



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 11 PM 3:13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 107647

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: 7-9 Springfield St LLC C/O Dan Anderson - Anderson Porter Design

PETITIONER'S ADDRESS: 875 Main St, Cambridge, MA 02139

LOCATION OF PROPERTY: 7 Springfield St , Cambridge, MA

TYPE OF OCCUPANCY: Multifamily Residential **ZONING DISTRICT:** Business A Zone / Residence C-2B Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Additional building area in side yard setback

Reduction in required on site parking

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000 Section: 6.36.1 and 6.36.4 (Parking Requirements)
Article: 5.000 Section: 5.26 (Conversion).

Original
Signature(s):

(Petitioner (s) / Owner)

DANIEL P. ANDERSON

(Print Name)

Address:

Tel. No. 617 794 2371

E-Mail Address: dan@andersonporter.com

Date: 2-10-21

BZA APPLICATION FORM -OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Hudson Santana
(OWNER).

Address: 93 Broadway, Somerville, MA 02145

State that I/We own the property located at 7-9 Springfield St, Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of 7-9 Springfield St LLC

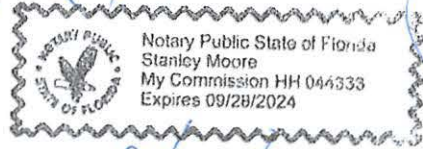
*Pursuant to a deed of duly recorded in the date January 29, 2021, Middlesex South County Registry of Deeds at Book #76835, Page #386-386; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

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

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

STATE FLORIDA
Commonwealth of ~~Massachusetts~~, County of MIAMI DADE

The above-name Hudson Santana personally appeared before me, this 3RD of February 2024, and made oath that the above statement is true.



Notary

My commission expires 9/28/2024 (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**DIMENSIONAL INFORMATION****Applicant:** 7-9 Springfield St LLC**Present Use/Occupancy:** Multifamily Residential**Location:** 875 Main St**Zone:** Business A Zone / Residence C-2B Zone**Phone:** 617 794 2371**Requested Use/Occupancy:** Multifamily Residential plus commercial

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	5595	7200	7270.75	(max.)
<u>LOT AREA:</u>	4444	4444	none required	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.26	1 + 1.73	1 + 1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1481	634	600	
<u>SIZE OF LOT:</u>				
WIDTH	40.0	40.0	N/A	
DEPTH	112.6	112.6	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	9.3'	5.6 and 9.3 (16.3' from street)	0 and 17.75 (min 10' from street)	
REAR	52.4	49.4	16.75 (min 20')	
LEFT SIDE	2.7 and 6.68	2.7 and 6.68	20.4'	
RIGHT SIDE	9.0	8.95	20.4	
<u>SIZE OF BUILDING:</u>				
HEIGHT	42'-2"	44'-0"	45'	
WIDTH	54'-1" (length)	57'-1" (length)	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	24%	29%	15%	
<u>NO. OF DWELLING UNITS:</u>	3	7	7	
<u>NO. OF PARKING SPACES:</u>	4	4	7 plus 1 for commercial	
<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.

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'.

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 literal enforcement of the provisions of this Ordinance would involve a substantial hardship in that the dimensional requirements create existing nonconformities and the literal enforcement will eliminate the possibility of adding allowable gross building area and dwelling units.

- 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 the following circumstances relating to the limitations of the shape of the land. As a 40' wide lot, the setback formula for side yards makes the existing structure nonconforming and eliminates any practical buildable area. The proposed front and rear additions and expansion of the fourth floor are the only locations possible and do not affect generally the zoning district as they otherwise conform with the uses and dimensions outlined in the ordinance.

- 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 additional gross area and units do not present a substantial detriment to the public good because they are consistent with the zoning district objectives, improve the overall quality of the building, provide additional and improved dwelling units, contribute to the existing mix of commercial and residential uses in Inman Square and do not detract from the neighborhood character.

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

Relief may be granted without substantially altering the intent of this Ordinance because the proposed project steps back existing nonconforming building area in the setback, the increased height and length of the structure is otherwise conforming, as is the gross building area and lot area per dwelling unit.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 7 Springfield 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:

The proposed project does not appreciably increase the overall density of the lot or neighborhood and parking relief is appropriate given proximity to public transportation, adjacent public parking and ride share.

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 project maintains the same quantity of parking on site. No change in patterns of access or egress.

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 proposed project maintains and improves the existing easement for access to abutters . Provision of required long term bicycle storage meets the City's guidelines.

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:

The proposed project does not create any nuisance or hazard to the detriment of health safety, or welfare of the occupants or citizens of the City. Site improvements to parking and green buffers improves the existing site conditions.

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 project creates desirable improvements to the property and the neighborhood by improving and adding new dwelling units and a new commercial space.

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

7 Springfield Street Proposed Development

Cambridge, MA 02139



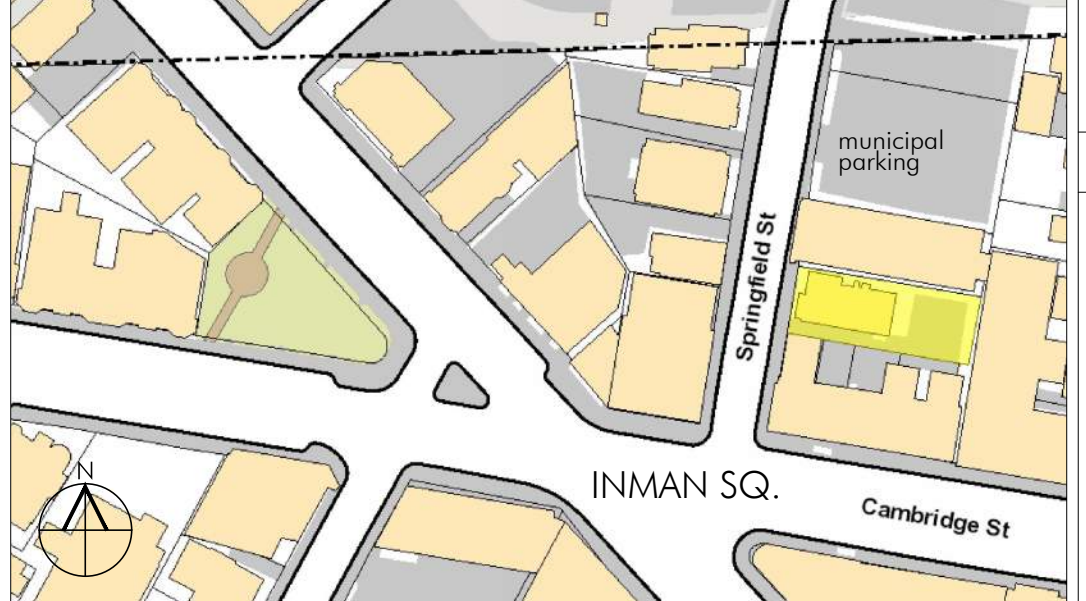
LIST OF SYMBOLS

	EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO D1 DRAWINGS.
	EXISTING STRUCTURE OR PARTITION TO REMAIN.
	NEW STRUCTURE OR PARTITION.
	FINISH ELEVATION.
	GENERAL DETAIL.
	WALL SECTION
	INTERIOR ELEVATION
	DOOR IDENTIFICATION SYMBOL
	WINDOW IDENTIFICATION SYMBOL
	FLOOR FINISH SYMBOL
	WALL TYPE TAG
	FINISH TAG
	ROOM TAG
	CAT 5/COAX/DATA
	DUPLEX OUTLET
	GROUND FAULT OUTLET
	CARBON MONOXIDE/SMOKE DETECTOR

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXIST	EXISTING
FC	FURRING CHANNEL
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
GL	GLASS
GWIB	GYPSUM WALLBOARD
HT	HEIGHT
HW	HARDWOOD
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PTD	PAINTED
REQD	REQUIRED
RL	RAIN LEADER
STL	STEEL
STR	STRUCTURE/STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
W/	WITH
W/NDW	WINDOW

SITE LOCATION



DRAWING LIST

ARCHITECTURAL	COVER SHEET
CO-1	SITE SURVEY
A0-1	SITE PLAN
Z1-1	ZONING SUMMARY
AX1-1	EXISTING PLANS
AX1-2	EXISTING PLANS
AX1-3	EXISTING PLANS
AX1-2	EXISTING ELEVATIONS
A1-1	PROPOSED PLANS
A1-2	PROPOSED PLANS
A1-3	PROPOSED PLANS
A2-1	PROPOSED ELEVATIONS

CONTACT

ARCHITECT Anderson Porter Design 875 Main Street Cambridge, MA 02139 Dan Anderson 617-354-2501	OWNER - BUILDER North America Development 93 Broadway Somerville, MA 02145 Jason Santana 617-996-0300
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CODE REVIEW: See Sheet Z1.1 for Zoning Summary

PROJECT DESCRIPTION:

Level 3 Alteration of an existing 4 story three family wood frame structure in zoning district Business A (BA) Proposed 7 residential units with ground level commercial

BUILDING CODE: MA State Building Code 728 CMR 9th Ed(IIBC/IBC 2015 with MA amendments)

IBC 2015	Business 100gross sf pp (700/100-7pp)	5507 Additions (comply with CH11)	9.4 Group 2 Dwelling Units Less than 20 units so no Type 2A required (Type 2B inferred to comply with dimensional requirements of 9.5)
CH 1 Scope and Application	S1005 Means of Egress Sizing - capacity 0.3m/pp (35 x 0.3 = 10.5' < 36')	CH 7 Alteration - Level 1 - project will comply with this section	9.5 Dwelling Unit Interiors
A101.4 Referenced Codes - project will comply with this section	S1006 Number of Exits	CH 8 Alteration - Level 2 - project will comply with this section	CH 10.00 Public Use and Common Use Spaces
A101.4.7 Existing Buildings - project will follow IBC 2015 for alterations to an existing building	Table 1006.2.1 Spaces with One Exit or Exit Access Doorway	CH 9 Alteration - Level 3	10.1 General - exempted for residential spaces (less than 12 units and not new construction)
CH 2 Definitions - project will comply with this section	R-2 - Max Occupant Load 10 Travel Distance 125' with Sprinkler System	S902.1 High Rise - not applicable to this project	10.2 Accessible Route - exempted by 10.1
CH 3 Use and Occupancy Classification - project will comply with this section	S1011 Stairways	S902.2 Boiler and Furnace equipment rooms - 1hr rated enclosure unless protected by an ASP system	10.3 Parking for Dwelling Unit Occupants - exempted by 10.1
S304 Business Group B - 304.1 Business Group B	1011.2 Width and Capacity - 44" (exception 1. Occupant load of less than 50 shall have a width of not less than 36")	S903 Building Elements and Materials - project will comply with this section	CH20.00 Accessible Route (required for Commercial Space)
S310 Residential - 310.4 Residential Group R-2	1011.3 Headroom 80"	S904 Fire Protection	20.3 Width - 36"
CH 4 Special Detailed Requirements - not applicable	1011.5.2 Riser height and tread depth 7"/11" (except within R-2 7.75"/10")	904.1 Automatic Sprinkler Protection - project will be equipped with an ASP system	CH28.00 Elevators
CH 5 General Building Heights and Areas - project will comply with this section	1011.6 Stairway landings - landing width not less than width of the stairways served	904.2 Fire Alarm and Detection System - project will provide a FA system	28.1 General - elevators exempted by the following:
Table 504.3 Allowable Building Height - 45' < 70' (Use Group R - Construction Type VB-S)	S1023 Interior Exit Stairways and Ramps	S905 Means of Egress - project will comply with this section	e. wheelchair lift at commercial space by 28.12 (variance)
Table 506.2 Allowable Building Areas - 7200sf < 21000 (Use Group R2 - Construction Type VB-SM)	1023.2 Construction - Enclosure fire rating 2hrs (stair serves 4 or more stories)	S906 Accessibility - project will comply with this section - MA 780 CMR amendment 521 CMR	f. all accessible rooms and public use and common use spaces are on the accessible level.
CH 6 Types of Construction - project will comply with this section	CH 11 - Amended by 780 CMR - Project to comply with 521 CMR requirements for Accessibility	S907 Structural - project will comply with this section	
Table 601 Fire Resistive Elements - Type VB - Others	CH 12 - Interior Environment - project will comply with this chapter	907.4.2 Substantial Structural Alteration - more than 30% requires structural evaluation of lateral load resisting system	
Table 602 Fire Rating Exterior based on Separation Distance - Type VB < 5' - 1hr	CH13 - Energy Efficiency - project will comply with this chapter	S908 Energy Conservation - project will comply with this section	
CH 7 Fire and Smoke Protection - project will comply with this section	CH14 - CH29 project will comply with these chapters	908.1 minimum requirements (comply with IECC for new construction)	
S708 Fire Partitions - 708.3 Fire Resistance Rating - 1hr	CH20 - Elevators - not required		
S711 Floor Ceiling Assemblies - 711.2.4.3 Fire Resistance Rating Dwelling Units - 1hr	CH21 - CH35 project will comply with these chapters		
CH 8 Interior Finishes - project will comply with this section	IEBC 2015		
CH 9 Fire Protection Systems - project will be equipped with an automatic sprinkler system	CH 5 Classification of Work		
CH 10 Means of Egress	S505 Alteration - Level 3 (comply with CHs 7.8, and 9)		
S1004 Occupant Load - Residential 200gross sf pp (6500/200=32pp)	S506 Change of Occupancy (comply with CH 10)		

