



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 88 Holworthy Street

Zoning District: B

Applicant Name: Stephen Sillari

Applicant Address: 91 Park Avenue, Cambridge MA 02138

Contact Information: 627-868-4000 steven@sillari.com

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Special Permit relief from Section 5.53 1. More than one structure containing a principal residential use shall be allowed on a lot provided all portions of all structures are located no farther than seventy-five (75) feet from any street line to which the lot abuts.

List all submitted materials (include document titles and volume numbers where applicable) below.

11.2.2020 88 Holworthy Street Conceptual Development Package
Recordings of Neighborhood meetings (via Zoom)

Signature of Applicant:  11-3-20

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date _____ Signature of CDD Staff _____

OWNERSHIP CERTIFICATE

Project Address: 88 Holworthy Street

Application Date: November 6, 2020

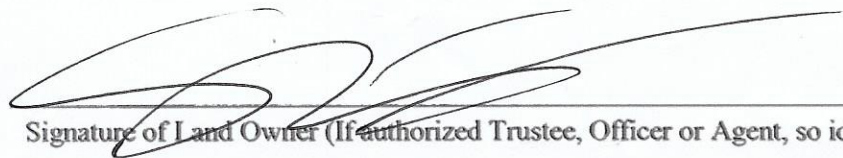
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Anderson Porter Design, Inc
at the following address: 875 Main Street Suite 2, Cambridge, MA 02139
to apply for a special permit for: 88 Holworthy Street
on premises located at: 88 Holworthy Street
for which the record title stands in the name of: SILLARI ENTERPRISES LLC
whose address is: 91 PARK AVE CAMBRIDGE 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 73334 Page: 572

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

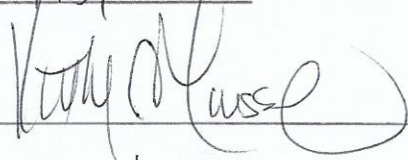

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Plymouth

The above named Stephen R Sillari personally appeared before me,

on the month, day and year 11/13/2020 and made oath that the above statement is true.

Notary: 

My Commission expires: 1/22/2027



KATHY J. YOUSSEF
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 22, 2027

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

FEE SCHEDULE

Project Address:

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:**

88 Holworthy Street Cambridge

Special Permit Narrative

Project Overview

88 Holworthy is a deep lot in zoning district B with an existing two-family structure and detached garage for one car. The lot measures approximately 50' x 170' with a recorded land area of 8,637 square feet. The owner of the property is Stephen Sillari, Sillari Enterprises LLC, who currently resides across the street at 91 Park Drive. Mr. Sillari wishes to rehabilitate the existing two-family structure and add a second two-family structure at the rear. This development approach is consistent with the development pattern on the street and closely approximates the structures of the immediately abutting lot at 84 -86 Holworthy.

The proposed development consists of a total of four smaller one and two-bedroom apartments of approximately 1300sf. In contrast to prior rear lot development as single-family condos, this proposal addresses the citywide need for rental housing and supports the diversity of housing options associated with the Strawberry Hill neighborhood. Mr. Sillari as a long-time resident of the neighborhood intends to be an owner occupant in the second rear structure and maintain the property as mid-market rental units.

Summary of Community Outreach

Two neighborhood meetings were held via Zoom. The first on September 23 and the second on October 14. Letter notifications were sent to the abutters list provided by planning with additional email notifications where possible. Attendance at the first meeting was limited due to a typographic error in the notification letter with only 4-5 attendees. A subsequent meeting was scheduled with an adjustment in time that was hoped to be more amenable to neighbor's schedules. Attendance was again limited to 3-4 attendees. The proposed development plan was presented to on both dates to attendees. A project website was created with the proposed development and supplemental materials with the URL distributed to promote additional access for neighbors who were unable to attend. Video transcripts of the meetings are also available on the project website.

www.88HolworthyStreet

The overall response from attendees was positive with predominantly clarifying questions about open space, green space, and trees.

Zoning Compliance with Supporting Criteria for Special Permit (5.53)

This project is in front of the Planning Board with a request for Special Permit since the proposed new second structure is located beyond the 75' depth required by Section 5.53.1 of the City of Cambridge Zoning Ordinance. The specific language of the Ordinance is in italics.

In Residence B districts only one structure containing a principal residential use shall be allowed on a lot except as set forth below:

1. More than one structure containing a principal residential use shall be allowed on a lot provided all portions of all structures are located no farther than seventy-five (75) feet from any street line to which the lot abuts. However, those elements of a structure that are permitted to extend into required yards as set forth in Section 5.24.2, may extend in a similar manner beyond the seventy-five foot limit.

