



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

BZA APPLICATION FORM

Plan No: BZA-012929-2017

GENERAL INFORMATION

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

Special Permit: [x] Variance: [x] Appeal: [ ]

PETITIONER: New 47 Richdale Avenue Trust - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY: 45 Richdale Ave Cambridge, MA

TYPE OF OCCUPANCY: ZONING DISTRICT: Residence C-1A Zone

REASON FOR PETITION:

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to modify existing nonconforming structure containing an autobody repair facility in order to change use to a single family home. Work includes raising height of nonconforming walls (variance) and creating openings on nonconforming walls (special permit).

SECTIONS OF ZONING ORDINANCE CITED:

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
Article 8.000 Section 8.22.3 (Nonconforming Structure).
Article 8.000 Section 8.22.2(c) (Windows-Non-Conforming Structure).
Article 10.000 Section 10.30 (Variance).
Article 10.000 Section 10.40 (Special Permit).

Original Signature(s):

[Handwritten Signature]

(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

Address: 675 Massachsuetts Avenue
Cambridge, MA 02139

Tel. No.: (617) 492-4100

E-Mail Address: jrafferty@adamssrafferty.com

Date: 4/7/17

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

New 47 Richdale Avenue Trust

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 47-51 Richdale Avenue

the record title standing in the name of Simeon Bruner & Senta Burton,  
Trustees of New 47 Richdale Avenue Trust

whose address is 47-51 Richdale Avenue, Cambridge, MA 02140  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69069 Page 20 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

[Signature]  
Simeon Bruner (Trustee)

[Signature]  
Senta Burton (Trustee)

=====

On this 30<sup>th</sup> \_\_\_ day of March , 2017, before me, the undersigned notary public, personally appeared Simeon Bruner, Trustee and Senta Burton, Trustee proved to me through satisfactory evidence of identification, which were MA Drivers License \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Catherine M. Williams  
Notary Public



**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 require the petitioner to demolish the entire structure in order to create conforming setbacks on the lot.

**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 related to the size, age and location of the existing structure on the lot.

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

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

The public good will be enhanced by the conversion of the existing structure into a single family home, particularly since the lot size would allow as many as seven dwelling units on the site.

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

The proposed single family dwelling, a conforming use in the Residence C-1A zoning district, is in keeping with the surrounding neighborhood, unlike the existing nonconforming autobody repair use.

**\* 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 45 Richdale Ave 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:  
Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:  
There will not be any change in traffic patterns as a result of adding windows.
- 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:  
Adjacent uses will not be affected since the use of the property as a single family dwelling is permitted.
- 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:  
Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:  
The proposed windows will not change the use of the property and are consistent with the residential uses in the district.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** auto body repair  
**LOCATION:** 45 Richdale Ave Cambridge, MA **ZONE:** Residence C-1A Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** single family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>14,262</u>	<u>4,504</u>	<u>8,915</u>	(max.)
<u>LOT AREA:</u>	<u>7,132</u>	<u>7,132</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>2.0</u>	<u>.62</u>	<u>1.25</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>n/a</u>	<u>7,132</u>	<u>1,000</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>63</u>	<u>no change</u>	<u>50</u>	(min.)
DEPTH	<u>113</u>	<u>no change</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>0'</u>	<u>70'</u>	<u>10'</u>	(min.)
REAR	<u>0'</u>	<u>no change</u>	<u>13.8'</u>	(min.)
LEFT SIDE	<u>0'</u>	<u>no change</u>	<u>10'</u>	(min.)
RIGHT SIDE	<u>0'</u>	<u>no change</u>	<u>10'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>29.5'</u>	<u>26.75'</u>	<u>45'</u>	(max.)
LENGTH	<u>113'</u>	<u>42'</u>	<u>n/a</u>	
WIDTH	<u>63'</u>	<u>no change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0</u>	<u>52.6</u>	<u>15</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>1</u>	<u>7</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>12+</u>	<u>2+</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>none</u>	<u>none</u>	<u>n/a</u>	(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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617 349-6100**

2017 APR 10 AM 11:25

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-012929-2017

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Article   8.000                        Section   8.22.2(c)   (Windows-Non-Conforming Structure).

Article   10.000                       Section   10.30   (Variance).

Article   10.000                       Section   10.40   (Special Permit).

Original Signature(s) :

*(Petitioner(s) / Owner)*

James J. Rafferty, Esq.

(Print Name)

Address :   675 Massachsuetts Avenue  

  Cambridge, MA 02139  

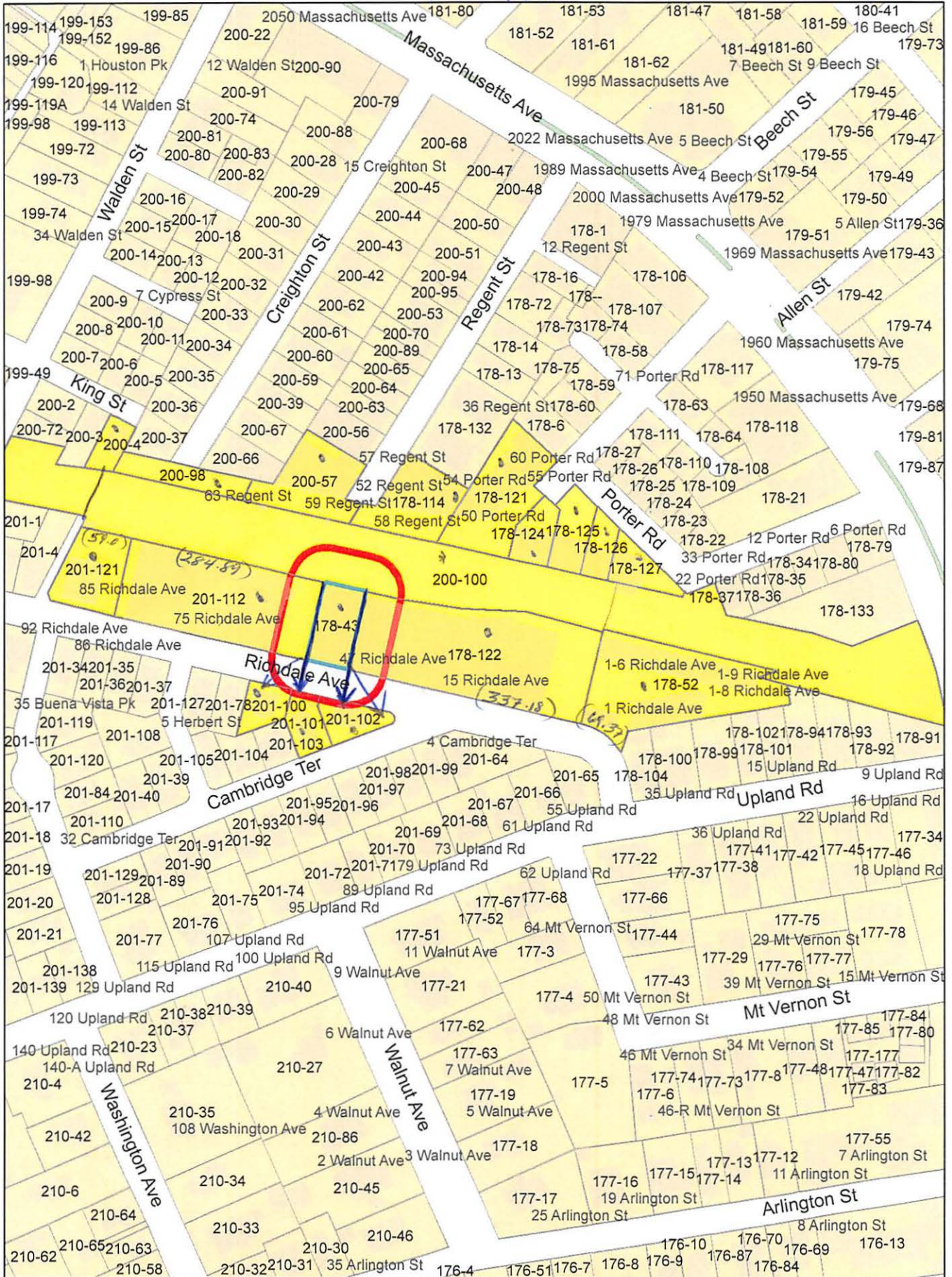
Tel. No. :   (617) 492-4100  

E-Mail Address :   jrafferty@adamsrafferty.com  

Date :   4/7/17



45 Richdale Ave





45 Richdale Ave

193

Petitioner

178-43  
AUDY, WILLIAM, TRUSTEE OF B &  
Y REALTY TRUST  
85 NEW HAVEN STREET  
WEST ROXBURY, MA 02173

178-52  
ABRAHAMSON, PHILIP G. & DANA SHELLEY TRS,  
THE SHELLEY-ABRAHAMSON FAM REV TR  
46 DOUGLASS WAY  
ATHERTON, CA 94027

JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

178-52  
WISEMAN, FREDERICK,  
TR. THE WISEMAN RICHDALE AVE REALTY TR.  
1 RICHDALE AVE., #4  
CAMBRIDGE, MA 02138

178-52  
ARNOPOLSKAYA, LUDMILA  
64 GRIFFIN RD  
FRAMINGHAM, MA 01701

178-52  
FOSS, CLIVE  
1 RICHDALE AVE, #5  
CAMBRIDGE, MA 02140

178-52  
BRADLEY, PATRICK J.  
1 RICHDALE AVE #6  
CAMBRIDGE, MA 02140

178-52  
BLITZSTEIN, JOSEPH  
1 RICHDALE AVE. UNIT#7  
CAMBRIDGE, MA 02140

178-52  
HAFERD, THOMAS E. & ROSE L. HAFERD  
1 RICHDALE AVE. UNIT#8  
CAMBRIDGE, MA 02141

178-52  
YILDIZ, BILGE & AUDUN BOTTERUD  
1 RICHDALE AVE. UNIT#9  
CAMBRIDGE, MA 02140

178-52  
COMMONS, MATTHEW M. &  
CLAIRE W. COMMONS  
1 RICHDALE AVE #10  
CAMBRIDGE, MA 02140

178-52  
KOPELL, NANCY J.,  
TR. THE NANCY J. KOPELL LIV TRUST  
1 RICHDALE AVE., #11  
CAMBRIDGE, MA 02140

178-52  
COLEMAN, SIDNEY &  
DOROTHY DIANE COLEMAN  
1 RICHDALE PK., #12  
CAMBRIDGE, MA 02140

178-52  
HWANG, SHUE-YEARN & ONE K. HWANG  
1 RICHDALE AVE. UNIT#13  
CAMBRIDGE, MA 02140

178-52  
HERLIHY, PATRICIA ANN MCGAHEY,  
TR OF THE HERLLHY REALTY TRUST  
1 RICHDALE AVE UNIT #14  
CAMBRIDGE, MA 02140

178-52  
MOORE, SALLY F.  
1 RICHDALE AVE #15  
CAMBRIDGE, MA 02138

178-52  
TRENCHER, JEFFREY W. & RUTH R. GARVEY  
1 RICHDALE AVE #16  
CAMBRIDGE, MA 02140

178-114  
SCHINDLER, MARK & ANGELA B. SHEN-HSIEH  
60 REGENT ST., UNIT #1  
CAMBRIDGE, MA 02140

178-114  
LEWIS, DAVID  
58 REGENT ST #2  
CAMBRIDGE, MA 02140

178-114  
BUSSINK, ALBERT W. & ANN H. JENKINS  
56 REGENT STREET UNIT #3  
CAMBRIDGE, MA 02140

178-114  
DAHL, CHRISTOPHER C. & NAOMI V. DAHL  
54 REGENT ST., #4  
CAMBRIDGE, MA 02140

178-114  
LEWICKI, JOHN F.  
52 REGENT ST. UNIT#5  
CAMBRIDGE, MA 02140

178-114  
PETERS, MARK, PAULINE PETERS &  
CITY OF CAMBRDGE TAX TITLE  
50 REGENT ST., UNIT #6  
CAMBRIDGE, MA 02140

178-121  
BRAUDE, ANN & ANDREW ADLER  
48 PORTER ROAD  
CAMBRIDGE, MA 02140

201-121  
CADOGAN, CAROL  
107 OLD SUDBURY RD.  
SUDBURY, MA 01776

178-121  
SOFRYGIN, OLEG A. & MONIKA IZANO  
52 PORTER RD., #3  
CAMBRIDGE, MA 02140

178-121  
HARBY, WILLIAM &  
C/O ANDERSON, JAMES G. &  
54 PORTER RD. UNIT#4  
CAMBRIDGE, MA 02140

178-121  
GLISKER, ELLEN  
56 PORTER ROAD #56/5  
CAMBRIDGE, MA 02140

178-121  
IMPERIALI, BARBARA  
58 PORTER ROAD #58/6  
CAMBRIDGE, MA 02140

178-122  
HATHAWAY PARTNERS, LLC  
30 BRATTLE ST., 4TH FLOOR  
CAMBRIDGE, MA 02138



178-124  
MILLER, PETER J. & MARIA T. NORTZ  
46 PORTER RD  
CAMBRIDGE, MA 02140

178-125  
COHEN, JERRY & CAROLINE R. COHEN, TRUSTEES  
40 PORTER RD  
CAMBRIDGE, MA 02140

178-126  
CHOO, PETER W. & STEPHANIE SMITH CHOO  
12 LANCASTER ST  
CAMBRIDGE, MA 02140

178-127  
HARRIES, MARGARET LAJOS S. HEDER  
34 PORTER RD  
CAMBRIDGE, MA 02140

201-102  
ROEDER, TARYN & NICHOLAS DURBIN  
9 CAMBRIDGE TER. UNIT#1  
CAMBRIDGE, MA 02140

201-102  
BOSE, BAUNDAUNA  
9 CAMBRIDGE TER., #3  
CAMBRIDGE, MA 02140

201-102  
WANG, HWEI-RUNG  
9 CAMBRIDGE TER. #2  
CAMBRIDGE, MA 02140

201-100  
DAO, JENNY & FANNY DAO,  
TRUSTEES THE 62 RICHDALE TRUST  
60-62 RICHDALE AVE., #1  
CAMBRIDGE, MA 02140

201-100  
DAO, JENNY  
62 RICHDALE AVE. UNIT#3  
CAMBRIDGE, MA 02140

201-100  
SAMMUT, ANDREW J. & JULIANNE P. SAMMUT  
60-62 RICHDALE AVE. UNIT#2  
CAMBRIDGE, MA 02140

200-4  
DAMES, BARBARA B. A LIFE ESTATE  
C/O SMITH, NATHANIEL & ERIKA L. RODERICK  
12 KING ST  
CAMBRIDGE, MA 02140

200-57  
KOKINOS, G. STEVEN  
3 BRANTWOOD RD  
ARLINGTON, MA 02476

200-57  
GOUNDEN, COLIN G. &  
ALYSON GOUNDEN ROCK  
61 REGENT ST., #2  
CAMBRIDGE, MA 02140

200-57  
BARKER, JANET B.  
59 REGENT STREET, UNIT #3  
CAMBRIDGE, MA 02140

200-57  
SANJAKDAR, KAMAL & RIMA ABDUL-LATIF  
57 REGENT ST., #4  
CAMBRIDGE, MA 02140

200-100  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

200-98  
POTTER'S REALTY, LLC  
82 MILLERS DRIVE.  
DARTMOUTH, MA 02747

201-112  
KALAN, DAVID M.  
75 RICHDALE AVE., #1  
CAMBRIDGE, MA 02140

201-112  
STEINBERG, ROBERT & LISE MOTHERWELL  
75 RICHDALE AVE., #2  
CAMBRIDGE, MA 02140

201-112  
FANGER, DONALD  
TR. 75 RICHDALE AVE. UNIT 3 REALTY TRUST  
75 RICHDALE AVE., UNIT #3  
CAMBRIDGE, MA 02140

201-112  
RANALLI, DANIEL  
75 RICHDALE AVE., #4  
CAMBRIDGE, MA 02140

201-112  
HULL, A. EUGENE, JR. & KAREN P. HULL  
75 RICHDALE AVE., #5  
CAMBRIDGE, MA 02140

201-112  
FAUDIE, FREDERICK L. & KELLEY A. HERSEY  
551 GOODRICH FOUR CORNERS ROAD  
NORWICH, VT 05055

201-112  
KIRCHNER, GEORG W. &  
MARJORIE SAGAN-KIRCHNER  
75 RICHDALE AVE., #7  
CAMBRIDGE, MA 02140

201-112  
EDSTAM, ERIC & DEBORAH WHITNEY  
75 RICHDALE AVE., UNIT #8  
CAMBRIDGE, MA 02140

201-112  
PHILLIPS, DAVID L. & MARGARET K. PHILLIPS  
75 RICHDALE AVE. UNIT #9  
CAMBRIDGE, MA 02140

201-112  
MILLER, ARLENE  
75 RICHDALE AVE. UNIT#10  
CAMBRIDGE, MA 02140

201-112  
BRACKETT, GEORGE & PRILLA SMITH BRACKETT  
75 RICHDALE AVE., #11  
CAMBRIDGE, MA 02140

201-112  
STAFFORD, AMELIA  
75 RICHDALE AVE., #12  
CAMBRIDGE, MA 02140

201-112  
RABINOWITZ, MORRIS &  
ELAINE SPATZ-RABINOWITZ  
75 RICHDALE AVE., #13  
CAMBRIDGE, MA 02140

201-112  
WOLFE, ELLEN C.  
75 RICHDALE AVE., #14  
CAMBRIDGE, MA 02140

201-112  
LUTZ, CHRISTOPHER H. & SALLY S. LUTZ  
75 RICHDALE AVE., #15  
CAMBRIDGE, MA 02140

201-112  
MORIARTY, ELIZABETH MOORE  
75 RICHDALE AVE., #17  
CAMBRIDGE, MA 02140

201-112  
FOSTER, MARION C.  
75 RICHDALE AVE., #18  
CAMBRIDGE, MA 02140

201-101  
HENSON, MATTHEW & ALLISON HENSON  
17 CAMBRIDGE TER., #1  
CAMBRIDGE, MA 02140

201-101  
KLUGE, JONATHAN A. & SARAH E. SHEA  
17 CAMBRIDGE TER., #3  
CAMBRIDGE, MA 02140

201-101  
KIFFNEY, KAREN L.  
17 CAMBRIDGE TER., #2  
CAMBRIDGE, MA 02140

201-121  
FAN, YIMING & ZIJUAN ZHANG  
85 RICHDALE AVE., #3  
CAMBRIDGE, MA 02140

201-121  
BRUENING, RUTH M.  
85 RICHDALE AVE. UNIT#8  
CAMBRIDGE, MA 02140

201-121  
MANGLA, AKSHAY  
85 RICHDALE AVE., #7  
CAMBRIDGE, MA 02140

201-121  
LEGER, LAUREN C.,  
TR. OF THE LAUREN C. LEGER LIVING TR.  
85 RICHDALE AVE., #6  
CAMBRIDGE, MA 02140

201-121  
FREYTSIS, ILYA & SVETLANA FREYTSIS  
16 MILLETT RD  
SWAMPSCOTT, MA 01907

201-121  
KALOW, BRUCE M. & CELIA P. CHIN  
C/O WOO, CHRISTINA & ANDREW HUANG  
85 RICHDALE AVE., #4  
CAMBRIDGE, MA 02139

201-121  
OFFNER, MATTHEW & MARINA OFFNER  
85 RICHDALE AVE., #1  
CAMBRIDGE, MA 02140

201-121  
ROBBINS, ILANA  
85 RICHDALE AVE., #2  
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 45 Richdale Avenue

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 hearing required for the selective demolition proposed.*
- 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 April 13, 2017

