLAT AT SIDE OF EXISTING WALL WHERE SHOWN
6 MIL. POLY VAPOR BARRIER
5/8" TYPE X GYPSUM WALLBOARD

5 EXISTING WALL ASSEMBLY
EXISTING MASONRY / CONCRETE WALL W/ LEDGE
BELOW CONCRETE LEDGE: P.T. 2X4'S @ 16" O.C. ON FLAT
ABOVE CONCRETE LEDGE: 2X4'S (P.T.) @ 16" O.C.
6 MIL. POLY VAPOR BARRIER
5/8" TYPE X GYPSUM WALLBOARD
NOTE: CONDITIONS VARY - ADJUST SPACING OF STUDS FROM WALL ABOVE LEDGE AS REQUIRED TO ALIGN WITH STUDS ON FLAT BELOW

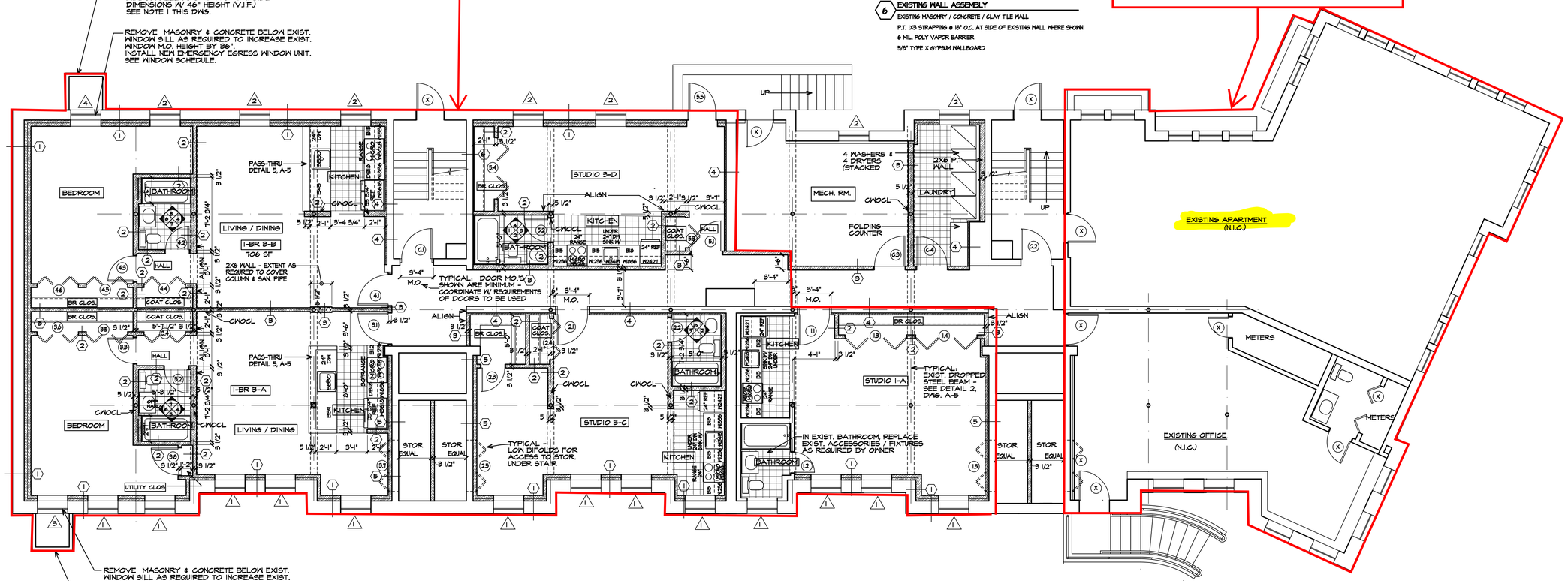
6 EXISTING WALL ASSEMBLY
EXISTING MASONRY / CONCRETE / CLAY TILE WALL
P.T. 1X3 STRAPPING @ 16" O.C. AT SIDE OF EXISTING WALL WHERE SHOWN
6 MIL. POLY VAPOR BARRIER
5/8" TYPE X GYPSUM WALLBOARD

