CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 11 AM 11:11

BZA Application Form

Plan Number: 90693

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: New Shepard Street Condominium Association C/O Steedman Bass

PETITIONER'S ADDRESS: 6 Shepard Street Unit 2, MA, Cambridge 02138

LOCATION OF PROPERTY: **6 Shepard St , Cambridge, MA**

TYPE OF OCCUPANCY: R2 - 6 Apartments **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Replace existing exterior rear stair/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove existing exterior rear stair structure and replace with new building code compliant stair structure to provide the building's required second means of egress.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original Signature(s): Lt 2 Bass

(Petitioner (s) / Owner)

STEEDMAN BASS

(Print Name)

Address:

Tel. No. 617-792-8212

E-Mail Address: steedman.bass@gmail.com

Date: September 3, 2020

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.

NEW SHEPARD CONDOMINIUM ASSOCIATION

I/We STEEDMAN BASS, TRUSTEE
(OWNER)

Address: 6-8 SHEPARD STREET CAMBRIDGE, MA 02138

State that I/We own the property located at 6-8 SHEPARD ST.,

which is the subject of this zoning application.

The record title of this property is in the name of

"NEW SHEPARD CONDOMINIUM"

*Pursuant to a deed of duly recorded in the date JUNE 23 1982 Middlesex South County Registry of Deeds at Book 14644, Page 339; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Steedman L. Bass

*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

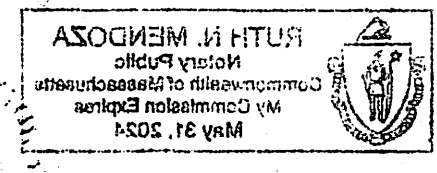
The above-name Steedman L. Bass personally appeared before me, this 22 of July, 2020, and made oath that the above statement is true.

Ruth Mendoza
Notary

My commission expires _____ (Notary Seal).

RUTH N. MENDOZA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 31, 2024

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


RUTH N. MENDOZA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 31, 2024

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:

WITHOUT THE VARIANCE REQUESTED, IT WOULD NOT BE POSSIBLE TO REPLACE THE EXISTING BUILDING-CODE NON-COMPLIANT AND UNSAFE DETERIORATING EXTERIOR REAR STAIR STRUCTURE WITH A BUIDING-CODE COMPLIANT AND SAFE SECOND MEANS OF EGRESS FOR THE 6-UNIT APARTMENT BUILDING CONFORMING TO BUILDING-CODE LIFE-SAFETY REQUIREMENTS.

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:

SPECIFIC TO THIS PROPERTY, DUE TO THE NARROW DIMENSION OF THE ORIGINAL SINGLE-FAMILY SIDE YARD SETBACK AND THE REQUIREMENT TO PROVIDE A SECOND MEANS OF EGRESS WHEN THE BUILDING WAS CONVERTED TO APARTMENTS, THERE IS NOT A SUFFICIENT DIMENSION TO PROVIDE BOTH A BUILDING CODE AND ZONING CODE COMPLIANT EXTERIOR STAIR REQUIRED FOR LIFE-SAFETY WITHIN THIS NARROW SIDE YARD, WHEREAS MOST OF THE PROPERTIES IN THIS ZONING DISTRCT ARE SINGLE FAMILY HOMES AND THUS NOT AFFECTED BY THIS REQUIREMENT.

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 PROPOSED REPLACEMENT STAIR CONFORMS TO THE DESIGN AND ARCHITECTURAL CHARACTERISTICS OF THE NEIGHBORHOOD AND THE EXISTING STAIR STRUCTURE TO BE REMOVED IS A SAFETY HAZARD AND AESTHETICALLY COMPROMISED. THE SITE PLAN DESIGN OF THE PROPOSED STAIR STRUCTURE ALSO ALLOWS FOR THE SURVIVAL OF THE MATURE CONIFEROUS TREE ADJACENT TO THE EXISTING STAIR

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 BUILDING-CODE COMPLIANT REPLACEMENT STAIR CONFORMS TO THE INTENT AND PURPOSE OF THE ZONING ORDINANCE BY MAINTAINING AND ENHANCING THE CHARACTER OF ITS NEIGHBORHOOD AND REPRESENTATIVE OF THE PATERNS OF USE WITHIN ITS CONTEXT.

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

DIMENSIONAL INFORMATION

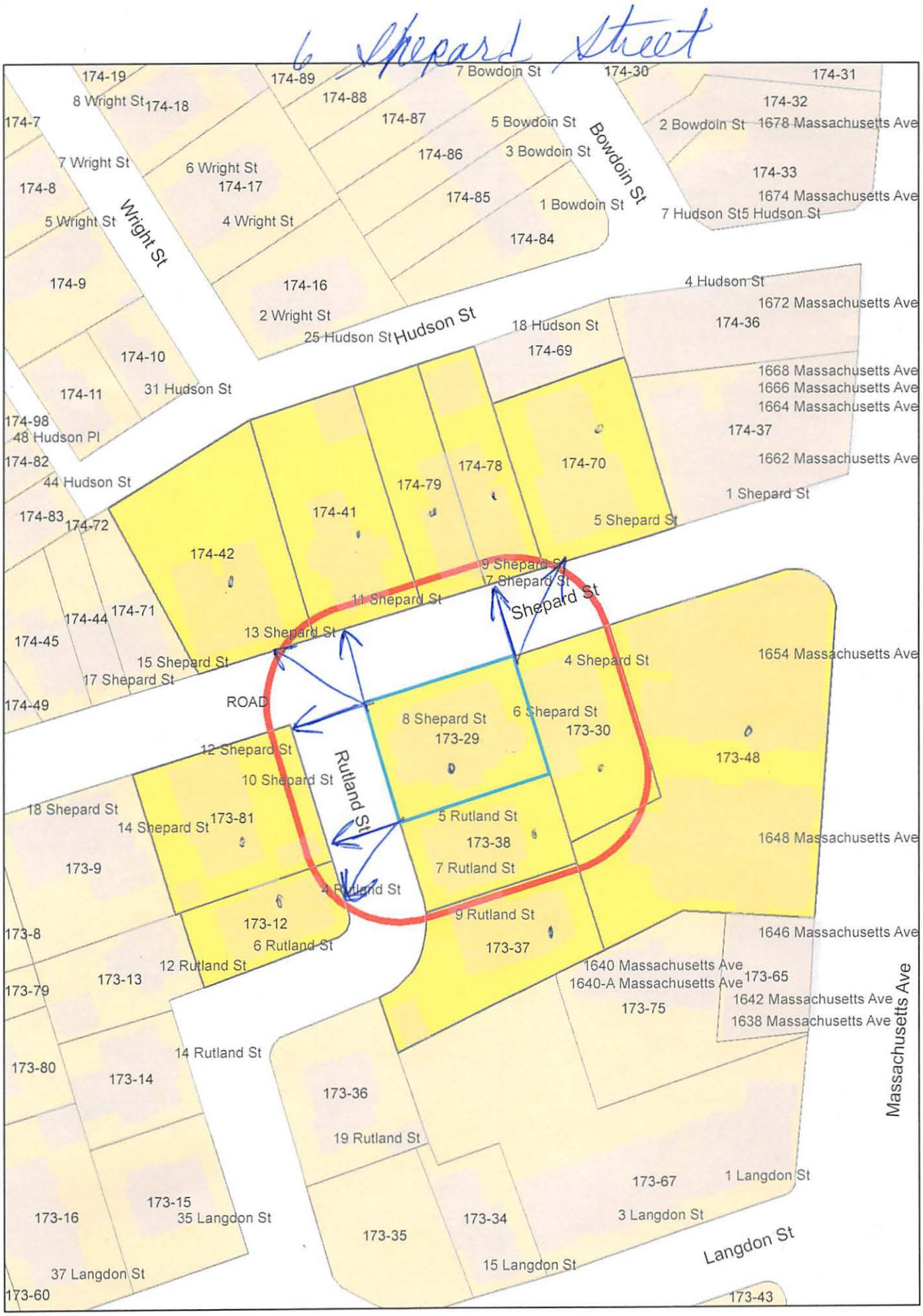
Applicant: New Shepard Street Condominium Association
Location: 6 Shepard Street Unit 2
Phone: 617-792-8212

