



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

2016 FEB 29 AM 10:34
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-009485-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √

Appeal : _____

PETITIONER : 472 Green Street LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Mass Ave Cambridge, MA 02139

LOCATION OF PROPERTY : 472 Green St Cambridge, MA

TYPE OF OCCUPANCY : 4.31(g) Multifamily ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: internal renovation increasing GFA

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to increase portions of the basement height that are currently 6'10"+/- to over 7' creating additional gross floor area.

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) :

Sean D. Hope
 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

Address : 675 Mass Ave
Cambridge, MA

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : February 10, 2016

OWNERSHIP CERTIFICATE

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

472 Green Street LLC
(Petitioner)

Address: 281 Harvard Street Cambridge, MA

Location of Premises: 281 Harvard Street Cambridge

the record title standing in the name of 472 Green Street LLC

whose address is 472 Green Street Cambridge, MA
(Street) (City or Town) (State & Zip Code)

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

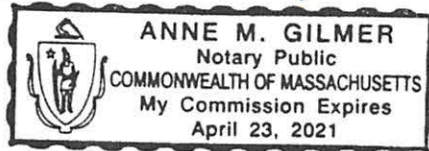
Book _____ Page _____ or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Sean D. Hope (agent)
Authorized Agent for owner

On this 5th day of February 25, 2016, before me, the undersigned notary public, personally appeared Sean D. Hope proved to me through satisfactory evidence of identification, which were MA Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that He signed it voluntarily for its stated purpose.

Anne M. Gilmer
Notary Public
My commission expires: APRIL 23, 2021



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 section 5.31 of the zoning ordinance would be a substantial hardship because the basement floor of Petitioner's two level residential unit is uneven resulting in sporadic sections of the basement height at 7'+ in other areas at 6'10" and 6'11". This condition prevents Petitioner from utilizing the basement area as functional living space with comfortable floor to ceiling heights substantially devaluing the value of the units as well as livability for the occupants.

- 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 pre-existing non-conforming structure that is well over the allowed FAR such that even a modest internal increase in the floor area would require zoning relief.

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

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

The requested relief may be granted without any detriment to the public good because the proposed increase in basement height will allow for additional internal living space, increase the number of three bedroom units and will for functional below grade space that is now underutilized.

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

1) The requested relief will be consistent with the intent and purpose of the Zoning Ordinance because it will allow for the most rational use of land and will provide additional three bedroom options that will benefit the Petitioner and future occupants of the property.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



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 MASSACHUSETTS
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Sean D. Hope
 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

