



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

JUN 10 PM 2:00
CITY OF CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 265414

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jennifer Mathieu & Henry Marcucella C/O Noreen O'Toole

PETITIONER'S ADDRESS: 909 Washington Street, Stoughton, MA 02072

LOCATION OF PROPERTY: 264 Sidney St., Cambridge, MA

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

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Petitioner seeks relief for a Special Permit to allow the constuction of the proposed deck. The required rear yard setback is 20 feet under the Zoning Ordinance. However, the proposed deck landing is approximately 11.7' feet from the rear yard setback and is not encroaching any more than existing deck. The parcel is a nonconforming lot due to the fact that it only contains 4,093 square feet of area, and the current minimum lot area for lots in the C-1 Zone is 5,000 square feet. (Section 8.22 and Section 8.22.2)

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.00 Section: 5.31 (table of dimensional requirements)
Article: 8.00 Section: 8.22.2.d (Non- Conforming Structure)
Article: 10.00 Section: 10.40 (Special Permit)

Original
Signature(s):

Henry Marcucella Jennifer Mathieu

(Petitioner (s) / Owner)

Henry Marcucella Jennifer Mathieu

(Print Name)

Address: _____

Tel. No. 781-344-2886

E-Mail Address: noreen@platinumpartnersllc.com

Date: 5/17/2024

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 Henry Marcucella and Jennifer Mathieu
(OWNER)

Address: 266 Sidney St Cambridge MA 02139

State that I/We own the property located at 264-266 Sidney St, which is the subject of this zoning application.

The record title of this property is in the name of Henry Marcucella and Jennifer Mathieu

*Pursuant to a deed of duly recorded in the date 10/31/1997 Middlesex South County Registry of Deeds at Book 27833, Page 006; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

3/23/24 Henry Marcucella 3/23/24 Jennifer Mathieu
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 Henry Marcucella and Jennifer Mathieu personally appeared before me, this 23rd of March, 2024, and made oath that the above statement is true.

Elona Vidhi Notary

My commission expires 05/09/2025 (Notary Seal).

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

THE STATE OF TEXAS, COUNTY OF DALLAS

Know all men by these presents, that I, the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County of Dallas, State of Texas, to-wit:

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1

Handwritten signature and date: 12/1/08

Notary Public in and for the State of Texas

Witness my hand and seal this 1st day of December, 2008.

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1

Book of Deeds for the County of Dallas, State of Texas, Volume 1, Page 1



My commission expires this 1st day of December, 2008.

Notary Public in and for the State of Texas

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 264 Sidney 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:

Section 8.22 As provided in Section 6, Chapter 40A, G.L., permits for change, extension, or alteration of a pre-existing nonconforming structure or use may be granted as permitted in Subsections 8.22.1 and 8.22.2. In this case, the change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

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 constructure and use of the deck will have little if any impact on traffic flow and safety, as the site has ample off-street parking and the proposed use will not impact traffic flow or safety of the area.

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:

This neighborhood on Sidney Street consists of mature single-family, two-family, multi-family dwellings, so the proposed use would be consistent with and compliment the existing neighborhood character and social structures.

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 propose use would not be created to the detriment of the health, safety, and/or welfare of the occupant of this proposed use or the citizens of the City because this use is consistent with the neighborhood character.

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 use would not impair the integrity of the district or adjoining districts and not derogate from the intent or purpose of this ordinance because the change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jennifer Mathieu & Henry Marcucella
Location: 264 Sidney St., Cambridge, MA
Phone: 781-344-2886

Present Use/Occupancy: Two Family Dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		0.32	0.32	0.75	(max.)
<u>LOT AREA:</u>		4093	4093	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.32	0.32	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1302	1302	2047	
<u>SIZE OF LOT:</u>	WIDTH	33.70	33.70	50	
	DEPTH	110.02	110.02	0	
<u>SETBACKS IN FEET:</u>	FRONT	36.76	36.76	10	
	REAR	25.88	11.7	20	
	LEFT SIDE	0.7	0.7	7.5	
	RIGHT SIDE	4.1	4.1	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	26	26	35	
	WIDTH	47.39	47.39	0	
	LENGTH	33.6	33.6	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		64% (80% permeable)	64% (80% permeable)	30% (50% permeable)	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		4	4	no maximum	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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.:

0

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'.



