

Emmy

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 Natan Linder & Emmy Linder
(OWNER)

Address: 19 Cambridge Terrace, Unit #1 Cambridge, MA 02140

State that I/We own the property located at 22 Farrar Street Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Natan Linder & Emmy Linder

*Pursuant to a deed of duly recorded in the date 9/13/2016, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 263221
Book 01496 Page 126.

Emmy Linder
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 Emmy Linder personally appeared before me, this 11th of March, 2017, and made oath that the above statement is true.

Sc. J. A. Brann Notary

My commission expires 05.04.2023 (Notary Seal).

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

Natan

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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I/We Natan Linder & Emmy Linder
(OWNER)

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Natan Linder NATAN LINDER
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 Nathan Linder^{SB} personally appeared before me, this 11th of March, 2017, and made oath that the above statement is true.

J A Braun - Notary

My commission expires 05.04.2013 (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:

A literal enforcement of the provisions of this ordinance would deny the petitioners the ability to make a modest addition to their home that would substantially increase the livability of the house for their growing family by adding a small breakfast area, a small 2nd floor porch, and a more substantial enclosure of the basement bulkhead stairs which would allow more light into a basement family room. The proposed additions are reflective of the modern needs of a family in Cambridge.

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 owing to the shape of the lot which is trapezoidal with the rear lot line at an angle of approximately 45 degrees from the two side lot lines and the width of the lot which is 10 feet less than the minimum required in the A-2 zoning district. These factors coupled with the long footprint of the existing house (constructed in 1902) make it difficult to make any changes without increasing the nonconformity of the structure.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed additions are modest in scale, are not visible from the street and do not infringe on the neighboring properties space, daylight or air.

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

The proposed additions present a modest increase in nonconformance and will neither nullify nor substantially derogate from the intent or purpose of the Ordinance. The additions are consistent with the scale and fabric of the neighborhood.

*** 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 22 Farrar St Cambridge, MA 02138 (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:
- The proposed addition of two windows to the rear of the house and slight increase in size of basement windows do not increase any nonconformity to the Ordinance 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 proposed addition of two windows to the rear of the house and slight increase in size of basement windows will have no impact on patterns of access or egress and will not be visible from the public way.
- 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 proposed window alterations are facing fenced in yard areas and as such will have no impact on neighboring properties and their continuing use.
- 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 proposed window changes would benefit the occupants of the house and will have no impact on other 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 window changes are consistent with the character of the structure and the surrounding neighborhood and as such will not derogate from the intent or purpose of this ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: EvB Design **PRESENT USE/OCCUPANCY:** Residence
LOCATION: 22 Farrar St Cambridge, MA 02138 **ZONE:** Residence A-2 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residence

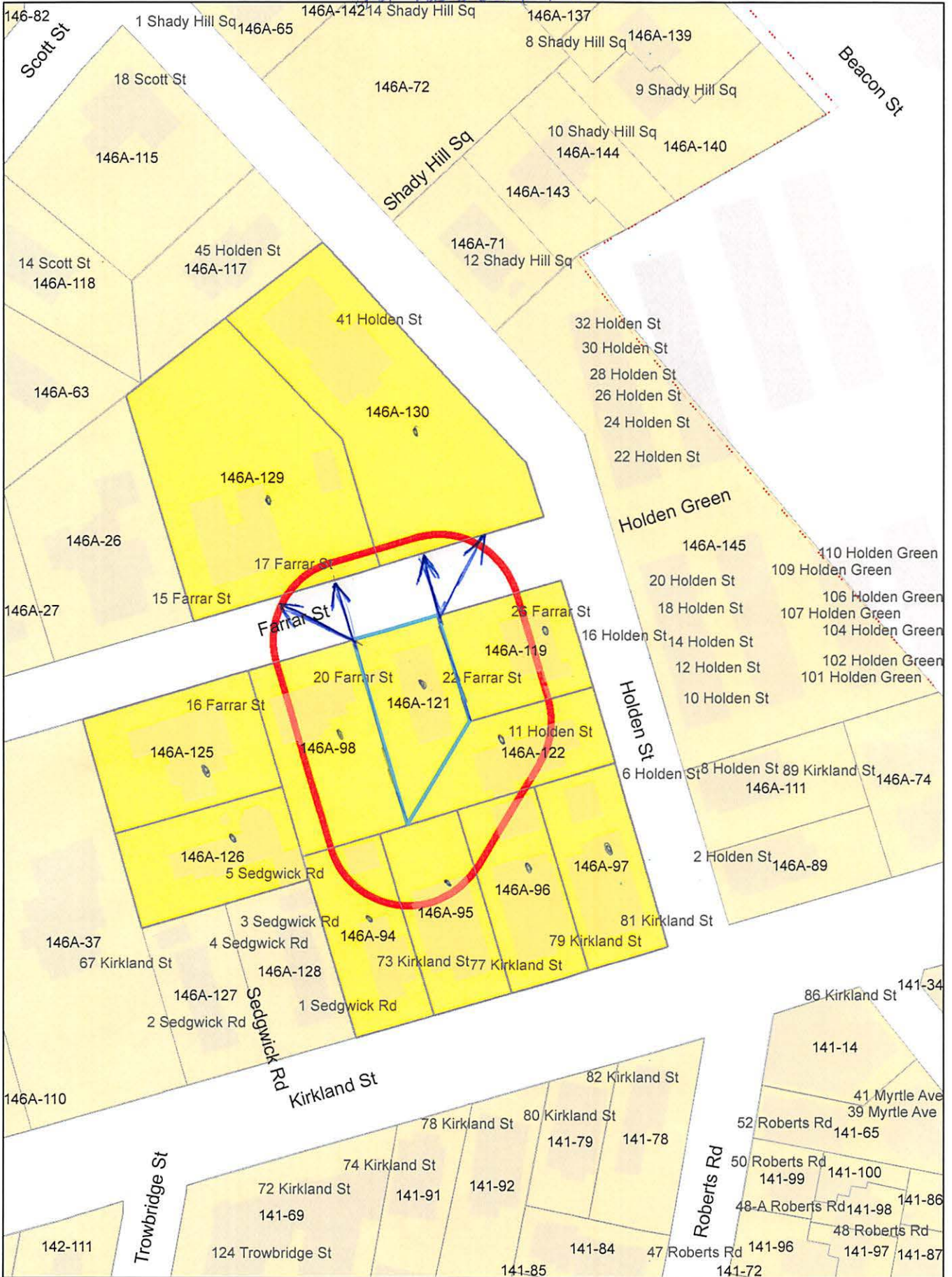
| | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS</u> ¹ | |
|--|---------------------------------------|--|---|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 2,753 SF | 2,883 SF | 2,500 SF | (max.) |
| <u>LOT AREA:</u> | 5,060 SF | no change | 6,000 SF | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u> | 0.54 | 0.57 | 0.50 | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | 5,060 SF | no change | 4,500 SF | (min.) |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 54.93' | no change | 65' | (min.) |
| DEPTH | 67.5'/116.93' | no change | none | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 14.9' | no change | 20' | (min.) |
| REAR | 6.0' | no change | 25' | (min.) |
| LEFT SIDE | 13.0' | 5.58' | .0' (sum of 25) | (min.) |
| RIGHT SIDE | 20.67' | 14.17' | .0' (sum of 25) | (min.) |
| <u>SIZE OF BLDG.:</u> | | | | |
| HEIGHT | 26.83' | no change | 35' | (max.) |
| LENGTH | 57.1' | 59.75' | N/A | |
| WIDTH | 21.3' | 35.17' | N/A | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | 28% | 32% | 50% | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | 1 | no change | 1 | (max.) |
| <u>NO. OF PARKING SPACES:</u> | 1 | no change | 1 | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | N/A | N/A | N/A | (min.) |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u> | 8' | no change | 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.

There is an existing wood framed shed for bicycle storage and trash bins, approx. 5' x 11'6", separating the driveway from the side yard / patio area.

- 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'.

22 Farrar St.



22 Farrar St.

Petitioner

146A-94
POOR, RIVA M.
TR. OF RIVA POOR FAMILY TRUST
73 KIRKLAND ST
CAMBRIDGE, MA 02138

146A-95
CARNEY, NEAL R. & LYNN EVANS
77 KIRKLAND ST. UNIT#1
CAMBRIDGE, MA 02138

NATAN & EMMY LINDER
19 CAMBRIDGE TERRACE – UNIT 1
CAMBRIDGE, MA 02140

146A-96
BYRNE, ANNA ECKERT,
TR. THE KIRKLAND STREET REALTY TR.
79 KIRKLAND ST., #3
CAMBRIDGE, MA 02138

146A-97
NEWTON, JEFFREY L. & ROBIN J. WHEATLEY
81 KIRKLAND ST., UNIT #1
CAMBRIDGE, MA 02138

146A-97
LANGE, ROBERT V.
81 KIRKLAND ST. #2
CAMBRIDGE, MA 02139

146A-98
REISEN, HARRY E. & SCHERI FULTINEER
20 FARRAR ST
CAMBRIDGE, MA 02138

146A-119
MITCHELL, ROBERT C. & SUSAN J. PHARR
26 FARRAR ST.
CAMBRIDGE, MA 02138

146A-121
SIEGEL, JORDAN IAN & SEA SIEGEL
22 FARRAR ST
CAMBRIDGE, MA 02138

146A-122
KUDARAUSKAS, MARGARET
11 HOLDEN ST
CAMBRIDGE, MA 02138

146A-125
EARLS, FELTON JAMES & MARY CARLSON EARLS
16 FARRAR STREET
CAMBRIDGE, MA 02138

146A-126
WELLS, JOHN R.
5 SEDGWICK RD
CAMBRIDGE, MA 02138

146A-129
RUBENSTEIN, WILLIAM B.
17 FARRAR ST
CAMBRIDGE, MA 02138

146A-130
CARTER, SUSAN M.
41 HOLDEN ST
CAMBRIDGE, MA 02138

146A-95
LIU, JENNIFER L. & JAMES C. CHAN
77 KIRKLAND ST., #2
CAMBRIDGE, MA 02138

Renovations to

Natan & Emmy Linder Residence

22 Farrar Street
Cambridge MA 02138

ISSUE DATE: March 14, 2017

FOR ZONING REVIEW

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway
Somerville, MA 02144
Tel: 617-623-2222
edrick@evbdesign.com

LIST OF DRAWINGS:

Cover Sheet

C1.0 Existing Site Plan
C1.1 Proposed Site Plan
C1.1a Zoning Table

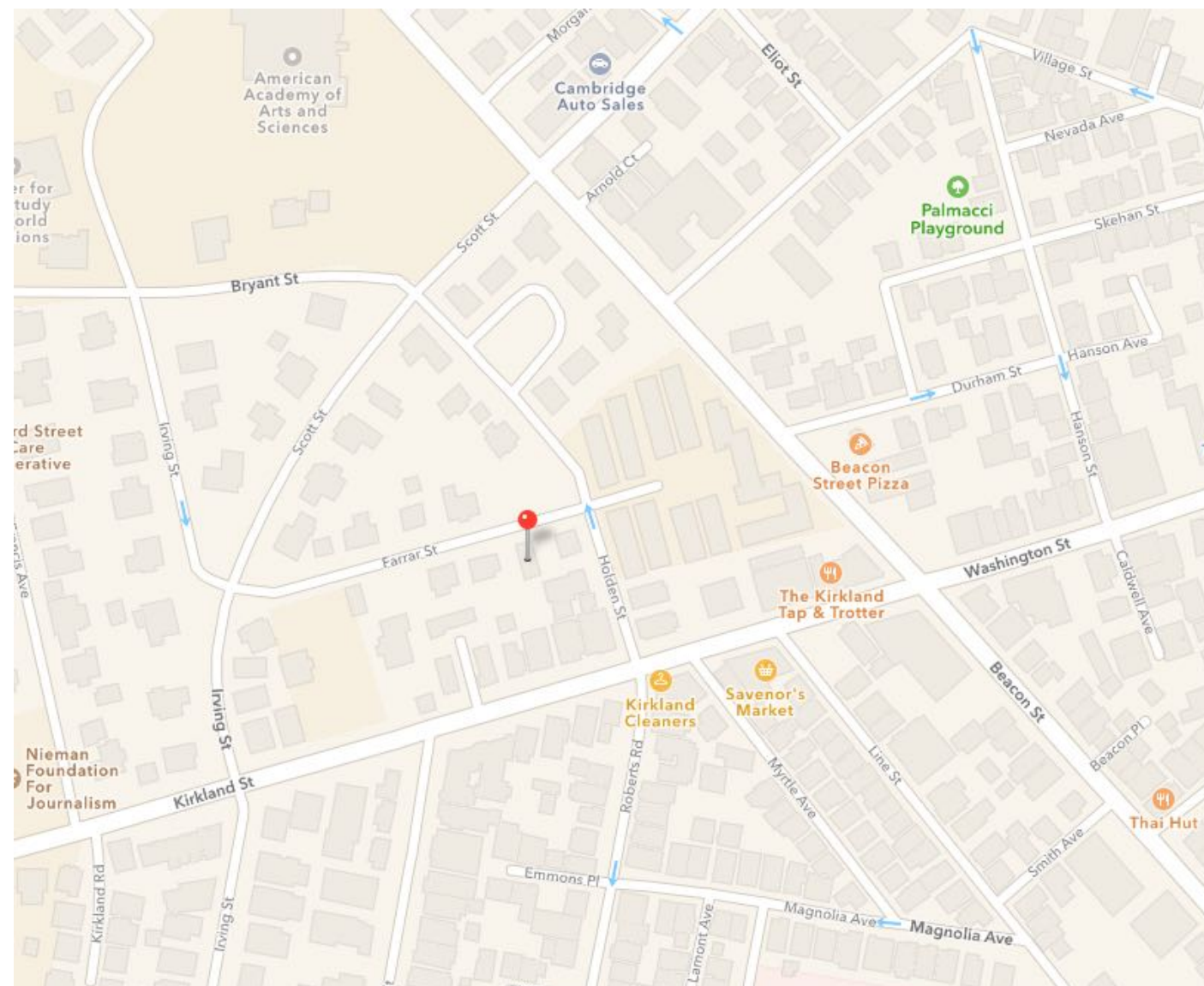
A1.0 Proposed Basement Floor Plan
A1.1 Proposed First Floor Plan
A1.2 Proposed Second Floor Plan

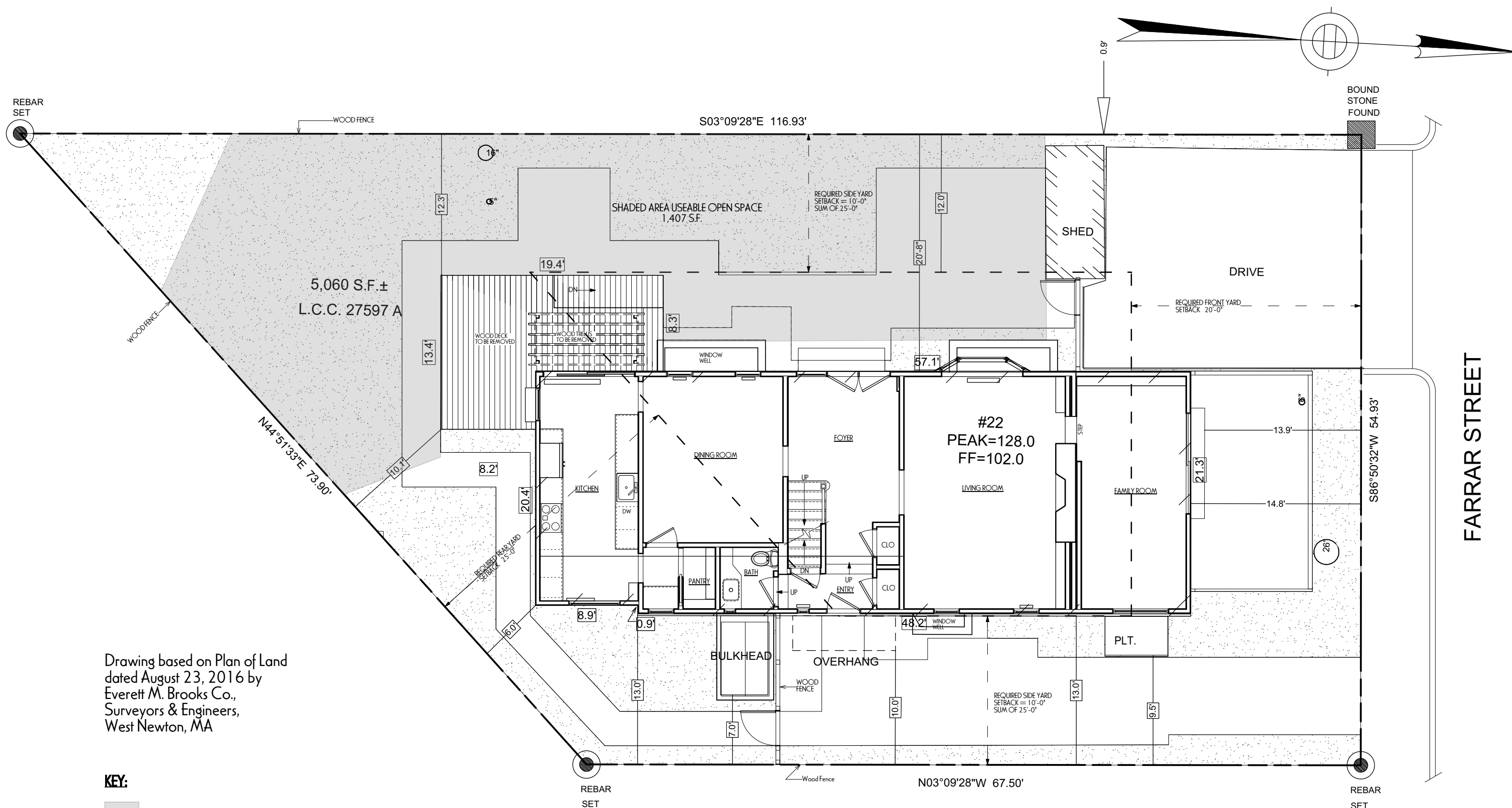
A2.0 Proposed Elevations Front/Rear
A2.1 Proposed Elevations Left/Right

A3.0 Proposed Section A-A'

X1.0 Existing Basement Floor Plan
X1.1 Existing 1st Floor Plan
X1.2 Existing 2nd Floor Plan
X1.3 Existing Attic Floor Plan
X2.0 Existing Right Side Elevation
X2.1 Existing Front & Rear Elevations
X2.2 Existing Left Side Elevation

LOCATION MAP





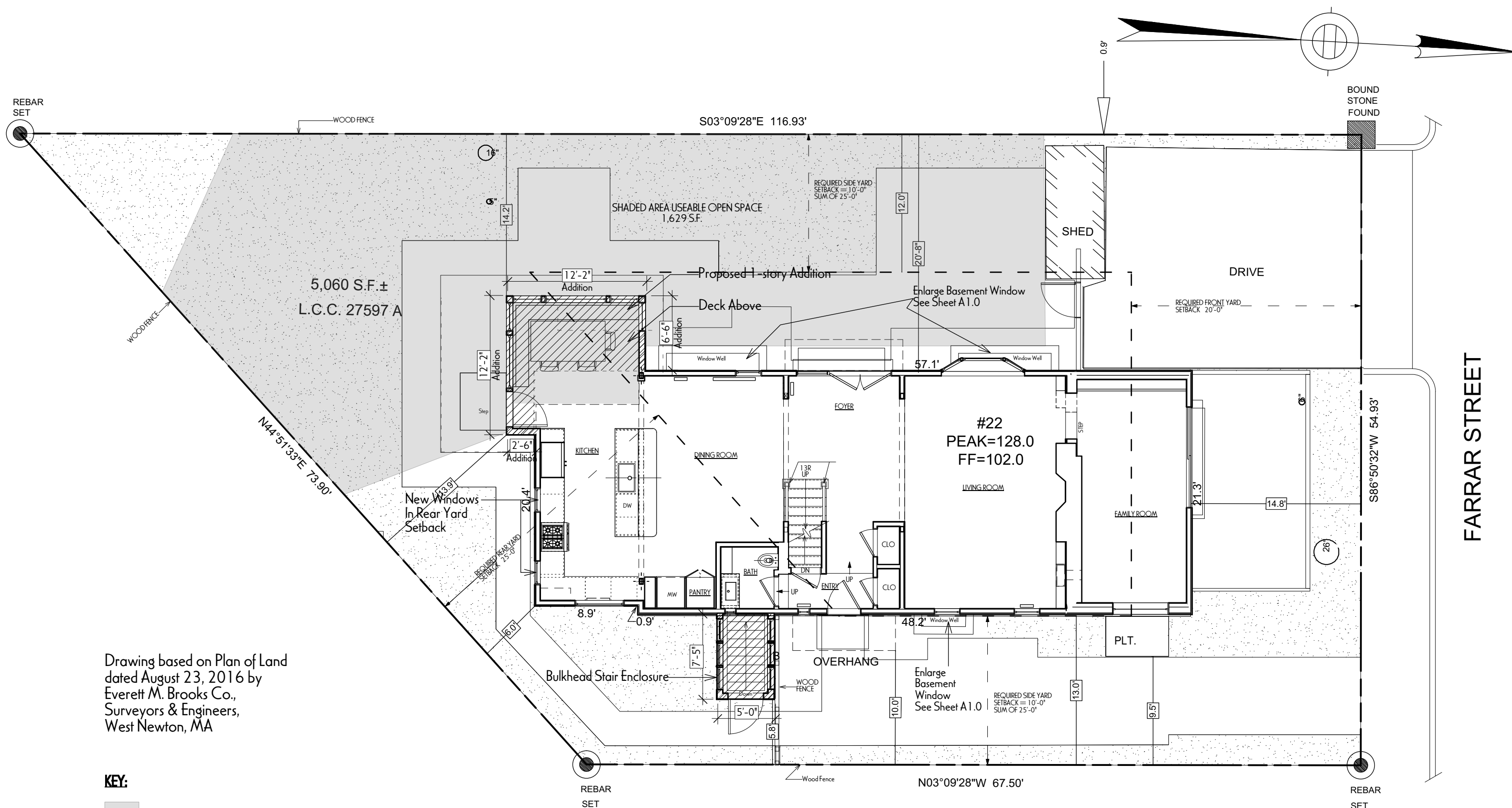
Drawing based on Plan of Land dated August 23, 2016 by Everett M. Brooks Co., Surveyors & Engineers, West Newton, MA

KEY:

Useable Outdoor Space
15'-0" min. Dimension

1 EX SITE PLAN
Scale: 1/8" = 1'-0"

| | | | |
|--|--|-------|-------------|
| <p>Linder Residence 22 Farrar Street Cambridge, MA 02138</p> | <p>EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144</p> | Date: | <p>C1.0</p> |
| | | | |



Drawing based on Plan of Land dated August 23, 2016 by Everett M. Brooks Co., Surveyors & Engineers, West Newton, MA

KEY:

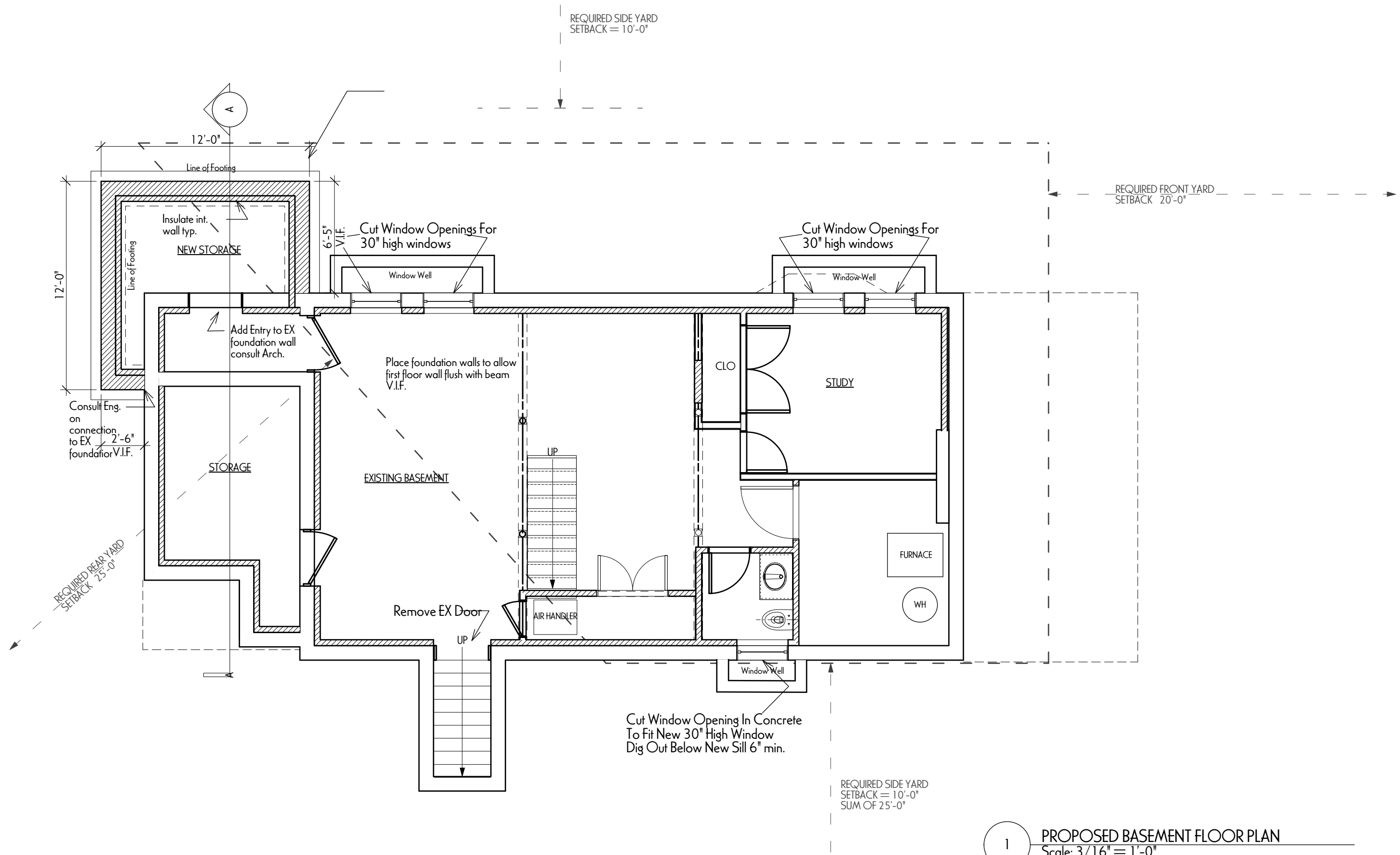
Useable Outdoor Space
15'-0" min. Dimension
Excl. Balconies

1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

| | | | |
|--|--|-------|-------------|
| <p>Linder Residence 22 Farrar Street Cambridge, MA 02138</p> | <p>EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144</p> | Date: | <p>C1.1</p> |
| | | | |

| TABLE 1 DIMENSIONAL INFORMATION | | Zone: A-2 | | | |
|--|--------------------|---------------------|----------------------|------------------------|----------------------------|
| | | EXISTING CONDITIONS | REQUESTED DIMENSIONS | ORDINANCE REQUIREMENTS | |
| TOTAL GROSS FLOOR AREA (G.F.A.) | | 2,753 | 2,883.5 | 2,530 | (max.) |
| LOT AREA | | 5,060 | NO CHANGE | 6,000 | (min.) non-conforming (NC) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA | | 0.54 | 0.57 | 0.5 | (max.) (NC) |
| LOT AREA FOR EACH DWELLING UNIT (D.U.) | | 5,060 | | 4,500 | (min.) |
| SIZE OF LOT | -WIDTH | 54'10 3/4" | NO CHANGE | 65'0" | (min.) (NC) |
| | -DEPTH | 116'10 3/4" | NO CHANGE | - | (min.) |
| SETBACKS (IN FEET) | -FRONT (Farrar St) | 14'10 3/4" | NO CHANGE | 20'0" | (min.) (NC) |
| | -REAR | 5'8" | NO CHANGE | 25'0" | (min.) (NC) |
| | -LEFT SIDE | 10'0" | 5'7" | 10' SUM TO 25 | (min.) (NC) |
| | -RIGHT SIDE | 20'8" | 14'2" | 10' SUM TO 25 | (min.) (NC) |
| SIZE OF BLDG. | -HEIGHT | 26'11" | NO CHANGE | 35'0" | (max.) |
| | -LENGTH | 57'1 1/4" | 59'9" | - | (max.) |
| | -WIDTH | 21'3" | 35'2" | - | (max.) |
| RATIO OF USABLE OPEN SPACE TO LOT AREA | | 28% | 32% | 50% | (min.) |
| NO. OF DWELLINGS | | 1 | NO CHANGE | v | (max.) |
| NO. OF PARKING SPACES | | 2 | NO CHANGE | 1 | (min./max.) |
| NO. OF LOADING AREAS | | N/A | N/A | N/A | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | | 8'1" | NO CHANGE | | (min.) |

| | | | |
|--|--|----------|-------|
| <p>Linder Residence 22 Farrar Street Cambridge, MA 02138</p> |  <p>1310 Broadway, Suite 200 Somerville, MA 02144</p> | Date: | C1.1a |
| | | 03/14/17 | |
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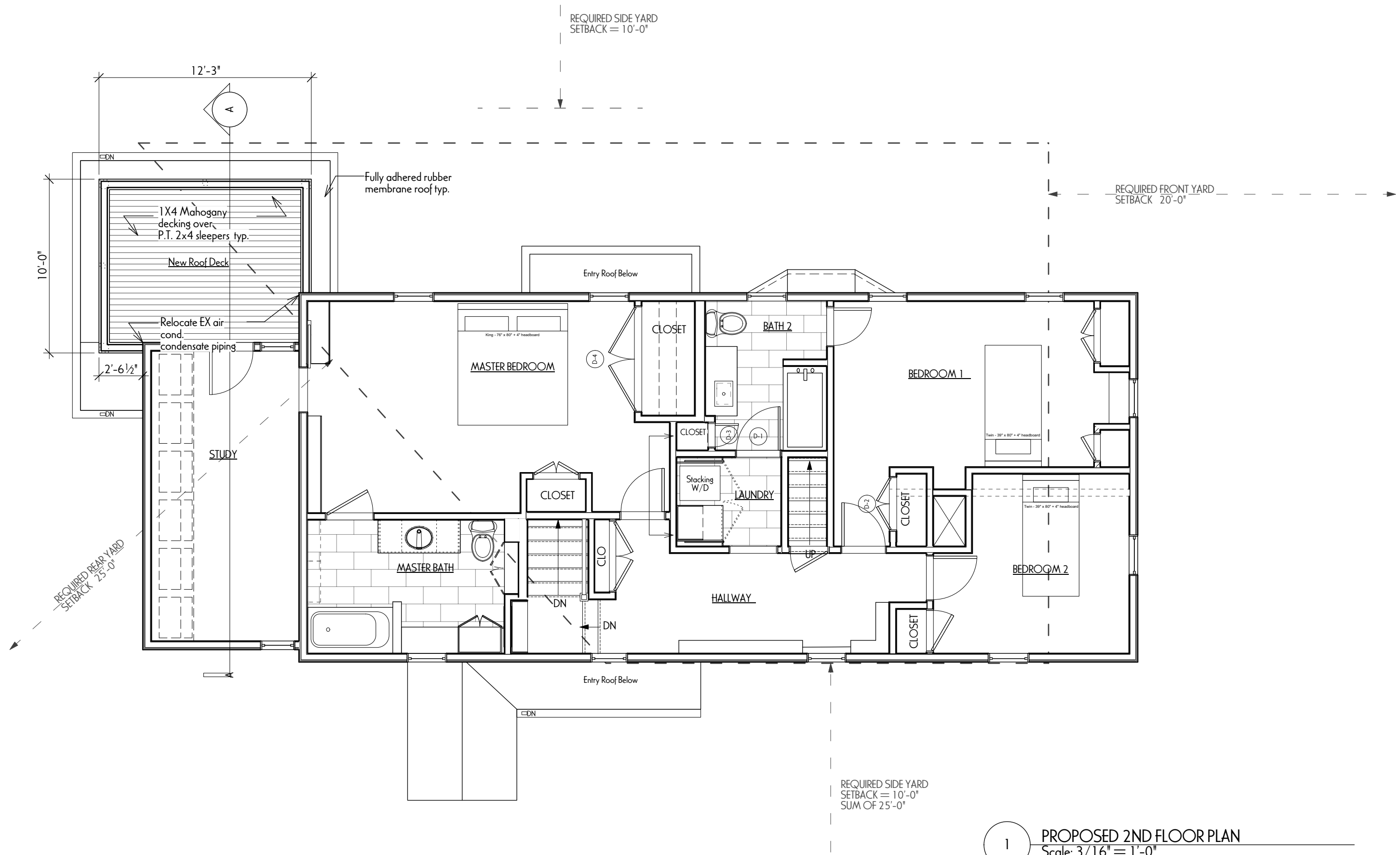
1 PROPOSED BASEMENT FLOOR PLAN
 Scale: 3/16" = 1'-0"

Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: | 03/14/17 |
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A1.0