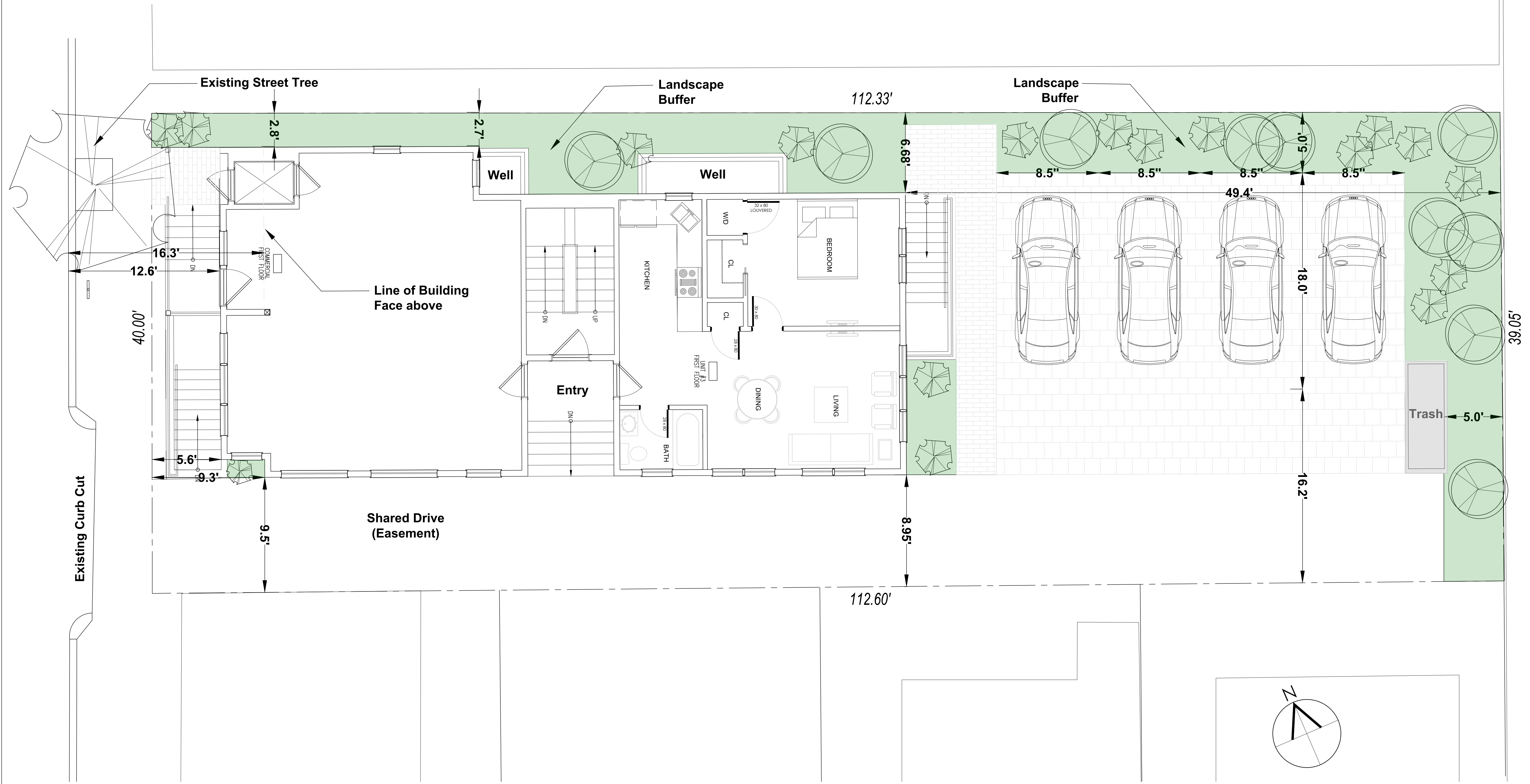
REVISIONS

No.	Description	Date

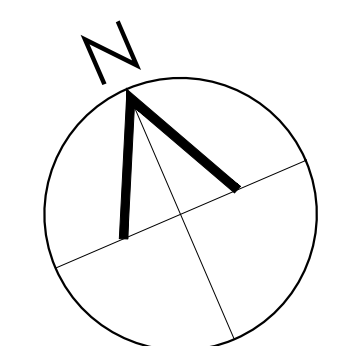
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST, CAMBRIDGE, MA-02139
Title: COVER SHEET

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022 Drawing No.
Date: 01/20/2021
Scale: G1.0
Drawn By: DA/KA



REVISIONS		
No.	Description	Date



1 Site Plan
A0.1 Scale 1/4" = 1'-0"

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST, CAMBRIDGE, MA-02139
Title: SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #	2022	Drawing No.	A0.1
Date:	01/20/2021		
Scale:			
Drawn By:	DA/KA		

	<u>EXITING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMEN</u>
<u>TOTAL GROSS FLOOR AREA:</u>	5595	7200	7270.75
<u>LOT AREA:</u>	4444		5000
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	1.26	1 / 1.73	1 / 1.75
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1481	634	600
<u>SIZE OF LOT:</u>	WIDTH 40.00 DEPTH 112.33		50
<u>Setbacks in Feet:</u>	FRONT 16.0 REAR 52.48 LEFT SIDE 2.7 RIGHT SIDE 9.0	12.58/16.0 49.30 2.7 8.95	0/10 20 20.4 20.4
<u>SIZE OF BUILDING:</u>	HEIGHT 44 LENGTH 54 WIDTH 23.5	44 57 23.5	45
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA: 3</u>	24%	29%	15%
<u>NO. OF DWELLING UNITS:</u>	3	7	7
<u>NO. OF PARKING SPACES:</u>	3	4	7+1
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A

1 Zoning Code Summary
Z1.1 Scale 1/4" = 1'-0"

LOT AREA: 4,444 SF

BUSINESS FAR 2.0 / RESIDENTIAL FAR 1.75

ALLOWABLE FAR: (675 x 1.0 = 675) + (3769 x 1.75 = 6595.75) = 7,270.75 GSF
 PROPOSED FAR: (675 x 1.0 = 675) + (3769 x 1.73 = 6525) = 7,200.00 GSF

RESIDENTIAL FOLLOWS C2-B DIMENSIONAL:
 RESIDENTIAL SETBACKS FRONT AND REAR (H + L/4) (FRONT MIN. 10' FROM STREET - REAR MIN. 20')
 SIDE (H + L/5)
 FRONT/REAR CALCULATION (44' + 23.5'/4 = 16.875')
 SIDE CALCULATION (H + L/5) (44' + 57'/5 = 20.2')

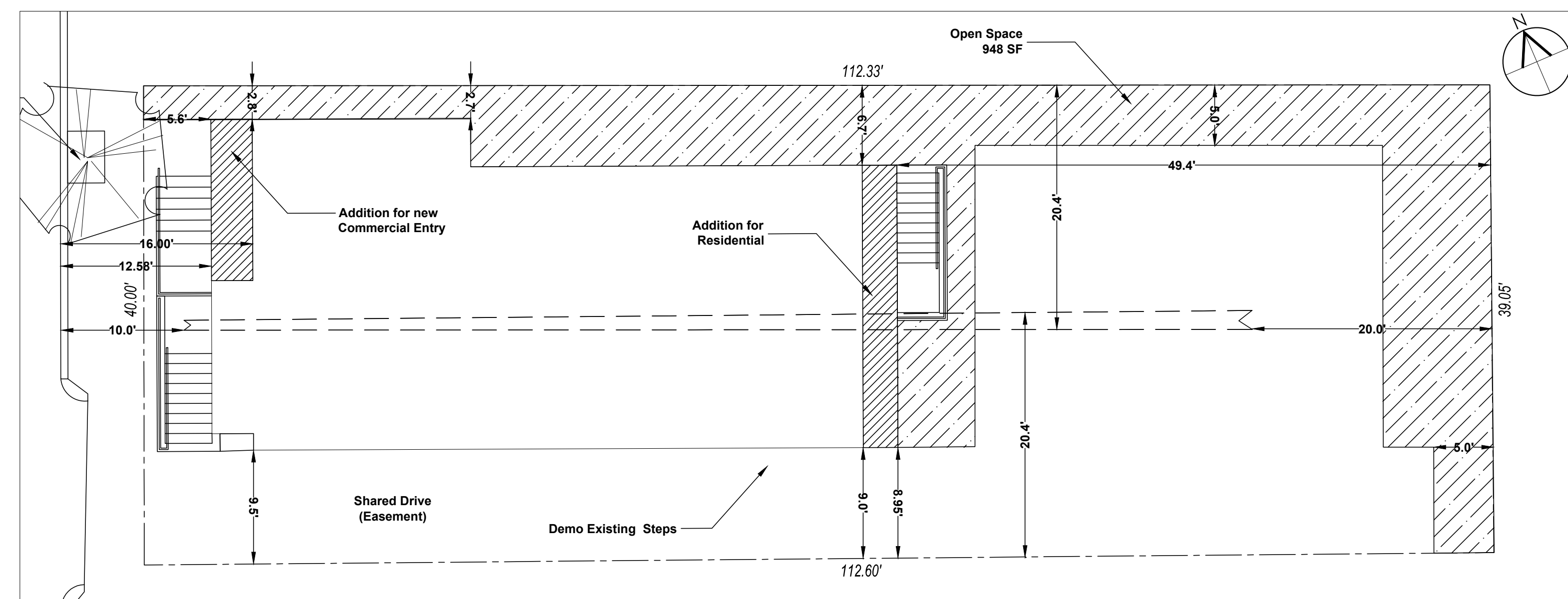
BUSINESS FOLLOWS BA DIMENSIONAL
 SETBACKS FRONT AND SIDE 0 / REAR 20'

OPEN SPACE CALCULATIONS
 OPEN SPACE 1000 SF / 4444 SF = 22.5% > 15%

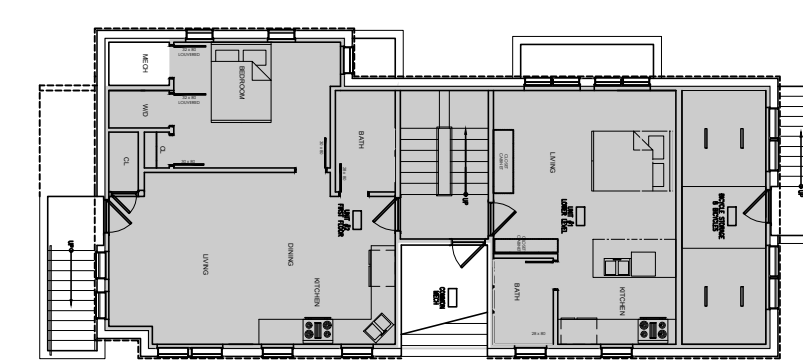
1 Zoning Calculations
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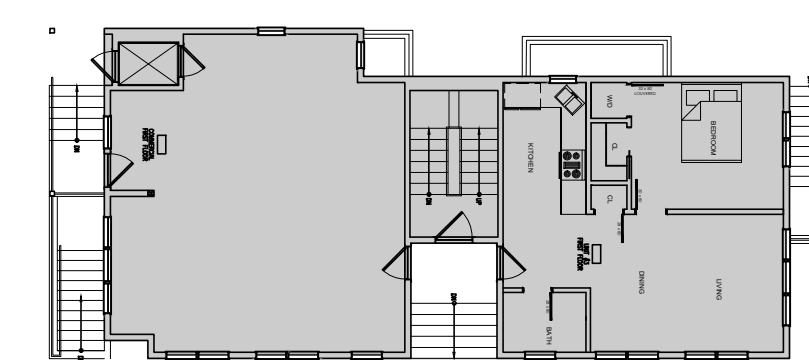
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Z1.1 Scale 1/4" = 1'-0"



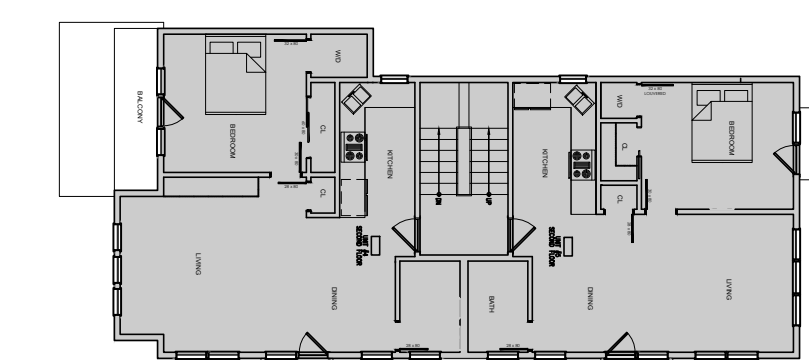
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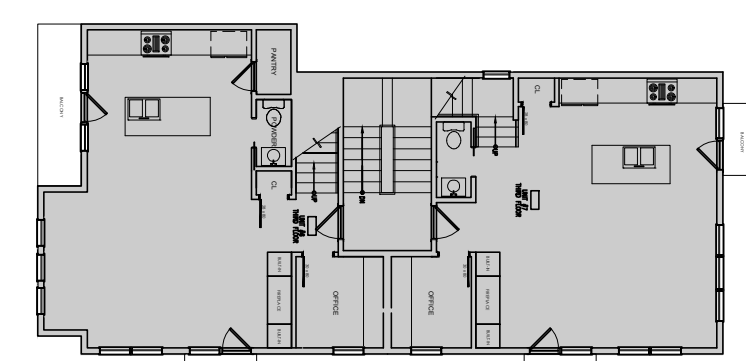
1 Basement Plan; 1194gsf
Z1.1 Scale 1/16" = 1'-0"