N/F
MULTIPLE/ CONDO
ASSESSORS MAP 96 LOT 17
#45-47 SIDNEY STREET

N/F
GLENN FLORIO
ASSESSORS MAP 96 LOT 16
DEED BOOK 13078 PAGE 0237
#265 SIDNEY STREET

N/F
BRIAN, TR. FARRELL
ASSESSORS MAP 96 LOT 15
DEED BOOK 15324 PAGE 0028
#261 SIDNEY STREET

N/F
MULTIPLE/ CONDO
ASSESSORS MAP 96 LOT 14
#257-259 SIDNEY STREET



ZONE C
ZONE C-1

SIDNEY (PUBLIC ~ 40' WIDE) STREET

LOCUS MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING WALL
- BUILDING SETBACK LINE
- BUILDING OVERHANG
- UTILITY POLE
- CHAIN LINK FENCE

ABBREVIATIONS

- BM = BENCHMARK
- CLF = CHAIN LINK FENCE
- ELEV = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- TYP = TYPICAL
- UP = UTILITY POLE

PLAN REFERENCES (MIDDLESEX COUNTY REGISTRY OF DEEDS):

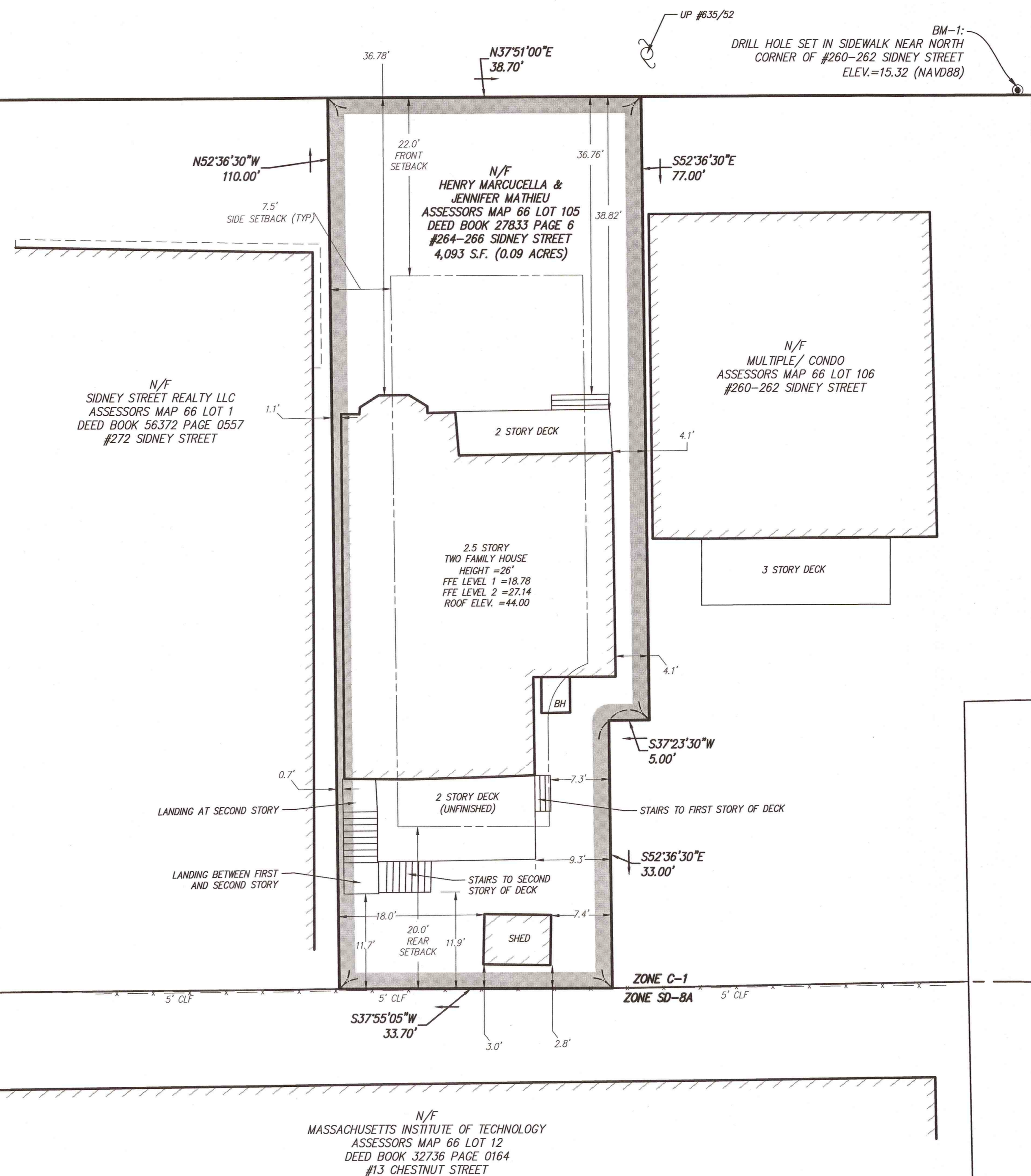
- PLAN BOOK 21735 PAGE 591
- PLAN BOOK 19712 PAGE 267
- PLAN BOOK 23902 PAGE 479
- PLAN BOOK 31410 PAGE 175
- PLAN BOOK 29619 PAGE 542
- PLAN BOOK 14655 PAGE 364
- PLAN BOOK 423 PAGE 597
- PLAN BOOK 23 PAGE 501
- PLAN BOOK 383 PAGE 489
- PLAN BOOK 407 PAGE 221
- PLAN BOOK 383 PAGE 569
- PLAN BOOK 467 PAGE 65
- PLAN BOOK 686 PAGE 174
- PLAN BOOK 29848 PAGE 190
- PLAN BOOK 29848 PAGE 223
- PLAN BOOK 29848 PAGE 183-186