Received by Uploaded to Energov

Date April 13, 2017

Relationship to project BZA 12929-2017

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>

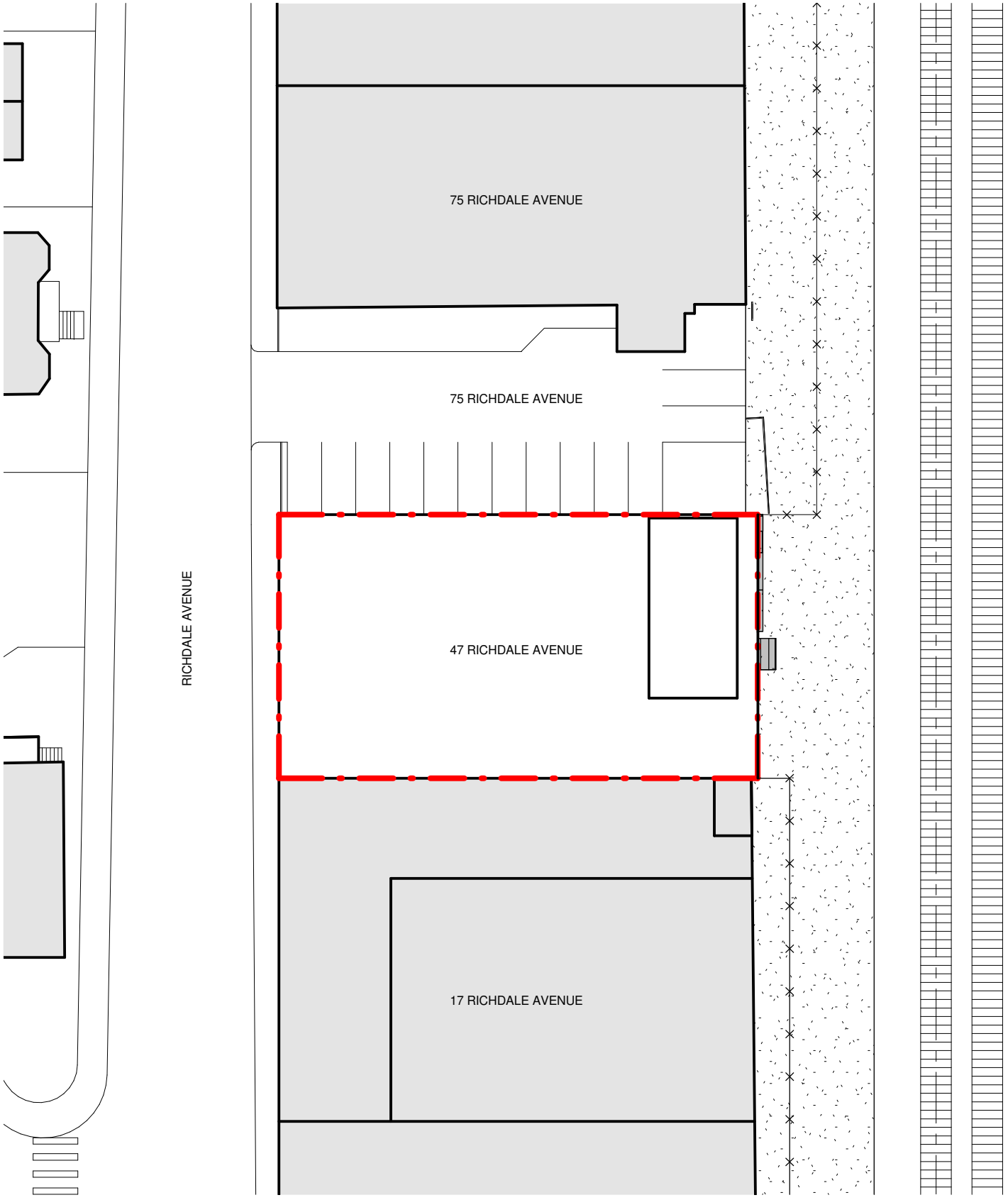





# ZONING APPLICATION

**Simeon Bruner**  
April 2017

**47-51 RICHDALE AVENUE**  
Cambridge MA 02140

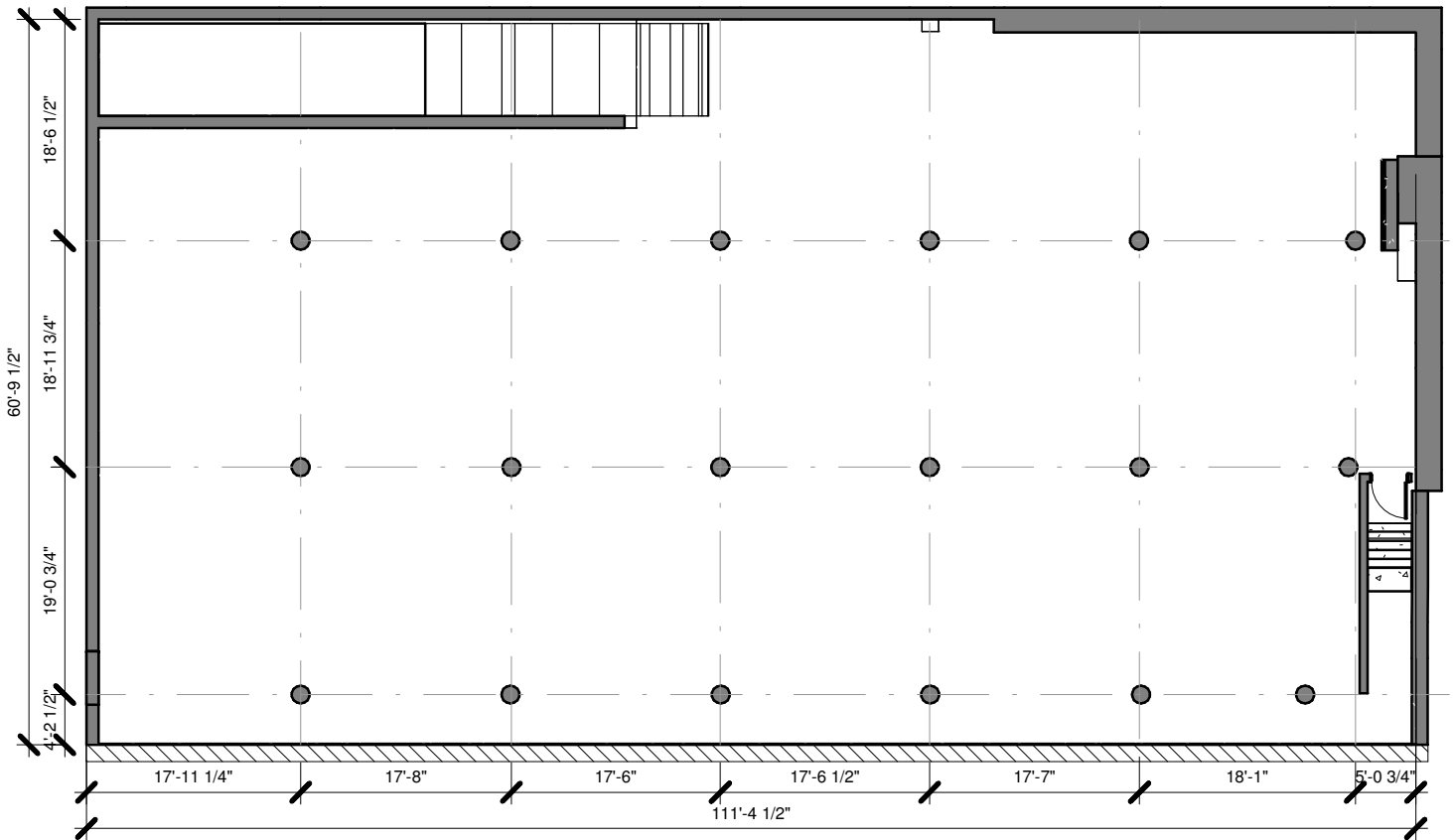


**Plot Plan - Existing**

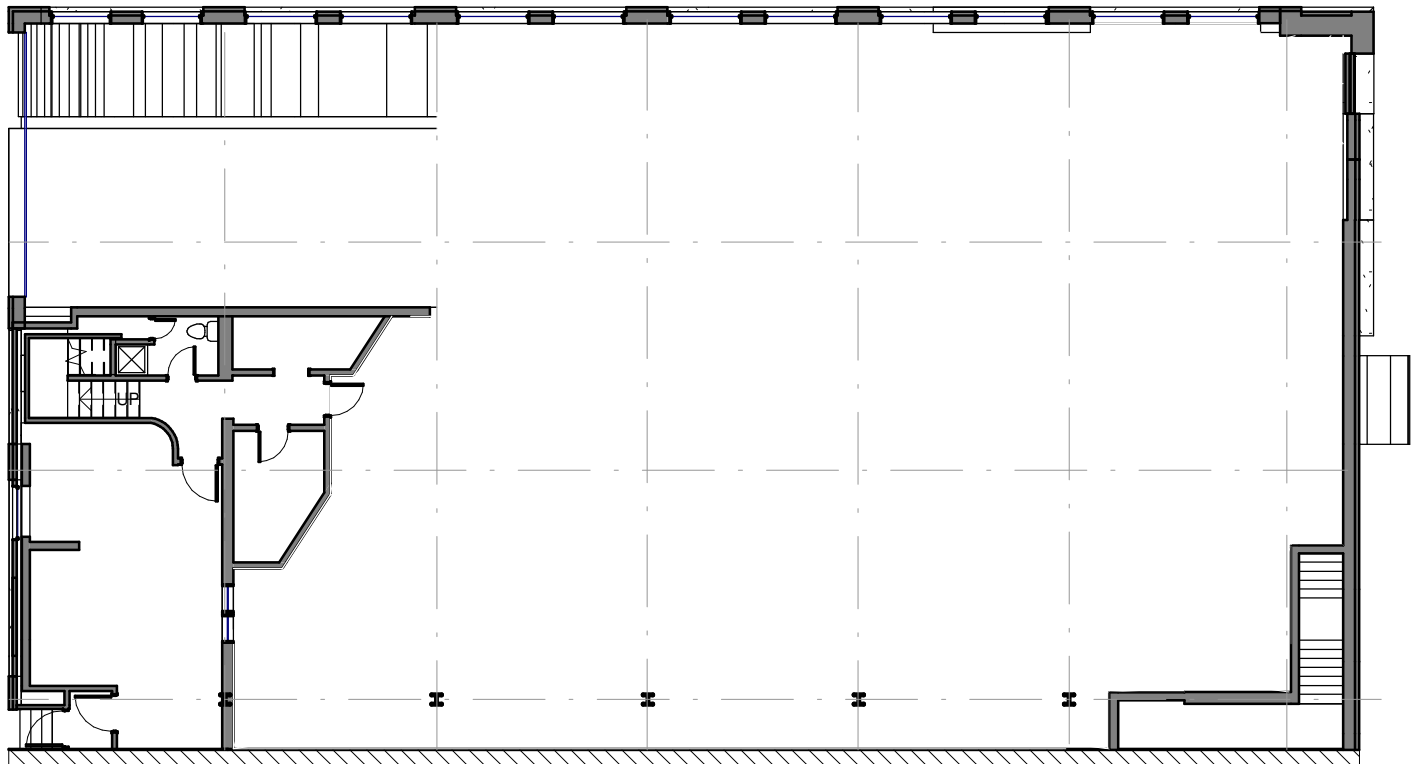
Scale: 1/32" = 1'-0" 

