



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

2019 OCT 30 PM 2:46  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-01286-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Ray Acevedo - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Mass Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 25-27 Berkshire St Cambridge, MA 02141

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner is requesting Variance Dimensional Relief (setbacks, floor area ratio, open space) to reconstruct a three-family dwelling that was destroyed by Fire in East Cambridge on or about December 2016 and to Subdivide the Lot.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.15 (Subdivison).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :



(Petitioner(s) / Owner)

Sean D. Hope  
(Print Name)

Address : 907 Mass Avenue  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 30, 2019



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

BZA APPLICATION FORM

Plan No: BZA-017206-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Ray Acevedo - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Mass Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 25-27 Berkshire St Cambridge, MA 02141

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

New Structure

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner is requesting Variance Dimensional Relief (setbacks, floor area ratio, open space) to reconstruct a three-family dwelling that was destroyed by Fire in East Cambridge on or about December 2016 and to Subdivide the Lot.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.15 (Subdivison).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :



(Petitioner(s) / Owner)

Sean D. Hope  
(Print Name)

Address : 907 Mass Avenue  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 30, 2019

**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 25-27 BERKSHIRE LLC C/O Ray Acevedo  
228 Western Avenue (OWNER)  
Address:

State that I/We own the property located at 25-27 Berkshire Street  
which is the subject of this zoning application.

The record title of this property is in the name of 25-27 Berkshire LLC

\*Pursuant to a deed of duly recorded in the date 7/27/2018, Middlesex South  
County Registry of Deeds at Book 71387, Page 484; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Sean D. Hope (Agent)  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

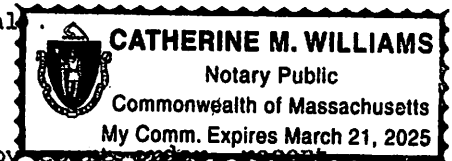
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name Sean D. Hope personally appeared before me,  
this 30<sup>th</sup> of Oct, 2019, and made oath that the above statement is true.

Catherine M. Williams Notary

My commission expires 3/21/2025 (Notary Seal)



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

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the three-family dwelling was destroyed in the tragic fire in East Cambridge that resulted in several multifamily dwellings being raised on Plymouth and Berkshire streets. The then owners were unable to reconstruct the premises and the Petitioner purchased the property after the date in the Ordinance that allowed for property to be rebuilt without zoning relief.

- 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:

The hardship is owing to the pre-existing non-conforming shape/size of the Lot and structure thereon such that the same structure could not be rebuilt without zoning relief.

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

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

Desirable relief may be granted with any detriment to the public good because the character and integrity of the neighborhood will be preserved by restoring the dwelling that were destroyed by the tragic fire.

- 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 is consistent with the intent and purpose of the Ordinance, specifically section 1.03, that calls for the most rational use of the land throughout the city. Granting the requested relief will allow for a three-family dwelling to be added back to the inventory of housing with new upgrades including sprinkler systems and other code compliant life safety measures.

- \* 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****DIMENSIONAL INFORMATION**

**APPLICANT:** Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Multifamily

**LOCATION:** 25-27 Berkshire St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone

**PHONE:** 6174920220 **REQUESTED USE/OCCUPANCY:** Multifamily

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>4324</u>	<u>4324</u>	<u>2838.75</u>	(max.)
<b><u>LOT AREA:</u></b>	<u>3785sf</u>	<u>3785sf</u>	<u>5000</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	<u>1.14</u>	<u>1.14</u>	<u>.75</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>1261.6</u>	<u>1261.6</u>	<u>1500sf</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	<u>37'</u>	<u>37'</u>	<u>50'</u> (min.)
	DEPTH	<u>45'</u>	<u>45'</u>	<u>n/a</u>
<b><u>SETBACKS IN FEET:</u></b>	FRONT	<u>0</u>	<u>0</u>	<u>10'</u> (min.)
	REAR	<u>n/a</u>	<u>n/a</u>	<u>20'</u> (min.)
	LEFT SIDE	<u>&gt;4'</u>	<u>&gt;4'</u>	<u>h+L/7</u> (min.)
	RIGHT SIDE	<u>1.4'</u>	<u>1.4'</u>	<u>h+L/7</u> (min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	<u>31'</u>	<u>31'</u>	<u>35'</u> (max.)
	LENGTH	<u>37'</u>	<u>37'</u>	<u>n/a</u>
	WIDTH	<u>36'</u>	<u>36'</u>	<u>n/a</u>
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	<u>&gt;30%</u>	<u>&gt;30%</u>	<u>30%</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>3</u>	<u>3</u>	<u>2</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	<u>2</u>	<u>2</u>	<u>3</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	<u>0</u>	<u>0</u>	<u>n/a</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	<u>15'+/-</u>	<u>15'+/-</u>	<u>10'</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.

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'.

FOR REGISTRY USE ONLY

PREPARED FOR:  
OWNERS OF RECORD:  
25-27 BERKSHIRE LLC  
228 WESTERN AVENUE  
CAMBRIDGE, MA 02139

31 PLYMOUTH ST., LLC  
90 SPENCER AVENUE  
CHELSEA, MA 02150

REFERENCES:  
DEED: BK 71387; PG 483 (25-27 BERKSHIRE STREET)  
BK 69634; PG 280 (31-33 PLYMOUTH STREET)

PLAN: PL BK 21; PL 11  
PL BK 38; PL 4  
PL BK 56; PL 9  
PL BK 58; PL 8  
BK 2469; PG END  
PL 1973 #1125  
PL 1991 #941  
PL 2001 #471  
PL 2005 #1138

LCC: 880-C  
880-D

NOTES:  
PARCEL ID: 40-97 (25-27 BERKSHIRE STREET)  
40-99 (31-33 PLYMOUTH STREET)  
ZONING: C-1

PURPOSE  
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE  
MERGED CITY PARCELS 40-97 AND 40-99 BACK  
INTO THE ORIGINAL LOT CONFIGURATION AS  
SHOWN HEREON. LOT 6 CONTAINS 2,960 ±SF AND  
PT. LOT 7 CONTAINS 1,665 ±SF.

