



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

2016 MAY 11 AM 11:56

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010198-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : M+H Realty Trust C/o James Glassman, Tr. - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 305 Webster Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Business A/Residence C-2B Zone

REASON FOR PETITION :
 New Structure


DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance setback relief to construct a mixed use residential development including thirty five (35) dwelling units and 1,545 sf of ground floor retail that was approved by the Cambridge Planning Board Case No. 295 on May 26, 2015.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

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

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-002

E-Mail Address : sean@hopelegal.com

Date : May 11, 2016

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 James Glassman Trustee
(OWNER)

Address: 305 Webster Ave

State that I/We own the property located at 305 Webster Ave, which is the subject of this zoning application.

The record title of this property is in the name of M & H Realty Trust

*Pursuant to a deed of duly recorded in the date 2/2/1999, Middlesex South County Registry of Deeds at Book 29750, Page 448; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

James Glassman Trustee
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 James Glassman personally appeared before me, this 9th of MAY, 2016, and made oath that the above statement is true.

Sean D. Hope Notary

My commission expires August 28, 2020 (Notary Seal).

• If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation.



302 Webster Ave

302 Webster Ave

M # 4 Rec'd Test

5/12/1971
844

24720

4/11/71

James (L) ...

in

WAM

44

[Handwritten signature]

Group 58, 5052

[Faint, illegible text]

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 Ordinance would be a substantial financial hardship to the Petitioner because Petitioner has permitted the property (Planning Board Case No. 295) including extensive community outreach and support to redevelopment the dilapidated industrial/retail site by adaptively reusing the existing building. Due to the poor soil condition, fragile exterior walls and structural deficiencies Petitioner's Civil engineer has determined the proposed reuse of the structure is not viable.

Without relief Petitioner would not be able to construct a project a viable project due to the setbacks that would substantially limit the buildable foot print on an odd and triangular shaped lot. Further this formerly industrial site has significant pollutants in the soil which add substantially to the redevelopment costs and the project scale needs to be of sufficient size to account for the necessary environmental remediation.

- 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 odd triangular shape of the lot, polluted soil conditions and water table that exponentially increase the cost of development and severely limit the buildable footprint and functional floor for residential dwellings.

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

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

Desirable relief may be granted without detriment to the public good because the proposed mixed-use development was reviewed and approved by the Cambridge Planning Board, Historical Commission and abutting neighbors that supported maintaining the existing setbacks and streetscapes on both Webster Avenue and Columbia Street. Additionally the proposed setbacks on Webster creates an opportunity for conversion of the ground floor dwellings on Webster Ave to be converted into future retail/office units, a feature that was strongly supported by the community.

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

Granting relief will not substantially derogate from the intent or purpose of the Ordinance because Petitioner only requires relief because of structural deficiencies that it was unaware prior to applying to obtaining planning board approval. If the structure could support the proposed redevelopment all the article 19.00 and 5.28.2 criteria would have been satisfied as listed in the Special Permit decision.

- * 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

DIMENSIONAL INFORMATION

APPLICANT: Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** Retail/Commercial
LOCATION: 305 Webster Ave Cambridge, MA 02139 **ZONE:** Business A/Residence C-2B Z
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Multifamily Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	15,446	37,510	38,999	(max.)	
<u>LOT AREA:</u>	18,140	18,140	5,000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.85	1.75*	1.75	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	n/a	518	600	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	4'-130'	4'-130'	(min.)	
	DEPTH	130+/-	130+/-	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0	0**	(min.)	
	REAR	0	0**	(min.)	
	LEFT SIDE	0	0**	0'-h+1/5	(min.)
	RIGHT SIDE	0	0**	0'-h+1/5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	25'-8"	40'	(max.)	
	LENGTH	130'+/-	130'+/-	n/a	
	WIDTH	125'+/-	125'+/-	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	15%	varies	(min.)	
<u>NO. OF DWELLING UNITS:</u>	0	35	39 max	(max.)	
<u>NO. OF PARKING SPACES:</u>	10	35	35	(min./max)	
<u>NO. OF LOADING AREAS:</u>	n/a	0	n/a	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	10'min	(min.)	

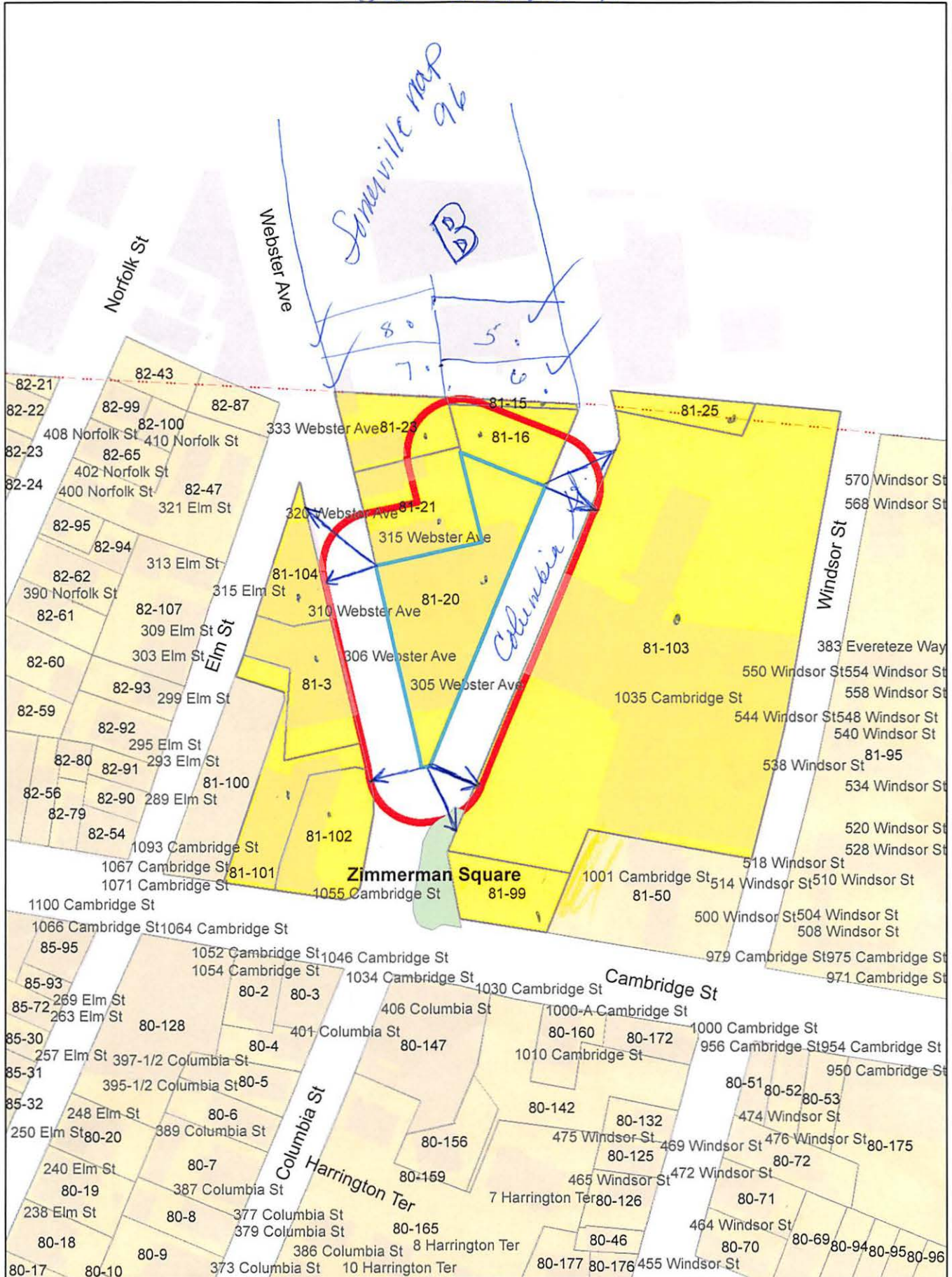
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