DEED REFERENCES (MIDDLESEX COUNTY REGISTRY OF DEEDS):

- BOOK 27833 PAGE 0006 - LOCUS
- BOOK 32736 PAGE 165
- BOOK 13076 PAGE 237
- BOOK 19712 PAGE 305
- BOOK 56372 PAGE 557
- BOOK 21736 PAGE 013
- BOOK 22811 PAGE 125
- BOOK 28904 PAGE 459
- BOOK 31410 PAGE 196
- BOOK 32736 PAGE 165
- BOOK 42682 PAGE 205
- BOOK 44927 PAGE 441
- BOOK 51107 PAGE 376
- BOOK 57493 PAGE 352
- BOOK 67876 PAGE 469-470
- BOOK 79242 PAGE 28-39
- BOOK 43875 PAGE 212
- BOOK 44027 PAGE 515

CHESTNUT (PUBLIC ~ 40' WIDE) STREET

ZONE C-1
ZONE SD-8A



GENERAL NOTES

- 1.) THIS SITE IS COMPRISED OF ASSESSORS MAP 66 LOT 105 AND IS LOCATED WITHIN A C-1 (RESIDENCE C-1). THE ZONING BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND DETERMINED FROM MASSGIS AND ZONING MAP INFORMATION FROM THE CITY OF CAMBRIDGE. THE ZONING DISTRICT BOUNDARY LINE WAS CONSTRUED TO THE REAR PROPERTY LINE IN ACCORDANCE WITH THE CITY ZONING BYLAWS SECTION 3.31-C. (SEE TABLE)
- 2.) THE OWNER OF RECORD IS JENNIFER MATHIEU & HENRY MARCUCELLA AS RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 27833 ON PAGE 0006.
- 3.) BENCHMARK INFORMATION: ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
BM-1: DRILL HOLE SET IN SIDEWALK NEAR NORTH CORNER OF #260-262 SIDNEY STREET ELEV=15.32
- 4.) THIS PLAN IS BASED ON RECORD PLANS & DEEDS AND FIELD SURVEYS PERFORMED BY THIS FIRM FROM SEPTEMBER 14, 2023 TO OCTOBER 11, 2023.
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF ASSESSORS MAP 66 LOT 105 (#264-266 SIDNEY STREET) INCLUDING EXISTING STRUCTURES AND PROPERTY LINE INFORMATION.
- 6.) THIS LOT DOES NOT LIE IN A FLOOD HAZARD ZONE, AS SHOWN ON FEMA F.I.R.M. MAP 25017C0576E HAVING AN EFFECTIVE DATE OF JUNE 04, 2010.
- 7.) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MBL LAND DEVELOPMENT & PERMITTING, CORP. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MBL LAND DEVELOPMENT & PERMITTING, CORP.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS. UNLESS WRITTEN CONSENT IS PROVIDED BY MBL LAND DEVELOPMENT & PERMITTING, CORP.

ZONING TABLE

ZONING TABLE		
ZONE: C-1 (SINGLE AND TWO-FAMILY DETACHED DWELLINGS TOWNHOUSE DWELLINGS MULTIFAMILY DWELLINGS) *		
USE: TWO FAMILY DWELLING		
	REQUIRED	EXISTING
MAX. FAR	0.75	0.32
MIN. LOT SIZE	5,000 S.F.	4,093 S.F. ****
MIN. LOT AREA/ DU **	1,500 S.F.	2,047 S.F.
FRONT SETBACK	(H+L):4 [22] AT LEAST 10' ***	36.76'
SIDE SETBACK	(H+L):5 [18] AT LEAST 7.5' ***	0.7' ****
REAR SETBACK	(H+L):4 [22] AT LEAST 20' ***	2.8' ****
MAX HEIGHT	35'	26'
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA	30% AT LEAST 50% OF WHICH IS PERMEABLE	64% 80% OF WHICH IS PERMEABLE
MINIMUM LOT WIDTH IN FEET	50'	33.70' ****

* ZONING LINE SHOWN HEREON IS APPROXIMATE AND DETERMINED FROM MASSGIS AND ZONING MAP INFORMATION FROM THE CITY OF CAMBRIDGE. THE ZONING DISTRICT BOUNDARY LINE WAS CONSTRUED TO THE REAR PROPERTY LINE IN ACCORDANCE WITH THE CITY ZONING BYLAWS SECTION 3.31-C.

