BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ✓ Variance: _____ Appeal: _____

PETITIONER: FRED & DANYEL LOGEVALL

PETITIONER'S ADDRESS: 38 ELLERY STREET

LOCATION OF PROPERTY: 38 ELLERY STREET

TYPE OF OCCUPANCY: R-3 ZONING DISTRICT: C-1

REASON FOR PETITION:

_____ Additions

_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

_____ Dormer

✓ Other: WINDOWS IN A SETBACK

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

ADD 4 WINDOWS AT REAR (EAST) FACADE, 2 ON 1ST FL, 2 ON 2ND FL. MOVE 2 ROOMS ON SAME FACADE TOWARDS NORTH 1'. WIDEN 2ND FL ROOMWAY FROM 3' TO 4'.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 22.1.d

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): [signature]
(Petitioner(s)/Owner)

Danyel Logevall
(Print Name)

Address: 38 ELLERY ST.
CAMBRIDGE, MA 02138

Tel. No.: 607.220.7263

E-Mail Address: LOGEVALL@GMAIL.COM

Date: 3.25.16

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.

I/We Danyel and Fredrik Logevall
(OWNER)

Address 38 Ellery Street Cambridge, MA 02138

State that I/We own the property located at 38 Ellery St. Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Fredrik and Danyel Logevall

*Pursuant to a deed of duly recorded in the date 12/15/15, Middlesex South County Registry of Deeds at Book 66532, Page 417; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

*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 Fredrik Logevall & Danyel Logevall personally appeared before me, this 26 of March, 2016, and made oath that the above statement is true.

_____ Notary

My commission expires July 1 2022 (Notary Seal).

JUAN F. GOMEZ
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 1, 2022

- 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 38 ELLERY ST. (*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:

PROPOSED ADDITIONAL WINDOWS ON THE EAST (REAR) FACADE OF 38 ELLERY ST. WILL BRING DESIREABLE SUNLIGHT AND FRESH AIR INTO THE BUILDING WITHOUT AFFECTING REQUIREMENTS OF THE ORDINANCE.

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 TRAFFIC WILL BE GENERATED, NOR PATERNS OF ACCESS CHANGED BY THE GRANTING OF A SPECIAL PERMIT FOR THIS PROPOSAL. ON THE CONTRARY, IN RENOVATING THIS HOUSE AND CHANGING IT FROM A TWO-FAMILY INTO A SINGLE-FAMILY, CONGESTION AT THIS SITE AND THUS IN THE NEIGHBORHOOD WILL BE REDUCED.

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:

OPERATION OF ADJACENT USES OR DEVELOPMENT OF THEM WILL BE UNAFFECTED BY THIS PROPOSAL.

*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 PROPOSAL CONSIST OF THE ADDITION OF 4 DOUBLE-HUNG WINDOWS ON A FACADE THAT CURRENTLY HAS 1. IT FACES THE HOUSE'S REAR PROPERTY LINE AND FENCE. ON THE OTHER SIDE OF THE FENCE IS A LARGE PARKING LOT SERVING AN APARTMENT BUILDING AT 351 HARVARD ST. THE HEALTH, SAFETY, AND WELFARE OF OCCUPANTS OF ADJACENT PROPERTIES ARE UNAFFECTED BY THIS PROPOSAL. THE HEALTH AND WELFARE OF THE PETITIONERS ARE INCREASED BY MEANS OF ADDITIONAL FRESH AIR AND NATURAL LIGHT.

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 INTEGRITY OF THE DISTRICT IS NOT IMPAIRED, AND THE PURPOSE OF THE ORDINANCE IS NOT DEROGATED FROM BY THIS PROPOSAL.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DANIEL & FRED LOGEVALL PRESENT USE/OCCUPANCY: TWO. FAMILY

LOCATION: 38 ELLERY ST., CAMBRIDGE ZONE: C-1

PHONE: 607.220.7263 REQUESTED USE/OCCUPANCY: SINGLE FAMILY

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		3221 SF	3221 SF	2813 SF	(max.)
LOT AREA:		3750 SF		5000 SF	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		.86	.86	.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1875 SF	3750 SF	1500 SF	(min.)
SIZE OF LOT:	WIDTH	60 LF		50 LF	(min.)
	DEPTH				
Setbacks in Feet:	FRONT	11 LF	11 LF	10 LF	(min.)
	REAR	15.55 LF	15.55 LF	20 LF	(min.)
	LEFT SIDE	6.3 LF	6.3 LF	7.5 LF	(min.)
	RIGHT SIDE	16.3 LF	16.3 LF	13.7 LF	(min.)
SIZE OF BLDG.:	HEIGHT	31 LF	31 LF	35 LF	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		37%	37%	30%	(min.)
NO. OF DWELLING UNITS:		2	1	2	(max.)
NO. OF PARKING SPACES:		2	2	1/2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(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.

