

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

**BZA APPLICATION FORM** 

Plan No:

BZA-017107-2019

**GENERAL INFORMATION** 

The undersigned hereby petition Special Permit : √	ons the Board of Zoning Appea Variance :	al for the folio	•	peal:		
O Company of Community of Commu	Nisha Smolenski					
PETITIONER'S ADDRESS :	218 Lexington Ave Ca	ambridge, N	1A 02138			
LOCATION OF PROPERTY :	216 Lexington Ave Cam	mbridge, M	A			
TYPE OF OCCUPANCY:		ZONIN	G DISTRICT :	Residence	B Zone	
REASON FOR PETITION:	ions					
DESCRIPTION OF PETITIONER	'S PROPOSAL :					
Variance: Increase in grade.	nonconformity of build	ling height	due to lowe	ring of av	erage_	
Special Permit: Fenest (including dormer) to a volume.						<u> </u>
SECTIONS OF ZONING ORDINA Article 8.000	ANCE CITED: Section 8.22.2.C (Enl.	argement N	ion-Conformin	a Structur	e)	
Article 5.000	Section 5.31 (Table o				C/.	
	Original Signature	e(s):	Thomas Su	olenh.	Nixen	Sulvi
			(Pe	etitioner(s) / C	Owner)	
		The	omas Smolens		300 30 300 300 300 300	Smolenski
				(Print Name	e)	
	Addr	ress:	218 Lexingt	on Ave Car	mbridge	MA 02138
	Tel. N	No. :	508-246-06	562 857	7-443-62	60
	E-Ma	iil Address :	tsmolenski	@yahoo.co	m	
Date: 4/18/2019						

# 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	Thomas & Nisha Smolenski (OWNER)
Address:	
	I/We own the property located at <u>216 Lexington Ave, Cambridge MA 021</u> 38 he subject of this zoning application.
The record	title of this property is in the name ofThomas & Nisha Smolenski
	to a deed of duly recorded in the date <u>6/23/2016</u> , Middlesex South istry of Deeds at Book 58866 , Page 173 ; or
	Registry District of Land Court, Certificate No.
	Page .
*Written e	SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*  vidence of Agent's standing to represent petitioner may be requested.
Commonweal	th of Massachusetts, County of Middlesex
The above-	name /homos o Ninh Shulonski personally appeared before me,
	of Afril, 20 19, and made oath that the above statement is true.
	These Dayles Notary
My commiss:	ion expires 0/28-2022 (Notary Seal). THERESA KAUFMAN Notary Public Commonwealth of Massachusetts My Commission Expires January 28, 2022
<ul> <li>If owner deed, or</li> </ul>	rship is not shown in recorded deed, e.g. if by court order, recent r inheritance, please include documentation.



Bk: 67482 Pg: 71 Doc: DEED Page: 1 of 2 06/23/2016 10:51 AM

# MASSACHUSETTS QUITCLAIM DEED

Grantor: Thomas Smolenski, a married man, of 216 Lexington Avenue, Cambridge, MA

For consideration paid of One and 00/100 (\$1.00) Dollar.

Grants to: Thomas Smolenski and Nisha Smolenski, a married couple, as tenants by the entirety, of 216 Lexington Avenue, Cambridge, MA.

### With quitclaim covenants

A certain parcel of land with the buildings thereon, situated in Cambridge, being now numbered 216-218 Lexington Avenue, and being shown as a portion of Lot 55 on a plan entitled, "Plan of the Coolidge Estate Lots in Cambridge, May 16, 1873, with Additions by Arthur Hodges, Civil Engineer, February 1886", duly recorded with Middlesex South District Registry of Deeds, Plan Book 47, Plan 13, being bounded and described as follows:

EASTERLY: by Lexington Avenue, forty (40) feet;

NORTHERLY: by Lot 61 on said plan, one hundred seventy-seven and 85/100

(177.85) feet;

SOUTHWESTERLY: by land now or formerly of Doctor Keen, forty and 91/100 (40.91)

feet;

SOUTHERLY: by land now or formerly of Hugh A. Grimes and Helen W. Grimes,

one hundred sixty-nine 25/100 (169.25) feet.

Grantor hereby releases all rights of homestead in said premises and hereby declares under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the premises.

For title see document recorded with Middlesex South County Registry of Deeds at Book 58866, Page 173.

## Under the Pains and Penalties of Perjury, witness my signature this

On this day 1th of June, 2016

COMMONWEALTH OF MASSACHUSETTS

County of:

On this 9 day of Ounce, 2016, before me, the undersigned notary public, personally appeared Thomas Smolenski (name of document signer), proved to me through satisfactory evidence of identification, which were US DRUSPON, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed it voluntarily for its stated purpose.

My Commission Expires: 18/

**ELAINE M. ARSENEAULT** Notary Public My Commission Expires

#### **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:

The relief requested is very technical in nature since the actual height of the building is not increased, but the excavation of the area way and window wells technically increases the calculation of height. There is no parking for the lot so bicycle parking within the house takes on additional relevance, and to be prevented from by this "technical increase" would create a hardship.

