



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017090-2019

GENERAL INFORMATION

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

Special Permit: v Variance: v Appeal:

PETITIONER: 74 Oxford Street LLC - C/O William Senne

PETITIONER'S ADDRESS: 33 Church Street, Cambridge MA, 02238 Cambridge, MA 02138

LOCATION OF PROPERTY: 74 Oxford St Cambridge, MA

TYPE OF OCCUPANCY: Multi-Family Dwelling ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes an addition and renovation to an existing (5) Unit, non-conforming, Multi-Family Dwelling. Special Permits are required for the Exemption of Basement Level Gross Floor Area, relocating and creating new openings on a Non-Conforming Facade, and the Parking and Driveway Setback requirement of Article 6. Variances are required Side Yard Setback, Building Height and FAR requirements of Article 5.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u> 2.000 </u>	Section <u> Definition of Gross Floor Area (16) </u>
Article <u> 5.000 </u>	Section <u> 5.31 (Table of Dimensional Requirements). </u>
Article <u> 6.000 </u>	Section <u> 6.44.1.A.B (Setback For On-Grade Open Parking). </u>
Article <u> 8.000 </u>	Section <u> 8.22.2C (Alteration of Non-Conforming Structure). </u>
Article <u> 10.000 </u>	Section <u> 10.30 (Variance). </u>

Original Signature(s) : [Signature] MANAGER
 (Petitioner(s) / Owner)

 WILLIAM SENNE
 (Print Name)

Address : 33 CHURCH STREET
 CAMBRIDGE MA 02138

Tel. No. : (617) 314-9400

E-Mail Address : WSENNE@SENNE.COM

Date : March 19, 2018



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Original Signature(s) :

 [Signature] MANAGER
 (Petitioner(s) / Owner)

 WILLIAM SENNE
 (Print Name)

Address : 33 CHURCH STREET
 CAMBRIDGE MA 02138

Tel. No. : (617) 314-9400

E-Mail Address : WSENNE@SENNE.COM

Date : MARCH 19, 2018

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 74 OXFORD STREET LLC (OWNER)

Address: 33 CHURCH STREET CAMBRIDGE MA 02138

State that I/We own the property located at 74 OXFORD STREET CAMBRIDGE MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of 74 OXFORD STREET LLC

*Pursuant to a deed of duly recorded in the date 4/19/2018, Middlesex South County Registry of Deeds at Book 70894, Page 12; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

WPS AUTHORIZED SIGNATORY
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 WILLIAM SENNE personally appeared before me, this 19th of March, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires January 9, 2026 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, 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:

The provisions of the City of Cambridge Zoning Ordinance were created long after the existing structure was built rendering it non-conforming in multiple ways. Many of the existing structures in the area are non-conforming with respect to F.A.R., Height, Setbacks, or Lot Area per Dwelling Unit. In addition, 74 Oxford and many of the other buildings are eligible for review by the Historic Commission further limiting alterations that enable the structure to adapt to changing needs. A literal enforcement of the provisions of the Ordinance would make the desirable renovation and restoration of the existing structure infeasible.

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

Hardship is owing to the size, shape and age of the existing Structure. The cost of restoration, the demolition and/or reuse of outdated structural and fire-preventative construction methods, the limitations placed by both Historic Conformity and Zoning Non-Conformity combine to render the economic adaptation and reuse of the building unlikely at 74 Oxford Street. These difficulties do not exist on an empty lot where the Ordinance can be applied in a practical, versatile way.

C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:*

1) Substantial detriment to the public good for the following reasons:

74 Oxford has operated for years as Multi-Family Housing with 9 units, and 3 parking spaces. The proposed changes will bring the use and parking in greater conformance with the provisions of the Zoning Code. The reduction in the number of units is more in keeping with the neighborhood housing stock.

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

The relief requested adds a modest amount of above grade gross floor area which is in keeping with the FAR of many of the adjacent properties. The lot coverage remains consistent with the adjacent properties in the neighborhood. The changes do not increase the building height and do not create any new setback violations. The number of Dwelling Units and Parking Spaces proposed will cure current non-conformities.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own 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 74 Oxford 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:

Article 6 provides for relief from the required parking quantities in Section 5.35. The proposed project will not cause excessive congestion, endanger public safety or reduce the availability of parking in the area. Article 8 provides relief for new dormers and new openings to encourage the renovation and reuse of existing buildings.

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 create a congestion hazard or substantial change given that the driveway and curb cut will remain in their current location. The traffic generated by the proposed use will be reduced compared to the current use. The proposed use is consistent with existing uses in the neighborhood.

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 cuts will remain as they exist 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 Yard requirements or be set back further than the existing non-conforming portions of the existing Structure.

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:

Existing Open Space will be retained to the benefit of the residents. 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 proposed use is consistent with the uses in the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boyes-Watson Architects **PRESENT USE/OCCUPANCY:** Multi-Family
LOCATION: 74 Oxford St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Multi-Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>8,055</u>	<u>7,264</u>	<u>6,118</u>	(max.)
<u>LOT AREA:</u>	<u>8,158</u>	<u>8,158</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.98</u>	<u>.89</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1625</u>	<u>2,039</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>96'</u>	<u>96'</u>	<u>50'</u>	(min.)
DEPTH	<u>85'</u>	<u>85'</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>20.0'</u>	<u>No Change</u>	<u>10'</u>	(min.)
REAR	<u>15.2'</u>	<u>No Change</u>	<u>10'</u>	(min.)
LEFT SIDE	<u>25.5'</u>	<u>13.5'</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>11.8'</u>	<u>No Change</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>40.7'</u>	<u>42.0'</u>	<u>35.0'</u>	(max.)
LENGTH	<u>52.8'</u>	<u>No Change</u>	<u>n/a</u>	
WIDTH	<u>54.8'</u>	<u>No Change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>45.6%</u>	<u>40.2%</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>5</u>	<u>4</u>	<u>4</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>4</u>	<u>4</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.
The existing building is a 3 Story, wood frame superstructure on a rubble and brick foundation. Proposed new construction will use the same material palette as the existing construction.

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'.

No.	Description	Date

stamp

client
WILLIAM SENNE

title
SITE PLAN AND OPEN SPACE CALCULATION

project
74 OXFORD STREET



job number 19140

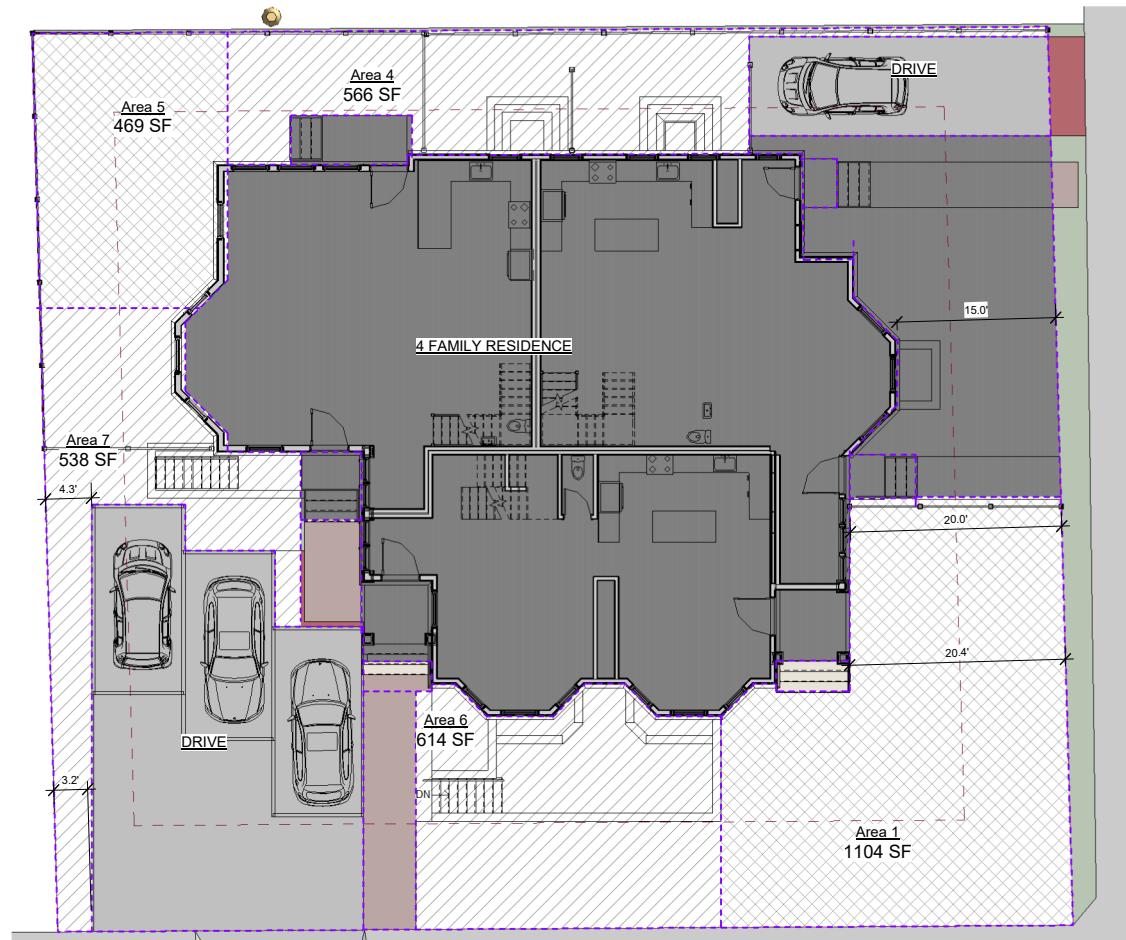
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date issued 02-11-19

4 UNIT RENOVATION
BZA APPLICATION

sheet no.