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

GENERAL INFORMATION

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2016 MAR 30 PM 12:05
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Special Permit: ✓ Variance: _____ Appeal: _____

PETITIONER: FRED & DANYEL LOGEVALL

PETITIONER'S ADDRESS: 38 ELLERY STREET

LOCATION OF PROPERTY: 38 ELLERY STREET

TYPE OF OCCUPANCY: R. 3 ZONING DISTRICT: C-1

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_____ New Structure

_____ Change in Use/Occupancy

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_____ Conversion to Addi'l Dwelling Unit's

_____ Sign

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_____ Subdivision

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Article _____ Section _____

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Original Signature(s): [signature]
(Petitioner(s)/Owner)

Danyel Logevall
(Print Name)

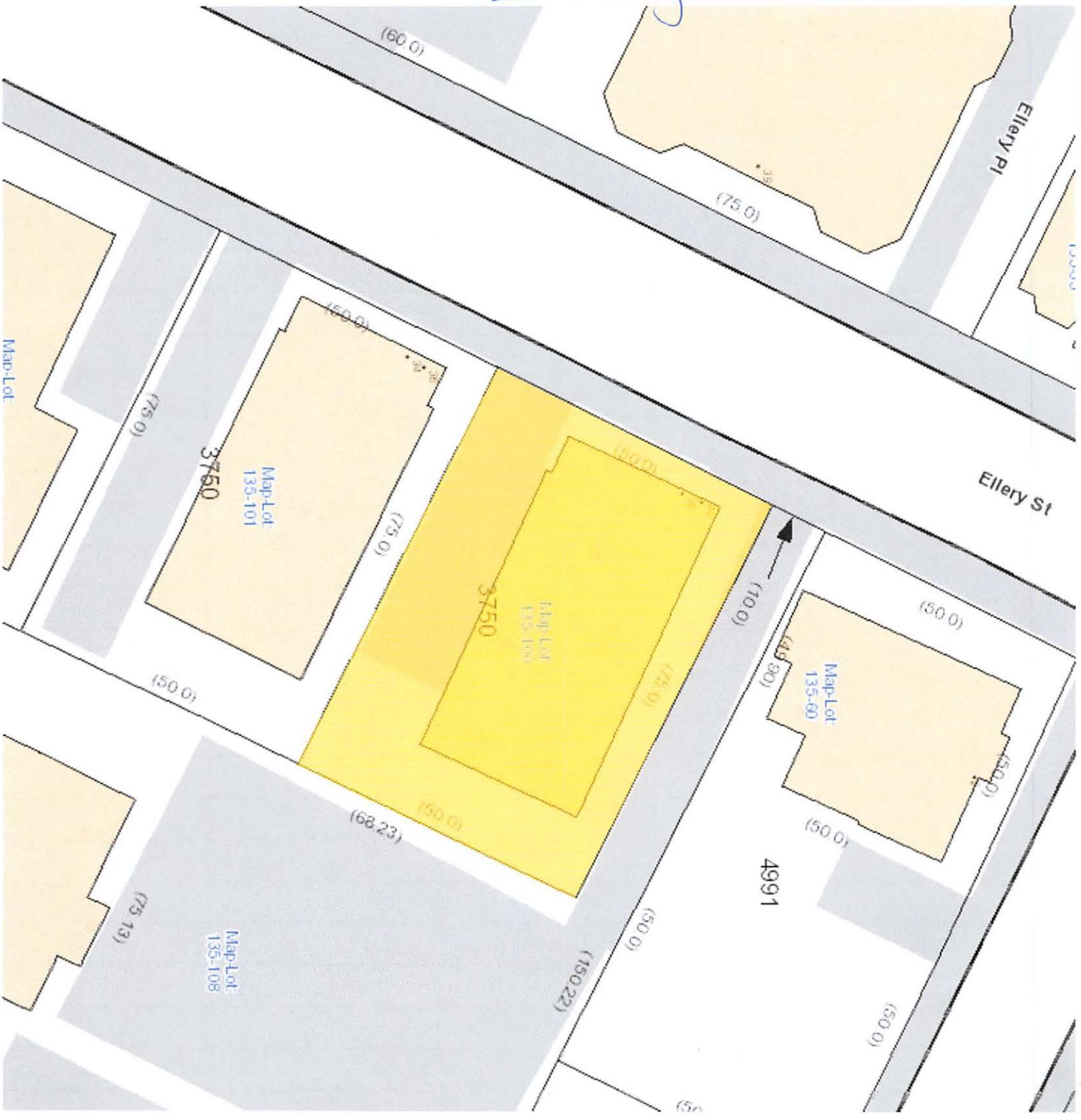
Address: 38 ELLERY ST.
CAMBRIDGE, MA 02138

Tel. No.: 607.220.7263

E-Mail Address: LOGEVALL@GMAIL.COM

Date: 3.25.16

38 Ellery St.


Ellery St
Ellery Pl
Map-Lot
135-101
3760
Map-Lot
135-60
4991
Map-Lot
135-108
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(75.0)
(50.0)
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(75.13)
(150.22)
(50.0)
(50.0)
(50.0)
(50.0)
(50.0)
(50.0)
(50.0)
(50.0)
(100.0)
(49.30)

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Gerard O' Grady (Print) **Date:** 4/6/16

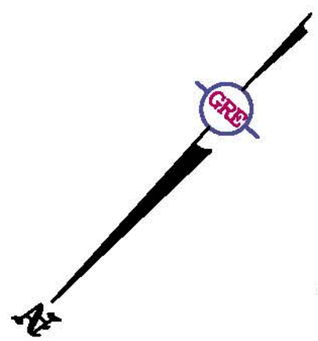
Address: 38 Ellery St. **Case No.** BZA-009760-2016

