



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 245989

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 5 Channing Street LLC C/O Robert Purdy

PETITIONER'S ADDRESS: 15 Westwood Road, Somerville MA, 02143, Somerville, MA 02143

LOCATION OF PROPERTY: 5 Channing St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence A-1 Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner seeks a Special Permit to build a conforming addition to an existing non-conforming Single Family Residence. The proposed addition does not increase the nature of the existing nonconformity.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).

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

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Robert Purdy
(Petitioner (s) / Owner)

ROBERT PURDY
(Print Name)

Address:

15 WESTWOOD RD, SOMERVILLE MA

Tel. No.

6177334425

02143

E-Mail Address:

purdyconstruction@yahoo.com

Date: 11/14/23

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 5 Channing Street LLC c/o Robert Purdy
(OWNER)

Address: 15 Westwood Road, Somerville MA 02143

State that I/We own the property located at 5 Channing Street, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of 5 Channing Street LLC

*Pursuant to a deed of duly recorded in the date 11/18/2022, Middlesex South
County Registry of Deeds at Book 80968, Page 00110; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

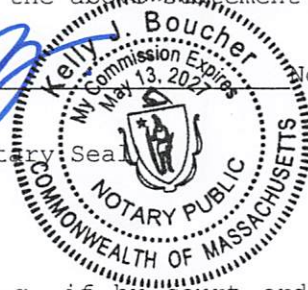
Robert Purdy
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name ROBERT PURDY personally appeared before me,
this 11 of 10, 2023, and made oath that the above statement is true.

My commission expires 5.13.2027 (Notary Seal)



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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 5 Channing St., 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:

MGL Chapter 40a, Section 6 and Article 8 Section 8.22.2.d of the Cambridge Zoning Ordinance allow for the alteration or enlargement of existing nonconforming structures where no new dimensional nonconformity is created, provided that the BZA determine that the proposed alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure. The proposed alterations and extensions at 5 Channing Street are not more detrimental than the existing non-conforming structure for the following reasons: 1. The proposed addition / alterations conform to the dimensional requirements of the A-1 Zoning District, 2. Existing setback violations in the right Side Yard of the property have been eliminated, 3. The renovations / alterations do not increase the non-conforming nature of the structure, and 4. The proposed Single Family is consistent with the development patterns in the surrounding 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:

The proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

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 driveway curb cut will remain it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same general location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed addition will conform to the dimensional requirements of the district.

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:

Open Space will be retained and meet the district requirements. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

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 proposed addition, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The intensity of the use of this single family dwelling will not

change. The proposed addition and site planning will conform to the dimensional requirements of the district.

***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: 5 Channing Street LLC
Location: 5 Channing St., Cambridge, MA
Phone: 6177334425

Present Use/Occupancy: Single Family
Zone: Residence A-1 Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3059	3615	3617	(max.)
<u>LOT AREA:</u>		7234	7234	8000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.42	.50	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		7234	7234	6000	
<u>SIZE OF LOT:</u>	WIDTH	51.67	51.67	80	
	DEPTH	140	140	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	29.7'	28.3'	25'	
	REAR	63.4'	39.08'	35'	
	LEFT SIDE	6.2'	6.2'	7.5'	
	RIGHT SIDE	0'	12.16'	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	32.3'	32.9'	35'	
	WIDTH	42.3'	66.6'	n/a	
	LENGTH	45.5'	33.3'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		67.7%	55.8%	50%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	10'	

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.:

There are no other structures on the lot.

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'.

Title	COVER		No.	Description	Date
<div style="display: flex; justify-content: space-between; align-items: center;"> Client ROBERT PURDY </div>					
<div style="position: absolute; left: 10%; top: 50%; transform: translateY(-50%); font-size: 4em; font-weight: bold;">COVER</div> <div style="position: absolute; right: 10%; top: 50%; transform: translateY(-50%); font-size: 4em; font-weight: bold;">5 CHANNING STREET</div> <div style="position: absolute; left: 10%; bottom: 10%; font-size: 0.8em;"> <div style="display: flex; justify-content: space-between;"> <div> dh architects, llc 430 LaGrange Street, Boston, MA 02102 </div> <div> job number 22-060 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> scale </div> <div> date issued 10/09/23 </div> </div> <div style="text-align: center; font-weight: bold; font-size: 1.2em; margin-top: 10px;"> CAMBRIDGE BZA SPECIAL PERMIT </div> </div> <div style="position: absolute; right: 10%; bottom: 10%; font-size: 0.8em;"> <div style="display: flex; justify-content: space-between;"> File Project </div> </div>					
<div style="display: flex; justify-content: space-between; align-items: center;"> Sheet no. A000 </div>					



THIS SITE ---



No.	Description	Date

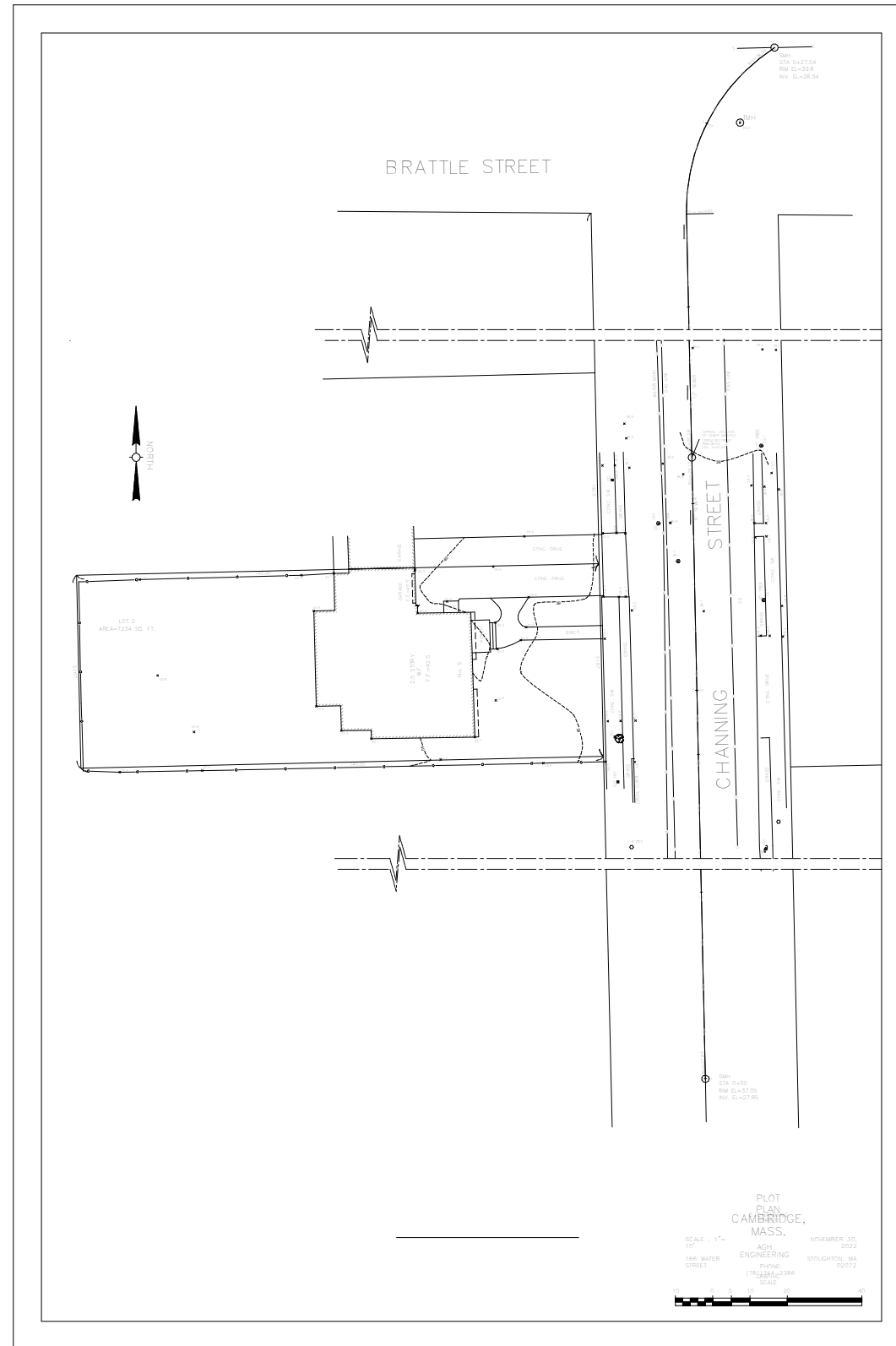
Client
ROBERT PURDY

Title
CONTEXT IMAGES

Project
5 CHANNING STREET

dh architects, llc.	
835 LEXINGTON STREET, BOSTON, MA 02122	
job number	22-060
scale	
date issued	10/09/23
CAMBRIDGE BZA SPECIAL PERMIT	

Sheet no.
A002

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client
ROBERT PURDY

SITE SURVEY AND ASSESSORS MAP

5 CHANNING STREET

dh architects, llc
429 LaGrange Street, Boston, MA 02133

job number	22-060
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scale 1" = 20'-0"

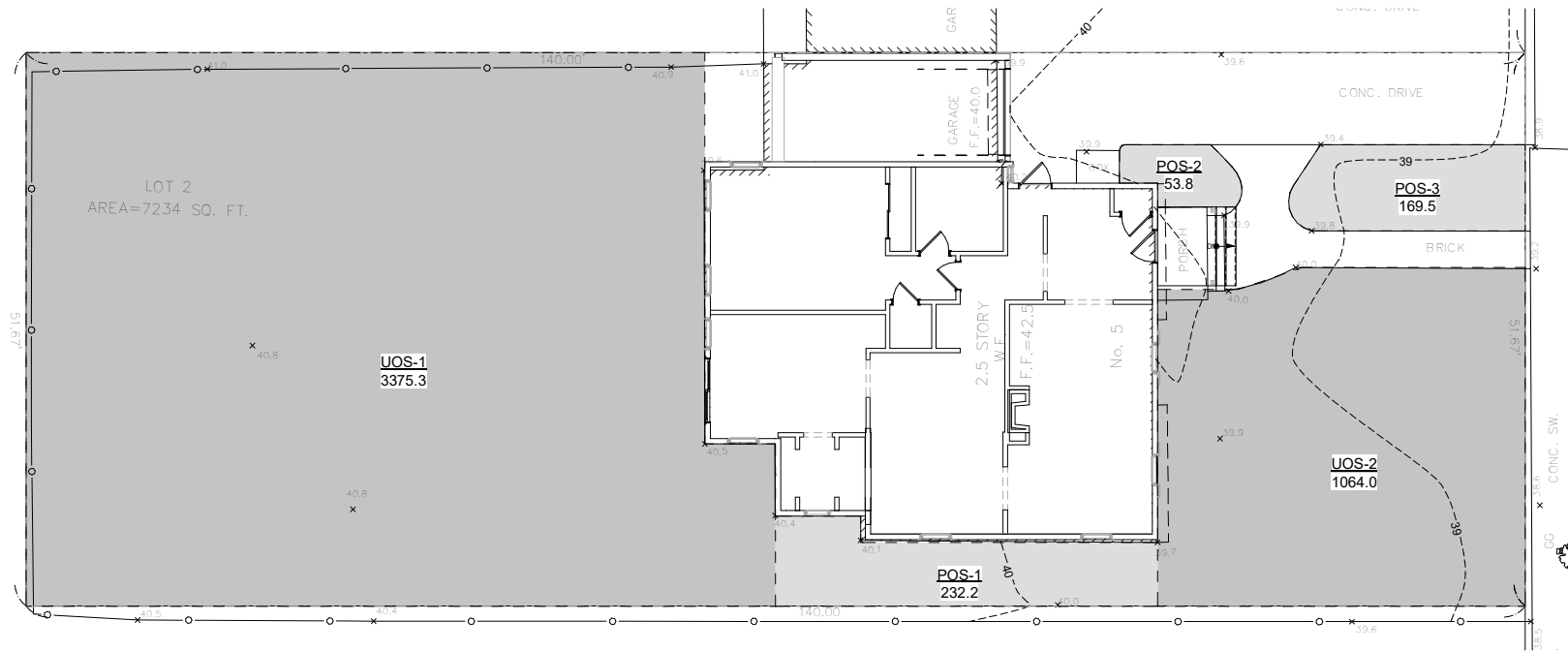
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CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.

