



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN 18 PM 4:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 159246

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Janice Ye C/O Adam Glassman, R.A. / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , cambridge, MA 02138

LOCATION OF PROPERTY: 30 Fairmont Ave. , Cambridge, MA

TYPE OF OCCUPANCY: 3- Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Exclude FAR per Lower Basement, New Left Side Exterior Stairwell Guardrail, New Rear Wall Opening /

DESCRIPTION OF PETITIONER'S PROPOSAL:

The installation of a guardrail for a new below grade exterior stair.

Exclusion of the converted basement area from the existing non-conforming FAR
The creation of a new rear wall opening for a new egress door

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

ADAM GLASSMAN

(Petitioner (s) / Owner)

ADAM GLASSMAN, R.A. / GCD ARCHITECTS

(Print Name)

Address: 2 WORTHINGTON ST CAMBRIDGE MA 02138
Tel. No. 617-412-8450
E-Mail Address: ajglassman.ra@gmail.com

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 Janice Ye
_____ (OWNER)

Address: 7 Bennett Street Cambridge 02138

State that I/We own the property located at 30 Fairmont Ave Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Janice Ye, Trustee Pentabridge Realty Trust

*Pursuant to a deed of duly recorded in the date 6/30/2021, Middlesex South
County Registry of Deeds at Book 78149, Page 50; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

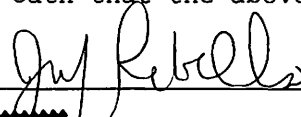


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

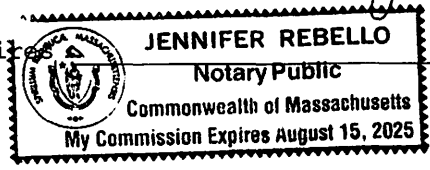
Commonwealth of Massachusetts, County of Middlesex

The above-name Janice C. Ye personally appeared before me,
this 12 of January, 2022, and made oath that the above statement is true.



Notary

My commission expires _____ (Notary Seal).



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

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:

A literal enforcement of the Ordinance would prevent these or any owners of this property from converting the obsolete bulkhead into a safe and convenient below grade access stair to serve the new habitable space in the basement.

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 due to the non-conforming lot width, and therefore the required stair guardrail projects 1.2' into the required 7.5' left side setback.

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:

This request for relief is extremely modest, the approx. 12' x 42' guardrail has no impact whatsoever on either the character of the neighborhood or the abutters. The existing bulkhead would no longer serve a useful purpose for the converted basement, and the conversion and enlargement of the bulkhead well will cause no detriment in any way, no new shadows will be cast on the abutters' lots, no loss of privacy will be caused, there will be no impact on street parking and no loss of landscaped open space.

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

The purpose of the proposed stairwell and guardrail is to provide safe and convenient access and egress to and from a newly created basement living space to be duplexed with Unit 1. There will be no increase in the neighborhood density, no new noise or light pollution will be created, no loss of open space, no nuisance of any kind will result from this very modest proposal which is keeping with the use and character of this property, the neighborhood in general, and this modest work maintains the intent 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

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 30 Fairmont Ave., 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:

Neither the modest exclusion of the new basement habitable space from the FAR calculation nor the new rear wall door opening will have any negative impact on the abutters or the character of the neighborhood.

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:

Neither the exclusion of the new basement habitable space from the FAR calculation nor the new rear wall door opening will have any impact whatsoever on the neighborhood's traffic patterns, off-street parking, quality of life or character.

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:

Neither the exclusion of the new basement habitable space from the FAR calculation nor the new rear wall door opening will have any adverse affects on the adjacent property uses as the proposed work is entirely consistent with the use and character of this property and the adjacent properties.

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:

Neither the exclusion of the new basement habitable space from the FAR calculation nor the new rear wall door opening will create any noise or light pollution or add to the density of the neighborhood.

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:

Neither the exclusion of the new basement habitable space from the FAR calculation nor the new rear wall door opening will have any visual, audio, or any other kind of impact on the district and both are consistent with the intent 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.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Janice Ye
Location: 30 Fairmont Ave., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: 3- Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 111

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,599.0	4,279.00 PER ORDINANCE / 3,599.00 PER SPECIAL PERMIT	2,261.0	(max.)
<u>LOT AREA:</u>		3,015.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.19	1.32 PER ORDINANCE / 1.19 PER SPECIAL PERMIT	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		603.0	No Change	1,500.00	
<u>SIZE OF LOT:</u>	WIDTH	45.0	No change	50.0	
	DEPTH	67.0	No Change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	5.1'	No Change	10'-0"	
	REAR	13.5'	No Change	20.5'	
	LEFT SIDE	4.1'	No Change	7.5'	
	RIGHT SIDE	4.0'	No Change	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.99	34.6'	35'-0"	
	WIDTH	50.5'	No Change	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.25	.28	.30	
<u>NO. OF DWELLING UNITS:</u>		5	No Change	2	
<u>NO. OF PARKING SPACES:</u>		0	0	5	
<u>NO. OF LOADING AREAS:</u>		0	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	NA	NA	

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.:

Existing building is wood frame

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'.

PROJECT: 0-2 FAIRMONT AVE - PROPOSED PARTIAL BASEMENT CONVERSION AND ASSOCIATED WORK



REAR VIEW



VIEW OF REAR FACI BULKHEAD AND LEFT SIDE ENTRY



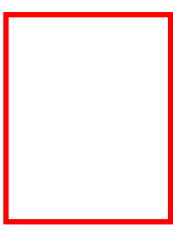

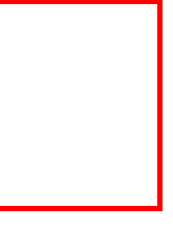
VIEW OF REAR FACI BULKHEAD AND LEFT SIDE ENTRY



0-2 FAIRMONT AVE STREET VIEW - NO CHANGE



0-2 FAIRMONT AVE LOCATIONS MAP

-  LOCATION FOR NEW REAR ENTRY DOOR AND STEPS SPECIAL PERMIT REQUIRED PER REAR SETBACK
-  EXISTING LEFT SIDE ENTRY DOOR AND STEPS TO BE REMOVED
-  CONVERT EXISTING BULKHEAD INTO NEW EXTERIOR BELOW GRADE STAIR WELL
- VARIANCE REQUIRED PER LEFT SIDE SETBACK