WALL ASSEMBLY GENERAL NOTES

1) INSTALL WATER RESISTIVE GYP. BD. AT BATHROOM WALLS.
2) INSTALL 3 1/2" SOUND ATTENUATING BATT INSULATION AT BATHROOM WALLS.
3) PROVIDE FIRE SAFING & CAULKING AT TOP OF FIRE-RATED WALLS.
4) PROVIDE ACOUSTICAL SEALANT @ BOT. OF GYPSUM BD. AT EACH FLOOR.
5) ALL PENETRATIONS THROUGHT THE FIRE RATED ASSEMBLIES BOTH HORIZONTALLY AND VERTICALLY SHALL BE SEALED WITH FIREPROOFING MATERIALS TO MAINTAIN THE INTEGRITY OF THE ASSEMBLY RATING.
6) WHERE A TESTING LAB DESIGN NUMBER IS DESIGNATED, ASSEMBLIES MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE TESTED DESIGN ASSEMBLY. REFER TO THE LATEST EDITION OF THE TESTING LABORATORY'S DIRECTORY OR MANUAL FOR DETAILS ON MATERIALS AND FASTENER REQUIREMENTS.
7) REFER TO TESTING AGENCY REFERENCED FOR FASTENING CRITERIA & BACKBLOCKING OF GWB JOINTS. ALL JOINTS AND SCREW HEADS FINISHED.
8) COORDINATE LOCATIONS OF WIRING AND PLUMBING WITHIN THE FRAMING.
9) REFER AND COMPLY WITH CURRENT CODE REQUIREMENTS FOR SEPARATION DISTANCE REQUIRED BETWEEN ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF RATED WALLS OR PARTITIONS.
10) ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR CMU TO BE PRESSURE TREATED. (TYPICAL)
11) INSTALL GYPSUM WALLBD. BEHIND 3 SIDES OF TUBS CONSISTENT WITH FIRERATING OF WALL.
12) DAMPPROFFING AT BELOW GRADE CONCRETE WALLS TO BE 220AF DAMPPROOFING AS MANUFACTURED BY KARNAK, OR EQUAL. COMPLY WITH ALL MANUFACTURER'S INSTALLATION REQUIREMENTS. DAMPPROOFING SHALL EXTEND FROM TOP OF FOOTING TO ABOVE GROUND LEVEL.

5 NEW BASEMENT UNITS APPROVED BY PLANNING BOARD, CASE 209

ORIGINAL EXISTING BASEMENT UNIT REQUIRED TO UTILIZE BASEMENT OVERLAY ZONING TO ADD 5 MORE UNITS



BASEMENT PLAN

KEY

NEW WALLS OR PARTITIONS
CNOCL — CENTER WALL ON COLUMN LINE
DROPPED BEAM LOCATIONS SEE ALSO NOTE 5, THIS DWG.

		REVISION NO.	DATE
PROJECT NUMBER			
FILE NAME			
SCALE	3/16"=1'-0"		
DATE	6/2/2014		
DRAWN BY			

CONSULTANTS

REGISTERED ARCHITECT No. 2558 STEPHEN M. DWAIN LOWE COMMONWEALTH OF MASSACHUSETTS

LOWE ASSOCIATES
Architects, Inc.
643 VFW Parkway
Suite 200
Chestnut Hill
Massachusetts 02467
Tel: (617) 323-0078
Fax: (617) 323-8670