A-011



PROP. USABLE OPEN SPACE	
Name	Area
Area 1	1104 SF
Area 5	469 SF
PROPOSED OPEN SPACE	1572 SF

19.5% OPEN SPACE

PROP. PERMEABLE OPEN SPACE	
Name	Area
Area 1	1104 SF
Area 4	566 SF
Area 5	469 SF
Area 6	614 SF
Area 7	538 SF
PROPOSED OPEN SPACE	3290 SF

40.8% OPEN SPACE

PROP. TOTAL OPEN SPACE	
Name	Area
Area 1	1104 SF
Area 4	566 SF
Area 5	469 SF
Area 6	614 SF
Area 7	538 SF
PROPOSED OPEN SPACE	3290 SF

40.8% OPEN SPACE

EXIST. USABLE OPEN SPACE	
Name	Area
Area 1	1872 SF

19.5% OPEN SPACE

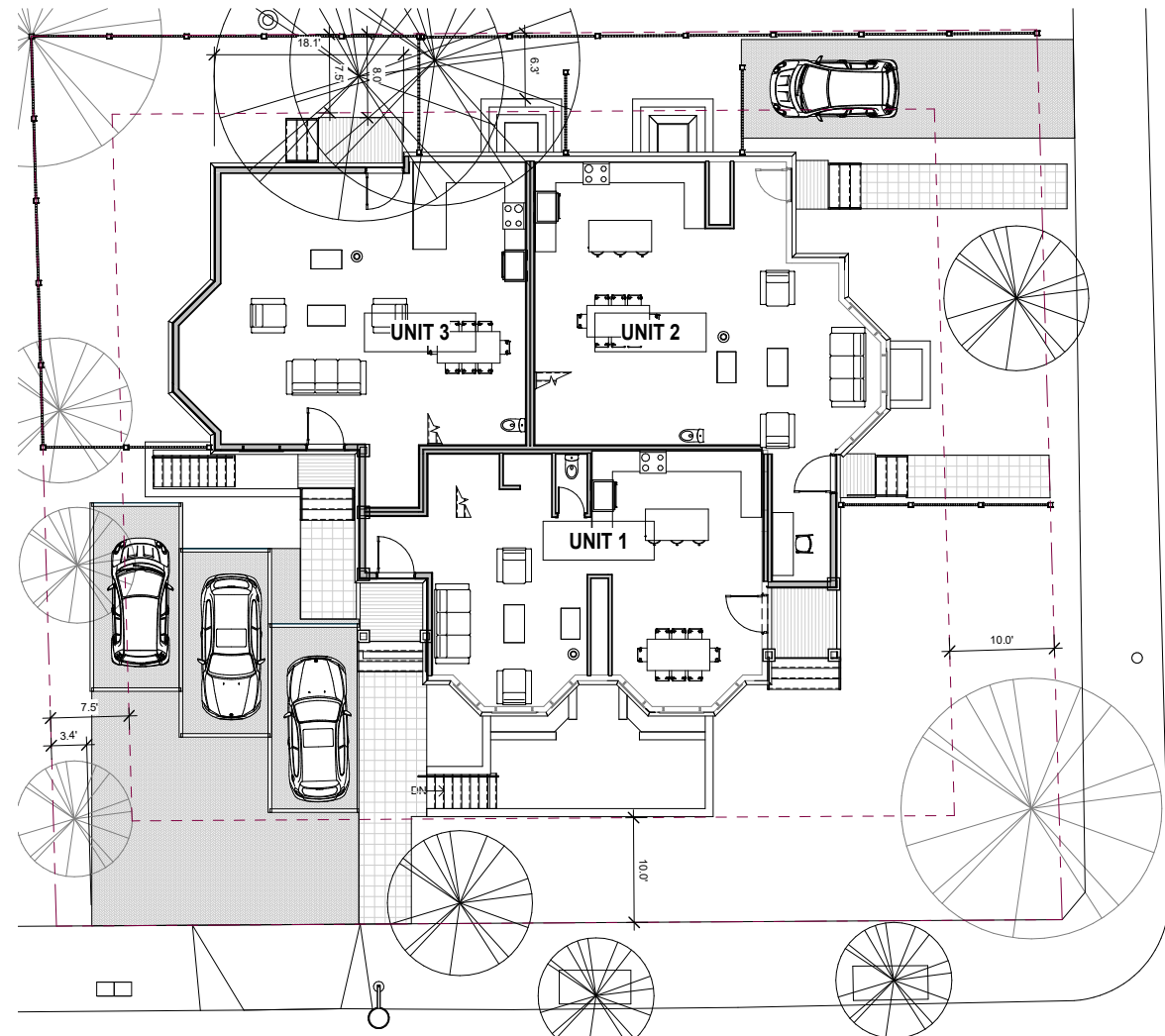
EXIST. PERMEABLE OPEN SPACE	
Name	Area
Area 1	1872 SF
Area 2	1113 SF
Area 3	169 SF
Area 4	527 SF
EXIST. PERMEABLE OPEN SPACE	3681 SF

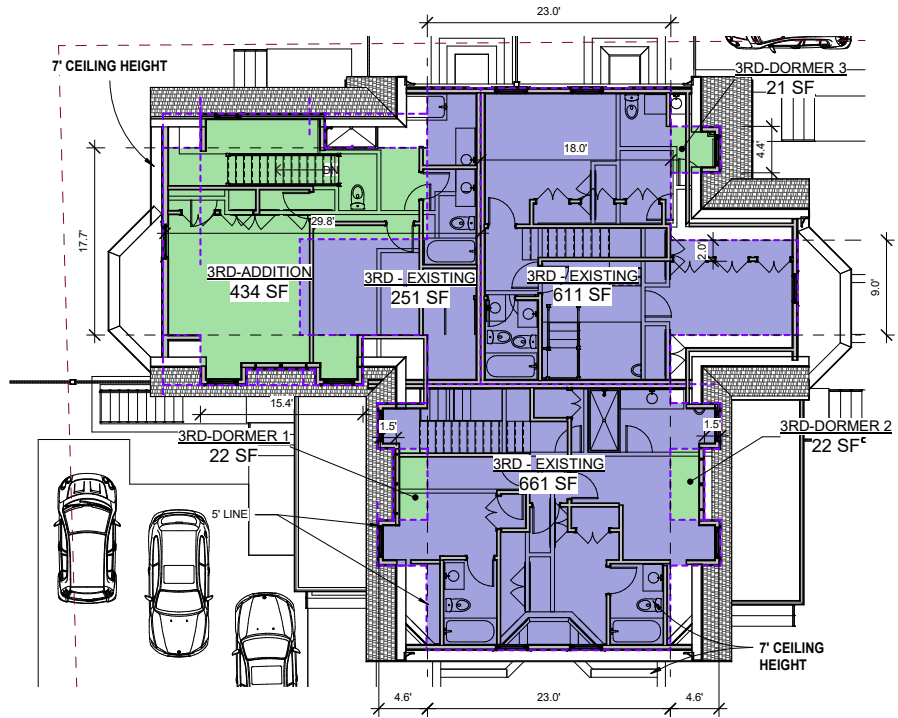
45.6% OPEN SPACE

EXIST. TOTAL OPEN SPACE	
Name	Area
Area 1	1872 SF
Area 2	1113 SF
Area 3	169 SF
Area 4	527 SF
EXIST. TOTAL OPEN SPACE	3681 SF

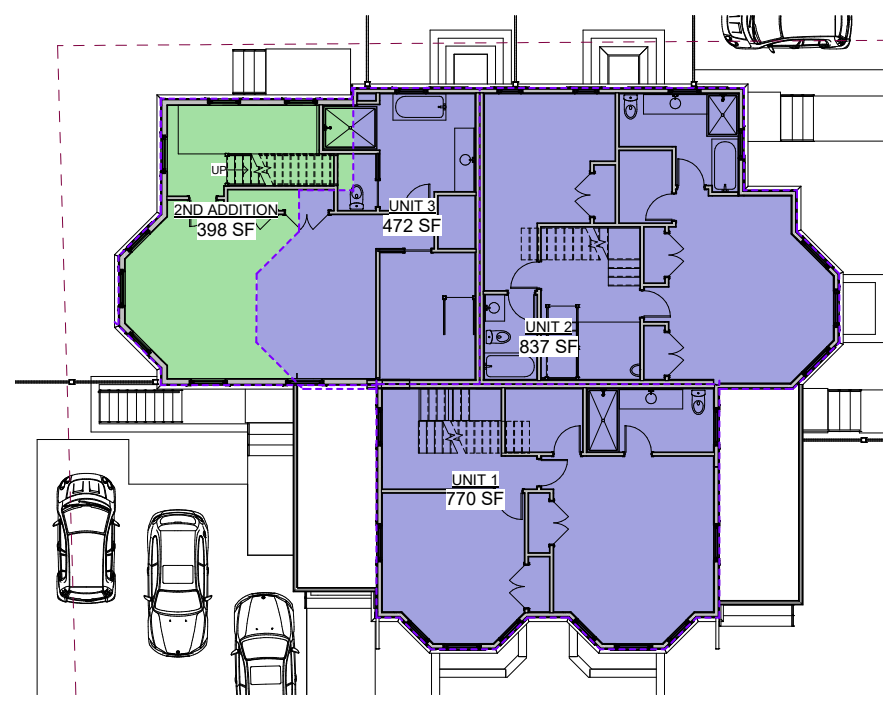
45.6% OPEN SPACE

- OPEN SPACE
- EXCLUDED
 - PERMEABLE
 - UNIT
 - USABLE & PERMEABLE
 - Calculating...