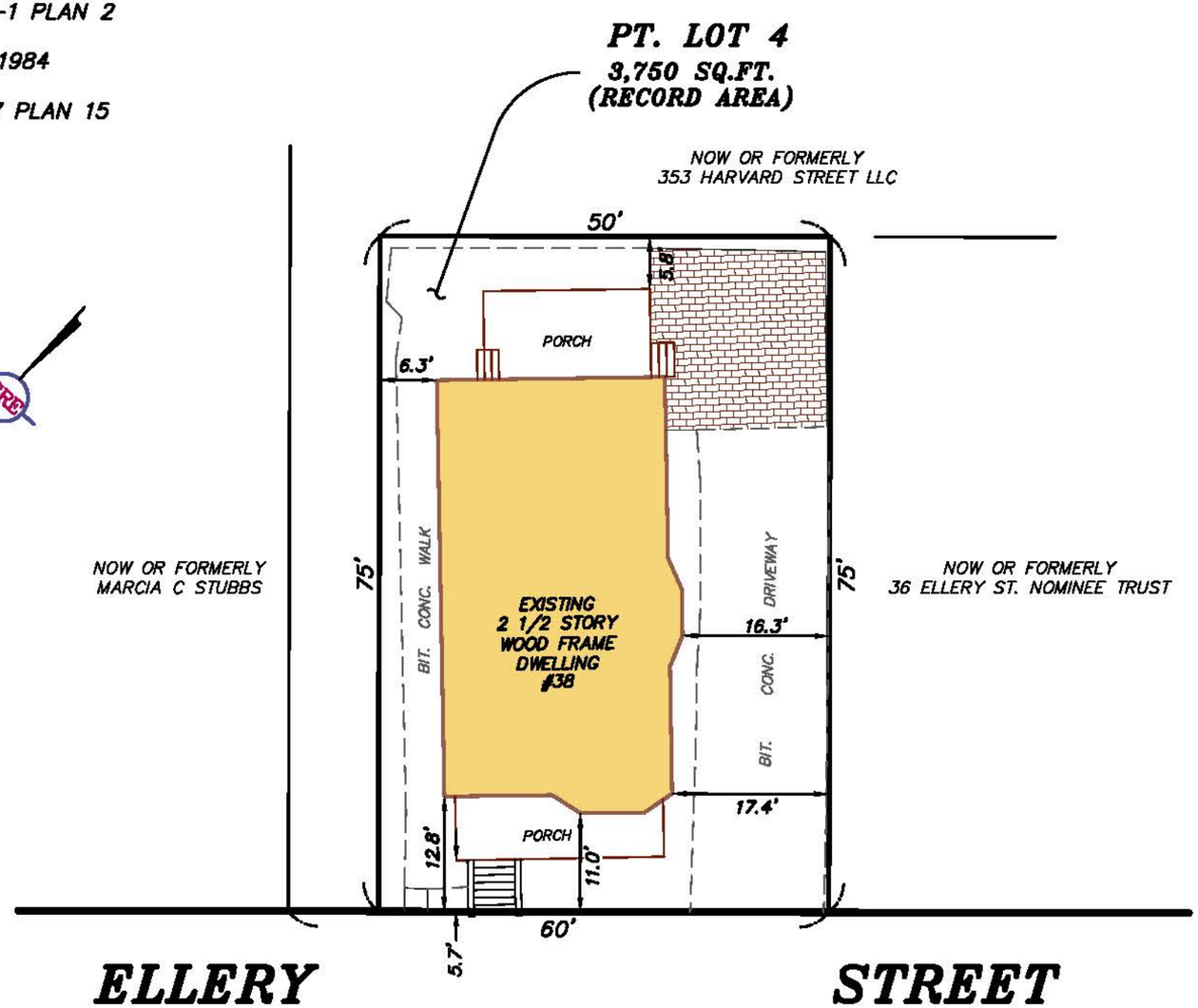
Hearing Date: 4/28/16

Thank you,
Bza Members

REFERENCES:

1. DEED IN BOOK 66532 AT PAGE 417
2. PLAN BOOK A–1 PLAN 2
3. PLAN 536 OF 1984
4. PLAN BOOK 47 PLAN 15





NOTES:

1. PHOTO REPRODUCTION OF THE SEAL AND SIGNATURE HEREON IS INDICATIVE OF UNAUTHORIZED REPRODUCTION AND USE OF THIS PLAN. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE IN RED TOGETHER WITH AN EMBOSSED SEAL, IT IS NOT AN AUTHORIZED PLAN FROM GRE SURVEYING AND CANNOT BE USED FOR ANY PURPOSE WHATSOEVER. ANY UNAUTHORIZED USE OR MODIFICATION OF THIS PLAN MAY CONSTITUTE FRAUD AND WILL RENDER THIS PLAN NULL AND VOID.
2. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
3. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING STRUCTURE TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN BOOK 1A, PLAN 2.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 100 ON CAMBRIDGE ASSESSOR'S MAP 135
5. OWNERS OF RECORD ARE FREDRIK BENGT JOHAN LOGEVALL & DANYEL LOGEVALL, 38 ELLERY STREET, CAMBRIDGE, MASSACHUSETTS
6. ALL OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT.
7. ZONING DISTRICT IS RESIDENCE C–1