** MIN. LOT AREA/DU = MINIMUM ALLOWED RATIO OF A PARCELS LOT AREA, EXPRESSED IN FEET, DIVIDED BY THE NUMBER OF DWELLING UNITS ON THAT PARCEL. [4,093/2]

*** MIN. SETBACK = MINIMUM REQUIRED DISTANCE BETWEEN A PARCELS LOT LINE (FRONT, SIDE, OR REAR) AND THE WALL OF A BUILDING, IN FEET. THE SYMBOL (H+L) IN A FORMULA REPRESENTS THE HEIGHT OF THE BUILDING PLUS THE LENGTH OF THE BUILDING PARALLEL TO THAT LOT LINE.

**** EXISTING NON-CONFORMING



PROJ. MANAGER: MBL
CHIEF DESIGNER: MBL
REVIEWED BY: DATE

SEAL



PREPARED FOR
JENNIFER MATHIEU &
HENRY MARCUCELLA
264-266 SIDNEY STREET
CAMBRIDGE MASSACHUSETTS

SCALE:

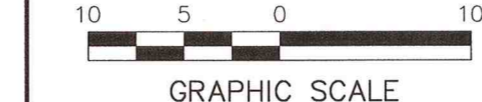
HORIZ.: 1"=10'

VERT.:

DATUM:

HORIZ.: NAD83

VERT.: NAVD88



LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITES 3A & 4
SOUTH EASTON, MA 02375
P. 508.297.2746
EMAIL: info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

SITE PLANS
EXISTING CONDITIONS PLAN
264-266 SIDNEY STREET
ASSESSORS MAP 66 LOT 105
CAMBRIDGE MASSACHUSETTS

PROJ. No.: 2023-023
DATE: NOVEMBER 2, 2023

EX-1

264 Sidney St. ✓
BZA-265 414











QUITCLAIM DEED

2

I, Dennis J. Sheehan, Trustee of the S and S Realty Trust, u/d/t dated May 27, 1975 and recorded with the Middlesex South District Registry of Deeds in Book 12801, Page 116, now of 349 Central Street, Rowley, Massachusetts 01969

for consideration paid, and in full consideration of THREE HUNDRED FIVE THOUSAND (\$305,000.00) DOLLARS

grant to Henry Marcucella and Jennifer J. Mathieu, as Joint Tenants with rights of survivorship now of 264-266 Sidney Street, Cambridge, Massachusetts

with quitclaim covenants

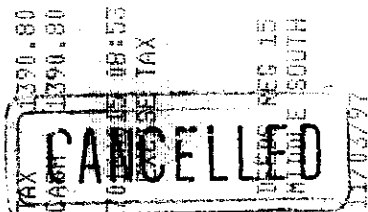
the real estate known and numbered as 264-266 Sidney Street, Cambridge, Middlesex County, Massachusetts, bounded and described as follows: the land and buildings thereon situated on the southeasterly side of Sidney Street, in said Cambridge, being shown on a "Plan of Property in Cambridge belonging to John T. Lynch, Jr. as lot numbered four (4) on said plan, Henry T. Burrage, Surveyor, dated January 10, 1927", recorded in Plan Book 389, Plan 30, and further bounded and described as follows:

Northwesterly by said Sidney Street, thirty-eight and 70/100 (38.70) feet; Northeasterly by lot numbered three (3) on said plan, seventy-seven (77) feet; Southeasterly by lot numbered three (3) on said plan, five (5) feet; Northeasterly again by lot numbered three (3) on said plan, thirty-three (33.00) feet; Southeasterly by owners unknown thirty-three and 70/100 (33.70) feet; and Southwesterly by land of owners unknown, one hundred and ten (110) feet. Containing four thousand and ninety-two (4,092) square feet of land according to said plan. Subject to restrictions of record so far as the same may now be in force and effect.

Being the same premises conveyed to the Grantor by a deed dated January 31, 1989 and recorded with the Middlesex South District Registry of Deeds in Book 19883, Page 382.

MSD 10/31/97 04:31:58
1686 25.00
Cambridge
264-266 Sidney St

*** MASS. EXCISE TAX: 1390.80 ***



WITNESS my hand and seal this 29th day of October, 1997.