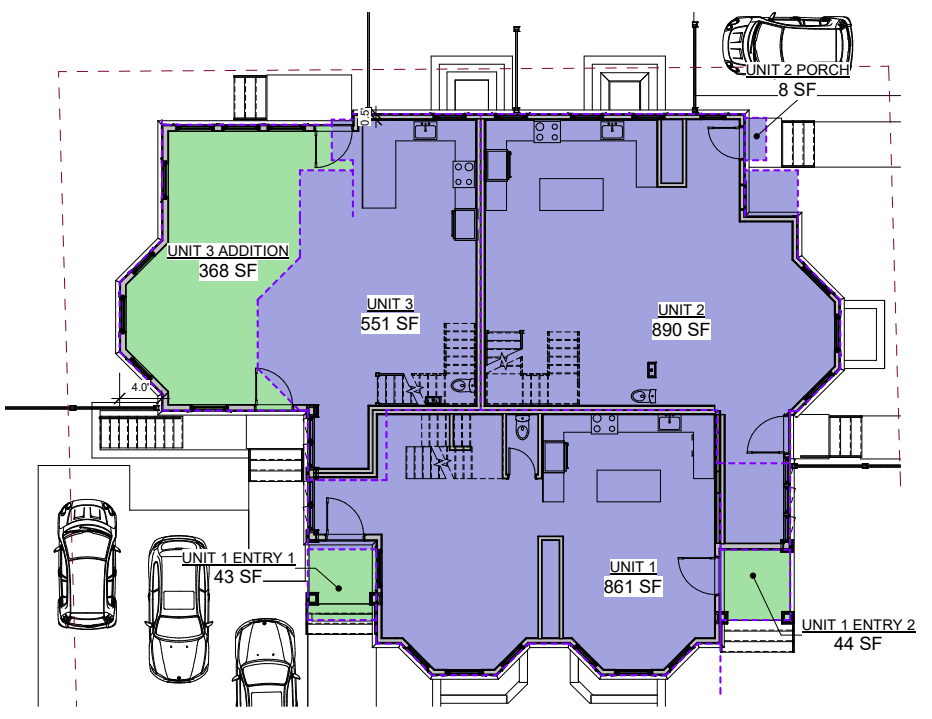




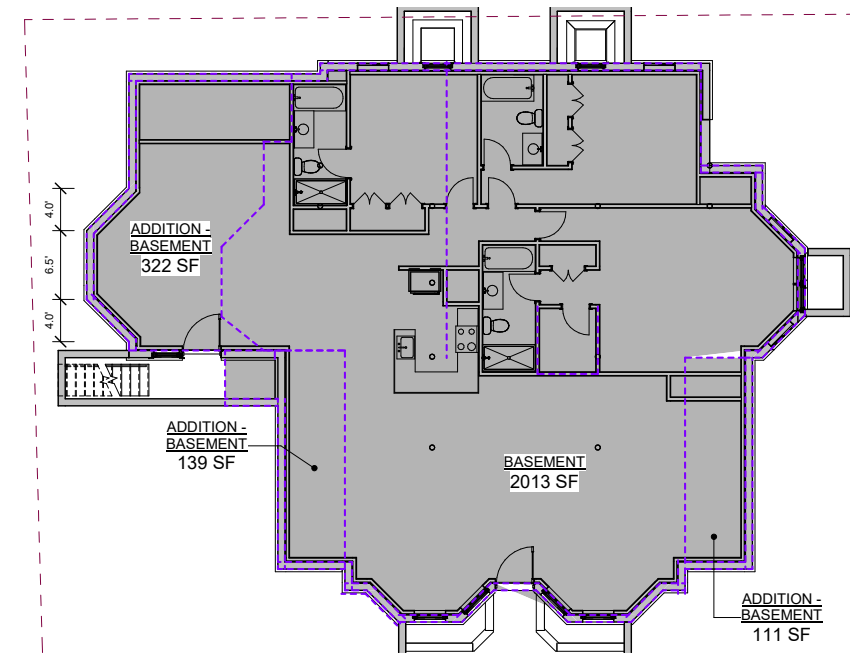
④ 3RD FLOOR AREA
1/8" = 1'-0"



② 2ND FLOOR AREA
1/8" = 1'-0"



① 1ST FLOOR AREA
1/8" = 1'-0"



③ BASEMENT AREA
1/8" = 1'-0"

PROPOSED AREA (GFA)

EXIST GFA	
UNIT 2	890 SF
UNIT 1	861 SF
UNIT 3	551 SF
UNIT 2 PORCH	8 SF
UNIT 2	837 SF
UNIT 3	472 SF
UNIT 1	770 SF
3RD - EXISTING	661 SF
3RD - EXISTING	611 SF
3RD - EXISTING	251 SF
EXIST GFA	5912 SF

NEW GFA	
UNIT 1 ENTRY 1	43 SF
UNIT 1 ENTRY 2	44 SF
UNIT 3 ADDITION	368 SF
2ND ADDITION	398 SF
3RD-DORMER 2	22 SF
3RD-ADDITION	434 SF
3RD-DORMER 1	22 SF
3RD-DORMER 3	21 SF
NEW GFA	1352 SF
TOTAL GROSS FLOOR AREA	7264 SF

PROPOSED AREA (NON-GFA)

NON-GFA	
BASEMENT	2013 SF
BASEMENT	572 SF
NON-GFA	2585 SF

*SPECIAL PERMIT IS REQUIRED TO EXCLUDE BASEMENT GROSS FLOOR AREA FROM FAR CALCULATION.
TOTAL AREA INCLUDING BASEMENT IS 9,849 S.F.

No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED AREA PLANS
project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS
thirty bow street
somererville, ma 02143
architects@boyes-watson.com
phone: (617) 629-6200
fax: (617) 629-6201

job number 19140

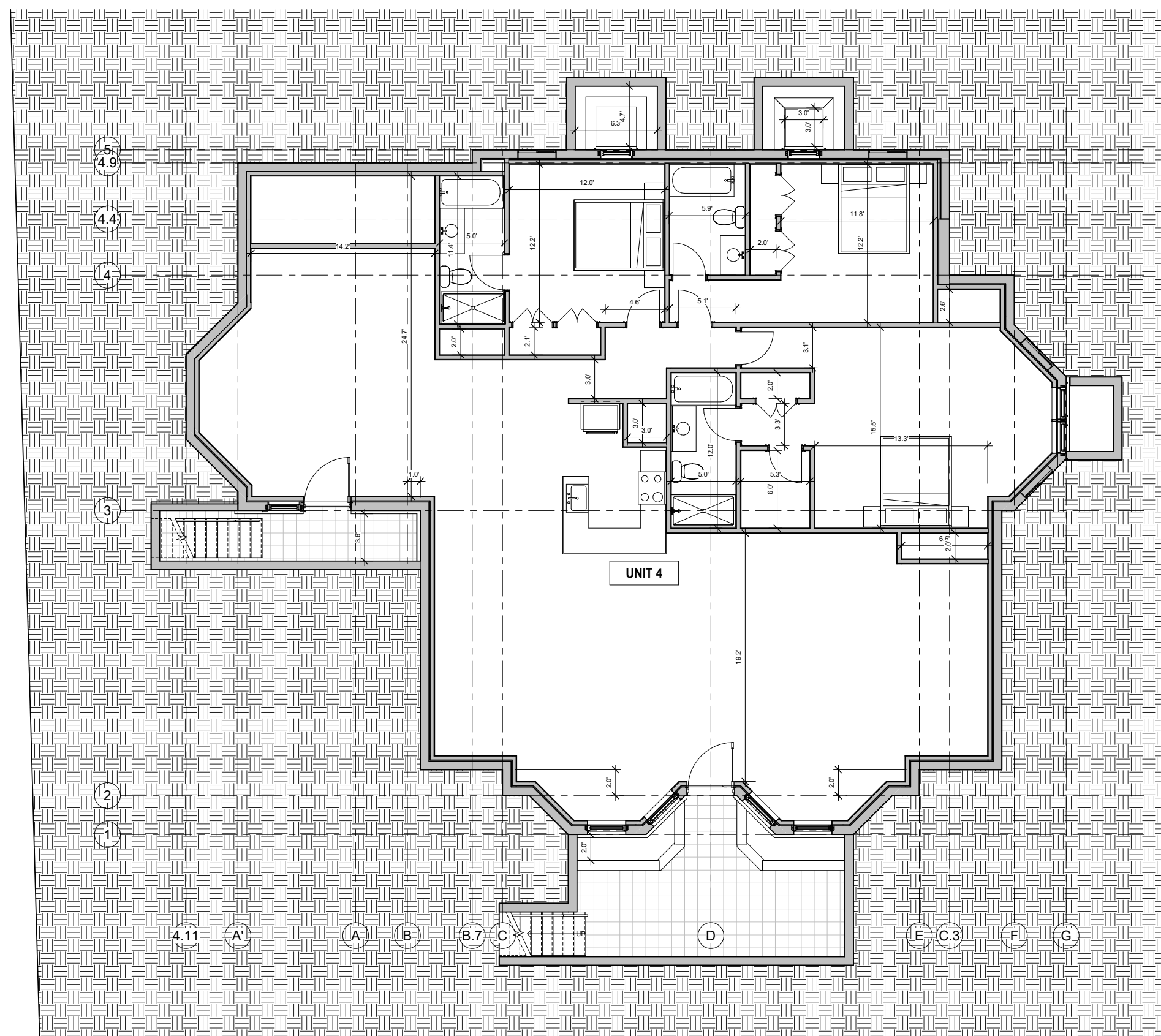
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date issued 02-11-19
4 UNIT RENOVATION
BZA APPLICATION

sheet no.

