



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

BZA APPLICATION FORM

Plan No: BZA-010985-2016

GENERAL INFORMATION

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

Special Permit : _____

Variance : _____

Appeal : _____

PETITIONER : Bill Boehm - C/O William Herbert

PETITIONER'S ADDRESS : 561 Windsor St #A402 Somerville, MA 02139

LOCATION OF PROPERTY : 216 Norfolk St Cambridge, MA 02139

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

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
Petitioners request Special Permit relief to build addition to existing non-conforming dwelling, and for parking relief: park within side-yard setback, park within rear-yard setback, narrow driveway.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.(c) (Non-Conforming Structure).
Article 6.000 Section 6.44.1.(b) (Parking).
Article 6.000 Section 6.43.4.(a) (Minimum Driveway Width).

Original Signature(s) : 
(Petitioner(s) / Owner)

Bill Boehm
(Print Name)

Address : 561 Windsor St #A402
Somerville, MA 02143
Tel. No. : 617-521-9082
E-Mail Address : bill@boehmarchitecture.com

Date : 07.28.16

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.

e

I/We William Herbert
Herbert (OWNER)

Address: 216 Norfolk St. Cambridge, MA, 02139

State that I/We own the property located at 216 Norfolk St., which is the subject of this zoning application.

The record title of this property is in the name of Francis William Herbert

*Pursuant to a deed of duly recorded in the date 11.20.2007, Middlesex South County Registry of Deeds at Book 53875, Page 211; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

William Herbert

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 Suffolk

The above-name William Herbert personally appeared before me, this 22 of July, 2010, and made oath that the above statement is true.

Arthur Notary

My commission expires February 9 2018 (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 216 Norfolk St Cambridge, MA 02139 (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:
With the requested relief the requirements of the ordinance will be satisfied.
- 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:
No congestion, hazard, or substantial change in the established neighborhood character will be caused by this development because the parking requirement will be satisfied, and there are many examples of parking within the 5' setbacks throughout the neighborhood.
- 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:
Operations or development of adjacent uses will not be adversely affected because the proposed use is consistent with the current use and adjacent uses (residential).
- 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:
No nuisance or hazard will be created because the use of the property is not changing, and the quality of the new structure will be significantly better than the current home.
- 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 will not impair the integrity of the district because it will restore the historic home to its former state as a unique and attractive asset to the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boehm Architecture **PRESENT USE/OCCUPANCY:** residential - 1 family
LOCATION: 216 Norfolk St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: 617-521-9082 **REQUESTED USE/OCCUPANCY:** residential - 2 family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2,155	2,691	2,791	(max.)
<u>LOT AREA:</u>		3,721	3,721	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		0.58	0.73	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		3,721	1,860	1,500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	49.65	49.65	50	(min.)
	DEPTH	75.15	75.15	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	6.7	6.7	10	(min.)
	REAR	11.6	20	20	(min.)
	LEFT SIDE	7.4	7.4	7.5	(min.)
	RIGHT SIDE	9.3	9.3	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	28.4	29.75	35	(max.)
	LENGTH	56.85	47.5	n/a	
	WIDTH	30.56	30.56	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50	42	30	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		1	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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.

- 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'.



Amended

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

2016 AUG 22 PM 2:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-010985-2016

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : Appeal : _____

PETITIONER : Bill Boehm - C/O William Herbert

PETITIONER'S ADDRESS : 561 Windsor St #A402 Somerville, MA 02139

LOCATION OF PROPERTY : 216 Norfolk St Cambridge, MA 02139

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


REASON FOR PETITION : Conversion to two units, addition, parking.

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners request Variance to build addition to existing non-conforming dwelling, and for parking relief: park within side-yard setback, park within rear-yard setback, narrow driveway, convert dwelling into two family.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.26 (Conversion of Dwellings).
- Article 8.000 Section 8.22.2.(c) (Non-Conforming Structure).
- Article 6.000 Section 6.44.1.(b) (Parking).
- Article 6.000 Section 6.43.4.(a) (Minimum Driveway Width).

Original Signature(s) : 
(Petitioner(s) / Owner)

Bill Boehm
(Print Name)

Address : 561 Windsor St #A402
Somerville, MA 02143

Tel. No. : 617-521-9082

E-Mail Address : bill@boehmarchitecture.com

Date : 8.22.16

CONFIDENTIAL
U.S. GOVERNMENT PRINTING OFFICE

DEPARTMENT OF THE ARMY
HEADQUARTERS, WASHINGTON, D.C.

1. This report contains information which is classified as CONFIDENTIAL.

2. The information reported herein is the property of the Army and should not be distributed outside the Army without the approval of the appropriate authority.

3. This report is intended for the use of the Army and should not be distributed outside the Army without the approval of the appropriate authority.

4. This report is intended for the use of the Army and should not be distributed outside the Army without the approval of the appropriate authority.

5. This report is intended for the use of the Army and should not be distributed outside the Army without the approval of the appropriate authority.

6. This report is intended for the use of the Army and should not be distributed outside the Army without the approval of the appropriate authority.

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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boehm Architecture **PRESENT USE/OCCUPANCY:** residential - 1 family
LOCATION: 216 Norfolk St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: 617-521-9082 **REQUESTED USE/OCCUPANCY:** residential - 2 family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2,155	2,686	2,791	(max.)
<u>LOT AREA:</u>	3,721	3,721	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.58	0.72	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3,721	1,860	1,500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	49.65	49.65	50	(min.)
DEPTH	75.15	75.15	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	6.7	6.7	10	(min.)
REAR	11.6	20	20	(min.)
LEFT SIDE	7.4	7.4	7.5	(min.)
RIGHT SIDE	9.3	9.3	7.5	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	28.4	29.75	35	(max.)
LENGTH	56.85	47.8	n/a	
WIDTH	30.58	30.58	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	50	42	30	
<u>NO. OF DWELLING UNITS:</u>	1	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	1	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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

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:

Due to size and width of the lot, and the existing historic dwelling, there is no way to configure two parking spaces and a driveway to meet zoning standards. Therefore, a literal enforcement of this ordinance would require that parking be placed under the proposed structure. Those configuration would not be acceptable to the Historic Commission or to the neighbors and would diminish the quality of the proposed homes.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is due to the size and shape of the lot. The lot is under 50' wide and just over 75' long. The existing home has been deemed Preferably Preserved by the Cambridge Historic Commission. It is virtually impossible to meet the required minimum parking space sizes and provide the driveway and maneuvering dimensions.

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

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

The existing home has not been substantially renovated for nearly 100 years. It is in very poor physical and visual condition. This renovation will restore a significant historic home to original quality while upgrading the interior and creating a second dwelling of excellent, contemporary quality.

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

The requested relief for parking and driveway width will maintain the current driveway configuration while adding additional parking areas. Because the property is currently rented to multiple tenants, this will reduce the need for on-street parking for future residents of this property.

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



216 Norfolk
zoning district: C-1
8.2.16

Variance Application - Dimensional Table

	existing conditions	ordinance requirements	proposed 8.1.16	notes
total gross floor area	2,155	3,750	2,686	24.6% increase special permit
lot area	3,721	5,000	3,721	
ratio of GFA to lot area	0.58	0.75	0.73	
lot area each DU	3,721	1,500	1,860	
size of lot				
width	49.65	50	49.65	narrow lot allows 7.5' sideyards
depth	75.15		75.15	
setbacks in feet				
front	6.7	10	6.7	existing condition to remain
rear	11.6	20	20	
left side	7.4	7.5	7.4	existing condition to remain
right side	9.3	7.5	9.3	
size of building				
height	28.25	35	29.75	
length	56.85		47.8	
width	30.56		30.56	
ratio of open space				
usable	50% (1863 sf)	30% (1116 sf)	42% (1562 sf)	
permeable	15% (563 sf)	15% (558 sf)	24% (891 sf)	
	35% (1300 sf)	15% (558 sf)	18% (662 sf)	
# of parking spaces	1	2	2	special permit for dimensional req.s

Drawing Index

Architectural	
A0	Cover Sheet
A1	Site Plan
A2	Zoning Analysis
A3	Basement and First Fl
A4	Second and Third Fl
A5	Elevations

REFERENCES:
DEED: BK 53875; PG 211
PLAN: PL BK 62; PL 7
PL BK 169; PL 16
#1101 OF 1998
#189 OF 2000
LCC: 23705-A
6002-A
CITY
NORFOLK ST; PLAN 9033

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 11 - 23, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL: #25017C0576E
EFFECTIVE DATE: JUNE 4, 2010

