

BZA Application Form

BZA Number: 152647

2021 NOV -9 PM 2: 30

General Information

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Mario Massimino C/O Adam Glassman, R.A. / GCD Architects

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

LOCATION OF PROPERTY: 462 Cambridge St , Cambridge, MA

TYPE OF OCCUPANCY: 2 Family Residential

ZONING DISTRICT: Res use in BA = Res C2B

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The following proposed work requires a Variance:

New Mansard Roof Addition per right side setback and existing non-conforming structure

New Rear First Floor Infill Addition per within 10'-0" of an accessory Structure

New Rear Bulkhead per right side setback

New Rear Entry Canopy per right side setback

New Front Entry Canopy and Railing per front setback

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 5.000 Section: 5.13 (Proximity of Multiple Buildings on the same lot).

Original
Signature(s):

ADAM GLASSMAN

(Petitioner (s) / Owner)

ADAM J. GLASSMAN

(Print Name)

Address:

Tel. No. 617-412-8450

E-Mail Address: ajglassman.ra@gmail.com

Date: 11/08/2021

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 Mario Massimino


(OWNER)

Address: 20 Park Plaza Suite 820, Boston MA 02116

State that I/We own the property located at 462 Cambridge St Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
462 Cambridge Sreet Associates LLC

*Pursuant to a deed of duly recorded in the date 10/26/2021, Middlesex South
County Registry of Deeds at Book 78994, Page 297; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



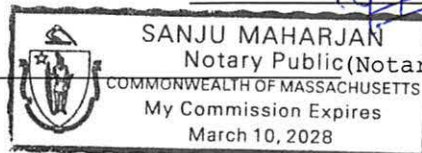
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Mario Massimino personally appeared before me,
this 5th of NOV, 20 21, and made oath that the above statement is true.

My commission expires _____



 Notary

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

RECEIVED

OFFICE OF THE ATTORNEY GENERAL
STATE OF MASSACHUSETTS

March 10, 1938

Dear Sir:

I have the honor to acknowledge the receipt of your letter of the 2nd inst.

and in reply to inform you that the same has been forwarded to the proper authorities.

Very respectfully,
S. J. [Signature]

Attorney General

State of Massachusetts

Very truly yours,
S. J. [Signature]

Attorney General

State of Massachusetts

March 10, 1938

Enclosed for you are two copies of the report of the Commission on the Administration of Justice.

Very truly yours,
S. J. [Signature]

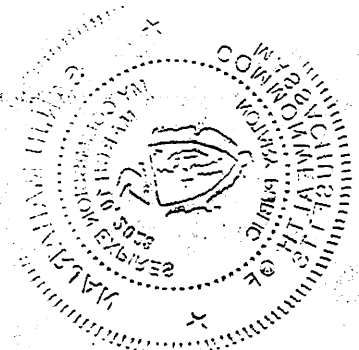
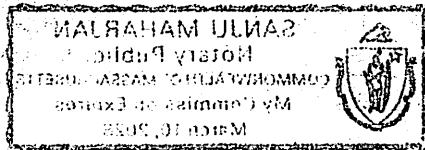
Attorney General

Very truly yours,
S. J. [Signature]

Attorney General

Very truly yours,
S. J. [Signature]

Attorney General



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 existing structure is past its useful life and is in need of complete interior and exterior renovations.

A literal enforcement would prevent the owner from making all the upgrades required to modernize and very modestly expand the current structure so as to reconfigure the existing units to be more functional and comfortable for modern family living.

- 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 owing to a pre-existing non-conforming lot that is very narrow, the right side setback runs directly through the middle of the house. In addition to a non-conforming structure the lot also has a non-conforming accessory garage. The narrowness of the lot and the location of the garage make even the most modest and sensible increase in living space impossible to achieve without requiring zoning relief. The basement is well under 7'-0" tall and is not suitable to convert into habitable space and will remain unfinished.

- 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 allowable FAR is 1.75, our proposed addition of 406 SF of living space and 20.0 SF of a new side covered entry porch increases the existing FAR of .85 to .96, an extremely modest increase. The proposed mansard roof is consistent with the character of the house and would replace an existing hip roof, converting the unusable attic into a modest 377 SF second floor addition. The FAR and building height all remain conforming, and the existing non-conforming setbacks are not increased beyond their current conditions. The renovations include the removal of all the existing surface asphalt and concrete paving creating new conforming usable outdoor space where we currently have none. The proposed additions will allow us to reconfigure the structure to make the floor plans more comfortable, create new safe and code compliant stairs, and reduce the existing bedroom count from 7 bedrooms to 6., so we see no increase in the future density of the site even with the modest additional increased space. With the dormer additions, the total length of dormers will not exceed 30'-0", and no side has over 15'-0" of dormers total.

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

The proposed work requiring relief will not result in the loss of any on-street parking, it will not create a loss of privacy for abutters, there will be no increase in light or noise pollution, there will be no increase in dwelling units, and there will be no new shadows cast on the abutting lots. The scale of the structure and the streetscape will remain unchanged and the exterior renovations will restore the character of the 1866 house, and enhance the neighborhood overall. The proposed relief will allow for the modernization of the existing older structure to accommodate families in what are still modest size units.

DIMENSIONAL INFORMATION

Applicant: Mario Massimino

Present Use/Occupancy: 2 Family Residential

Location: 2 Worthington Street

Zone: Res use in BA = Res C2B

Phone: 617-412-8450

Requested Use/Occupancy: 2 Family Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,054.0	3,481.0	6,321.0	(max.)
<u>LOT AREA:</u>	3,612.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.85	.96	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,806.0 SF	No Change	600.0 SF	
<u>SIZE OF LOT:</u>				
WIDTH	42.0'	No Change	50.0'	
DEPTH	86.0'	No Change	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	0.0	No Change	10.0	
REAR	22'-9"	20'-0"	20'-0"	
LEFT SIDE	14'-10"	13'-7"	13'-4"	
RIGHT SIDE	2'-6"	No Change	13'-4"	
<u>SIZE OF BUILDING:</u>				
HEIGHT	30.0'	33.0'	45.0'	
WIDTH	64'-7"	67'-4"	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.0	392.0 SF 10%	270.5 SF 7.5%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	2	2	2	
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	3'-2"	3'-0"	10'-0"	

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.:

Accessory masonry garage structure, main structure and proposed additions are 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'.



STREET VIEW 1969



STREET VIEW 2021 - RESTORE PER 1969 PHOTO

PROJECT:

RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:

GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:

10 NOV. 2021

DRAWING:

BZA SET
PHOTOS

0.1



STREET VIEW 1969



STREET VIEW 2021 - RESTORE PER 1969 PHOTO

PROJECT:

RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:

GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:

10 NOV. 2021

DRAWING:

BZA SET
PHOTOS

0.2

REMOVE SHED ROOF



LEFT SIDE
VIEW FROM
REAR

REMOVE BULKHEAD

AREA OF PROPOSED
FIRST FLOOR INFILL
ADDITION



REAR VIEW

REMOVE ALL CONCRETE
AND ASPHALT PAVING

AREA OF PROPOSED
FIRST FLOOR INFILL
ADDITION

PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:
10 NOV. 2021

DRAWING:
BZA SET
CURRENT PHOTOS

0.3

EXISTING LEGEND

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

ZONING LEGEND

ZONING DISTRICT: BUSINESS C2B

	REQUIRED	EXISTING
MIN. LOT SIZE	5,000 S.F.	3,612 S.F. (M)
MIN. LOT AREA PER DWELLING UNIT	600 S.F.	1,785± S.F. (M) 1,806± S.F. (R)
MIN. YARD FRONT	10'	1.1'
SIDE (RIGHT) (A)	13.4'	2.4'
SIDE (LEFT) (A)	13.4'	14.8'
REAR (A)	20'	23.8'
MAX. BLDG. HEIGHT (B)	45'	31.3'
MIN. OPEN SPACE	15%	0%
MIN. LOT WIDTH	50'	42'
MAX. F.A.R.	1.75	.84

ZONING BYLAWS FOOTNOTES:

FRONT SETBACK: $H/4 + 4$ ($33.0' + 60.8' / 4 = 18.1'$)
IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TWENTY (20) FEET.
REAR SETBACK: $H/4 + 4$ ($33.0' + 60.8' / 4 = 18.1'$)
IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET.
SIDE SETBACK: $H/4 + 7$ ($33.0' + 60.8' / 4 = 13.4'$) REQUIRED PER EXISTING HEIGHT
SIDE SETBACK: $H/4 + 7$ ($33.0' + 60.8' / 4 = 13.4'$) REQUIRED PER INCREASE HEIGHT

$1/2(5.24 + 4.1)$ FOR BLDG. LESS THAN 40' IN HEIGHT
THE DENOMINATOR MAY BE INCREASED BY 2

B) EXISTING AVERAGE HEIGHT

HEIGHT 1	34.14'
HEIGHT 2	27.14'
HEIGHT 3	22.65'
LENGTH 1	32.29'
LENGTH 2	21.62'
LENGTH 3	8.92'

B) PROPOSED AVERAGE HEIGHT

HEIGHT 1	34.14'
HEIGHT 2	27.14'
HEIGHT 3	22.65'
LENGTH 1	32.29'
LENGTH 2	21.62'
LENGTH 3	8.92'

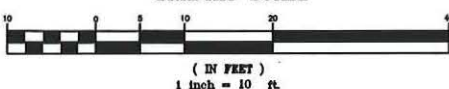
FAR
3,612.00 SF LOT * 1.75 = 6,321.00 ALLOWABLE
PROPOSED OFA = 3,418.00 OFA
EXISTING OFA = 3,054.00 OFA

EXISTING OFA CALC:
FIRST FLOOR 1,325.0 OFA + SECOND FLOOR 1,325.0 OFA + THIRD FLOOR 1,325.0 OFA = 3,975.0 OFA
PROPOSED OFA CALC:
FIRST FLOOR 1,370.0 OFA + SECOND FLOOR 1,325.0 OFA + THIRD FLOOR 1,325.0 OFA = 3,975.0 OFA

*THIRD FLOOR SPACE WITH 5'-0" OR GREATER HEAD HEIGHT

PRIVATE OPEN SPACE
.15 X 3,612.00 SF LOT = 541.80 REQUIRED PRIVATE OPEN SPACE
.50 X 541.80 SF = 270.90 REQUIRED USABLE SPACE WITH 15'X15' MIN DIMS
EXISTING OPEN SPACE: 0 SF
EXISTING USABLE OPEN SPACE: 0 SF
PROPOSED OPEN SPACE: 618.0 SF
PROPOSED USABLE OPEN SPACE WITH 15'X15' MIN DIMS: 392.0 SF

GRAPHIC SCALE



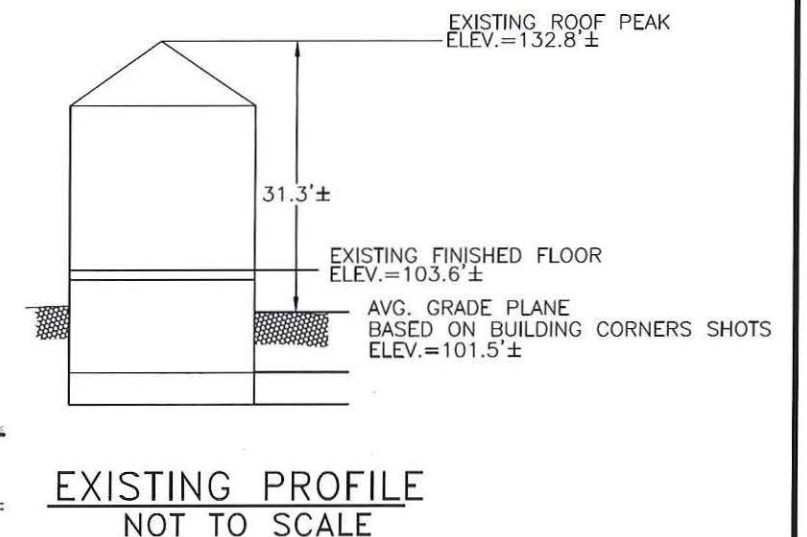
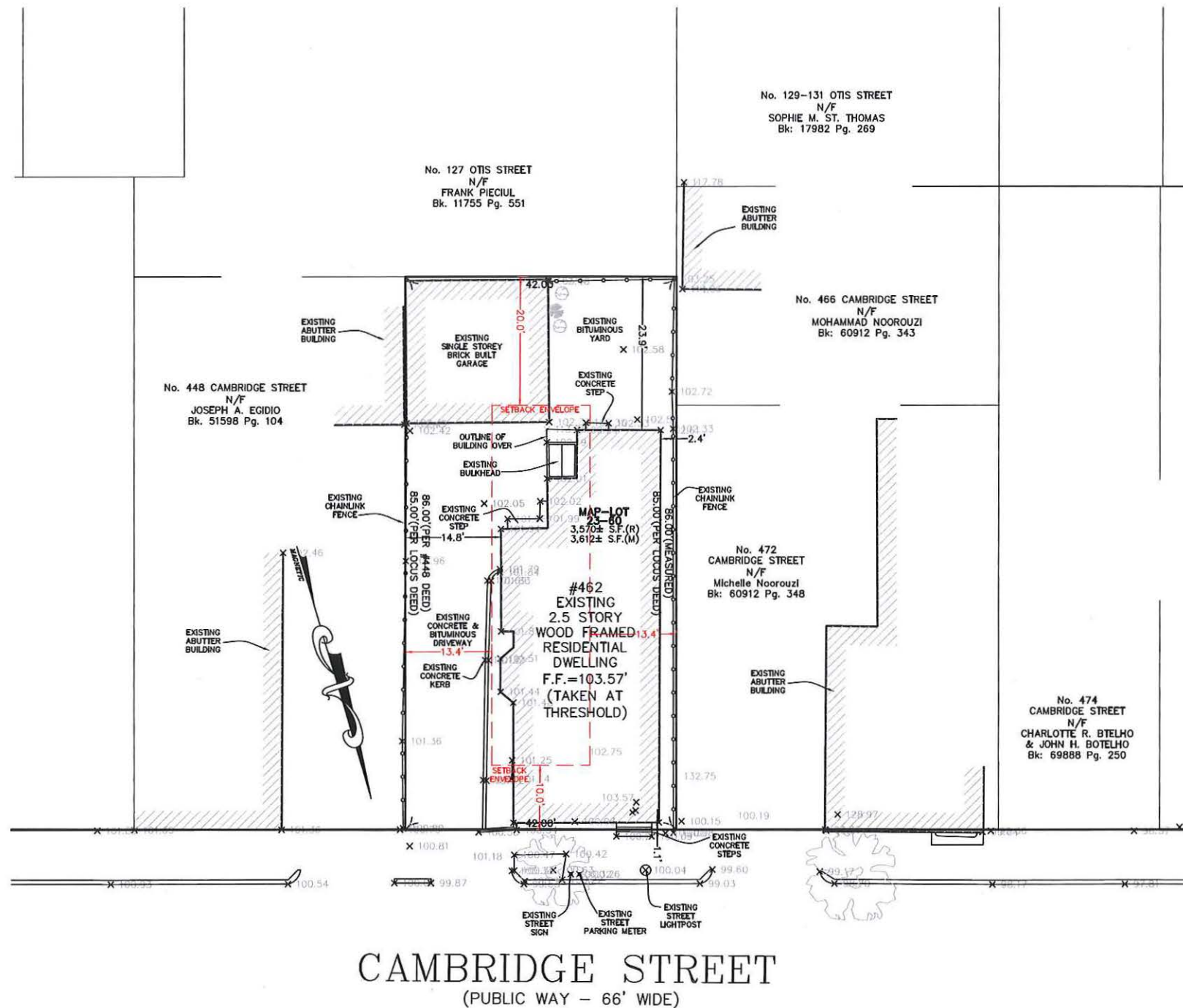
PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.