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 house is just over the 35' height limit at present, so anything that "increases" the height, even though it does not actually change it, requires a variance. The hardship is owing to the house already being slightly of the allowed 35'

#### C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

Substantial detriment to the public good for the following reasons:
The change does not actually affect the height of the structure.

Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons: The change does not actually affect the height of the structure.

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

#### **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 218 Lexington Ave Cambridge, MA 02138 (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 relief requested is for an addition of the house not more than 25% of its area. The house will not exceed the Gross floor area allowed on the lot.

Exterior fenestration changes within the side yard setback are permitted by Special Permit in Article 8 of the ordinance.

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:

There will be no change to 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:

There is minimal impact on adjacent uses from the extension.

- 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:
  - . There is no creation of a nuisance or hazard.
- 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:

#### **BZA APPLICATION FORM**

#### **DIMENSIONAL INFORMATION**

APPLICANT: Hill Harder Development PRESENT USE/OCCUPANCY:

LOCATION: 218 Lexington Ave Cambridge, MA 02138 ZONE: Residence B Zone

PHONE: REQUESTED USE/OCCUPANCY:

	<del></del>	KENOESTED OC	ECCOPANCY.		···
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	ı
TOTAL GROSS FLOOR AF	REA:	2801	3177	3180	(max.)
LOT AREA:		6942	unchanged	5000	(min.)
RATIO OF GROSS FLOOR TO LOT AREA:	R AREA	.40	.457	.5/.35 (.46)	(max.)
LOT AREA FOR EACH DW	ELLING UNIT:	3471	unchanged	2500	(min.)
SIZE OF LOT:	WIDTH	40	unchanged	2500	(min.)
	DEPTH	169.25	unchanged	n/a	
SETBACKS IN FEET:	FRONT	13.2	unchanged	15	(min.)
	REAR	89.8	unchanged	35	(min.)
	LEFT SIDE	6.2	unchanged	7.5	(min.)
	RIGHT SIDE	6.5	unchanged	n/a	(min.)
SIZE OF BLDG.:	HEIGHT	36.4	unchanged	35	(max.)
	LENGTH	55.8	unchanged	n/a	
	WIDTH	27.3	unchanged	n/a	
RATIO OF USABLE OPEN TO LOT AREA:	SPACE	72	70	40	(min.)
NO. OF DWELLING UNIT	<u>'S:</u>	2	unchanged	2.5	(max.)
NO. OF PARKING SPACE	<u>::</u>	0	unchanged	2	(min./max)
NO. OF LOADING AREAS	<u>S:</u>	n/a	n/a	n/a	(min.)
DISTANCE TO NEAREST ON SAME LOT:	BLDG.	n/a	n/a	n/a	(min.)

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

<sup>1.</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

<sup>2.</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

<sup>3.</sup> OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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Plan No:

# **BZA APPLICATION FORM**

**GENERAL INFORMATION** 

The undersigned hereby petitions the Board of Zoning Appeal for the following:					TY CLE	M 12: 5
Special Permit :		Variance :		Appeal:	E REAL	7
PETITIONER:	Thomas & Nish	a Smolenski			0.	

PETITIONER'S ADDRESS: 218 Lexington Ave Cambridge, MA 02138

216 Lexington Ave Cambridge, MA LOCATION OF PROPERTY:

TYPE OF OCCUPANCY: Residence B Zone ZONING DISTRICT:

**REASON FOR PETITION:** 

Additions

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance: Increase in nonconformity of building height due to lowering of average grade.

Special Permit: Fenestration Changes within a setback, alteration and enlargement (including dormer) to a nonconforming structure not more than 25% increase in area or volume.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article	8.000	Section	8.22.2.C (Enlargement Non-Conforming Structure).
Article	5.000	Section	5.31 (Table of Dimensional Requirements).

Original Signature(s): (Petitioner(s) / Owner)

Thomas Smolenski

Nisha Smolenski

(Print Name)

218 Lexington Ave Cambridge MA 02138 Address:

508-246-0662 857-443-6260 Tel. No.:

tsmolenski@yahoo.com E-Mail Address:

4/18/2019 Date:





	SHEET LIST		
NO.	NAME		
		• •	
A000	COVER		
A002	GIS MAP		
A010	ZONING COMPLIANCE - AREA DIAGRAMS	· . ·	
A011	ZONING COMPLIANCE - SITE PLANS & OPEN	SPAC	E
A100	EXISTING FLOOR PLANS	· ·	
A101	PROPOSED FLOOR PLANS		
A200	BUILDING ELEVATIONS - EXISTING & PROPOSE	Ð	
A201	BUILDING ELEVATIONS - EXISTNIG AND PROPO	OSED	
·			



# 218 LEXINGTON AVENUE, CAMBRIDGE MA BZA SUBMISSION SET

<u>04.08.19</u>

<u>Owner</u>

PRIVATE HOMEOWNER

218 LEXINGTON AVENUE CAMBRIDGE, MA

**ARCHITECT** 

BOYES-WATSON ARCHITECTS

30 BOW ST. SOMERVILLE, MA 02143

617.629.8200

WWW.BOYESWATSON.COM

STRUCTURAL ENGINEER

TBD

TBD

D

**CIVIL ENGINEER** 

scale

date issued 04.08

BOYES-WATSON

Sheet no.