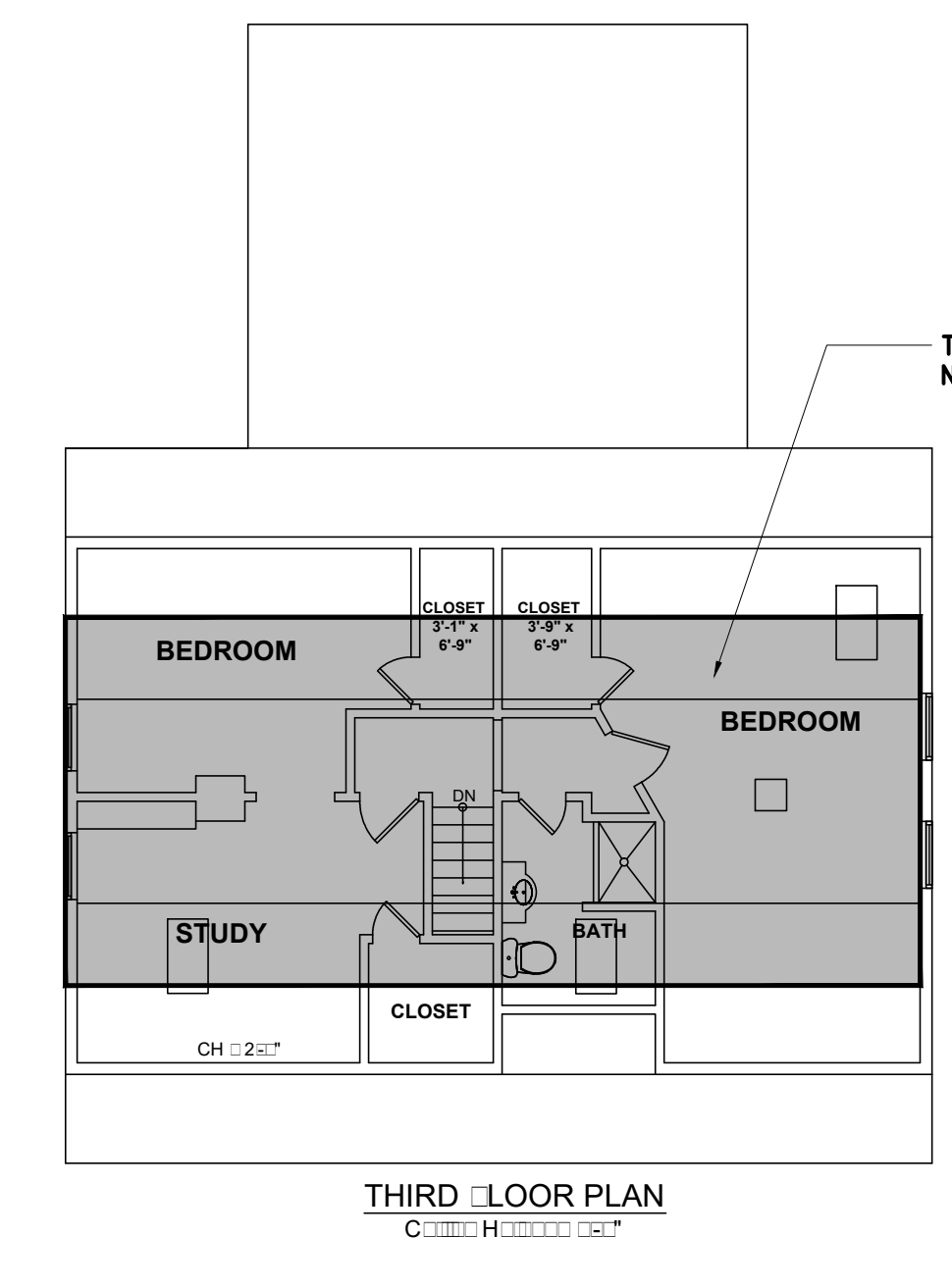
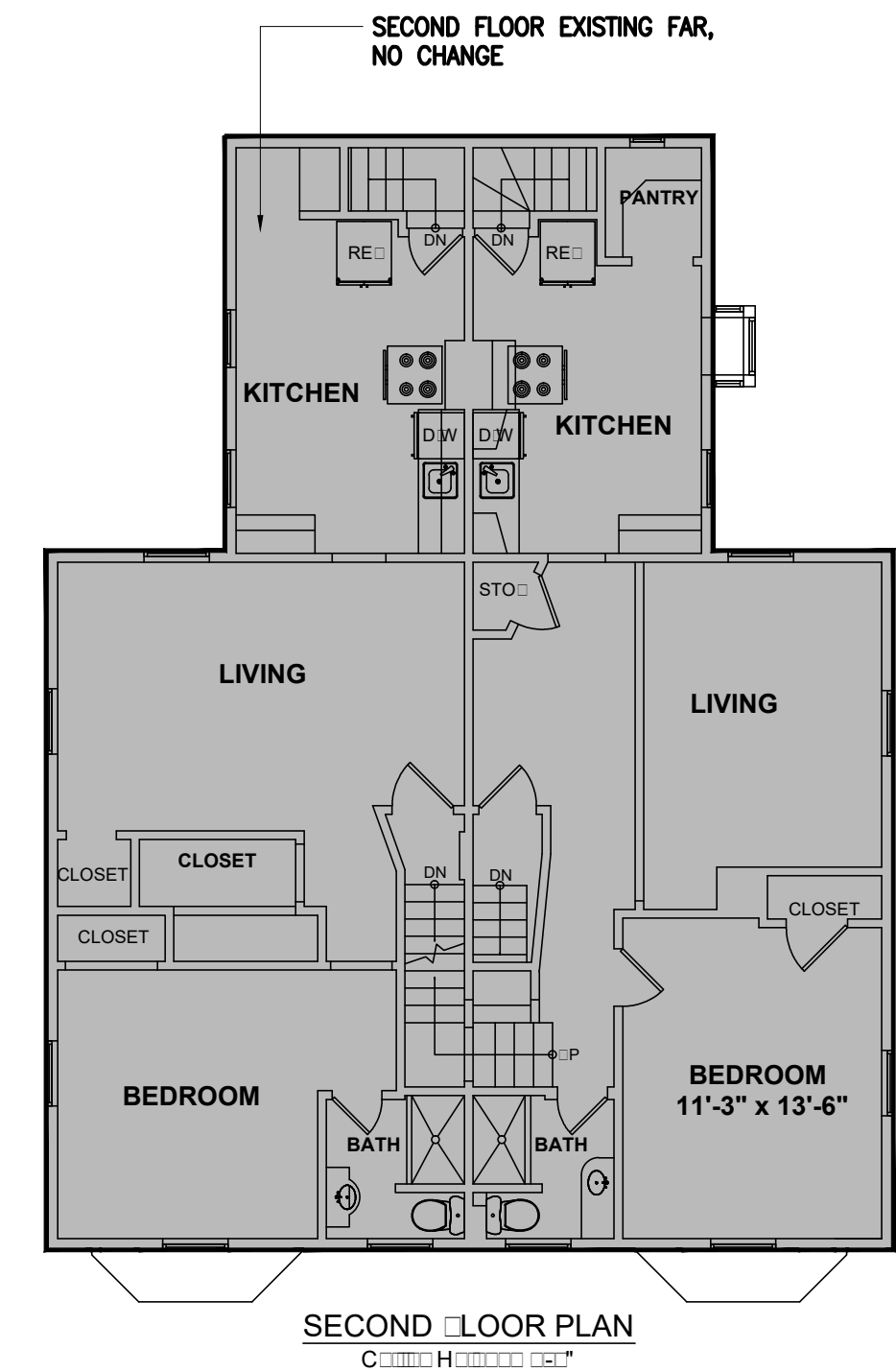
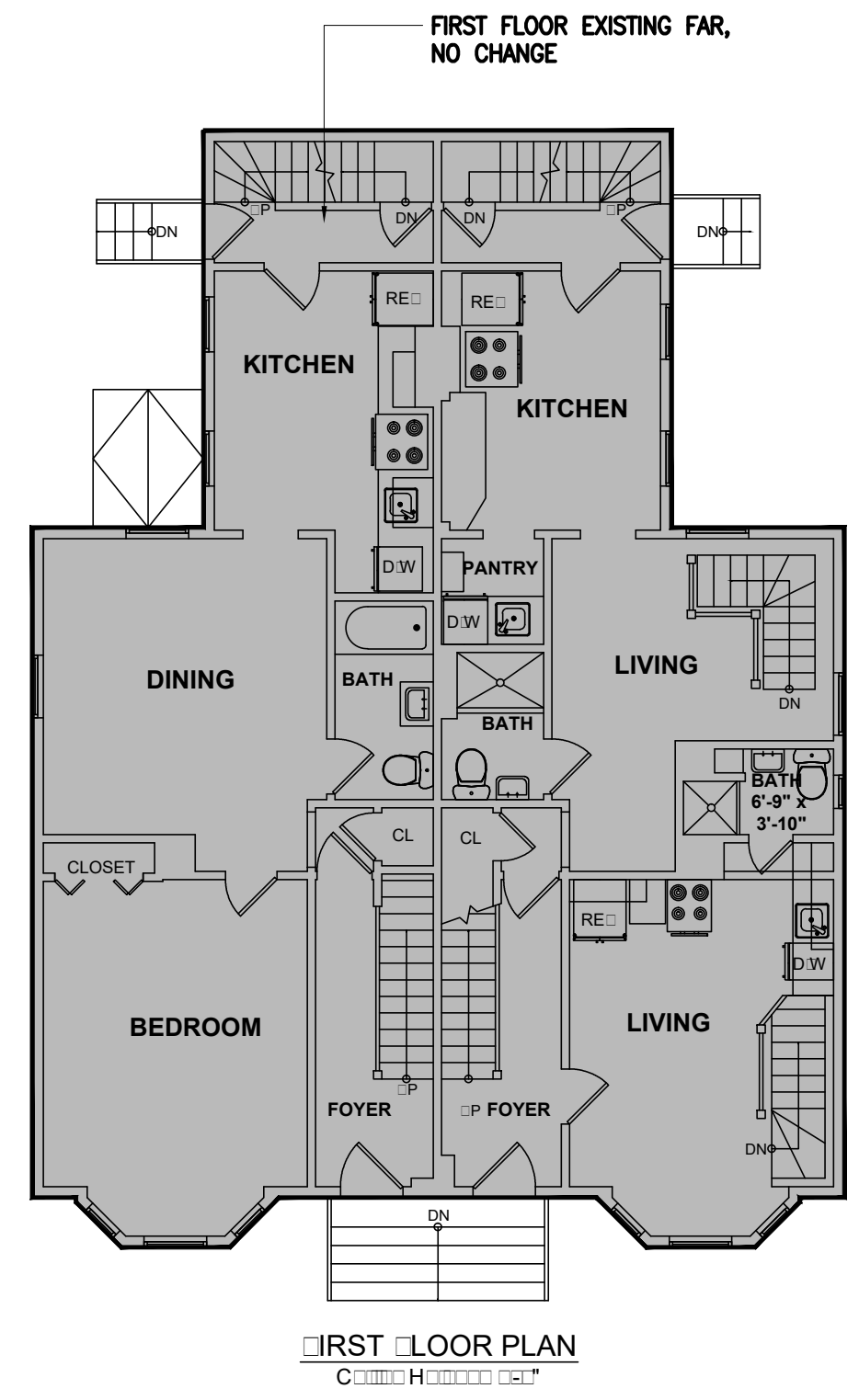
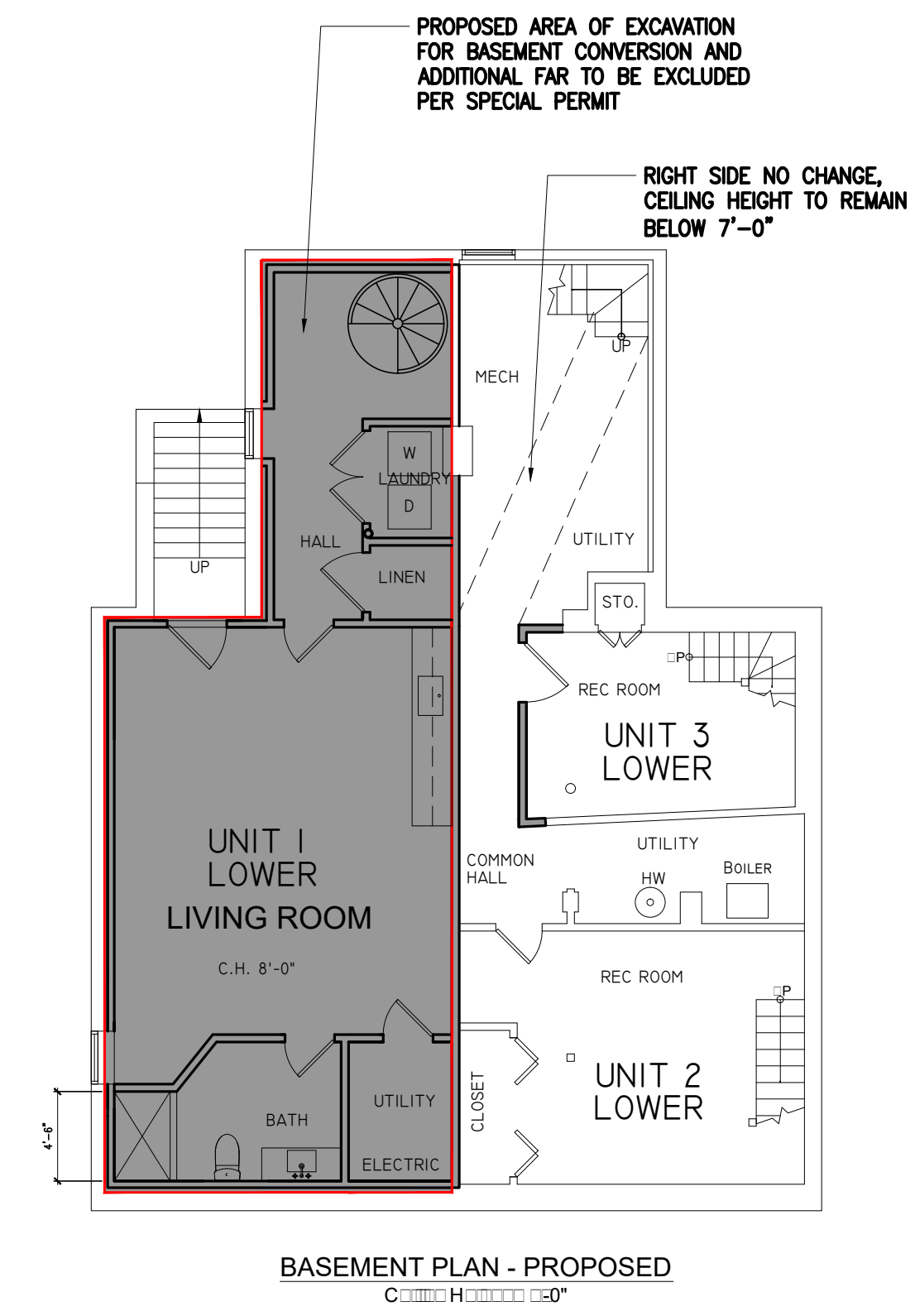
0 JAN 2022

COVER SHEET

CD ARCHITECTS

PROJECT:
BASEMENT CONVERSION
INTERIOR RENOVATIONS

10 AIRMONT ST
 CAMBRIDGE MA



PROPOSED FAR PLANS

PROPOSED FAR CALCS PER THE CAMBRIDGE CONING ORDINANCE:

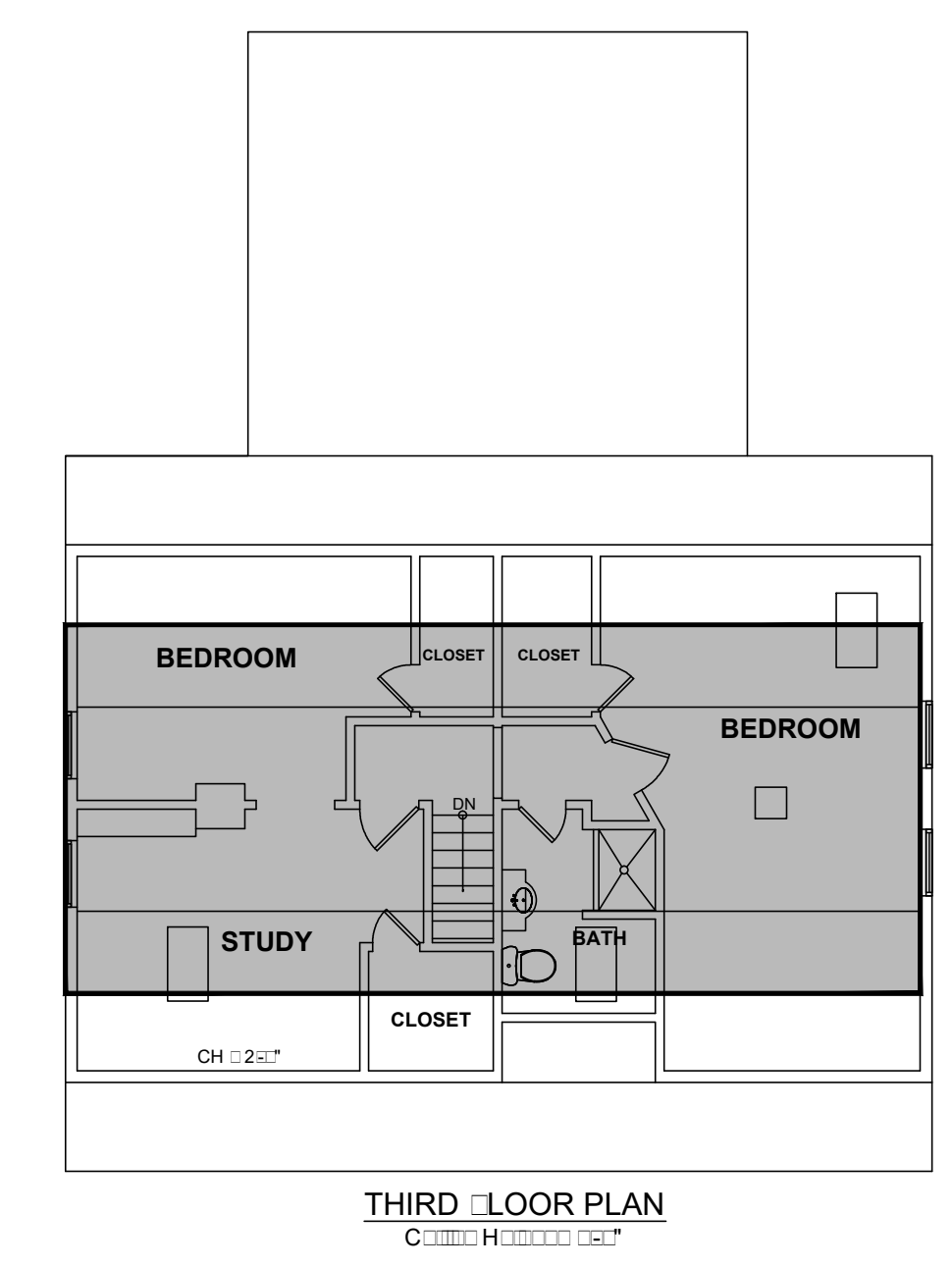
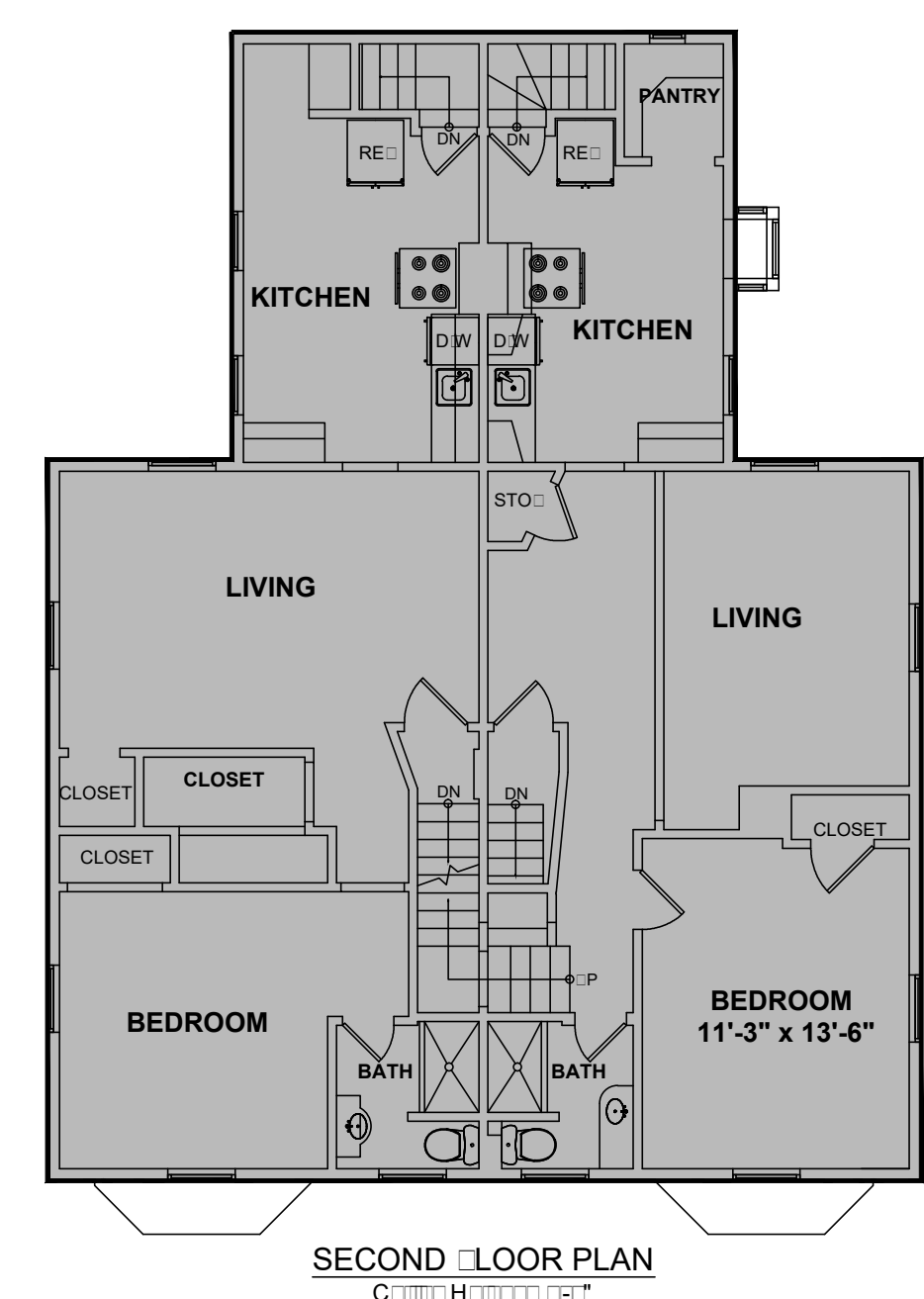
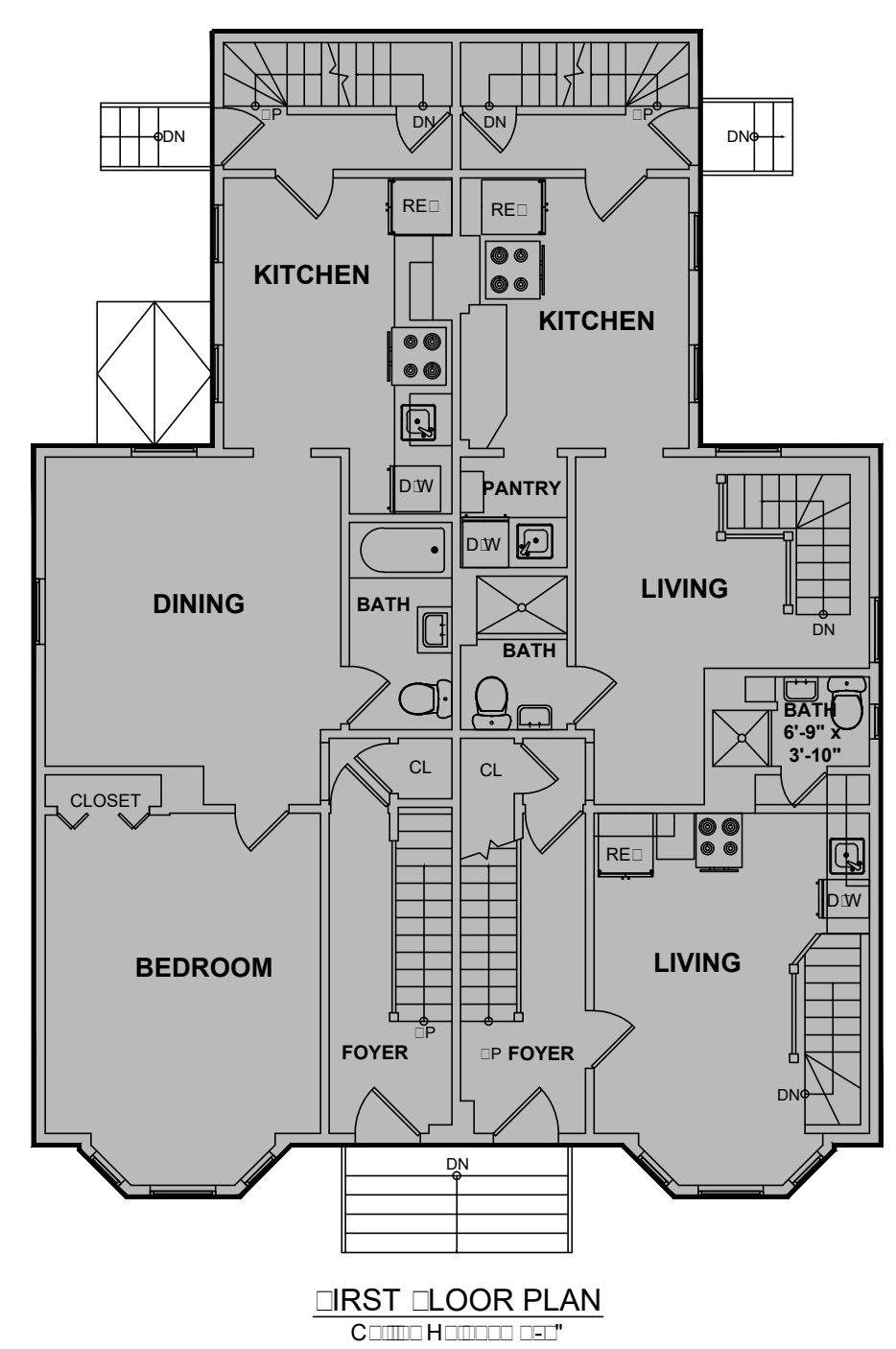
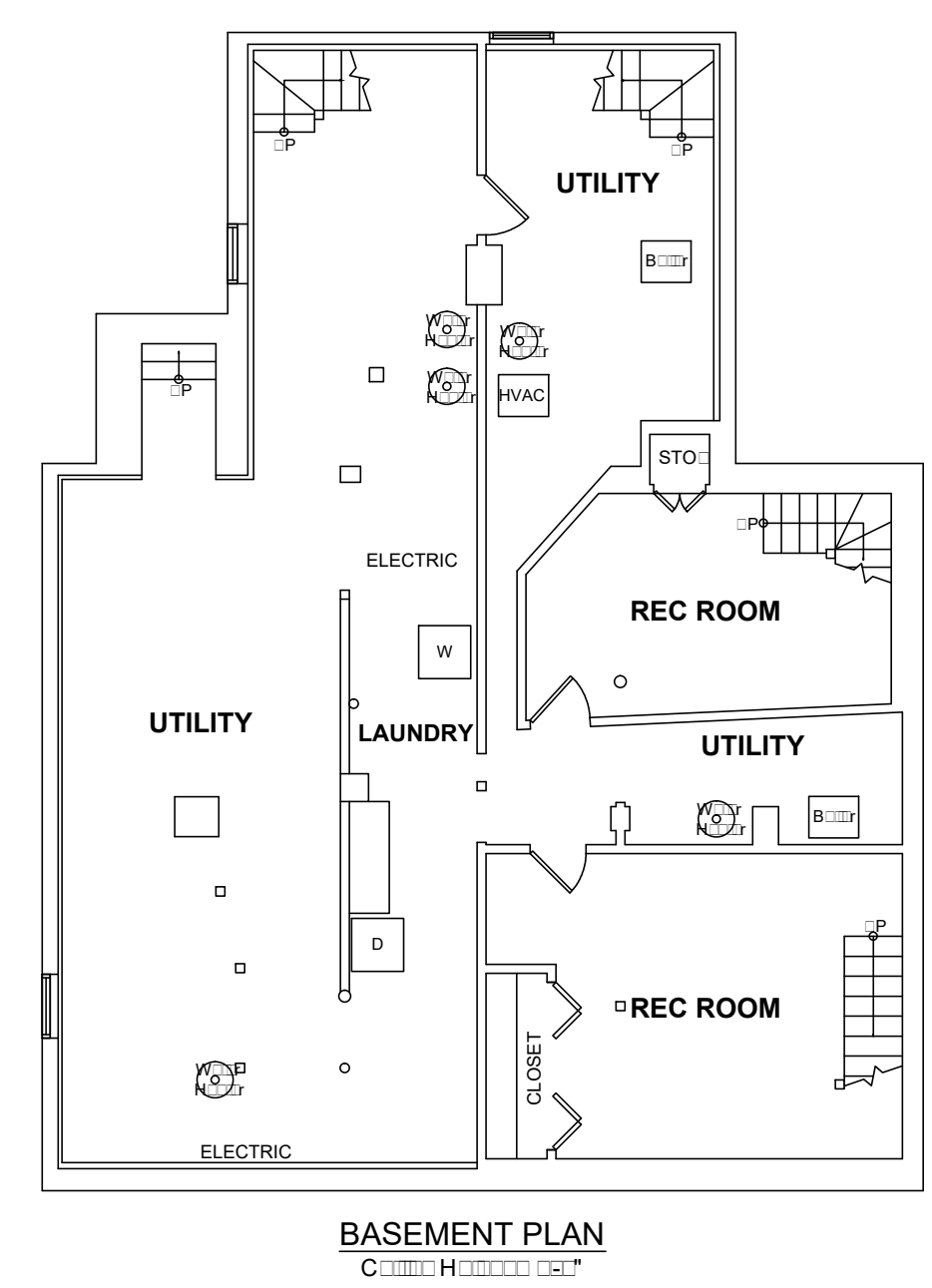
BASEMENT FLOOR PLAN	0.0 SA PROPOSED
FIRST FLOOR PLAN	1.20 SA
SECOND FLOOR PLAN	1.00 SA
THIRD FLOOR PLAN	0.0 SA
TOTAL SA:	2.20 SA
PROPOSED FAR:	2.20 SA 01.0 S LOT 1.2
	1.0 PROPOSED - 1.2 EXISTING 0.0 INCREASE