SUBDIVISION CONTROL LAW APPROVAL NOT REQUIRED

CITY OF CAMBRIDGE - PLANNING BOARD

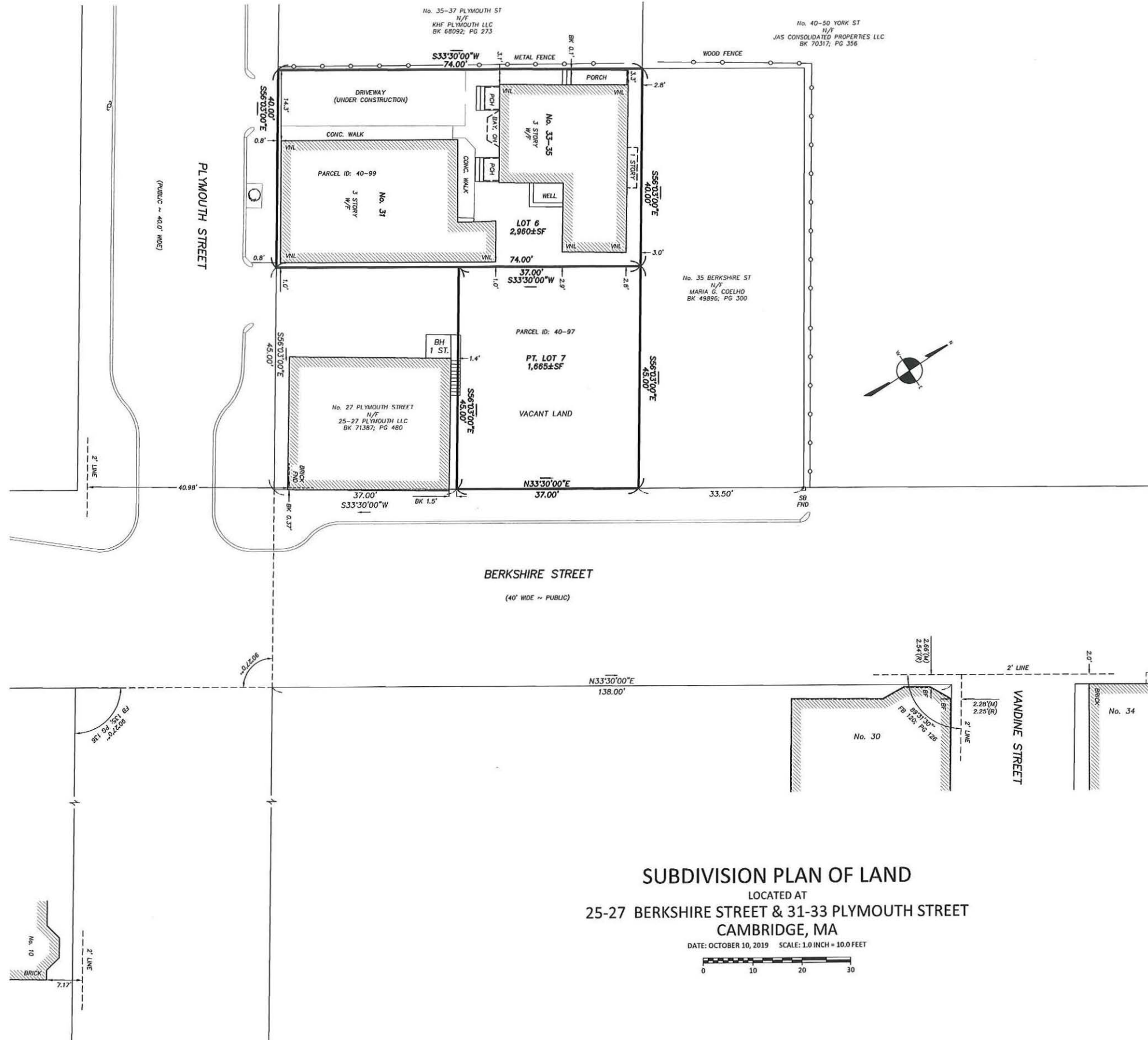
COMMISSIONER OF INSPECTION SERVICES

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT  
SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 26,  
2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN LIES IN  
FLOOD ZONE: X  
MAP NUMBER: 25017C0577E  
EFFECTIVE DATE: 06-04-2010  
AND DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE (100  
YEAR FLOOD PLAIN) AS DESIGNATED BY THE FLOOD INSURANCE  
RATE MAPS (FIRM) CREATED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (FEMA).

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY  
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S. DATE



SUBDIVISION PLAN OF LAND  
LOCATED AT  
25-27 BERKSHIRE STREET & 31-33 PLYMOUTH STREET  
CAMBRIDGE, MA

DATE: OCTOBER 10, 2019 SCALE: 1.0 INCH = 10.0 FEET



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	10/10/19
JOB #	19-00665



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 26, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0577E  
EFFECTIVE DATE: 06-04-2010

VERTICAL DATUM:  
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CITY OF CAMBRIDGE VERTICAL DATUM AND WERE DETERMINED FROM A SEWER INVERT PROVIDED BY THE CITY OF CAMBRIDGE GIS.

BENCHMARK  
1) MAG NAIL SET IN UTILITY POLE;  
ELEVATION = 23.32' (CITY OF CAMBRIDGE)

PREPARED FOR:  
OWNERS OF RECORD:  
25-27 BERKSHIRE LLC  
228 WESTERN AVENUE  
CAMBRIDGE, MA 02139

REFERENCES:  
DEED: BK 71387; PG 483  
PLAN: PL BK 21; PL 11  
PL BK 38; PL 4  
PL BK 56; PL 9  
PL BK 58; PL 8  
BK 2469; PG END  
PL 1973 #1125  
PL 1991 #941  
PL 2001 #471  
PL 2005 #1138  
LCC: 880-C  
880-D

NOTES:  
PARCEL ID: 40-97  
ZONING: C-1

ZONING  
ZONING DISTRICT: C-1

		REQUIRED	EXISTING	PROPOSED
FAR	(MAX.)	0.75	N/A	2.1*
LOT SIZE	(MIN.)	5,000 SF	1,665±SF*	1,665±SF*
LOT AREA/ DW. UNIT	(MIN.)	1,500 SF	N/A	55±SF*
LOT WIDTH	(MIN.)	50.0'	37.00'	37.00'
FRONT SETBACK	(MIN.)	10.0'	N/A	0.00'
SIDE SETBACK	(MIN.)	7.5'	N/A	3.00'
REAR SETBACK	(MIN.)	20.0'	N/A	5.1'
HEIGHT, FEET	(MAX.)	35.0'	N/A	--
PVT. OP SP/ LOT AREA	(MIN.)	30%	N/A	28.5%