# **DIMENSIONAL FORM**

LOCATION: 218 LEXINGTON AVE.

ZONE: RESIDENCE B

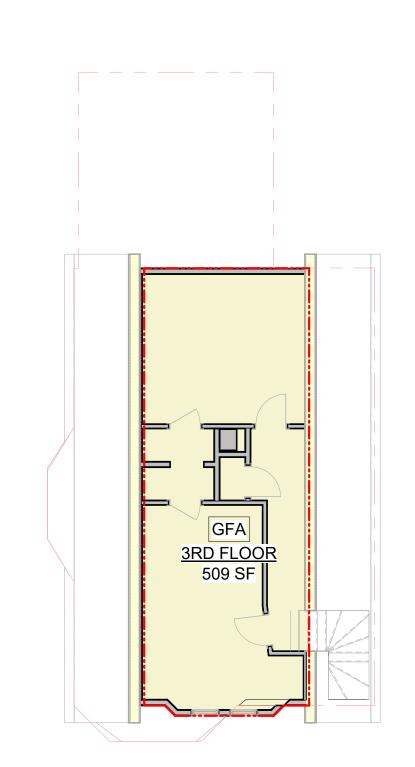
PRESENT USE/OCCUPANCY: 2-FAMILY

REQUESTED OCCUPANCY: 2-FAMILY

EXISTING	PROPOSED	ORDINANCE	COMPLIANC
2801	3117	3180	
2526	2,526		COMPLIES
			00148150
	3,15/	3180	COMPLIES
6,942	UNCHANGED	5000	COMPLIES
.39	0.45	0.5/0.35 (0.46)	COMPLIES
0.470		0.50077.000	001481150
	•		COMPLIES
2	unchangea	2.5	COMPLIES
40'	Unchanaed	50'	COMPLIES
169.25'	Unchanged	N/A	3 3 x x 2 1 2 3
			COMPLIES
72%	70%	40%	COMPLIES
64%	63%	20%	COMPLIES
12%	7%	20%	COMPLIES
0	Unchanged	2	COMPLIES
	2801 2526   6,942 .39 3,470 2 40' 169.25'	2801 3117 2526 2,526 631 3,157 6,942 UNCHANGED .39 0.45 3,470 Unchanged 2 Unchanged 40' Unchanged 169.25' Unchanged 169.25' Unchanged	2801 3117 3180 2526 2,526 631 3,157 3180 6,942 UNCHANGED 5000 .39 0.45 0.5/0.35 (0.46) 3,470 Unchanged 2,500/4,000 2 Unchanged 50' 169.25' Unchanged N/A

EXISTI	NG GFA
Level	Area
DEMO	
1ST FLOOR	274 SF
	274 SF
GFA	
1ST FLOOR	1048 SF
2ND FLOOR	969 SF
THIRD FLOOR	509 SF
	2526 SF
NON-GFA	
BASEMENT	1219 SF
	1219 SF
TOTAL GFA	4020 SF

PROPC	OSED GFA
EXIST GFA	
1ST FLOOR	1048 SF
2ND FLOOR	969 SF
THIRD FLOOR	509 SF
	2526 SF
NEW GFA	
2ND FLOOR	236 SF
THIRD FLOOR	60 SF
1ST FLOOR	354 SF
	650 SF
TOTAL GFA	3177 SF





