



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139-9 PM 1:19

617-349-6100

RECEIVED
CITY OF CAMBRIDGE
PLANNING DEPARTMENT

BZA Application Form

BZA Number: 269132

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 40 Royal Avenue LLC C/O Scott Zink

PETITIONER'S ADDRESS: 7 Morrison Road West, Wakefield, MA 01880

LOCATION OF PROPERTY: 40 Royal Ave , Cambridge, MA

TYPE OF OCCUPANCY: SNGL-FAM-RES **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

This project requests (1) relief for two egress windows and window wells which technically slightly increases the pre-existing nonconforming height of the building by changing the average grade, and (2) the addition of two new first floor windows on a facade with a nonconforming yard.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.c (Alteration of a Nonconforming Structure).
- Article: 8.000 Section: 8.22.2.d (Enlargement of a Pre-existing Nonconformity).
- Article: 10.000 Section: 10.40 (Special Permits).

Original
Signature(s):

Andrew Collins
(Petitioner (s) / Owner)

Andrew Collins
(Print Name)

Address:

7 Morrison Rd. West, Wakefield, MA 01880

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 Scott Zink
(OWNER)

Address: 7 Marison Rd West Wakefield MA 01880

State that I/We own the property located at 40 Royal Avenue, which is the subject of this zoning application.

The record title of this property is in the name of 40 Royal Avenue LLC

*Pursuant to a deed of duly recorded in the date 10/12/23, Middlesex South County Registry of Deeds at Book 82091, Page 110; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

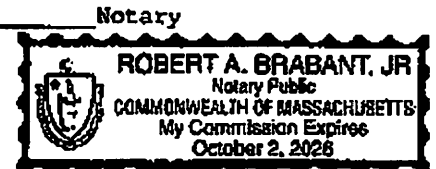

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Scott Zink personally appeared before me, this 3rd of April, 2024, and made oath that the above statement is true.

My commission expires October 2nd, 2026 (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

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 40 Royal Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Article 8.22.2.d of the Cambridge Zoning Ordinance allows the alteration or enlargement of preexisting dimensionally nonconforming detached single-family which increases a preexisting dimensional nonconformity but does not create a new dimensional nonconformity, as long as the Board of Zoning Appeals find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria of in Section 10.43. The addition of the window wells at 40 Royal Street modestly changes the preexisting nonconforming building height by lowering the average grade, but does not create any new nonconformities, and is not more detrimental than the existing nonconformity. Article 8.22.2.c allows for the addition of the two new first floor window openings on the preexisting nonconforming wall providing there is no further violation of the dimensional requirements.

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 special permit requested will have no impact on traffic generated or 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 special permit requested will have no adverse impact on the adjacent uses. The residential use of the property will remain unchanged, consistent with the adjacent uses and the zoning district.

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 special permit requested will add light, fresh air and life safety to the existing basement and first floor. It will not create a detriment to the health, safety, and/or welfare of the occupants or the citizens of the City.

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 continued residential use of the structure and the addition of first floor windows and basement egress wells is in line with the character of the neighborhood and would not impair the integrity of the district or the adjoining district or otherwise derogate from the intent or purpose of this ordinance.

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

Tel. No. 617-650-1929
E-Mail Address: scott@zredevelopment.com

Date: 7/6/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 40 Royal Avenue LLC
Location: 40 Royal Ave., Cambridge, MA
Phone: 617-650-1929

Present Use/Occupancy: SNGL-FAM-RES
Zone: Residence B Zone
Requested Use/Occupancy: SNGL-FAM-RES

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		3,474	3,474	2,632.65	(max.)
LOT AREA:		5,379	5,379	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.65	.65	.5/.35	
LOT AREA OF EACH DWELLING UNIT		5,379	5,379	2,500/4,000	
SIZE OF LOT:	WIDTH	52.6	52.6	50	
	DEPTH	104.8	104.8	N/A	
SETBACKS IN FEET:	FRONT	14.25	14.25	15	
	REAR	39.2	39.2	26.25	
	LEFT SIDE	5.4	5.4	7.5/Sum of 20	
	RIGHT SIDE	17.4	17.4	7.5/Sum of 20	
SIZE OF BUILDING:	HEIGHT	39.7	39.8	35	
	WIDTH	28.8	28.8	N/A	
	LENGTH	49.8	49.8	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		55.7	55.1	40	
NO. OF DWELLING UNITS:		1	1	2	
NO. OF PARKING SPACES:		2	2	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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.:

40 ROYAL STREET LLC
PO BOX 391975
CAMBRIDGE, MA 02139

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
556 FRANKLIN STREET #3
CAMBRIDGE, MA 02139
617-733-5053 AHAMMER@HAMMERDESIGN.COM

STRUCTURAL:
DAVIDSON ENGINEERING ASSOCIATES, INC
377 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

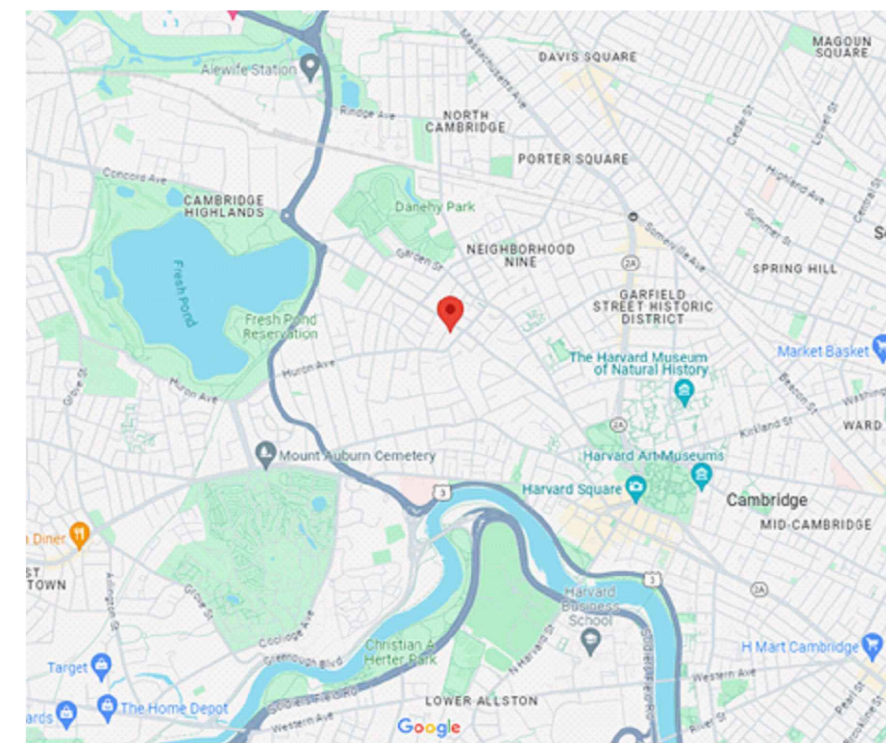
SURVEY:
PETER NOLAN & ASSOCIATES, LLC
80 JEWETT STREET, SUITE TWO
NEWTON, MA 02458

40 ROYAL RESIDENCE WINDOWS & WELLS BZA APPLICATION SET

DRAWING LIST

- G-100 COVER
- G-101 SITE PHOTOS
- Z-100 ZONING
- A-100 BASEMENT PLAN
EXISTING & PROPOSED
- A-101 FIRST FLOOR PLAN
EXISTING & PROPOSED
- A-200 FRONT ELEVATION
EXISTING & PROPOSED
- A-201 REAR ELEVATION
EXISTING & PROPOSED
- A-202 LEFT ELEVATION
EXISTING & PROPOSED

VICINITY MAP



PROJECT DESCRIPTION

40 ROYAL AVENUE IS CURRENTLY A SINGLE FAMILY RESIDENCE LOCATED IN CAMBRIDGE. THE PROJECT OF THE 40 ROYAL RESIDENCE WINDOWS & WELLS IS TO ADD TWO WINDOW WELLS AND EGRESS WINDOWS TO THE BASEMENT, AS WELL AS TWO WINDOWS ON THE FIRST FLOOR. IT IS NOT LOCATED IN ANY FLOOD ZONES.

DESCRIPTION OF WORK:

1. REMOVAL OF AN EGRESS WINDOW AND WELL UNDER THE FRONT PORCH
2. THE ADDITION OF TWO NEW EGRESS WINDOWS AND WELLS ON WALLS WITH CONFORMING YARDS, ONE AT THE FRONT OF THE HOUSE AND ONE AT THE REAR. THE ADDITION OF THE WINDOW WELLS EXTENDS A PREEXISTING HEIGHT NONCONFORMITY.
3. THE ADDITION OF TWO NEW FIRST FLOOR WINDOWS ON THE LEFT SIDE WHERE THERE IS A NONCONFORMING YARD.

