



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

BZA APPLICATION FORM

Plan No: BZA-012693-2017

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Brian Lavelle C/O Sean D. Hope, Esq.

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

LOCATION OF PROPERTY : 43 Cedar St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 (b) ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to construct a two family dwelling that does not satisfy the Lot Area Per Dwelling unit minimum required in the Residence B Zoning District.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

Brian Lavelle  
 (Petitioner(s) / Owner)

Brian Lavelle  
 (Print Name)

Address : 675 MASS AVE

CAMBRIDGE MA 02139

Tel. No. : 781-704 5117

E-Mail Address : BRIANLAVELLE11@GMAIL.COM

Date : 3/10/17

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 Michael Pinksen  
(OWNER)

Address: 57 Chestnut RD, Malden, Mass 02148

State that I/We own the property located at 43 Cedar St, Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of Michael A Pinksen

\*Pursuant to a deed of duly recorded in the date 5/7/2007, Middlesex South County Registry of Deeds at Book 49405, Page 479; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

Michael A Pinksen  
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

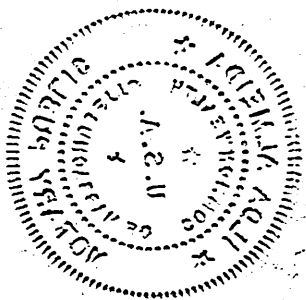
The above-name Michael Pinksen personally appeared before me, this 9 of Jan, 2017, and made oath that the above statement is true.

[Signature]

Notary

My commission expires 5/18/2018 (Notary Seal).

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



**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A 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 the Ordinance would involve a substantial hardship because the existing two family dwelling is in a grave, dangerously distressed condition and has been condemned by the City of Cambridge as unsafe for human habitation. Further a court appointed Receiver has been appointed to stabilize the property until it can be demolished and the site redeveloped.

Due to the poor structural integrity and extreme neglect the existing structure cannot practicably be salvaged. Once the existing structure is demolished the preexisting non-conforming lot size (4,165sf) would prevent petitioner from constructing more than a single family on the site without Variance relief. Granting the requested relief would allow Petitioner to create two dwelling units of the appropriate size that is consistent with modern living and occupancy standards found throughout the neighborhood.

**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 preexisting non-conforming lot size and the shape of the lot sited on a corner such that site would be restricted to one (1) dwelling unit of a size that exceeds the median dwelling unit size within the neighborhood.

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

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance as the relief will be substantial improvement to the neighborhood by removing an unsightly and dangerous structure and replacing it with two dwellings units increasing Cambridge's housing stock.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance as the proposed two family Mansard style structure is consistent with the density and scale of the adjacent dwellings in the neighborhood and will be a welcomed addition to 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**

**DIMENSIONAL INFORMATION**

**APPLICANT:** LREMLLC **PRESENT USE/OCCUPANCY:** Two Family Residential  
**LOCATION:** 43 Cedar St Cambridge, MA **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Two Family Residential

	<b><u>EXISTING</u></b> <b><u>CONDITIONS</u></b>	<b><u>REQUESTED</u></b> <b><u>CONDITIONS</u></b>	<b><u>ORDINANCE</u></b> <b><u>REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	2,149sf	2082.5sf	2082.5	(max.)
<b><u>LOT AREA:</u></b>	4,165sf	4,165sf	5,000sf	(min.)
<b><u>RATIO OF GROSS FLOOR AREA</u></b> <b><u>TO LOT AREA:</u> <sup>2</sup></b>	.52	.5	.5	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	2082.5sf	2082.5sf	2500sf	(min.)
<b><u>SIZE OF LOT:</u></b>				
<b>WIDTH</b>	50'	50'	50'	(min.)
<b>DEPTH</b>	83.5'	83.5'	n/a	
<b><u>SETBACKS IN FEET:</u></b>				
<b>FRONT</b>	5'-10'	10'-15.3'	10'/15'	(min.)
<b>REAR</b>	n/a	n/a	20'	(min.)
<b>LEFT SIDE</b>	10'+/-	9.7'	7.5'	(min.)
<b>RIGHT SIDE</b>	4'+/-	32.2'	12.5'	(min.)
<b><u>SIZE OF BLDG.:</u></b>				
<b>HEIGHT</b>	30+/-	26.5'	35'	(max.)
<b>LENGTH</b>	45'	36'	n/a	
<b>WIDTH</b>	40'	30.3'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE</u></b> <b><u>TO LOT AREA:</u></b>	63%	77%	40%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	2	2	1.8	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	1	2	2	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	0	n/a	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG.</u></b> <b><u>ON SAME LOT:</u></b>	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.

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'.



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Brian Lavelle  
 (Print Name)

Address :

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CAMBRIDGE MA 02139

Tel. No. :

781-704 5117

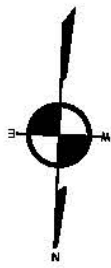
E-Mail Address :

Brian.lavelle11@gmail.com

Date :