Present Use/Occupancy: R2 - 6 Apartments
Zone: Residence B Zone
Requested Use/Occupancy: R2 - 6 Apartments

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		6514 SF	6540 SF	5010 SF	(max.)
LOT AREA:		5030 SF	5030 SF	5000 SF	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.295	1.300	.5/.35	
LOT AREA OF EACH DWELLING UNIT		838 SF	838 SF	2500 SF	
SIZE OF LOT:	WIDTH	63'	63'	50'	
	DEPTH	80'	80'	100'	
SETBACKS IN FEET:	FRONT	8.0'/8.0'	8.0'/8.0'	15.0'/15.0'	
	REAR	N/A (Corner Lot)	N/A (Corner Lot)	N/A (Corner Lot)	
	LEFT SIDE	10.1'	10.1'	12.5'	
	RIGHT SIDE	7.5'	5.0'	7.5'	
SIZE OF BUILDING:	HEIGHT	39.0'	39.0'	35.0'	
	WIDTH	N/A	N/A	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		56%	56%	40%	
NO. OF DWELLING UNITS:		6 Units	6 Units	N/A	
NO. OF PARKING SPACES:		0	0	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	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 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'.


6 Shepard Street
174-19
8 Wright St
174-18
174-89
7 Bowdoin St
174-30
174-31
174-32
174-88
174-87
5 Bowdoin St
2 Bowdoin St
1678 Massachusetts Ave
174-7
7 Wright St
174-86
3 Bowdoin St
Bowdoin St
174-33
174-8
6 Wright St
174-17
174-85
1674 Massachusetts Ave
5 Wright St
Wright St
4 Wright St
1 Bowdoin St
7 Hudson St5 Hudson St
174-84
174-9
174-16
4 Hudson St
1672 Massachusetts Ave
2 Wright St
25 Hudson St
Hudson St
18 Hudson St
174-36
174-69
174-10
1668 Massachusetts Ave
174-11
31 Hudson St
1666 Massachusetts Ave
1664 Massachusetts Ave
174-98
48 Hudson Pl
174-37
174-82
174-78
174-70
1662 Massachusetts Ave
44 Hudson St
174-79
1 Shepard St
174-83
174-72
174-41
5 Shepard St
174-42
9 Shepard St
7 Shepard St
11 Shepard St
Shepard St
174-44
174-71
13 Shepard St
4 Shepard St
1654 Massachusetts Ave
174-45
15 Shepard St
17 Shepard St
174-49
ROAD
8 Shepard St
6 Shepard St
173-30
173-29
12 Shepard St
173-48
Rutland St
10 Shepard St
18 Shepard St
5 Rutland St
14 Shepard St
173-81
173-38
1648 Massachusetts Ave
173-9
7 Rutland St
4 Rutland St
9 Rutland St
173-12
1646 Massachusetts Ave
173-8
6 Rutland St
173-37
12 Rutland St
1640 Massachusetts Ave
173-13
1640-A Massachusetts Ave
173-65
173-79
1642 Massachusetts Ave
173-75
1638 Massachusetts Ave
14 Rutland St
173-80
173-14
173-36
19 Rutland St
173-67
1 Langdon St
173-15
173-16
35 Langdon St
173-34
3 Langdon St
173-35
Langdon St
15 Langdon St
37 Langdon St
173-60
173-43
Massachusetts Ave