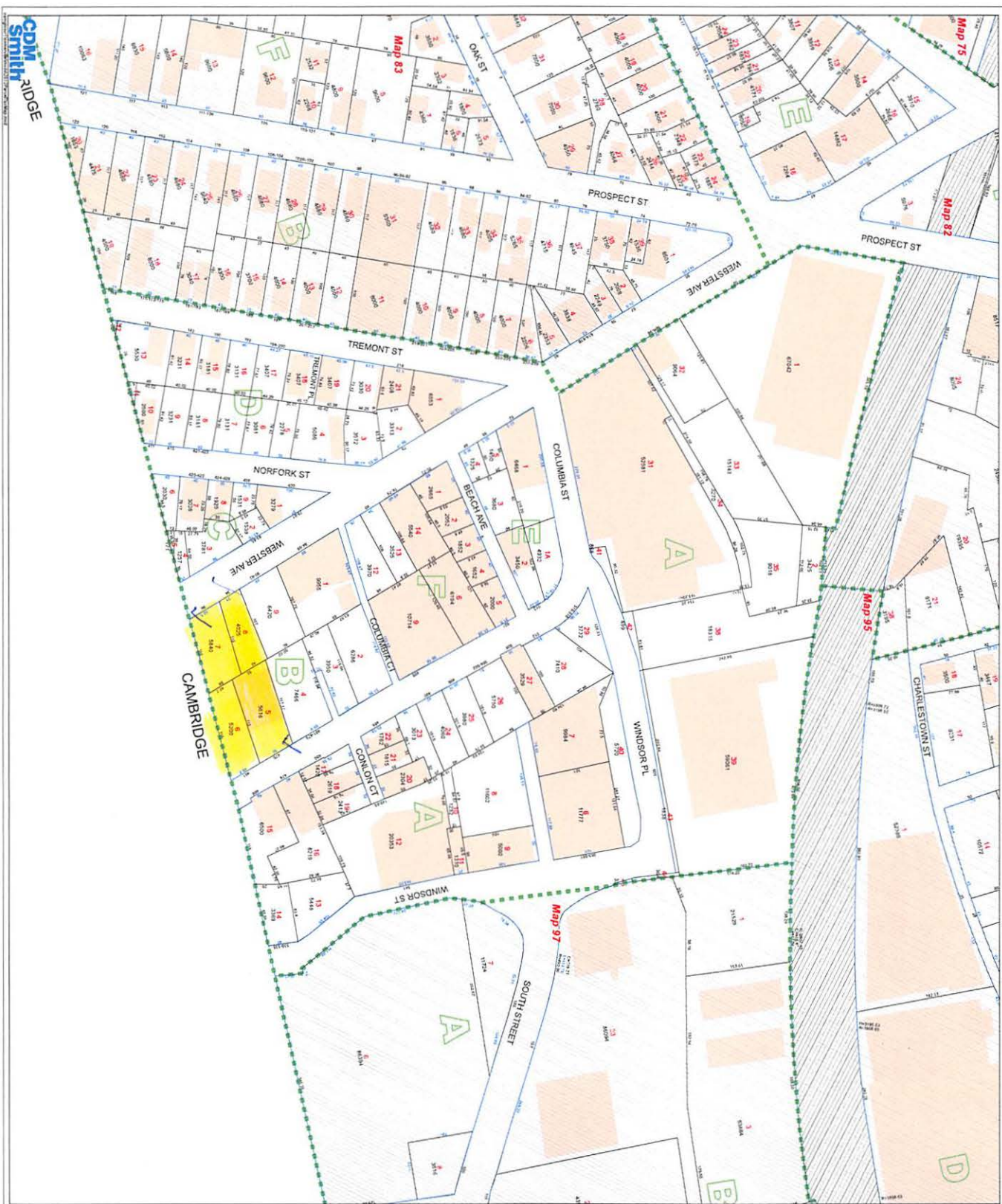
*FAR is permitted to exceed 1.75 because of the inclusionary housing bonus.

**Ground floor maintains the existing setback of the existing structure but floor upper floors meet the Res C-2B setback.

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'.

305 Webster Ave



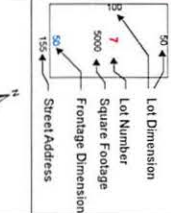


96



Source: English and Building Departments were original developers from Boston Edison Company data 1996 and have been updated accordingly from assessor maps by CDM Smith, based on City of Somerville records.

NOTE: This data represents the most recent available information and is not intended to be used as a legal document. The City of Somerville, Massachusetts, and its departments, officers, employees and elected officials do not warrant, represent or assume any liability for the use of this data as such.



- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map
- Boundary
- Water Body
- Building
- Railroad ROW

Assessors Map



City of
Somerville
Massachusetts

305 Webster Ave

(Petitioner)

81-103
KETABI, MAHMOUD & DAGFINN SAETHER,
TRS MDM REALTY TRUST
C/O ADMIN INC
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-103
RANA ASSOCIATES
C/O ADMIN INC
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

81-103
MONTAGUE, DAVID G. &
ALISON M. MONTAGUE, TR. OF, ET-AL
1035 CAMBRIDGE STREET BOX 29
CAMBRIDGE, MA 02141

81-3
PIMENTEL, MARIO, CARLOS PIMENTEL &
ROBERT E. PIMENTEL
294-306 WEBSTER AVE.
CAMBRIDGE, MA 02141

81-15 & 96/B/5
WEISBERG REALTY, INC.
C/O ATLAS JUNK
475 COLUMBIA ST
SOMERVILLE, MA 02143

81-16-23
PIACENTINI, ALFRED & ROBERT J. PARSONS,
TRS. OF A. & B. REALTY TRUST
C/O A&B REALTY TRUST
335 NORTHWEST RD
CANTERBURY, NH 03224

81-20
GLASSMAN, JAMES H.
TR. M & H NOMINEE TRUST
P.O. BOX 410189
CAMBRIDGE, MA 02141

81-21
PHAM, DONG & LOC-TUONG NGUYEN,
TRS. OF D & L REALTY TRUST
315-323 WEBSTER AVE
CAMBRIDGE, MA 02141

81-103
DALLMUS, CHRISTOPHER L. & JOHN F. GIFFORD
1035 CAMBRIDGE ST STE#18B
CAMBRIDGE, MA 02141

81-25
NISSENBAUM, JOSEPH L. &
ALLEN L. NISSENBAUM, TRS.
C/O NISSENBAUM'S
480 COLUMBIA ST
SOMERVILLE, MA 02143

81-103
JUST A START CORPORATION
ATTN: L CURRY
P.O. BOX 410310
CAMBRIDGE, MA 02141

81-104
PIMENTEL, CARLOS, MARIO PIMENTEL,
ROBERT PIMENTEL & PAUL PIMENTEL
C/O C.L.M. AUTOMOTIVE
306 WEBSTER AVENUE
CAMBRIDGE, MA 02141

81-103
FAIRLANE COLUMBIA, LLC.
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH ST
NEW YORK, NY 10016

81-99
GRILL, MICHAEL S., HILLARY S. BROWN & BRIAN BAI
TRUSTEE OF 432 COLUMBIA ST TR.
C/O FAIRLANE PROPERTIES
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-101-102
418 REAL ESTATE LLC
75 CAMBRIDGE PARKWAY, #E1201
CAMBRIDGE, MA 02142

81-103
1035 CAMBRIDGE STREET, LLC
1035 CAMBRIDGE ST., #13
CAMBRIDGE, MA 02141

96/B/5/6
WEISBERG REALTY INC.
C/O ELM REALTY TRUST
475 COLUMBIA STREET
SOMERVILLE, MA 02143

96/B/7
CAMBRIDGE AUTO TRUSTEE
A&B REALTY TRUST
335 NORTHWEST ROAD
CANTERBURY, NH 03224

96/B/8
BEACON AUTO PARTS, INC.
P.O. BOX 436
SOMERVILLE, MA 02143

94 WEBSTER AVE

Location 94 WEBSTER AVE **Assessment** \$163,800
Mblu 96/ B/ 7/ / **PID** 1608
Acct# 16547127 **Building Count** 1
Owner CAMBRIDGE AUTO TRUSTEE

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$163,800	\$163,800

Owner of Record

Owner CAMBRIDGE AUTO TRUSTEE **Sale Price** \$0
Co-Owner A & B REALTY TRUST **Certificate**
Address 335 NORTHWEST ROAD **Book & Page**
 CANTERBURY, NH 03224 **Sale Date**