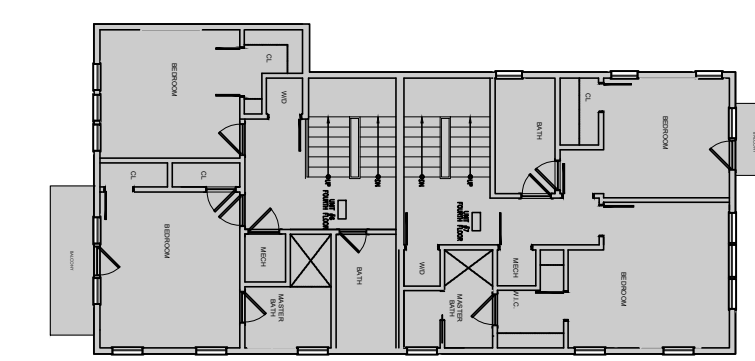
1 First Floor Plan: 1354gsf
Z1.1 Scale 1/16" = 1'-0"



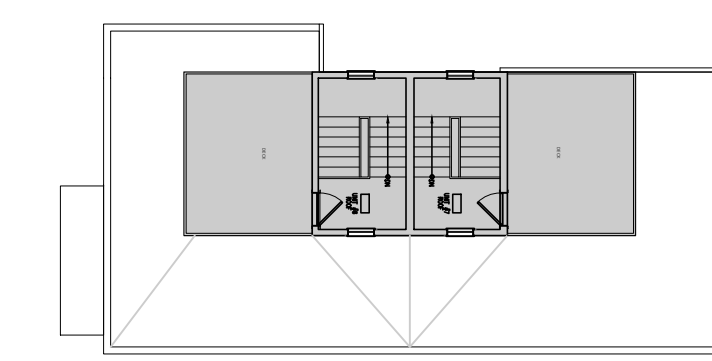
1 Second Floor Plan: 1373gsf
Z1.1 Scale 1/16" = 1'-0"



1 Third Floor Plan: 1373gsf
Z1.1 Scale 1/16" = 1'-0"



1 Fourth Floor Plan: 1394gsf
Z1.1 Scale 1/16" = 1'-0"



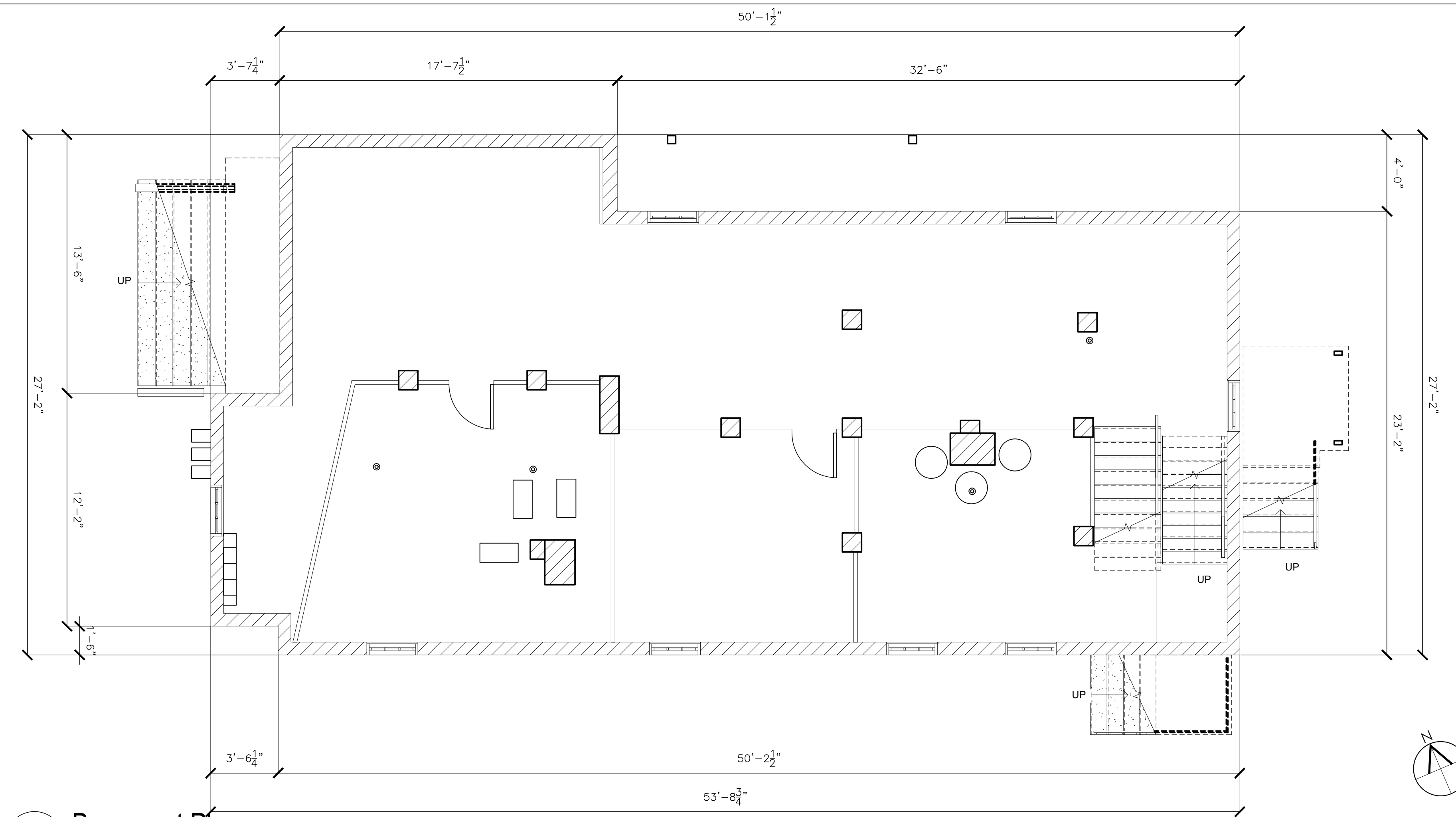
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No.	Description	Date

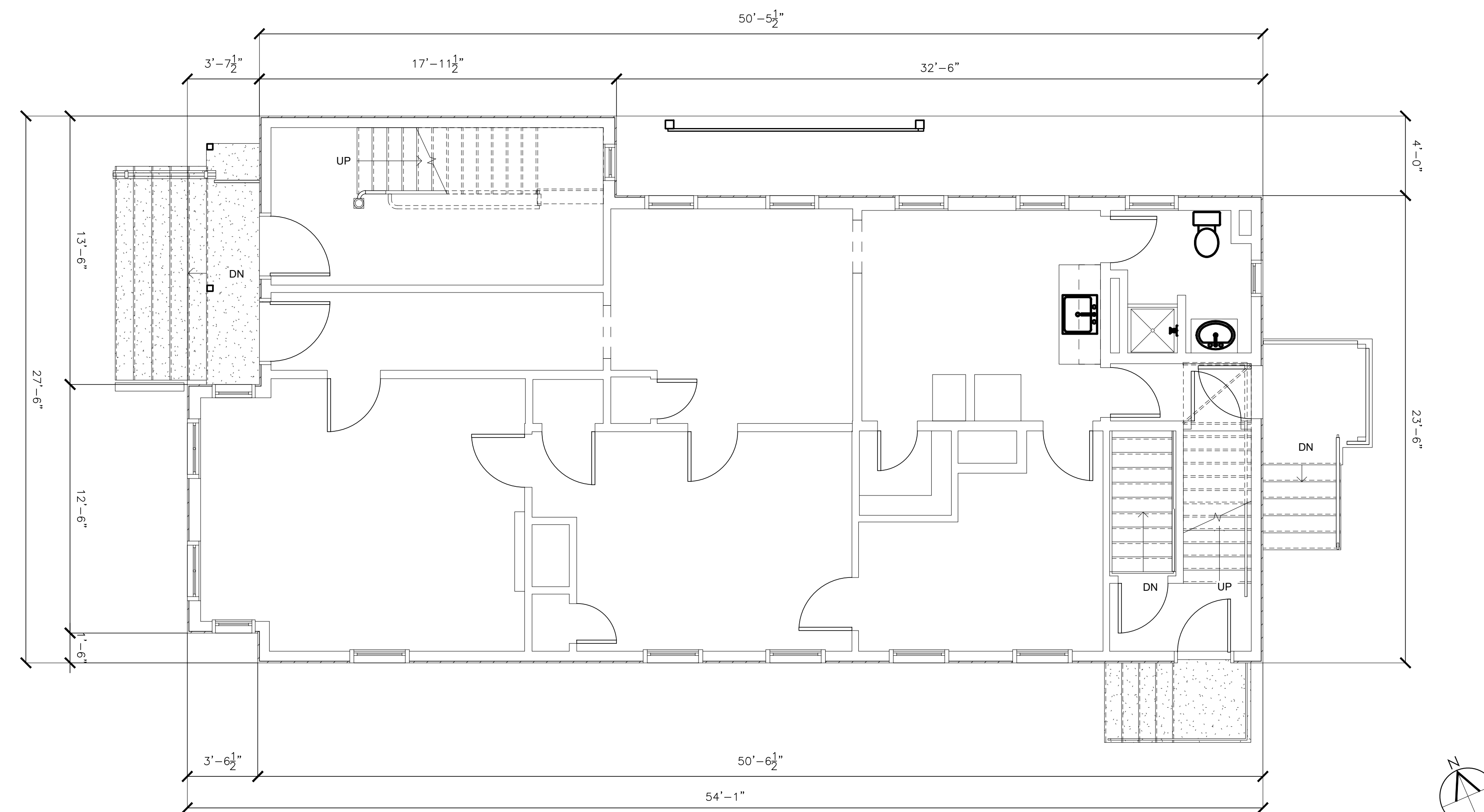
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 Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
 Address: 7 SPRINGFIELD ST,
 CAMBRIDGE,
 MA-02139
 Title: ZONING SUMMARY

Drawing Issued By: ANDERSON PORTER DESIGN
 Proj #: 2022
 Date: 01/20/2021
 Scale:
 Drawn By: DA/KA
 Drawing No: Z1.1



1 **Basement Plan**
AX1.1 Scale 1/4" = 1'-0"



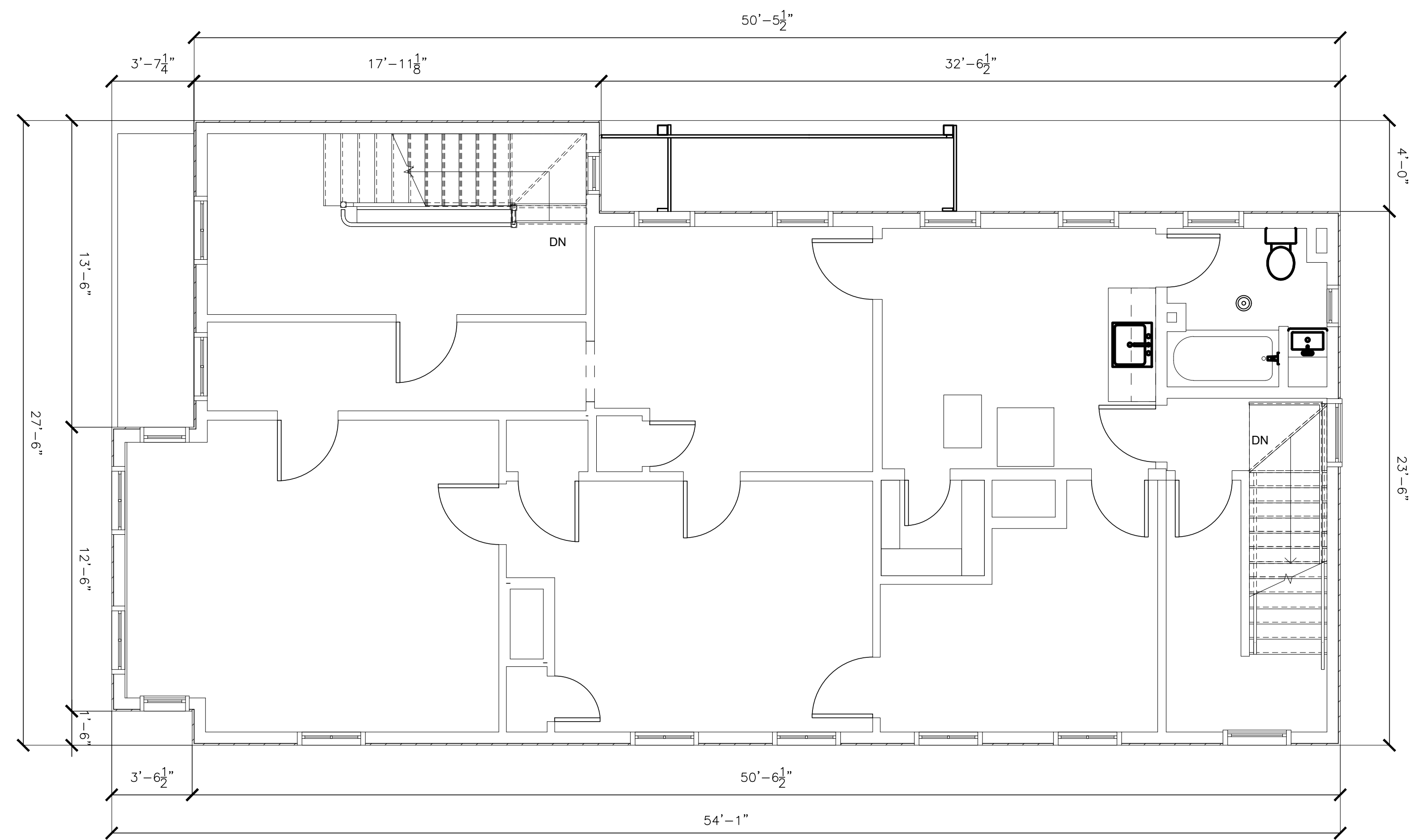
2 **First Floor Plan**
AX1.1 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

