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

2017 JAN 13 AM 10: 47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012350-2017

GENERAL INFORMATION

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

Special Permit : √ **Variance :** √ **Appeal :** _____

PETITIONER : Marcelo Tagore Hernandez

PETITIONER'S ADDRESS : 30 Quincy Street Somerville, MA 02143

LOCATION OF PROPERTY : 29 Bellis Cir Cambridge, MA 02140

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To demolish & reconstruct new house on existing foundation in setback. Also seeking relief to continue non-conforming driveway width.

Special Permit: Continued use, after house reconstruction, of parking within side yard setback and within 5' of house wall & window.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 6.000 Section 6.43.4 (Driveway Width).

Article 6.000 Section 6.44.1.A&B (Parking).

Original Signature(s) : _____

(Petitioner(s) / Owner)

Rudley Wyman

(Print Name)

Address : 39C Bellis Circle
Cambridge MA, 02140

Tel. No. : 617.959 0990

E-Mail Address : daddywyman@gmail.com

Date : _____

Phillip Hyman
392 Belle Street
Cambridge, MA 02140
617-547-0091
phillip.hyman@gmail.com

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 Dudley Wyman & Nicole A. Barna
(OWNER)

Address: 29 Bellis Circle, Cambridge MA, 02140

State that I/We own the property located at 29 Bellis Circle, Cambridge MA, 02140, which is the subject of this zoning application.

The record title of this property is in the name of _____

_____

*Pursuant to a deed of duly recorded in the date May 9, 2014, Middlesex South County Registry of Deeds at Book 63591, Page 533; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Nicole A Barna
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 Nicole Barna personally appeared before me, this 15th of December 2016, and made oath that the above statement is true.

Mary Lou Shea Notary

My commission expires _____ (Notary Seal) MEA

Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 19, 2019

- 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:

SIDEYARD:
Applicant seeks to remove existing structure and rebuild on existing foundation. The variance (8" into setback) would provide opportunity for clean rebuild. Project design involves Zet Zero design and Passivehaus Certificiation. Existing structure has flooding problems major foundation settlement issues structural beam deterioration and building envelope rot . Combined, these issues are financially prohibitive if building is to meet Net-Zero / Passivehaus standarards.

PARKING:
Variance for parking would allow existing driveway to remain without change. Currently provides 2 tandem parking spaces.

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:

SIDEYARD HARDSHIP:
The hardship is due to existing non-conforming shape.
The existing building, constructed 1856, is situated +/-8" into the side yard set back.

PARKING HARDSHIP
The hardship is due to the existing non-conforming shape.
Existing parking is 7.5' wide and accomodates 2 compact vehicles parked in tandem.

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

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

1. FAR, height, and all of the other setback requirements will be met and the rear yard will still be larger than those of the surrounding dwellings. Open space requirements will continue to exceed minimum requirements.
2. The proposed residential structure is consistent with the residential character of the existing neighborhood.
3. Parking conditions will not changeno traffic patterns or access or egress will cause congestion.
4. The project is consistent with Cabridges ustainability goals . The Project will be Net-Zero, it will not use natural gas for heating/cooking, and meet Passivehaus design criteria, thereby significantly reducing CO_2 and local utility loads.

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

The Project will not impair the integrity of the district in which it is located or the adjacent districts. The project will not derogate from the intent and purpose of the Ordinance. The completed project will be consistent with 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 29 Bellis Cir Cambridge, MA (location) would not be a detriment to the public interest because:

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

We cannot meet the parking setback requirements because the lots on this street are non-conforming and too narrow to have adequate distance between car and side lot, and car and house wall/window.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or subs tan tial change in esta bli shed neighbo rhood charact er for the following reasons:

The proposed residence will continue to be a single family residence with the same amount of parking as before and therefore have no change or detrimental impact to 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:

The proposed parking is in the same location as the existing condition with no change and therefore no affect on adjacent parcels that is different from current useage.

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 re-constructed house wall have a study/guest room on the first floor and workshop in the basement. These spaces will not be used full time and it would be more detrimental to the inhabitants to be deprived of natural light than the low risk of parking a few feet away (which is a condition for most houses on the street and in the City).

E) For other reasons, the propo sed use w ould not impa ir t he int egri ty of t he district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested condition is typical of many residences in the compact urban nature of City like Cambridge.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT : Group Design Build Inc **PRESENT USE/OCCUPANCY :** Residential

LOCATION : 29 Bellis Cir Cambridge, MA **ZONE :** Residence B Zone

PHONE : **REQUESTED USE/OCCUPANCY :** Residential

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		2286	2629	2682	(max.)
LOT AREA:		5362	5362	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		.46	.49	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		5362	5362	5000	(min.)
SIZE OF LOT:	WIDTH	38	38	50	(min.)
	DEPTH	88.75	88.75	100	
SETBACKS IN FEET:	FRONT	11.5	15	15	(min.)
	REAR	25.7	26.2	25	(min.)
	LEFT SIDE	7.5	7.5	7.5	(min.)
	RIGHT SIDE	6.8	6.8	7.5	(min.)
SIZE OF BLDG.:	HEIGHT	33	35	35	(max.)
	LENGTH	45.61	45.61	48.75	
	WIDTH	23.8	23.8	23	
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		63	58	40	(min.)
NO. OF DWELLING UNITS:		1	1	1	(max.)
NO. OF PARKING SPACES:		2	2	1	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		na	na	na	(min.)

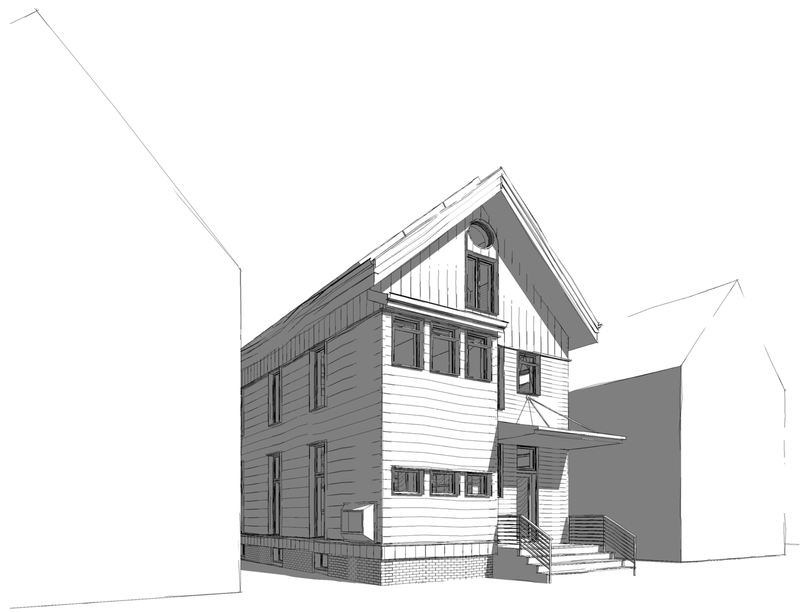
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

wooden storage structure, chicken coop.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, S ECTION 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'.