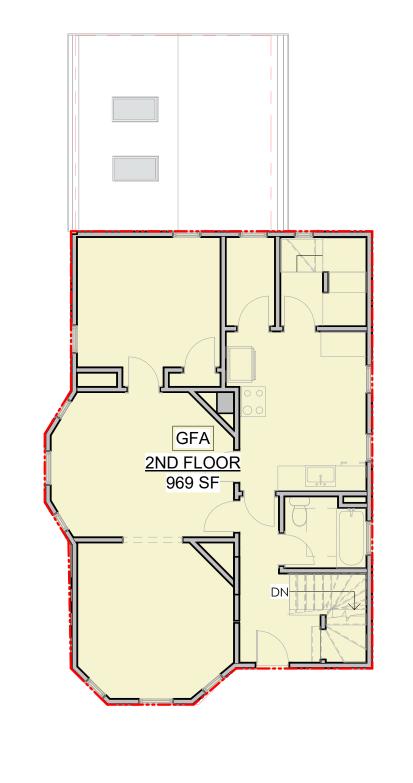
NEW GFA 3RD FLOOR

60 SF

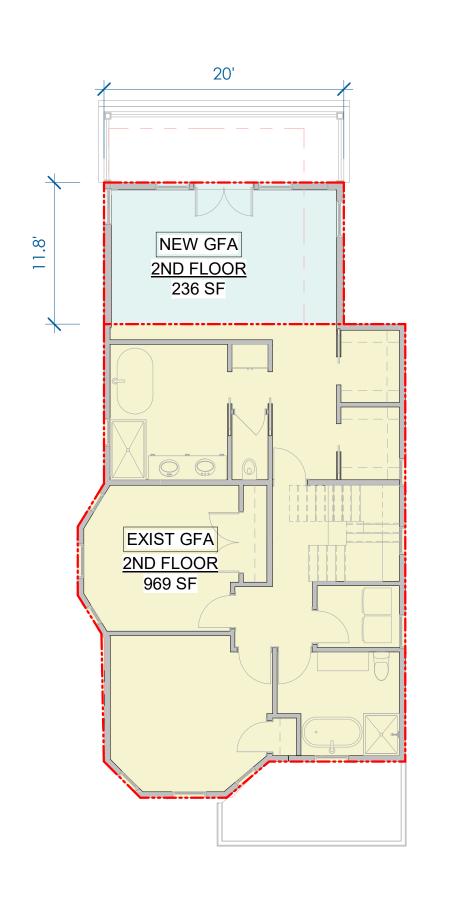
EXIST GFA

3RD FLOOR 509 SF

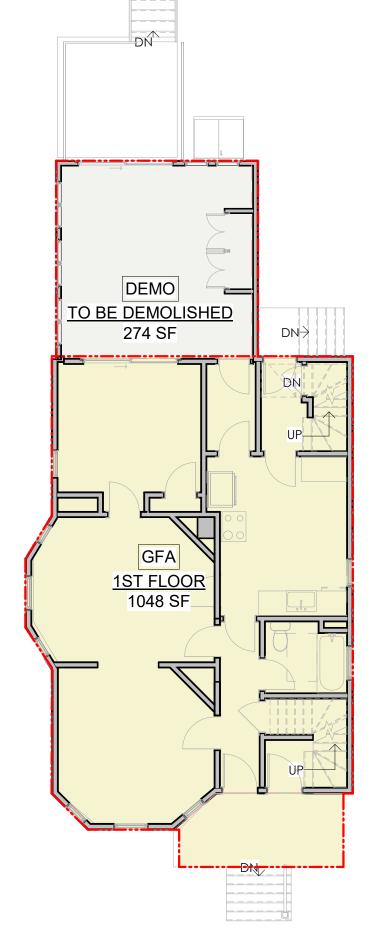
6 PROPOSED AREA PLAN - 3RD 1/8" = 1'-0"



3 AREA PLAN - 2ND 1/8" = 1'-0"



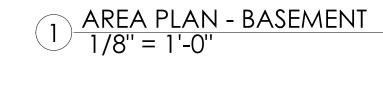
5 PROPOSED AREA PLAN - 2ND 1/8" = 1'-0"

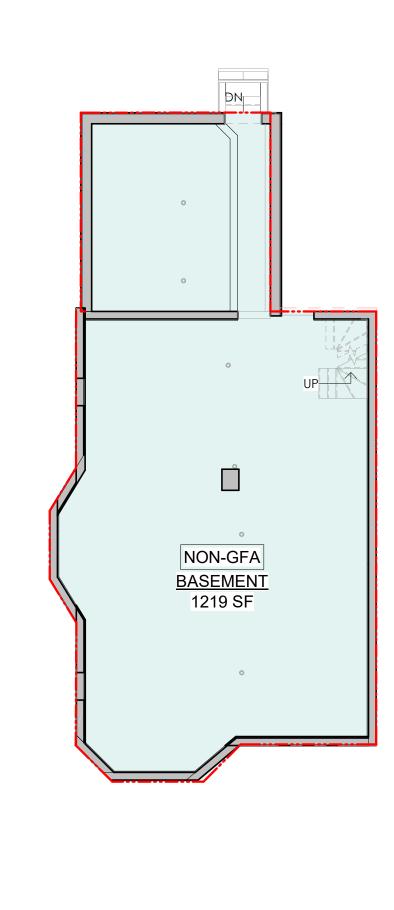


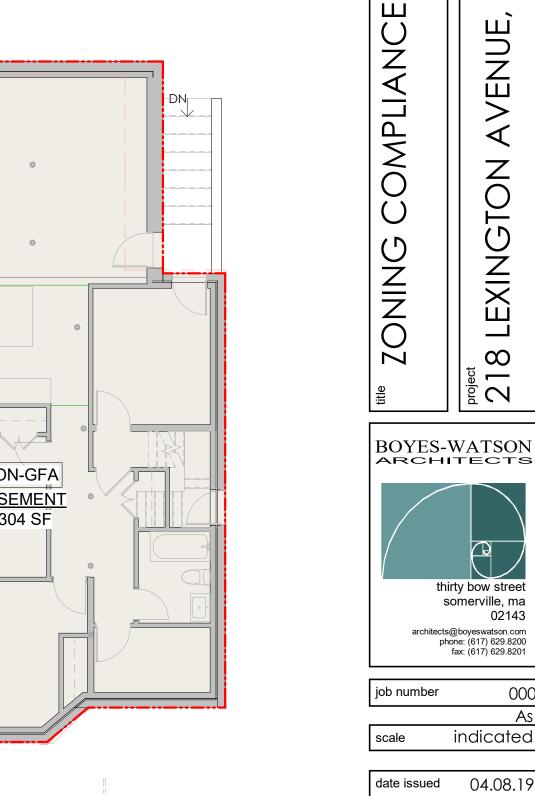
2 AREA PLAN - 1ST 1/8" = 1'-0"

