



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

BZA APPLICATION FORM

Plan No: BZA-009761-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Mike Meskin - C/O Sean D. Hope Esq.

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

LOCATION OF PROPERTY : 482 Huron Ave Cambridge, MA

TYPE OF OCCUPANCY : 4.35 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :


Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to convert a two family dwelling into a single family and add two (2) dormers to the third floor one of which is located within the right sideyard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.2 (Non-Conforming Structures).
 Article 10.000 Section 10.30 (Variance).

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

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Avenue 5th floor
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : March 28, 2016

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 Petitioners desires to the convert the existing two (2) family structure into a single family allowing for Petitioner's aging mother, high school and college age children (Belmont Hill and Boston College) and extended family to live under one roof by creating additional bedrooms on the third floor.

Granting the requested relief by allowing for conversion of the existing attic space into appropriately sized dormers will allow for the family to live in an uncongested environment while maintaining the historic character of the existing dwelling, neighborhood and Huron Avenue streetscape.

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 non-conforming size and shape of the lot and the structure thereon such that any addition to the left side of the dwelling would require Variance due to the left side setback being less than five (5) feet.

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

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

The conversion of the structure to a single family will not be a detriment to the public good because the reduction will reduce congestion and lessen the intensity of the use. Additionally, the requested addition has support from the neighbors and abutters most directly affected by the dormer and additional windows.

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 relief is modest in nature and will provide additional bedrooms creating a more family friendly living environment while also improving Cambridge's aging housing stock with family friendly housing. Lastly, the dormers have been designed to be consistent with the dormer guidelines and are similar to the adjacent homes along Huron Avenue as detailed in the photos submitted with this application.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** Two Family
LOCATION: 482 Huron Ave Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	3,491sf	3,491sf	2,284sf	(max.)	
<u>LOT AREA:</u>	4,567sf	4,567sf	5000sf	(min.)	
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.76	.76	.5	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2,284sf	4,567sf	2500sf	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	47.00'	47.00'	15'	(min.)
	DEPTH	97.36'	97.36'	25'	
<u>SETBACKS IN FEET:</u>	FRONT	17.2'	17.2'	15'	(min.)
	REAR	30'-6"	30'-6"	25'	(min.)
	LEFT SIDE	4.2'	4.2'	7.5'	(min.)
	RIGHT SIDE	11.5'	11.5'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35'-2"	35'-2"	35'	(max.)
	LENGTH	49.28'	49.28'	n/a	
	WIDTH	31.3'	31.3'	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	30%	30%	40%	(min.)	
<u>NO. OF DWELLING UNITS:</u>	2	1	1	(max.)	
<u>NO. OF PARKING SPACES:</u>	2	2	1	(min./max)	
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)	
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	11'	11'	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.

The conversion also includes demolition of the front and rear porch roofs.

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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MIKE MESKIN & HOUMAN BAIAN
(OWNER)

Address: 103 HEMENWAY ST SUITE #B2 BOSTON MA 02115

State that I/We own the property located at 482 HUDON AVE, CAMBRIDGE MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of 482 HUDON AVE LLC

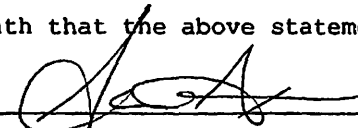
*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

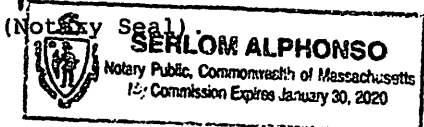
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Mike Meskin personally appeared before me, this 17th of February 2016, and made oath that the above statement is true.


Notary

My commission expires 01/30/2020



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



CITY OF CAMBRIDGE
 MASSACHUSETTS
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 831 MASSACHUSETTS AVENUE
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2016 MAR 28 PM 4:13

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Plan No: BZA-009761-2016

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I/We MIKE MESKIN & HANNAH BAIANU
(OWNER)

Address: 103 HEMENWAY ST SUITE #82 BOSTON, MA 02115

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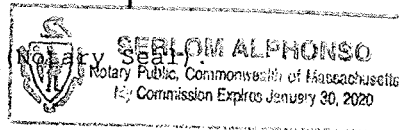
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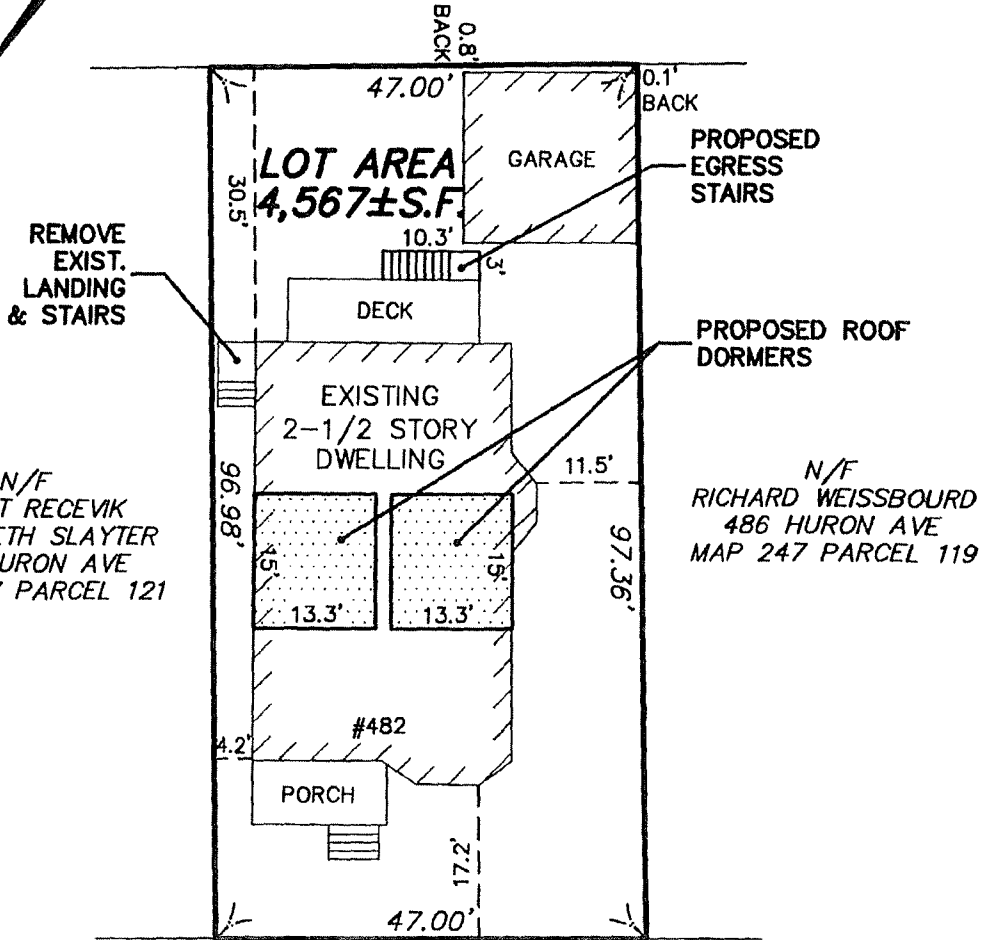
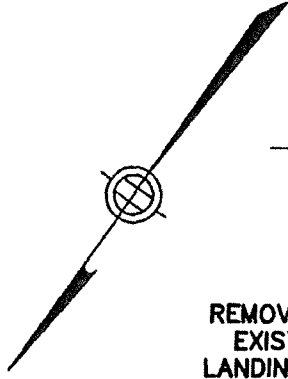
 Notary

My commission expires 01/30/2020



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N/F
 JAMES &
 SUSAN McGLENNON
 149 LARCH ROAD
 MAP 247 PARCEL 131



N/F
 MARAT RECEVIK
 & ELSPETH SLAYTER
 478 HURON AVE
 MAP 247 PARCEL 121

N/F
 RICHARD WEISSBOURD
 486 HURON AVE
 MAP 247 PARCEL 119



HURON AVENUE

(PUBLIC - 70' WIDE)

PLAN

SCALE: 1"=20'

ZONING SETBACKS: RESIDENCE-B

FRONT YARD 20'
 SIDE YARD 15'
 REAR YARD 25'

RECORD OWNER:

JANET BARRETT & BARBARA A. RIDEOUT
 BOOK 28772 PAGE 210

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN FEBRUARY 2016 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

2-16-16

DATE

Scott M. Cerrato

SIGNATURE

MAP 247 PARCEL 121

SCOTT M. CERRATO
 Professional Land Surveyor

PROPOSED PLOT PLAN
 482 HURON AVENUE
 CAMBRIDGE, MASSACHUSETTS

24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

JOB NO:

16-011

SCALE:

1"=20'

DATE:

2-16-16

BY:

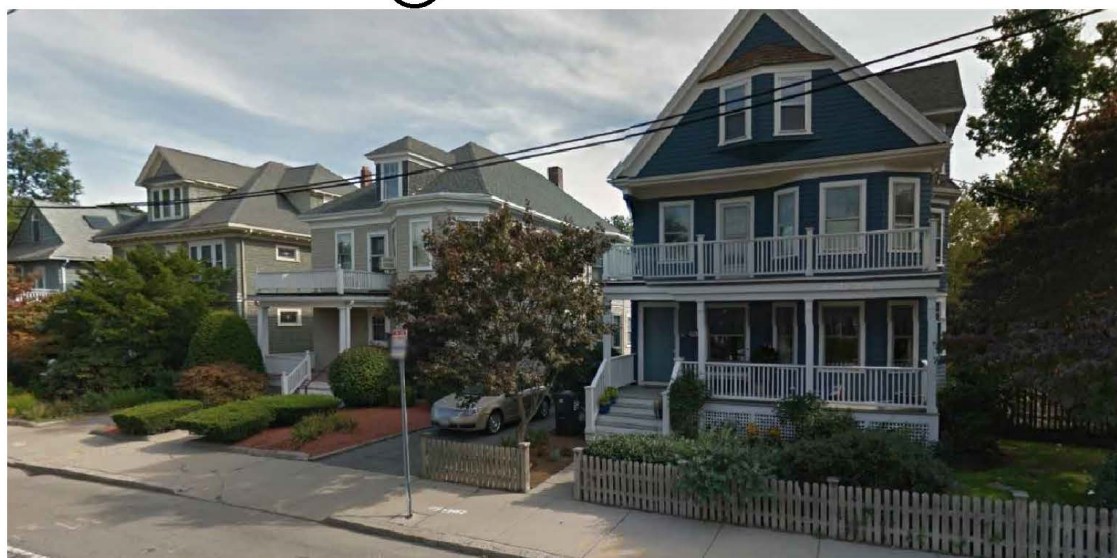
SMC



1 FRONT VIEW 478 HURON AVENUE



2 STREET VIEW (WEST) 478 TO 486 HURON AVENUE



3 STREET VIEW (EAST) 478 TO 486 HURON AVENUE



4 FRONT VIEW (WEST) 482 TO 486 HURON AVENUE



5 FRONT VIEW 486 HURON AVENUE

Location

PROPOSED ADDITION/
RENOVATION
482 HURON STREET
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

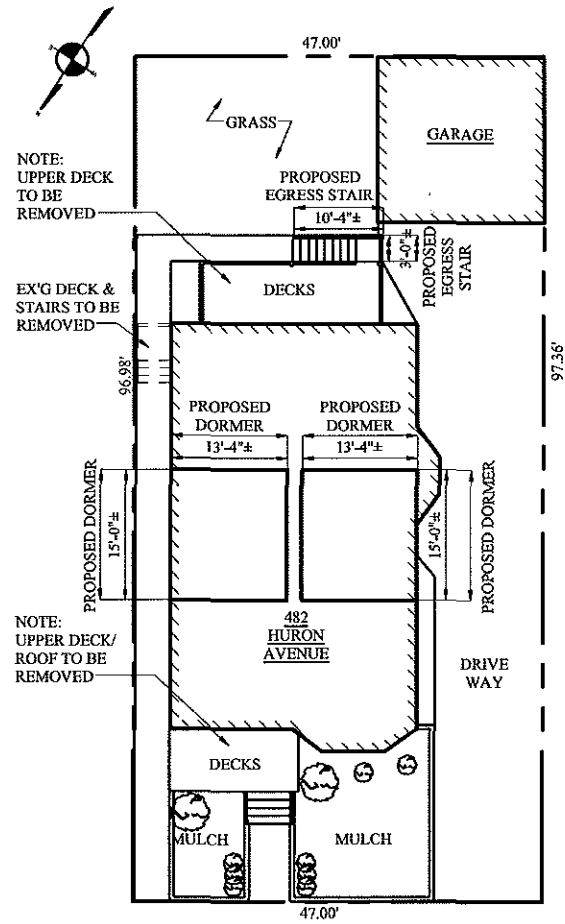
No.	Revision Date

Project No: 15342
Scale: AS NOTED
Date: 03-23-16
Drawn By: ST

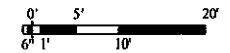
Drawing Name
PHOTOGRAPHS

Sheet No.
P-1.1

PROPOSED ADDITION/ RENOVATION 482 HURON STREET CAMBRIDGE, MASSACHUSETTS



HURON AVENUE



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

DRAWING NOT TAKEN FROM INSTRUMENTAL SURVEY. INFORMATION TAKEN FROM PLOT PLAN BY SCOTT M. CERRATO, PROFESSIONAL LAND SURVEYORS EXETER, NH (FEBRUARY 12, 2016)

EXISTING FLOOR AREA		PROPOSED FLOOR AREA	
FIRST FLOOR	=1,620 S.F.±	FIRST FLOOR	= 1,620 S.F.±
SECOND FLOOR	=1,364 S.F.±	REMOVED COVERED DECK	= -105 S.F.±
ATTIC AREA ABOVE 5'-0"	=507 S.F.±	REMOVED COVERED DECK	= -151 S.F.±
TOTAL	=3,491 S.F.±	SECOND FLOOR	= 1,364 S.F.±
3,491 S.F.±/4,567 S.F.	=0.76 EXISTING F.A.R.	EX'G ATTIC AREA ABOVE 5'-0"	= 507 S.F.±
		PROPOSED ADDITIONAL	
		THIRD FLOOR/ ATTIC	
		LIVING SPACE	=253 S.F.±
		TOTAL	=3,488 S.F.±
		3,488 S.F.±/4,567 S.F.	=0.76 PROPOSED F.A.R.



PROPOSED ADDITION/
RENOVATION
482 HURON STREET
CAMBRIDGE, MA

**Choo
Company, Inc.**
One Billings Road Quincy, MA 02171
617-786-7127 fax 617-786-7715

No.	Revision Date
	01-18-16
	02-15-16
	02-23-16
	03-11-16

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Drawing Name
COVER SHEET

Sheet No.
A-0

ZONING SUMMARY RES. B

RESIDENTIAL	FLOOR AREA RATIO MAX.	MINIMUM LOT SIZE	MINIMUM LOT SIZE FOR EA. ADD. D.U.	MINIMUM LOT WIDTH	FRONT YARD MIN. DEPTH FEET	SIDE YARD MIN. DEPTH FEET	REAR YARD MIN. DEPTH FEET	MAX. HEIGHT OF BUILDING	MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA
REQUIRED BY ZONING	0.5	5,000 S.F.	2,500 S.F.	50'-0"	15'-0"	7'-6" (SUM OF 20'-0")	25'-0"	35'-0"	40%
EXISTING CONDITIONS	3,491 S.F./4,567 S.F. = 0.76	4,567 S.F.	N/A	47'-0"	17.2'	4'-2" & 11.5" SUM OF 15.7'	30.5'	35'-2"	YARD AREA (665 S.F.) + DECK AREA (516 S.F.) = 1,181 S.F./4,567 S.F. = 26%
PROPOSED PROJECT	3,488 S.F./4,567 S.F. = 0.76 NO CHANGE	4,567 S.F. NO CHANGE	N/A	47'-0" NO CHANGE	17.2' NO CHANGE	4'-2" & 11.5" SUM OF 15.7' VIOLATION	20.5' VIOLATION	35'-2" NO CHANGE	30% NO CHANGE

KEY

⊙	SMOKE DETECTOR
⊙	HEAT DETECTOR
⊙	CARBON MONOXIDE DETECTOR
⊙	FAN
⊙	WINDOW TYPE
⊙	FIRE EXTINGUISHER
▨	NEW WALL
—	EX'G WALL TO REMAIN
- - -	WALL TO BE REMOVED

CODE SUMMARY

EX'G TYPE 5B CONSTRUCTION
EX'G 2 STORIES
PROPOSED 2.5 STORIES
EX'G R-3 USE GROUP (2 FAMILY)
PROPOSED 1 FAMILY
ZONE RES. B