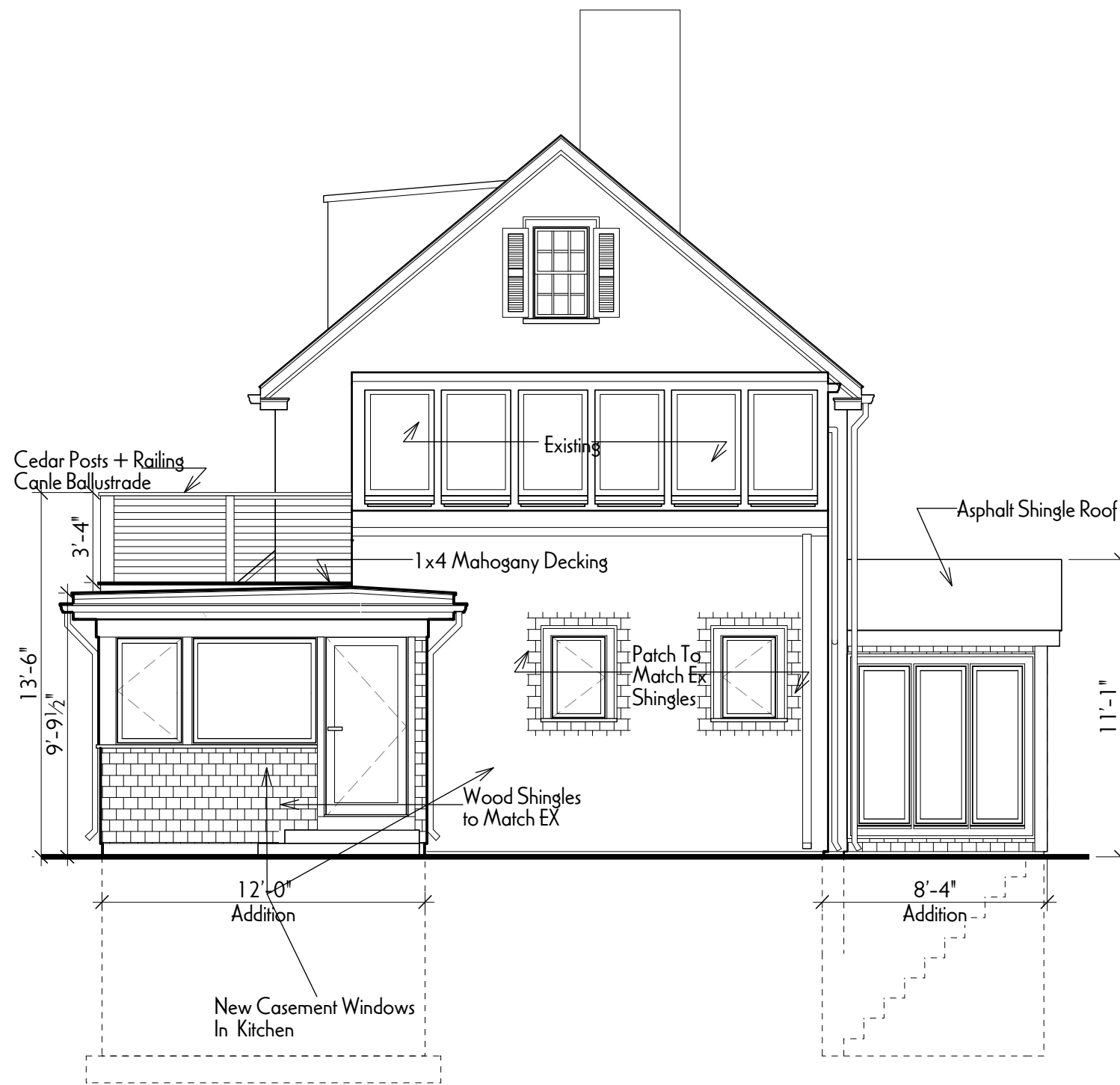
1 PROPOSED 2ND FLOOR PLAN
Scale: 3/16" = 1'-0"

Linder Residence
22 Farrar Street
Cambridge, MA 02138

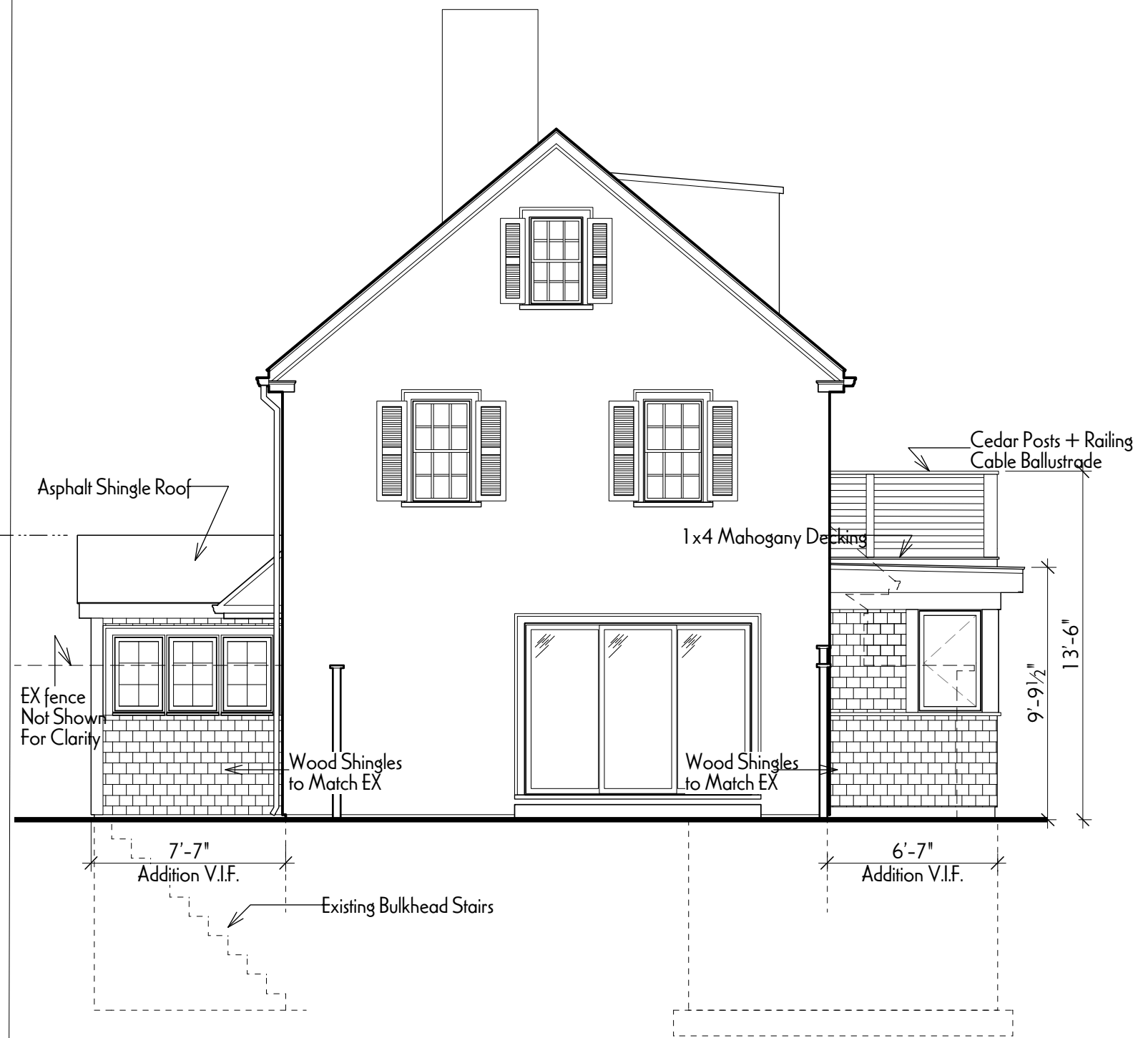
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

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| Date: |
| 03/14/17 |
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A1.2



2 PROPOSED REAR ELEVATION
Scale: 3/16" = 1'-0"



1 PROPOSED FRONT ELEVATION
Scale: 3/16" = 1'-0"

Linder Residence
22 Farrar Street
Cambridge, MA 02138

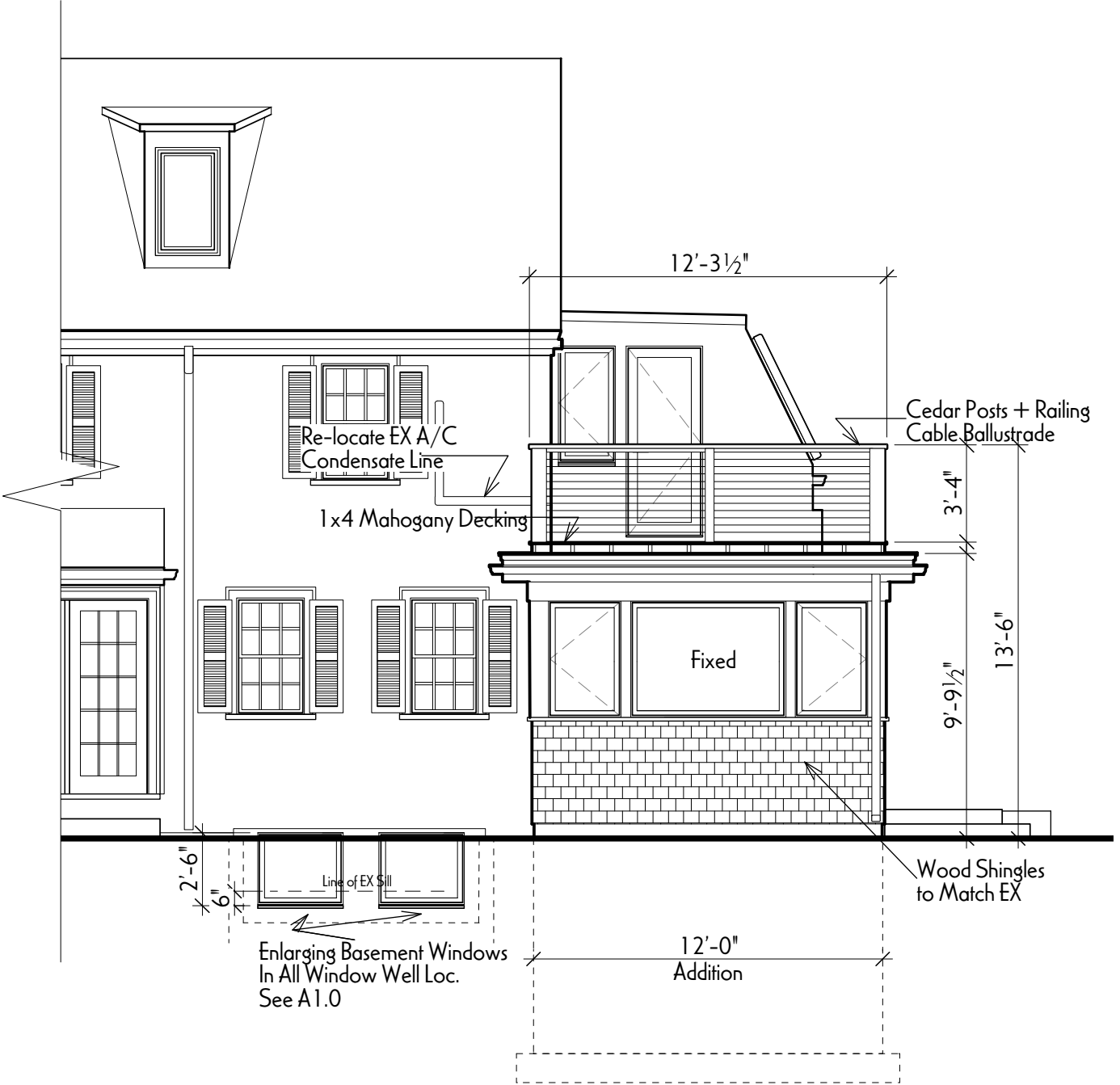
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

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| Date: |
| 03/14/17 |
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A2.0