7 PROPOSED AREA PLAN - 1ST 1/8" = 1'-0"

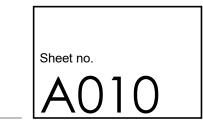








8 PROPOSED AREA PLAN - BASEMENT 1/8" = 1'-0"



BZA SUBMISSION SET

thirty bow street somerville, ma 02143 architects@boyeswatson.com phone: (617) 629.8200 fax: (617) 629.8201

indicated

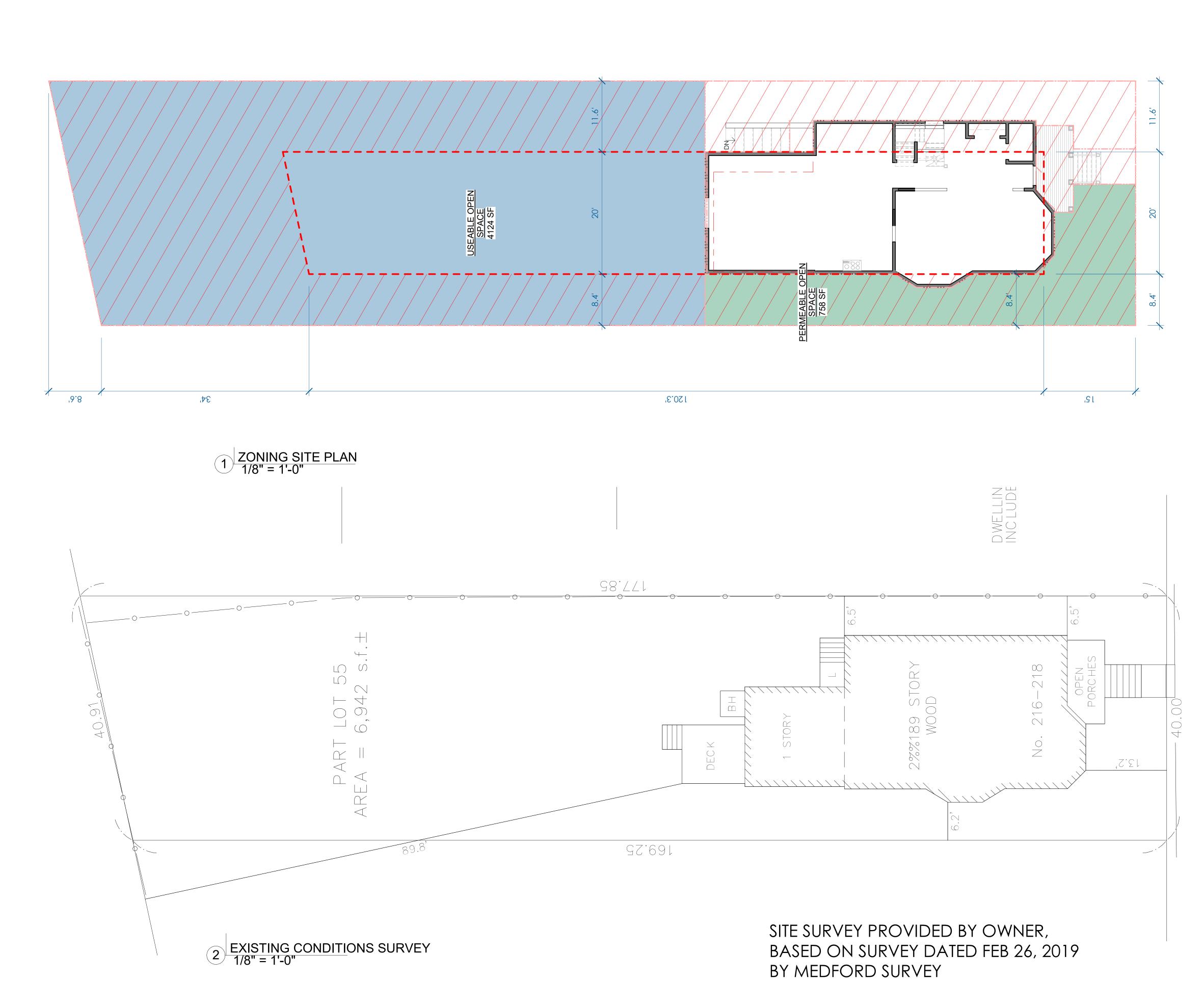
<u>PRIVATE</u> <u>HOMEOWNER</u>

DIAGRAMS

AREA

MBRIDGE MA

218 LEXINGTON AVENUE,



<u>PRIVATE</u> <u>HOMEOWNER</u>

OPEN SPACE MBRIDGE MA SITE COMPLIANCE project 218

BOYES-WATSON ARCHITECTS

1/8" = 1'-0"