A-012

3/18/2019 12:08:46 PM



1 PROPOSED BASEMENT
 1/4" = 1'-0"

No.	Description	Date

stamp

client
 WILLIAM SENNE

title
PROPOSED BASEMENT PLANS

project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

thirty bow street
 somerville, ma 02143
 architects@boyes-watson.com
 phone: (617) 629-6200
 fax: (617) 629-8201

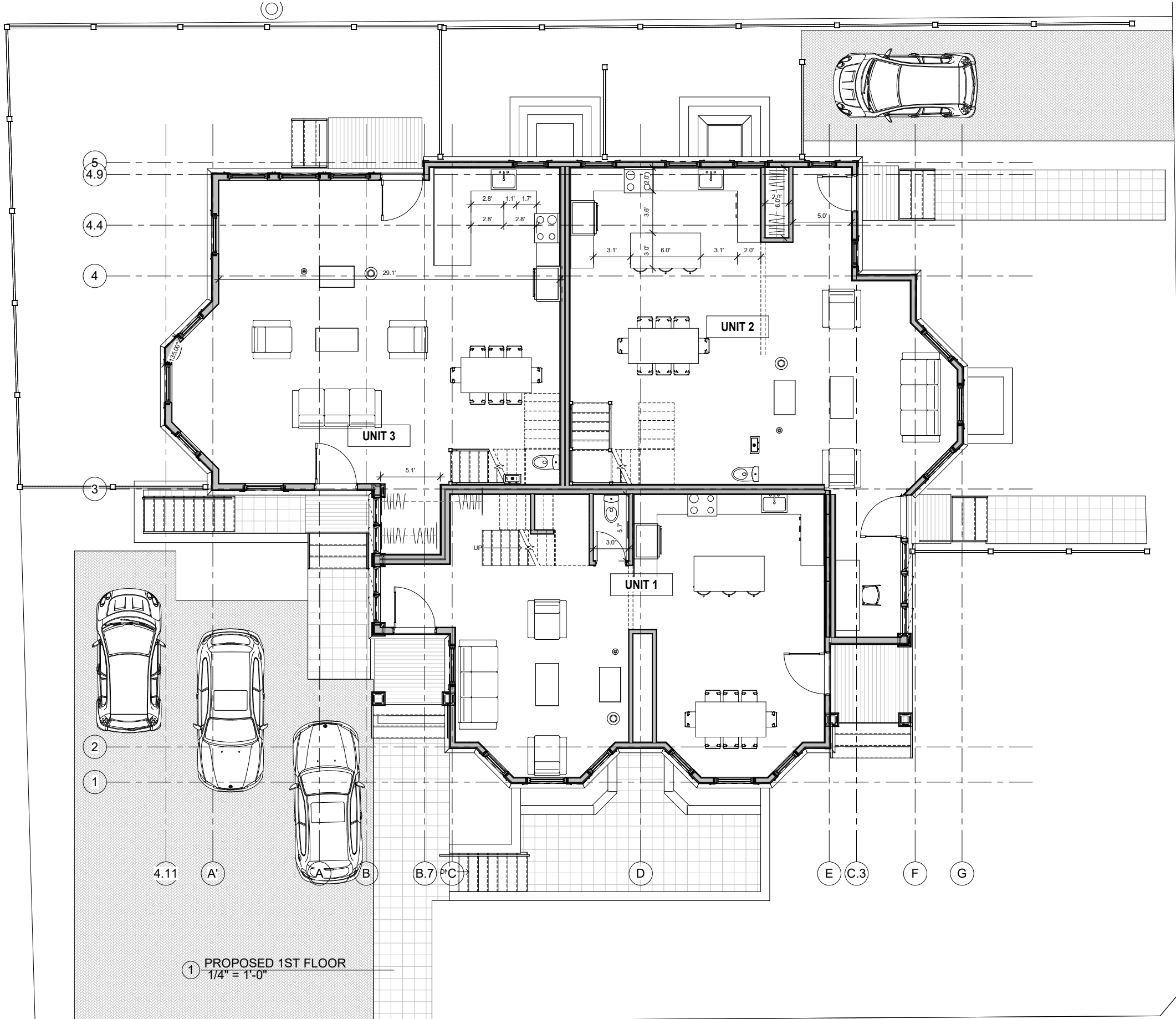
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date issued 02-11-19
 4 UNIT RENOVATION
 BZA APPLICATION

sheet no.

A-101



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

No.	Description	Date

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client
WILLIAM SENNE

title
PROPOSED 1ST FLOOR PLANS

project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

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somererville, ma 02143
architects@boyes-watson.com
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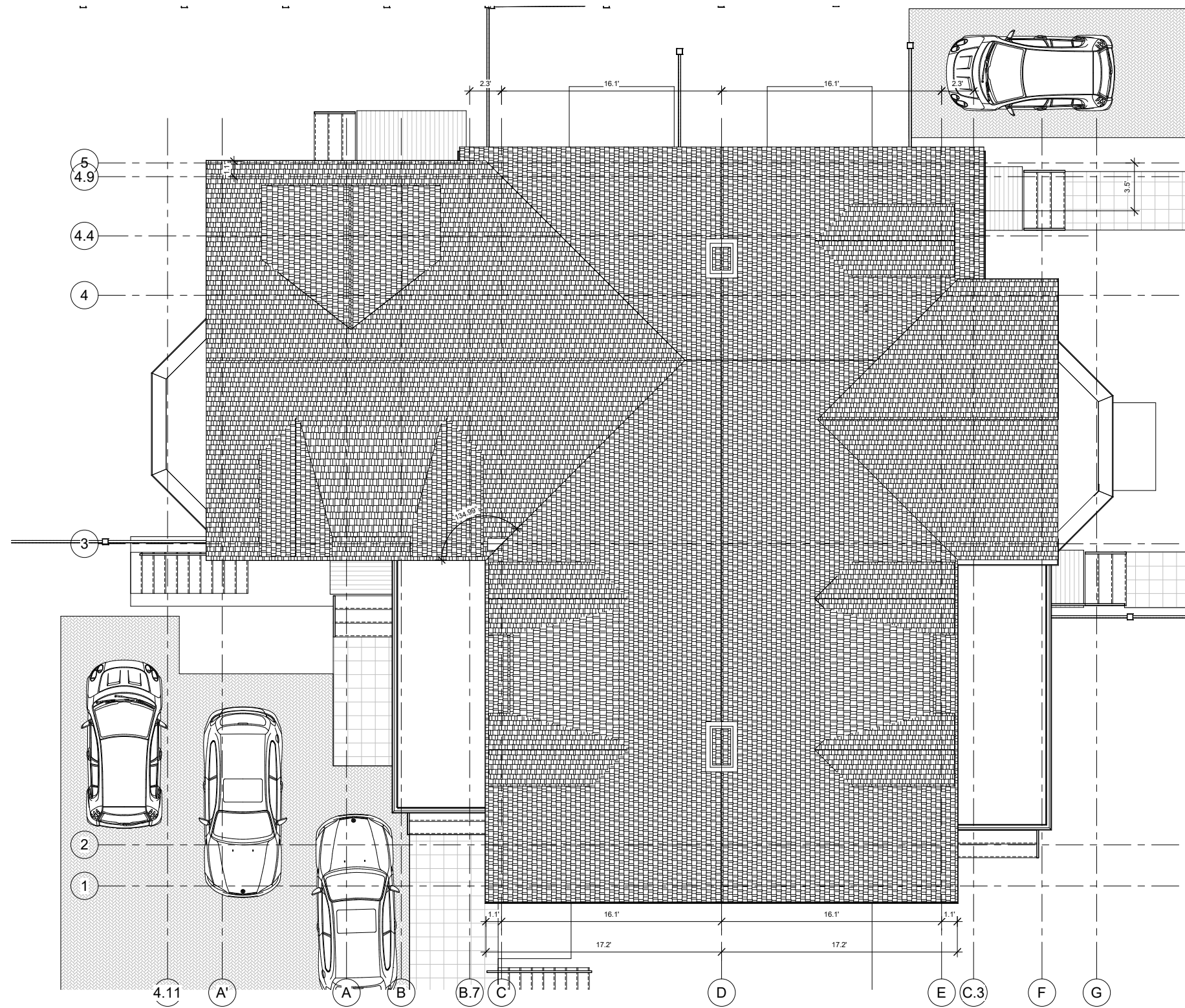
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date issued 02-11-19
4 UNIT RENOVATION
BZA APPLICATION

sheet no.