**Simeon Bruner**  
 April 2017


**47-51 RICHDALE AVENUE**  
 Cambridge MA 02140

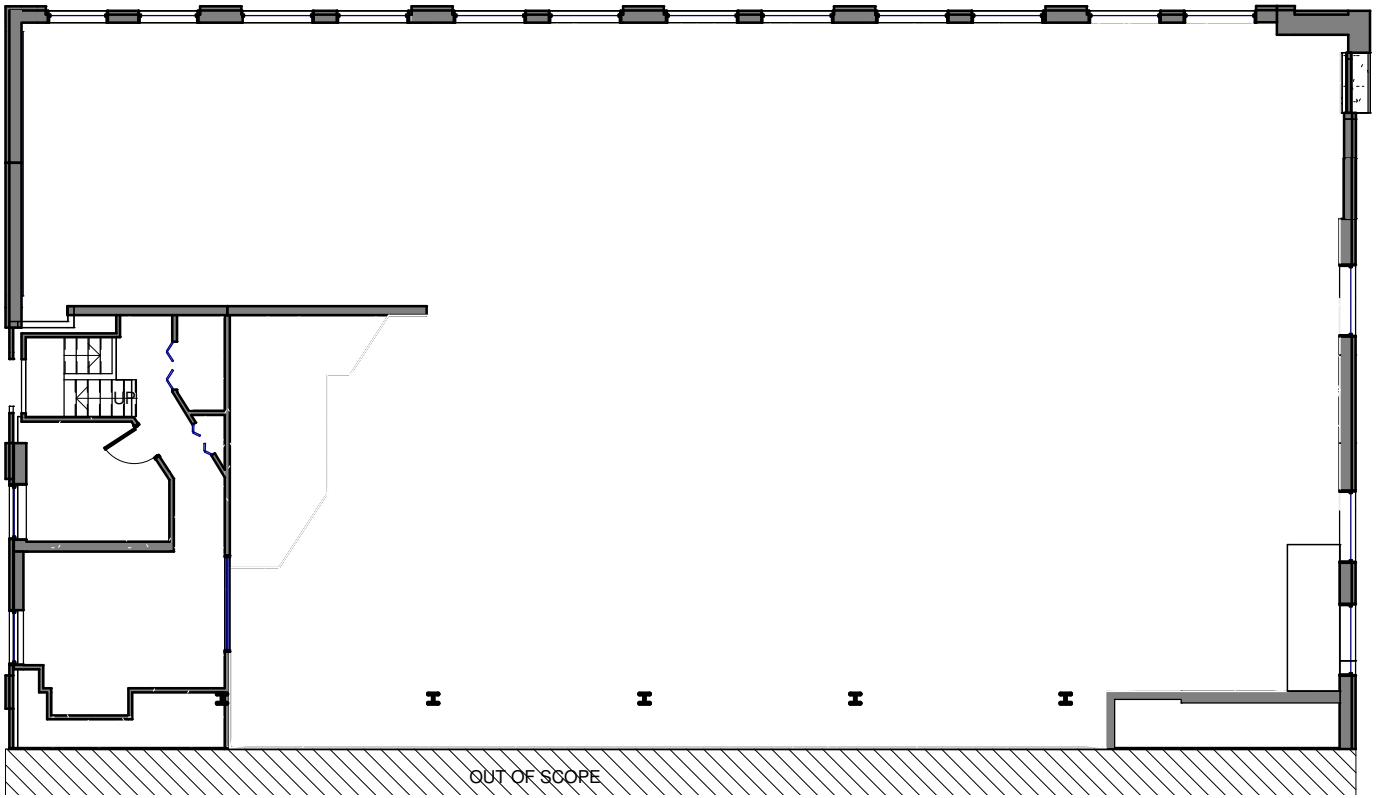


Basement Level - Existing

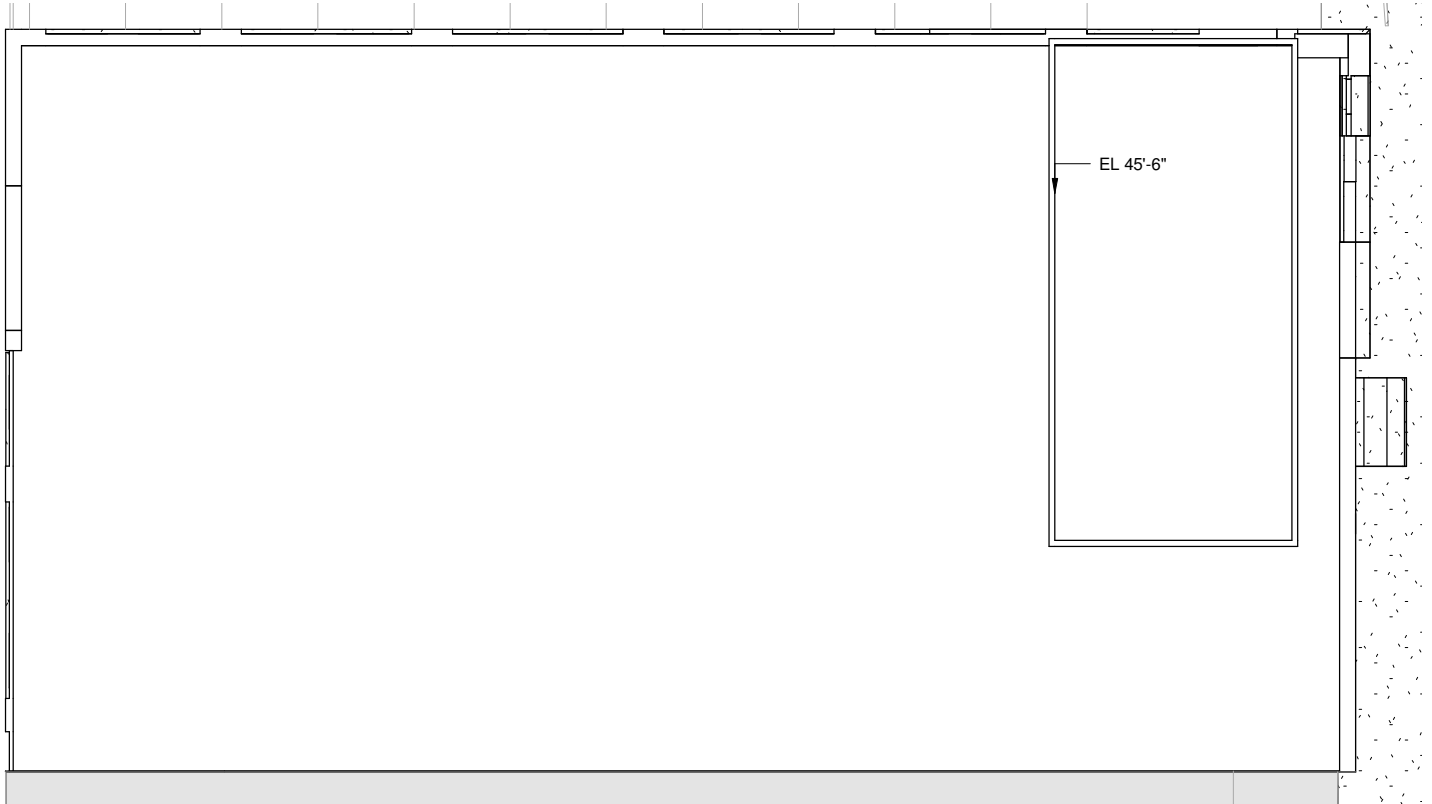


First Level - Existing


Scale: 1/16" = 1'-0" 



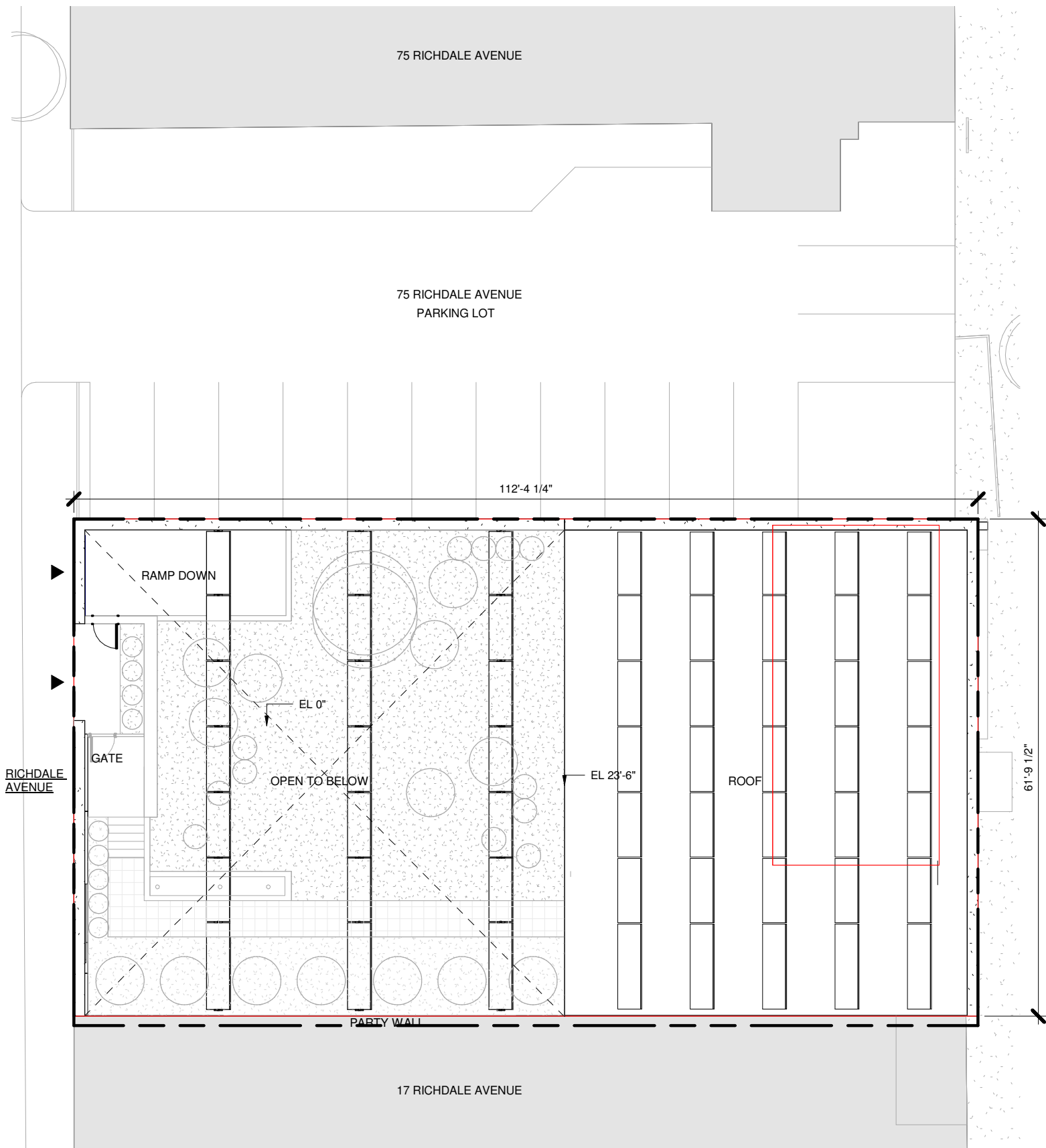
Second Level - Existing




Roof Level - Existing

Scale: 1/16" = 1'-0" 