For this proposed project Special Permit relief is sought according to Section 5.53.2 and statements to conditions (a) and (b) 1-6 are outlined in bold below.

2. By special permit from the Planning Board provided the Board finds

(a) that development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure;

The development of two structures on the lot will not significantly increase the impact of new construction that should occur in a single structure since the total building area is equal. Construction in the form of two structures may reduce the impact allowing for phased construction and possible earlier completion of one of the structures.

or

(b) That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall consider the impact of the new construction on the following:

(1) the extent to which the preservation of a large contiguous open space in the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than that required and through the dedication of that rear yard as Green Area, as defined in this Ordinance,

The proposed development preserves a large contiguous open space in the rear of the lot that is achieved through the provision of a large rear yard setback of 42', significantly greater than the 35' required, and through the dedication of that rear yard as Green Area, as defined in the Ordinance.

(2) incentives for the location of buildings and parking facilities in the front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood,

The proposed development allows for the existing building and parking to remain in the front half of the lot in a pattern compatible with the development pattern prevailing in the neighborhood. This pattern is predominant on this side of Holworthy Street including an immediately abutting lot.

(3) the extent to which two or more structures provides an enhanced living environment for residents on the lot,

The proposed development provides an enhanced living environment for the residents on the lot by reducing the scale and massing of the structures and also allowing increased openings for light and air.

(4) incentives to retain existing structures on a lot, particularly any structure determined to be a Preferably Preserved Significant structure by the Cambridge Historical Commission,

The proposed development retains the existing structure on the lot as a Preferably Preserved Significant structure as determined by the Cambridge Historical Commission. The relocation of the existing structure addresses structural deficiencies of the foundation and allows the currently non-conforming structure to become conforming in respect to front and side yard setbacks.

(5) the opportunities presented to reduce the visual impact of parking from the public street and from adjacent lots,

The proposed development provides the opportunity to reduce the visual impact of parking from Holworthy Street and adjacent lots. The placement of parking between the two structures visually screens the parking from public view. The addition of landscape buffer materials also reduces visual impact from abutters.

(5) The increased opportunities to reduce the height and bulk as new construction is deeper into a lot or closer to structures on abutting lots.

The proposed development reduces the height and bulk of new construction towards the rear of the lot. The second structure is two stories and lower than the existing two and a half story structure at the front of the lot. The massing of two separate structures reduces the overall massing of the project and is compatible in location and scale to structures on immediately abutting lots.

Compliance with General Special Permit Criteria (Section 10.43)

This proposed development is compliant with the general criteria for special permit as outlined in Section 10.43. The specific language of the Ordinance is in italics. Responses are in bold font.

Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met, or

Subject to the requested Special Permit, the project will meet all requirements of the Ordinance. An attached structure, not requiring a special permit, would be out of scale to the immediate neighborhood.

(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or

There will be no traffic or patterns of access or egress that will cause congestion, hazard, or substantial change in established neighborhood, because the proposed development is in keeping with the existing residential character of the neighborhood. The proposed project will provide four compliant off-street parking spaces, with one curb cut, similar to what currently exists on the site.

(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

The continued operation of adjacent uses as permitted will not be adversely affected by the nature of the proposed use and the proposed residential units will create a positive impact on the adjacent properties by not blocking existing light and view corridors.

(d) nuisance or hazard would 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, or

No nuisance or hazard will 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. The proposed project will add much needed one and two-bedroom housing units to the Cambridge housing market.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and

The project will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance. The proposed development with two detached two-family homes, will be consistent in scale and massing with the residential character of the surrounding neighborhood.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30

The proposed project is consistent with the Urban Design Objectives

19.30 Citywide Urban Design Objectives

The proposed project is in keeping with the goals for health, safety and welfare that are laid out in Section 19.31 Citywide Urban Design Objectives, whose language is outlined in italic as follows with responses highlighted in bold font.

New projects should be responsive to the existing or anticipated pattern of development.

Indicators include:

(1) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

The building heights and setbacks of the proposed structures meet the requirements of the ordinance and are consistent with the typical buildings in the neighborhood.

(2) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The proposed buildings are sited on the lot in keeping with a development pattern consistent with the nearby and abutting lots. The existing structure will be renovated and moved to be conforming to setbacks with a placement consistent with other houses on the street. The heights of the existing and proposed buildings are consistent with the neighboring structures. The proposed rear structure will be in keeping with the majority of lots in the neighborhood including the lot immediately adjacent to 88 Holworthy at 84-86.

(3) In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc.

N/A - The proposed development contains only residential uses.