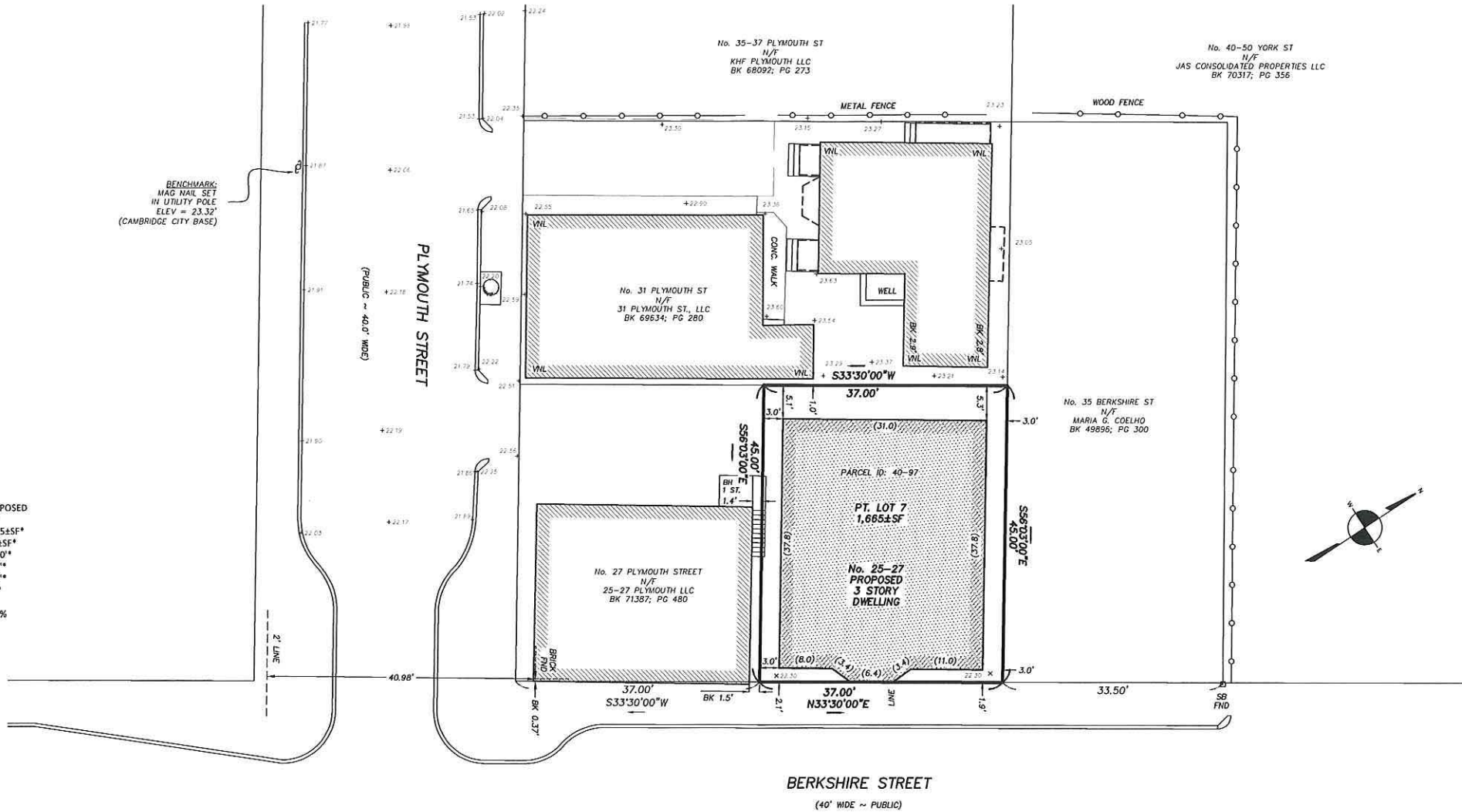
\* = NON CONFORMING

## SITE PLAN OF LAND

LOCATED AT

25-27 BERKSHIRE STREET & 31-33 PLYMOUTH STREET  
CAMBRIDGE, MA

DATE: SEPTEMBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	09/30/19
JOB #	19-00666

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 26, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0577E  
EFFECTIVE DATE: 06-04-2010

DATUM:  
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CITY OF CAMBRIDGE VERTICAL DATUM AND WERE DETERMINED FROM A SEWER INVERT PROVIDED BY THE CITY OF CAMBRIDGE GIS.

BENCHMARK  
1) MAG NAIL SET IN UTILITY POLE;  
ELEVATION = 23.32' (CITY OF CAMBRIDGE)

PREPARED FOR:  
OWNERS OF RECORD:  
25-27 BERKSHIRE LLC  
228 WESTERN AVENUE  
CAMBRIDGE, MA 02139  
  
31 PLYMOUTH ST., LLC  
90 SPENCER AVENUE  
CHELSEA, MA 02150

REFERENCES:  
DEED: BK 71387; PG 483 (25-27 BERKSHIRE STREET)  
BK 69634; PG 280 (31-33 PLYMOUTH STREET)  
PLAN: PL BK 21; PL 11  
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BK 2469; PG END  
PL 1973 #1125  
PL 1991 #941  
PL 2001 #471  
PL 2005 #1138  
LCC: 880-C  
880-D

NOTES:  
PARCEL ID: 40-97 (25-27 BERKSHIRE STREET)  
40-99 (31-33 PLYMOUTH STREET)  
ZONING: C-1

ZONING DISTRICT: C-1				
	FAR	REQUIRED	#31-35 PLY	#25-27 BERK.
LOT SIZE	(MAX.)	0.75	1.67*	N/A
LOT AREA/ DW. UNIT	(MIN.)	5,000 SF	2,960±SF*	1,665±SF
LOT WIDTH	(MIN.)	1,500 SF	590±SF*	N/A
FRONT SETBACK	(MIN.)	50.0'	40.00**	37.00**
SIDE SETBACK	(MIN.)	10.0'	0.8*	N/A
REAR SETBACK	(MIN.)	7.5'	1.0*	N/A
HEIGHT, FEET	(MIN.)	20.0'	2.8*	N/A
PVT. OP SP/ LOT AREA	(MAX.)	35.0'	31.2'/ 35.2**	N/A
	(MIN.)	30%	26.4%	N/A