date issued 04.08.19 BZA SUBMISSION SET

SITE AREA

**REQUIRED** 

**PROVIDED** 

PERMEABLE

USABLE

TOT. OPEN SPACE

TOT. OPEN SPACE

USABLE

RES B 6,942 SF

1388 SF

2776 SF

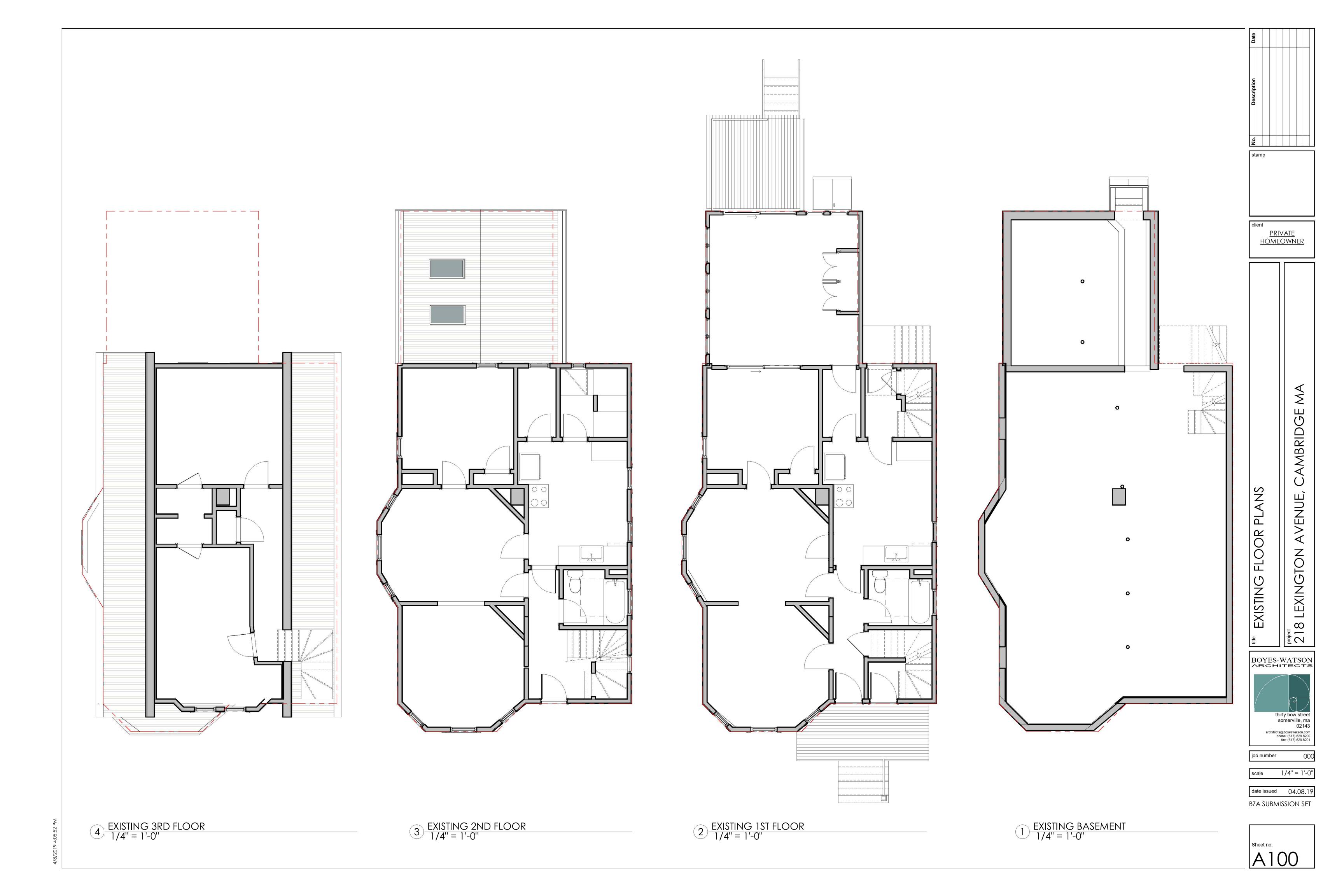
758 SF

SITE AREA

SITE AREA

60.7% 4214 SF

70.3% 4972 SF







<u>PRIVATE</u> <u>HOMEOWNER</u>

PROPOSED ∞४ (ISTING ELEVATIONS

MBRIDGE MA

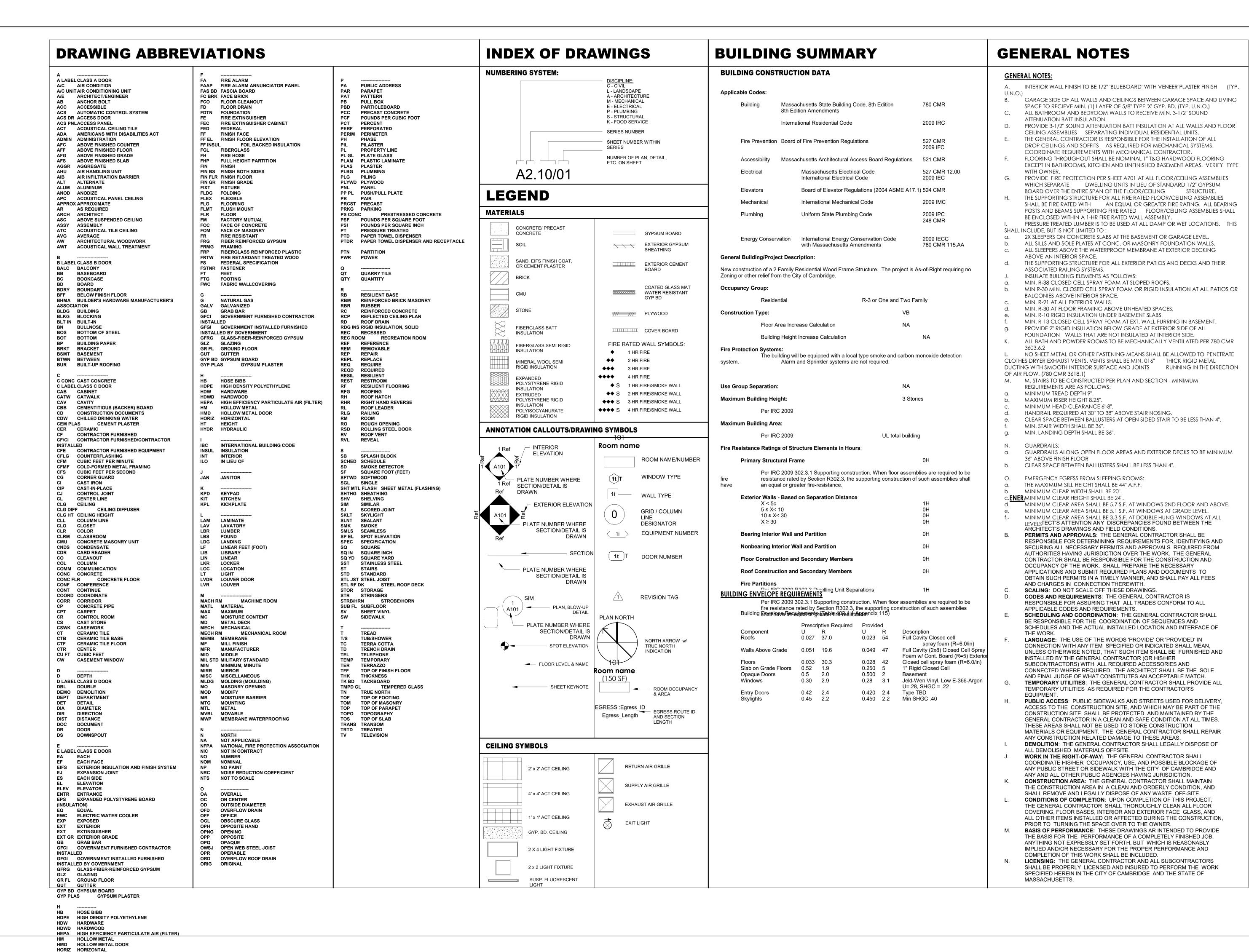
project 218 BOYES-WATSON ARCHITECTS thirty bow street somerville, ma 02143 architects@boyeswatson.com phone: (617) 629.8200 fax: (617) 629.8201

job number

1/4" = 1'-0"

date issued 04.08.19 BZA SUBMISSION SET





lo. Description Date

stamp

PRIVATE
HOMEOWNER

EXINGTON AVENUE, CAMBRIDGE MA

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BOYES-WATSON
ARCHITECTS

thirty bow street somerville, ma

architects@boyeswatson.com phone: (617) 629.8200

fax: (617) 629.820

 $\infty$ 

02143

job number 000

As
scale indicated

date issued 04.08.19
BZA SUBMISSION SET

heet no.

HT HEIGHT HYDR HYDRAULIC

255 Lexington Ave 6 Worthington St 234-164 234-165 234-192 248-82 234-191 254 Lexington Ave 234-38 248-59 252 Lexington Ave 247 Lexington Ave 234-137 Water Treatment Facility 248-53 248-58 248-81 266-34 234-128 245 Lexington Ave 234-138 11 Poplar Rd Fresh Pond Bike Path Poplar Rd 243 Lexington Ave Water Treatment Facility 10 Poplar Rd 8 Poplar Rd 6 Poplar Rd248-57 234-129 244 Lexington Ave Lind Ond Area 234-139 242 Lexington Ave 248-48 248-56 238 Lexington Ave 236 Lexington Ave 