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CAMBRIDGE AUTO TRUSTEE	\$0			

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default;>

Building Layout

Building Layout



**PROPOSED 305 WEBSTER AVE
RESIDENCES**

05-02-2016 ZBA APPLICATION

PROJECT NAME

**Webster Ave
Residences**

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale

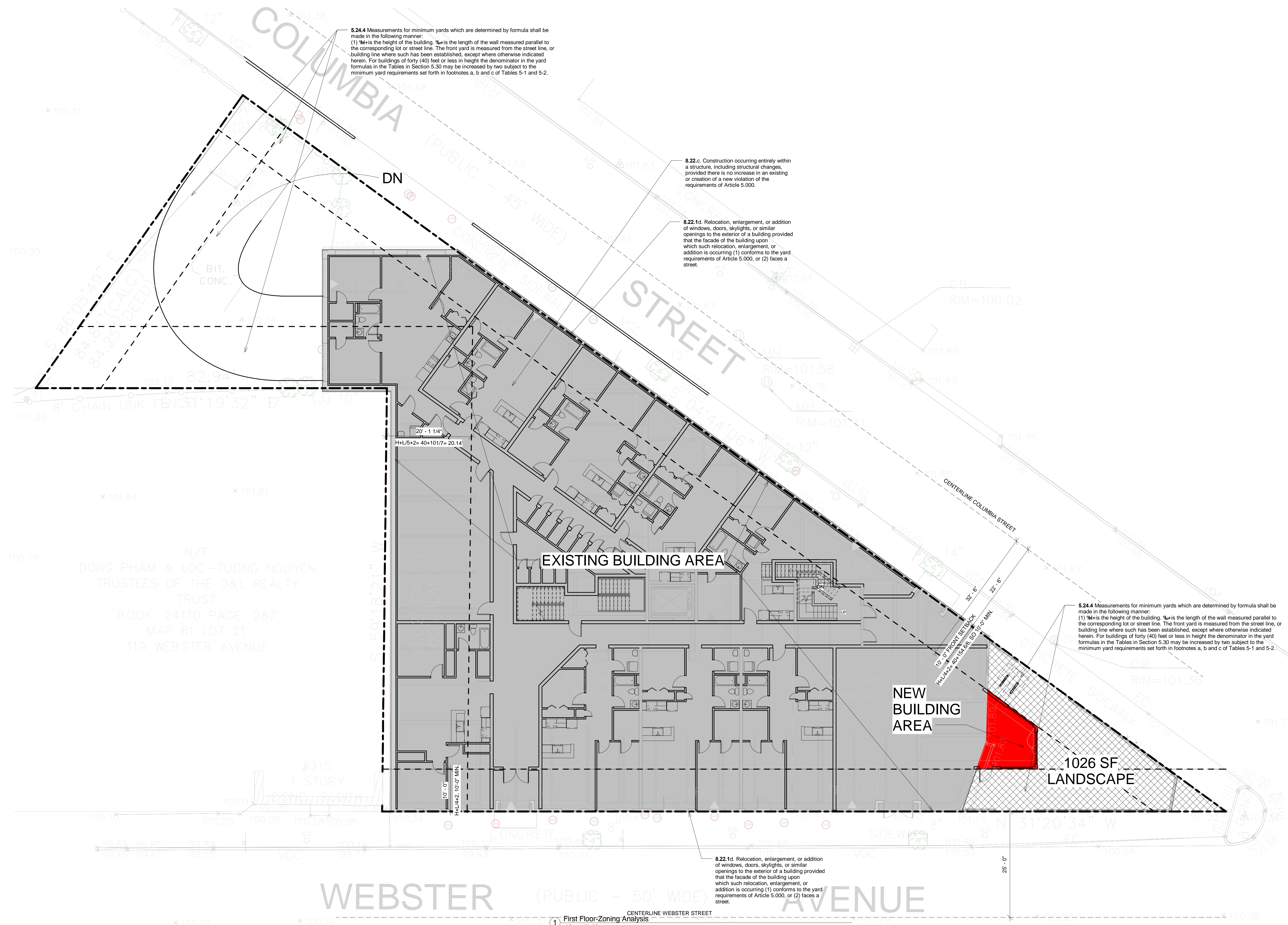
REVISIONS

No.	Description	Date
1	ZBA Application	5.2.16

Cover Sheet

A-000

Webster Ave Residences



N/F
 DONG PHAM & LOC-TUONG NGUYEN
 TRUSTEES OF THE D&L REALTY
 TRUST
 BOOK: 24110 PAGE: 287
 MAP 81 LOT 21
 319 WEBSTER AVENUE

EXISTING BUILDING AREA

NEW BUILDING AREA

1026 SF LANDSCAPE

WEBSTER AVENUE (PUBLIC - 50' WIDE)

CENTERLINE WEBSTER STREET

1 First Floor-Zoning Analysis
 1" = 10'-0"

PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

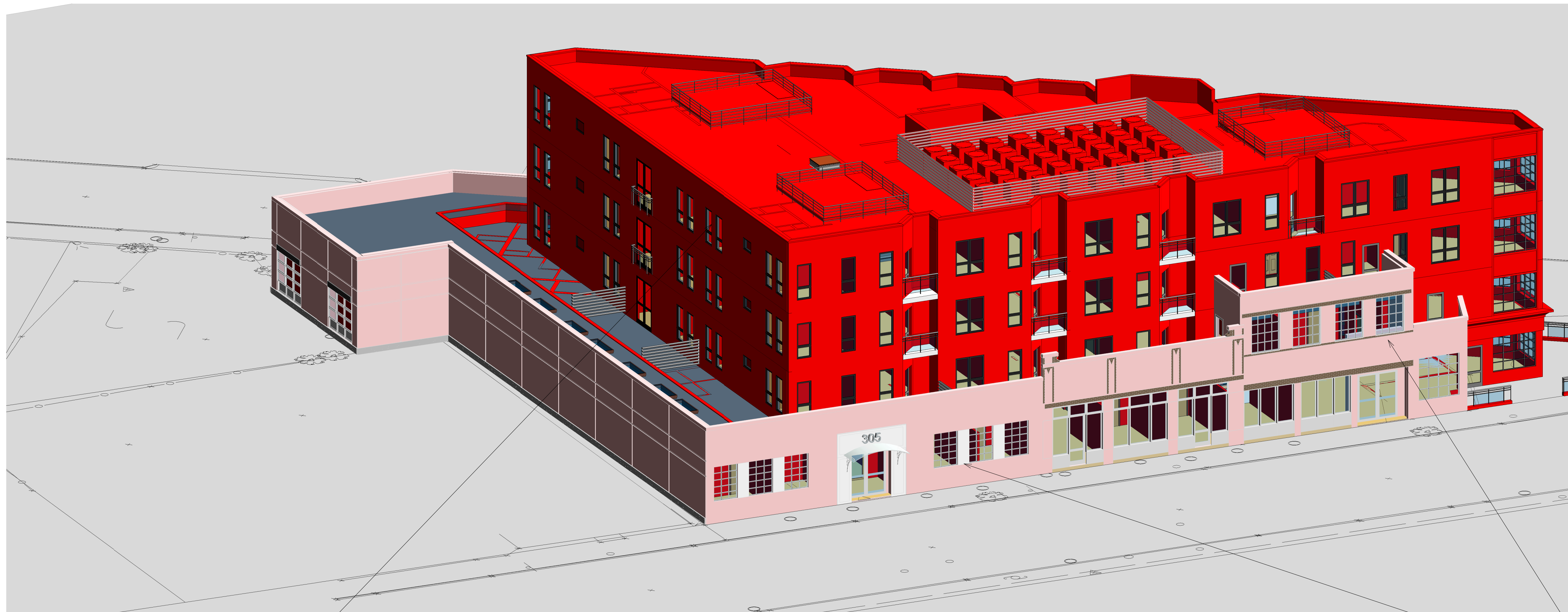
Project number	13003
Date	05-12-15
Drawn by	MT
Checked by	KDI
Scale	1" = 10'-0"

REVISIONS

No.	Description	Date

First Floor Zoning Plans

Z-001
 Webster Ave Residences



① Zoning Perspective

NEW BUILDING,
SEE Z-001 FOR
ADDITIONAL
NOTES

EXISTING BUILDING
TO REMAIN



② Copy of Zoning Perspective

PROJECT NAME

**Webster Ave
Residences**

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
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Checked by KDI
Scale

REVISIONS

No.	Description	Date

Zoning Perspective

Z-003

Webster Ave Residences

PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
 Date 05-12-15
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 Checked by KDI
 Scale 1/8" = 1'-0"