29 Bellis Circle
Cambridge MA 02410

A NET ZERO - ALL ELECTRIC RESIDENTIAL PROJECT
The residence will be a high performance building type, utilizing passive solar design, super-insulated wall sections that meet the Passive House standard. It will incorporate triple glazed doors and windows, an engineered whole house energy recovery ventilation system, and an air source heat pump for heating and cooling. There will be no combustible fuels used for heating or cooking. The project shall meet PHIUS standards, HERS Score of 5 or less, and be LEED Platinum certifiable.



PROPOSED EAST ELEVATION OF BELLIS CIRCLE

Drawing List

Number	Name
A.000	Cover & Photos
A.001	Zoning Compliance Plan
A.002	Plot Plan (by other)
A.003	Landscape Plan
A.004	Wall Types
A.005	Door & Window Schedule
A.006	Assembly Schedules
A.100	Basement Plan
A.100ZBA	Floor Plans
A.101	Level 1
A.102	Level 2
A.103	Level 3
A.104	Roof Plan
A.200	Exterior Elevations
A.200Z	Exterior Elevations ZBA Review
A.201	Kitchen
A.300	Building Sections
A.301	Wall Sections
A.302	Wall Sections
A.400	Interior Elevations
A.401	Entry & Guest Bed
S.100	Froundation & Framing Plans

EXISTING EAST ELEVATION OF BELLIS CIRCLE

EXISTING EAST ELEVATION

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
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Newton, MA 02468
Elhankin@me.com

Civil Engineer
SAMIOTES
20 A Street
Framminghan, MA 01791

Mechanical Engineer

HERS Rater

MARK	DATE	DESCRIPTION

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CHECKED BY: Checker

Cover & Photos

A.000

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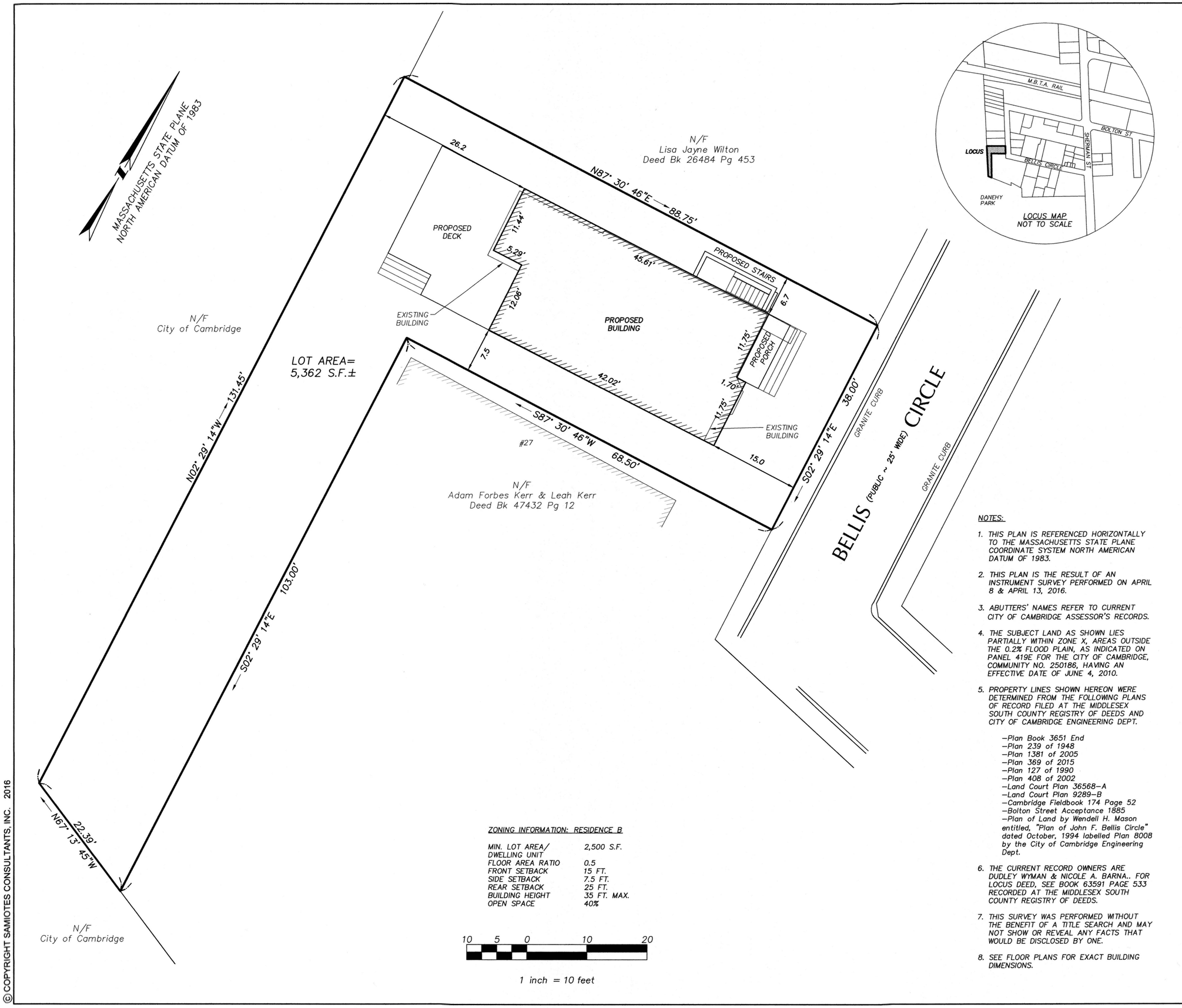


ZONING INFORMATION: RESIDENCE B

MIN. LOT AREA/ DWELLING UNIT	2,500 S.F.
FLOOR AREA RATIO	0.5
FRONT SETBACK	15 FT.
SIDE SETBACK	7.5 FT.
REAR SETBACK	25 FT.
BUILDING HEIGHT	35 FT. MAX.
OPEN SPACE	40%

NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON APRIL 8 & APRIL 13, 2016.
3. ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS.
4. THE SUBJECT LAND AS SHOWN LIES PARTIALLY WITHIN ZONE X, AREAS OUTSIDE THE 0.2% FLOOD PLAIN, AS INDICATED ON PANEL 419E FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
5. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND CITY OF CAMBRIDGE ENGINEERING DEPT.
   - –Plan Book 3651 End
   - –Plan 239 of 1948
   - –Plan 1381 of 2005
   - –Plan 369 of 2015
   - –Plan 127 of 1990
   - –Plan 408 of 2002
   - –Land Court Plan 36568–A
   - –Land Court Plan 9289–B
   - –Cambridge Fieldbook 174 Page 52
   - –Bolton Street Acceptance 1885
   - –Plan of Land by Wendell H. Mason entitled, "Plan of John F. Bellis Circle" dated October, 1994 labelled Plan 8008 by the City of Cambridge Engineering Dept.
6. THE CURRENT RECORD OWNERS ARE DUDLEY WYMAN & NICOLE A. BARNA.. FOR LOCUS DEED, SEE BOOK 63591 PAGE 533 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
8. SEE FLOOR PLANS FOR EXACT BUILDING DIMENSIONS.

