

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X AMENDED Variance: _____ Appeal: _____

PETITIONER: 227 Concord Ave Nominee Trust/ 221-227 Concord Ave LLC

PETITIONER'S ADDRESS: 227 Concord Ave Cambridge, MA 02138

LOCATION OF PROPERTY: 221 & 227 Concord Ave. Cambridge MA 02138

TYPE OF OCCUPANCY: Retail/1 & 4 Unit res ZONING DISTRICT: BA-1 / C-1

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Other: <u>Bsmnt height & Windows</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Seeking a special permit to exempt basements from the calculation of GFA for 221
Concord ave. Also seeking relief for (4) windows within 10' of on-grade parking
on the first floor of 227 Concord ave.

SECTIONS OF ZONING ORDINANCE CITED:

Article 2 Section Definition of Gross Floor Area, Exemptions, Item (16).
Article _____ Section (ordinance #1379)
Article 6 Section 6.44.1(a)

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the
Inspectional Services Department must attach a statement concerning the reasons
for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

Lauren Harder

(Print Name)

Address:

PO Box 381092

Cambridge MA 02238

Tel. No.:

617-306-1336

E-Mail Address:

laurenharder@gmail.com

Date: 2-6-18 AMENDED 2-13-20

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 Lauren Harder, Manager

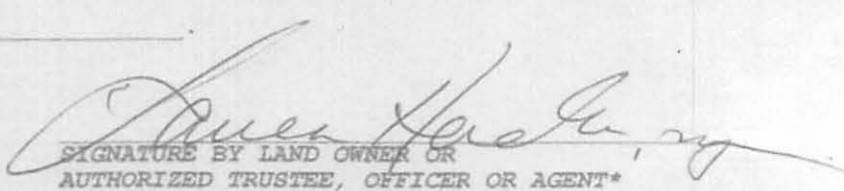
(OWNER)

Address: PO Box 381092, Cambridge MA 02138

State that I/We own the property located at 221 & 227 Concord ave, which is the subject of this zoning application.

The record title of this property is in the name of 221-227 Concord Ave. LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; 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 Lauren Harder personally appeared before me, this 14th of February 2020, and made oath that the above statement is true.

Tracey Sterling Notary

My commission expires July 5, 2024 (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

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 221-227 Concord ave (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:

Ordinance #1379 indicates that the area of basements in any structure may be exempt from being considered gross floor area by issuance of a special permit, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district. In this case, the proposed basement use will be the same as the first floor retail use; the basement area will provide support to the first floor use, but the public will not have access to it.

- 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:

1. There will be no change in the number of off street parking spaces, so there will be no change in patterns of access or egress.
2. There will be no additional traffic generated by the residential use

- 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 increase in the height of the basement and the exemption from GFA and kitchen windows will not impact the adjacent uses. The proposed basement use will be the same as the permitted first floor retail use. The proposed basement use will not be visible from outside and will have no effect upon adjacent uses.

The proposed relief as to the window will likewise have no effect on adjacent uses; the windows are already present, but are blocked on the inside of the units.

- 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:

Answer is on next page.

- 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:

Answer is on next page.

Answers continued from previous page:

D)

The window use will not be a health hazard to occupants or citizens of the city because they will be made non-opening. In this way, the tenants will be able to enjoy natural light and keep an eye on their automobiles, while fumes will be prevented from entering the townhouses, protecting tenants from any danger.

The use of the basement space at the retail space (221 Concord Avenue), will be not be a nuisance or hazard because they will be (1) be ancillary to the first floor use and (2) customers or clients not be allowed in the basement. By way of example only, the applicant entered into an LOI with a restaurant and wine bar that hoped to use the basement for dishwashing, plating, and record-keeping; this is an example of a use the applicant characterizes as ancillary.

E) The exemption of the basements from GFA will not have any above grade impacts and is consistent with the ordinance. The proposed relief will assist in securing and maintaining a retail tenant of the sort we understand the neighborhood to desire. Similarly, allowing the relief of non-opening windows will provide the townhouse tenants with natural light and allow them to keep an eye on their cars and the courtyard generally, while still protecting them from any potential dangers from fumes.

DIMENSIONAL INFORMATION

227 Concord Ave Nominee Trust /
APPLICANT: 221-227 Concord Ave LLC **PRESENT USE/OCCUPANCY:** n/a
LOCATION: 227 Concord ave Cambridge, MA 02138 **ZONE:** BA-1 / C-1
PHONE: 617-306-1336 **REQUESTED USE/OCCUPANCY:** Res & Retail

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>8814</u>	<u>No change</u>	<u>9246</u>	(max.)
<u>LOT AREA:</u>	<u>12062</u>	<u>No change</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.731</u>	<u>No change</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2010</u>	<u>No change</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>96.75'</u>	<u>No change</u>	<u>50'</u>	(min.)
DEPTH	<u>125.1'</u>	<u>No change</u>	<u>n/a</u>	
<u>Setbacks in Front Feet:</u>				
FRONT	<u>72.0'</u>	<u>No change</u>	<u>10'</u>	(min.)
Rear				
FRONT	<u>26.45'</u>	<u>No change</u>	<u>26.2'</u>	(min.)
LEFT SIDE	<u>7.9'</u>	<u>No change</u>	<u>7.6'</u>	(min.)
RIGHT SIDE	<u>7.8'</u>	<u>No change</u>	<u>7.6'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>34.1'</u>	<u>No change</u>	<u>35'</u>	(max.)
LENGTH	<u>88.2'</u>	<u>No change</u>	<u>n/a</u>	
WIDTH	<u>25.5'</u>	<u>No change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>.398</u>	<u>No change</u>	<u>.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>6 on site</u>	<u>No change</u>	<u>8</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>6 on site</u>	<u>No change</u>	<u>6</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>10.7'</u>	<u>No change</u>	<u>10'</u>	(min.)

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

On the same lot:

225 Concord Ave: Renovated Single Family

229 Concord Ave: Renovated Single Family

Note: "Existing Conditions" above = As Permitted.

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'.

BZA APPLICATION FORM

GENERAL INFORMATION

BZA 2020 FEB 19 364-2020 AM 11:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s):

Lauren Harder, my
(Petitioner(s)/Owner)

Lauren Harder

(Print Name)

Address:

PO Box 381092

Cambridge MA 02238

Tel. No.:

617-306-1336

E-Mail Address:

laurenharder@gmail.com

Date: 2-6-18 AMENDED 2-13-20

221-227 CONCORD AVE, CAMBRIDGE MA

SPECIAL PERMIT SET

LIST OF DRAWINGS:

- 00 COVER SHEET & SITE PLAN
- 01 EXISTING PLOT PLAN
- 01b AS-BUILT PLOT PLAN
- 02 GFA CALCULATIONS
- 03 227 CONCORD AVE PLANS
- 04 227 CONCORD AVE ELEVATIONS
- 05 221-225 CONCORD AVE PLANS
- 06 221-225 CONCORD AVE ELEVATIONS

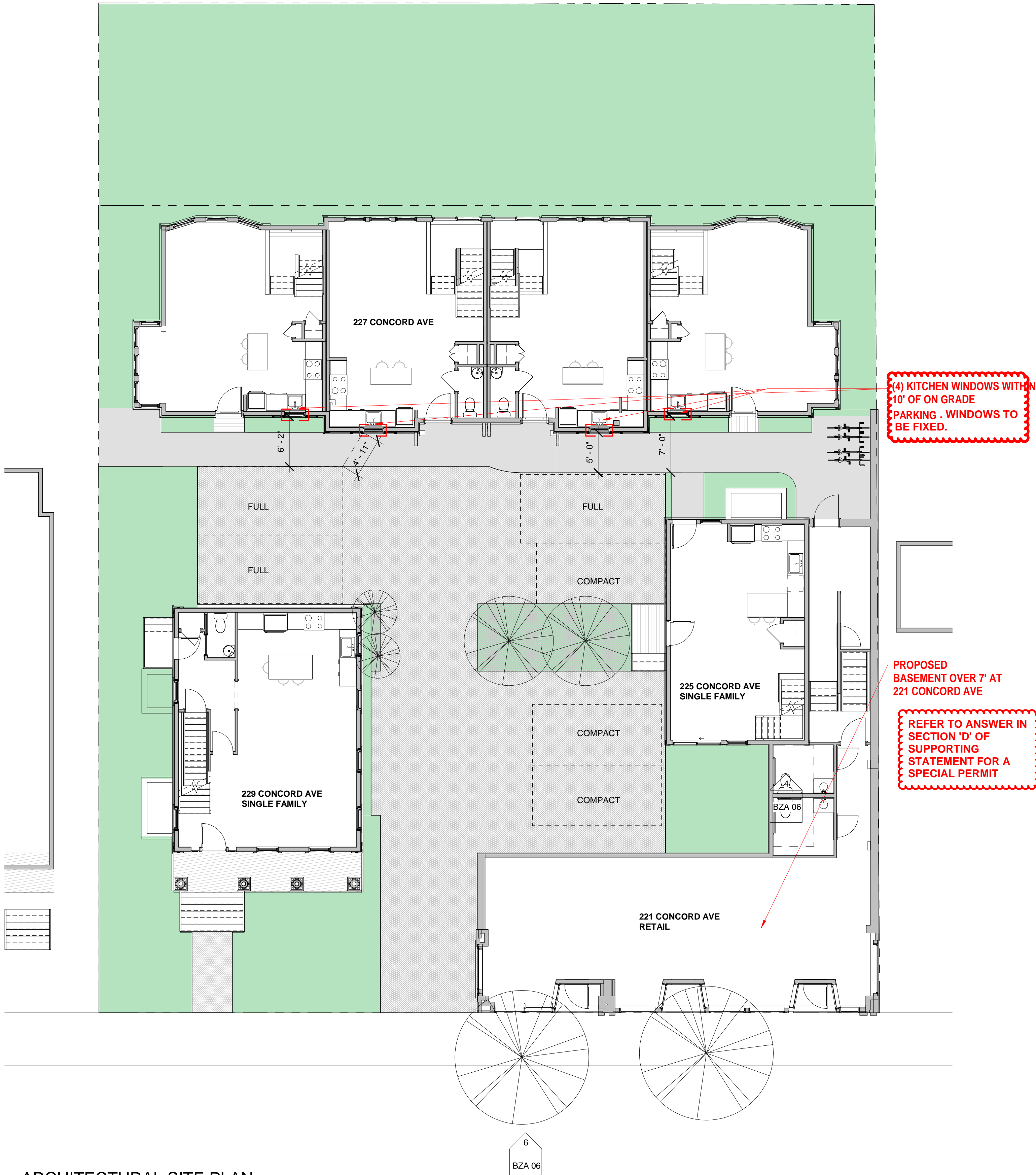
DIMENSIONAL INFORMATION			
NOTE: ALL "EXISTING CONDITIONS" IN DIM FORM = AS PERMITTED.			
APPLICANT: 227 Concord Nominee Trust PRESENT USE/OCCUPANCY: n/a			
LOCATION: 221-227 Concord ave Cambridge, MA 02138 ZONE: BA-1 / C-1			
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1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

No.	Description	Date

stamp

client
227 CONCORD
NOMINEE TRUST
CAMBRIDGE, MA

title
SITE PLAN
project
221-227 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 625-8200
fax: (617) 625-8201

job number 19180

scale 1/8" = 1'-0"

date issued 02/07/18

AMENDED
2/13/20

sheet no.