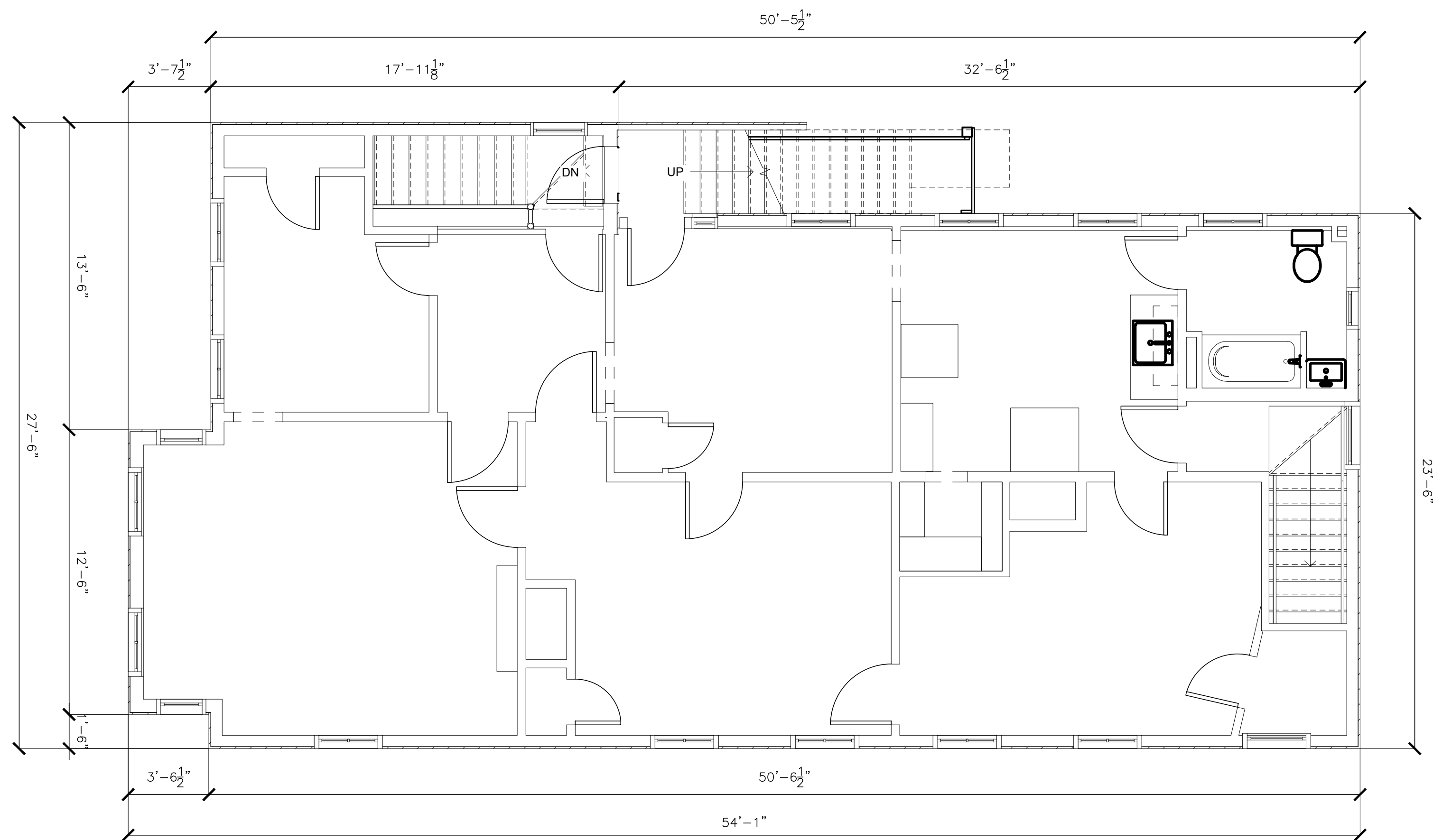
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139
Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022 Drawing No.
Date: 01/20/2021
Scale: AX1.1
Drawn By: DA/KA



1 Second Floor Plan
Scale 1/4" = 1'-0"



2 Third Floor Plan
Scale 1/4" = 1'-0"

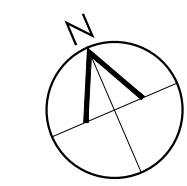
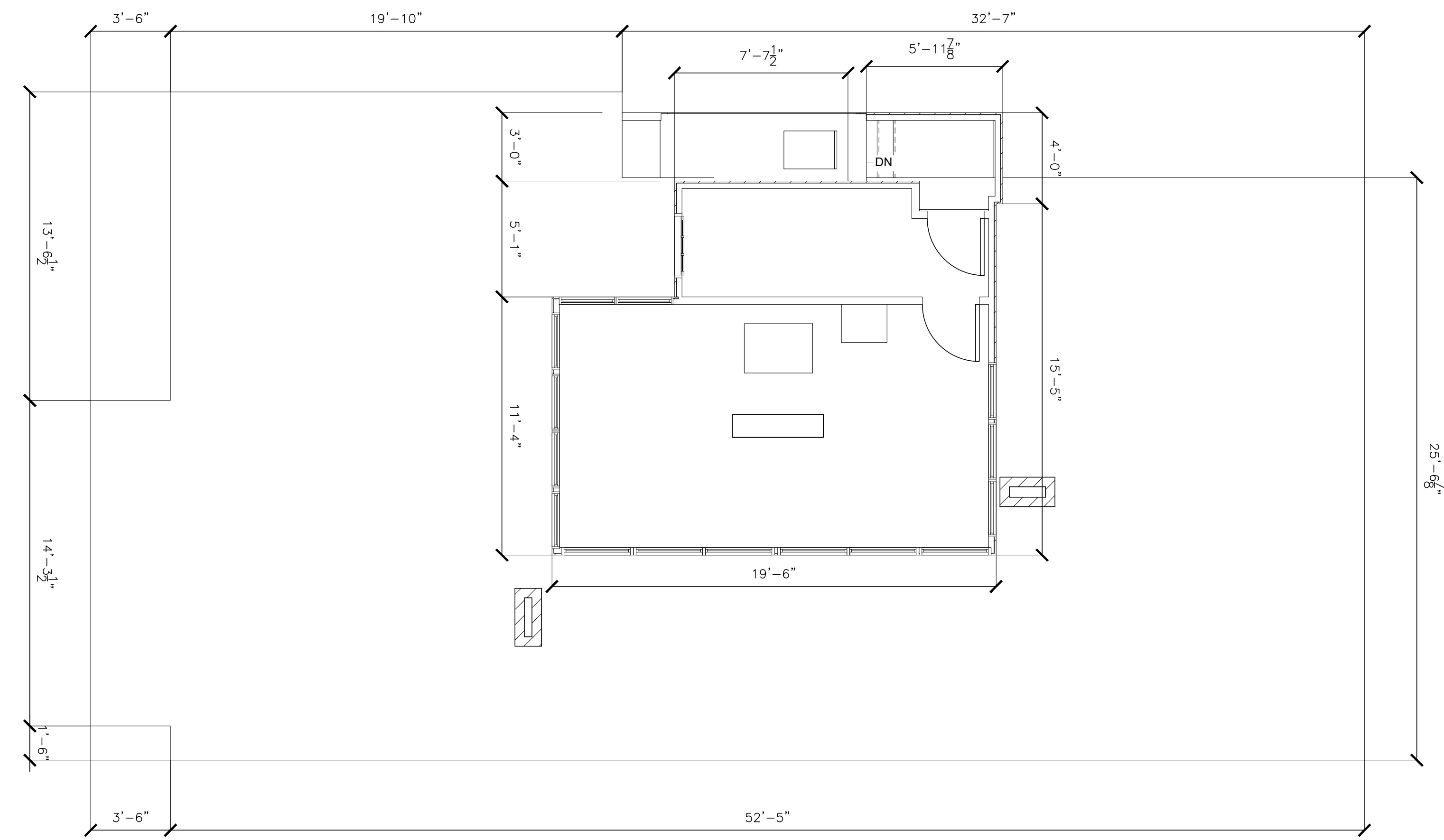
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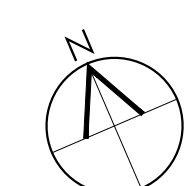
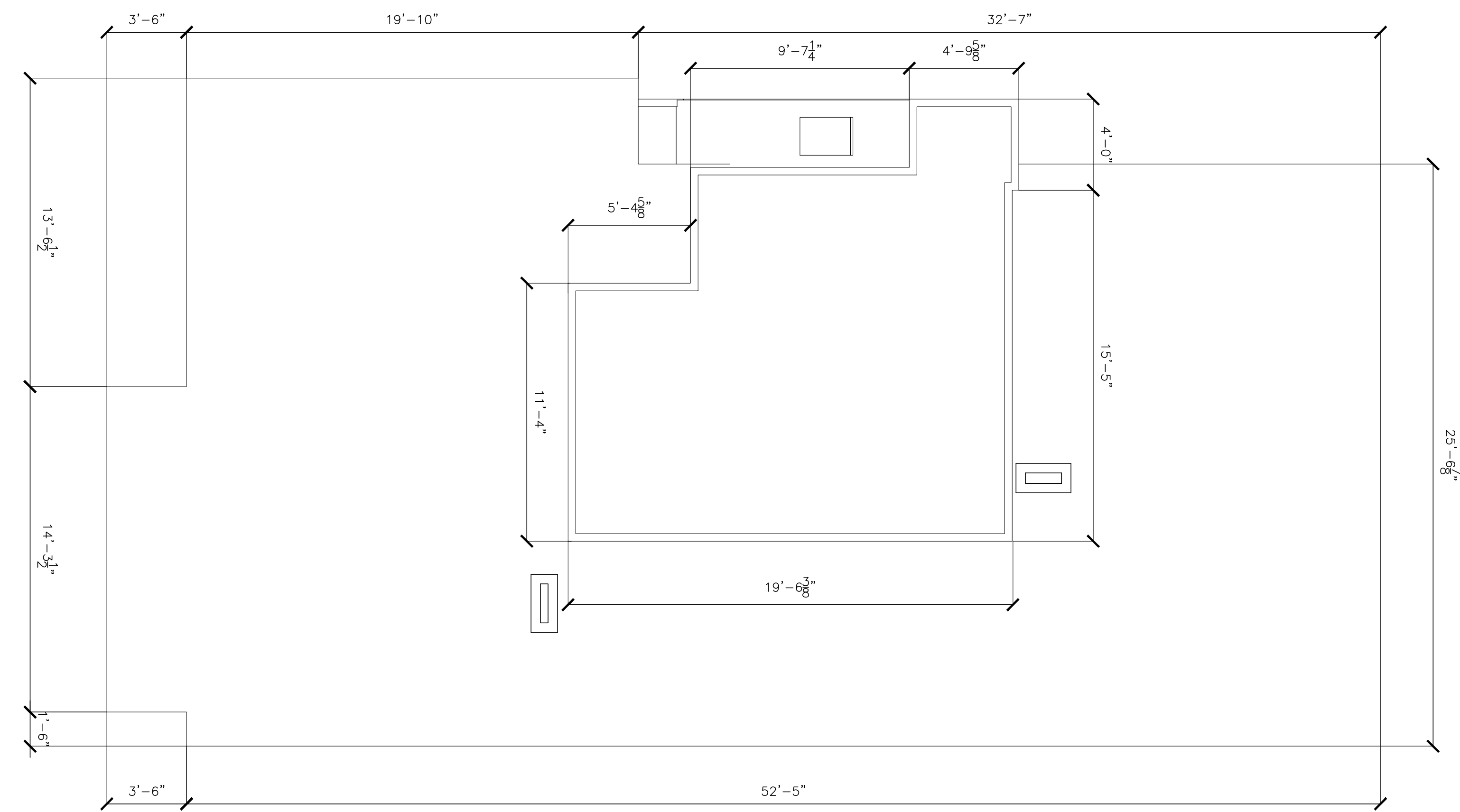
Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022 Drawing No.
Date: 01/20/2021
Scale: AX1.2
Drawn By: DA/KA