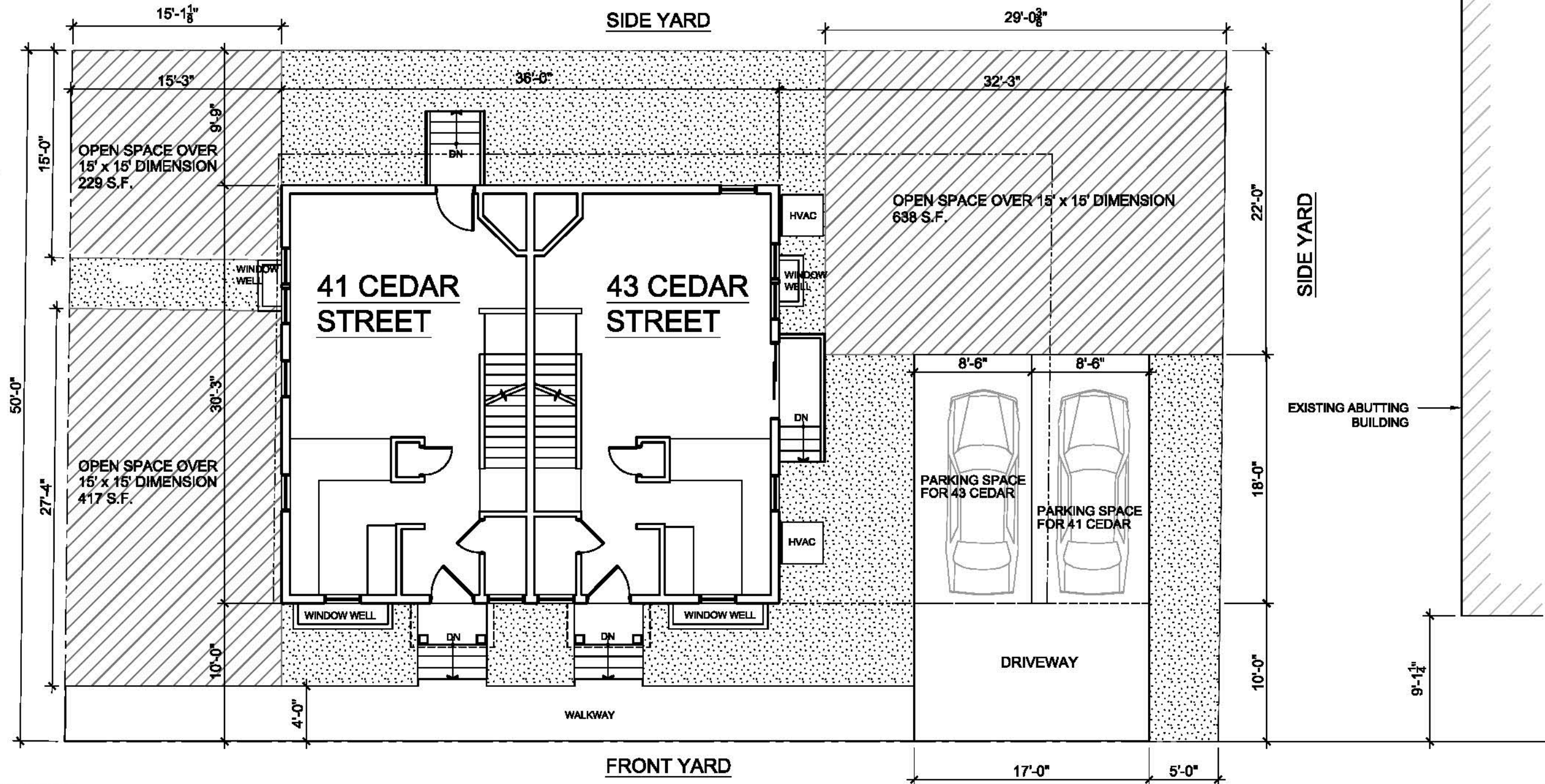
3/10/17

2017 MAR 3 PM 2:46  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS



CEDAR STREET

FRONT YARD



FRONT YARD

McLEAN PLACE

### ZONING CHART

ZONING DISTRICT: RES-8

	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA	MIN. 5,000 SF	4,166 SF	4,166 SF	N/A
LOT AREA PER DWELLING UNIT	MIN. 2,500 SF	2,082 SF	2,082 SF	RELIEF SOUGHT
GROSS FLOOR AREA		2,912 (EST.)	2,082 SF (SEE CALCULATION)	
FLOOR AREA RATIO (F.A.R.)	MAX. 0.5	0.7	0.5	PROPOSAL COMPLIES
LOT WIDTH	MIN. 50'-0"	50'-0"	50'-0"	PROPOSAL COMPLIES
FRONT YARD SETBACK	15'-0", OR EQUAL TO AVG. OF ADJACENT EXISTING STRUCTURES (MIN. 10'-0")	8'-0" ON CEDAR STREET, 4'-10" ON McLEAN PL.	15'-0" ON CEDAR STREET, 10'-0" ON McLEAN PL.	PROPOSAL COMPLIES (CORNER LOT REQUIRES FRONT-YARD SETBACK TO APPLY TO BOTH STREET FRONTAGES)
SIDE YARD SETBACK	MIN. 7'-6", SUM 20'-0"	8' AT SOUTH PROPERTY LINE, 5'-3" AT WEST PROPERTY LINE, SUM 6'-0"	8'-0" MIN., SUM 42'-0"	PROPOSAL COMPLIES
REAR YARD SETBACK	.	.	.	NO REAR YARD (CORNER LOT)
HEIGHT	MAX. 36'-0"	28'-0" (EST.)	28'-0"	PROPOSAL COMPLIES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	MIN. 40% ⇒ 1,666 SF REQ'D	1,927 SF, = 27%	2,188 SF, = 53%	PROPOSAL COMPLIES
OPEN SPACE WITH GREATER THAN 15' X 15' DIMENSION	MIN. 50% OF REQ'D PRIVATE OPEN SPACE = 833 SF	1,066 SF, = 63%	1,284 SF, = 77%	PROPOSAL COMPLIES
PARKING	1 SPACED/U. = 2 SPACES		2 SPACES	PROPOSAL COMPLIES

OPEN SPACE	
PRIVATE OPEN SPACE WITH MIN. 15' X 15'	1,284 SF
OPEN SPACE WITHOUT 15' X 15'	904 SF
<b>TOTAL OPEN SPACE</b>	<b>2,188 SF</b>

LEGEND	
PRIVATE OPEN SPACE WITH MIN. 15' X 15'	
OPEN SPACE WITHOUT 15' X 15'	
REQUIRED YARD SETBACK	
PROPERTY LINE	

## Architectural Site Plan

Proposed Two-Family Residence

41 - 43 Cedar Street, Cambridge, MA

Job no. 1632

Carl C. Oldenburg AIA Architect

1668 Massachusetts Avenue  
Suite 11  
Lanham, MA 02840  
781-862-2275



OLDENBURG  
ARCHITECTURE

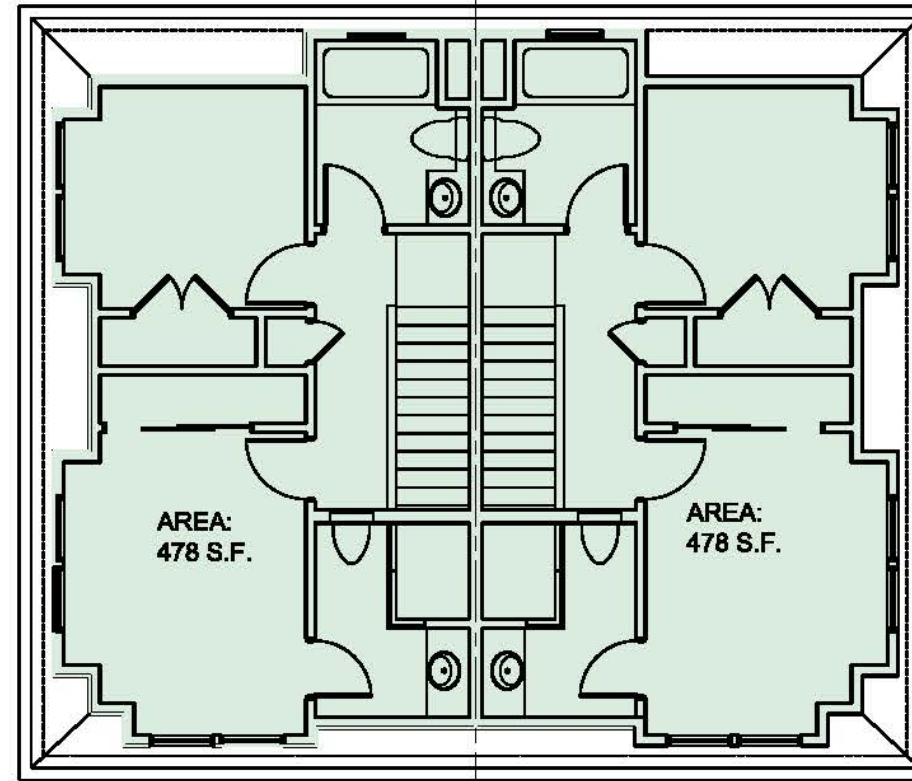
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Date: March 3, 2017

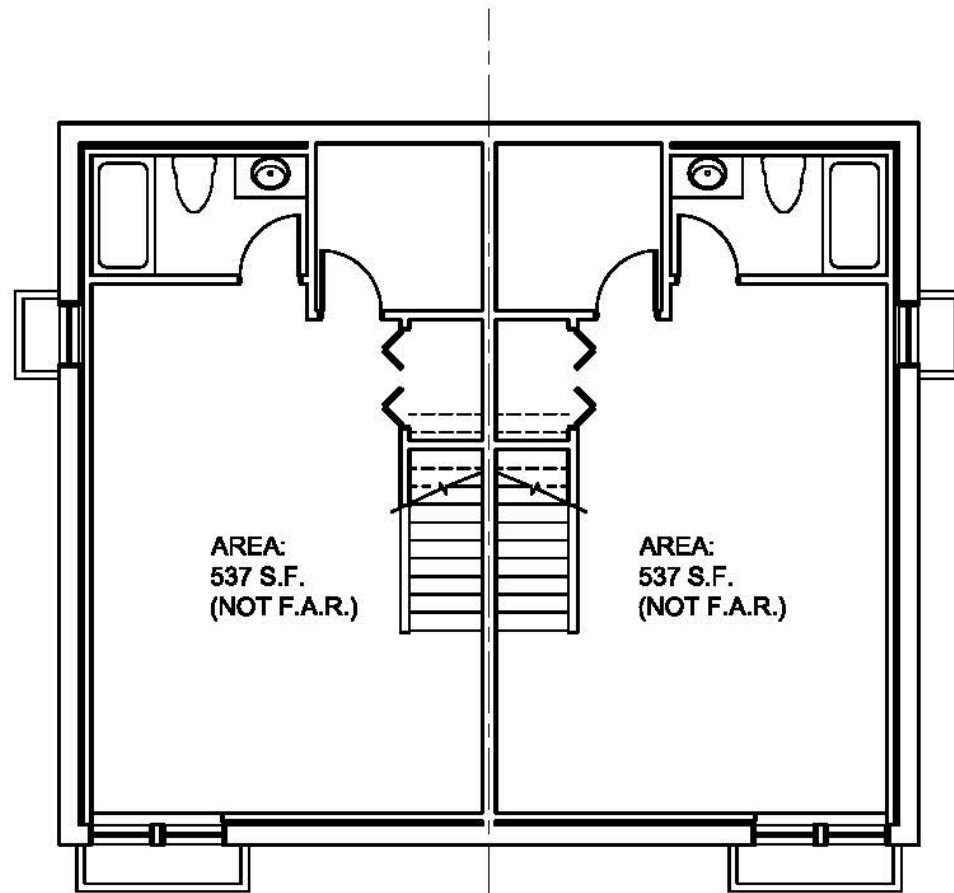
A-1

F.A.R. CALCULATION	
FIRST FLOOR GROSS FLOOR AREA	1,086 SF
COVERED OPEN PORCHES AT FIRST FLOOR	40 SF
SECOND FLOOR GROSS FLOOR AREA	956 SF
TOTAL	2,082 SF
F.A.R. = 2,090 / 4165 = 0.50	