samiotes

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701

T 508.877.6688
F 508.877.8349

www.samiotes.com

29 BELLIS CIRCLE
Cambridge, Massachusetts

COMMONWEALTH OF MASSACHUSETTS
JAMES P. HORGAN
No. 50302
PROFESSIONAL LAND SURVEYOR

12-22-16

JAMES P. HORGAN - P.L.S. No. 50302
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

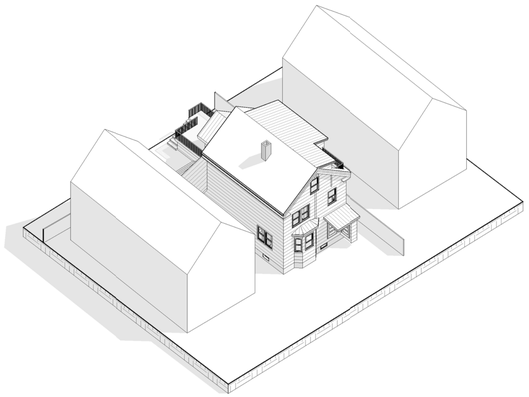
REVISION

PLOT PLAN SHOWING PROPOSED FOUNDATION

JOB # 16066.00
DATE: 12-22-16
SCALE: 1"=10'
DRAWN BY: JPH
REVIEWED BY: TMC

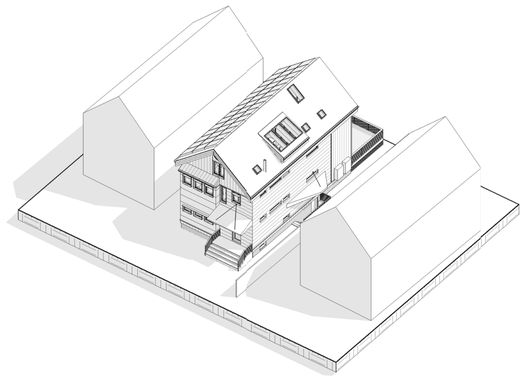
1

FILE: 16066 29 BELLIS CIRCLE CPP.DWG



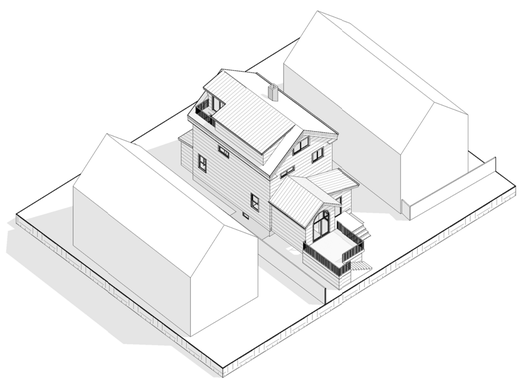
C2 EXISTING South East View

EXISITNG



B2 PROPOSED South East View

PROPOSED



C1 EXISTING North West View

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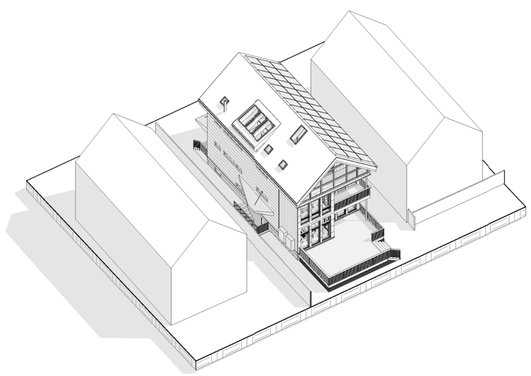
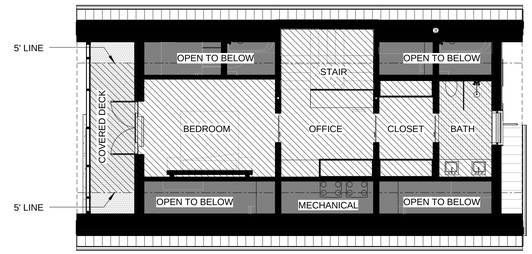
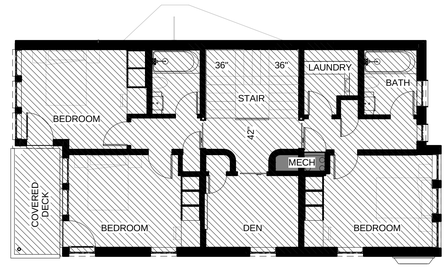


B1 PROPOSED North West View

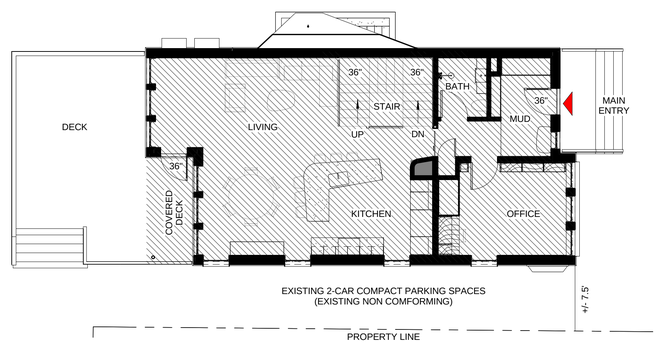
PROPOSED



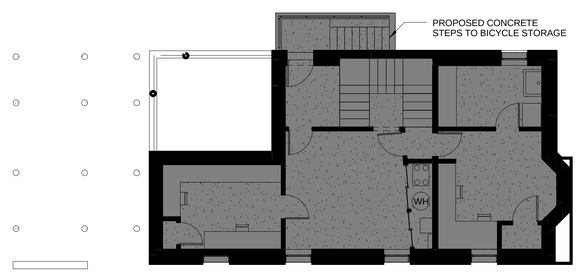
A4 Level 3 GSF
1/8" = 1'-0"



A3 Level 2 GSF
1/8" = 1'-0"



A2 Level 1 GSF
1/8" = 1'-0"



A1 Basement GSF
1/8" = 1'-0"

ZONING & CODE INFO

Site Lot Area	5,360 SF
FAR = 0.5	2,681 GSF Allowable Building
2-1/2 Story	35' Building Height Limit

PROPOSED

Level 1 Proposed	1,029 GSF
Level 2 Proposed	1,029 GSF
Level 3 Proposed	571 GSF
Total Proposed	**2,629 GSF**

ZONING ANALYSIS	Existing	Allowable	Proposed
Zone District	Res B	Res B	Res B
Lot Area	5361 sf	5000 sf	5361 sf
F.A.R.	0.46	0.50	0.49
Building Area	2,470 sf	2,680 sf	2,629 sf
Front Yard Setback	11.5' ft	15' ft	15' ft
Side Yard Setback	6.8' ft	7.5' ft	6.8' ft
Rear Yard Setback	25.7' ft	25' ft	26.2' ft
Min. Lot Width	38' ft	50' ft	38' ft
Frontage	38' ft	20' ft	38' ft
Building Height	34' ft	35' ft	35' ft
Useable Open Space	140'x20'	15'x15'	140'x20'
Min. Ratio of Open Space	63%	40%	58%
Off Street Parking	2 tandem	1	2 tandem

NOTES
Side Yard is an Exising Nonconforming condition.