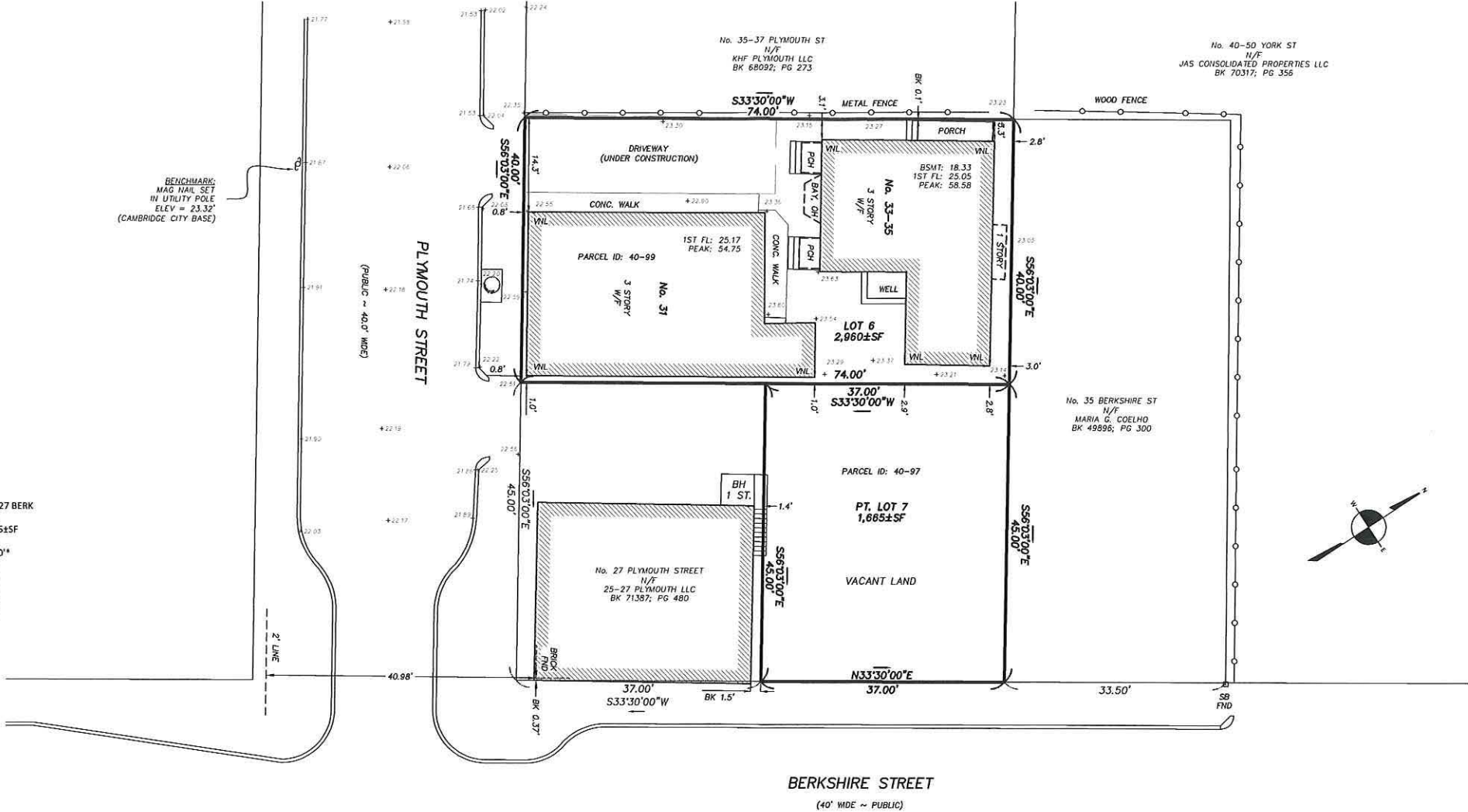
\* = NON CONFORMING

# SITE PLAN OF LAND

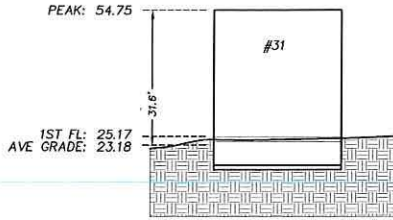
LOCATED AT

25-27 BERKSHIRE STREET & 31-33 PLYMOUTH STREET  
CAMBRIDGE, MA

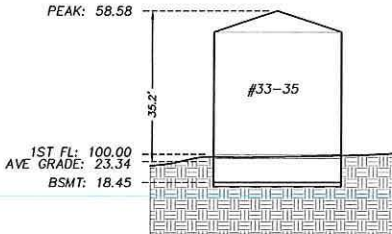
DATE: SEPTEMBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET



PROFILE  
NOT TO SCALE



PROFILE  
NOT TO SCALE



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	09/30/19
JOB #	19-00666



CEILING

8'-0"