6 Shepard St.

Petitioner

173-29
SIMPSON, ANITA RAE
8 SHEPARD ST. UNIT#1
CAMBRIDGE, MA 02138

173-29
WATKINS, JUSTIN J. & ANNE WATKINS
8 SHEPARD ST, #3
CAMBRIDGE, MA 02138

173-29
NEW SHEPARD STREET CONDOMINIUM
C/O STEEDMAN BASS
6 SHEPARD ST., UNIT #2
CAMBRIDGE, MA 02139

173-29
MOULTON, MARGARET M. &
PETER F. MOULTON
6-8 SHEPARD ST #6
CAMBRIDGE, MA 02138

173-37
MOORE, GORDON T., CHARLOTTE B. MOORE
9 RUTLAND ST
CAMBRIDGE, MA 02138

173-29
WHELAN, PATRICIA MARIE
6 SHEPARD ST #2
CAMBRIDGE, MA 02138-1712

173-30
OTIS, MELISSA W. &
SAMUEL A. OTIS, JR. TRUSTEES
4 SHEPARD ST
CAMBRIDGE, MA 02138

173-81
ROBINS, RENEE & BRADLEY C. BOTKIN
10 SHEPARD ST. # 5
CAMBRIDGE, MA 02138

173-81
WANG, RUI
15 BURROUGHS RD
LEXINGTON , MA 02420

173-81
CROSS, IRENE A. LIFE ESTATE
10 SHEPARD ST.
CAMBRIDGE, MA 02138

174-42
TOULOPOULOS, JOHN V. &
PAULINE TOULOPOULOS, TRS.
OF TOULOPOULOS REALTY TRUST
931 MASS AVE
ARLINGTON, MA 02474

173-12
CABOT, LAURENCE T. & JOELLE A. CABOT
4 RUTLAND ST
CAMBRIDGE, MA 02138-2503

173-48
MILLER, TUCKER REED JOHN KURT MILLER
C/O CLIFFORD V MILLER INC
1396 BEACON ST
BROOKLINE, MA 02446

173-81
SPRING ROSE LLC
140 SPRING ST.
WATERTOWN, MA 02472

173-81
DRAKE, WILLIAM E. & ANNE TRACEY BECKEN
P.O. BOX 1153
LEBANON, NH 03766

173-81
KIEHL, ERICA G.
10 SHEPARD ST. UNIT#2
CAMBRIDGE, MA 02139

173-81
LAFLEUR, SUSAN J.
10 SHEPARD ST. UNIT#7
CAMBRIDGE, MA 02138-1713

174-41
WU, MARK & YVONNE P. HAO
11 SHEPARD ST
CAMBRIDGE, MA 02138

173-81
THERMOS, KALLIOPI ILIANNA
10 SHEPARD ST., UNIT #1
CAMBRIDGE, MA 02138

174-70
ZUCKER, DEBORAH
3 SHEPARD ST #3
CAMBRIDGE, MA 02138

174-78
KANTOR, DAVID,
TR.THE KANTOR SHEPARD ST. NOMINEE TRUST
7 SHEPARD STREET
CAMBRIDGE, MA 02138-1711

174-70
KAUPPILA, ANDREA M.
TRUSTEE OF ST. GEORGE FAMILY TRUST
3 SHEPARD ST. UNIT 2
CAMBRIDGE, MA 02138-1501

174-70
LEE, SHIRLEY Y. & FRANK S. LEE.,
TR. FRANK S. LEE & SHIRLEY Y. LEE FAMILY TR.
3 SHEPARD ST., UNIT #1
CAMBRIDGE, MA 02139

174-70
METTLER, BERNARD
2120 KEYWOOD PARKWAY
MINNEAPOLIS, MN 55405

174-79
STONE INVESTMENT HOLDING LLC,
9 SHEPARD ST
CAMBRIDGE, MA 02138

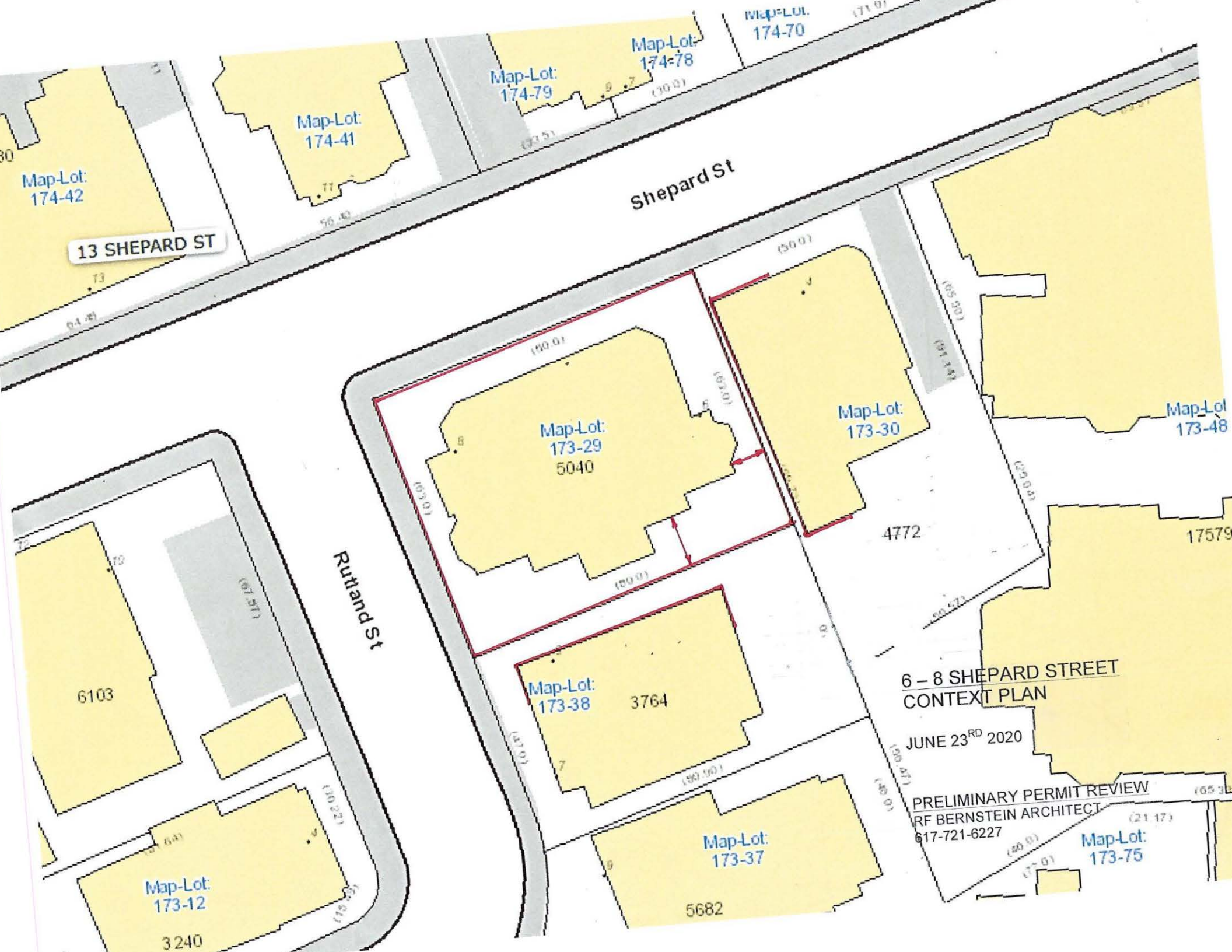
173-38
PUTRIH, TOBIAS & MOJCA SKOBERNE
5-7 RUTLAND ST. UNIT#7/1
CAMBRIDGE, MA 02139

