



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

BZA APPLICATION FORM

Plan No: BZA-010548-2016

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Bolalek Construction, LLC - C/O Andrzej Bolalek

PETITIONER'S ADDRESS : 189 Rockland St. Canton, MA 02021

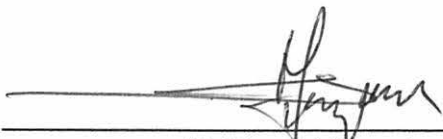
LOCATION OF PROPERTY : 52 Foster St Cambridge, MA

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

REASON FOR PETITION :
 Other: Altering windows in a setback

DESCRIPTION OF PETITIONER'S PROPOSAL :
Special permit to alter windows within a setback.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

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

ANDRZEJ BOLALEK
 (Print Name)

Address : 189 ROCKLAND ST.
CANTON, MA 02021

Tel. No. : 617-721-0881

E-Mail Address : BOLALEK.CO@GMAIL.COM

Date : 6/14/16

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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


I/We Charles and Ann Bonney
(OWNER)

Address: 52 Foster St., Cambridge, MA 02138

State that I/We own the property located at 52-54 Foster St., which is the subject of this zoning application.

The record title of this property is in the name of Charles M. Bonney and Ann A. B. Bonney

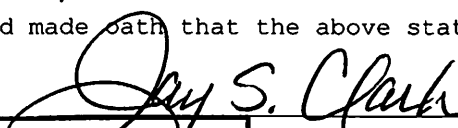
*Pursuant to a deed of duly recorded in the date 09/11/2014, Middlesex South County Registry of Deeds at Book 63478, Page 436; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____

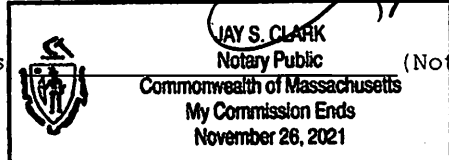

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MERRIMACK

The above-name CHARLES BONNEY personally appeared before me, this 14 of JUNE, 2016, and made oath that the above statement is true.

 Notary

My commission expires _____
 (Notary Seal).
JAY S. CLARK
Notary Public
Commonwealth of Massachusetts
My Commission Ends
November 26, 2021

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

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REVISED 1961
My Commission ends
Commonwealth of Massachusetts
Notary Public
JAY S. CLARK



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 52 Foster St 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:
- 8.22.1 (d) The proposed window change will not substantially alter the use, purpose or function of these windows from the existing.
- 8.22.2 (c) The proposed window change would not be detrimental to the neighborhood nor would it further violate the dimensional requirements in Article 5.000 or the off street parking or loading requirements in Article 6.000.
- 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:
- N/A
- 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:
- The use of the proposed windows will not substantially change from the use of the existing windows. Adjacent properties should not be affected by these changes.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The use of the proposed windows will not substantially change from the use of the existing windows, if anything the proposed window placement and upgrade will improve health, safety and welfare of occupant in proposed.
- 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 use of the proposed windows will not substantially change from the use of the existing windows. The integrity of the proposed, the adjacent and the district should not be affected by these changes.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Bolalek Construction, LLC **PRESENT USE/OCCUPANCY:** Residential

LOCATION: 52 Foster St Cambridge, MA **ZONE:** Residence A-1 Zone

PHONE: 781-821-4234 **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3052</u>	<u>3014</u>	<u>1800</u>	(max.)
<u>LOT AREA:</u>	<u>2400</u>	<u>UNCHANGED</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	<u>1.27</u>	<u>1.26</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1200</u>	<u>UNCHANGED</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>38.8</u>	<u>UNCHANGED</u>	<u>1500</u>	(min.)
DEPTH	<u>69.6</u>	<u>UNCHANGED</u>	<u>50</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>3</u>	<u>UNCHANGED</u>	<u>10</u>	(min.)
REAR	<u>15</u>	<u>19</u>	<u>20</u>	(min.)
LEFT SIDE	<u>1.5</u>	<u>UNCHANGED</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>2.75</u>	<u>UNCHANGED</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>35.5</u>	<u>UNCHANGED</u>	<u>35</u>	(max.)
LENGTH	<u>42.7</u>	<u>38.75</u>	<u>N/A</u>	
WIDTH	<u>32.75</u>	<u>UNCHANGED</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>.35</u>	<u>.37</u>	<u>.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>UNCHANGED</u>	<u>1 PER 1500 SF</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>UNCHANGED</u>	<u>1 PER D.U.</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</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.