FLOOR

CEILING

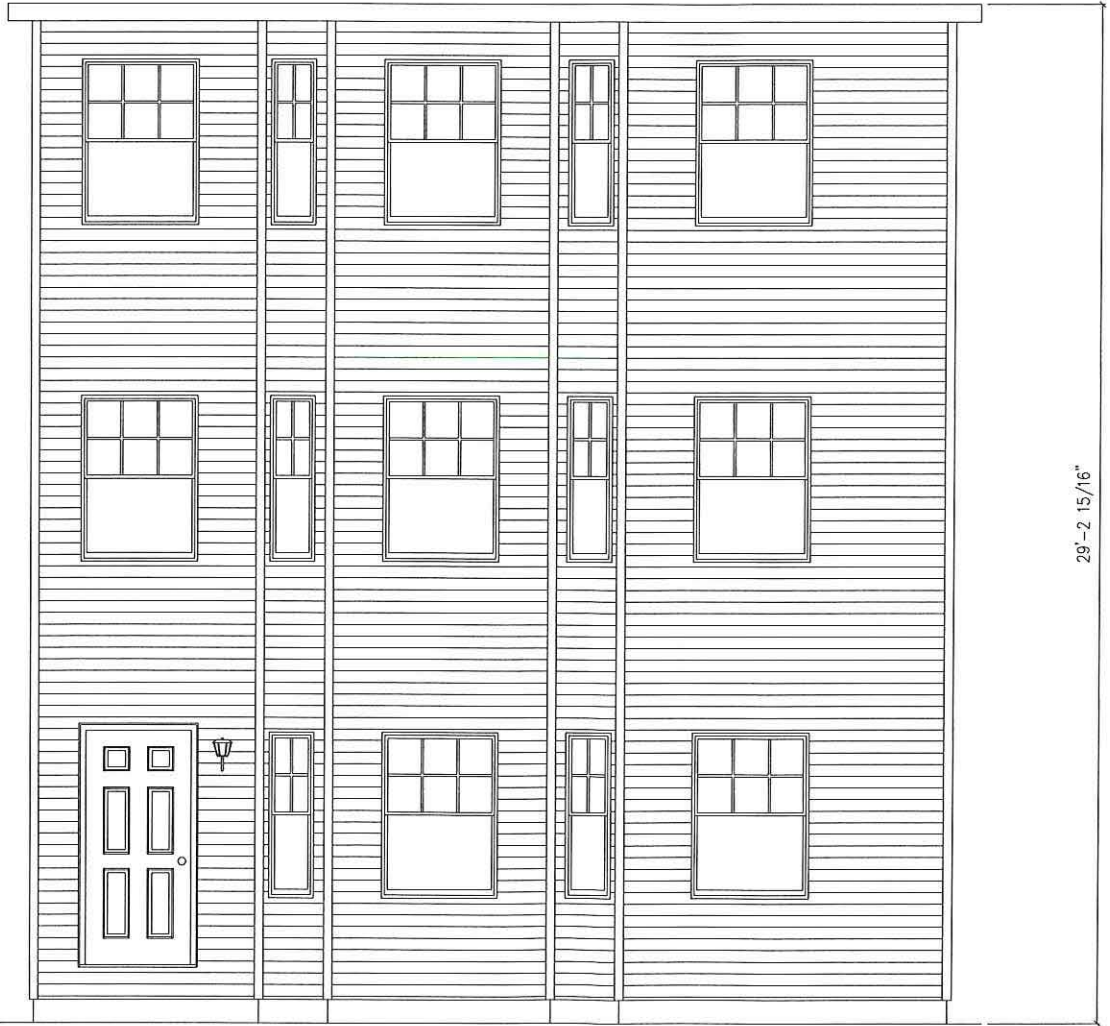
8'-0"

FLOOR

CEILING

8'-0"

FLOOR



ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

BRANDYF 7/18/2018 9:06:35 AM

SALES DRAWING FOR PRELIMINARY PRICING ONLY  
THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES

THIS HOUSE IS DERIVED FROM PBS APPROVED SYSTEMS

CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

3731—THREE STORY  
FRONT ELEVATION

PROFESSIONAL  
BUILDING  
SYSTEMS, INC.

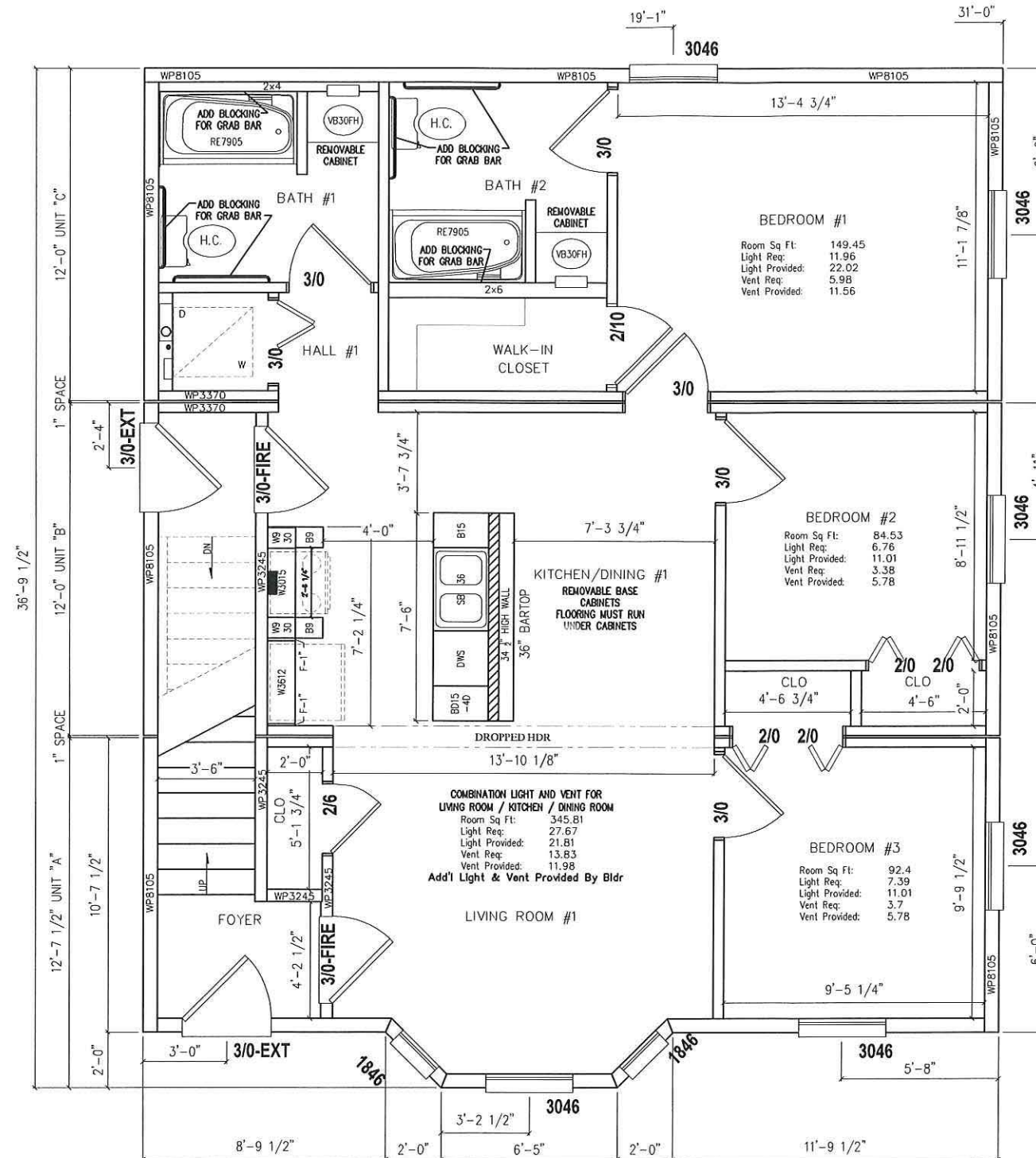
72 EAST MARKET STREET  
MIDDLEBURG, PA. 17842  
PHONE: (570) 837-1424  
FAX: (570) 837-6133