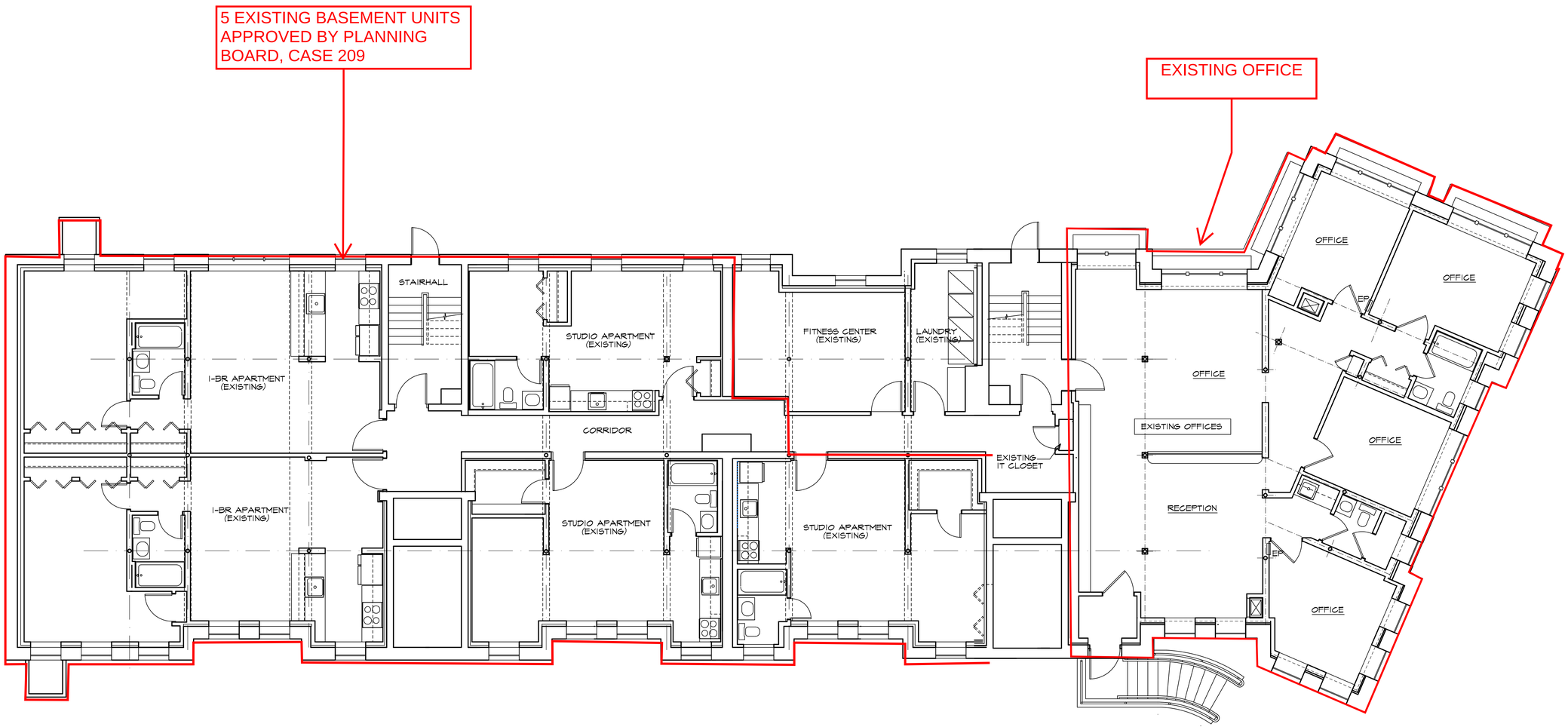
1-3 LANGDON STREET

CAMBRIDGE MASSACHUSETTS

BASEMENT PLAN

A-2

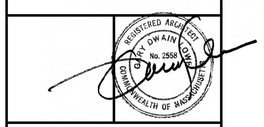
2023 EXISTING CONDITIONS BASEMENT PLAN
5 EXISTING UNITS AND AN ACCESSORY OFFICE



BASEMENT FLOOR PLAN

		REVISION NO.	DATE
PROJECT NUMBER			
FILE NAME			
SCALE	3/16"=1'-0"		
DATE	10/4/2023		
DRAWN BY			

CONSULTANTS



LOWE ASSOCIATES
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Massachusetts 02090