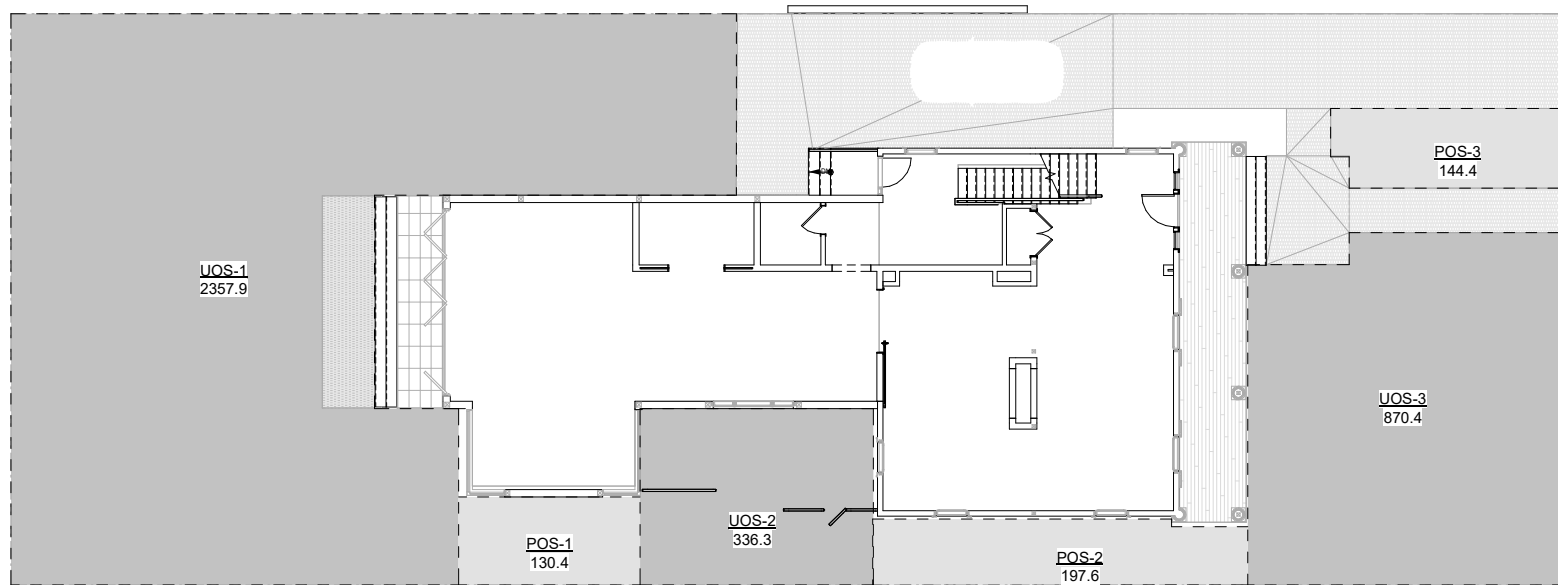
A003

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EXISTING - OPEN SPACE ①
1/8" = 1'-0"

EXISTING OPEN SPACE		
Name	AREA	% LOT AREA
UOS-1	3,375.3 SF	46.7%
UOS-2	1,064.0 SF	14.7%
PERMEABLE		
POS-1	232.2 SF	3.2%
POS-2	53.8 SF	0.7%
POS-3	169.5 SF	2.3%
TOTAL OPEN SPACE	4,894.8 SF	67.7%



PROPOSED - OPEN SPACE ②
1/8" = 1'-0"

PROPOSED OPEN SPACE		
Name	AREA	% LOT AREA
UOS-1	2,357.9 SF	32.6%
UOS-2	336.3 SF	4.6%
UOS-3	870.4 SF	12.0%
PERMEABLE		
POS-1	130.4 SF	1.8%
POS-2	197.6 SF	2.7%
POS-3	144.4 SF	2.0%
TOTAL OPEN SPACE	4,036.9 SF	55.8%

No.	Description	Date

client
ROBERT PURDY

title
OPEN SPACE DIAGRAMS

project
5 CHANNING STREET

dh architects, llc
433 LUDLOW STREET, BOSTON, MA 02132

job number
22-060

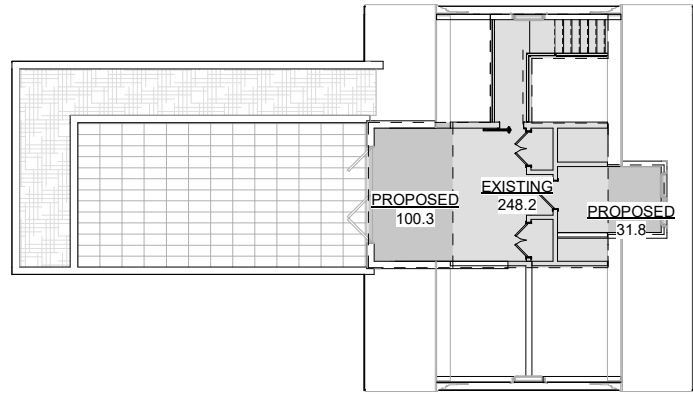
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1/8" = 1'-0"

date issued
10/09/23

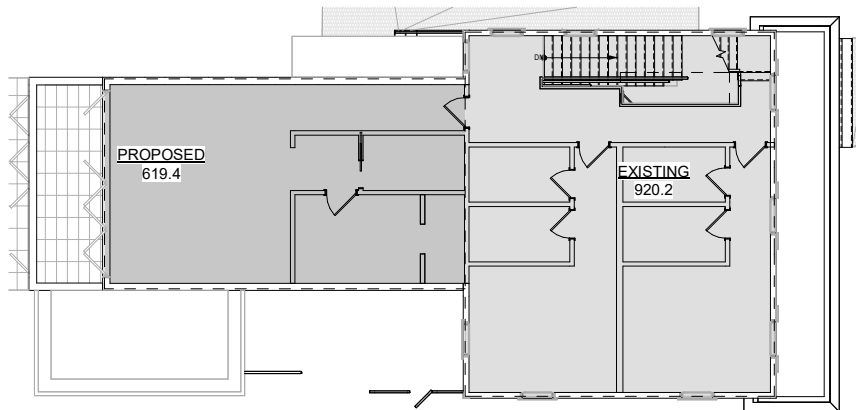
CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.

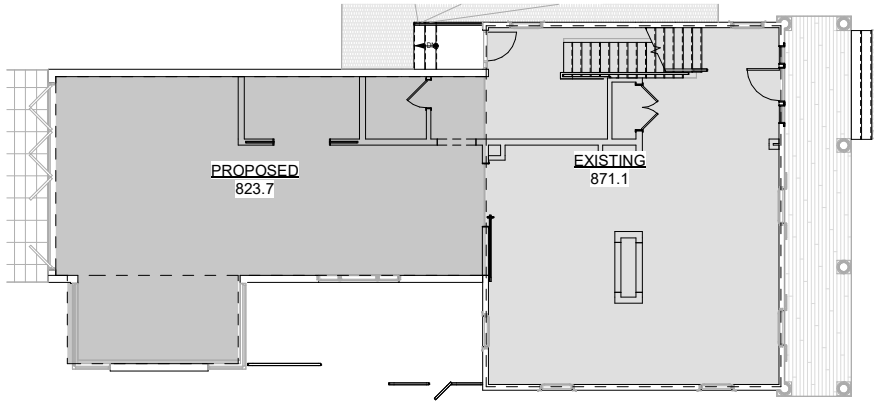
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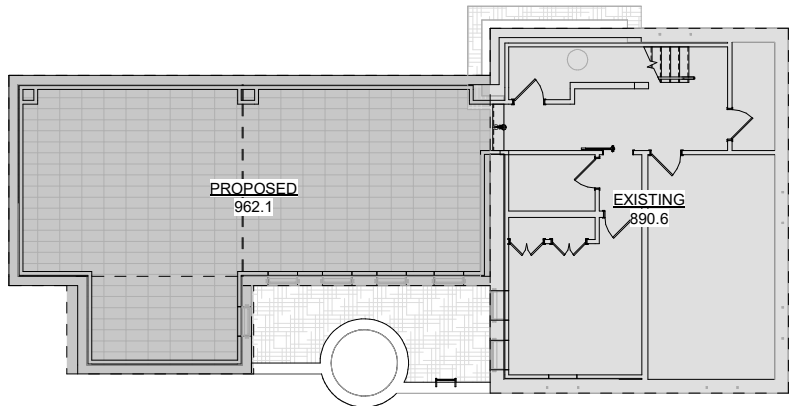
PROPOSED PLAN - 3RD FLOOR ④
1/8" = 1'-0"



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



PROPOSED PLAN - 1ST FLOOR ②
1/8" = 1'-0"



PROPOSED BASEMENT LEVEL ⑦
1/8" = 1'-0"

LOT AREA	7,234 SF
ZONE	A-2
F.A.R.	.5
ALLOWABLE GFA	3,617 SF
EXISTING GFA	2,833 SF
PROPOSED GFA	3,615 SF

PROPOSED BUILDING AREA

1ST FLOOR	
EXISTING	871 SF
PROPOSED	824 SF
2ND FLOOR	
EXISTING	928 SF
PROPOSED	619 SF
3RD FLOOR	
EXISTING	248 SF
PROPOSED	100 SF
PROPOSED	32 SF
TOTAL FLOOR AREA	
3,615 SF	