BZA 00

LEGEND:

	UNDERGROUND COMBINED SEWER/DRAIN LINE
	UNDERGROUND DRAIN LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND STEAM LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND ELECTRIC LINE
	EXISTING CONTOUR
	OVERHEAD WIRES
	DRAIN MANHOLE
	CATCH BASIN
	SEWER MANHOLE
	UTILITY POLE
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	MONITOR WELL
	ROOF DRAIN
	CLEAN OUT
	UNABLE TO MEASURE
	ELECTRIC HANDHOLE

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4844

CURRENT OWNER: 221-225 CONCORD AVENUE, WALDEN HURON LLC.
227 CONCORD AVENUE, WALDEN HURON LLC.

TITLE REFERENCE: BOOK 66063 PAGE 239 221-225 CONCORD AVENUE.
BOOK 66063 PAGE 267 227 CONCORD AVENUE.

PLAN REFERENCE: PLAN No. 487 OF 1975
PLAN No. 801 OF 1981
PLAN No. 758 OF 2001
PLAN No. 1236 OF 1996

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

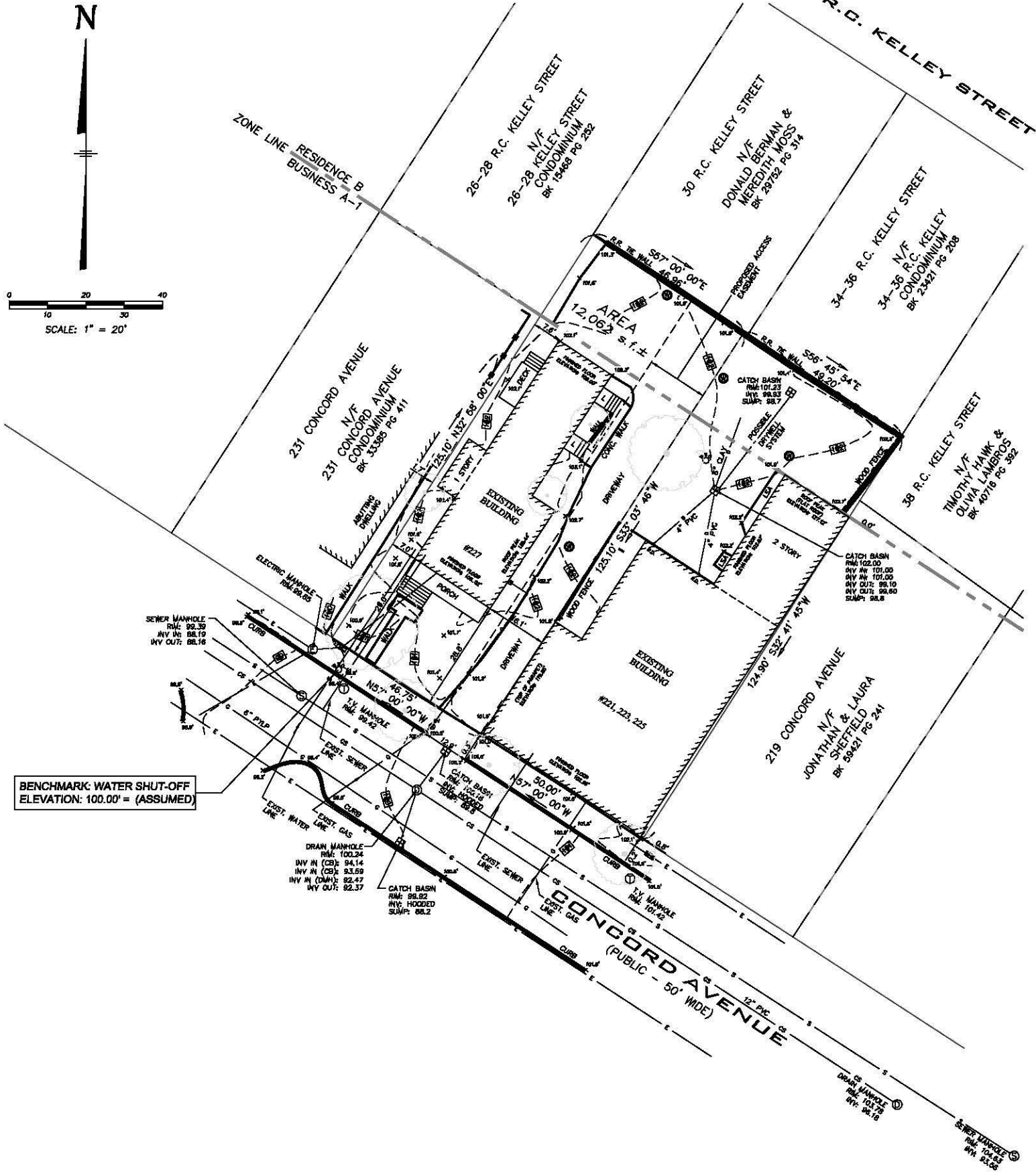
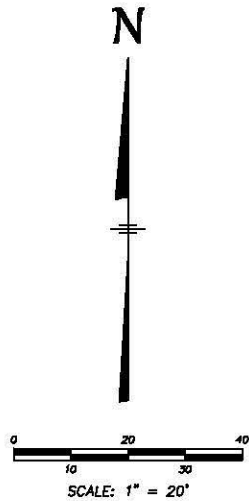
TO: LAUREN HARDER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 11, 2016
DATE OF PLAN: MARCH 15, 2016

RICHARD J. MEDE, JR. P.L.S.

DATE:



TOPOGRAPHIC
PLAN OF LAND
221-227 CONCORD AVENUE
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
19 HALL STREET, MEDFORD, MA 02155
781-396-4466 Fax: 781-396-0082

PREPARED BY:

DESCRIPTION OF REVISION

DATE

PREPARED FOR:
LAUREN HARDER

SHEET 1 OF 1

FILE No.

SCALE

DATE

CHECKED BY

DATE

DRAWN BY

DATE

FILE No.

SCALE

DATE

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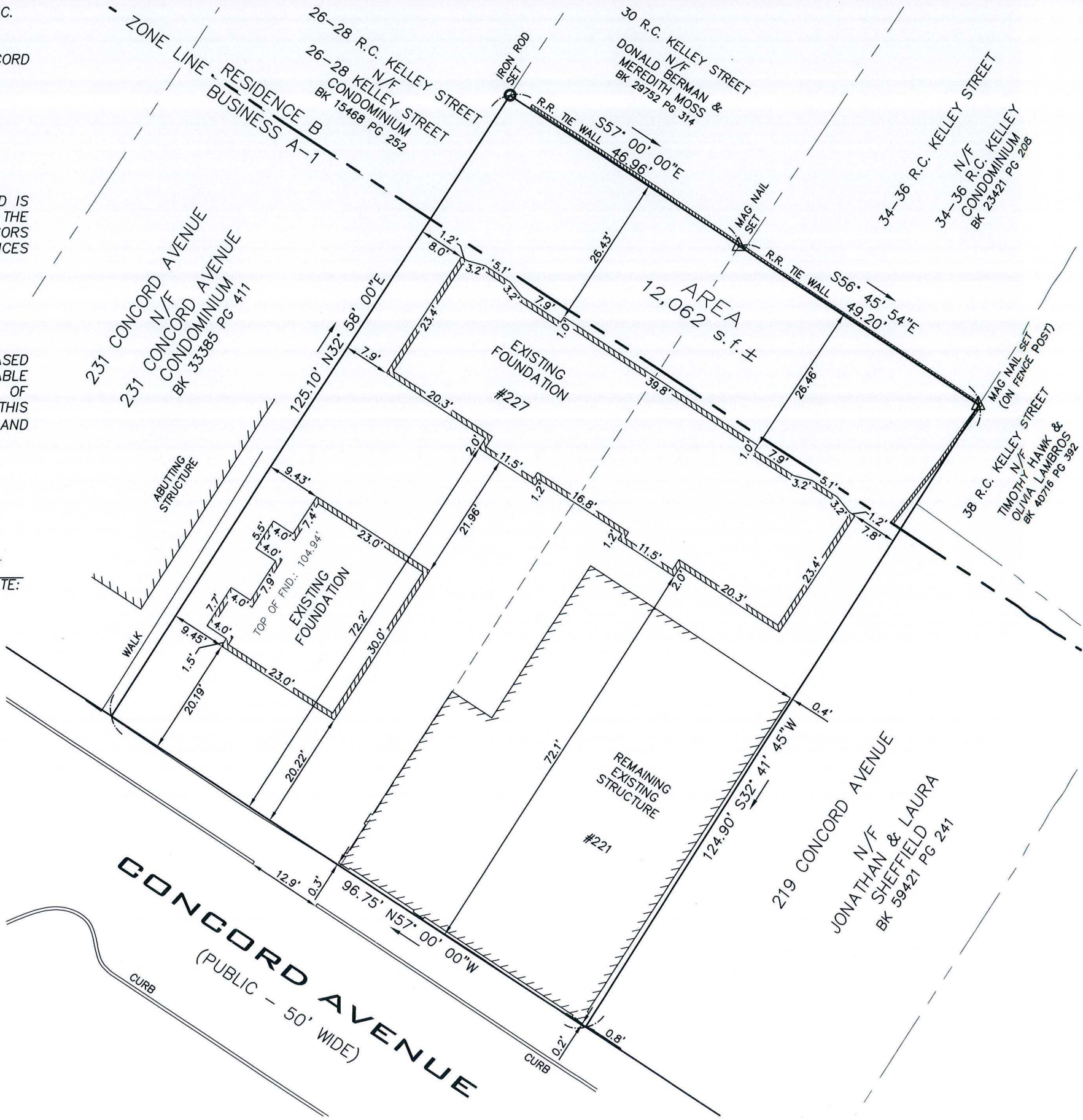
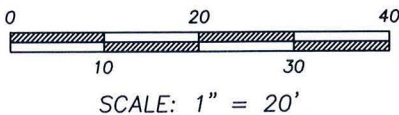
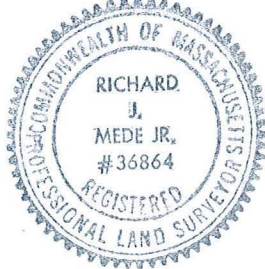
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THE FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2017
DATE OF PLAN: NOVEMBER 27, 2017


RICHARD J. MEDE, JR. P.L.S.