(4) Where relevant, historical context are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.

The project has been submitted to the Cambridge Historic Commission for demolition review. The Commission will likely find the existing structure to be preferably preserved significant. The proposal to preserve and renovate the existing structure will be heard by the Historic Commission on December 5 and the design will respond to the recommendations of the board and staff.

Pursuant to Section 19.32 Development should be pedestrian and bicycle friendly, with a positive relationship to its surroundings. Indicators include:

(1) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer

service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.

The proposed development is not in a commercial district and all ground floor spaces are occupied by uses permitting in the zoning district and consistent with the general residential character of the street and principal use for which the buildings are designed.

(2) Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways.

N/A

(3) Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.

N/A

(4) Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

The proposed renovation of the existing structure will continue to have an entry that faces the street and is accessed by a walkway from the sidewalk.

(5) Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle

parking is provided in a garage, special attention must be aid to providing safe access to the facilities from the outside.

Proposed development will be consistent with requirements in Section 6.00 of the Ordinance, including bicycle parking.

(6) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

N/A

Pursuant to Section 19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:

(1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

The proposed project will use energy efficient systems that will be visually and acoustically buffered from neighbors and be placed to minimize impacts on the surrounding neighborhood.

(2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

The trash and recycling bins will not to be located in the front yard and will comply with the Ordinance requirements that the storage areas be located away from public view.

(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

N/A

(4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

Proposed development will implement best practices to minimize runoff and improve water quality.

(5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.

Landscape areas and Green Area Open Space will be employed to reduce rate and volume of runoff.

(6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the 19-13 operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

The structures in this development project are located to minimize the impact of shadows on the neighboring lots. The buildings are of limited height will not have significant impact on the enjoyment of adjacent open space or reduce solar energy gains.

(7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

The site is flat other than an existing retaining wall at the rear lot line. Changes in grade will be minimal and not require the need for additional structural retaining walls close to property lines.

(8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

The proposed buildings are of a nearly identical scale to many of the surrounding residences. Window placement is designed to maximize natural light while still maintaining privacy. The proposed contemporary design of the rear structure includes more glazing consistent with other rear houses in the neighborhood. The front structure maintains typical fenestration sensitive to the character of existing residential structures at the street front.

(9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

The lighting design and placement will be minimal and respectful of the surroundings, while providing safe access to the building entries and parking. Low lighting along the front and walkways will be unobtrusive and create an appealing nighttime visual environment.

(10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

The project will prepare a Tree Protection Plan as there are numerous trees on the site. These have been located on the surveyed site plan. New trees incorporated in the future landscaping will be consistent with Ordinance requirements as will the removal of any trees.

Pursuant to 19.34 Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system. Indicators include:

(1) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

The proposed development will use best practices for stormwater management and all plumbing fixtures will be the low flow, water-conserving type.

(2) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

The proposed project will be supplied with sufficient drinking water and ensure that the wastewater infrastructure systems are adequate.

(3) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.

The proposed development project will be respectful of natural resources, limit the waste in construction, and utilize systems that improve the long term operation of the structures as well as reducing energy consumption.

Pursuant to 19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:

(1) New educational institutional construction that is focused within the existing campuses.

N/A

(2) Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground

(or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site. 19-14

N/A

(3) In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.

N/A

(4) Historic structures and environments are preserved.

Project is pending a hearing and review by the Historic Commission staff and will proceed based on recommendations of the Commission.

(5) Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.

N/A

Pursuant to 19.36 Expansion of the inventory of housing in the city is encouraged. Indicators include:

(1) Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.

N/A

(2) Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle-income units is encouraged.

The proposed development project will provide two two-family detached dwellings. Proposed middle-income apartments will be large one and two bedroom units of duplex or townhouse style, encouraging occupancy by young families or professional couples.

Pursuant to 19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

(1) On large-parcel commercial developments, publicly beneficial open space is provided.

N/A

(2) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.

N/A

(3) A wider range of open space activities than presently found in the abutting area is provided.

The proposed project will maintain Ordinance required open space and provide private back yard open space and front yard space for both structures suitable for a residential activity.

Summary of Municipal Approvals sought from CHC and ZBA

This project has been submitted to the Cambridge Historic Commission for review and hearing under the demolition delay ordinance as the project proposes relocation of the existing structure with additional demolition of the existing rear ell. The project design has responded to initial comments from Historic Staff and is scheduled for a hearing on December 5. The proposed relocation of the structure removes a non-conforming side yard setback and increases the lot's open space by providing a larger front yard. The removal of the rear ell also provides more open space and room for conforming parking spaces thereby reducing the visibility of off-street parking. The current structure is in significant disrepair and the proposed project rehabilitates the existing structure in keeping with the scale and character of the street.