BUILDER		CUSTOMER	
AVALON BUILDING SYSTEMS		ACEVEDO 2	
CITY	CAMBRIDGE	COUNTY	MIDDLESEX
WIND SPEED	128 MPH VULT	SNOW LOAD	40
ORDER NO.	SERIAL NO.	FILE NO.	
ORDER #	SERIAL #	FILE NO.	0717-18

PAGE:

2.1

**\*SPRINKLERS REQUIRED\***




5. 8'-0" CLG.  
6. STAIRS TO BE 7" RISERS AND 11" TREADS.  
7.  
8.

9. SALES DRAWING FOR PRELIMINARY PRICING ONLY  
10. THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES  
11.  
12.

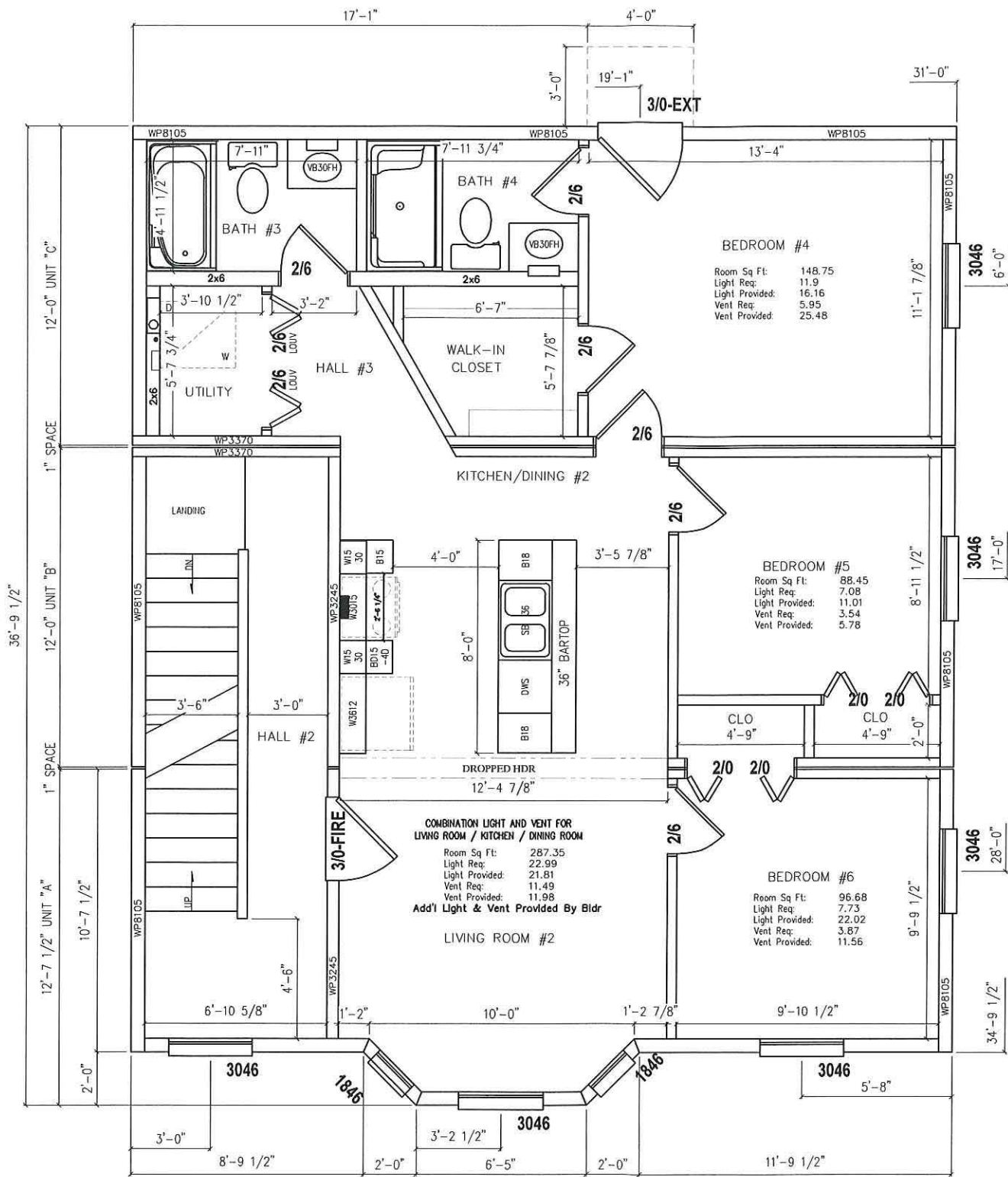
THIS HOUSE IS DERIVED FROM PBS APPROVED SYSTEMS

BRANDYF 7/18/2018 9:06:35 AM

DATE:	DRAWN BY:	STATUS:	<div style="text-align: center;">  <p><b>PROFESSIONAL BUILDING SYSTEMS, INC.</b></p> <p>72 EAST MARKET STREET MIDDLEBURG, PA. 17842 PHONE: (570) 837-1424 FAX: (570) 837-6133</p> </div>	<div style="text-align: center;"> <p><b>3731 – THREE STORY</b> <b>1st STORY FLOOR PLAN</b></p> </div>	<div style="text-align: center;"> <p><b>BUILDER</b></p> <p><b>AVALON BUILDING SYSTEMS</b></p> <p><b>CITY</b></p> <p><b>CAMBRIDGE</b></p> <p><b>WIND SPEED</b></p> <p><b>128 MPH VULT</b></p> <p><b>ORDER NO.</b></p> <p><b>ORDER #</b></p> </div>	<div style="text-align: center;"> <p><b>CUSTOMER</b></p> <p><b>ACEVEDO 2</b></p> <p><b>COUNTY</b></p> <p><b>MIDDLESEX</b></p> <p><b>SNOW LOAD</b></p> <p><b>40</b></p> <p><b>SERIAL NO.</b></p> <p><b>SERIAL #</b></p> </div>	<div style="text-align: center;"> <p><b>STATE</b></p> <p><b>MA</b></p> <p><b>SQ. FT.</b></p> <p><b>?????</b></p> <p><b>FILE NO.</b></p> <p><b>0717-18</b></p> </div>
07/11/2018	BLF	PR					



