



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

BZA APPLICATION FORM

Plan No: BZA-014967-2017

GENERAL INFORMATION

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

Special Permit :   v   Variance :   v   Appeal :           

PETITIONER : David O'Connor and Lillian (Gish) Jen

PETITIONER'S ADDRESS : 18 Bates Street Cambridge, MA 02140

LOCATION OF PROPERTY : 18 Bates St Cambridge, MA 02140

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Our house was built as a 2-family house and converted to a 1-family in 1994/5.

We request a Variance to:

- 1) Convert it back to a 2-family residence
- 2) Add shed dormers to the 3rd (attic) floor, one facing east, and one facing west.
- 3) Expand gross living area by 63 sq ft, from 4374 to 4437 sq ft.

We request a Special Permit to:

- 1) Add a door, windows, and bicycle shed on the east side (which does not conform to setback requirements)
- 2) Add two windows and an external spiral staircase to the south (rear) side (which does not conform to setback requirements)

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.11 (General Regulations).

Article 5.000 Section 5.26 (Conversion).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :



(Petitioner(s) / Owner)

DAVID C. O'CONNOR

(Print Name)

Address :

18 BATES ST

CAMBRIDGE MA 02140

Tel. No. :

617-823-1510

E-Mail Address :

dcoconn55@comcast.net

Date :

11/7/17

**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.**

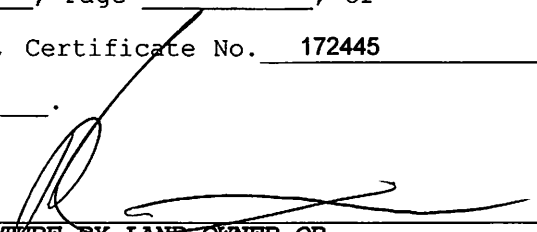
I/We David C. O'Connor and Lillian (Gish) Jen  
(OWNER)

Address: 18 Bates Street, Cambridge MA 02140

State that I/We own the property located at 18 Bates St., Cambridge MA,  
which is the subject of this zoning application.

The record title of this property is in the name of David C. O'Connor and Lillian C. Jen

\*Pursuant to a deed of duly recorded in the date 12/11/1984, Middlesex South  
County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or  
Middlesex Registry District of Land Court, Certificate No. 172445  
Book 992 Page 95.

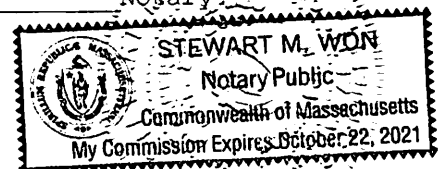
  
**SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

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

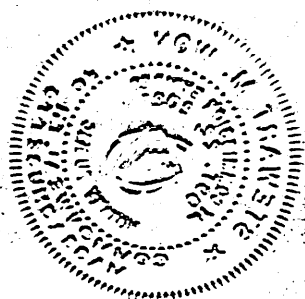
-----  
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name DAVID C. OCONNOR personally appeared before me,  
this 8<sup>th</sup> of NOV., 2017, and made oath that the above statement is true.

My commission expires OCTOBER 22, 2021 (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 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:

As empty-nesters approaching retirement, we are in need to down-size.

Our house at 18 Bates St was a 2-family house when we purchased it in 1984. It was one of three multi-family houses on a small street currently zoned A-2. As we started to plan for a family we petitioned for and were granted a variance for the BZA in 1986 to add a shed dormer to the attic to make it a third bedroom. This variance expired as our family plans were unexpectedly delayed. By 1994, with a 3 yr old son and a hoping for a second child, we converted the house to a 1-family residence. This alteration did not require a special permit or variance.

Twenty+ years later, we would very much like to stay in our home (and with the neighbors we've known for up to a third of a century!) for as long as our health allows. Financially, however, we anticipate this becoming a hardship and a burden on our retirement savings. We are also worried that maintenance will also become burdensome, physically and financially, unless we cut back on our living space.

So, we ask the BZA to allow us to convert our home back to its original 2-family status. To have a unit rentable to a young family (we are one block from the highly desirable Graham and Parks School), and space that would allow us to have live-in care if needed, we ask for a small increase in the living area (63 sq ft more to the existing 4374 sq ft), that will allow for two well-configured units. The configuration is similar to the original: unit 1 is the first floor plus the southeast corner of the 2nd floor; unit 2 is the bulk of the 2nd floor plus the attic floor with new shed dormers to the east and west (and removal of the south dormer).

- 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:

Like many older Cambridge residences, our home was non-conforming along numerous dimensions when we bought it in 1984. These included total gross floor area, lot area, FAR, lot area per unit, lot width, and setbacks on two sides.

We believe the only thing that has changed in all of these areas since 1984 is that sometime between our 1986 variance and today our side of Bates St was rezoned from B to A-2 to be like the rest of the street. So, the hardship that leads us to need a variance is due to the original circumstances of the original building and lot being non-conforming, plus the subsequent rezoning.

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

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

We have consulted with the east and west abutters, and they have all approved of our plan. We will consult with the rear abutters (a condo association) sufficiently prior to our hearing to make any changes necessary to get their approval. More generally, the visual impact from the street side is minimal due to the extensive mature foundation plantings. This will also be reviewed by the Avon Hill Conservation Commission.

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

Rather than derogating from the intent of the Ordinance, we believe this plan is very much in keeping with the spirit of the recent changes to support the addition of accessory apartments to assist with the severe housing shortage in Cambridge. While too large to be an accessory apartment (we looked into this but were hindered by egress, financial, and other concerns), we believe restoring our house to its original 2-family use is in keeping with goals of the City.

- \* 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

### 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 18 Bates St Cambridge, MA 02140 (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:

Our east (left) side setback is only 5ft, so that construction or exterior changes on the east side requires a Special Permit. The proposed construction is to add a new door to the facade for the 2nd floor unit, a bicycle shed, and new windows on the east wall for additional light. The door/windows will be in a style to match the current building.

Second, the rear setback is 20 ft vs. the required 25ft. On this side we request to add two new windows, in exactly the same style as the existing and a spiral staircase down from the rear 2nd floor porch to ground level as the 2nd means of egress from the 2nd floor unit. This staircase will be largely hidden from all neighbors by large trees and a wall on the west side.

**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 area between our house and the house to east is rarely used (we call it "Siberia"). There is no easy access for our house, and it is used as a rear and basement entrance to our neighbor's house. There will be no impact on the character of the building, or the neighborhood in terms of traffic.

The rear staircase empties into our rear fenced-in yard, so will have no impact on neighbors.

**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 existing uses for the south side would continue as they have been without change. On the east side, the close neighbor does not believe there will be any impact on her family.

**D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The entrance to the new 2nd floor unit would be protected from the street by the large existing plantings.

**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 changes requested related to the Special Permit will be quite discrete from the street view.

**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

**APPLICANT:** david oconnor **PRESENT USE/OCCUPANCY:** single famil residence  
**LOCATION:** 18 Bates St Cambridge, MA 02140 **ZONE:** Residence A-2 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** two family residence