A-102




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

No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED ROOF PLAN
project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma 02143
 architects@boyes-watson.com
 phone: (617) 629-6200
 fax: (617) 629-6201

job number 19140

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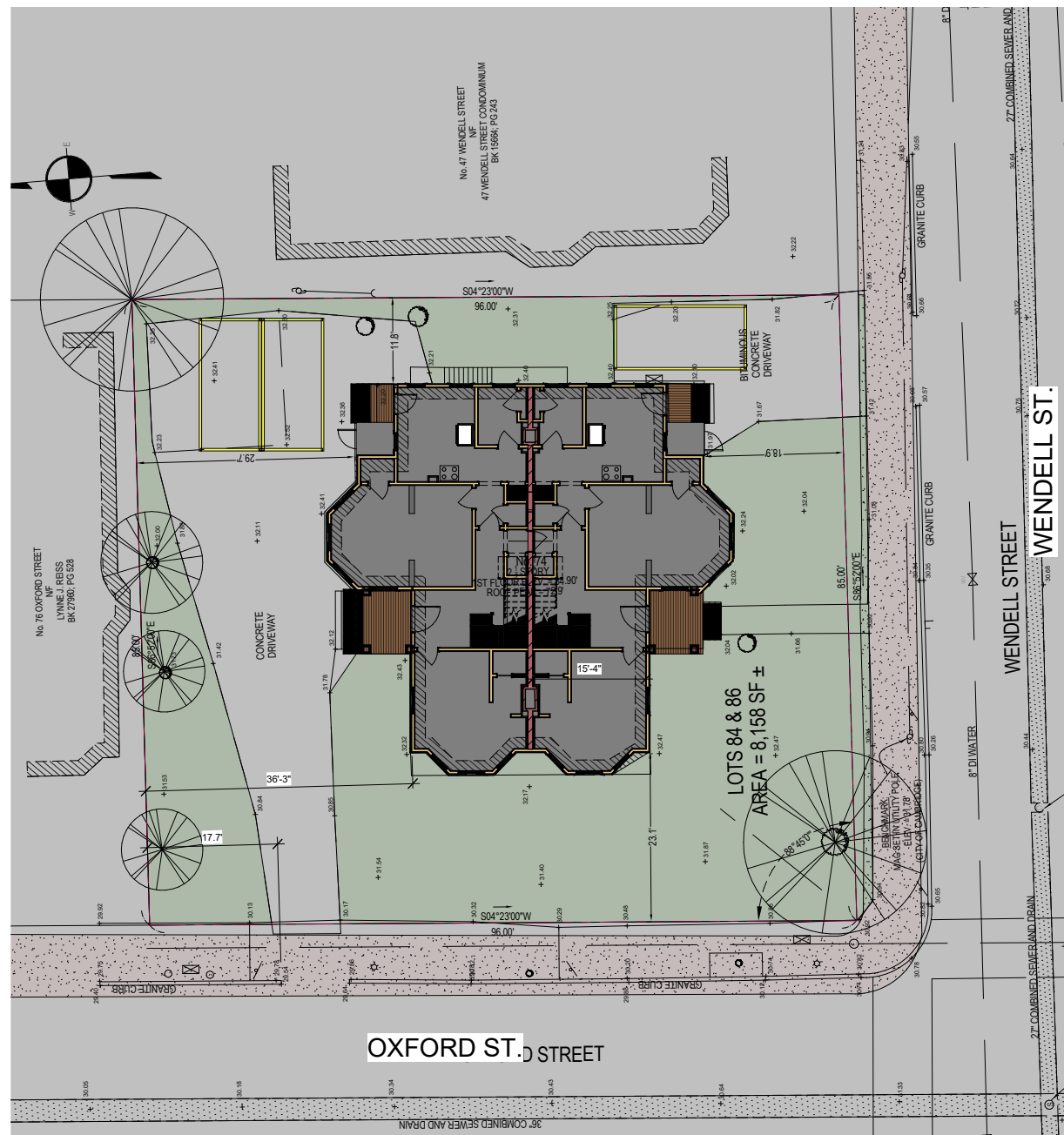
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4 UNIT RENOVATION
BZA APPLICATION

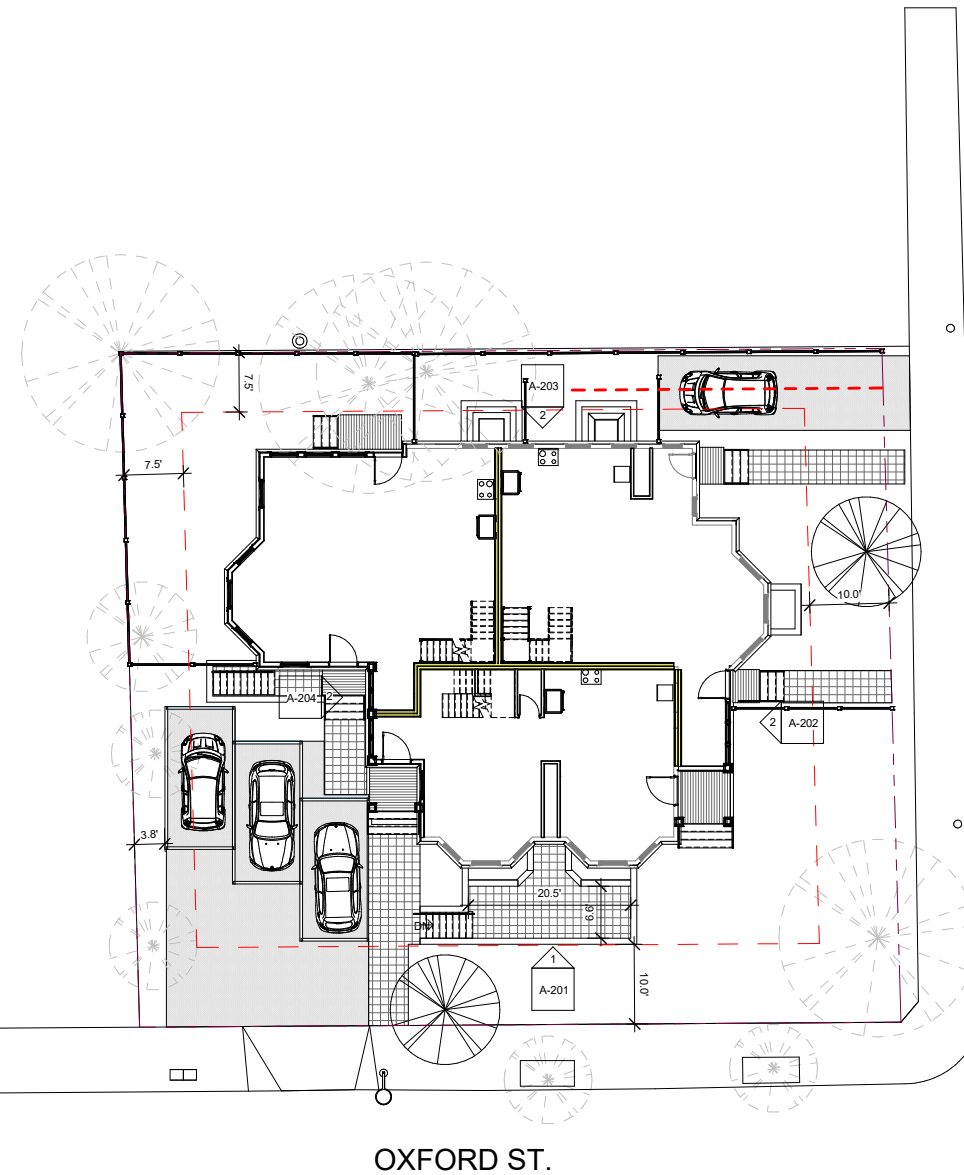
sheet no.

A-105

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2 EXISTING SITE PLAN
1" = 10'-0"



1 PROPOSED SITE PLAN
3/32" = 1'-0"

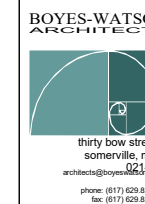
No.	Description	Date

stamp

client
WILLIAM SENNE

title
SITE PLANS PROPOSED & EXISTING

project
74 OXFORD STREET



job number 19140
scale As indicated

date issued 02-11-19
4 UNIT RENOVATION
BZA APPLICATION

sheet no.

A-111



② VIEW ACROSS OXFORD



① VIEW ACROSS INTERSECTION

No.	Description	Date

stamp

client
WILLIAM SENNE

title
PERSPECTIVE VIEWS

project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

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job number 19140

scale

date issued 02-11-19

4 UNIT RENOVATION
BZA APPLICATION

sheet no.