Zoning relief shall be required for the rear building addition to be built on the existing foundation.

PLAN HATCH PATTERN LEGEND

CALCULATED AS GSF FOR F.A.R.

NOT INCLUDED IN GSF.
(Mechanical, Utility, Below Grade)

APPLICABLE CODES

GENERAL
36" Egress Access Doors
44" Minimum stair landings

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

CONSULTANTS

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Elhankin@me.com

Civil Engineer
SAMIOTES
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Mechanical Engineer

HERS Rater

MARK	DATE	DESCRIPTION

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Zoning Compliance Plan

A.001

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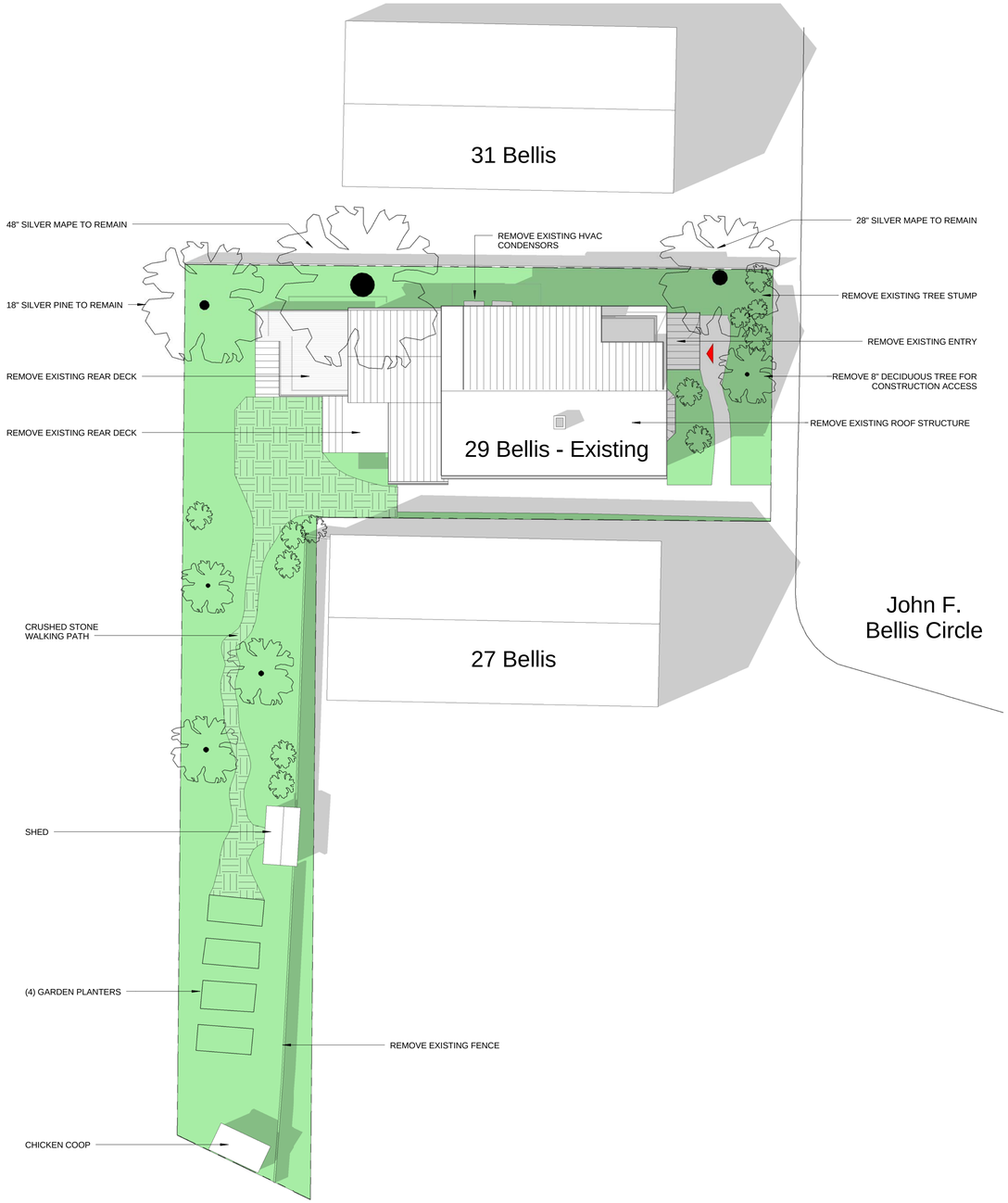
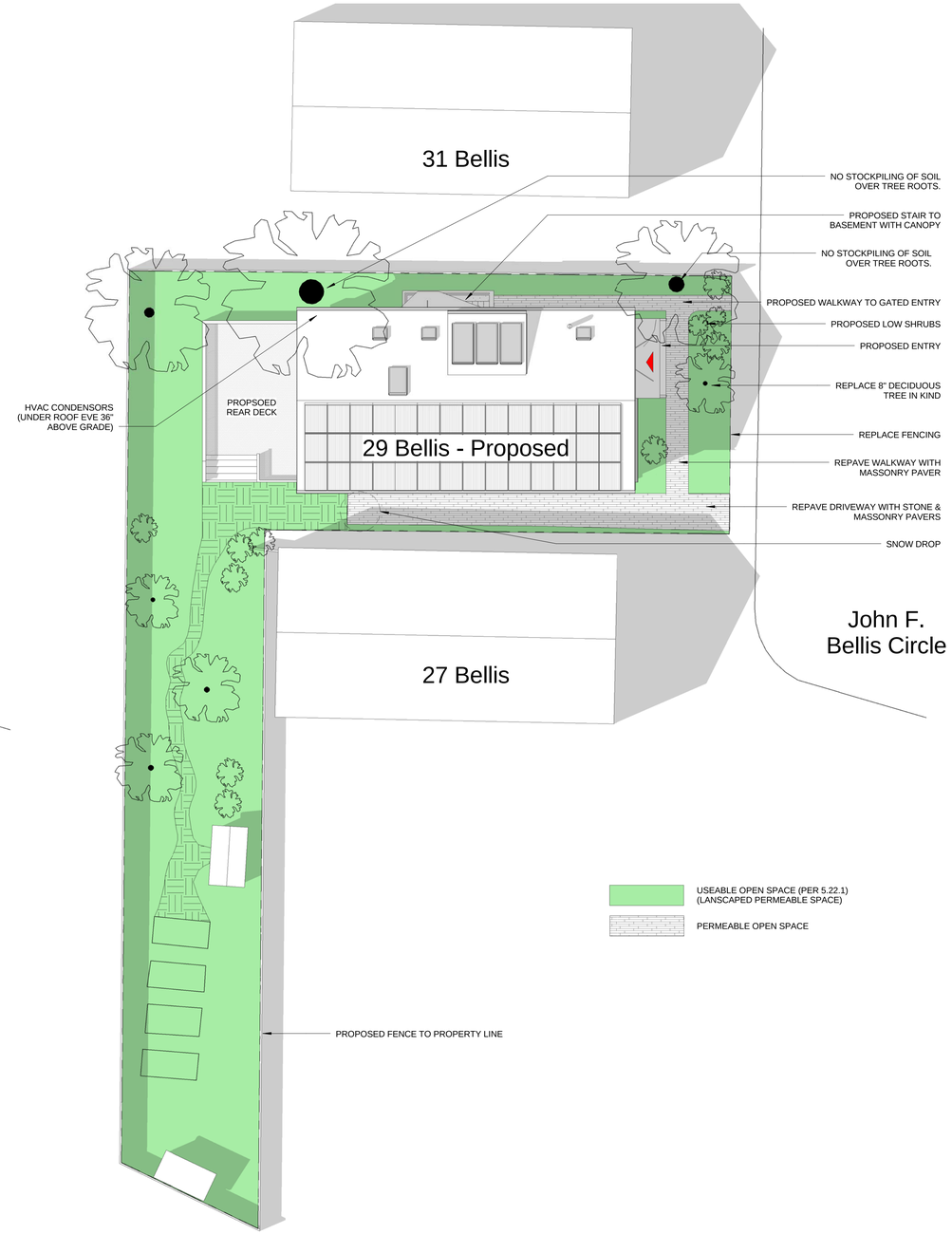