EXISTING BUILDING AREA

DEMOLITION	
1ST FLOOR	477 SF
2ND FLOOR	224 SF
3RD FLOOR	701 SF
TOTAL FLOOR AREA	
1,402 SF	

RETAIN	
1ST FLOOR	941 SF
2ND FLOOR	934 SF
3RD FLOOR	482 SF
TOTAL FLOOR AREA	
2,357 SF	

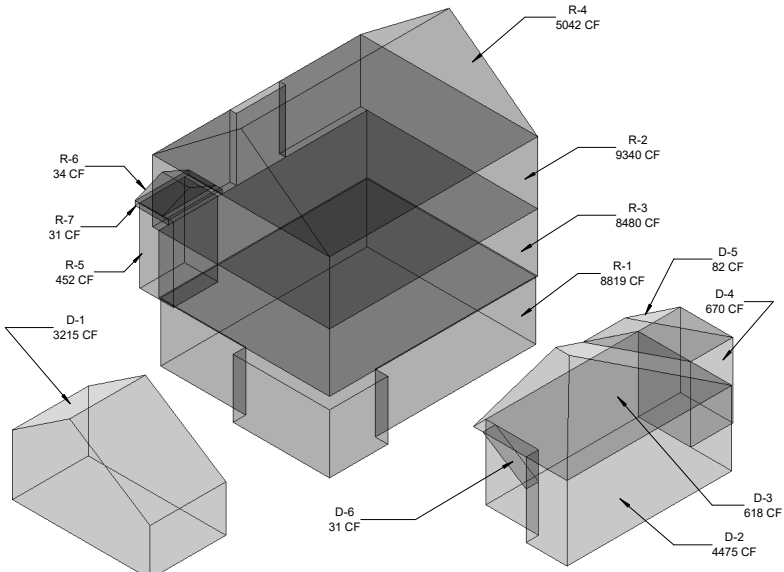
PERCENT DEMOLITION AREA

DEMOLITION VOLUME CALCULATION

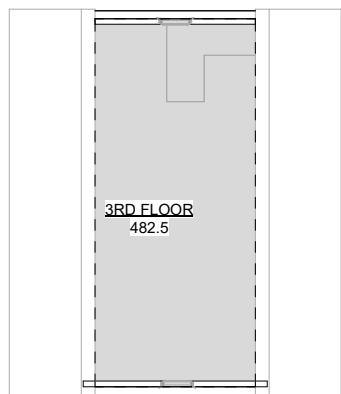
RETAIN	
R-1	8819 CF
R-2	9340 CF
R-3	8480 CF
R-4	5042 CF
R-5	452 CF
R-6	34 CF
R-7	31 CF
TOTAL	
32997 CF	

DEMOLITION	
D-1	3215 CF
D-2	4475 CF
D-3	618 CF
D-4	670 CF
D-5	82 CF
D-6	31 CF
TOTAL	
41288 CF	

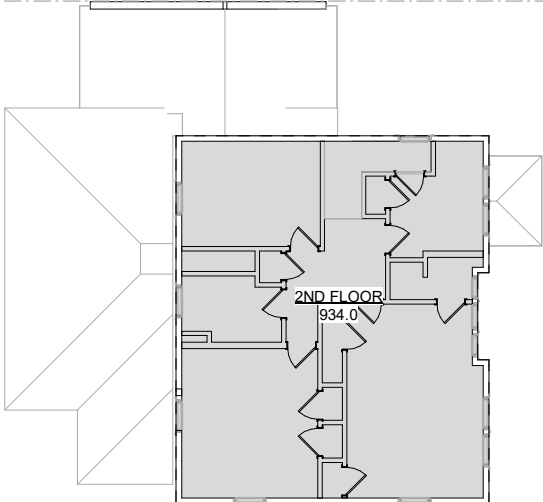
PERCENT DEMOLITION VOLUME 22%



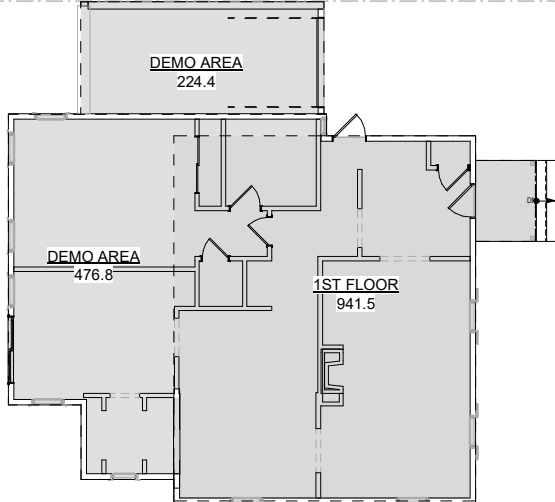
VOLUME AXONOMETRIC ⑨



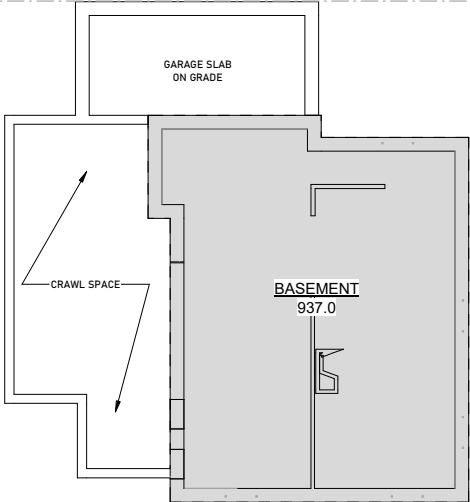
EXISTING 3RD FLOOR ⑥
1/8" = 1'-0"



EXISTING 2ND FLOOR ⑤
1/8" = 1'-0"



EXISTING 1ST FLOOR ①
1/8" = 1'-0"



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

No.	Description	Date
1	PERMIT REVIEW	2/27/23

Client: ROBERT PURDY

AREA CALCULATIONS
5 CHANNING STREET

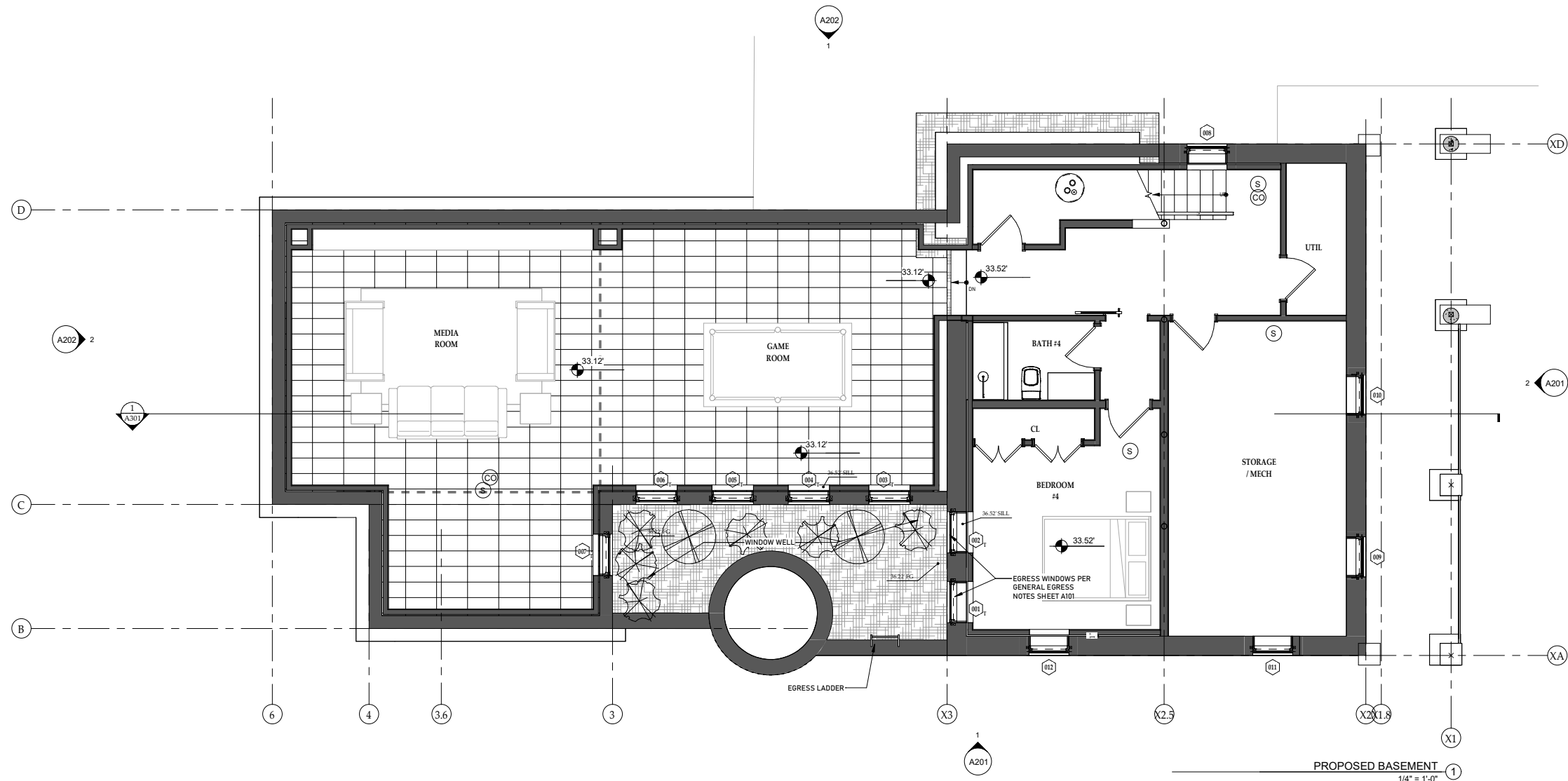
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job number	22-060
scale	1/8" = 1'-0"
date issued	10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.