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NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-01-2021.
2. DEED REFERENCE: BOOK 65056 PAGE 105, MIDDLESEX 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 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 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 THAN 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. ZONING DISTRICT = BUSINESS A



SCALE					
1"=10'					
DATE					
10/12/2021	REV	DATE	REVISION	BY	
SHEET	462 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS				SHEET NO. 1
1					
PLAN NO.	PLOT PLAN OF LAND				
1 OF 1					
CLIENT:					
DRAWN BY					
CHKD BY	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5591 EMAIL: pnolan@pnasurveyors.com				
APPD BY					
PUN					

EXISTING LEGEND

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

ZONING LEGEND

ZONING DISTRICT: BUSINESS C2B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	3,612 S.F. (M)	NO CHANGE
MIN. LOT AREA PER DWELLING UNIT	600 S.F.	1,785± S.F. (M) 1,806± S.F. (R)	NO CHANGE
MIN. YARD FRONT	10'	1.1'	NO CHANGE
SIDE (RIGHT) (A)	13.4'	2.4'	NO CHANGE
SIDE (LEFT) (A)	13.4'	14.8'	NO CHANGE
REAR (A)	20'	23.8'	NO CHANGE
MAX. BLDG. HEIGHT (B)	45'	31.3'	33.0'
MIN OPEN SPACE	15%	0.0%	25%
MIN. LOT WIDTH	50'	42'	NO CHANGE
MAX. F.A.R.	1.75	.84	.95

ZONING BYLAWS FOOTNOTES:

FRONT SETBACK: $H/4 + (33.0' + 60.8' / 5) = 18.18'$
 IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TWENTY (20) FEET.
 REAR SETBACK: $H/4 + (33.0' + 60.8' / 5) = 18.18'$
 IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET.
 SIDE SETBACK: $H/4 + (33.0' + 60.8' / 7) = 13.4'$ REQUIRED PER EXISTING HEIGHT
 SIDE SETBACK: $H/4 + (33.0' + 60.8' / 7) = 13.4'$ REQUIRED PER INCREASE HEIGHT

$1/2(5.24 + 1)$ FOR BLDG LESS THAN 40' IN HEIGHT
 THE DENOMINATOR MAY BE INCREASED BY 2

B) EXISTING AVERAGE HEIGHT

HEIGHT 1 34.14'
 HEIGHT 2 27.14'
 HEIGHT 3 22.65'
 $(34.14' \times 32.29') + (27.14' \times 21.62') + (22.65' \times 8.92')$
 $32.29' + 21.62' + 8.92'$
 LENGTH 1 32.29'
 LENGTH 2 21.62'
 LENGTH 3 8.92'
 $1,851 / 60.83 = 30'-0"$ AVERAGE HEIGHT

B) PROPOSED AVERAGE HEIGHT

HEIGHT 1 34.14'
 HEIGHT 2 27.14'
 HEIGHT 3 22.65'
 $(34.14' \times 32.29') + (27.14' \times 21.62') + (22.65' \times 8.92')$
 $32.29' + 21.62' + 8.92'$
 LENGTH 1 32.29'
 LENGTH 2 21.62'
 LENGTH 3 8.92'
 $2,009 / 60.83 = 33'-0"$ AVERAGE HEIGHT

FAR

3,612.00 SF LOT $\times 1.75 = 6,321.00$ ALLOWABLE
 PROPOSED GFA = 3,418.00 GFA
 EXISTING GFA = 3,054.00 GFA

EXISTING GFA CALC:
 FIRST FLOOR 1,303.0 GFA + SECOND FLOOR 1,325.0 GFA + THIRD FLOOR 426.0 GFA = 3,054.0 GFA
 EXISTING GFA CALC:
 FIRST FLOOR 1,370.0 GFA + SECOND FLOOR 1,325.0 GFA + THIRD FLOOR 756.0 GFA = 3,451.0 GFA
 PROPOSED GFA = 3,418.0 GFA

*THIRD FLOOR SPACE WITH 5'-0" OR GREATER HEAD HEIGHT

PRIVATE OPEN SPACE
 .15 \times 3,612.00 SF LOT = 541.80 REQUIRED PRIVATE OPEN SPACE
 .50 \times 541.0 SF = 270.5 REQUIRED USABLE SPACE WITH 15'X15' MIN DIMS

EXISTING OPEN SPACE: 0 SF
 EXISTING USABLE OPEN SPACE: 0 SF

PROPOSED OPEN SPACE: 818.0 SF

PROPOSED USABLE OPEN SPACE WITH 15'X15' MIN DIMS: 392.0 SF

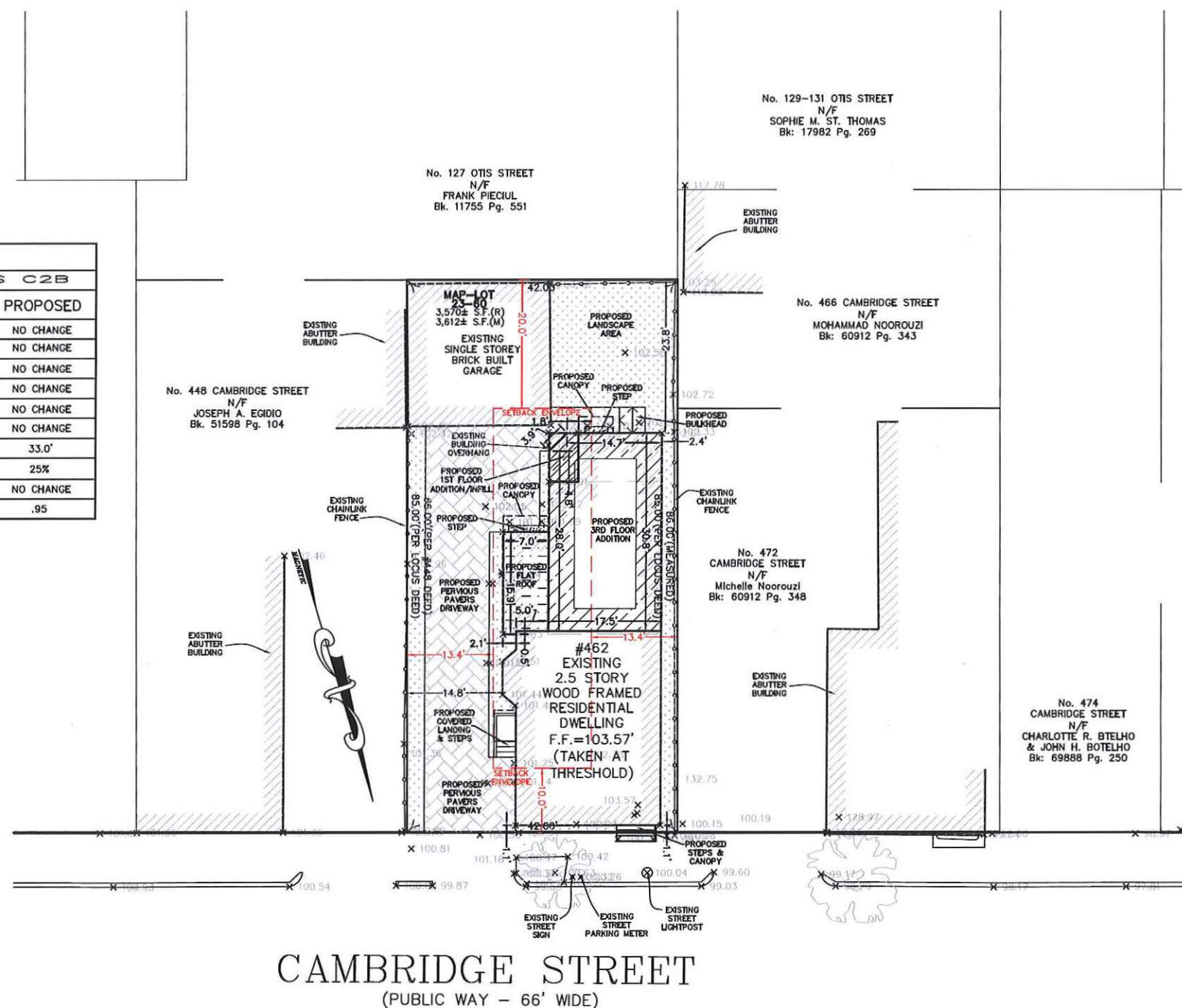
GRAPHIC SCALE



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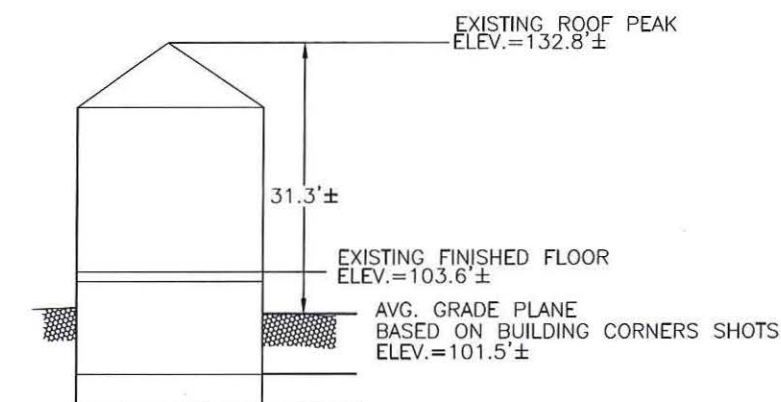
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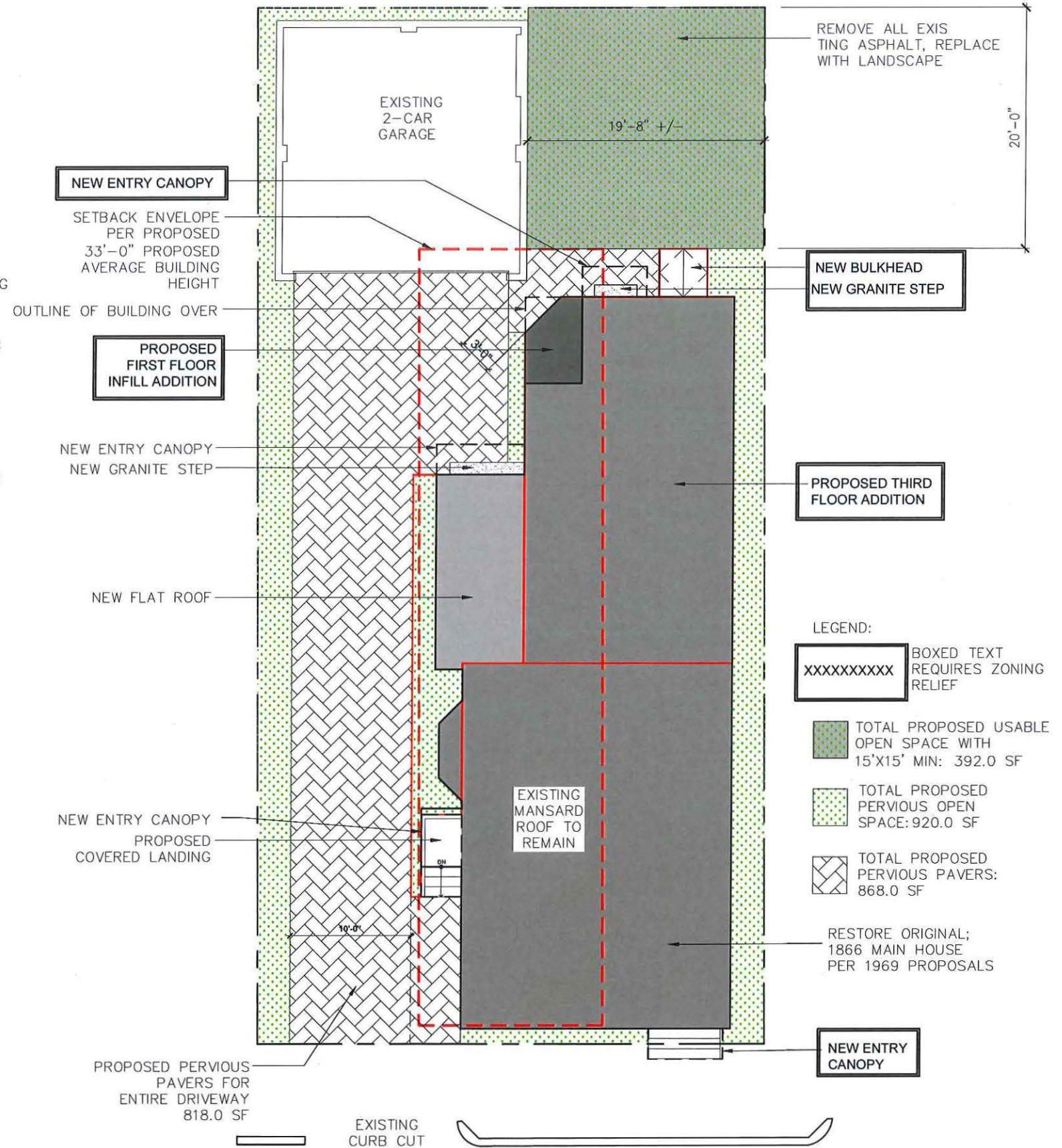
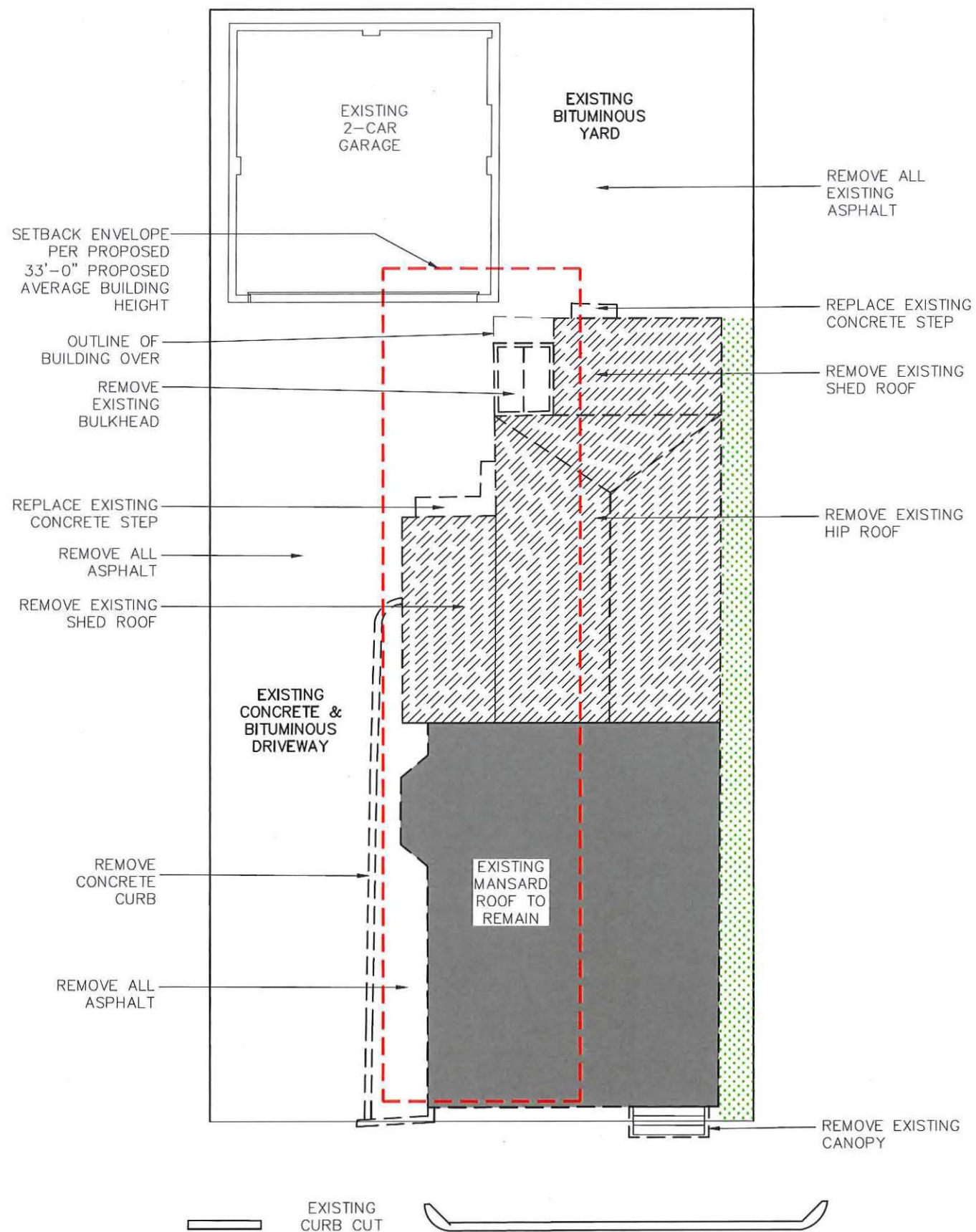


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8. ZONING DISTRICT = BUSINESS A



SCALE	1"=10'
DATE	11/08/2021
REV	DATE
REVISION	BY
SHEET	1
PLAN NO.	462 CAMBRIDGE STREET
1 OF 1	CAMBRIDGE
CLIENT:	MASSACHUSETTS
DRAWN BY	PROPOSED
CHKD BY	SITE PLAN
APPD BY	
P.N	
PETER NOLAN & ASSOCIATES LLC	
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS	
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135	
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691	
EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1



PROJECT:
RENOVATIONS AND ADDITIONS
 462 Cambridge St
 Cambridge, MA

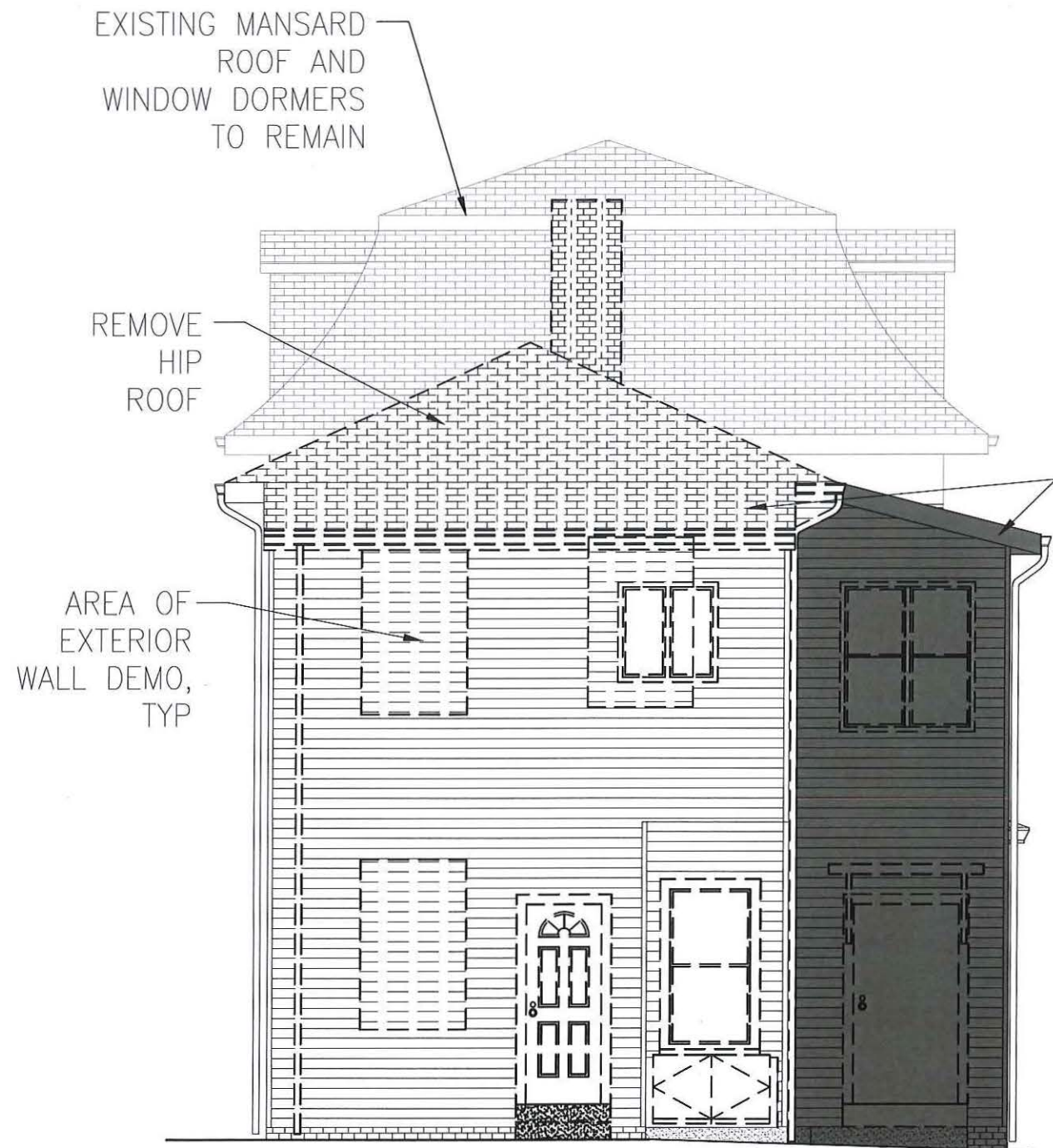
PREPARED BY:
GCD ARCHITECTS
 2 Worthington St
 Cambridge, MA

