



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT 21 PM 3:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 149683

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Joshua Goodman and Anna Lumelsky C/O Christopher J. Alphen, Esq. Attorney For

PETITIONER'S ADDRESS: 9 Damonmill Square, Concord, MA 01742

LOCATION OF PROPERTY: 2 Frost St , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Condominium **ZONING DISTRICT:** Residence B Zone
Unit in Two Family

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Creation of additional living space on levels 1, 2 and 3. The addition creates a nonconforming Gross Floor Area and FAR.

The proposed alterations include additions and moving of several windows.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).
- Article: 8.000 Section: 8.22.2.C (Alteration Non-Conforming Structure).

Original
Signature(s):

(Petitioner (s) / Owner)
Christopher J. Alphen, Esq. Attorney for
Joshua Goodman and Anna Lumelsky

(Print Name)

Address:

Tel. No. (978) 761-9576

10/19/21, 2:18 PM

E-Mail Address: chris@bbhlaw.net

Date: October 19, 2021

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 Joshua Goodman and Anna Lumelsky
by Christopher J. Alphen, Esq. Attorney For
(OWNER)

Address: 2 Frost Street, Unit 2, Cambridge, MA

State that I/We own the property located at 2 Frost Street, Unit 2, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Joshua Goodman and Anna Lumelsky

*Pursuant to a deed of duly recorded in the date 05/21/2010, Middlesex South
County Registry of Deeds at Book 54718, Page 157; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

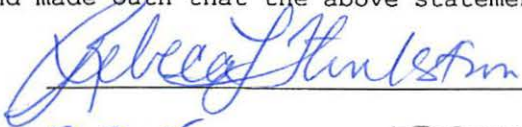


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
Christopher J. Alphen, Esq. Attorney For

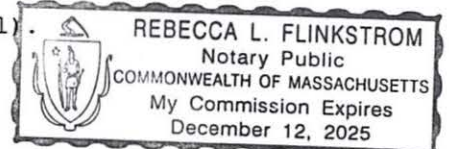
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me,
this 15th of October, 2021, and made oath that the above statement is true.

 Notary

My commission expires December 12, 2025 (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 at 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 2 Frost St , Unit 2 , Cambridge, MA(location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed alterations include the addition and moving of several windows. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed alterations will not cause any additional traffic.

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 proposed alterations and additions to the dwelling will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed alterations will not cause a nuisance or hazards.

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 renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

***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: Joshua Goodman and Anna Lumelsky

Present Use/Occupancy: Single Family Condominium Unit in Two Family

Location: 9 Damonmill Square

Zone: Residence B Zone

Phone: (978) 761-9576

Requested Use/Occupancy: Single Family Condominium Unit in Two Family

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|--|------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 3,921 | 4,494 | 4,325 | (max.) |
| <u>LOT AREA:</u> | | 8,650 | 8,650 | 8,650 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | .45 | .51 | .5 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 4,325 | 4,325 | 2,500 | |
| <u>SIZE OF LOT:</u> | WIDTH | 119'-9" | 119'-9" | 50' | |
| | DEPTH | 72'-19" | 72'-19" | N/A | |
| <u>SETBACKS IN FEET:</u> | FRONT | 21'-2" | 21'-2" | 15' | |
| | REAR | N/A | N/A | N/A | |
| | LEFT SIDE | 32'-3" | 32'-3" | 7'-6" | |
| | RIGHT SIDE | 15'-9" | 15'-9" | 15' | |
| | HEIGHT | 37' | 37' | 35' | |
| <u>SIZE OF BUILDING:</u> | WIDTH | 28'-3" | 28'-3" | N/A | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 88 | 58 | 40 | |
| <u>NO. OF DWELLING UNITS:</u> | | 2 | 2 | 2 | |
| <u>NO. OF PARKING SPACES:</u> | | 2 | 2 | 2 | |
| <u>NO. OF LOADING AREAS:</u> | | N/A | N/A | N/A | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | 8' | 8' | N/A | |

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATION)
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'.

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 Property is located in the "Residence B" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is .50. The existing FAR of the dwelling is .45. With the Proposed Renovations, the FAR for the dwelling will increase to .51. The unit currently contains 3,921 square feet of total gross floor area, the improvements will increase the gross floor area to 4,464. The maximum permitted by the bylaw is 4,325 square feet of gross floor area. Accordingly, the Petitioners require a variance. The proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any other new nonconformities. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the Petitioner's growing family.

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

The hardship is related to the size and shape of the lot and the age and condition of the two-family structure.

- 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 excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

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

GOODMAN LUMELSKY RESIDENCE

BZA SUBMISSION SET

09/24/21

JOSHUA GOODMAN &
ANNA LUMELSKY

2 FROST ST. UNIT #2
CAMBRIDGE, MA 02140



PROJECT NUMBER: 2106-0050

ARCHITECT:



© 2021 SAM KACHMAR ARCHITECTS

SAM KACHMAR
ARCHITECTS
(p) 617-800-6223
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

JOSHUA GOODMAN &
ANNA LUMELSKY

GENERAL CONTRACTOR:

XXXX

STRUCTURAL ENGINEER:

XXXX

INTERIOR DESIGNER:

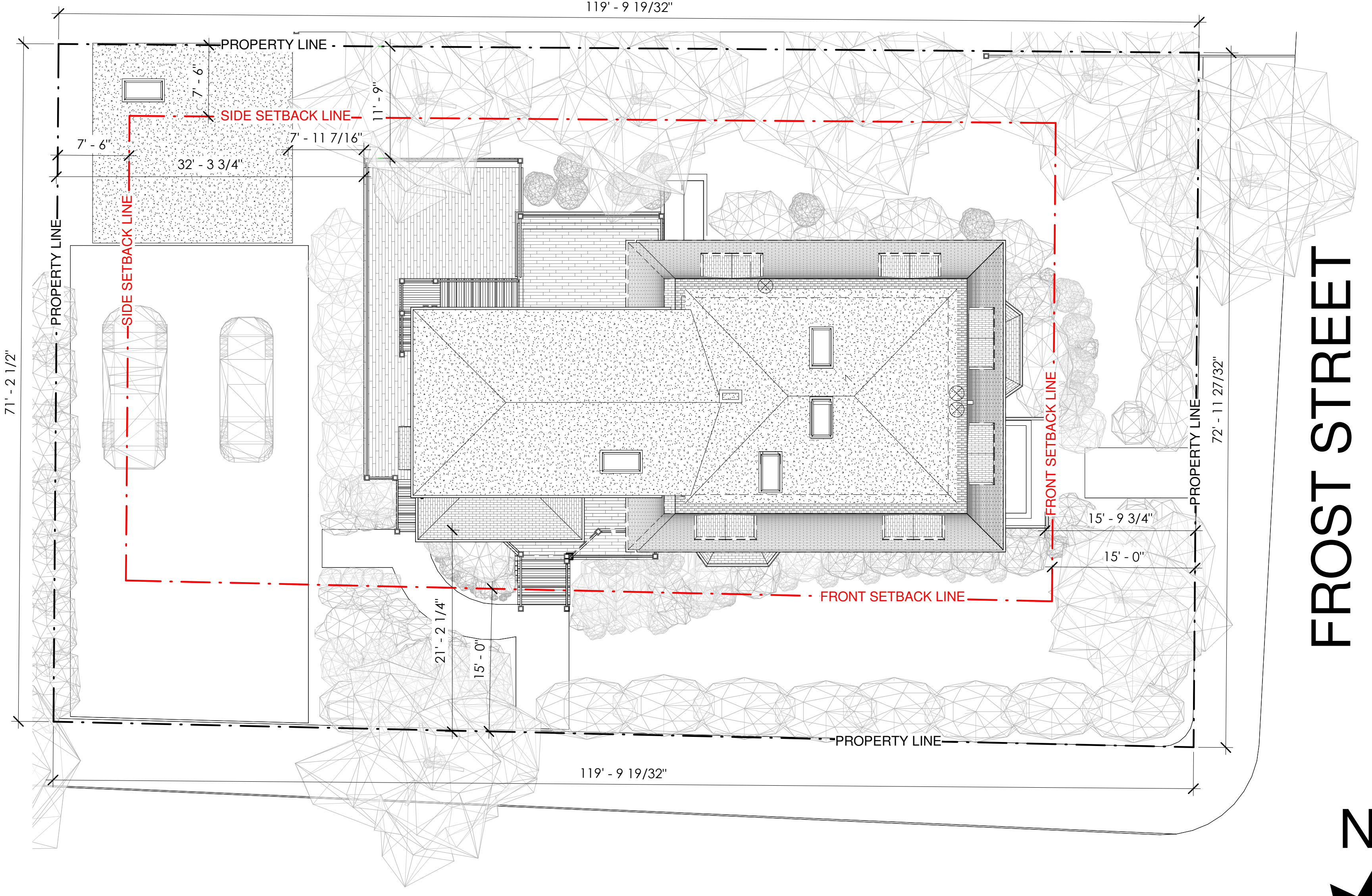
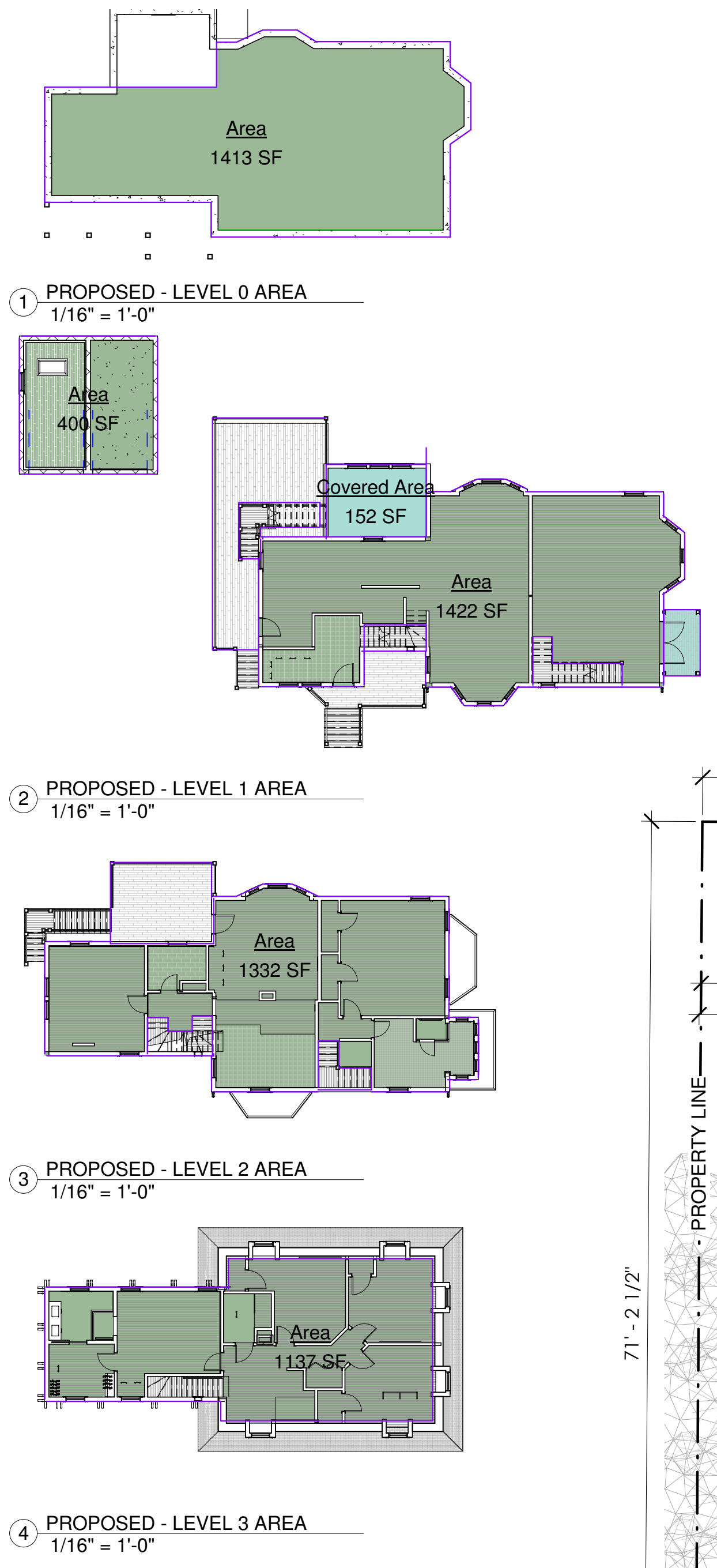
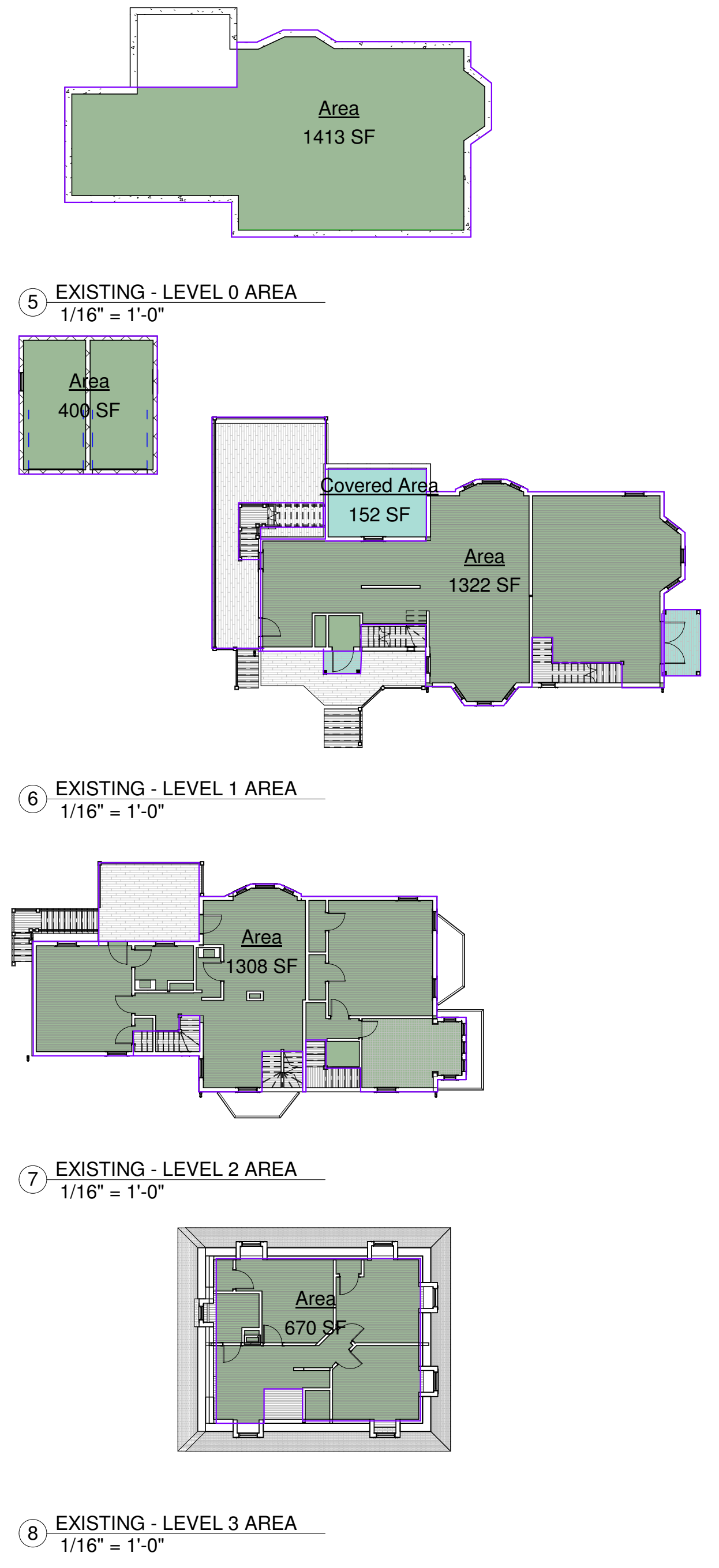
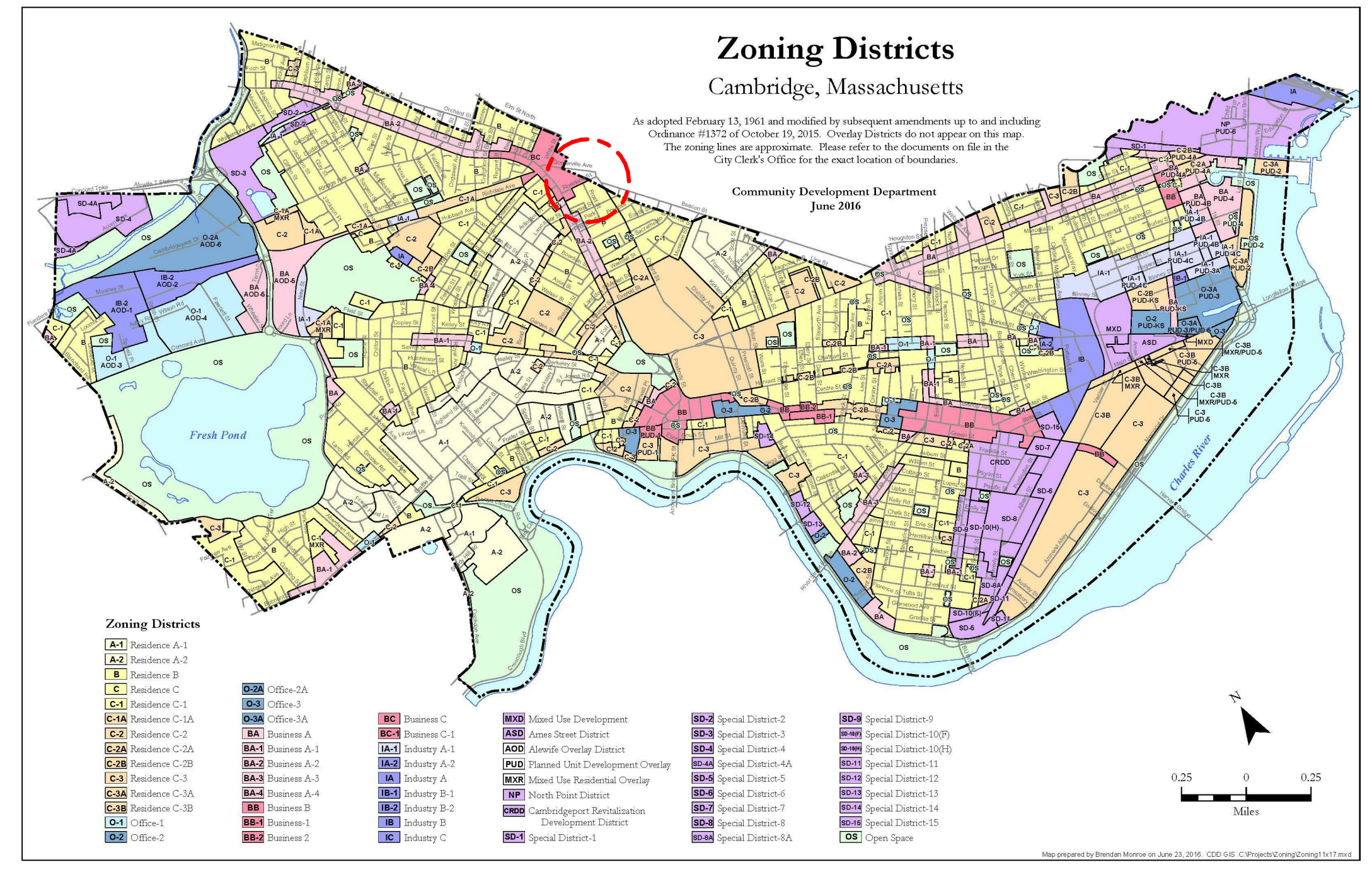
XXXX

| BZA SHEET SCHEDULE | |
|--------------------|------------------------|
| Sheet Number | Sheet Name |
| B-000 | COVER |
| B-001 | SITE PLAN |
| B-002 | SITE AXON |
| B-003 | STREET VIEW 1 |
| B-004 | STREET VIEW 2 |
| B-005 | STREET VIEW 3 |
| B-006 | ELEVATION - NORTH |
| B-007 | ELEVATION - EAST |
| B-008 | ELEVATION - SOUTH |
| B-009 | FLOOR PLAN - LEVEL 0 |
| B-010 | FLOOR PLAN - LEVEL 1 |
| B-011 | FLOOR PLAN - LEVEL 2 |
| B-012 | FLOOR PLAN - LEVEL 3 |
| B-013 | FLOOR PLAN - ROOF PLAN |
| B-014 | RENDER VIDEO |
| B-020 | FLOOR PLAN - GARAGE |