A012

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- EGRESS GENERAL REQUIREMENTS:**
- EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED IN ALL BEDROOMS. WINDOWS MARKED WITH "EE" ADJACENT TO THE WINDOW SYMBOL AND IN THE WINDOW SCHEDULE MEET ALL OF THE REQUIREMENTS OF SECTION 1030 AS FOLLOWS:
 - MINIMUM CLEAR OPENING AREA = 5.7 S.F. (3.3 S.F. FOR DOUBLE HUNG UNITS)
 - MINIMUM CLEAR OPENING WIDTH = 20"
 - MINIMUM CLEAR OPENING HEIGHT = 24"
 - MAXIMUM DISTANCE FROM CLEAR OPENING TO FLOOR = 44"
 - SEE WINDOW SCHEDULE FOR DIMENSIONAL DATA.
 - STAIRS TO BE CONSTRUCTED PER PLAN AND SECTION - MINIMUM REQUIREMENTS ARE AS FOLLOWS:

A. MINIMUM TREAD DEPTH	9"
B. MAXIMUM RISER HEIGHT	8.25"
C. MINIMUM HEAD CLEARANCE	6'-8"
D. HANDRAIL HEIGHT	34" - 38"
E. HANDRAIL CLEARANCE	1-1/2"
F. CLEAR SPACE BETWEEN BALLUSTERS	< 4"
G. STAIR WIDTH	36"
H. MIN. LANDING DEPTH	36"
I. GUARDRAILS:	
a. GUARDRAIL HEIGHT	36"
b. CLEAR SPACE BETWEEN BALLUSTERS	< 4"

KEYNOTES

No.	Description	Date
1	PERMIT REVIEW	2/27/23

client
ROBERT PURDY

title
FLOOR PLANS

project
5 CHANNING STREET

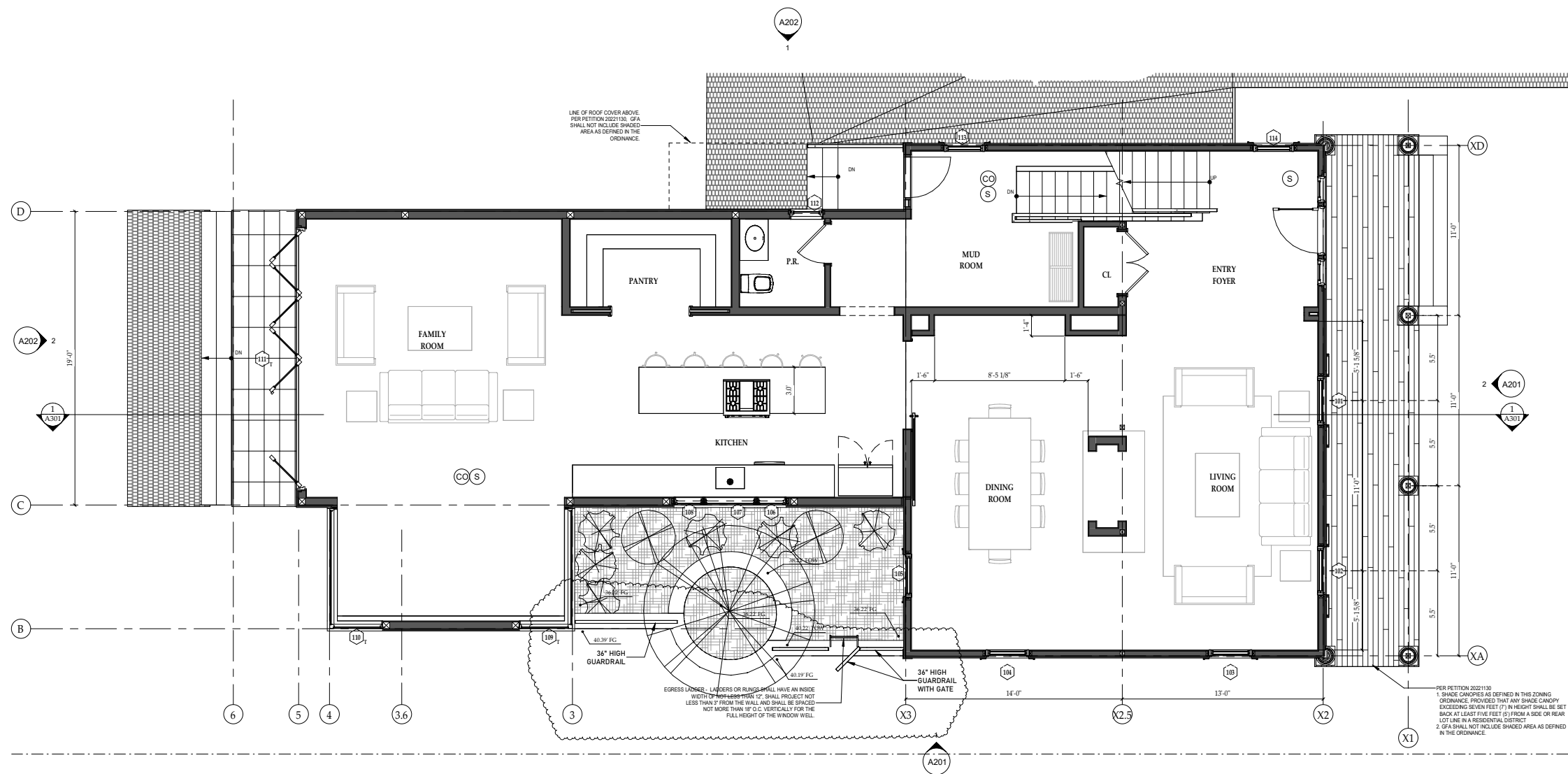
dh architects, llc
455 LAURENCE STREET, BOSTON, MA 02152
job number
22-060
scale
1/4" = 1'-0"
date issued
10/09/23

**CAMBRIDGE BZA
SPECIAL PERMIT**

Sheet no.

A101

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KEYNOTES

No.	Description	Date
1	PERMIT REVIEW	2/27/23

client
ROBERT PURDY

PROJECT 1
FLOOR PLANS
5 CHANNING STREET

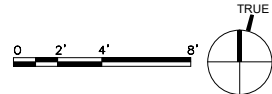
dh architects, llc.
833 LUDGATE STREET, BOSTON, MA 02132
JOB NUMBER 22-060
SCALE 1/4" = 1'-0"
DATE ISSUED 10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

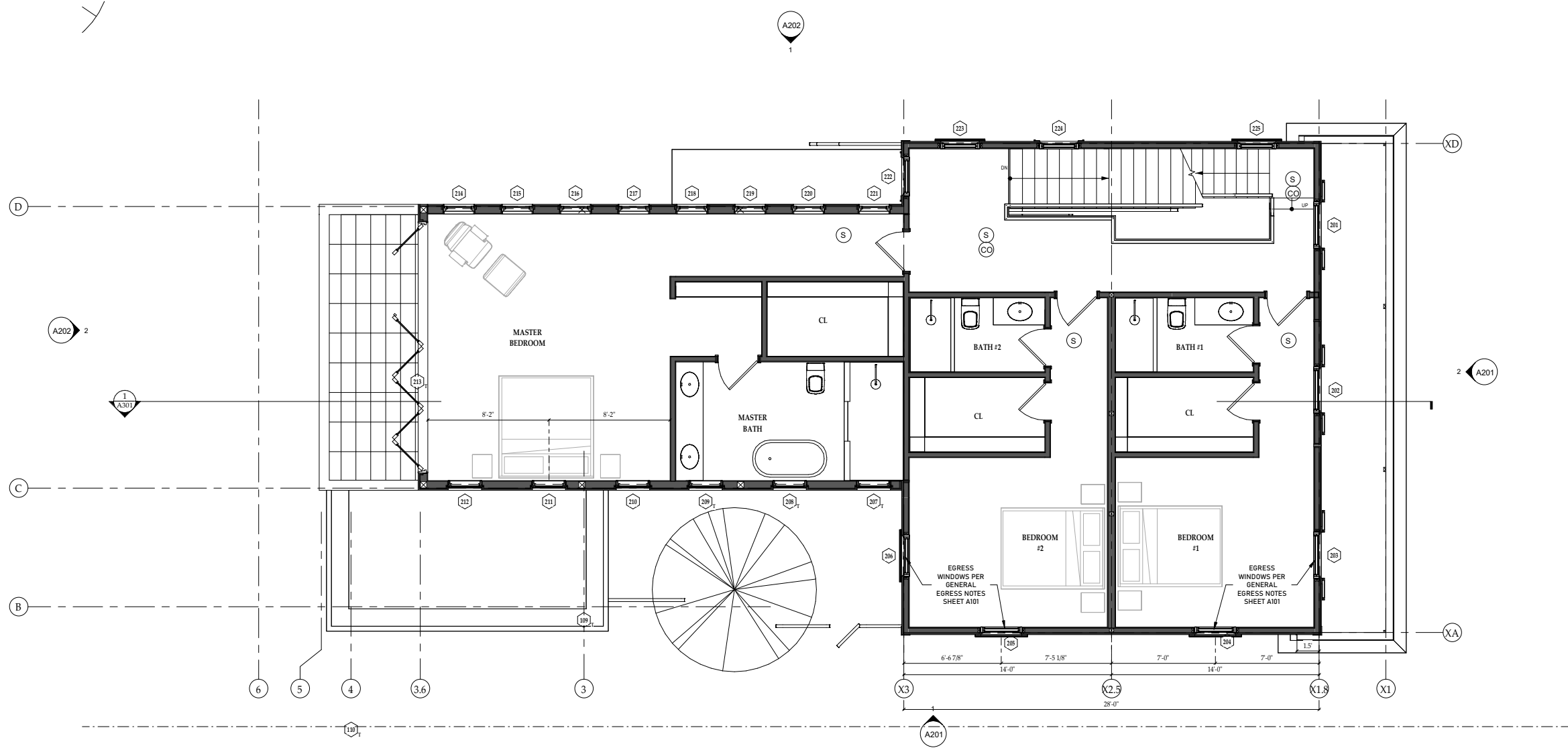
Sheet no.

A102

PROPOSED 1ST FLOOR
1/4" = 1'-0" 1



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KEYNOTES

No.	Description	Date

client
ROBERT PURDY

SECOND FLOOR PLAN

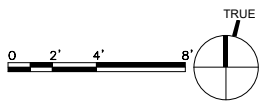
5 CHANNING STREET

dh architects, llc
455 LEONARD STREET, BOSTON, MA 02132
JOB NUMBER 22-060
SCALE 1/4" = 1'-0"
DATE ISSUED 10/09/23