PLOT PLAN of LAND
LOCATED IN
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

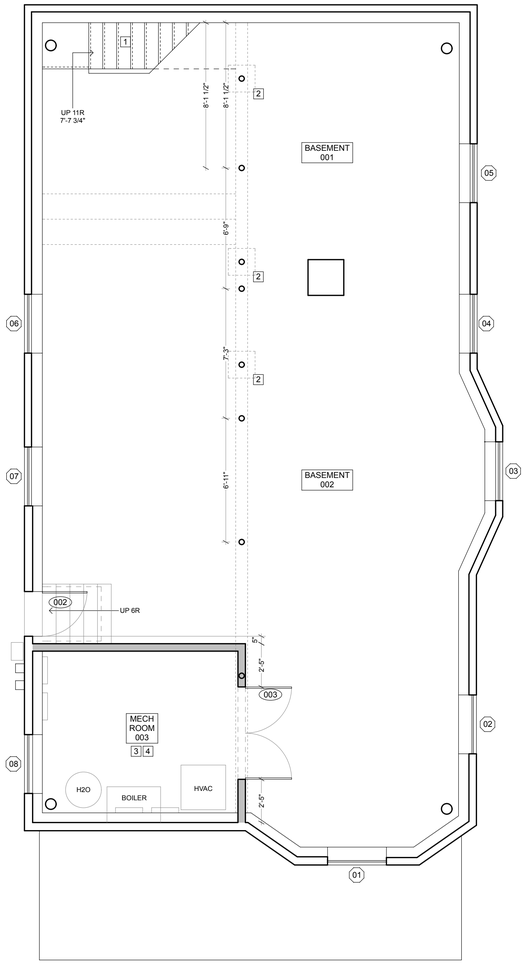
SMART ARCHITECTURE

SCALE: 1"= 16' DATE: DEC. 18, 2015

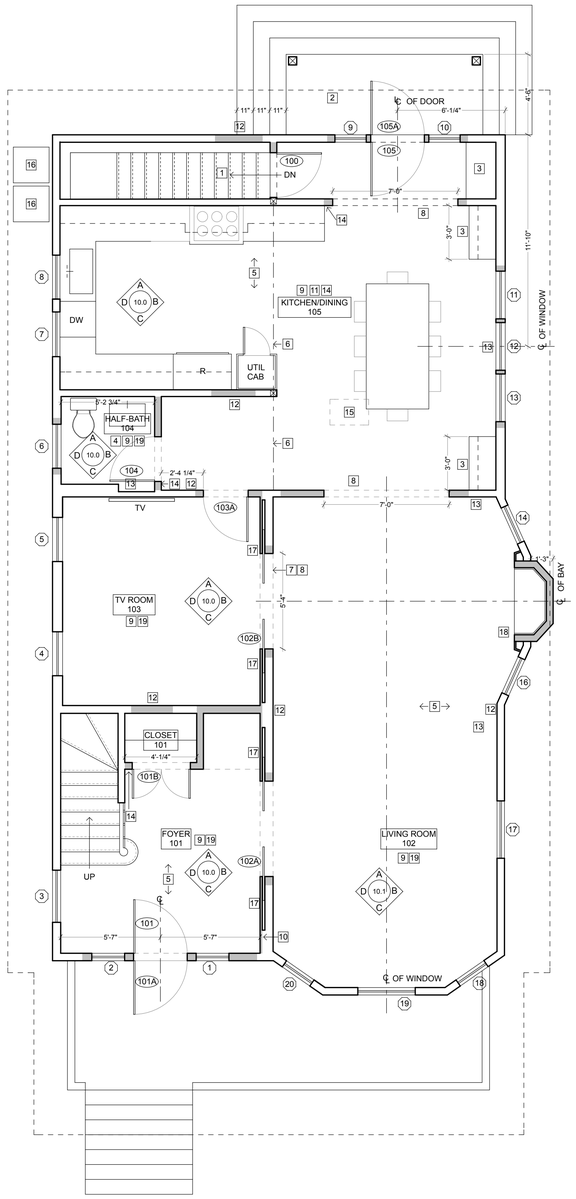
8 0 8 16 32

GRE
SURVEYING LLC
P.O. Box 684 Winchester, MA 01890
Telephone 781–721–1944

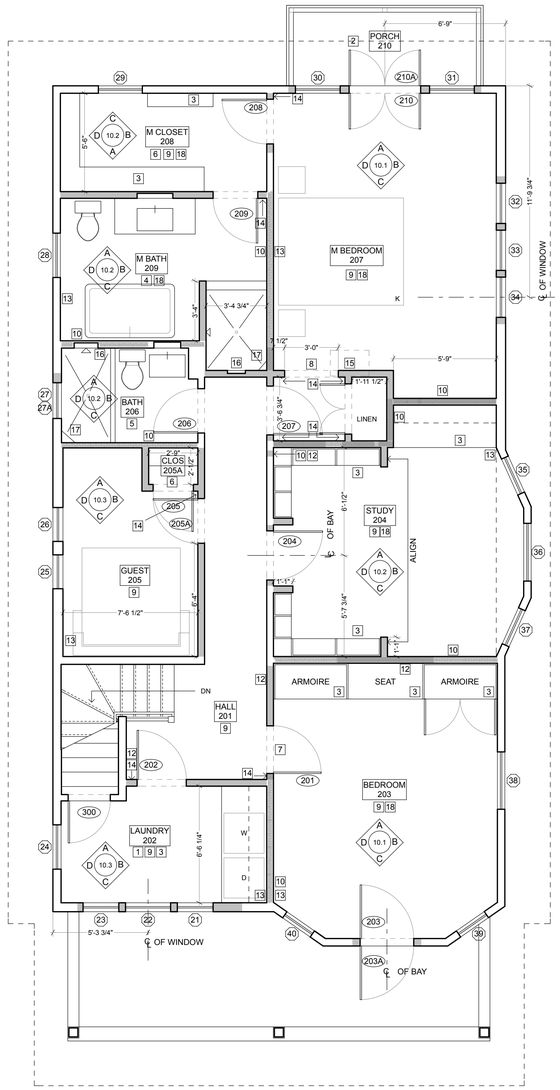
DWG No. 151202 PP GRE No. 151202



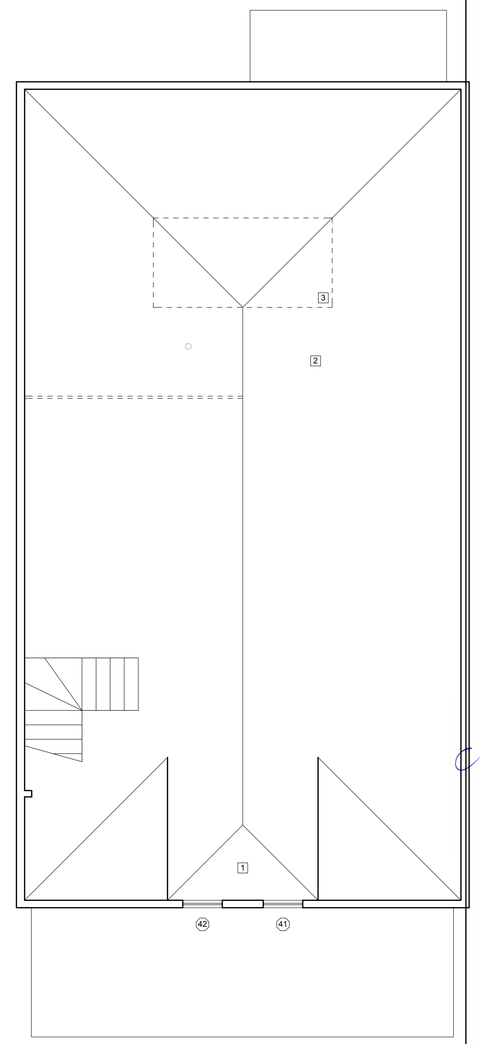
Proposed Basement Plan 1



Proposed First Floor Plan 2



Proposed Second Floor Plan 3



Proposed Third Floor Plan 4

BASEMENT CONSTRUCTION NOTES:

1 CONSTRUCT NEW STAIR TO 1ST FLOOR: PLYWOOD TREADS AND RISERS, SIMPLE (2X4's) RAILING

2 ADD LALLY COLUMN ON NEW FOOTING TO SUPPORT 2 NEW BEAMS @ 2ND FLOOR SANDWICH (ABOVE FIRST FLOOR AS SHOWN)

3 CONSTRUCT NEW MECHANICAL ROOM ENCLOSURE