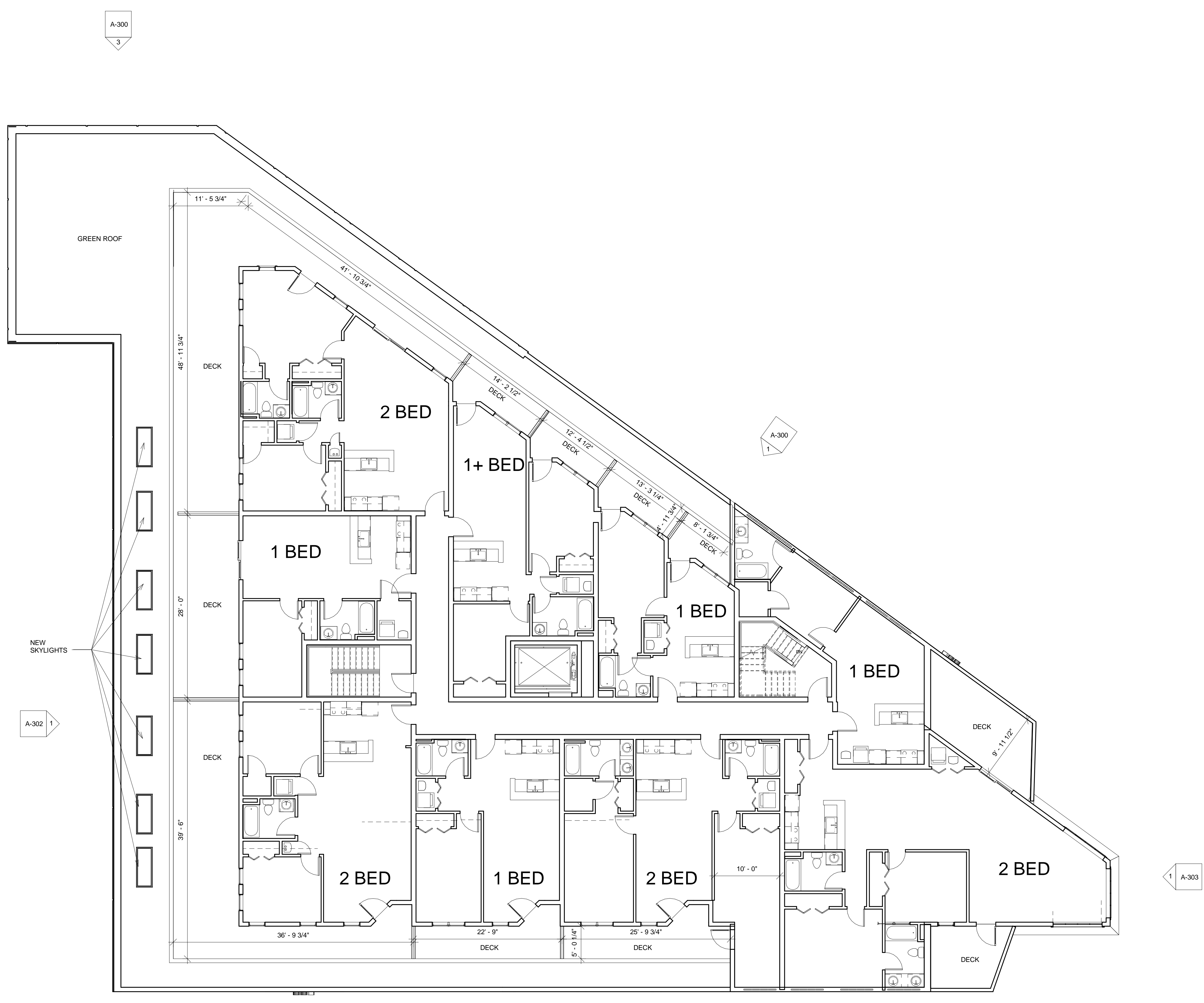
REVISIONS

No.	Description	Date

Second Floor Plan

A-101

Webster Ave Residences



1 Second Floor
 1/8" = 1'-0"

PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

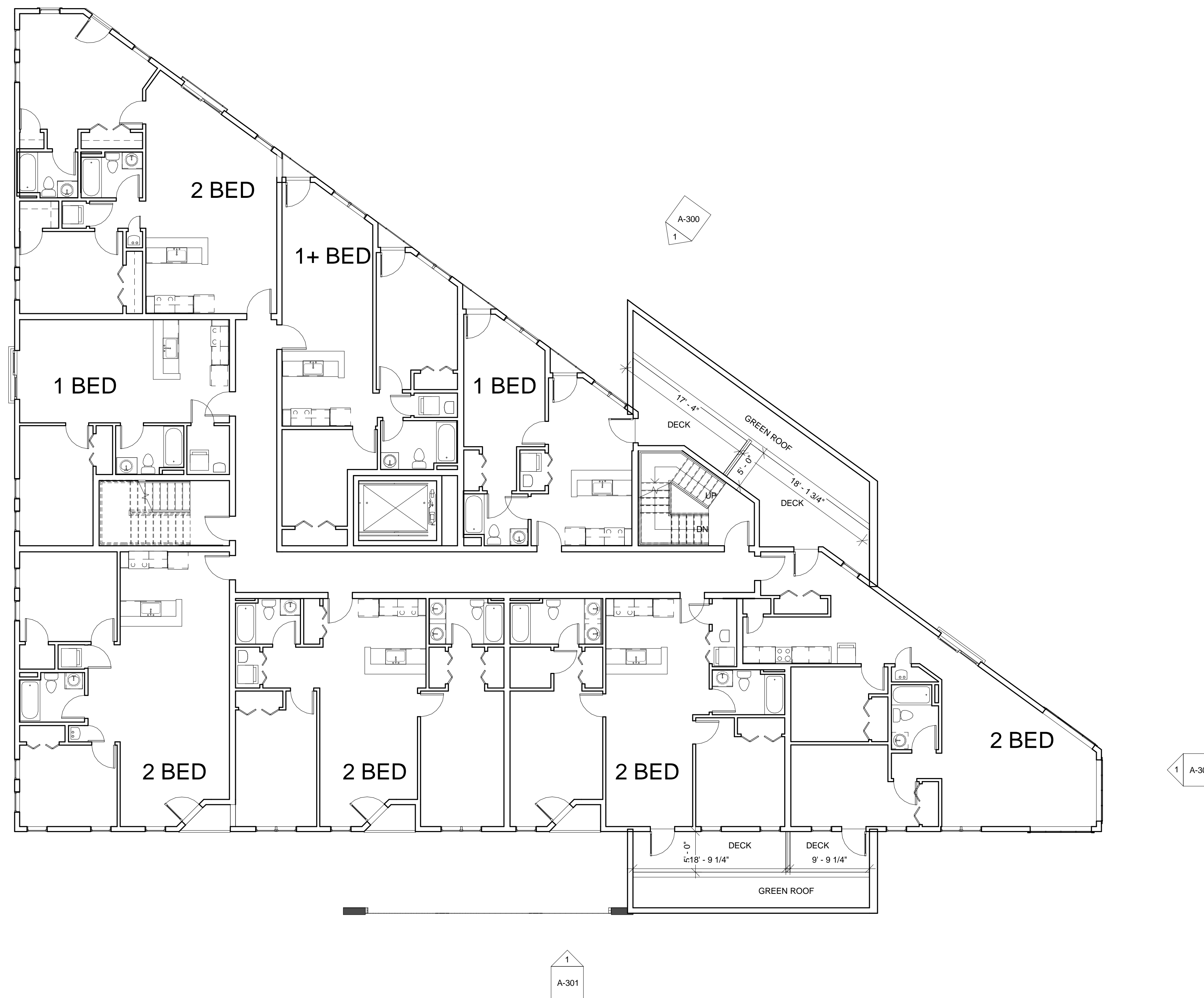
ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



1 Third Floor
1/8" = 1'-0"

REGISTRATION

Project number 13003
Date 05-12-15
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Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Third Floor