Location

**PROPOSED ADDITION/
RENOVATION
482 HURON STREET
CAMBRIDGE, MA**

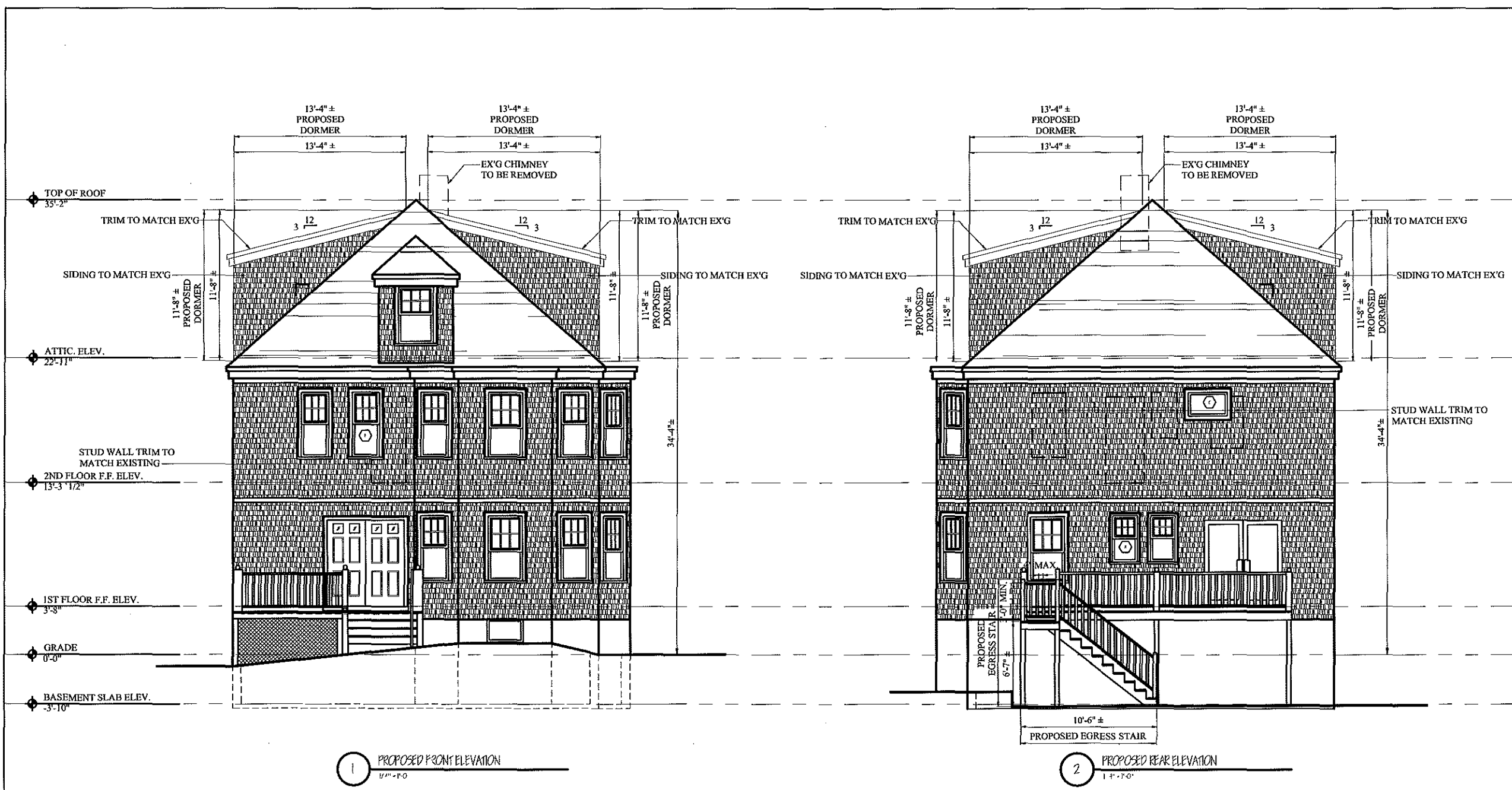


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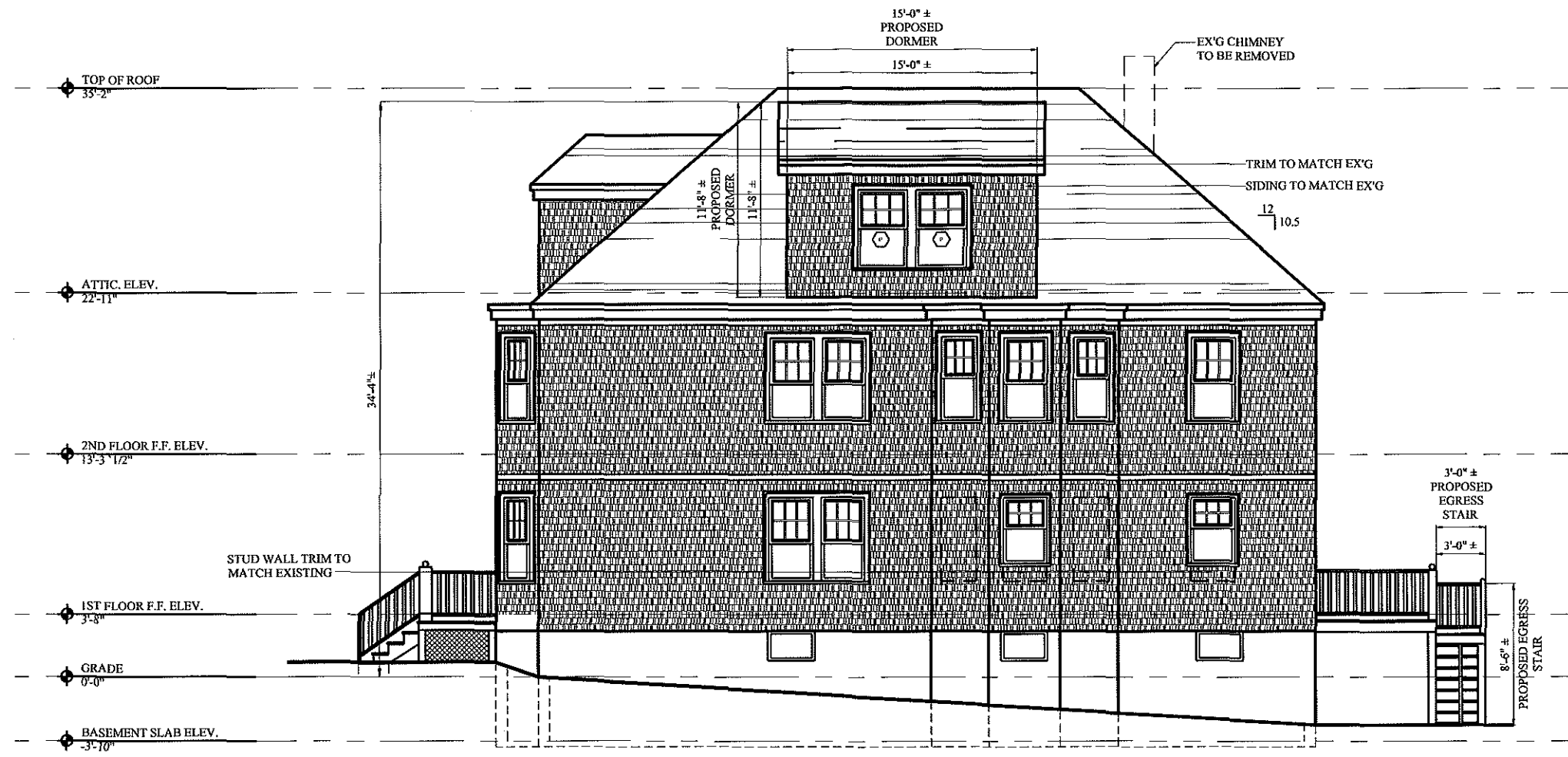
Drawing Name:
PROPOSED ELEVATIONS

Sheet No:
A-2.1



WINDOW SCHEDULE CONTRACTOR TO VERIFY SIZE AND QUANTITY BEFORE ORDERING

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	UNOBSTRUCTED GLASS	REMARKS
A	ANDERSON (OR EQUAL)	TW2036	1	2'-2-1/8" X 3'-9 1/4"	19" X 17-15/16"	
B	ANDERSON (OR EQUAL)	DHT2017	1	2'-2 1/8" X 1'-9-7/8"	19" X 15-15/16"	
C	ANDERSON (OR EQUAL)	2820	1	3'-2 1/8" X 1'-9-7/8"	31" X 15-15/16"	
D	ANDERSON (OR EQUAL)	TW21052	4	3'-1/8" X 5'-5-1/4"	29" X 27-15/16"	MEETS EGRESS WINDOW REQUIREMENTS
E	ANDERSON (OR EQUAL)	TW20410	1	2'-2 1/8" X 5'-1-1/4"	19" X 25-15/16"	