173-38
RUTTER, JOHN A. & KATHLEEN HUNTER RUTTER
5-7 RUTLAND ST. UNIT#5/1
CAMBRIDGE, MA 02139

174-70
RAGER, CLARE SELDEN & KYLE M. RAGER
3 SHEPARD ST UNIT 4
CAMBRIDGE, MA 02138

173-29
BASS, STEEDMAN L.,
TRUSTEE STEEDMAN L. BASS 2008 TRUST
6-8 SHEPARD ST UNIT 5
CAMBRIDGE, MA 02138

173-38
FEDAK, SCOTT M. & LAUREN ELIZABETH
7 RUTLAND ST UNIT 7-2
CAMBRIDGE, MA 02138


Map-Lot:
174-42
13 SHEPARD ST
Map-Lot:
174-41
Map-Lot:
174-79
Map-Lot:
174-78
Map-Lot:
174-70
Shepard St
Map-Lot:
173-29
5040
Map-Lot:
173-30
4772
Map-Lot
173-48
17579
Rutland St
6103
Map-Lot:
173-38
3764
Map-Lot:
173-37
5682
Map-Lot:
173-12
3240
Map-Lot:
173-75
6 – 8 SHEPARD STREET
CONTEXT PLAN
JUNE 23RD 2020
PRELIMINARY PERMIT REVIEW
RF BERNSTEIN ARCHITECT
617-721-6227

23.05.2020 10:30

23.05.2020 10:30

05.05.2020 10:43

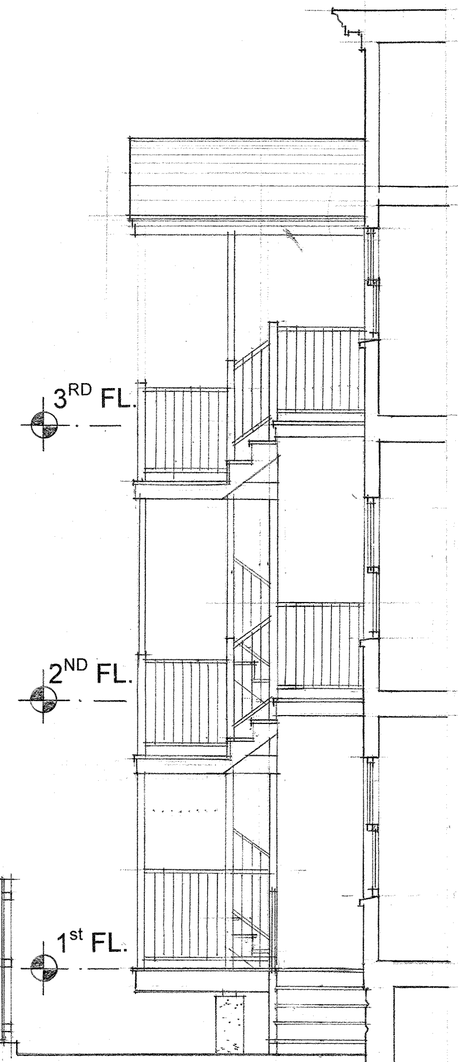
23.05.2020 10:31

19.03.2020 11:53

23 05 2020 10:54

SOUTH ELEVATION ~ PROPOSED

¼"=1'-0"



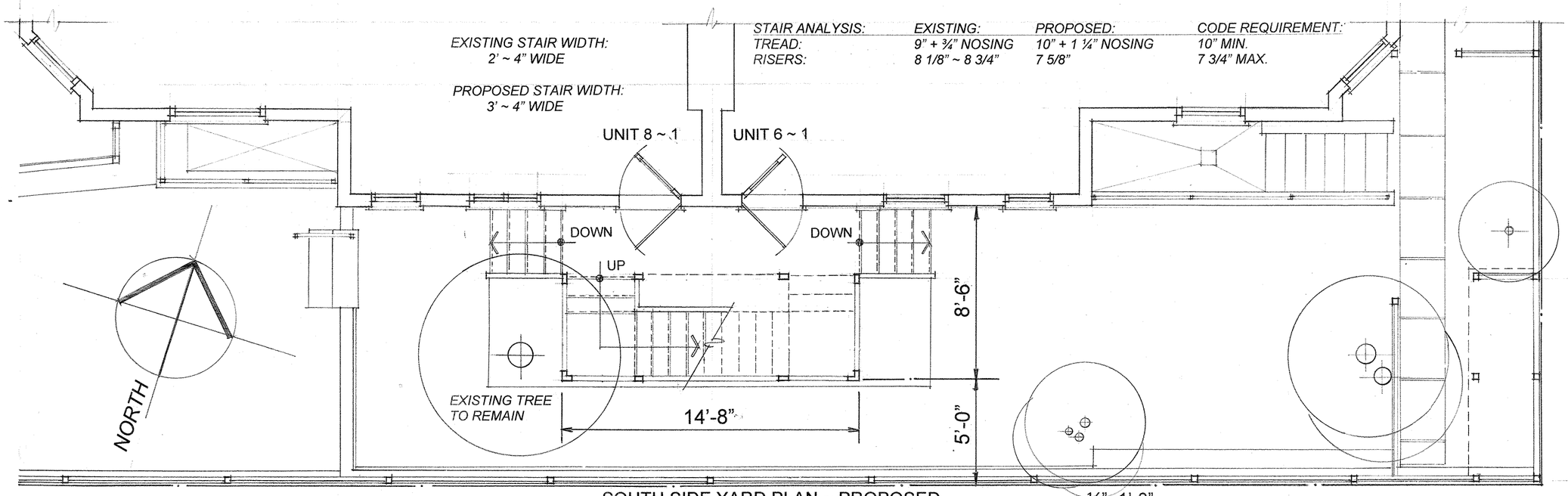
EAST SIDE STAIR ELEVATION ~ PROPOSED

¼"=1'-0"

EXISTING STAIR WIDTH:
2' ~ 4" WIDE

PROPOSED STAIR WIDTH:
3' ~ 4" WIDE

STAIR ANALYSIS:	*EXISTING:*	*PROPOSED:*	*CODE REQUIREMENT:*
TREAD:	*9" + ¾" NOSING*	*10" + 1 ¼" NOSING*	*10" MIN.*
RISERS:	*8 1/8" ~ 8 3/4"*	*7 5/8"*	*7 3/4" MAX.*



SOUTH SIDE YARD PLAN ~ PROPOSED
(1ST FLOOR SHOWN)

¼"=1'-0"

PREPARED BY:

RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930-1160

617-721-6227 rfbarch@aol.com

6 ~ 8 SHEPARD ST

PROPOSED
REPLACEMENT
STAIR

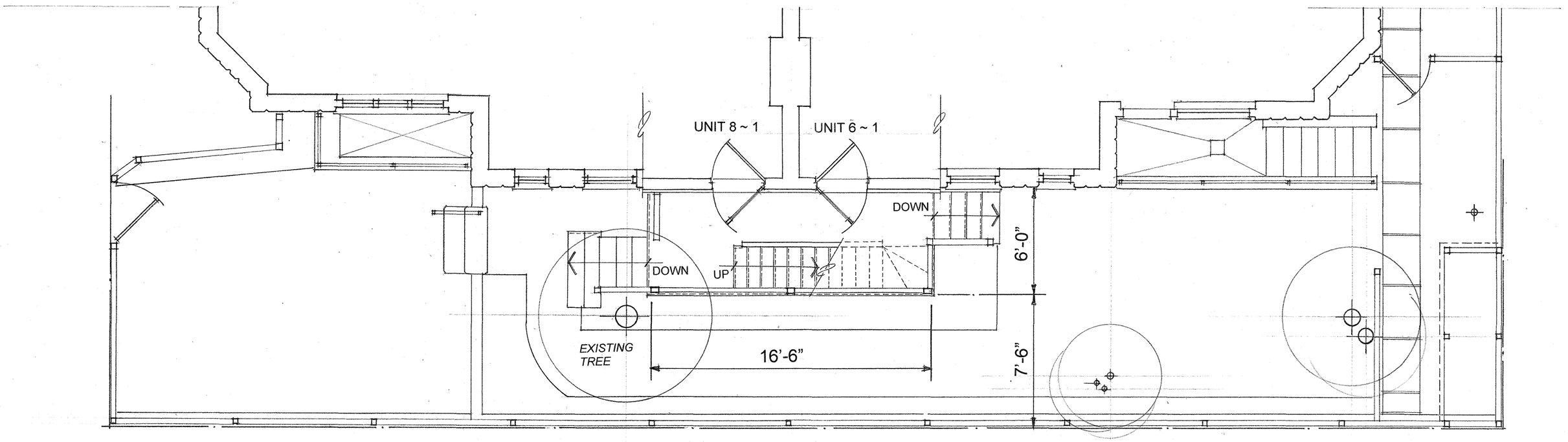
¼"=1'-0"

JULY 16TH 2020

Zoning 1

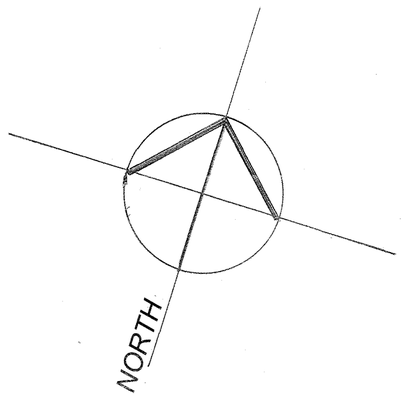
REPLACEMENT STAIR

0' 4' 8' 16'



SOUTH SIDE YARD PLAN ~ EXISTING
(1ST FLOOR SHOWN)

¼"=1'-0"



6 ~ 8 SHEPARD ST

EXISTING
PLAN OF STAIR
¼"=1'-0"
JULY 16TH 2020

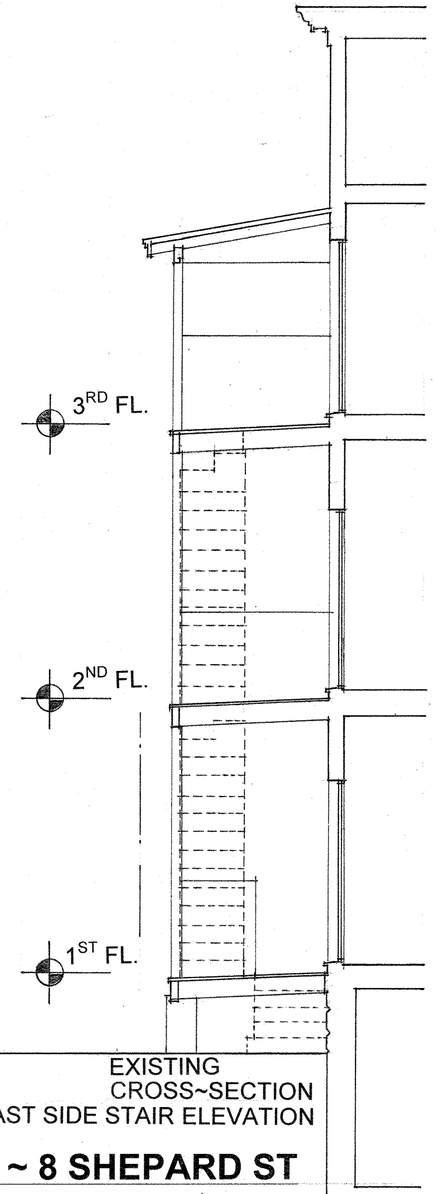
PREPARED BY:
RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930-1160
617-721-6227 rfbarch@aol.com

Zoning 2

REPLACEMENT STAIR

0' 4' 8' 16'

SOUTH ELEVATION ~ EXISTING ¼"=1'-0"



EXISTING
CROSS~SECTION
EAST SIDE STAIR ELEVATION

6 ~ 8 SHEPARD ST

EXISTING REAR STAIR ELEVATION

¼"=1'-0"

JULY 16TH 2020

PREPARED BY:

RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930-1160

617-721-6227 rfbarch@aol.com

Zoning 3

REPLACEMENT STAIR

0' 4' 8' 16'

DWG #202519-1

FOR REGISTRY USE ONLY

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
CHAPTER 41 SECTION 81X M.G.L.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS
RICHARD G. LOUD #37564
REGISTERED PROFESSIONAL LAND SURVEYOR

7-212020

PLAN OF LAND
LOCATED AT 6-8 SHEPARD STREET IN
CAMBRIDGE, MA.
RECORD OWNER
New Shepard Condominium