A2 Existing Site Plan
1" = 10'-0"



A1 Proposed Site Plan
1" = 10'-0"

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Landscape Plan

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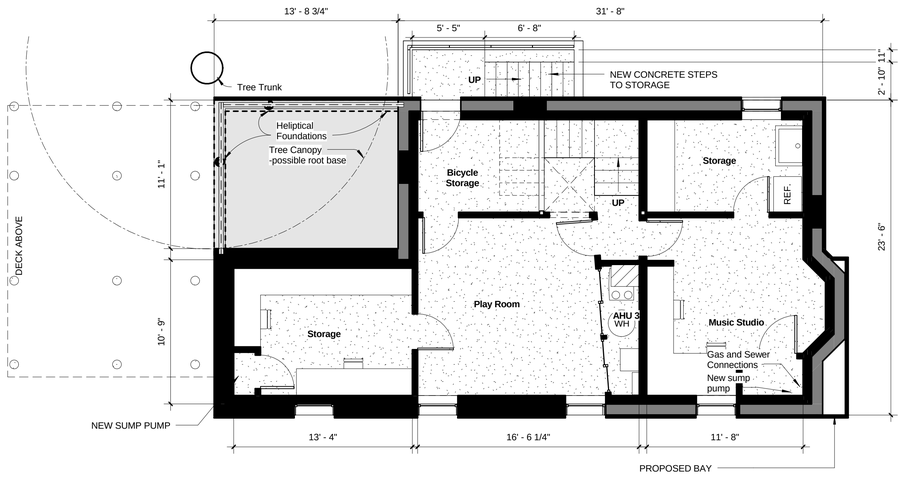
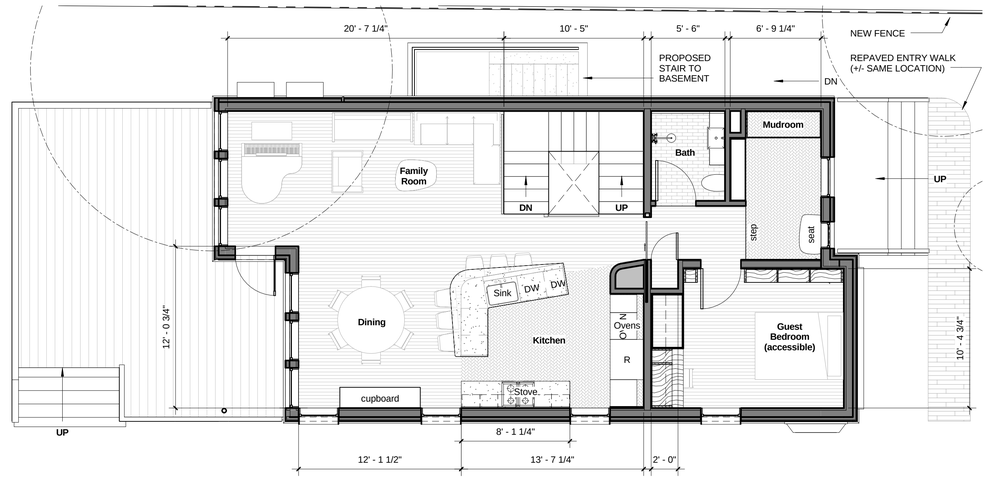
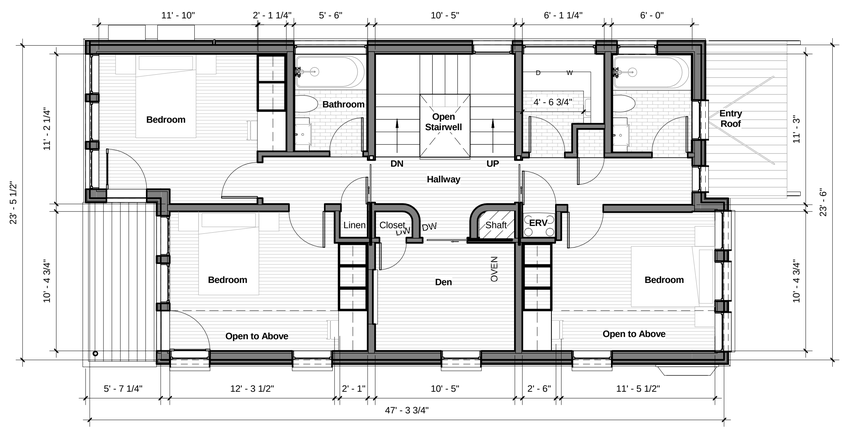


1 Basement Plan PROPOSED
3/16" = 1'-0"



2 Level 1 PROPOSED
3/16" = 1'-0"

4 Level 3 PROPOSED
3/16" = 1'-0"



3 Level 2 PROPOSED
3/16" = 1'-0"

0 5' 10' 20'