1 Fourth Floor Plan
AX1.3 Scale 1/4" = 1'-0"



2 Roof Plan
AX1.3 Scale 1/4" = 1'-0"

REVISIONS		
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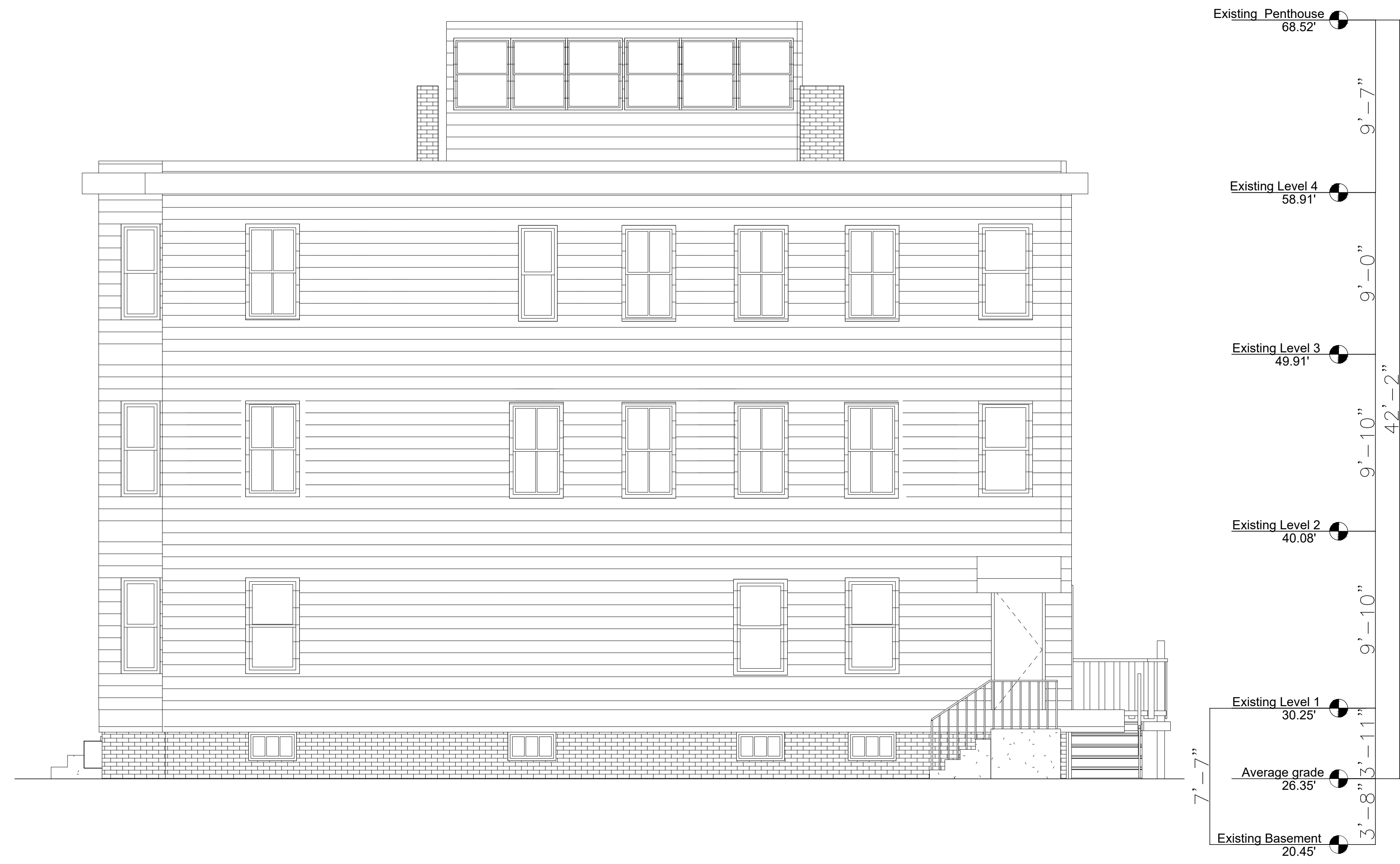
Project: 7 SPRINGFIELD ST
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CAMBRIDGE,
MA-02139
Title: EXISTING PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #	2022	Drawing No.	AX1.3
Date:	01/20/2021		
Scale:			
Drawn By:	DA/KA		



1 Existing Elevation: West
AX2.1 Scale 1/4" = 1'-0"



2 Existing Elevation: South
AX2.1 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139
Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #	2022	Drawing No.	AX2.1
Date:	01/20/2021		
Scale:			
Drawn By:	DA/KA		



1 Existing Elevation: East
Scale 1/4" = 1'-0"



2 Existing Elevation: North
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

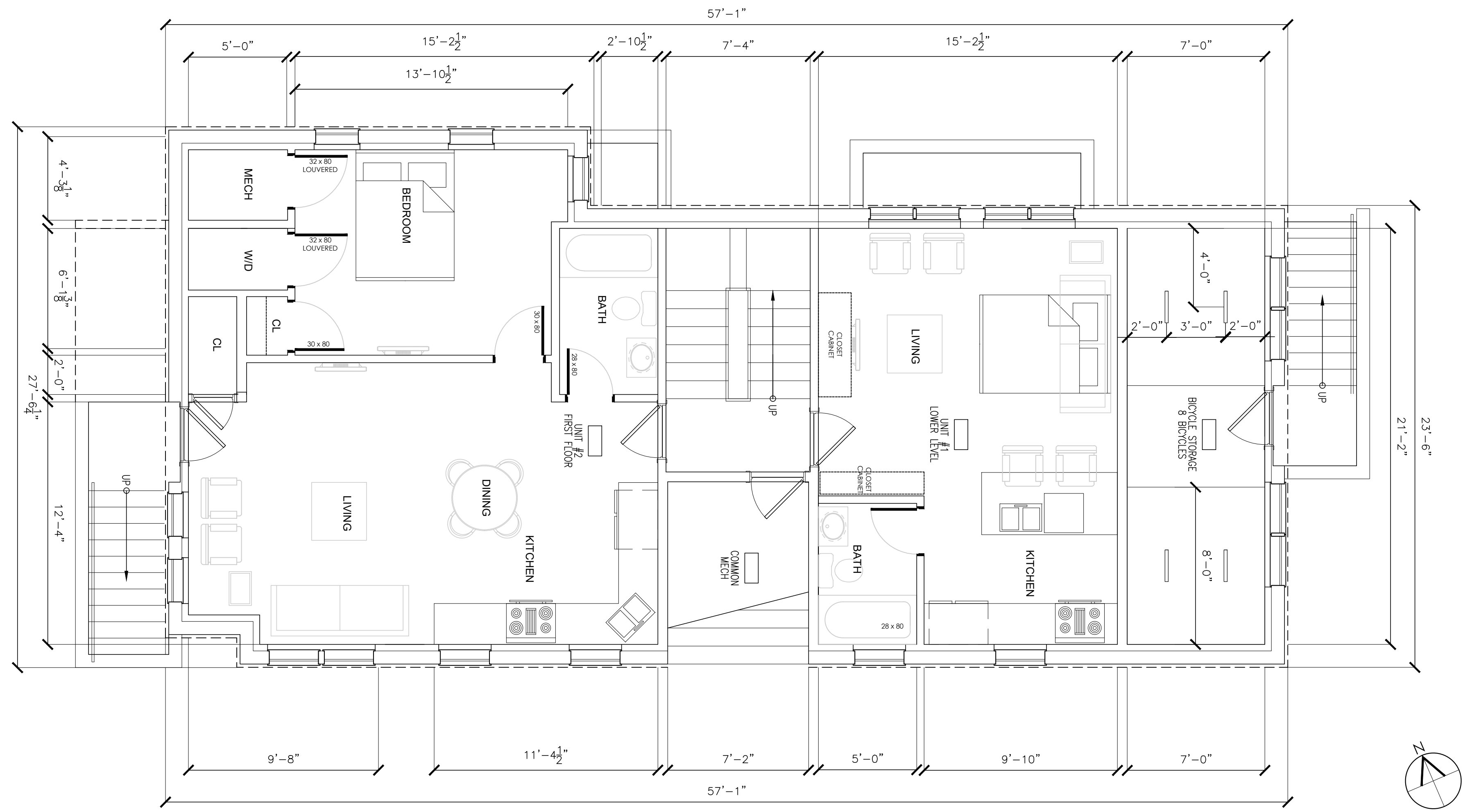
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

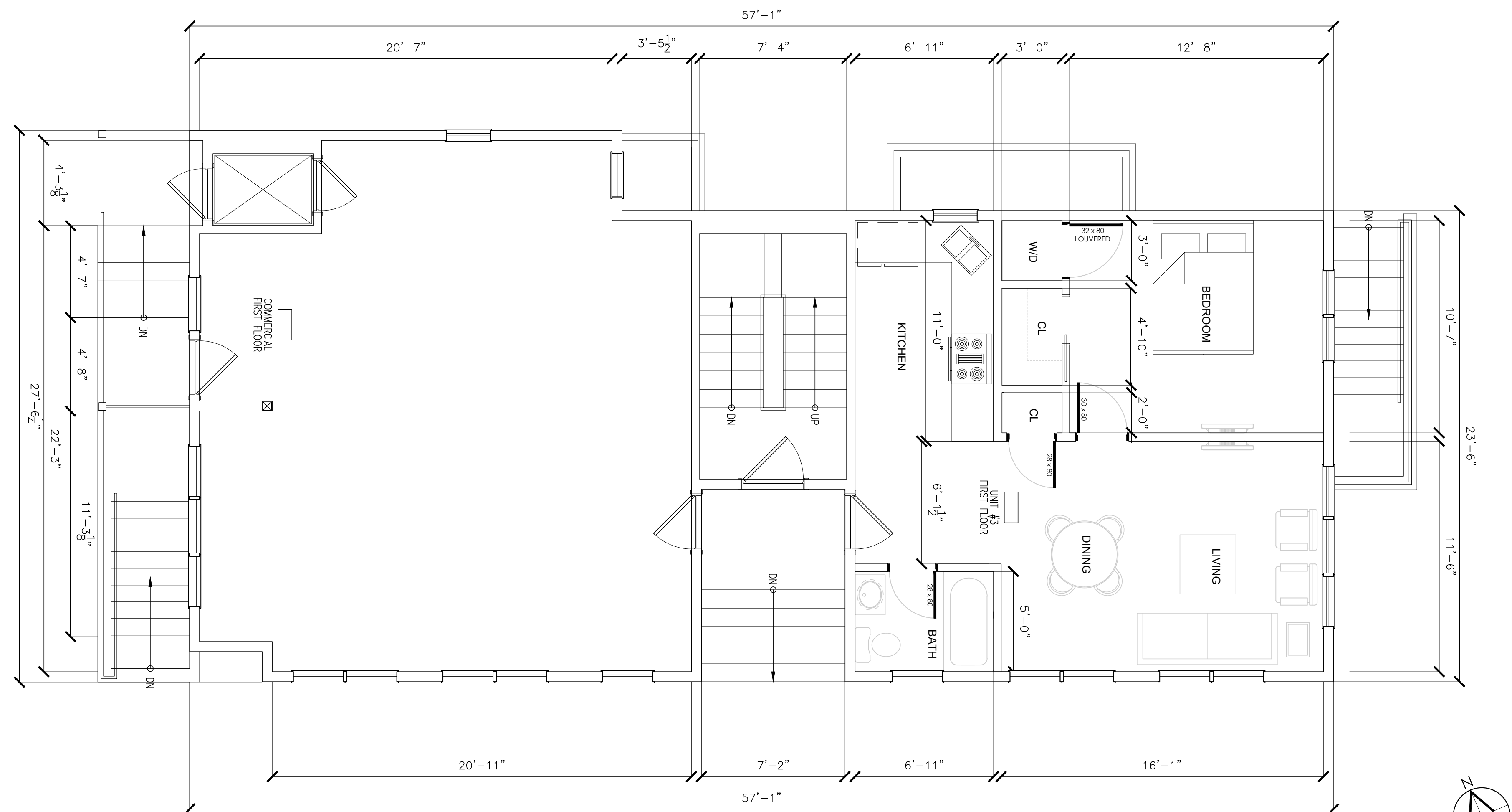
Title: EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

AX2.2



1 **Basement Plan**
Scale 1/4" = 1'-0"



2 **First Floor Plan**
Scale 1/4" = 1'-0"