Plot Plan - Proposed

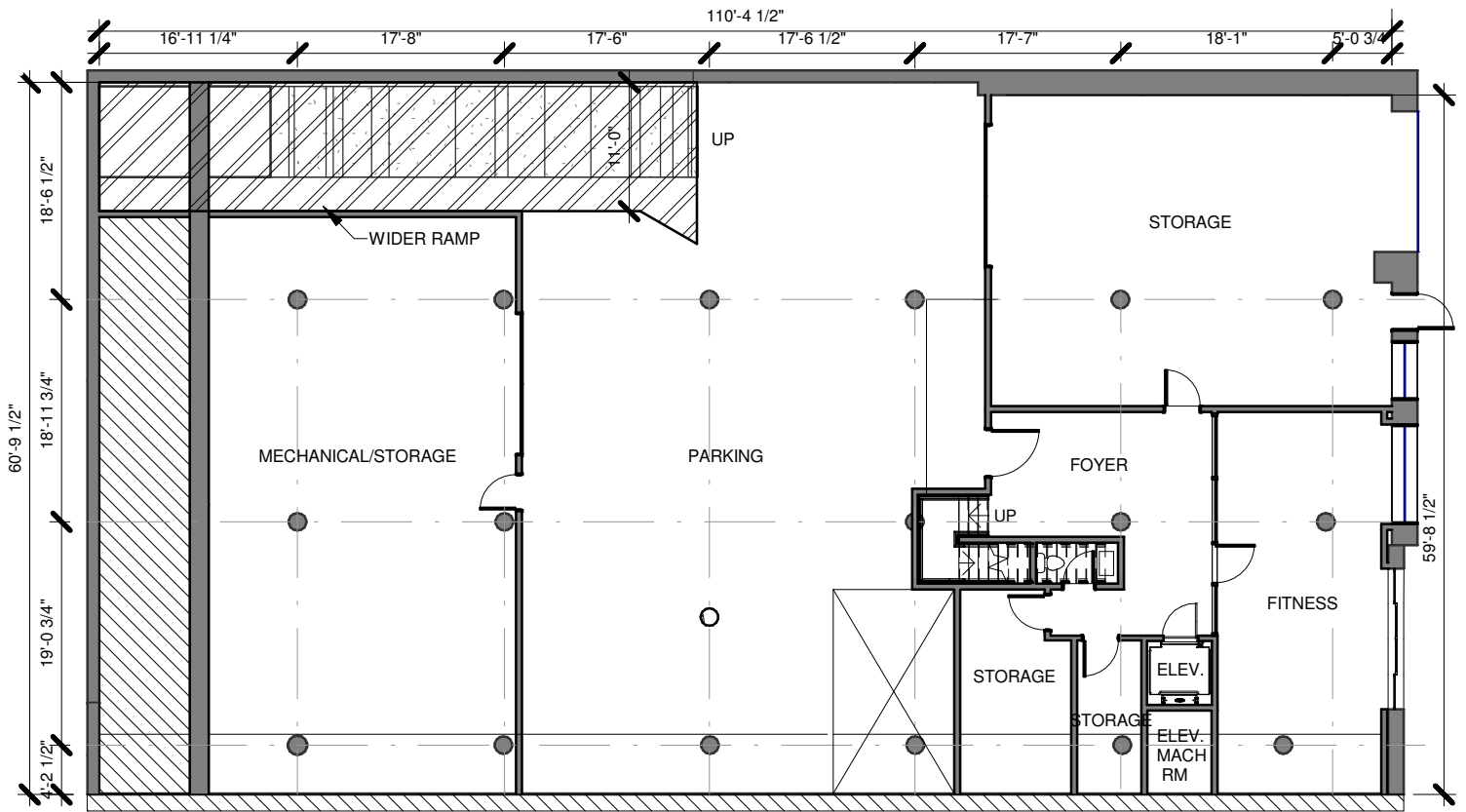
Scale: 1/16" = 1'-0" 