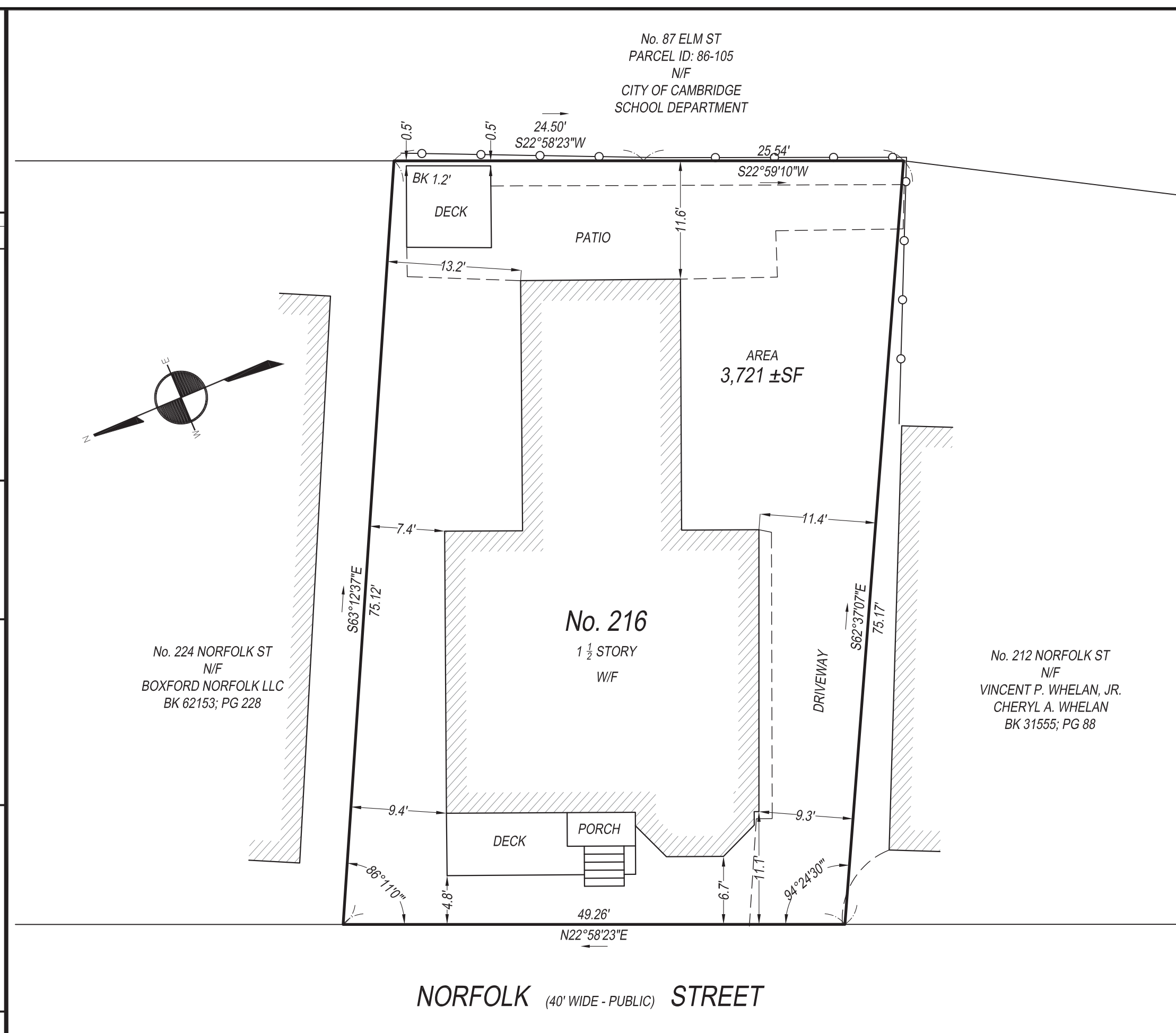
PREPARED FOR:
FRANCIS WILLIAM HERBERT
216 NORFOLK STREET
CAMBRIDGE, MA 02139

NOTES:
PARCEL ID: 86-6
ZONING: C-1

CERTIFIED PLOT PLAN
LOCATED AT
216 NORFOLK STREET
CAMBRIDGE, MA
SCALE: 1 INCH = 10 FEET DATE: MARCH 23, 2016

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

JOB #16-00219 FILE #16-00219 - CPP.DWG

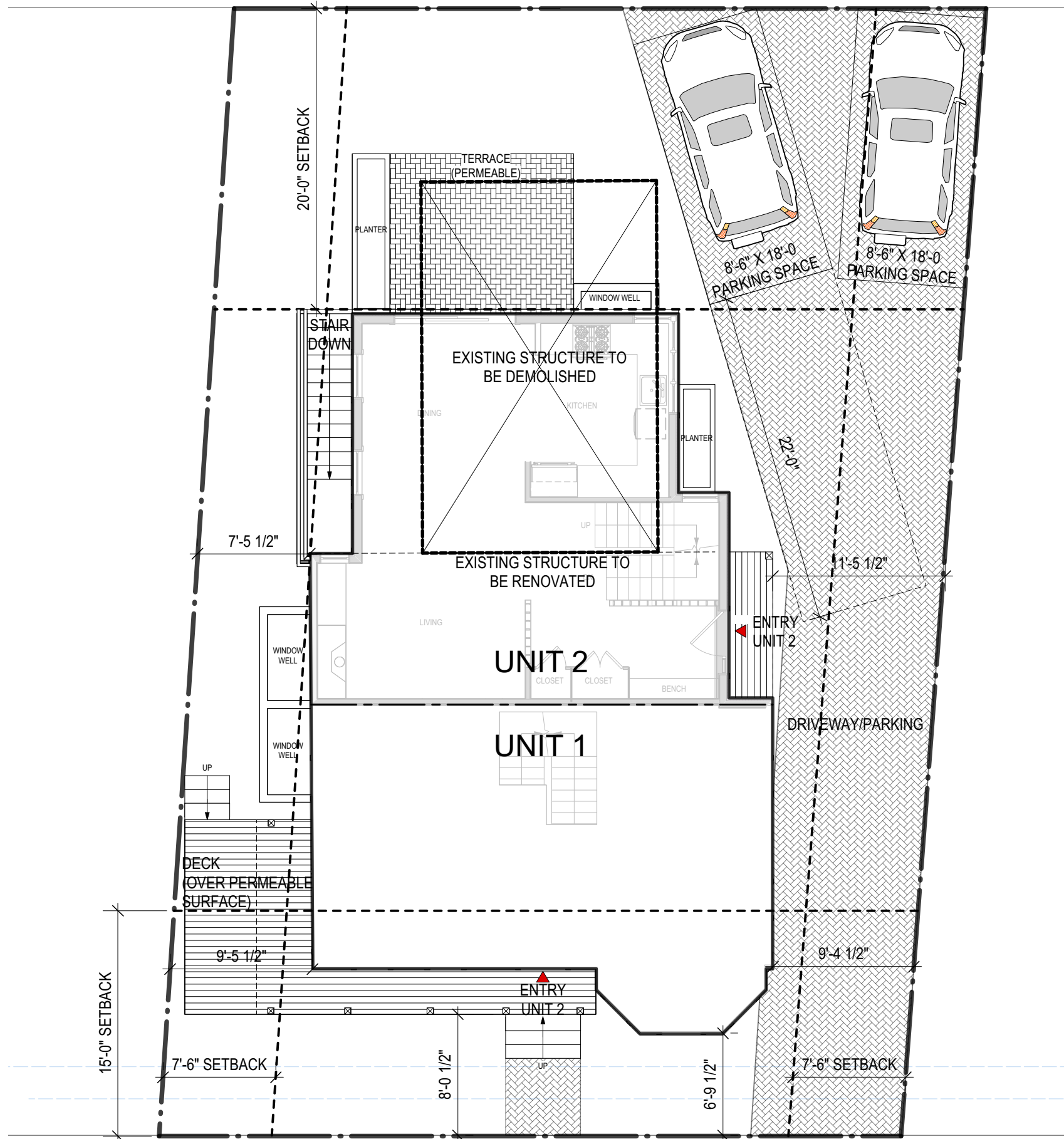


REVISION #	DESCRIPTION	DATE
	Revised Zoning Submission	8.3.16
	Zoning Submission	7.22.16