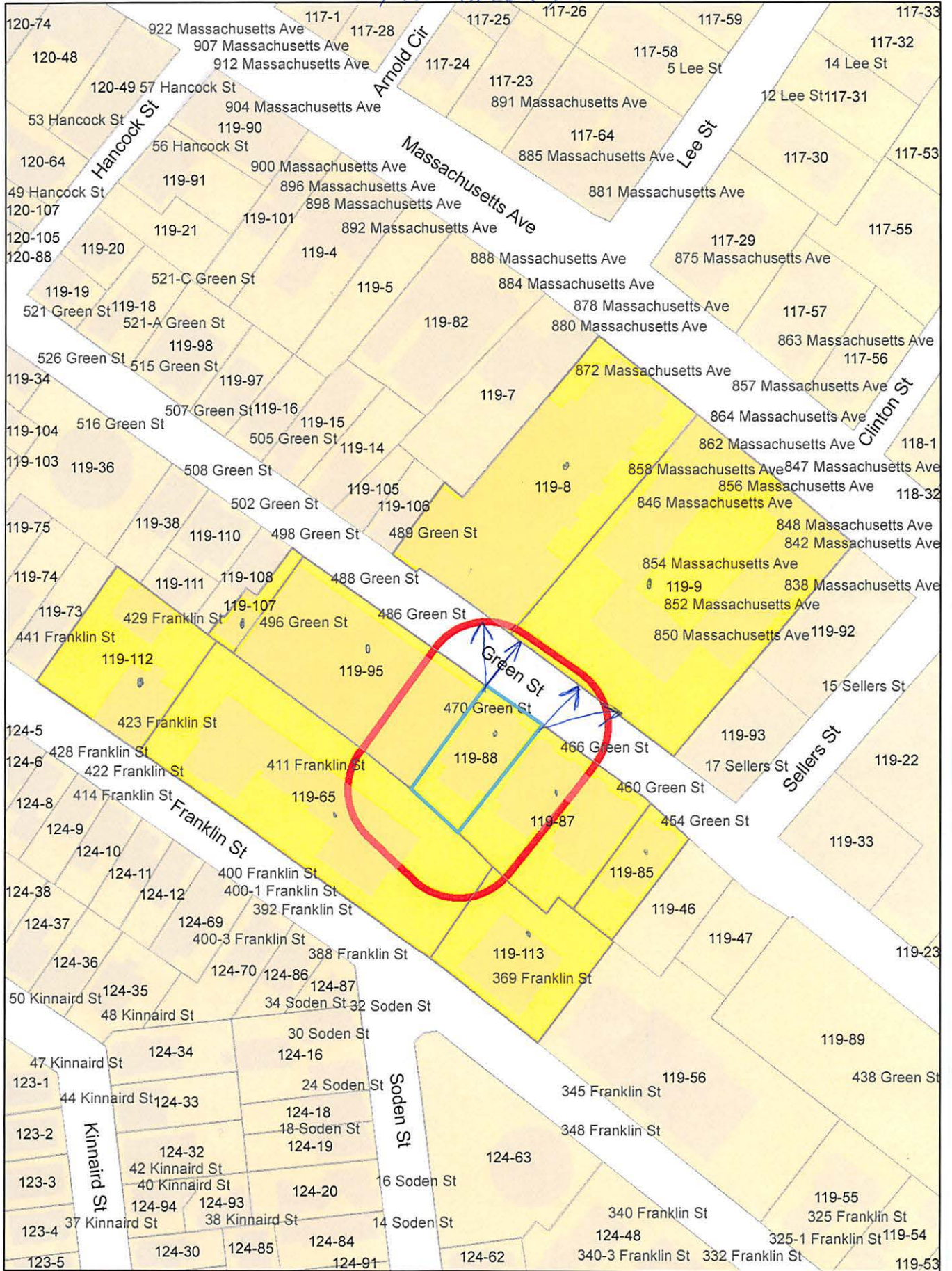
Address : 675 Mass Ave
Cambridge, MA

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : February 10, 2016

472 Green St.



472 Green St.

194

Retitioner
SEAN D. HOPE, ESQ.
675 MASS AVENUE - 5TH FL.
CAMBRIDGE, MA 02139

119-9
VOSNIADOU, STYLIANI
73 VASILISSIS SOPHIA, AVE
ATHENS, - 11521

119-88
HOWARD, MILDRED I., RITA H. QUEEN &
C/O 472 GREEN ST LLC
281 HARVARD ST
CAMBRIDGE, MA 02139

119-87
ROTHMAN, GEORGE & ETHEL ROTHMAN
TRS. OF STU - LIN REALTY TRUST
907 MASS AVE
CAMBRIDGE, MA 02139

119-65
FRANKLIN STREET ASSOCIATES
% ALCOURT MANAGEMENT CORP
411 FRANKLIN ST
CAMBRIDGE, MA 02139

119-107
GOLDBERG, SANDRA & BERKLEY LYNCH
496 GREEN ST.
CAMBRIDGE, MA 02139

119-95
COWDEN, ROBERT E. III
TR. OF 486-488 GREEN STREET REALTY TR.
C/O SUNG KYU WOO
488 GREEN ST
CAMBRIDGE, MA 02139

119-9
CABANA, GREG M.
854 MASSACHUSETTS AVE. - UNIT #854/7
CAMBRIDGE, MA 02139

119-9
CAMBRIDGE AFFORDABLE HOUSING CORP.
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