**Simeon Bruner**

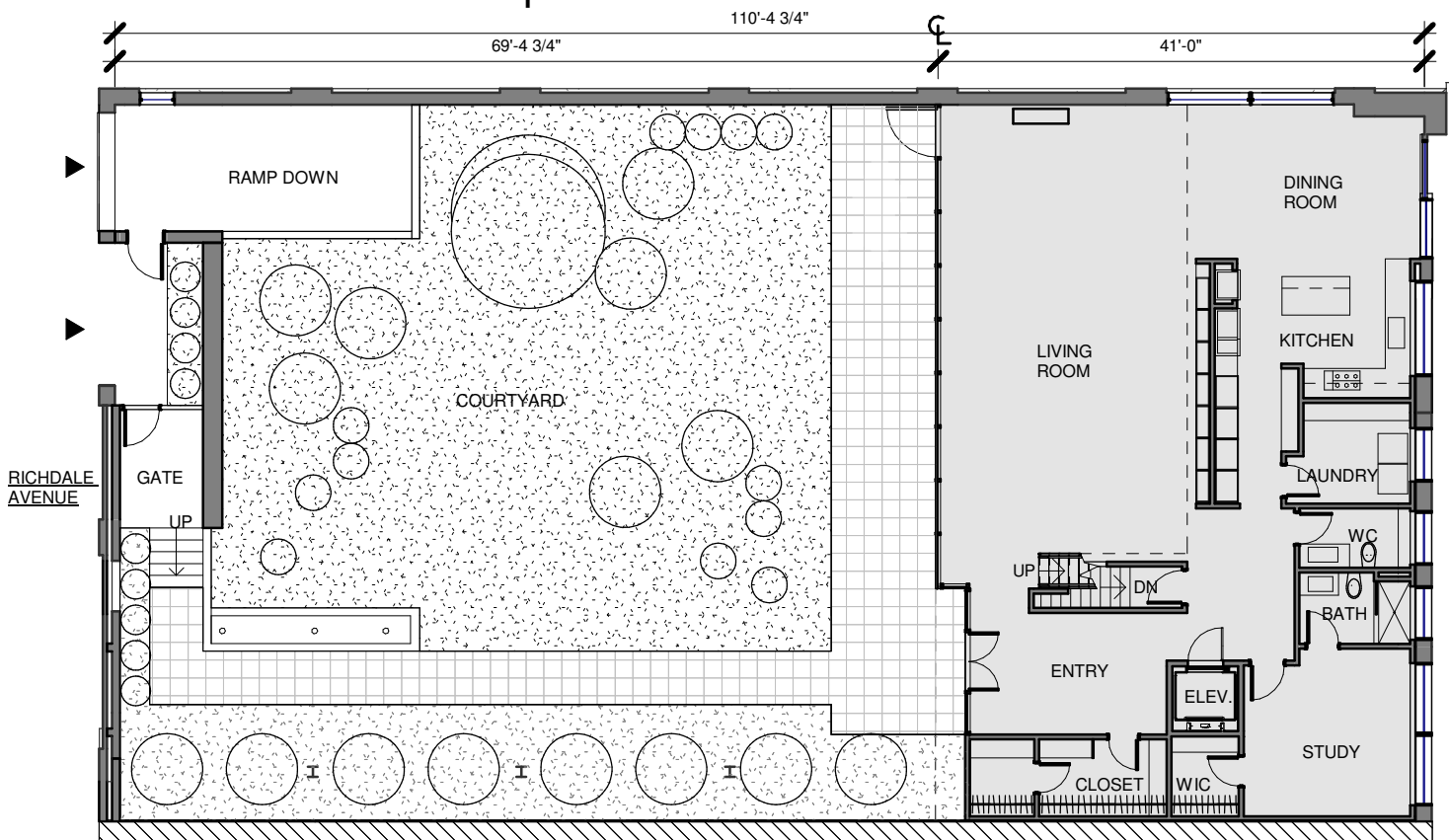
April 2017

**47-51 RICHDALE AVENUE**

Cambridge MA 02140



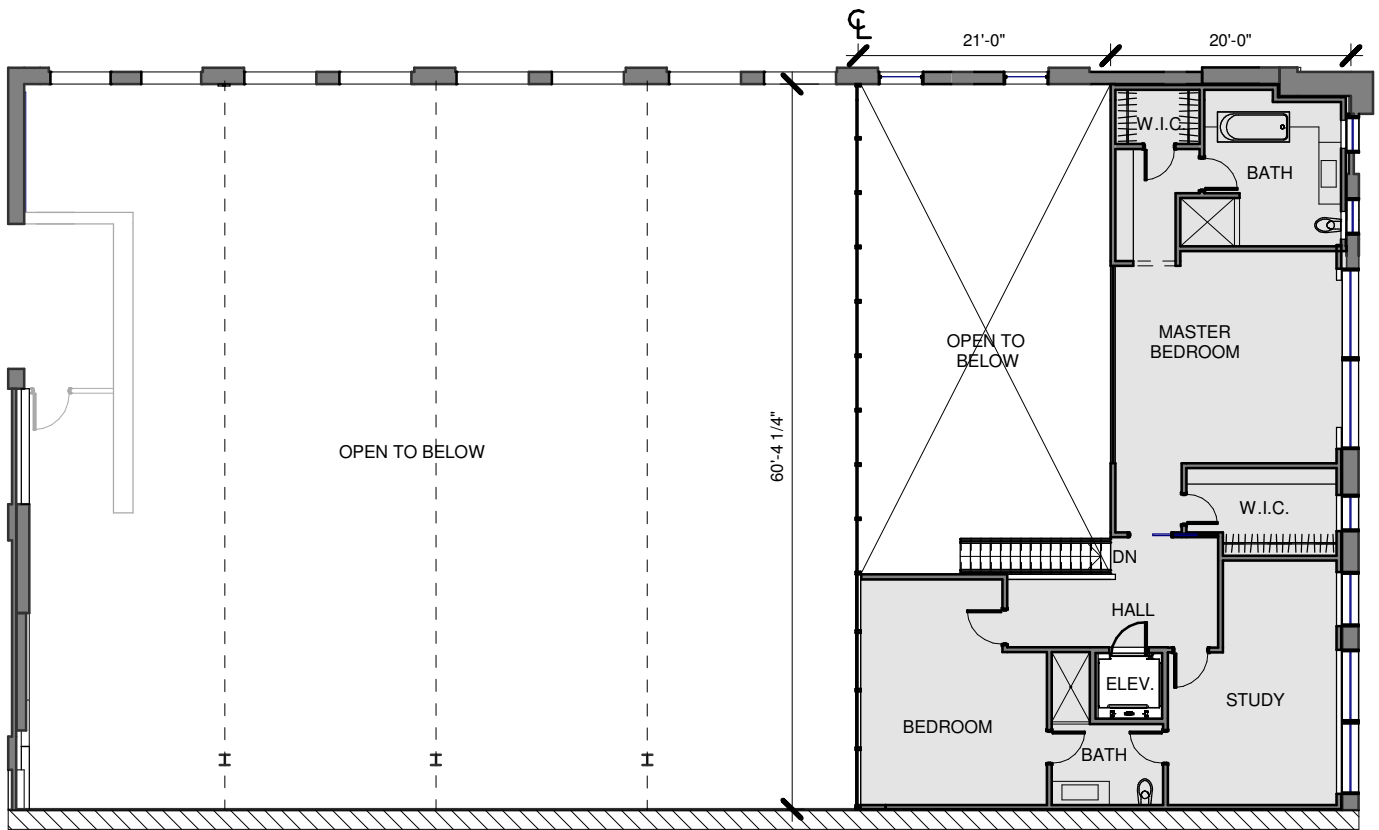
Basement Level - Proposed



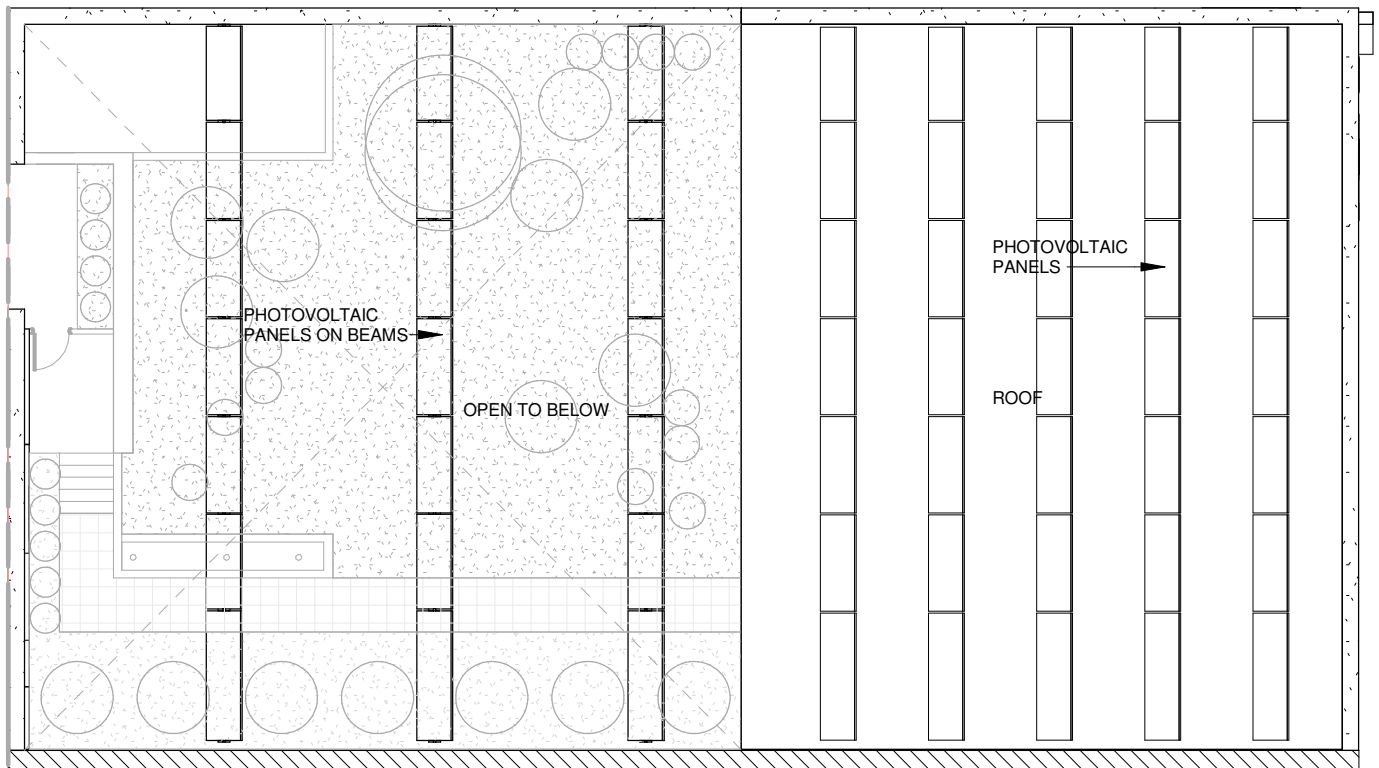
First Level - Proposed

Scale: 1/16" = 1'-0"





Second Level - Proposed

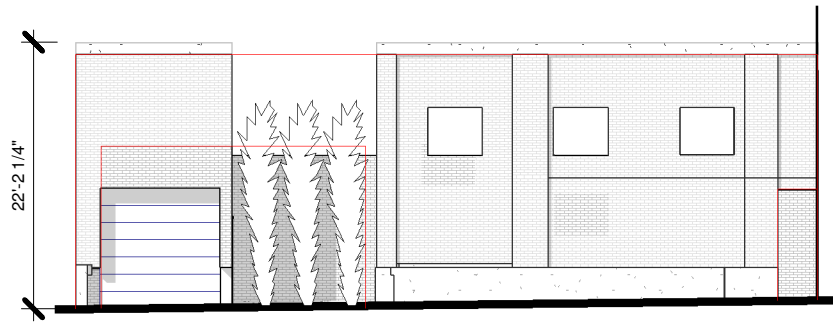


Roof Level - Proposed

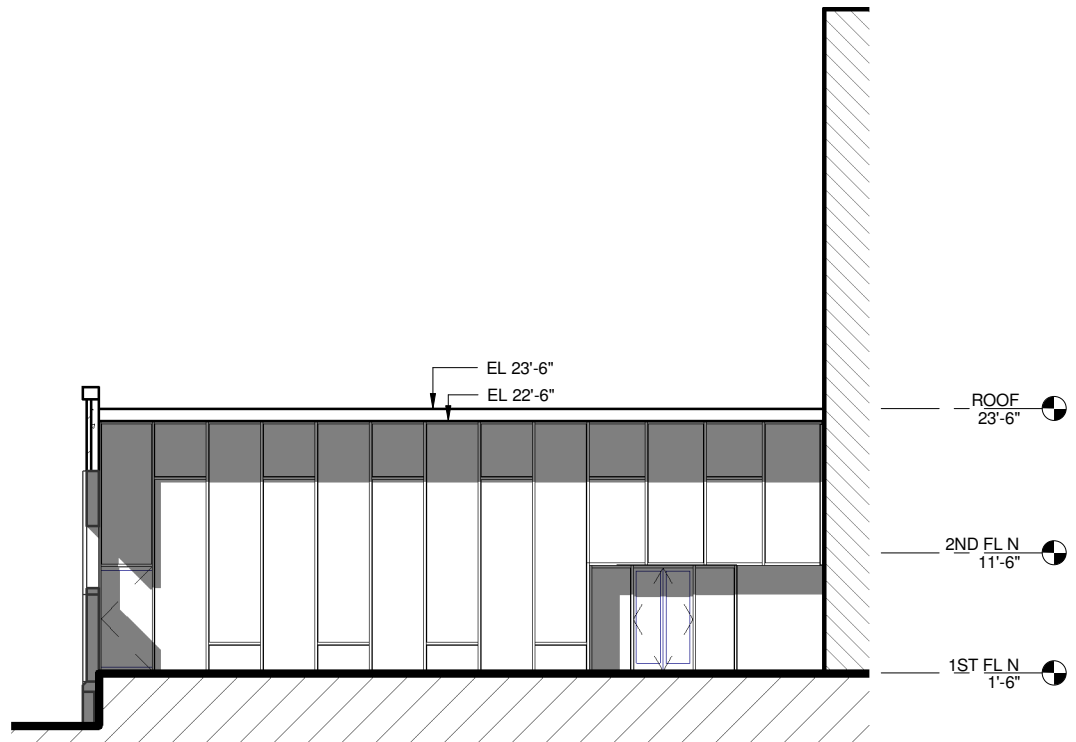
Scale: 1/16" = 1'-0"