DATE:
 10 NOV. 2021

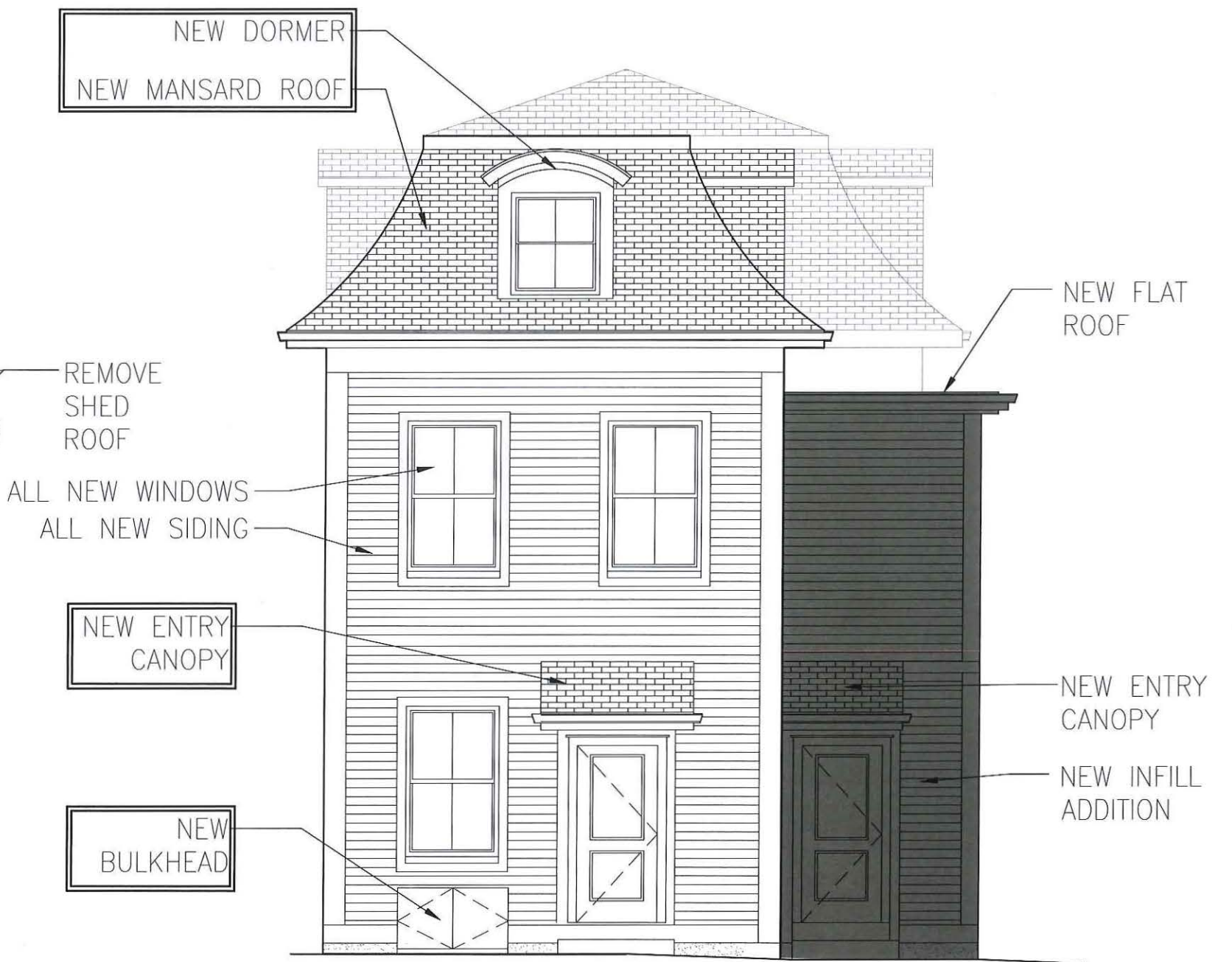
DRAWING:
BZA SET
SITE PLANS

SCALE:
 $\frac{3}{32}" = 1'-0"$

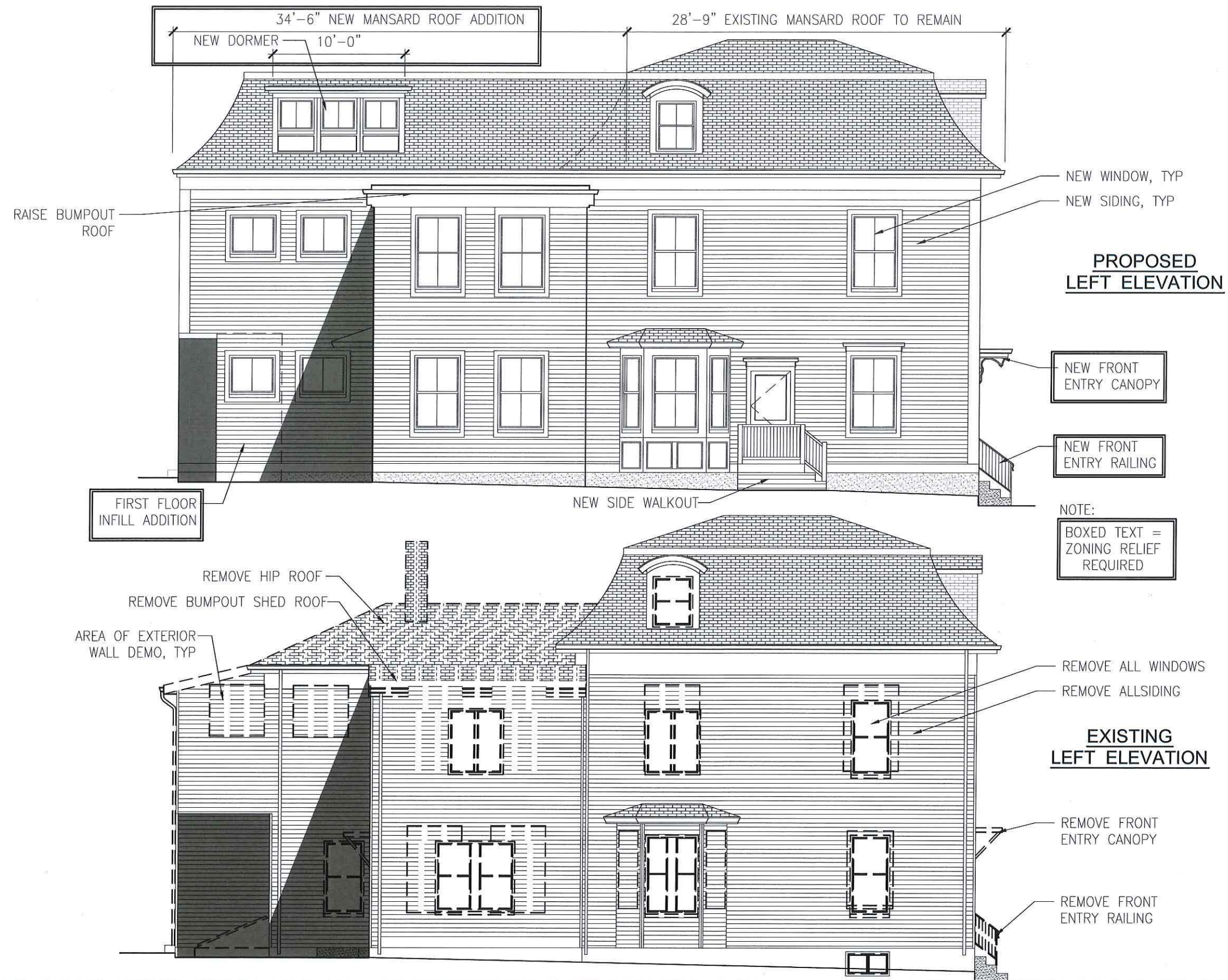
L1.1



**EXISTING REAR
ELEVATION**



**PROPOSED
REAR ELEVATION**



PROJECT:

RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:

GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:

10 NOV. 2021

DRAWING:

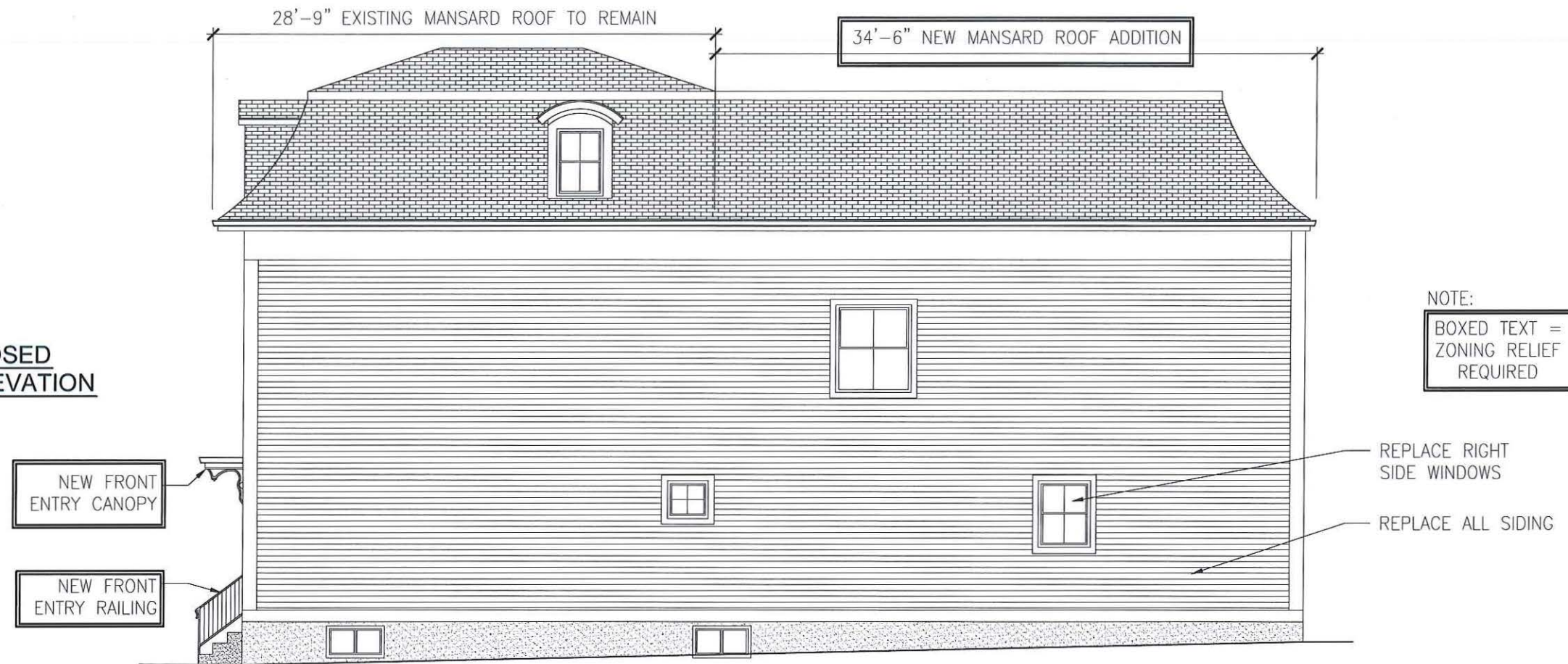
BZA SET
ELEVATIONS COMPARISONS

SCALE:

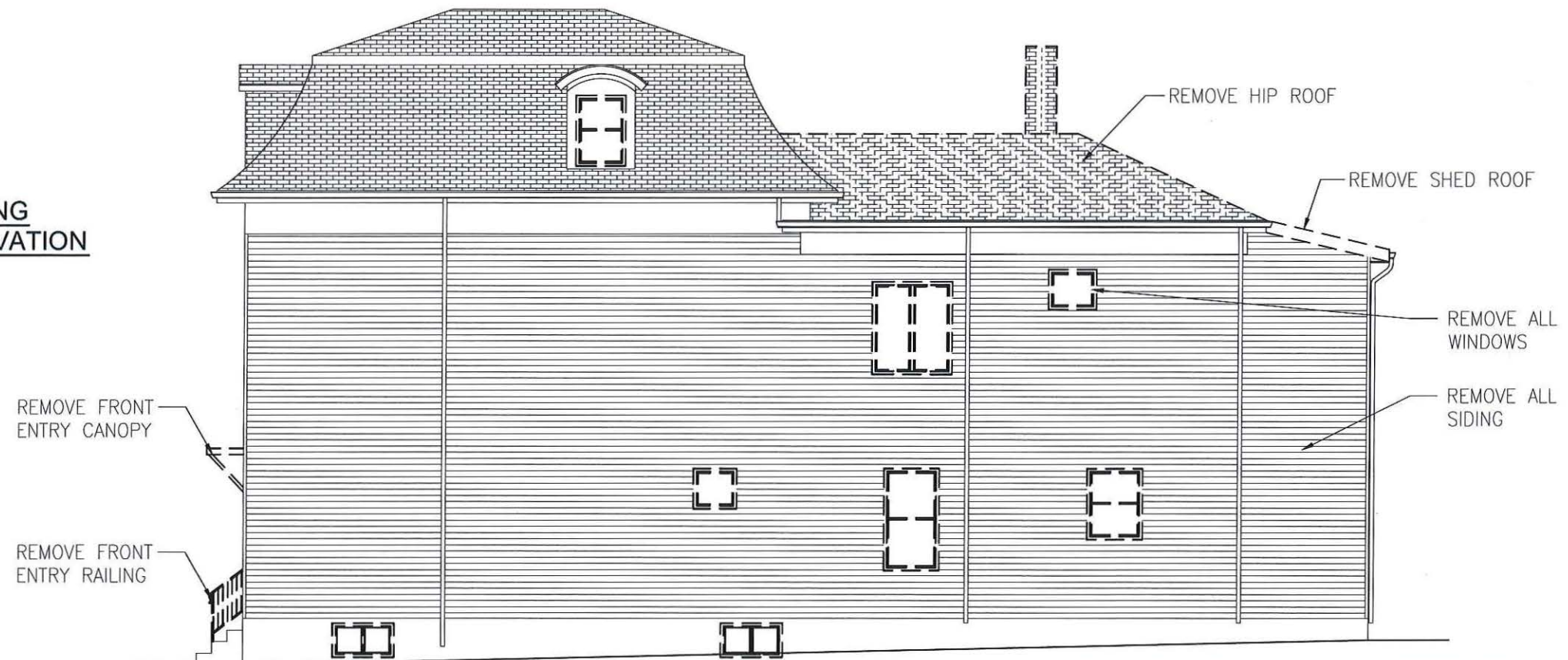
1/8" = 1'-0"

A2.2

**PROPOSED
RIGHT ELEVATION**



**EXISTING
RIGHT ELEVATION**



PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

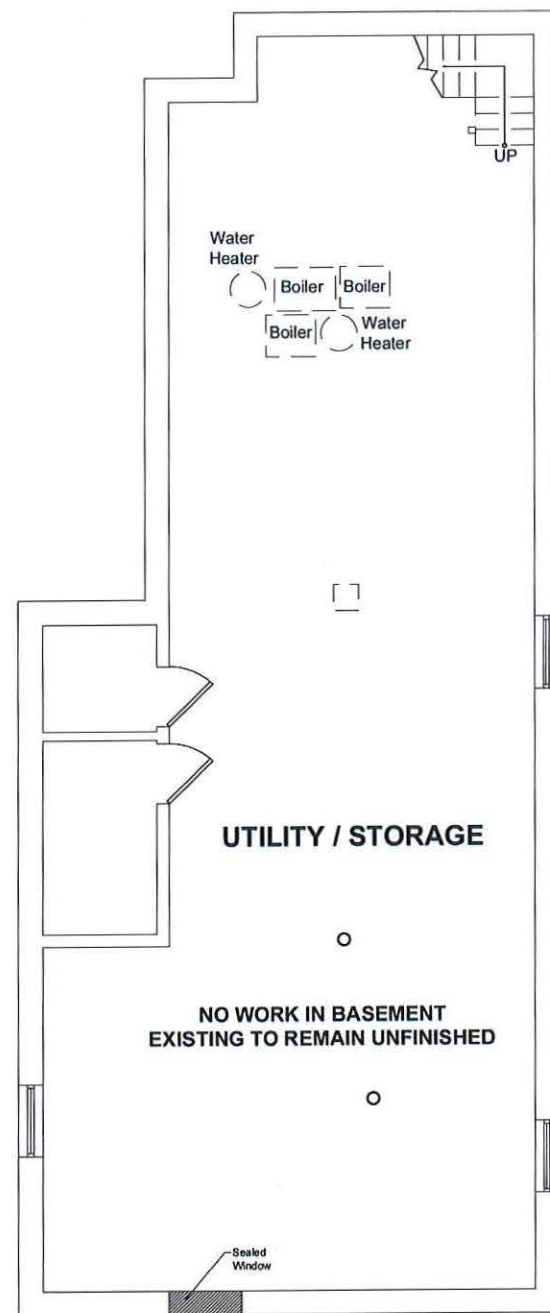
PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:
10 NOV. 2021

DRAWING:
BZA SET
ELEVATIONS COMPARISONS

SCALE:
1/8" = 1'-0"

A2.3



BASEMENT PLAN

Ceiling Height = 6'-9"