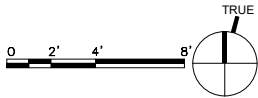
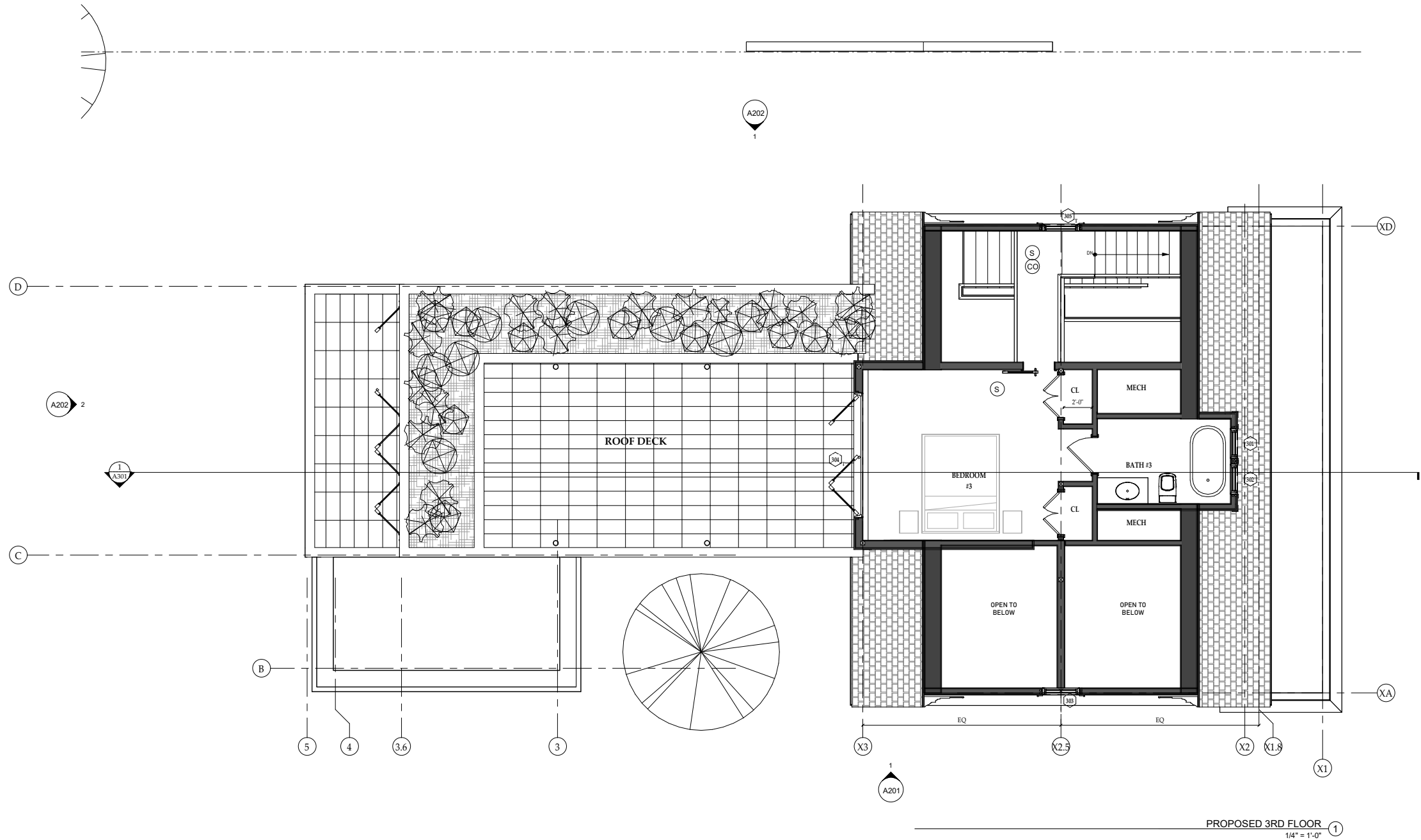
CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.
A103

PROPOSED 2ND FLOOR ①
1/4" = 1'-0"



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No.	Description	Date

client
ROBERT PURDY

title
THIRD FLOOR PLAN

project
5 CHANNING STREET

dh architects, llc
433 LUDLOW STREET, BOSTON, MA 02132

job number
22-060

scale
1/4" = 1'-0"

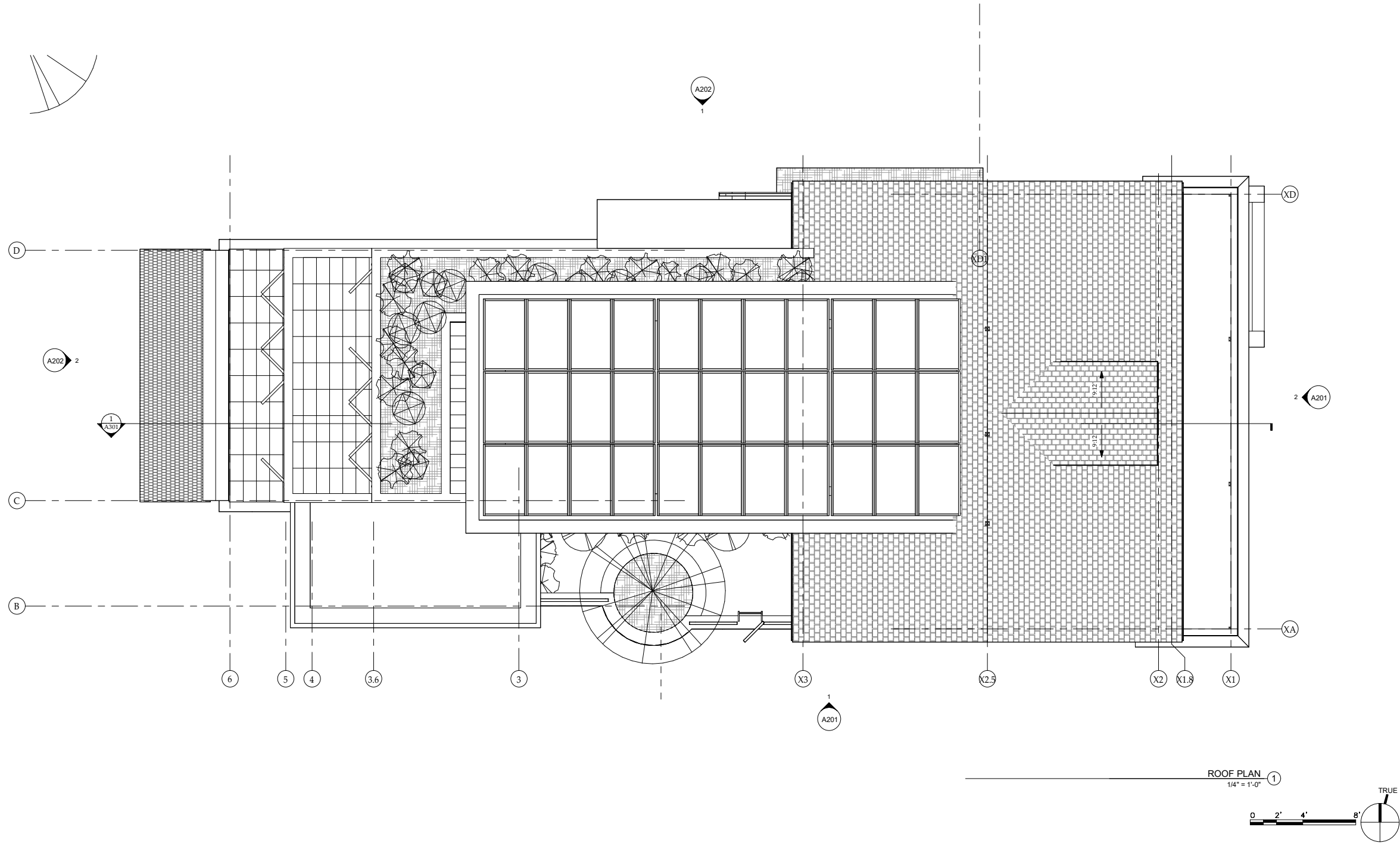
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10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

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A104

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KEYNOTES

No.	Description	Date

client
ROBERT PURDY

title
ROOF PLAN

project
5 CHANNING STREET

dh architects, llc
455 LUDLOW STREET, BOSTON, MA 02102

job number
22-060

scale
1/4" = 1'-0"

date issued
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.

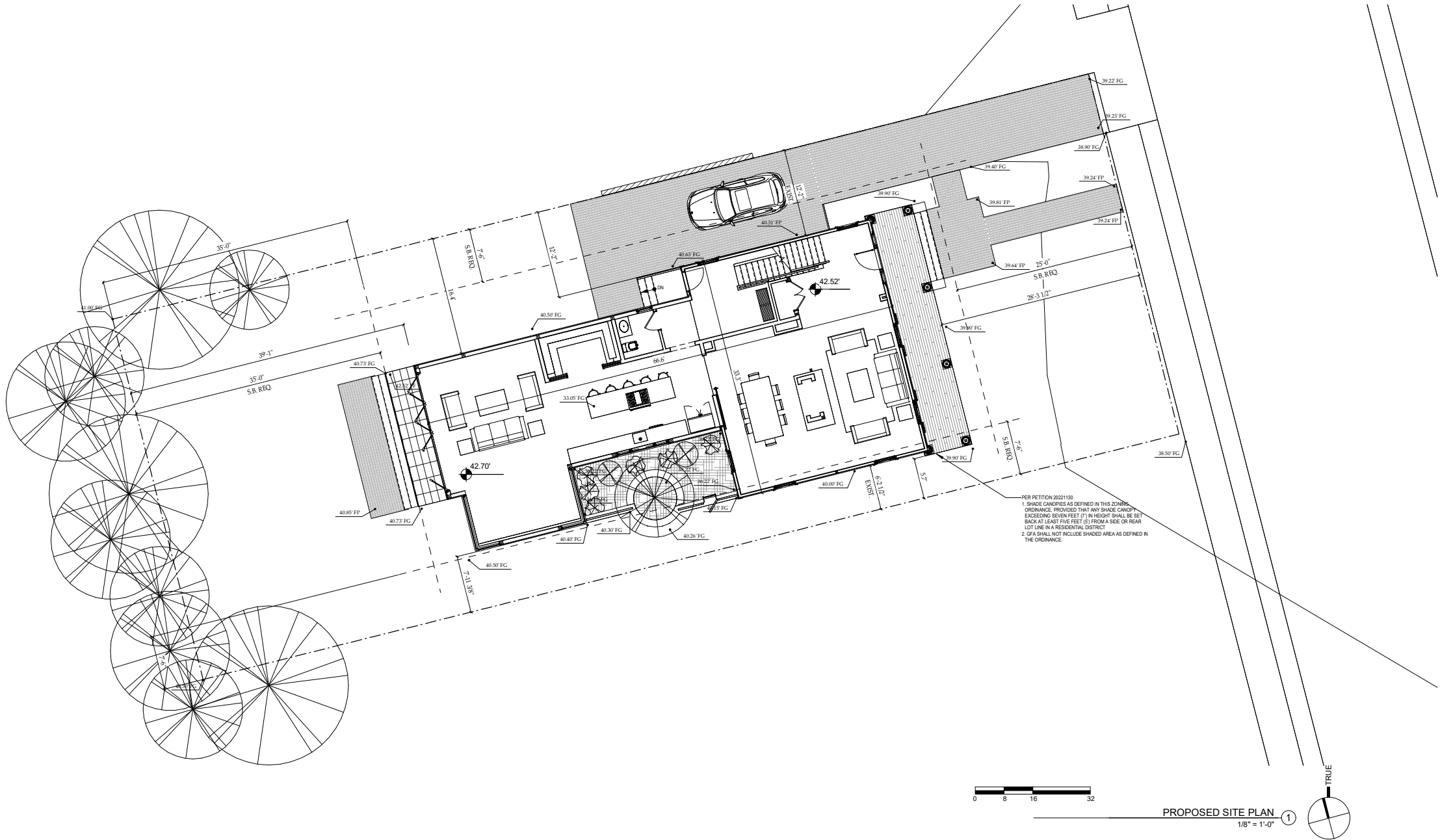
A105

EXISTING AVERAGE GRADE CALCULATION				
SPOT ELEVATION	GRADE	DISTANCE	AVERAGE GRADE	WEIGHTED AVERAGE
1	39.9	12.0	40.1	488.6
2	40.2	7.0	40.1	280.4
3	39.9	16.0	39.9	438.4
4	39.9	7.0	40.0	279.7
5	40.0	27.0	39.9	1076.0
6	39.7	27.0	39.9	1077.3
7	40.1	10.0	40.3	402.5
8	40.4	13.0	40.5	525.9
9	40.5	27.0	40.6	1056.9
10	40.6	15.0	40.8	612.0
11	41.0	22.0	40.5	889.9
1	39.9	183.0		7357.4
AVERAGE GRADE				40.2