Tel: (617) 323-0078

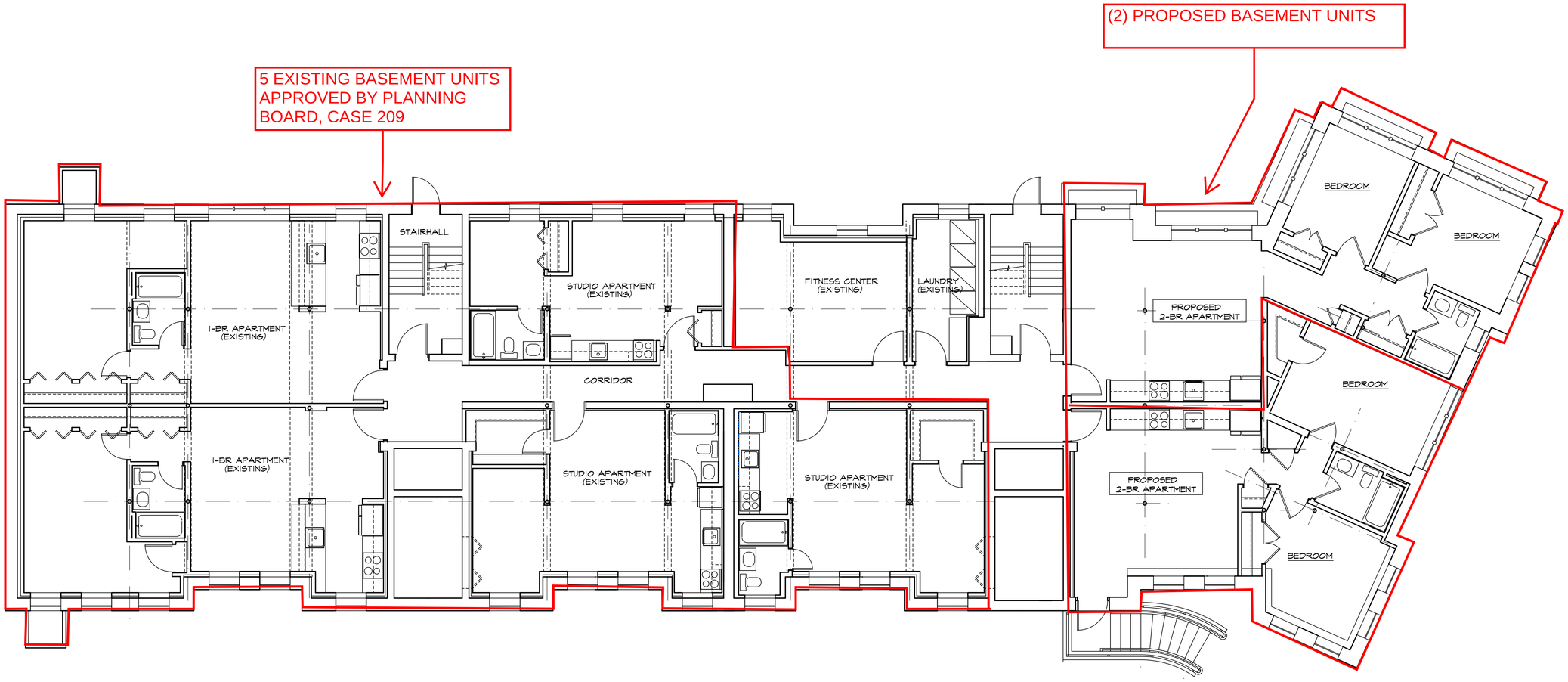
1-3 LANGDON STREET

CAMBRIDGE
MASSACHUSETTS

EXISTING BASEMENT FLOOR PLAN

X-1

2023 PROPOSED CONDITION PLAN
RESTORING ORIGINAL BASEMENT UNIT AND ADDING AN ADDITIONAL BASEMENT UNIT



BASEMENT FLOOR PLAN

		REVISION NO.	DATE
PROJECT NUMBER			
FILE NAME			
SCALE	3/16"=1'-0"		
DATE	12/4/2023		
DRAWN BY			

CONSULTANTS

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Architects, Inc.