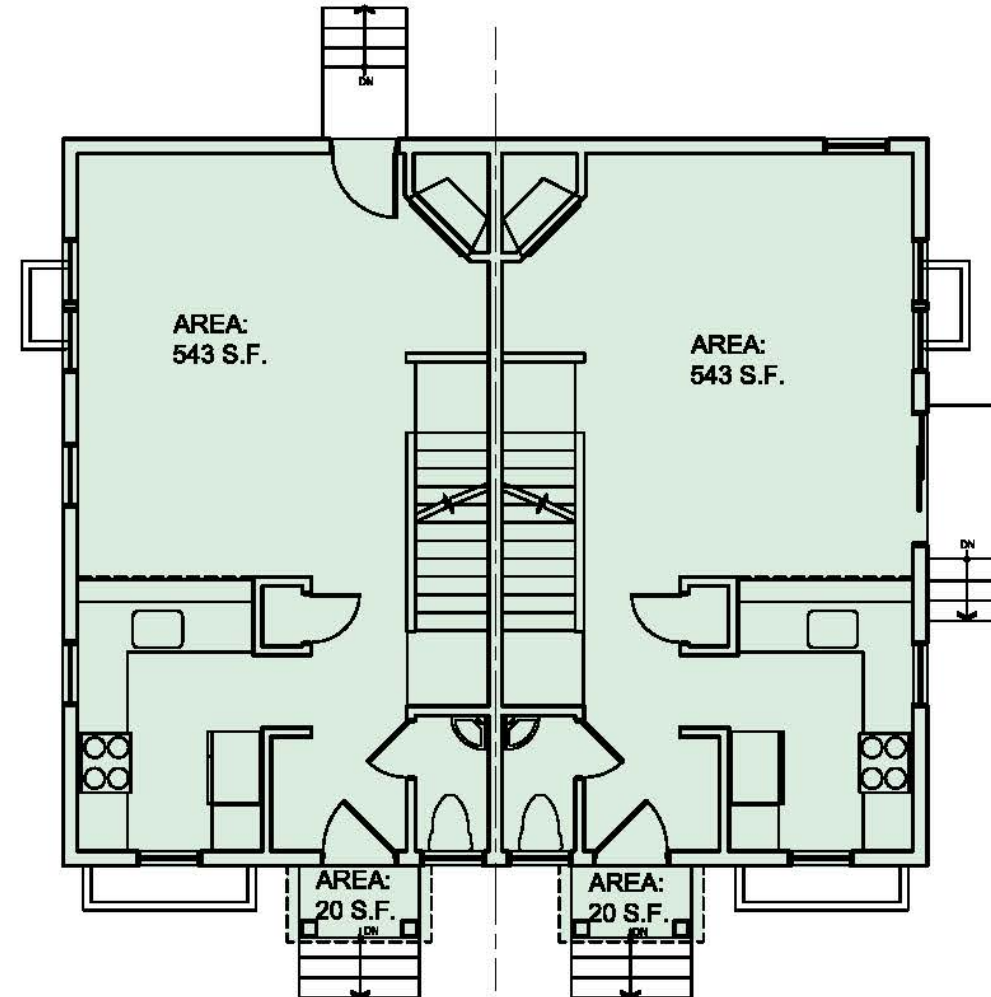
(BASEMENT AREA NOT INCLUDED)