DATE: 11/27/2017



FOUNDATION AS-BUILT
PLAN OF LAND
221-229 CONCORD AVENUE
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**



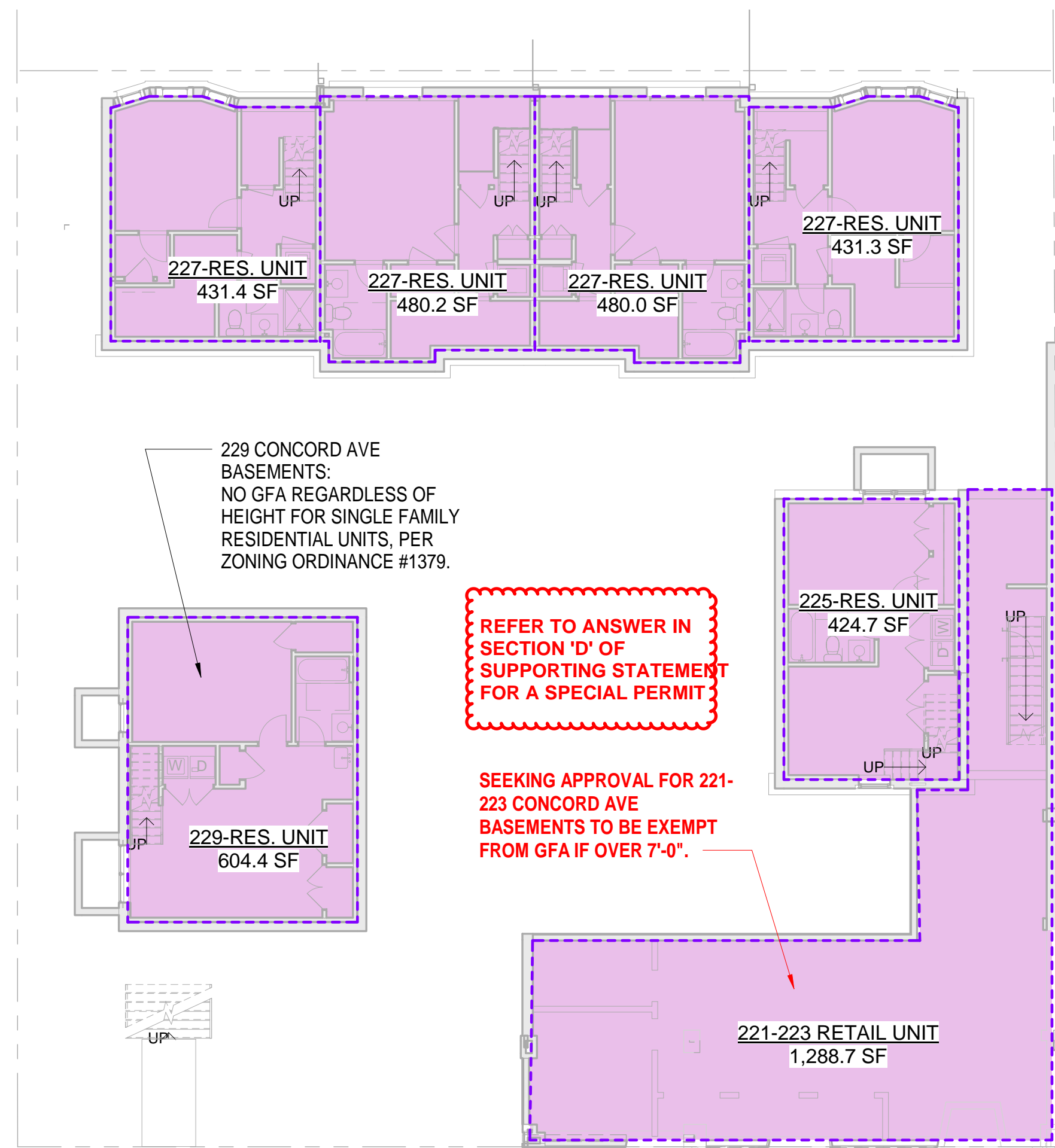
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax 781-396-8052

PREPARED FOR:

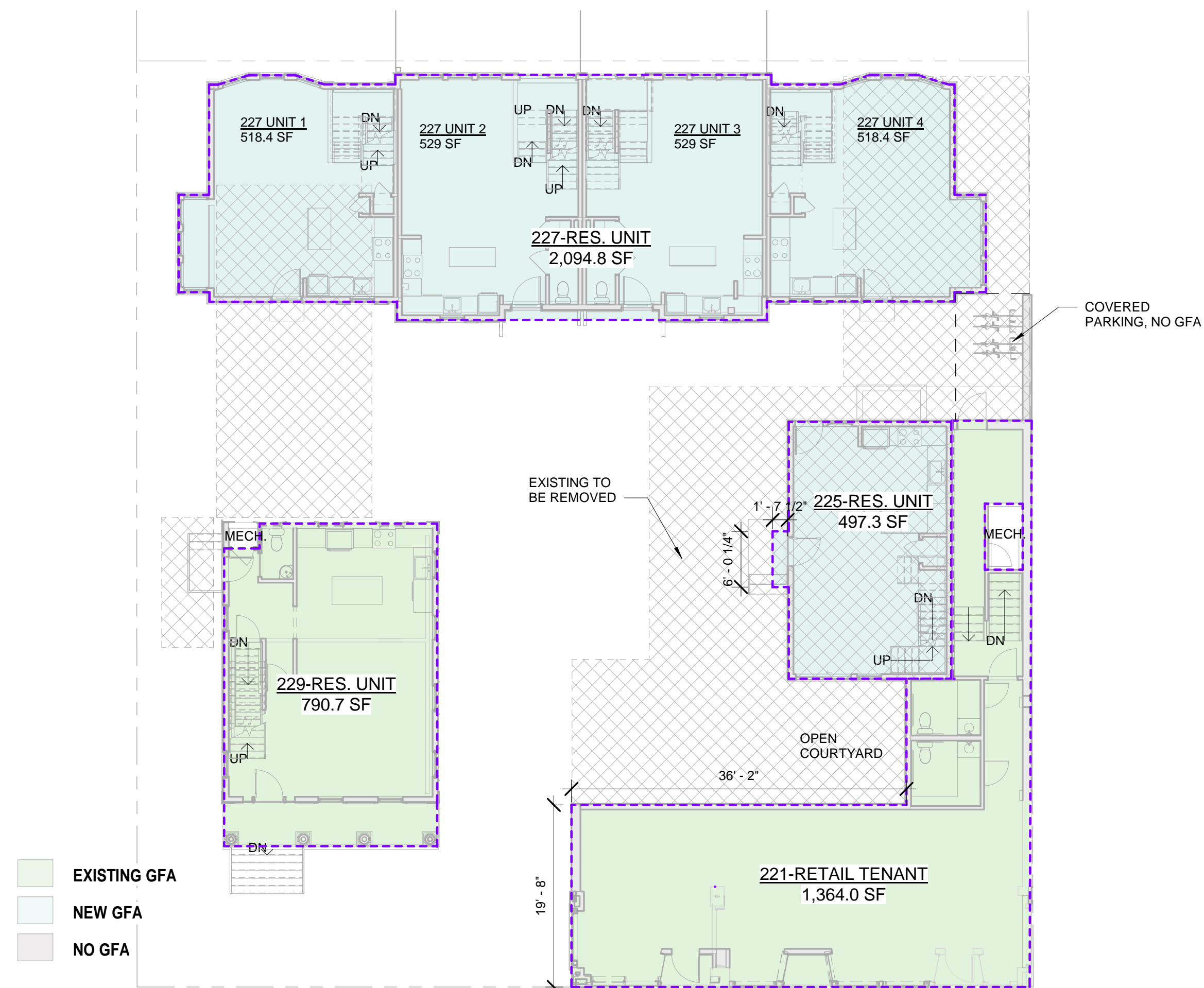
LAUREN HARDER

DRAWN	CHECKED	FILE No.
KKG	RJM	19327

2/8/2018 10:31:46 AM



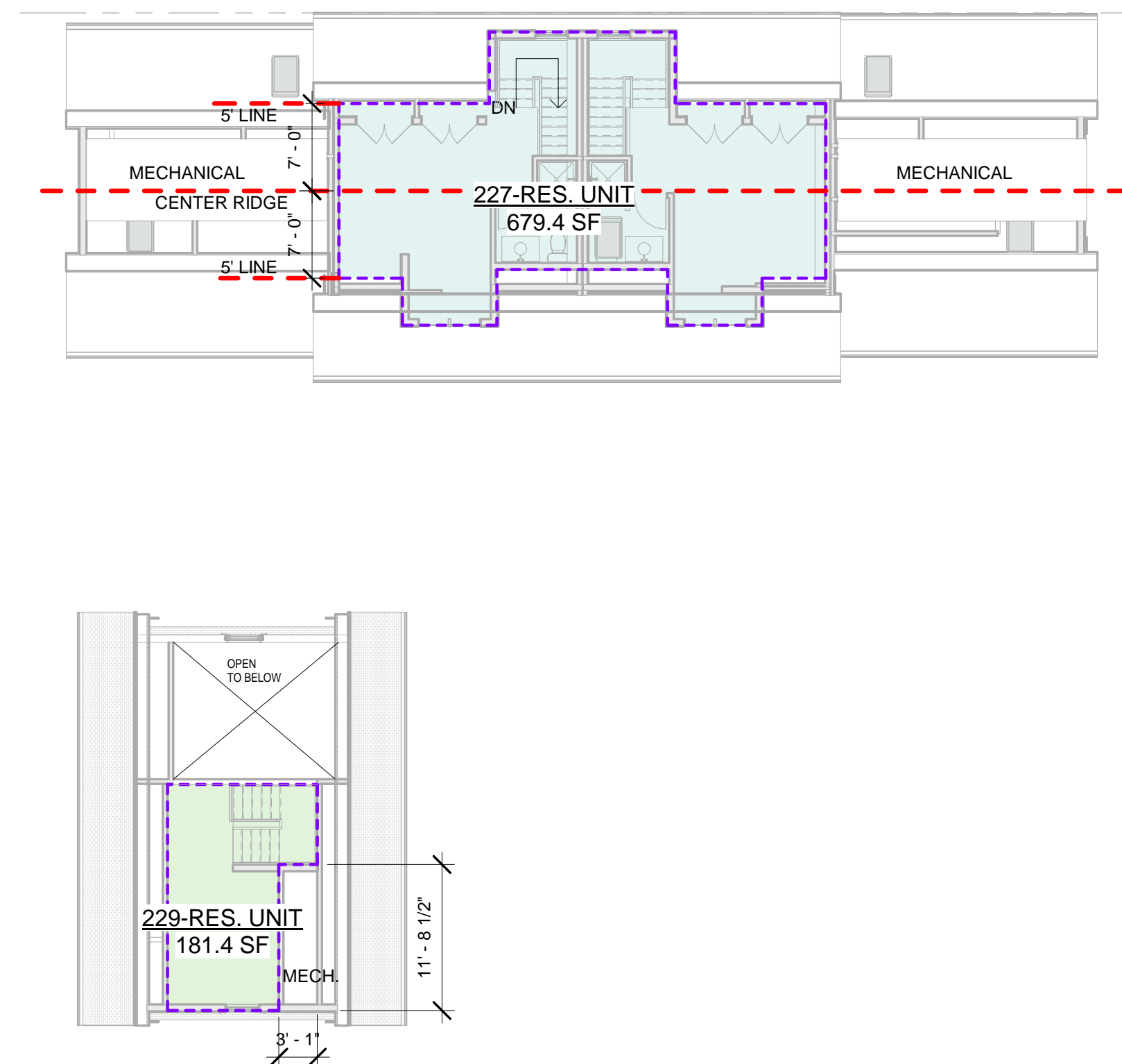
1 AREA PLAN - BASEMENT
3/32" = 1'-0"