Grand total: 16

EXISTING FLOOR AREAS

PROPOSED FLOOR AREAS



| EXISTING - AREA SCHEDULE | | |
|--------------------------|--------------|------------|
| Level | Name | Area |
| Not Placed | Exterior | Not Placed |
| Not Placed | Exterior | Not Placed |
| Not Placed | Area | Not Placed |
| Level 0 | Area | 1413 SF |
| Level 1 | Area | 1322 SF |
| Level 1 | Covered Area | 152 SF |
| Level 1 | Area | 51 SF |
| Level 1 | Area | 18 SF |
| Level 1 | Area | 400 SF |
| Level 2 | Area | 1308 SF |
| LEVEL 3 | Area | 670 SF |
| Grand total: 11 | | 5333 SF |

| PROPOSED - AREA SCHEDULE | | |
|--------------------------|--------------|------------|
| Level | Name | Area |
| Not Placed | Exterior | Not Placed |
| Not Placed | Area | Not Placed |
| Level 0 | Area | 1413 SF |
| Level 1 | Area | 400 SF |
| Level 1 | Area | 1422 SF |
| Level 1 | Covered Area | 152 SF |
| Level 1 | Area | 51 SF |
| Level 2 | Area | 1332 SF |
| LEVEL 3 | Area | 1137 SF |
| Grand total | | 5907 SF |

ZONING DISTRICT: RESIDENTIAL B
MAX F.A.R. = 0.50

LAND AREA: 8,650 Sq Ft.
EXISTING FAR: 0.45
PROPOSED FAR: 0.51
REQUIRED FAR: 0.50

EXISTING BUILDING HEIGHT: 37' - 0"
PROPOSED BUILDING HEIGHT: 37' - 0"
REQUIRED BUILDING HEIGHT: 35' - 0"

9 PROPOSED - SITE PLAN
1/8" = 1'-0"



SAM KACHMAR © 2019 SAM KACHMAR ARCHITECTS
ARCHITECTS
(p)978-270-8441
kachmar@skad.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SITE PLAN

JOSHUA GOODMAN & ANNA LUMELSKY
GOODMAN LUMELSKY RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

NOT FOR CONSTRUCTION

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-001

Scale As indicated

EXISTING SITE AXON



PROPOSED SITE AXON



SAM KACHMAR © 2019 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SITE AXON

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
 LUMELSKY
 GOODMAN LUMELSKY
 RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE,
 MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-002
 Scale

EXISTING STREET VIEW 1



PROPOSED STREET VIEW 1



SAM KACHMAR © 2019 SAM KACHMAR ARCHITECTS
 ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET VIEW 1

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
 LUMELSKY
 GOODMAN LUMELSKY
 RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE,
 MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-003

Scale 1/2" = 1'-0"

EXISTING STREET VIEW 2



PROPOSED STREET VIEW 2



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmar@design.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET VIEW 2

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
 LUMELSKY
 GOODMAN LUMELSKY
 RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE,
 MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-004

Scale 1/2" = 1'-0"

EXISTING STREET VIEW 3



PROPOSED STREET VIEW 3



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

 STRUCTURAL ENGINEER:

STREET VIEW 3

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
 LUMELSKY
 GOODMAN LUMELSKY
 RESIDENCE

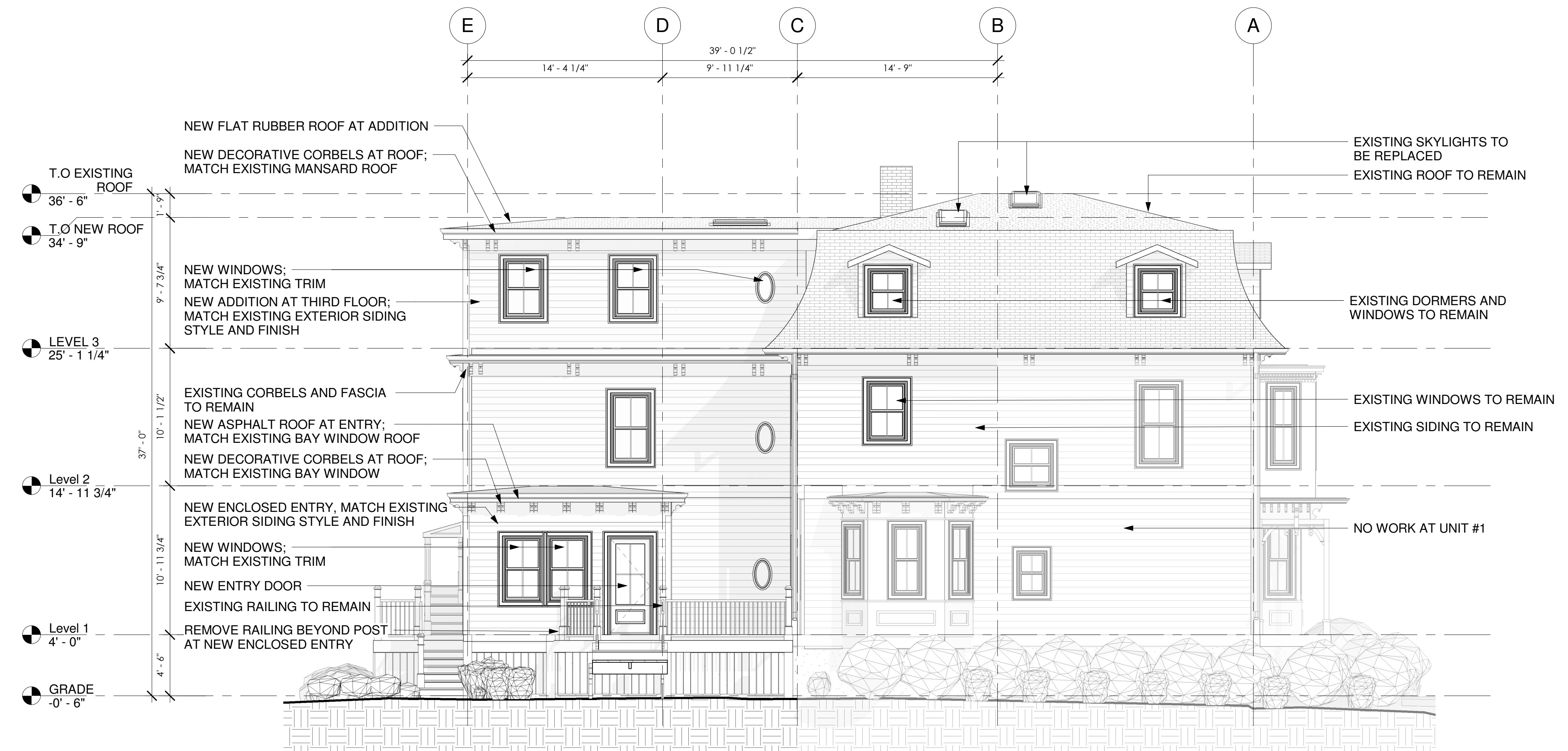
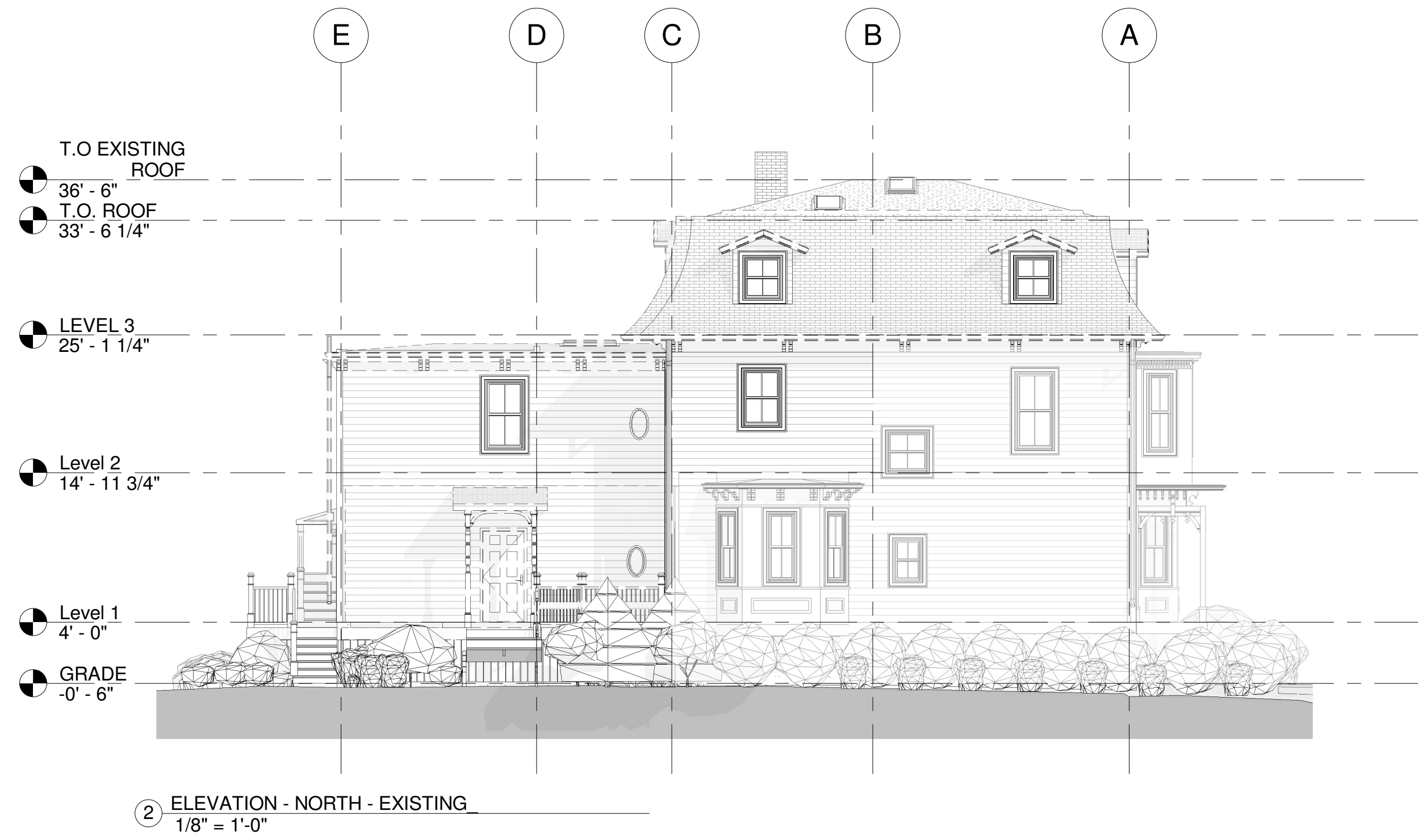
2 FROST ST. UNIT #2 CAMBRIDGE,
 MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-005

Scale 1/2" = 1'-0"

NORTH ELEVATION



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION - NORTH

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
LUMELSKY
GOODMAN LUMELSKY
RESIDENCE

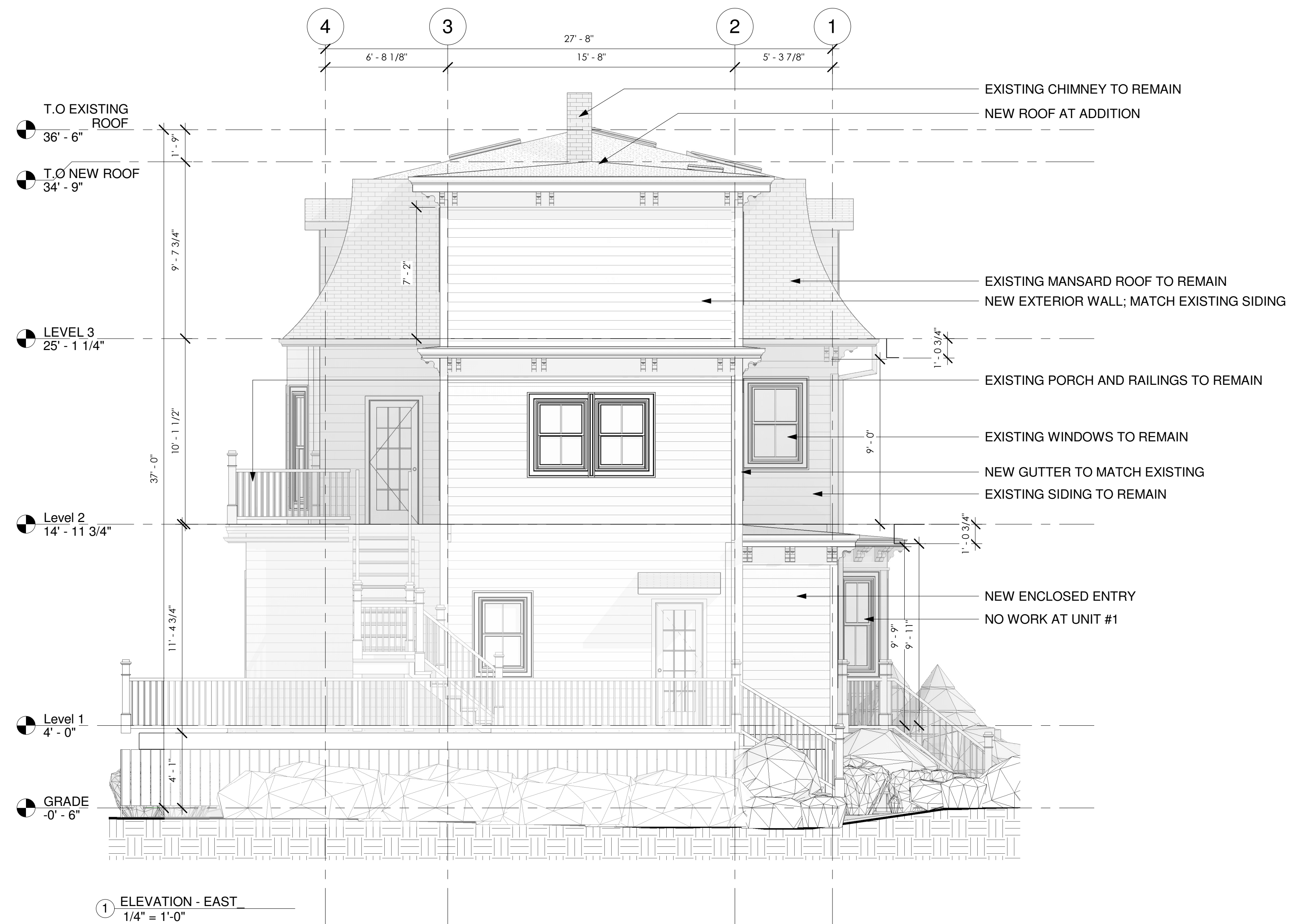
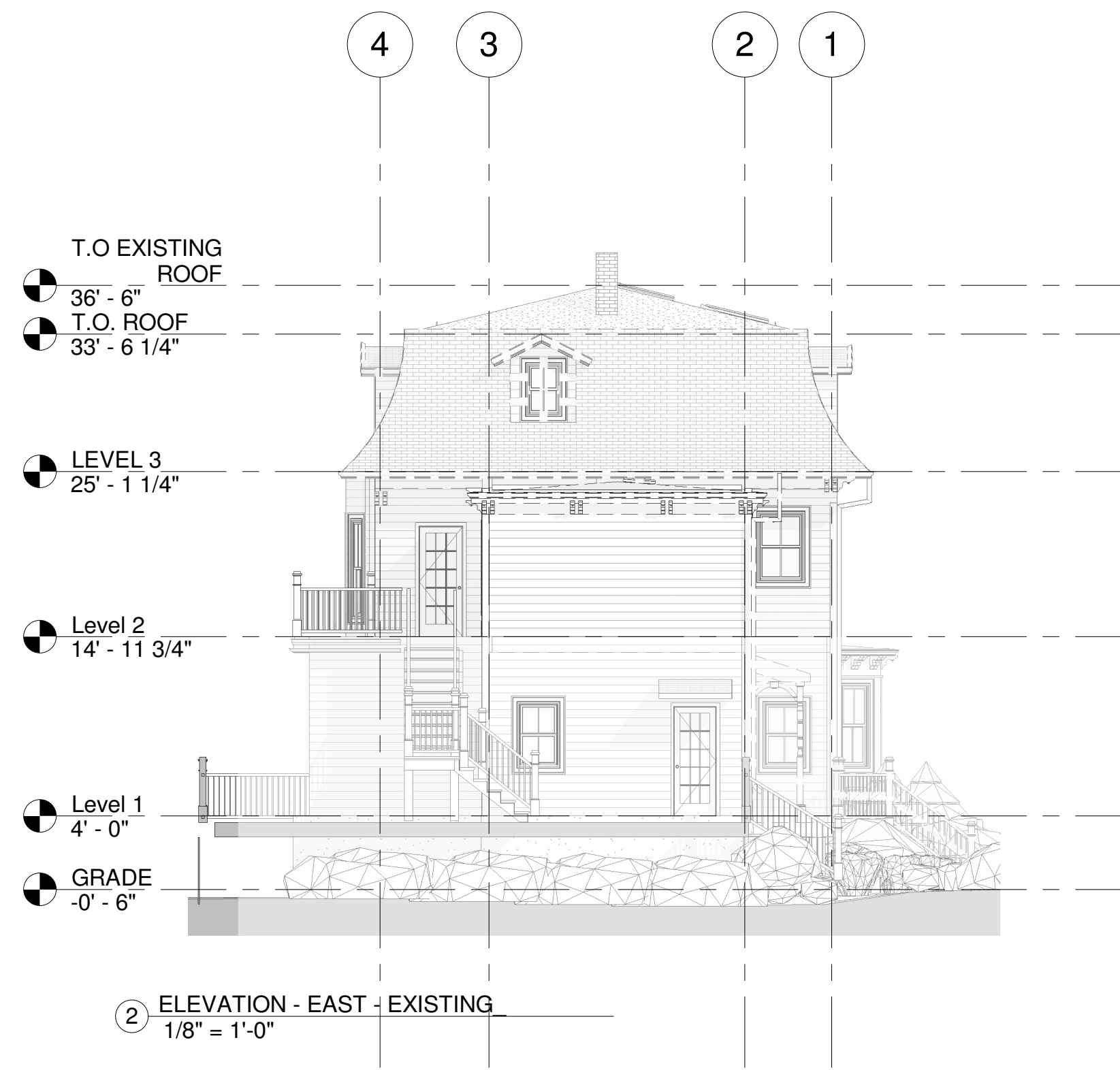
2 FROST ST. UNIT #2 CAMBRIDGE,
MA 02140