A-113



① EXISTING REAR ELEVATION
3/16" = 1'-0"



② PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"

No.	Description	Date

stamp

client
WILLIAM SENNE

title
RIGHT SIDE (REAR) ELEVATION

project
74 OXFORD STREET

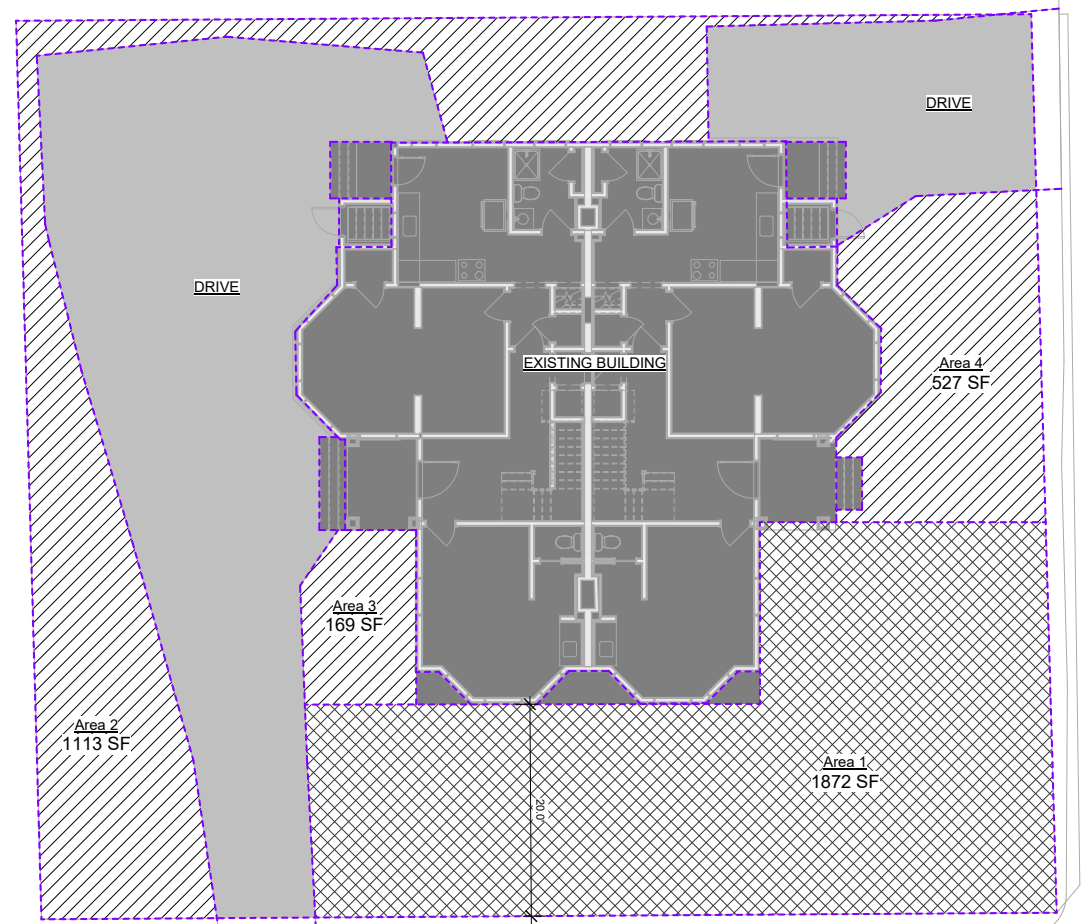
BOYES-WATSON ARCHITECTS

thirty bow street
somererville, ma 02143
architects@boyes-watson.com
phone: (617) 629-6200
fax: (617) 629-6201

job number 19140
scale 3/16" = 1'-0"

date issued 02-11-19
4 UNIT RENOVATION
BZA APPLICATION

sheet no.
A-203



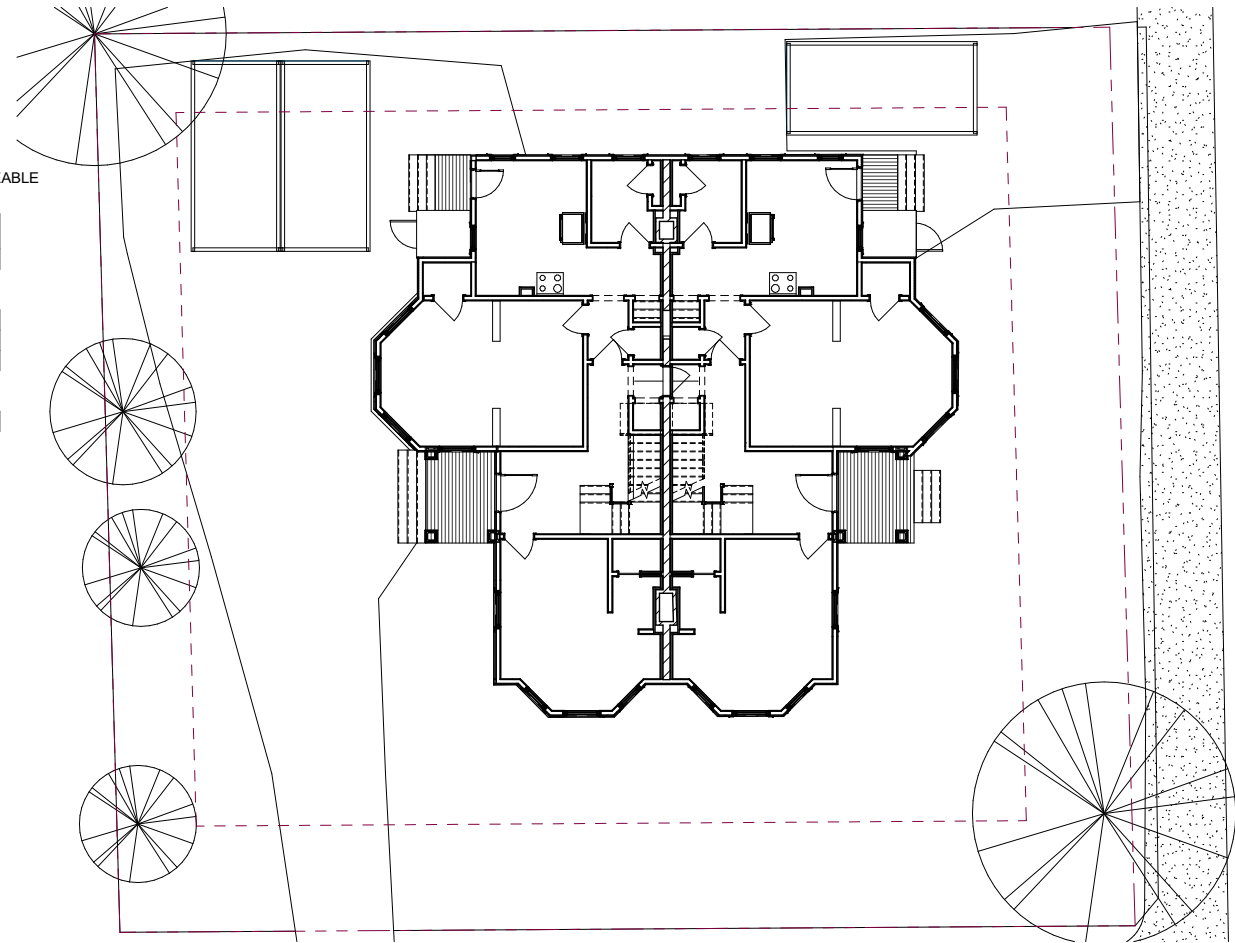
① EXISTING OPEN SPACE
1/8" = 1'-0"

Schema 1 Legend

- EXCLUDED
- PERMEABLE
- UNIT
- USABLE & PERMEABLE

Area Schedule (EXIST OPEN...)	
Name	Area

PERMEABLE	
Area 2	1113 SF
Area 3	169 SF
Area 4	527 SF
USABLE & PERMEABLE	
Area 1	1872 SF
	1872 SF
	3681 SF



② EXISTING SITE PLAN - Zoning
1/8" = 1'-0"