NO.	DD.MM.YY	DESCRIPTION
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PROJECT NO. 2312

40 ROYAL WINDOWS & WELLS

40 ROYAL STREET
CAMBRIDGE, MA

COVER



DATE: 05.02.2024

SCALE: AS NOTED
DRAWN BY:
CHECKED BY:

G-100

40 ROYAL STREET LLC
PO BOX 391975
CAMBRIDGE, MA 02139

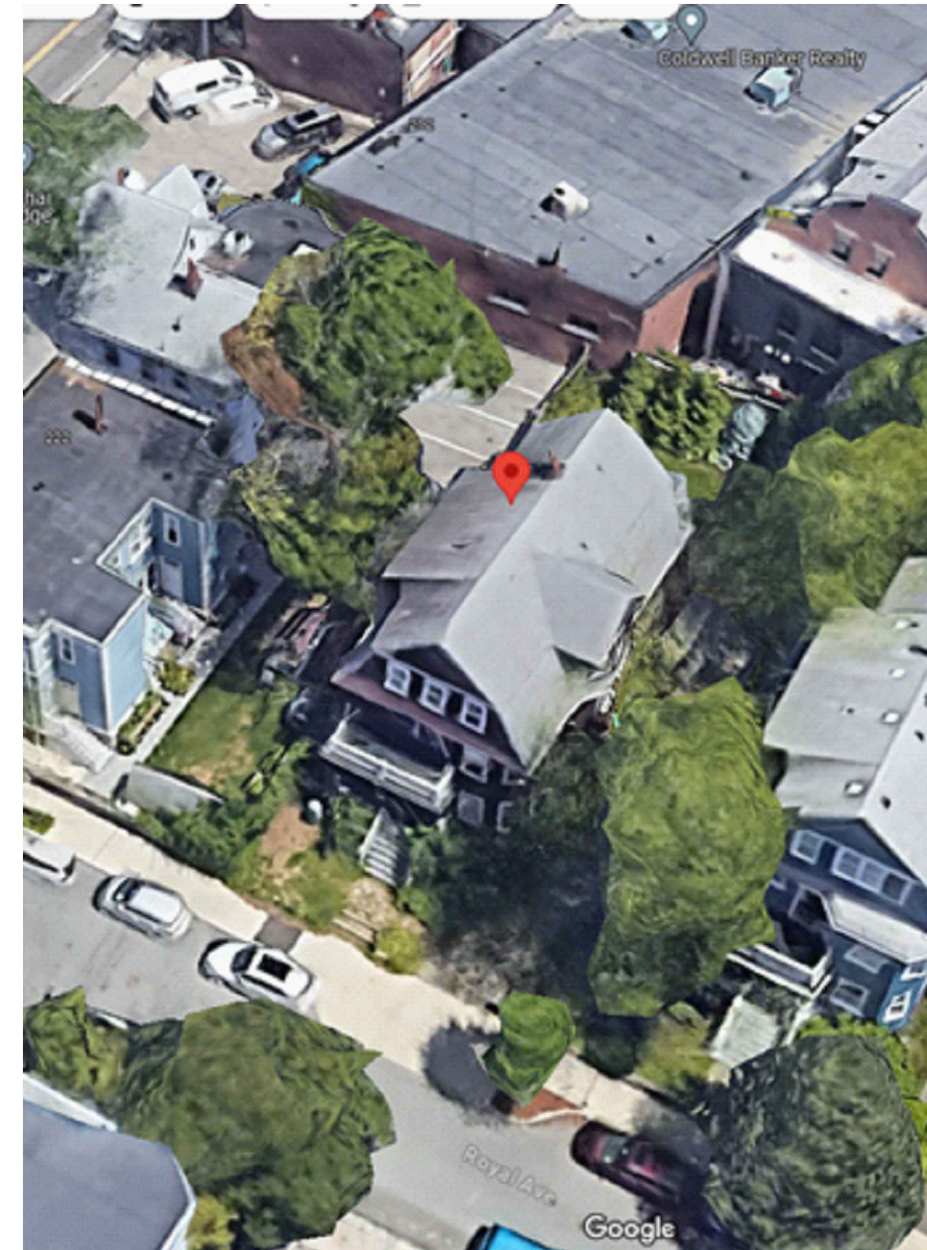
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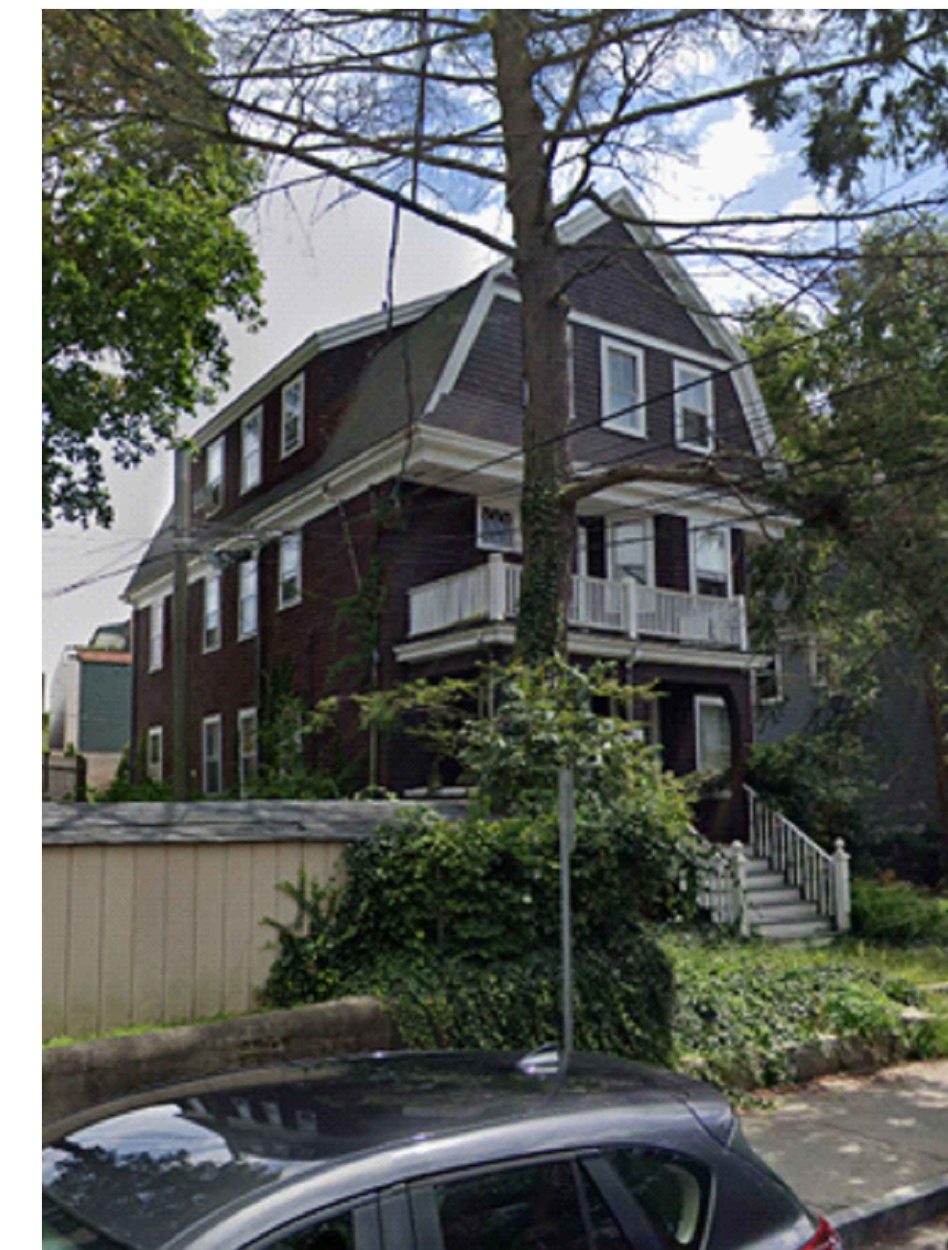
1 AREA MAP
NTS