Project Status BZA SUBMISSION SET
Project number 2106-0050
Date 09/24/21
Drawn by Author
Checked by Checker

B-006

Scale As indicated

EAST ELEVATION



SAM KACHMAR
ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION - EAST

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
LUMELSKY
GOODMAN LUMELSKY
RESIDENCE

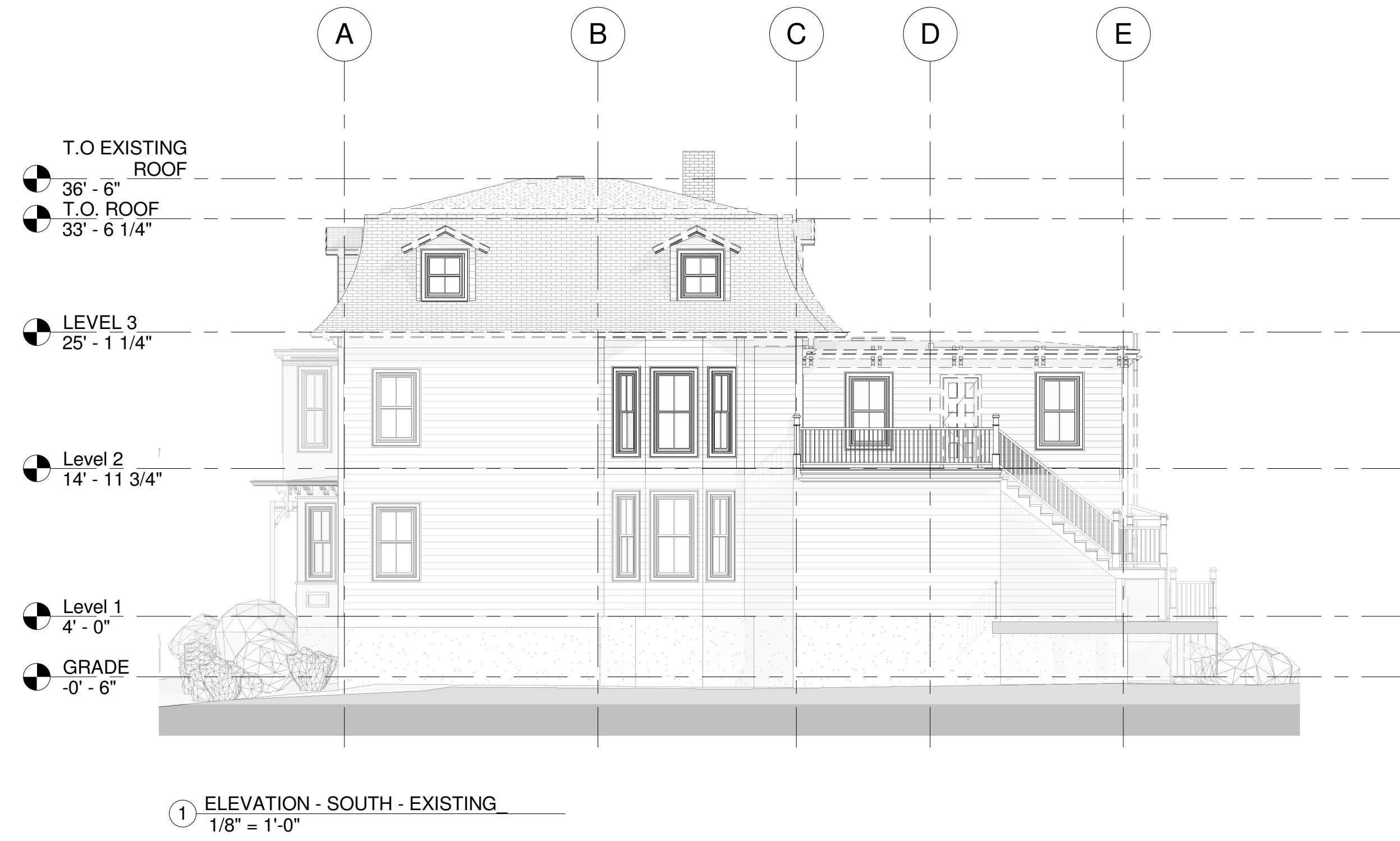
2 FROST ST. UNIT #2 CAMBRIDGE,
MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-007

Scale As indicated

SOUTH ELEVATION



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION - SOUTH

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
 LUMELSKY
 GOODMAN LUMELSKY
 RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE,
 MA 02140

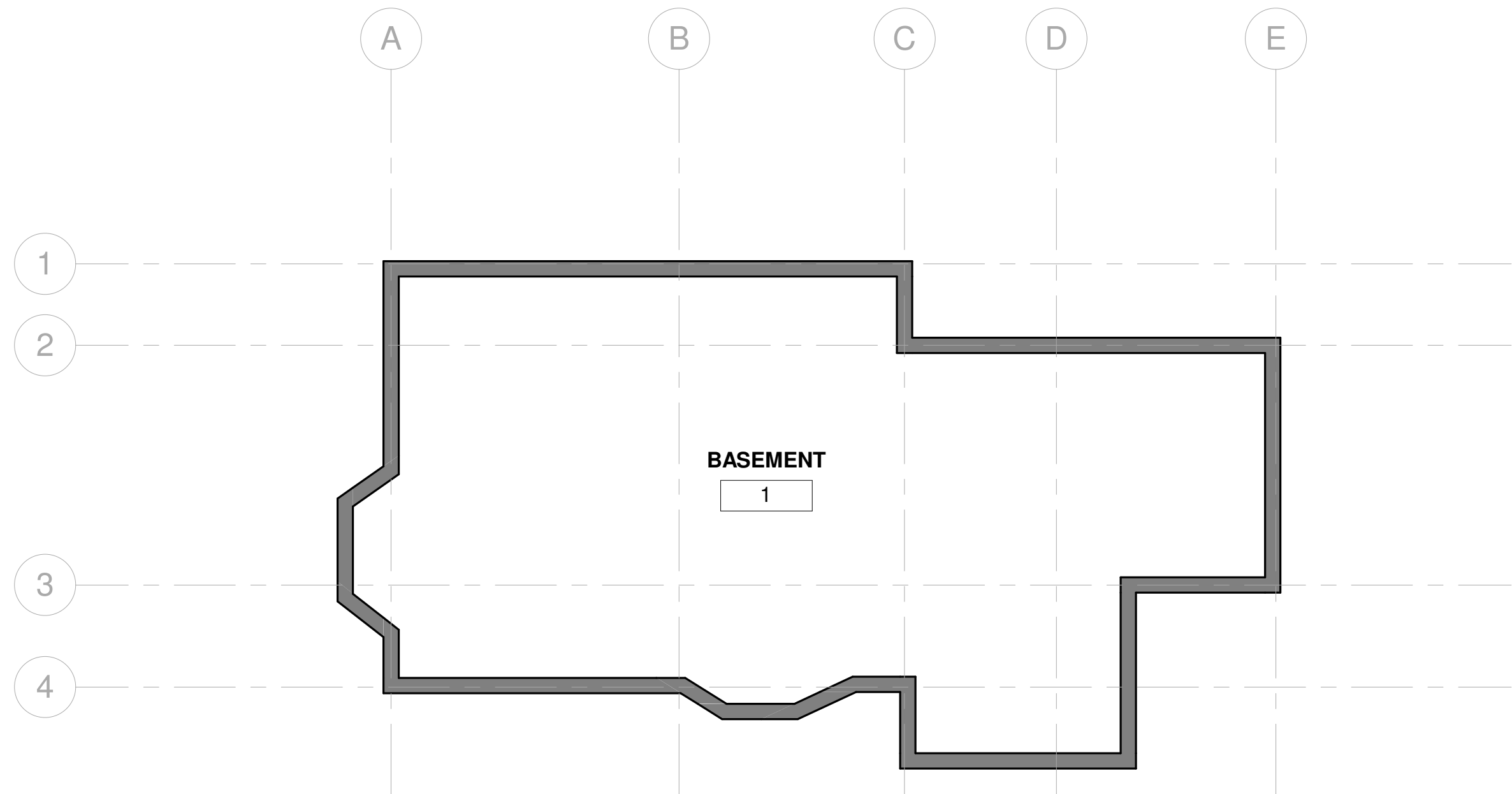
Project Status BZA SUBMISSION SET
 Project number 2106-0050
 Date 09/24/21
 Drawn by Author
 Checked by Checker

B-008

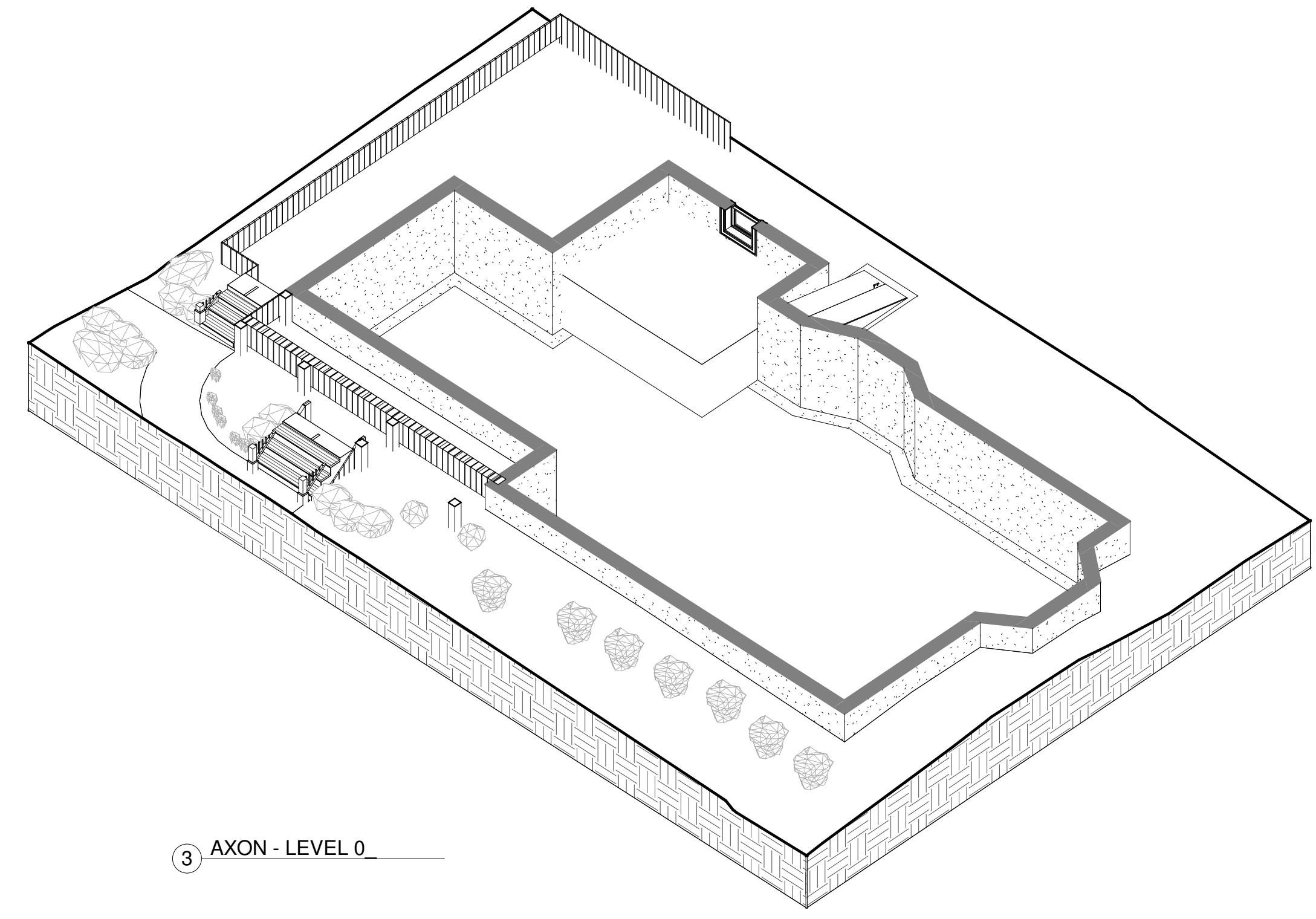
Scale As indicated

9/24/2021 5:12:49 PM

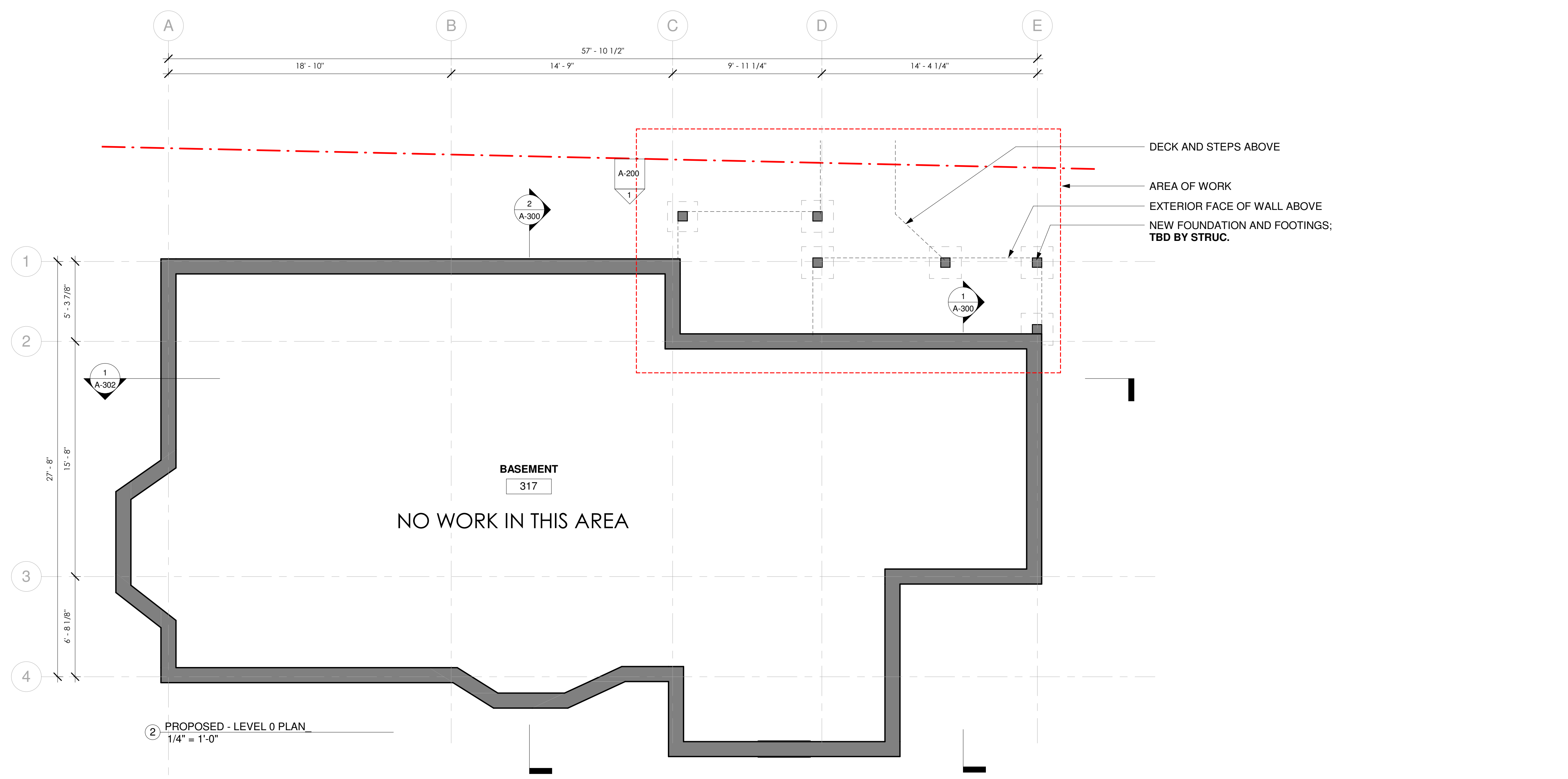
LEVEL 0



1 EXISTING - LEVEL 0 PLAN
1/8" = 1'-0"



3 AXON - LEVEL 0



2 PROPOSED - LEVEL 0 PLAN
1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

 STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 0

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
 GOODMAN LUMELSKY RESIDENCE
 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