119-9
SCHULTZ, ELIZABETH C/O DONG, HUI &
JIANGSHENG LI, TRUSTEES
852 MASSACHUSETTS AVE, UNIT #852-3
CAMBRIDGE, MA 02139

119-9
VERNON, ELIZABETH
850 MASSACHUSETTS AVE. - UNIT 850/8
CAMBRIDGE, MA 02139

119-9
KONZETT, MATTHIAS & DELIA C. KONZETT
856 MASSACHUSETTS AVE. - UNIT 856/4
CAMBRIDGE, MA 02139

119-113
KIMMEL, SARA B.
369 FRANKLIN ST, UNIT #PH2
CAMBRIDGE, MA 02139

119-9
CASLOWITZ, ANDREA E.
848 MASSACHUSETTS AVE. - UNIT #848/3
CAMBRIDGE, MA 02139

119-113
POLTORAK, ALEXANDER & IRINA SMIRNOVA
369 FRANKLIN ST., UNIT #301
CAMBRIDGE, MA 02139

119-85
WU, ALAN N.
454 GREEN STREET., #2
CAMBRIDGE, MA 02139

119-9
PARASCHIV, OANA & IULIANA PARASCHIV
856 MASSACHUSETTS AVE. - UNIT #856/9
CAMBRIDGE, MA 02139

119-9
TURNER, SUSAN & EMILY CARRE LOKICH
850 MASSACHUSETTS AVE. - UNIT #850/12
CAMBRIDGE, MA 02139

119-9
BURT, ALISA ANN
850 MASSACHUSETTS AVE., UNIT #850/3
CAMBRIDGE, MA 02139

119-9
AROUSH, GEORGE & JACK AROUSH
17 AUGUSTUS RD
WALTHAM, MA 02452

119-9
ZIGUN, DENA
850 MASSACHUSETTS AVE. - UNIT #850/14
CAMBRIDGE, MA 02139

119-9
SCHERNWETTER, ROBERT &
SUZANNE SCHERNWETTER
852 MASS AVE #852/9
CAMBRIDGE, MA 02139

119-9
LAWLESS, PETER
854 MASSACHUSETTS AVE. - UNIT #854/10
CAMBRIDGE, MA 02139

119-9
RUTLEDGE, EDWARD M.
854 MASSACHUSETTS AVE. - UNIT #854/6
CAMBRIDGE, MA 02139

119-9
EBBS, ROBERT A. & OLGA E. EBBS
848 MASSACHUSETTS AVE., #10
CAMBRIDGE, MA 02139

119-9
NAVEDO, ANGEL C., JR.
854 MASSACHUSETTS AVE. - UNIT #854/9
CAMBRIDGE, MA 02139

119-113
WU, SHIH SHIH, SHIH- PEI WU &
SYLVIA SHIH YAU WU
2312 RUSSELL ST
BERKELEY, MA 94705

119-9
LEE, KAREN E.
848 MASSACHUSETTS AVE. - UNIT #848/6
CAMBRIDGE, MA 02139

119-9
HUSSAIN, SALEEM
848 MASSACHUSETTS AVE. - UNIT #848/8
CAMBRIDGE, MA 02139

119-9
SUNNY NAILS, LLC
846 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

472 Green St.

dy 4

119-9
DOEBELE, JUSTIN W. & FUJIKO SUGIMOTO
C/O OXFORD ST. REALTY
P.O. BOX 400354
CAMBRIDGE, MA 02140

119-9
ROYALL, JEAN M. & ANN ROYALL
11 BUENA VISTA AVE.
RUMSON, NJ 07760

119-113
AHMED, TAREQUE & MEHURUBA TAREQ
C/O JAS HOMEOWNERSHIP LLC
1035 CAMBRIDGE ST #12
CAMBRIDGE, MA 02141

119-113
PEPE, ELISA C.
369 FRANKLIN ST., UNIT #501
CAMBRIDGE, MA 02139

119-9
WILEY, TIMOTHY H.
UNIT 4550 BOX 3040
DPO, AP 96521

119-9
PELETIER, LAMBERTUS A. & MARIA SOPHIA
KNAAP-VAN MEEUWEN TRS.
856 MASS AVE., UNIT #856/3
CAMBRIDGE, MA 02139

119-113
MILLER, DIANA K.
369 FRANKLIN ST., UNIT #503
CAMBRIDGE, MA 02139

119-9
SOOD, YASH, ANIL SOOD, SHALINI SOOD &
VIBHA SOOD
862 MASSACHUSETTS AVE., UNIT #862
CAMBRIDGE, MA 02139

119-9
MU, HENRY
220 ATWELLS AVE
PROVIDENCE, RI 02903

119-9
WANG, WEIFANG
842 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

119-9
FRIEDMAN, ANDA
852 MASSACHUSETTS AVE. - UNIT #1
CAMBRIDGE, MA 02139

119-9
CAMBRIDGE AFFORDABLE HOUSING CORP.
852 MASSACHUSETTS AVE., UNIT #852/2
CAMBRIDGE, MA 02139

119-95
COWDEN, ROBERT E. III,
TR. OF THE 486-488 GREEN ST. REALTY TR.
C/O SUNG KYU WOO
488 GREEN ST
CAMBRIDGE, MA 02139

119-9
DOEBELE, JUSTIN W.
C/O OXFORD STREET REALTY
1644 MASS AVE
CAMBRIDGE, MA 02138

119-9
RICE, STEPHEN B.
852 MASS AVE. UNIT#15
CAMBRIDGE, MA 02139

119-9
SOOD, YASH & ANIL SOOD
860 MASSACHUSETTS AVE. - UNIT #858 & #860
CAMBRIDGE, MA 02139

119-8