PEAK ELEVATION	72.5'
EXISTING BUILDING HEIGHT	(72.5' - 40.2') 32.3'
PROPOSED BUILDING HEIGHT	(72.5' - 39.6') 32.9'

PLANTING LEGEND	
	RHODODENDRON 'DORA AMATEIS'
	ERICA CINEREA 'VELVET NIGHT' BELL HEATHER
	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN' WINTERGREEN BOXWOOD SHRUB
	HYDRANGEA MACROPHYLLA HYDRANGEA 'MADAME EMILE MOILLERE'
	PACHYSANDRA TERMINALIS 'GREEN CARPET' JAPANESE SPURGE
	PHLOX STOLONIFERA 'CREEPING PHLOX'

KEYNOTES



No.	Description	Date
1	PERMIT REVIEW	2/27/23

client
ROBERT PURDY

title
SITE PLAN

project
5 CHANNING STREET

dh architects, llc
433 LeGrange Street, Boston, MA 02132

job number
22-060

scale
As indicated

date issued
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.
A100

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PROPOSED FRONT ELEVATION ②
1/4" = 1'-0"



PROPOSED LEFT ELEVATION ①
1/4" = 1'-0"

No.	Description	Date
1	PERMIT REVIEW	2/27/23

client
ROBERT PURDY

title
PROPOSED ELEVATIONS

project
5 CHANNING STREET

dh architects, llc
455 LEONARD STREET, BOSTON, MA 02122

job number
22-060

scale
1/4" = 1'-0"

date issued
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.
A201



PROPOSED REAR ELEVATION ②
1/4" = 1'-0"



PROPOSED RIGHT ELEVATION ①
1/4" = 1'-0"

No.	Description	Date
1	PERMIT REVIEW	2/27/23

client
ROBERT PURDY

title
PROPOSED ELEVATIONS
project
5 CHANNING STREET

dh architects, llc
455 LAURENCE STREET, BOSTON, MA 02102
job number
22-060
scale
1/4" = 1'-0"
date issued
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

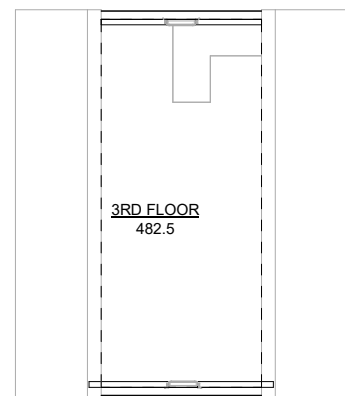
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A202

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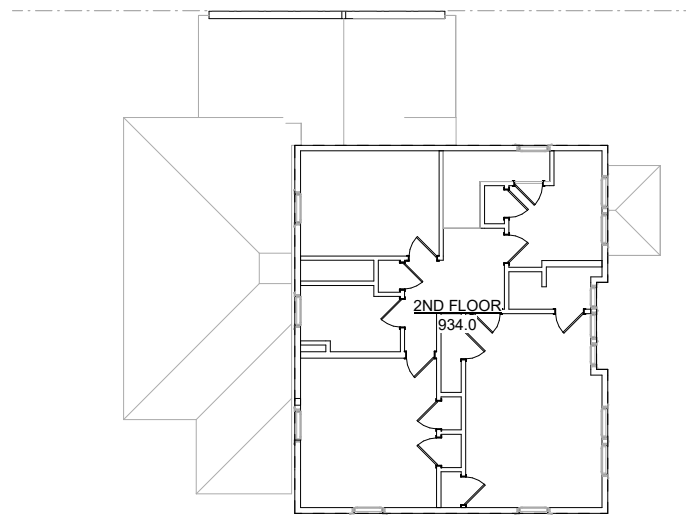
ROBERT PURDY

LOT AREA	7,234 SF
ZONE	A-2
F.A.R.	5
ALLOWABLE BULK AREA	3,617 SF
EXISTING BULK AREA	3,996 SF
DEMO AREA	701 SF
% AREA DEMO	17.5%

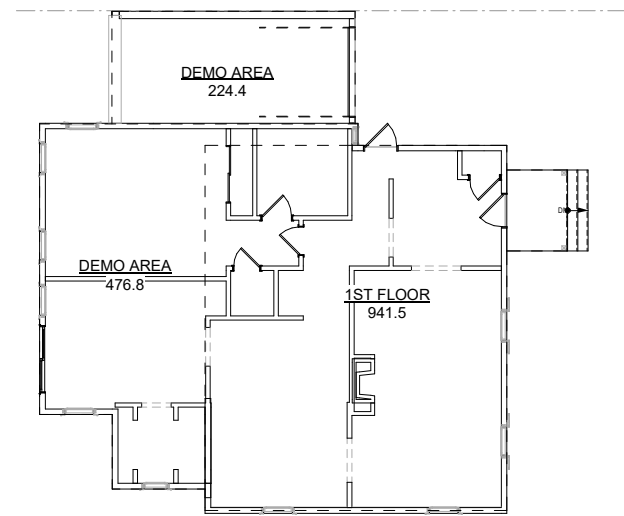
EXISTING BUILDING AREA	
DEMO	
1ST FLOOR	477 SF
1ST FLOOR	224 SF
	701 SF
RETAIN	
1ST FLOOR	941 SF
2ND FLOOR	924 SF
3RD FLOOR	482 SF
	2,358 SF
TOTAL FLOOR AREA	3,059 SF



EXISTING PLAN - 3RD FLOOR Copy 1 1/8" = 1'-0" (3)



EXISTING PLAN - 2ND FLOOR Copy 1 (2)
1/8" = 1'-0"



EXISTING PLAN -1ST FLOOR Copy 1
1/8" = 1'-0" 1

EXISTING AREA AND DEMOLITION CALCULATION

5 CHANNING STREET

dh architects, llc
22 LaGrange Street, Boston MA 02132

o number 22-060

Scale	$1/8" = 1'-0"$
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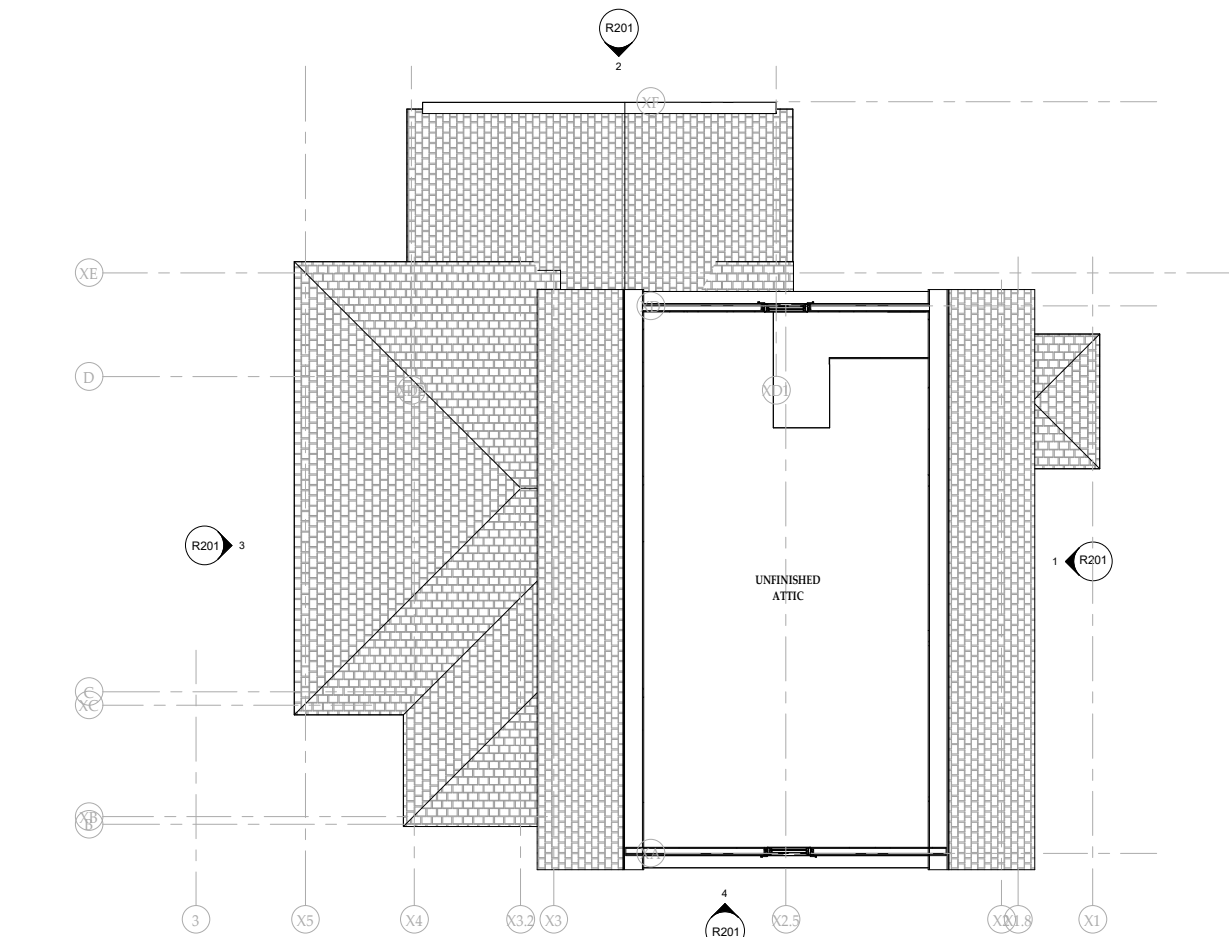
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