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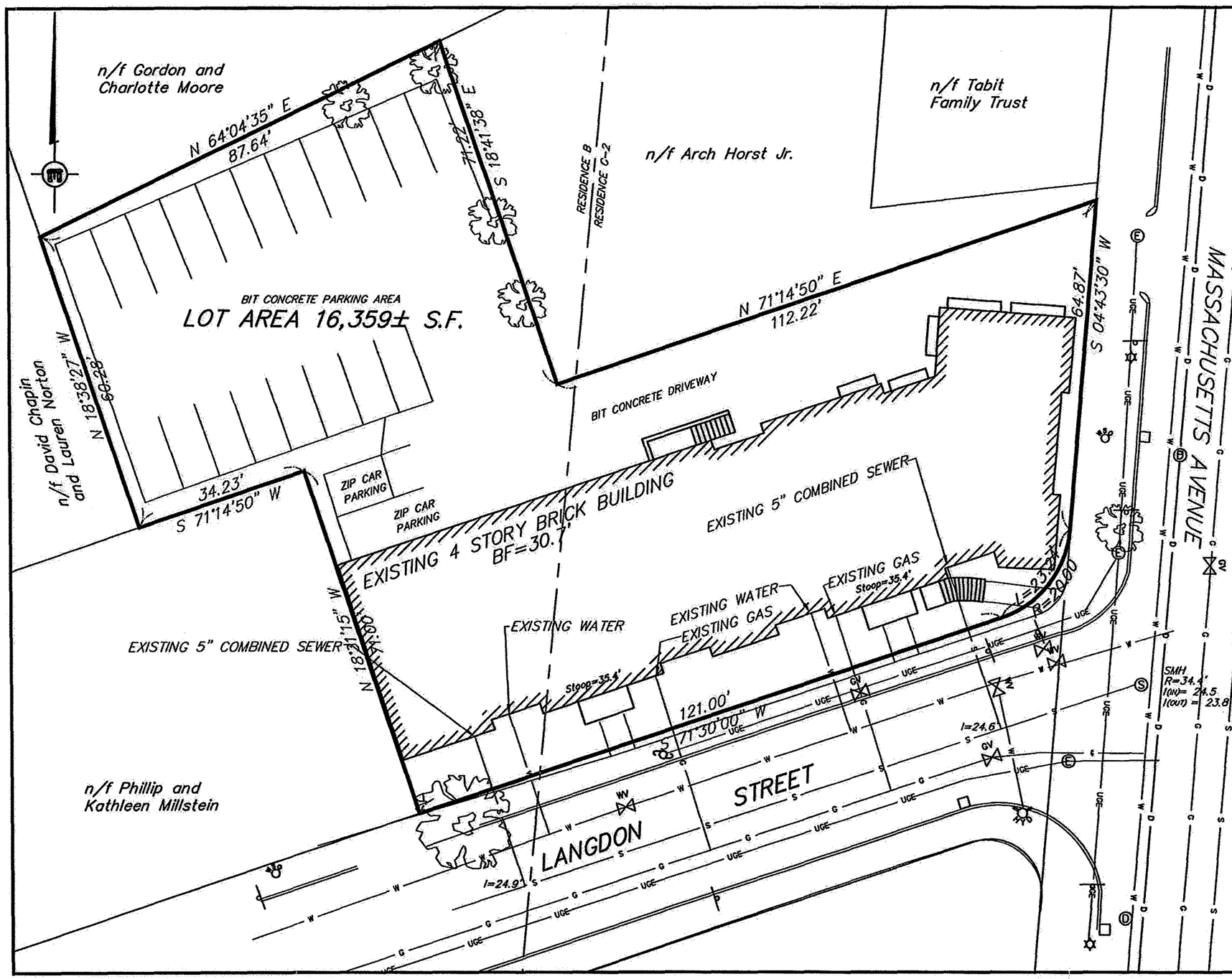
Westwood
Massachusetts 02090

Tel: (617) 323-0078

1-3 LANGDON STREET

CAMBRIDGE
MASSACHUSETTS

BASEMENT FLOOR PLAN



GENERAL NOTES:
PROPERTY LINE AND BUILDING LOCATION FROM AN ALTA/ACSM LAND TITLE SURVEY PLAN PREPARED BY OTTE & DWYER, INC. FOR 1-3 LANGDON STREET CAMBRIDGE, MA DATED 4-15-02.

COMMONWEALTH OF MASSACHUSETTS
LAWRENCE W. DECELLE, JR.
No. 9158
PROFESSIONAL LAND SURVEYOR

PROJECT TITLE:

PLAN OF LAND

LOCATED AT

1-3 LANGDON STREET CAMBRIDGE, MA

PLAN TITLE: EXISTING CONDITIONS

PREPARED FOR:
CHESTNUT HILL REALTY
300 INDEPENDENCE DRIVE
BROOKLINE, MA 02467

DeCELLE BURKE
& Associates, Inc.
149 Independence Avenue Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

DATE: JULY 29, 2013

SHEET 1 OF 3

20 10 0 20 40

JOB NUMBER: 2013.009 | SCALE: 1"=20'