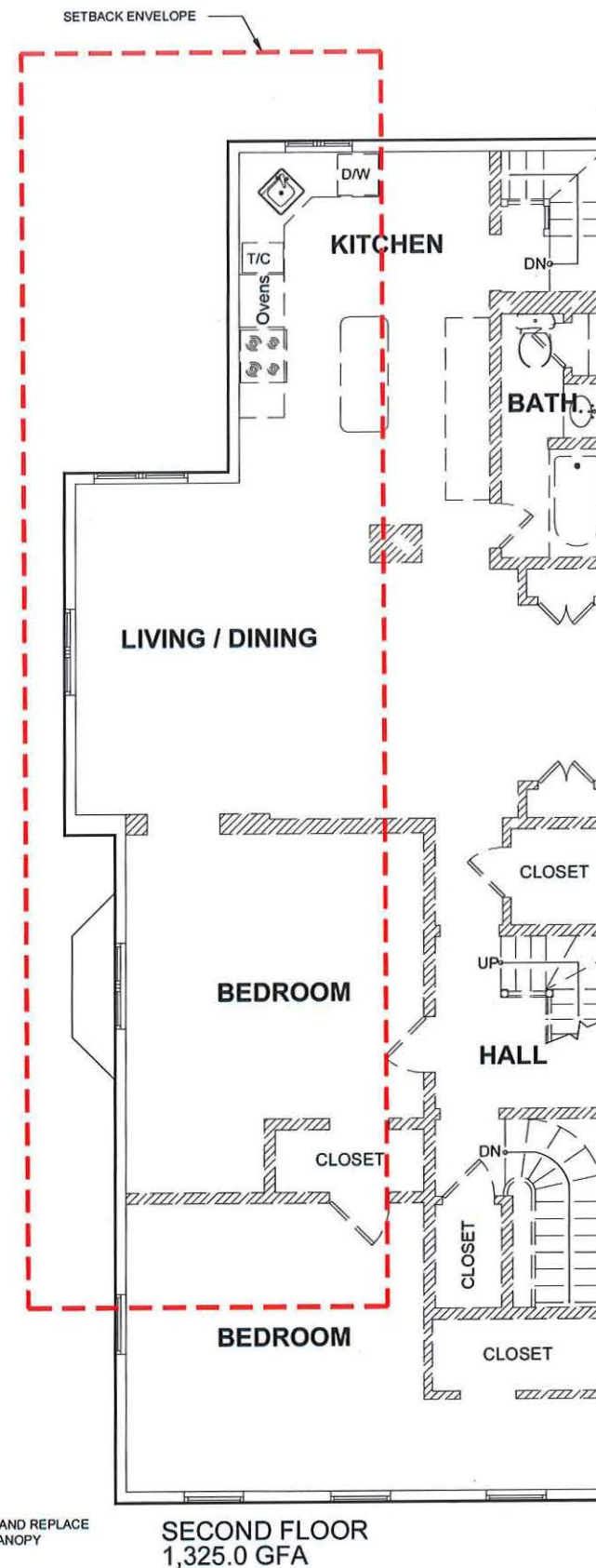
3,054.0 GFA / 3,612 =
.85 EXISTING FAR
1.75 MAX FAR ALLOWABLE



FIRST FLOOR
1,303.0 GFA

FIRST FLOOR PLAN - EXISTING

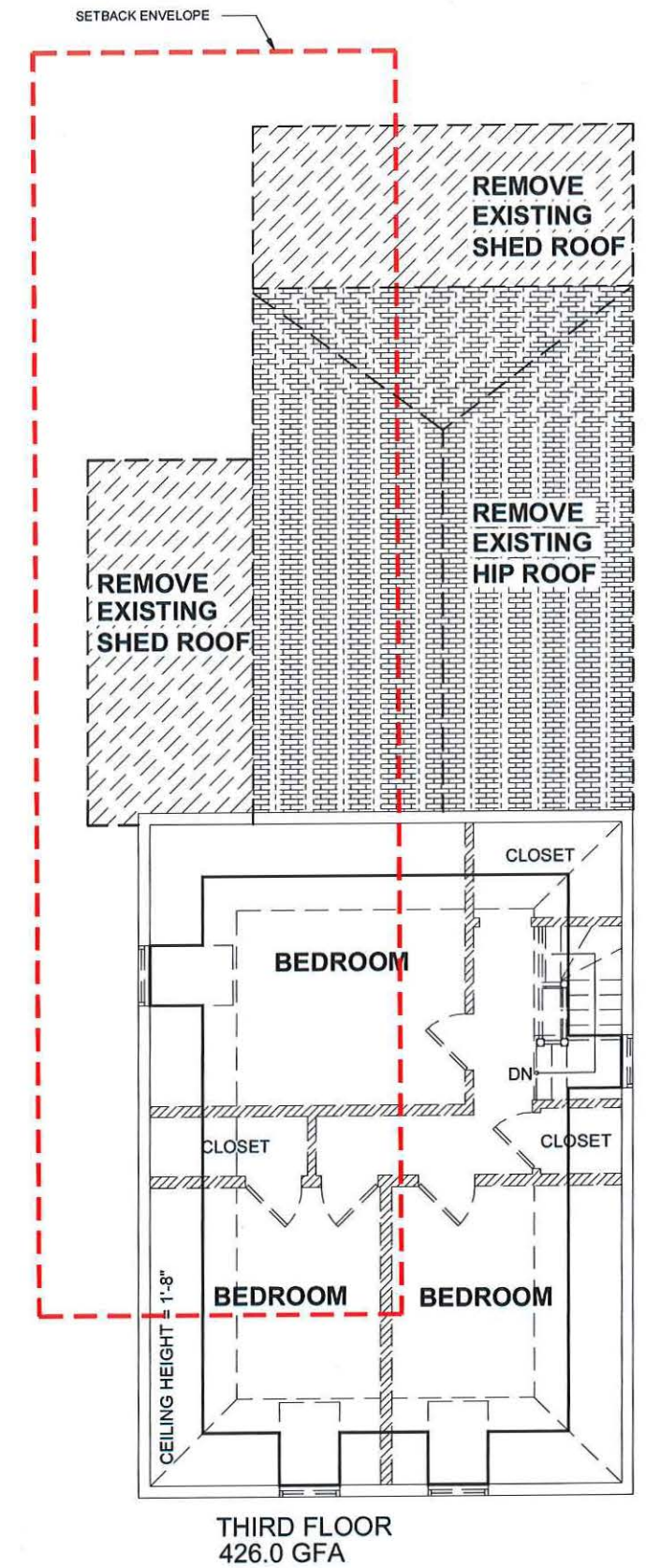
Ceiling Height = 9'-10"



SECOND FLOOR
1,325.0 GFA

SECOND FLOOR PLAN - EXISTING

Ceiling Height = 8'-11"



THIRD FLOOR
426.0 GFA

THIRD FLOOR PLAN - EXISTING

Ceiling Height = 7'-6"

PROJECT:

RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:

GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:

10 NOV. 2021

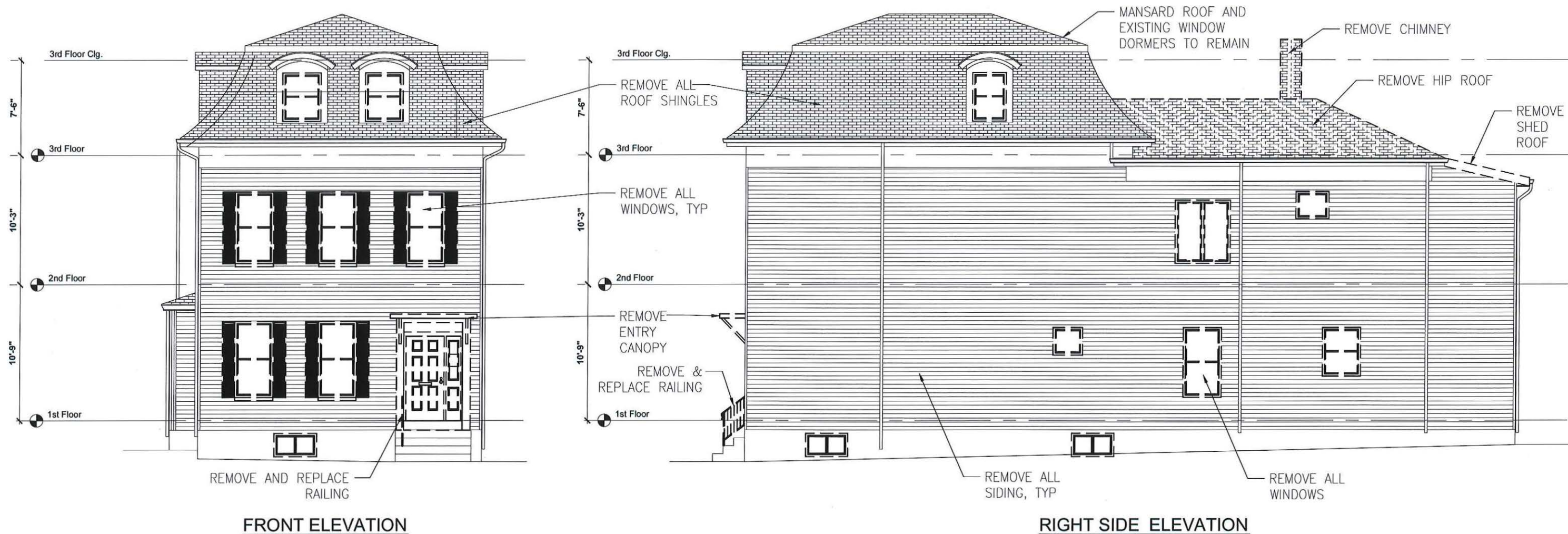
DRAWING:

**BZA SET
EXISTING PLANS**

SCALE:

1/8" = 1'-0"

D1.1



PROJECT:
 RENOVATIONS AND ADDITIONS
 462 Cambridge St
 Cambridge, MA

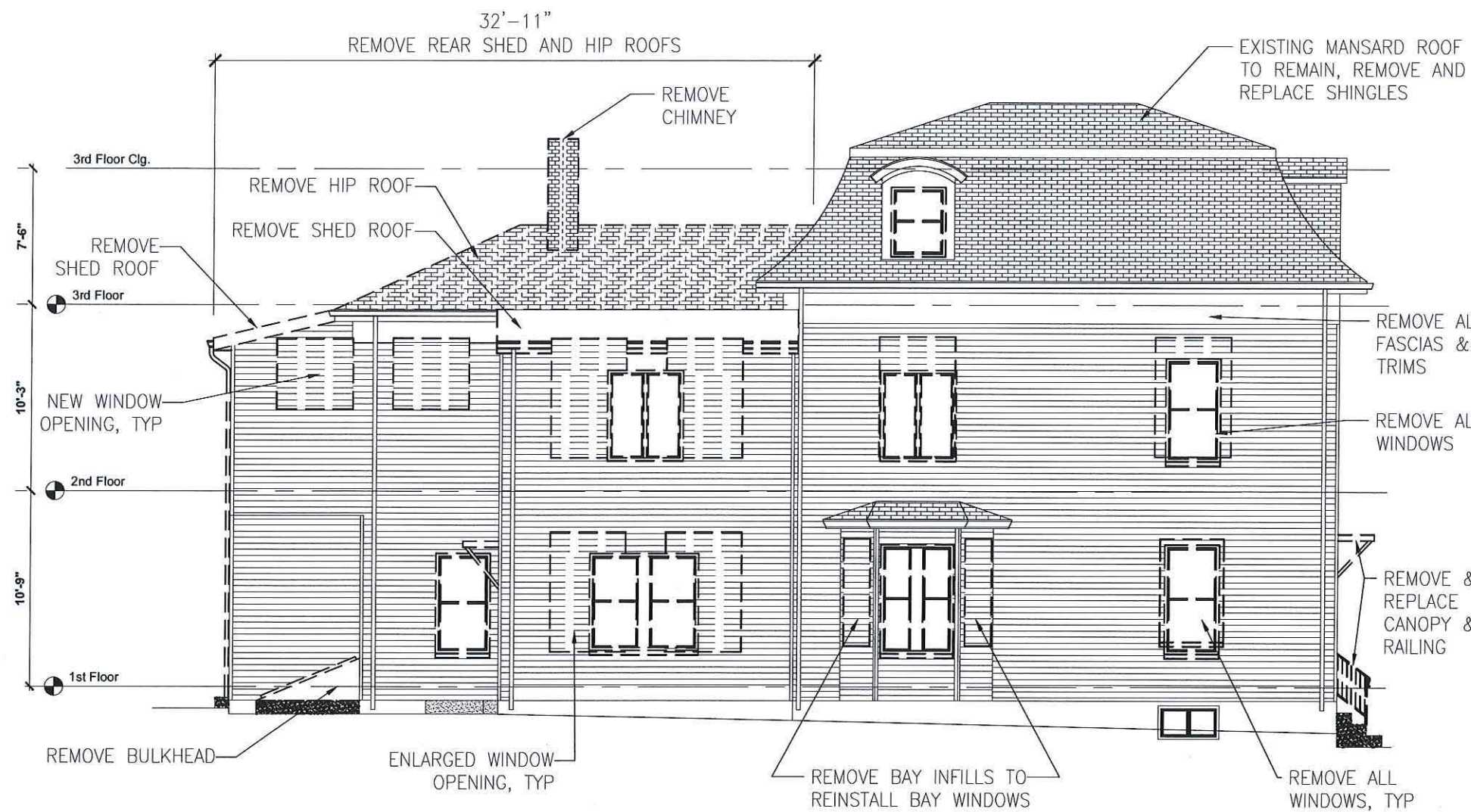
PREPARED BY:
 GCD ARCHITECTS
 2 Worthington St
 Cambridge, MA

DATE:
 10 NOV. 2021

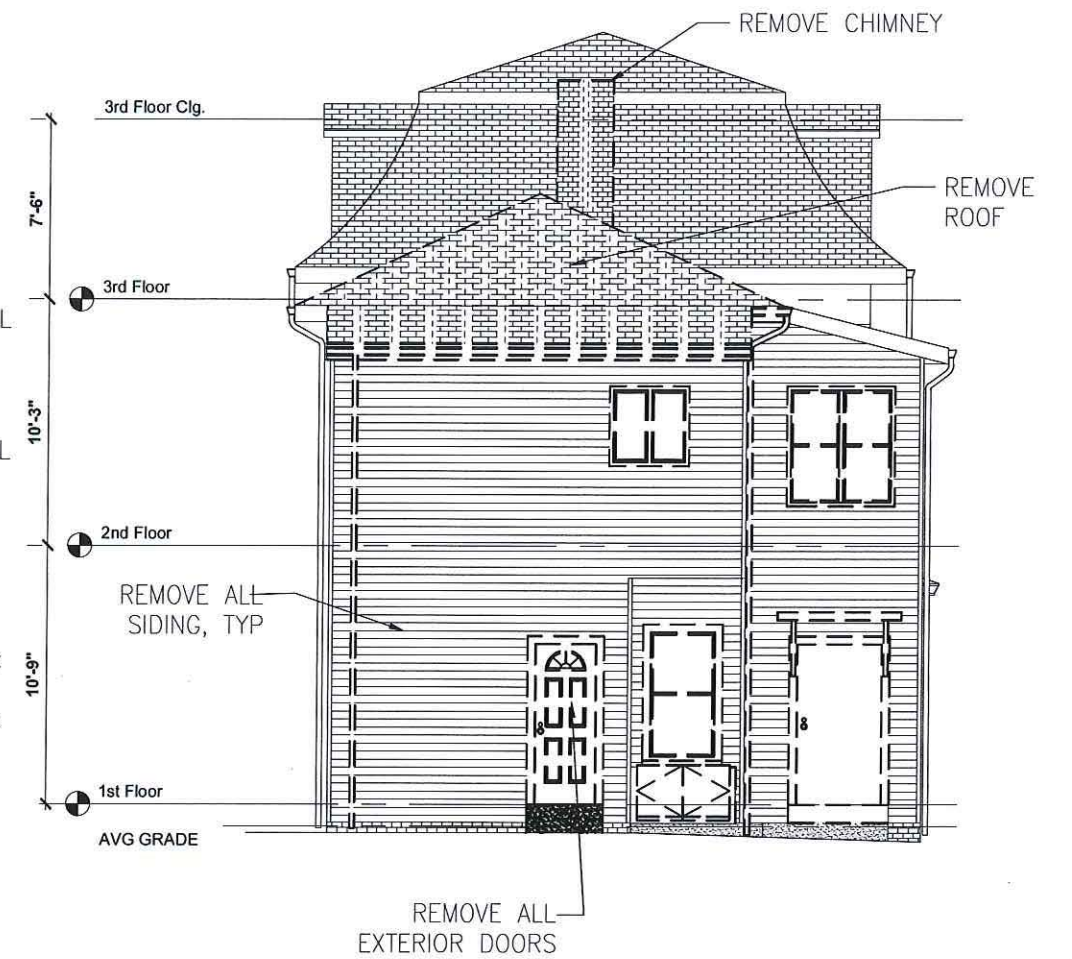
DRAWING:
 BZA SET
 EXISTING ELEVATIONS

SCALE:
 1/8" = 1'-0"