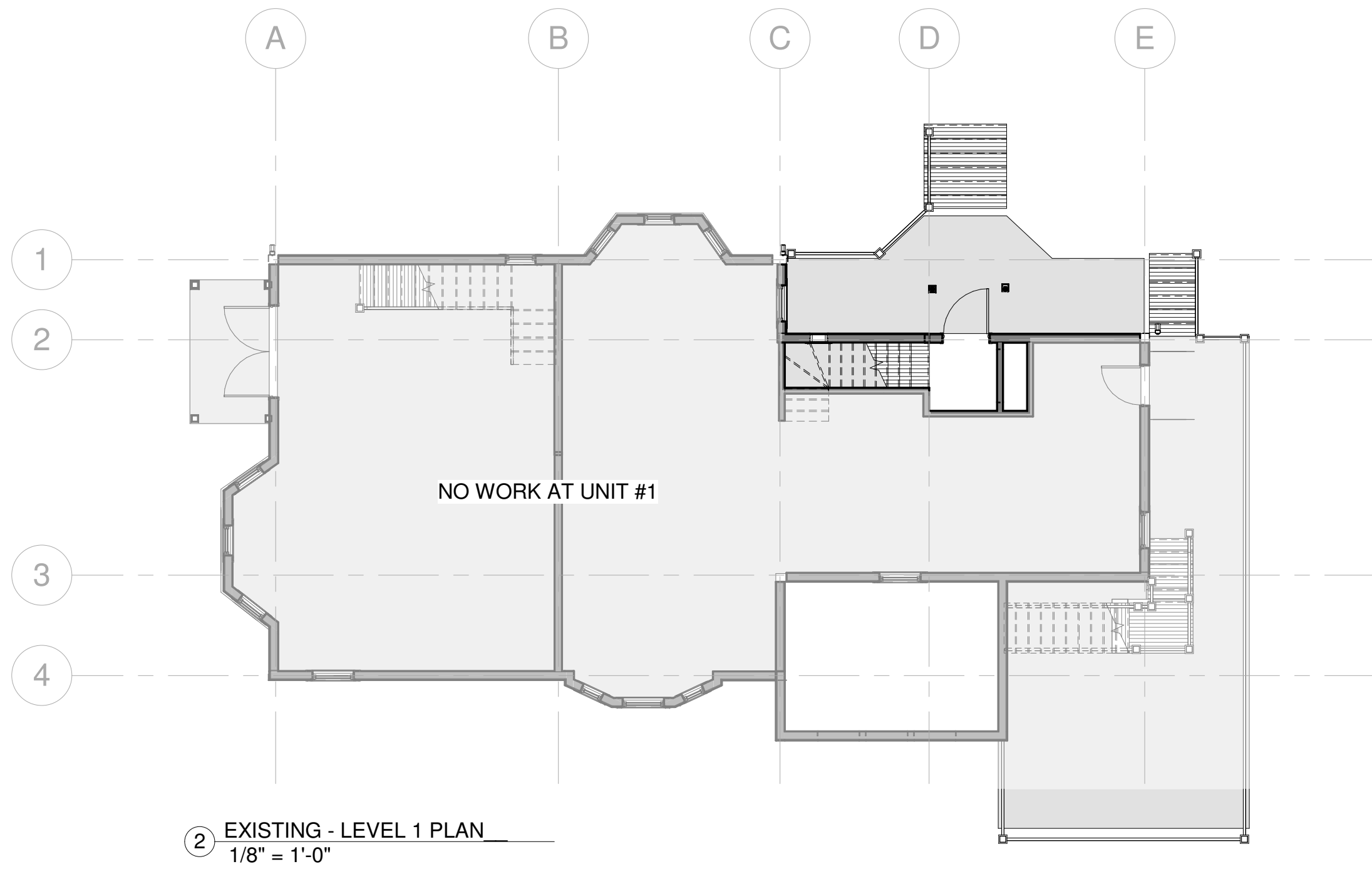
| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-009

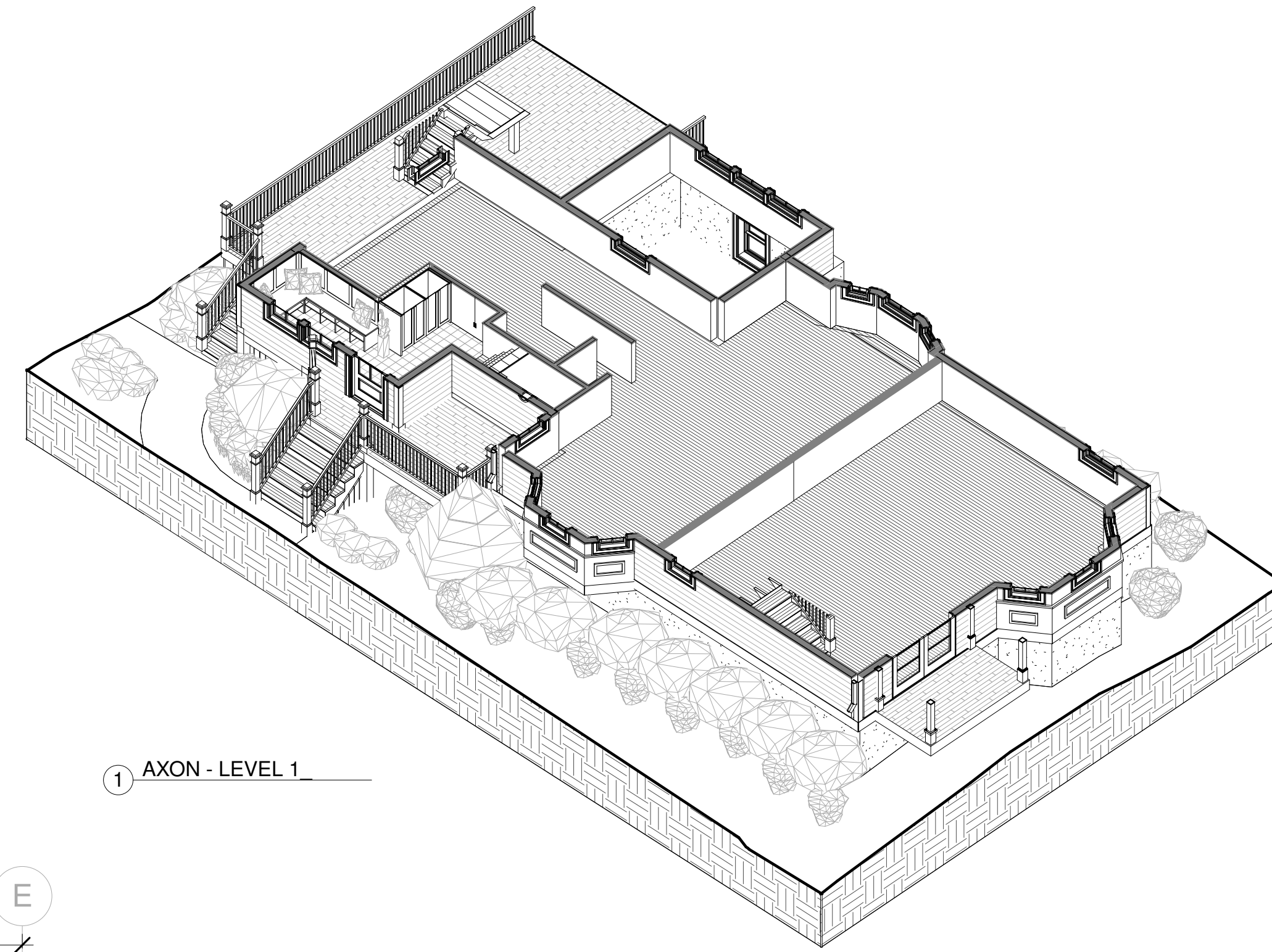
Scale As indicated

9/24/2021 5:12:49 PM

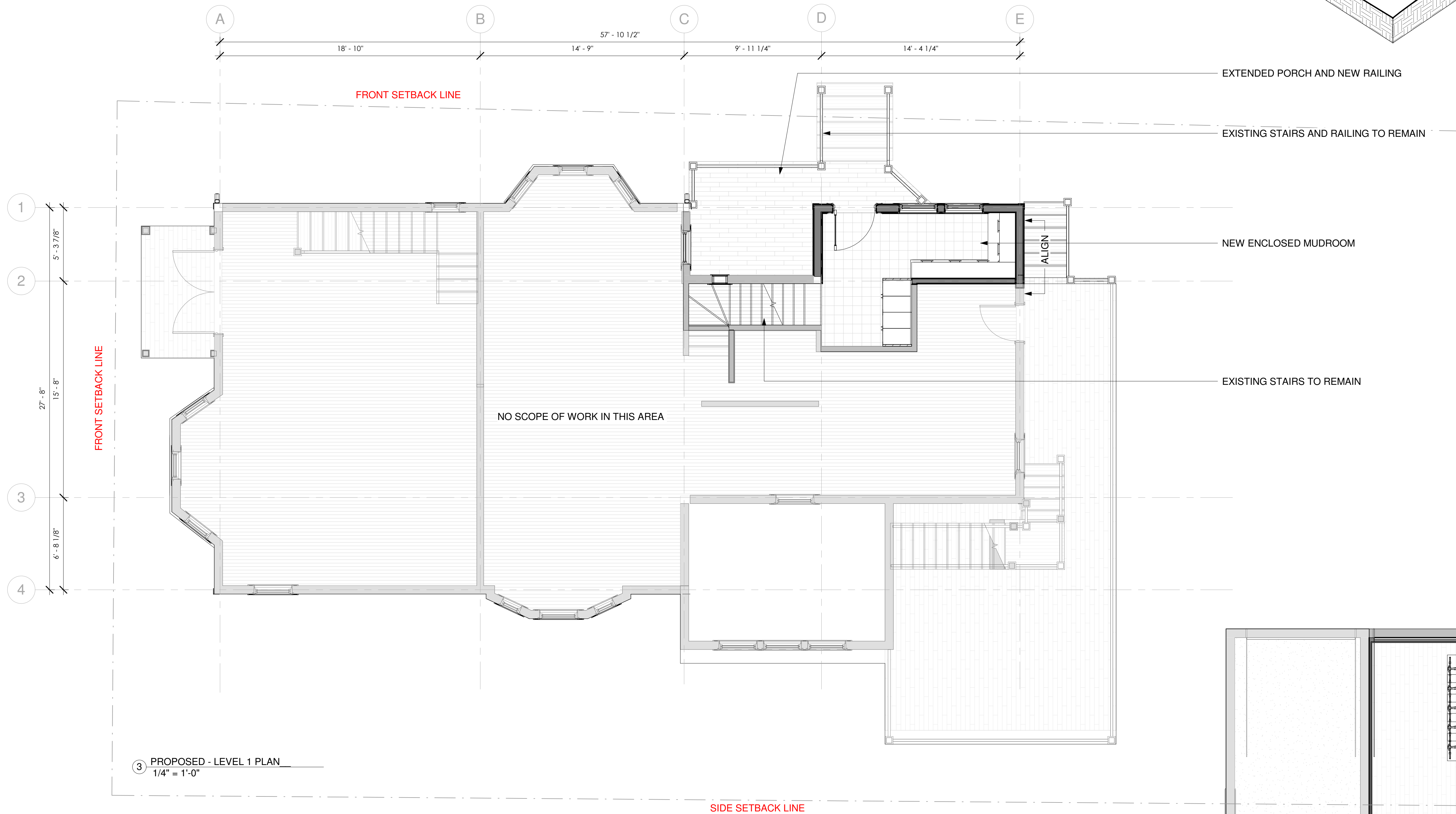
LEVEL 1



2 EXISTING - LEVEL 1 PLAN
1/8" = 1'-0"



1 AXON - LEVEL 1



3 PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
 (p)978-270-8441
 kachmardesign.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 1

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
 LUMELSKY
 GOODMAN LUMELSKY
 RESIDENCE

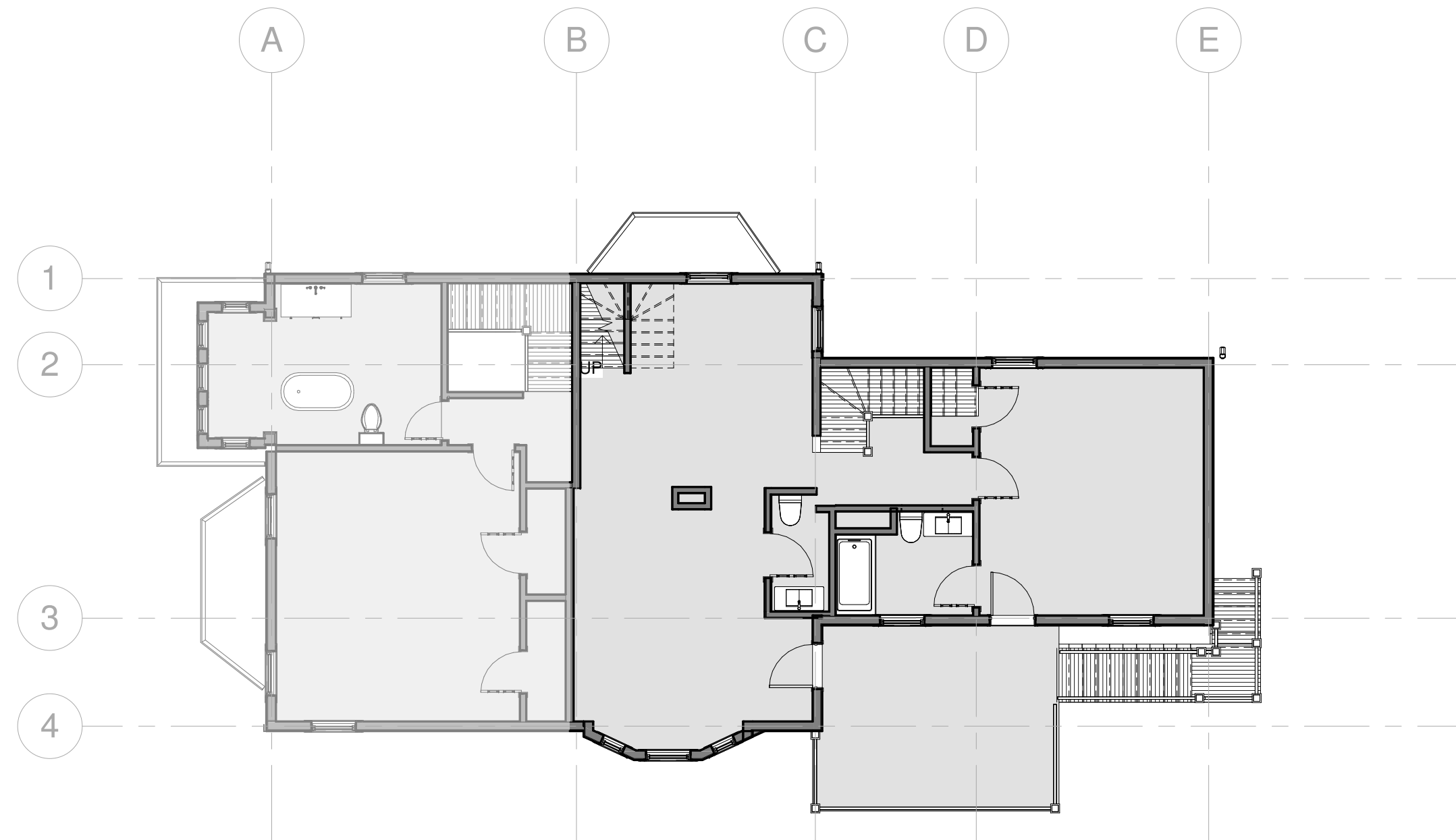
2 FROST ST. UNIT #2 CAMBRIDGE,
 MA 02140

Project Status BZA SUBMISSION SET
 Project number 2106-0050
 Date 09/24/21
 Drawn by Author
 Checked by Checker