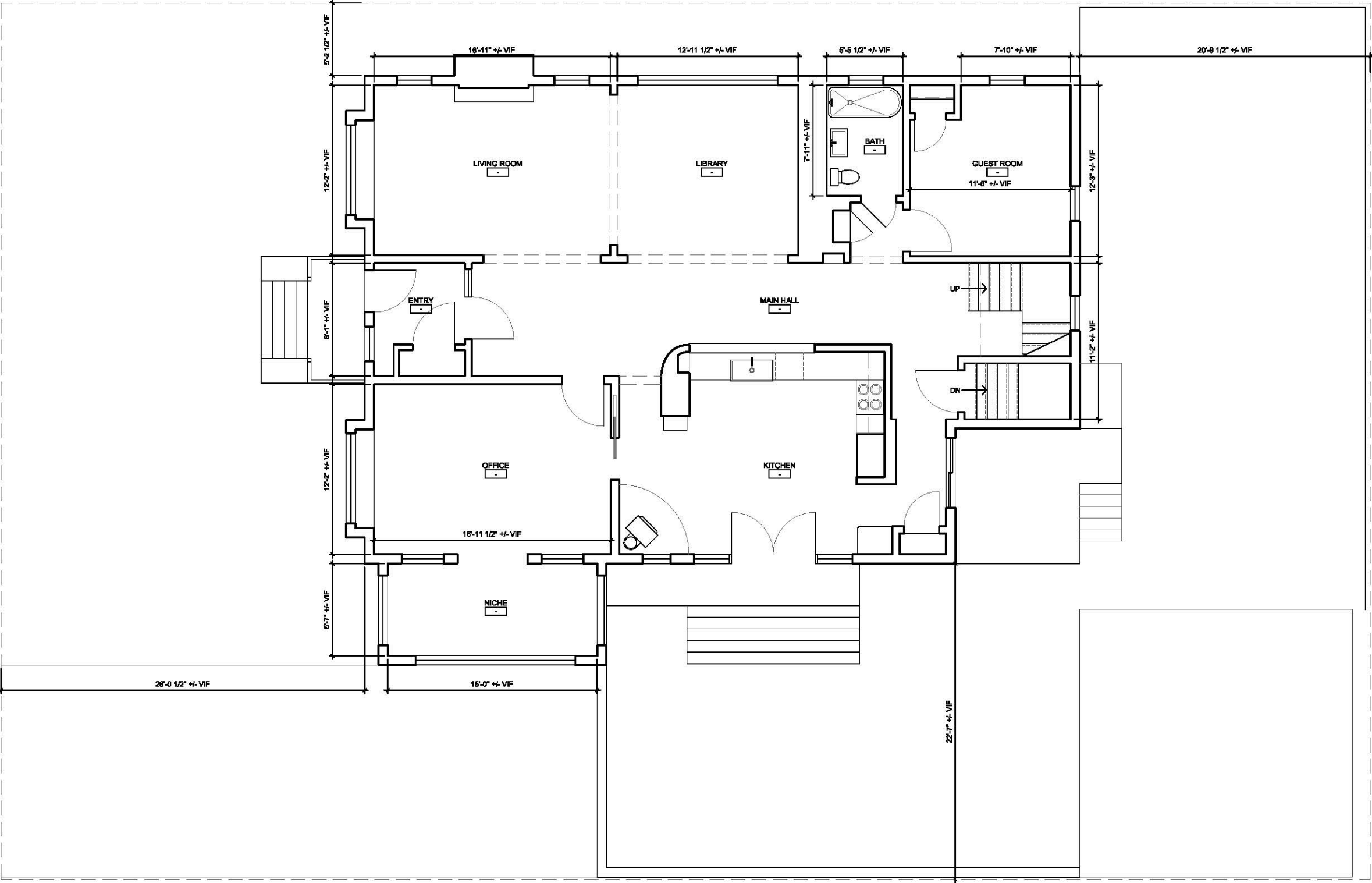
	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	4374 sf	4437 sf	3000 sf	(max.)
<b><u>LOT AREA:</u></b>	5890 sf	same	6000 sf	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	74%	75%	50%	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	2945 sf	same	3000 sf	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	62'	65'	(min.)
	DEPTH	95'	n/a	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	24'7"	20'	(min.)
	REAR	20'8"	25'	(min.)
	LEFT SIDE	5'2"	10'	(min.)
	RIGHT SIDE	22'6"	10'	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	29'4"	35'	(max.)
	LENGTH	48'	n/a	
	WIDTH	24-40'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	41%	same	50%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	1	2	1	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	2	same	2	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	0	same	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	13 ft	same	10 ft	(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.

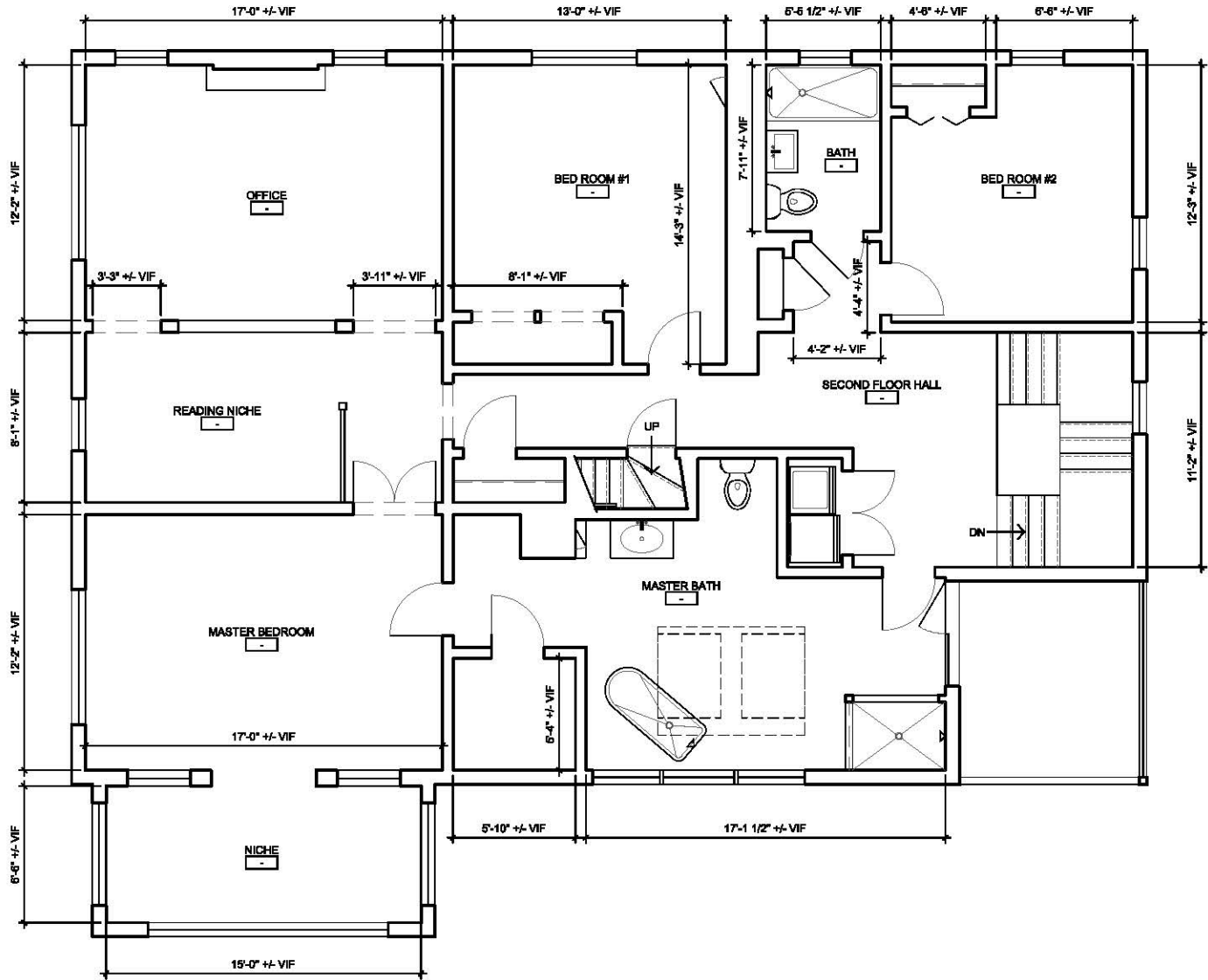
Adjacent building is a former garage converted in 1994 to a shed/gazebo.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