APARTMENTS
FOR RENT
617-876-8600
CHR-Apartments.com
FREE HEAT & HOT WATER


NOT A THROUGH STREET
TOW ZONE
NO PARKING
RESERVED PARKING
TOW ZONE
NO STOPPING ANYTIME
APARTMENTS FOR RENT
617-876-8600
CHR-Apartments.com
FREE HEAT & HOT WATER


Chestnut Hill Realty
NO FEE
APARTMENTS
FOR RENT
617-876-8600
CHR-Apartments.com
FREE HEAT & HOT WATER

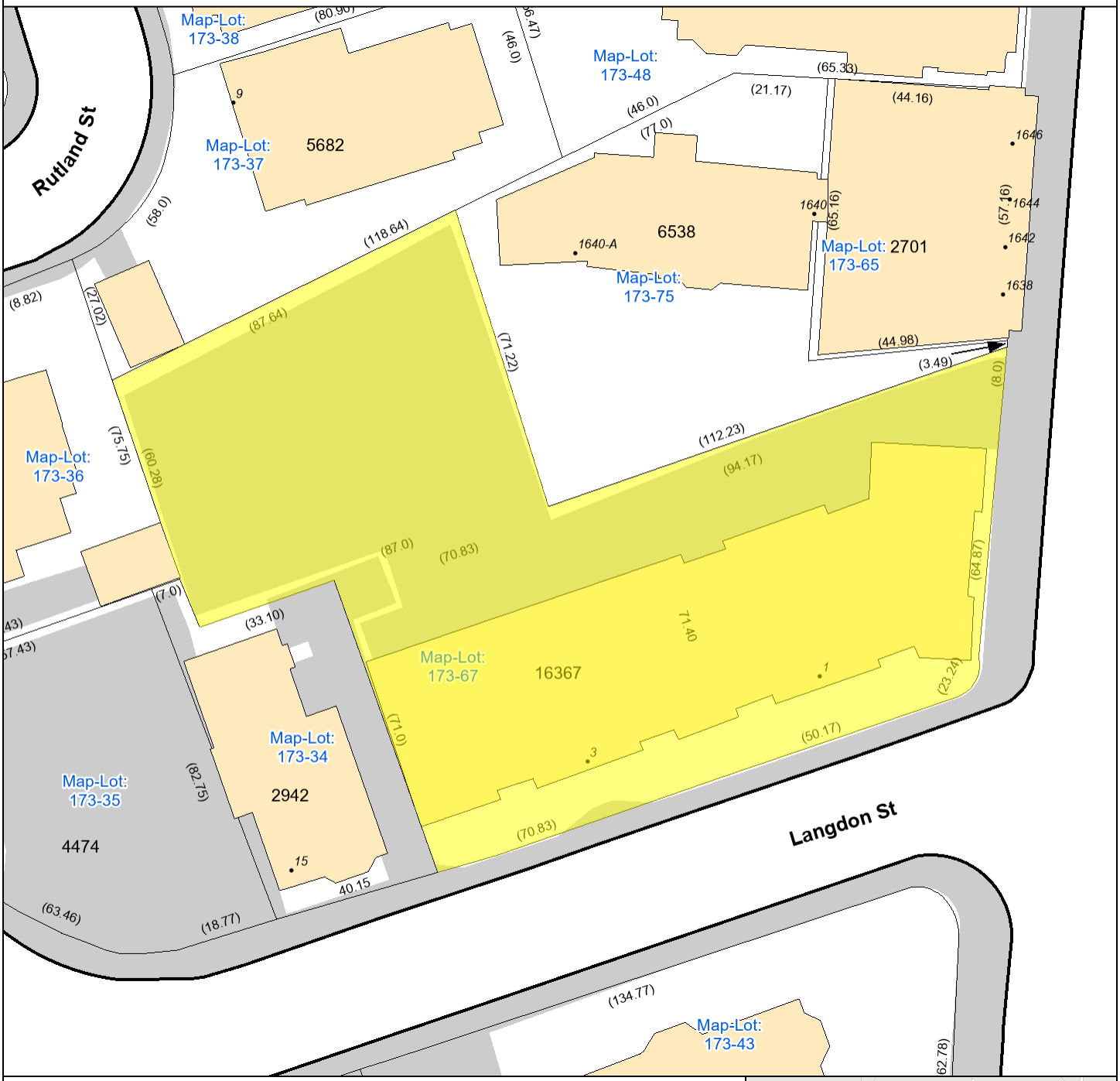

1636 JOHN HARVARD 1638
Wesley
UNIVERSITY
20


THE
JOHN HARVARD
APARTMENTS
FOR RENT
617-876-8600

EMERGENCY
FOR MEALS
617-26-8600

City of Cambridge

July 18, 2023



City of Cambridge
Massachusetts

1" = 35 ft

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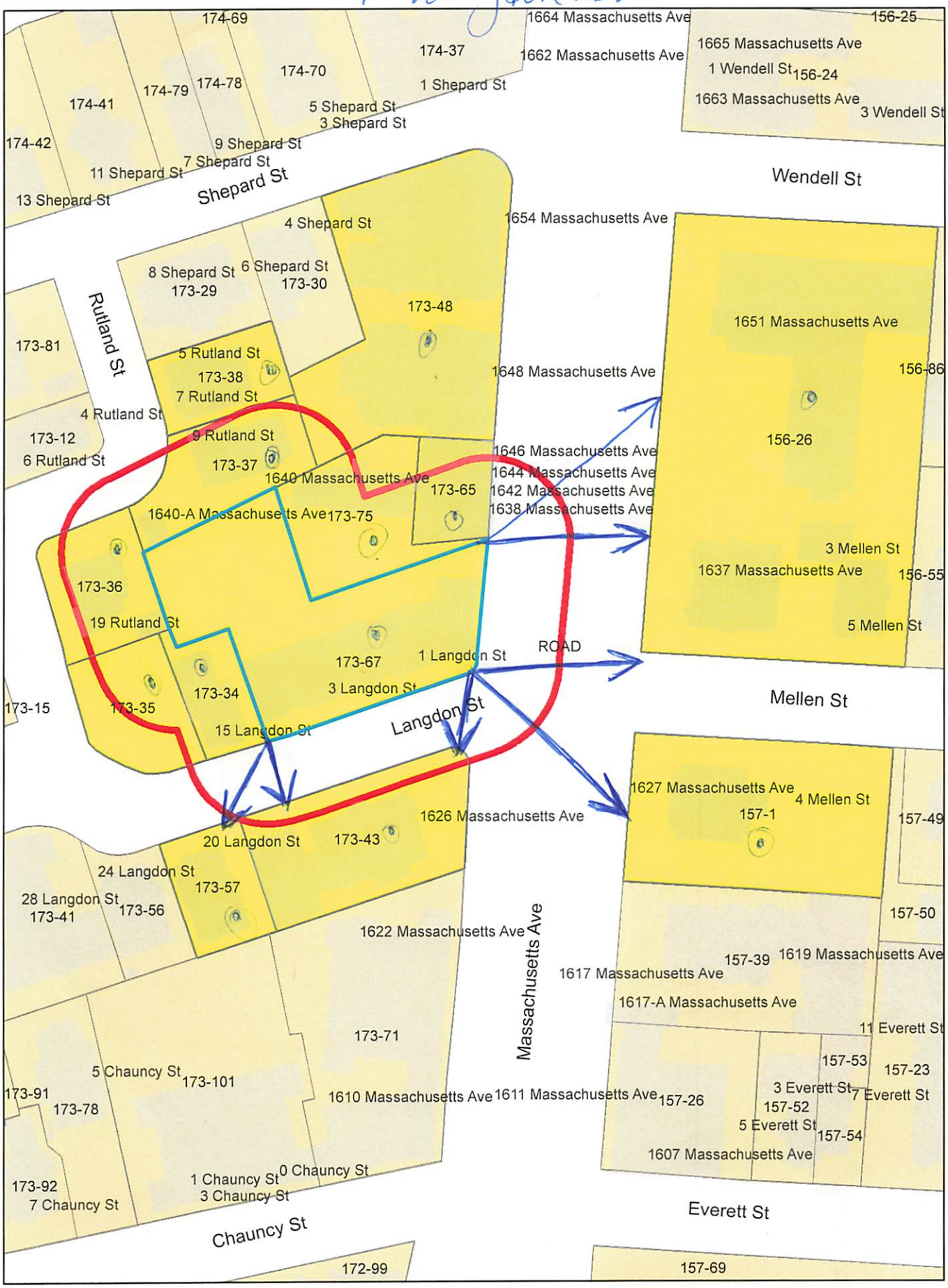
www.cambridgema.gov/gis