2 PROPOSED LEFT ELEVATION
Scale: 3/16" = 1'-0"



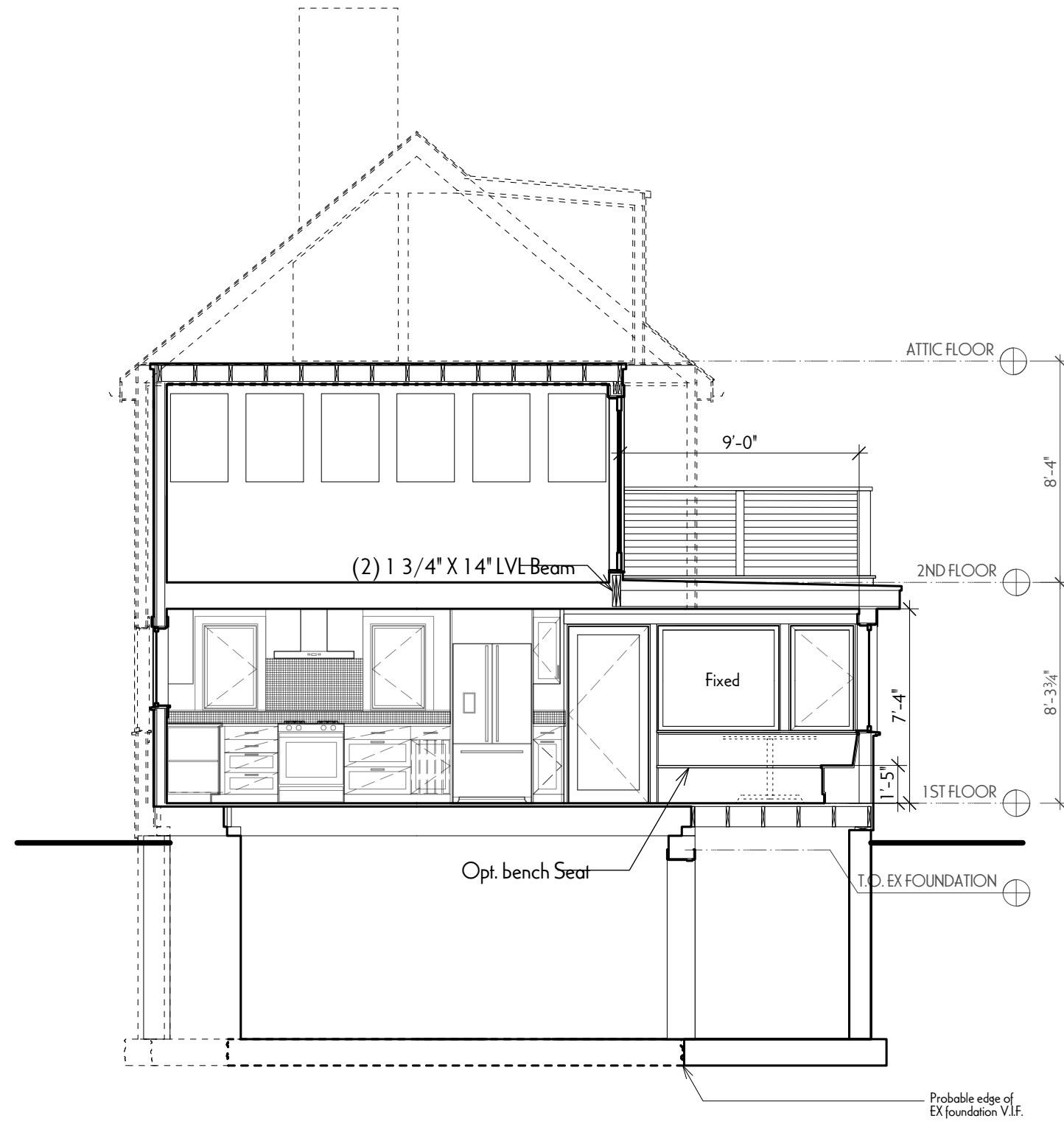
1 PROPOSED RIGHT ELEVATION
Scale: 3/16" = 1'-0"

Linder Residence
22 Farrar Street
Cambridge, MA 02138

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

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| Date: | 03/14/17 |
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A2.1



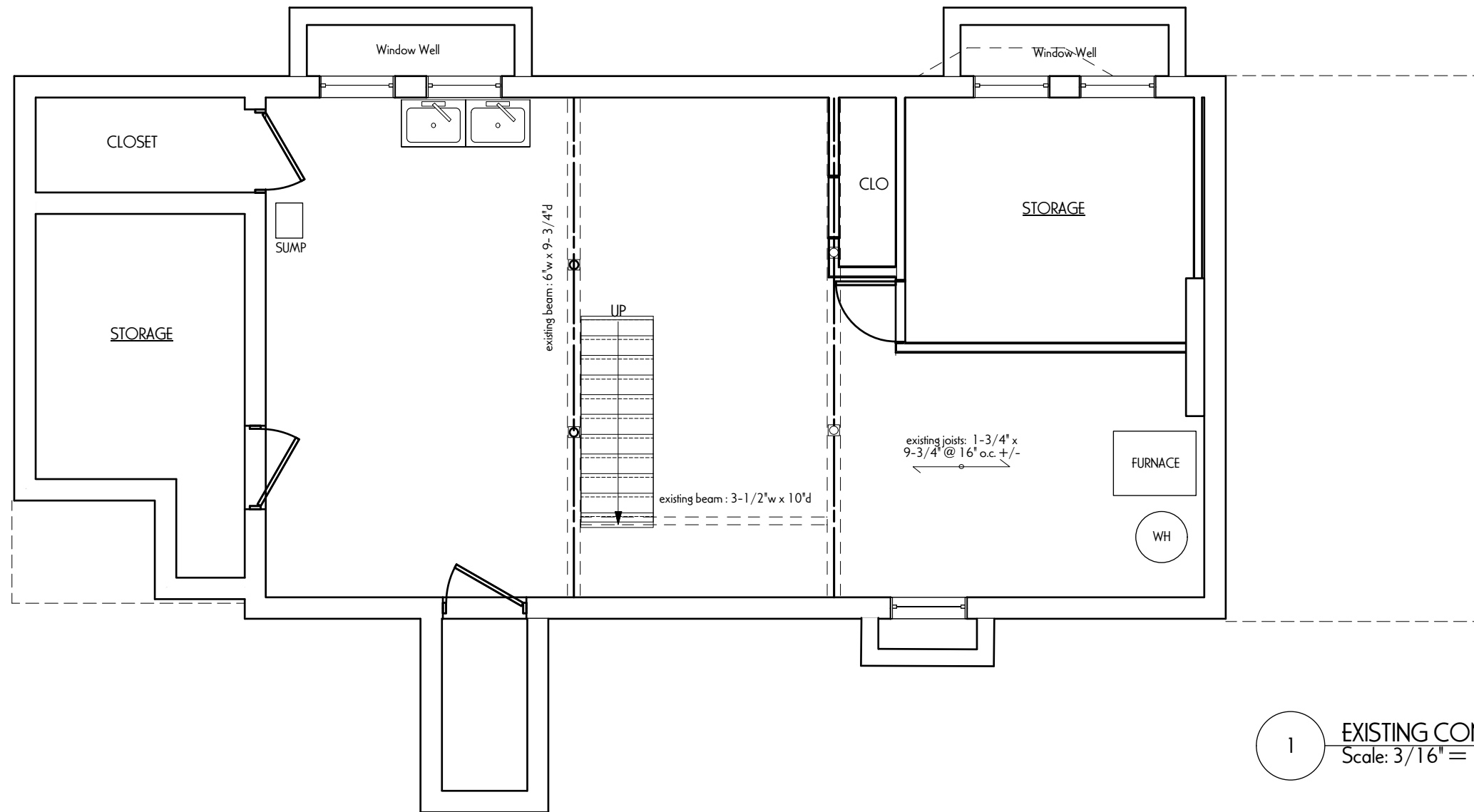
1 PROPOSED BUILDING SECTION A-A'
 Scale: 3/16" = 1'-0"

Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: |
| 03/14/17 |
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A3.0



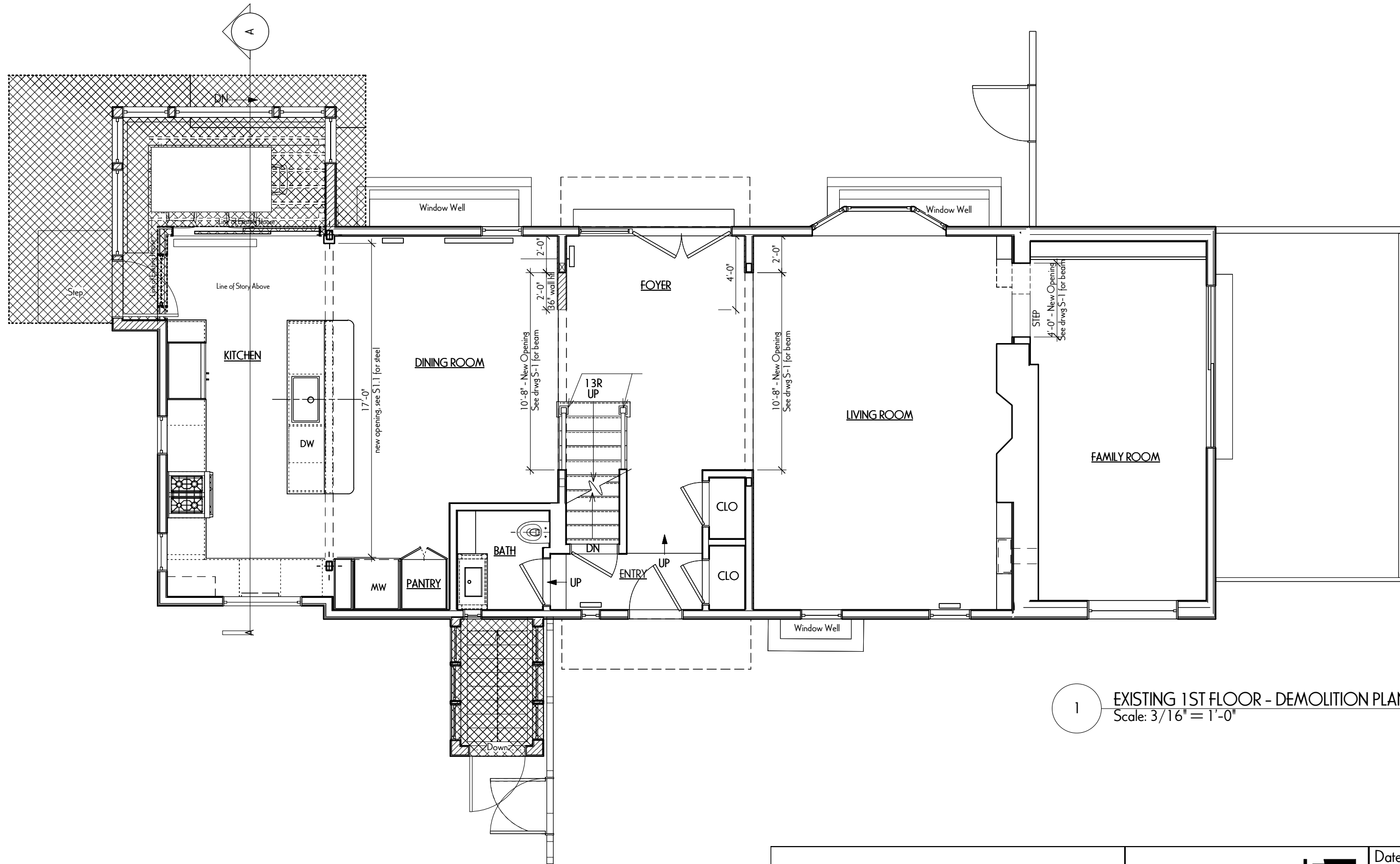
1 EXISTING CONDITIONS BASEMENT PLAN
 Scale: 3/16" = 1'-0"

Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: |
| 03/14/17 |
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X1.0