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - SITE PLAN

project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

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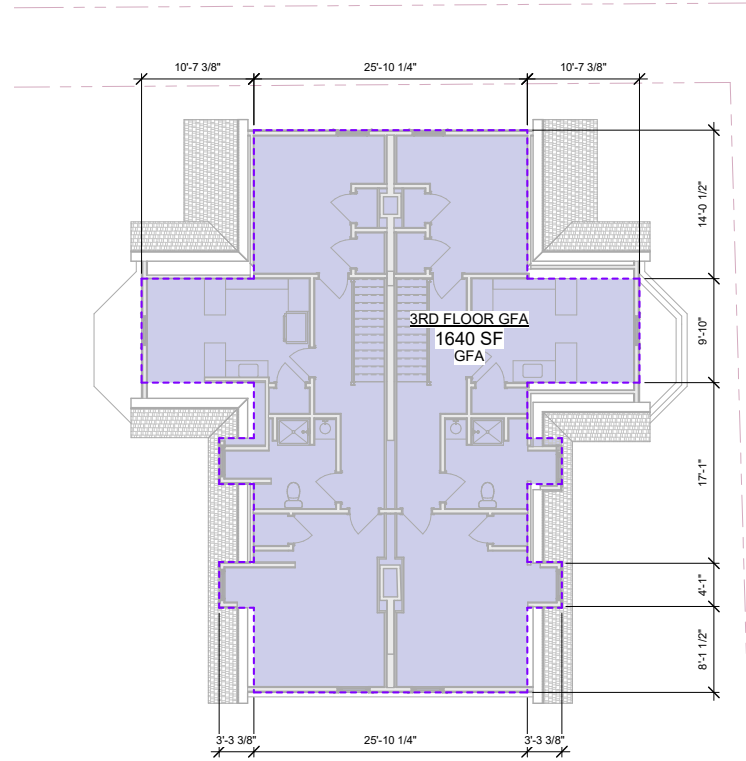
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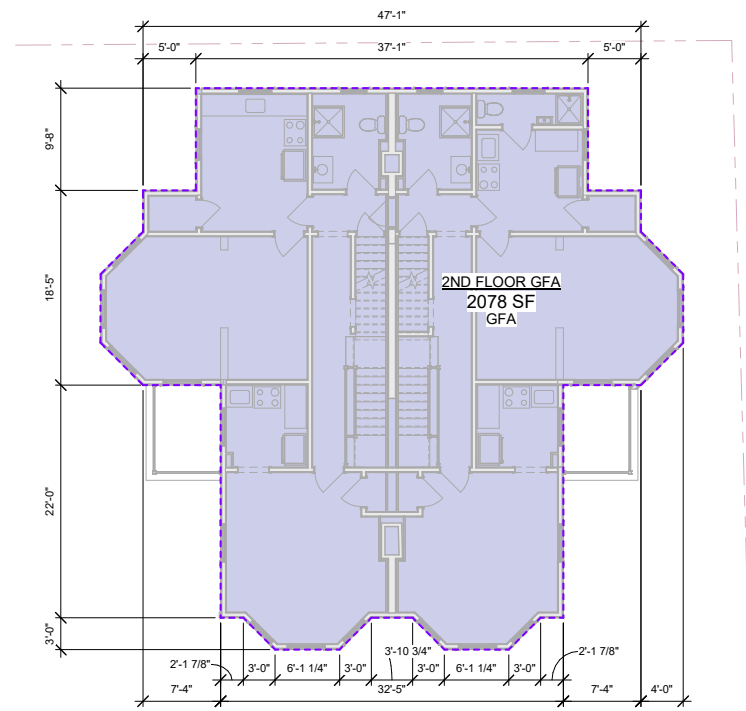
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4 UNIT RENOVATION
BZA APPLICATION

sheet no.

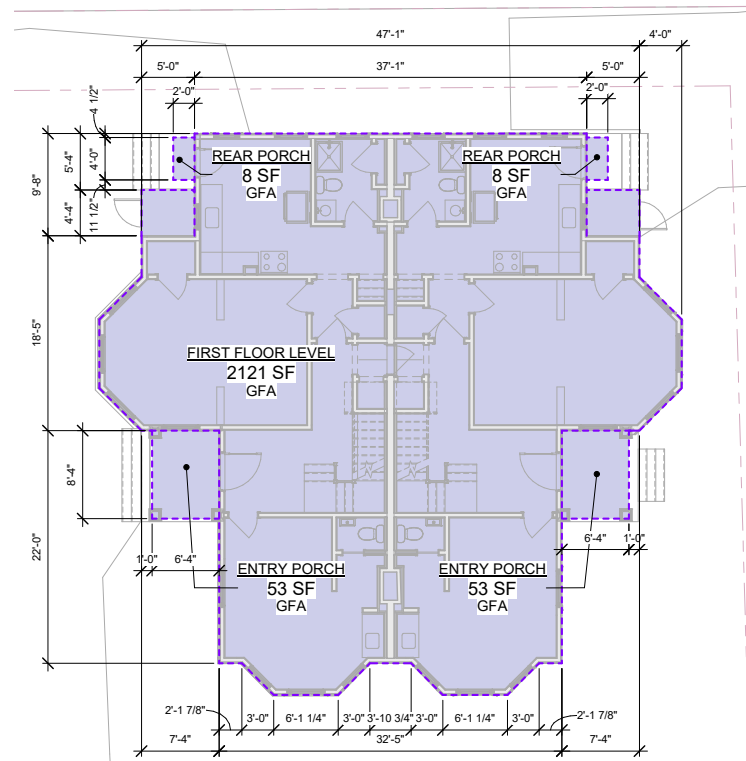
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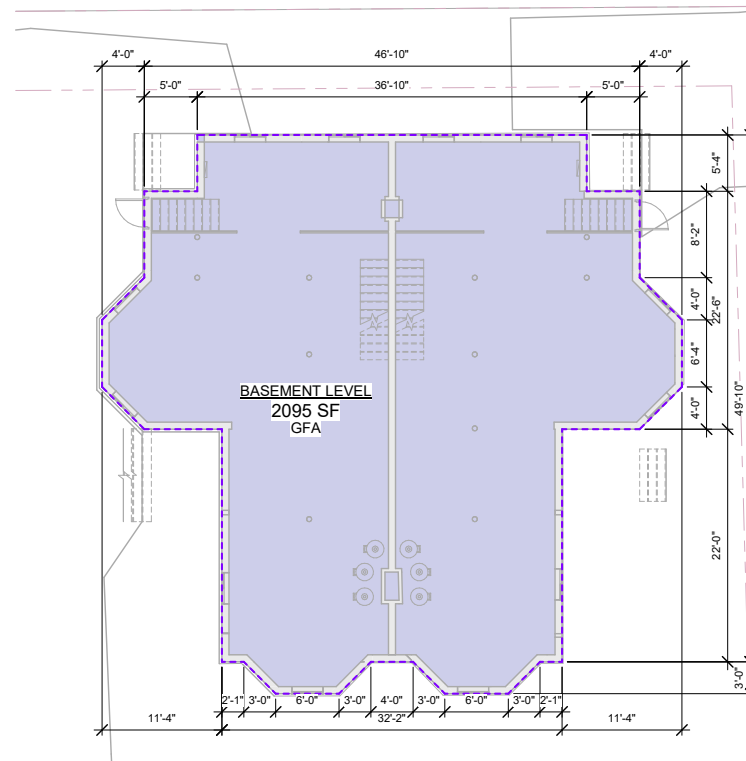
④ 3RD FLOOR
1/8" = 1'-0"



③ 2ND FLOOR
1/8" = 1'-0"



② 1ST FLOOR
1/8" = 1'-0"



① BASEMENT
1/8" = 1'-0"

Existing Building Area		
Level	Name	Area
BASEMENT	BASEMENT LEVEL	2095 SF
		2095 SF
1ST FLOOR	FIRST FLOOR LEVEL	2121 SF
1ST FLOOR	ENTRY PORCH	53 SF
1ST FLOOR	ENTRY PORCH	53 SF
1ST FLOOR	REAR PORCH	8 SF
1ST FLOOR	REAR PORCH	8 SF
		2242 SF
2ND FLOOR	2ND FLOOR GFA	2078 SF
		2078 SF
3RD FLOOR	3RD FLOOR GFA	1640 SF
		1640 SF
TOTAL FLOOR AREA		8055 SF

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING AREA CALCULATIONS

project
74 OXFORD STREET



job number 19140

scale 1/8" = 1'-0"

date issued 02-11-19
4 UNIT RENOVATION
BZA APPLICATION

sheet no.

AX-002

REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 28, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS

THE ELEVATIONS SHOWN ON THIS PLAN WERE DETERMINED FROM A GPS OBSERVATION AND CONVERTED TO THE CITY OF CAMBRIDGE VERTICAL DATUM.