4 NEW HOUSE MECHANICAL SYSTEMS: CONSOLIDATE ELECTRIC AND GAS METERS TO ONE EACH UTILITY TO OPERATE AS A SINGLE FAMILY HOUSE. REPLACE STEAM HEAT SYSTEM WITH NEW HYDRO. AIR WITH GAS-FUELED BOILER, AND DOMESTIC HOT WATER PRODUCED BY BOILER AND STORED IN SUPER-STORE OR EQUAL TANK

FIRST FL CONSTRUCTION NOTES:

1 NEW STAIR TO BASEMENT: TREADS AND RISERS

2 REPAIR/RE-BUILD SMALLER PORTION OF EXISTING REAR STRUCTURE: NEW LANDING, STEPS, MAHOGANY DECKING, P.T. STRUCTURE, WRAPPED P.T. POSTS, CEDAR RAILINGS, BALUSTERS

3 NEW BUILT-INS, PTD.

4 NEW 1/2 BATH, WOOD FLOOR, PEDESTAL SINK, NEW LIGHTING, INSULATE EXTERIOR WALL

5 PATCH WOOD FLOOR WHERE PARTITION IS REMOVED

6 NEW FLUSH BEAM ON POSTS WHERE WALL IS REMOVED. W6X15 STEEL BEAM POSTED TO NEW FOOTINGS BELOW

7 NEW HEADER OVER OPENING IN BEARING WALL

8 NEW CASED OPENING

9 SMOOTH PLASTER, REFINISHED OR NEW WOOD FLOOR, PAINT ROOM

10 DRAINS/H2O TO/FROM LAUNDRY IN THIS WALL

11 NEW PTD WOOD, INSET CABINETRY, STONE COUNTERS, GAS TO RANGE, EXHAUST TO EXTERIOR. INSULATE EXTERIOR WALLS TO MAX. POSSIBLE R-VALUE