A-102

Webster Ave Residences

PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

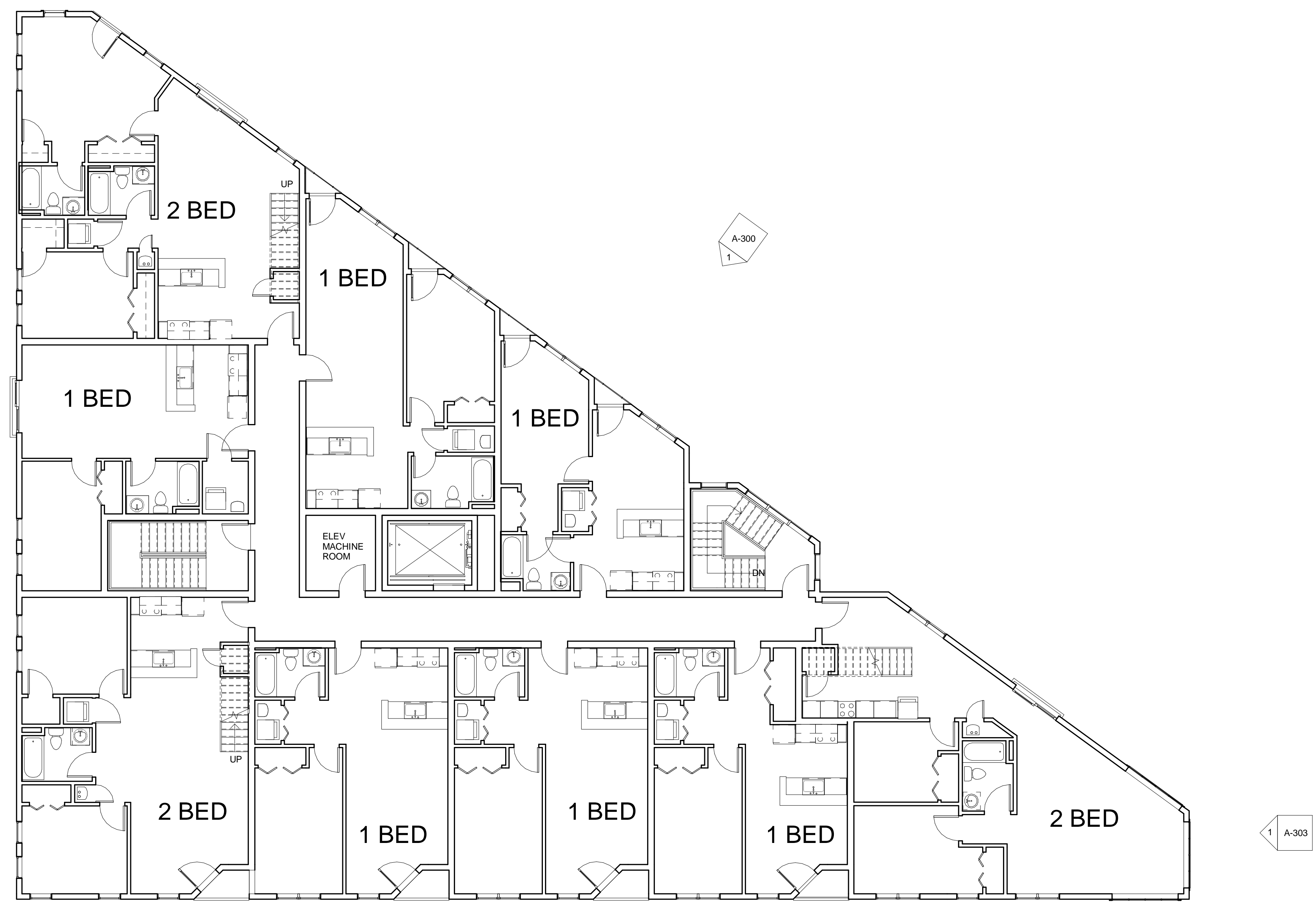
CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



① Fourth Floor
 1/8" = 1'-0"

REGISTRATION

Project number	13003
Date	05-12-15
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Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Fourth Floor Plan

A-103
 Webster Ave Residences



PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

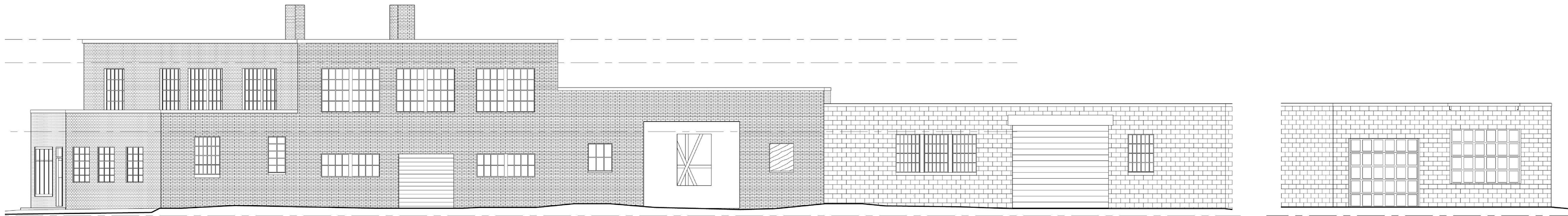
CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



EXISTING



COLUMBIA STREET FACADE

① Elevation 4 - a
 1/8" = 1'-0"

③ Elevation 3 - a
 1/8" = 1'-0"

PROPOSED

REGISTRATION

Project number 13003
 Date 05-12-15
 Drawn by MT
 Checked by KDI
 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-300

Webster Ave Residences



PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.