NORTH

GROUP DESIGN BUILD

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Floor Plans

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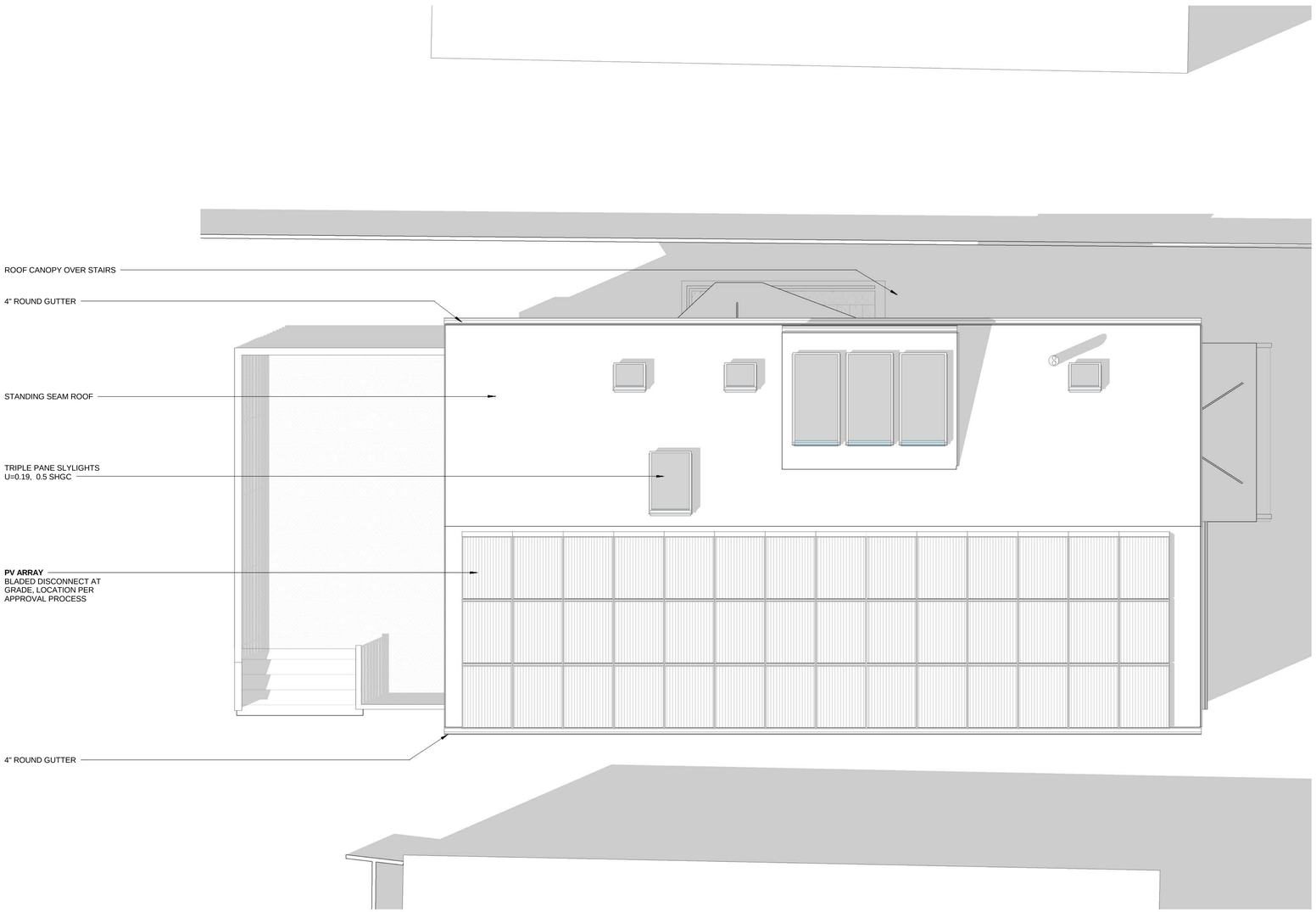

1 Roof Plan
1/4" = 1'-0"

GROUP
DESIGN
BUILD

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Roof Plan

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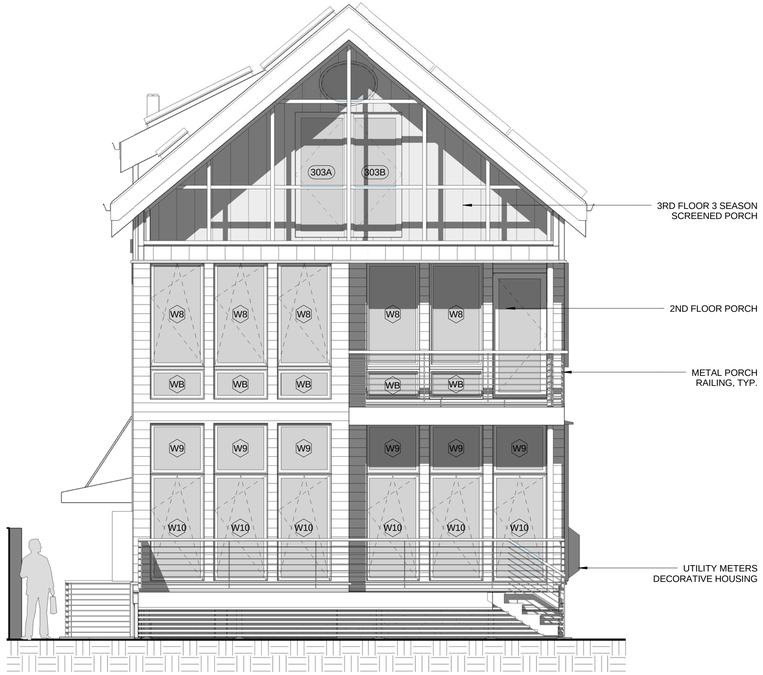
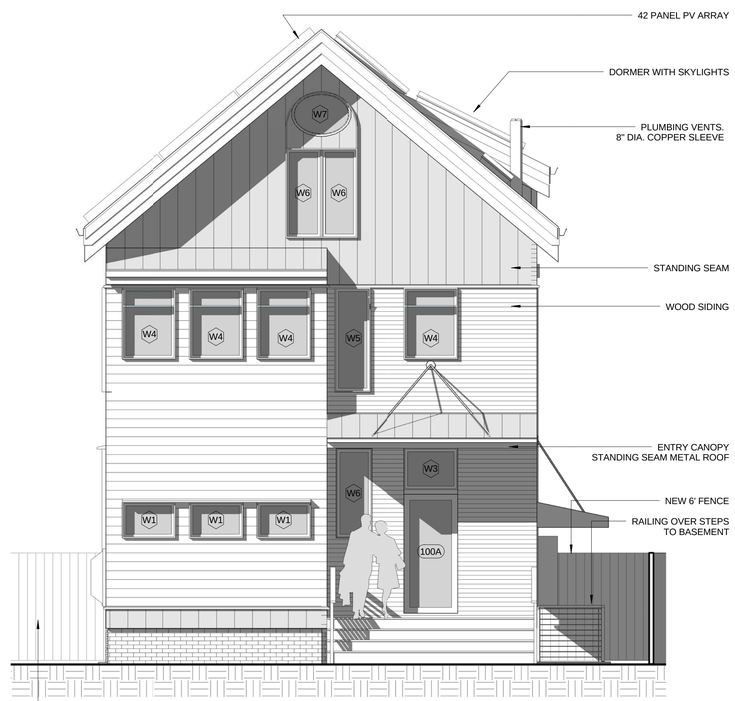