L539 CLG ASSEMBLY  
THROUGH STAIRWAY



NOTES: 1.\*- DENOTES ADDITIONAL COLUMN IN BASEMENT  
2. 2X6 EXTERIOR WALLS 24" O.C.  
3. 2X4 MARRIAGE WALLS 16" O.C.  
4.

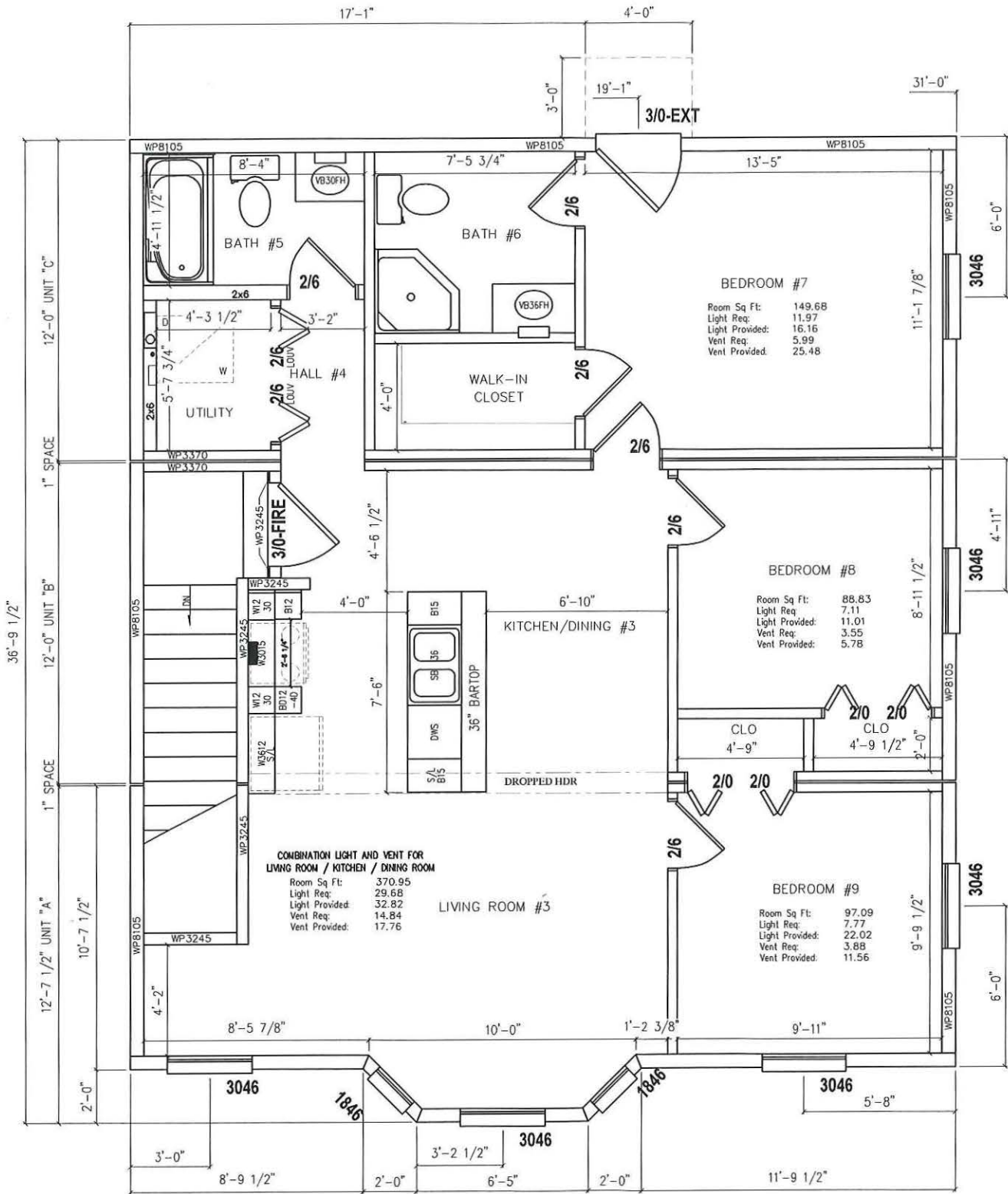
5. ROOF RAFTERS 16" O.C.  
6. 8'-0" CLG.  
7.  
8.

9.  
10. SALES DRAWING FOR PRELIMINARY PRICING ONLY  
11. THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES  
12.

BRANDYF 7/18/2018 9:06:35 AM

DATE:	DRAWN BY:	STATUS:	<div>3731-THREE STORY</div> <div>2nd STORY FLOOR PLAN</div> <div><div><div>P</div><div>B</div><div>S</div></div><div>PROFESSIONAL BUILDING SYSTEMS, INC.</div><div>72 EAST MARKET STREET MIDDLEBURG, PA. 17842 PHONE: (570) 837-1424 FAX: (570) 837-6133</div><div>PLANT #/PLATE</div></div>			
07/11/2018	BLF	PR				

RC2601 CLG ASSEMBLY  
THROUGH STAIRWAY



NOTES: 1. \*- DENOTES ADDITIONAL COLUMN IN BASEMENT  
2. 2X6 EXTERIOR WALLS 24" O.C.  
3. 2X4 MARRIAGE WALLS 16" O.C.  
4. ROOF RAFTERS 16" O.C.

5. 8'-0" CLG.  
6.  
7.  
8.

9.  
10. SALES DRAWING FOR PRELIMINARY PRICING ONLY  
11. THIS PLAN HAS NOT BEEN REVIEWED FOR LOCAL/STATE CODES  
12.