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

Location

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482 HURON STREET
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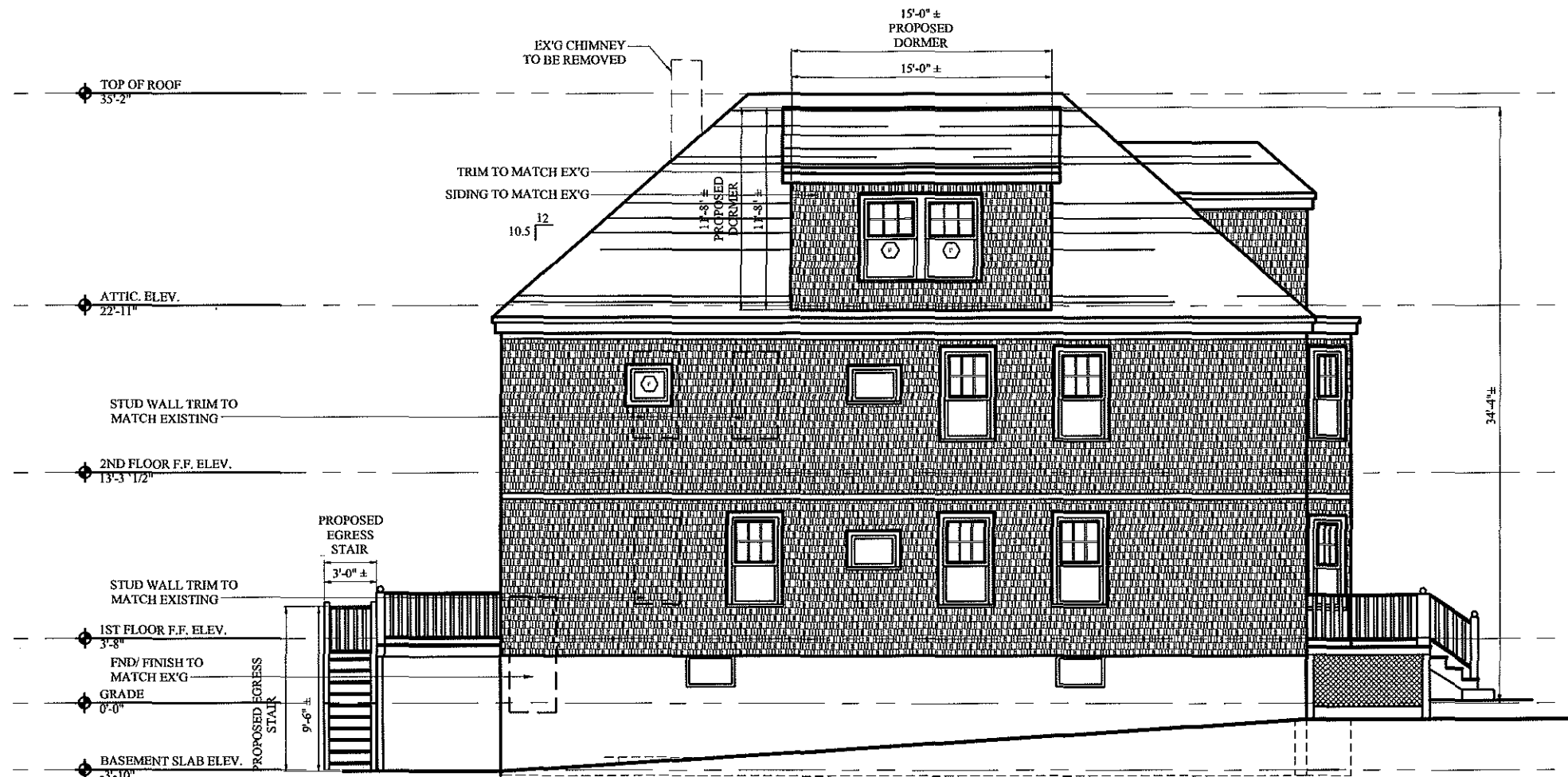
One Billings Road Quincy, MA 02171
617-786-7727 Fax 617-786-7715

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Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.2



1 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

TABLE 705.8 - MAX. AREA OF EXTERIOR WALL OPENINGS
LEFT SIDE ELEVATION
 3'-0" TO LESS THAN 5'-0" FOR R-3 USE = ALLOWED 15% PROTECTED
 WALL AREA = 1,214 S.F. ± X 0.15 = 182.1 S.F. ALLOWED
 OPENINGS = 115 S.F. ± = OKAY

Location

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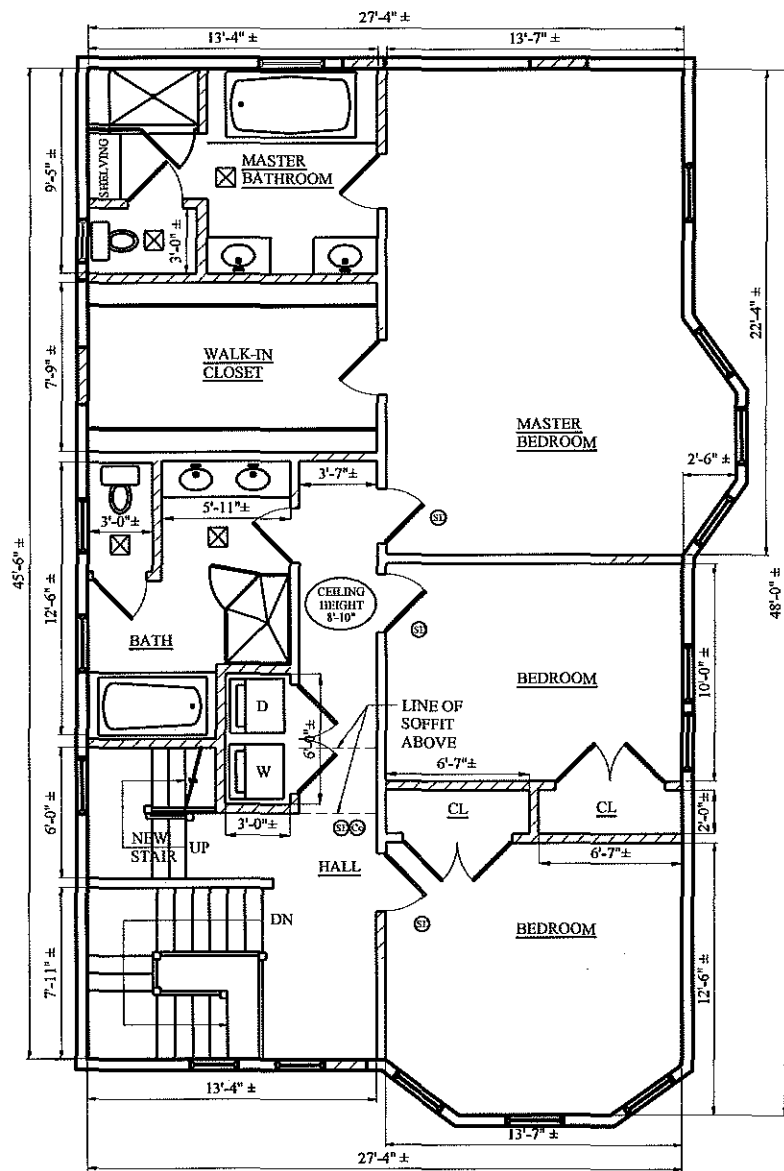
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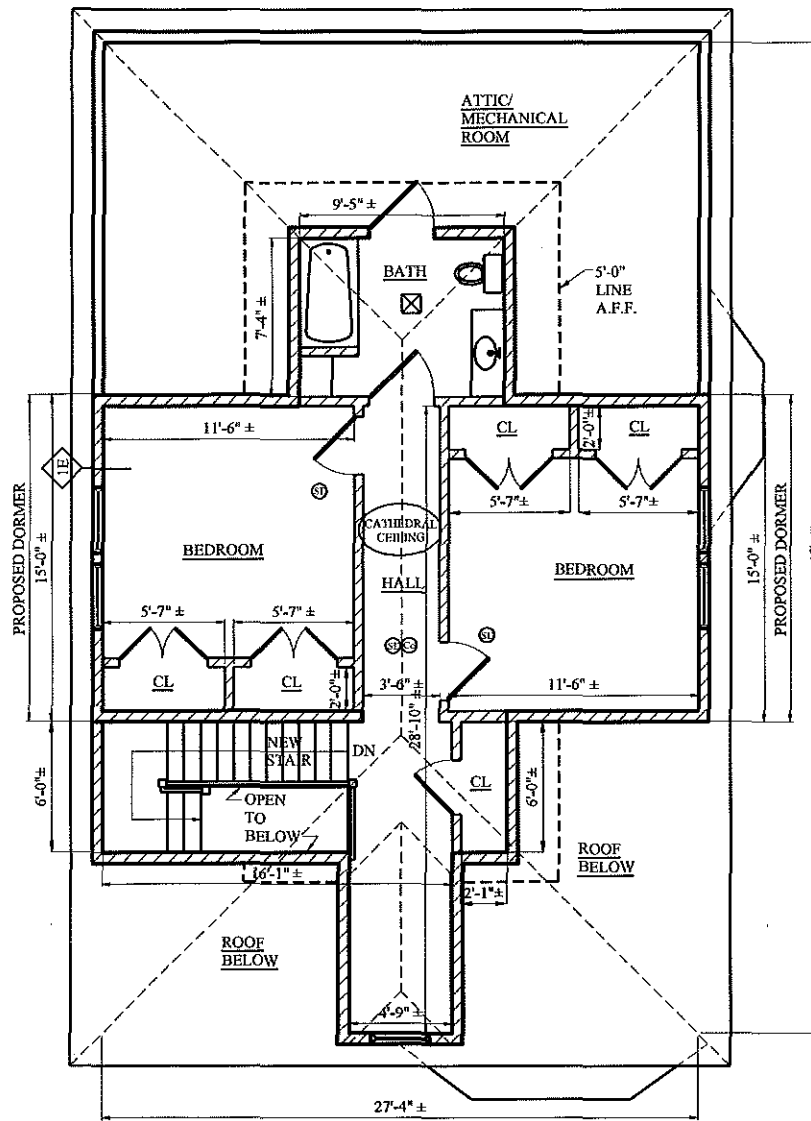
Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.3