4 West
1/4" = 1'-0"

3 North
1/4" = 1'-0"

2 South
1/4" = 1'-0"



1 East
1/4" = 1'-0"

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC:
Group Design Build Inc
30 Quincy Street
Somerville MA 02143

CONSULTANTS

Structural Engineer
Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
Elhankin@me.com

Civil Engineer
SAMIOTES
20 A Street
Framminghamm, MA 01791

Mechanical Engineer

HERS Rater

MARK	DATE	DESCRIPTION

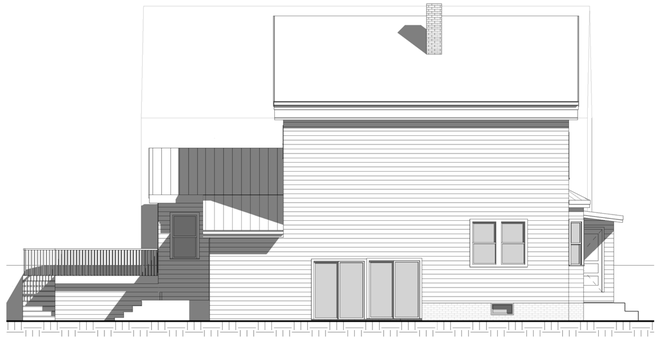
DRAWN BY:	Author
CHECKED BY:	Checker
COPYRIGHT:	GROUP DESIGN BUILD INC 1/4/2017 3:57:44 PM

Exterior Elevations

A.200

1/4/2017 3:57:44 PM

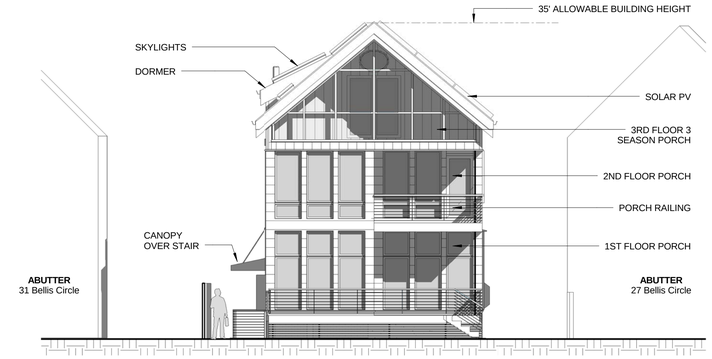
D2 Existing West Elevation
1/8" = 1'-0"



C2 Existing South Elevation
1/8" = 1'-0"

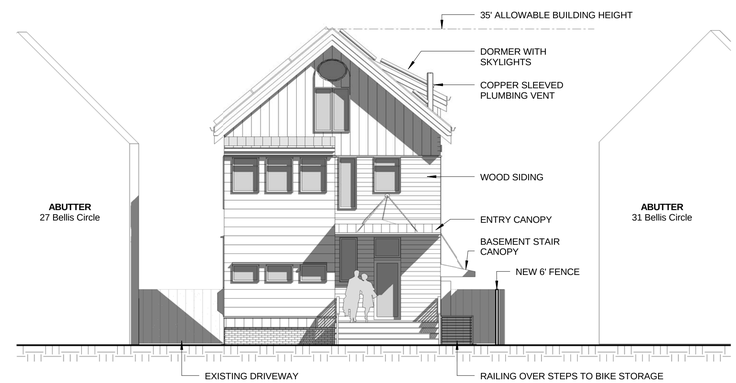
B2 Existing East Elevation
1/8" = 1'-0"

A2 Existing North Elevation
1/8" = 1'-0"

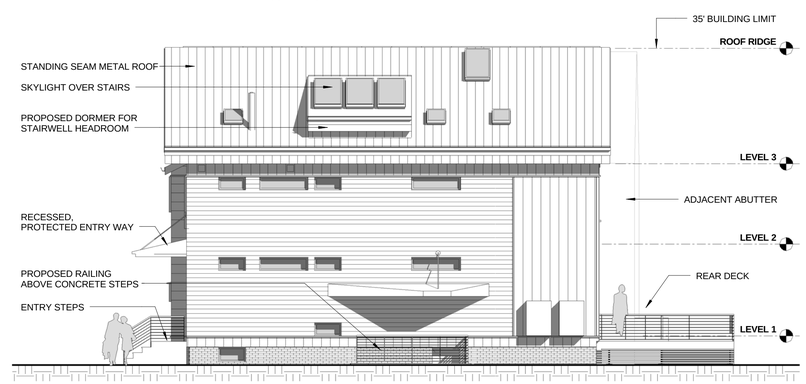


D1 Prposed West Elevation
1/8" = 1'-0"

C1 Proposed South Elevation
1/8" = 1'-0"



B1 Proposed East Elevation
1/8" = 1'-0"



A1 Proposed North Elevation
1/8" = 1'-0"

GROUP DESIGN BUILD

PROJECT: **201602**
29 Bellis Circle

PROJECT ADDRESS: 39 Bellis Circle Cambridge MA 02140

ARCHITECT + GC: **Group Design Build Inc**
30 Quincy Street
Somerville MA 02143

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Evan L. Hankin, P.E.
202 Nehoiden Road
Newton, MA 02468
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Civil Engineer
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20 A Street
Framminghan, MA 01791