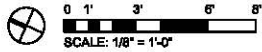


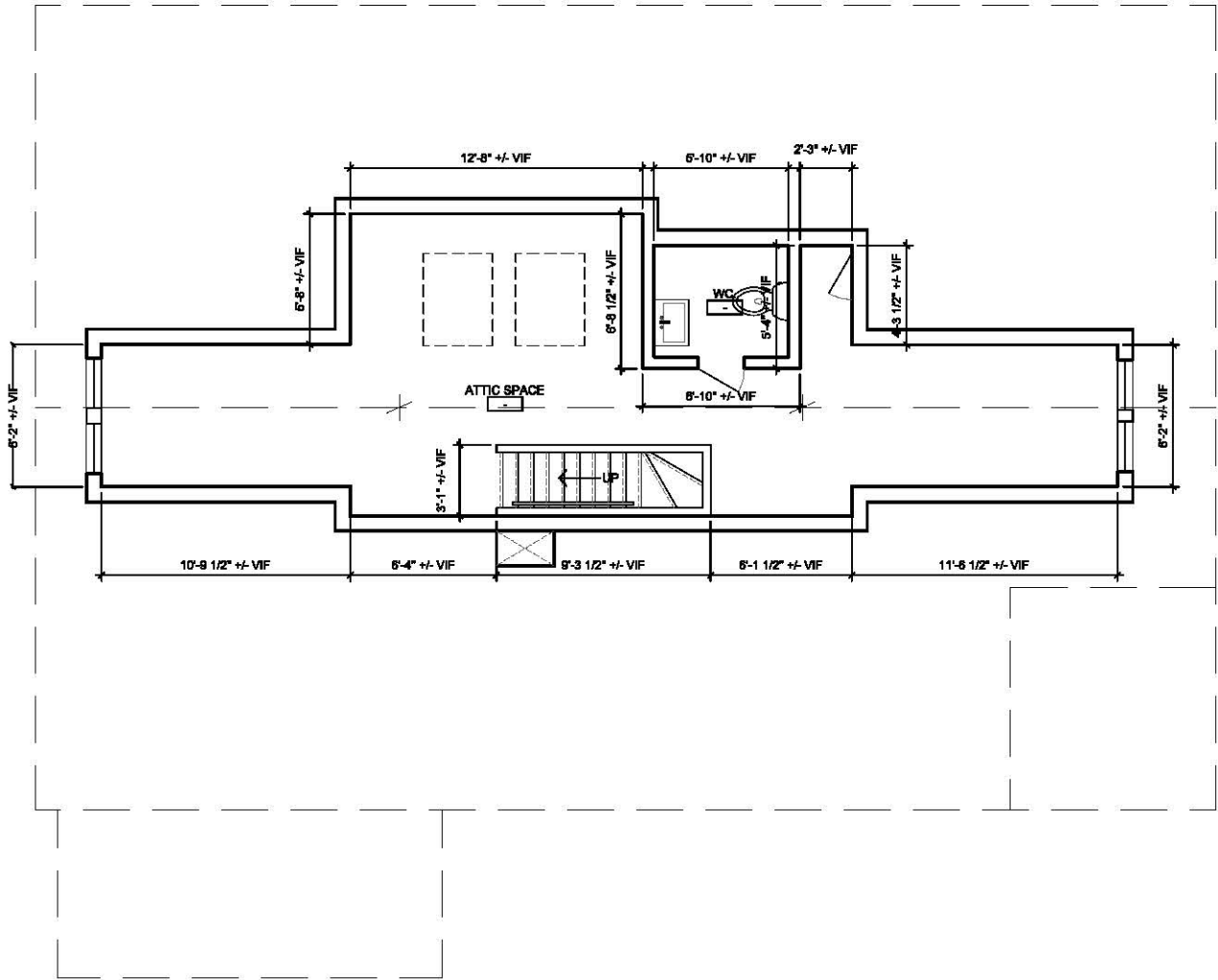


01 EXISTING  
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

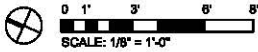


01 EXISTING  
SECOND FLOOR PLAN



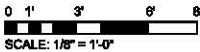


01 EXISTING  
ATTIC FLOOR PLAN  
SCALE: 1/8"=1'-0"

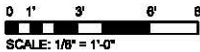




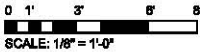
01 EXISTING  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



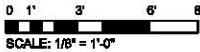
02 EXISTING  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



03 EXISTING  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



04 EXISTING  
WEST ELEVATION  
SCALE: 1/8"=1'-0"





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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No:

2017 NOV -8 PM 3:39  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
BZA-014967-2017

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

Special Permit :   ✓   Variance :   ✓   Appeal :           

PETITIONER : David O'Connor and Lillian (Gish) Jen

PETITIONER'S ADDRESS : 18 Bates Street Cambridge, MA 02140

LOCATION OF PROPERTY : 18 Bates St Cambridge, MA 02140

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Our house was built as a 2-family house and converted to a 1-family in 1994/5.

We request a Variance to:

- 1) Convert it back to a 2-family residence
- 2) Add shed dormers to the 3rd (attic) floor, one facing east, and one facing west.
- 3) Expand gross living area by 63 sq ft, from 4374 to 4437 sq ft.

We request a Special Permit to:

- 1) Add a door, windows, and bicycle shed on the east side (which does not conform to setback requirements)
- 2) Add two windows and an external spiral staircase to the south (rear) side (which does not conform to setback requirements)

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.11 (General Regulations).

Article 5.000 Section 5.26 (Conversion).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :



(Petitioner(s) / Owner)

DAVID C. O'CONNOR

(Print Name)

Address :

18 BATES ST

CAMBRIDGE MA 02140

Tel. No. :

617-823-1510

E-Mail Address :

doconnor55@comcast.net

Date :

11/7/17



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

AMENDED 11-20-17  
D. O'Connor

BZA APPLICATION FORM

Plan No: BZA-014967-2017

GENERAL INFORMATION

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Variance : ✓

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REASON FOR PETITION :

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DESCRIPTION OF PETITIONER'S PROPOSAL :

Our house was built as a 2-family house and converted to a 1-family in 1994/5. We request a Variance to:

1. Convert it back to a 2-family residence, as allowed under Section 4.31, but with exterior alterations to allow for a new entrance for the 2nd unit;
2. Add shed dormers to the 3rd (attic) floor, one facing east, and one facing west.
3. Expand gross living area by 109 sq ft, from 4374 to 4483 sq ft.
4. To allow for the addition of an exterior spiral staircase as 2nd egress, within 10 ft of an accessory building
5. To allow for new stairs, deck, and covered bike storage area on the east side (which does not conform to setback requirements).

We request a Special Permit to:

1. Add a door and window on the east side (which does not conform to setback requirements).
2. Add two windows and an external spiral staircase to the south (rear) side (which does not conform to setback requirements).

SECTIONS OF ZONING ORDINANCE CITED :

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Article 4.000 Section 4.21 (Accessory Uses)

Article 4.000 Section 4.31 (Table of Use: Residential)

Original Signature(s) :



(Petitioner(s) / Owner)

David C. O'Connor

(Print Name)

Address :

18 Bates St

Cambridge MA 02140

Tel. No. :

6178231510

E-Mail Address :

doconnor55@comcast.net

Date :

11-20-17



**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

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**BZA APPLICATION FORM**

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Twenty+ years later, we would very much like to stay in our home (and with the neighbors we've known for up to a third of a century!) for as long as our health allows. Financially, however, we anticipate this becoming a hardship and a burden on our retirement savings. We are also worried that maintenance will also become burdensome, physically and financially, unless we cut back on our living space.

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

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

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## BZA APPLICATION FORM

### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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Granting the Special Permit requested for 18 Bates St Cambridge, MA 02140 (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:

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Second, the rear setback is 20 ft vs. the required 25ft. On this side, we request to add two new windows, in exactly the same style as the existing, and a spiral staircase down from the rear 2nd floor porch to ground level as the 2nd means of egress from the 2nd floor unit. This staircase will be largely hidden from all neighbors by large trees and a wall on the west side.

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The rear staircase empties into our rear fenced-in yard, so will have no impact on neighbors.

**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 existing uses for the south side would continue as they have been without change. On the east side, the close neighbor does not believe there will be any impact on her family.

**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 entrance to the new 2nd floor unit would be protected from the street by the large existing plantings.

**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:

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

Rather than derogating from the intent of the Ordinance, we believe this plan is very much in keeping with the spirit of the recent changes to support the addition of accessory apartments to assist with the severe housing shortage in Cambridge. While too large to be an accessory apartment (we looked into this but were hindered by egress, financial, and other concerns), we believe restoring our house to its original 2-family use is in keeping with goals of the City.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.



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

AMENDED 11-20-17  
D. O'Connor

2017 NOV 20 PM 3:51

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-014967-2017

GENERAL INFORMATION

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

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

PETITIONER : David O'Connor and Lillian (Gish) Jen

PETITIONER'S ADDRESS : 18 Bates Street Cambridge, MA 02140

LOCATION OF PROPERTY : 18 Bates St Cambridge, MA 02140

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Our house was built as a 2-family house and converted to a 1-family in 1994/5. We request a Variance to:

1. Convert it back to a 2-family residence, as allowed under Section 4.31, but with exterior alterations to allow for a new entrance for the 2nd unit;
2. Add shed dormers to the 3rd (attic) floor, one facing east, and one facing west.
3. Expand gross living area by 109 sq ft, from 4374 to 4483 sq ft.
4. To allow for the addition of an exterior spiral staircase as 2nd egress, within 10 ft of an accessory building
5. To allow for new stairs, deck, and covered bike storage area on the east side (which does not conform to setback requirements).