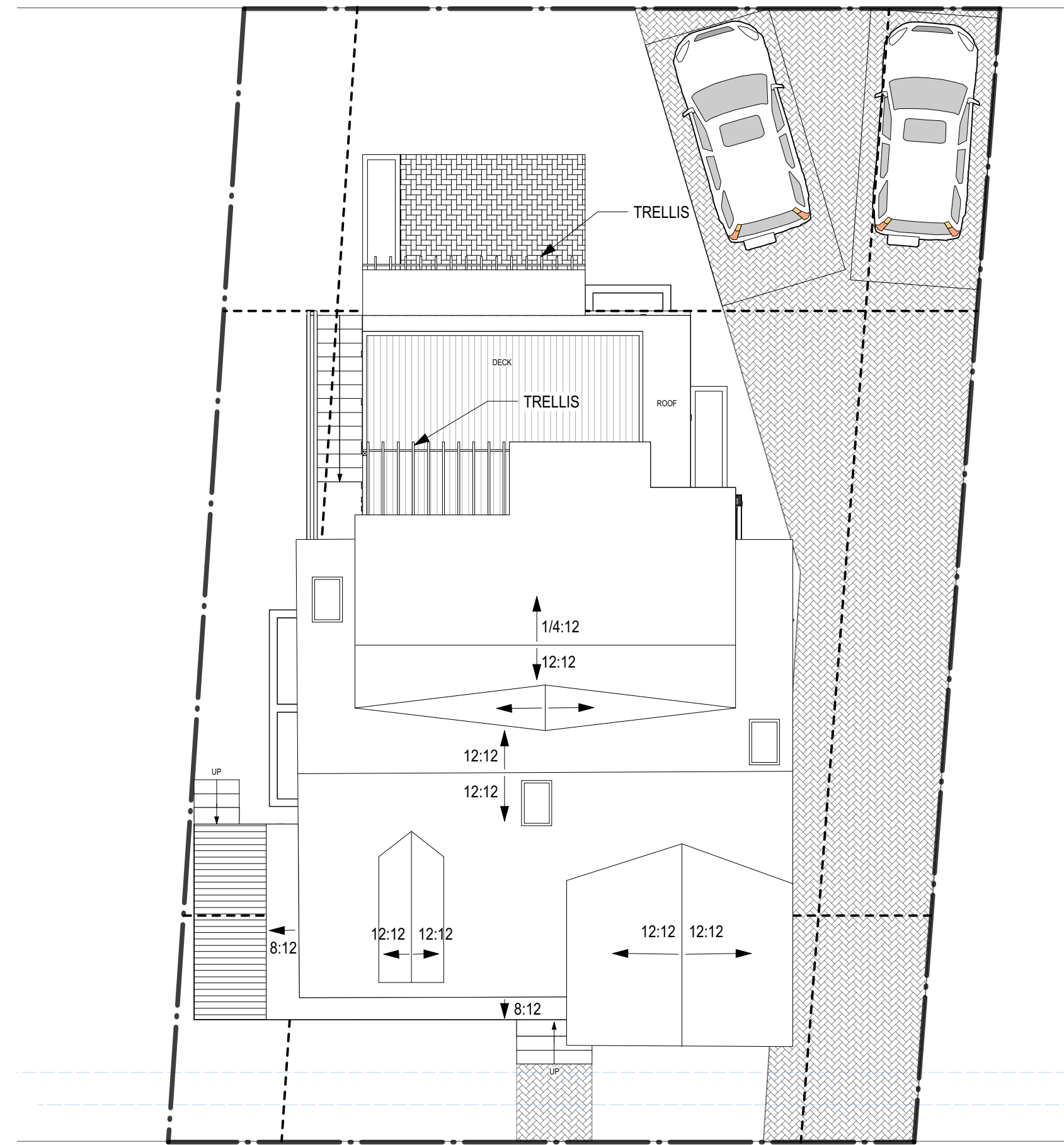
Herbert
Residence
216 Norfolk Street

Cover Sheet
PRINT DATE: 8.3.16
SCALE: As Noted

SHEET #:
A0



1 SITE PLAN



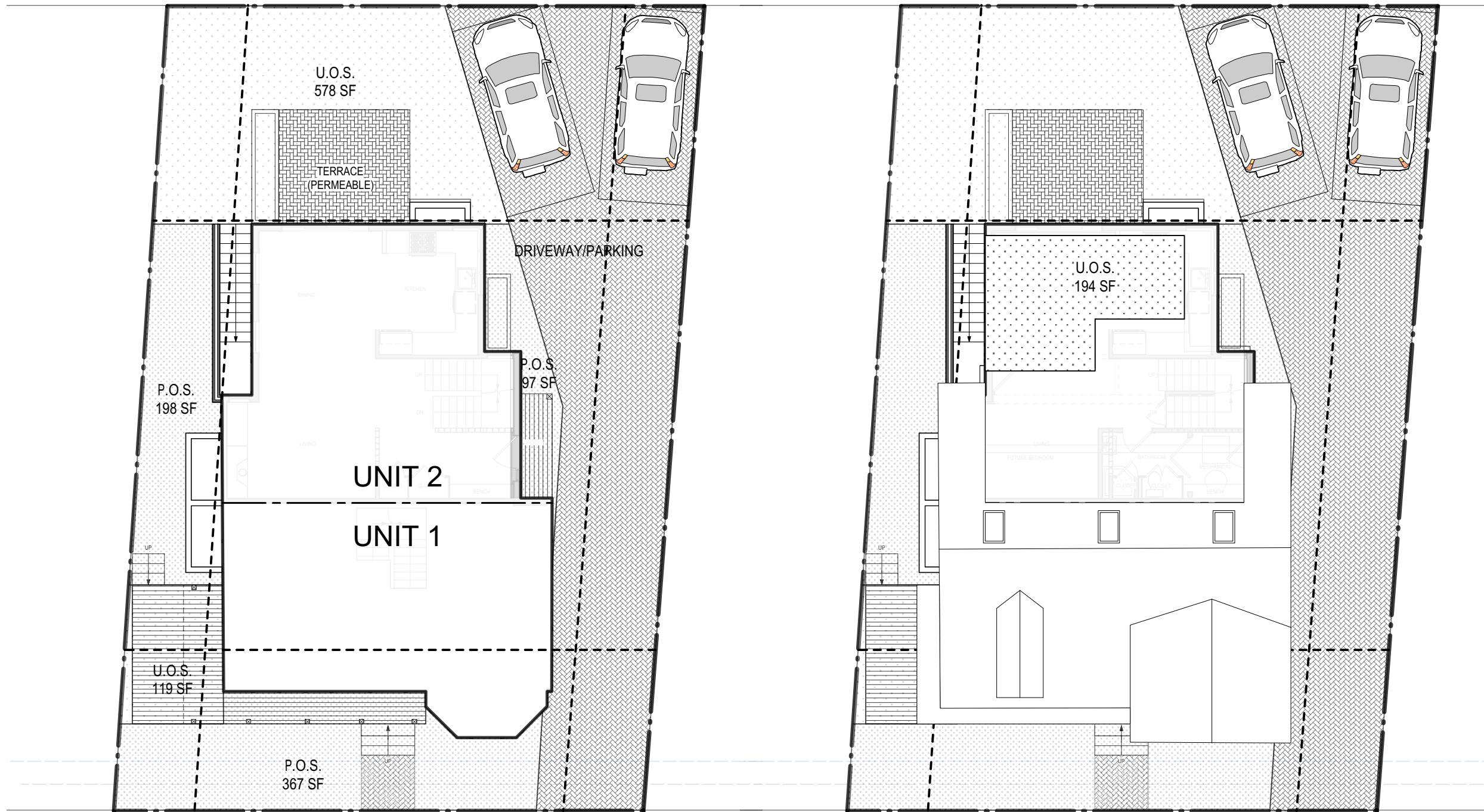
2 ROOF PLAN

REVISION #	DESCRIPTION	DATE
	Revised Zoning Submission	8.3.16
	Zoning Submission	7.22.16

Herbert
 Residence
 216 Norfolk Street

Site Plan
 PRINT DATE: 8.3.16
 SCALE: 1/8"=1'-0"