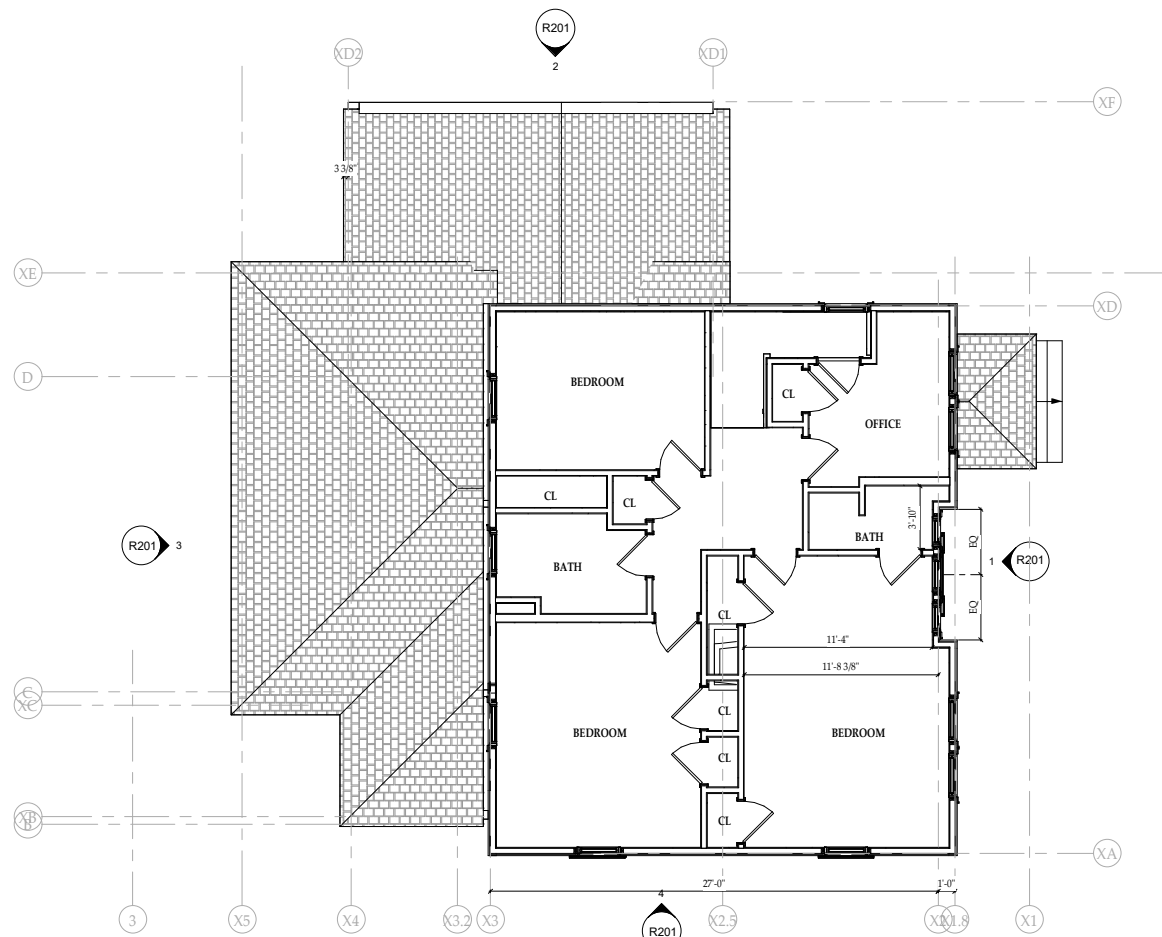
Sheet no. _____

R011

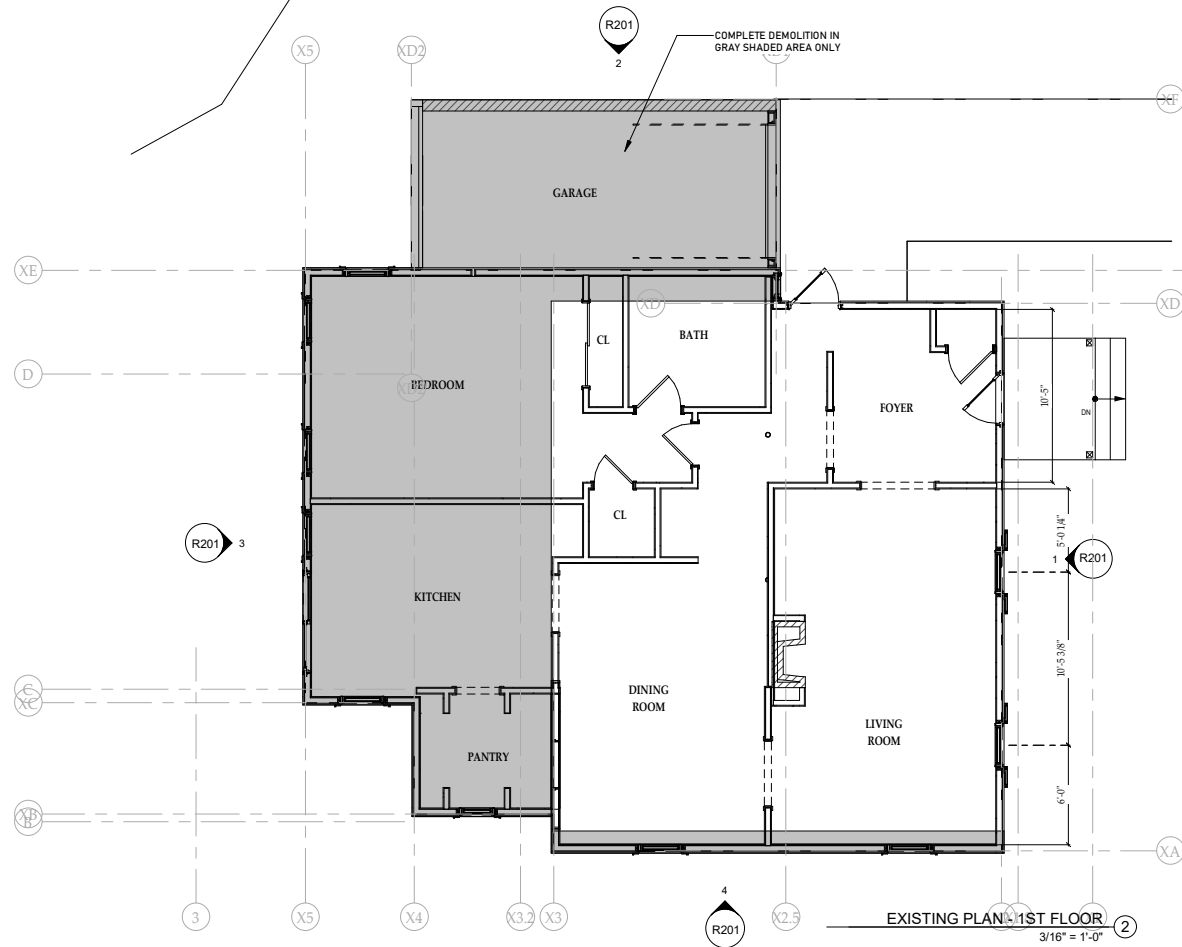
10/9/2023 5:02:08 PM



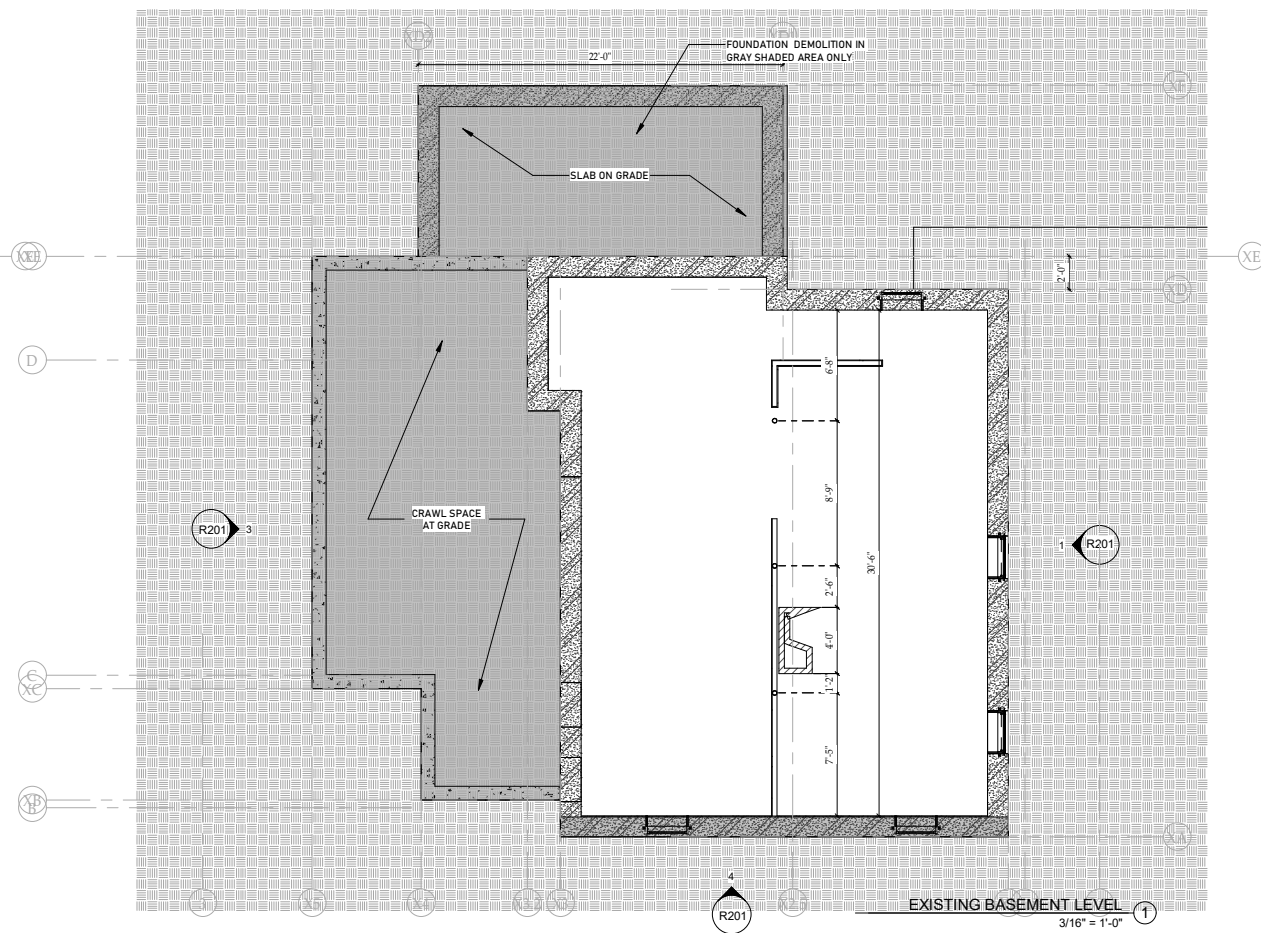
EXISTING PLAN - 3RD FLOOR
3/16" = 1'-0"



EXISTING PLAN - 2ND FLOOR
3/16" = 1'-0"



EXISTING PLAN - 1ST FLOOR
3/16" = 1'-0"



EXISTING BASEMENT LEVEL
3/16" = 1'-0"