BRANDYF 7/18/2018 9:06:35 AM

3731 - THREE STORY 3rd STORY FLOOR PLAN		CUSTOMER	
DATE: 07/11/2018	DRAWN BY: BLF	AVALON BUILDING SYSTEMS	
		ACEVEDO 2	
		STATE	
		MA	
		COUNTY	
		MIDDLESEX	
		SNOW LOAD	
		40	
		WIND SPEED	
		128 MPH VULT	
		SQ. FT.	
		?????	
PAGE:		ORDER NO.	
		SERIAL NO.	
		FILE NO.	
		0717-18	

72 EAST MARKET STREET  
MIDDLEBURG, PA. 17842  
PHONE: (570) 837-1424  
FAX: (570) 837-6133

PROFESSIONAL  
P B S BUILDING  
SYSTEMS, INC.  
PLANT #17/PLATE



25-27 Berkshire St.

















This is a detailed street map of a residential area in Boston, Massachusetts. The map shows a grid of streets including Hamlin St, York St, Plymouth St, and Berkshire St. A large yellow-shaded area is outlined in red, and a smaller blue-shaded area is outlined in blue. The map includes numerous lot numbers and street names.

**Streets and Lot Numbers:**

- Hamlin St:** 78-96, 14 Hamlin St, 12 Hamlin St, 10 Hamlin St, 40-86, 40-85, 40-84, 40-102, 47 Plymouth St, 45 Plymouth St, 41 Plymouth St, 40-45, 46 Plymouth St, 44 Plymouth St, 40-46, 40-43, 40-47, 40-42, 40-41, 40-40, 40-54, 40-148.
- York St:** 26 York St, 30 York St, 40 York St, 50 York St, 38-1.
- Plymouth St:** 43 Plymouth St, 39 Plymouth St, 40-172, 40-174, 40-182, 40-99, 31 Plymouth St, 27 Plymouth St, 34 Plymouth St, 32 Plymouth St, 30 Plymouth St, 28 Plymouth St, 26 Plymouth St, 26-A Plymouth St, 24 Plymouth St, 22 Plymouth St, 20 Plymouth St, 17 Plymouth St, 15 Plymouth St, 13 Plymouth St.
- Berkshire St:** 48 Berkshire St, 46 Berkshire St, 39-81, 39-80, 38 Berkshire St, 36 Berkshire St, 40-166, 34 Berkshire St, 40-167, 35 Berkshire St, 30 Berkshire St, 40-140, 28 Berkshire St, 26 Berkshire St, 40-141, 25 Berkshire St, 24 Berkshire St, 40-143, 40-142, 40-114, 19 Plymouth St, 15 Plymouth St, 13 Plymouth St, 14 Berkshire St, 40-132, 40-133, 40-58, 40-59, 40-60.
- Other Streets:** Donnelly Field, ROAD, York Pl, Vandine St.

**Highlighted Areas:**

- Yellow Area (Red Outline):** A large area in the center of the map, bounded by York St to the north, Hamlin St to the west, and Plymouth St to the south. It includes lot numbers 40-243, 40-96, 40-97, 40-98, 40-99, 40-102, 40-172, 40-174, 40-182, 40-183, 40-184, 40-185, 40-186, 40-187, 40-188, 40-189, 40-190, 40-191, 40-192, 40-193, 40-194, 40-195, 40-196, 40-197, 40-198, 40-199, 40-200, 40-201, 40-202, 40-203, 40-204, 40-205, 40-206, 40-207, 40-208, 40-209, 40-210, 40-211, 40-212, 40-213, 40-214, 40-215, 40-216, 40-217, 40-218, 40-219, 40-220, 40-221, 40-222, 40-223, 40-224, 40-225, 40-226, 40-227, 40-228, 40-229, 40-230, 40-231, 40-232, 40-233, 40-234, 40-235, 40-236, 40-237, 40-238, 40-239, 40-240, 40-241, 40-242, 40-243.
- Blue Area (Blue Outline):** A smaller area in the center of the map, bounded by Plymouth St to the north, Hamlin St to the west, and Berkshire St to the east. It includes lot numbers 40-96, 40-97, 40-98, 40-99, 40-102, 40-172, 40-174, 40-182, 40-183, 40-184, 40-185, 40-186, 40-187, 40-188, 40-189, 40-190, 40-191, 40-192, 40-193, 40-194, 40-195, 40-196, 40-197, 40-198, 40-199, 40-200, 40-201, 40-202, 40-203, 40-204, 40-205, 40-206, 40-207, 40-208, 40-209, 40-210, 40-211, 40-212, 40-213, 40-214, 40-215, 40-216, 40-217, 40-218, 40-219, 40-220, 40-221, 40-222, 40-223, 40-224, 40-225, 40-226, 40-227, 40-228, 40-229, 40-230, 40-231, 40-232, 40-233, 40-234, 40-235, 40-236, 40-237, 40-238, 40-239, 40-240, 40-241, 40-242, 40-243.

25-27 Berkshire St.

Pettibone

40-243  
JAS CONSOLIDATED PROPERTIES LLC  
C/O JAS CORPORATION  
1035 CAMBRIDGE ST., #12  
CAMBRIDGE, MA 02141

40-98  
25-27 PLYMOUTH LLC  
228 WESTERN AVE  
CAMBRIDGE, MA 02139

SEAN D. HOPE, ESQ.  
907 MASS AVENUE  
CAMBRIDGE, MA 02139

40-97  
25-27 BERKSHIRE LLC  
228 WESTERN AVE  
CAMBRIDGE, MA 02139

40-99  
31 PLYMOUTH ST. LLC  
90 SPENCER AVE  
CHELSEA, MA 02150

40-182  
CICCARELLI, JOHN A. & ANNE MARIE CICCARELLI  
37 PLYMOUTH ST.  
CAMBRIDGE, MA 02141

40-96  
KHF PLYMOUTH LLC  
1551 CENTRAL ST  
STOUGHTON, MA 02072

40-141  
28 BERKSHIRE STREET LLC  
30 KATHERINE RD  
WATERTOWN, MA 02472

40-140  
30 BERKSHIRE STREET, LLC  
18 NEWBURY STREET #4  
BOSTON, MA 02116

40-143  
BAIROS, JOAO DE ANDRADE  
59 PLYMOUTH ST  
CAMBRIDGE, MA 02141-1923