N/A

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'.



52

PARKING
PERMIT
ONLY

52

4







PARTIAL PERMIT ONLY
NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
OF PASSENGERS
OR MERCHANDISE
IN THE
LOADING AND UNLOADING
ZONE
EXCEPT FOR
PASSENGERS
OR MERCHANDISE
LOADING AND UNLOADING
ZONE



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

2016 JUN 28 AM 11:59

BZA APPLICATION FORM

Plan No: BZA-010548-2016
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

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

Special Permit : ✓ Variance : Appeal :

PETITIONER : Bolalek Construction, LLC - C/O Andrzej Bolalek

PETITIONER'S ADDRESS : 189 Rockland St. Canton, MA 02021

LOCATION OF PROPERTY : 52 Foster St Cambridge, MA

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

REASON FOR PETITION :

Other: Altering windows in a setback

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Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

(Petitioner(s) / Owner)

 ANDRZEJ BOLALEK

(Print Name)

Address : 189 ROCKLAND ST.

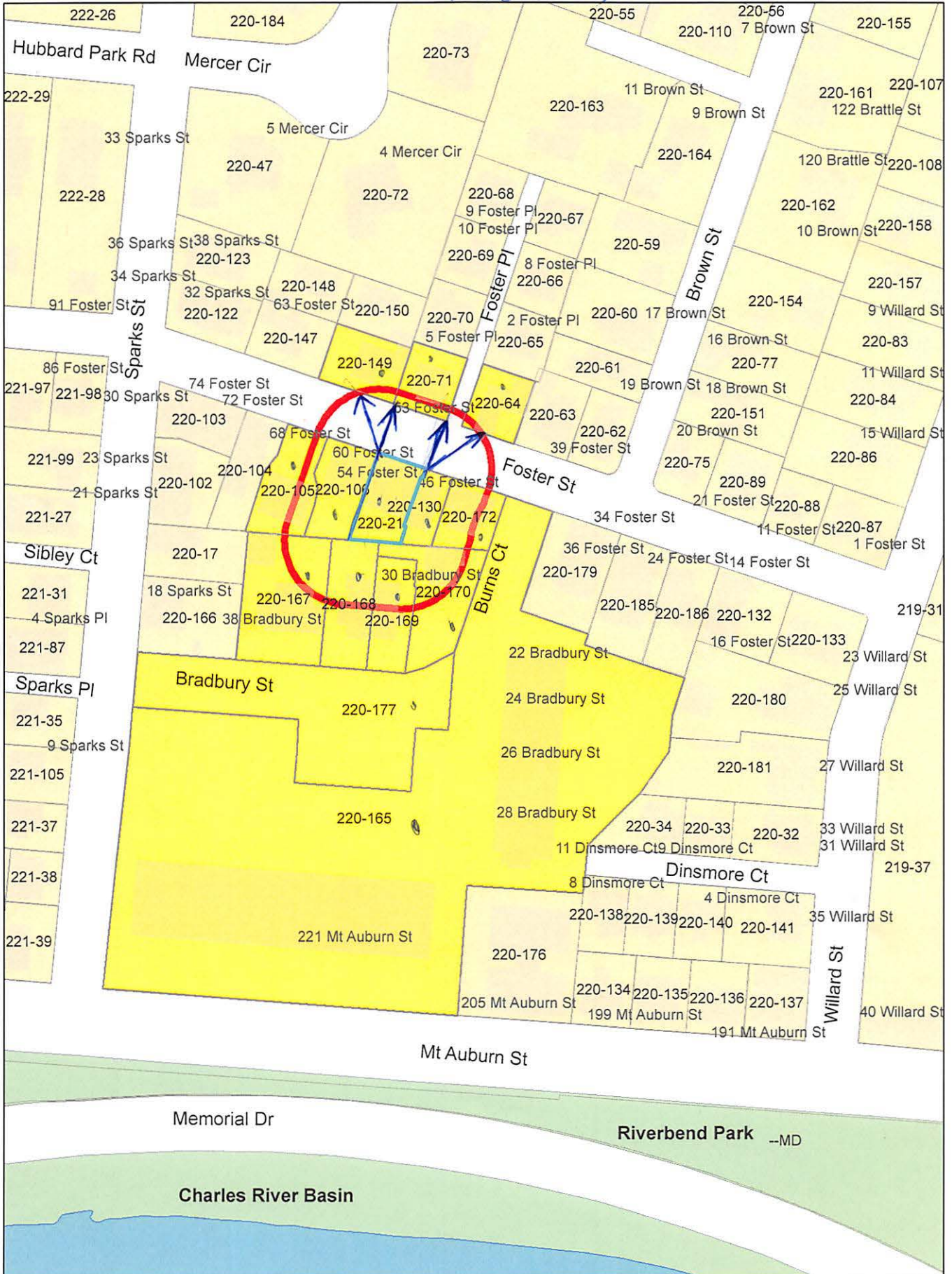
 CANTON, MA 02021

Tel. No. : 617-721-0881

E-Mail Address : BOLALEK.CO@GMAIL.COM

Date : 6/14/16

52 Foster St.



52 Foster st.

Petitioner 1 of 3

220-165
TEMIN, PETER & CHARLOTTE B. TEMIN
221 MT AUBURN ST. UNIT 603