CAMBRIDGE TOWER CORPORATION
872 MASS AVE
CAMBRIDGE, MA 02139

119-9
MURRAY, ROBERT C. & JOAN B. MURRAY
C/O BEJERANO, BARAK & ORLY BEJERANO
14 CRESCENT ST
NATICK, MA 01760

119-9
SPRINGER, JOEL & YUMI IZUYAMA
856 MASS AVE. UNIT#11
CAMBRIDGE, MA 02139

119-9
VAUGHAN, JONATHAN & VIRGINIA VAUGHAN
850 MASS AVE #850-9
CAMBRIDGE, MA 02139

119-113
LIN, MARIA
323 BOYLSTON ST., #103
BROOKLINE, MA 02445

119-9
FELDMAN, ROBERT N.
850 MASSACHUSETTS AVE. UNIT#15
CAMBRIDGE, MA 02139

119-9
ARFIN, RONALD R., PAULA H. ARFIN &
SCOTT K. ARFIN
852 MASSACHUSETTS AVE. UNIT#11
CAMBRIDGE, MA 02139

119-113
FRANKLIN VIW LLC
P.O. BOX 1703
MASPHEE, MA 02649

119-9
KIM, BONG S. & CLARA EUNYONG KIM
856 MASSACHUSETTS AVE. UNIT #856/10
CAMBRIDGE, MA 02139

119-9
RODRIGUEZ-ORELLANA, MANUEL &
MARIA D. PIZZARO-FIGUEROA
KK-14 MIDDLE STREET
SAN JUAN, PR 00926

119-9
REED, M. TIFFANY
856 MASS AVE. UNIT#856/1
CAMBRIDGE, MA 02139

119-9
TOTH, MILOS & CHARLENE J LOBO
94 BAPTIST ST
REDFERN, NSW, _ 2016

119-9
LAWRENCE, AUBREE A. & JANICE M. LASTELLA
852 MASS AVE., UNIT 852/5
CAMBRIDGE, MA 02139

119-85
HYPPER, AUSTEN
454 GREEN ST. UNIT#3
CAMBRIDGE, MA 02139

119-9
LU, KATHY
856 MASS AVE., UNIT #7
CAMBRIDGE, MA 02139

119-9
EL KHOURY, MONA
854 MASS AVE. UNIT#8
CAMBRIDGE, MA 02139

119-113
VA CAPITAL, LLC,
16485 COLLINS AVE, UNIT#1834
SUNNY ISLES, FL 33160

119-9
ROSEN, STEPHEN P. & MANDANA SASSANFAR
31 UPLAND RD.#2
CAMBRIDGE, MA 02140

119-9
TSAI, SUSAN & RILEY JANE TSAI
848 MASSACHUSETTS AVE. UNIT#9
CAMBRIDGE, MA 02139

119-9
SCHWARTZ, LIAM C.
854 MASS AVE. UNIT#854/14
CAMBRIDGE, MA 02139

119-113
KUCERA, THOMAS J.
369 FRANKLIN ST. UNIT#502
CAMBRIDGE, MA 02139

119-113
WOLSKY, GILBERT & BETTY ANN TRUSTEE OF
GILBERT & BETTY ANN WOLSKY 1997 REV TR
369 FRANKLIN ST. PH1
CAMBRIDGE, MA 02139

119-9
DONOVAN, ELIZABETH
133 WESTBOURNE TERR. #3
BROOKLINE, MA 02446

119-9
HAMMETT, CAROL W. & JOHN R. HAMMETT
TRUSTEE OF CAROL W. HAMMETT REV TRUST
8752 LAKE RILEY DRIVE
CHANHASSEN, MN 55317

119-112
CHICARELLI REAL ESTATE, INC. 2
289 GREAT RD. SUITE 104
ACTON, MA 01720

119-9
KO, REBECCA C.
852 MASSACHUSETTS AVE.#7
CAMBRIDGE, MA 02139

119-9
HABEDANCK, KRISTI, K.
269 WEST WALNUT LN. 2ER
PHILADELPHIA, PA 19144

119-113
LIN, FRANK, Y. & ALBERT CHAUYANG LIN
369 FRANKLIN ST #302
CAMBRIDGE, MA 02139

119-9
MELIA, ANN MARIE & CAREENA M. MELIA
TRUSTEE OF KEVIN C. MELIA
24 GRASSHOPPER LANE
ACTON, MA 01720

119-113
CHIANG, WARREN & MELISSA YEH
369 FRANKLIN ST. UNIT#201
CAMBRIDGE, MA 02139

119-85
SEKERA, JUNE A.
231 NORTH VULCAN AVE.
ENCINITAS, CA 92024

119-9
ROBICHAUD, ANNETTE M.
848 MASS AVE. UNIT#2
CAMBRIDGE, MA 02139

119-113
FAN SHEN, JO & THOMAS SUNG
714 BROADWAY, UNIT # 4
SOMERVILLE, MA 02144

119-9
SOMOZA, LUIS & MONICA CRESPO
860 MASSACHUSETTS AVE., #850/2
CAMBRIDGE, MA 02138

119-9
CAMBRIDGE COURTYARD EIGHT FIFTY, LLC
344 HIGHLAND ST
WINCHESTER, MA 01890

119-9
ALAMGIR, SITARA
860 MASSACHUSETTS AVE., #854/12
CAMBRIDGE, MA 02139

119-9
LAM, BRIAN S.
860 MASSACHUSETTS AVE., #854/5
CAMBRIDGE, MA 02139

119-113
LEE, KWAN HONG
369 FRANKLIN ST., #101
CAMBRIDGE, MA 02139

119-9
CRAWFORD, JEAN L.
860 MASSACHUSETTS AVE , #850/1
CAMBRIDGE, MA 02139

119-9
WANG, YING & SHUNZHU WANG
854-3 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