FAR CALCS PER REQUEST BY SPECIAL PERMIT:

BASEMENT FLOOR PLAN	0.0 SA EXCLUSION PER SPECIAL PERMIT
FIRST FLOOR PLAN	1.20 SA
SECOND FLOOR PLAN	1.00 SA
THIRD FLOOR PLAN	0.0 SA
TOTAL SA:	2.20 SA NO CHANGE
PROPOSED FAR:	2.20 SA 01.0 S LOT 1.2

EXISTING FAR CALCS:

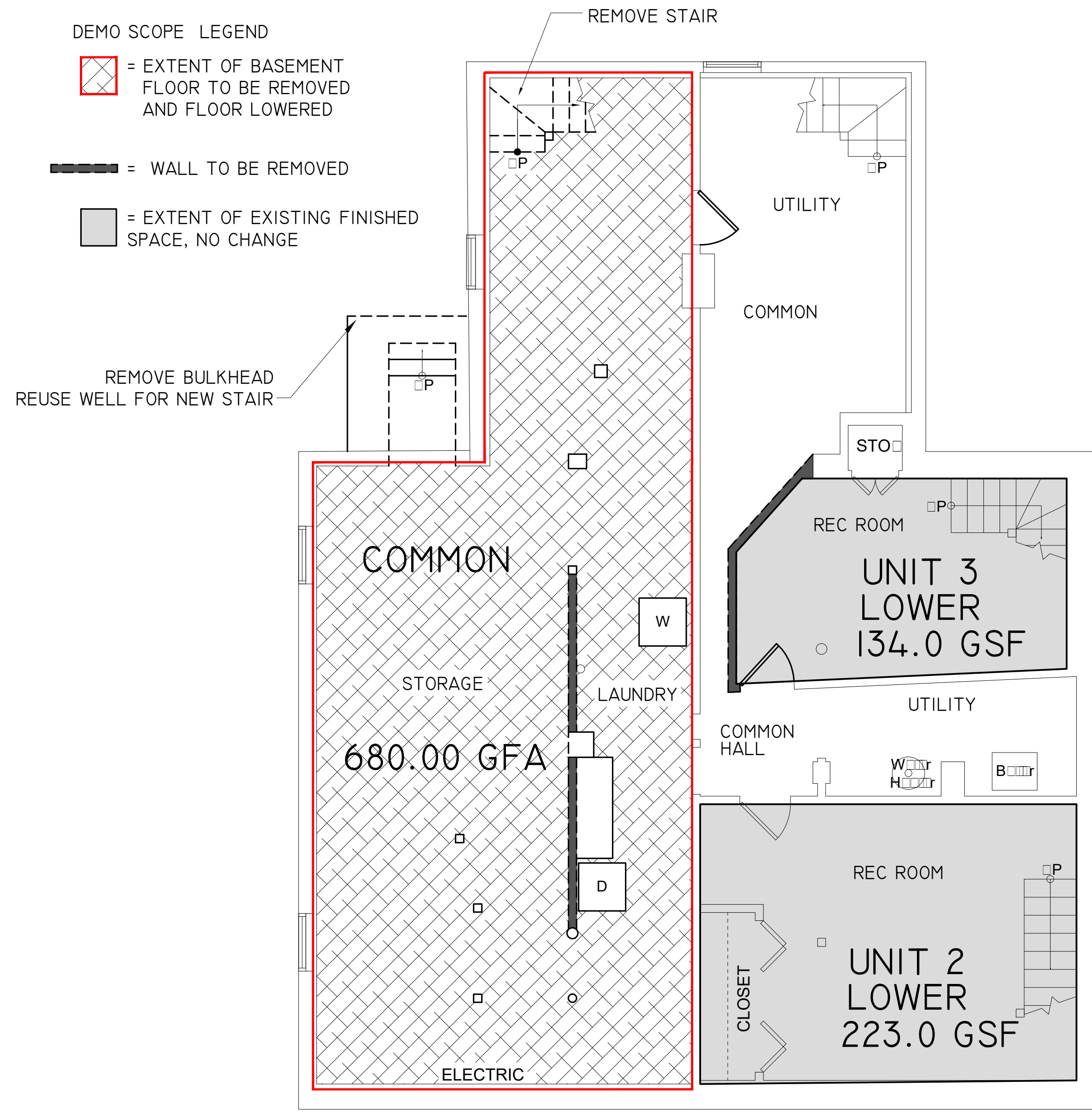
BASEMENT FLOOR PLAN	0.0 SA
FIRST FLOOR PLAN	1.20 SA
SECOND FLOOR PLAN	1.00 SA
THIRD FLOOR PLAN	0.0 SA
TOTAL SA:	2.20 SA
EXISTING FAR:	2.20 SA 01.0 S LOT 1.2



EXISTING FAR PLANS

FAR PLANS

PROJECT:
BASEMENT CONVERSION
INTERIOR RENOVATIONS
 100 AIRMONT ST
 CAMBRIDGE MA



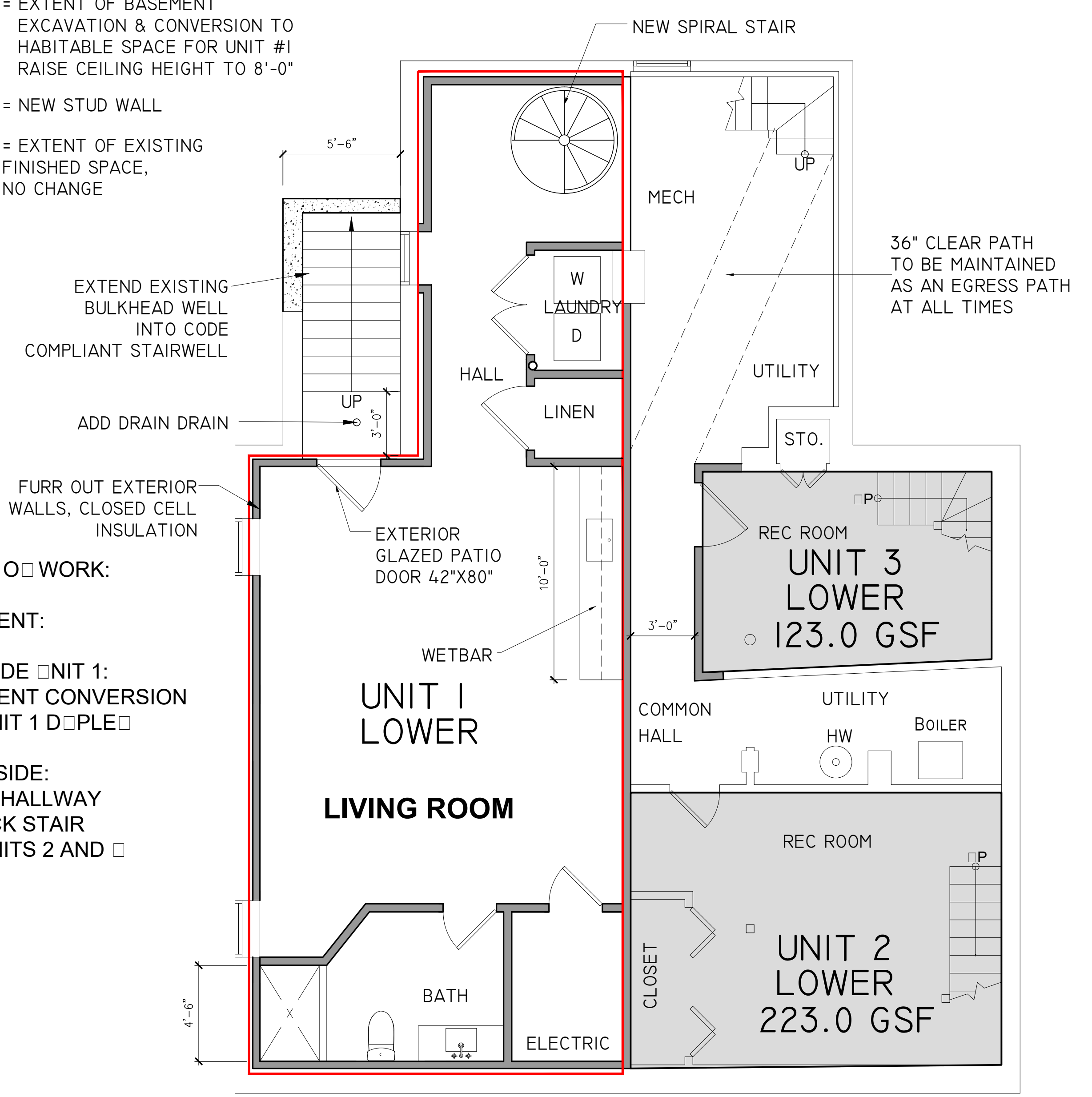
BASEMENT PLAN - EXISTING
 C:\projects\h\100airmont\10"

NEW WORK LEGEND

- = EXTENT OF BASEMENT EXCAVATION & CONVERSION TO HABITABLE SPACE FOR UNIT #1 RAISE CEILING HEIGHT TO 8'-0"
- = NEW STUD WALL
- = EXTENT OF EXISTING FINISHED SPACE, NO CHANGE

SCOPE OF WORK:

- BASEMENT:**
- LEFT SIDE UNIT 1:**
 BASEMENT CONVERSION
 OR UNIT 1 DOUBLE
- RIGHT SIDE:**
 WIDEN HALLWAY TO BACK STAIR
 OR UNITS 2 AND 3



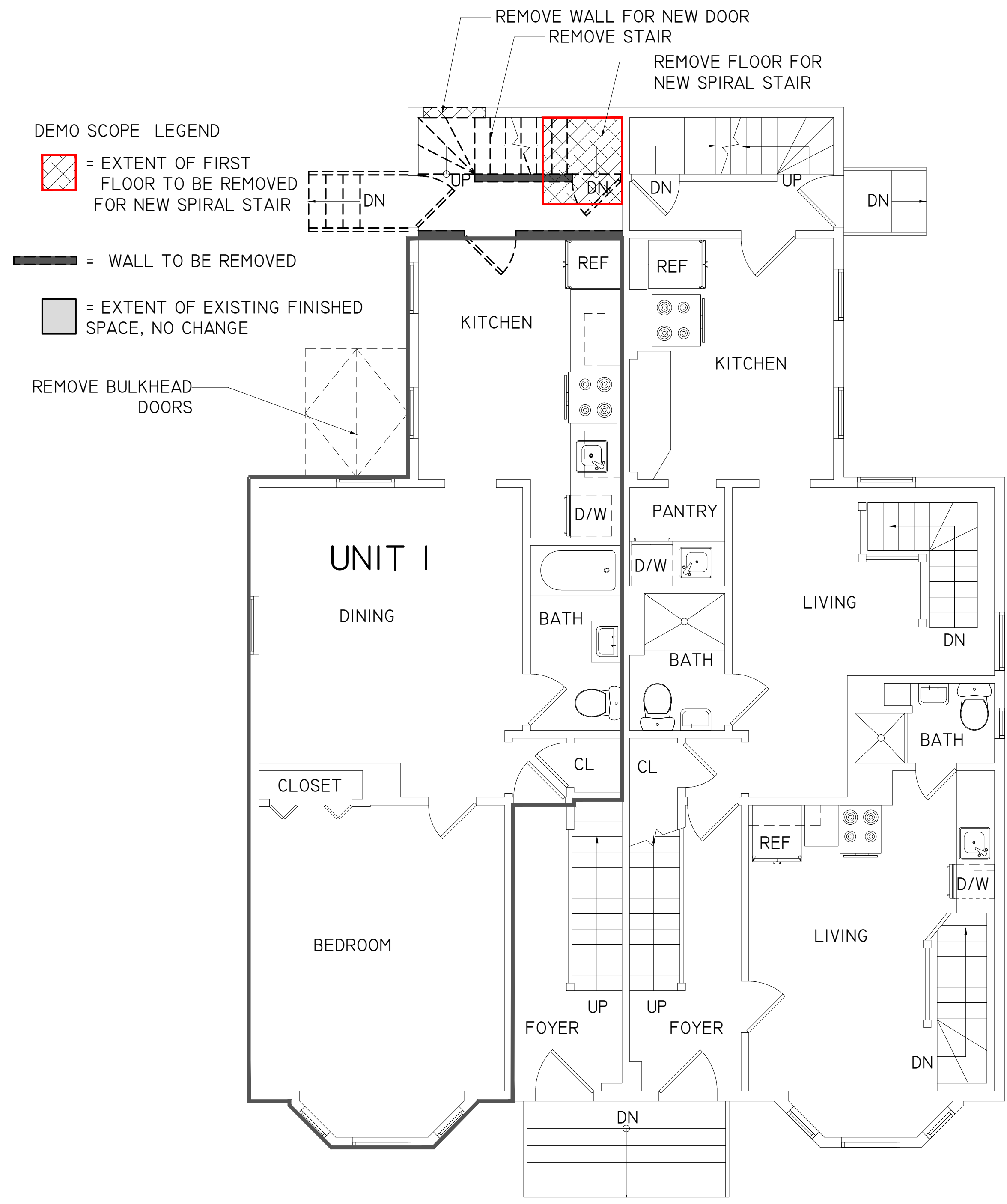
BASEMENT PLAN - PROPOSED
 C:\projects\h\100airmont\10"