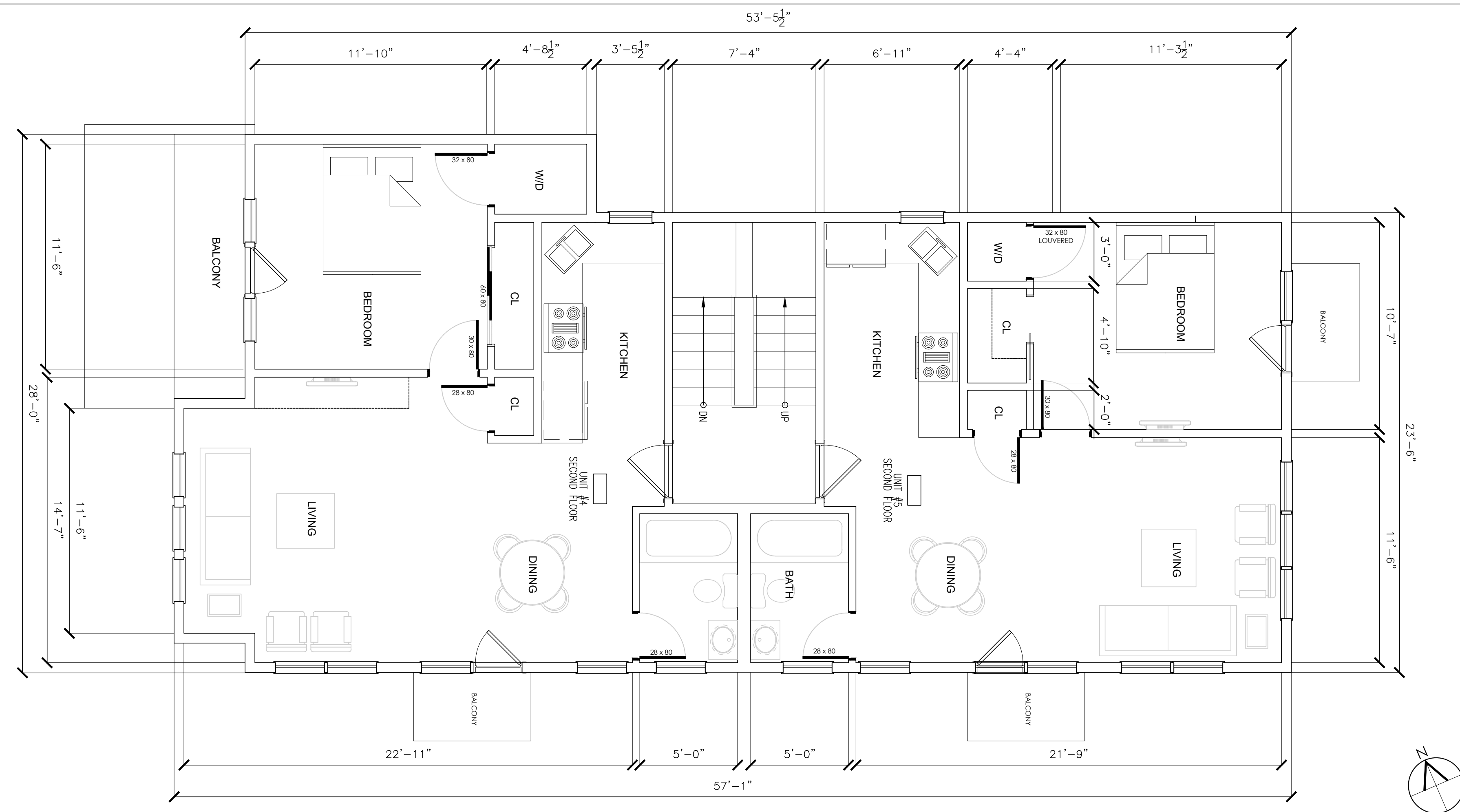
REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

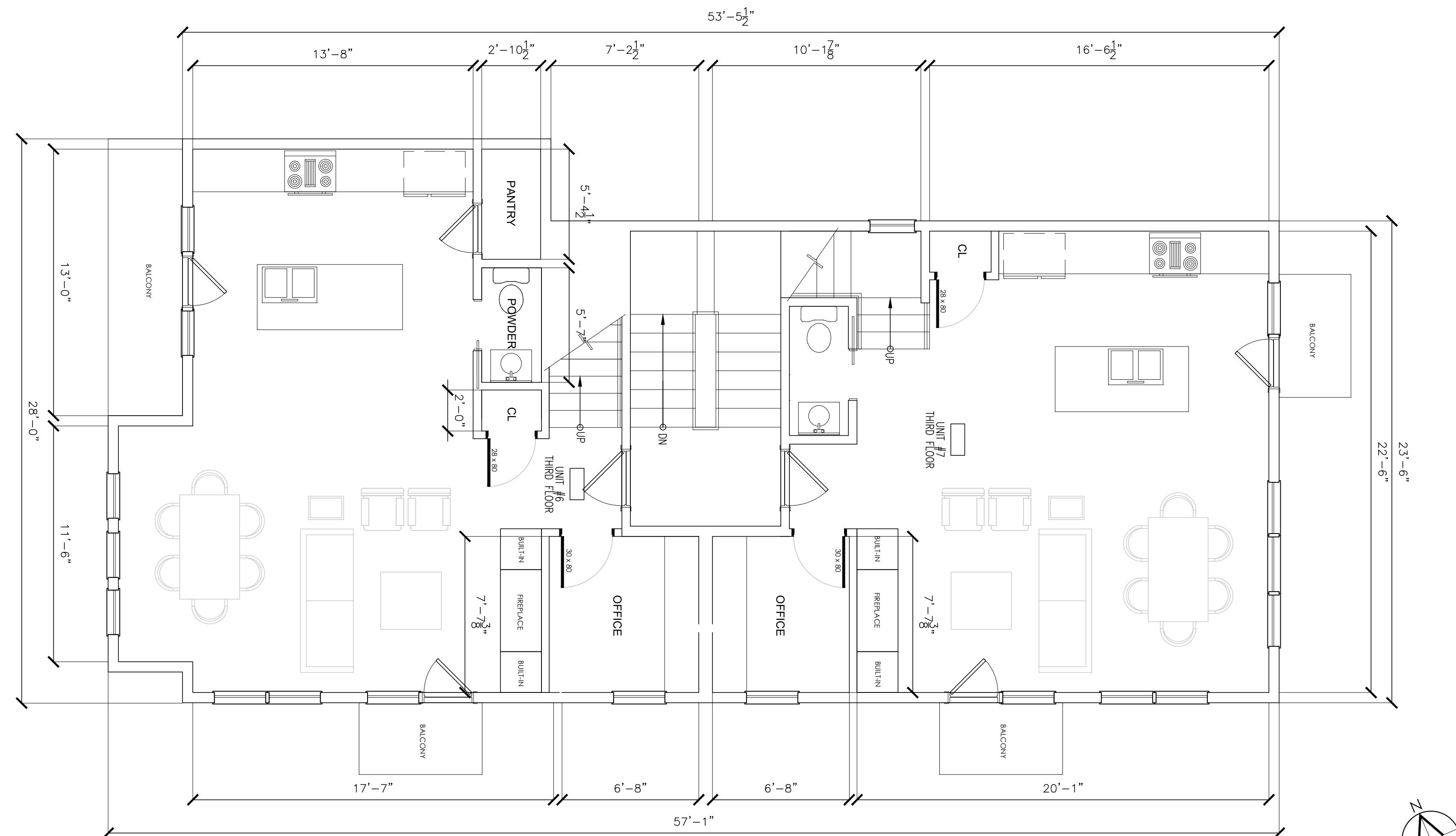
Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139
Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

Drawing No. A1.1



1 Second Floor Plan
Scale 1/4" = 1'-0"



2 Third Floor Plan
Scale 1/4" = 1'-0"

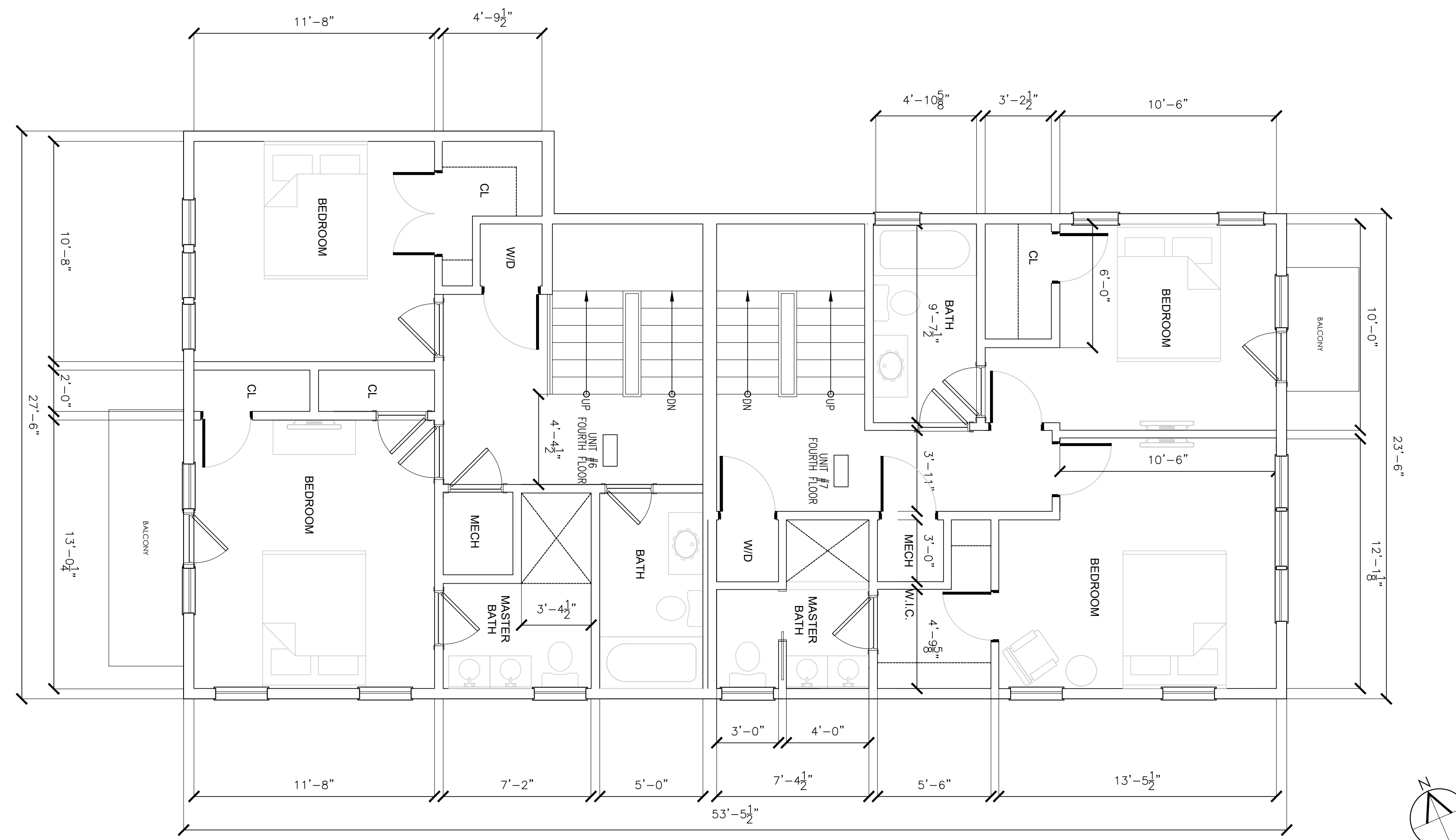
REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