119-9
XU, HAN & STEPHEN S. XU
860 MASSACHUSETTS AVE., #854/11
CAMBRIDGE, MA 02139

119-9
CAMBRIDGE COURTYARD EIGHT FIFTY,LLC
344 HIGHLAND AVE
WINCHESTER, MA 01890

119-113
WHITNEY, JONATHAN N.
1675 MARIN AVE
ALBANY, CA 94707

119-9
DARDATI, CONSUELO AMANDA VERA &
JUAN CARLOS DARDATI CO-TRUSTEES
82 SIMONS RD
LEXINGTON, MA 02420

472 Green St.

494

119-9
CHEN, JUSTIN A.
860 MASSACHUSETTS AVE., #856/8
CAMBRIDGE, MA 02139

119-9
ZHANG, BIAO & YING YANG
852 MASSACHUSETTS AVE, - UNIT #14
CAMBRIDGE, MA 02139

119-113
TROUJMAN, HERVE ALAIN
369 FRANKLIN ST., #303
CAMBRIDGE, MA 02139

119-9
EIERMANN, MADELINE & ALEX M. EIERMANN
TRS, THE 854 MASS AVE REALTY TRUST
16 LEE ST
CAMBRIDGE, MA 02139

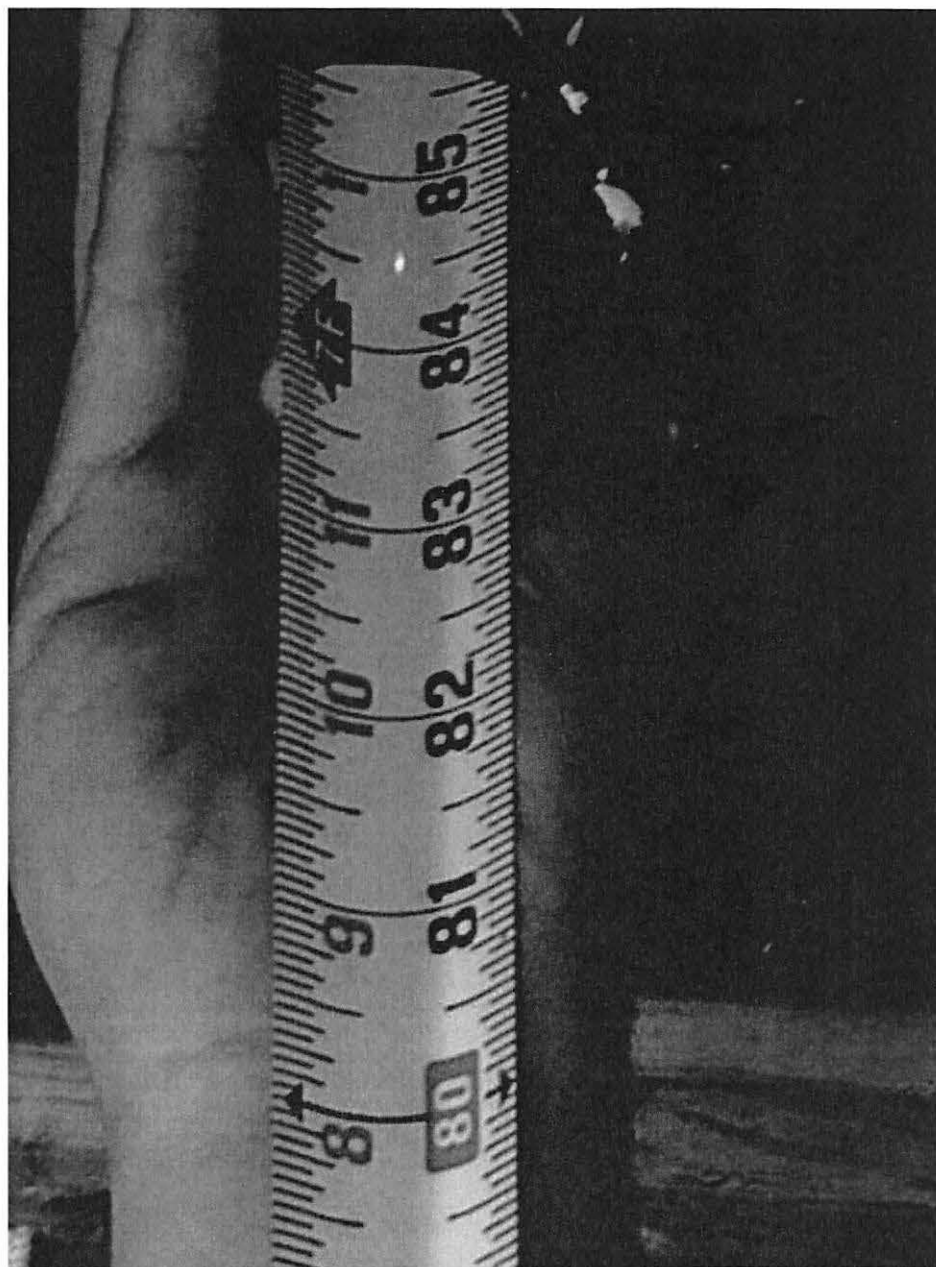
119-113
LUIGGI, MARK & KIMBERLY LUIGGI
369 FRANKLIN ST., UNIT 603
CAMBRIDGE, MA 02139

472 Green St.











LEFT ELEVATION VIEW

SCALE: $\frac{3}{16}$ " = 1'-0"

PAGE NUMBER A-1	T DESIGN, LLC 1248 RANDOLPH AVE MILTON, MA. 02186	617-797-6637 QUOCTUANPE@GMAIL.COM	DESIGNED: TN	RENOVATION CONSTRUCTION 472 GREEN STREET CAMBRIDGE, MASSACHUSETTS	REVISION
			DRAWN: TN		
CHECKED: TN					
DATE: 09/12/13					
APPROVED: TN					

- A NEW (32"(W) DOUBLE HUNG WINDOW, U = 0.3, DOUBLE PANE
- B NEW (38"(W) DOUBLE HUNG WINDOW, U = 0.3, DOUBLE PANE



FRONT ELEVATION VIEW

SCALE: $\frac{3}{16}'' = 1'-0''$

<small>PAGE NUMBER</small>	T DESIGN, LLC	<small>DESIGNED: TN</small>	RENOVATION CONSTRUCTION	<small>REVISION</small>
A-2	1248 RANDOLPH AVE MILTON, MA. 02186	617-797-6637 QUOCTUANPE@GMAIL.COM	472 GREEN STREET CAMBRIDGE, MASSACHUSETTS	
		<small>DRAWN: TN</small>		
		<small>CHECKED: TN</small>		
		<small>DATE: 09/12/13</small>		
		<small>APPROVED: TN</small>		