Second Floor Plan



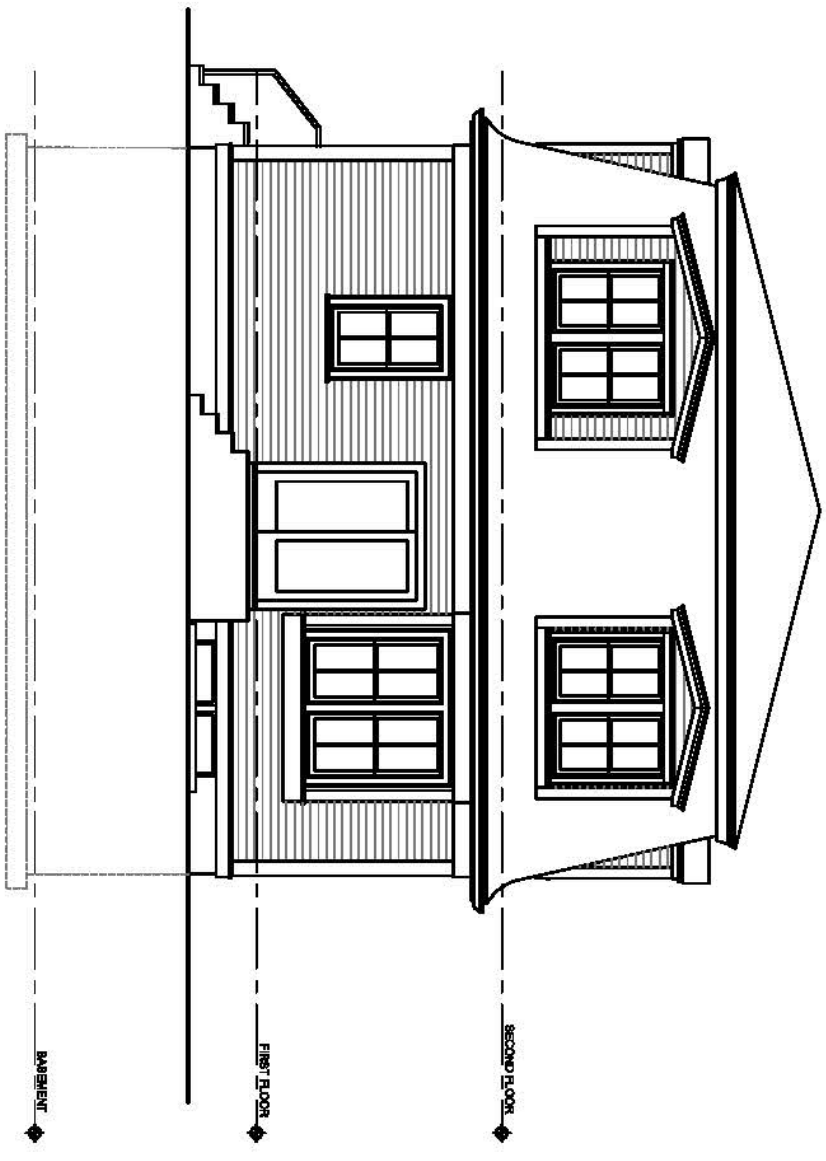
Basement Plan



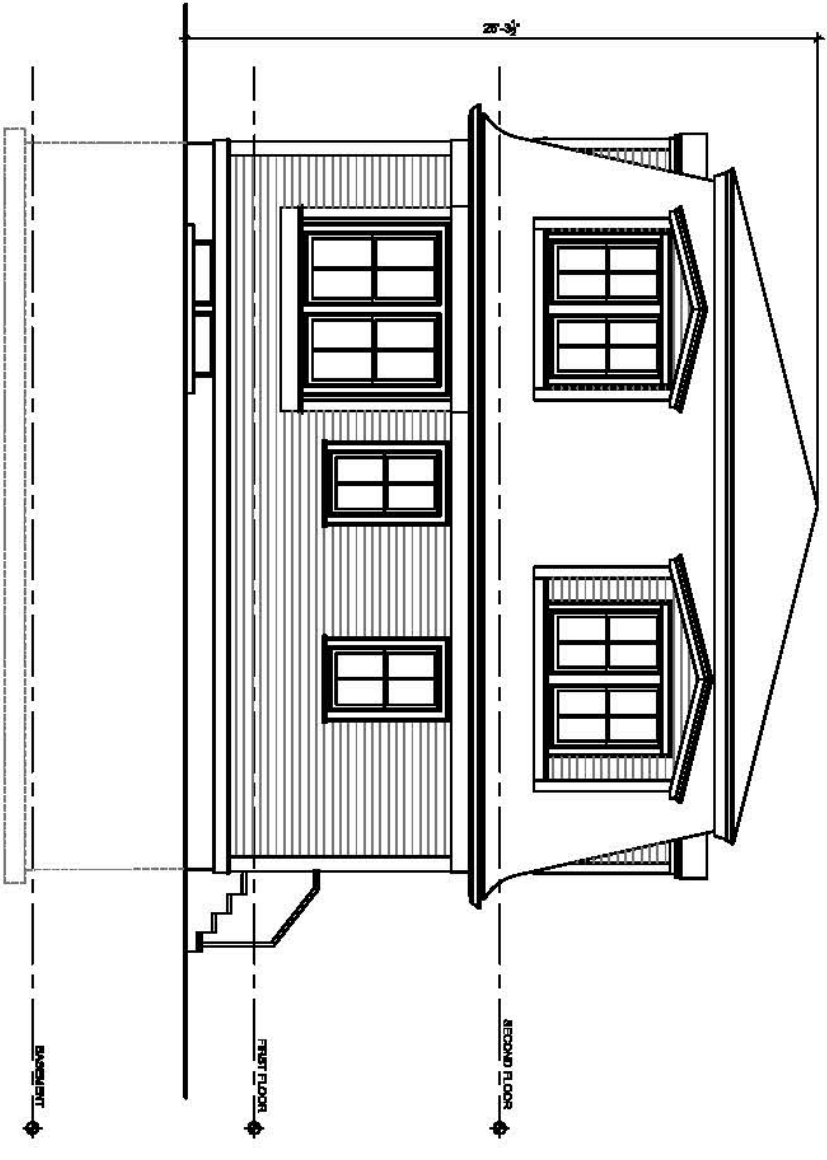
First Floor Plan



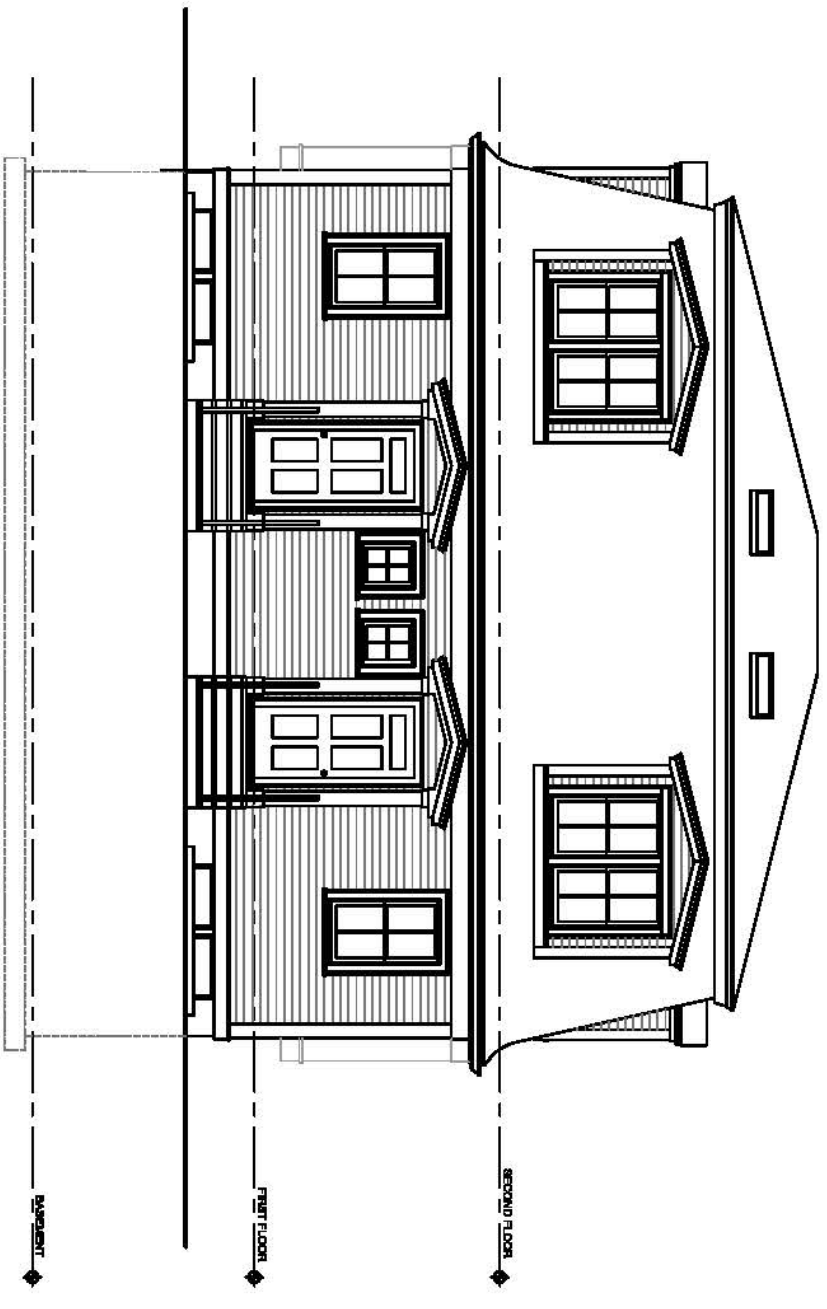
West Elevation



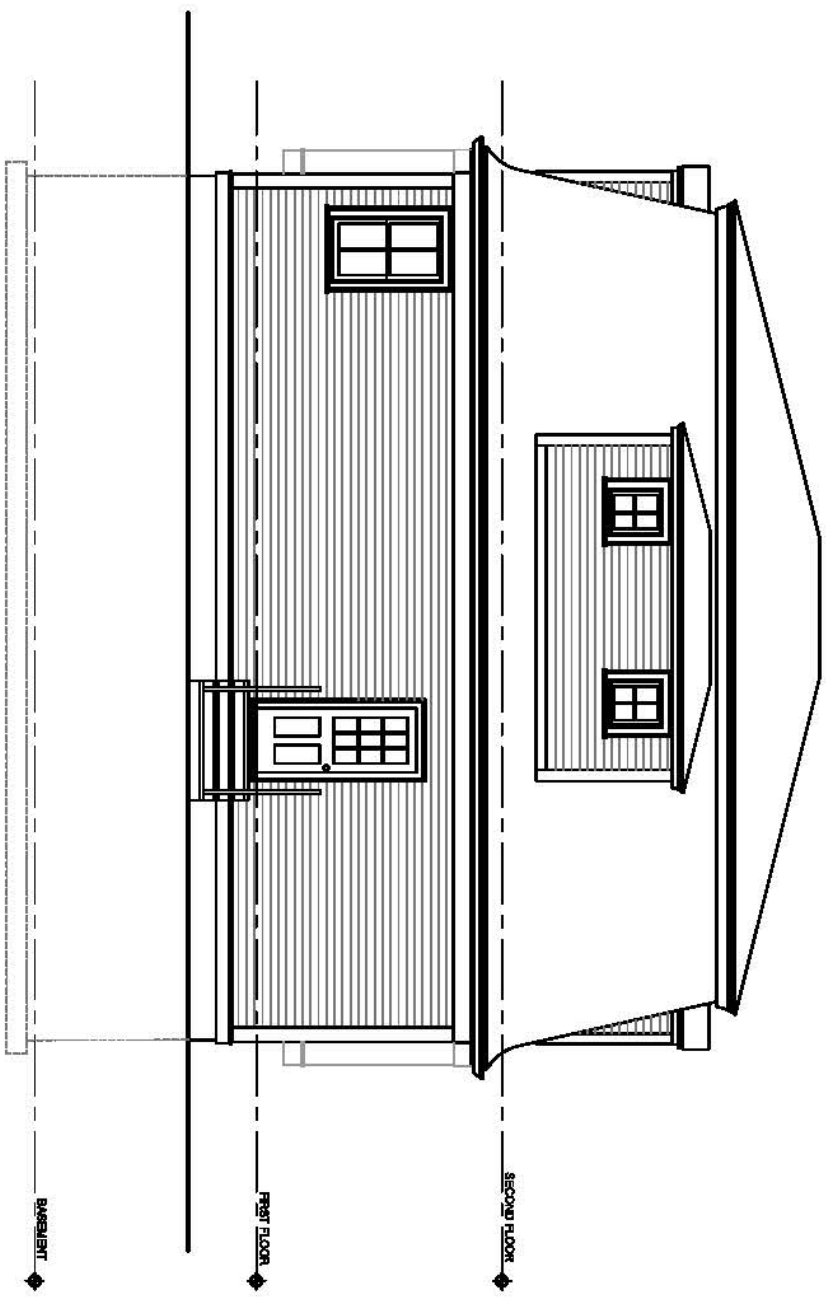
Cedar Street (East) Elevation



McLean Place (North) Elevation



South Elevation



COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

SUPERIOR COURT  
CIVIL ACTION No. 2015-05213

\_\_\_\_\_  
CITY OF CAMBRIDGE, by and through )  
its Commissioner of Inspectional )  
Services Department )  
Plaintiff, )  
v. )  
MICHAEL PINKSEN )  
Defendant, )  
\_\_\_\_\_

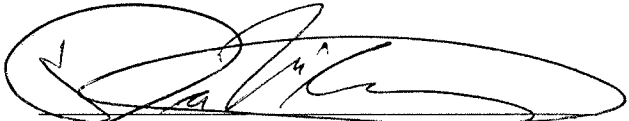
Affidavit of Court-Appointed Receiver  
of 43 Cedar St., Cambridge, MA

I, Daniel G. McAuley, Jr., certify and affirm as follows:

1. I am a licensed attorney in the Commonwealth of Massachusetts, and I was appointed by the Middlesex Superior Court (Billings, J.) to serve as the Receiver of **43 Cedar St., Cambridge, Massachusetts**, due the distressed condition of the property.
2. The Notice of Appointment and Order are recorded in the Middlesex (South) Registry of Deeds in **Book 68104 Page 548**, and I have attached a copy hereto for your reference.
3. This property is in grave, dangerously distressed condition, and time is of the essence in getting the property redeveloped as soon as possible.
4. There is an urgent need for the Board of Appeals to hear the Petition for a variance at the soonest possible hearing date, and in my capacity as the Receiver, I respectfully request the Board to expedite said scheduling to the extent possible.
5. If you have any questions or concerns please feel free to reach out to me anytime.