2 AREA PLAN - FIRST FLOOR
3/32" = 1'-0"



3 AREA PLAN - SECOND FLOOR
3/32" = 1'-0"



4 AREA PLAN - THIRD FLOOR
3/32" = 1'-0"

GFA CALCULATION RULES & NOTES:

1. GFA CALCULATIONS ARE TAKEN 6" FROM INTERIOR FACE OF WALL (EQUAL TO EXTERIOR FACE OF STUD WALL) PER CAMBRIDGE ZONING ORDINANCE 22.43.1.
2. GFA CALCULATIONS TAKEN TO EXISTING EXTERIOR FACE OF BRICK WALL AT EXISTING BUILDING #1.
3. ALL BASEMENT SLABS TO BE 6'-11" BELOW UNDERSIDE OF JOISTS FOR NO GFA.
4. BUILDING #3 TOWNHOUSES TO HAVE MECHANICAL SPACE IN ATTIC FOR NO GFA.
5. A DWELLING IN A BUSINESS A-1 ZONE TRANSITIONS TO ZONING RESTRICTIONS OF A RESIDENTIAL C-1 ZONE PER THE CAMBRIDGE ZONING ORDINANCE 5.28.1b.

ALLOWABLE GFA CALCULATIONS:

PROPOSED RETAIL:	1364 x 1.0 =	1365 SF
BA-1 ZONE:	96.8' x 100' = 9680	
	9680 - 1364 = 8316	
	8316 x .75 =	6237 SF
RES B ZONE:	96.8' x 25.1' = 2430	
	2430 x .5 =	1215 SF
TOTAL RESIDENTIAL ALLOWED:		
(BA-1 + RES B ZONE)		
6149 + 1215 =		7452 SF
TOTAL PROPOSED RESIDENTIAL:		7450 SF

Area Schedule (GFA)

221-RETAIL TENANT	
EXISTING GFA	
1ST FLOOR	1,364.0 SF
	1,364.0 SF

225-RES. UNIT	
New GFA	
1ST FLOOR	497.3 SF
2ND FLOOR	497.0 SF
	994.3 SF

227-RES. UNIT	
New GFA	
1ST FLOOR	2,094.8 SF
2ND FLOOR	2,019.9 SF
3RD FLOOR	679.4 SF
	4,794.1 SF

229-RES. UNIT	
EXISTING GFA	
1ST FLOOR	790.7 SF
2ND FLOOR	689.5 SF
3RD FLOOR	181.4 SF
	1,661.6 SF
TOTAL GFA	8,814.0 SF

TOTAL RESIDENTIAL: 7,450 SF

No.	Description	Date
1		

stamp

client

227 CONCORD
NOMINEE TRUST
CAMBRIDGE, MA

title ZONING COMPLIANCE

project 221-227 CONCORD AVE CAMBRIDGE, MA



job number 19180

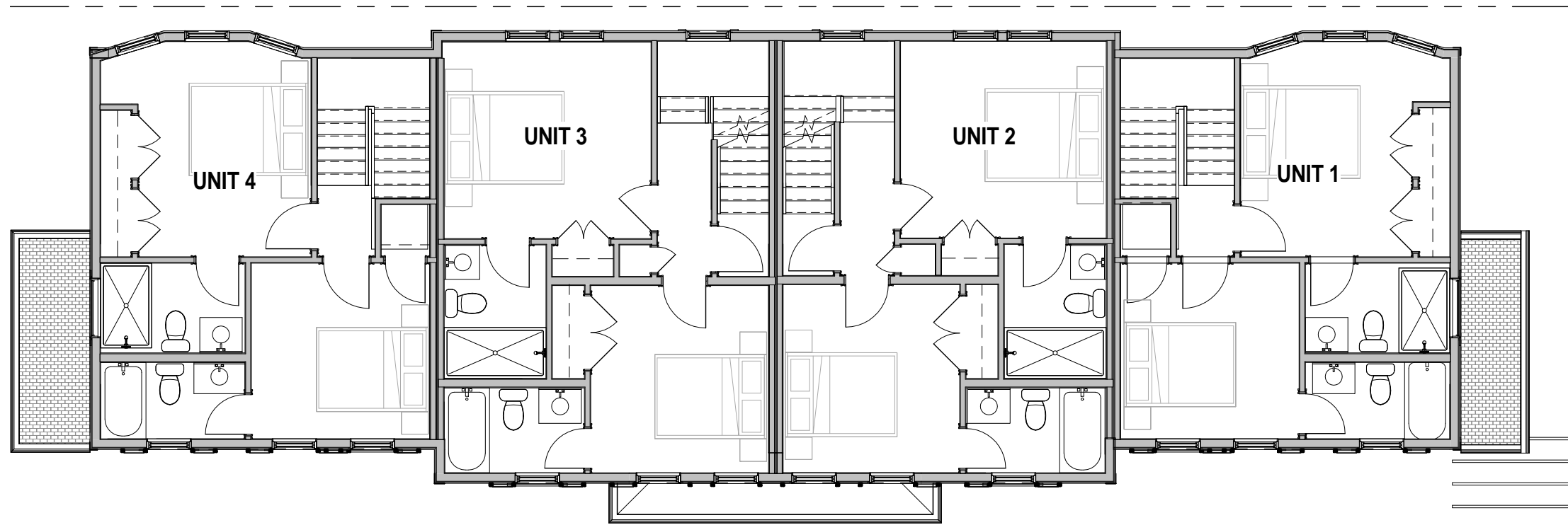
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date issued 02/07/18

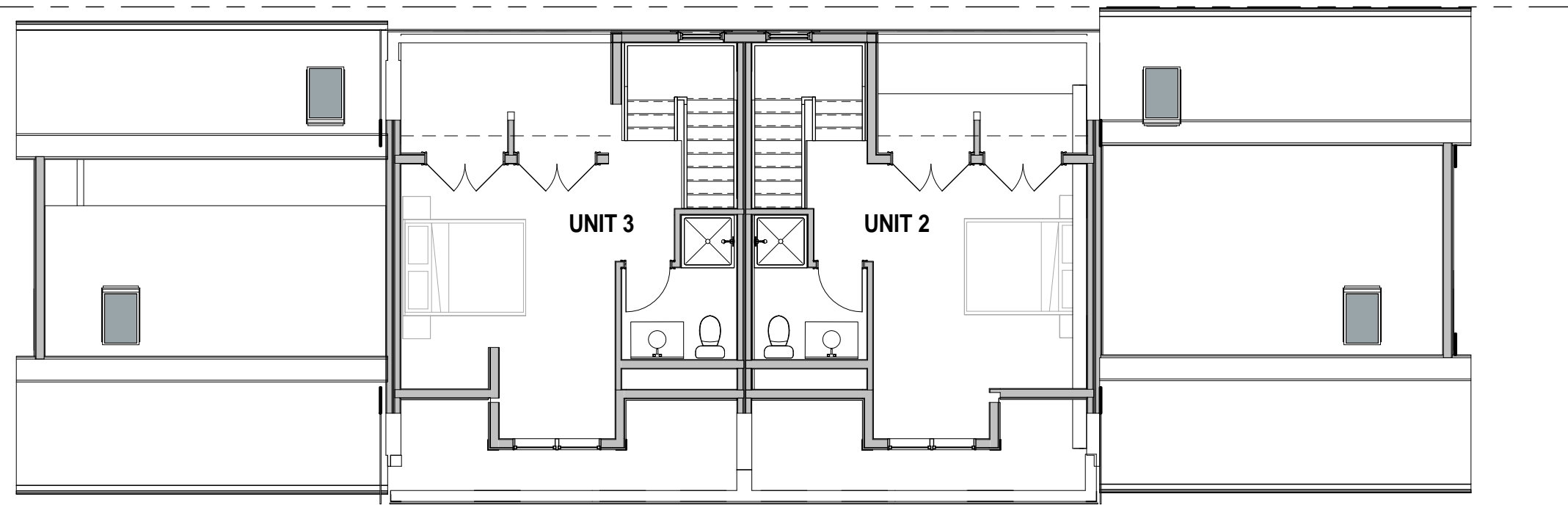
AMENDED
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221-227
CONCORD
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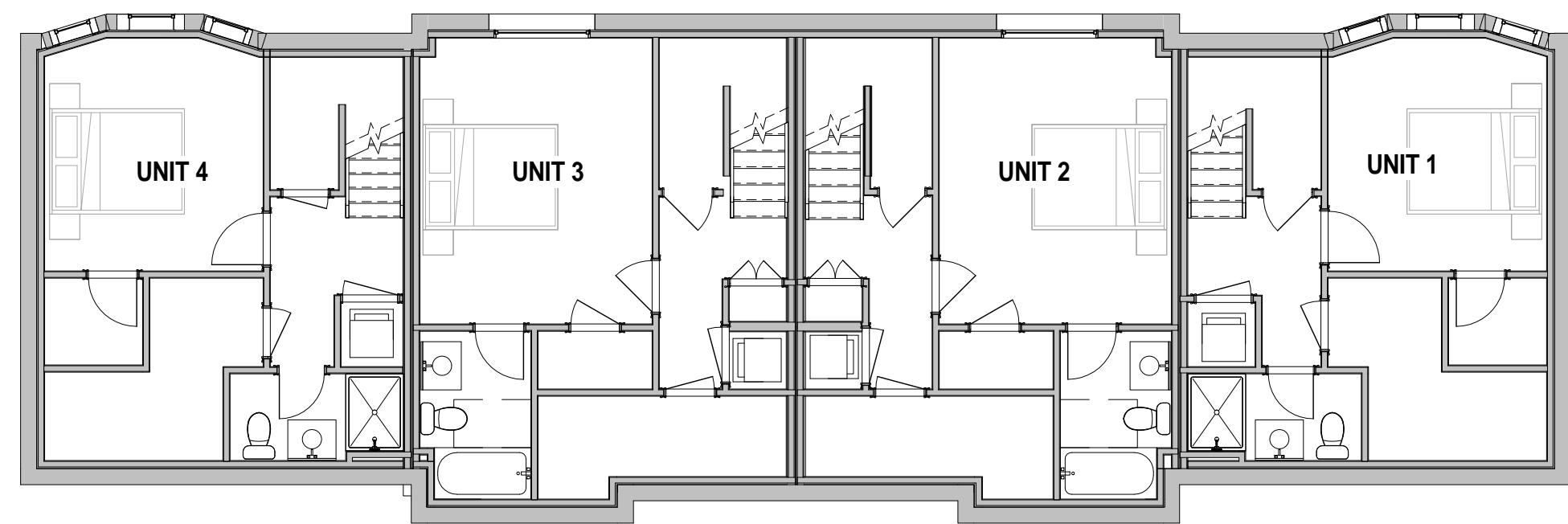
BZA 02