2 AERIAL VIEW
NTS



3 STREET VIEW
NTS



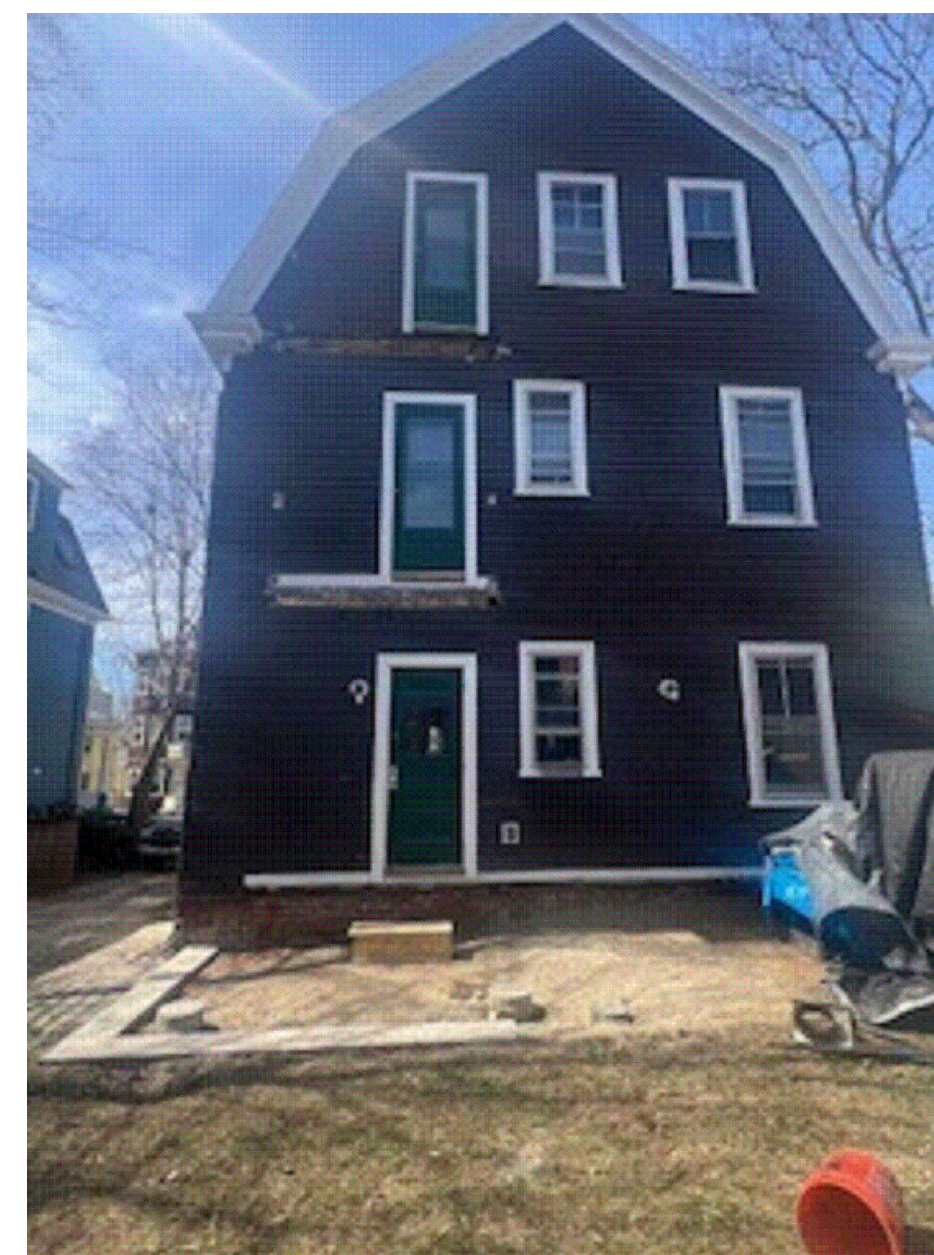
4 STREET VIEW -LEFT ELEVATION
NTS



5 VICINITY OF PROPOSED FRONT WELL
NTS



6 CLOSE UP OF PROPOSED FRONT WELL
NTS



7 REAR ELEVATION
NTS



8 VICINITY OF PROPOSED REAR WELL
NTS

NO. DD.MM.YY DESCRIPTION

PROJECT NO. 2312

**40 ROYAL
WINDOWS & WELLS**

40 ROYAL STREET
CAMBRIDGE, MA

SITE PHOTOS



DATE: 05.02.2024

SCALE: AS NOTED
DRAWN BY:
CHECKED BY:

G-101

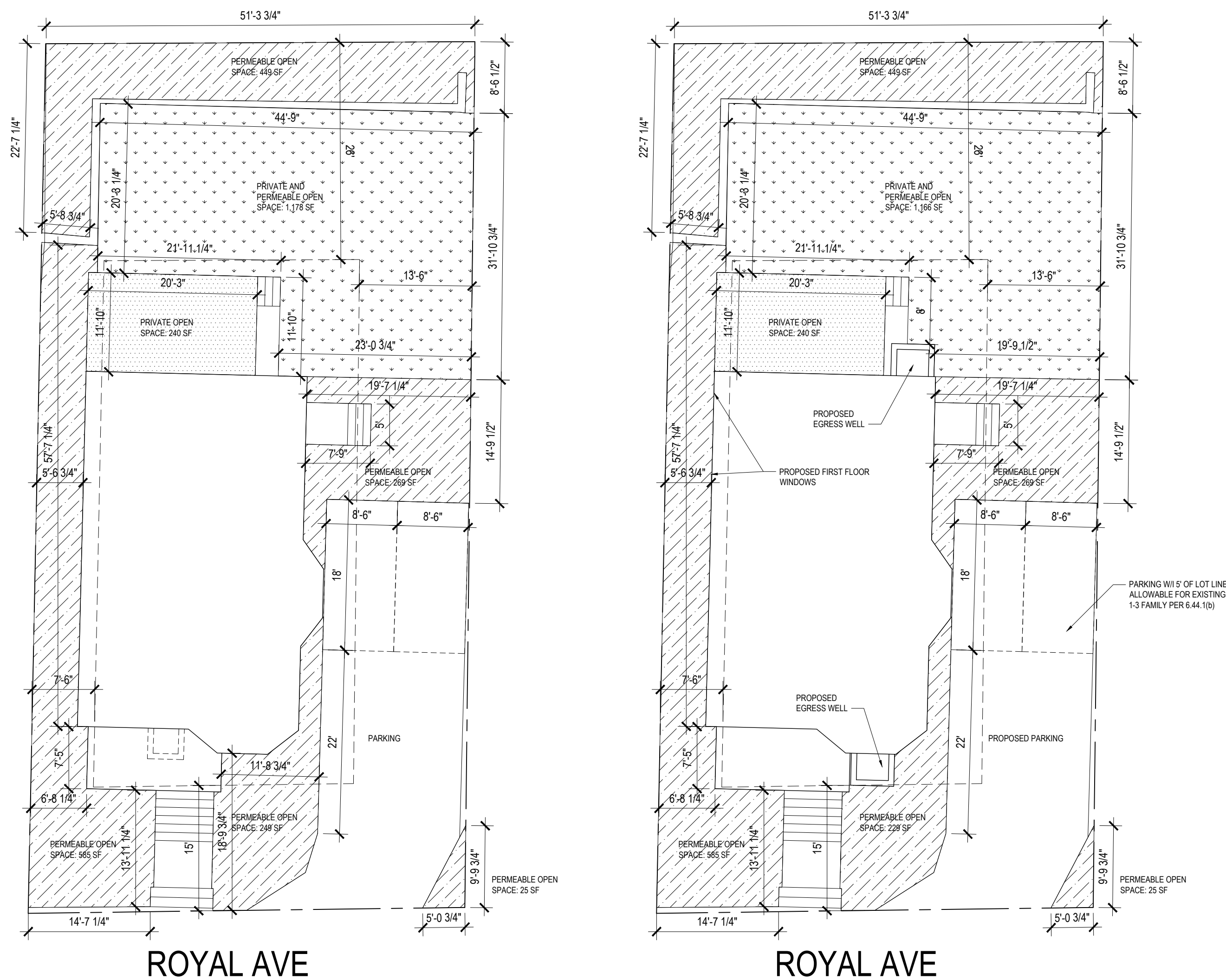
Address: 40 Royal Ave
Zone: Res B

	PROPOSED		ALLOWED NOTE	
GENERAL				
USE	SINGLE FAM	SINGLE FAM	Y	
LOT AREA	5,379	5,379	5,000	MEASURED, RECORDED 5,360
LOT WIDTH	52.26	52.26	50	
GFA	3,474	3,474	2632.65	PREEXISTING NONCONFORMING
FAR	0.65	0.65	.5/.35	PREEXISTING NONCONFORMING
LOT AREA/UNIT	5,379	5,379	2,500	
UNITS	1	1	2	
HEIGHT	39.7	39.8	35	PREEXISTING NONCONFORMING
SETBACKS				
FRONT	14.25	14.25	15	PREEXISTING NONCONFORMING
REAR	39.2	39.2	26'	
LEFT	5.4	5.4	7'-6"	PREEXISTING NONCONFORMING
RIGHT	17.4	17.4	13'-6"	
OPEN SPACE				
TOTAL OS	55.7%	55.1%	40%	
PRIVATE OS	26.4%	26.1%	20%	
PERMEABLE OS	51.2%	50.6%	20%	
PARKING				
	2	2	Y	

	EXISTING		PROPOSED	
	SF	PCT	SF	PCT
PRIVATE OPEN SPACE				
PRIVATE & PERMEABLE	1,178	21.9%	1,166	21.7%
W/1 10' OF LOWEST RES	240	4.5%	240	4.5%
TOTAL PRIVATE	1,418	26.4%	1,406	26.1%
PERMEABLE ONLY	1,577	29.3%	1,557	28.9%