— HURON AVENUE —

3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



— HURON AVENUE —

4 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

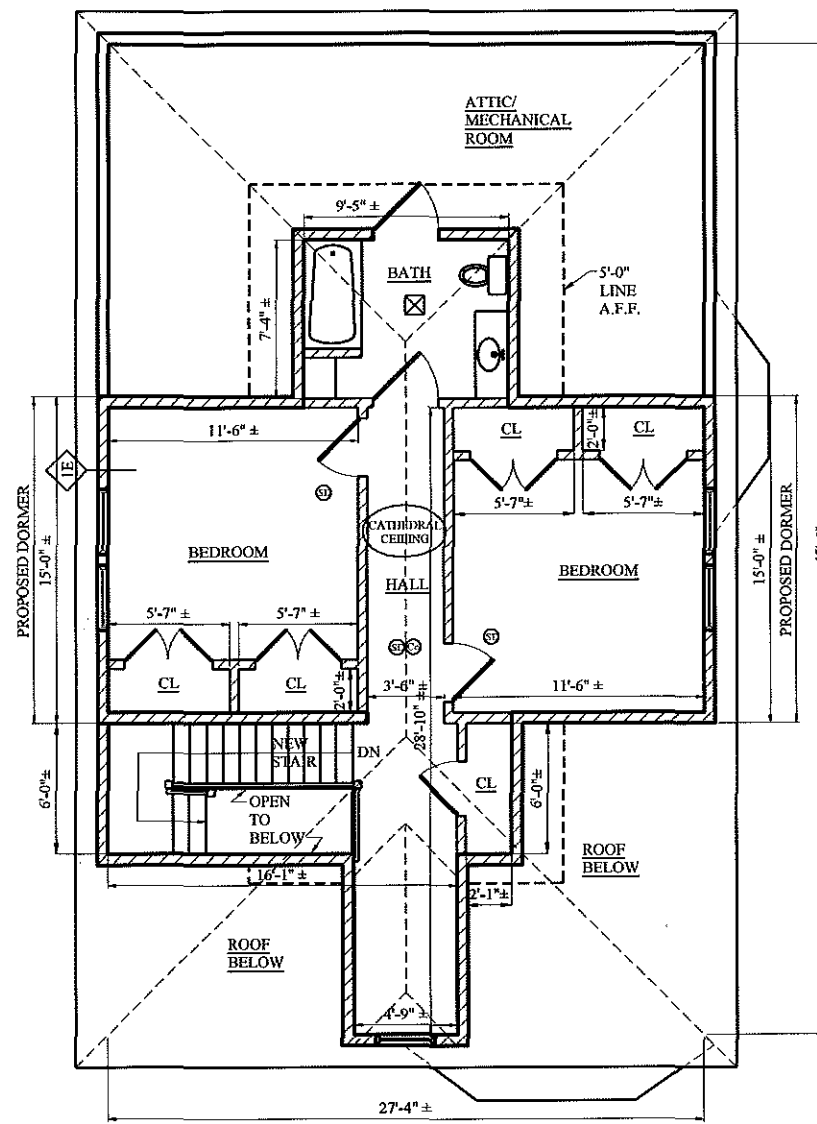
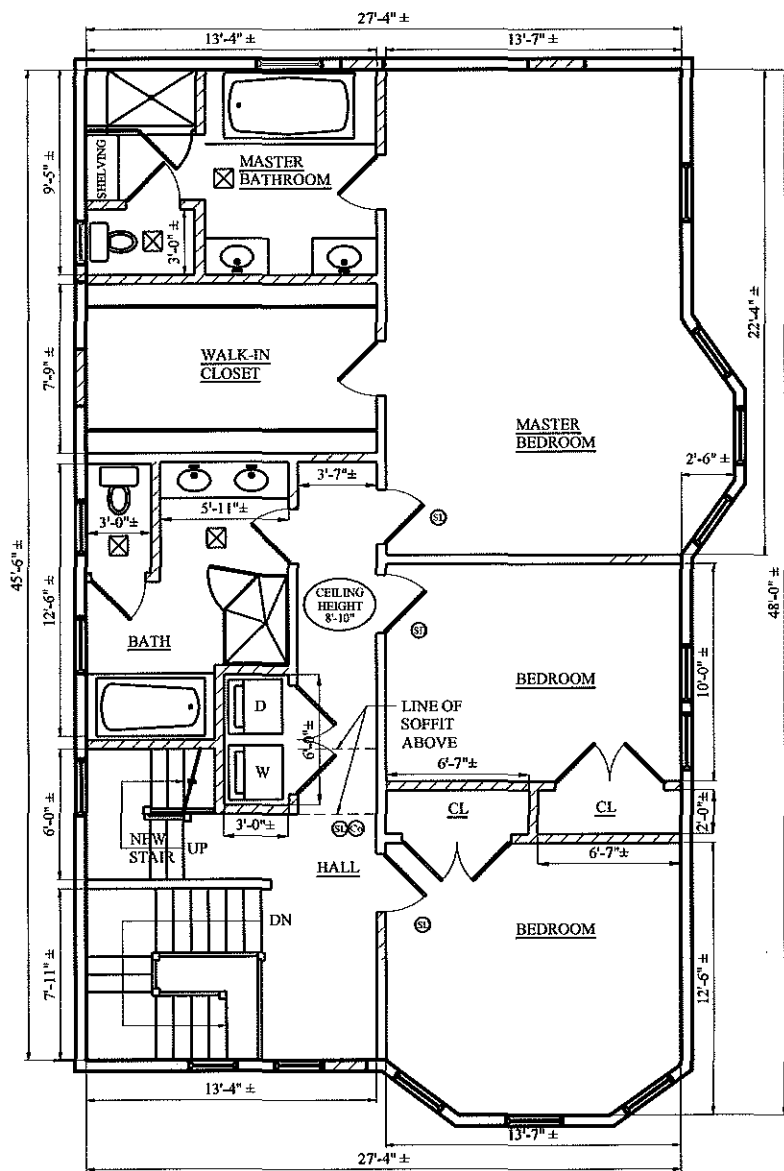
Location
**PROPOSED ADDITION/
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 CAMBRIDGE, MA**

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Drawing Name
**PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.2



Location

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Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-1.2

Location

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482 HURON STREET
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Q
Company, Inc.