This project will be submitted as an application to the Cambridge Zoning Board of Appeals to be considered for relief from Section 5 Dimensional restrictions regarding lot area per dwelling unit for properties in Zoning District Residence B. The proposed development complies in all other respects with the requirements of the Zoning Ordinance and is compatible in size, scale, massing, and disposition with other similar developments on Holworthy Street which have been granted relief by the Planning Board from Section 5.53.1.

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 145458
Document Type	: DEED
Recorded Date	: September 24, 2019
Recorded Time	: 02:42:29 PM
Recorded Book and Page	: 73334 / 572
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2372430
Recording Fee (including excise)	: \$3,887.00

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 09/24/2019 02:42 PM
 Ctrl# 308069 07601 Doc# 00145458
 Fee: \$3.762.00 Cons: \$825.000.00

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

QUITCLAIM DEED

I, Omar Sayied, an unmarried man, of Gewerbering 18, 86944 Unterdisen, Germany,
for consideration paid and in full consideration of Eight Hundred Twenty-Five Thousand
(\$825,000.00), Dollars, grant to

Sillari Enterprises, LLC, a Massachusetts limited liability company with an office address of
91 Park Avenue, Cambridge, Massachusetts 02138

all of my right, title and interest in and to the below described premises:

With quitclaim covenants

A certain parcel of land with the buildings thereon situated in Cambridge, being now
numbered 88 Holworthy Street and being shown as the Northerly half of Lot 59 on a plan
entitled "Plan of Strawberry Hill in Watertown", dated August 6, 1847, by Alexander
Wadsworth, recorded with the Middlesex (South District) Registry of Deeds in Plan Book 2,
Plan 80, being bounded and described as follows:

- EASTERLY: by said Holworthy Street, formerly called Kirkland Street, fifty (50) feet;
- NORTHERLY: by Lot 57 on said plan, one hundred seventy and 50/100 (170.50) feet;
- WESTERLY: by Lot 58 on said plan, fifty (50) feet; and
- SOUTHERLY: by the remaining portion of Lot 59, one hundred seventy-two and 50/100 (172.50) feet.

Containing 8637.5 square feet of land, more or less.

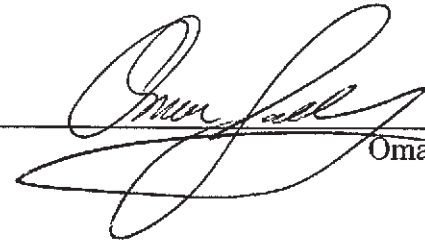
Property Address: 88 Holworthy Street, Cambridge, MA 02138

Meaning an intending to convey the same premises conveyed to the Grantor by deed dated March 27, 2019, with the Middlesex (South District) Registry of Deeds in Book 72382, Page 597.

The Grantor hereby releases any and all rights of Homestead which he has acquired in and to the within conveyed premises and further states, under the pains and penalties of perjury, that there are no other persons who are entitled to claim the benefit of Homestead in and to the premises now known and numbered as 88 Holworthy Street, Cambridge, Massachusetts.

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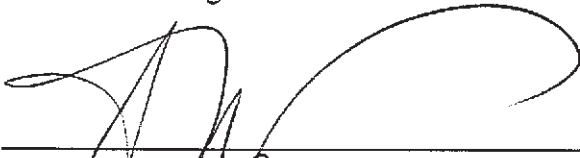
WITNESS, my hand and seal, under the penalties of perjury, this 12th day of July, 2019.


Omar Sayied aka OMAR SALIM SAYIED

Federal Republic of Germany }
Land Bavaria } SS
City of Munich }
Consulate General of the }
United States of America } , SS.

COUNTRY OF GERMANY

On this 12th day of July, 2019, before me, the undersigned notary public, personally appeared Omar Sayied, individually and as trustee as aforesaid, who proved to me through satisfactory evidence of identification, to wit: U.S. PPT # 511731409, to be the person whose name is signed on the within document, and who acknowledged to me that he signed the foregoing voluntarily for its stated purpose, and swore to its truth and accuracy to the best of his knowledge and belief.