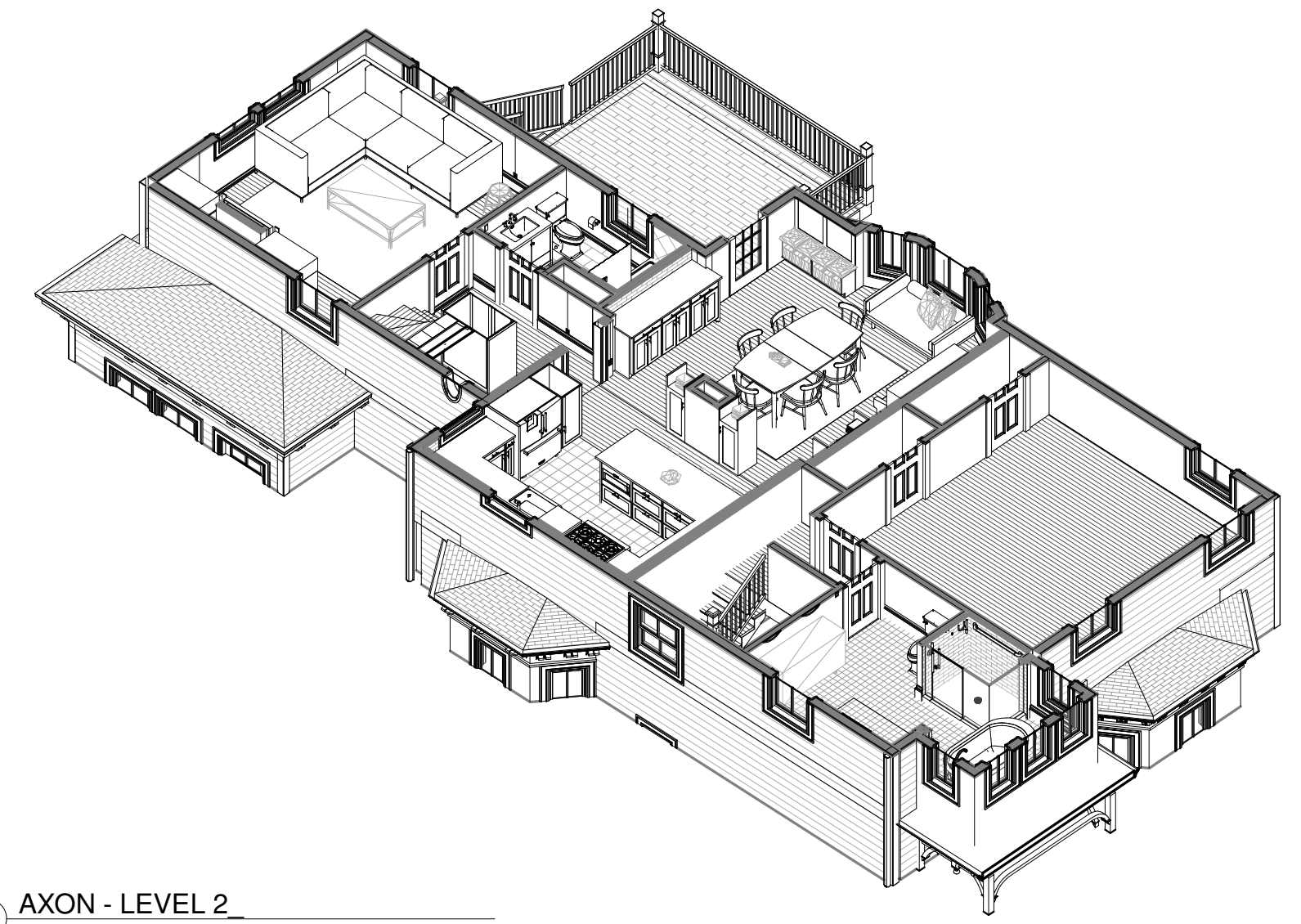
B-010

Scale As indicated

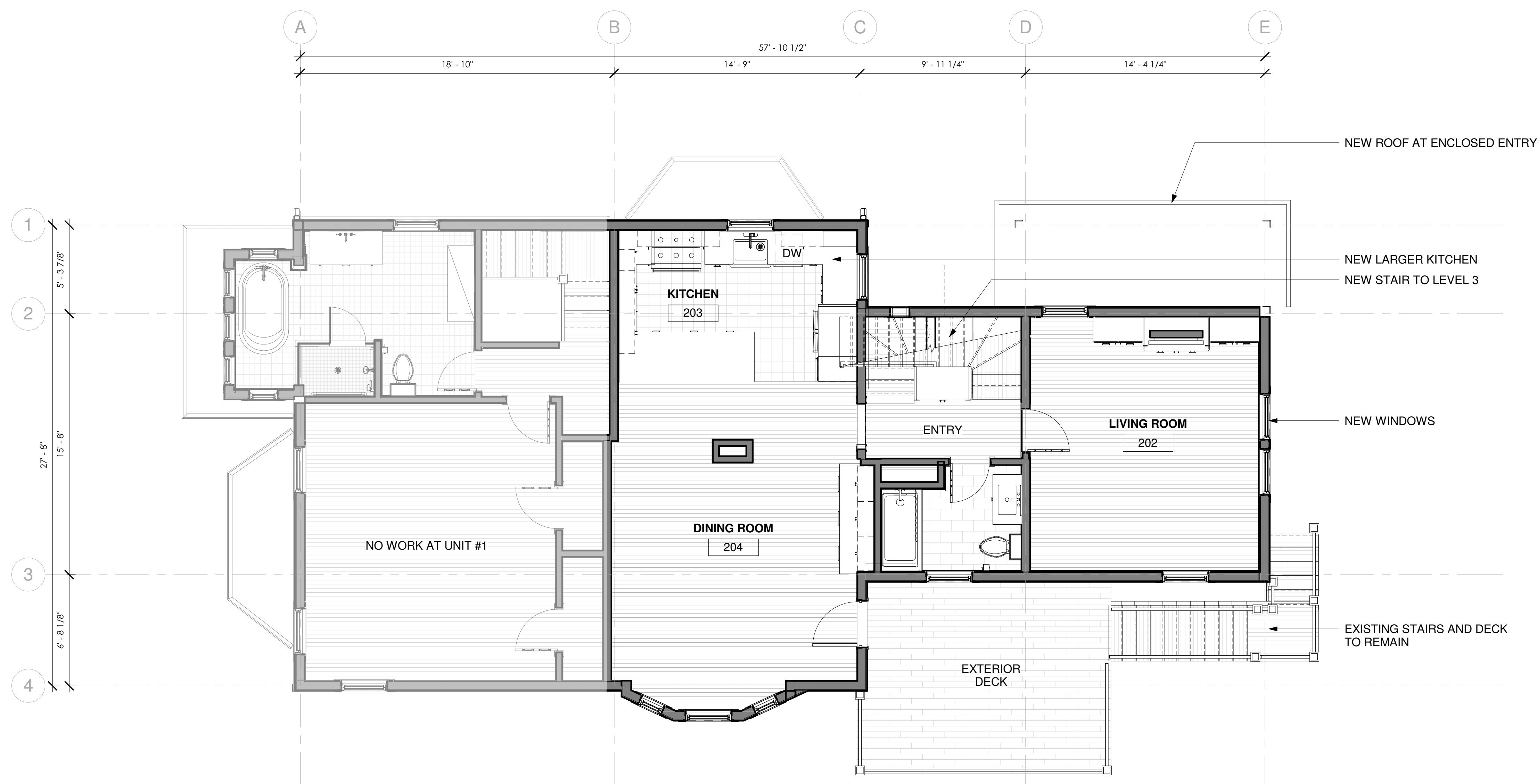
LEVEL 2



2 EXISTING - LEVEL 2 PLAN
1/8" = 1'-0"



1 AXON - LEVEL 2



3 PROPOSED - LEVEL 2 PLAN
1/4" = 1'-0"



SAM KACHMAR ARCHITECTS
© 2019 SAM KACHMAR ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 2

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA
LUMELSKY
GOODMAN LUMELSKY
RESIDENCE

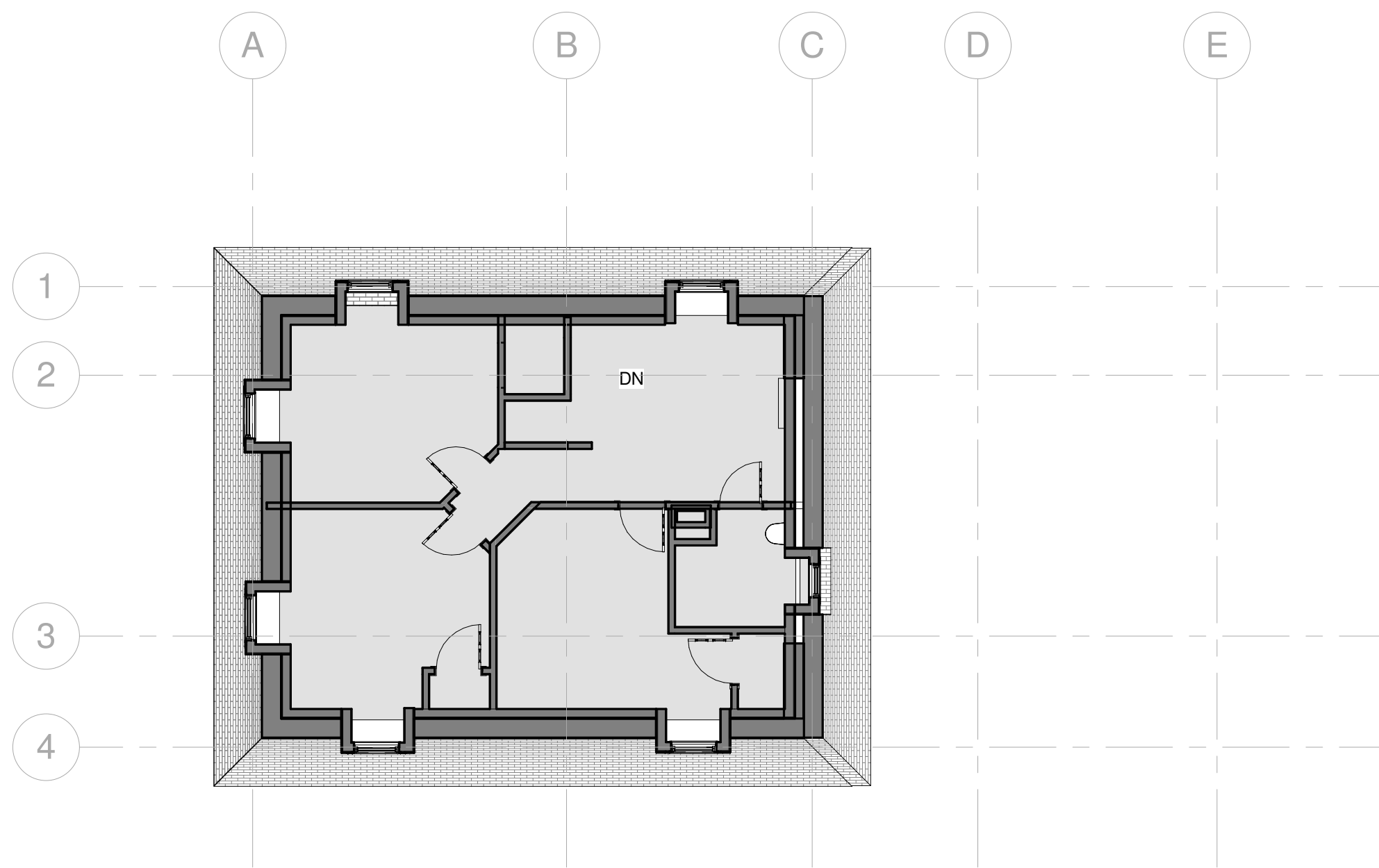
2 FROST ST. UNIT #2 CAMBRIDGE,
MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

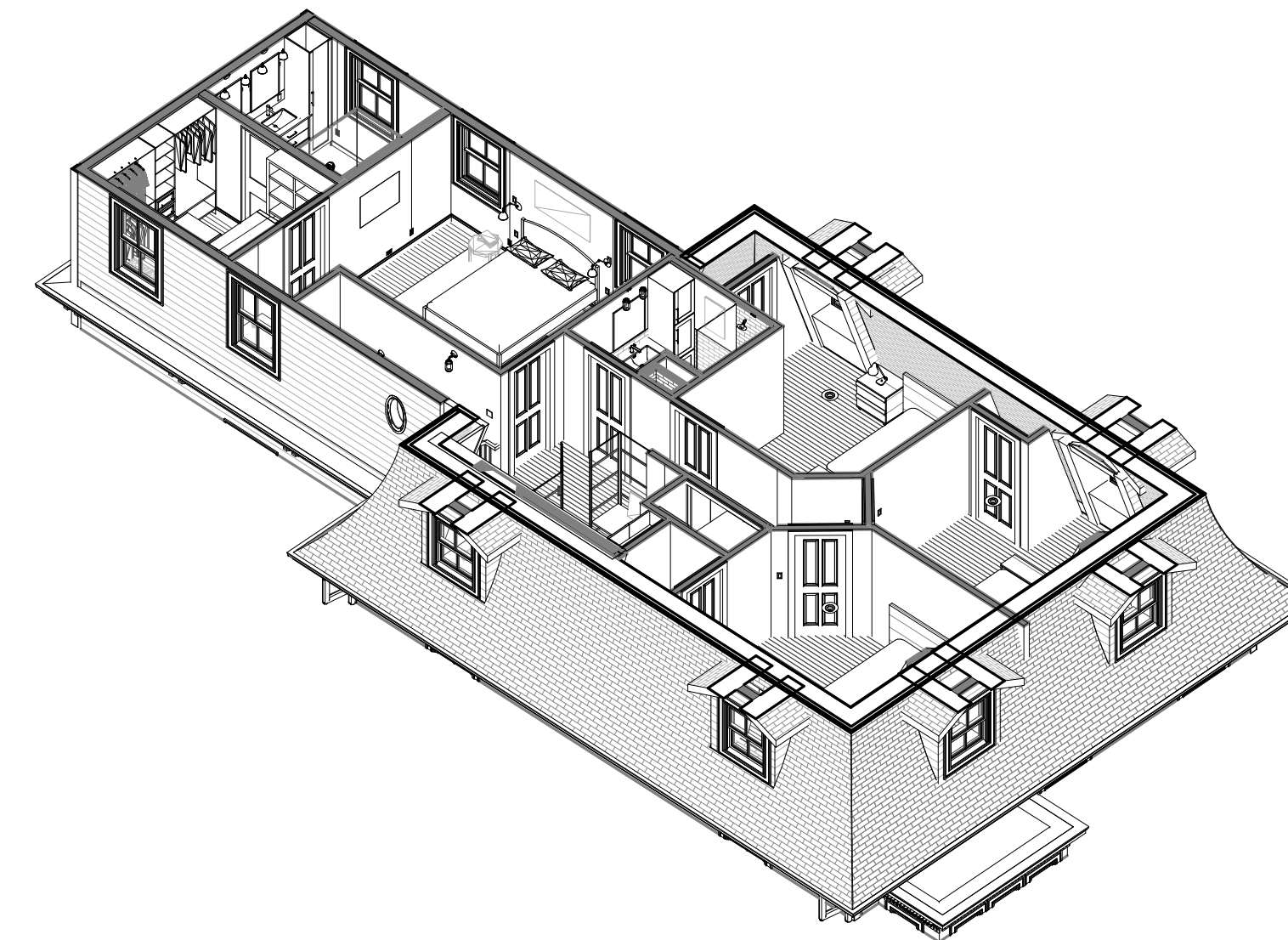
B-011

Scale As indicated

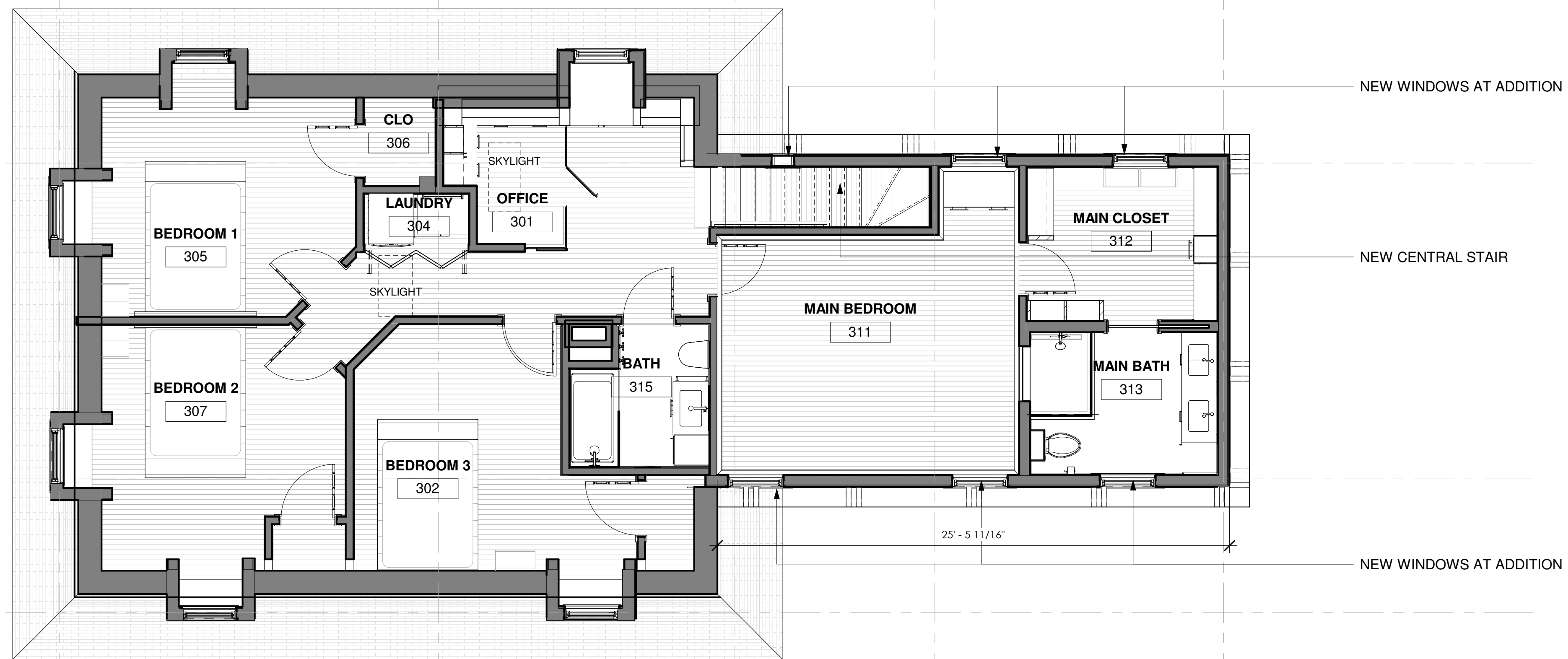
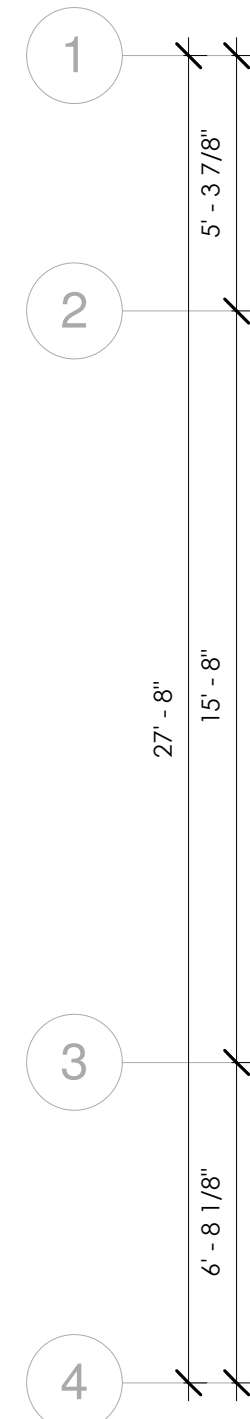
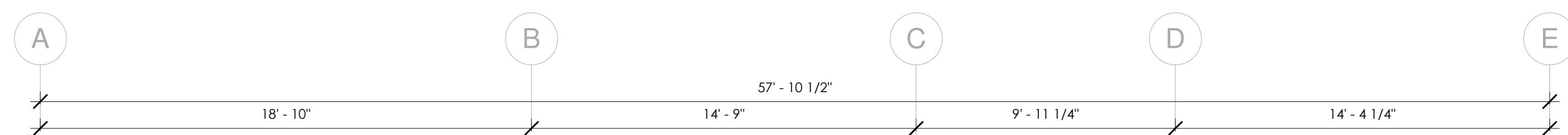
LEVEL 3