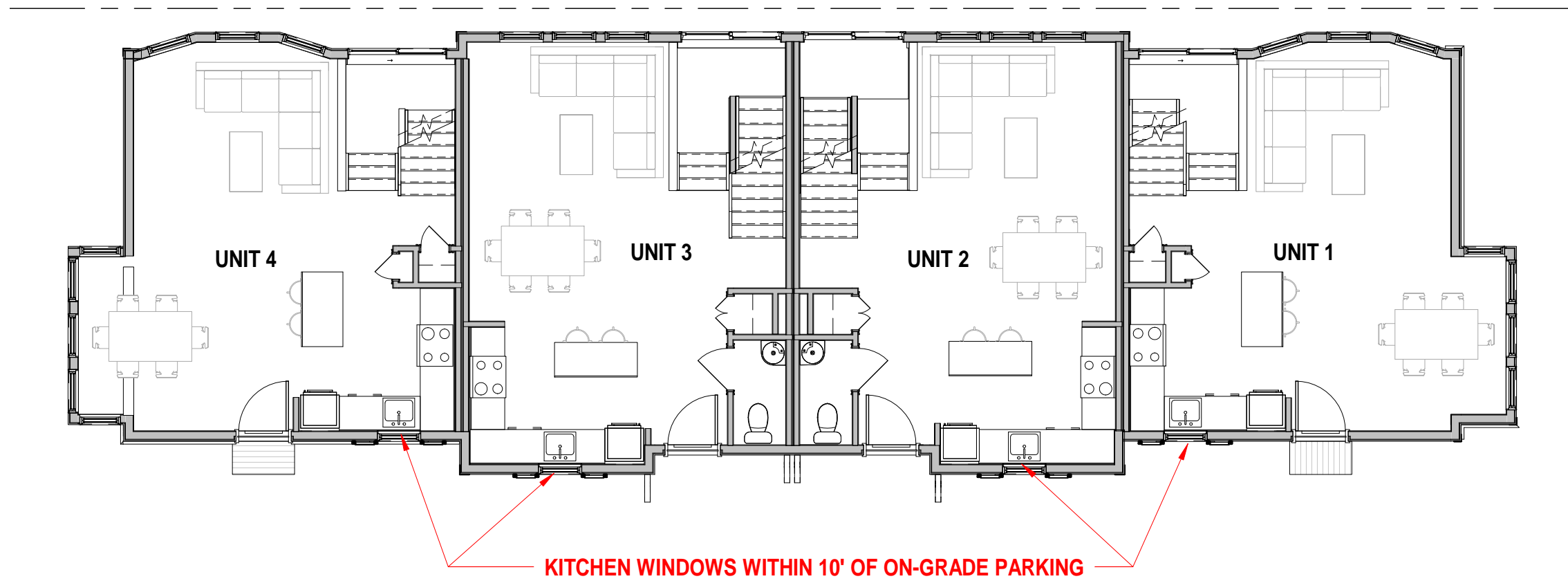
③ 227 SECOND FLOOR PLAN
1/8" = 1'-0"



④ 227 THIRD FLOOR PLAN
1/8" = 1'-0"



① 227 BASEMENT FLOOR PLAN
1/8" = 1'-0"



② 227 FIRST FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

stamp

client
227 CONCORD
NOMINEE TRUST
CAMBRIDGE, MA

title
227 CONCORD FLOOR PLANS
project
221-227 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON
ARCHITECTS

thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 625-8200
fax: (617) 625-8201

job number 19180

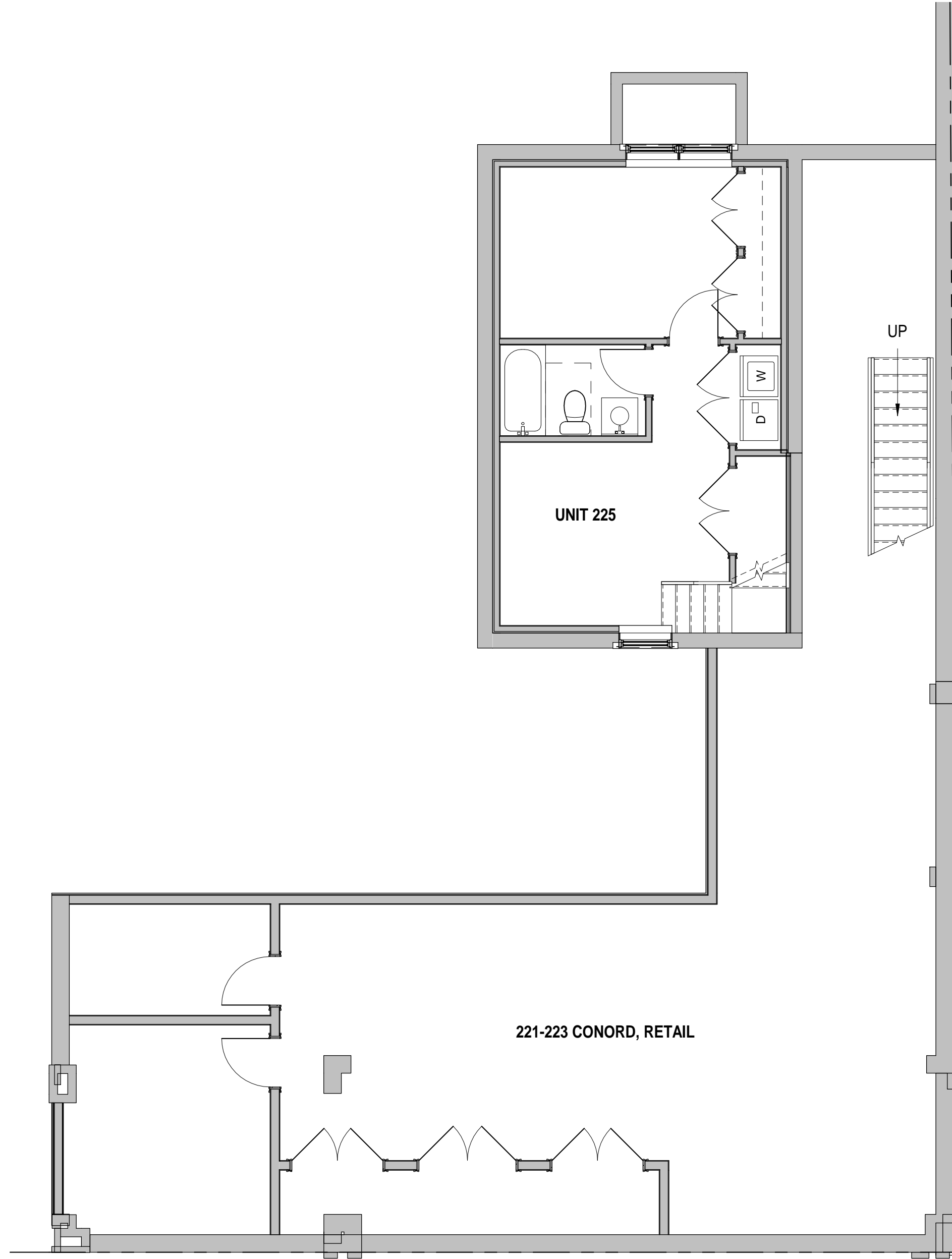
scale 1/8" = 1'-0"

date issued 02/07/18

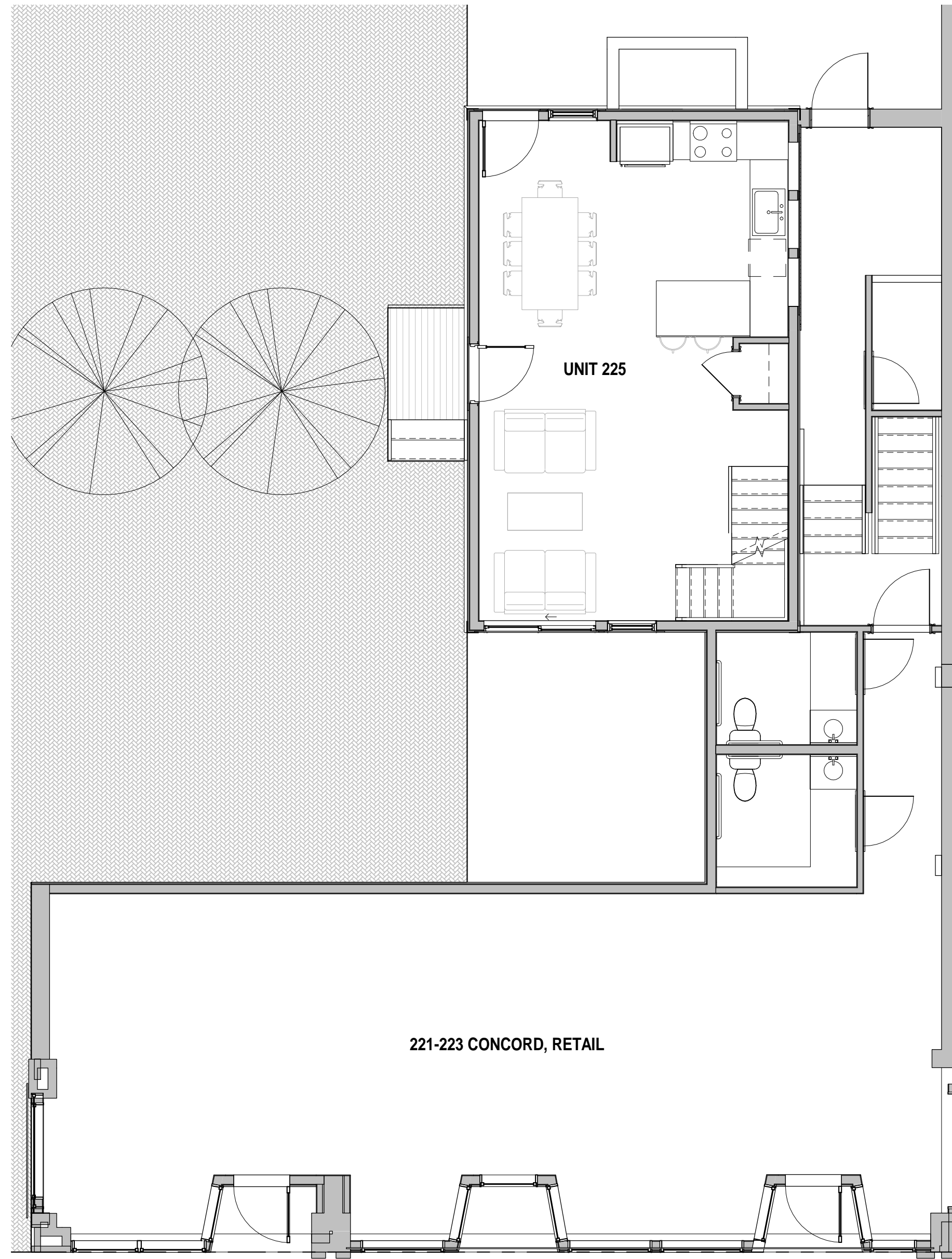
sheet no.