SHEET #:
A1



Usable Open Space

Rear	578 SF
Left	119 SF
Roof Deck	194 SF
Total	891 SF

Permeable Open Space

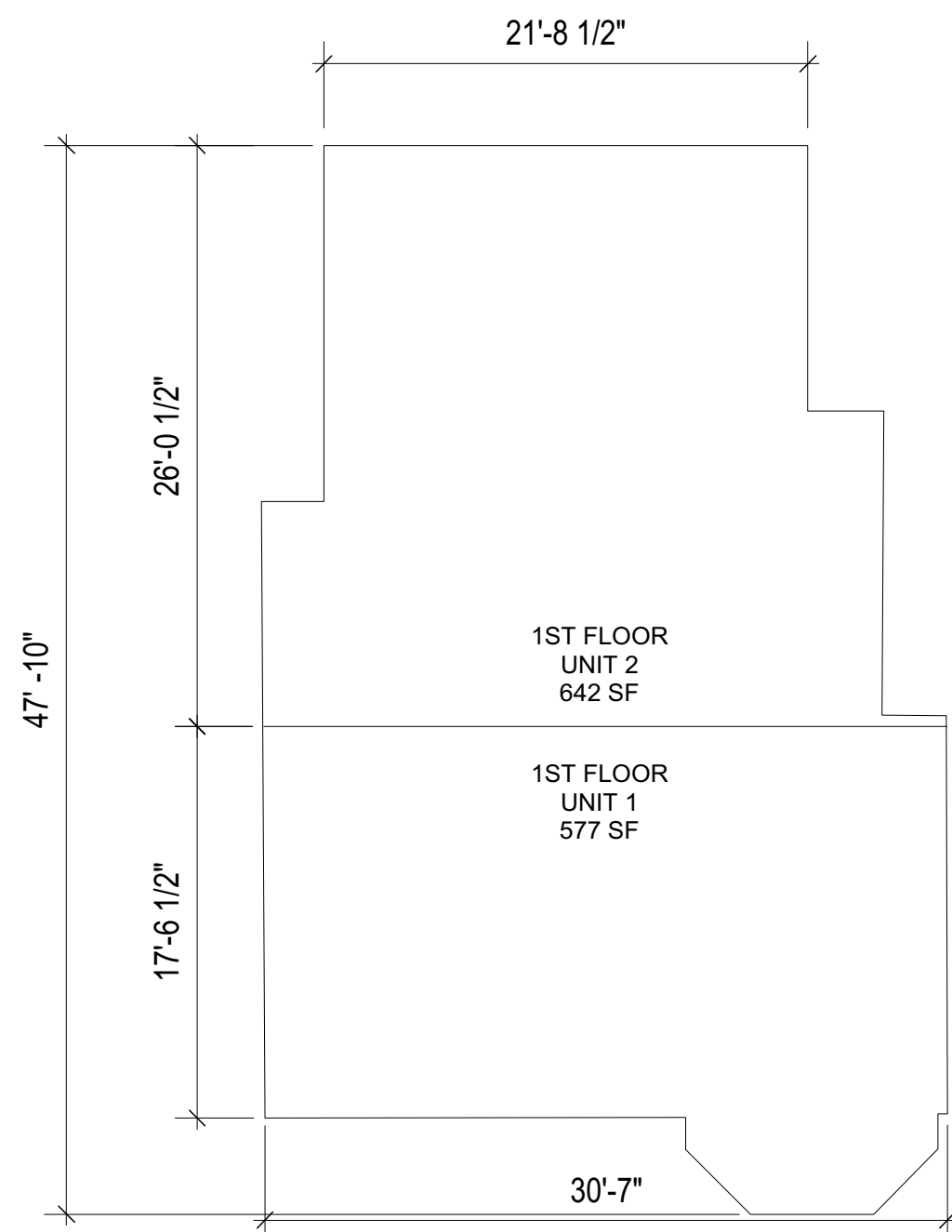
Left	198 SF
Front	367 SF
Right	97 SF
Total	662 SF

GFA

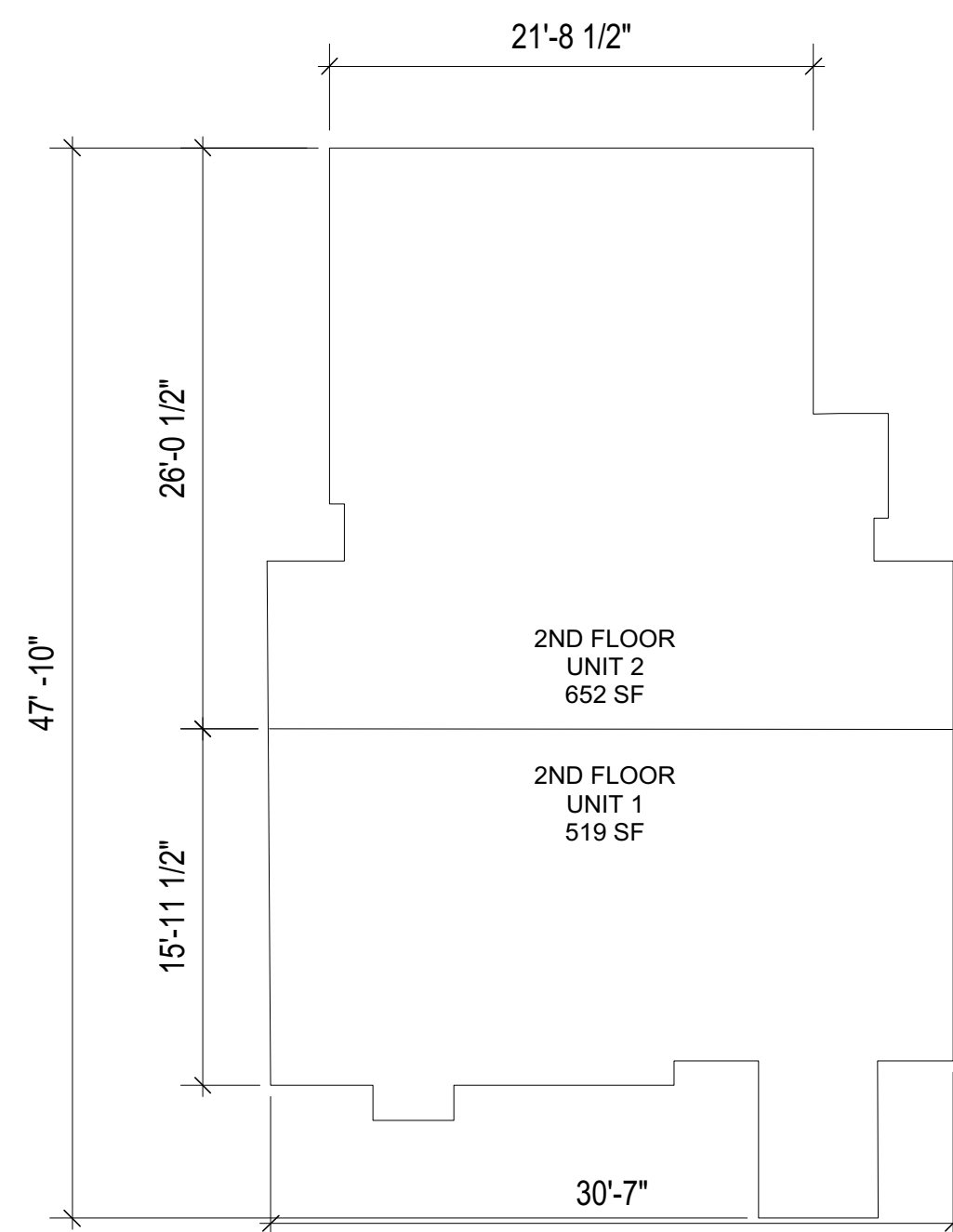
	Unit 1	Unit 2	Total
1st Floor	577 SF	642 SF	1219 SF
2nd Floor	519 SF	652 SF	1171 SF
3rd Floor		296 SF	296 SF
Total	1096 SF	1596 SF	2686 SF

1 SITE OPEN SPACE
SCALE: 3/32" = 1'-0"

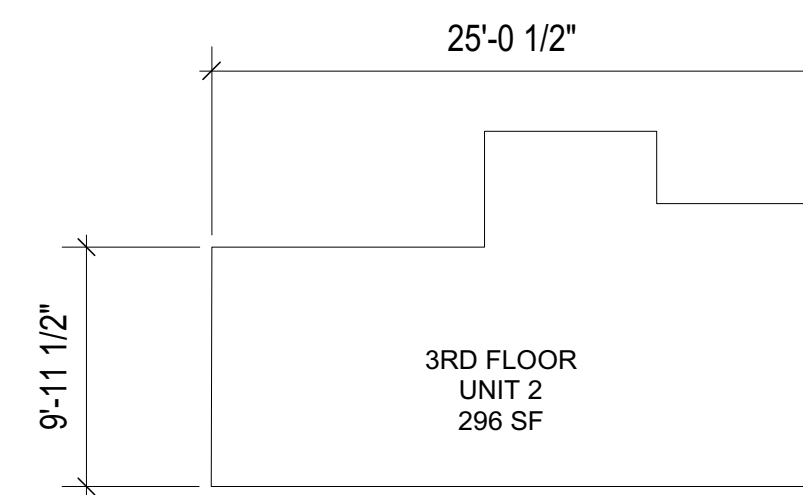
2 THIRD FLOOR OPEN SPACE
SCALE: 3/32" = 1'-0"