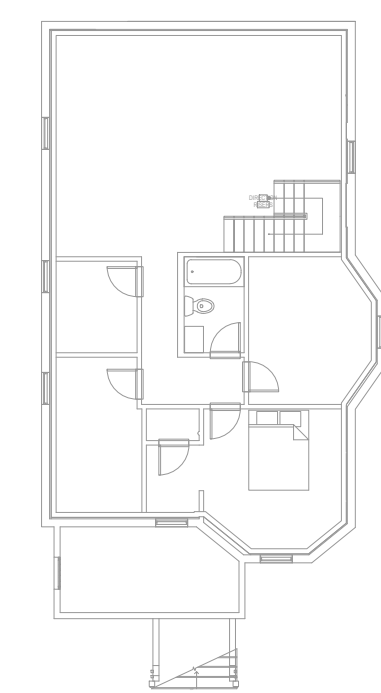
AVERAGE GRADE CALC	
Existing Avg Grade per survey	104.1
Perimeter of bldg (ft)	152
Length of new wells (ft)	7.67
Elevation of bottom of well	102.1
New Avg Grade w/ well	104.00
Roof Peak	143.8
Existing Height	39.70
Proposed Height	39.80

4 DIMENSIONAL INFORMATION
NTS

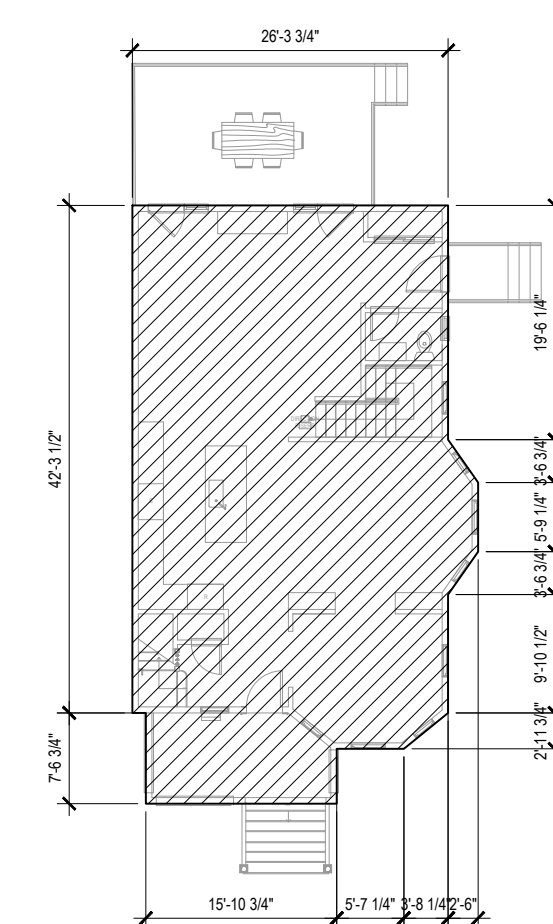


PRIVATE OPEN SPACE W/ 10' OF LOWEST RES SHADED AREA
 PRIVATE & PERMEABLE OPEN SPACE W/ 10' OF LOWEST RES
 PERMEABLE OPEN SPACE

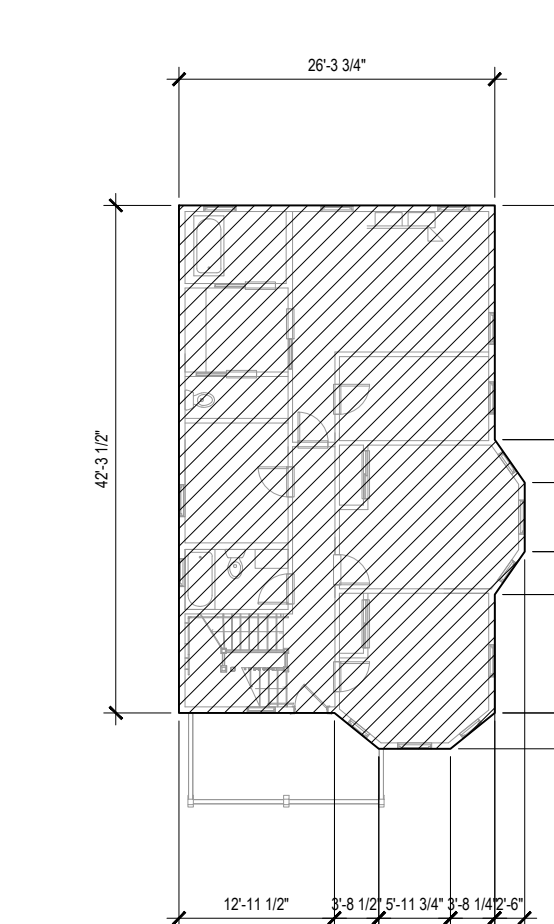
PRIVATE OPEN SPACE W/ 10' OF LOWEST RES SHADED AREA
 PRIVATE & PERMEABLE OPEN SPACE W/ 10' OF LOWEST RES
 PERMEABLE OPEN SPACE



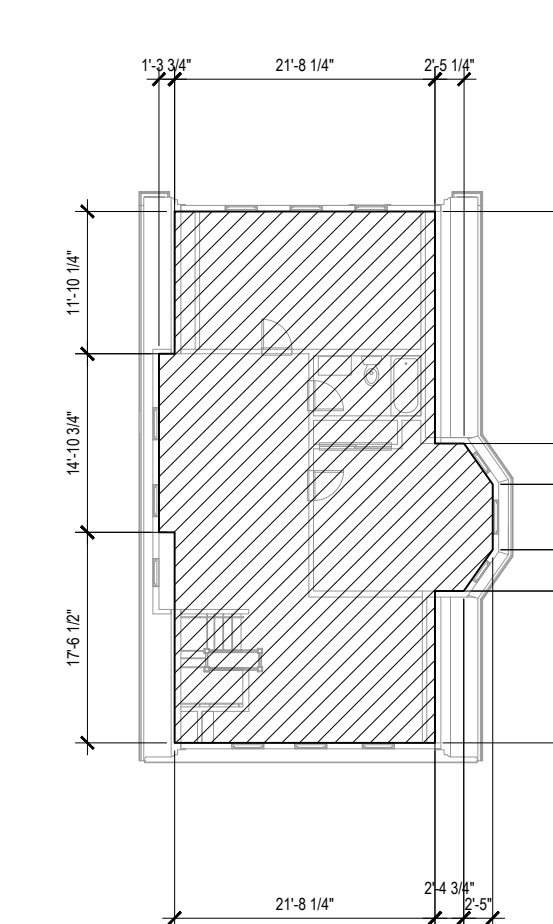
EXISTING & PROPOSED CONDITION
BASEMENT FLOOR
0 SF GFA
NOT IN 1% LTFE ZONE



EXISTING & PROPOSED CONDITION
FIRST FLOOR
1,278 SF GFA
CALCULATED TO EXTERIOR SIDING
INCLUDES COVERED PORCH 50% ENCLOSED & NOT SHADED AREA
OMITS COVERED PORCH NOT 50% ENCLOSED & SHADED AREA



EXISTING & PROPOSED CONDITION
SECOND FLOOR
1,165 SF GFA
CALCULATED TO EXTERIOR SIDING
OMITS COVERED PORCH NOT 50% ENCLOSED & NOT SHADED AREA



EXISTING & PROPOSED CONDITION
THIRD FLOOR
1,031 SF GFA
CALCULATED TO 5' HEIGHT, INTERIOR OF EXTERIOR WALLS

1 ARCH. SITE PLAN - EXISTING
3/32"=1'-0"

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

3 EXISTING & PROPOSED GFA
1/16"=1'-0"

40 ROYAL STREET LLC
PO BOX 391975
CAMBRIDGE, MA 02139

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
556 FRANKLIN STREET #3
CAMBRIDGE, MA 02139
617-733-5053 AHAMMER@HAMMERDESIGN.COM

STRUCTURAL:
DAVIDSON ENGINEERING ASSOCIATES, INC
377 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

SURVEY:
PETER NOLAN & ASSOCIATES, LLC
80 JEWETT STREET, SUITE TWO
NEWTON, MA 02458

NO. DD.MM.YY DESCRIPTION

PROJECT NO. 2312

40 ROYAL
WINDOWS & WELLS

40 ROYAL STREET
CAMBRIDGE, MA

ZONING



DATE: 05.02.2024

SCALE: AS NOTED
DRAWN BY: AH
CHECKED BY:


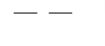

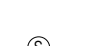



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40 ROYAL STREET LLC
 PO BOX 391975
 CAMBRIDGE, MA 02139