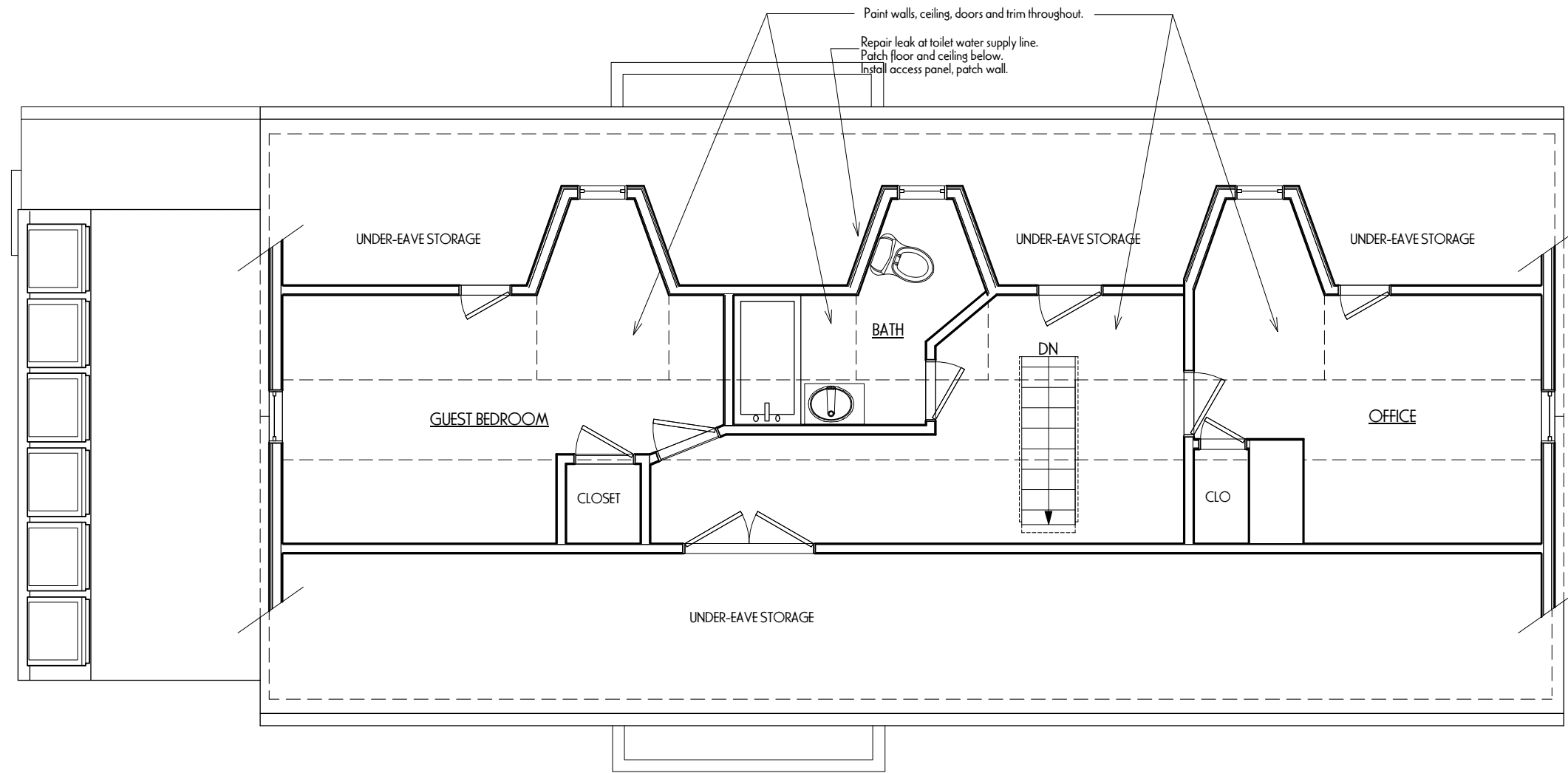
1 EXISTING 1ST FLOOR - DEMOLITION PLAN
 Scale: 3/16" = 1'-0"

Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: |
| 03/14/17 |
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X1.1



1 EXISTING 3RD FLOOR PLAN
 Scale: 3/16" = 1'-0"

Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: |
| 03/14/17 |
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X1.3



1 EXISTING CONDITIONS - RIGHT SIDE ELEVATION
 Scale: 3/16" = 1'-0"

Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

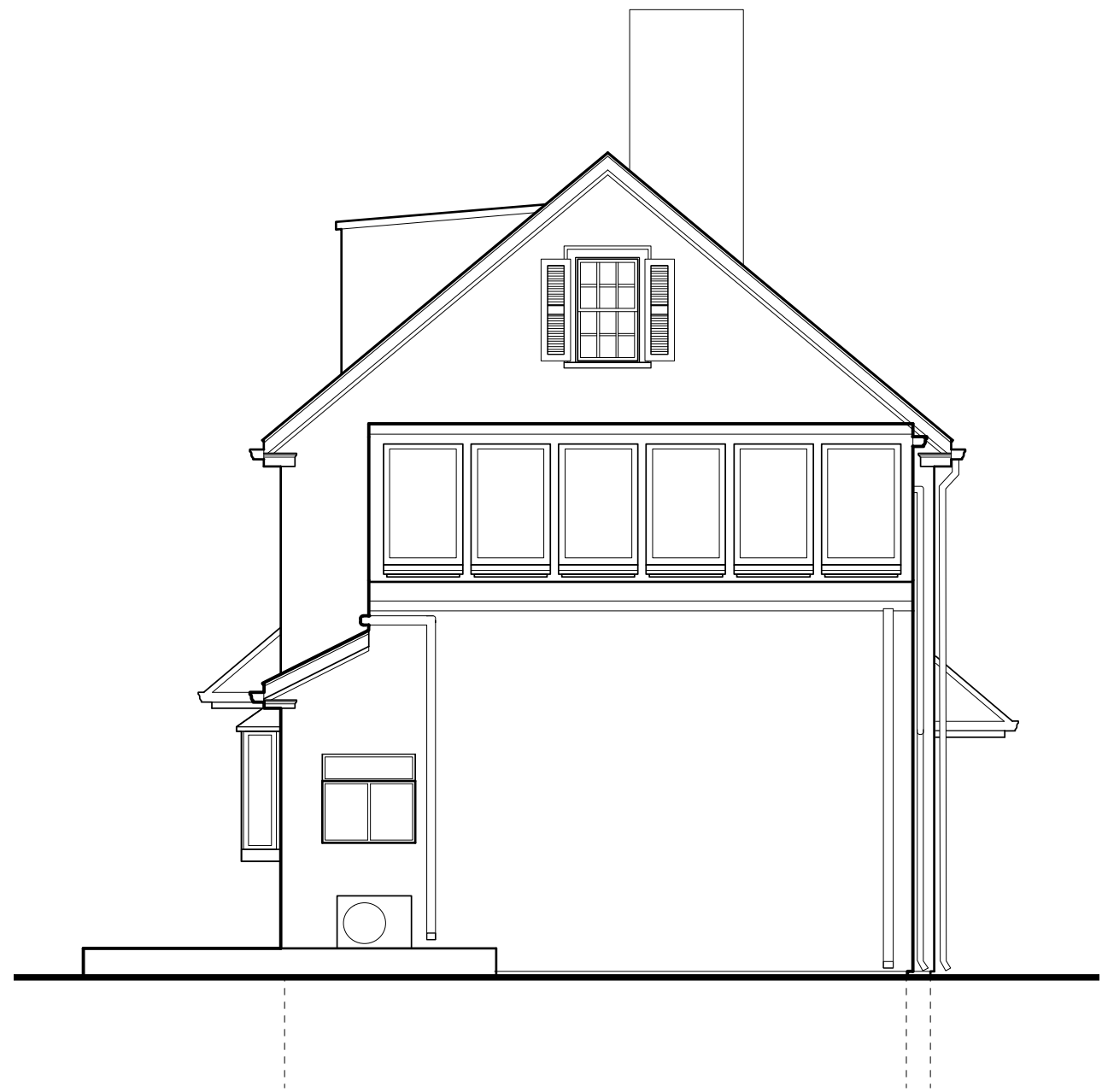
EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: |
| 03/14/17 |
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X2.0



1 EXISTING CONDITIONS - FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 EXISTING CONDITIONS - REAR ELEVATION
Scale: 3/16" = 1'-0"

Linder Residence
22 Farrar Street
Cambridge, MA 02138

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

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| Date: |
| 03/14/17 |
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X2.1



1 EXISTING CONDITIONS - LEFT SIDE ELEVATION
 Scale: 3/16" = 1'-0"

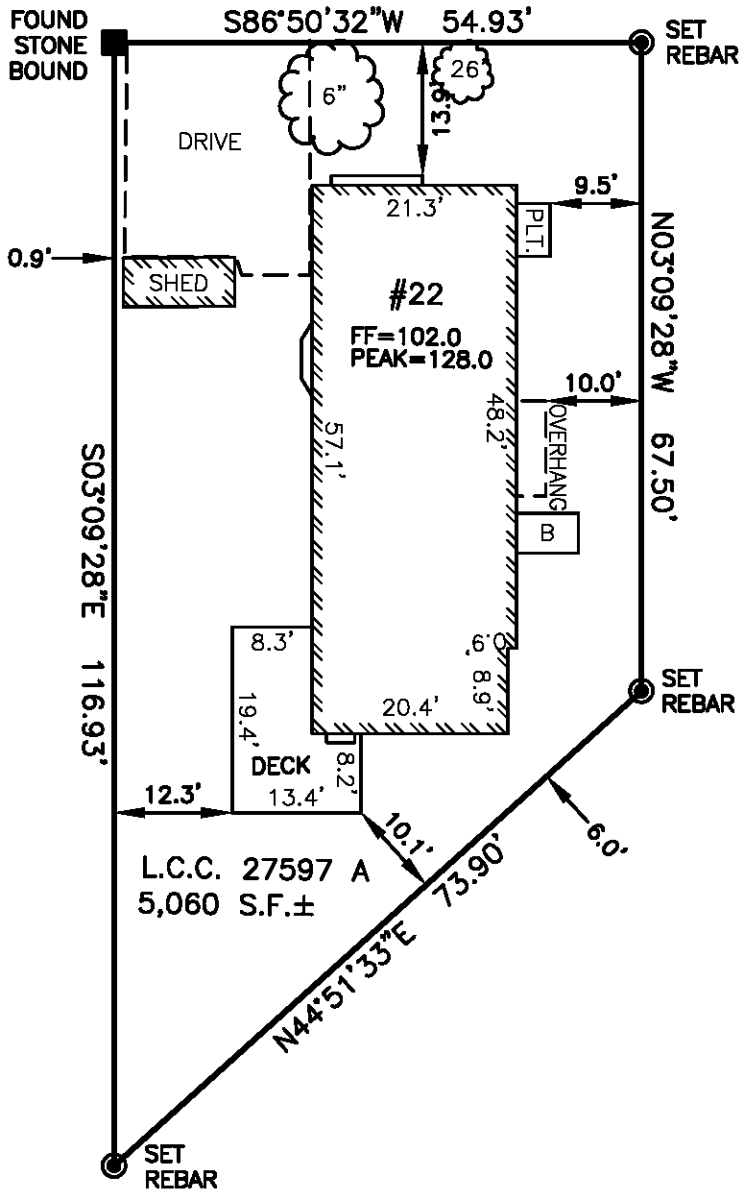
Linder Residence
 22 Farrar Street
 Cambridge, MA 02138

EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

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| Date: |
| 03/14/17 |
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| |