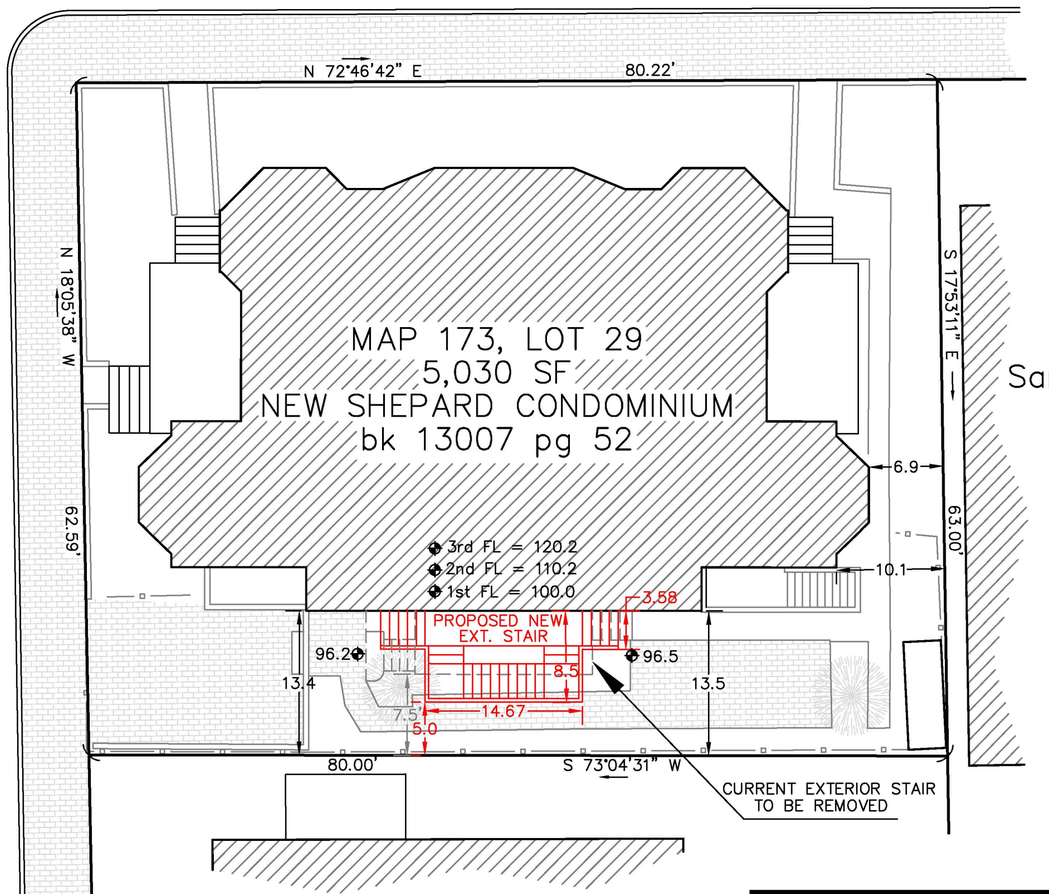
ASSESSOR MAP REFERENCE: MAP 173, LOT 29
LOCUS TITLE REFERENCE: BOOK 13007 PAGE 52
July 20, 2020

0 5 10 20
1 IN. = 10 FT.

COUNTY LAND SURVEYS, INC.
Professional Land Surveyors * Gloucester MA * www.countylandsurveys.com * 978-282-0443

SHEPARD STREET

RUTLAND STREET



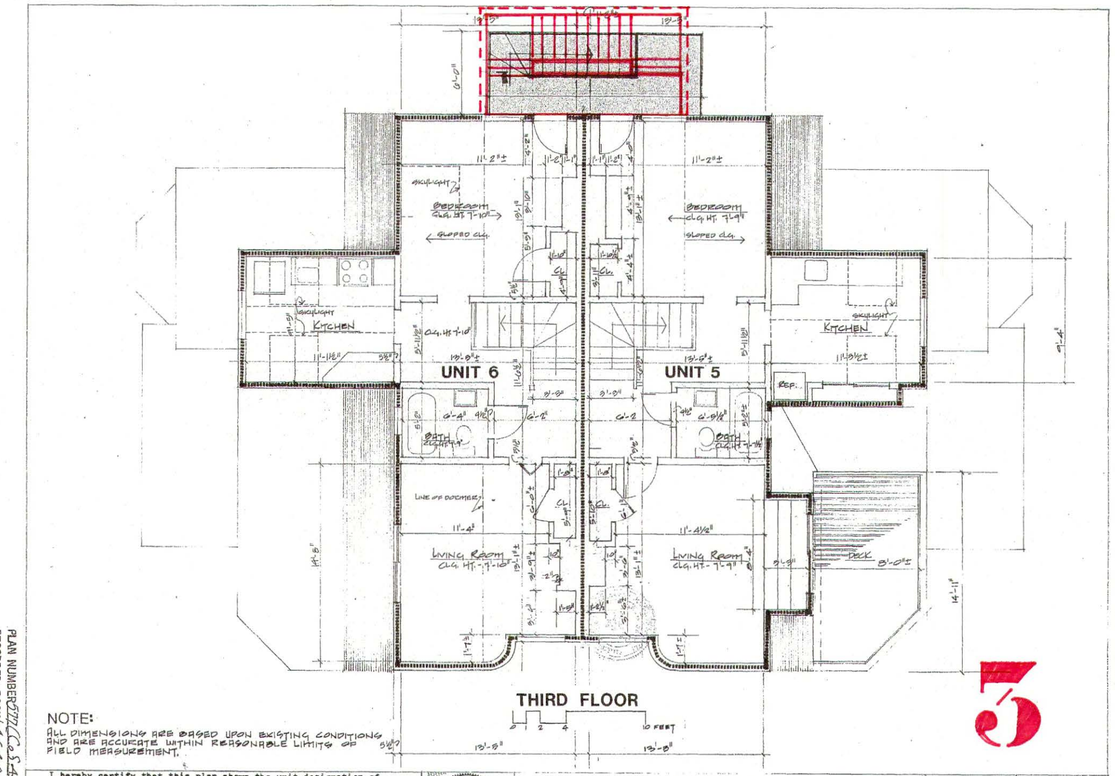
MAP 173, LOT 30
Samuel & Melissa Otis
bk 64229 pg 139

MAP 173, LOT 38
5-7 Rutland Street Condominium
bk 54530 pg 313

DISTRICT:		RESIDENCE B	
DWELLING UNITS:		6	
SETBACKS:	REQUIRED:	EXISTING:	PROPOSED:
FRONT A:	15.0'	8.1'	8.1'
FRONT B:	15.0'	8.0'	8.0'
SIDE A:	**7.5'/12.5'**	**7.5'**	**5.1'**
SIDE B:	7.5'/12.5'	10.1'	10.1'
BLDG. HEIGHT:	35' MAX.	39'	39'
OPEN SPACE:	40% MIN.	56% +/-	56% +/-
FAR:	**.5/.35 MAX**	**1.295**	**1.300**

GROSS FLOOR AREA ANALYSIS:

	EXISTING:	PROPOSED:	TOTAL:
BASEMENT:	514 SF	- 0 -	514 SF
1ST FLOOR:	2194 SF	- 0 -	2194 SF
2ND FLOOR:	2202 SF	- 0 -	2202 SF
3RD FLOOR:	1504 SF	- 0 -	1504 SF
STAIR ROOF:	**98 SF**	**26 SF**	**124 SF**
TOTAL:	6514 SF	26 SF	6540 SF



NOTE:
ALL DIMENSIONS ARE BASED UPON EXISTING CONDITIONS AND ARE ACCURATE WITHIN REASONABLE LIMITS OF FIELD MEASUREMENT.