We request a Special Permit to:

1. Add a door and window on the east side (which does not conform to setback requirements).
2. Add two windows and an external spiral staircase to the south (rear) side (which does not conform to setback requirements).

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.11 (General Regulations).

Article 5.000 Section 5.26 (Conversion).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 4.000 Section 4.21 (Accessory Uses)

Article 4.000 Section 4.31 (Table of Use: Residential)

Original Signature(s) :



(Petitioner(s) / Owner)

David C. O'Connor

(Print Name)

Address :

18 Bates St

Cambridge MA 02140

Tel. No. :

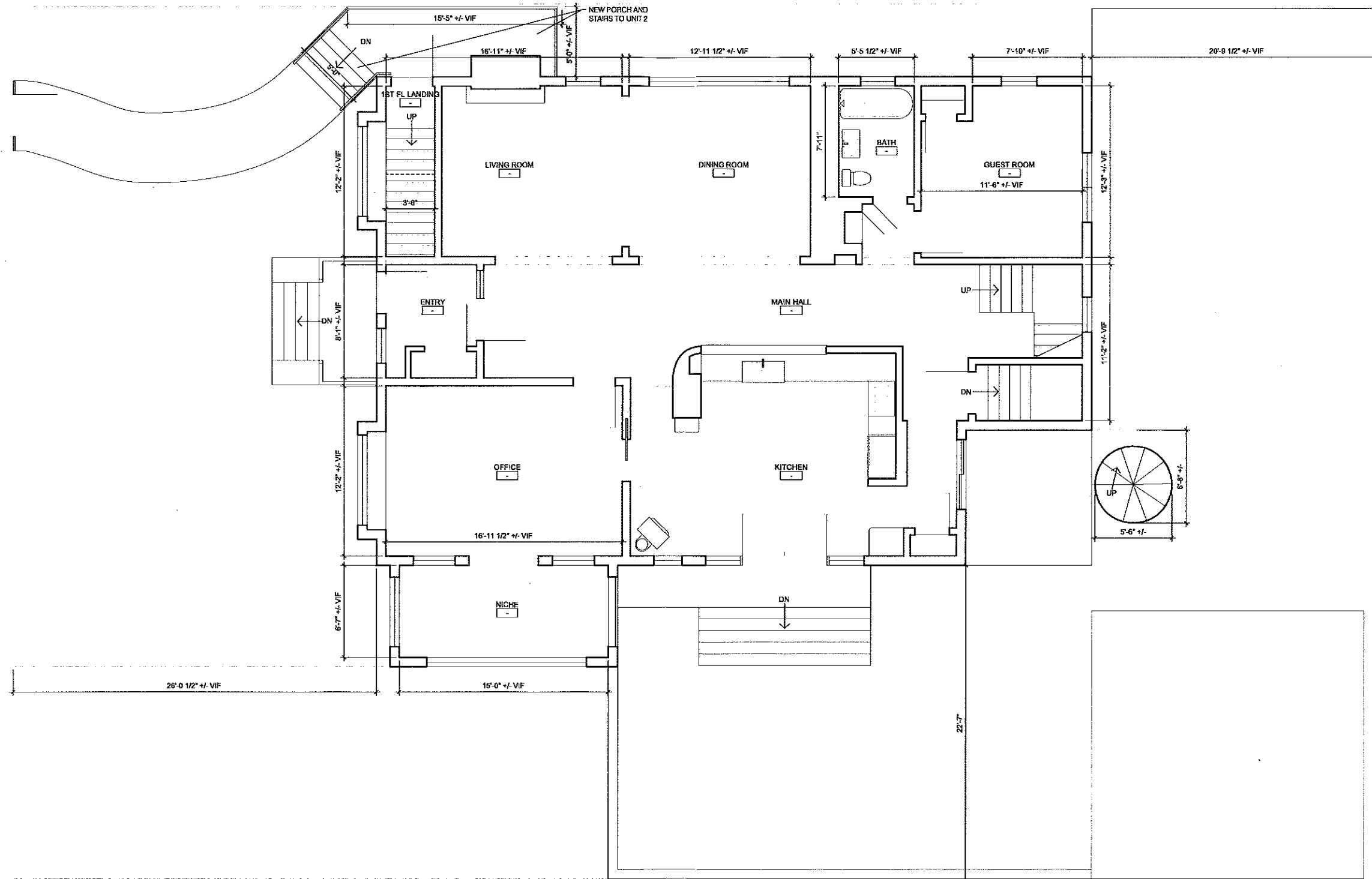
6178231510

E-Mail Address :

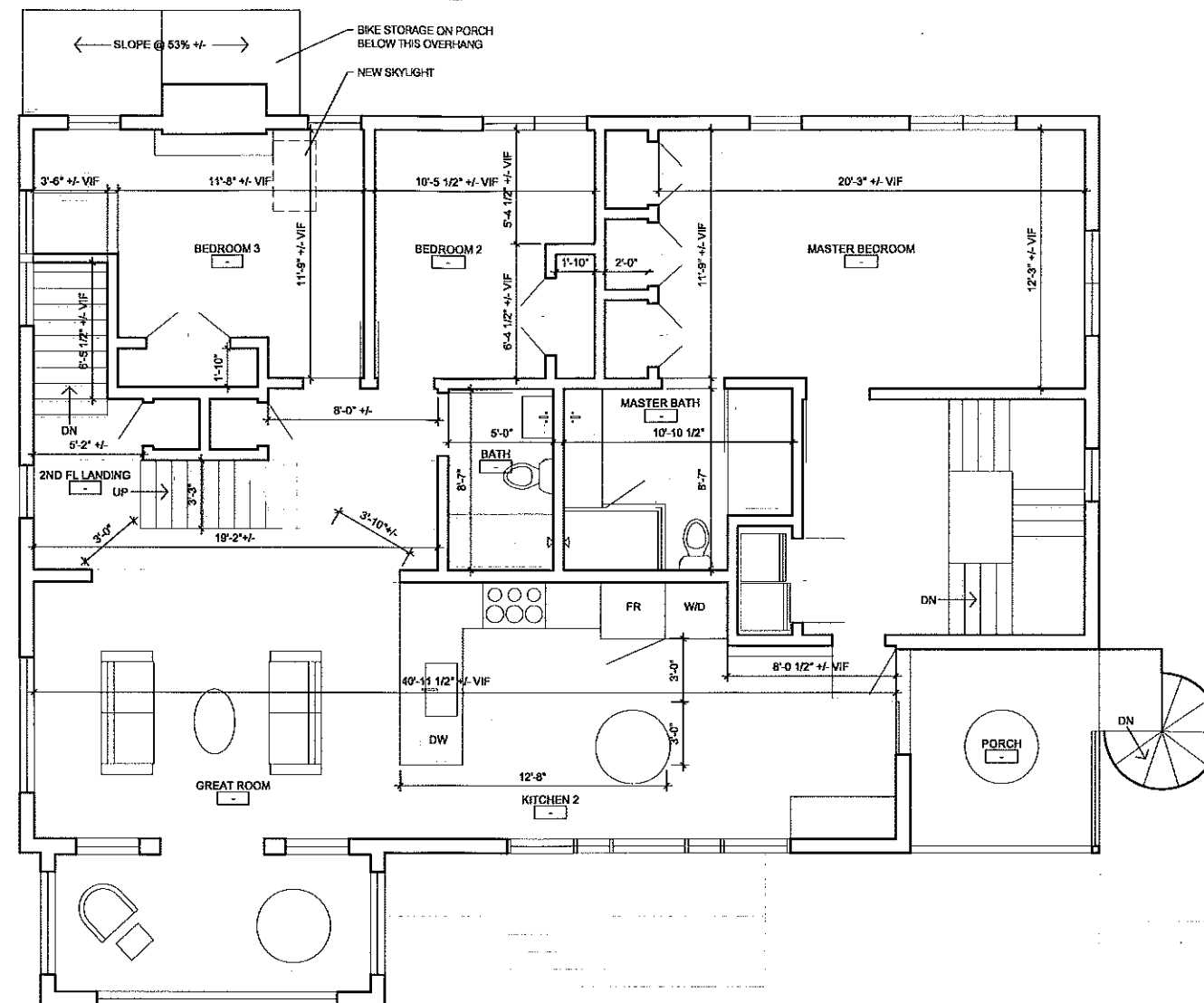
doconnor55@comcast.net

Date :