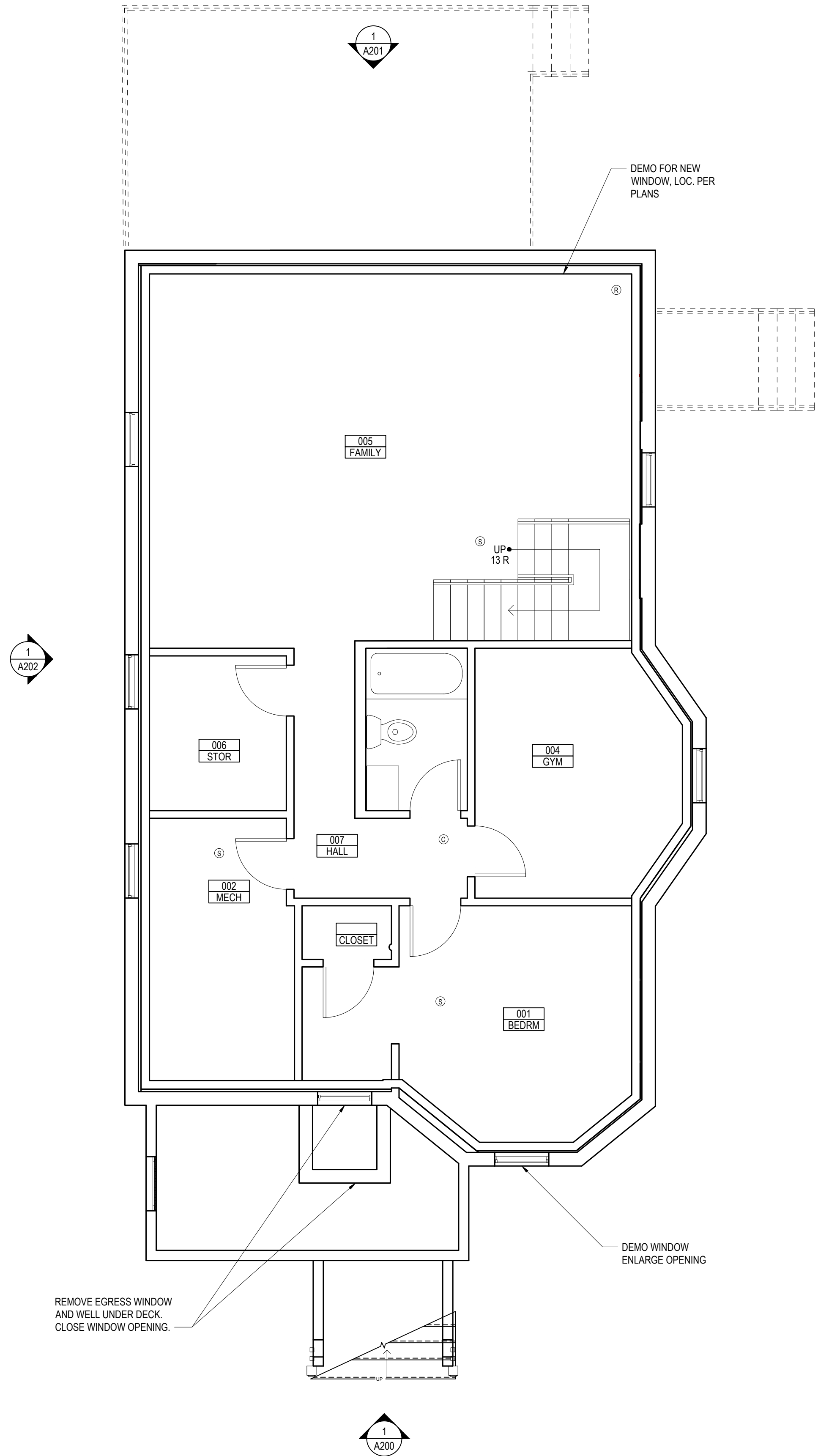
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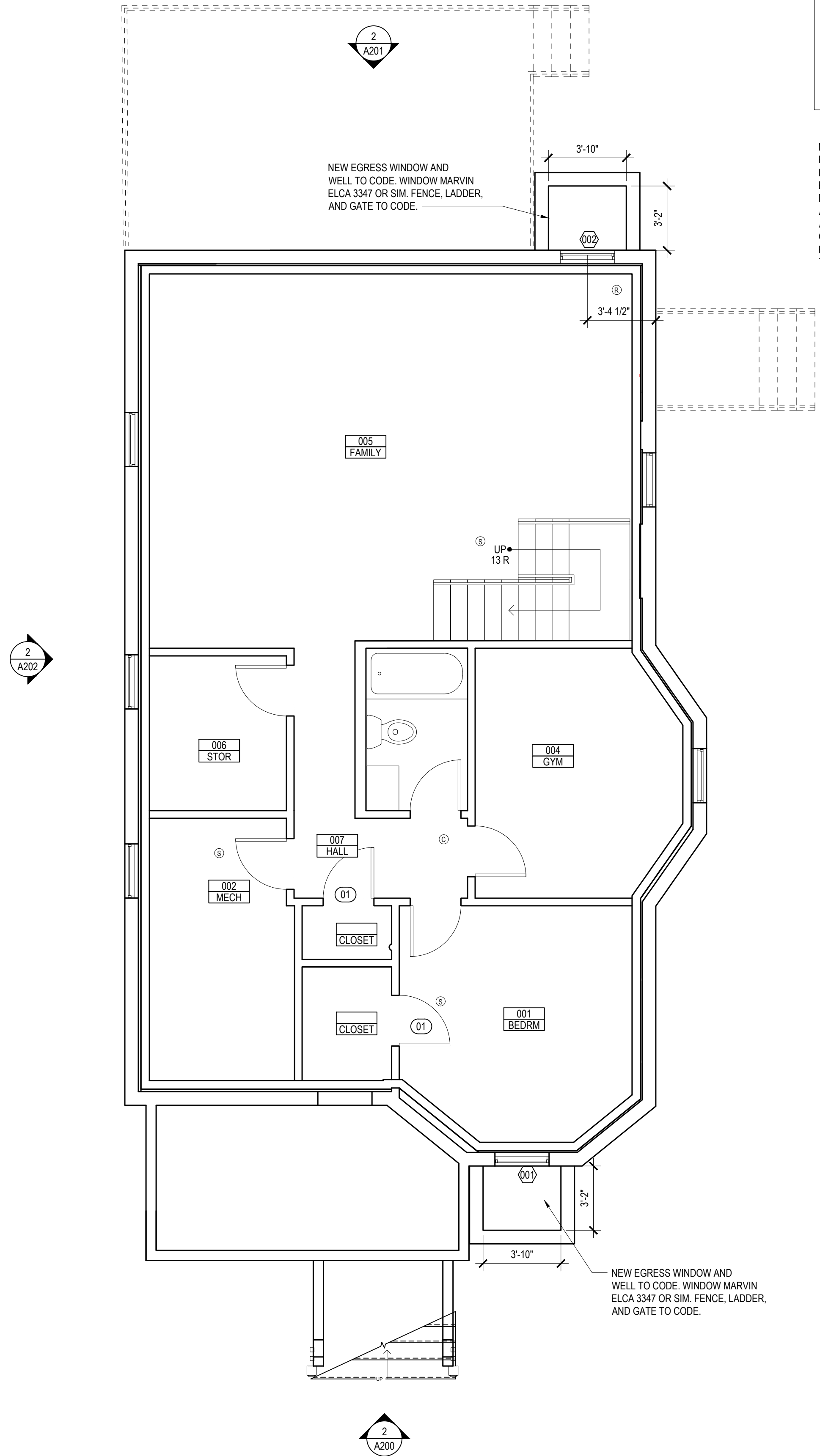
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 80 JEWETT STREET, SUITE TWO
 NEWTON, MA 02458

-  DEMO AREA
-  DEMO WALL
-  EXISTING WALL
-  NEW WALL
-  SMOKE
-  COMBINATION SMOKE AND CO
-  RADON PIPE

NOTE: ALL DETECTORS TO BE PHOTOELECTRIC, INTERCONNECTED, AND WITH BATTERY BACKUP. TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE RULES, CODES AND REGULATIONS. GC TO DETERMINE BEST PLACEMENT FOR RADON PIPE IN THE FIELD WITH OWNER INPUT.