Witness my hand and seal this 26<sup>th</sup> day of January, 2017

Court-Appointed Receiver,



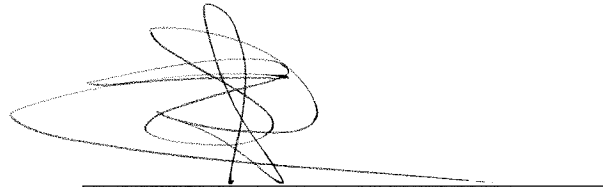
Daniel G. McAuley, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

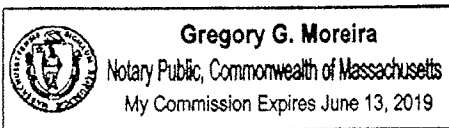
January 26, 2017

On this 26<sup>th</sup> day of January, 2017, before me personally appeared **Daniel G. McAuley, Jr.** presented identification in the form of **Massachusetts Driver's License(s)**, and to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same voluntarily as his free act and deed before me.



Notary Public:

My Commission Expires: 6/13/19



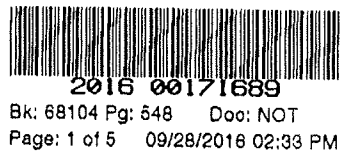
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COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

SUPERIOR COURT  
CIVIL ACTION No. 2015-05213

\_\_\_\_\_)  
 CITY OF CAMBRIDGE, by and through )  
 its Commissioner of Inspectional )  
 Services Department )  
 Plaintiff, )  
 v. )  
 MICHAEL PINKSEN )  
 Defendant, )  
 \_\_\_\_\_)



NOTICE OF RECEIVER'S APPOINTMENT & RECEIVER'S LIEN PURSUANT TO G.L. c. 111, sec. 127I

My name is Daniel G. McAuley, Jr., and I am a licensed attorney in the Commonwealth of Massachusetts.

By order of the court in the above-captioned matter, said order dated July 1, 2016, I was appointed to be the Receiver for the property located at **43 Cedar Street, Cambridge, Massachusetts**, which property is owned by the above-named defendant, **Michael A. Pinksen**, pursuant to a deed recorded in the Middlesex South Registry of Deeds in **Book 58315 Page 254**. A certified copy of the court order of Appointment is attached hereto and made a part hereof by reference.