South Elevation - Existing



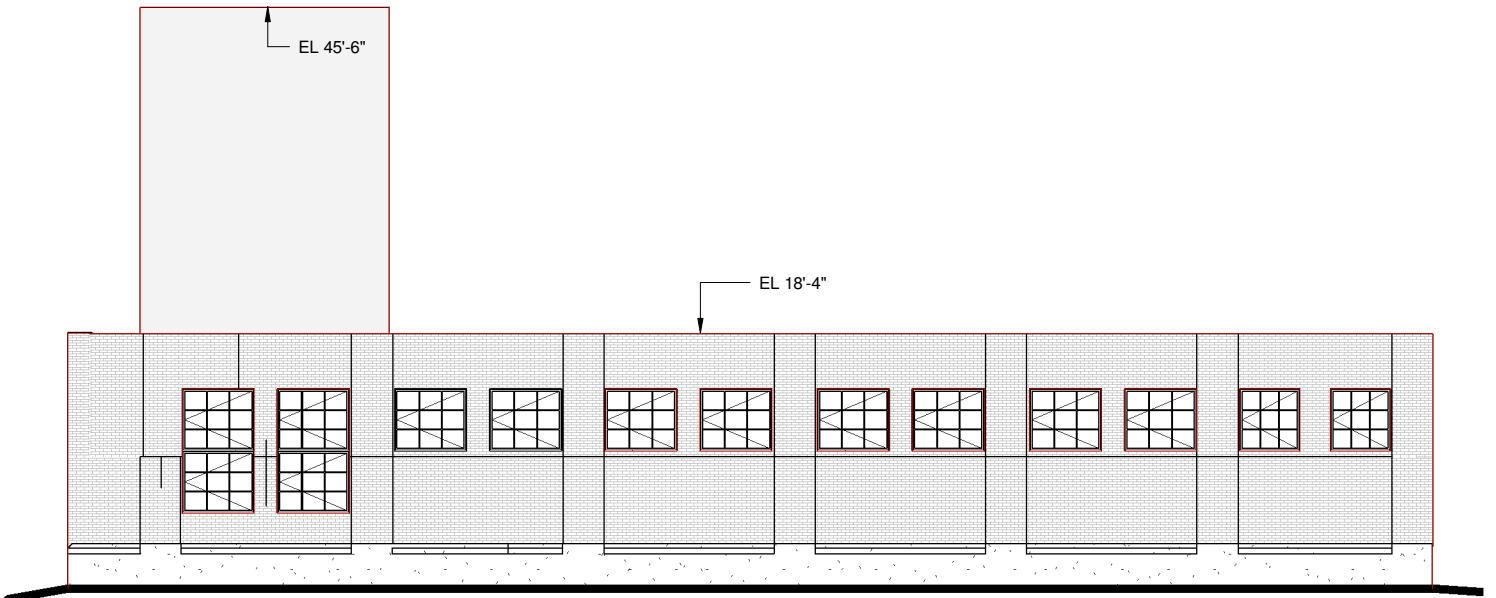
South Elevation - Proposed



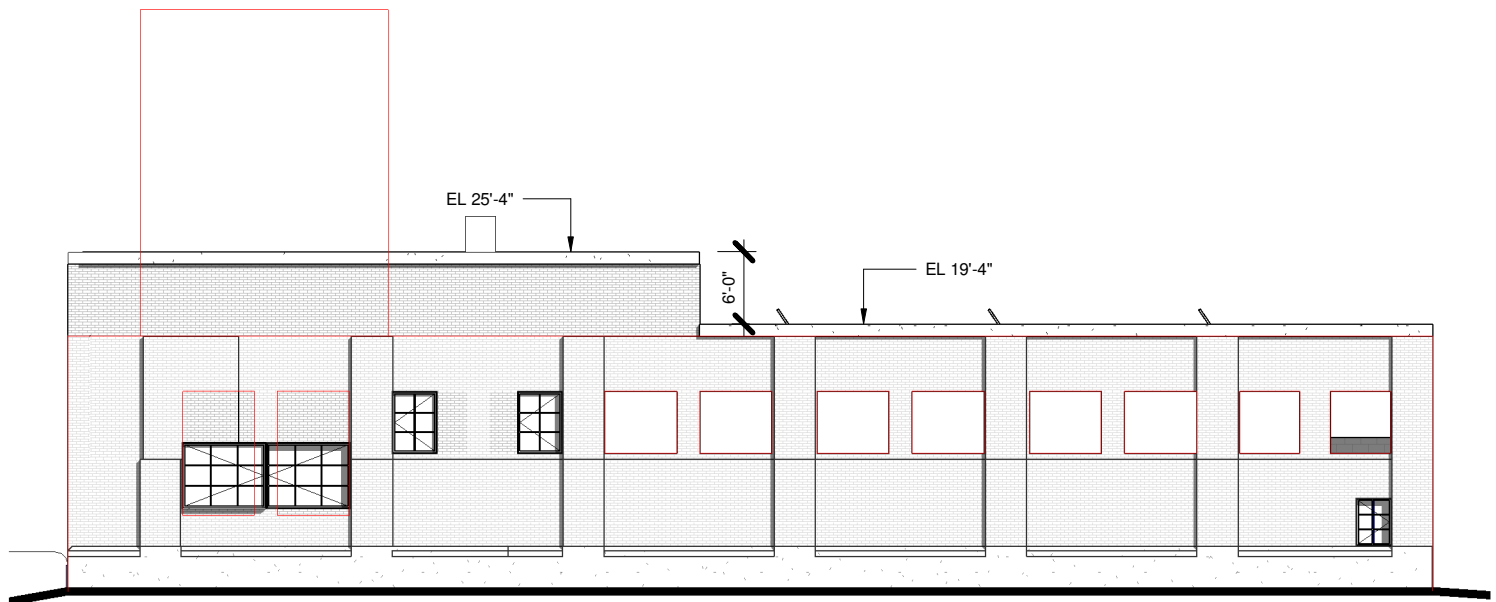
Courtyard North Elevation - Proposed

Scale: 1/16" = 1'-0"



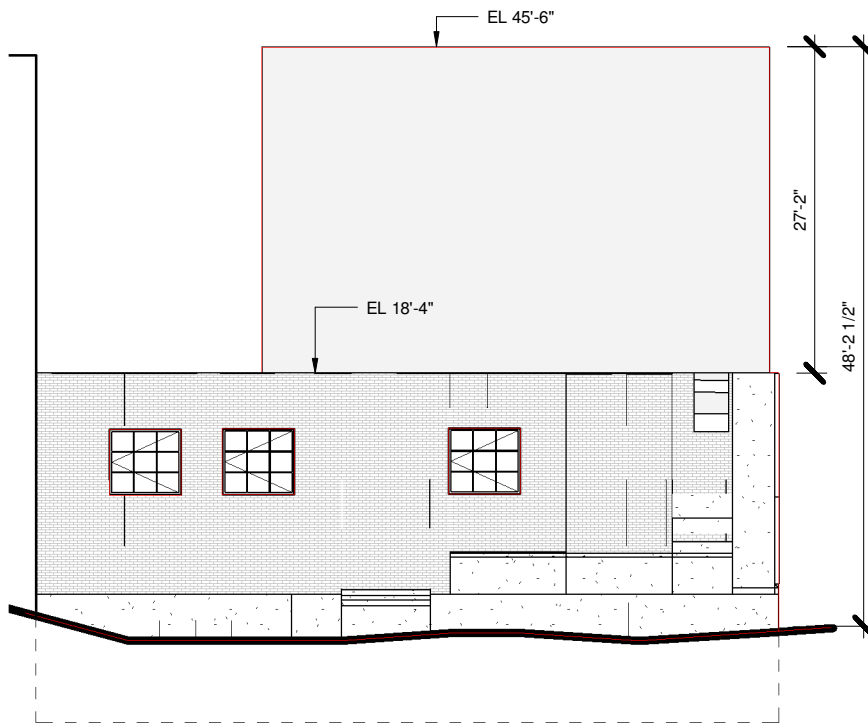


West Elevation - Existing

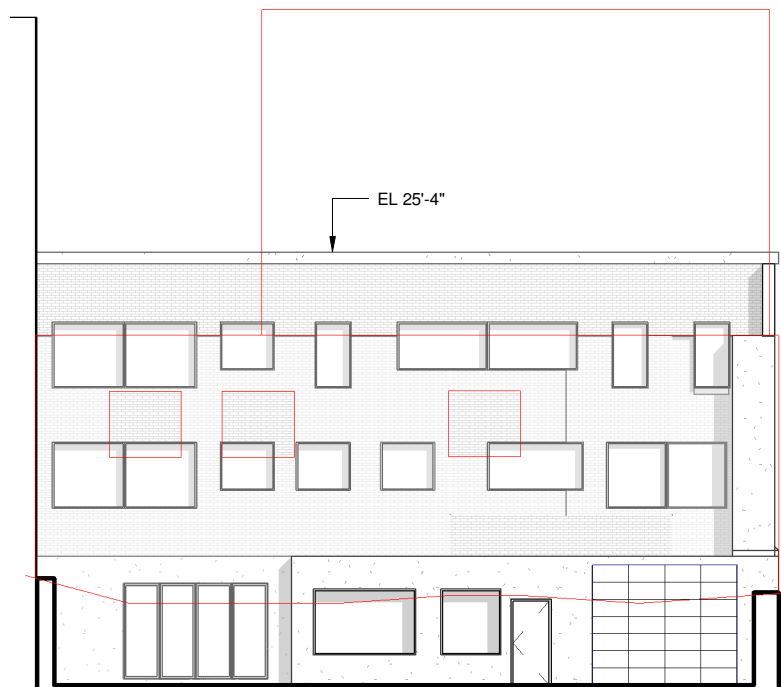


West Elevation - Proposed

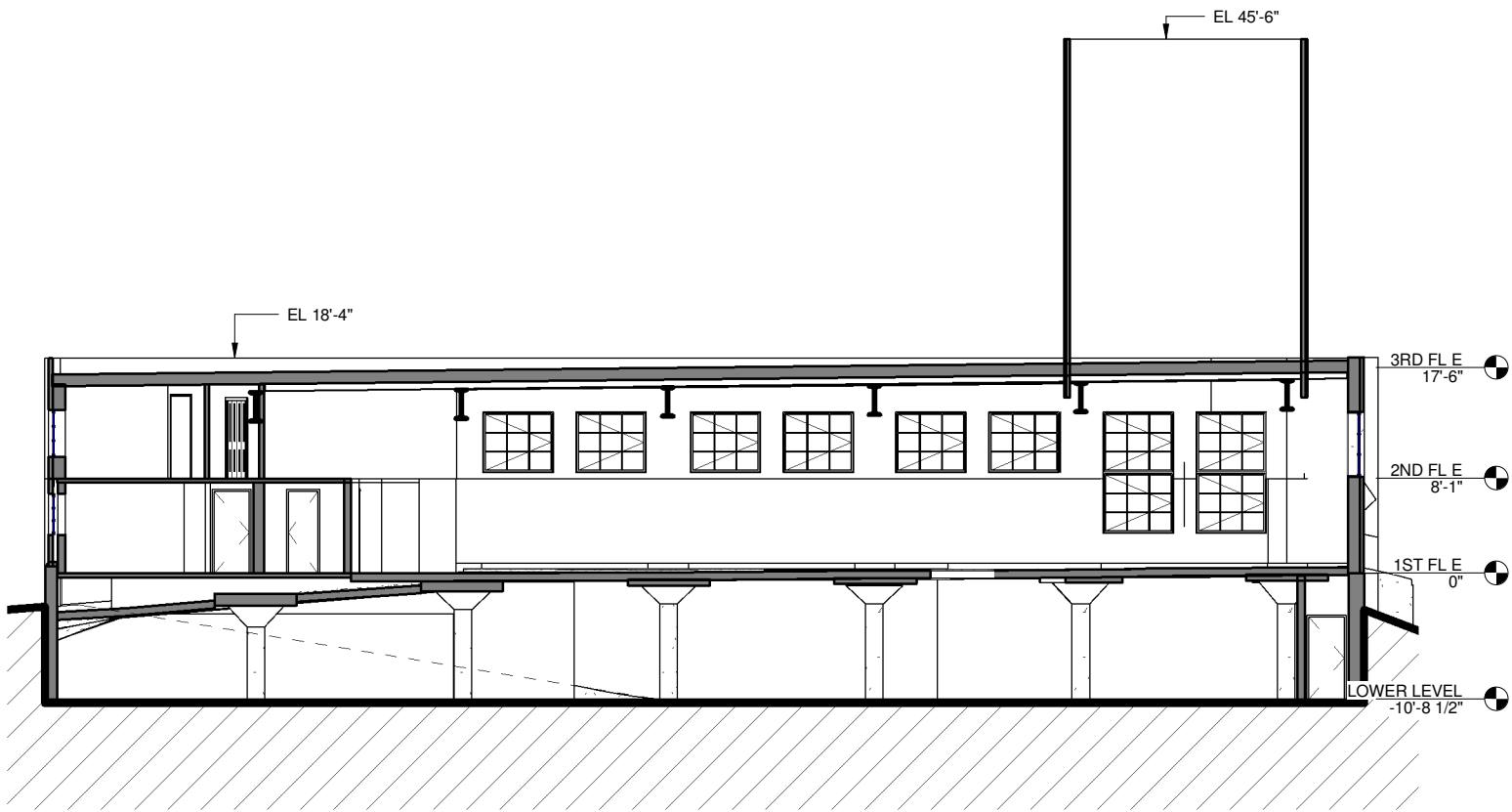
Scale: 1/16" = 1'-0"