ISSUED FOR PERMIT

BASEMENT
FLOOR PLANS

PROJECT:
BASEMENT CONVERSION
INTERIOR RENOVATIONS

00 AIRMONT ST
 CAMBRIDGE MA



FIRST FLOOR PLAN - EXISTING
 C:\H\000000.dwg

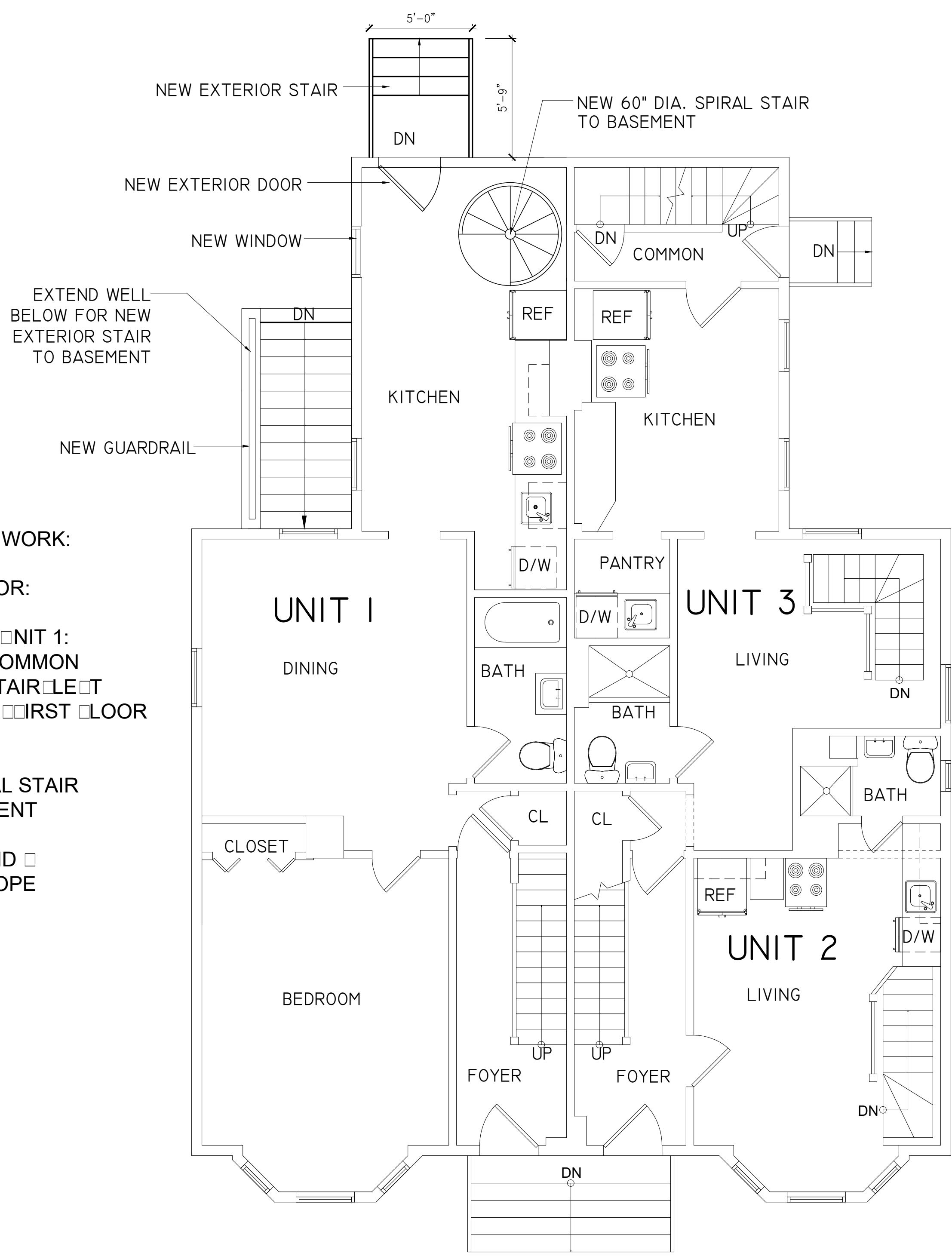
SCOPE OF WORK:

FIRST FLOOR:

LEFT SIDE UNIT 1:
 REMOVE COMMON
 EGRESS STAIR LEFT
 SIDE REAR FIRST FLOOR
 ONLY

ADD SPIRAL STAIR
 TO BASEMENT

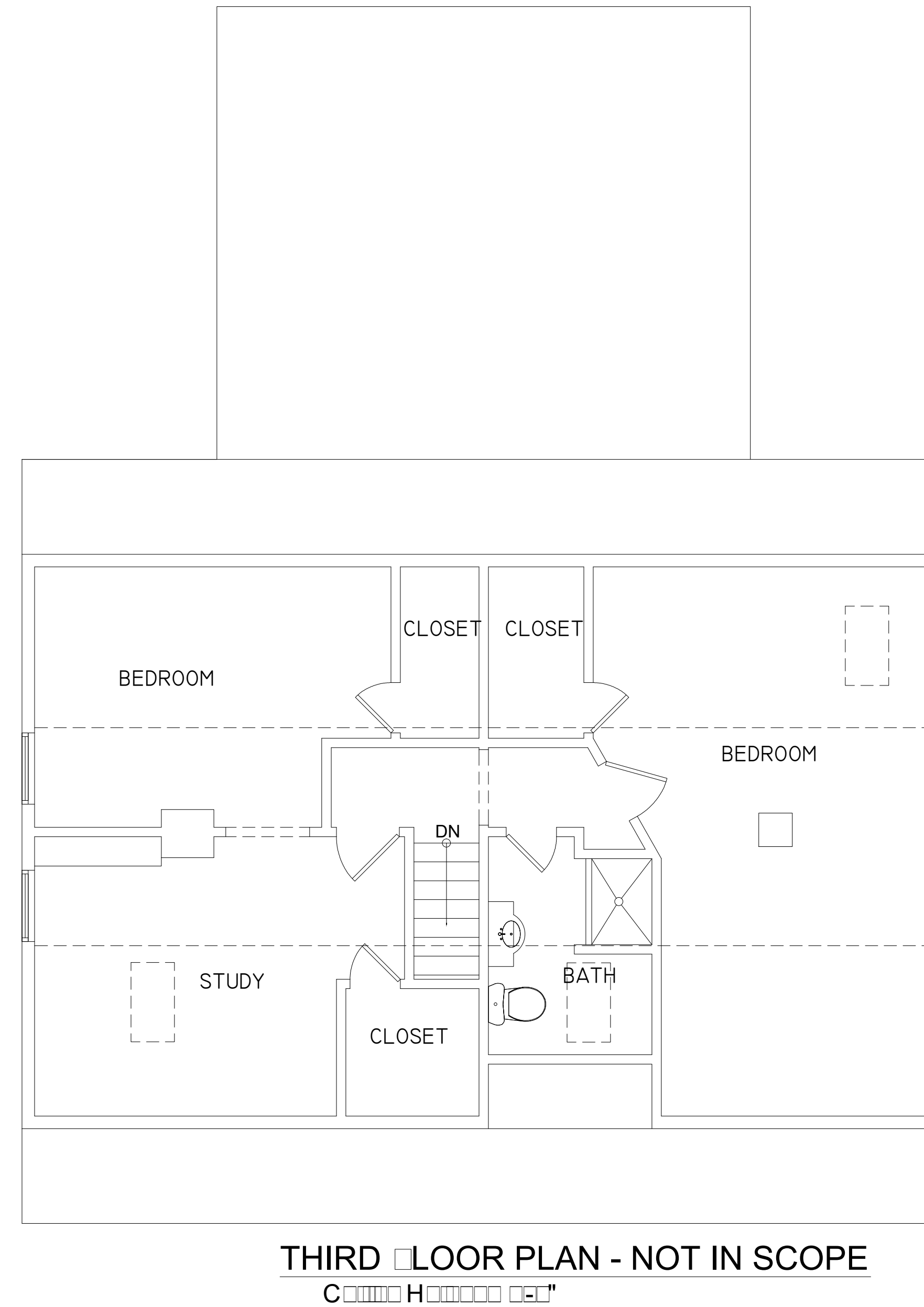
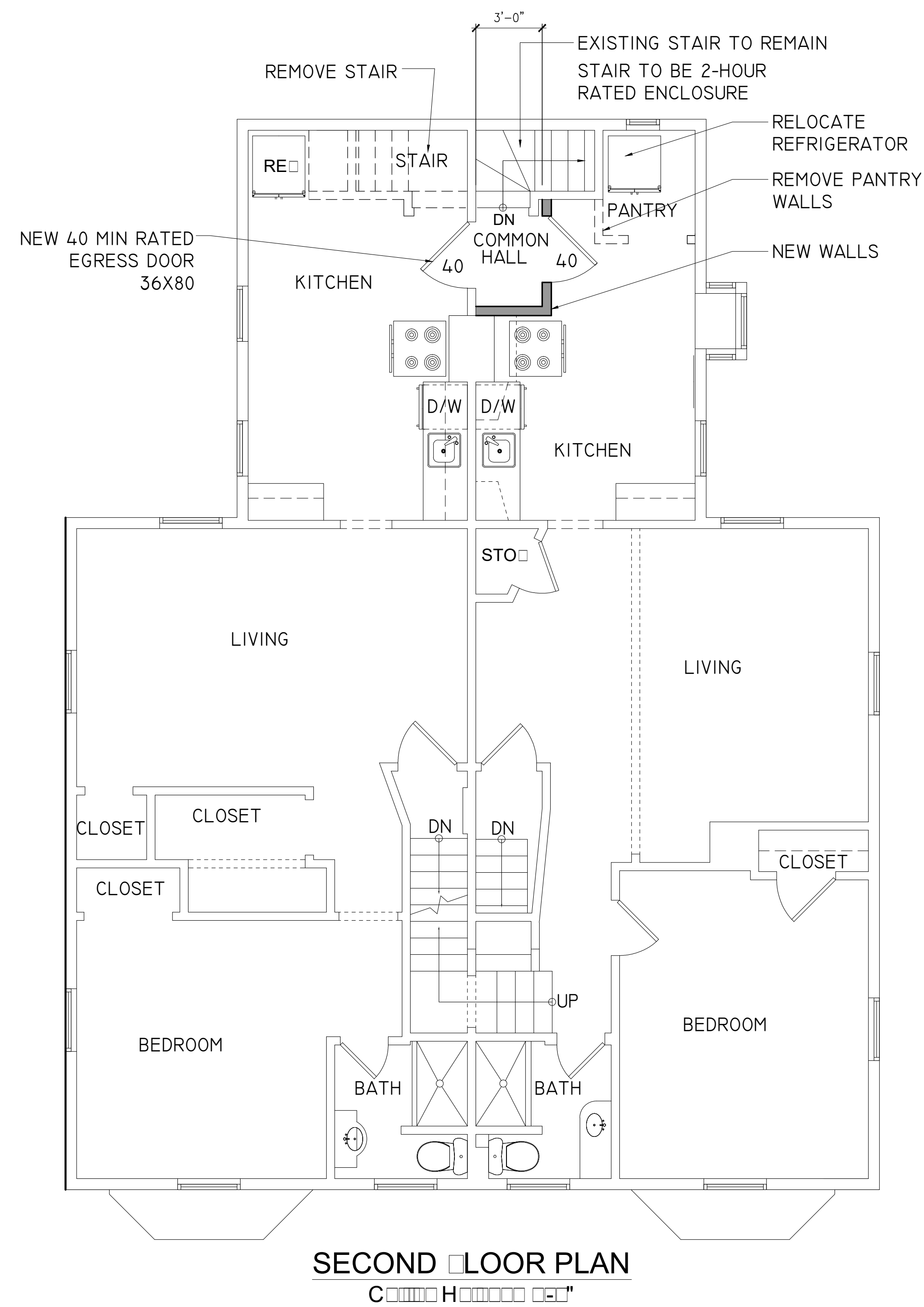
UNITS 2 AND 3
 NOT IN SCOPE