The Receiver's lien is hereby established pursuant to G.L. c. 111, sec. 127I.

43 CEDAR ST., CAMB.

Daniel McAuley Jr  
400 Trade Center St 5900  
Webster, Ma. 01801

Signed under the penalty of perjury this 28<sup>th</sup> day of September, 2016.

Receiver,

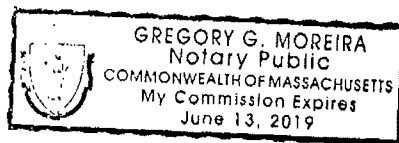
Daniel G. McAuley Jr.  
BBO#: 564704  
400 TradeCenter, Suite 5900  
Woburn, MA 01801  
(781) 569-5080  
(781) 287-1172 Fax  
dgmesq@comcast.net

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 28<sup>th</sup> day of **September**, 2016, before me personally appeared **Daniel G. McAuley, Jr.** presented identification in the form of Mass. Driver's License, and to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the free act and deed of AJ Hackett Ventures LLC, before me.

Notary Public:  
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

18

SUPERIOR COURT  
CIVIL ACTION NO.  
15-5213

\_\_\_\_\_ )  
 CITY OF CAMBRIDGE, RANJIT )  
 SINGANAYAGAM as he is the CITY )  
 OF CAMBRIDGE'S COMMISSIONER )  
 OF INSPECTIONAL SERVICES, and )  
 GERALD REARDON, as he is the FIRE )  
 CHIEF OF THE CAMBRIDGE FIRE )  
 DEPARTMENT )  
 )  
 Plaintiffs, )  
 v. )  
 )  
 MICHAEL PINKSEN )  
 )  
 Defendant. )  
 )  
 \_\_\_\_\_ )

**ORDER APPOINTING RECEIVER**

It is ORDERED AND ADJUDGED:—

1. That until further order of the court, Daniel McAuley, Esq., of Woburn, Massachusetts, be and hereby is appointed receiver of the real property known as 43 Cedar Street, Cambridge, Massachusetts (the "Property"); and s/he is hereby authorized and directed to take charge thereof, and to hold the same subject to the further order of the court.
2. That said receiver is hereby instructed to remediate the violations of 105 CMR 410.100, et seq. ("Sanitary Code"); the Massachusetts Residential Code, 8<sup>th</sup> Edition, 780 CMR 110.00, et seq., and G.L. c. 143 ("Building Code"); 527 CMR 1.00, et seq. and G.L. c. 148 ("Fire Code"), and the Use Regulations contained in Article 4 of the Cambridge Zoning Ordinance ("Zoning Ordinance") (collectively "Code Violations") at the Property. Specifically, the receiver is ordered to:

A. Fix the roof to make it weather tight and safe for first responders to utilize as a surface to fight any fires and shall remove any loose bricks, storage containers or loose objects from the roof surface;

B. Remove the cobblestones leaning against the fence abutting the public way;

C. Secure both the main building and the garage on the premises from the elements and from animals and/or trespassers;

D. Remove or repair the garage to prevent collapse;

E. Repair or remove the front and rear porches, including any steps leading thereto;

F. Remove any debris from the premises, and relocate or remove any construction materials or equipment so as not to obstruct ingress or egress, and

G. Perform such other repairs and other work as necessary to bring the premises and the buildings thereon into compliance with all zoning, sanitary, building and fire codes.

H. maintain the Property in safe and clean condition until the Property is sold or until further order of this Court.

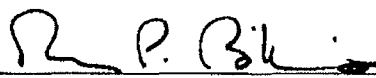
3. That said receiver shall have all the powers and duties set forth in M.G.L. c. 111, §§127B I and J, including but not limited to the power to borrow money and employ the Property as security for such borrowing.

4. That the said receiver is required to file in the office of the clerk of this court, within thirty (30) days after the date of entry of this order under oath, a detailed inventory of the property of which he has possession, or the right of possession, together with a report detailing the actions the

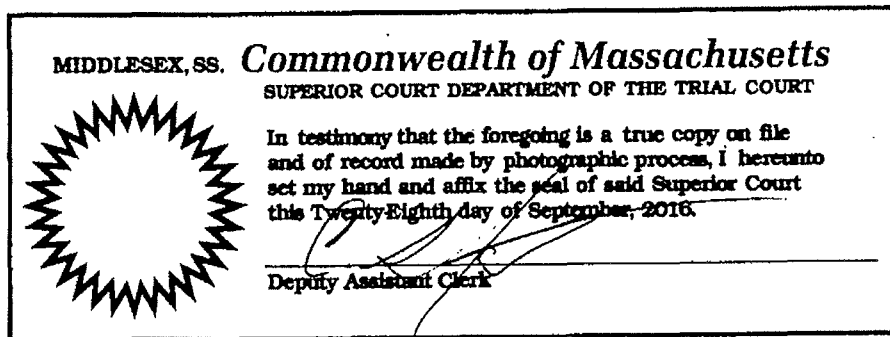
receiver has taken to comply with this Order. The receiver shall serve on the parties a copy of his/her report to the Court. Every thirty (30) days after the receiver's initial report until this Order is fully complied with, or at other times if the Court so orders, the receiver shall file and serve subsequent reports detailing the actions he/she has taken to comply with this Order.

5. That said receiver, before entering upon the performance of his duties under this order shall either (a) provide proof of liability insurance with limits of at least one million dollars (\$1,000,000), or (b) give a good and sufficient bond, in form running to the Commonwealth of Massachusetts, for the faithful performance of his duties, in the sum of one million dollars (\$1,000,000), to be approved by the court; and upon receipt of assets by said receiver to an amount or value exceeding the sum of said bond said receiver shall forthwith apply to this court for an order determining whether or not the sum of the insurance or bond shall be increased to such amount as the court may deem appropriate.

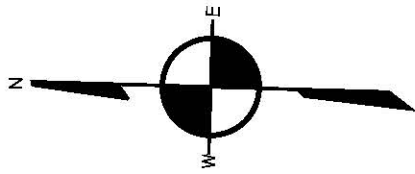
6. That either of the parties, or the said receiver, may apply to the court from time to time for such further directions, or orders, as may be necessary.

  
Thomas P. Billings  
Justice of the Superior Court

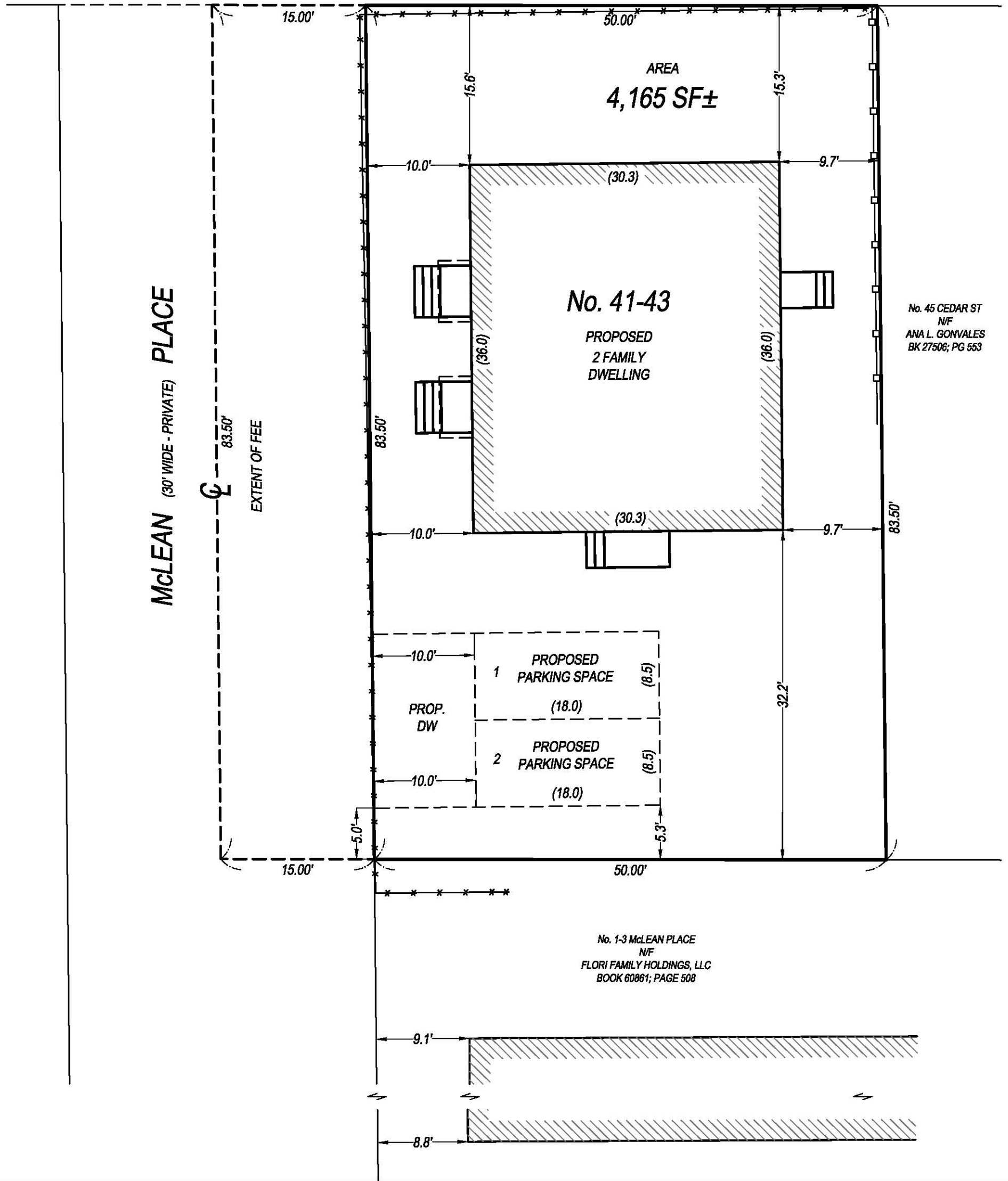
Dated: July 1, 2016





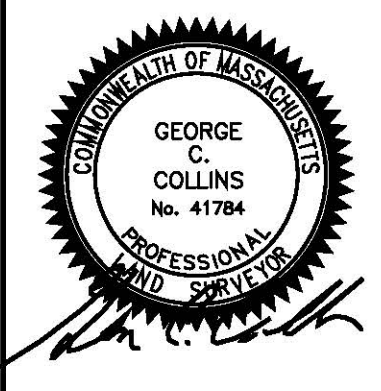


# CEDAR STREET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 5, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25017C0419E EFFECTIVE DATE: 06/04/2010