12 REPAIR WALL WHERE DOOR OR PARTITION ABUTTING WAS REMOVED. MAKE REPAIRS TO BASEBOARD AND CROWN AS REQUIRED

13 REPAIR WOOD FLOOR WHERE RADIATOR WAS REMOVED

14 CASING WIDTH DIMENSION

15 PATCH FLOOR WHERE CHIMNEY IS REMOVED

16 A.C. CONDENSER LOCATION

17 NEW FLAT FRAMED INTERIOR WALL TO ALLOW FOR POCKET DOORS INTO LIVING ROOM

18 FRAME FOR NEW DIRECT-VENTED HEAT AND GLO 6000 SERIES GAS FIREPLACE THROUGH EXTERIOR WALL. PROVIDE GAS LINE, ELECTRICAL TO FIREPLACE, VENT TO EXTERIOR. STONE SURROUND AND PAINTED WOOD MANTEL

19 CROWN MOULDING THIS ROOM

SECOND FL CONSTRUCTION NOTES:

1 NEW LAUNDRY HOOKUP, GAS TO DRYER, EXHAUST TO EXTERIOR, PTD WOOD WALL CABINETS, SILESTONE COUNTER OVER W/D, BUILT-INS ABOVE

2 REPAIR/REBUILD PORCH, REPLACE RAILING AND DECKING

3 NEW BUILT-INS, PTD.

4 NEW MASTER BATH: TILED SHOWER W/ CLEAR GLASS FRAMELESS ENCLOSURE, FREE-STANDING TUB, WALL HUNG PTD WOOD VANITY, TILE FLOOR, RECESSED MED CAB

5 RENOVATE FULL BATH: TILED SHOWER W/ CLEAR GLASS FRAMELESS ENCLOSURE REPLACES TUB, PTD WOOD VANITY, TILED WALLS TO 1/2 HEIGHT, TWO WINDOWS MIMIC DOUBLE-HUNG, RECESSED MED CAB

6 NEW CLOSET W/ POLES & SHELVES

7 NEW HEADER OVER OPENING IN BEARING WALL

8 NEW CASED OPENING

9 SMOOTH PLASTER, REFINISHED OR NEW WOOD FLOOR, PAINT ROOM

10 SOUND INSULATION IN THIS WALL

12 REPAIR WALL WHERE DOOR OR PARTITION ABUTTING WAS REMOVED. MAKE REPAIRS TO BASEBOARD AND CROWN AS REQUIRED

13 REPAIR WOOD FLOOR WHERE RADIATOR WAS REMOVED

14 CASING WIDTH DIMENSION

15 PATCH FLOOR WHERE CHIMNEY IS REMOVED

16 TILED NICHE IN SHOWER WALL

17 STONE FOOT-HOLD @ CORNER

18 CROWN MOULDING THIS ROOM

THIRD FL CONSTRUCTION NOTES:

1 REPLACE WINDOWS IN DORMER

2 PATCH FLOOR AND ROOF WHERE CHIMNEY IS REMOVED

3 LOCATION OF NEW MECHANICAL EQUIPMENT FOR 2ND FLOOR

DRAWING KEY:

WALLS TO BE ADDED

EXISTING WALLS TO REMAIN

Permit Set

REGISTERED ARCHITECT MARGARET SMART No. 8225 CAMBRIDGE MASS COMMONWEALTH OF MASSACHUSETTS

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

General Drawing Note:
Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepencies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

Logevall Residence
38-40 Ellery Street
Cambridge, MA

Job Number	1512 Logevall
Scale	1/4" = 1'-0"
Date	02.22.16
Drawn by	AJG/NA
Checked by	