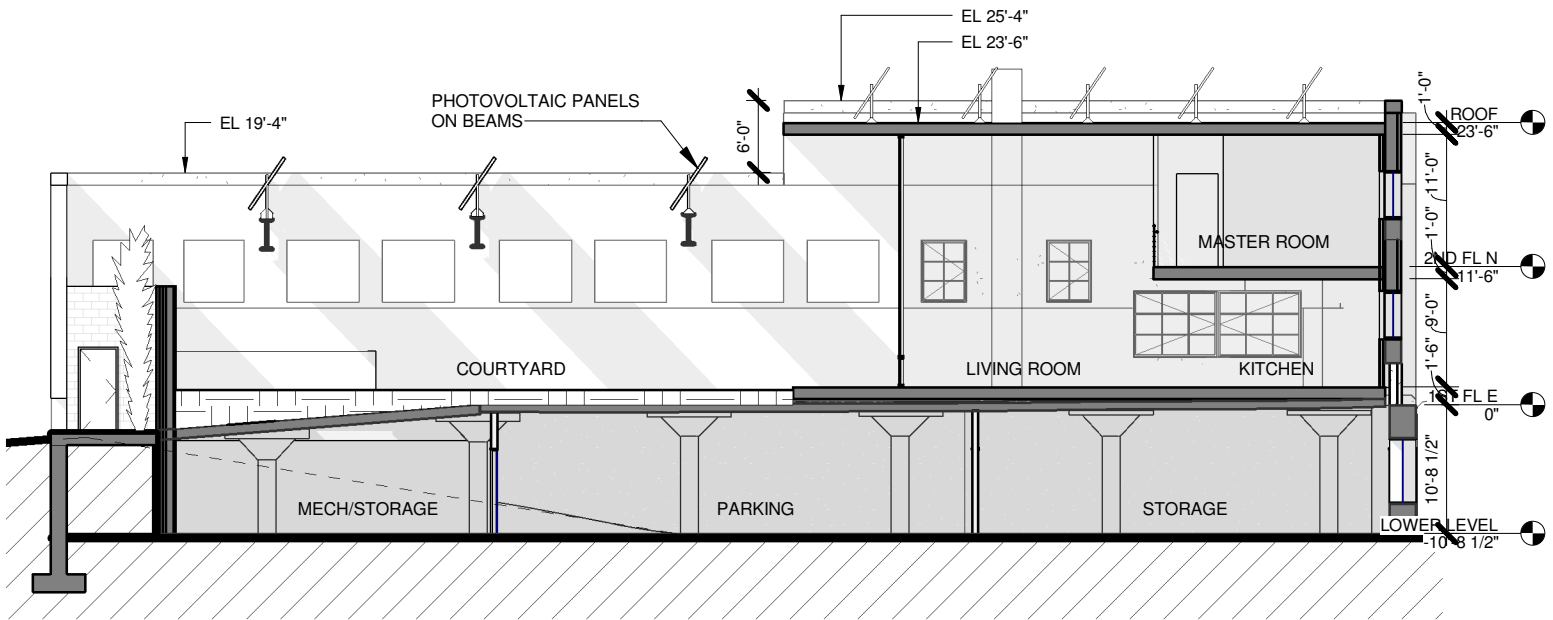
North Elevation - Existing



North Elevation - Proposed  
Scale: 1/16" = 1'-0"

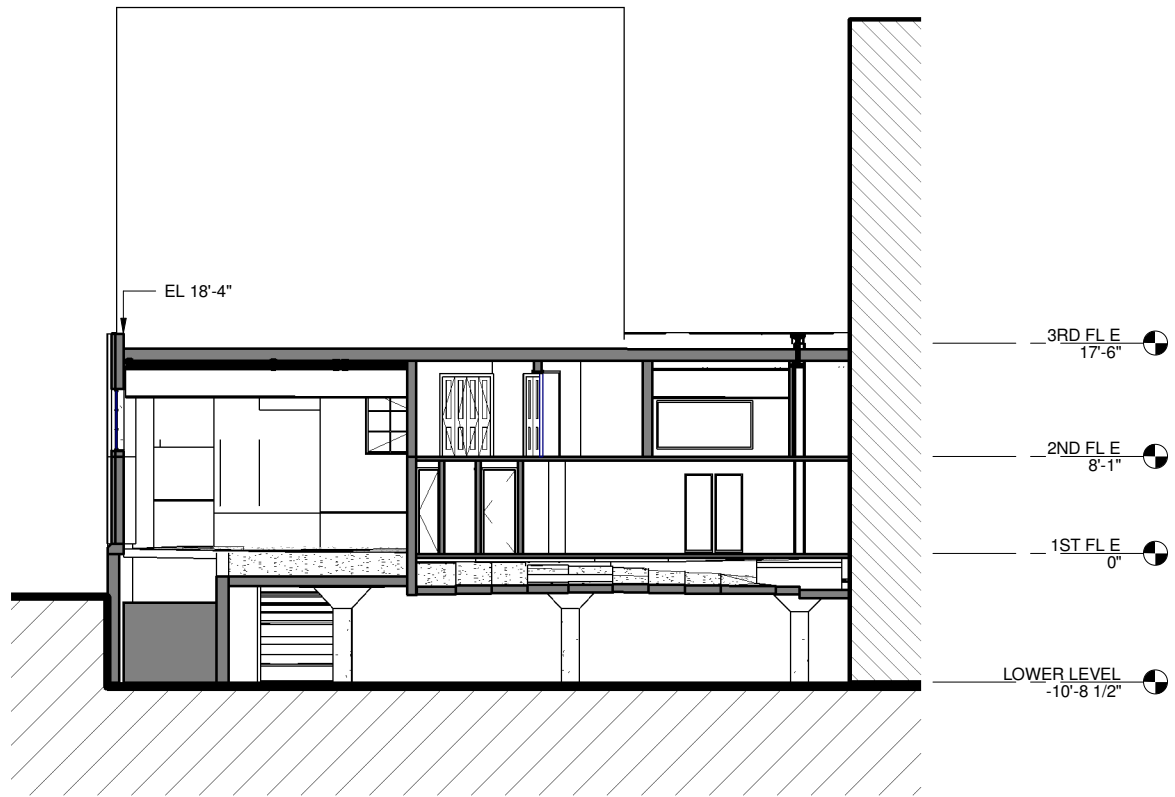


Longitudinal Section - Existing

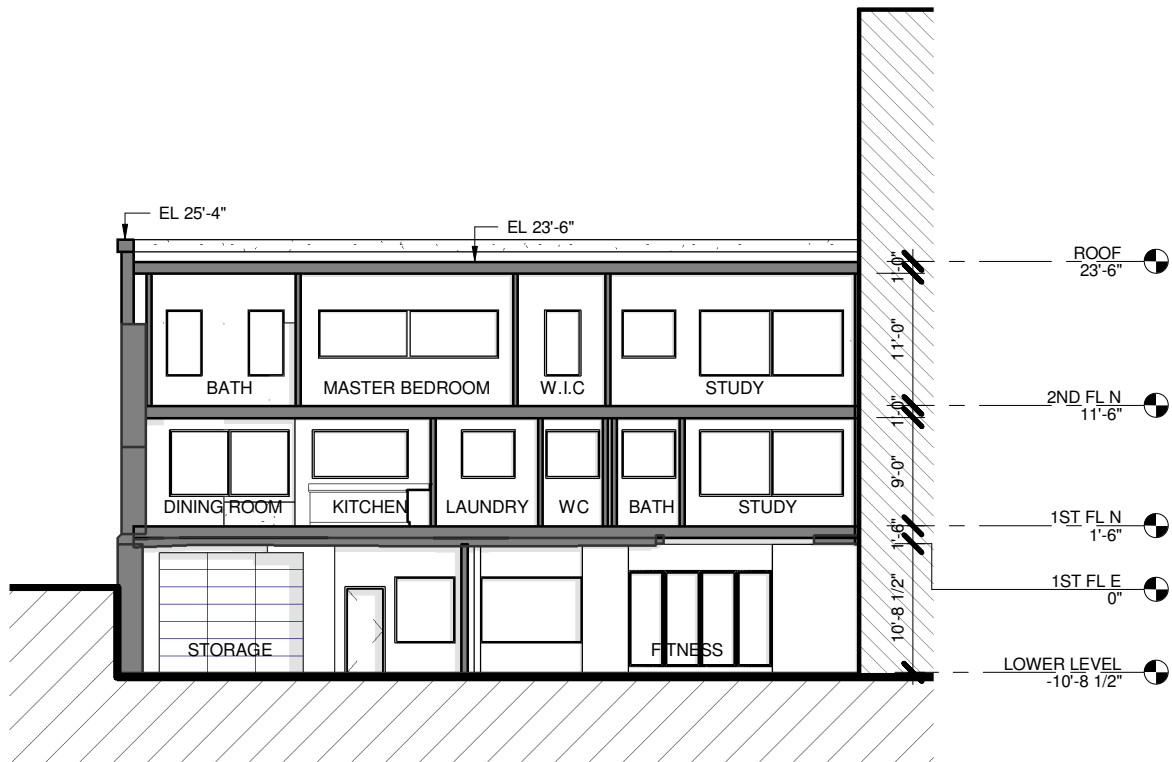


Longitudinal Section - Proposed

Scale: 1/16" = 1'-0"



Cross Section - Existing



Cross Section - Proposed

Scale: 1/16" = 1'-0"

# 47-51 RICHDALE AVENUE EXISTING CONDITIONS SURVEY

## PLAN REFERENCES

L.C. PLAN NO. 2930A & 2930B  
PL. 104 OF 1972

## TITLE INFORMATION

47-51 RICHDALE AVENUE  
OWNER: NEW 47 RICHDALE AVENUE TRUST  
DEED REFERENCE: BK. 1505 PG. 141  
PLAN REFERENCE: PL. 104 OF 1972  
ASSESSORS: PARCEL ID 178-43

## NOTES

LOCATION OF UTILITIES SHOWN ARE BASED ON A JULY 2013 SURVEY, PLANS OF RECORD, AND INFORMATION FURNISHED BY UTILITY COMPANIES.

ELEVATIONS ARE CITY OF CAMBRIDGE BASE DATUM.

ABUTTERS INFORMATION WAS TAKEN FROM CITY OF CAMBRIDGE ASSESSORS RECORDS ON APRIL 3, 2017.

THIS PLAN SHOWS EXISTING CONDITIONS FOR DESIGN PURPOSES.