FIRST FLOOR PLAN - PROPOSED
 C:\H\000000.dwg

ISSUED FOR PERMIT

DATE: 01/10/2022
 FIRST FLOOR PLANS



PROJECT:
 BASEMENT CONVERSION
 INTERIOR RENOVATIONS

00 AIRMONT ST
 CAMBRIDGE MA

ISSUED FOR PERMIT

DRAWN BY:
 2ND AND 3RD
 FLOOR PLANS

SCALE: 1/8" = 1'-0" DRAWING NUMBER:
 NUMBER: A10.00 **A102**
 DATE: 03 JAN 2022

PROJECT:
 BASEMENT CONVERSION
 INTERIOR RENOVATIONS
 100 AIRMONT ST
 CAMBRIDGE MA

LOCATION FOR
 NEW EXTERIOR
 DOOR AND STEPS



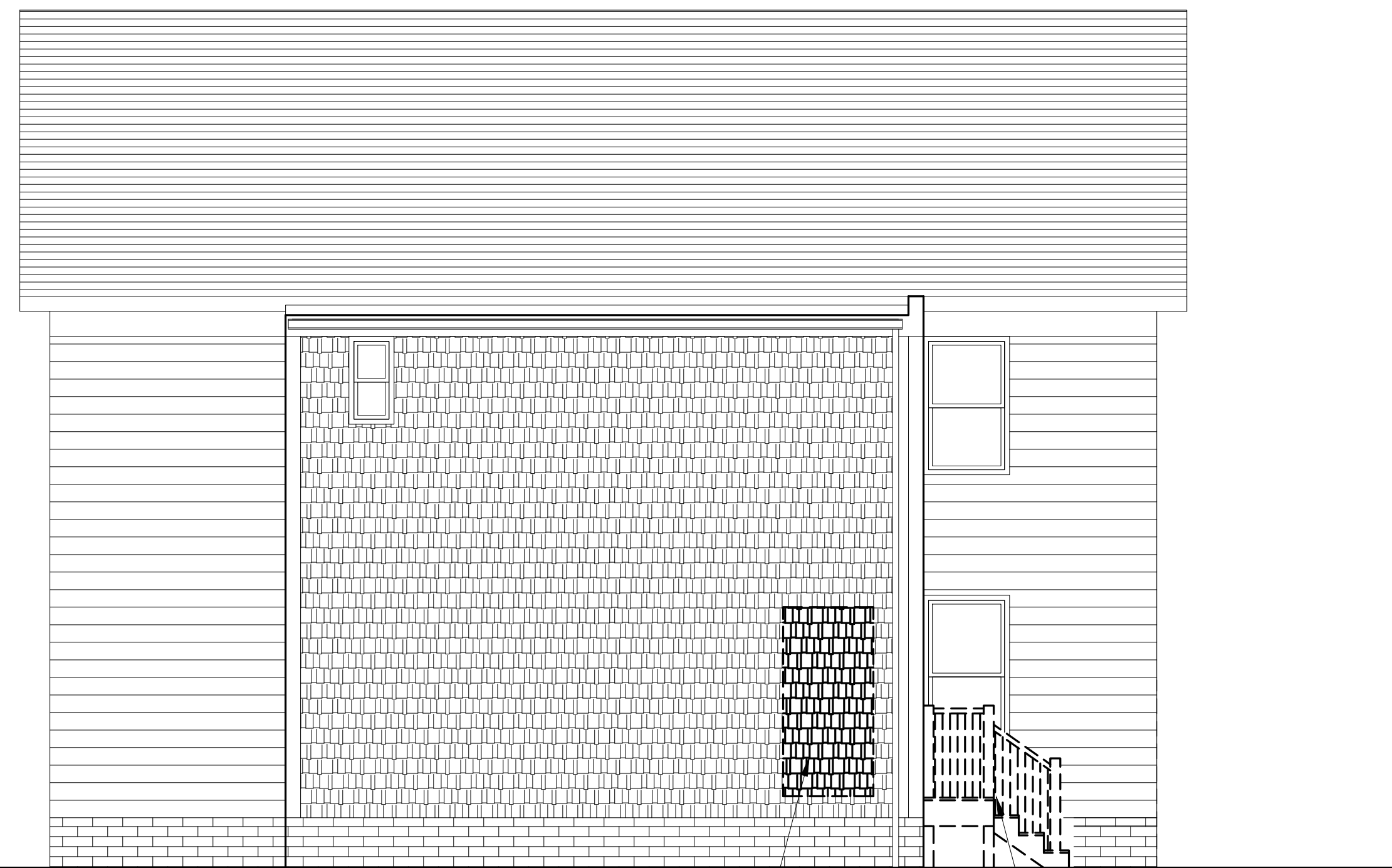
EXISTING LEFT SIDE YARD

REPLACE BULKHEAD
 WITH NEW BELOW
 GRADE EXTERIOR STAIR
 DOOR AND STEPS
 TO BE REMOVED



EXISTING REAR YARD

LOCATION FOR
 NEW EXTERIOR
 DOOR AND STEPS



EXISTING REAR ELEVATION

AREA OF WALL DEMO FOR
 NEW EXTERIOR DOOR
 REMOVE STAIR



REAR ELEVATION PROPOSED WORK

NEW BELOW GRADE
 STAIR GUARDRAIL
 NEW BELOW
 GRADE STAIR

ISSUED FOR PERMIT

DATE: 01/20/22
 EXTERIOR
 ELEVATIONS

SCALE: 1/8" = 1'-0" DRAWING NUMBER:
 01/20/22 A1-0.00 A21
 DATE: 01/20/22

DOOR AND STEPS
TO BE REMOVED

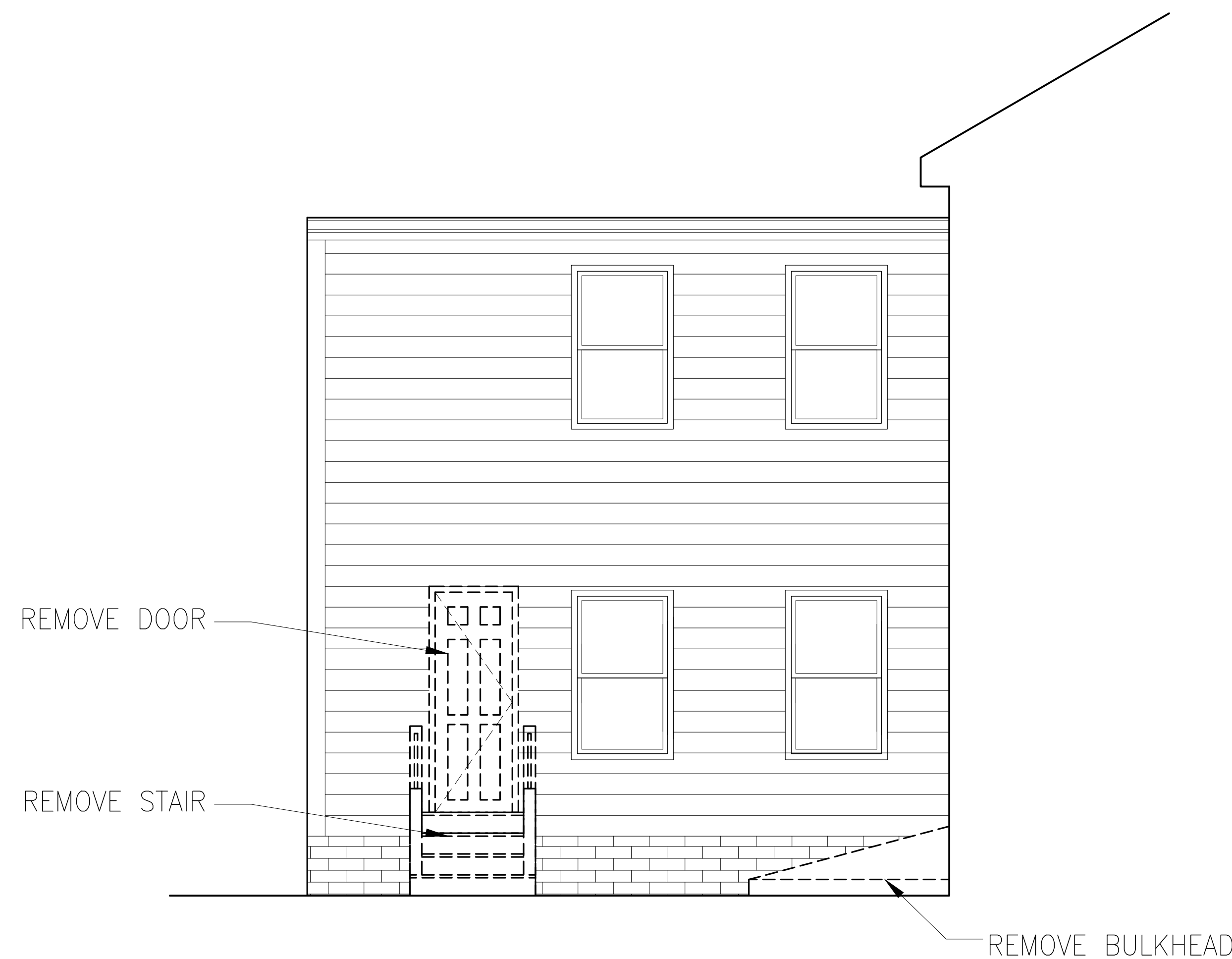


REPLACE BULKHEAD
WITH NEW BELOW
GRADE EXTERIOR STAIR

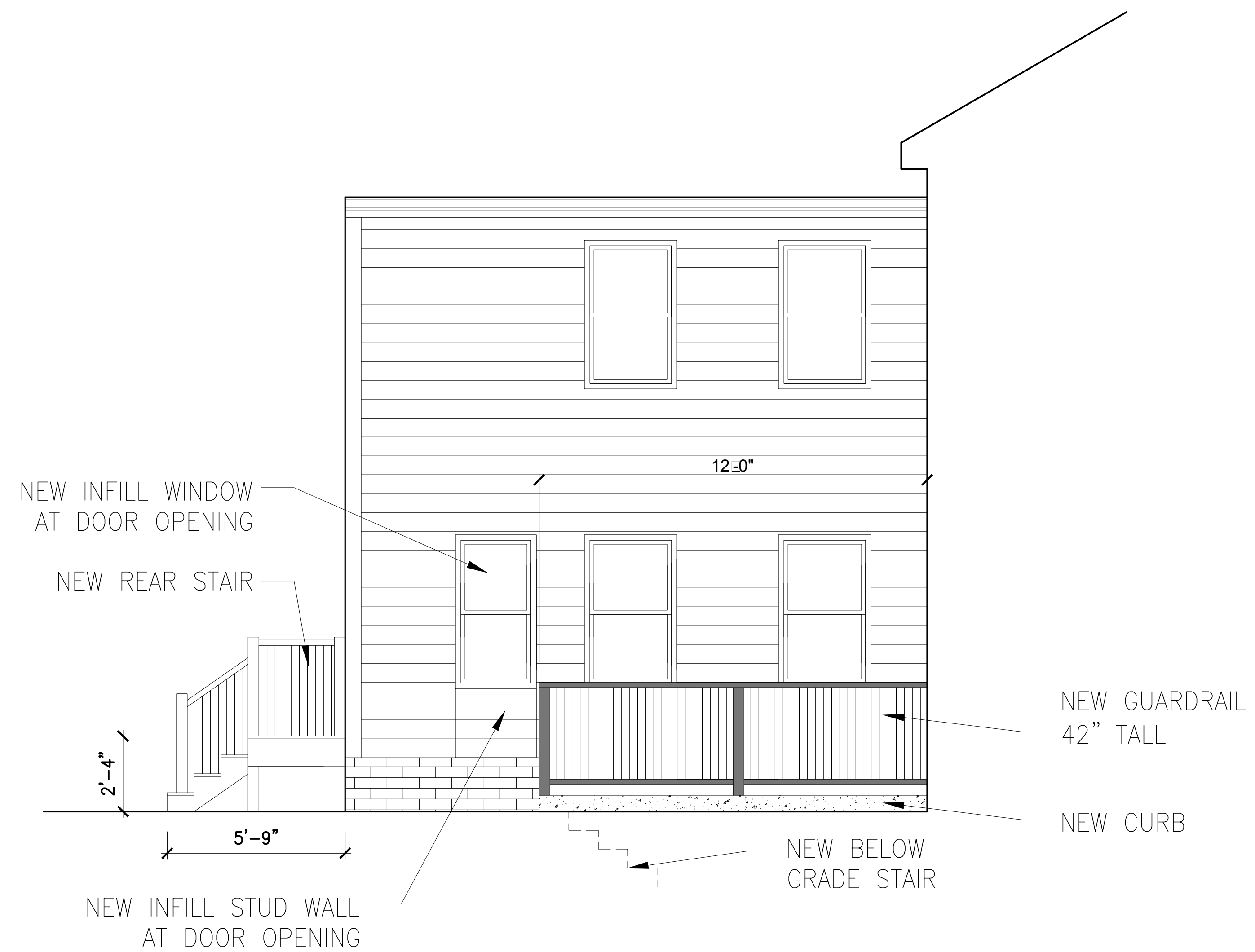
LEFT SIDE ELEVATION AREA OF WORK

PROJECT:
BASEMENT CONVERSION
INTERIOR RENOVATIONS

100 AIRMONT ST
CAMBRIDGE MA



EXISTING PARTIAL LEFT SIDE ELEVATION