THIRD FLOOR

0 1 2 4 10 FEET

3

I hereby certify that this plan shows the unit designation of Units # 5 and # 6 and the immediately adjoining units and that this Plan fully and accurately depicts the layout of unit # 5 and unit # 6, their location, dimensions, approximate areas, main entrance and immediate common area to which they have access, as built. I further certify that this plan fully and accurately depicts the layout, location, unit number and dimensions of the units numbered 1 through 6 inclusive, in New Shepard Condominium at 6 - 8 Shepard Street, Cambridge, Mass., as built.

REGISTERED ARCHITECT No. 5278 COMMONWEALTH OF MASSACHUSETTS

NEW SHEPARD CONDOMINIUM
LOCATED AT 6-8 SHEPARD STREET, CAMBRIDGE, MA
THE BUILDING HAS NO OTHER NAME.

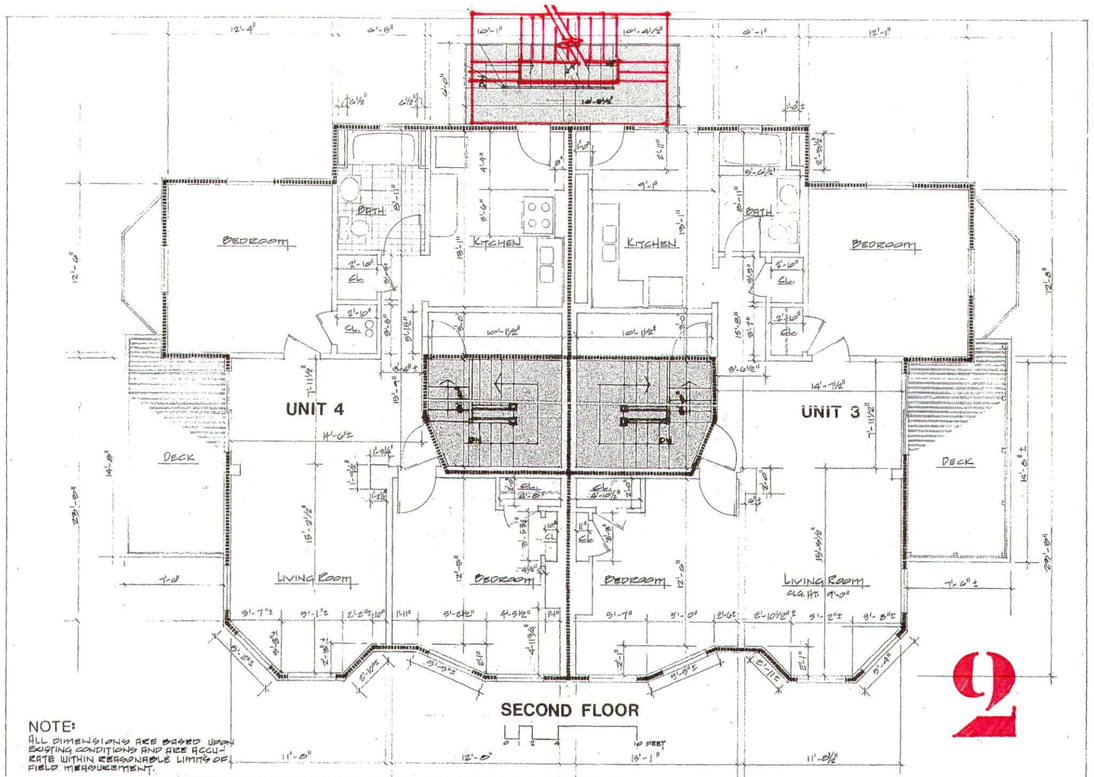
I certify that these plans have been prepared in conformance with the rules and regulations of the Registrar of Deeds.

6·9·82

REGISTERED LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

3/4

PLAN NUMBER 577(A,B,C) OF 1982
RECORDED, BOOK 14644, PAGE 339



NOTE:
ALL DIMENSIONS ARE BASED UPON EXISTING CONDITIONS AND ARE ACCURATE WITHIN REASONABLE LIMITS OF FIELD MEASUREMENT.

SECOND FLOOR

0 1 2 4 10 FEET

2

I hereby certify that this plan shows the unit designation of Units # 3 and # 4 and the immediately adjoining units and that this plan fully and accurately depicts the layout of unit # 3 and unit # 4, their location, dimensions, approximate areas, main entrance and immediate common area to which they have access, as built. I further certify that this plan fully and accurately depicts the layout, location, unit number and dimensions of the units numbered 1 through 6 inclusive, in New Shepard Condominium at 6 - 8 Shepard Street, Cambridge, Mass., as built.

REGISTERED ARCHITECT COMMONWEALTH OF MASSACHUSETTS

NEW SHEPARD CONDOMINIUM
LOCATED AT 6-8 SHEPARD STREET, CAMBRIDGE, MA
THE BUILDING HAS NO OTHER NAME.

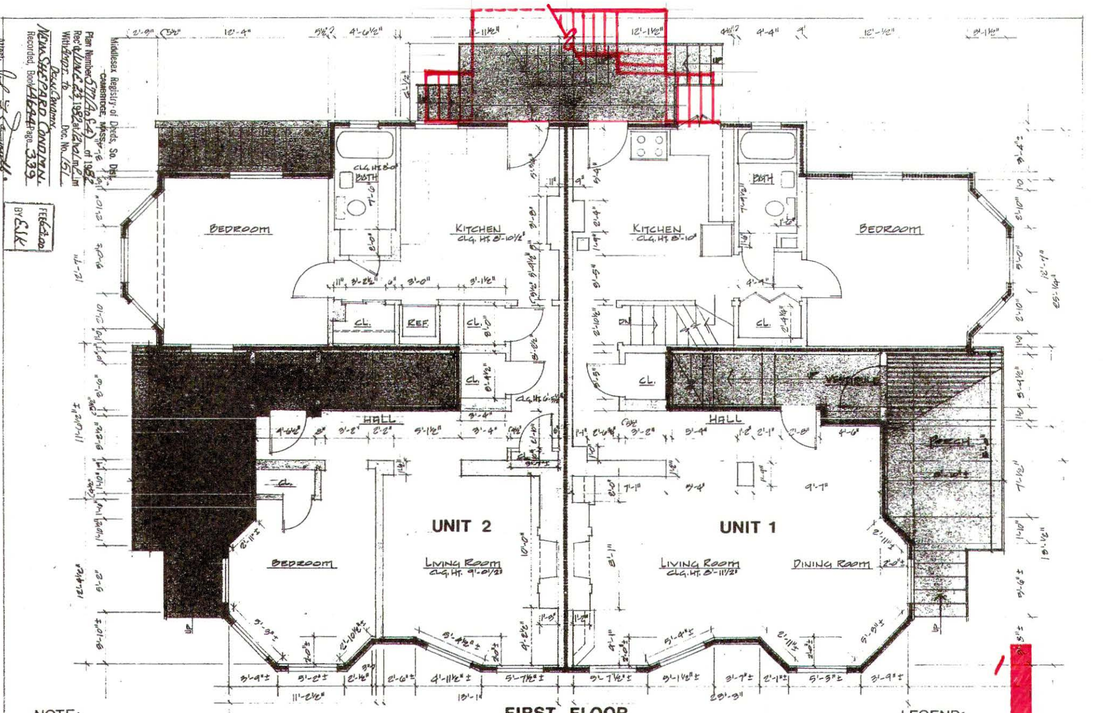
I certify that these plans have been prepared in conformance with the rules and regulations of the Registrar of Deeds.