3 EXISTING - LEVEL 3 PLAN
1/8" = 1'-0"



1 AXON - LEVEL 3



2 PROPOSED - LEVEL 3 PLAN
1/4" = 1'-0"



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL 3

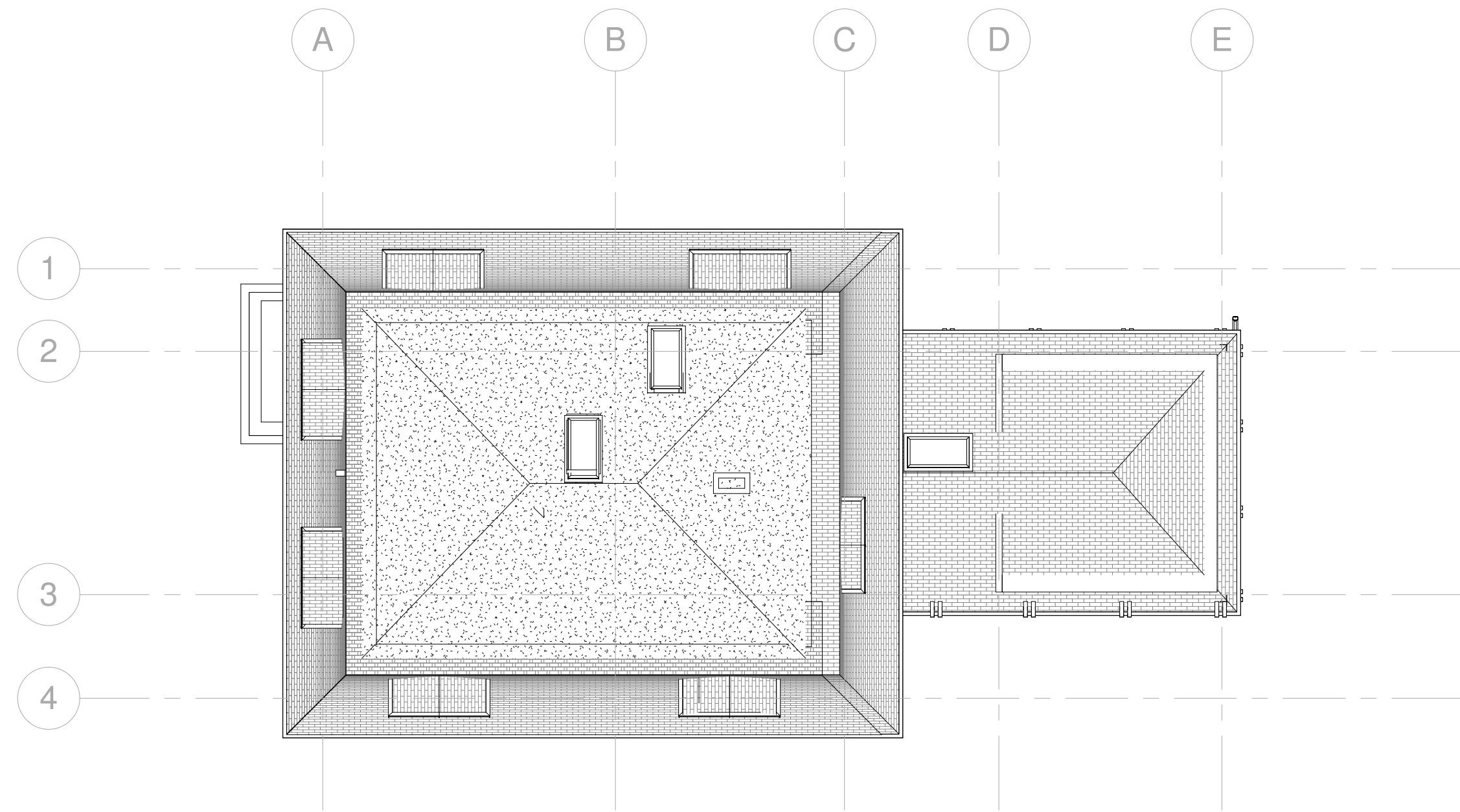
NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
GOODMAN LUMELSKY RESIDENCE
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

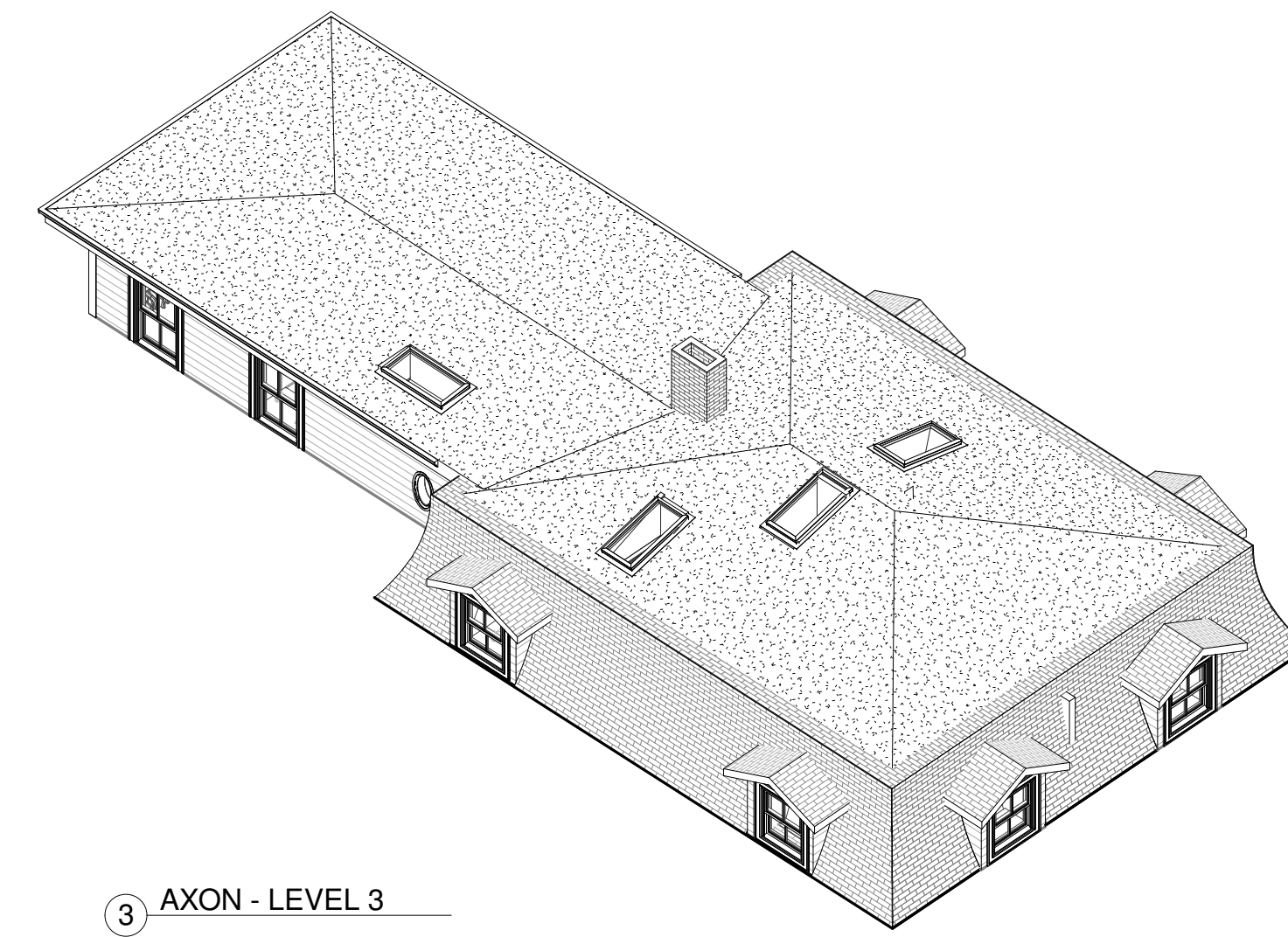
| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-012
Scale As indicated

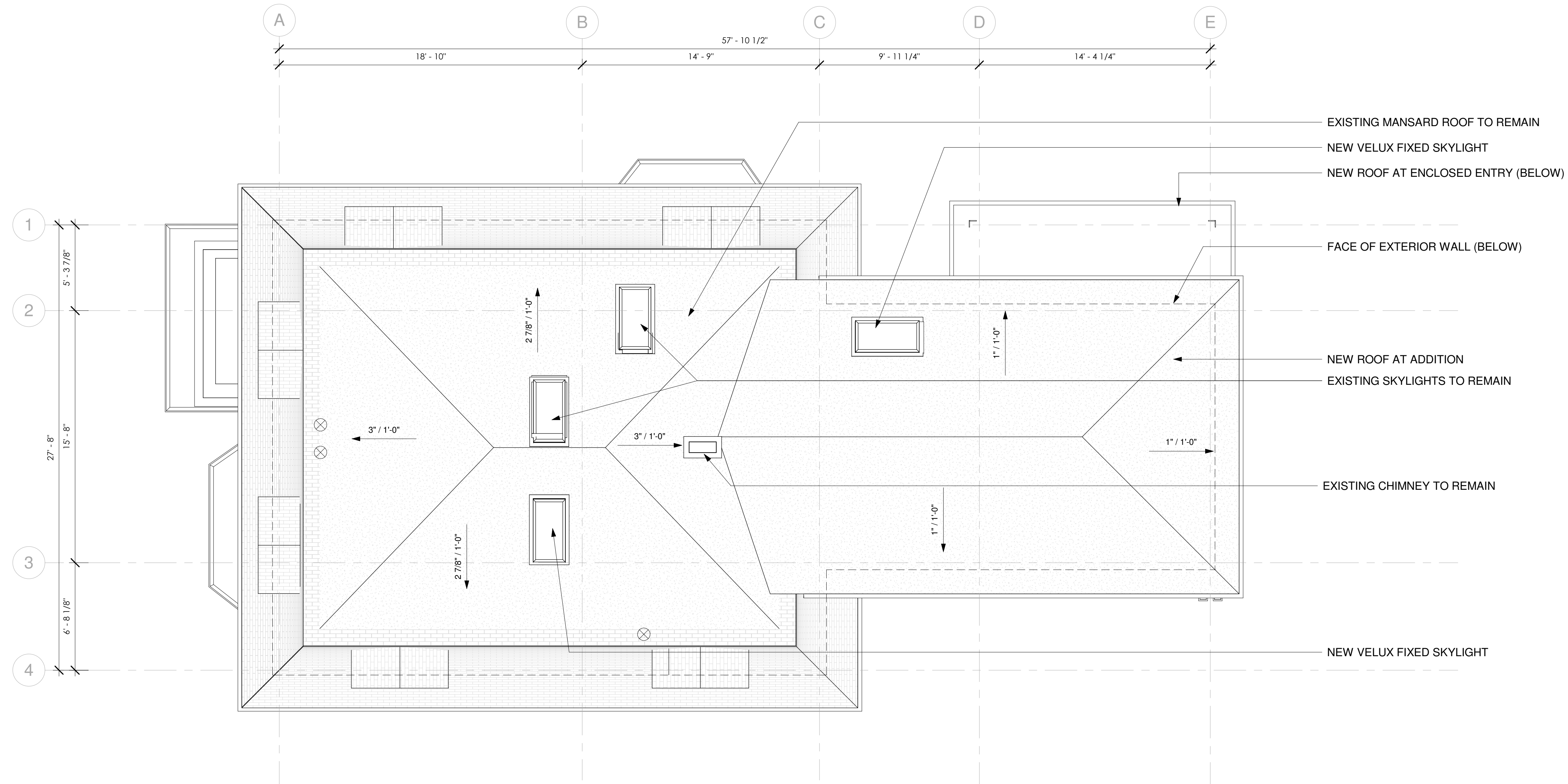
ROOF PLAN



1 EXISTING - ROOF PLAN
1/8" = 1'-0"



3 AXON - LEVEL 3



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



SAM KACHMAR ARCHITECTS © 2019 SAM KACHMAR ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

FLOOR PLAN - ROOF PLAN

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY
GOODMAN LUMELSKY RESIDENCE
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-013

Scale As indicated

END OF PRESENTATION

ADD QR CODE TO VIDEO

TO VIEW SKA VIDEO OF PROPOSED WORK SCAN QR CODE USING YOUR PHONE CAMERA, CENTER QR CODE ON CAMERA VIEWFINDER & SELECT POP-UP NOTIFICATION TO OPEN LINK ASSOCIATED WITH QR CODE



SAM KACHMAR © 2019 SAM KACHMAR ARCHITECTS
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

RENDER VIDEO

NOT FOR CONSTRUCTION

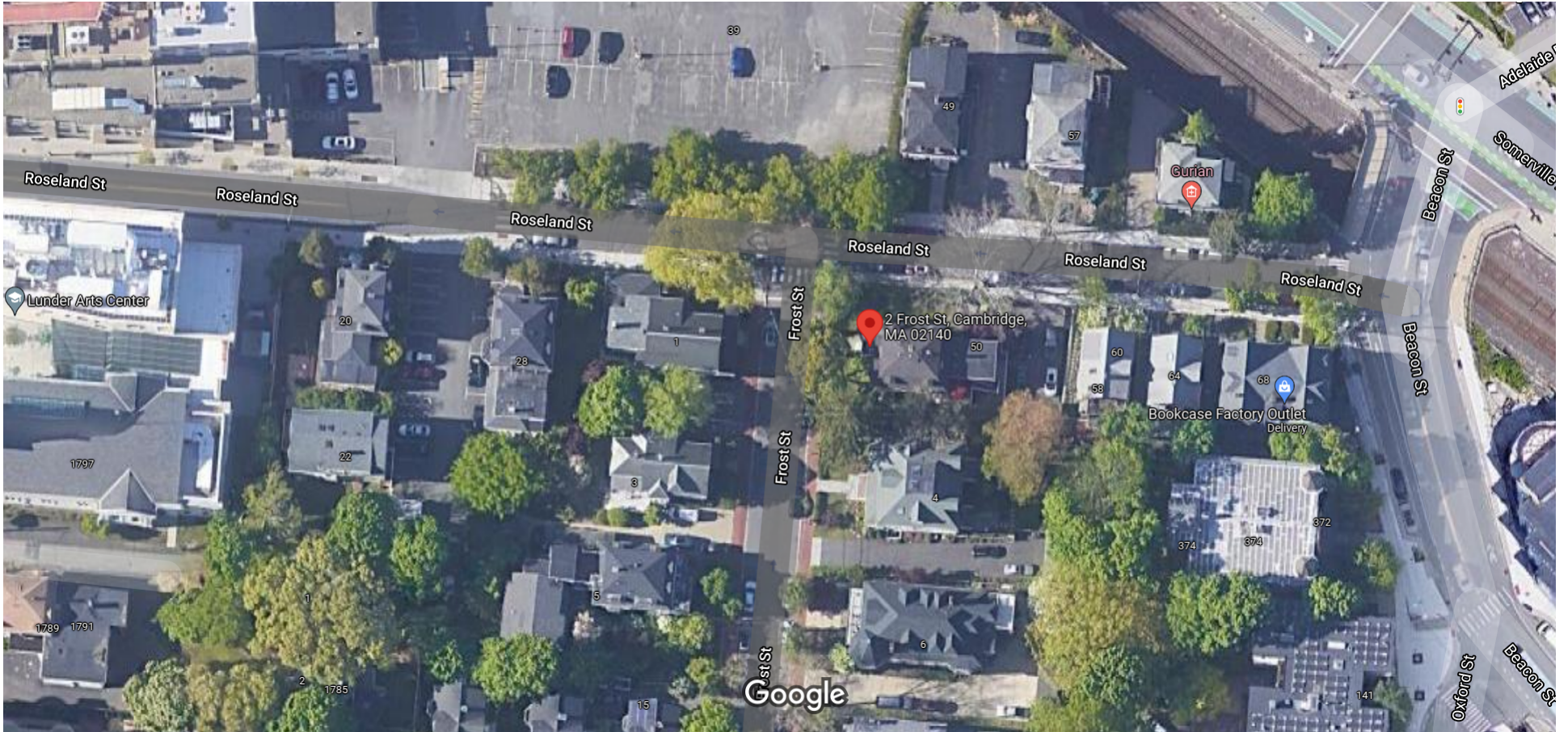
JOSHUA GOODMAN & ANNA
LUMELSKY
GOODMAN LUMELSKY
RESIDENCE
2 FROST ST. UNIT #2 CAMBRIDGE,
MA 02140

| | |
|----------------|--------------------|
| Project Status | BZA SUBMISSION SET |
| Project number | 2106-0050 |
| Date | 09/24/21 |
| Drawn by | Author |
| Checked by | Checker |

B-014

Scale

2 Frost St



Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 2 Frost St



Image capture: Nov 2020 © 2021 Google

Cambridge, Massachusetts

Google

Street View - Nov 2020





**CITY OF CAMBRIDGE
ASSESSING DEPARTMENT**

795 MASS. AVE., CAMBRIDGE, MA 02139

Tel.: 617-349-4343 Fax: 617-349-4357

Gayle Willett
Director of Assessment

Andrew J. Johnson
Deputy Director

Walter H. Pennell
Assessor

Date: October 14, 2021

Certified List of Abutters

From: Cambridge Board of Assessors

Parcel ID: 153-20

Location: 2 Frost St

This is to certify that the names and addresses for the map and lot numbers stated on the attached list are correct according to the most current records in the Assessor's Office. Owners listed as of January 1, 2021.