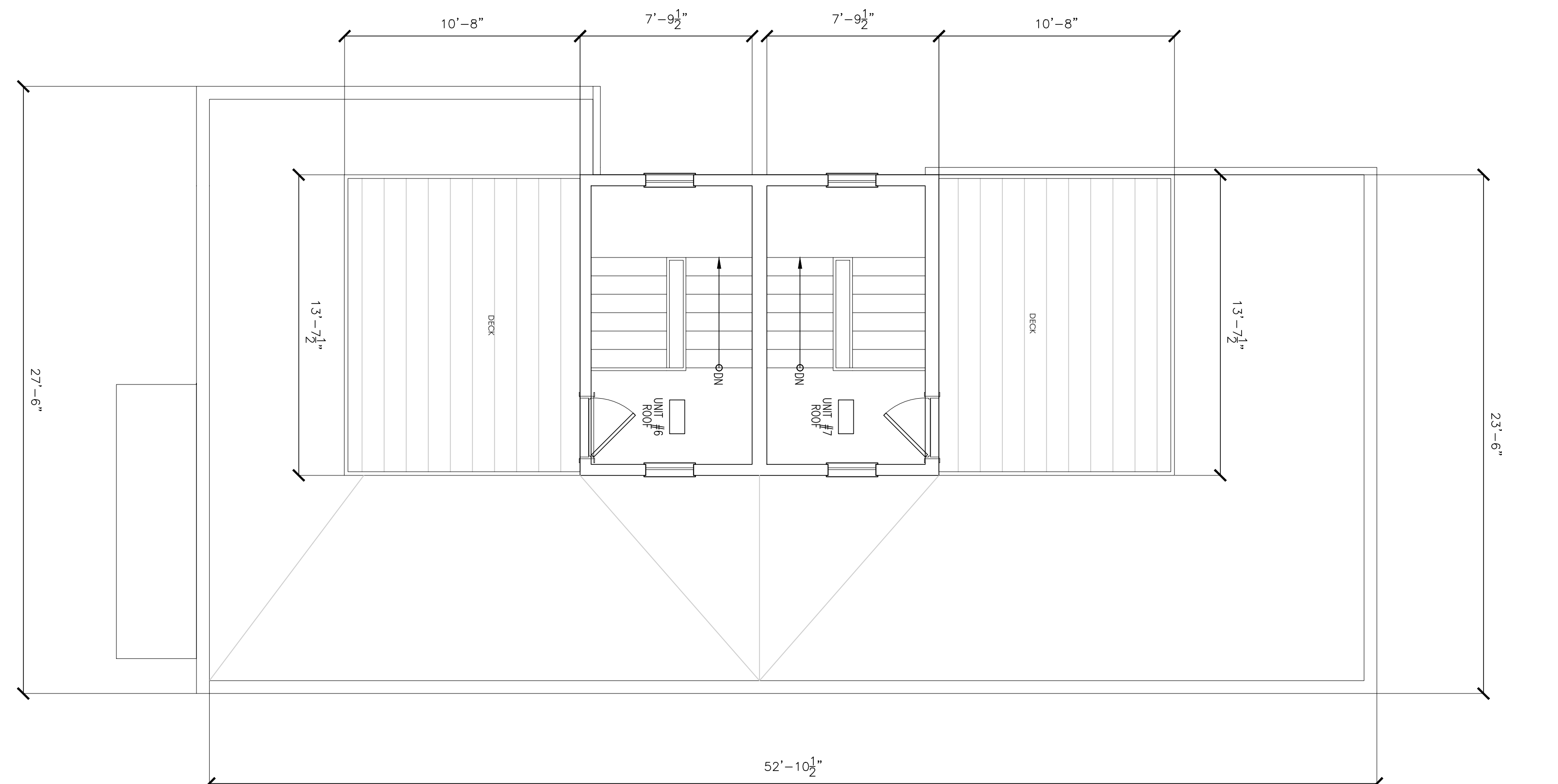
Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 2022	Drawing No.
Date: 01/20/2021	A1.2
Scale:	
Drawn By: DA/KA	



1 Fourth Floor Plan
Scale 1/4" = 1'-0"



2 Roof Plan
Scale 1/4" = 1'-0"

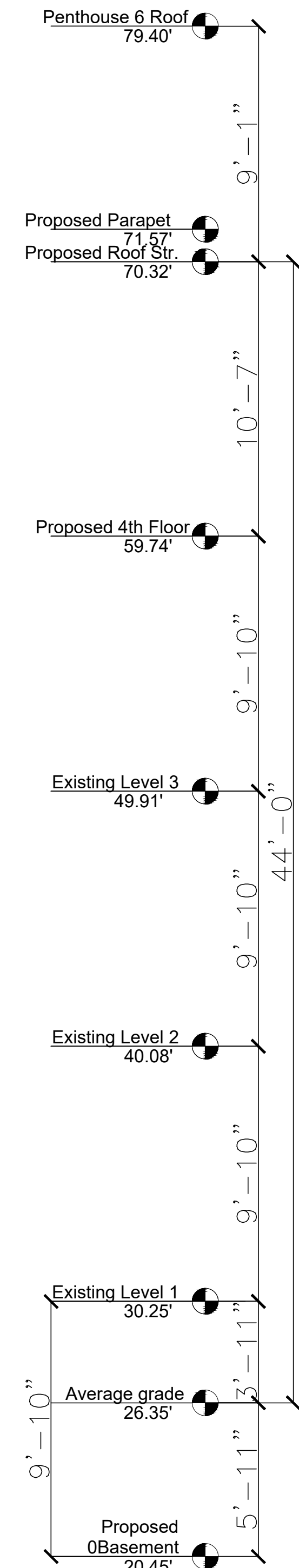
REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

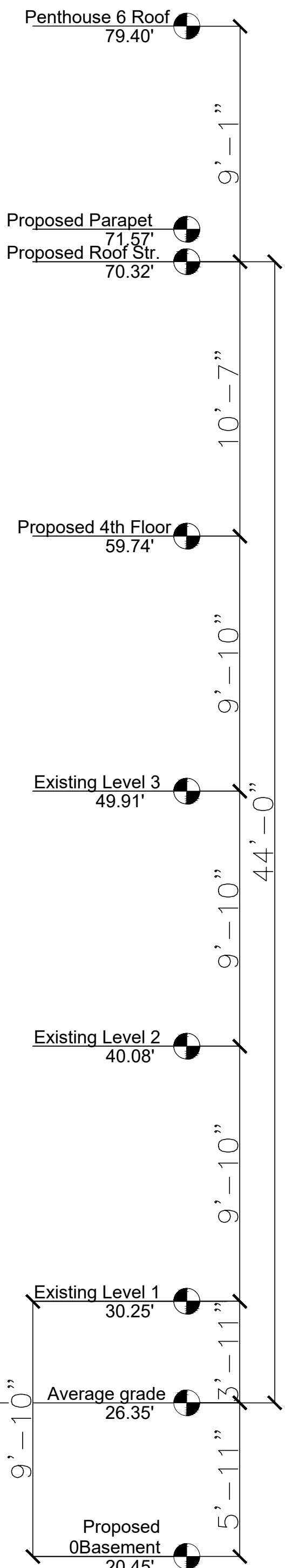
Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139
Title: PROPOSED PLANS

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #	2022	Drawing No.	A1.3
Date:	01/20/2021		
Scale:			
Drawn By:	DA/KA		



1 Proposed Elevation: West
Scale 1/4" = 1'-0"



2 Proposed Elevation: South
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

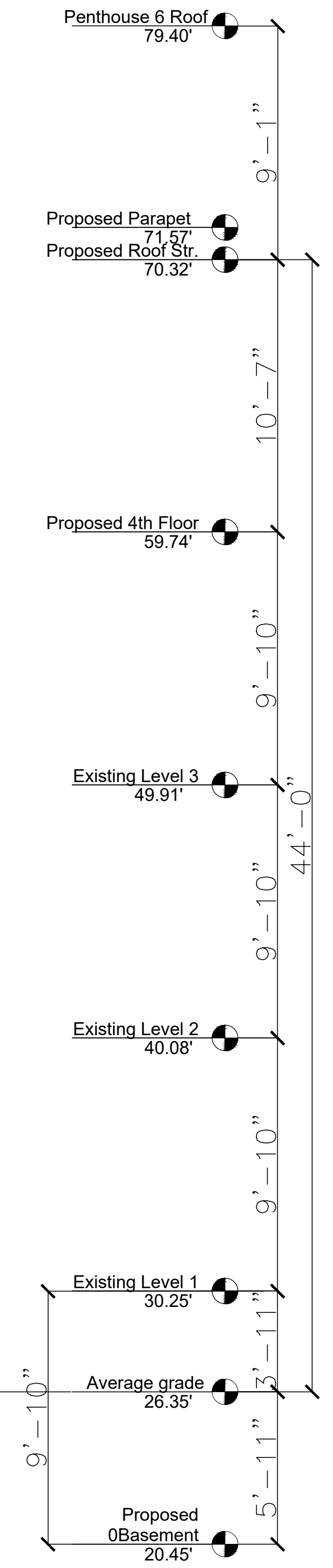
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

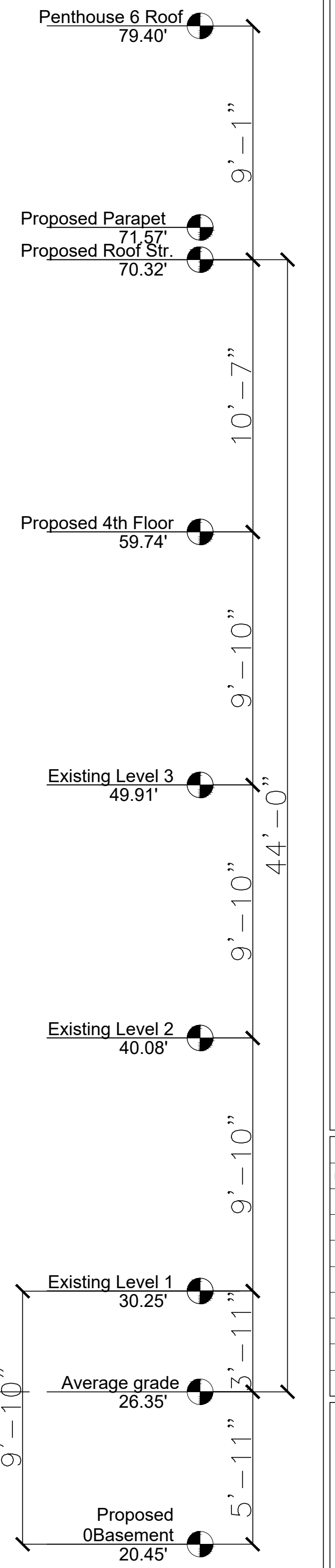
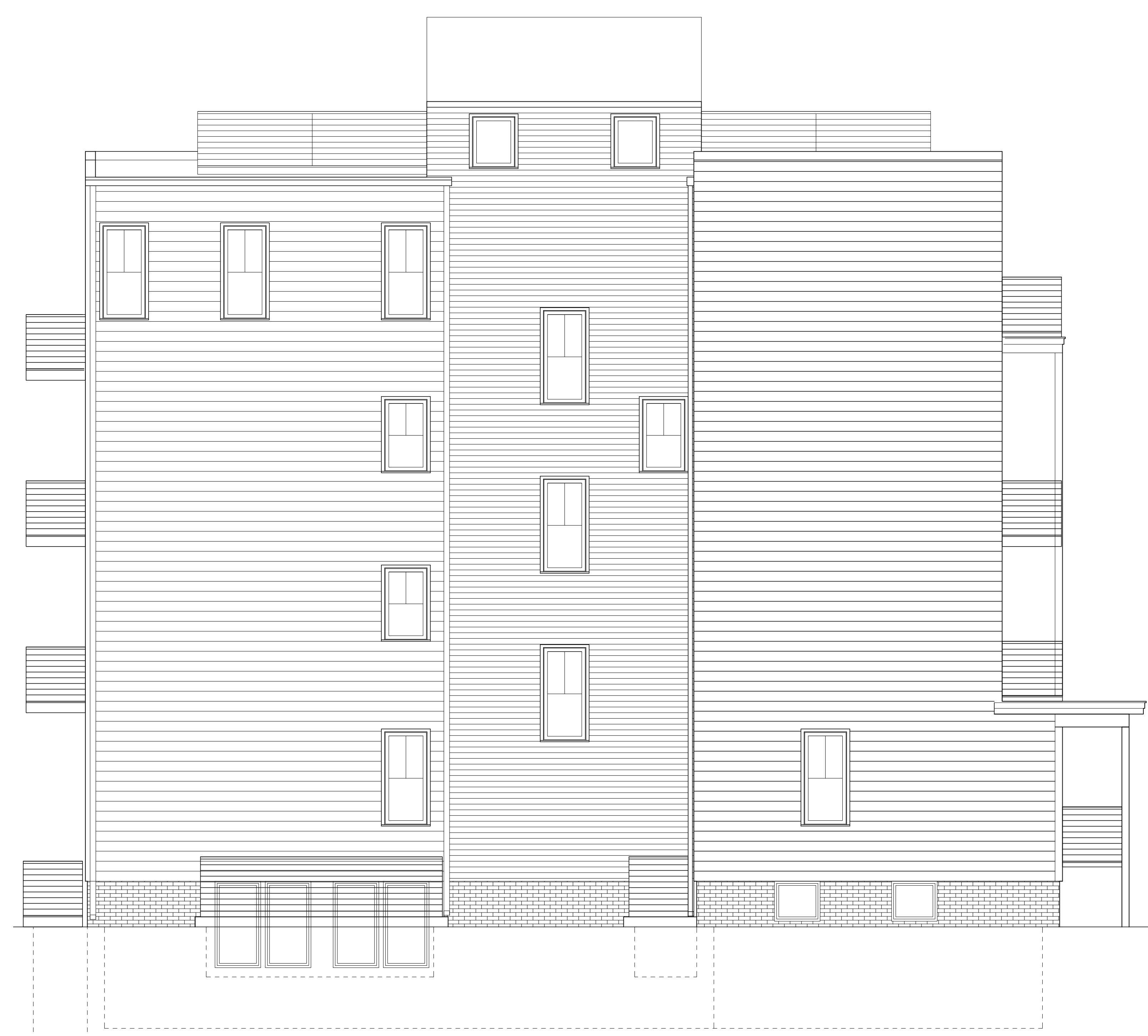
Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