BZA 03

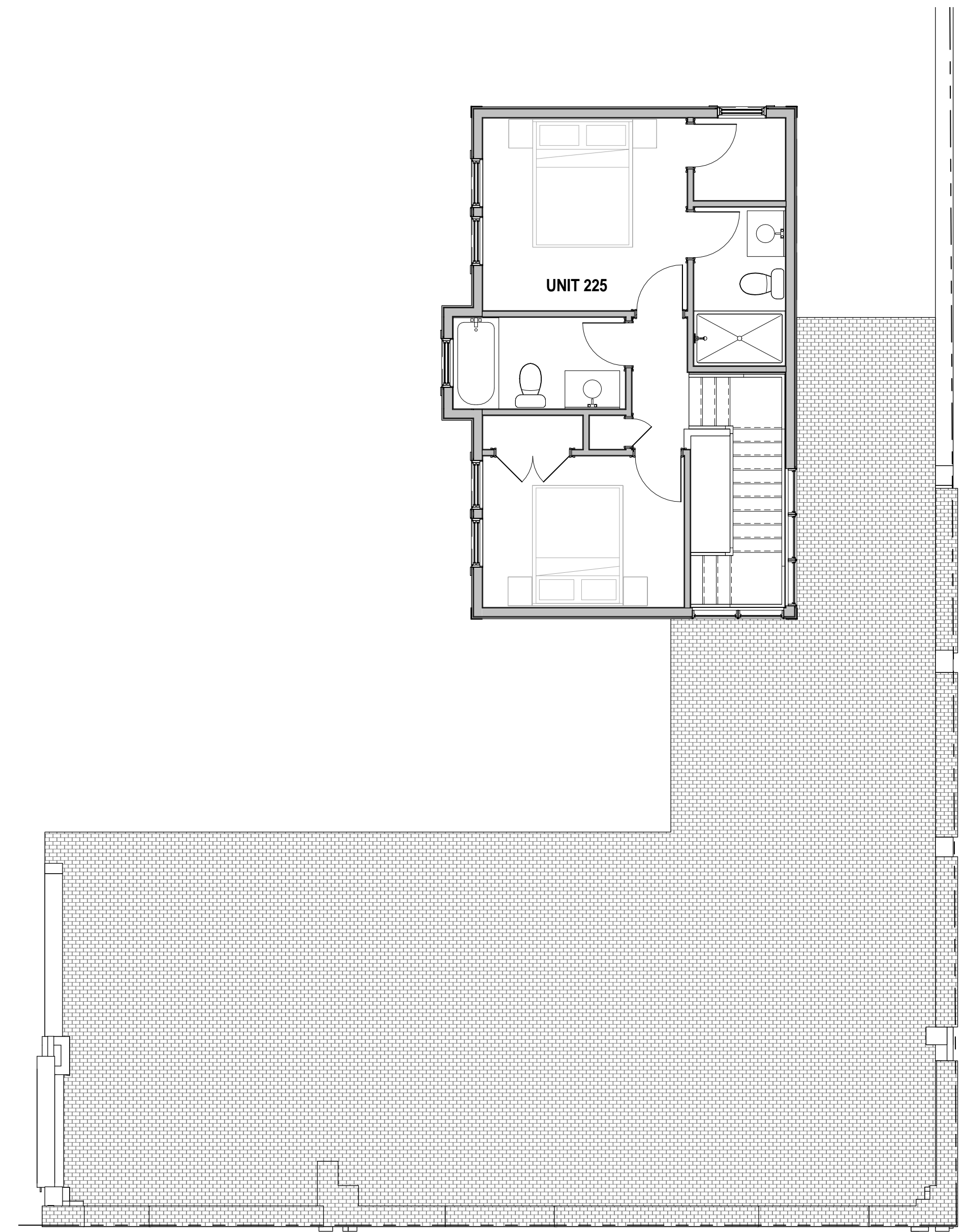
2/8/2018 10:02:08 AM



① 221-225 BASEMENT FLOOR PLAN
3/16" = 1'-0"



② 221-225 FIRST FLOOR PLAN
3/16" = 1'-0"



③ 221-225 SECOND FLOOR PLAN
3/16" = 1'-0"

No.	Description	Date

stamp

client
227 CONCORD
NOMINEE TRUST
CAMBRIDGE, MA

title
221-225 CONCORD - PLANS
project
221-227 CONCORD AVE CAMBRIDGE, MA



job number 19180

scale 3/16" = 1'-0"

date issued 02/07/18

sheet no.

BZA 05



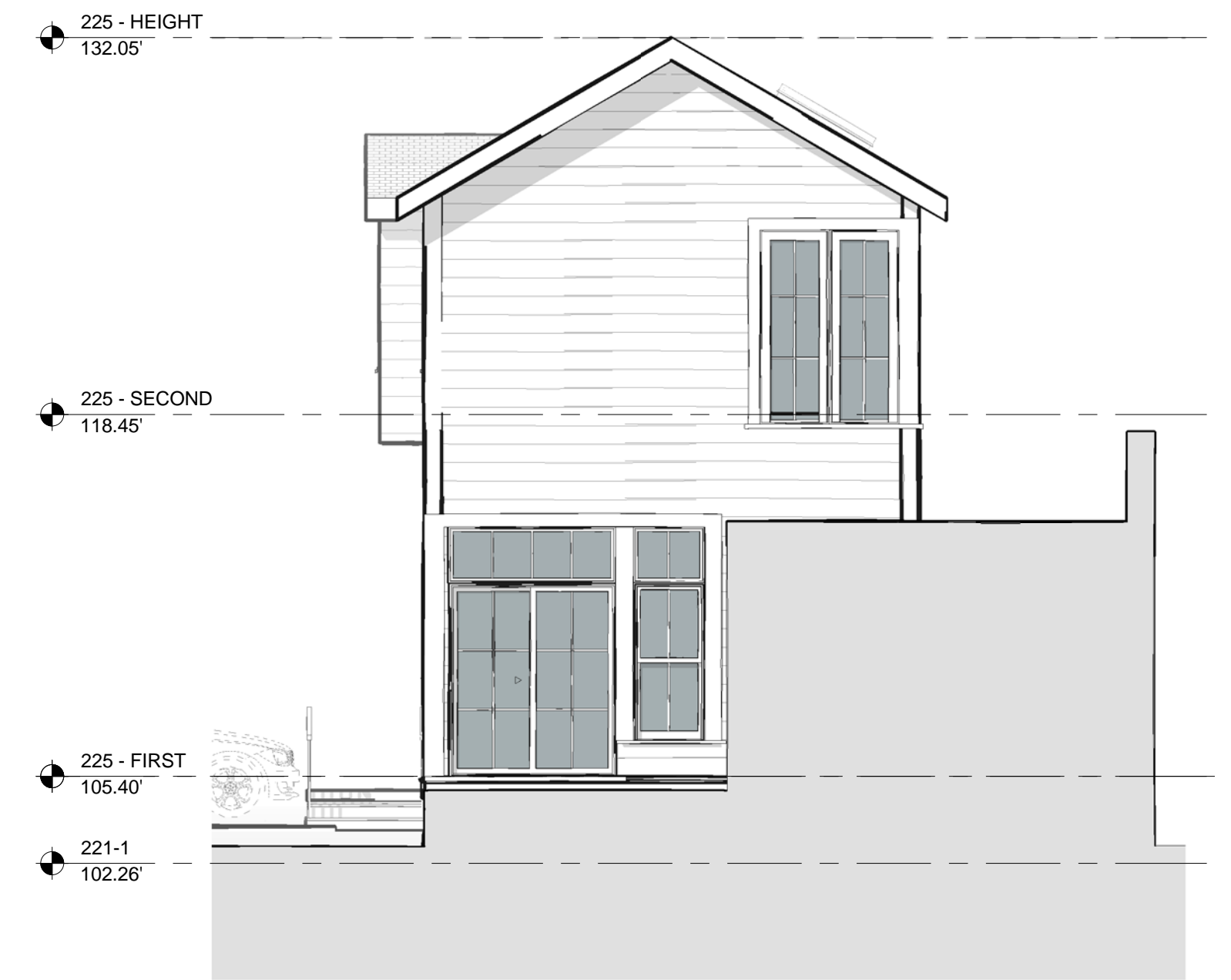
1 225 WEST ELEVATION
3/16" = 1'-0"