Proposed Plans

A-3.0

Proposed West Elevation

1/4" = 1'-0" 1

Proposed South Elevation

1/4" = 1'-0" 2

Proposed East Elevation

1/4" = 1'-0" 3

Proposed North Elevation

1/4" = 1'-0" 4

Permit Set

REGISTERED ARCHITECT
MARGARET SMART
No. 8225
CAMBRIDGE
MASS
COMMONWEALTH OF MASSACHUSETTS

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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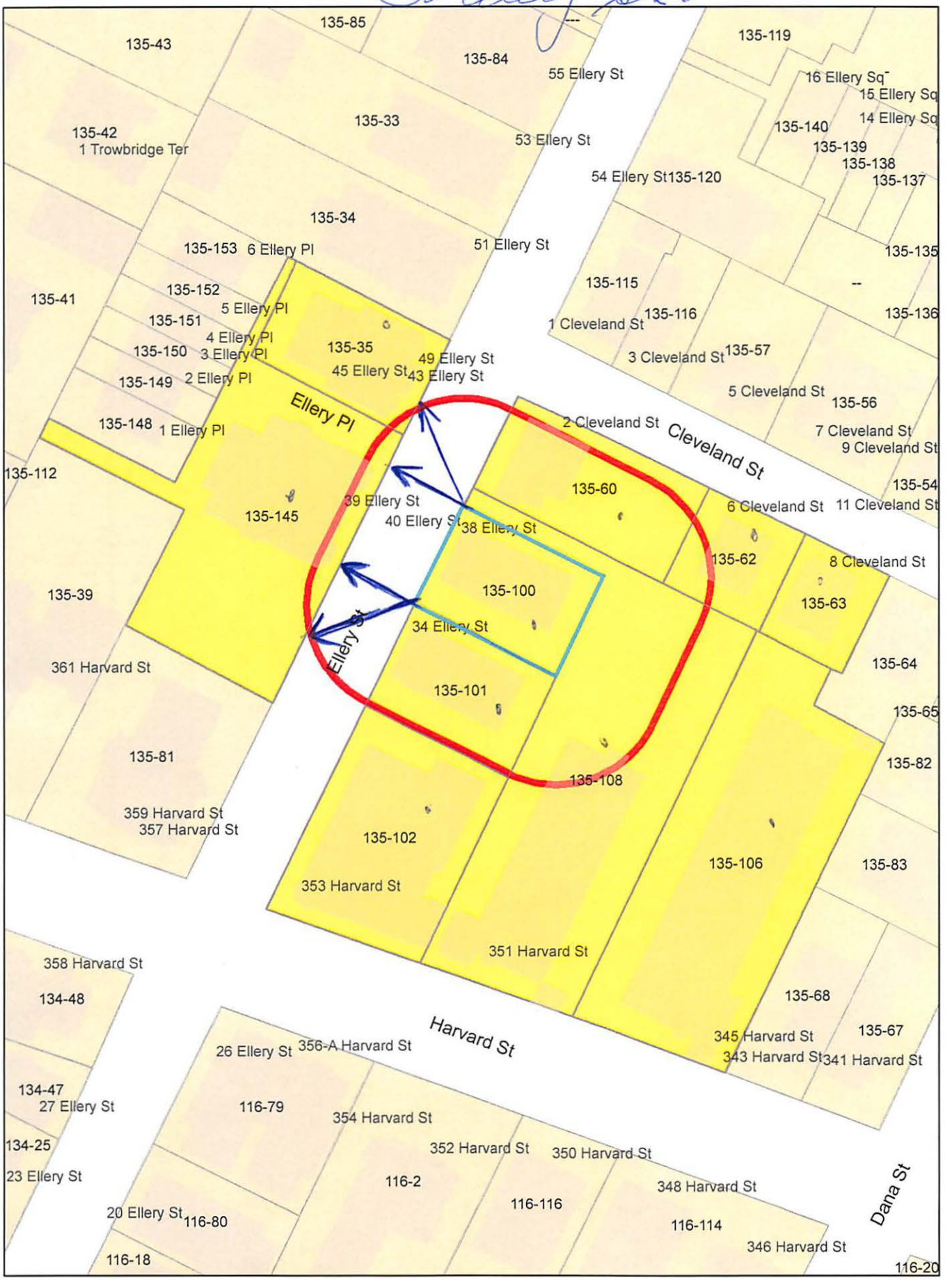
Date	02.22.16
Drawn by	AJG/NA
Checked by	

Exterior Elevations

A-7.0

38 Ellery St.


135-85
135-43
135-84
55 Ellery St
135-119
16 Ellery Sq
15 Ellery Sq
14 Ellery Sq
135-33
135-42
1 Trowbridge Ter
53 Ellery St
135-140
135-139
135-138
135-137
54 Ellery St
135-120
135-34
135-153
6 Ellery Pl
51 Ellery St
135-135
135-115
135-41
135-152
5 Ellery Pl
135-151
4 Ellery Pl
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135-149
2 Ellery Pl
135-148
1 Ellery Pl
135-35
49 Ellery St
45 Ellery St
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1 Cleveland St
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135-136
3 Cleveland St
135-57
5 Cleveland St
135-56
7 Cleveland St
9 Cleveland St
Ellery Pl
2 Cleveland St
Cleveland St
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135-145
39 Ellery St
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38 Ellery St
135-60
6 Cleveland St
11 Cleveland St
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135-62
8 Cleveland St
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Ellery St
34 Ellery St
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135-82
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357 Harvard St
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135-106
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358 Harvard St
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Harvard St
345 Harvard St
135-67
26 Ellery St
356-A Harvard St
343 Harvard St
341 Harvard St
134-47
27 Ellery St
116-79
354 Harvard St
134-25
352 Harvard St
350 Harvard St
23 Ellery St
116-2
348 Harvard St
Dana St
116-116
20 Ellery St
116-80
116-114
346 Harvard St
116-18
116-20