D2.1



LEFT SIDE ELEVATION



REAR ELEVATION

PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

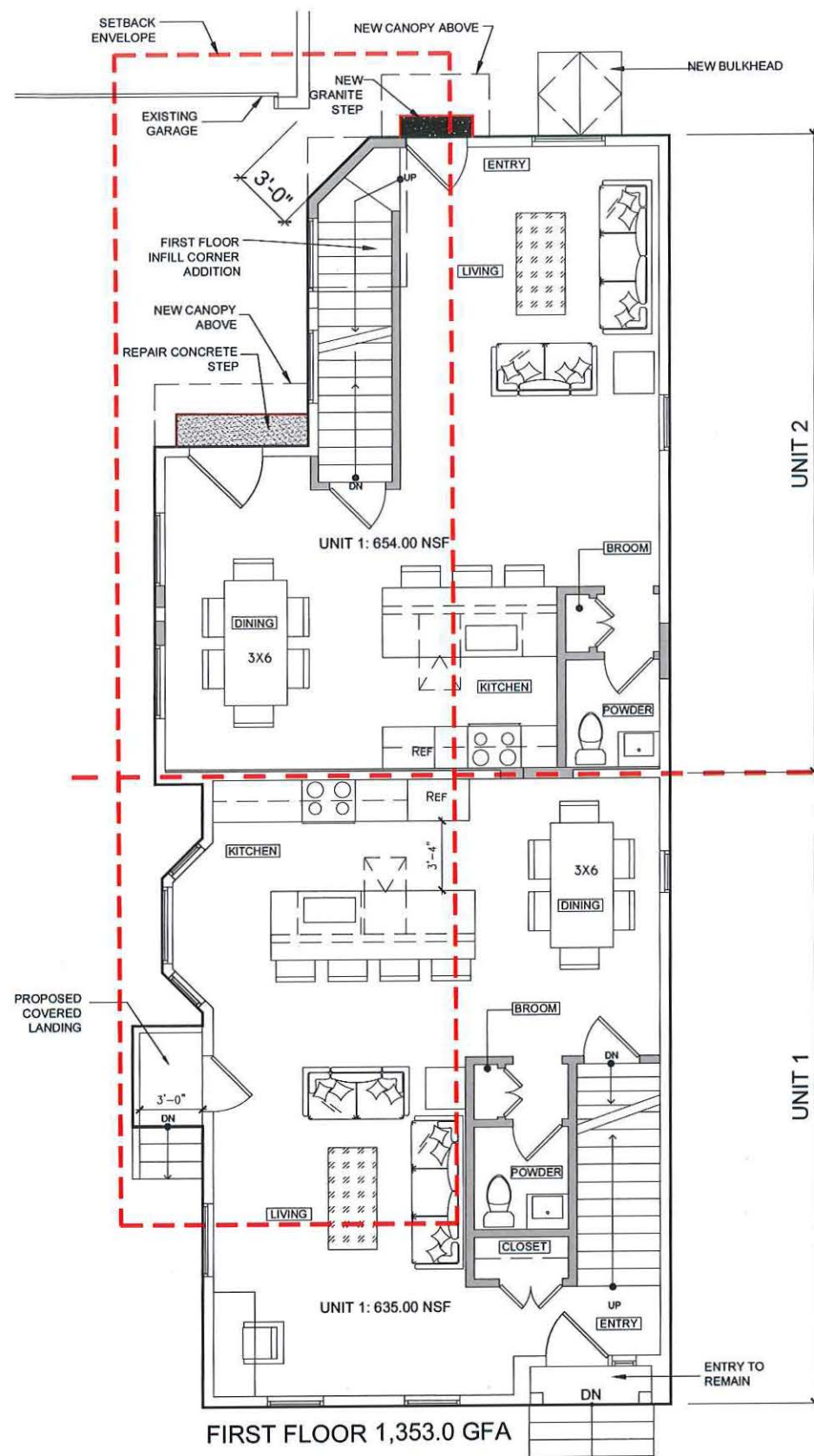
PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:
10 NOV. 2021

DRAWING:
BZA SET
EXISTING ELEVATIONS

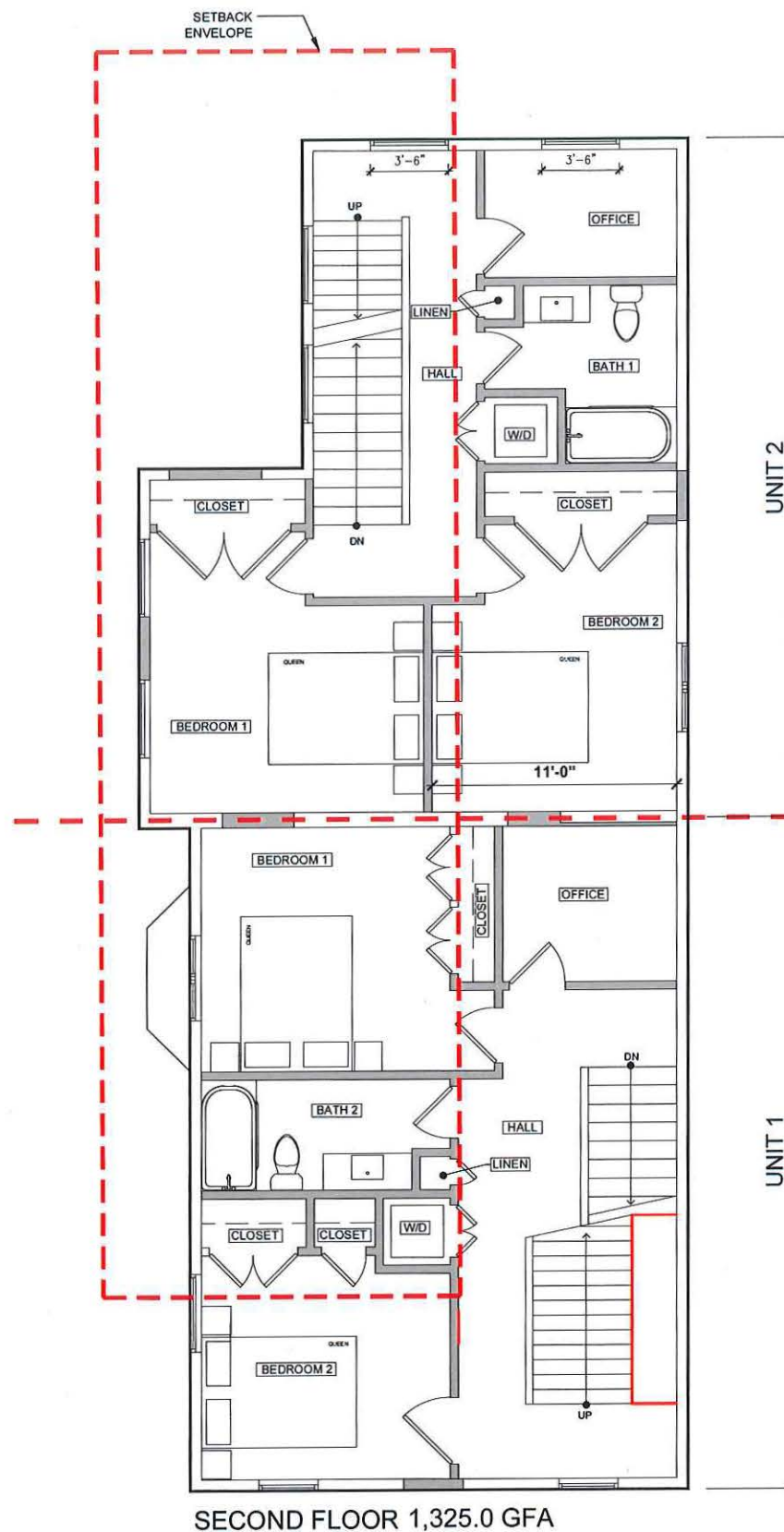
SCALE:
 $\frac{1}{8}" = 1'-0"$

D2.2



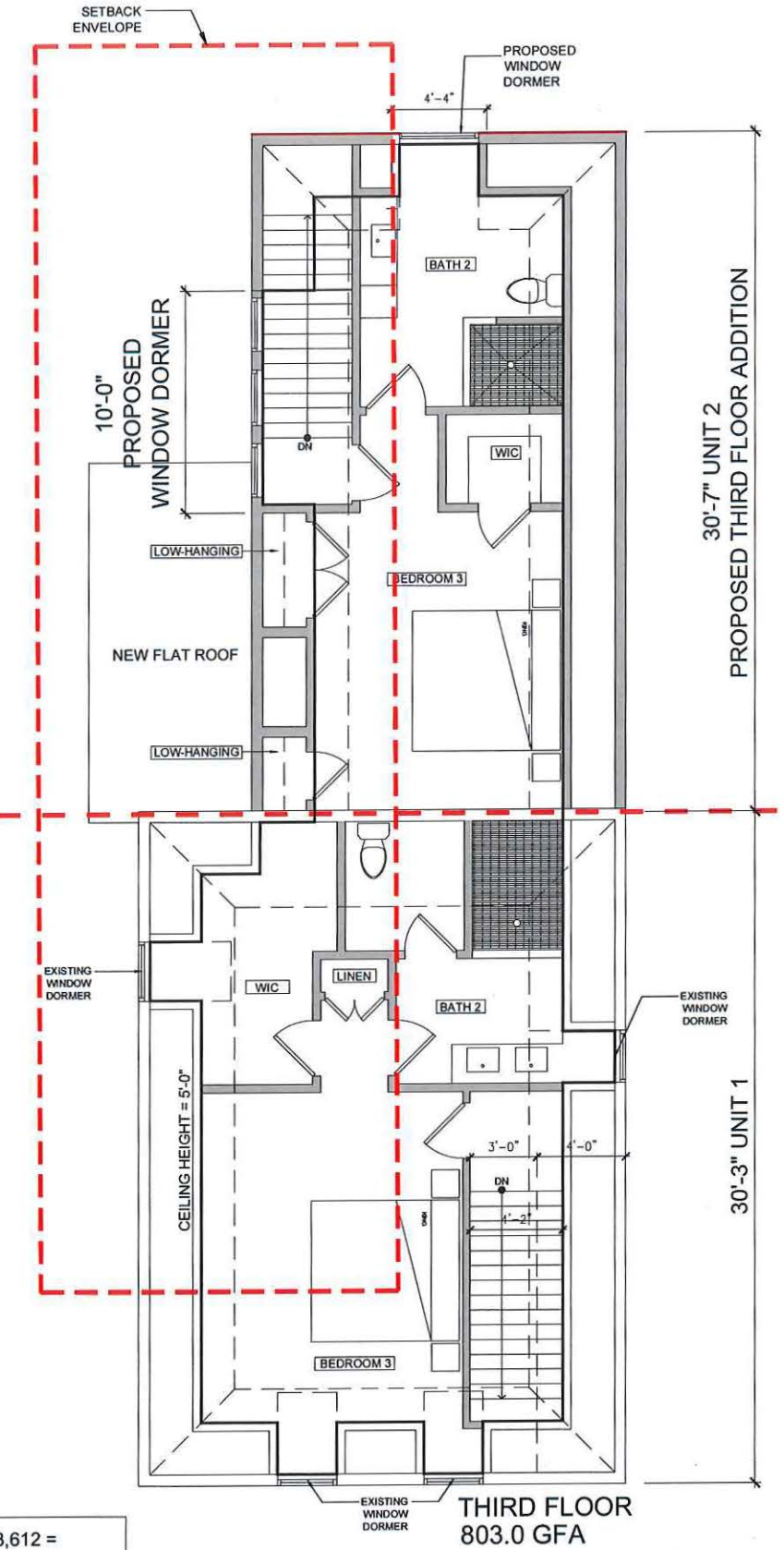
FIRST FLOOR PLAN - PROPOSED

Ceiling Height = 9'-10"



SECOND FLOOR PLAN - PROPOSED

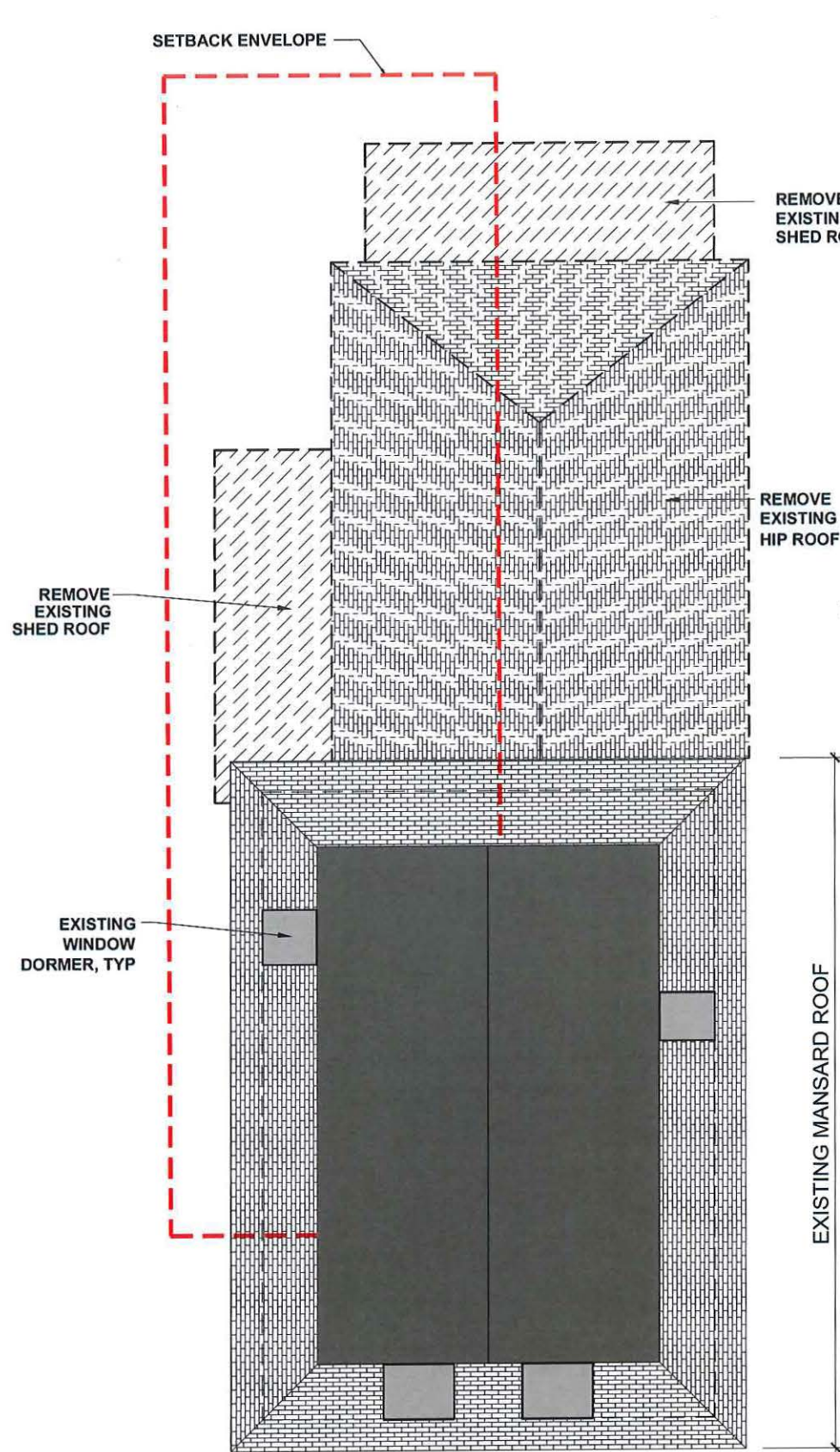
Ceiling Height = 8'-11"



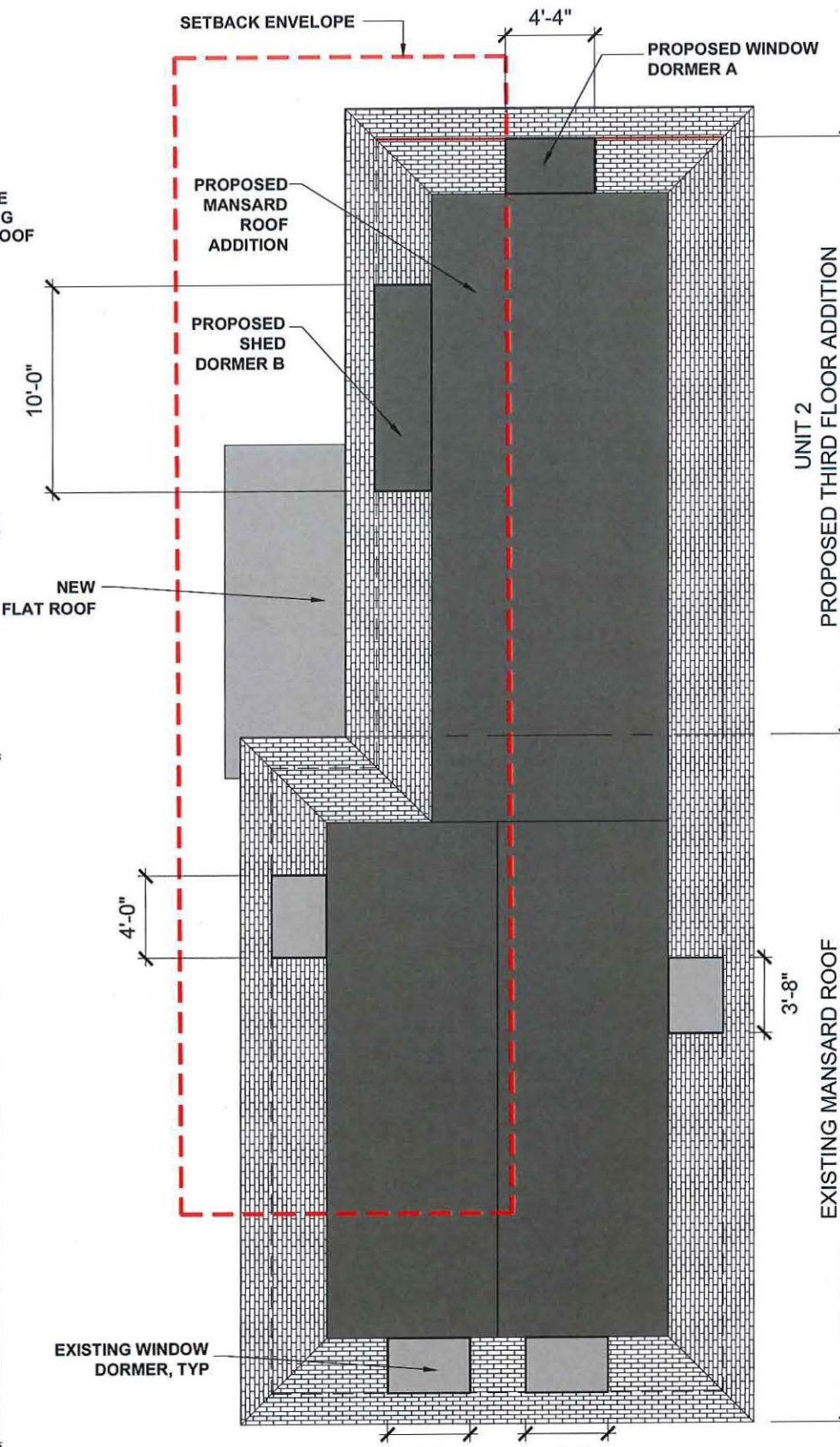
THIRD FLOOR PLAN - PROPOSED

Ceiling Height = 7'-6"