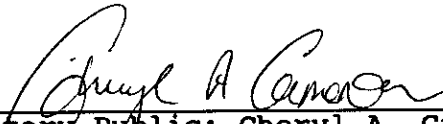

Dennis J. Sheehan, Trustee

COMMONWEALTH OF MASSACHUSETTS

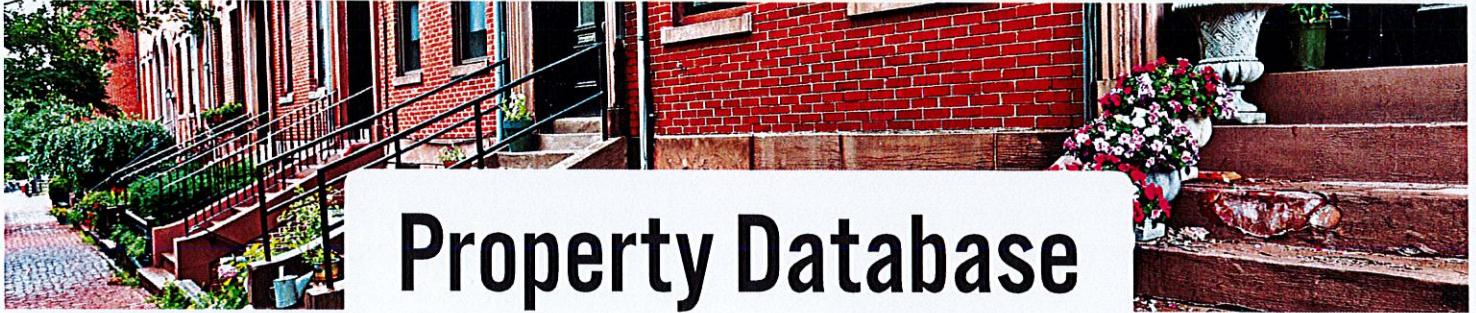
Middlesex, ss.

October 29, 1997

Then personally appeared the above-named Dennis J. Sheehan, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me,


Notary Public: Cheryl A. Cameron
My Commission Expires: 08-11-2000

 An official website of the United States government
[Here's how you know](#)



266 Sidney St

Property Information

Property Class	TWO-FAM-RES
State Class Code	104
Zoning (Unofficial)	C-1
Map/Lot	66-105
Land Area (sq. ft)	4,091

Property Value

Year of Assessment	2023
Tax District	R13
Residential Exemption	Yes
Building Value	\$908,500
Land Value	\$1,064,100
Assessed Value	\$1,972,600
Sale Price	\$305,000
Book/Page	27833/6
Sale Date	October 31, 1997
Previous Assessed Value	\$1,841,800

Owner Information

Photos



Sketches

Owner(s)	MARCUCELLA, HENRY & JENNIFER J. MATHIEU 264-266 SIDNEY ST. CAMBRIDGE, MA 02138
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Building Information

Residential Building Number 1, Section 1

Exterior

Style	OLD STYLE TWO FAM
Occupancy	TWO-FAM-RES
Number of Stories	2.5
Exterior Wall Type	Frame-Clapbrd
Roof Type	Gambrel
Roof Material	Aspahlt Shingl

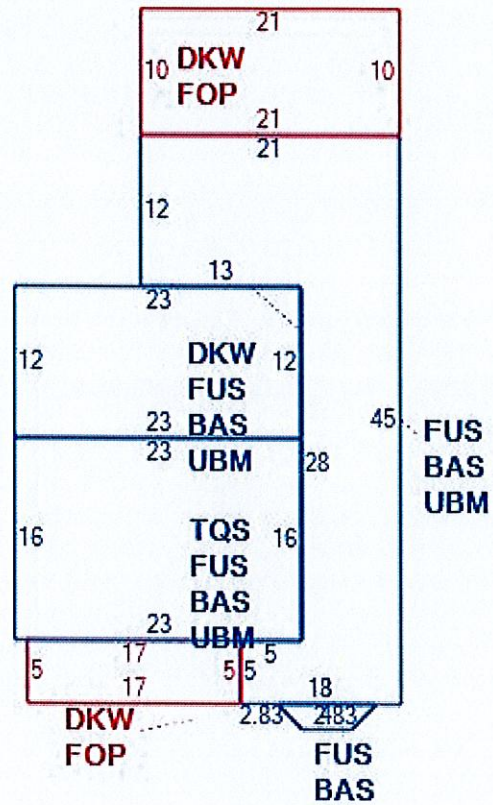
Interior

Living Area (sq. ft.)	2,670
Number of Units	2
Total Rooms	12
Bedrooms	6
Kitchens	2
Full Baths	3
Half Baths	1
Fireplaces	0