38 Ellery St. 192

Petitioner

FRED & DANYEL LOGEVALL
38 ELLERY STREET
CAMBRIDGE, MA 02138

135-101
CASEY, JOHN P. & CATHERINE M. CASEY
TRUSTEES OF 36 ELLERY ST NOMINEE TR
36 ELLERY ST
CAMBRIDGE, MA 02138

135-35
REPOSA, JEAN E. & DIANE R. REPOSA
GEORGE F. LANZILLO, JR.
5 DIMICK ST
SOMERVILLE, MA 02143

135-63
KEEGAN, KATE & DONNA M. TURLEY
8 CLEVELAND ST
CAMBRIDGE, MA 02138

135-145
MCLAUGHLIN, WILLIAM M
117 HAMMOND ST
NEWTON, MA 02467

135-145
CAMERON, RONALD D.
39 ELLERY ST., #2
CAMBRIDGE, MA 02138

135-145
SWEET, BARBARA
39-41 ELLERY ST., #6
CAMBRIDGE, MA 02138

135-108
RPI 351 HARVARD STREET LLC,
27 MICA LANE. SUITE 201
WELLESLEY, MA 02481

135-145
BAACKES, JOHN W.
C/O BOZZI, MICHAEL D.
39-41 ELLERY ST. UNIT#8
CAMBRIDGE, MA 02138

135-106
YOUNG, JOHN & SUSAN WANG
41 ASPEN DR
LIVINGSTON, NJ 07039

135-102
353 HARVARD STREET LLC,
C/O BOSTON RESIDENTIAL GRP
221 MASS AVE JSTE #402
BOSTON, MA 02115

135-145
DIMOCK, WAI CHEE
39 ELLERY ST. UNIT#5
CAMBRIDGE, MA 02138

135-106
OSSI, SARA V.
345 HARVARD ST, #1F
CAMBRIDGE, MA 02138

135-106
BOYLSTON, ANTHEA ETHEL
345 HARVARD ST., #2C
CAMBRIDGE, MA 02138

135-106
SHANKARAN, GIRISH
345 HARVARD ST., #3B
CAMBRIDGE, MA 02138

135-106
REDDI, VIJAY JANAPA,
VIBHISHANA JANAPAREDDY &
DEVI JANAPAREDDI
345 HARVARD ST., #1D
CAMBRIDGE, MA 02138

135-106
ROVNER, DANIELA
6533 MAJESTIC RIDGE
EL PASO, TX 79912

135-106
KANAAN, AMMAR Y.
C/O FOO, CHEN HUI & E-TING FOO
231 LLOYD LANE
WYNNEWOOD, PA 19096

135-106
MARGOLIS, WENDY S. & PETER I. MARGOLIS
2017 ROADRUNNER AVE
THOUSAND OAKS, CA 91320

135-100
SULLIVAN, FLORENCE C.
38 ELLERY ST
CAMBRIDGE, MA 02138

135-106
COHEN, MATTHEW L.
345 HARVARD ST. UNIT#1A
CAMBRIDGE, MA 02138

135-106
CONOVER, LAURA F.
345 HARVARD ST., UNIT #3C
CAMBRIDGE, MA 02139

135-106
WELCH, JAMES JUSTIN
345 HARVARD ST., UNIT 6A
CAMBRIDGE, MA 02138

135-106
MINCHEVA, ADRIANA
345 HARVARD ST. UNIT#3A
CAMBRIDGE, MA 02138

135-145
STONE, CAREY A. III & JOANNE F. CARLISLE
39 ELLERY ST. #3
CAMBRIDGE, MA 02138

135-106
XU, KEYI
3924 N LAKESIDE DR
MUNCIE , IN 47304

135-106
KISHLANSKY, MARK
345 HARVARD ST. UNIT#3D3E
CAMBRIDGE, MA 02138

135-60
STUBBS, MARCIA C.
2 CLEVELAND ST.
CAMBRIDGE, MA 02138

135-106
CHULADESA, TECHIN
345 HARVARD ST., #2E
CAMBRIDGE, MA 02138

135-106
GOMES, ANTONIO
345 HARVARD ST. UNIT#2A2B
CAMBRIDGE, MA 02138

38 Ellery St. 2 of 2

135-106
WANG, STANLEY Y. & ANGELA T. LEE
30 STEARNS RD., #402
BROOKLINE, MA 02446

135-106
O'ROURKE, JOHN B. JR,
345 HARVARD ST. UNIT#5A
CAMBRIDGE, MA 02138

135-62
CARRABINO, THERESA E.
6 CLEVELAND ST
CAMBRIDGE, MA 02138

135-106
WESTBOURNE RESOURCES, LTD
TRIDENT TRUST CO (BVI) LIMITED
WICKHAMS CAY, TRIDENT CHAMBERS
PO BOX 146
TORTOLA, __ ____

135-106
RUBIN, AARON J. & JULIA A. HALLMAN
66 CLIFTON ST.
CAMBRIDGE, MA 02138

135-106
TREITMAN, RICHARD S.
17 BARBERRY RD.
LEXINGTON, MA 02173

135-106
PORAT, YOAV
24 MYRTLE AVE
CAMBRIDGE, MA 02138

135-106
CHULADESA, TECHIN
345 HARVARD ST., #2F
CAMBRIDGE, MA 02138

135-106
ZARZAR, ROBERT A., BONNIE D. ZARZAR &
LAUREN DELL ZARZAR TRS.
11440 BRICK MILL CT
OAKTON, VA 22124

135-145
XIE, WANG
39-41 ELLERY ST., #4
CAMBRIDGE, MA 02138

135-145
CHANG, YUCHUN R.
39-41 ELLERY ST., #7
CAMBRIDGE, MA 02138

135-106
MORSE, CHARLES W. III &
JANICE C. MORSE TRUSTEES
16 TURNER LANE
BERWICK, ME 03901

BZA 9760-2016

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

Jurisdiction Advice

To the Owner of Property at 38 Ellery 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 scheduled for MCNCDC hearing on Apr. 4, 2016
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)

__ Preservation Restriction or Easement (as recorded)

__ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**

__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.

__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

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

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

CHC staff initials SUB Date 3/28/16

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