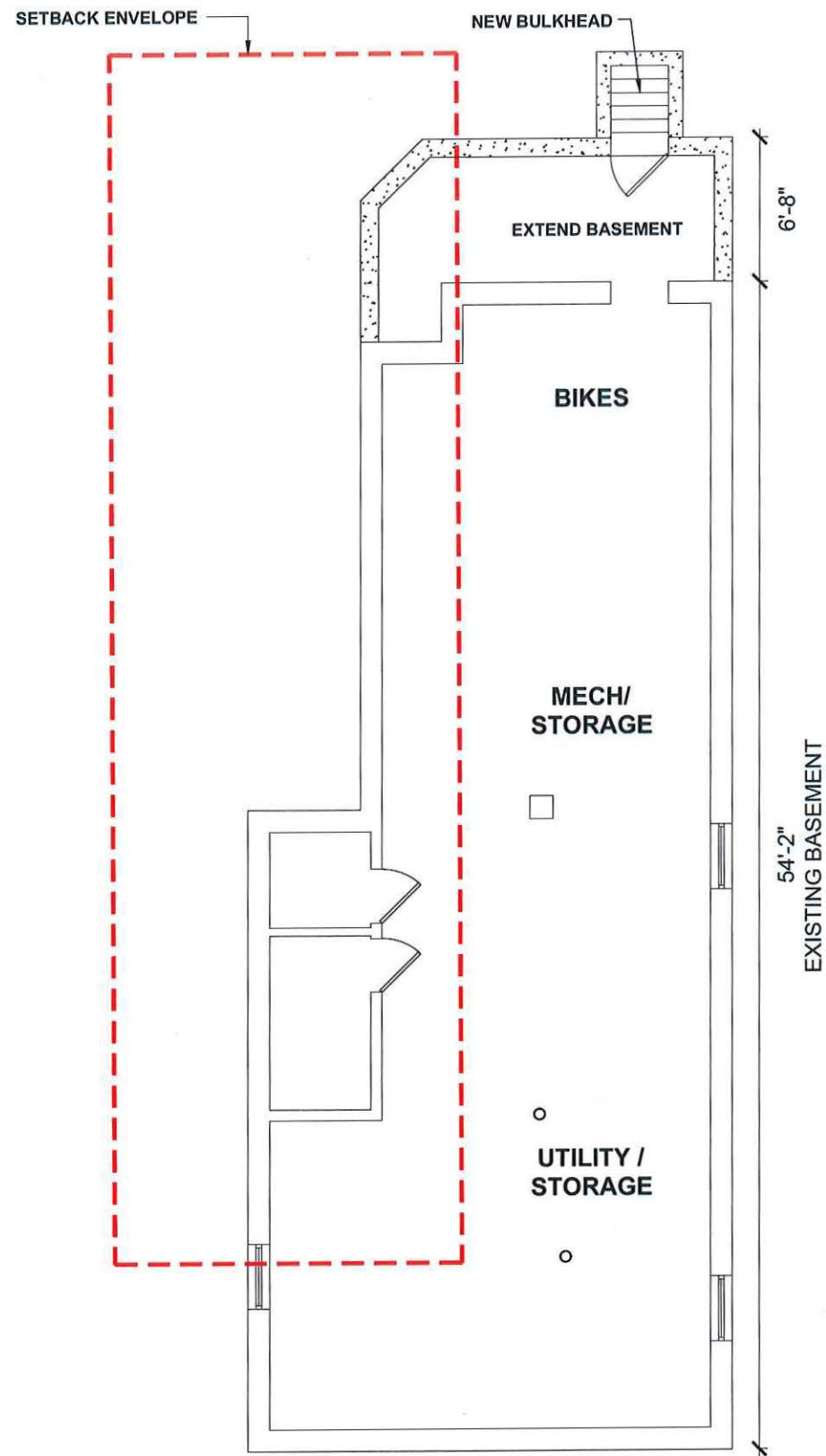
3,481.0 GFA / 3,612 =
.96 PROPOSED FAR
1.75 MAX FAR ALLOWABLE



ROOF PLAN - EXISTING



ROOF PLAN - PROPOSED



BASEMENT PLAN - PROPOSED
Ceiling Height = 6'-9"

PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

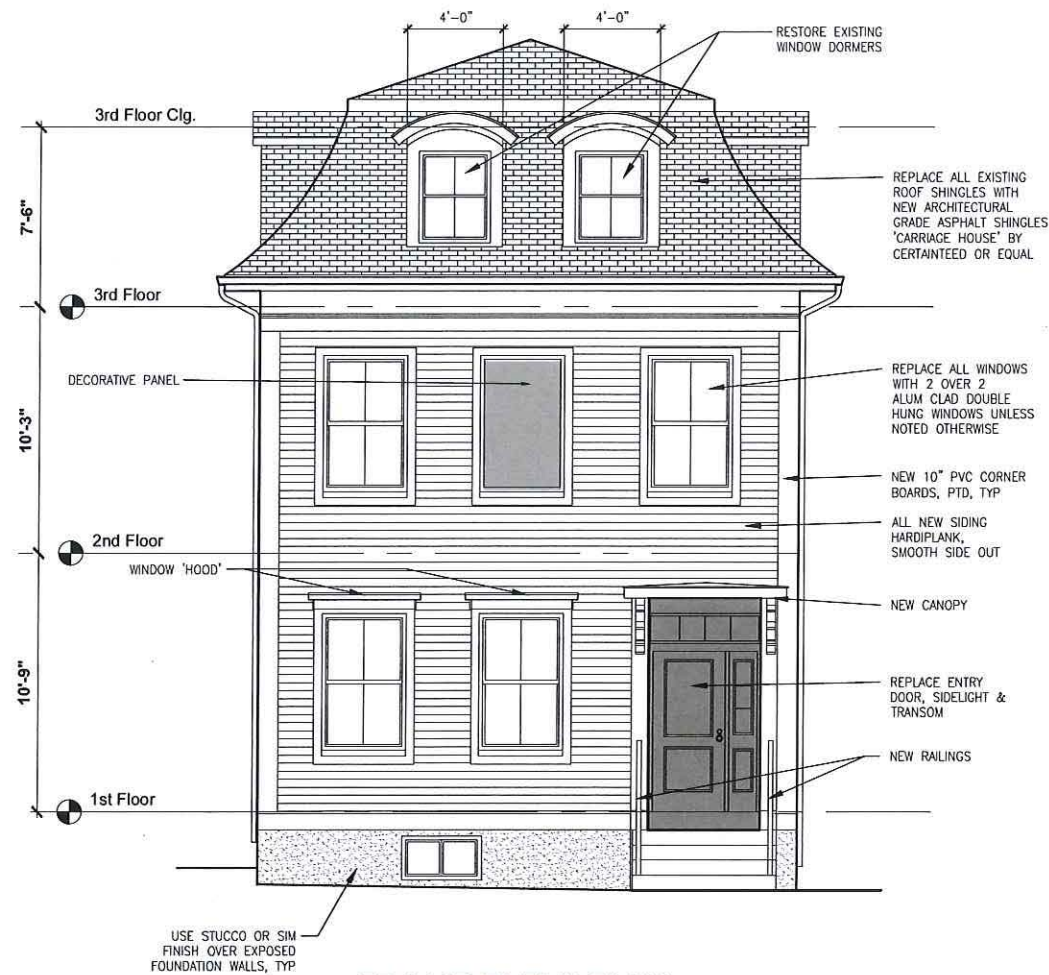
PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:
10 NOV. 2021

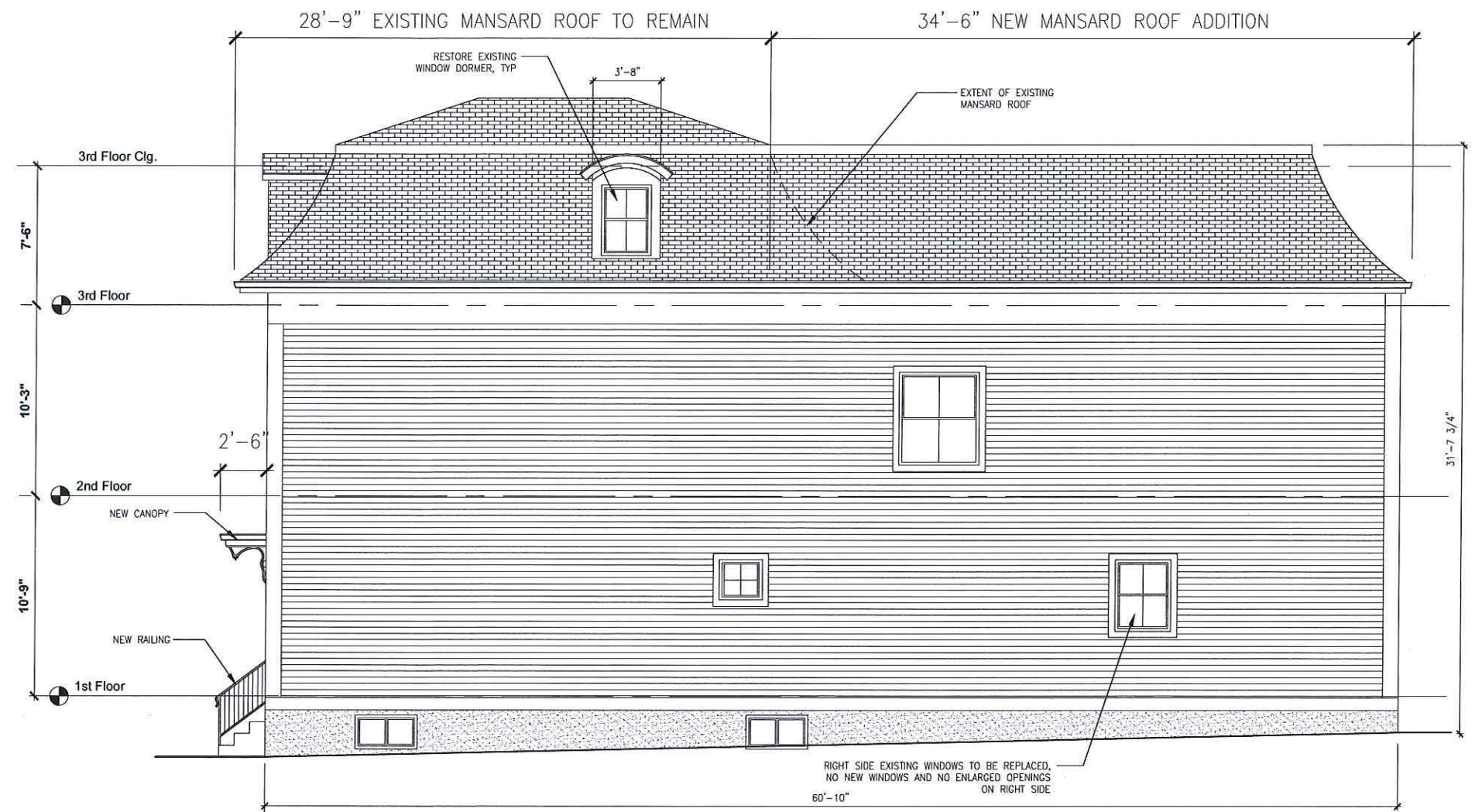
DRAWING:
BZA SET
PROPOSED PLANS

SCALE:
1/8" = 1'-0"

A1.2



FRONT ELEVATION



FRONT ELEVATION

PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

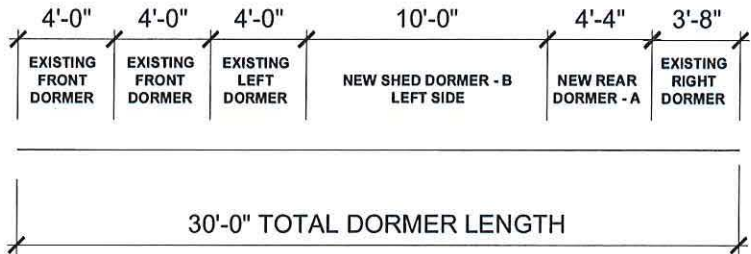
DATE:
10 NOV. 2021

DRAWING:
BZA SET
PROPOSED ELEVATIONS

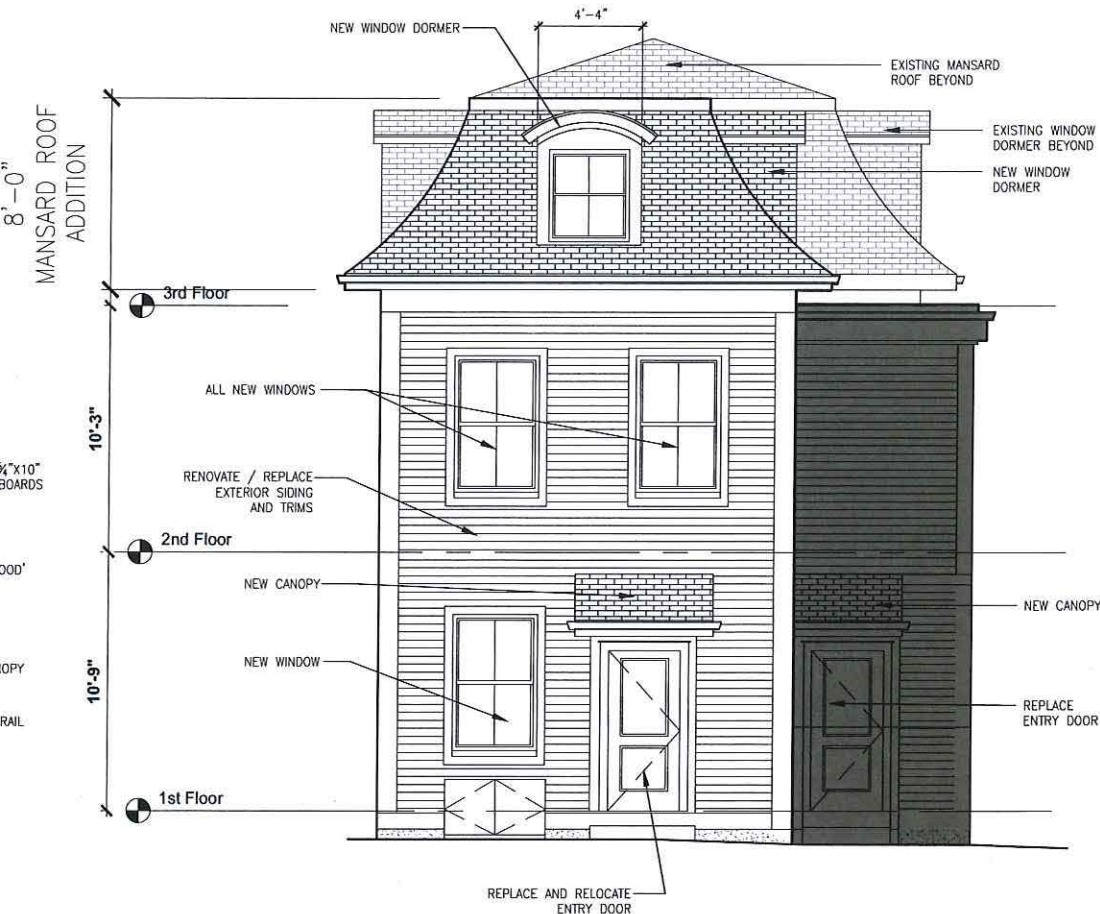
SCALE:
1/8" = 1'-0"

A3.1

TOTAL DORMERS



LEFT SIDE ELEVATION



REAR ELEVATION

PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:
10 NOV. 2021

DRAWING:
BZA SET
PROPOSED ELEVATIONS

SCALE:
1/8" = 1'-0"

A3.2

PROJECT ADDRESS: 462 CAMBRIDGE ST, CAMBRIDGE, MA 02139
LOT SIZE: 3,612 SF
ZONING DISTRICT: BUSINESS A
(5.28.1.A) DWELLINGS IN NON RESIDENTIAL DISTRICTS: B-A DISTRICT SAME DIMENSIONAL REQUIREMENTS AND OTHER RESTRICTIONS AS A DWELLING IN A RESIDENCE C-2B DISTRICT

ZONING LEGEND			
ZONING DISTRICT: BUSINESS C2B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	3,612 S.F. (M)	NO CHANGE
MIN. LOT AREA PER DWELLING UNIT	600 S.F.	1,785± S.F. (M) 1,806± S.F. (R)	NO CHANGE
MIN. YARD FRONT	10'	1.25'	NO CHANGE
SIDE (RIGHT) (A)	13.4'	2.5'	NO CHANGE
SIDE (LEFT) (A)	13.4'	11.9'	NO CHANGE
REAR (A)	20'	23.9'	NO CHANGE
MAX. BLDG. HEIGHT (B)	45'	30.0'	33.0'
MIN OPEN SPACE	15%	0.04%	25%
MIN. LOT WIDTH	50'	42'	NO CHANGE
MAX. F.A.R.	1.75	.84	.95

ZONING BYLAWS FOOTNOTES:

FRONT SETBACK: $H+L/4$ ($33.0'+60.8'/5 = 18.16'$)

IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TWENTY (10) FEET.

REAR SETBACK: $H+L/4$ ($33.0'+60.8'/5 = 18.16'$)

IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET.