1 BASEMENT FLOOR PLAN - EXISTING
 1/4"=1'-0"



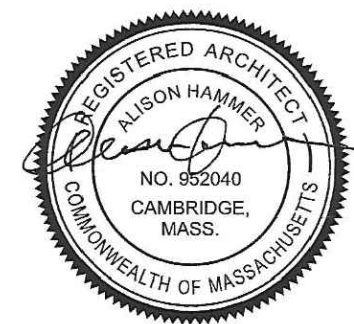
2 BASEMENT FLOOR PLAN - PROPOSED
 1/4"=1'-0"

NO.	DD.MM.YY	DESCRIPTION

PROJECT NO. 2312

40 ROYAL WINDOWS & WELLS
 40 ROYAL STREET
 CAMBRIDGE, MA

**BASEMENT FLOOR PLAN
 EXISTING & PROPOSED**




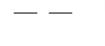

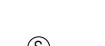



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 SCALE: AS NOTED
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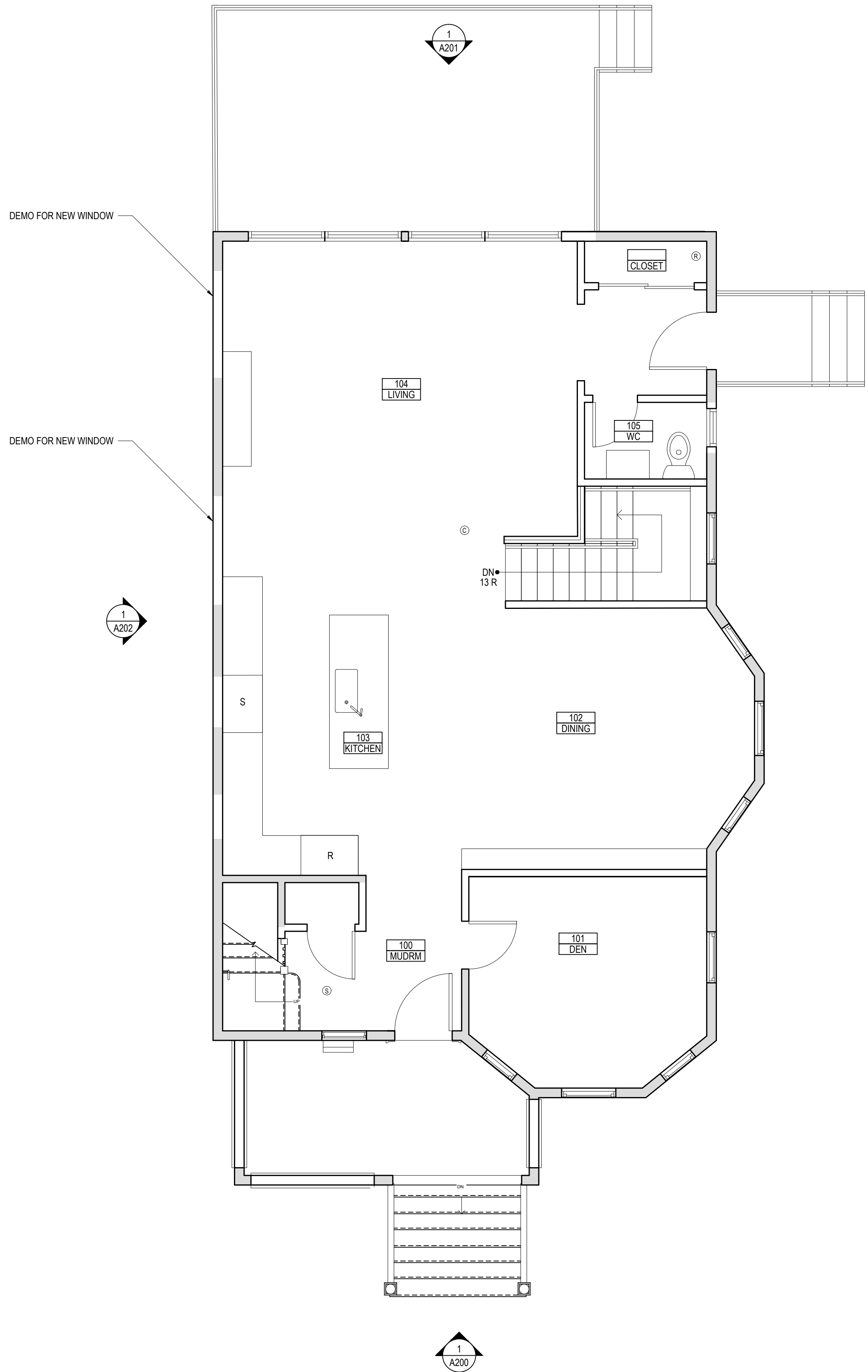
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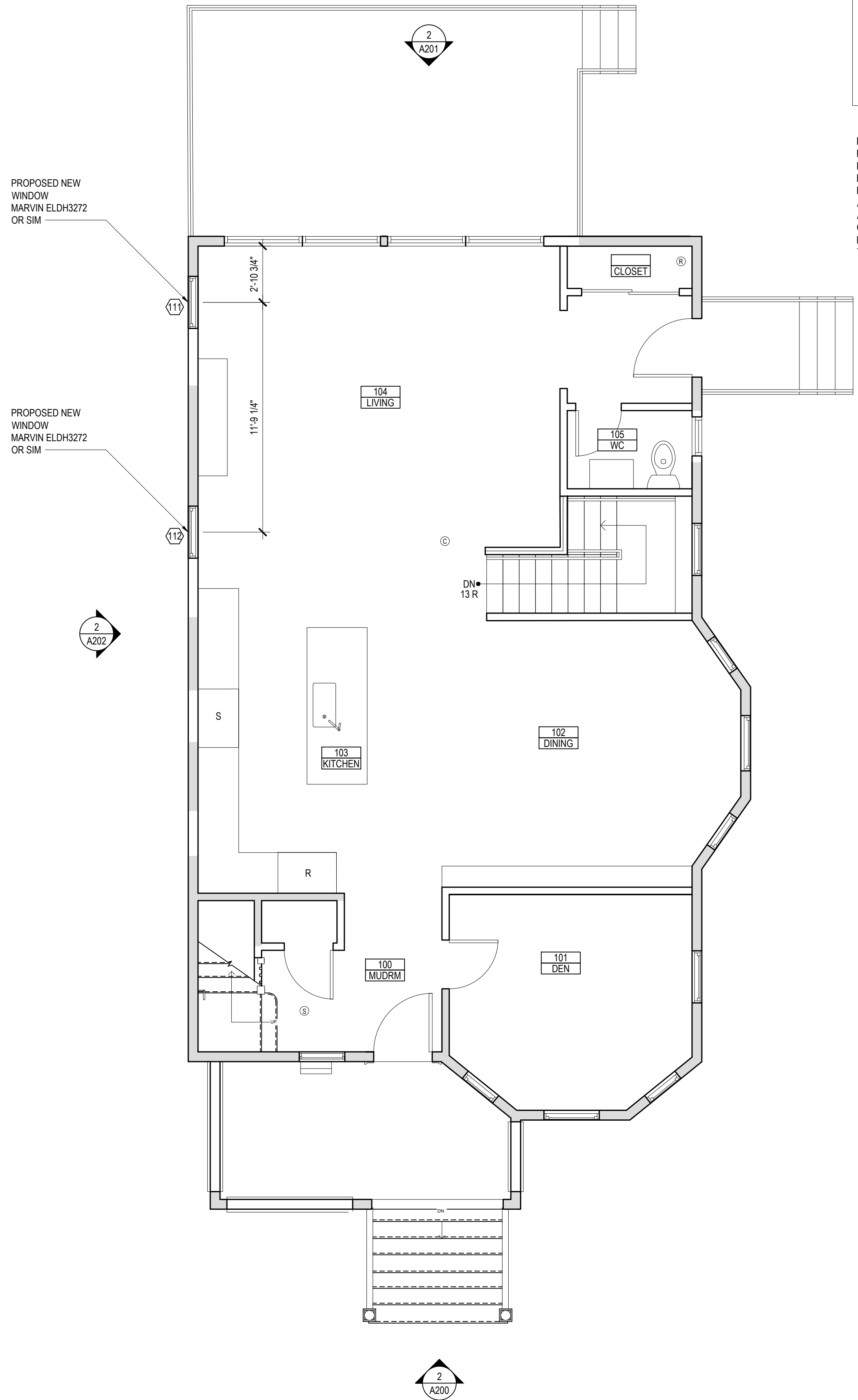
SURVEY:
PETER NOLAN & ASSOCIATES, LLC
 80 JEWETT STREET, SUITE TWO
 NEWTON, MA 02458

-  DEMO AREA
-  DEMO WALL
-  EXISTING WALL
-  NEW WALL
-  SMOKE
-  COMBINATION SMOKE AND CO
-  RADON PIPE

NOTE: ALL DETECTORS TO BE PHOTOELECTRIC, INTERCONNECTED, AND WITH BATTERY BACKUP, TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE RULES, CODES AND REGULATIONS. GC TO DETERMINE BEST PLACEMENT FOR RADON PIPE IN THE FIELD WITH OWNER INPUT.