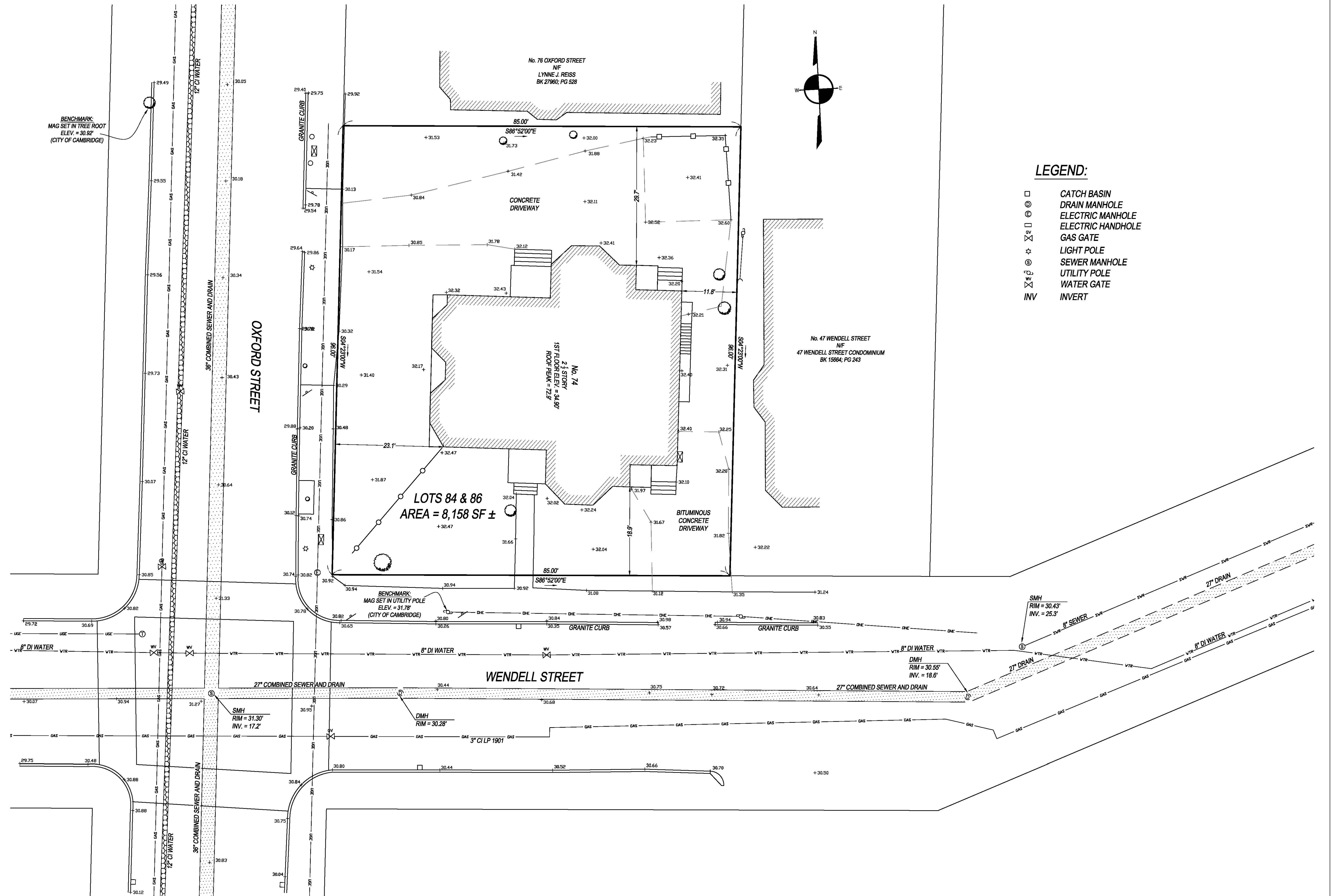
BENCHMARK
1) MAG SET IN UTILITY POLE;
ELEVATION = 31.78'

2) MAG SET IN TREE ROOT;
ELEVATION = 30.92'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.

ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 0438E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF CAMBRIDGE, COMMUNITY No. 250186, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

THE LOT LINES SHOWN HEREON WERE DETERMINED FROM PLANS OF RECORD FILED AT THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS, AND OR THE RECORDS SECTION OF THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.



DRAFTSMAN: NPP/SAP REVIEWED BY: GCC

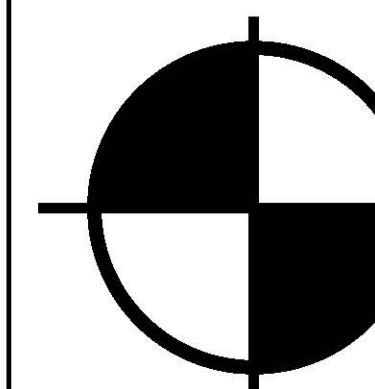
PREPARED 01/04/17

REFERENCES:
DEED: BK 55999; PG 107
PLAN: PL BK 59; PL 11-13
No. 733 OF 1984
STR-13-08

SITE PLAN

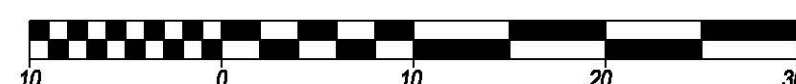
LOCATED AT
74 OXFORD STREET
CAMBRIDGE, MA

PREPARED FOR:
RALPH CARRIERI AND THOMAS FLANNERY
43 WENDELL STREET
CAMBRIDGE, MA 02141



BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA, 02129
(617) 242-1313
www.bostonsurveyinc.com

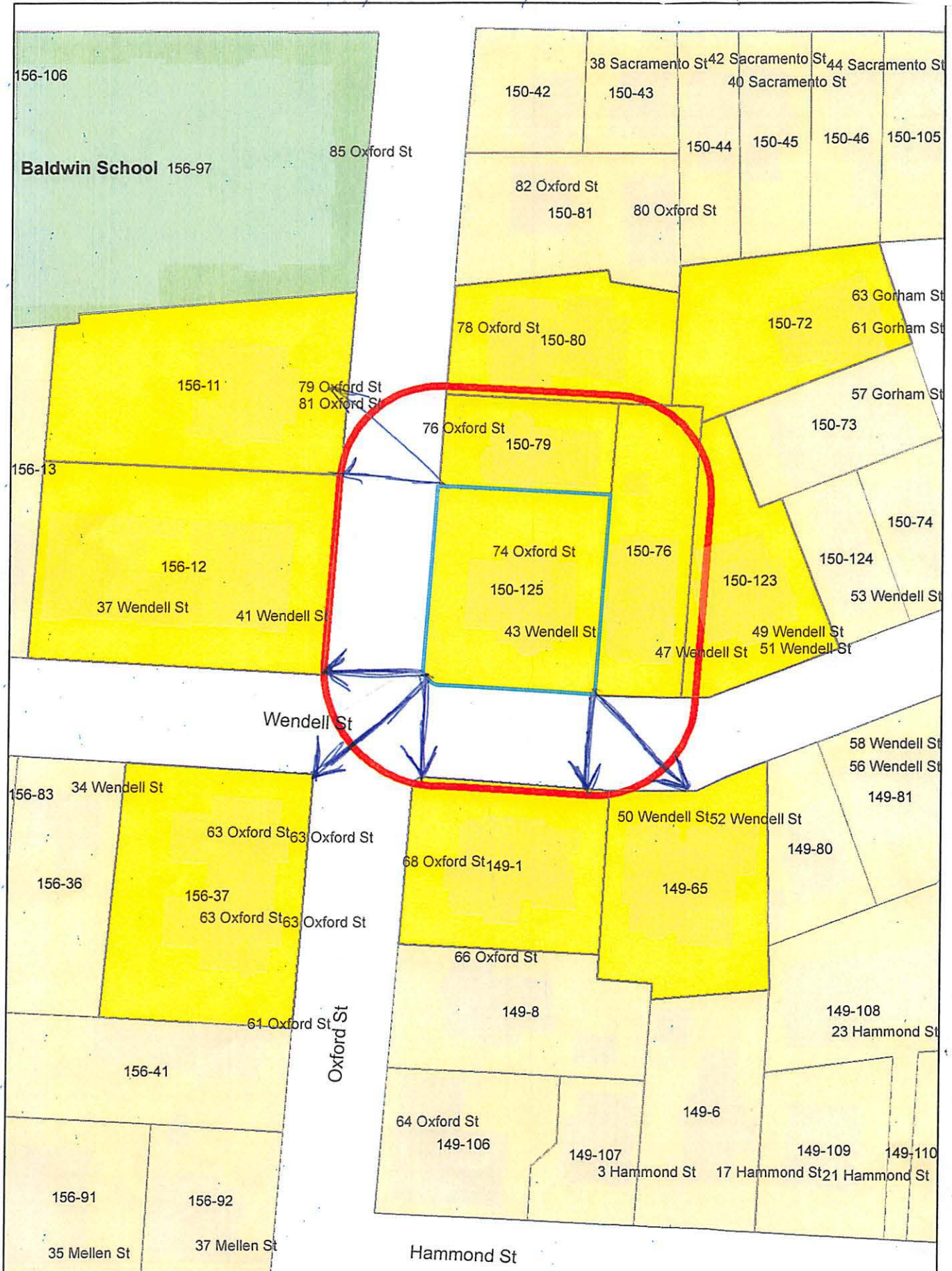
SCALE: 1 INCH = 10 FEET



JOB # 16-00890

FILE # 16-00890 - 12/19/16

74 Oxford St.



74 Oxford St.

149-1 /150-80 /156-11-12-37
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

150-72
WOOD, GWENDOLYN F., A LIFE ESTATE,
LESLIE L. WOOD, JR. & DAVID A. WOOD
63 GORHAM ST
CAMBRIDGE, MA 02138

Relatives

74 OXFORD STREET LLC
C/O WILLIAM SENNE
33 CHURCH STREET
CAMBRIDGE, MA 02138

150-76
REIFMAN, BEVERLY
47 WENDELL ST #2
CAMBRIDGE, MA 02138

150-76
JANKOWICH, ANDREW E. &
DANIELLE G. JANKOWICH
47 WENDELL ST. UNIT#3
CAMBRIDGE, MA 02138

BOYES WATSON ARCHITECTS
C/O STEPHEN HISERODT
30 BOW STREET
CAMBRIDGE, MA 02138

150-79
REISS, LYNNE J.
76 OXFORD ST
CAMBRIDGE, MA 02138

150-123
BARD, JOEL B. BETSY F. BARD
51 WENDELL ST
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.
907 MASS AVENUE - 3RD FL.
CAMBRIDGE, MA 02139

149-65
HENDERSON, REBECCA M.
50 WENDELL ST
CAMBRIDGE, MA 02138

149-65
STILT, KRISTEN ANN
52 WENDELL ST
CAMBRIDGE, MA 02138

150-76
ENGELS, REINHARD & KAREN ENGELS
47 WENDELL ST., #1
CAMBRIDGE, MA 02138

150-125
OXFORD DEVELOPMENT PARTNERS LLC
C/O 74 OXFORD STREET, LLC
33 CHURCH ST
CAMBRIDGE, MA 02138