EXISTING PARTIAL LEFT SIDE ELEVATION

ISSUED FOR PERMIT

Drawn by: T
PARTIAL
EXTERIOR
ELEVATIONS

Scale: 1/8" = 1'-0" Drawn by: N

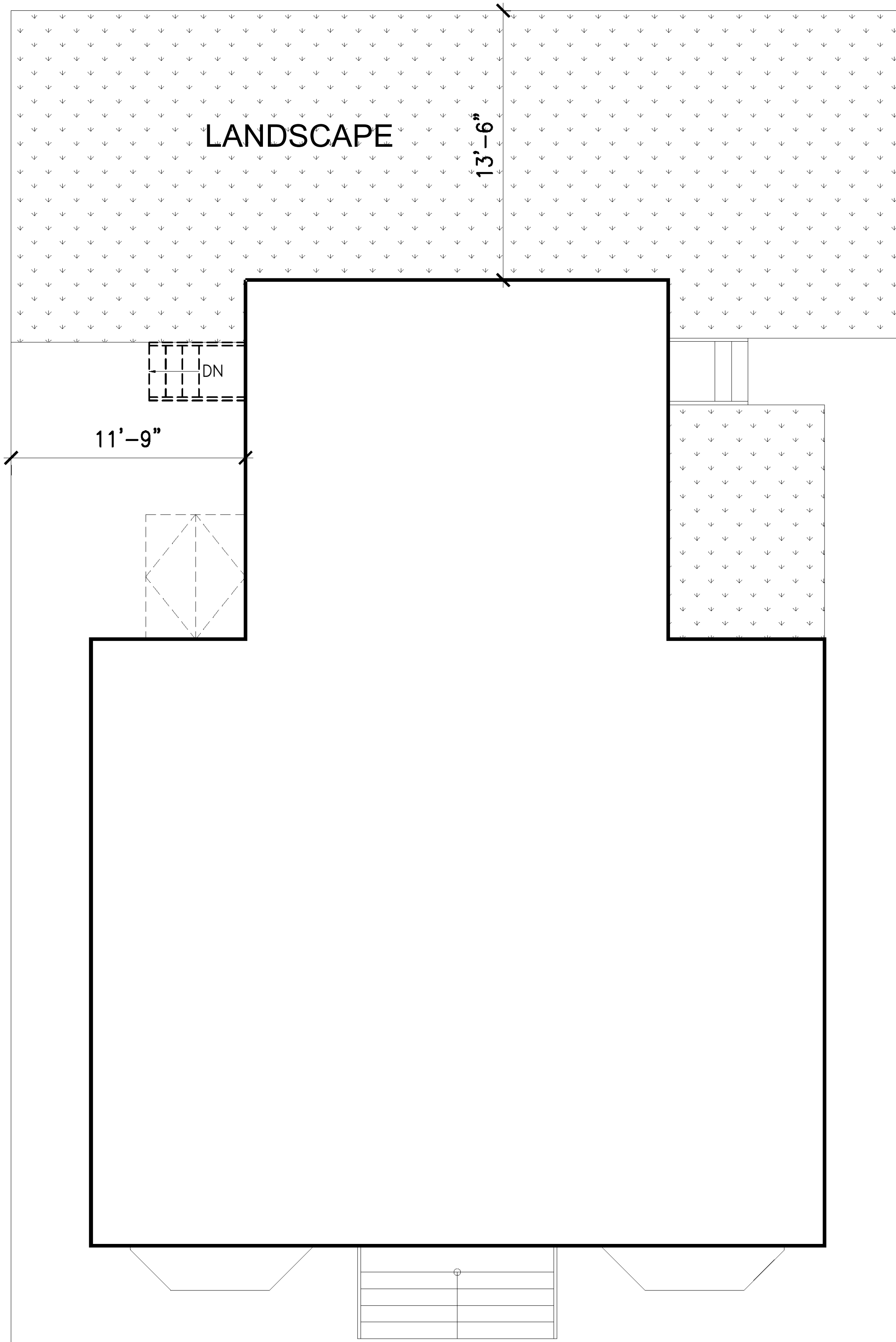
Checked: A1:0.00

Date: 03 JAN 2022

A22

EXISTING PERMEABLE OPEN SPACE

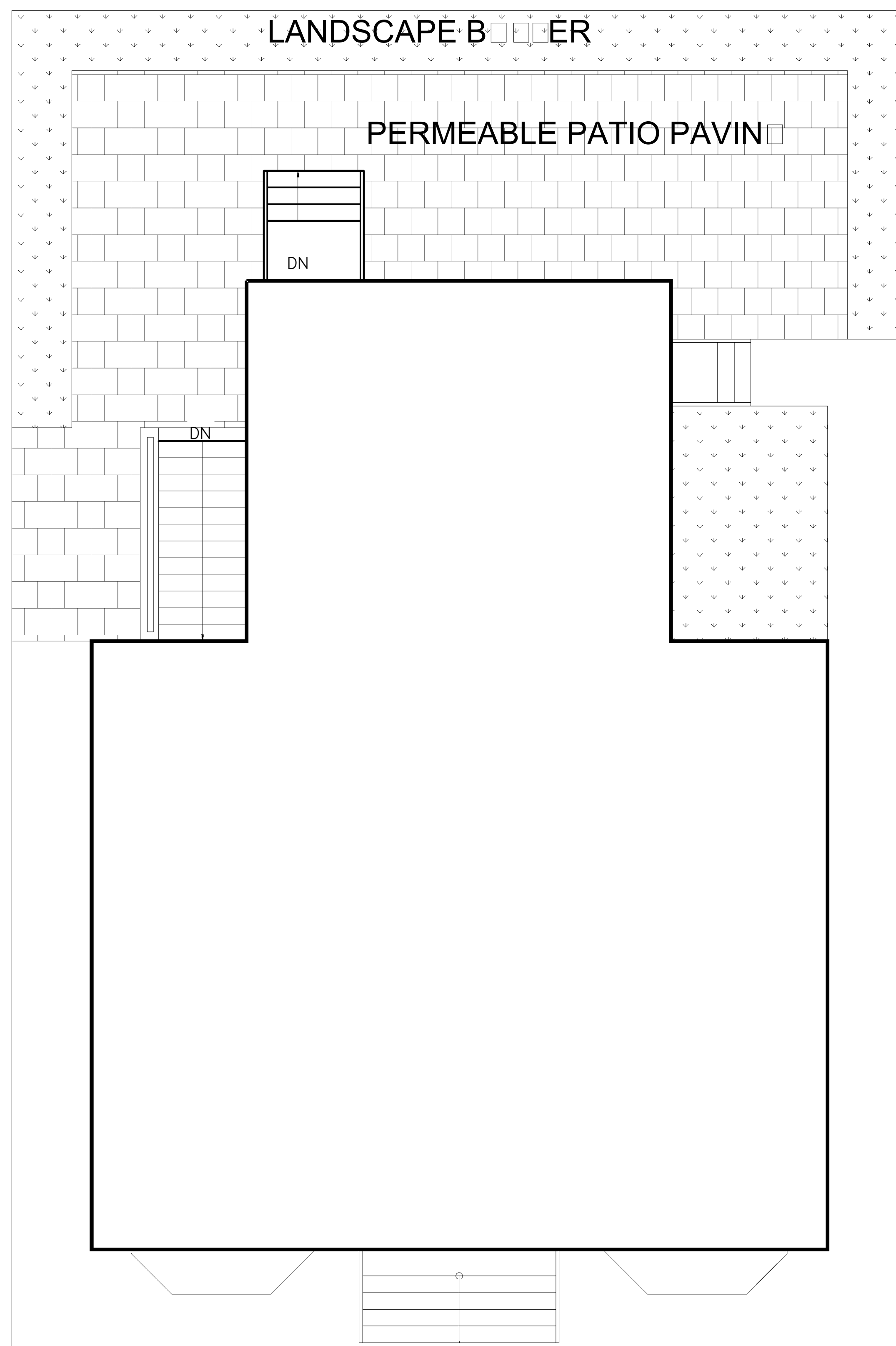
0 S



EXISTING OPEN SPACE

PROPOSED PERMEABLE OPEN SPACE

0 S



PROPOSED OPEN SPACE

PROJECT:
 BASEMENT CONVERSION
 INTERIOR RENOVATIONS
 10 AIRMONT ST
 CAMBRIDGE MA

ISSUED FOR PERMIT

Drawn by:
OPEN SPACE

Scale: 1/8" = 1'-0" Drawn by:
 Date: 01/20/22
 A01

EXISTING LEGEND

SS	SEWER LINE
⊕	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8/11/2021.
2. DEED REFERENCE: BOOK 78149, PAGE 53
PLAN REFERENCE: PLAN BOOK 28, PLAN 6
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0567E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

ZONING LEGEND

ZONING DISTRICT: RESIDENCE C-1

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	3,015± S.F.	3,015± S.F.
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	241.54 ± S.F.	236.96 ± S.F.
MIN. YARD FRONT (A)	10'	2.8'	35.5'
SIDE (RIGHT) (N)	*7.5'	3.9'	33.1'
SIDE (LEFT) (N)	*7.5'	4.1'	7.5'
REAR (C)	20.5'	13.5'	10.5'
MAX. BLDG. HEIGHT	35'	33.99'±	34.6'±
MIN. OPEN SPACE	30%	40.1%	39.3%
MIN. LOT WIDTH	50'	45'	45'

ZONING SETBACK FOOTNOTES:

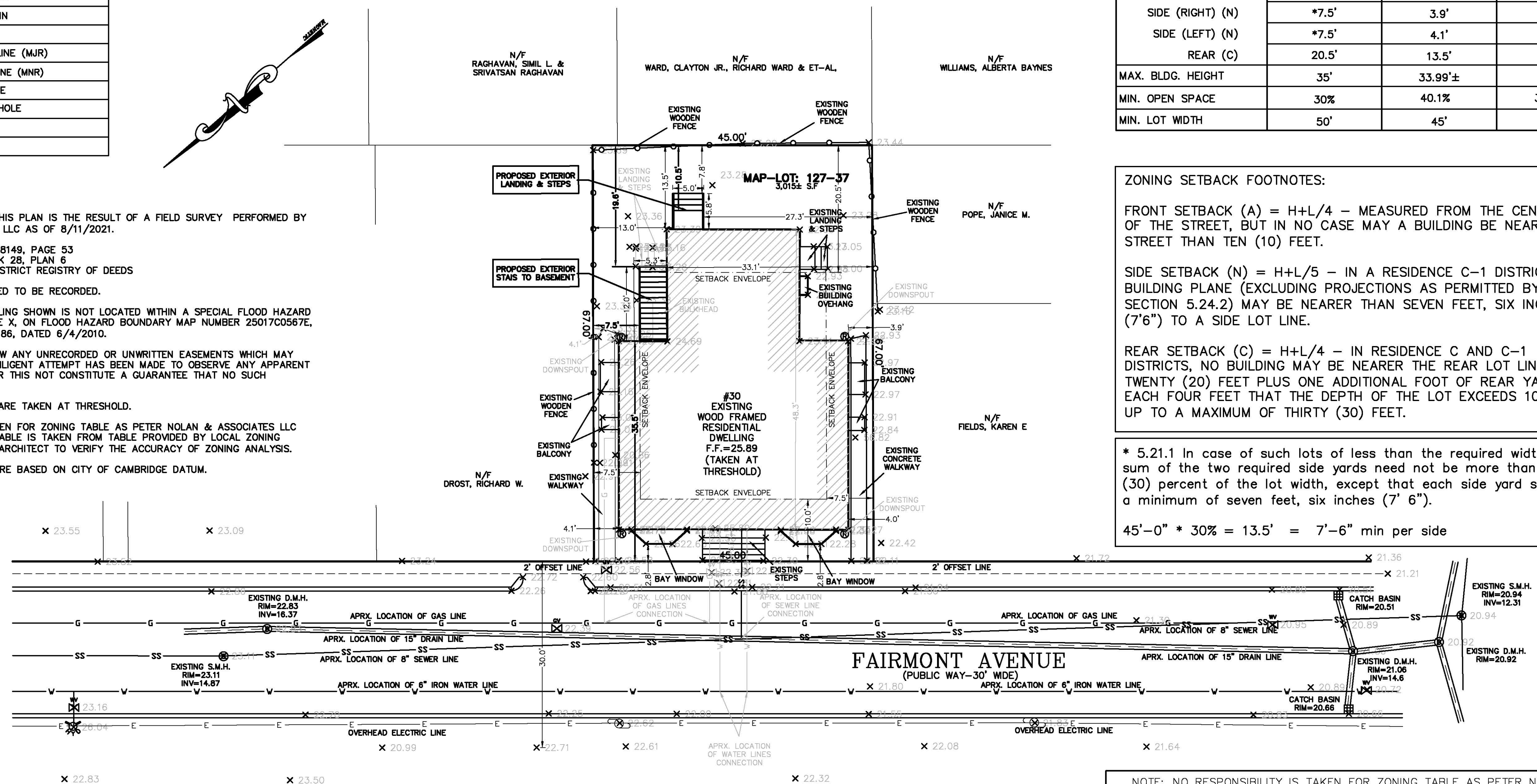
FRONT SETBACK (A) = H+L/4 - MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

SIDE SETBACK (N) = H+L/5 - IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

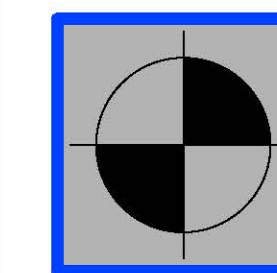
REAR SETBACK (C) = H+L/4 - IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET.

* 5.21.1 In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

45'-0" * 30% = 13.5' = 7'-6" min per side



NOTE: NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.



PETER NOLAN & ASSOCIATES, LLC

LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103
BRIGHTON, MA 02135
Tel: 857-891-7478
617-782-1533
Fax: 617-2925691



SPRUHAN ENGINEERING, P.C.

80 JEWETT ST., SUITE 11
NEWTON, MA 02458
Tel: 617-816-0722
Email: edmond@spruhaneng.com

**30 FAIRMONT AVE,
CAMBRIDGE
MASSACHUSETTS**

REVISION BLOCK

DESCRIPTION	DATE

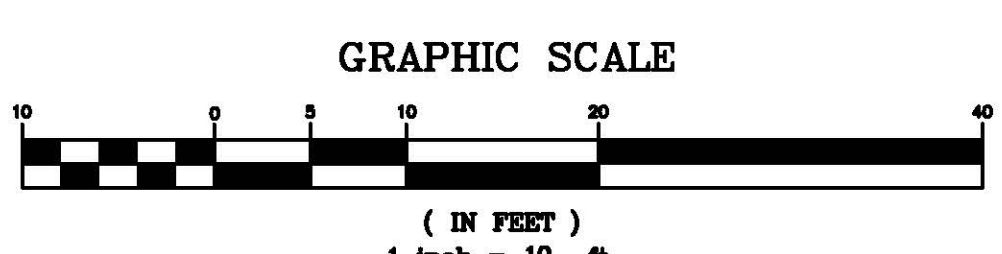
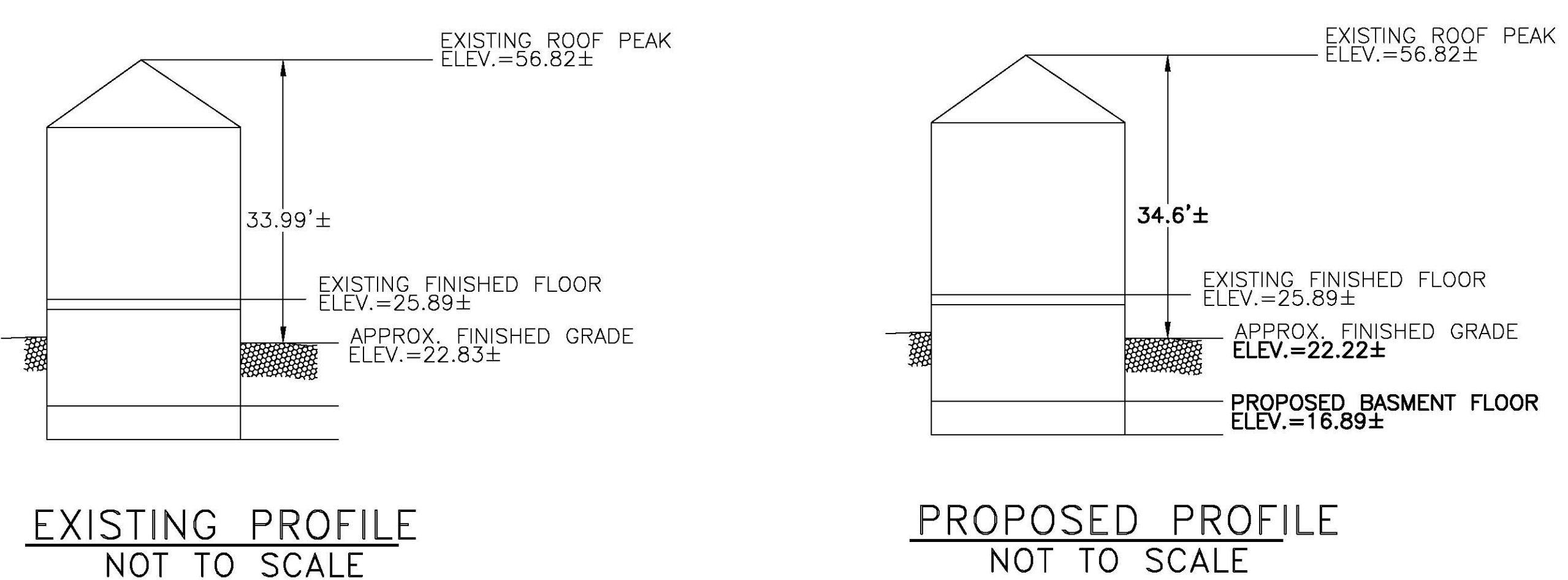
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**PROPOSED
PLOT PLAN**

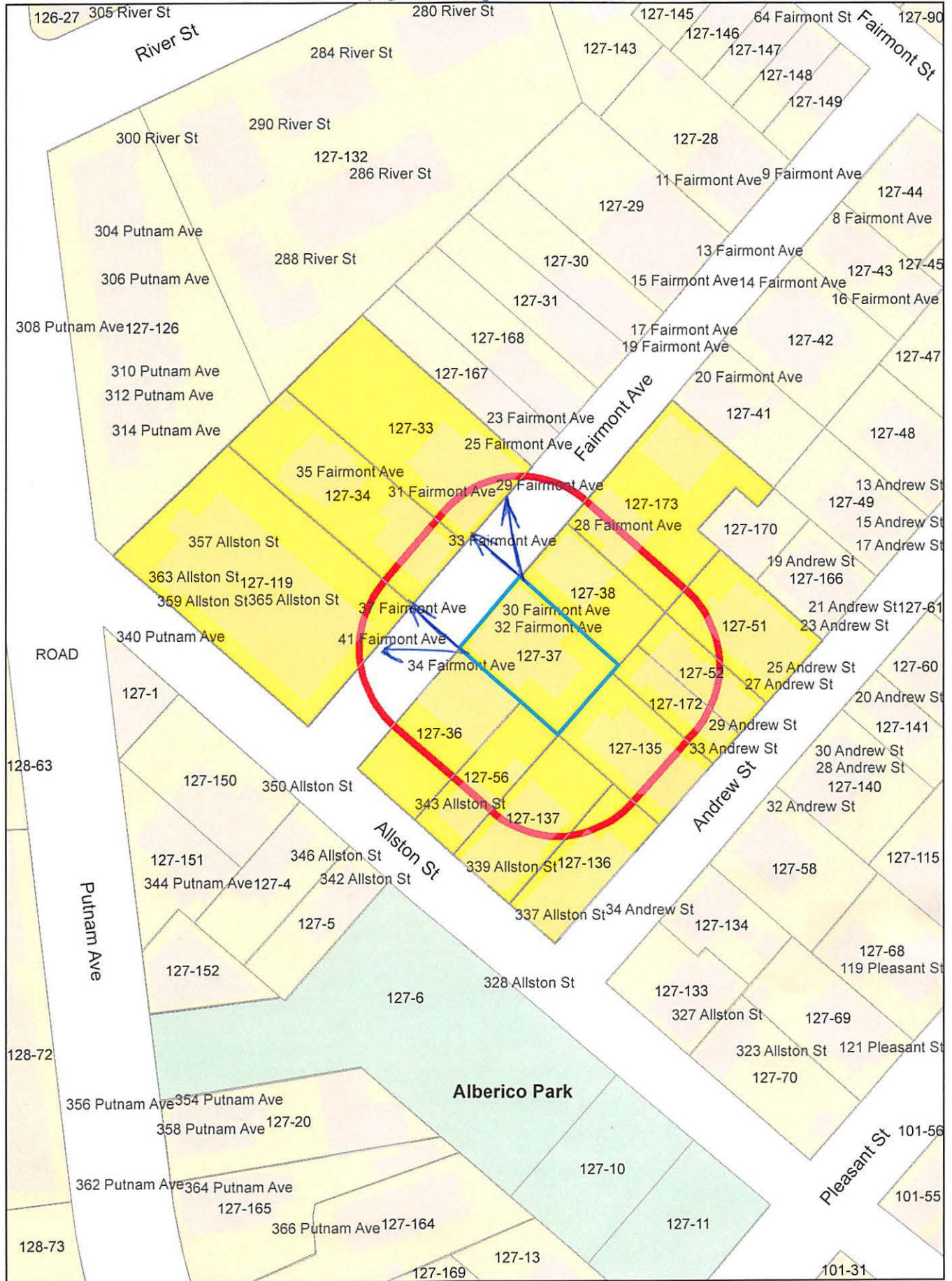
SCALE:	
DATE:	10-12-21
DRAWN BY:	PS
CHECKED BY:	ES
APPROVED BY:	PN

SHEET:

1



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