X2.2

FARRAR STREET



ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

DEED REFERENCE:
BOOK 671 PAGE 58

PLAN REFERENCE:
BOOK 619 PAGE 99

PLAN OF LAND IN
CAMBRIDGE, MA

22 FARRAR STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.

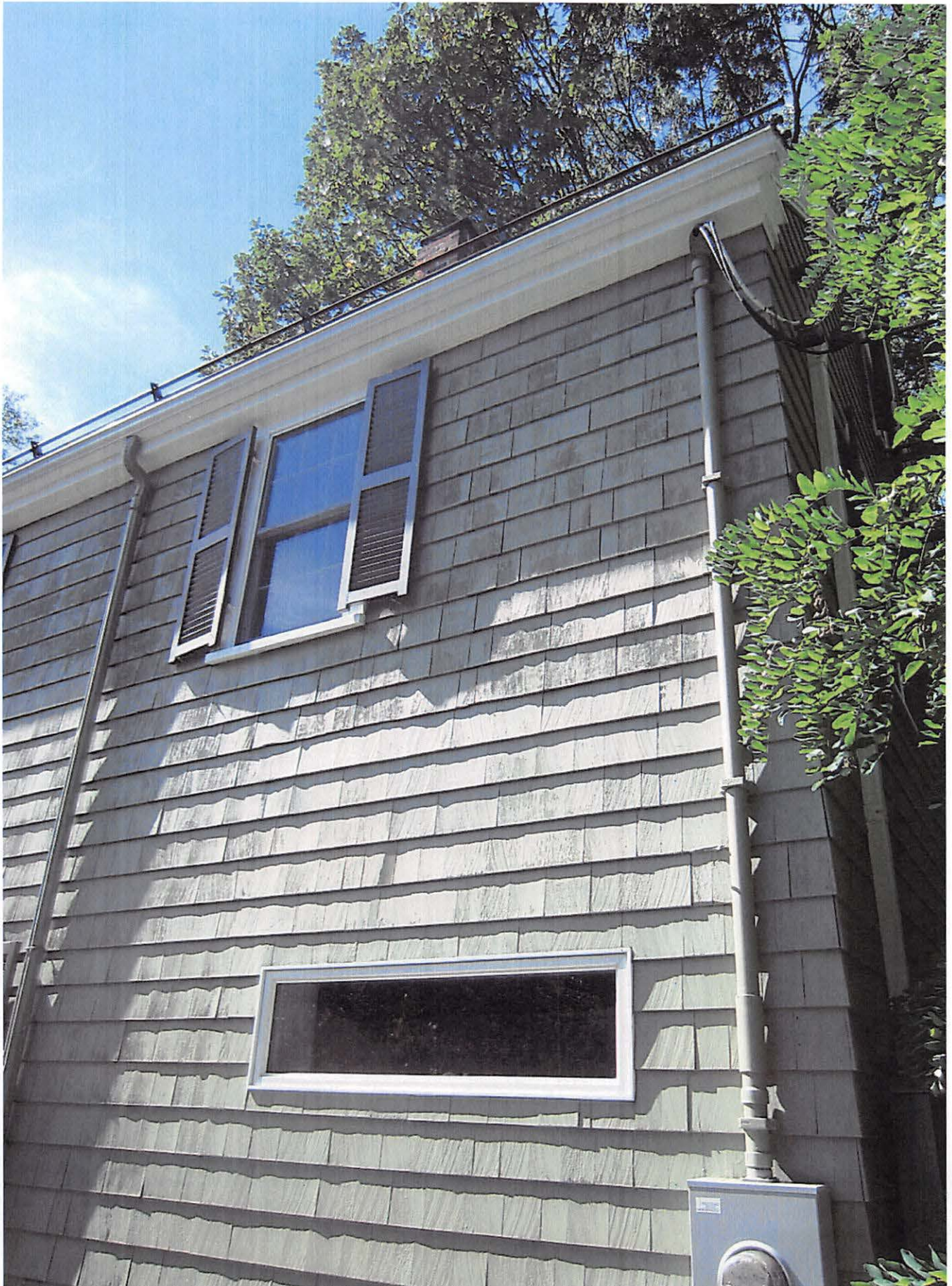
DATE: AUGUST 23, 2016

DRAWN: MF

CHECK: BB

PROJECT NO. 25038









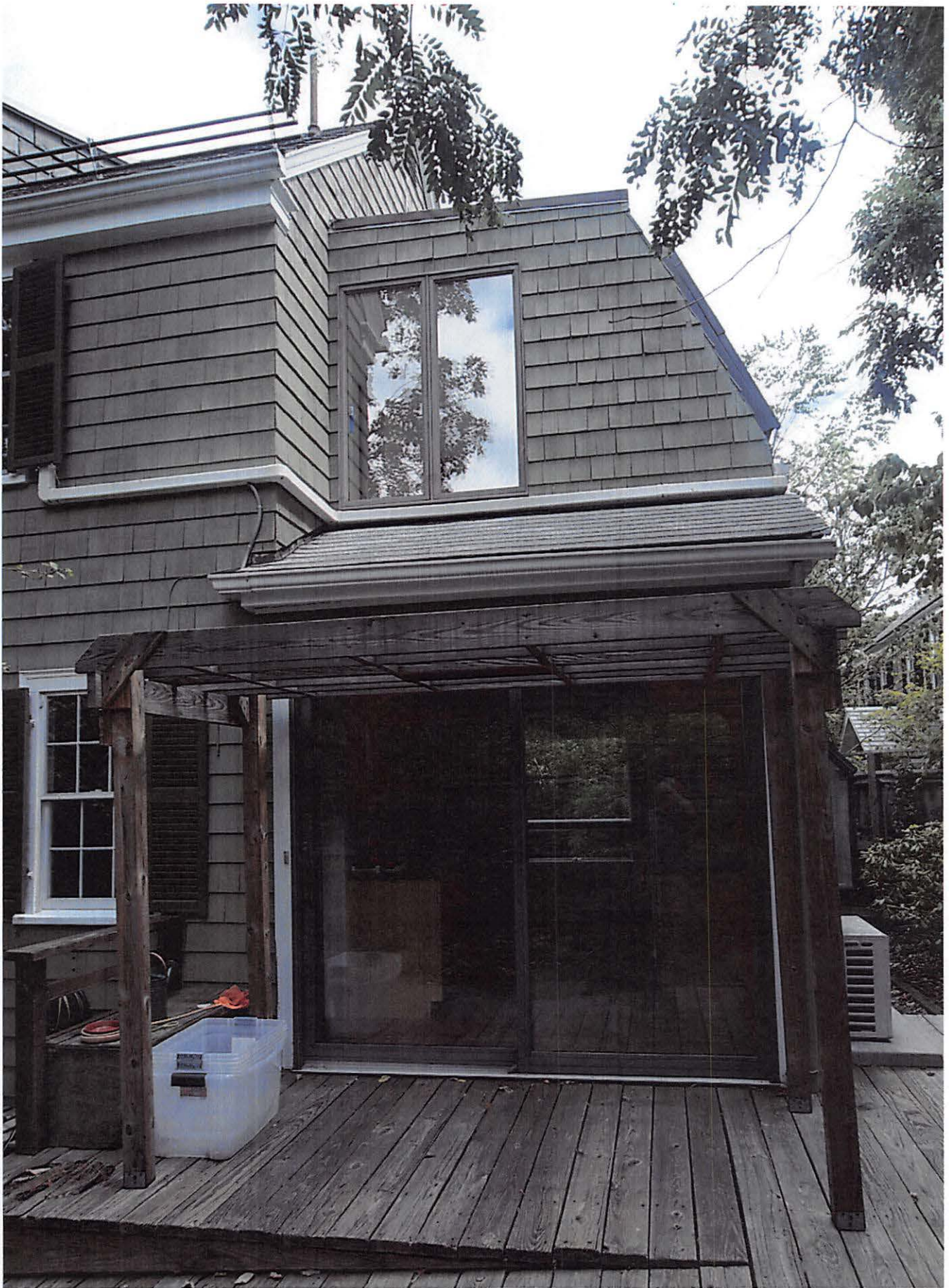


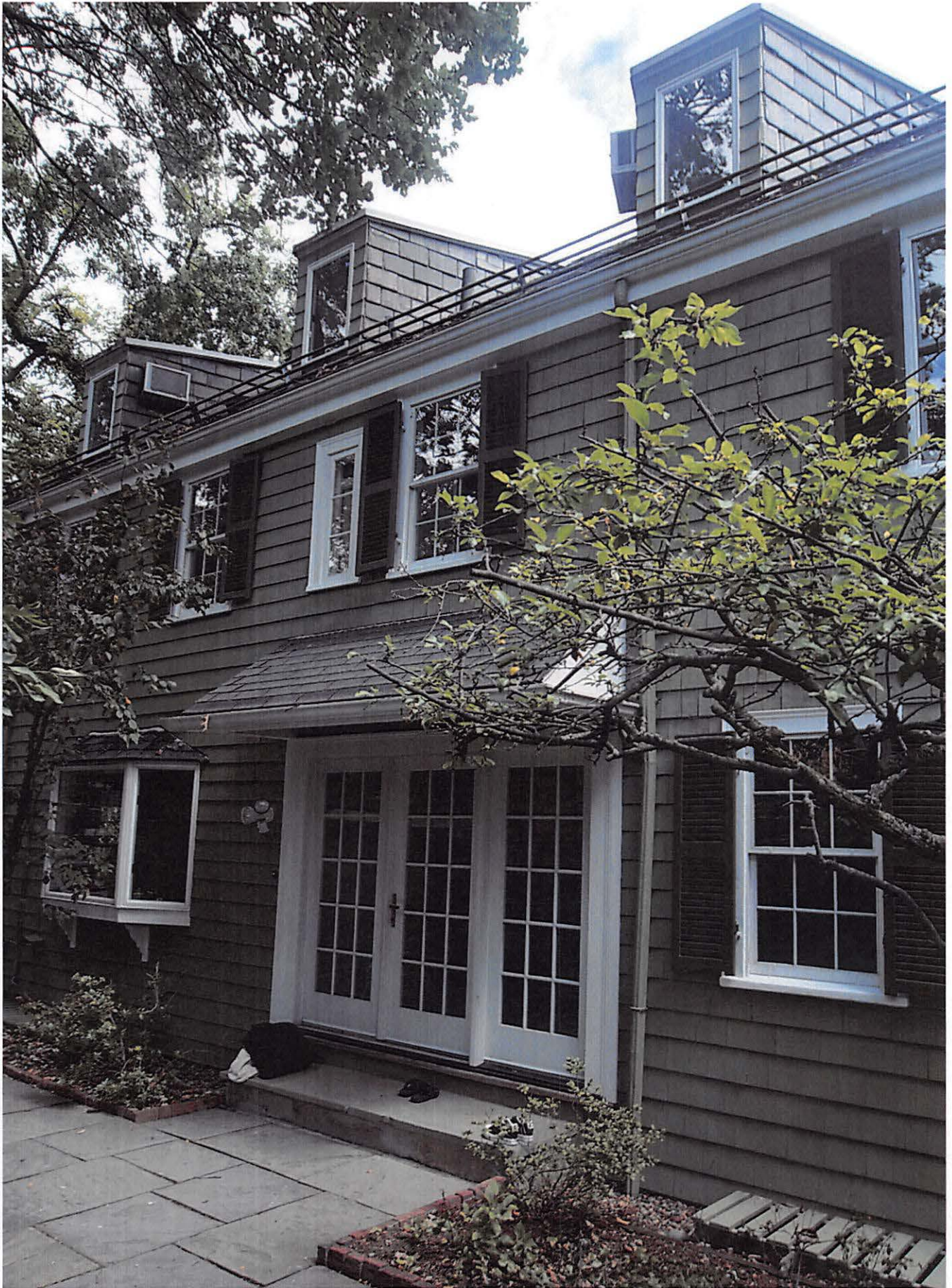










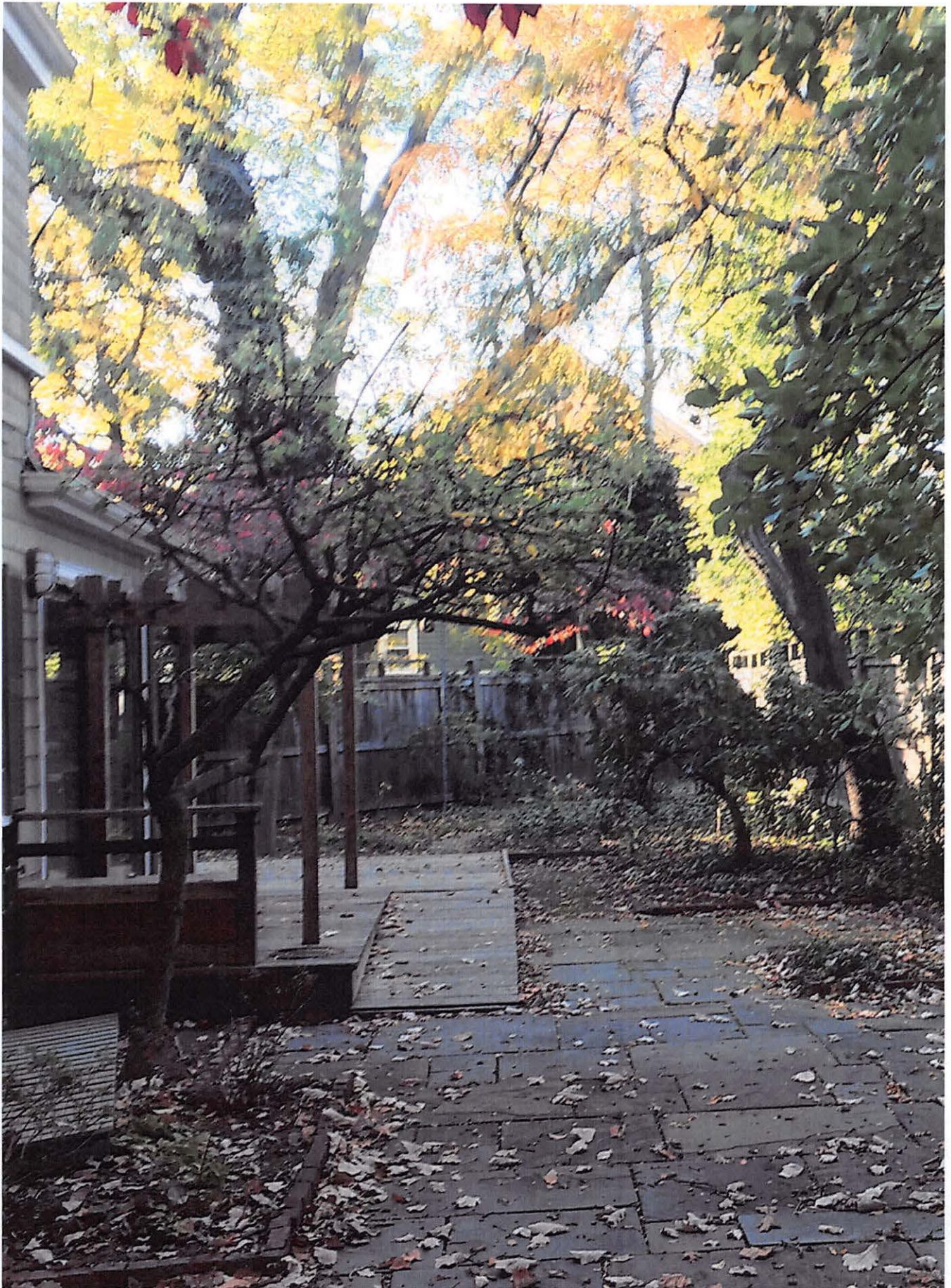






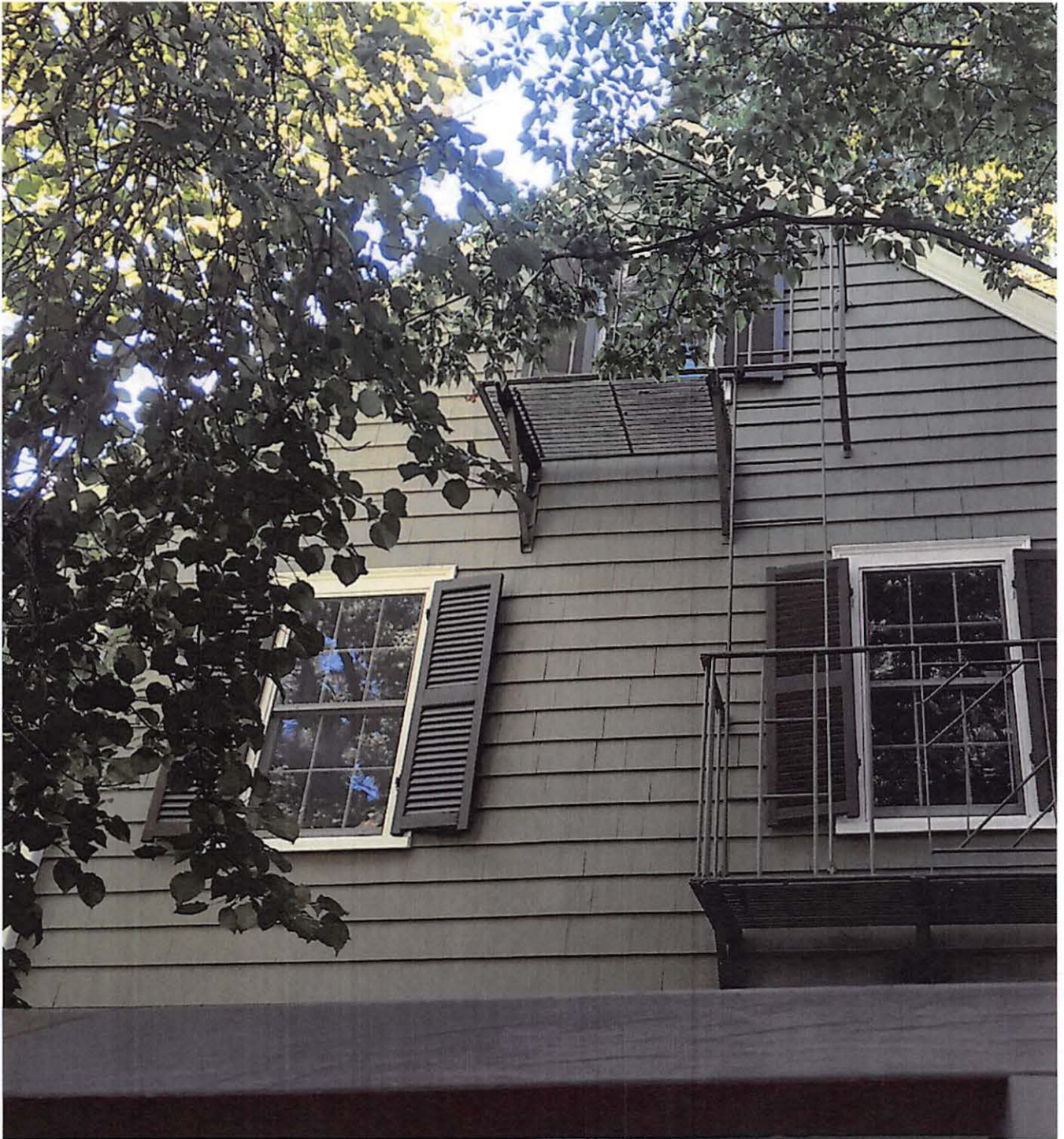


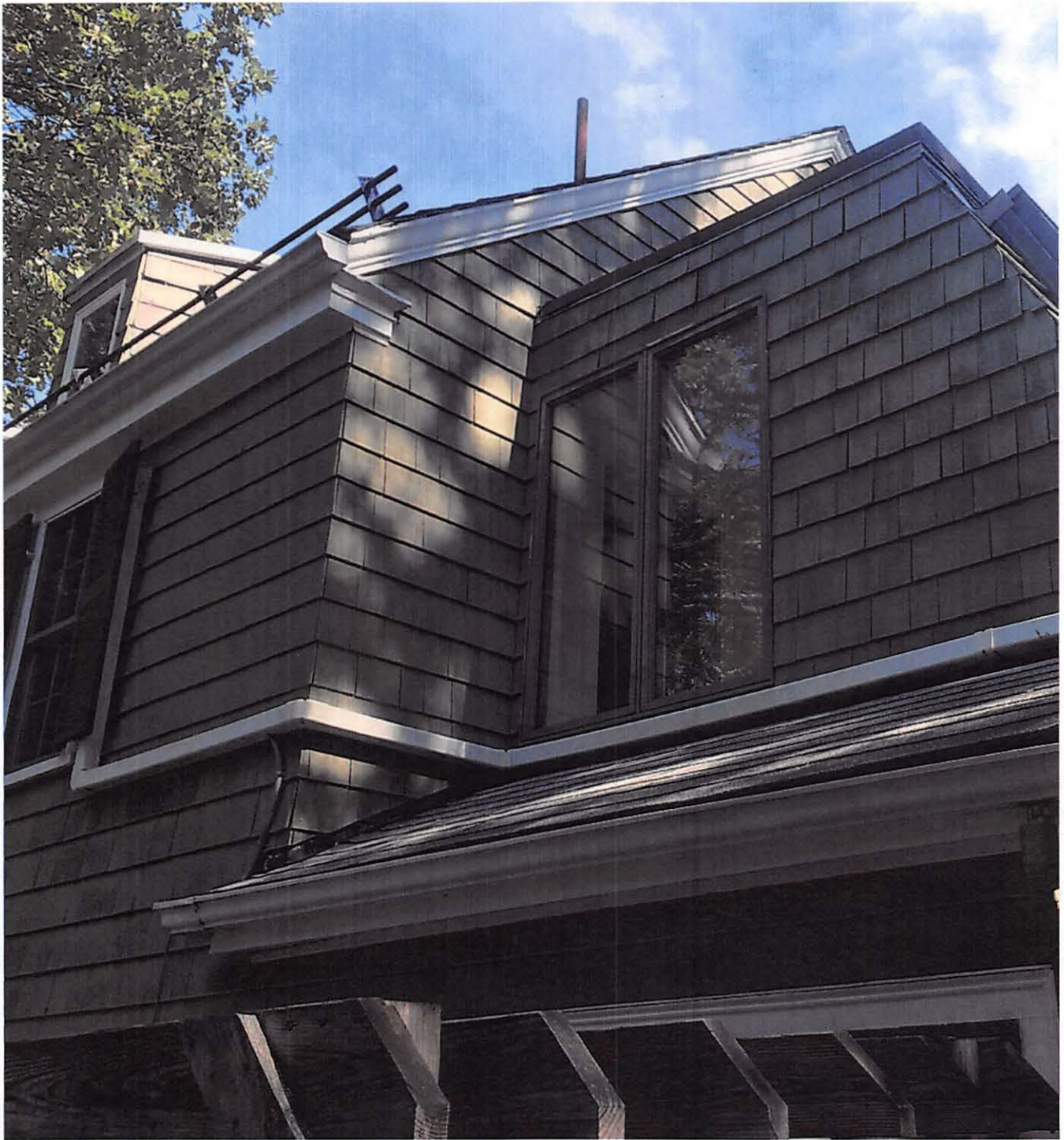


























CAMBRIDGE HISTORICAL COMMISSION

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., 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 22 Farrar 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. *No demolition permit anticipated.***
 - 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 March 21, 2017

Received by Uploaded to Energov

Date March 21, 2017

Relationship to project BZA 12783-2017

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

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Cambridge, MA 02139
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<http://www.cambridgema.gov/Historic>