**PREPARED FOR:**  
BRIAN O. LAVELLE

**CERTIFIED PLOT PLAN**  
LOCATED AT  
**43 CEDAR STREET**  
**CAMBRIDGE, MA**

**REFERENCES:**  
DEED: BK 58315; PG 254  
PLAN: PL BK 76; PL 5 (A OF 2)  
BK 20300; PG 356  
BK 2894; PG END



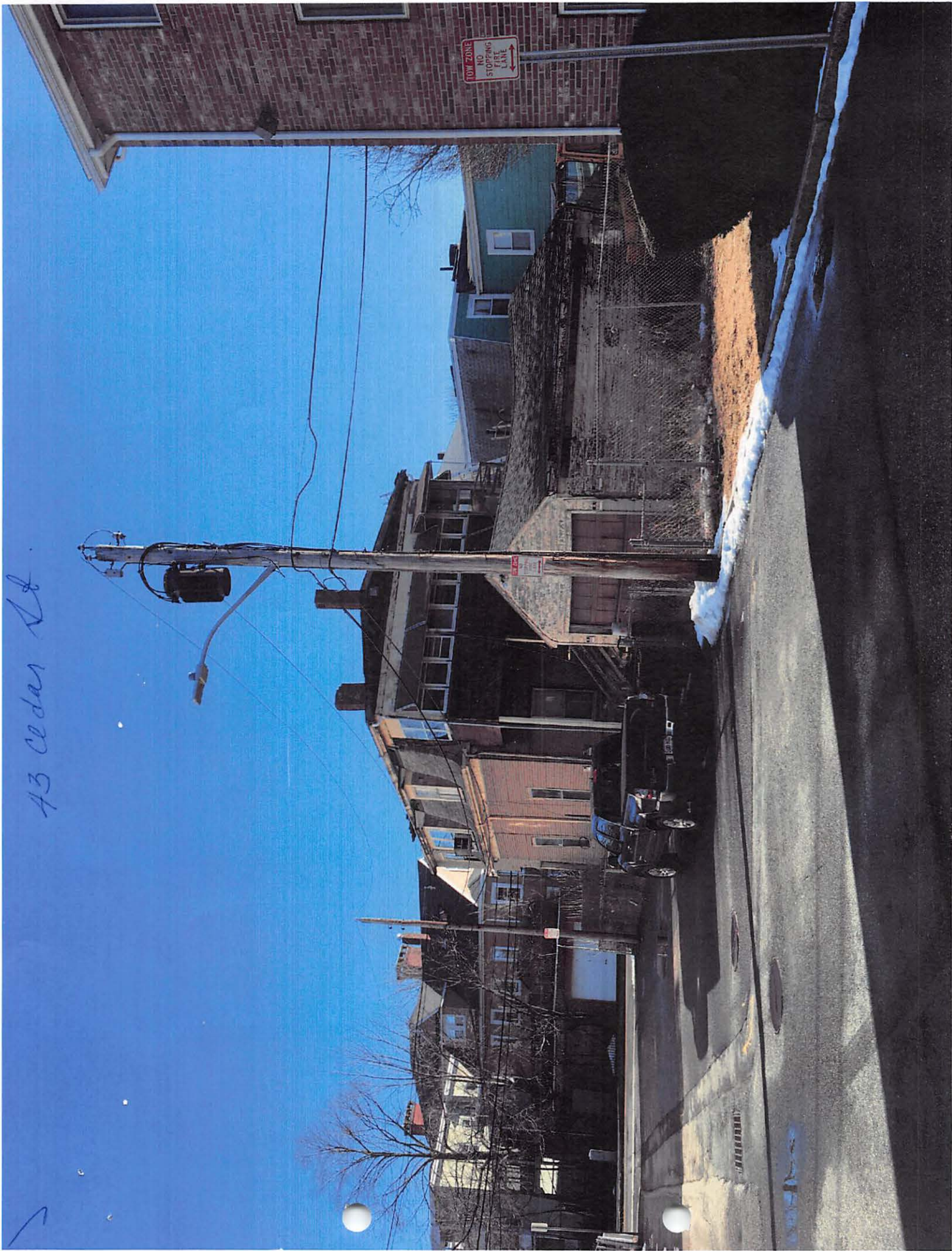
SCALE: 1 INCH = 10 FEET

GEORGE C. COLLINS, PLS

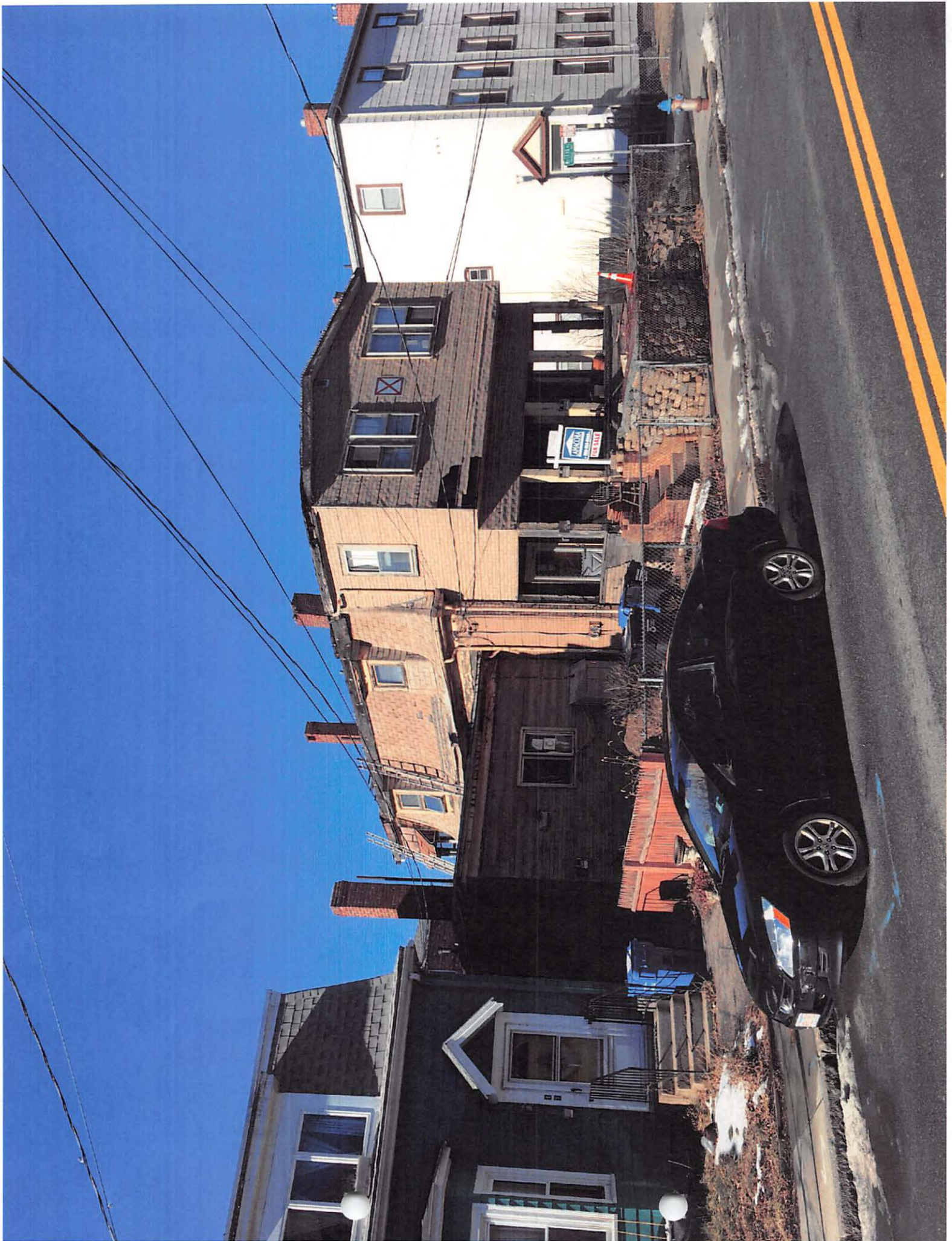
DATE: FEBRUARY 14, 2017

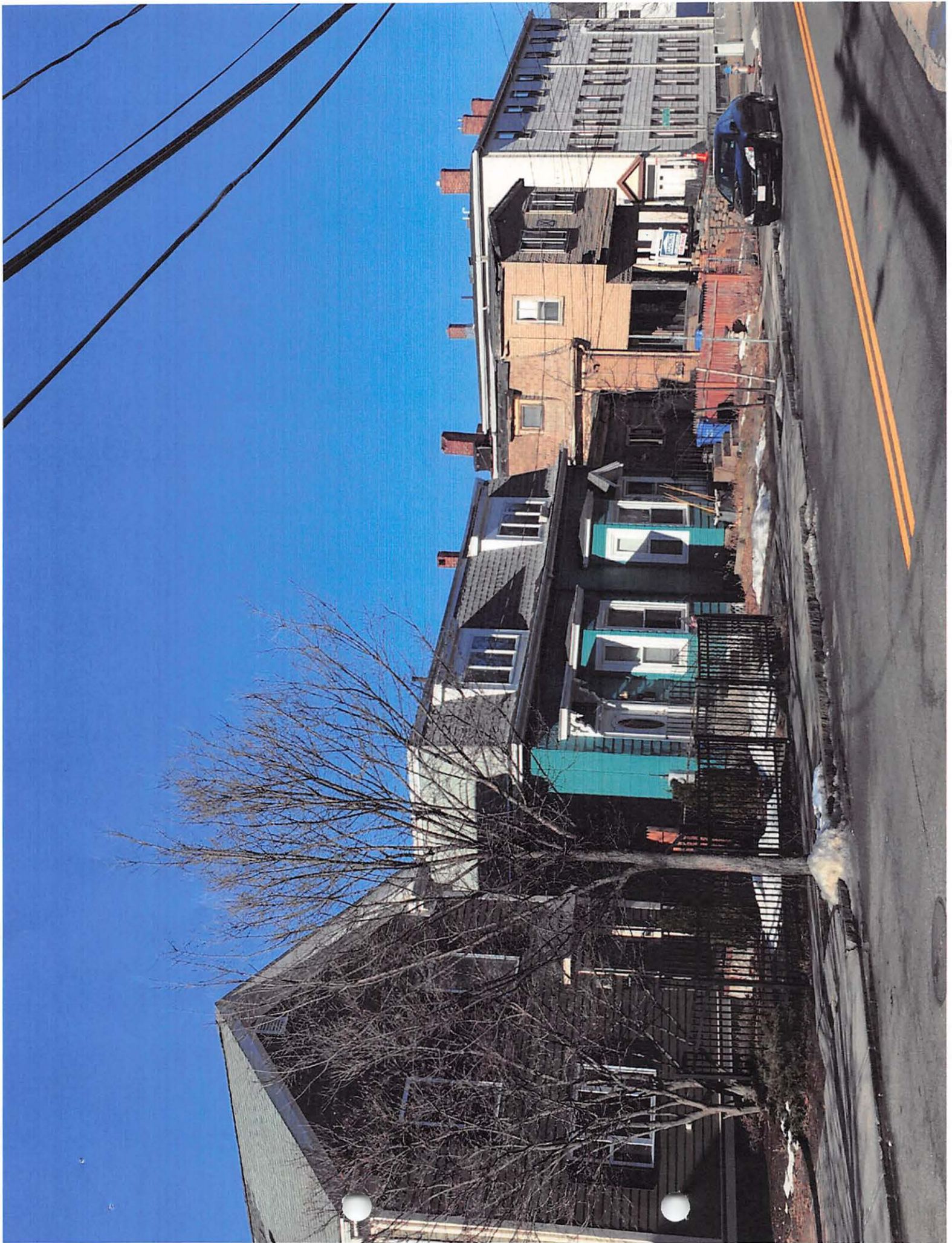
JOB # 16-00859 FILE # 16-00859 - CPP - R1.DWG

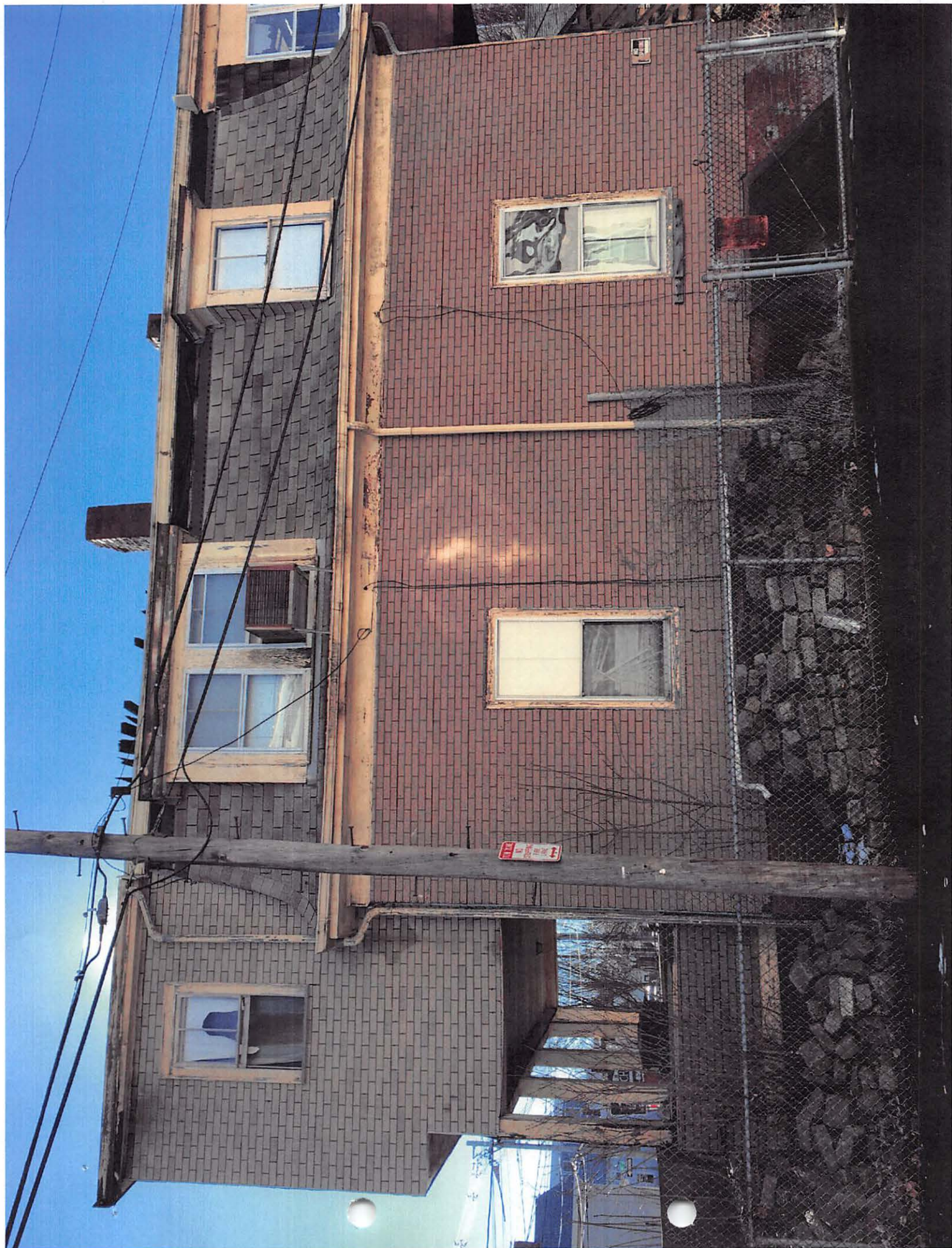
43 Cedar St.