3 GFA FIRST FLOOR
SCALE: 1/8" = 1'-0"



4 GFA SECOND FLOOR
SCALE: 1/8" = 1'-0"



5 GFA THIRD FLOOR
SCALE: 1/8" = 1'-0"

REVISION #	DESCRIPTION	DATE
	Revised Zoning Submission	8.3.16
	Zoning Submission	7.22.16

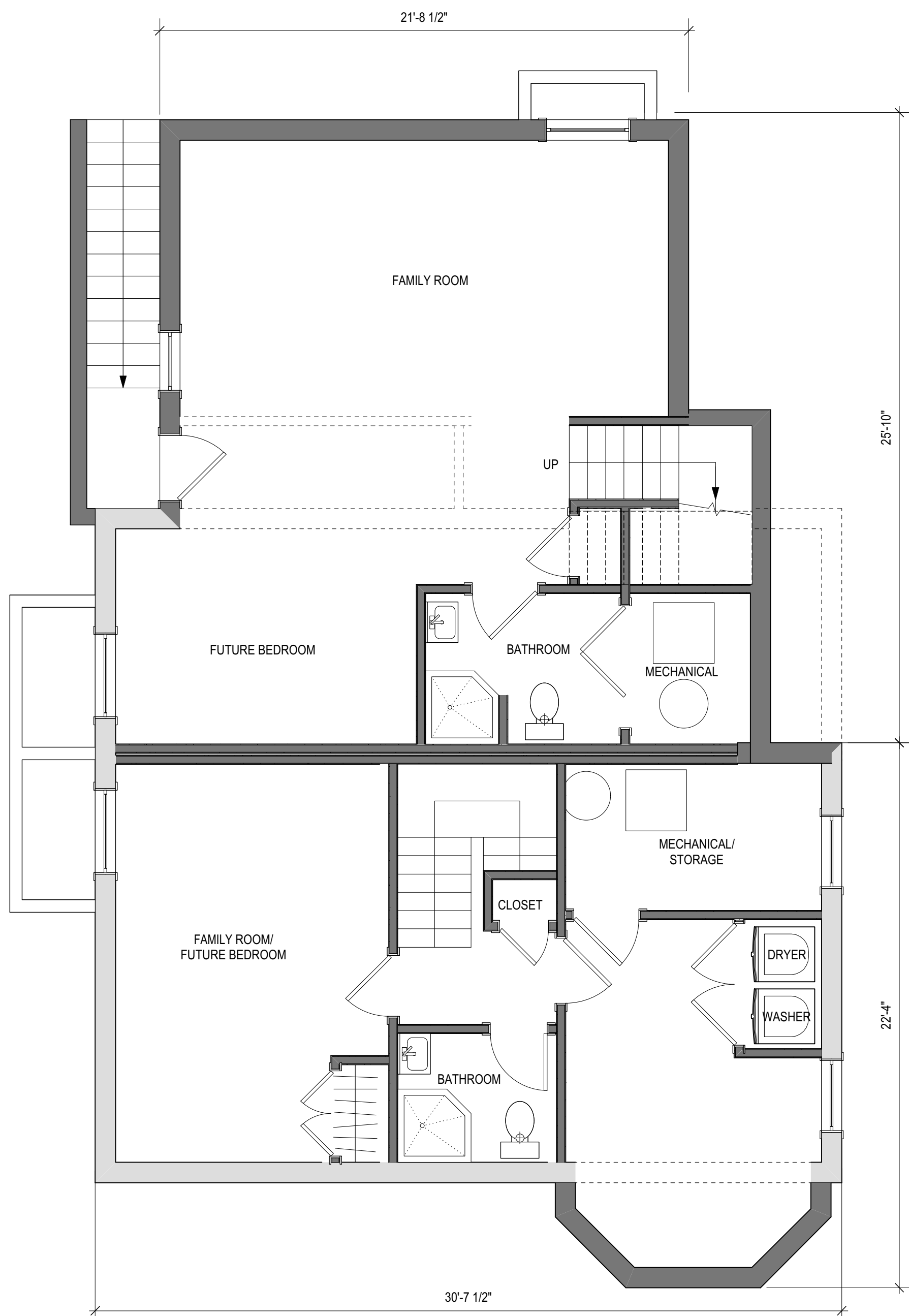
Herbert
Residence
216 Norfolk Street

Zoning Analysis

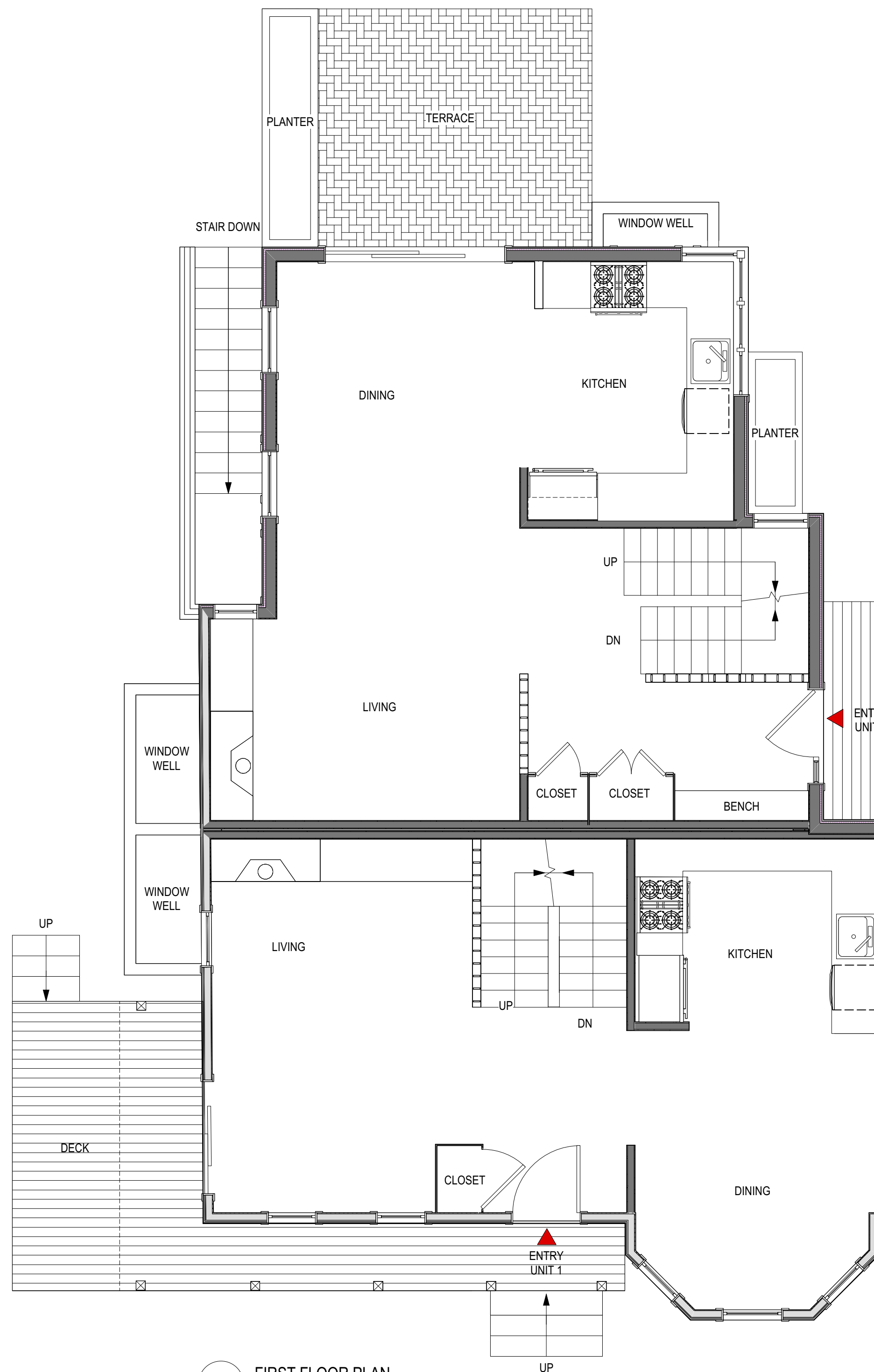
PRINT DATE: 8.3.16
SCALE: As Noted

SHEET #:

A2



1 BASEMENT PLAN



2 FIRST FLOOR PLAN

REVISION #	DESCRIPTION	DATE
	Revised Zoning Submission	8.3.16
	Zoning Submission	7.22.16

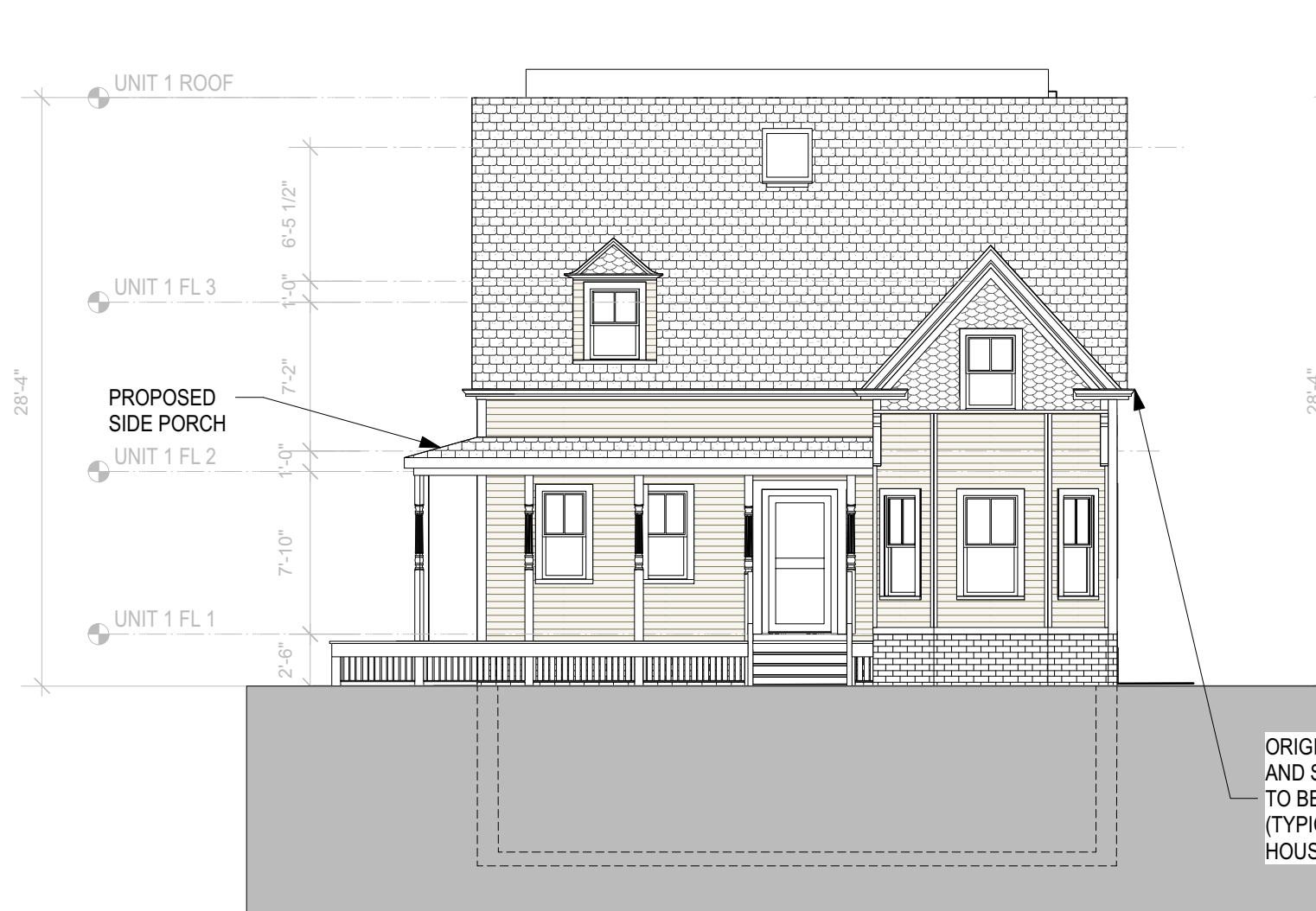
Herbert
 Residence
 216 Norfolk Street

Basement and First Floor

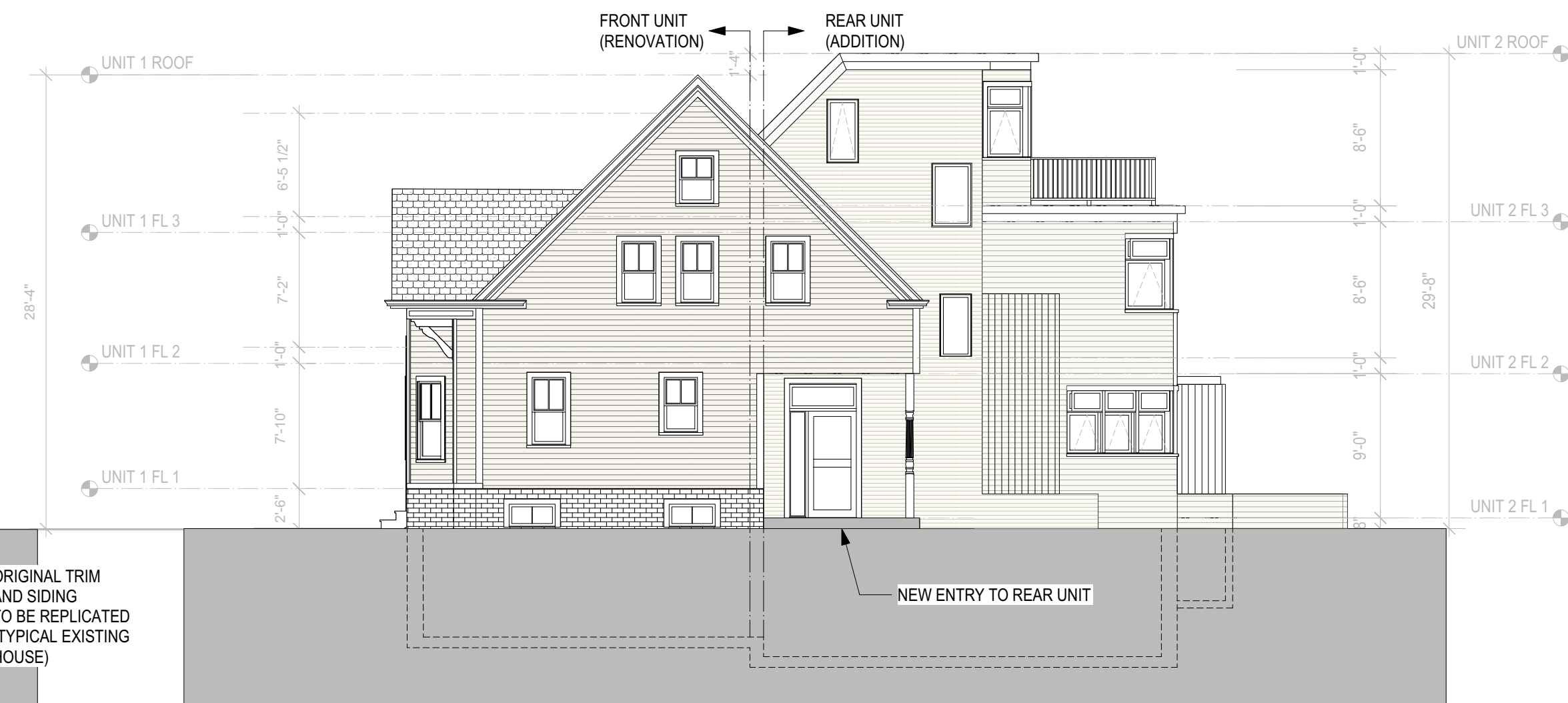
PRINT DATE: 8.3.16
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SHEET #:

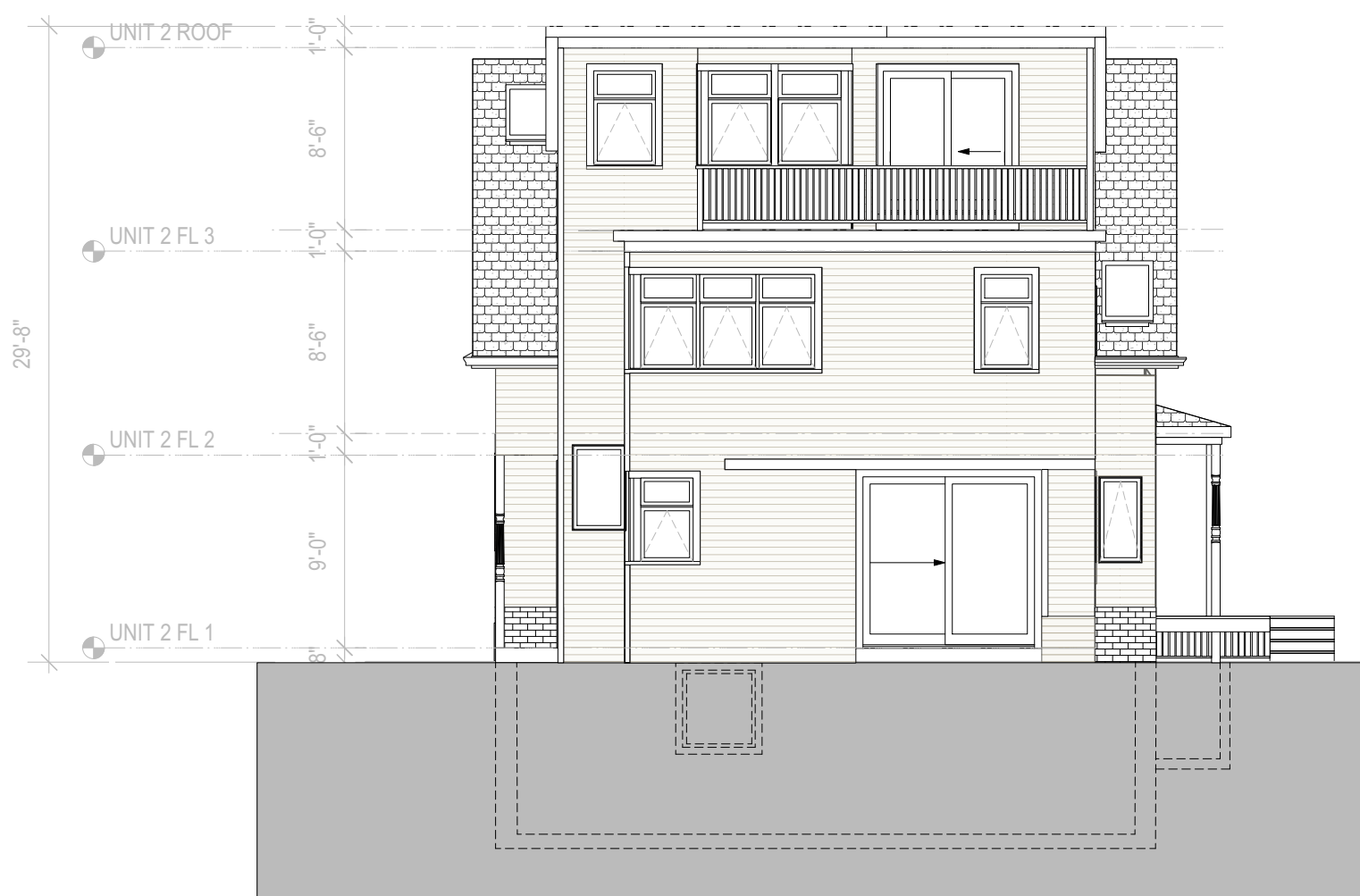
A3



1 FRONT/WEST ELEVATION



2 RIGHT/SOUTH ELEVATION



3 REAR/EAST ELEVATION



4 LEFT/NORTH ELEVATION

REVISION #	DESCRIPTION	DATE
	Revised Zoning Submission	8.3.16
	Zoning Submission	7.22.16

Herbert
 Residence
 216 Norfolk Street

Elevations
 PRINT DATE: 8.3.16
 SCALE: 1/8"=1'-0"

SHEET #:
A5



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

July 25, 2016

William Herbert
216 Norfolk Street
Cambridge, Massachusetts 02139

Re: Case D-1395: 216 Norfolk Street

Dear Mr. Herbert,

On May 5, 2016, the Historical Commission found the house at 216 Norfolk Street to be significant and preferably-preserved as defined in the city's demolition delay ordinance, Chapter 2.78, Article II of the City Code. The finding was made in the context of the proposed replacement building as described in architectural drawings by Boehm Architecture titled, "Herbert Residence 216 Norfolk Street," and dated May 5, 2016.

At a second hearing on July 7, 2016, the Historical Commission considered your amended proposal for the partial demolition and renovations of the existing building and construction of a new attached unit at the rear as indicated in drawings by Boehm Architecture titled, "Herbert Resident 216 Norfolk Street," and dated June 22, 2016. At this second hearing, the Historical Commission voted to waive the demolition delay for those portions of the building indicated for removal in the amended design proposal.

Please include a demolition plan with your online demolition permit application to the Inspectional Services Department. When Inspectional Services and Public Works have passed the departmental pre-reviews for your building permit, I will sign off on the demolition permit application.

If you have any questions, please feel free to call me or Sarah Burks at 617-349-4683.

Sincerely,

A handwritten signature in cursive script that reads "Charles M. Sullivan /slb".

Charles M. Sullivan
Executive Director

cc: Ranjit Singanayagam, Inspectional Services Department
William Boehm, Boehm Architecture



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 216 Norfolk 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

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.**

(CHC hearing process completed. See decision letter in Energov documents).

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 August 5, 2016

Received by Uploaded to Energov

Date August 5, 2016

Relationship to project BZA 10985-2016

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

NORFOLK (40' WIDE - PUBLIC) STREET

REFERENCES:
 DEED: BK 53875; PG 211
 PLAN: PL BK 62; PL 7
 PL BK 169; PL 16
 #1101 OF 1998
 #189 OF 2000
 LCC: 23705-A
 6002-A
 CITY
 NORFOLK ST; PLAN 9033



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 11 - 23, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN).
 COMMUNITY PANEL: #25017C0576E
 EFFECTIVE DATE: JUNE 4, 2010