234-140 248-56 234-130 248-83 248-84 248-78 234 Lexington Ave 232 Lexington Ave 234-141 234-131 231 Lexington Ave 248-77 248-75 228 Lexington Ave227 Lexington Ave234-142 234-132 248-74 229 Lexington Ave 248-73 248-76 225 Lexington Ave 234-143 7 Hawthorne Pk 234-133 Hawthorne Pk5 Hawthorne Pk Hawthorne Pk 223 Lexington Ave 9 Hawthorne Pk 234-134 226 Lexington Ave 10 Hawthorne Pk 6 Hawthorne Pk 220 Lexington Ave 234-144 rington Ave 12 Hawthorne Pk 234-135 248-70 248-71 234-145 248-69 215 Lexington Ave 216 Lexington Ave 218 Lexington Ave 234-146 248-86 185 Larch Rd 211 Lexington Ave 212 Lexington 207 Lexington Ave 234-147 BB&N Athletic Field 248-79 248-85 10 Lexington Ave 248-18 203 Lexington Ave234-148 208 Lexington Ave 201 Lexington Ave 248-17 204 Lexington Ave234-149 202 Lexington Ave 199 Lexington Ave 234-150 248-90 197 Lexington Ave 198 Lexington Ave 195 Lexington Ave 194 Lexington Ave 248-89 248-66 248-68 111 Grozier Rd 114 Grozier Rd 248-63 248-65 112 Grozier Rd 248-67 189 Lexington Ave 234-117 248-34 110 Grozier Rd 439 Huron Ave 248-64 248-61 183 Larch Rd 108 Grozier Rd 248-62 190 Lexington Ave 179 Larch Rd 248-33 248-88 451 Huron Ave Grozier 248-87 453 Huron Ave 248-91 461 Huron Ave 248-38 436 Huron Ave 463 Huron Ave 465 Huron 248-93 175 Larch Rd Huron Ave 448 Huron Ave 442 Huron Ave 259-8 475 Huron Ave 248-39 452 Huron Ave 446 Huron Ave 247-71 248-35 259-9 248-31 458 Huron Ave 483 Huron Ave 247-74 170 Larch Rd 460 Huron Ave 247-73 247-69 259-10 247-68 235-63