1 FIRST FLOOR PLAN - EXISTING
 1/4"=1'-0"



2 FIRST FLOOR PLAN - PROPOSED
 1/4"=1'-0"

NO.	DD.MM.YY	DESCRIPTION

PROJECT NO. 2312

40 ROYAL WINDOWS & WELLS
 40 ROYAL STREET
 CAMBRIDGE, MA

**FIRST FLOOR PLAN
 EXISTING & PROPOSED**



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 CAMBRIDGE, MA 02139

ARCHITECT:
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 SOMERVILLE, MA 02143

SURVEY:
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 80 JEWETT STREET, SUITE TWO
 NEWTON, MA 02458



1 FRONT ELEVATION - EXISTING
 1/4"=1'-0"



2 FRONT ELEVATION - PROPOSED
 1/4"=1'-0"

NO.	DD.MM.YY	DESCRIPTION

PROJECT NO. 2312

40 ROYAL WINDOWS & WELLS

40 ROYAL STREET
 CAMBRIDGE, MA

**FRONT ELEVATION
 EXISTING AND PROPOSED**



DATE: 05.02.2024

SCALE: AS NOTED
 DRAWN BY: AH
 CHECKED BY:

A-200

40 ROYAL STREET LLC
 PO BOX 391975
 CAMBRIDGE, MA 02139

ARCHITECT:
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 556 FRANKLIN STREET #3
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 NEWTON, MA 02458



1 FRONT ELEVATION - EXISTING
 1/4"=1'-0"



2 FRONT ELEVATION - PROPOSED
 1/4"=1'-0"

NO.	DD.MM.YY	DESCRIPTION

PROJECT NO. 2312

**40 ROYAL
 WINDOWS & WELLS**

40 ROYAL STREET
 CAMBRIDGE, MA

**REAR ELEVATION
 EXISTING AND PROPOSED**



DATE: 05.02.2024

SCALE: AS NOTED
 DRAWN BY: AH
 CHECKED BY:

A-201

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 PO BOX 391975
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SURVEY:
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 NEWTON, MA 02458



1 LEFT ELEVATION - EXISTING
 1/4"=1'-0"



2 LEFT ELEVATION - PROPOSED
 1/4"=1'-0"

NO.	DD.MM.YY	DESCRIPTION
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PROJECT NO. 2312

**40 ROYAL
 WINDOWS & WELLS**

40 ROYAL STREET
 CAMBRIDGE, MA

**LEFT ELEVATION
 EXISTING AND PROPOSED**

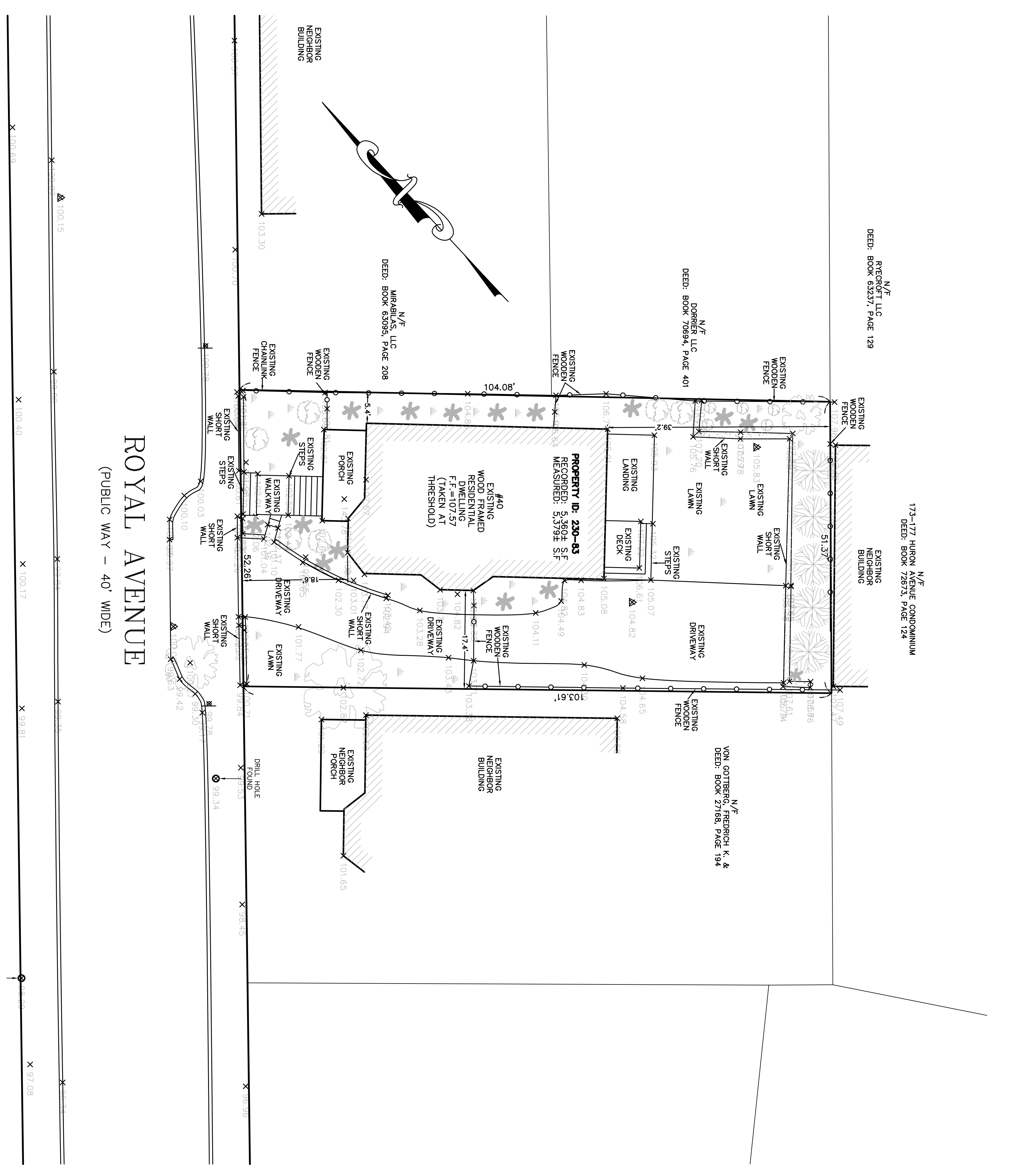


DATE: 05.02.2024

SCALE: AS NOTED
 DRAWN BY: AH
 CHECKED BY:

A-202

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MIR)
	CONTOUR LINE (MNR)

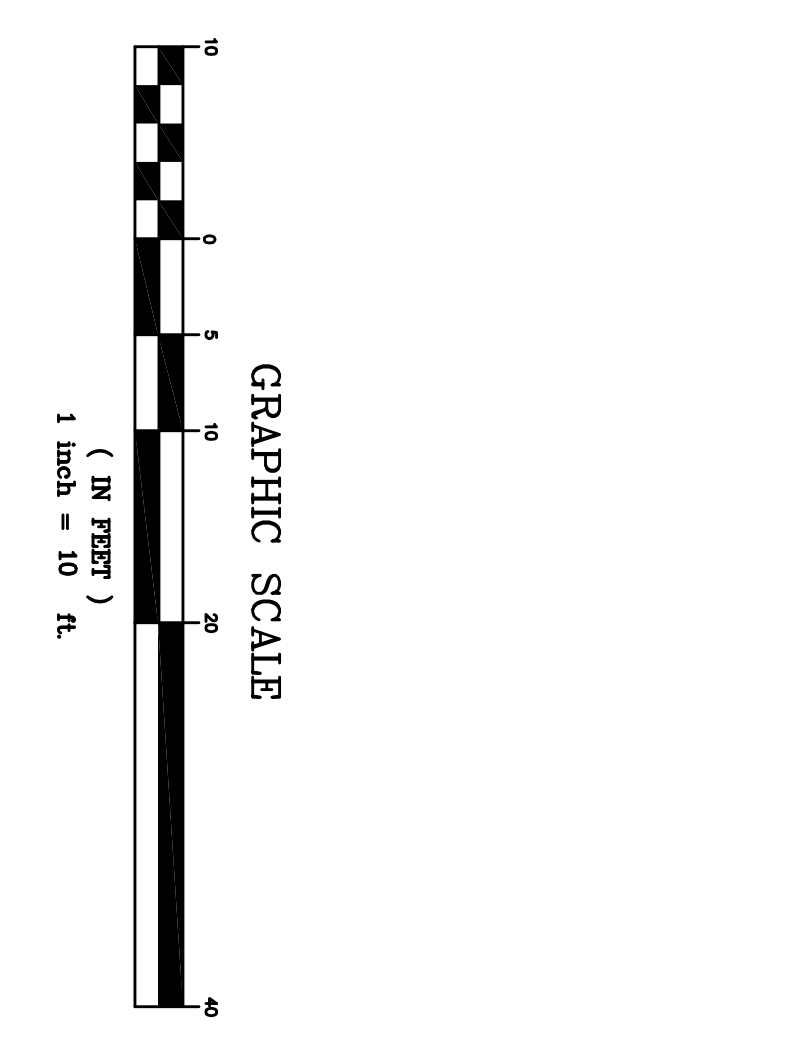


ROYAL AVENUE
(PUBLIC WAY - 40' WIDE)