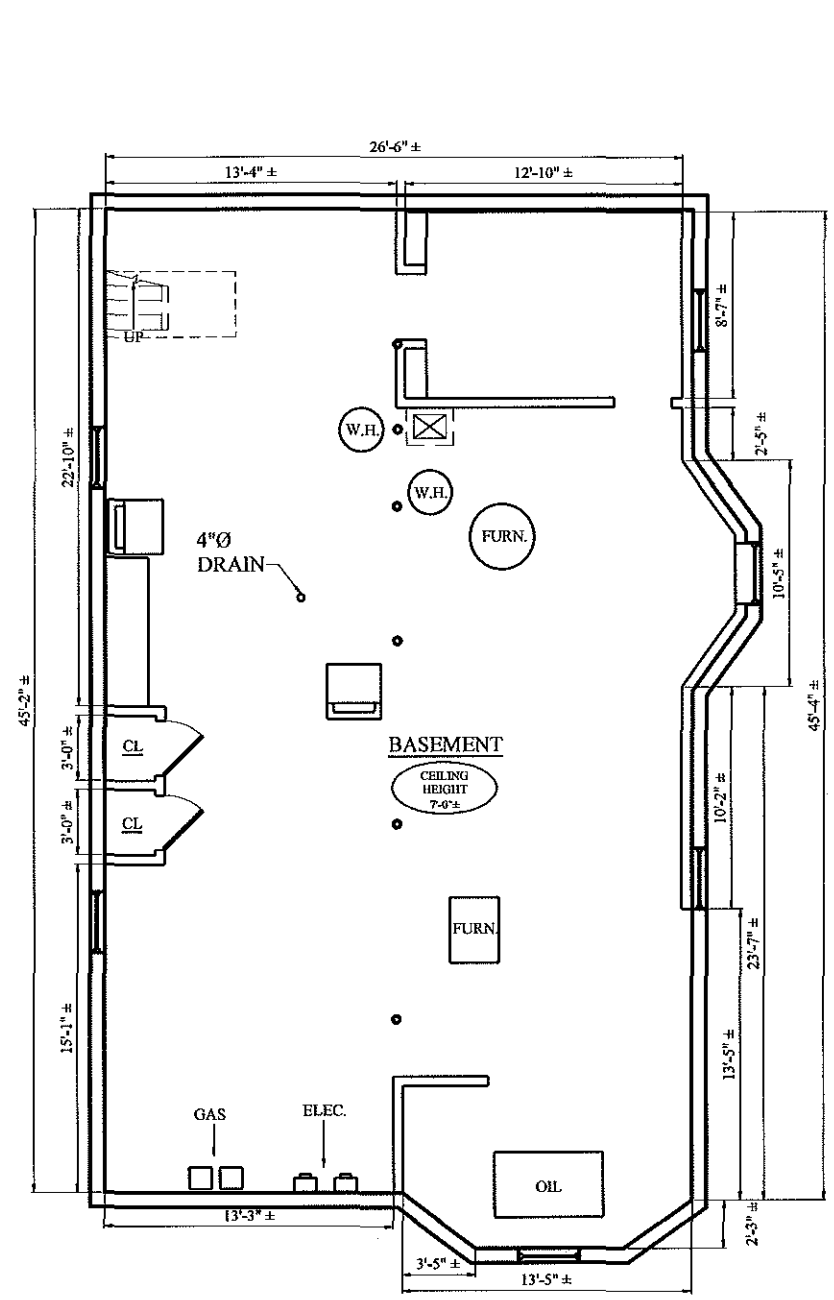
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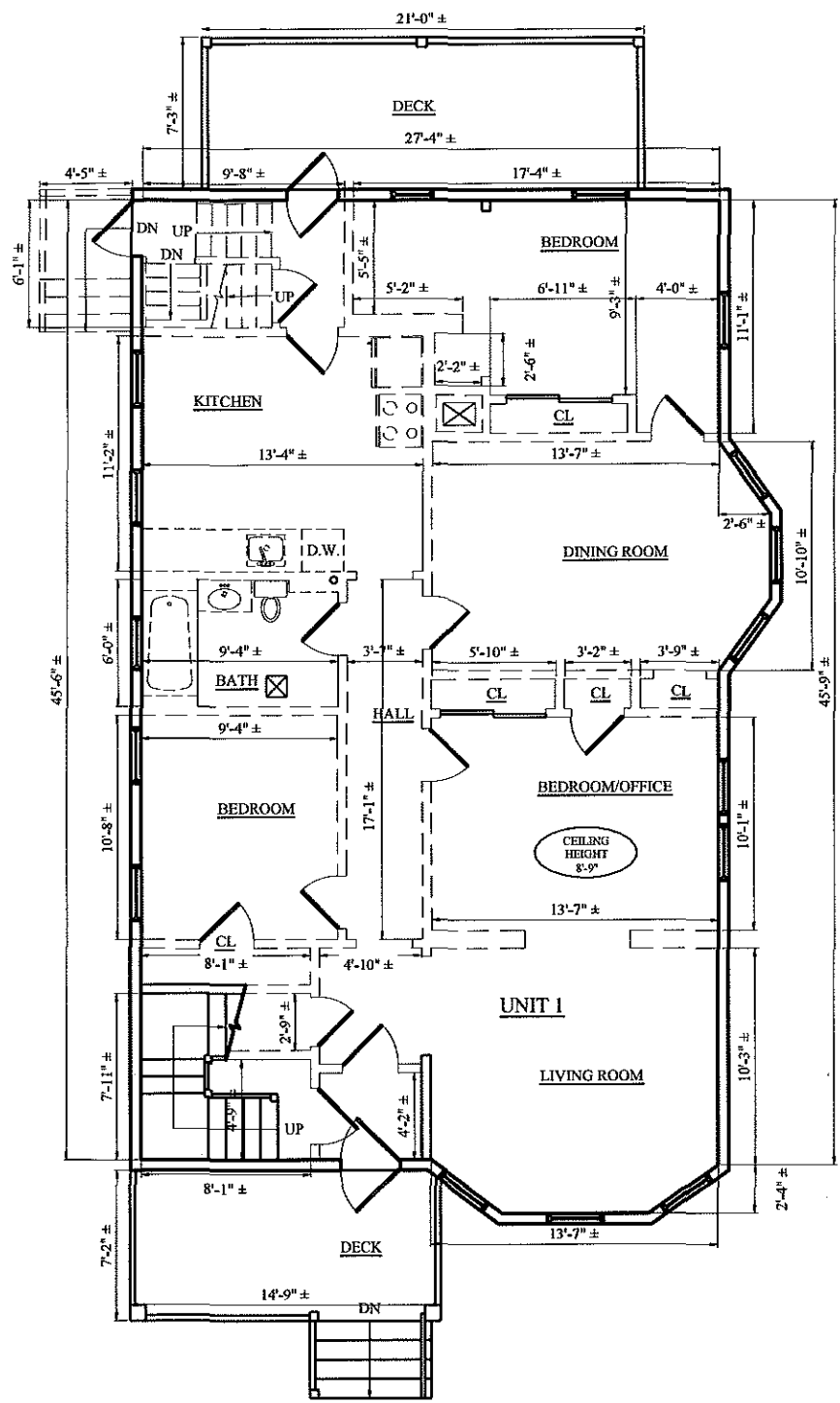
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Scale: AS NOTED
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Drawing Name
**DEMOLITION
FLOOR PLANS**

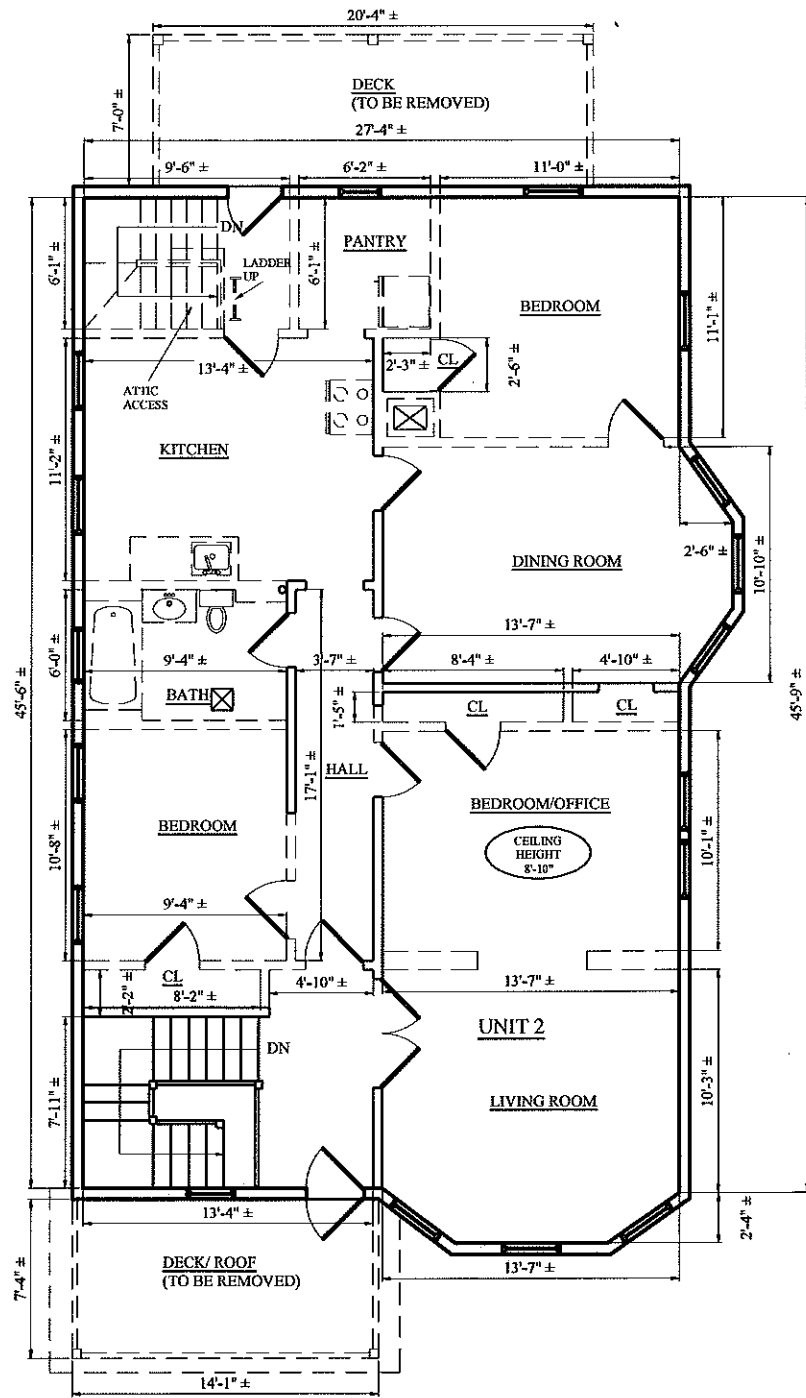
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D-1.1