Systems

Heat Type	Hot Water
Heat Fuel	Gas
Central A/C	No

Condition & Grade



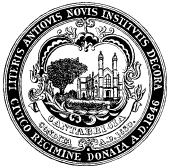
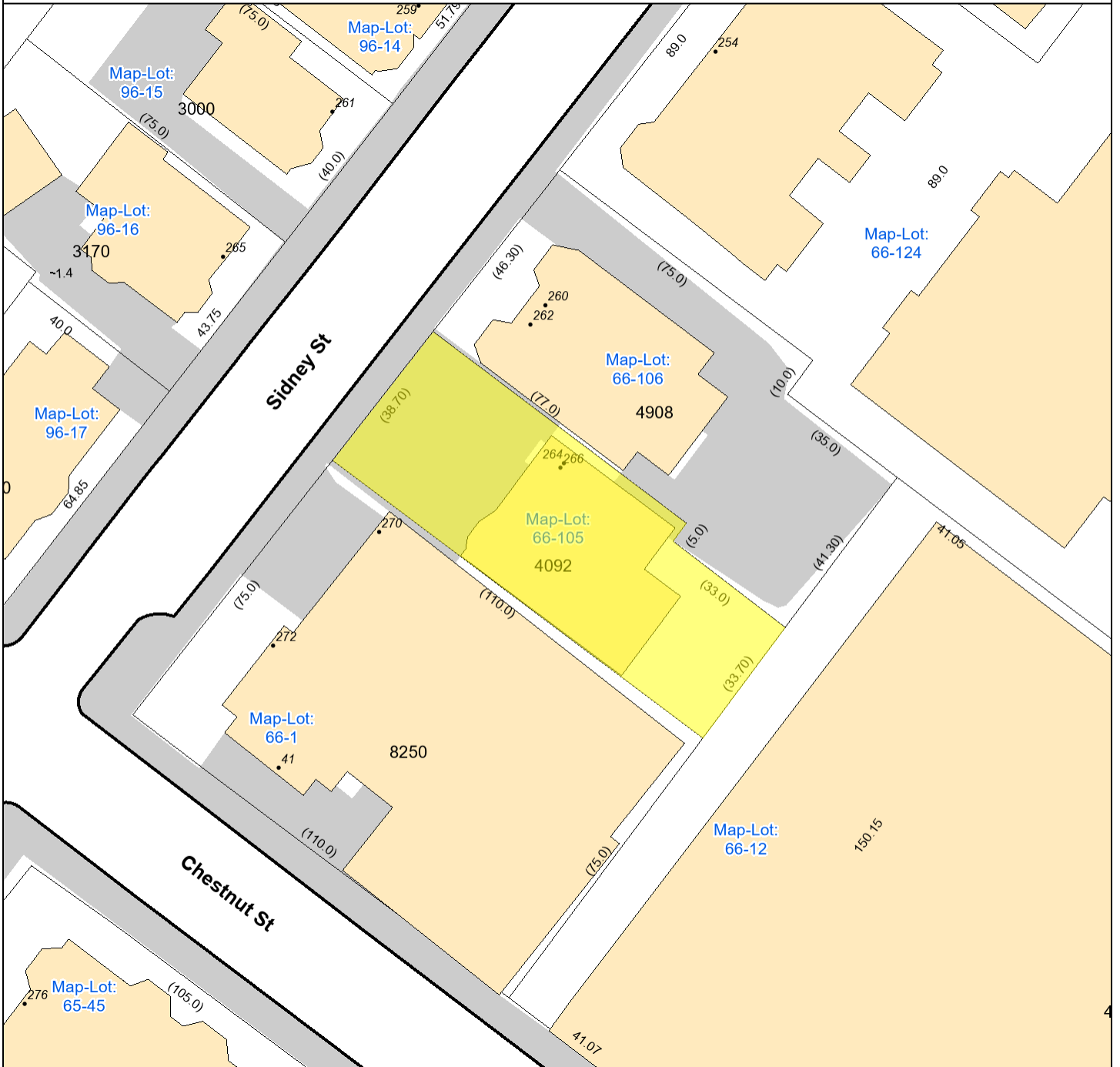
Year Built	1873
Interior Condition	Very Good
Overall Condition	Very Good
Overall Grade	Average

Parking

Open Parking	6
Covered Parking	0

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	1,197	1,197
DKW	Deck Wood	571	0
FOP	Porch, Open	295	0
FUS	Upper Story, Finished	1,197	1,197
TQS	Three Quarter Story	368	276
UBM	Basement	1,185	0
	Total:	4,813	2,670