11-20-17



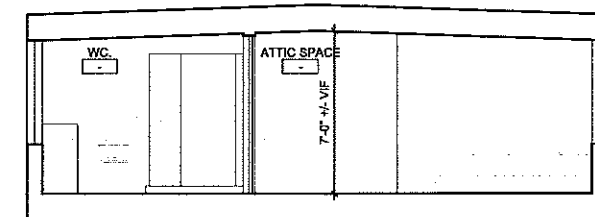
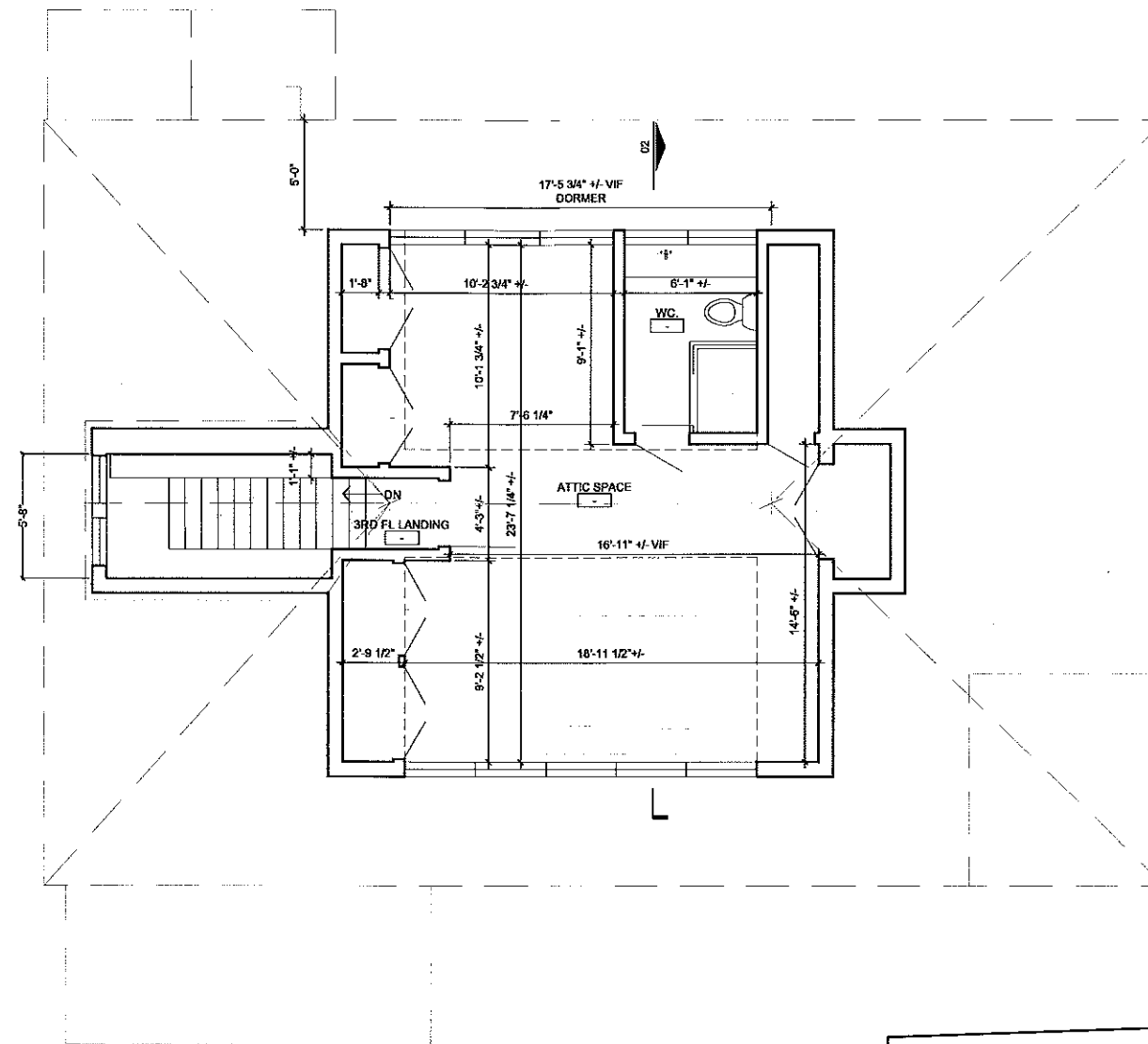
01 PROPOSED  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



© MARYANN THOMPSON ARCHITECTS

DATE: 11/16/17

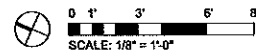




ATTIC LEVEL FFE  
 (1/4) 20'-8" V.I.F.

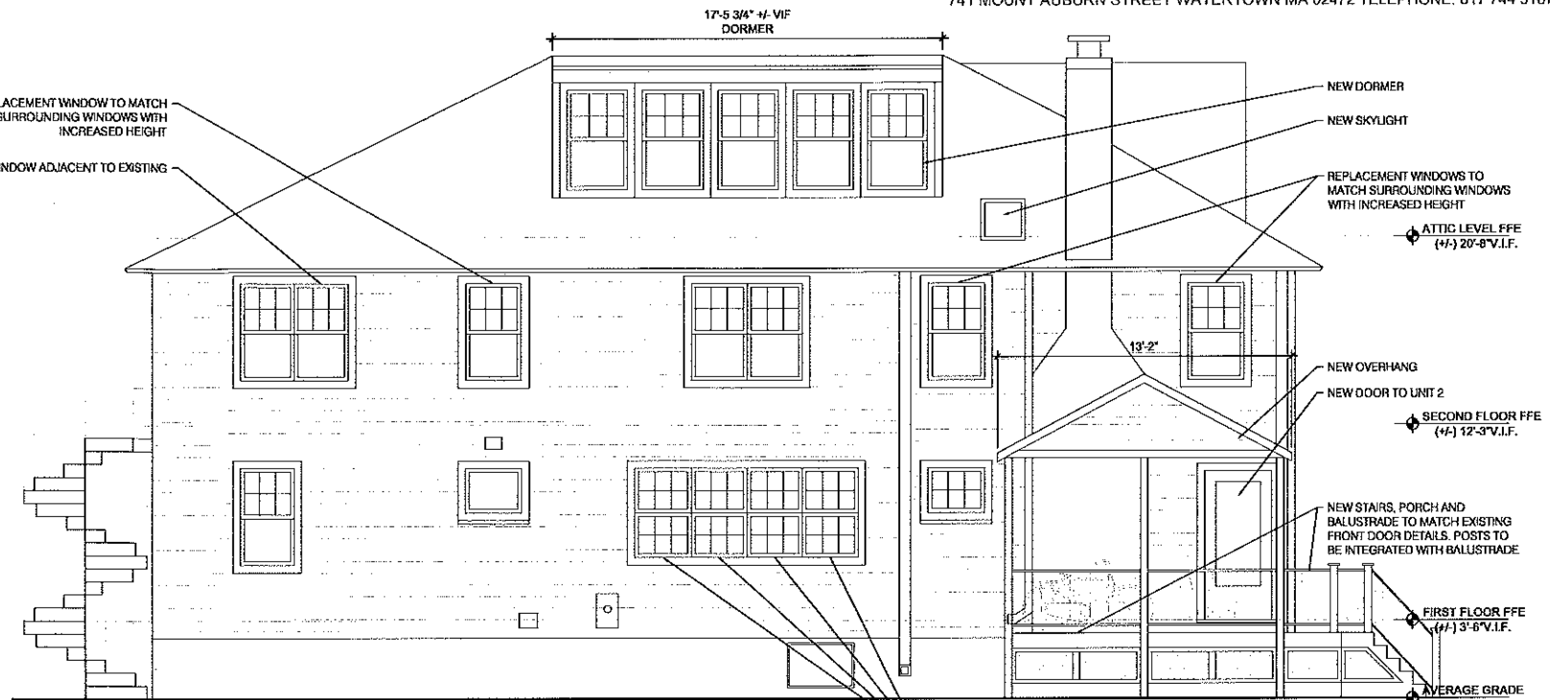
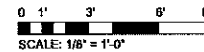
**02 ATTIC CROSS SECTION**  
 SCALE: 1/8" = 1'-0"