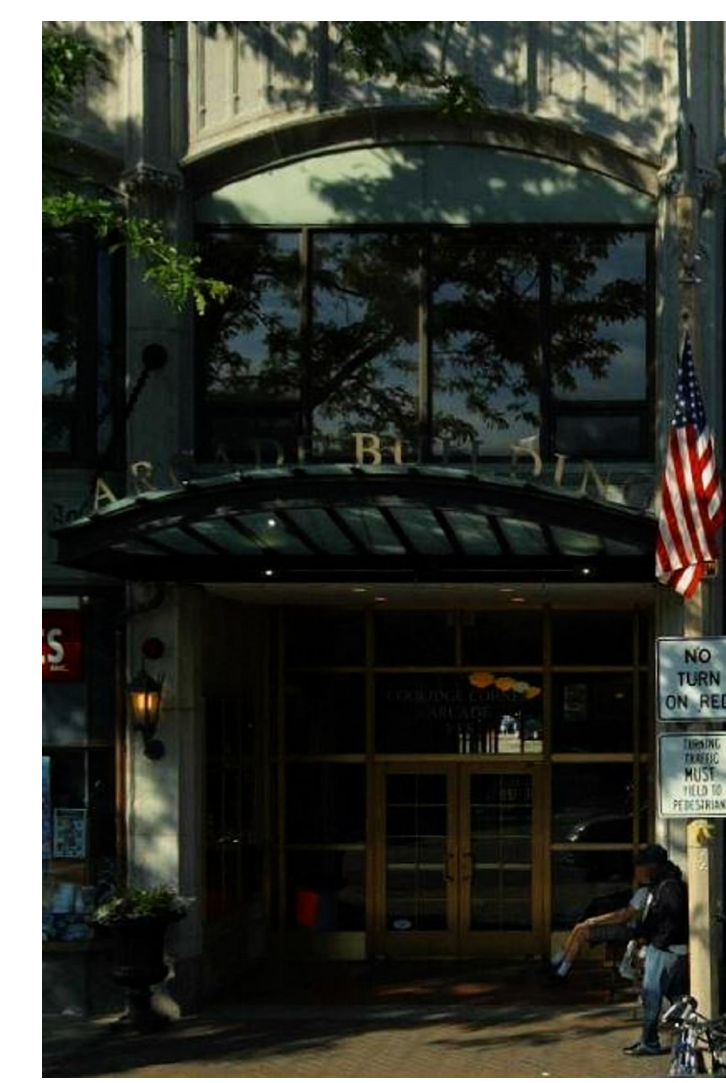
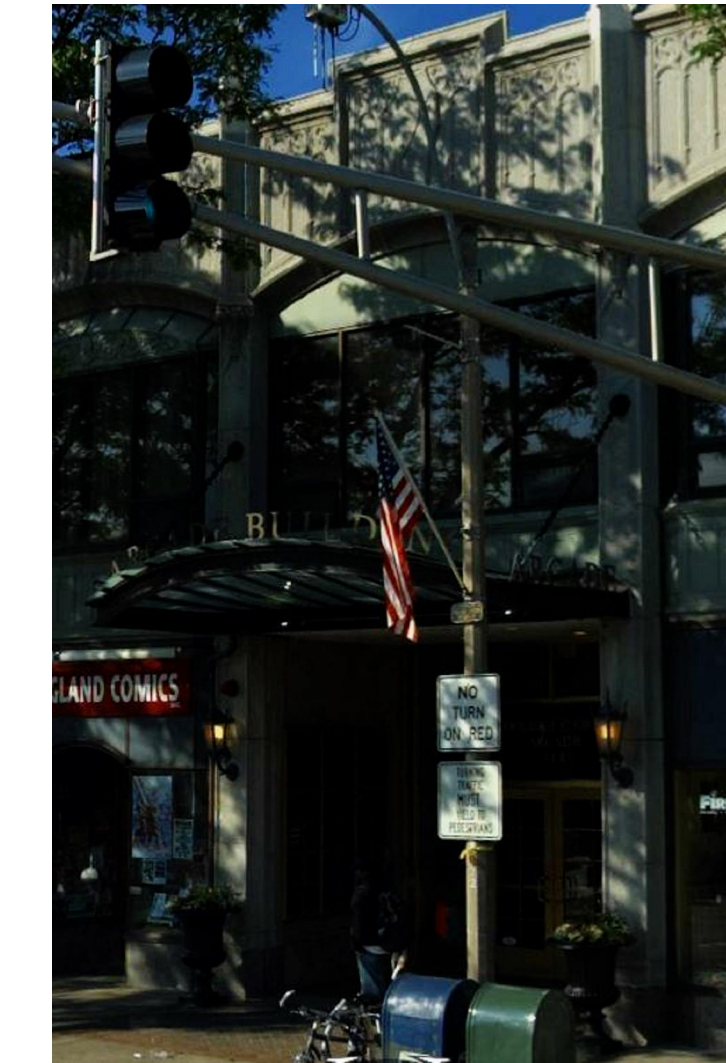


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



EXISTING



EXAMPLE ART DECO AWNING



WEBSTER STREET FACADE

① South
1/8" = 1'-0"

PROPOSED

REGISTRATION

Project number	13003
Date	05-12-15
Drawn by	MT
Checked by	KDI
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-301

Webster Ave Residences

PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.

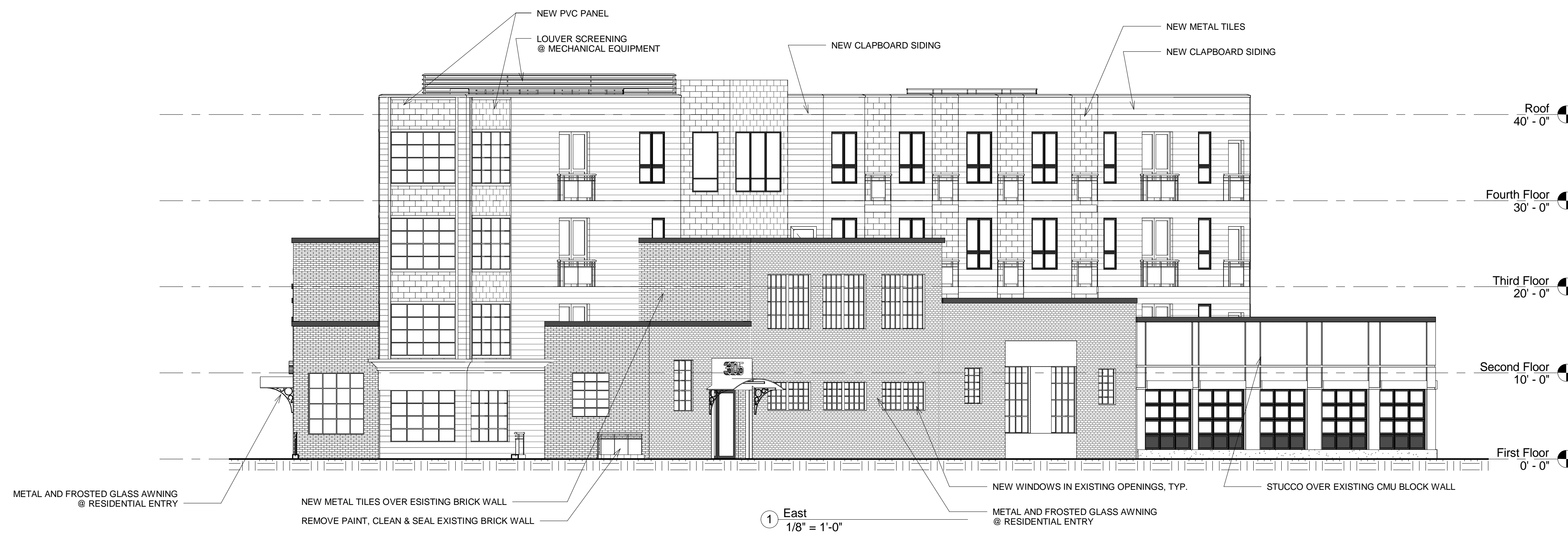


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



EXISTING



PROPOSED

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-303

Webster Ave Residences



PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Existing Conditions

Z-007

Webster Ave Residences



PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
 Date 05-12-15
 Drawn by MT
 Checked by KDI
 Scale