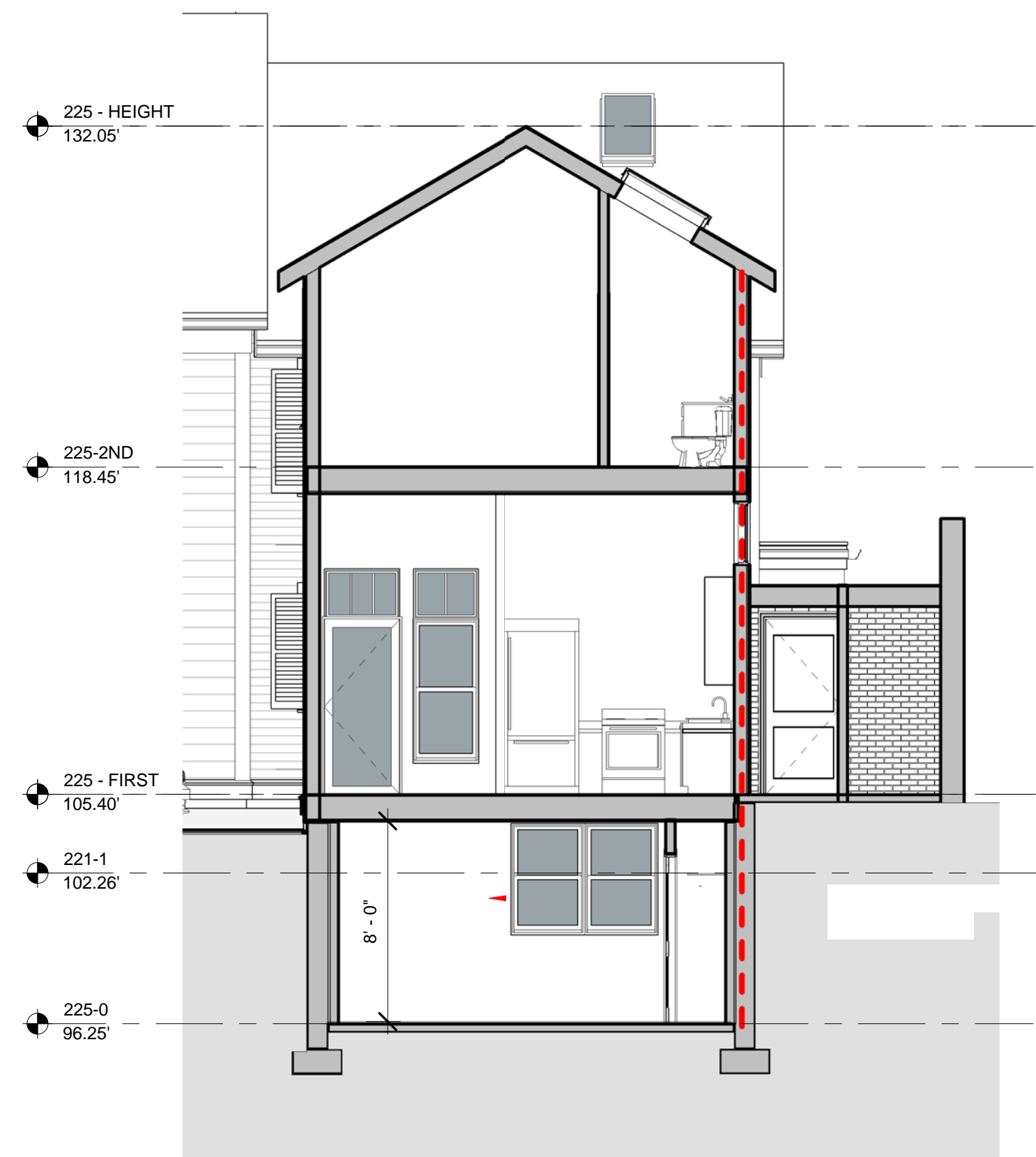
2 225 EAST ELEVATION
3/16" = 1'-0"



3 225 NORTH ELEVATION
3/16" = 1'-0"



4 225 SOUTH ELEVATION
3/16" = 1'-0"



5 225 SECTION
3/16" = 1'-0"



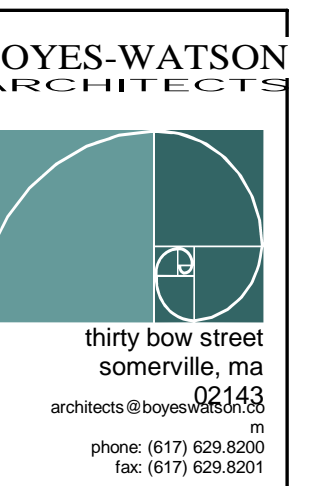
6 RETAIL STREET ELEVATION
3/16" = 1'-0"

No.	Description	Date

stamp

client
227 CONCORD
NOMINEE TRUST
CAMBRIDGE, MA

title
221-225 CONCORD - ELEVATIONS
project
221-227 CONCORD AVE CAMBRIDGE, MA



job number 19180

scale 3/16" = 1'-0"

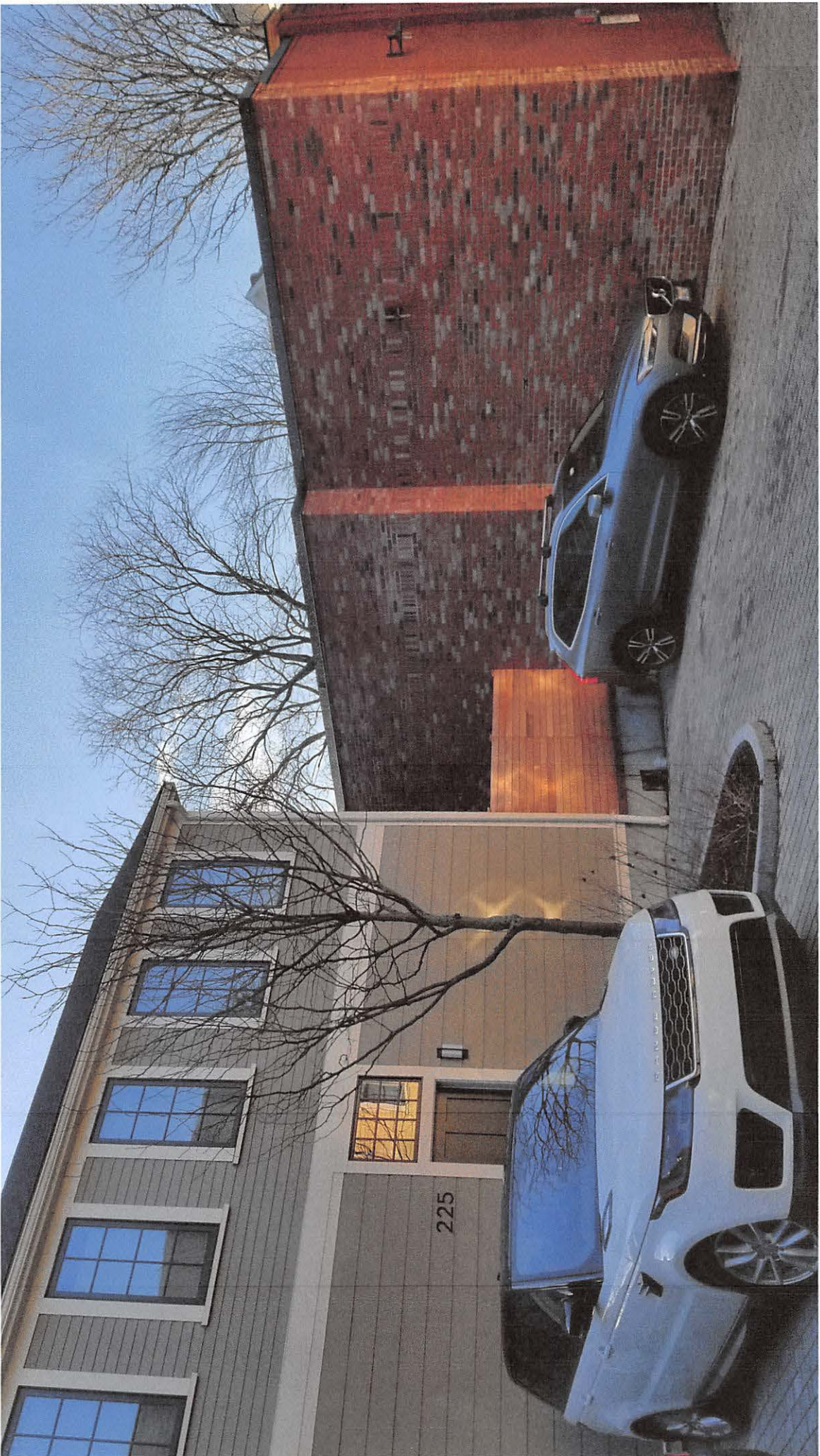
date issued 02/07/18

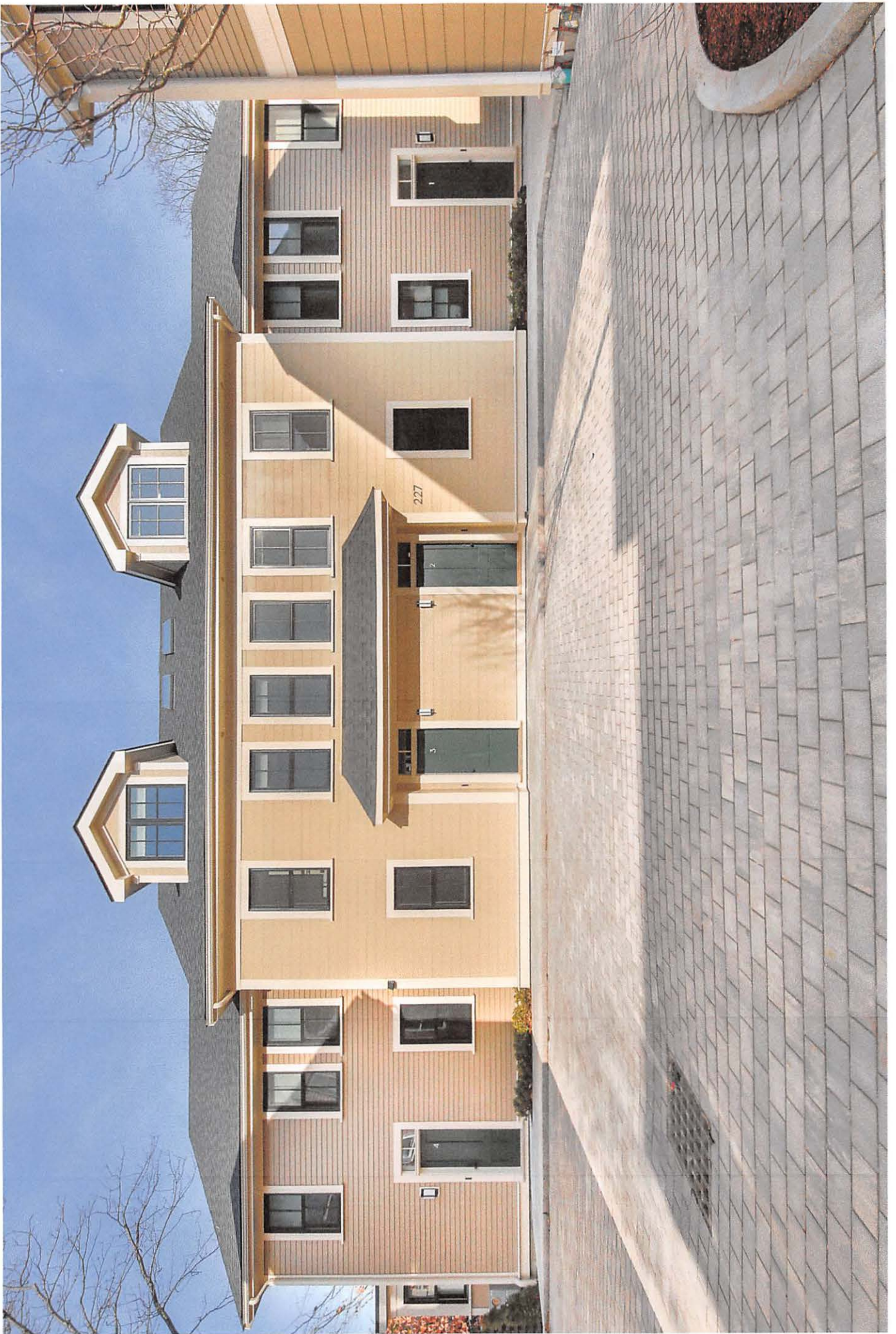
sheet no.