**01 PROPOSED ATTIC FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

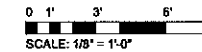




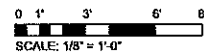
01 PROPOSED  
NORTH ELEVATION  
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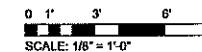
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EAST ELEVATION  
SCALE: 1/8" = 1'-0"



03 PROPOSED  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



04 PROPOSED  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"





## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 18 Bates Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☒ Avon Hill Neighborhood Conservation District  
**Proposed alterations require approval of the Avon Hill NCD Commission.**
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☐ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date November 14, 2017

Received by Uploaded to Energov

Date November 14, 2017

Relationship to project BZA 14967-2017

cc: Applicant  
Inspectional Services Commissioner

## **Demolition Delay Ordinance and Application Information**

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

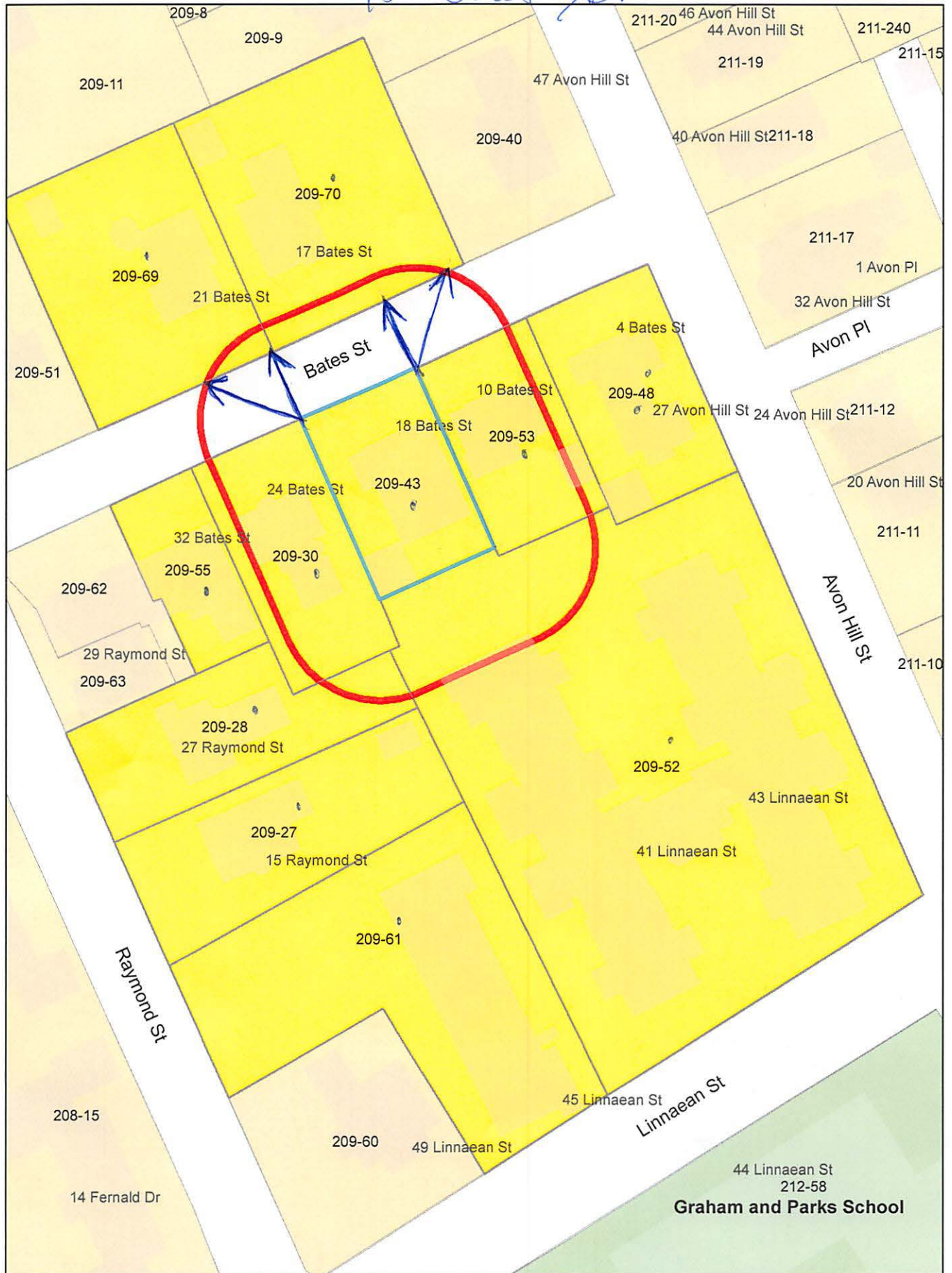
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

18 Bates St.





18 Bates St.

Peltione

209-27  
ELMER, DAVID F. & BONNIE M. TALBERT  
15 RAYMOND ST  
CAMBRIDGE, MA 02140

209-28  
MANSFIELD, HARVEY C.  
TR. OF HARVEY C. MANSFIELD REV. TRUST  
27 RAYMOND ST  
CAMBRIDGE, MA 02140

209-43  
O'CONNOR, DAVID C. & LILLIAN JEN  
18 BATES STREET  
CAMBRIDGE, MA 02140

209-30  
LHOWE, LAUREL C. & DAVID W. LHOWE  
24 BATES ST  
CAMBRIDGE, MA 02140

209-48  
THE WESLEY FOUNDATION IN CAMBRIDGE  
1555 MASS. AVE.  
CAMBRIDGE, MA 02138

209-52  
BENEDETTO, ANNETTE C.  
41 LINNAEAN ST., UNIT #1  
CAMBRIDGE, MA 02138

209-52  
HENNESSEY, JOHN R.,  
TR. OF KRIESAU TRUST  
41 LINNAEAN ST., #2  
CAMBRIDGE, MA 02138

209-52  
WOOLSEY, ANNIE & HENRY WOOLSEY  
41 LINNAEAN STREET #3  
CAMBRIDGE, MA 02138

209-52  
SELWYN, JEREMY  
41 LINNAEAN ST., UNIT #4  
CAMBRIDGE, MA 02138

209-52  
DARDATI, CONSUELO AMANDO VERA TRU  
C/O 41 LINNAEAN STREET, LLC  
73 HANCOCK ST  
LEXINGTON, MA 02420

209-52  
ROBINSON, CLIFFORD G.,  
TRS THE CLIFF ROBINSON LIV TR  
41 LINNAEAN ST., #6  
CAMBRIDGE, MA 02138

209-52  
HASSON, NATHAN S.  
41 LINNAEAN ST., #7  
CAMBRIDGE, MA 02138

209-52  
KISEN, YAN  
41 LINNAEAN ST., #8  
CAMBRIDGE, MA 02138

209-52  
NI, YUANYUAN, TRUSTEE THE LHR TRUST  
4 FIELDSTONE DR.  
WESTFORD, MA 01886

209-52  
HARRIS, WILLIAM, MARY L SHOEMAKER ET AL  
TRS. THE PEABODY COURT CONDOMINIUM TR.  
C/O THAYER & ASSOC. INC.  
1812 MASS AVENUE  
CAMBRIDGE, MA 02140