LEFT ELEVATION VIEW

SCALE: $\frac{3}{16}'' = 1'-0''$

PAGE NUMBER A-1	T DESIGN, LLC		DESIGNED: TN	RENOVATION CONSTRUCTION 472 GREEN STREET CAMBRIDGE, MASSACHUSETTS	REVISION
	1248 RANDOLPH AVE		DRAWN: TN		
MILTON, MA. 02186		CHECKED: TN			
617-797-6637		DATE: 09/12/15			
QUOCTUANPE@GMAIL.COM		APPROVED: TN			

BZA 9485-2016



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

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 472 Green St.:

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 anticipated. No CHC review.
- 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 SNB Date 3/11/2016
 Received by uploaded to Energo 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.

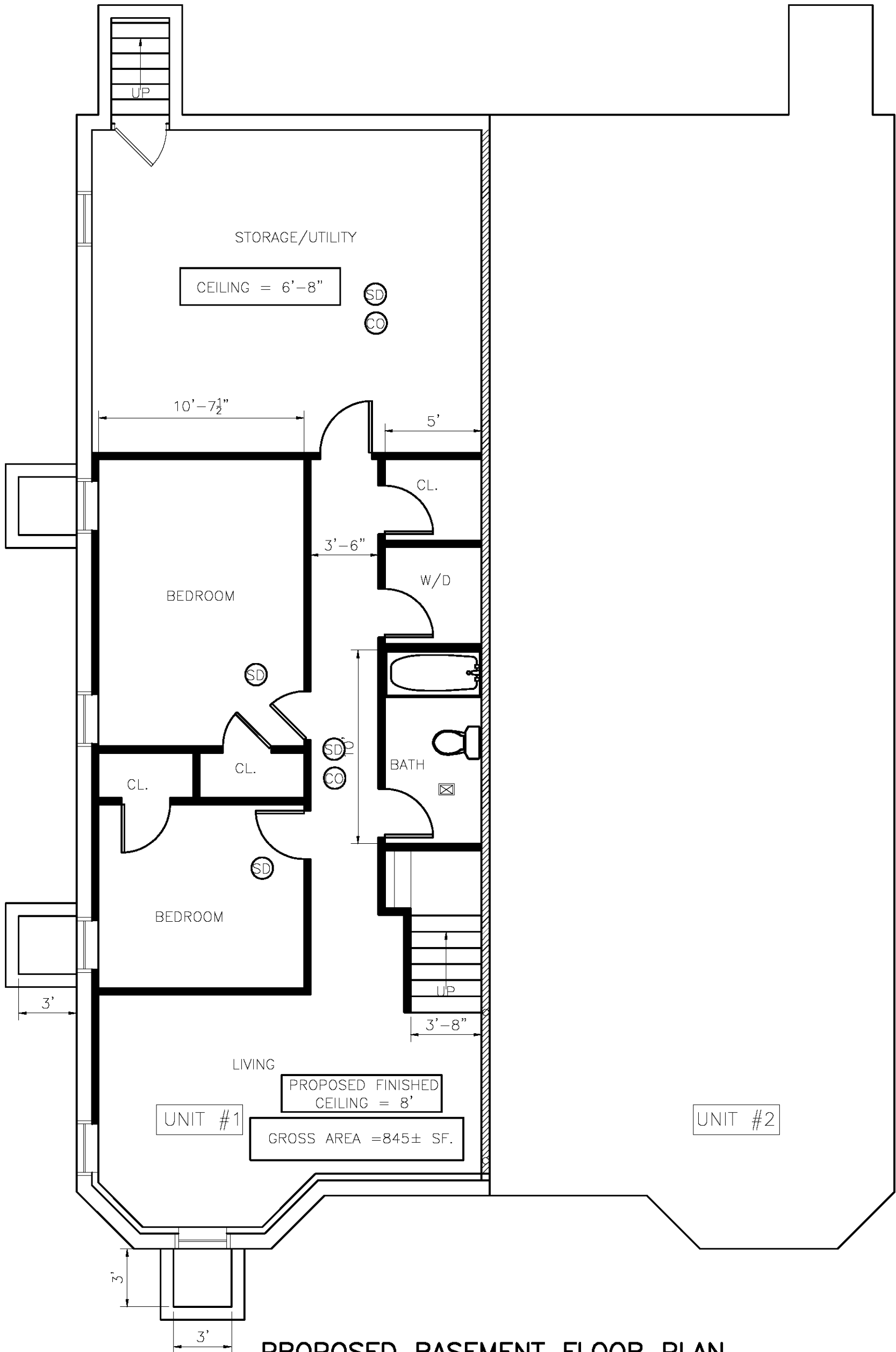
More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