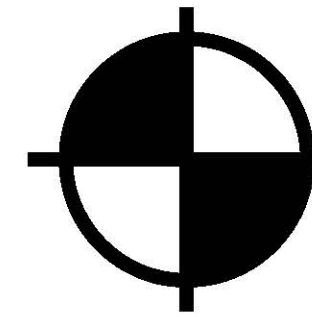
PREPARED FOR:
 FRANCIS WILLIAM HERBERT
 216 NORFOLK STREET
 CAMBRIDGE, MA 02139

NOTES:
 PARCEL ID: 86-6
 ZONING: C-1

CERTIFIED PLOT PLAN

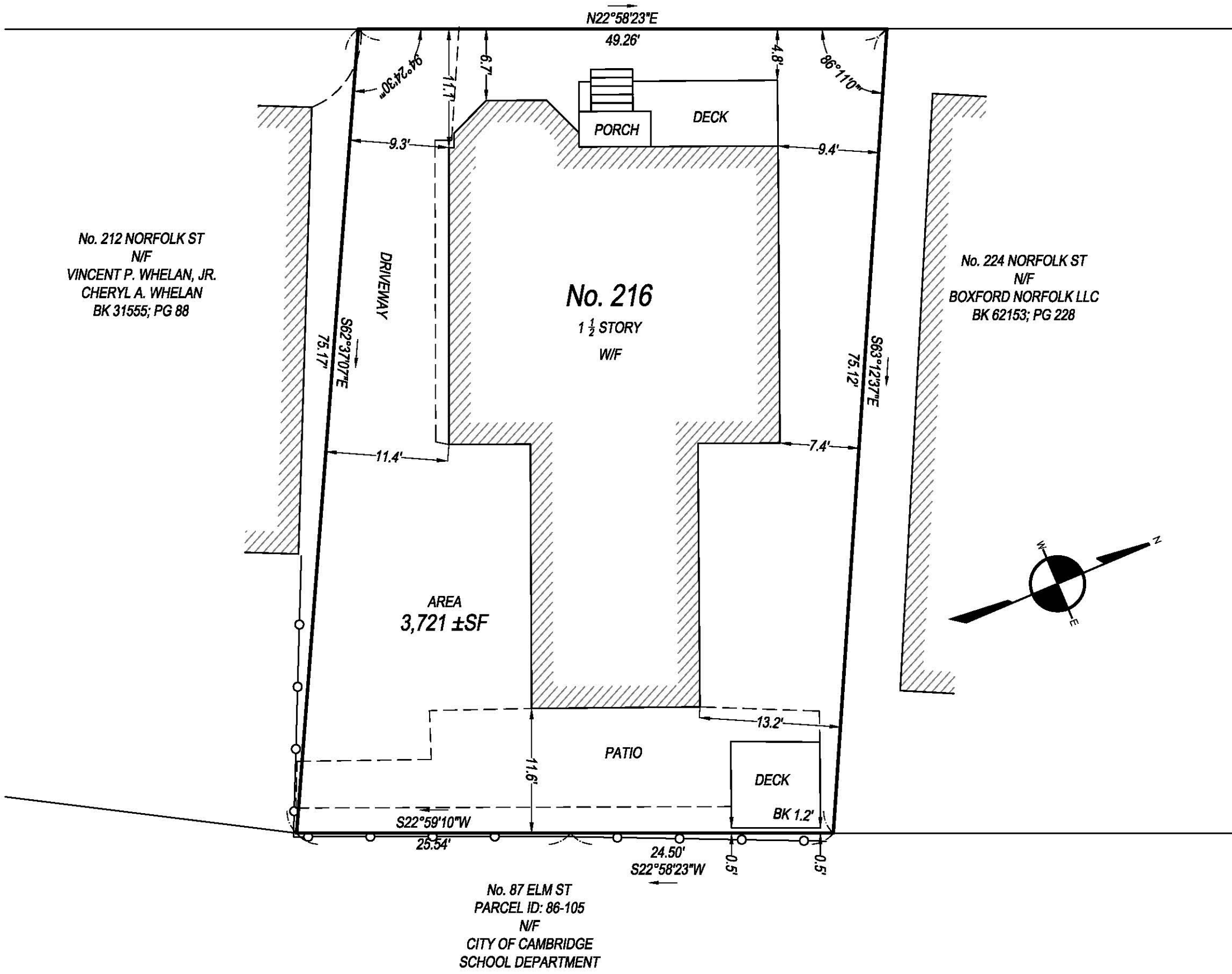
LOCATED AT
**216 NORFOLK STREET
 CAMBRIDGE, MA**

SCALE: 1 INCH = 10 FEET DATE: MARCH 23, 2016



**BOSTON
 SURVEY, INC.**

UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313



No. 212 NORFOLK ST
 N/F
 VINCENT P. WHELAN, JR.
 CHERYL A. WHELAN
 BK 31555; PG 88

No. 216
 1 1/2 STORY
 W/F

No. 224 NORFOLK ST
 N/F
 BOXFORD NORFOLK LLC
 BK 62153; PG 228

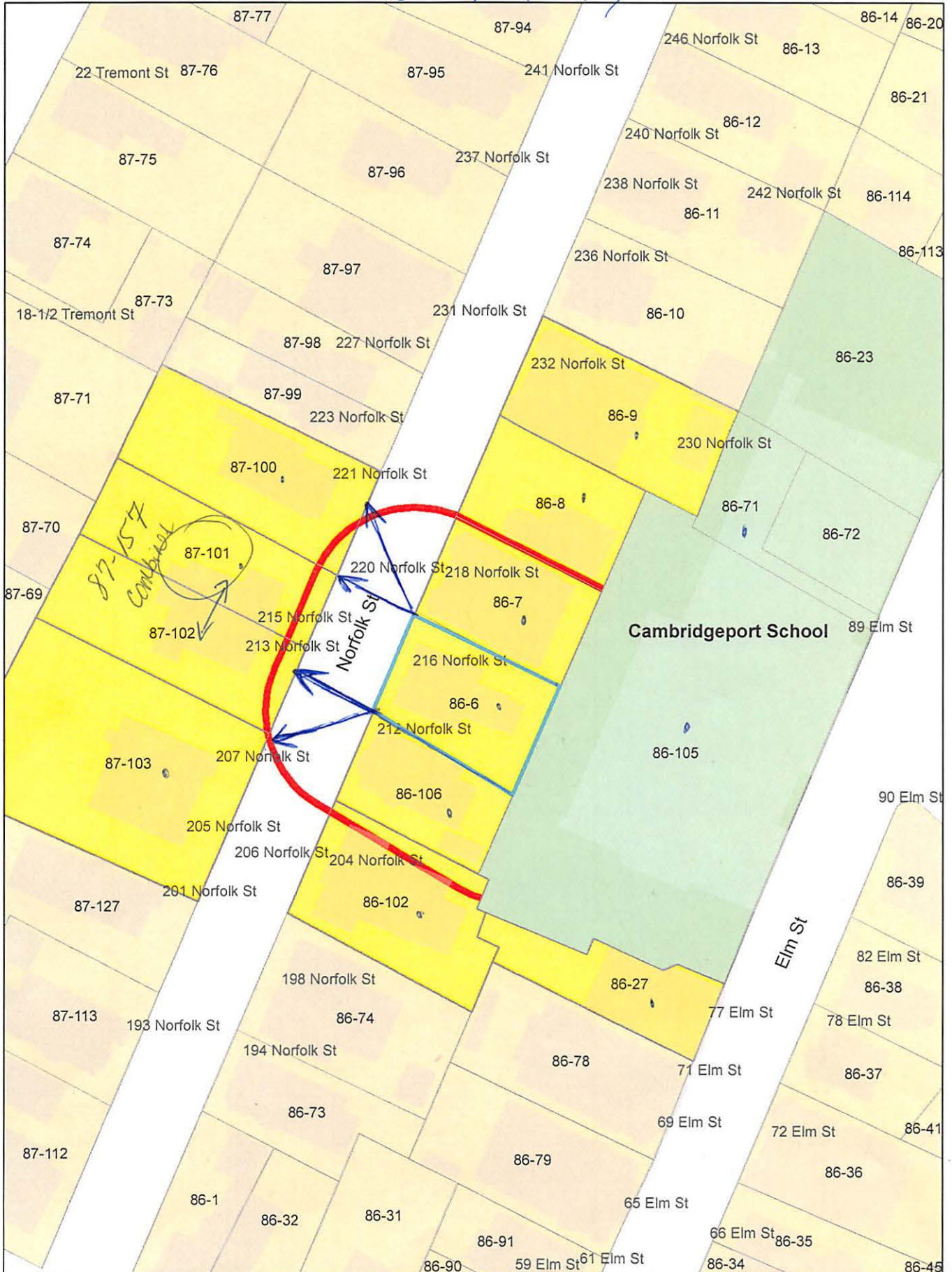
AREA
 3,721 ±SF

No. 87 ELM ST
 PARCEL ID: 86-105
 N/F
 CITY OF CAMBRIDGE
 SCHOOL DEPARTMENT



216 Norfolk St
Photos of existing structure
07.12.16

216 Norfolk St.



216 Norfolk St.

Petitioner

86-8
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

86-9
CHAVES, ROSE,
TR. OF THE CHAVES REALTY TRUST &
DOLORES M. MEDEIROS FAMILY TRUST
52 FOREST ST
SAUGUS, MA 01096

BOEHM ARCHITECTURE
C/O BILL BOEHM, ARCHITECT
561 WINDSOR STREET - #A402
SOMERVILLE, MA 02143

86-106
WHELAN, VINCENT P., JR. & CHERYL A. WHELAN
212 NORFOLK ST
CAMBRIDGE, MA 02139

87-101
HORVITZ, LISA
215 NORFOLK ST. UNIT#4
CAMBRIDGE, MA 02139

86-6
HERBERT, FRANCIS WILLIAM
216 NORFOLK ST
CAMBRIDGE, MA 02139

86-71
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

87-100
YANOW, SUSAN
221 NORFOLK ST.
CAMBRIDGE, MA 02139

87-101
WACHI, SHINICHIRO & FEI HUANG
215 NORFOLK ST, #2
CAMBRIDGE, MA 02139

87-101
LEE, KUAN & NINA YUAN
215 NORFOLK ST. UNIT#1
CAMBRIDGE, MA 02139

86-102
STEPHAN, KARL D. & MEGAN STEPHAN
204-206 NORFOLK ST. UNIT#204/2
CAMBRIDGE, MA 02139

87-101
BANKS, YANCEY
215 NORFOLK ST. UNIT#3
CAMBRIDGE, MA 02139

86-102
BAECHER-LIND, LAURA & ERIC S. LIND
206 NORFOLK ST
CAMBRIDGE, MA 02139

86-102
COOPER, RACHAEL L. JAMES O. BELDING
206 NORFOLK ST., #204/1
CAMBRIDGE, MA 02139

87-103
COSTA, NICOLE & EDMUND A. COSTA, JR.
207 NORFOLK ST., #2
CAMBRIDGE, MA 02139

86-7
BOXFORD NORFOLK LLC
38 ANDERSEN DR.
BOXFORD, MA 01921

86-105 /86-71
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER

86-105
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

86-105 /86-71
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

86-27
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109