SIDE SETBACK: $H+L/7*$ ($33.0'+60.8'/7 = 13.4'$ REQUIRED PER EXISTING HEIGHT

SIDE SETBACK: $H+L/7*$ ($33.0'+60.8'/7 = 13.4'$ REQUIRED PER INCREASE HEIGHT

*(5.24.4.1) FOR BLDG LESS THAN 40' IN HEIGHT

THE DENOMINATOR MAY BE INCREASED BY 2

B) EXISTING AVERAGE HEIGHT

HEIGHT 1 34.14'

HEIGHT 2 27.14'

HEIGHT 3 22.65'

LENGTH 1 32.29'

LENGTH 2 21.62'

LENGTH 3 6.92'

$(34.14' \times 32.29') + (27.14' \times 21.62') + (22.65' \times 6.92')$

32.29' + 21.62' + 6.92'

1,851 / 60.83 = 30'-0" AVERAGE HEIGHT

B) PROPOSED AVERAGE HEIGHT

HEIGHT 1 34.14'

HEIGHT 2 27.14'

LENGTH 1 32.29'

LENGTH 2 28.54'

$(34.14' \times 32.29') + (27.14' \times 28.54')$

32.29' + 28.54'

2,005 / 60.83 = 33'-0" AVERAGE HEIGHT

FAR

3,612.00 SF LOT * 1.75 = 6,321.00 ALLOWABLE

PROPOSED GFA = 3,418.00 GFA

EXISTING GFA = 3,054.00 GFA

EXISTING GFA CALCS:

FIRST FLOOR SECOND FLOOR THIRD FLOOR

1,303.0 GFA + 1,325.0 GFA + 426.0 GFA* = 3,054.0 / 3,612.0 SF LOT =

.84 FAR EXISTING

EXISTING GFA CALCS:

FIRST FLOOR SECOND FLOOR THIRD FLOOR

1,370.0 GFA + 1,325.0 GFA + 756.0 GFA* = 3,451.0 / 3,612.0 SF LOT =

.95 FAR PROPOSED

*THIRD FLOOR SPACE WITH 5'-0" OR GREATER HEAD HEIGHT

PRIVATE OPEN SPACE

.15 X 3,612.00 SF LOT = 541.80 REQUIRED PRIVATE OPEN SPACE

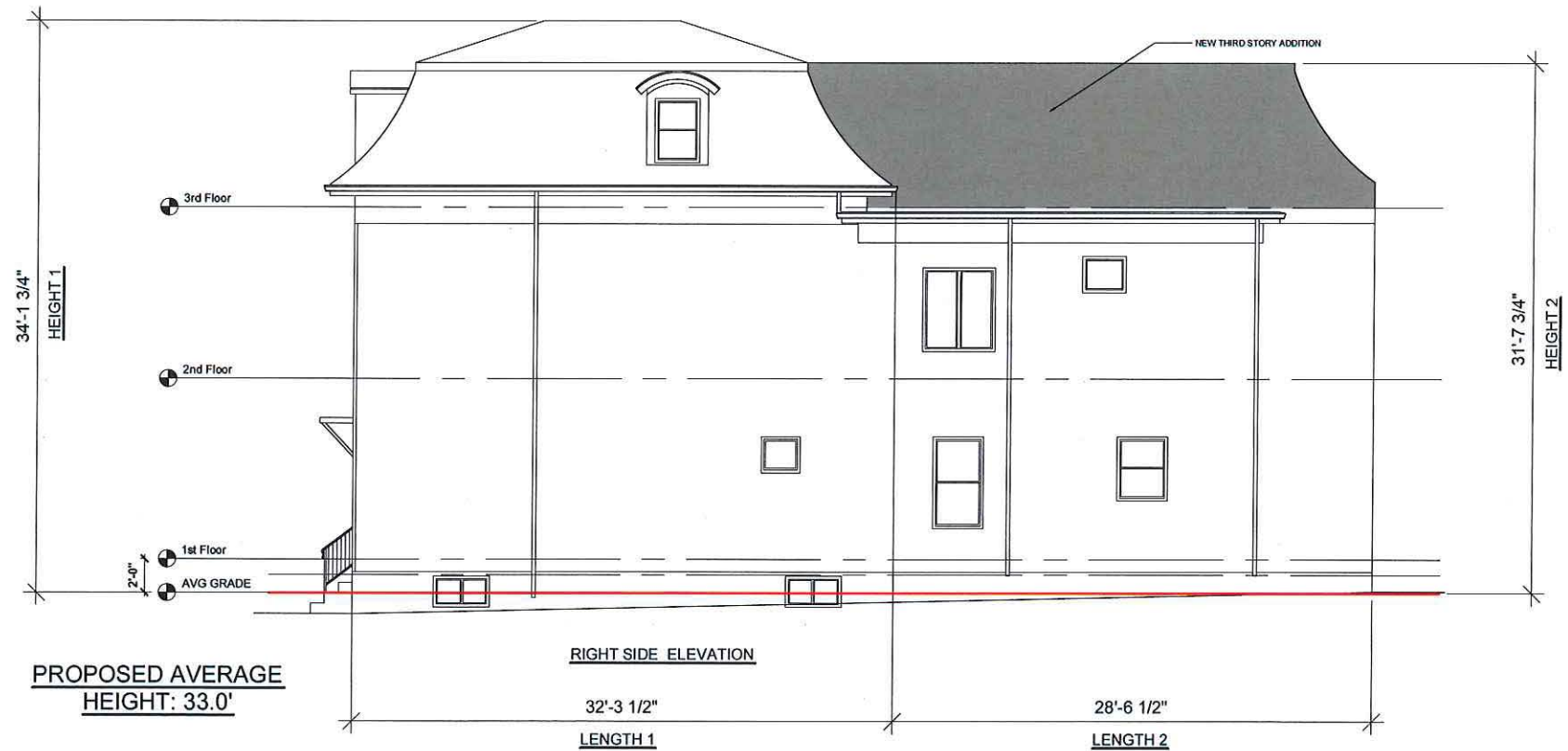
.50 X 541.0 SF = 270.5 REQUIRED USABLE SPACE WITH 15X15 MIN DIMS

EXISTING OPEN SPACE: 162.0 SF / 3,612 = .04

EXISTING USABLE OPEN SPACE: 0 SF

PROPOSED OPEN SPACE, 920.0 SF

PROPOSED USABLE OPEN SPACE WITH 15'X15' MIN DIMS, 392.0 SF



PROJECT:
RENOVATIONS AND ADDITIONS
462 Cambridge St
Cambridge, MA

PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA

DATE:
10 NOV. 2021

DRAWING:
BZA SET
ZONING CALCS

SCALE:
3/32" = 1'-0"

Z1.1

EXISTING LEGEND

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

ZONING LEGEND

ZONING DISTRICT: BUSINESS C2B

	REQUIRED	EXISTING
MIN. LOT SIZE	5,000 S.F.	3,612 S.F. (M)
MIN. LOT AREA PER DWELLING UNIT	600 S.F.	1,785± S.F. (M) 1,806± S.F. (R)
MIN. YARD FRONT	10'	1.1'
SIDE (RIGHT) (A)	13.4'	2.4'
SIDE (LEFT) (A)	13.4'	14.8'
REAR (A)	20'	23.8'
MAX. BLDG. HEIGHT (B)	45'	31.3'
MIN OPEN SPACE	15%	0%
MIN. LOT WIDTH	50'	42'
MAX. F.A.R.	1.75	.84

ZONING BYLAWS FOOTNOTES:

FRONT SETBACK: $H+L/4$ ($33.0'+80.8'/5 = 18.16'$)
IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TWENTY (10) FEET.
REAR SETBACK: $H+L/4$ ($33.0'+80.8'/5 = 18.16'$)
IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET.
SIDE SETBACK: $H+L/7*$ ($33.0'+80.8'/7 = 13.4'$) REQUIRED PER EXISTING HEIGHT
SIDE SETBACK: $H+L/7*$ ($33.0'+80.8'/7 = 13.4'$) REQUIRED PER INCREASE HEIGHT

* $(3.24-4.1)$ FOR BLDG LESS THAN 40' IN HEIGHT
THE DENOMINATOR MAY BE INCREASED BY 2

B) EXISTING AVERAGE HEIGHT

HEIGHT 1	34.14'
HEIGHT 2	27.14'
HEIGHT 3	22.65'
LENGTH 1	32.29'
LENGTH 2	21.82'
LENGTH 3	6.92'

1,851 / 60.83 = 30'-0" AVERAGE HEIGHT

B) PROPOSED AVERAGE HEIGHT

HEIGHT 1	34.14'
HEIGHT 2	27.14'
LENGTH 1	32.29'
LENGTH 2	28.54'

2,005 / 60.83 = 33'-0" AVERAGE HEIGHT

FAR

3,612.00 SF LOT * 1.75 = 6,321.00 ALLOWABLE

PROPOSED GFA = 3,418.00 GFA

EXISTING GFA = 3,054.00 GFA

EXISTING GFA CALCS:
FIRST FLOOR 1,325.0 GFA + SECOND FLOOR 1,325.0 GFA + THIRD FLOOR 404.0 GFA = 3,054.0 / 3,612.0 SF LOT = .84 FAR EXISTING

EXISTING GFA CALCS:
FIRST FLOOR 1,370.0 GFA + SECOND FLOOR 1,325.0 GFA + THIRD FLOOR 758.0 GFA = 3,453.0 / 3,612.0 SF LOT = .95 FAR PROPOSED

*THIRD FLOOR SPACE WITH 5'-0" OR GREATER HEAD HEIGHT

PRIVATE OPEN SPACE

.15 X 3,612.00 SF LOT = 541.80 REQUIRED PRIVATE OPEN SPACE

.50 X 541.0 SF = 270.5 REQUIRED USABLE SPACE WITH 15X15 MIN DIMS

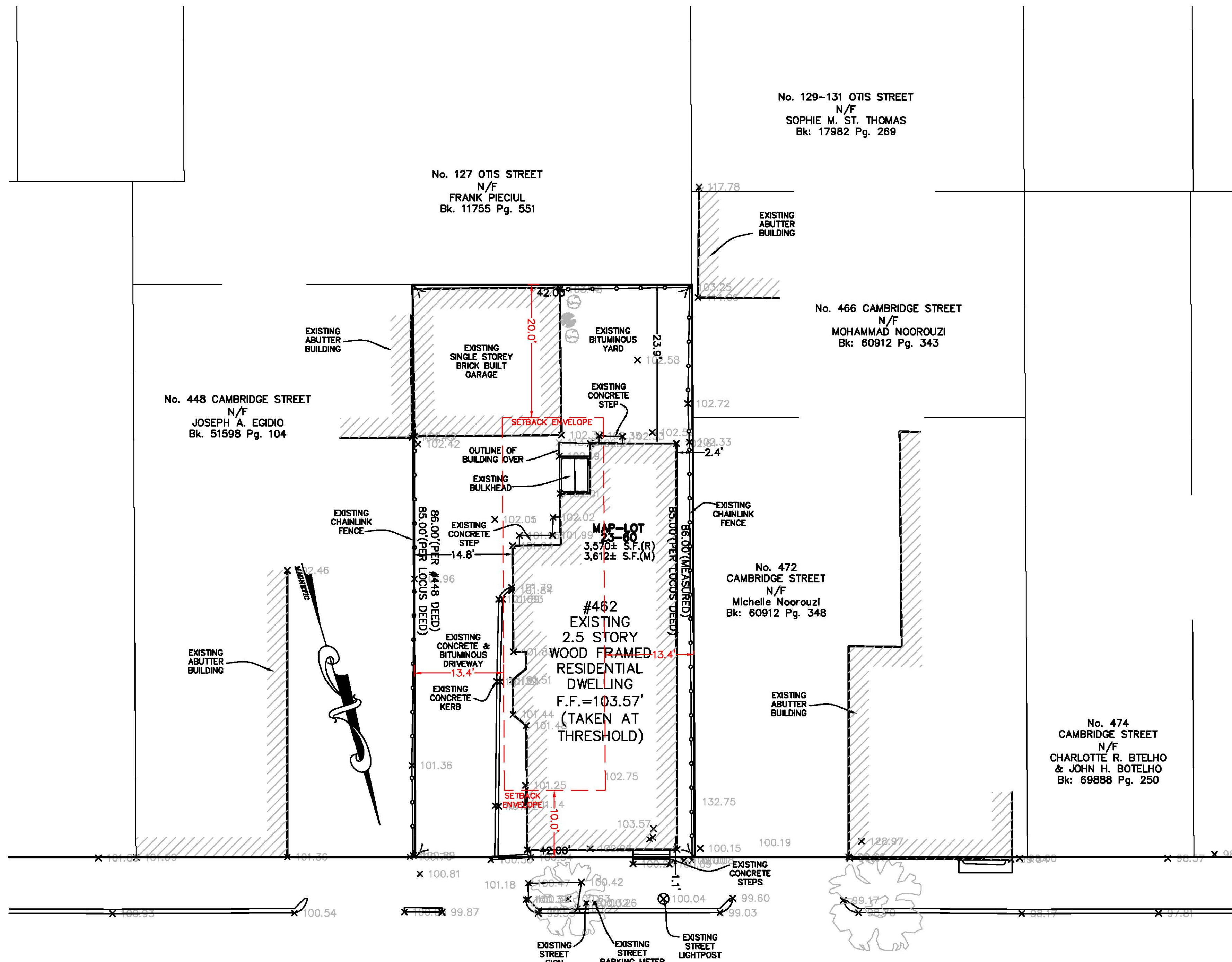
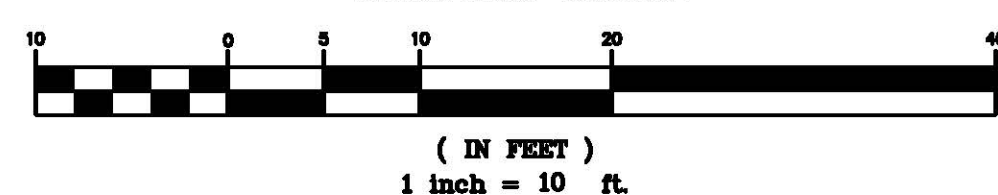
EXISTING OPEN SPACE: 0 SF

EXISTING USABLE OPEN SPACE: 0 SF

PROPOSED OPEN SPACE, 818.0 SF

PROPOSED USABLE OPEN SPACE WITH 15'X15' MIN DIMS, 392.0 SF

GRAPHIC SCALE



CAMBRIDGE STREET

(PUBLIC WAY - 66' WIDE)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-01-2021.

2. DEED REFERENCE: BOOK 65056 PAGE 105, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

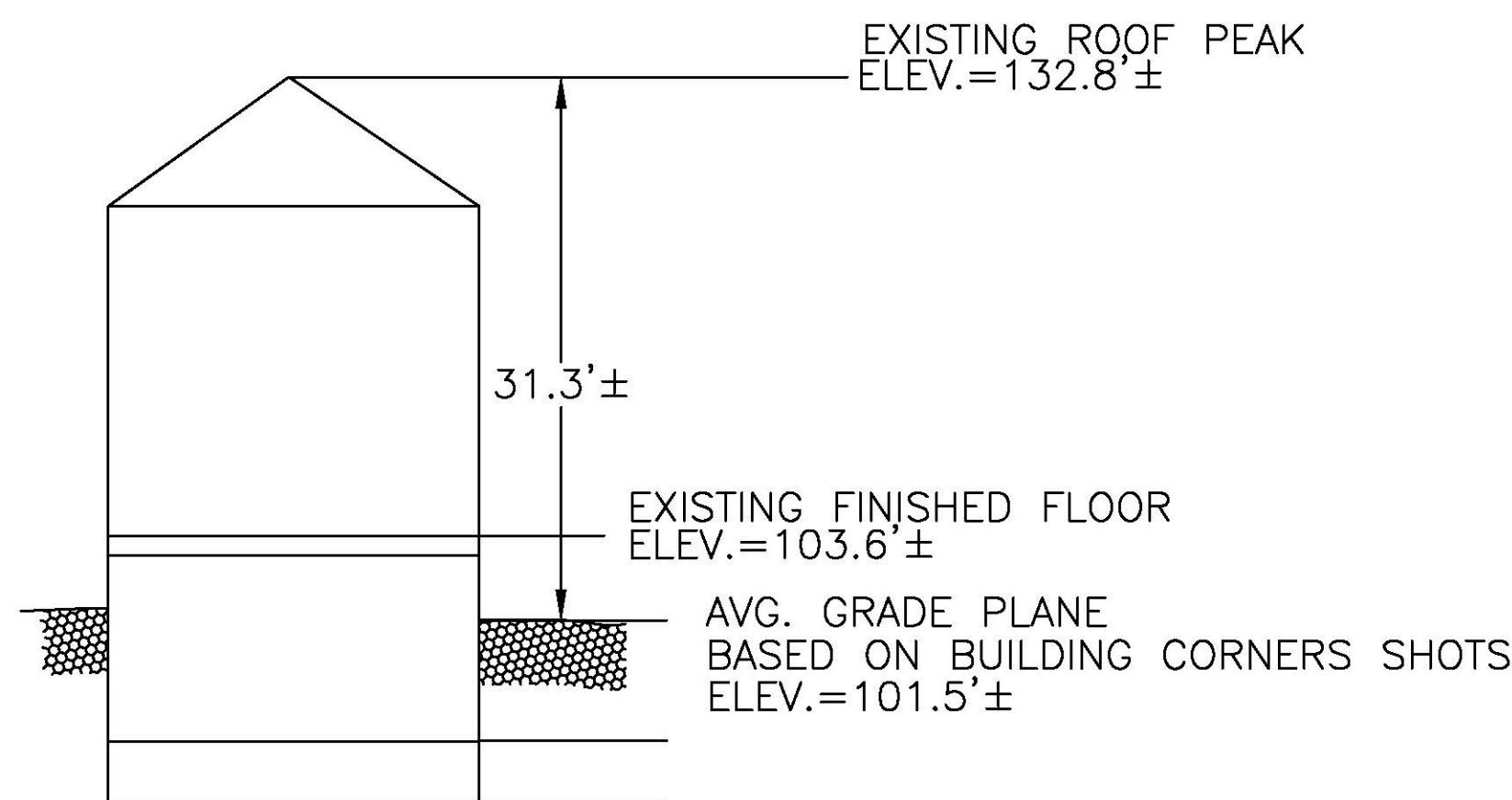
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.

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 THAN 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. ZONING DISTRICT = BUSINESS A



EXISTING PROFILE NOT TO SCALE

SCALE	1"=10'		
DATE	10/12/2021	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1		
CLIENT:	462 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS		
DRAWN BY	PLOT PLAN OF LAND		
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
APPD BY	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		

SHEET NO.

1

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLICS, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.