Dr. Susanne N. Van Leuven
Notarizing Officer
U.S. Consulate General Munich

Notary Public-
My Commission Expires: **My commission is indefinite**



LEGEND

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

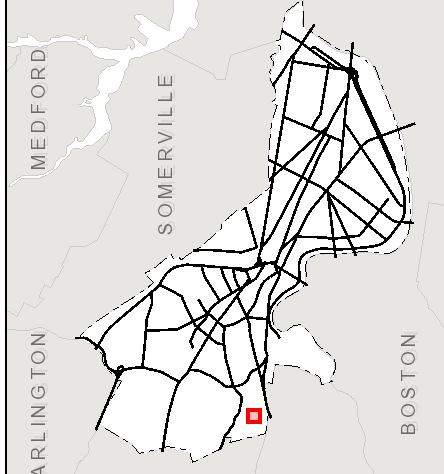


City of Cambridge
Massachusetts

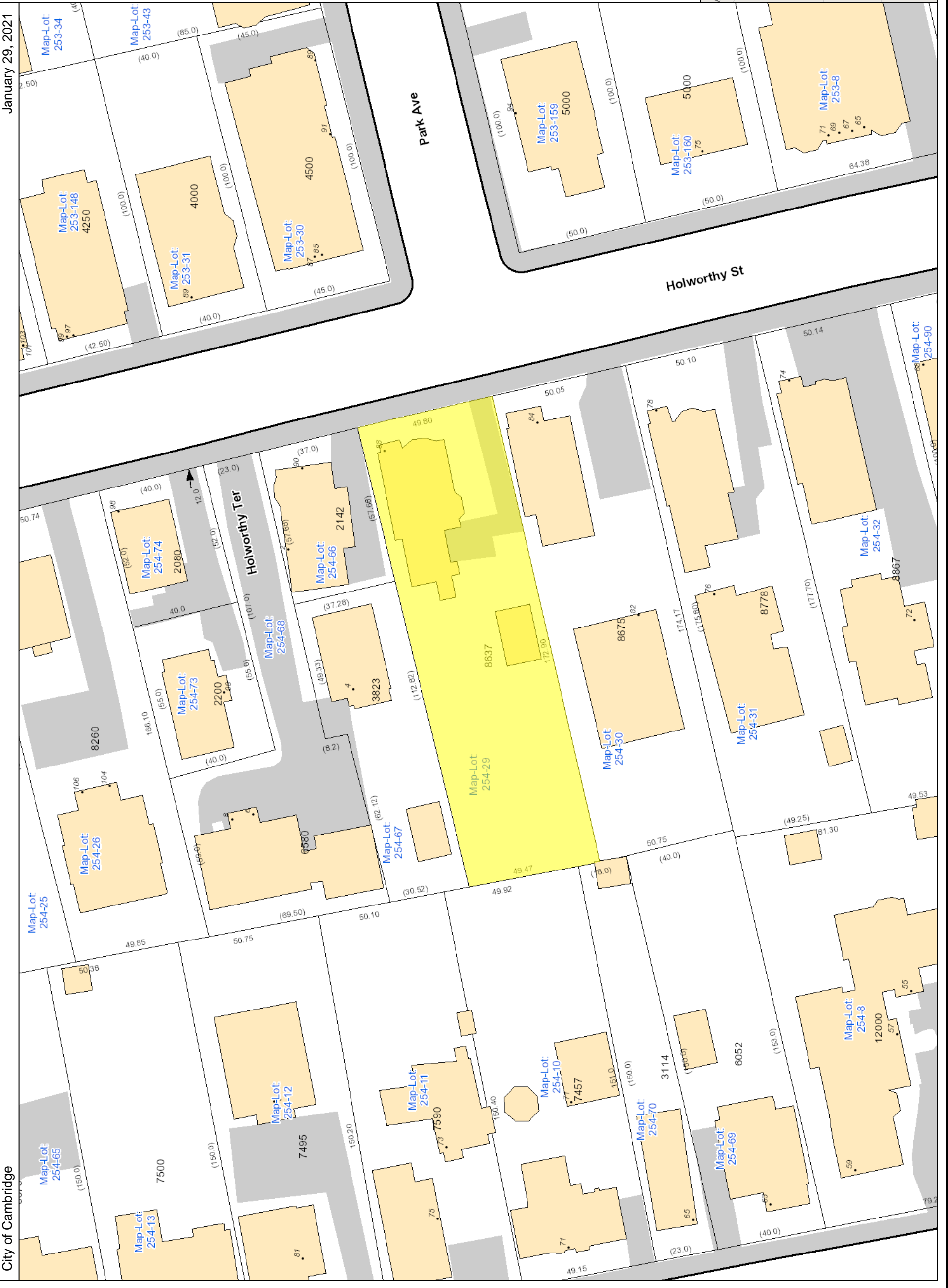
1" = 35 ft

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www.cambridgema.gov/gis



January 29, 2021



City of Cambridge