Sincerely,

Walter Pennell
Assessor



CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
795 MASS. AVE., CAMBRIDGE, MA 02139
Tel.: 617-349-4343 Fax: 617-349-4357

Gayle Willett
Director of Assessment

Andrew J. Johnson
Deputy Director

Walter H. Pennell
Assessor

Date: October 14, 2021

Certified List of Abutters

From: Cambridge Board of Assessors

Parcel ID: 201-125

Location: 38 Mt Pleasant St

This is to certify that the names and addresses for the map and lot numbers stated on the attached list are correct according to the most current records in the Assessor's Office. Owners listed as of January 1, 2021.

Sincerely,

Walter Pennell
Assessor

152-17
LESLEY COLLEGE
29 EVERETT ST
CAMBRIDGE, MA 02138

152-18
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

152-19
RICCI, DOMENICK &
JOSEPHINE RICCI
C/O MAREK JITKA
57 ROSELAND STREET #3
SOMERVILLE, MA 02143

153-20-1
SOMMER, PETER M. & ROSLYN SOMMER
2 FROST ST, UNIT #1
CAMBRIDGE, MA 02140

153-20-2
GOODMAN, JOSHUA & ANNA LUMEKSKY
50 ROSELAND ST
CAMBRIDGE, MA 02140

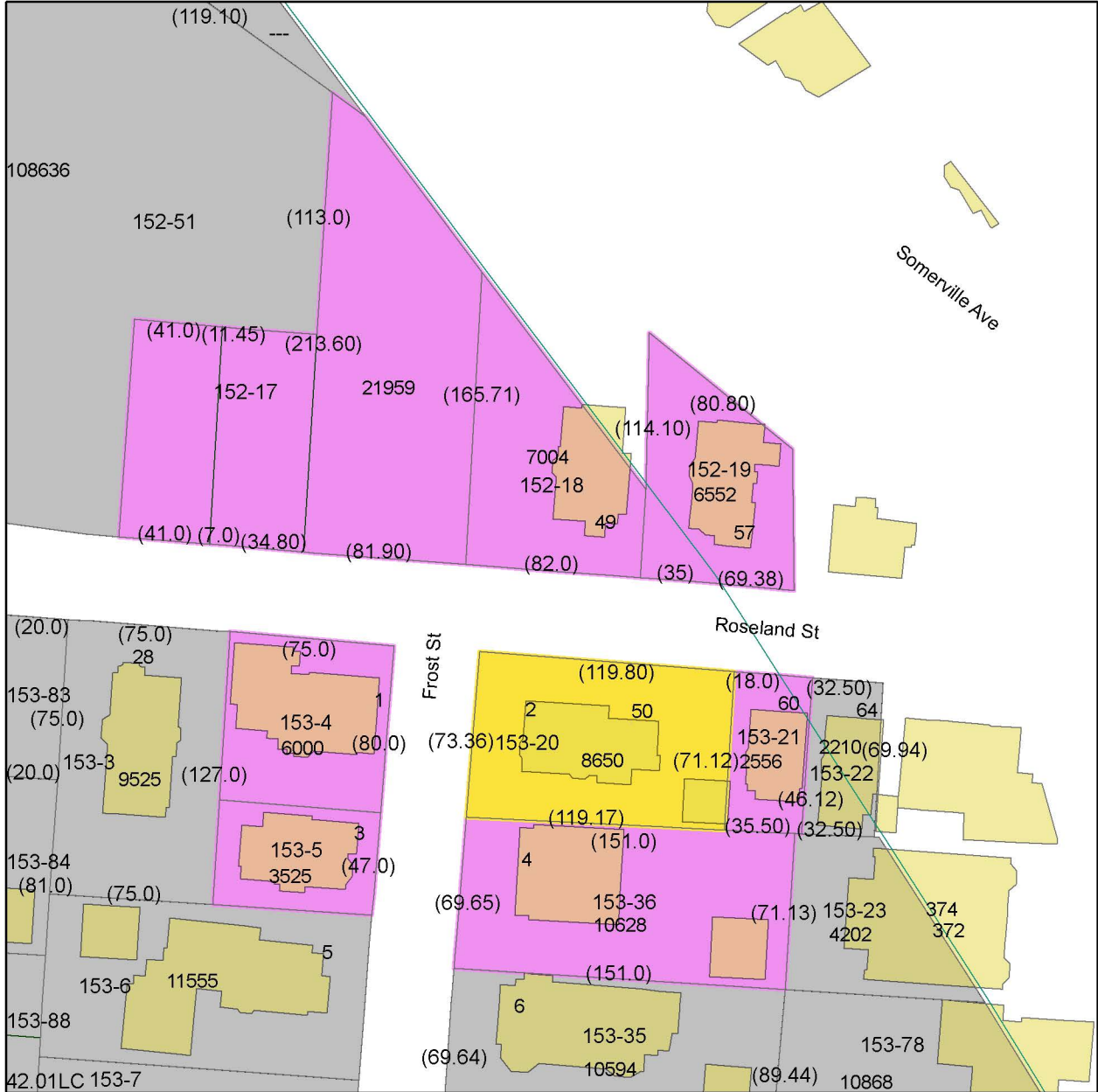
153-21
BORCHARD, DOUGLAS C. &
BARBARA G. TALCOTT
60 ROSELAND ST
CAMBRIDGE, MA 02140

153-36
LEES, HERBERT J. & ELLEN C. CURREN
C/O HOMENET INTERNATIONAL
16 GURNEY STREET
CAMBRIDGE, MA 02138

153-4
FARRINGTON REALTY LLC.
28 ROSELAND ST. APT#1
CAMBRIDGE, MA 02140

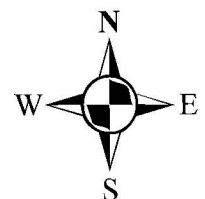
153-5
FARRINGTON REALTY LLC,
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

MAP TITLE



Cambridge, MA Assessing Department

Gayle Willett, Director





SAM KACHMAR ARCHITECTS

357 Huron Ave, Cambridge, MA 02138

9785787318 | axel@kachmardesign.com

Project: Goodman-Lumelsky Residence.

Address: 2 Frost St. Unit # 2, Cambridge MA.

Project Description:

The Goodman Lumelsky Residence (The Project) located at 50 Roseland St, Cambridge, MA 02138 involves the renovation of levels 1, 2 and 3 with additional living space to accommodate new design layout with new MEP, walls, floors, windows, skylights, doors, cabinetry, insulation, interior and exterior painting, and deck.

Level 0: No work on this level.

Level 1: Additional living space with new Mudroom/Entry area with new foundations, insulated 2x6 exterior walls, new flooring with electric heat mat, roof (to match existing), ceiling, custom paint grade cabinetry and millwork, windows, lighting, electrical, new entry door and lockset, interior and exterior paint and enlarged front porch and railing and 6 button switches and the Garage improvement with insulated walls, new lighting, new skylight and rubber flooring.

Level 2; Removal of existing stairs to level 3, powder room, hardwood flooring, new stairs to level 3 on new location, new tile/wood flooring, plumbing fixtures and accessories, new windows, new interior doors with locksets, removing and closing secondary egress door on living room, new stained custom cabinetry and millwork, appliances, new MEP, ceiling, lighting, interior and exterior painting and 6 button switches.

Note: on level 2; the living room walls, flooring and ceiling to remain.

Level 3; Additional living space for Main Suite with new stairs opening from level 2, new flooring frame and hardwood flooring on existing Laundry/Office/ hall area, new insulated floor frame, new insulates 2x6 exterior walls, new insulated roof frame and rubber roof, new hardwood/tile flooring, new windows, interior doors and lockset, paint grade custom cabinetry and millwork, tile, appliances, plumbing fixtures and accessories, skylight, new heating/cooling system, electrical, lighting, interior and exterior painting, exterior decorative millwork to match existing, glass assembly enclosure (office) and 6 button switch.



Property Database

2 Frost St, Unit 2

Property Information

| | |
|----------------------------|-------------|
| Property Class | CONDOMINIUM |
| State Class Code | 102 |
| Zoning (Unofficial) | |
| Map/Lot | 153-20-2 |
| Land Area (sq. ft) | 0 |

Property Value

| | |
|--------------------------------|--------------|
| Year of Assessment | 2021 |
| Tax District | R16 |
| Residential Exemption | Yes |
| Building Value | \$1,232,500 |
| Land Value | \$0 |
| Assessed Value | \$1,232,500 |
| Sale Price | \$672,500 |
| Book/Page | 54718/157 |
| Sale Date | May 21, 2010 |
| Previous Assessed Value | \$1,183,500 |

Owner Information

Photos



| | |
|-----------------|---|
| Owner(s) | GOODMAN, JOSHUA & ANNA LUMEKSKY 50 ROSELAND ST CAMBRIDGE, MA 02140 |
|-----------------|---|

Building Information

Condo Building Number 1, Section 1

Exterior

| | |
|--------------------------|---------|
| Style | |
| Number of Stories | 1 |
| Floor Location | 2 |
| View | Average |

Interior

| | |
|------------------------------|-------------|
| Living Area (sq. ft.) | 1,593 |
| Total Rooms | 6 |
| Bedrooms | 3 |
| Kitchens | Pull Alcove |
| Full Baths | 2 |
| Half Baths | 1 |
| Fireplaces | 0 |
| Flooring | Hardwood |
| Layout | Thru Unit |
| Laundry in Unit | Yes |

Systems

| | |
|------------------|------------|
| Heat Type | Forced Air |
|------------------|------------|

Condition & Grade

| | |
|--------------------------|-----------|
| Year Built | 1873 |
| Overall Condition | Excellent |
| Overall Grade | Good |

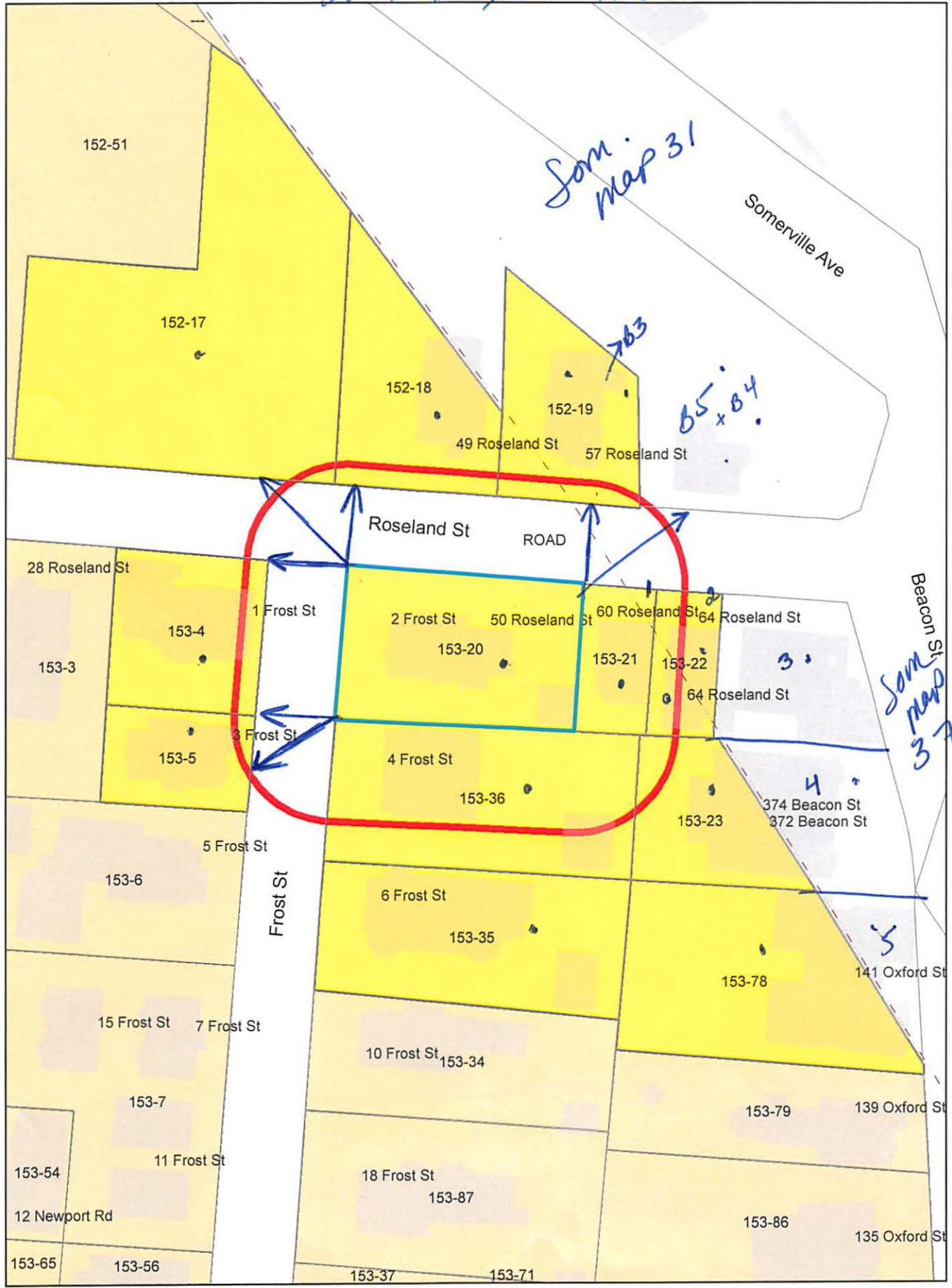
Parking

| | |
|------------------------|---|
| Open Parking | 2 |
| Covered Parking | 0 |
| Garage Parking | 1 |

Subareas

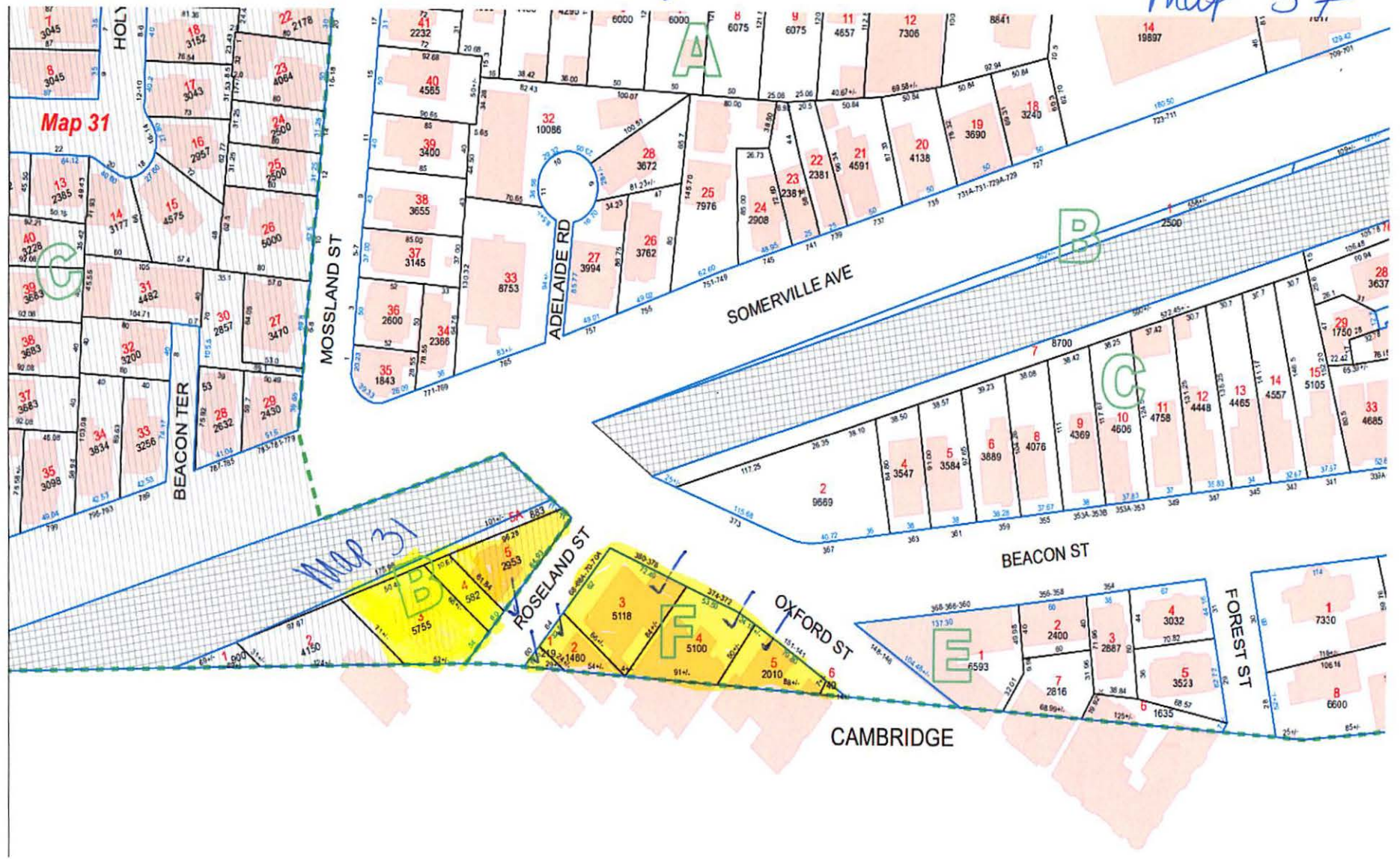
| Code | Description | Gross Area | Living Area |
|-------------|--------------------|-------------------|--------------------|
| BAS | First Floor | 1,593 | 1,593 |
| | Total: | 1,593 | 1,593 |

2 Frost St. #2



Re: 2 frost st #2
Cambridge

Somerville abutters
Map 37



Som.
Map 37

2 Frost St. #2

Petitioner

153-5
FARRINGTON REALTY LLC,
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