A2.1



1 Proposed Elevation: East
A2.2 Scale 1/4" = 1'-0"



1 Proposed Elevation: North
A2.2 Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

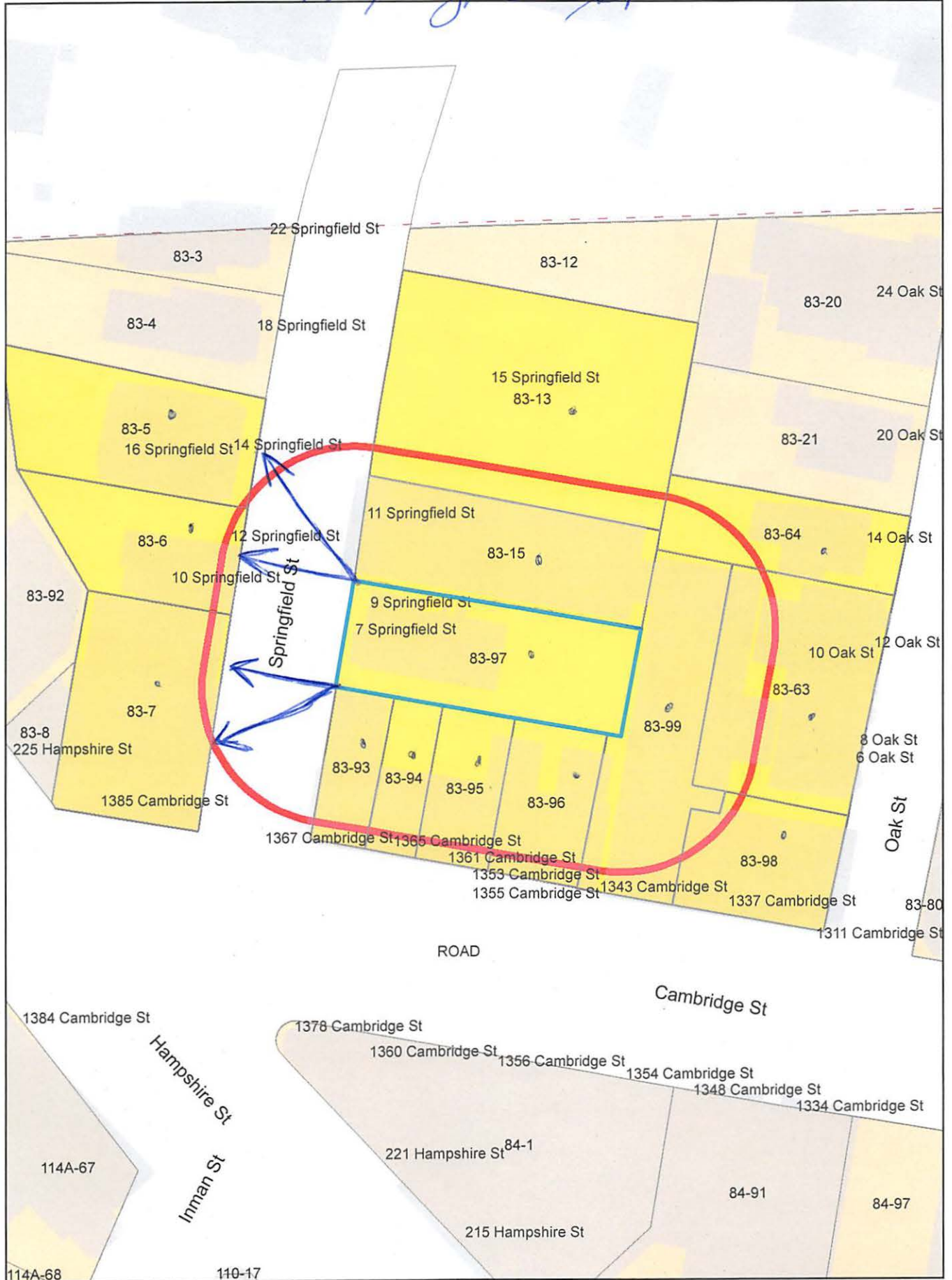
Project: 7 SPRINGFIELD ST
Address: 7 SPRINGFIELD ST,
CAMBRIDGE,
MA-02139

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN
Proj. #: 2022
Date: 01/20/2021
Scale:
Drawn By: DA/KA

A2.2

7 Springfield St.



7 Springfield St.

Relatives

83-6
FERNANDES, FERNANDO M.
90 NORWICH CIR
MEDFORD, MA 02155

83-63
PHILIPPON, VALERIE,
TRUSTEE THE VALERIE PHILIPPON LIVING TR.
6 OAK ST
CAMBRIDGE, MA 02139

ANDERSON PORTER DESIGN
C/O DANIEL P. ANDERSON
875 MAIN STREET - 2ND FLOOR
CAMBRIDGE, MA 02139

83-64
BROWN, LINDA & BRYAN BROWN
14 OAK ST
CAMBRIDGE, MA 02141

83-15
DOO SPRINGFIELD ASSOCIATES LLC.
101 INMAN ST
CAMBRIDGE, MA 02139

83-63
SLEMENDA, JANET M.
12 OAK STREET
CAMBRIDGE, MA 02139-1995

83-93
WOLF, GERALD H.,
TRUSTEE OF 1369 REALTY TRUST
106 BROOKS STREET
MEDFORD, MA 02155

83-5
CERQUEIRA, JOSE B. & MARIA P. SOUSA
16 SPRINGFIELD ST
CAMBRIDGE, MA 02139

83-98
PACHECO, ALVARO M.
1335 CAMBRIDGE STREET
CAMBRIDGE, MA 02140

83-63
LESATELE, ELLA & TALANOA LESATELE
10 OAK ST
CAMBRIDGE, MA 02139

83-96
AHARON, GILL & CAROLINE LOGAN
1353 CAMBRIDGE ST
CAMBRIDGE, MA 02139

83-97
BURNS, JULIE L.
9 SPRINGFIELD ST.
CAMBRIDGE, MA 02139

83-7
WEINMAN PROPERTIES, LLC
281 WABAN AVE
WABAN, MA 02468

83-13
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

83-13
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

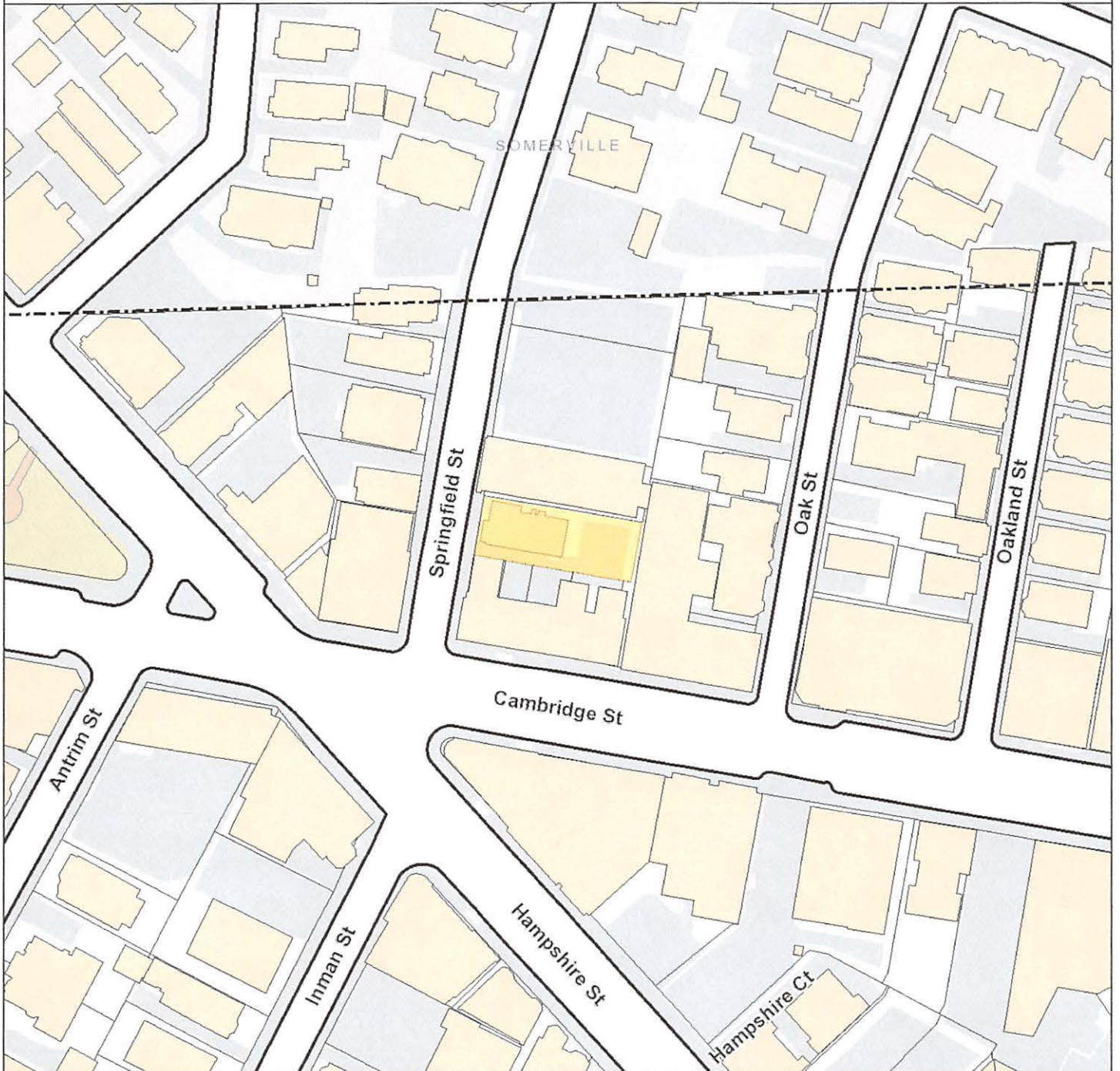
83-94
LEVENBAUM-ISSOKSON REALTY, INC
1534 DORCHESTER AVE
DORCHESTER, MA 02124

83-63
GOLDFINE, SETH
8 OAK STREET
CAMBRIDGE, MA 02139-1995

83-99
UCA LLC
135 MYSTIC STREET
ARLINGTON, MA 02474

83-95
1357-1359 CAMBRIDGE STREET HOLDINGS LLC
1357 CAMBRIDGE ST
CAMBRIDGE, MA 02139

83-94
NAHAS, MICHELLE K.
1365 CAMBRIDGE ST 3
CAMBRIDGE, MA 02139



City of Cambridge
Massachusetts

1" = 100 ft

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www.cambridgema.gov/gis

- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 21837
Document Type	: DEED
Recorded Date	: January 29, 2021
Recorded Time	: 02:47:18 PM
Recorded Book and Page	: 76835 / 386
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2597600
Recording Fee (including excise)	: \$8,591.00

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 01/29/2021 02:47 PM
 Ctrl# 332599 17232 Doc# 00021837
 Fee: \$8,436.00 Cons: \$1,850,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

Premises: 7-9 Springfield Street, Cambridge, MA 02139

DEED

I, Marian R. Burns, Personal Representative of the Estate of Julie L. Burns, of Cambridge, Massachusetts, pursuant to a License to Sell issued by Middlesex County Family and Probate Court dated June 24, 2020 (MI19P4043EA), for consideration paid in the amount of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$1,850,000.00), grant to 7-9 Springfield St. LLC, a Massachusetts Limited Liability Company with a principal address of 93 Broadway, Somerville, MA 02145,

With Quitclaim Covenants,

A certain parcel of land with the buildings thereon situated on the Northeasterly Side of Springfield Street in the City of Cambridge, Middlesex County, Commonwealth of Massachusetts, shown as Lot 1 on a plan entitled "Subdivision Plan, Cambridge, Mass.," dated August 16, 1989, drawn by Wendell H. Mason, Professional Land Surveyor, bounded and described as follows:

NORTHWESTERLY	By Springfield Street, forty (40) feet;
NORTHEASTERLY	By land now or formerly of John W. Leahy, Jr., one hundred twelve and 33/100 (112.33) feet;
SOUTHEASTERLY	By land now or formerly of Alvaro M. Pacheco, thirty-nine and 05/100 (39.05) feet;
SOUTHWESTERLY	By Lot 5, Lot 4, Lot 3, and Lot 2, one hundred twelve and 60/100 (112.60) feet.

Containing an area of 4445 square feet, more or less.

Said parcel is subject to an "Access Easement", 9.5 feet wide along the southwesterly property line for the benefit of Lot 2, Lot 3, Lot 4, and Lot 5. Said parcel is also subject to easements, restrictions and decisions of record insofar as in force and applicable.

The Grantor named herein, does hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights.

Being the same premises conveyed to Julie L. Burns by deed dated February 4, 1991 and recorded at Middlesex South Registry of Deeds in Book 21002, Page 070.

END OF DOCUMENT--SIGNATURE PAGE TO FOLLOW

Witness our hands and seals this 27th day of January, 2021.

Marian R. Burns
Marian R. Burns, Personal Representative
of the Estate of Julie L. Burns

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 27th day of January, 2021, before me, the undersigned notary public, personally appeared, Marian R. Burns, Personal Representative of the Estate of Julie L. Burns, as aforesaid, who proved to me through satisfactory evidence of identification, which was MA DRIVER'S Lic., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose in the capacity shown as her free act and deed.

Edward Fitzgerald

Notary Public: Edward FitzGerald
My Commission Expires: June 4, 2021