No.	Description	Date

client
ROBERT PURDY

File
EXISTING FLOOR PLANS
Project
5 CHANNING STREET

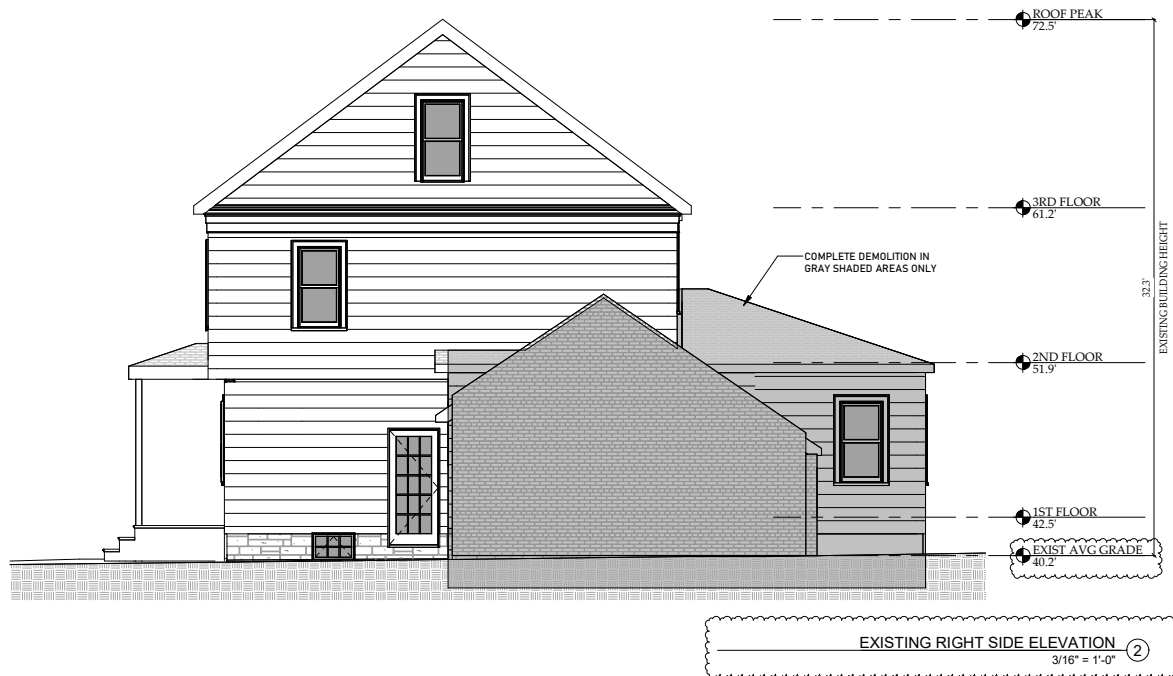
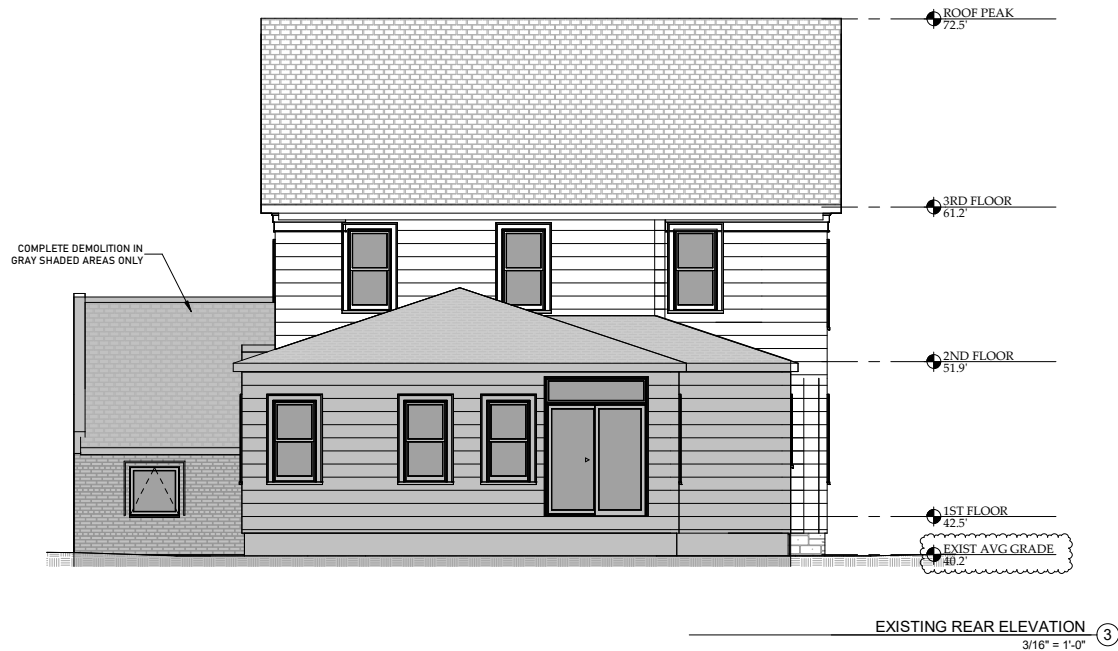
dh architects, llc.
433 LeGrange Street, Boston, MA 02132
job number
22-060
scale
3/16" = 1'-0"
date issued
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.

R101

10/9/2023 5:02:09 PM



No.	Description	Date
1	PERMIT REVIEW	2/27/23

client
ROBERT PURDY

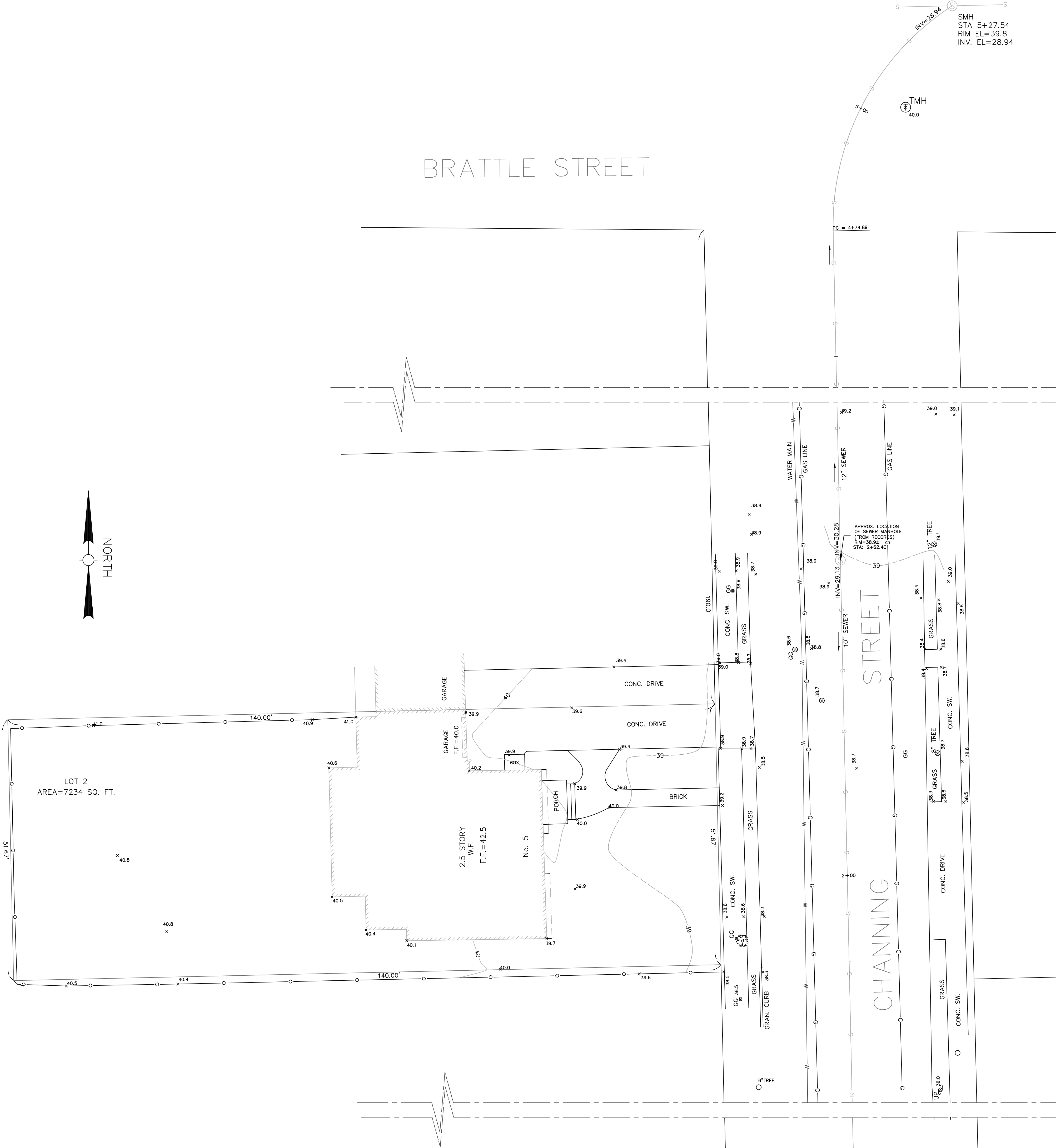
title
EXISTING ELEVATIONS
project
5 CHANNING STREET

dh architects, llc.
455 LUDLOW STREET, BOSTON, MA 02132
job number
22-060
scale
3/16" = 1'-0"
date issued
10/09/23

CAMBRIDGE BZA
SPECIAL PERMIT

Sheet no.

R201



PLOT PLAN
5 CHANNING STREET
CAMBRIDGE, MASS.

SCALE : 1"= 10' NOVEMBER 30, 2022
ACH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386



240-44
SZABO-IMREY, DIANE
9 CHANNING ST
CAMBRIDGE, MA 02138-4713

240-49
MCCUE, GERALD M.,
TR. OF GERALD M. & BARBARA W. MCCUE TR.
10 TRAILL ST
CAMBRIDGE, MA 02138

240-50
BEATY, RICHARD R.
8 TRAILL STREET
CAMBRIDGE, MA 02138

240-9
QUESADA PETER DEIRDRE & FANNING QUESADA
P.O. BOX 7525
PORTLAND, ME 04112

240-47
PUTZIGER, MYRNA
TRS THE MYRNA PUTZIGER 2008 REVOCABLE TR
3 CHANNING ST
CAMBRIDGE, MA 02138

239-3
SINER, JOEL L. & ELINOR M. SINER
6 CHANNING ST
CAMBRIDGE, MA 02138-4714

240-36
JEFFREY, ANNA STREET
C/O TYLER & REYNOLDS, PC
77 SUMMER ST 6TH FLR
BOSTON, MA 02110

240-48
BIEMANN, HANS-PETER N & KAREN A. BIEMANN
12 TRAIL ST
CAMBRIDGE, MA 02138

239-2
CHANNING ST LLC
7 CORPORATE DR
KEENE, NH 03431

239-65
PALITZ, SUZANNE
4 CHANNING STREET
CAMBRIDGE, MA 02138

240-46
5 CHANNING STREET LLC
C/O ROBERT PURDY
15 WESTWOOD RD
SOMERVILLE, MA 02143

STEPHEN HISERODT, ARCHITECT
499 LAGRANGE ST
WEST ROXBURY, MA 02132

240-51
GOSNELL, SILVIA,
TRS THE 174 BRATTLE ST NOM TRUST
174 BRATTLE ST
CAMBRIDGE, MA 02138

240-45
HILDERBRAND, GARY R. & PAMELA GORGONE
7 CHANNING ST
CAMBRIDGE, MA 02138

5 Channing St.

Platimer