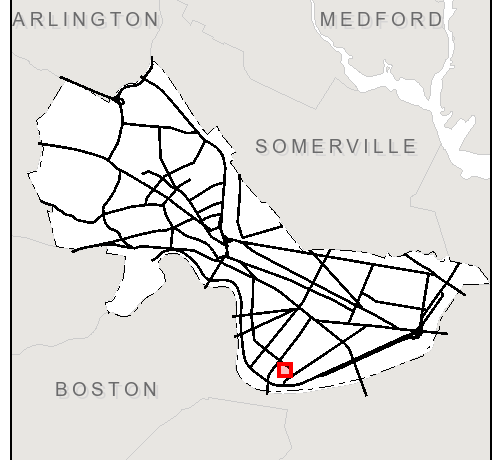
City of Cambridge
Massachusetts

1" = 35 ft

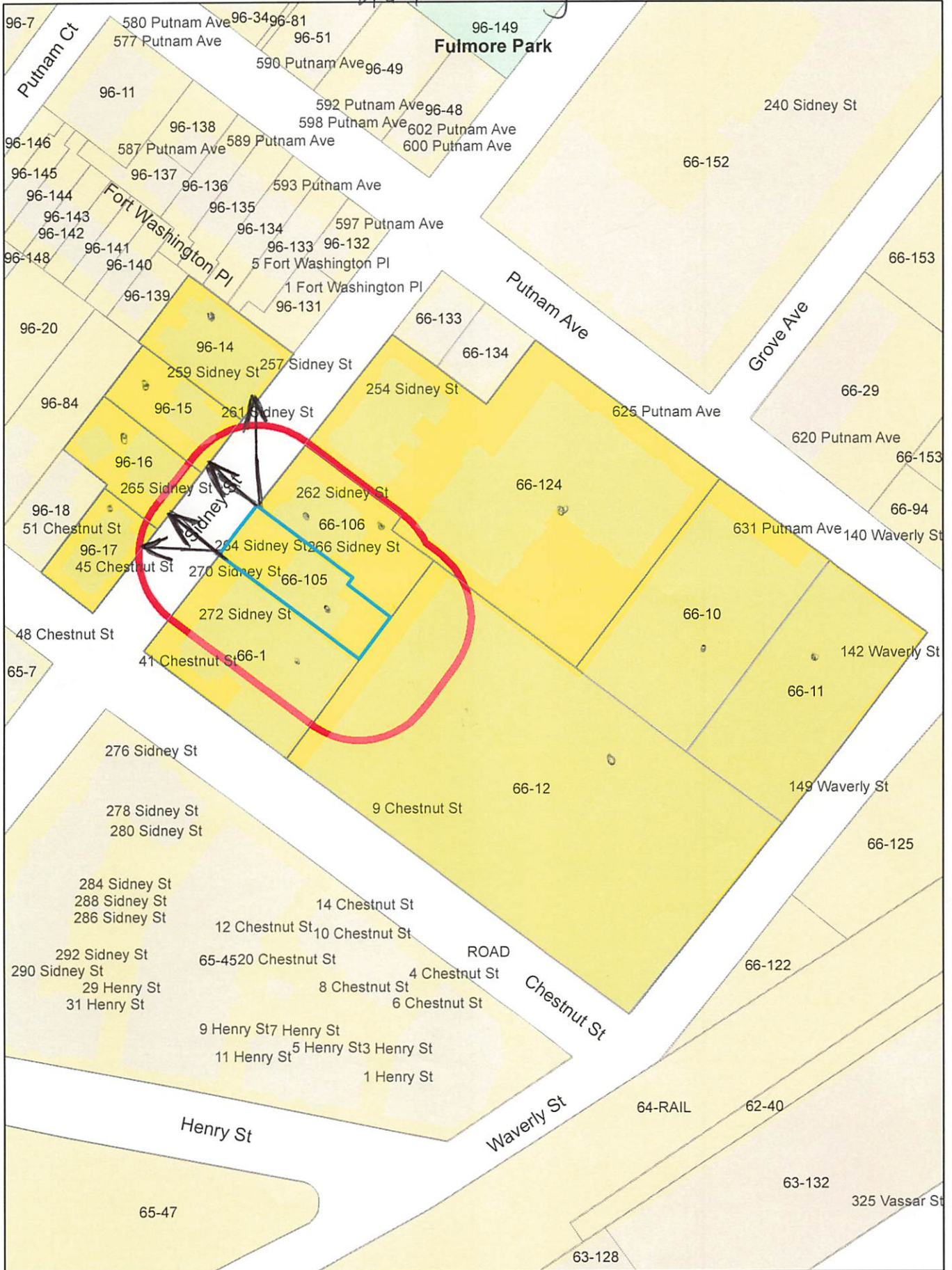
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www.cambridgema.gov/gis

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



264 Sidney St.



264 Sidney St.

Petitioner

96-14
MAZZONE, ANNETTE DUCLOS &
ANDREW D. MAZZONE
257 SIDNEY ST., UNIT DUPLEX
CAMBRIDGE, MA 02139

96-17
WINCH, JORDAN B.
45-47 CHESTNUT ST. UNIT 47/3
CAMBRIDGE, MA 02139

NOREEN O'TOOLE
909 WASHINGTON STREET
STOUGHTON, MA 02072

66-11
MIT 142 WAVERLY ST FEE OWNER LLC
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