209-52  
KESSLER, MARC JOSEPH &  
SUSAN ELISABETH OSGOOD  
41 LINNAEAN ST. UNIT#21  
CAMBRIDGE, MA 02138

209-52  
HOLLORAN, PETER & KATHRYN E. BEERS  
41 LINNAEAN ST. UNIT#22  
CAMBRIDGE, MA 02138

209-52  
KREUTZER, ANDREAS K. & PAULA E. KREUTZER  
41 LINNAEAN ST. UNIT#23  
CAMBRIDGE, MA 02139

209-52  
MOCKOVAK, HOLLY E.  
41 LINNAEAN ST., #24  
CAMBRIDGE, MA 02138

209-52  
HARLOW PROPERTIES, INC.  
P.O. BOX 247  
ROCKPORT, MA 01966

209-52  
BARNARD-BIDERMANN, ISABEL  
200 CENTRAL PARK SOUTH, APT F  
NEW YORK, NY 10019

209-52  
GOLD, PATRICIA R.  
41 LINNAEAN ST., UNIT# 27  
CAMBRIDGE, MA 02138

209-52  
REDDINGTON, JOHN P.  
706 BROOK DRIVE  
NEWARK, DE 19713

209-52  
BANKS, HELEN M.  
43 LINNAEAN ST. #2A  
CAMBRIDGE, MA 02138

209-52  
QUINN, DANA  
41 LINNAEAN ST., #2B  
CAMBRIDGE, MA 02138

209-52  
WEINSTEIN, ALEXANDRA  
41 LINNAEAN ST., #31  
CAMBRIDGE, MA 02138

209-52  
PRIBELL, HEIDI  
41-43 LINNAEAN ST., #32  
CAMBRIDGE, MA 02138

209-52  
SCHECHTER, PAUL  
41 LINNAEAN ST., #33  
CAMBRIDGE, MA 02138

209-52  
STONEMAN, WILLIAM P.  
41 LINNAEAN STREET, #34  
CAMBRIDGE, MA 02138

209-52  
LEE, BRIAN K. & CHRISTA M. LEE  
P.O. BOX #61155  
PASADENA, CA 91116

18 Bates St.

209-52  
FRANKLIN, FRED A.  
41 LINNAEAN ST., #36  
CAMBRIDGE, MA 02138

209-52  
LANE, CHRISTINE  
41 LINNAEAN ST., UNIT #37  
CAMBRIDGE, MA 02138

209-52  
YELLIN, NANCY L.  
41 LINNAEAN STREET, UNIT #38  
CAMBRIDGE, MA 02138

209-52  
FEENBERG, DANIEL  
43 LINNAEAN ST., #3A  
CAMBRIDGE, MA 02138

209-52  
BERTSCH, NANCY K.  
43 LINNAEAN ST., #3B  
CAMBRIDGE, MA 02138

209-52  
FOGELSON, ROBERT M.  
41 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
EVANS, KATHERINE  
41 LINNAEAN ST., #42  
CAMBRIDGE, MA 02138

209-52  
REGA REALTY LLC  
41 LINNAEAN ST., #43  
CAMBRIDGE, MA 02138

209-52  
BRADSHAW, MARY ELLEN  
2210 ENCANTO DRIVE, NW  
PHOENIX, AZ 85007

209-52  
LANE, CAROL M.  
41 LINNAEAN ST. UNIT#45  
CAMBRIDGE, MA 02138

209-52  
FERGUSON, SCOTT E. & CHRISTINA N. DAVILA  
41 LINNAEAN ST. #47  
CAMBRIDGE, MA 02138

209-52  
WEINSTEIN, ALEXANDRA  
41 LINNAEAN ST., #48  
CAMBRIDGE, MA 02138

209-52  
FLYNN, EVELYN A.  
43 LINNAEAN ST., #4A  
CAMBRIDGE, MA 02138

209-52  
HOUCHIN, JOHN H. & PAMELA NEWTON  
C/O WANG, OULU & BRENDAN P. LEHNERT  
43 LINNAEAN ST. UNIT#5A  
CAMBRIDGE, MA 02138

209-52  
FUNK, PAUL C/O BRAVER WEALTH  
MANAGEMENT, LLC.  
ATTN: JUDY LUDWIG  
117 KENDRICK STREET. #800  
NEEDHAM, MA 02494

209-52  
PEARSON, PATRICIA & MICHAEL R. PEARSON  
43 LINNAEAN ST., #7A  
CAMBRIDGE, MA 02138

209-52  
EPSTEIN, GAIL L.  
41-43 LINNAEAN STREET UNIT #8A  
CAMBRIDGE, MA 02138

209-52  
RAMSEY, FRANCIS W. III & RANDOLPH L. LOWET  
43 LINNAEAN ST #21  
CAMBRIDGE, MA 02138

209-52  
SPENCER, KATHERINE &  
JACOB MASON SPENCER  
43 LINNAEAN ST. UNIT#22A  
CAMBRIDGE, MA 02138

209-52  
WELLER, DANIEL T.  
43 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
JFS LINNAEAN STREET LLC  
651 OKEECHOBEE BLVD., #205  
WEST PALM BEACH, FL 33401

209-52  
CIERI, MARIE  
TR. OF MARIE E. CIERI TRUST  
43 LINNAEAN ST. UNIT#25A  
CAMBRIDGE, MA 02138

209-52  
THACKSTON, WHEELER M., JR.  
43 LINNAEAN ST., #26A  
CAMBRIDGE, MA 02138

209-52  
PARKER, L. ALLEN & LENORE S. PARKER  
43 LINNAEAN ST., #27A  
CAMBRIDGE, MA 02138

209-52  
GOTOWKA, ERIN  
43 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
SHAPIRO, SIMON E. & MARGARET M. MORAN  
60 DEER RUN RD  
VINEYARD HAVEN, MA 02568

209-52  
METTETAL, JEROME T.  
43 LINNAEAN STREET APT 32  
CAMBRIDGE, MA 02138

209-52  
CAZENAVE, ODILE  
43 LINNAEAN ST. UNIT#33A  
CAMBRIDGE, MA 02138

209-52  
ADLER, ANTHONY ETHAN ANGELES  
TRS OF THE JUDITH ELENA ADLER REV.  
SOCIOLOGY DEPT  
MEMORIAL UNIVERSITY  
ST JOHN'S, NL AIC, - 557

209-52  
KLINE, ROBERT & NAOMI KLINE  
43 LINNAEAN ST #35A  
CAMBRIDGE, MA 02138

18 Bates St.

209-52  
HANSON, MARK P. & ELENA F. HANSON  
43 LINNAEAN ST #36A  
CAMBRIDGE, MA 02138

209-52  
COHEN, DAVID  
43 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
CROTTY, JANICE A.  
43 LINNAEAN ST., UNIT #38A  
CAMBRIDGE, MA 02141