153-21 / 37-F-1
BORCHARD, DOUGLAS C. &
BARBARA G. TALCOTT
60 ROSELAND ST
CAMBRIDGE, MA 02140

BLATMAN, BOBROWSKI & HAVERTY LLC
C/O CHRISTOPHER J. ALPHEN, ESQ.
9 DAMONMILL SQUARE – SUITE 4A4
CONCORD, MA 01742

153-23
JANDL, MARGARET M.,
TR. WARD ONE TRUST C/O MM JANDL
85 EAST INDIA ROW #37B
BOSTON, MA 02110

153-36
LEES, HERBERT J. & ELLEN C. CURREN
C/O HOMENET INTERNATIONAL
16 GURNEY STREET
CAMBRIDGE, MA 02138

152-17-18
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

152-19 / 31-B-3
RICCI, DOMENICK & JOSEPHINE RICCI
C/O MAREK JITKA
57 ROSELAND STREET #3
SOMERVILLE, MA 02143

153-4-35
FARRINGTON REALTY LLC.
28 ROSELAND ST. APT#1
CAMBRIDGE, MA 02140

153-22 / 37-F-2
KERNS, ARTHUR S. & JOLEEN T. WHITE
64 ROSELAND ST
CAMBRIDGE, MA 02140

153-78 / 37-F-5
COMMON PLACE INC
141 OXFORD ST
CAMBRIDGE, MA 02140

153-20
SOMMER, PETER M. & ROSLYN SOMMER
2 FROST ST, UNIT #1
CAMBRIDGE, MA 02140

153-20
GOODMAN, JOSHUA & ANNA LUMEKSKY
50 ROSELAND ST
CAMBRIDGE, MA 02140

37-F-3
AHMED & MARISA DERROUCHE
10 BRIDGE STREET
WINCHESTER, MA 01890

37-F-4
WARD ONE TRUST
MARGARET M. JANDL, TR.
P.O. BOX 382200
CAMBRIDGE, MA 02238

31-B-5/1
ANTHONY DANGERFIELD
5 JOHNSON ROAD
MEDFORD, MA 02155

31-B-5/2
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN REALTY TRUST
61 ROSELAND STREET #2
SOMERVILLE, MA 02143

31-B-5/3
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN REALTY TRUST
691 MASS AVENUE – SUITE 3
ARLINGTON, MA 02476

31-B-5/4
JAMES M. IGOE, III
40 SKEHAN STREET
SOMERVILLE, MA 02143

31-B-5/5
EMILY H. BAILEY,
TR. EMILY H. BAILEY REVOCABLE TRUST
105 LEXINGTON AVENUE
CAMBRIDGE, MA 02138

31-B-5/6
EMILY H. BAILEY
TR. EMILY H. BAILEY REVOCABLE TRUST
61 ROSELAND STREET #6
SOMERVILLE, MA 02143

31-B-5/7 & 31-B-5/8
THEODORE P. WASIK, MD &
TRACEY A. DECHERT, MD
29 ALBION PL
CHARLESTOWN, MA 02139

31-B-5/9
ZOE LANGOSY,
TRUSTEE TN TRUST
20 CHILTON STREET #3
CAMBRIDGE MA 02138

31-B-5-10
JOHN & JENNIFER GOTTLIEB
401 WASHINGTON STREET
SOMERVILLE, MA 02143

31-B-5/A
MBTA
C/O MARK DOYLE R.E. DIRECTOR
10 PARK PLAZA – SUITE 5720
BOSTON, MA 02116

60 ROSELAND ST

Location 60 ROSELAND ST

Mblu 37/ F/ 1//

Acct# 02069035

Owner BORCHARD DOUGLAS C &
BARBARA G TALCOTT

Assessment \$14,900

PID 7119

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|----------|----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$0 | \$14,900 | \$14,900 |

Owner of Record

Owner BORCHARD DOUGLAS C & BARBARA G TALCOTT

Sale Price \$789,000

Co-Owner

Certificate

Address 60 ROSELAND ST
CAMBRIDGE, MA 02140

Book & Page 57104/ 42

Sale Date 07/07/2011

Instrument 1G

Ownership History

| Ownership History | | | | | |
|--|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BORCHARD DOUGLAS C & BARBARA G TALCOTT | \$789,000 | | 57104/ 42 | 1G | 07/07/2011 |
| AGYEMAN JULIAN K | \$680,000 | | 34590/ 250 | 1G | 01/16/2002 |
| WINKLER ALLAN & JOANN R | \$145,000 | | 15867/ 570 | | 11/07/1984 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes

64 ROSELAND ST

Location 64 ROSELAND ST

Mblu 37/ F/ 2/ 1

Acct# 19631090

Owner WHITE JOLEEN T & KERNS
ARTHUR S

Assessment \$955,000

PID 7120

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$572,400 | \$382,600 | \$955,000 |

Owner of Record

Owner WHITE JOLEEN T & KERNS ARTHUR S
Co-Owner
Address 64 ROSELAND ST
CAMBRIDGE, MA 02140

Sale Price \$835,000
Certificate
Book & Page 59437/ 371
Sale Date 07/02/2012
Instrument 1G

Ownership History

| Ownership History | | | | | |
|---------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WHITE JOLEEN T & KERNS ARTHUR S | \$835,000 | | 59437/ 371 | 1G | 07/02/2012 |
| DERRICK DE PAPP GABRIELLE | \$845,000 | | 46908/ 535 | 1G | 01/31/2006 |
| LANSFORD WENDELL | \$780,000 | | 43080/ 512 | 1G | 06/18/2004 |
| OUTLAW BETTYE J | \$177,450 | | 22641/ 022 | 1G | 11/20/1992 |
| SNITZER HERB & KATE | \$65,000 | | 13724/ 702 | | |

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 2,622
Replacement Cost: \$748,249
Building Percent Good: 76

378 BEACON ST

Location 378 BEACON ST

Mblu 37/ F/ 3/ I

Acct# 02036030

Owner DERROUCHE AHMED &
MARISA

Assessment \$1,885,500

PID 436

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$1,331,700 | \$553,800 | \$1,885,500 |

Owner of Record

Owner DERROUCHE AHMED & MARISA
Co-Owner
Address 10 BRIDGE ST
WINCHESTER, MA 01890

Sale Price \$1,500,000
Certificate
Book & Page 47588/ 194
Sale Date 06/07/2006
Instrument 00

Ownership History

| Ownership History | | | | | |
|--------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| DERROUCHE AHMED & MARISA | \$1,500,000 | | 47588/ 194 | 00 | 06/07/2006 |
| BARNARD DAVID L | \$450,000 | | 31598/ 189 | 00 | 07/11/2000 |
| BARNARD ROBERT L | \$1 | | 25169/ 599 | A | 02/08/1995 |
| BARNARD ARLINE | \$0 | | | | |

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 5,772
Replacement Cost: \$1,795,375
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$1,328,600

372 BEACON ST

Location 372 BEACON ST

Mblu 37/ F/ 4/ 1

Acct# 10333155

Owner TRUST WARD ONE

Assessment \$1,894,000

PID 437

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$1,156,200 | \$737,800 | \$1,894,000 |

Owner of Record

Owner TRUST WARD ONE
Co-Owner MARGARET M JANDL TRUSTEE
Address PO BOX 382200
 CAMBRIDGE, MA 02238

Sale Price \$1
Certificate
Book & Page 29837/ 301
Sale Date 02/24/1999
Instrument 1F

Ownership History

| Ownership History | | | | | |
|------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| TRUST WARD ONE | \$1 | | 29837/ 301 | 1F | 02/24/1999 |
| TRUST JANDL MARGARET M | \$0 | | | | |

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 10,248
Replacement Cost: \$1,806,541
Building Percent Good: 64
Replacement Cost
Less Depreciation: \$1,156,200

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| STYLE | Apartments |

141 OXFORD ST

Location 141 OXFORD ST

Mblu 37/ F/ 5/ /

Acct# 03139111

Owner COMMON PLACE INC

Assessment \$1,157,500

PID 438

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$529,100 | \$628,400 | \$1,157,500 |

Owner of Record

Owner COMMON PLACE INC

Sale Price \$0

Co-Owner

Certificate

Address 141 OXFORD ST
CAMBRIDGE, MA 02140

Book & Page 12394/ 584

Sale Date

Ownership History

| Ownership History | | | | |
|-------------------|------------|-------------|-------------|-----------|
| Owner | Sale Price | Certificate | Book & Page | Sale Date |
| COMMON PLACE INC | \$0 | | 12394/ 584 | |

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 11,937
Replacement Cost: \$3,527,365
Building Percent Good: 15
**Replacement Cost
Less Depreciation:** \$529,100

| Building Attributes | |
|---------------------|---------------|
| Field | Description |
| Style | 3-Decker-Apts |
| Model | Residential |

61 ROSELAND ST #1

Location 61 ROSELAND ST #1

Mblu 31/ B/ 5/ 1/

Acct# 20131100

Owner DANGERFIELD ANTHONY

Assessment \$129,300

PID 110218

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$129,300 | \$0 | \$129,300 |

Owner of Record

Owner DANGERFIELD ANTHONY
Co-Owner
Address 5 JOHNSON RD
 MEDFORD, MA 02155

Sale Price \$99,000
Certificate
Book & Page 56921/ 151
Sale Date 05/31/2011
Instrument 00

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| DANGERFIELD ANTHONY | \$99,000 | | 56921/ 151 | 00 | 05/31/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 207
Replacement Cost: \$139,353
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$128,200

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

61 ROSELAND ST #2

Location 61 ROSELAND ST #2

Mblu 31/ B/ 5/ 2/

Acct# 20131110

Owner BROWN JEFFREY L TRUSTEE

Assessment \$76,300

PID 110219

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$76,300 | \$0 | \$76,300 |

Owner of Record

Owner BROWN JEFFREY L TRUSTEE
Co-Owner SPRING MOUNTAIN REALTY TRUST
Address 61 ROSELAND ST 2
SOMERVILLE, MA 02143

Sale Price \$72,500
Certificate
Book & Page 70679/ 238
Sale Date 02/28/2018
Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BROWN JEFFREY L TRUSTEE | \$72,500 | | 70679/ 238 | 00 | 02/28/2018 |
| TRINCA LLC | \$40,000 | | 58601/ 250 | 00 | 03/02/2012 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |
| WOMANS MENTAL HEALTH COLLECTIVE INC | \$65,000 | | 13698/ 567 | 1K | 05/25/1979 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 135
Replacement Cost: \$82,980
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$76,300

Building Attributes

61 ROSELAND ST #3

Location 61 ROSELAND ST #3

Mblu 31/ B/ 5/ 3/

Acct# 20131120

Owner BROWN JEFFREY L TRUSTEE

Assessment \$86,700

PID 110220

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$86,700 | \$0 | \$86,700 |

Owner of Record

Owner BROWN JEFFREY L TRUSTEE
Co-Owner SPRING MOUNTAIN REALTY TRUST
Address 691 MASSACHUSETTS AVE SUITE #3
ARLINGTON, MA 02476

Sale Price \$65,000
Certificate
Book & Page 57223/ 458
Sale Date 07/29/2011
Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BROWN JEFFREY L TRUSTEE | \$65,000 | | 57223/ 458 | 00 | 07/29/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 140
Replacement Cost: \$94,248
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$86,700

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

61 ROSELAND ST #4

Location 61 ROSELAND ST #4

Mblu 31/ B/ 5/ 4/

Acct# 20131130

Owner IGOE III JAMES M

Assessment \$128,100

PID 110221

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$128,100 | \$0 | \$128,100 |

Owner of Record

Owner IGOE III JAMES M

Sale Price \$100,000

Co-Owner

Certificate

Address 40 SKEHAN ST
SOMERVILLE, MA 02143

Book & Page 56675/ 068

Sale Date 03/31/2011

Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| IGOE III JAMES M | \$100,000 | | 56675/ 068 | 00 | 03/31/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 204
Replacement Cost: \$137,333
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$126,300

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

61 ROSELAND ST #5

Location 61 ROSELAND ST #5

Mblu 31/ B/ 5/ 5/

Acct# 20131140

Owner BAILEY EMILY H TRUSTEE

Assessment \$120,100

PID 110222

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$120,100 | \$0 | \$120,100 |

Owner of Record

Owner BAILEY EMILY H TRUSTEE
Co-Owner EMILY H BAILEY REVOCABLE TRUST
Address 105 LEXINGTON AVE
 CAMBRIDGE, MA 02138

Sale Price \$1
Certificate
Book & Page 73014/ 355
Sale Date 07/30/2019
Instrument 1F

Ownership History

| Ownership History | | | | | |
|------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BAILEY EMILY H TRUSTEE | \$1 | | 73014/ 355 | 1F | 07/30/2019 |
| BAILEY EMILY H | \$215,000 | | 56813/ 351 | 1G | 05/03/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 192
Replacement Cost: \$129,255
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$118,900

| Building Attributes | |
|---------------------|-------------|
| Field | Description |

61 ROSELAND ST #6

Location 61 ROSELAND ST #6

Mblu 31/ B/ 5/ 6/

Acct# 20131150

Owner BAILEY EMILY H TRUSTEE

Assessment \$104,700

PID 110223

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$104,700 | \$0 | \$104,700 |

Owner of Record

Owner BAILEY EMILY H TRUSTEE
Co-Owner EMILY H BAILEY REVOCABLE TRUST
Address 61 ROSELAND ST 6
SOMERVILLE, MA 02143

Sale Price \$1
Certificate
Book & Page 73014/ 355
Sale Date 07/30/2019
Instrument 1F

Ownership History

| Ownership History | | | | | |
|------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BAILEY EMILY H TRUSTEE | \$1 | | 73014/ 355 | 1F | 07/30/2019 |
| BAILEY EMILY H | \$215,000 | | 56813/ 351 | 1G | 05/03/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 169
Replacement Cost: \$113,771
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$104,700

| Building Attributes | |
|---------------------|-------------|
| Field | Description |

61 ROSELAND ST #7

Location 61 ROSELAND ST #7

Mblu 31/ B/ 5/ 7/

Acct# 20131160

Owner WASIK MD THEODORE P

Assessment \$54,500

PID 110224

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$54,500 | \$0 | \$54,500 |

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 29 ALBION PL
 CHARLESTOWN, MA 02129

Sale Price \$150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WASIK MD THEODORE P | \$150,000 | | 57090/ 481 | 1V | 07/01/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 88
Replacement Cost: \$59,242
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$54,500

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

61 ROSELAND ST #8

Location 61 ROSELAND ST #8

Mblu 31/ B/ 5/ 8/

Acct# 20131170

Owner WASIK MD THEODORE P

Assessment \$134,400

PID 110225

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$134,400 | \$0 | \$134,400 |

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 29 ALBION PL
 CHARLESTOWN, MA 02129

Sale Price \$150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WASIK MD THEODORE P | \$150,000 | | 57090/ 481 | 1V | 07/01/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 217
Replacement Cost: \$146,085
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$134,400

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

61 ROSELAND ST #9

Location 61 ROSELAND ST #9

Mblu 31/ B/ 5/ 9/

Acct# 20131180

Owner LANGOSY ZOE TRUSTEE

Assessment \$115,200

PID 110226

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$115,200 | \$0 | \$115,200 |

Owner of Record

Owner LANGOSY ZOE TRUSTEE
Co-Owner TN TRUST
Address 20 CHILTON ST #3
 CAMBRIDGE, MA 02138

Sale Price \$100,000
Certificate
Book & Page 58147/ 509
Sale Date 12/22/2011
Instrument 00

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| LANGOSY ZOE TRUSTEE | \$100,000 | | 58147/ 509 | 00 | 12/22/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 186
Replacement Cost: \$125,216
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$115,200

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

61 ROSELAND ST #10

Location 61 ROSELAND ST #10

Mblu 31/ B/ 5/ 10/

Acct# 20131190

Owner GOTTLIEB JENNIFER & JOHN

Assessment \$114,400

PID 110227

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$114,400 | \$0 | \$114,400 |

Owner of Record

Owner GOTTLIEB JENNIFER & JOHN
Co-Owner
Address 401 WASHINGTON ST
 SOMERVILLE, MA 02143

Sale Price \$80,000
Certificate
Book & Page 56525/ 015
Sale Date 02/25/2011
Instrument 00

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| GOTTLIEB JENNIFER & JOHN | \$80,000 | | 56525/ 015 | 00 | 02/25/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 124
Replacement Cost: \$114,352
Building Percent Good: 100
Replacement Cost
Less Depreciation: \$114,400

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| STYLE | Retail Condo |

57 ROSELAND ST

Location 57 ROSELAND ST

Mblu 31/ B/ 3/ /

Acct# 18572090

Owner MAREK JITKA

Assessment \$1,387,200

PID 6085

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$650,500 | \$736,700 | \$1,387,200 |

Owner of Record

Owner MAREK JITKA
Co-Owner
Address 57 ROSELAND ST 3
SOMERVILLE, MA 02143

Sale Price \$314,000
Certificate
Book & Page 21567/ 082
Sale Date 11/27/1991
Instrument A

Ownership History

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| MAREK JITKA | \$314,000 | | 21567/ 082 | A | 11/27/1991 |
| FREDERIC RAPHAEL | \$0 | | | | |

Building Information

Building 1 : Section 1

Year Built: 1860
Living Area: 3,364
Replacement Cost: \$942,781
Building Percent Good: 69
Replacement Cost
Less Depreciation: \$650,500

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | 3 fam Conv |

000R BEACON ST

Location 000R BEACON ST

Mblu 31/ B/ 5/A /

Acct# 20131200

Owner MBTA

Assessment \$175,900

PID 110228

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$0 | \$175,900 | \$175,900 |

Owner of Record

Owner MBTA

Sale Price \$0

Co-Owner C/O MARK DOYLE R E DIRECTOR

Certificate

Address 10 PARK PLAZA SUITE 5720
BOSTON, MA 02116

Book & Page 00000/ 000

Sale Date 01/01/1970

Ownership History

| Ownership History | | | | |
|-------------------|------------|-------------|-------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Sale Date |
| MBTA | \$0 | | 00000/ 000 | 01/01/1970 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | Vacant Land |
| Model | |