96-15
FARRELL, BRIAN,
TR. OF THE 261 SIDNEY STREET TRUST
261 SIDNEY ST
CAMBRIDGE, MA 02139-4824

66-105
MARCUCELLA, HENRY &
JENNIFER J. MATHIEU
264-266 SIDNEY ST.
CAMBRIDGE, MA 02138

96-17
PHIPPS, DANIEL & JESSICA B. MURPHY
45 CHESTNUT ST UNIT 1
CAMBRIDGE, MA 02139

96-14
STEINKELLER, PIOTR & JENAI WU
28 CHESTER ST
WATERTOWN, MA 02472

66-10-12
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

66-1
SIDNEY STREET REALTY LLC,
89 SALTWIND DRIVE,
HANOVER, MA 02339

66-106
TOWLER, PAUL S. & PAMELA J. SPENCER
2 BRIGHTSIDE AVE.
GLOUSTER, MA 01930

66-124
HRI PUTNAM LLC
810 MEMORIAL DR - SUITE 102
CAMBRIDGE, MA 02139

96-16
FLORIO, GLENN
P O BOX 809
SHIRLEY, MA 01464-0809

66-106
XU, QI
260-262 SIDNEY ST UNIT 1L
CAMBRIDGE, MA 02139

66-106
BROWN, RICHARD L. & KIM D. SICHEL
TRS. OF RICHARD L. BROWN LIV TR.
50 HILLCREST AVE.
LEXINGTON, MA 02420

66-106
CAMPBELL, KEITH A
260-262 SIDNEY ST UNIT 2R
CAMBRIDGE, MA 02139

66-106
BEVERLY, ROBERT E. IV
260-262 SIDNEY ST UNIT 2L
CAMBRIDGE, MA 02139

66-106
KRAUSS, JODI & KEVIN KRAUSS
35 MEADOW DR
SUDBURY, MA 01776

66-106
LEGIER, SEAN
260-262 SIDNEY ST UNIT 3R
CAMBRIDGE, MA 02139

66-106
DRESSER, ZACHARY R
260 SIDNEY ST - UNIT BL
CAMBRIDGE, MA 02139

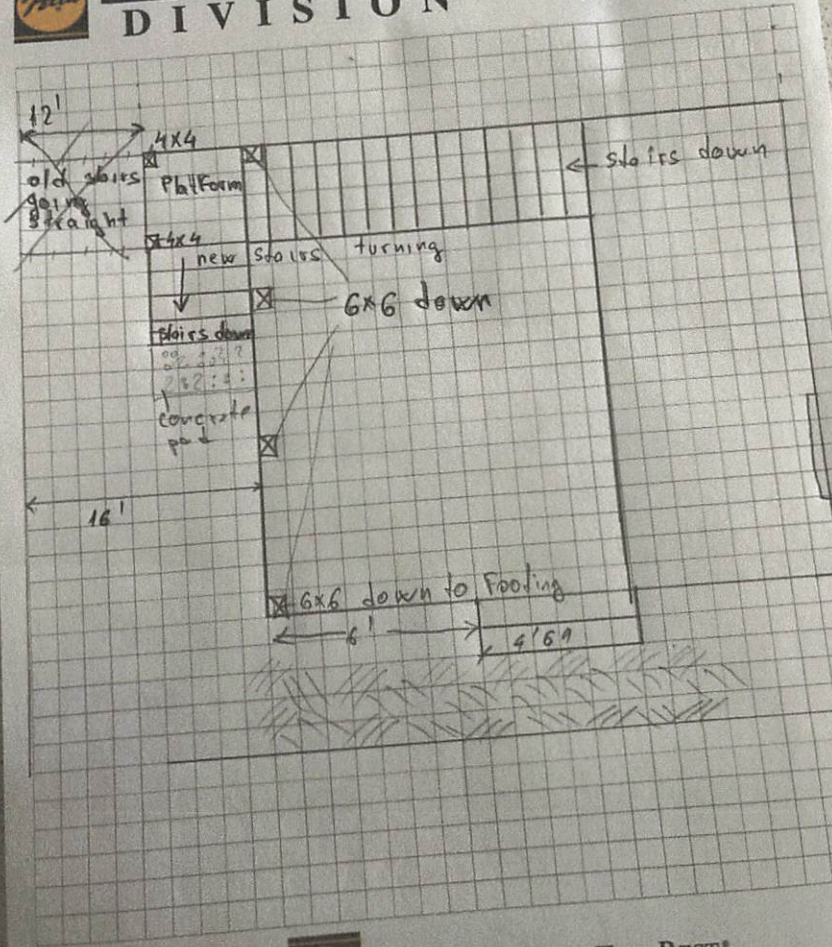
96-17
COLLINS, JAMIE BRENDAN NOONAN
47 CHESTNUT ST - UNIT 2
CAMBRIDGE, MA 02139

96-14
JADHAV, VASANT VAISHALI & SHREY JADHAV
257 SIDNEY ST - UNIT A
CAMBRIDGE, MA 02139



COMMERCIAL DIVISION

(978) 521-7100
(978) 373-8084 Fax
45 Fondi Road
Haverhill, Massachusetts 01830



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