6·9·82

REGISTERED LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

2/4

PLAN NUMBER 577(A,B,C) OF 1982
RECORDED, BOOK 14644, PAGE 339



NOTE:
ALL DIMENSIONS ARE BASED UPON EXISTING CONDITIONS AND ARE ACCURATE WITHIN REASONABLE LIMITS OF FIELD MEASUREMENT.

FIRST FLOOR

0 1 2 4 10 FEET

LEGEND:
1 — COMMON AREAS
..... — PERIMETER OF UNITS

1

I hereby certify that this plan shows the unit designation of Units # 1 and # 2 and the immediately adjoining units and that this Plan fully and accurately depicts the layout of unit # 1 and unit # 2, their location, dimensions, approximate areas, main entrance and immediate common area to which they have access, as built. I further certify that this plan fully and accurately depicts the layout, location, unit number and dimensions of the units numbered 1 through 6 inclusive, in New Shepard Condominium at 6 - 8 Shepard Street, Cambridge, Mass., as built.

REGISTERED ARCHITECT No. 5278 COMMONWEALTH OF MASSACHUSETTS

NEW SHEPARD CONDOMINIUM
LOCATED AT 6-8 SHEPARD STREET, CAMBRIDGE, MA
THE BUILDING HAS NO OTHER NAME.

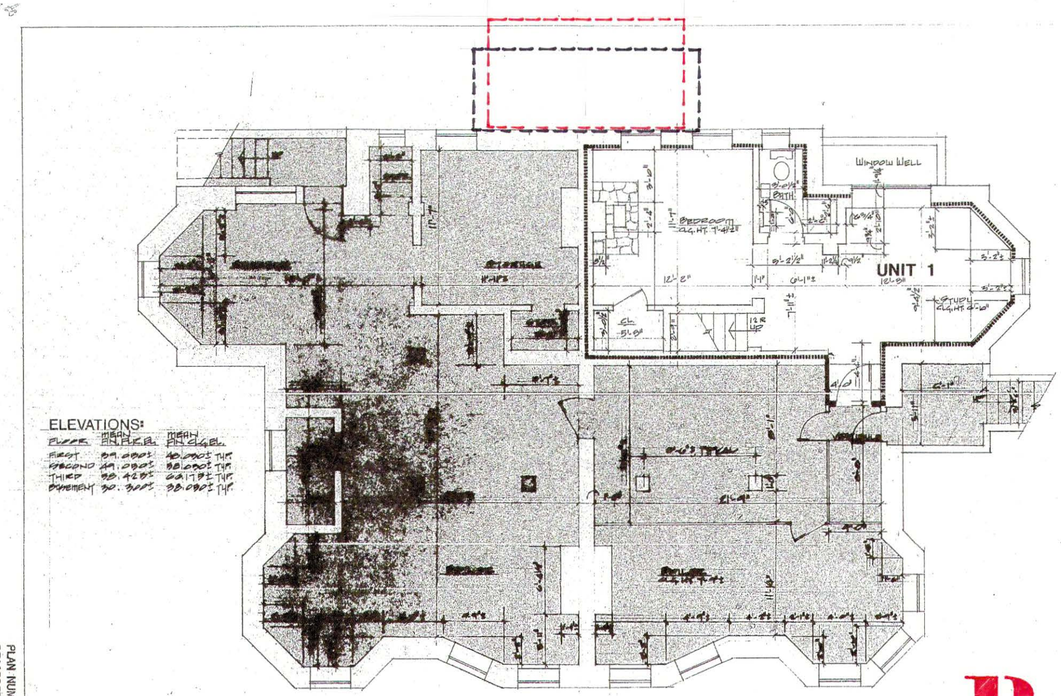
I certify that these plans have been prepared in conformance with the rules and regulations of the Registrar of Deeds.

6·9·82

REGISTERED LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

1/4

PLAN NUMBER 577(A,B,C) OF 1982
RECORDED, BOOK 14644, PAGE 339



ELEVATIONS:

FLOOR	MEAN FINISH	MEAN SLOPE
FIRST	89.00±	90.00± TYP.
KREDNO	99.00±	98.00± TYP.
THIRD	98.42±	99.17± TYP.
BASEMENT	90.30±	88.08± TYP.

NOTE:
ALL DIMENSIONS ARE BASED UPON EXISTING CONDITIONS AND ARE ACCURATE WITHIN REASONABLE LIMITS OF FIELD MEASUREMENT.

BASEMENT

0 1 2 4 10 FEET

B

I hereby certify that this plan shows the unit designation of Units # — and # — and the immediately adjoining units and that this plan fully and accurately depicts the layout of unit # — and unit # —, their location, dimensions, approximate areas, main entrance and immediate common area to which they have access, as built. I further certify that this plan fully and accurately depicts the layout, location, unit number and dimensions of the units numbered 1 through 6 inclusive, in New Shepard Condominium at 6 - 8 Shepard Street, Cambridge, Mass., as built.

REGISTERED ARCHITECT COMMONWEALTH OF MASSACHUSETTS

NEW SHEPARD CONDOMINIUM
LOCATED AT 6-8 SHEPARD STREET, CAMBRIDGE, MA
THE BUILDING HAS NO OTHER NAME.

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6·9·82

REGISTERED LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

4/4

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