BZA 06

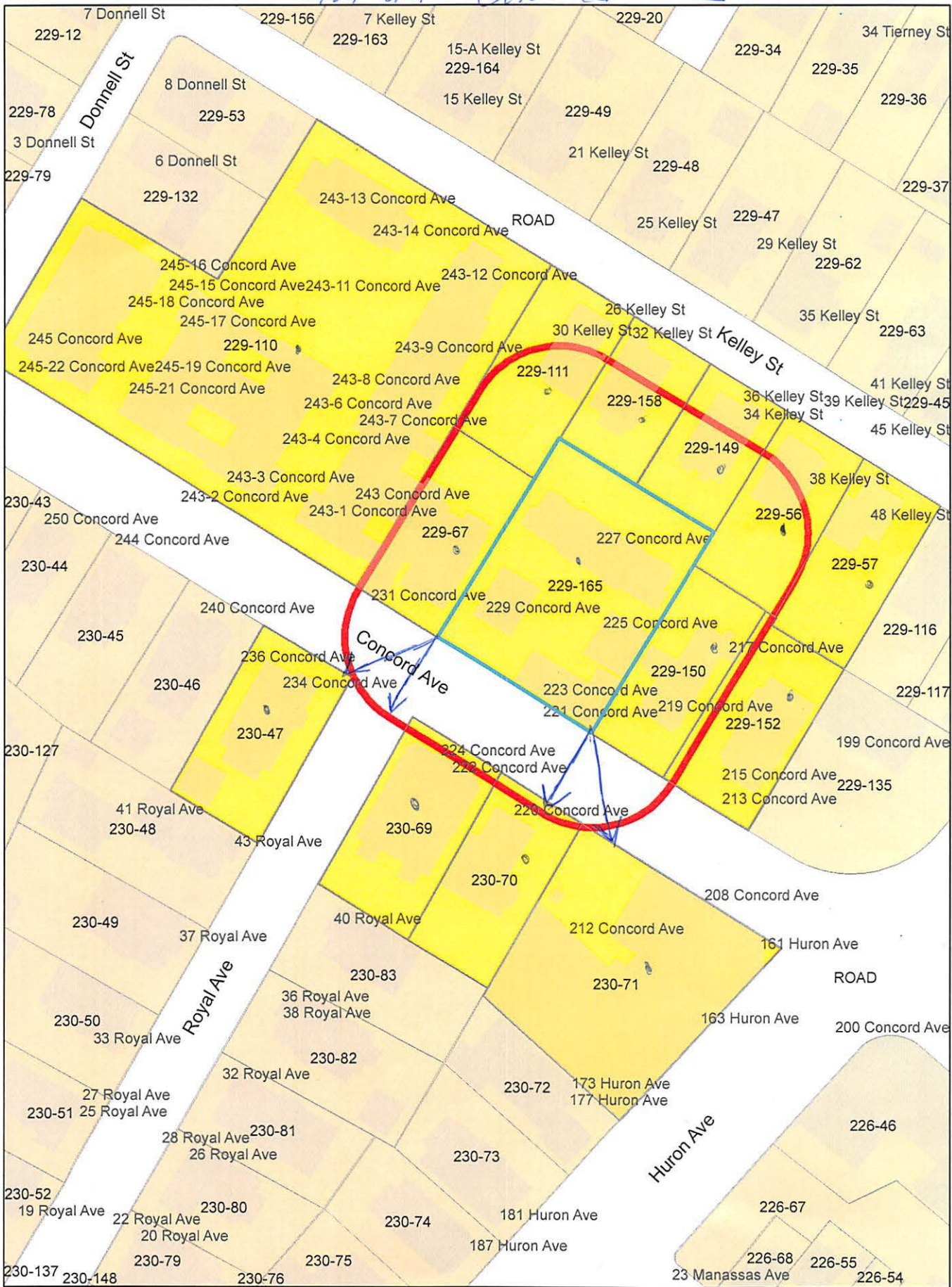
B7A-017264-2020 221-227 Concord Ave







221-227 Concord Ave



221-227 Concord Ave

Petitioner

182

229-56
HAWK, TIMOTHY B. & OLIVIA W. LAMBROS
38 KELLEY ST
CAMBRIDGE, MA 02139

229-67
231 CONCORD AVENUE REAL ESTATE
HOLDING COMPANY LLC,
231 CONCORD AVE. UNIT 2
CAMBRIDGE, MA 02138

227 CONCORD AVE NOMINEE TR.
221-227 CONCORD AVE LLC
C/O LAUREN HARDER
P.O. BOX 381092
CAMBRIDGE, MA 02238

229-110
MITTEN, DAVID GORDON
C/O ELEANOR MITTEN
938 MAIN ST.
ELIOT, ME 03903

229-110
GALABURDA, ALBERT M. &
SUSANA E. CAMPOSA
THE GALABURDA/CAMPOSANO REV TRS
243 CONCORD AVE UNIT 1
CAMBRIDGE, MA 02138

229-110
ROXBURGH, DAVID J.
243 CONCORD AVE UNIT 3
CAMBRIDGE, MA 02138

229-110
BORJAS, GEORGE J.
243 CONCORD AVE #8
CAMBRIDGE, MA 02138

229-110
LERNER, JENNIFER
243 CONCORD AVE., #9
CAMBRIDGE, MA 02138

229-110
ARMITAGE, DAVID R. & JOYCE E. CHAPLIN
245 CONCORD AVE. #16
CAMBRIDGE, MA 02138

229-110
MONIUS, ANNE E.
245 CONCORD AVE., UNIT #18
CAMBRIDGE, MA 02138

229-110
PERALTA, ERNEST
245 CONCORD AVE., #20
CAMBRIDGE, MA 02138

229-149
RUBIN, KATE
34 KELLEY ST
CAMBRIDGE, MA 02138

229-149
THAL, RICHARD W. & CAROLINE T. CHAUNCEY
34-36 R. C. KELLEY ST., #36
CAMBRIDGE, MA 02138

229-110
MORRIS, CARL N.
243 CONCORD AVE 5
CAMBRIDGE, MA 02138

229-110
HASTY, CHRISTOPHER
243 CONCORD AVE UNIT 6
CAMBRIDGE, MA 02138

229-110
DITELLA, RAFAEL M.
243 CONCORD AVE #12
CAMBRIDGE, MA 02138

229-110
ALFORD, WILLIAM
243 CONCORD AVE, #15
CAMBRIDGE, MA 02138

229-111
KEEFER, DAVID G. & ESTELLA L. KEEFER
28 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-158
BERMAN, DONALD L
30 KELLEY ST
CAMBRIDGE, MA 02138

230-47
NULSEN, PAUL E.J. & SUSAN NULSEN
234 CONCORD AVE., UNIT #1
CAMBRIDGE, MA 02138

230-70
DORRIER LLC
PO BOX 590179
NEWTON, MA 02459

230-47
KACHROO, GAYTRI
236 CONCORD AVE #2
CAMBRIDGE, MA 02139

229-150
AUSTIN, JONATHAN & LAURA SHEFFIELD
219 CONCORD AVE
CAMBRIDGE, MA 02140

229-152
SLAUGHTER, RANDOLPH
213-215 CONCORD AVE
CAMBRIDGE, MA 02138-1334

229-57
STIRATELLI, ROBERT G. & ALLISON S. BARD
44 KELLEY ST
CAMBRIDGE, MA 02138

230-47
LEOPOLD, PETER E. & LESLIE A. NYSTUEN
236 CONCORD AVE., UNIT #3
CAMBRIDGE, MA 02138

229-110
GUPTA, RAJIV
243 CONCORD AVE 2
CAMBRIDGE, MA 02138

229-110
NARAYANDAS, DAS
243 CONCORD AVE UNIT 4
CAMBRIDGE, MA 02138

229-110
KHOSHBIN, SHAHRAM
243 CONCORD AVE., UNIT #10
CAMBRIDGE, MA 02138

229-110
LANGE, NICHOLAS T.,
TRUSTEE THE NICHOLAS T. LANGE REV TRUST
243 CONCORD AVE., #11
CAMBRIDGE, MA 02138

221-227 Concord Ave

2 of 2

229-110
GEWIRTZ, HENRY
245 CONCORD AVE
CAMBRIDGE, MA 02139

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

229-111
KEEFER, ESTELLA L. & DAVID G. KEEFER
26 ROBERT C. KELLEY
CAMBRIDGE, MA 02138

230-69
MIRABILAS, LLC
C/O NCP MANAGEMENT CO.
PO BOX 590179
NEWTON, MA 02459

230-71
RYECROFT LLC
PO BOX 590179
NEWTON CENTRE, MA 02459

229-110
DESHPANDE, ROHIT
245 CONCORD AVE #17
CAMBRIDGE, MA 02138

229-110
MCELWEE, ROSS HYUNKYUNG KIM, TRS
243 CONCORD AVE #13
CAMBRIDGE, MA 02138

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
600 ATLANTIC AVE
BOSTON, MA 02210

229-165
SOMERVISTA/CONCORD 1, LLC,
TRS THE 227 CONCORD AVE NOM TR
30 BOW ST
SOMERVILLE, MA 02143

229-67
230 CONCORD AVE REAL ESTATE HOLDINGS LLC
231 CONCORD AVE
CAMBRIDGE, MA 02138

229-110
HUTCHINSON, JOHN, LIZZI HUTCHINSON
TRS CITY OF CAMBRIDGE TAX TITLE
245 CONCORD AVE., #19
CAMBRIDGE, MA 02138

229-110
SIMPSON, WILLIAM JAMES
243 CONCORD AVE., #7
CAMBRIDGE, MA 02138