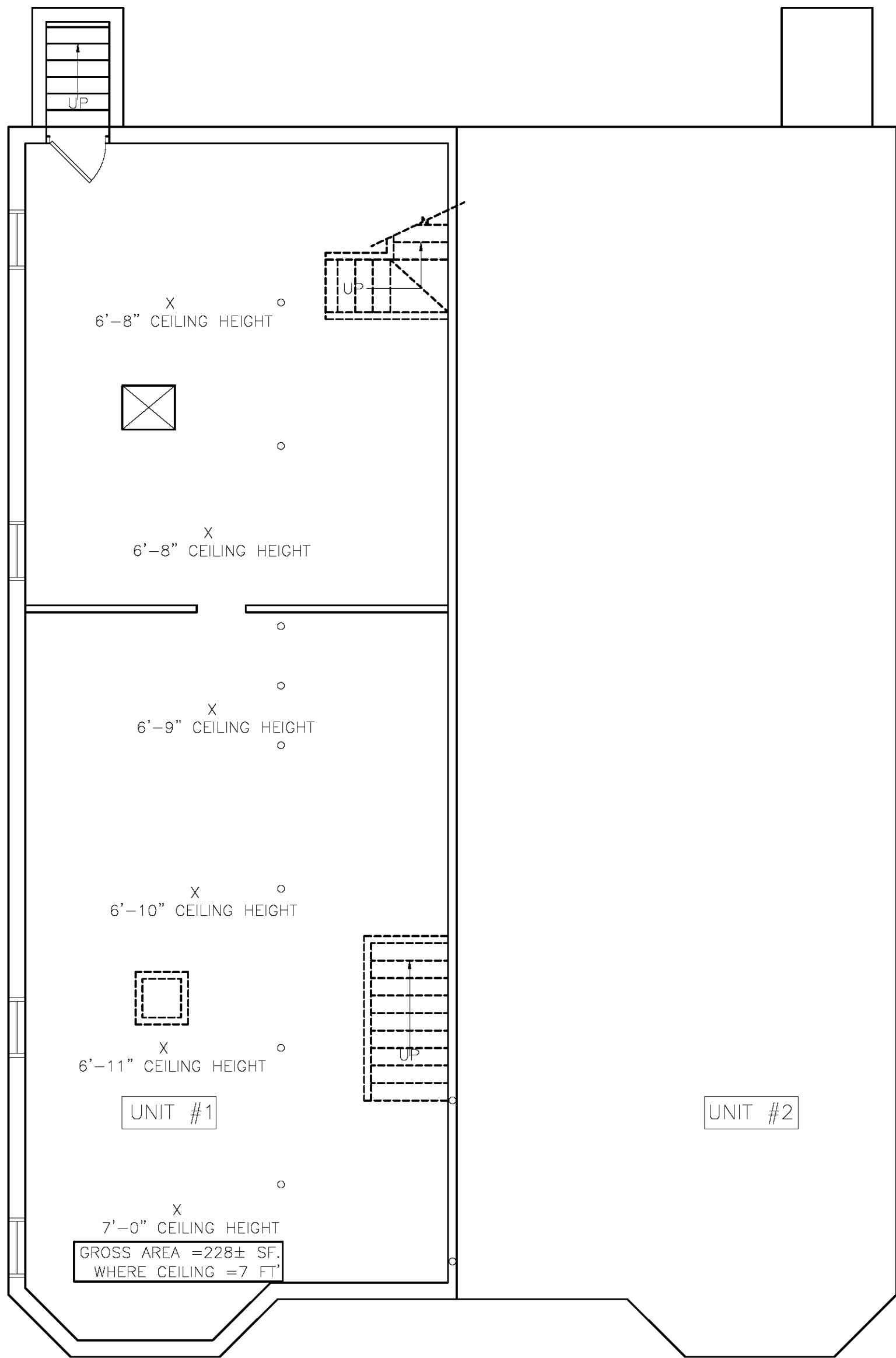
<http://www.cambridgema.gov/Historic/demolitiondelay.html>



PROPOSED BASEMENT FLOOR PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

PAGE NUMBER A-2	T DESIGN, LLC 1248 RANDOLPH AVE MILTON, MA. 02186	617-797-6637 QUOCTUANPE@GMAIL.COM	DESIGNED: TN	UNIT #1 RENOVATION CONSTRUCTION 470 GREEN STREET CAMBRIDGE, MASSACHUSETTS	REVISION
			DRAWN: TN		
CHECKED: TN					
DATE: 11/12/15					
APPROVED: TN					