247-171

247-78

216-218 lexington Ave

Petitioner

234-144
MAHER, JOSEPH & RICHARD P. MAHER
TRS. THE EVELYN F. MAHER TRUST
5 SIMS ALLEY
COLUMBIA, SC 29205

248-17 JORDAN, MARY LOU & PETER O. HARRIS 208 LEXINGTON AVE CAMBRIDGE, MA 02138

248-34 CROLL, JOHN W. & LINDA B. DUNN 183 LARCH ROAD, UNIT #2 CAMBRIDGE, MA 02138

248-68 HARDER, LAUREN E. & JASON I. KASS 111 GROZIER RD CAMBRIDGE, MA 02138

248-70 MARTIN, CRISTA & LORA DESALVO 8 HAWTHORNE PK., #1 CAMBRIDGE, MA 02138

248-72 ROOM SEVEN, LLC C/O BURNS & LEVINSON LLP 125 SUMMER ST BOSTON, MA 02110

248-84 BACHMAN, RONALD CLAYTON 10 POPLAR RD., #1 CAMBRIDGE, MA 02138

248-85 WOOD, JAMES D. & CLAIRE D. MESSUD 212-214 LEXINGTON AVE CAMBRIDGE, MA 02138

248-90 MORGAN, JAMES & JOYCE L. MORGAN 204 LEXINGTON AVE UNIT #204 CAMBRIDGE, MA 02138 234-145 SAWYER, TIMOTHY & JOAN S. SAWYER TRUSTEES OF SAWYER REALTY TRUST,

217 LEXINGTON AVE. CAMBRIDGE, MA 02138

248-18
MAHONEY, MICHAEL J. &
ANNE MARIE MAHONEY
210 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-65 BLACKETT, JOAN G. 114 GROZIER RD CAMBRIDGE, MA 02138

248-69 CHASMAN, DANIEL 12 HAWTHORNE PK CAMBRIDGE, MA 02138

248-70 KRAUSS, REBECCA 6-8 HAWTHORNE PK UNIT #2 CAMBRIDGE, MA 02138

248-73 DENNEY, EDWARD B. & JENNIFER MILES 15 HAWTHORNE PK CAMBRIDGE, MA 02138

248-84 PERROTTI, JEFFREY 10 POPLAR RD. UNIT#2 CAMBRIDGE, MA 02139

248-34 MCKINLAY, JOHN B., TR. OF JOHN B. MCKINLAY REVOCABLE TRUST 183 LARCH ROAD, UNIT #1 CAMBRIDGE, MA 02138

248-66 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR 248-86 SMOLENSKI, THOMAS M. & NISHA SMOLENSKI 216-218 LEXINGTON AVE CAMBRIDGE, MA 02138

BOYES-WATSON ARCHITECTS 30 BOW STREET SOMERVILLE, MA 02143

234-146 MCDERMOTT, CHARLES G. & PATRICIA E. FLAHERTY 211-213 LEXINGTON AVE CAMBRIDGE, MA 02138

248-69 ROUGH, DARREN 10 HAWTHORNE PK CAMBRIDGE, MA 02138

248-71 REEVES SHAWN C. & ALISON G. NASH 220-222 LEXINGTON AVE CAMBRIDGE, MA 02138

248-79 BUCKINGHAM BROWNE & NICHOLS SCHOOL 80 GERRYS LANDING ROAD CAMBRIDGE, MA 02138

248-84 BAER, STEPHEN C. & CHRISTINE BAER 10 POPLAR RD., #3 CAMBRIDGE, MA 02138

248-90 MCJOHN, STEPHEN & LORIE GRAHAM 202 LEXINGTON AVE., #202 CAMBRIDGE, MA 02138

248-66 CITY OF CAMBRIDGE C/O LOUIS DEPASQUALE CITY MANAGER