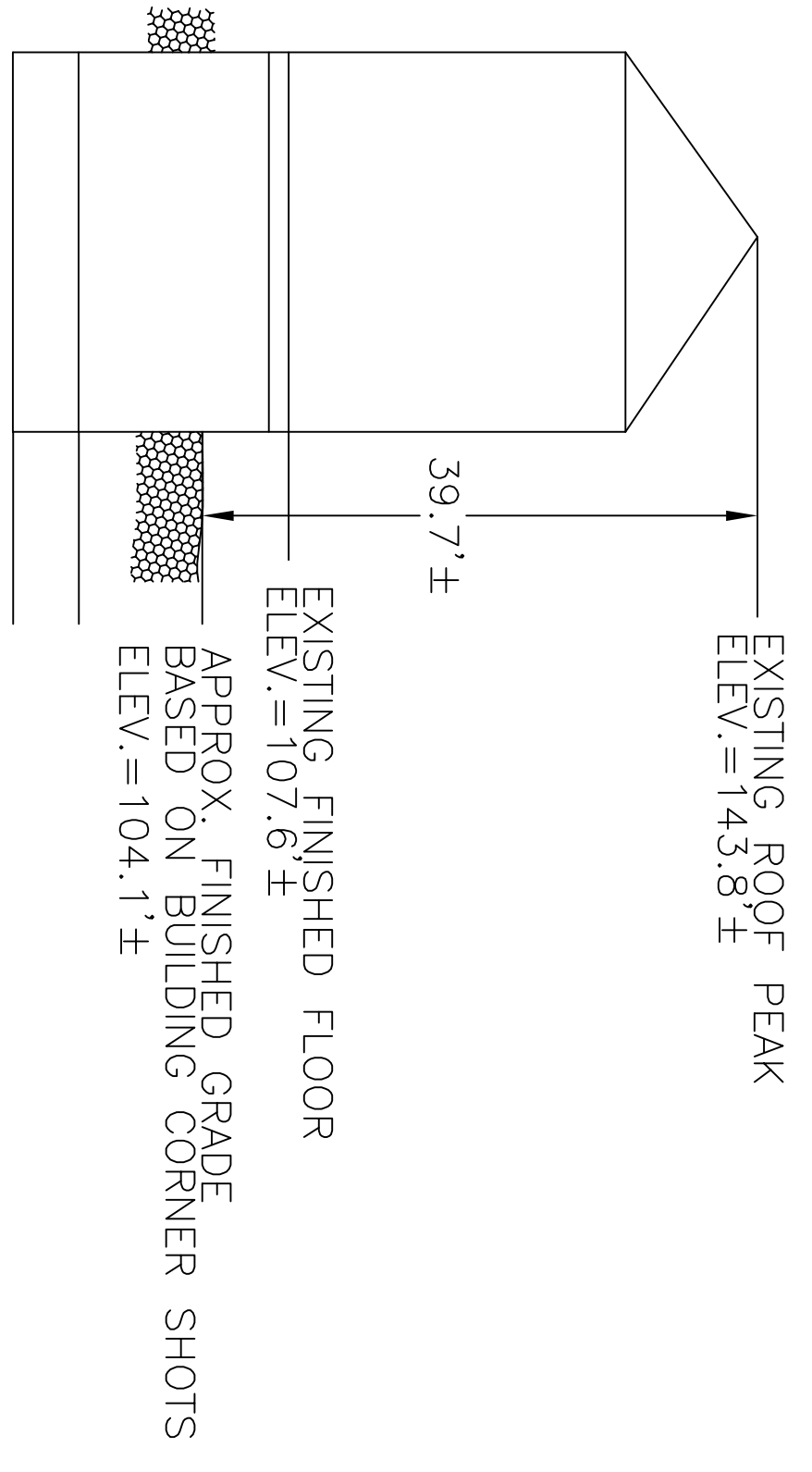
PETER NOLAN & ASSOCIATES, LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DEFECTS, DEFICIENCIES, TECHNICAL OR PROFESSIONAL NEGLIGENCE BY THE CONTRACTOR OR THE FAILURE OF ANY MATERIALS OR WORKMANSHIP OF THE CONTRACTOR OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE CONTRACT. THE LIABILITY OF PETER NOLAN & ASSOCIATES, LLC FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS PROFESSIONAL SERVICES. THE LIABILITY OF PETER NOLAN & ASSOCIATES, LLC FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS PROFESSIONAL SERVICES. THE LIABILITY OF PETER NOLAN & ASSOCIATES, LLC FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS PROFESSIONAL SERVICES.

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- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/18/2023.
 2. DEED REFERENCE: BOOK 82091, PAGE 110
PLAN REFERENCE 1: REF PLAN 1124 OF 1994
PLAN REFERENCE 2: REF PLAN BK 135 PG 20
PLAN REFERENCE 3: REF PLAN BK 152 PG 43
PLAN REFERENCE 4: REF PLAN 9040
SOUTH MIDDLESEX DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, ON PANEL NUMBER 0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND, HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.
 9. ZONING DISTRICT: B--RESIDENCE B.



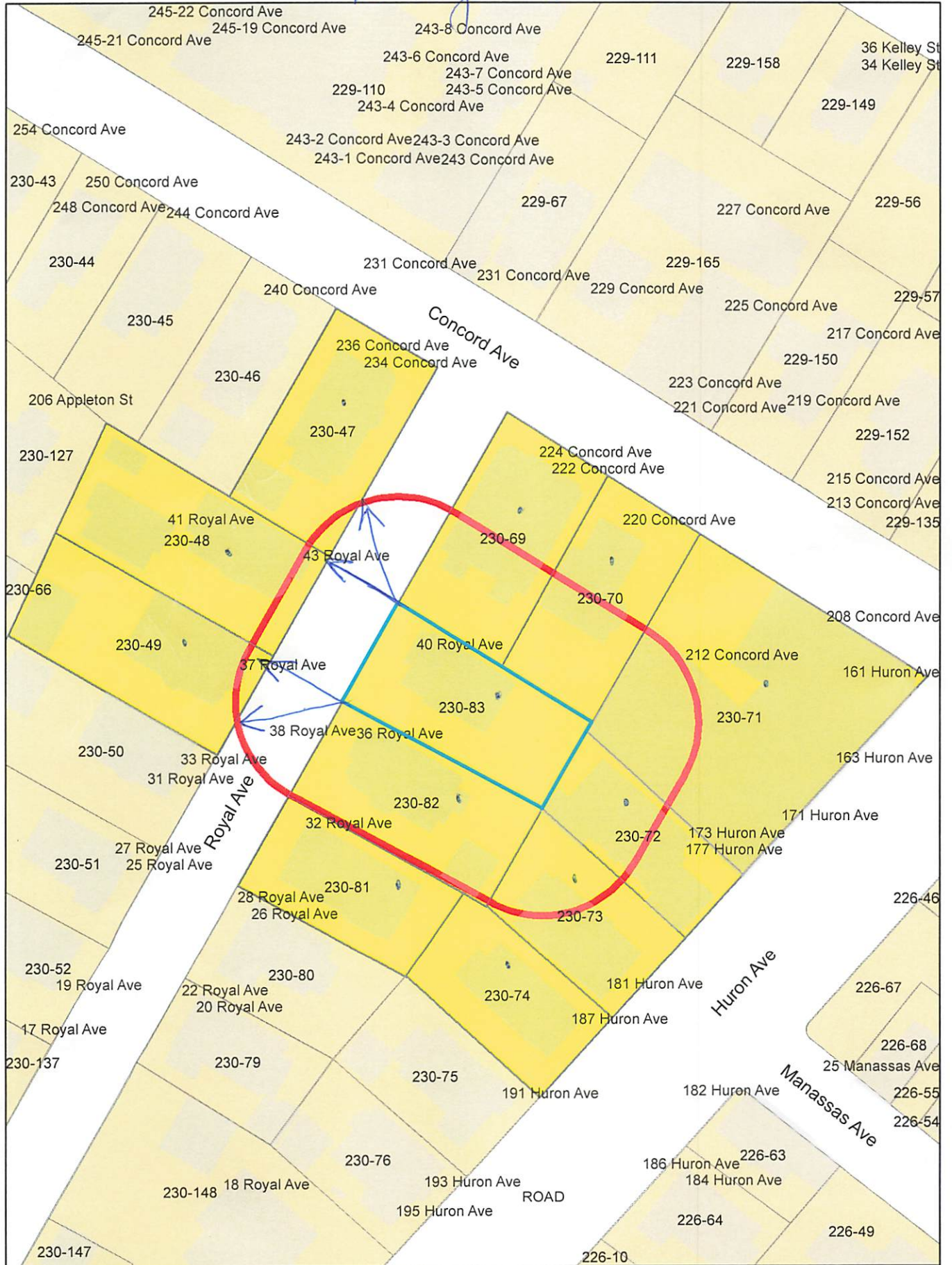
SCALE	DATE	REV	DATE	BY
1"=10'	10/19/2023			

DRAWN BY	CB
CHECKED BY	CHKO
APP'D BY	PAN

CLIENT:	40 ROYAL AVENUE CAMBRIDGE MASSACHUSETTS
PROJECT:	PLOT PLAN OF LAND

PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET NEWTON, MA, SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnsurveyors.com	
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40 Royal Ave



40 Royal Ave

Petitioner

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KACHROO, GAYTRI
236 CONCORD AVE UNIT 2
CAMBRIDGE, MA 02139

230-83
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230-48
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230-48
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230-48
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230-72
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230-81
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TRS RONGQING DU 2021 REVOCABLE TR.
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