EXISTING BASEMENT FLOOR PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

PAGE NUMBER

A-1

T DESIGN, LLC

1248 RANDOLPH AVE 617-797-6637
MILTON, MA. 02186 QUOCTUANPE@GMAIL.COM

DESIGNED: TN

DRAWN: TN

CHECKED: TN

DATE: 11/12/15

APPROVED: TN

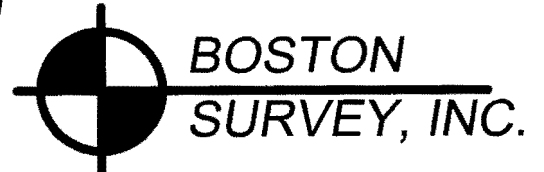
UNIT #1 RENOVATION CONSTRUCTION
470 GREEN STREET
CAMBRIDGE, MASSACHUSETTS

REVISION

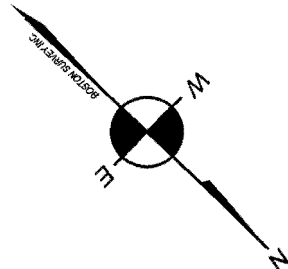
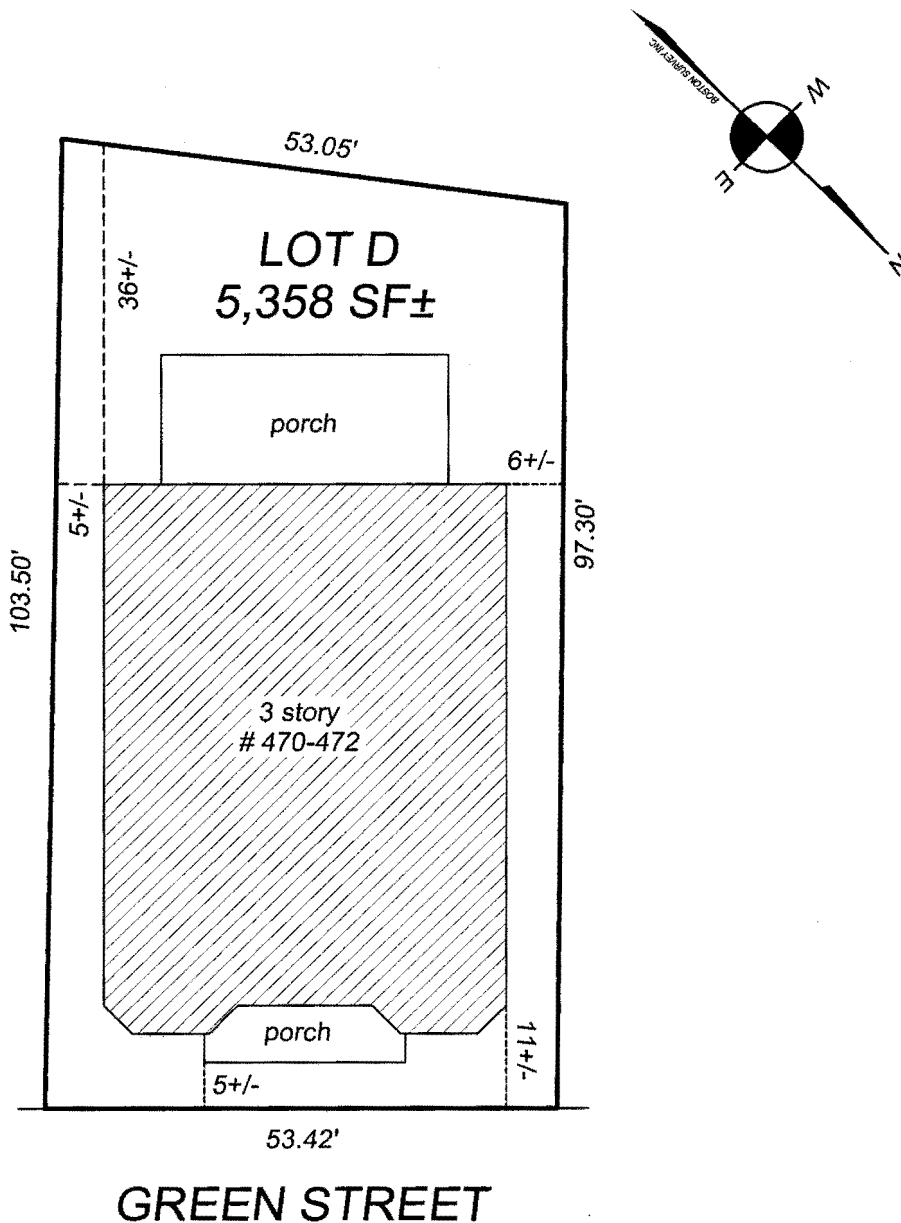
MORTGAGE INSPECTION PLAN

15-03001

LOCATION : 470-472 GREEN STREET
 CITY, STATE : CAMBRIDGE, MA
 APPLICANT : PAUL CAMMARATA
 CERTIFIED TO :
 SCALE : 1" = 20'
 PREPARED : FEBRUARY 5, 2016



P.O. BOX 290220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1616
 WWW.BOSTONSURVEYINC.COM



FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

ZONE : X
 COMMUNITY PANEL No. 25021C0051E
 EFFECTIVE DATE : 07-17-2012

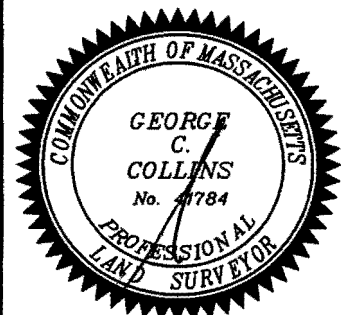
REFERENCES

DEED / REF : 53938-496
 PLAN REF : 327-22

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements either way across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan shall not be used for construction, recording purposes or verification of property lines



George C. Collins, PLS