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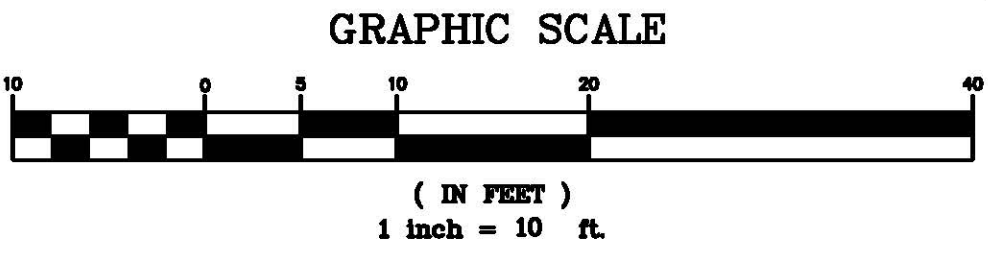
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EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UT	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
CB	CATCH BASIN
F	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
HY	HYDRANT
T	TREE

ZONING LEGEND			
ZONING DISTRICT: BUSINESS C2B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	3,612 S.F. (M)	NO CHANGE
MIN. LOT AREA PER DWELLING UNIT	600 S.F.	1,785± S.F. (M) 1,806± S.F. (R)	NO CHANGE
MIN. YARD FRONT	10'	1.1'	NO CHANGE
SIDE (RIGHT) (A)	13.4'	2.4'	NO CHANGE
SIDE (LEFT) (A)	13.4'	14.8'	NO CHANGE
REAR (A)	20'	23.8'	NO CHANGE
MAX. BLDG. HEIGHT (B)	45'	31.3'	33.0'
MIN OPEN SPACE	15%	0.0%	25%
MIN. LOT WIDTH	50'	42'	NO CHANGE
MAX. F.A.R.	1.75	.84	.95

ZONING BYLAWS FOOTNOTES:	
FRONT SETBACK: $H+L/4$ ($33.0'+60.8'/5 = 18.16'$) IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TWENTY (10) FEET.	
REAR SETBACK: $H+L/4$ ($33.0'+60.8'/5 = 18.16'$) IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET.	
SIDE SETBACK: $H+L/7*$ ($33.0'+60.8'/7 = 13.4'$) REQUIRED PER EXISTING HEIGHT	
SIDE SETBACK: $H+L/7*$ ($33.0'+60.8'/7 = 13.4'$) REQUIRED PER INCREASE HEIGHT	
$*(5.24-4.1)$ FOR BLDG LESS THAN 40' IN HEIGHT THE DENOMINATOR MAY BE INCREASED BY 2	
B) EXISTING AVERAGE HEIGHT	
HEIGHT 1 34.14' HEIGHT 2 27.14' HEIGHT 3 22.65'	$(34.14 \times 32.28') + (27.14' \times 21.82') + (22.65' \times 6.92')$ $32.28' + 21.82' + 6.92'$
LENGTH 1 32.28' LENGTH 2 21.82' LENGTH 3 6.92'	$1,851 / 60.83 = 30'-0"$ AVERAGE HEIGHT
B) PROPOSED AVERAGE HEIGHT	
HEIGHT 1 34.14' HEIGHT 2 27.14' LENGTH 1 32.28' LENGTH 2 28.54'	$(34.14 \times 32.28') + (27.14' \times 28.54')$ $32.28' + 28.54'$ $2,005 / 60.83 = 33'-0"$ AVERAGE HEIGHT
FAR	
$3,612.00$ SF LOT * $1.75 = 6,321.00$ ALLOWABLE	
PROPOSED GFA = $3,418.00$ GFA	
EXISTING GFA = $3,054.00$ GFA	
EXISTING GFA CALCS:	
FIRST FLOOR 1,320.0 GFA + SECOND FLOOR 756.0 GFA + THIRD FLOOR 978.0 GFA = $3,054.0$ / $3,612.0$ SF LOT = .84 FAR EXISTING	
EXISTING GFA CALCS:	
FIRST FLOOR 1,370.0 GFA + SECOND FLOOR 756.0 GFA + THIRD FLOOR 978.0 GFA = $3,104.0$ / $3,612.0$ SF LOT = .86 FAR PROPOSED	
*THIRD FLOOR SPACE WITH 5'-0" OR GREATER HEAD HEIGHT	
PRIVATE OPEN SPACE	
$.15$ X $3,612.00$ SF LOT = 541.80 REQUIRED PRIVATE OPEN SPACE	
$.50$ X 541.0 SF = 270.5 REQUIRED USABLE SPACE WITH 15X15 MIN DIMS	
EXISTING OPEN SPACE: 0 SF	
EXISTING USABLE OPEN SPACE: 0 SF	
	PROPOSED OPEN SPACE, 818.0 SF
	PROPOSED USABLE OPEN SPACE WITH 15'X15' MIN DIMS, 392.0 SF

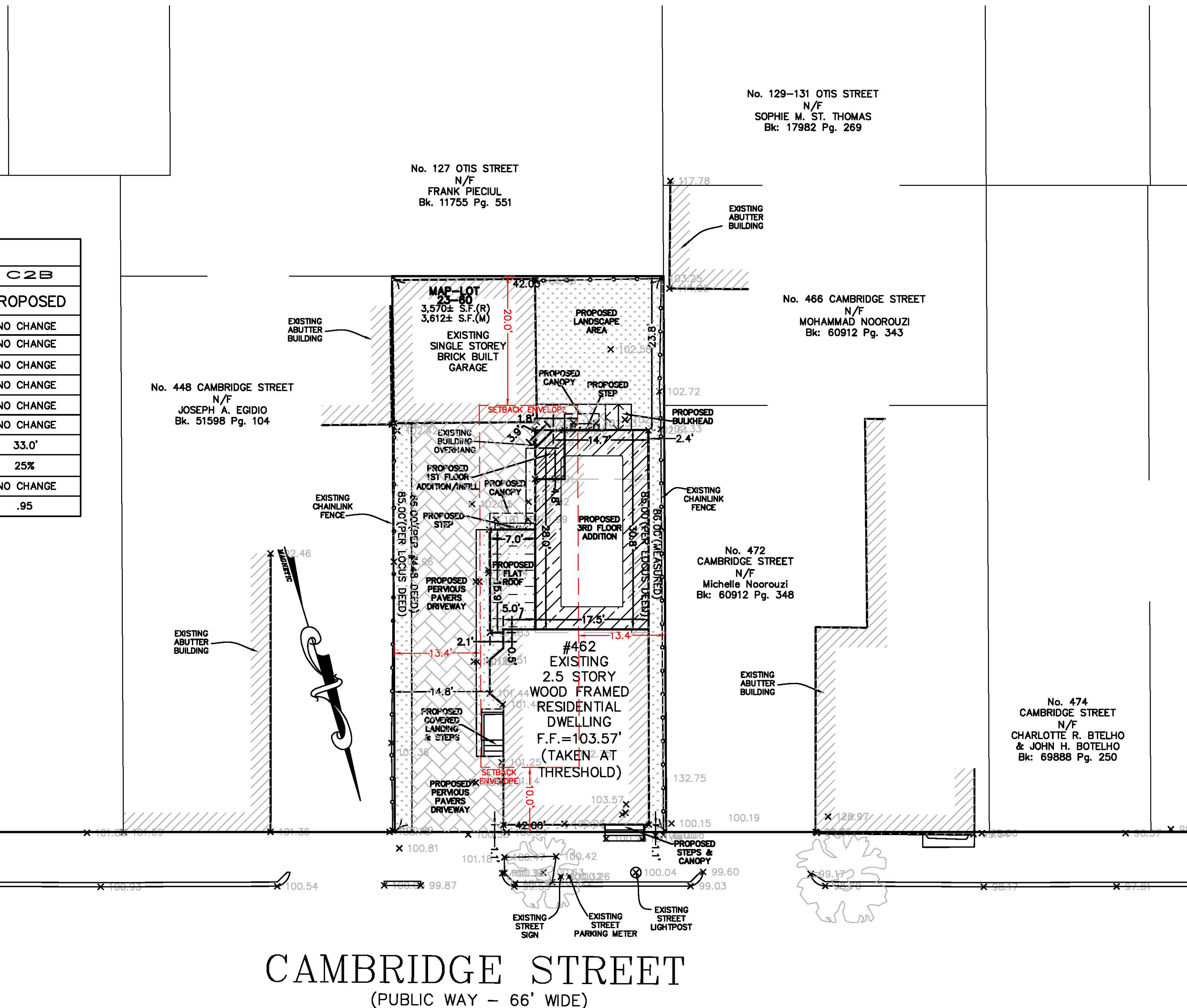


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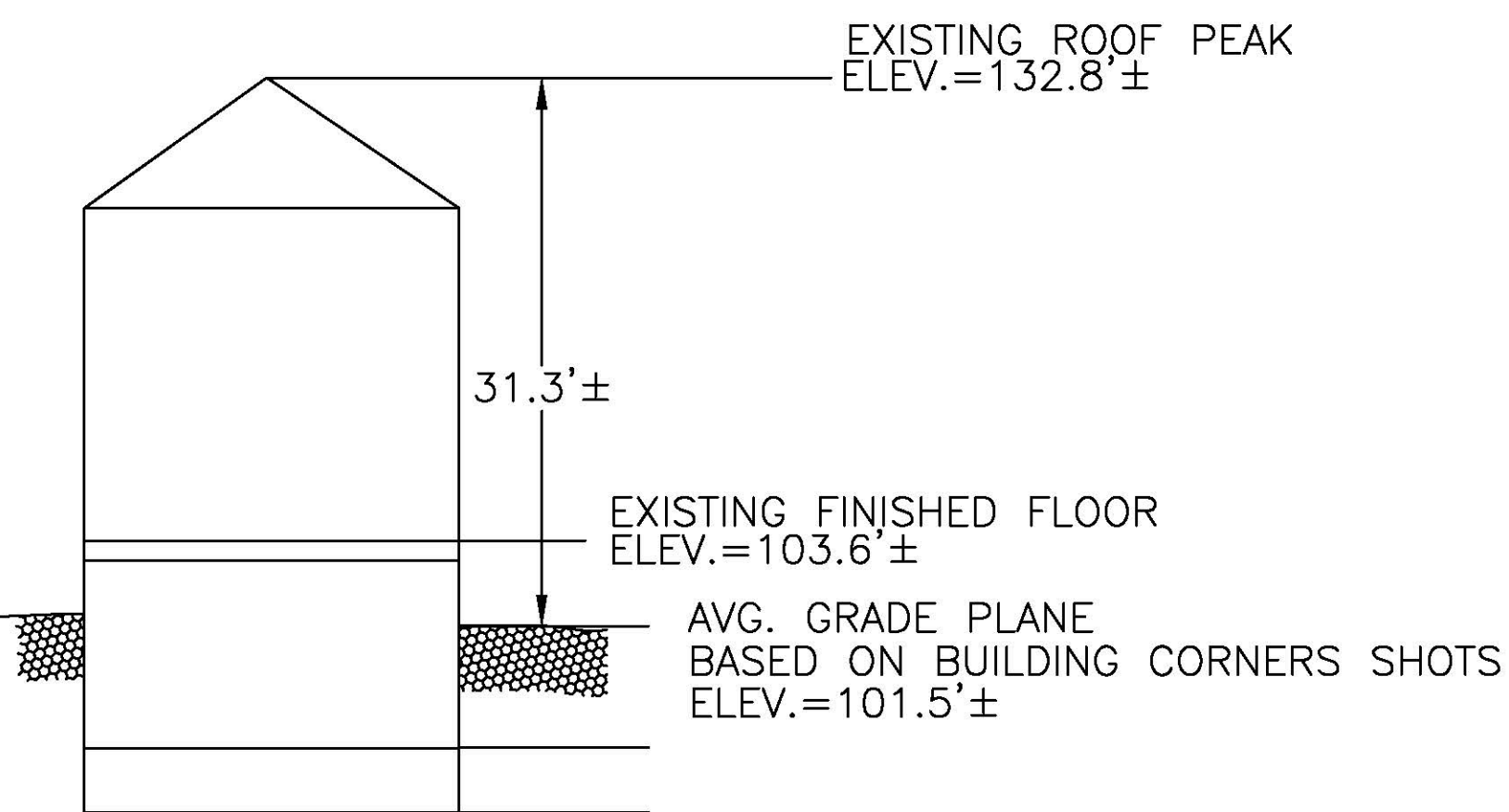
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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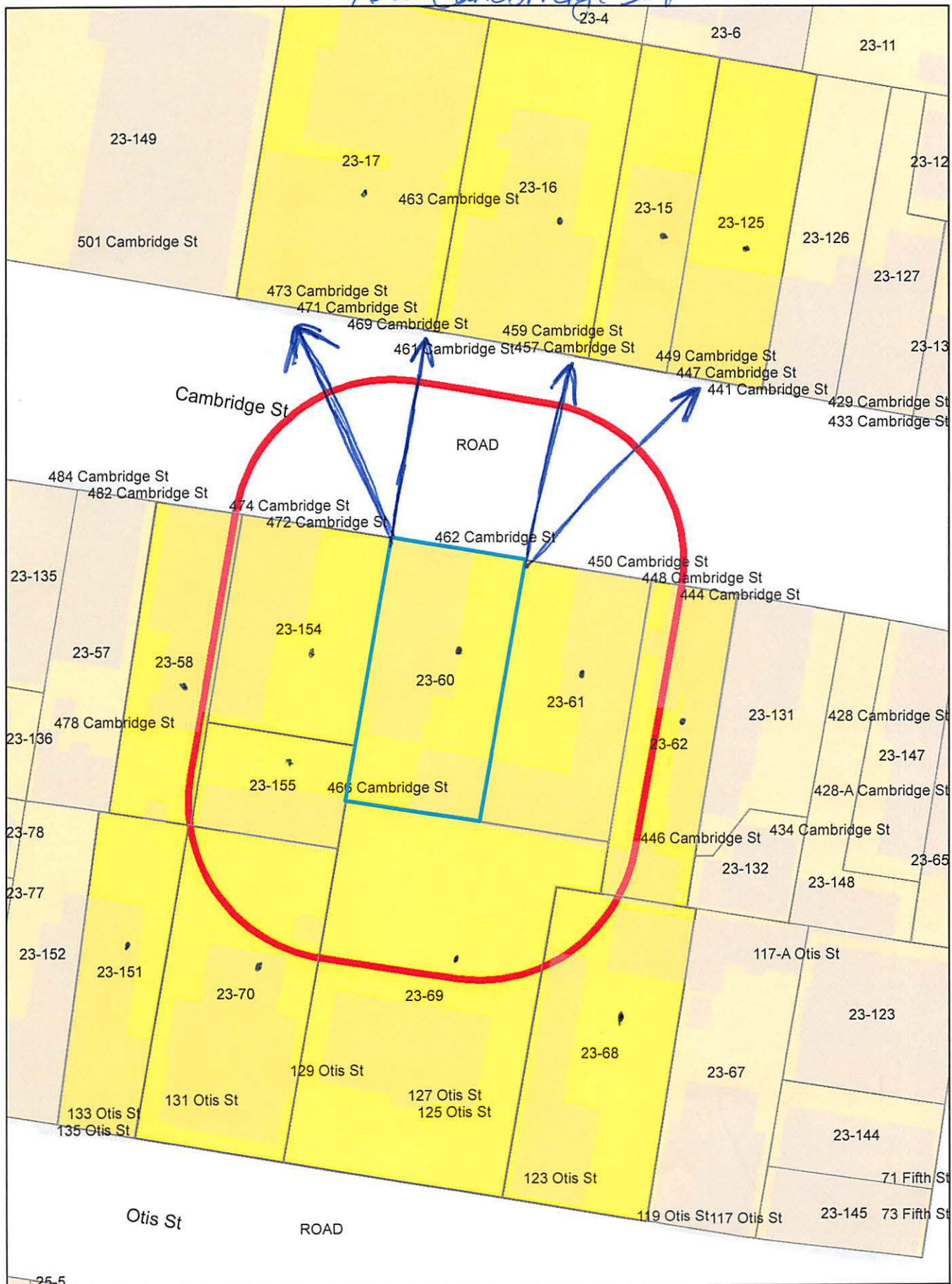


- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-01-2021.
 2. DEED REFERENCE: BOOK 65056 PAGE 105, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 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 THAN 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. ZONING DISTRICT = BUSINESS A



SCALE	1"=10'			
DATE	11/08/2021	REV	DATE	REVISION
SHEET	1			
PLAN NO.	1 OF 1			
CLIENT:	462 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS			
DRAWN BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
CHKD BY	PJN			
APPD BY	PJN			
SHEET NO.	1			

462 Cambridge St.



462 Cambridge St.

Petitioners

23-155
466 CAMBRIDGE STREET LLC
466 CAMBRIDGE ST
CAMBRIDGE, MA 02139

23-125
ERTEL, DANNY & SARAH J. REYNOLDS
265 MARLBORO RD
SUDBURY, MA 01776

GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

23-125
JUREIDINI, PAUL M.
447 CAMBRIDGE ST UNIT #3
CAMBRIDGE, MA 02141

23-68
MCAVEENEY STEVEN & JULIE
123 OTIS ST
CAMBRIDGE, MA 02141

23-60
PACHECO 462 CAMBRIDGE STREET LLC
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

23-61
EGIDIO, JOSEPH A., JR. & CAROL A. EGIDIO
TRS 448 CAMBRIDGE REALTY TRUST
29 ROSEMARY AVE
WAKEFIELD, MA 01880

23-17
465-471 CAMBRIDGE ST LLC
228 PARK AVE S PMB 35567
NEW YORK, NY 10003-1502

23-69
PIECIUL, BARRY
127 OTIS ST
CAMBRIDGE, MA 02141

23-15
WAH NG, TOMMY
449 CAMBRIDGE ST
CAMBRIDGE, MA 02141

23-70
ST. THOMAS, LORRAINE &
BARBARA KLUCHNICK, TRUSTEES
131 OTIS ST
CAMBRIDGE, MA 02141

23-62
SATORIA LLC
88 THORNDIKE ST
CAMBRIDGE, MA 02141

23-151
SALIBA, SHUKRI & ESTEPHEN SALIBA
133 OTIS ST
CAMBRIDGE, MA 02141

23-16
CAMBRIDGE COMMUNITY HOUSING DEV INC
C/O HOMEOWNER'S REHAB INC
280 FRANKLIN ST
CAMBRIDGE, MA 02139

23-58
BOTELHO, CHARLOTTE R. & JOHN H. BOTELHO
TRS, THE BOTELHO FAM REALTY TR
474 CAMBRIDGE ST
CAMBRIDGE, MA 02141

23-154
472 CAMBRIDGE STREET LLC
472 CAMBRIDGE ST
CAMBRIDGE, MA 02141

23-125
JUREIDINI, PAUL M.
447 CAMBRIDGE ST., #3
CAMBRIDGE, MA 02141

MARIO MASSIMINO
20 PARK PLAZA - SUITE 820
BOSTON, MA 02116