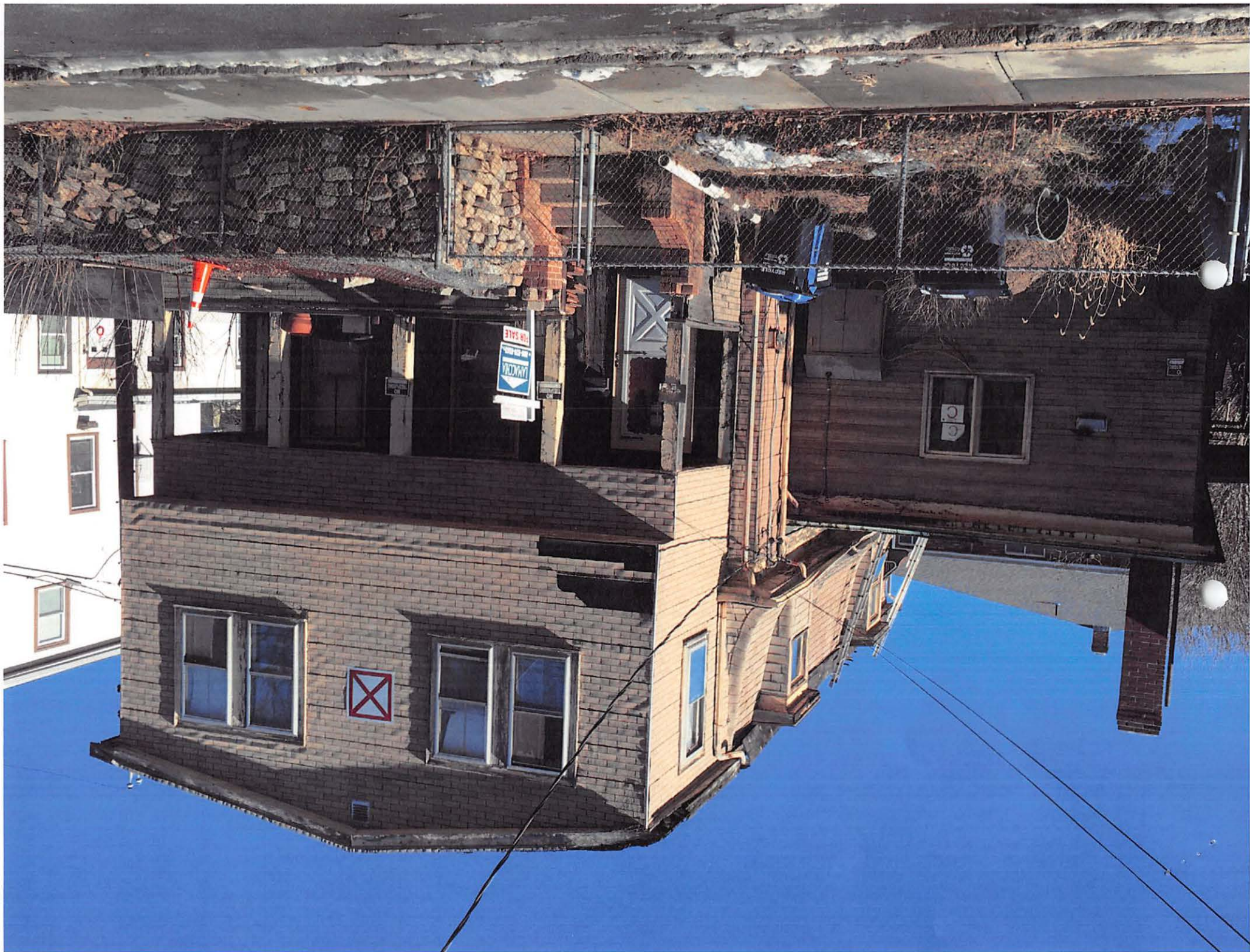


TOW ZONE  
NO STOPPING  
OR STANDING  
EXCEPT TO  
LOAD OR  
UNLOAD  
PASSENGERS











# 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: \_\_\_\_\_

(Print)

Date: \_\_\_\_\_

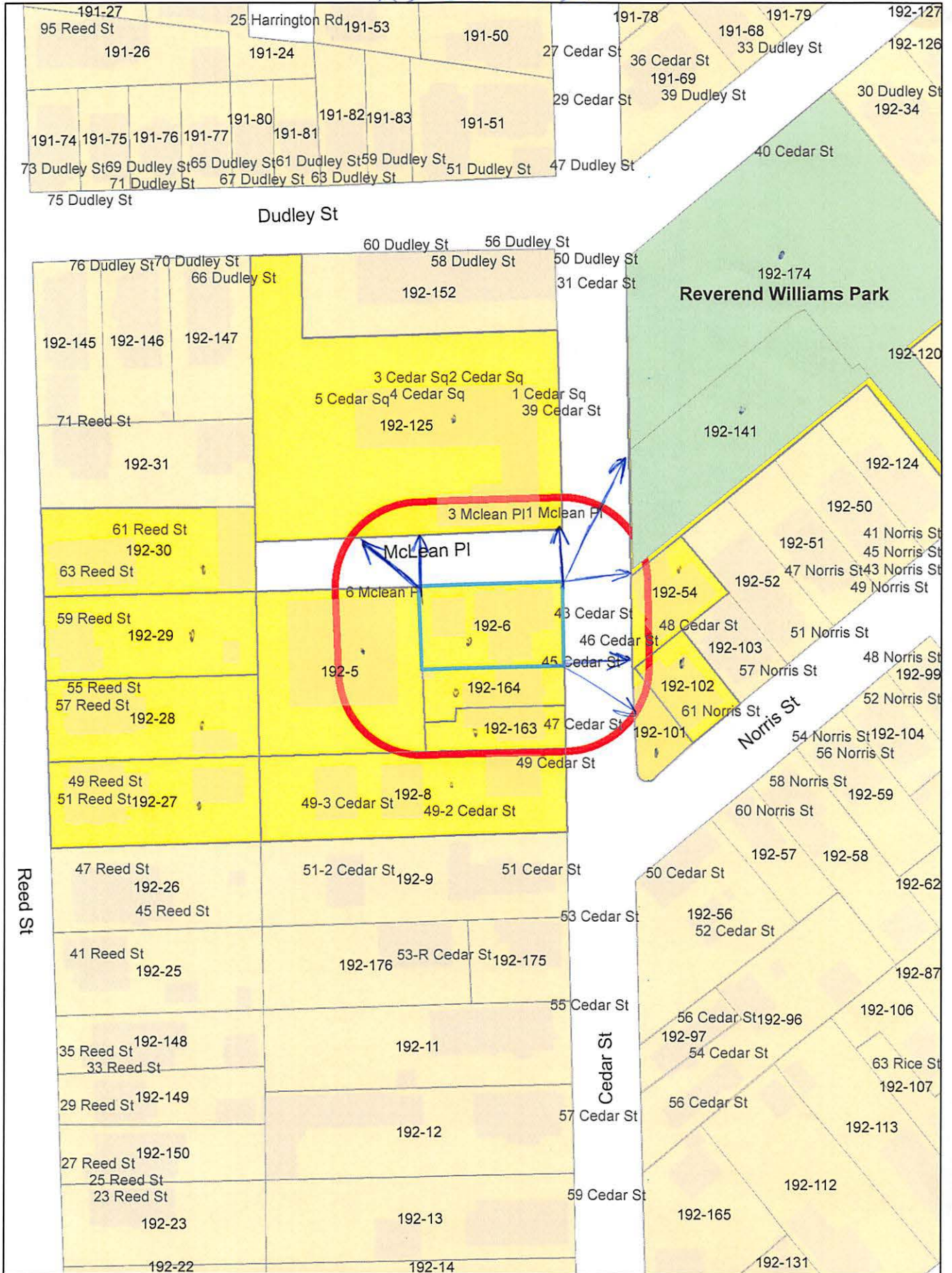
Address: \_\_\_\_\_

Case No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Thank you,  
Bza Members

43 Cedar St.





43 Cedar St.

Petitioner

192-5-125  
FLORI FAMILY HOLDINGS LLC  
76 PIGEON LANE  
WALTHAM, MA 02451

192-6  
PINKSEN, MICHAEL A.  
43 CEDAR ST  
CAMBRIDGE, MA 02140

SEAN D. HOPE, ESQ.  
675 MASS AVENUE – 5<sup>TH</sup> FL.  
CAMBRIDGE, MA 02139

192-27  
SCHULMAN, BRUCE & ALICE KILLIAN  
49-51 REED ST. UNIT#51  
CAMBRIDGE, MA 02140

192-28  
REVELLE, WILLIAM R. & MARY REVELLE PACI  
TRUSTEE OF 57 REED STREET REALTY TRUST.  
1625 HINMAN AVE  
EVANSTON, IL 60201

192-29  
PENNA-MORA, FENIOSKY &  
MINOSCA V. ALCANTARA  
2828 BROADWAY, APT. #10-D  
NEW YORK, NY 10025

192-30  
FINCH, THOMAS L. & DOUGLAS W. CHILSON  
TRUSTEES OF 61 REED STREET TR.  
61 REED ST  
CAMBRIDGE, MA 02140

192-30  
MARX, STEPHEN & MICHELE FURST  
61-63 REED ST., #63  
CAMBRIDGE, MA 02140

192-54  
COLBURN, ERIC & NADIA COLBURN  
48 CEDAR ST.  
CAMBRIDGE, MA 02140

192-141  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

192-141  
CITY OF CAMBRIDGE  
C/O LOUIE DEPASQUALE  
CITY MANAGER

192-141  
CAMBRIDGE CITY OF PWD  
147 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

192-163  
SAGAR, MANISH & VANYA SAGAR  
47 CEDAR ST  
CAMBRIDGE, MA 02140

192-164  
GONCALVES, ANA L.  
45 CEDAR STREET  
CAMBRIDGE, MA 02140

192-174  
ROMAN CATHOLIC ARCHBISHOP OF BOSTON  
CORPORATION SOLE  
2254 MASS AVE  
CAMBRIDGE, MA 02140

192-8  
STOWELL, DANIEL E. CAROLINE  
RUTH JACKSON STOWELL  
49 CEDAR ST., #1  
CAMBRIDGE, MA 02140

192-8  
TUCCINARDI, JENNIFER L.  
495 MAIN ST  
BOYLSTON, MA 01505

192-8  
TIEN, AMY  
49 CEDAR ST., #2  
CAMBRIDGE, MA 02140

192-27  
HEISEY, DOROTHY  
49 REED STREET #49  
CAMBRIDGE, MA 02140

192-101  
ZHANG, JIMIN,  
TR. OF 63 NORRIS STREET REALTY TRUST  
261 RUSSETT ROAD  
CHESTNUT HILL, MA 02467

192-102  
59-61 NORRIS ASSOCIATES, LLC  
212 UPLAND RD  
CAMBRIDGE, MA 02140



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 43 Cedar 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 hearing required for existing house. Not significant.*
- 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 12693-2017

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