Mechanical Engineer

HERS Rater

MARK	DATE	DESCRIPTION

DRAWN BY:	Author
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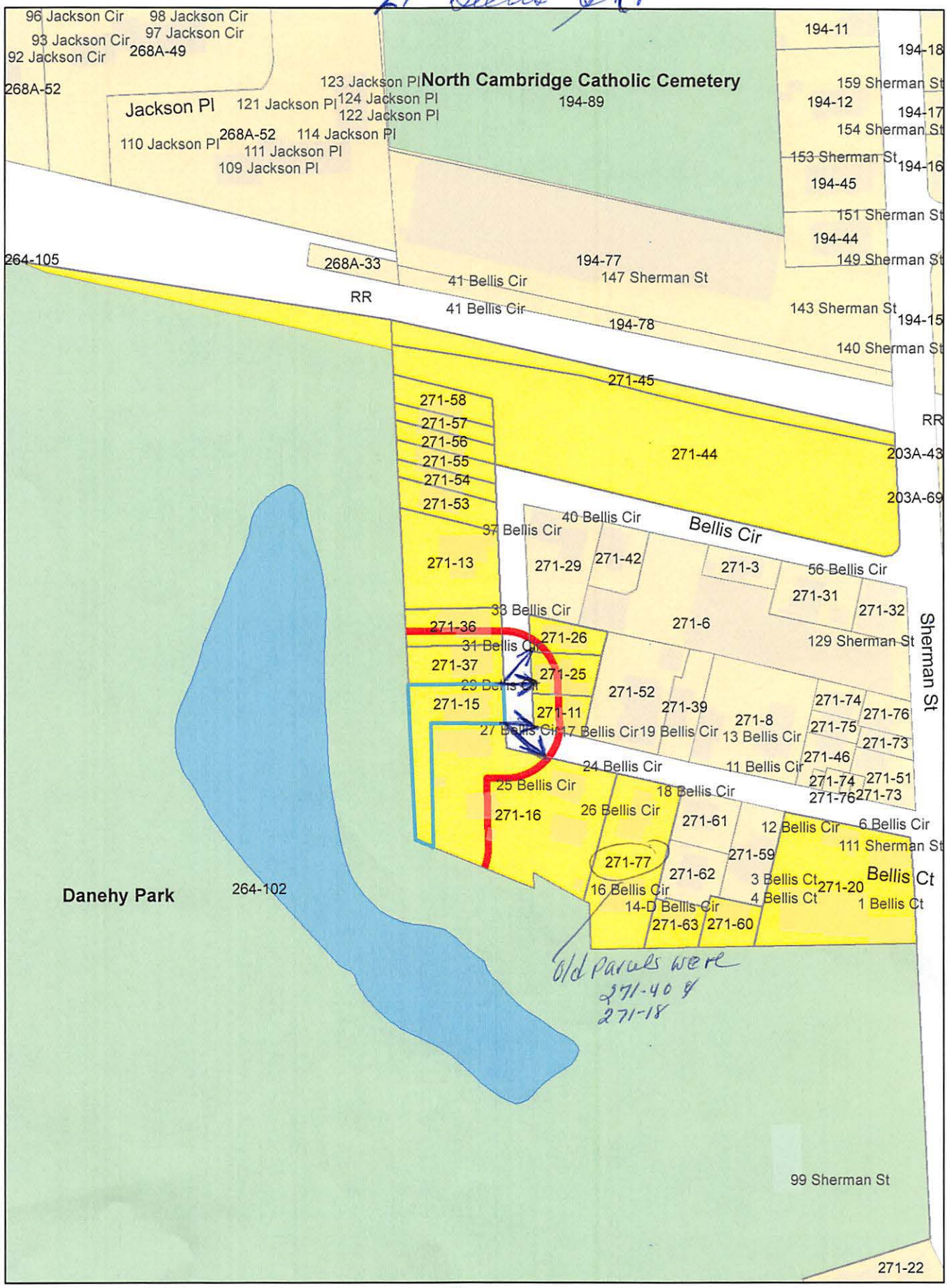
Exterior Elevations
ZBA Review

A.200Z

1/4/2017 3:58:13 PM

29 Bellis St.



Old Parcels were
271-40 &
271-18

29 Bellis Circle

Petitioner

271-16
CONE, BARBARA A. & ADAM F. SCHORN
24 BELLIS CIR
CAMBRIDGE, MA 02140

271-16
KERR, ADAM FORBES & LEAH KERR
27 BELLIS CIR
CAMBRIDGE, MA 02140

GROUP DESIGN BUILD
C/O MARCELO T. HERNANDEZ
30 QUINCY STREET
SOMERVILLE, MA 02143

271-16
BROWN, DAVID D. & LIBBY MCDONALD
25 BELLIS CIRCLE. UNIT#25
CAMBRIDGE, MA 02140

271-16
CULOTTA, THOMAS A. & MARY CUSTIC
26 BELLIS CIR
CAMBRIDGE, MA 02140

271-11
MORIARTY, PATRICIA M.
23 BELLIS CIR
CAMBRIDGE, MA 02140

271-13
BERRY, ROGER S. & SONIA PEREZ VILLANUEVA
35 BELLIS CIR
CAMBRIDGE, MA 02140

271-15
WYMAN, DUDLEY & NICOLE A. BARNA
29 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KIM, JENNIFER Y. & LAWRENCE K. KIM
1 BELLIS CT. UNIT A
CAMBRIDGE, MA 02140

271-20
DUHL, BERNICE S.,
TR. THE 111 SHERMAN ST, UNIT B REALTY TR.
2 BELLIST CT., UNIT B
CAMBRIDGE, MA 02140

271-20
MITTELL, PETER R. & MAXINE L. WEINREB
3 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

271-20
WEITZMAN, CATHERINE EZELL &
ARTHUR J. WEITZMAN
4 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

271-20
GILL, RICHARD J. & SUZAN E. WOLPOW
111 SHERMAN ST., #E
CAMBRIDGE, MA 02140

271-20
KERAMARIS, JOHN,
TR. THE BELLIS CIRCLE UNTI F REALTY TR.
16 STRAWBERRY HILL RD
ACTON, MA 01720

271-25
FILOSO, MARY
30 BELLIS CIR
CAMBRIDGE, MA 02140

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-36
SIEGELL, MICHAEL & LAKSHMI MUDUNURI
33 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-37
WILTON, LISA JAYNE
31 J. F. BELLIS CIR.
CAMBRIDGE, MA 02140

271-44
BELLIS CIRCLE, INC.
C/O CHARLES S. MARGOSIAN
HIGHLAND MANAGEMENT ASSOC
1 EAST 22ND ST, STE 201
LOMBARD, IL 60148

271-45
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

271-53
ROTHENBERG, JILL M. & JANE A. SIMMONS
39A BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-54
HUA, HAIYAN & YUHUA LI
39B BELLIS CIR.
CAMBRIDGE, MA 02140

271-55
BARNA, NICOLE & DUDLEY WYMAN
39C BELLIS CIR
CAMBRIDGE, MA 02140

271-56
MUELLER, FREDERICK W.
39D BELLIS CIR
CAMBRIDGE, MA 02140

271-57
RUDD, CHRISTOPHER E.
39 SOMERTON AVE
RICHMOND
SURREY, TW94QP, -- --

271-58
OLKEN, DEBORAH
39 JOHN F. BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-60
KING, CAROLYN B.
14 D BELLIS CIRCLE
CAMBRIDGE, MA 02138

271-63
TITCOMB, TIMOTHY PAUL & KITT SCHAFFER
14 C JOHN F. BELLIS CIR
CAMBRIDGE, MA 02140

271-77
CHAPIN, TODD & ERICA BIAL.
16 BELLIS CIR
CAMBRIDGE, MA 02140

271-77
WU, SHUO & KUN HU
18 BELLIS CIR
CAMBRIDGE, MA 02140

29 Belli Circle

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

264-102
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

264-102
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

271-40 /271-18
DUNCAN MACARTHUR
255 GROVE STREET
CAMBRIDGE, MA 02138

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

Jurisdiction Advice

To the Owner of Property at 29 Bellis Circle

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)
_X_ 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.**
Demolition proposed. CHC hearing application and hearing required.
__ 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 January 9, 2017

Received by Uploaded to Energov Date January 9, 2017
Relationship to project BZA 12350-2017

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