REVISIONS

No.	Description	Date

Rendering

A-305
 Webster Ave Residences



© 2015 Google Image Date: September 2014

Report a problem

PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

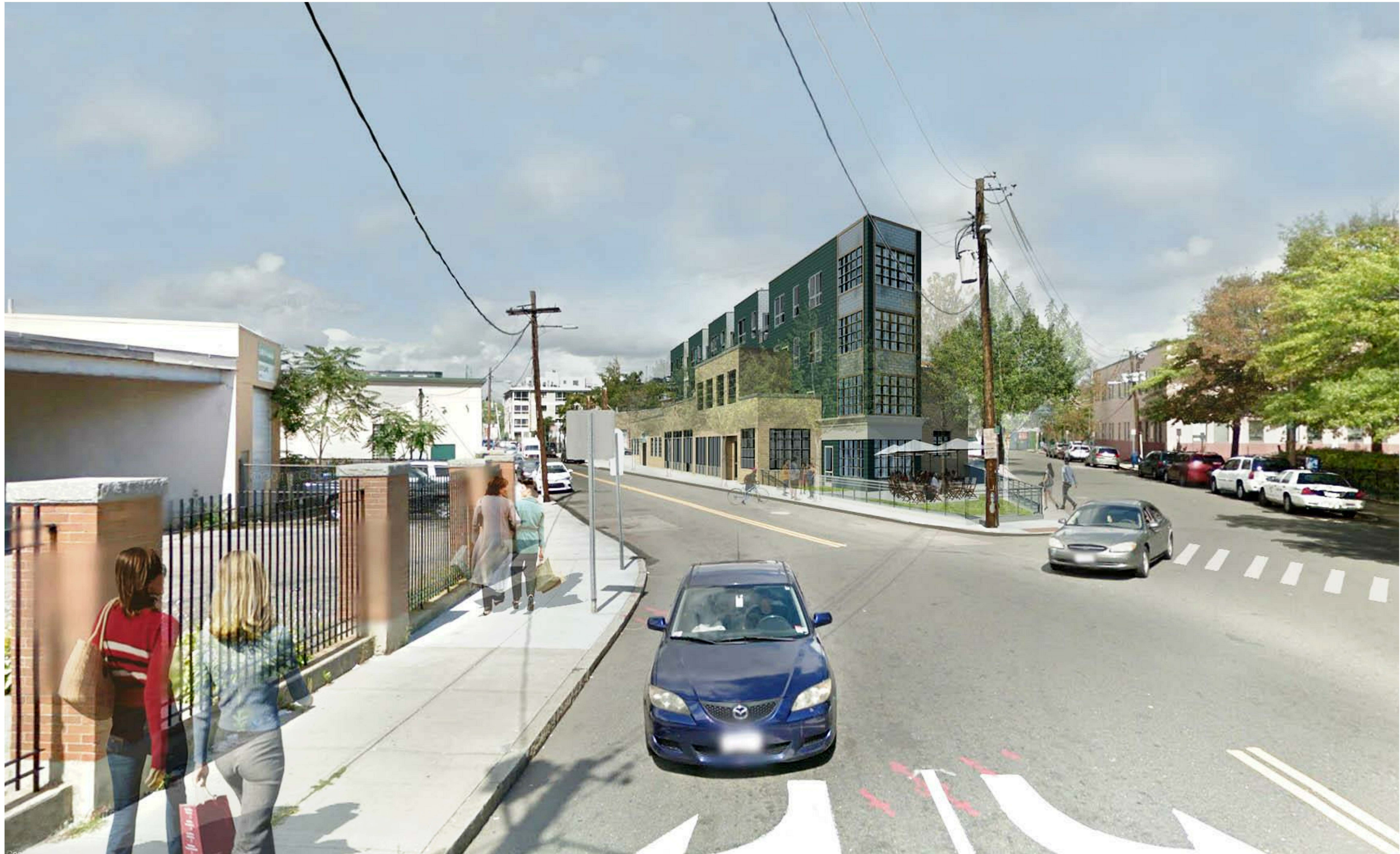
Project number 13003
Date 05-12-15
Drawn by MT
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Scale

REVISIONS

No.	Description	Date

Existing Conditions

Z-009
Webster Ave Residences



PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



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 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
 Date 05-12-15
 Drawn by MT
 Checked by KDI
 Scale

REVISIONS

No.	Description	Date

Rendering

A-306

Webster Ave Residences



PROJECT NAME
Webster Ave Residences

PROJECT ADDRESS
 305 Webster Ave

CLIENT
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
 Date 05-12-15
 Drawn by MT
 Checked by KDI
 Scale

REVISIONS

No.	Description	Date

Rendering

A-307

Webster Ave Residences



PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Rendering

A-308

Webster Ave Residences



PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Rendering

A-309

Webster Ave Residences



Image Date: July 2014

PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

M&H Realty Trust

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Existing Conditions

Z-011

Webster Ave Residences

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 James Glassman, Trustee
(OWNER)

Address: 305 Webster Ave

State that I/We own the property located at 305 Webster Ave, which is the subject of this zoning application.

The record title of this property is in the name of M & H Realty Trust

*Pursuant to a deed of duly recorded in the date 2/2/1999, Middlesex South County Registry of Deeds at Book 29750, Page 448; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

James Glassman, Trustee
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

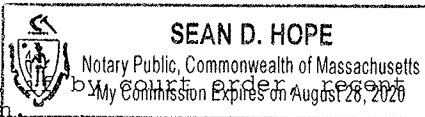
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name James Glassman personally appeared before me, this 9th of MAY, 2016, and made oath that the above statement is true.

Sean D. Hope Notary

My commission expires August 28, 2021 (Notary Seal).



• If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation.

BZA 10198-2014



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., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 305 Webster Ave :

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 demo permit requested.
- 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 SCB Date 5/23/14

Received by uploaded to Energov Date _____
Relationship to project _____

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/demolitiondelay.html>