209-52  
PIEPER EDITH  
43 LINNAEAN ST., UNIT# 41A  
CAMBRIDGE, MA 02138

209-52  
EUBANKS, CLINTON F., JR. &  
NICHOLAS A. DEUTSCH  
43 LINNAEAN ST., #42A  
CAMBRIDGE, MA 02138

209-52  
HAUSER, CAROL  
43 LINNAEAN ST., UNIT #43A  
CAMBRIDGE, MA 02139

209-52  
WALKER, HELEN  
43 LINNAEAN ST., #44A  
CAMBRIDGE, MA 02138

209-52  
COHEN, ADAM E.  
43 LINNAEAN ST. UNIT#45A  
CAMBRIDGE, MA 02138

209-52  
ZOOGMAN, NICHOLAS J. &  
CARLA M. ZOOGMAN  
600 WEST 115TH ST.  
NEW YORK, NY 10025

209-52  
LEE, SUSAN A.  
43 LINNAEAN ST., #47A  
CAMBRIDGE, MA 02138

209-52  
TOFT, MONICA & IVAN TOFT  
63 WASHBURN AVE  
CAMBRIDGE, MA 02140

209-53  
WOLFSON, JANE & WILLIAM J. MITCHELL  
10 BATES ST  
CAMBRIDGE, MA 02140

209-55  
O'REILLY, JR., WILLIAM & ELIZABETH C. ROSS  
32 BATES ST  
CAMBRIDGE, MA 02140

209-61  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

209-69  
SPERLING, JAMES D. &  
VIRGINIA A. LOEB TRUSTEE  
21 BATES ST  
CAMBRIDGE, MA 02140

209-70  
RESIDENT  
17 BATES ST  
CAMBRIDGE, MA 02140





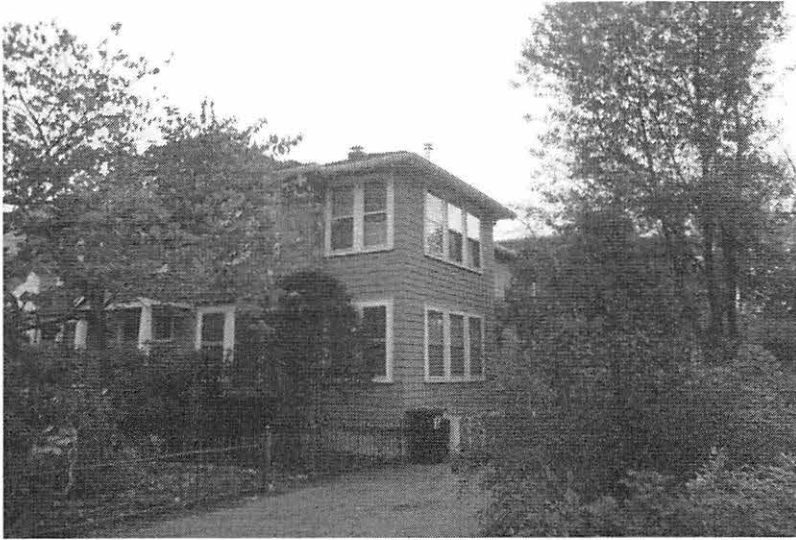
EAST VIEW



NORTHEAST VIEW



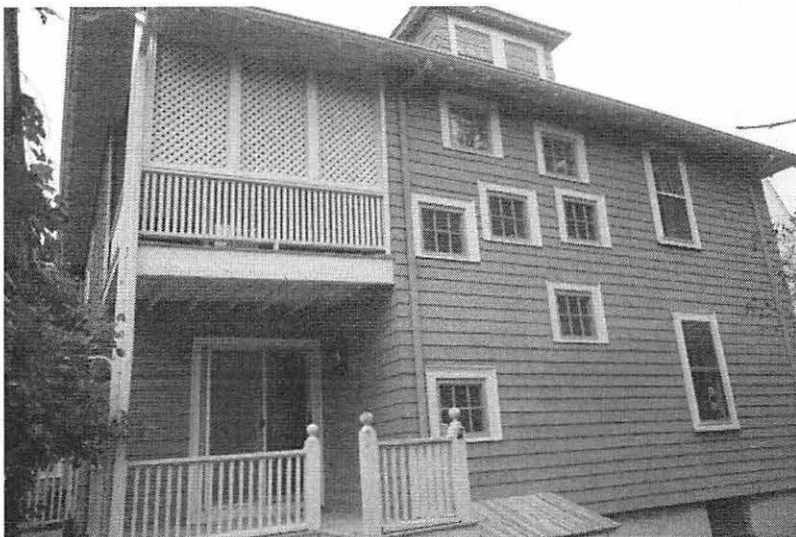
NORTH VIEW



NORTHWEST VIEW



WEST VIEW



SOUTH VIEW

**18 BATES STREET PHOTOS**

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: 25017C0438E  
EFFECTIVE DATE: 06/04/2010

**PREPARED FOR:**  
**MARYANN THOMPSON ARCHITECTS**  
**741 MOUNT AUBURN STREET**  
**WATERTOWN, MA 02472**

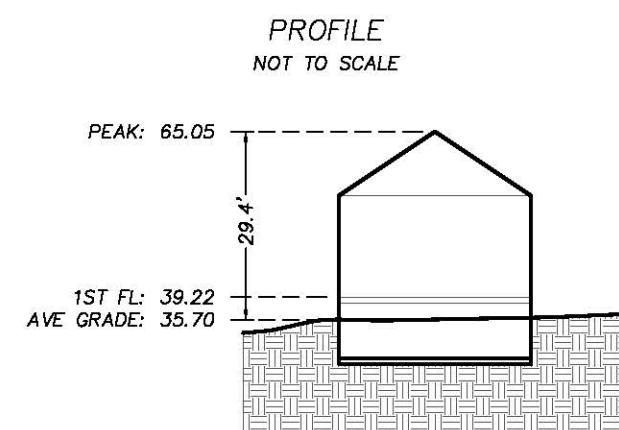
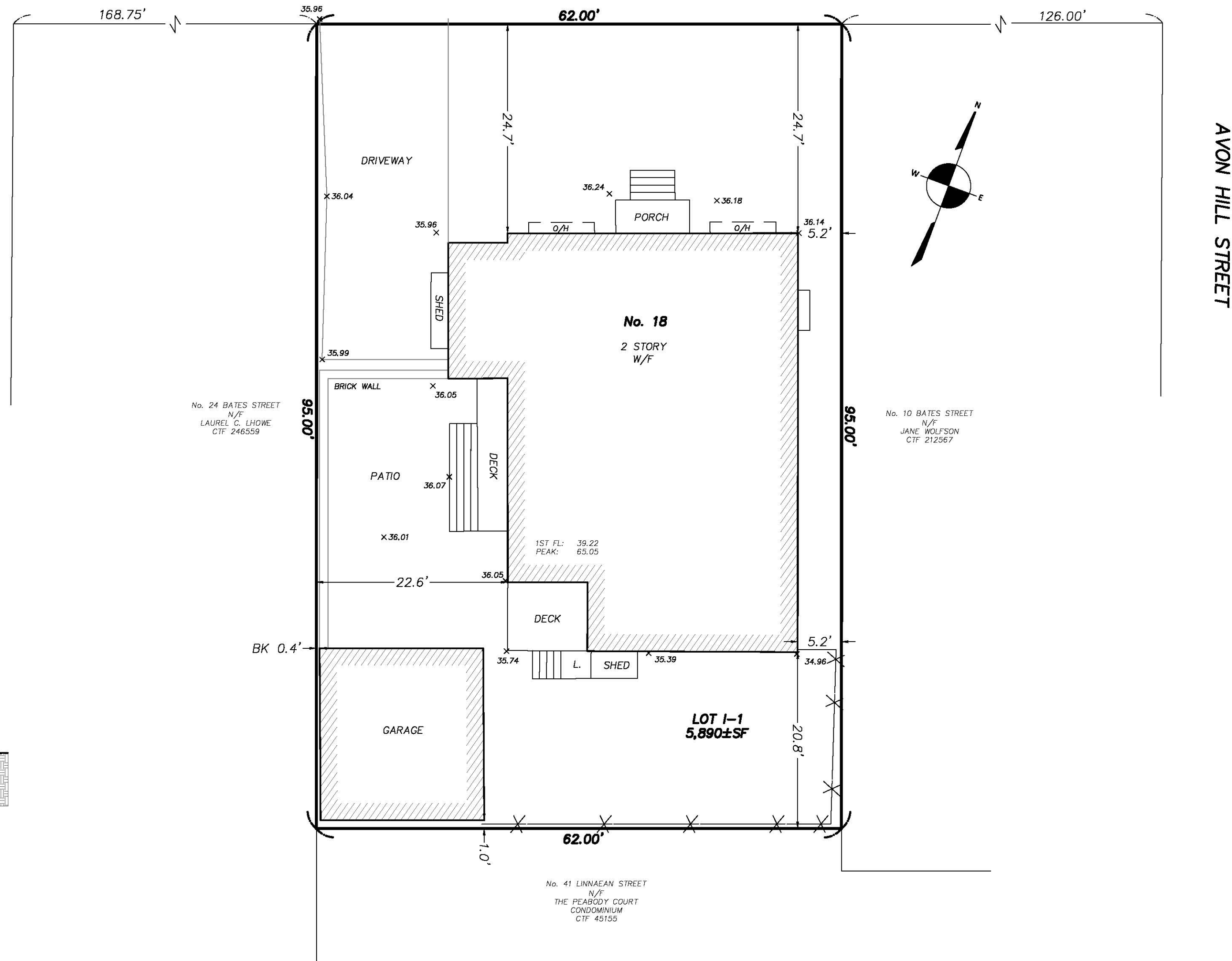
**REFERENCES:**  
**OWNER OF RECORD**  
**DAVID C. O'CONNOR**  
**18 BATES STREET**  
**CAMBRIDGE, MA 02140**

DEED: C. 172445  
LCC: 1049-B  
1049-D  
1049-E  
1049-G  
1049-H  
1049-I  
1049-J  
PLAN: STREET LAYOUT 11-37

LOCATED AT  
18 BATES STREET  
CAMBRIDGE, MA



**BATES STREET**  
(40.0' WIDE)



**SCALE: 1.0 INCH = 10.0 FEET**



FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	09/18/17
JOB #	17-00478