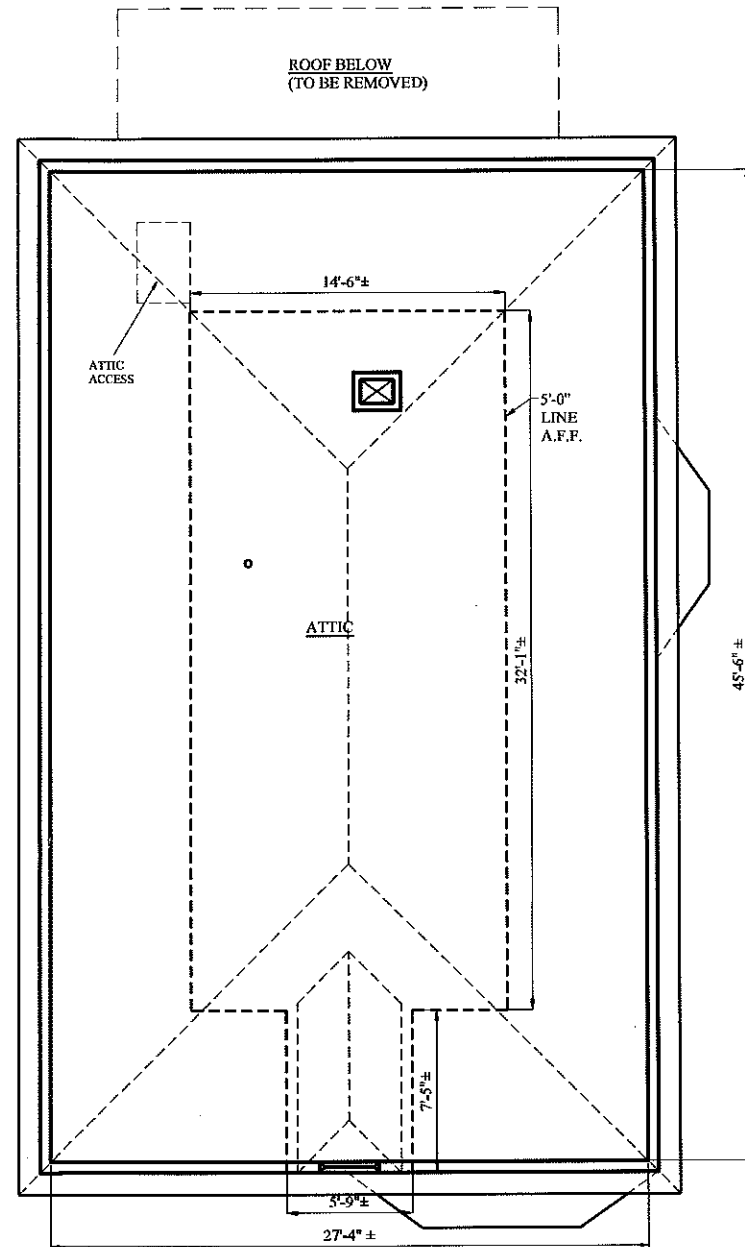
— HURON AVENUE —
1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



— HURON AVENUE —
2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



— HURON AVENUE —
 3 EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"



— HURON AVENUE —
 4 EXISTING THIRD FLOOR PLAN
 1/4" = 1'-0"

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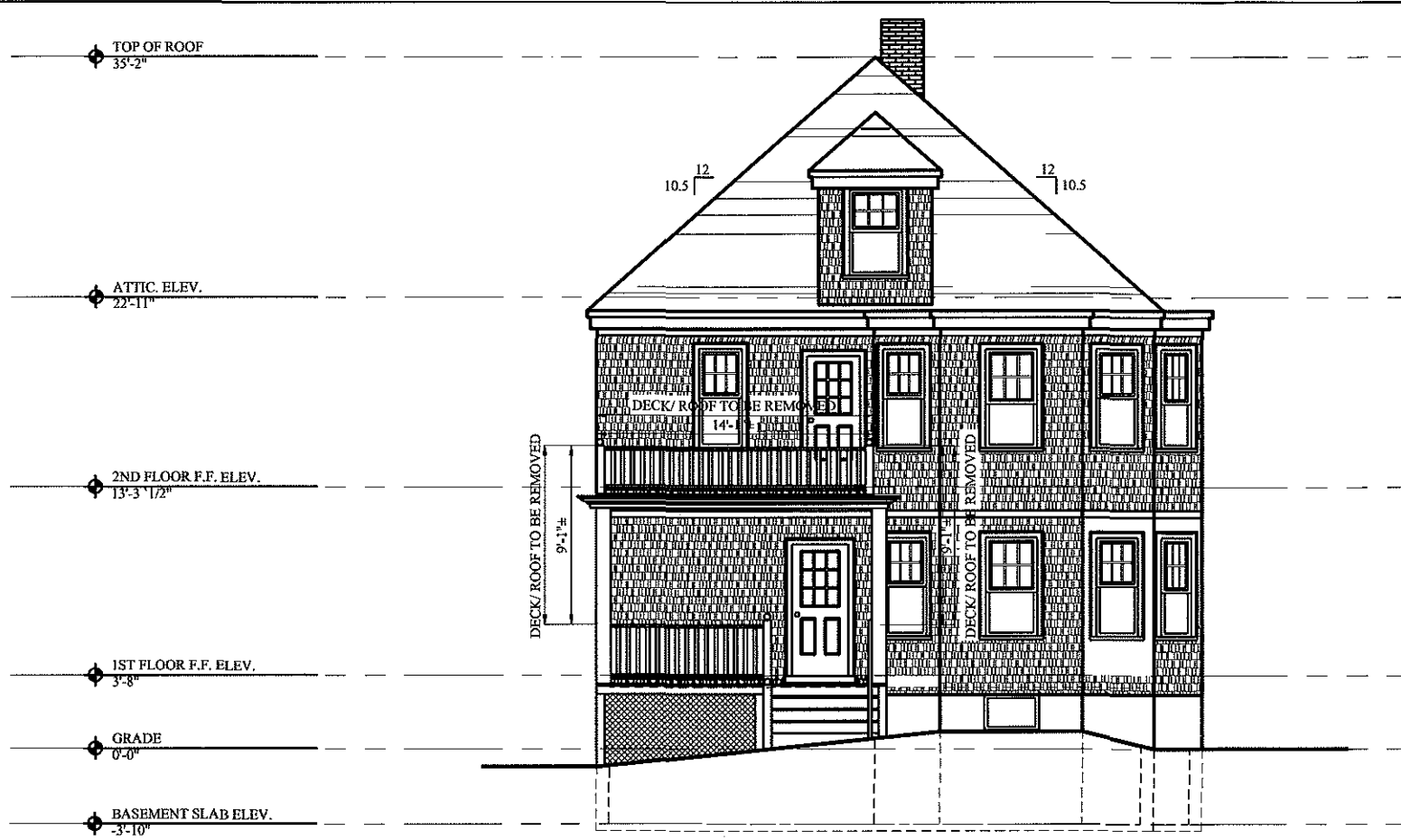
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Drawing Name
DEMOLITION FLOOR PLANS

Sheet No.
D-1.2



1 EXISTING FRONT ELEVATION
14'-0"



2 EXISTING RIGHT ELEVATION
14'-0"

**PROPOSED ADDITION/
RENOVATION
482 HURON STREET
CAMBRIDGE, MA**

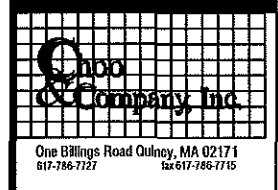
One Billings Road Quincy, MA 02171
617-788-7727 fax 617-788-7715

No.	Revision Date
	01-18-16
	02-15-16
	02-23-16
	03-11-16

Project No: 15342
Scale: AS NOTED
Date: 01-05-16
Drawn By: ST
Drawing Name: EXISTING ELEVATIONS
Sheet No: D-2.1

Location

**PROPOSED ADDITION/
RENOVATION
482 HURON STREET
CAMBRIDGE, MA**

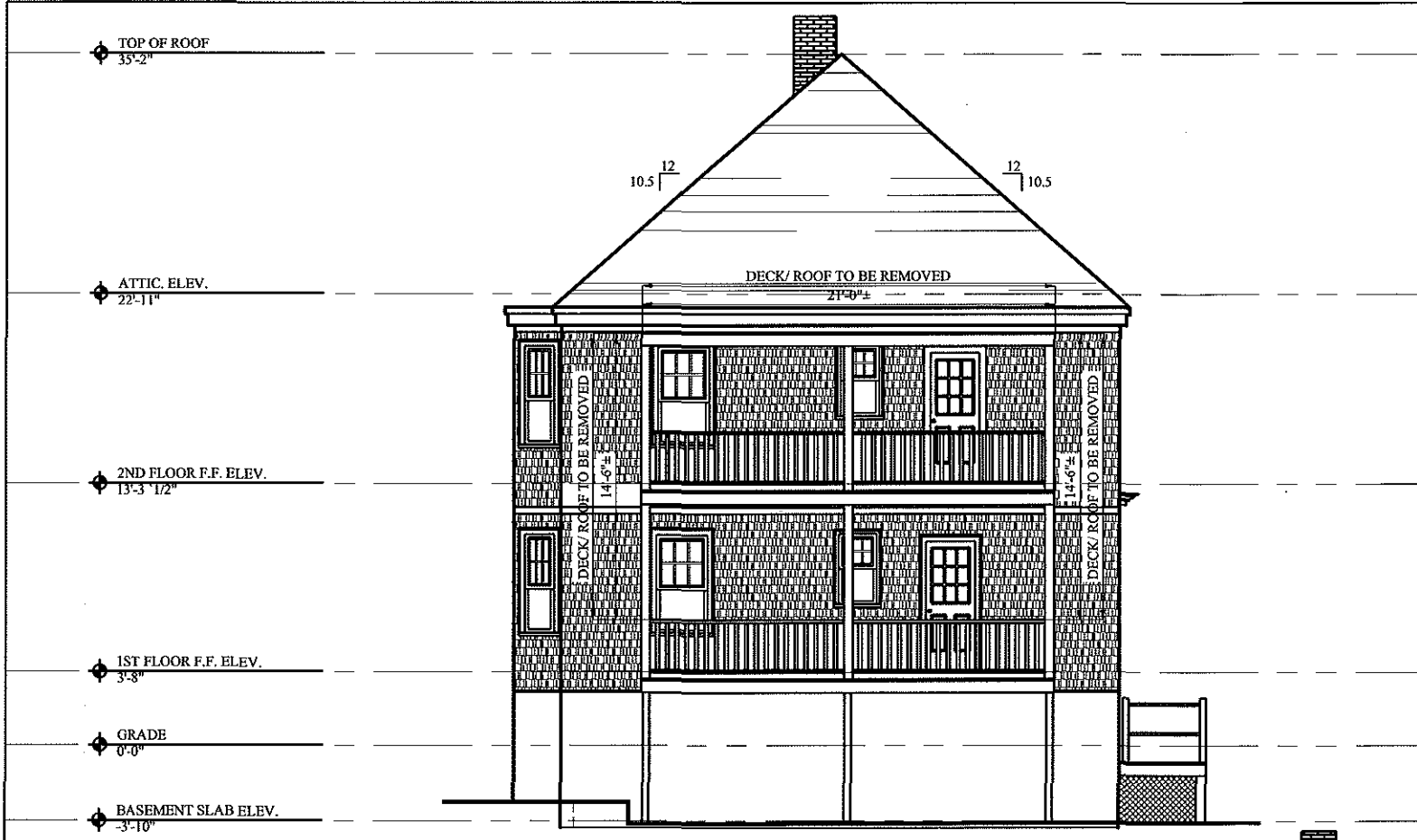


No.	Revision Date
	01-18-16
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	03-11-16