- Addresse
- Rail
- Building Footprints
- Parcels

Paved Surfaces

- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

1 Langdon St.


174-69
1664 Massachusetts Ave
156-25
174-37
1662 Massachusetts Ave
1665 Massachusetts Ave
1 Wendell St
156-24
1663 Massachusetts Ave
3 Wendell St
174-70
174-79
174-78
174-41
1 Shepard St
5 Shepard St
3 Shepard St
174-42
9 Shepard St
7 Shepard St
11 Shepard St
13 Shepard St
Shepard St
Wendell St
4 Shepard St
1654 Massachusetts Ave
8 Shepard St
173-29
6 Shepard St
173-30
173-48
Rutland St
173-81
5 Rutland St
173-38
7 Rutland St
1651 Massachusetts Ave
156-86
1648 Massachusetts Ave
4 Rutland St
173-12
6 Rutland St
9 Rutland St
173-37
1646 Massachusetts Ave
1644 Massachusetts Ave
1642 Massachusetts Ave
1638 Massachusetts Ave
1640 Massachusetts Ave
173-65
156-26
1640-A Massachusetts Ave
173-75
3 Mellen St
1637 Massachusetts Ave
156-55
173-36
19 Rutland St
5 Mellen St
ROAD
173-67
1 Langdon St
3 Langdon St
173-34
173-15
173-35
Mellen St
15 Langdon St
Langdon St
1627 Massachusetts Ave
4 Mellen St
157-1
157-49
1626 Massachusetts Ave
20 Langdon St
173-43
24 Langdon St
173-57
28 Langdon St
173-41
173-56
157-50
1622 Massachusetts Ave
Massachusetts Ave
157-39
1619 Massachusetts Ave
1617 Massachusetts Ave
1617-A Massachusetts Ave
11 Everett St
173-71
157-53
157-23
5 Chauncy St
173-101
173-91
173-78
1610 Massachusetts Ave
1611 Massachusetts Ave
157-26
3 Everett St
7 Everett St
157-52
5 Everett St
157-54
1607 Massachusetts Ave
173-92
7 Chauncy St
1 Chauncy St
0 Chauncy St
3 Chauncy St
Everett St
Chauncy St
172-99
157-69

1 Langdon St.

Petitioner

173-37
MOORE, GORDON T., CHARLOTTE B. MOORE
9 RUTLAND ST
CAMBRIDGE, MA 02138

173-34-35
CHESTNUT HILL REALTY DEVELOPMENT CORP
TRS, 15-17 LANGDON ST REALTY TRUST
300 INDEPENDENCE DR
CHESTNUT HILL, MA 02467

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

173-38
HOWE WILLA
5-7 RUTLAND ST - UNIT 7-2
CAMBRIDGE, MA 02138

173-43
PARK STREET CHURCH
1 PARK ST
BOSTON, MA 02108-4802

173-67
JOHN HARVARD LLC,
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

173-65
TABIT, SALIM, NANCY C TABIT& EDDY TABIT
TRUSTEES THE TABIT FAMILY 2010 IRREV TRU
1804 DOGWOOD CIRCLE
NORTH ANDOVER, MA 01845

156-26
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1017
1350 MASS. AVE.
CAMBRIDGE, MA 02138

173-36
WESTHEIMER, ELLEN
19 RUTLAND ST
CAMBRIDGE, MA 02138

173-48
MILLER, TUCKER REED JOHN KURT MILLER
C/O NIXON PEABODY(F. GREIN)
53 STATE STREET 29TH FL
BOSTON, MA 02109

173-57
CULLISON, NANCY J. & DAVID MANSFIELD
20 LANGDON STREET
CAMBRIDGE, MA 02138

173-38
RUTTER, JOHN A. & KATHLEEN HUNTER RUTTER
5-7 RUTLAND ST. UNIT#5/1
CAMBRIDGE, MA 02139

173-38
PUTRIH, TOBIAS & MOJCA SKOBERNE
5-7 RUTLAND ST. UNIT#7/1
CAMBRIDGE, MA 02139

157-1
HRI 1627 MASS AVE LLC
280 FRANKLIN ST
CAMBRIDGE, MA 02139

173-75
MASS 1640 LLC
1640 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138