Project No: 15342
 Scale: AS NOTED
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 Drawn By: ST

Drawing Name:
EXISTING ELEVATIONS

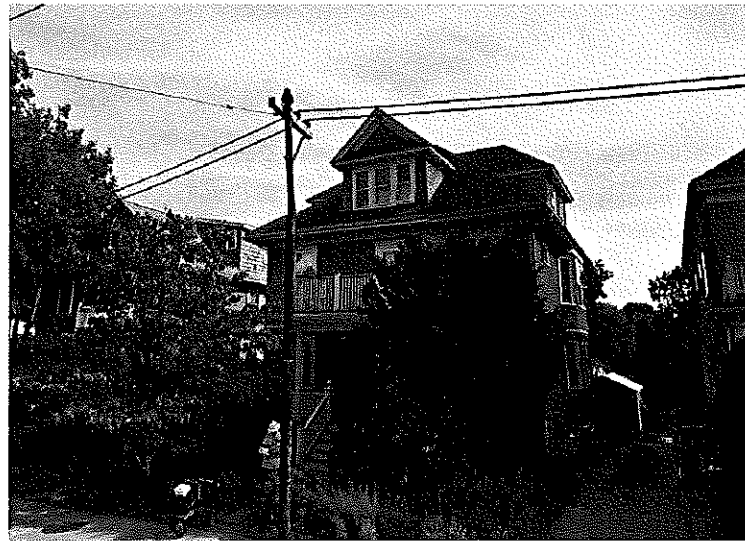
Sheet No:
D-2.2



1 EXISTING REAR ELEVATION
14'-10"



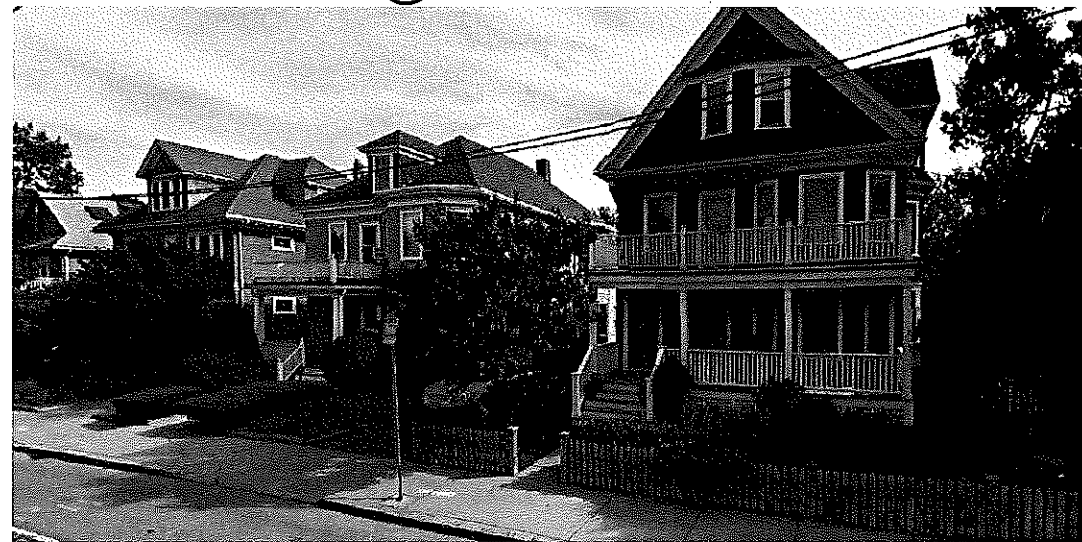
2 EXISTING LEFT ELEVATION
14'-10"



1 FRONT VIEW 478 HURON AVENUE



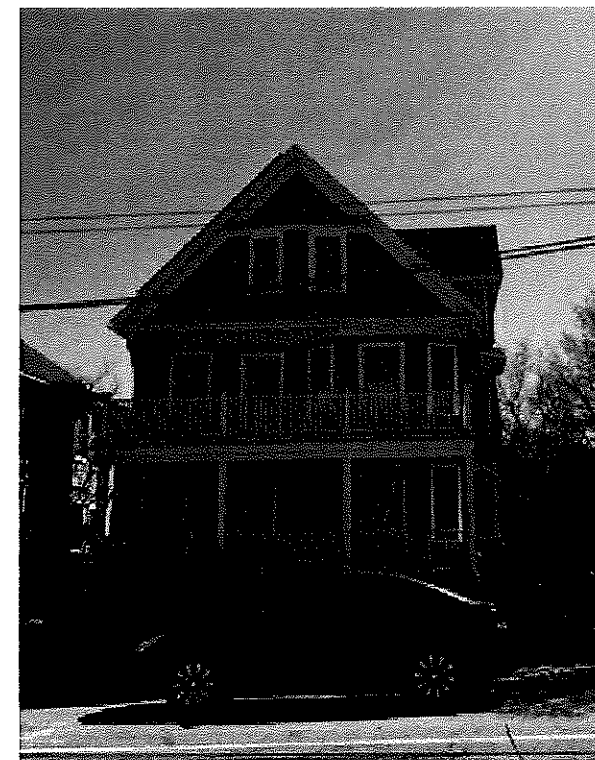
2 STREET VIEW (WEST) 478 TO 486 HURON AVENUE



3 STREET VIEW (EAST) 478 TO 486 HURON AVENUE



4 FRONT VIEW (WEST) 482 TO 486 HURON AVENUE



5 FRONT VIEW 486 HURON AVENUE

PROPOSED ADDITION/
RENOVATION
482 HURON STREET
CAMBRIDGE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax: 617-786-7715

No.	Revision Date

Project No: 15342
Scale: AS NOTED
Date: 03-23-16
Drawn By: ST

Drawing Name:
PHOTOGRAPHS

Sheet No.
P-1.1

482 Huron Ave

Petitioner
SEAN D. HOPE, ESQ.
675 MASS AVENUE – 5TH FLOOR
CAMBRIDGE, MA 02139

247-121
HARTMAN, MICHAEL P. &
ELIZABETH W. RANDALL
478 HURON AVE., UNIT #2
CAMBRIDGE, MA 02138

247-119
WEISSBOURD, RICHARD & E. AVERY RIMER
486 HURON AVE
CAMBRIDGE, MA 02138

247-197
DILL, RICHARD
474 HURON AVE., UNIT #1
CAMBRIDGE, MA 02138

248-31
ANDERSON, GEORGE MCCULLOUGH IV &
BRIDGET ELIZABETH RODRIQUEZ
171 LARCH RD
CAMBRIDGE, MA 02138

247-197
COONEY, KRISTEN A.
474 HURON AVE. UNIT#2
CAMBRIDGE, MA 02138

247-199
SCHEIDE, JOHN R. & LUISA BUCHANAN
84 GROZIER RD
CAMBRIDGE, MA 02138

248-39
MOORE, JULIE K.
481 HURON AVE.
CAMBRIDGE, MA 02138

247-121
RECEVIK, MURAT & ELSPETH SLAYTER
478 HURON AVE., #1
CAMBRIDGE, MA 02138

247-131
MCGLENNON, JAMES & SUSAN MCGLENNON
149 LARCH RD
CAMBRIDGE, MA 02138

247-130
SEFI LLC
145 LARCH RD
CAMBRIDGE, MA 02138

248-35
MORRISSEY, PATRICIA A.
479 HURON AVE
CAMBRIDGE, MA 02138

248-39
DILLIPLANE, PATRICIA ANNE
483 HURON AVE., UNIT #483
CAMBRIDGE, MA 02138

247-120
RILEY, RUTH E., A LIFE ESTATE
482 HURON AVE
CAMBRIDGE, MA 02138



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 482 Huron Ave:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demo permit anticipated.
- 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 zrb Date 3/28/14
Received by uploaded to Energov Date "
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

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

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic/demolitiondelay.html>