CAMBRIDGE, MA 02138

220-165
MUCTEHITZAHE, MUZAFFER
221 MT AUBURN ST. UNIT#108
CAMBRIDGE, MA 02138

BOLALEK CONSTRUCTION, LLC
C/O ANDRZEJ BOLALEK
189 ROCKLAND STREET
CANTON, MA 02021

220-165
LAKIS, ANTONIA S.
TRUSTEE OF LAKIS FAMILY TRUST.
26D BRADBURY ST
CAMBRIDGE, MA 02138

220-165
BARRS, BARBARA
221 MT AUBURN ST., #310
CAMBRIDGE, MA 02138

220-165
MILLER, NAOMI
221 MT AUBURN ., #311
CAMBRIDGE, MA 02138

220-165
HEIFETZ, MILTON D., MD. & BETTY HEIFETZ
112 2 MARTIS LANDING
TRUCKEE, CA 96161

220-165
LURIA, ZELLA,
TR. OF THE ZL NOMINEE TRUST
221 MOUNT AUBURN ST., #101
CAMBRIDGE, MA 02138

220-165
MUCTEHITZADE, SERMIN
221 MT AUBURN ST., UNIT 104
CAMBRIDGE, MA 02138

220-165
MURRAY, SUNA & SABIHA MURRAY
29 BAY STATE RD #2
BOSTON, MA 02215

220-165
FLYNN, GAIL
221 MT AUBURN ST., UNIT #106
CAMBRIDGE, MA 02138

220-165
FRIEDMAN, JOYCE B.
C/O W R. FRIEDMAN POWER OF ATTY
619 HOLYOKE COURT
FORT COLLINS, CO 80525

220-165
KIME, MILFORD B. & LINDA A KIME
C/O AVERILL, MARILYN
616 17TH ST
BOULDER, CO 80302

220-165
BYERS, NINA
C/O JACOB, MARCIA WICKES
221 MT AUBURN ST., #307
CAMBRIDGE, MA 02138

220-165
SEN, AMARTYA
6 HILLIARD ST.
CAMBRIDGE, MA 02138

220-165
SNYDER, ELIZABETH T.
221 MT. AUBURN ST., UNIT #501
CAMBRIDGE, MA 02138

220-165
WETHERELL, D BRADFORD JR
FRANCES S WETHERELL
221 MT AUBURN ST UNIT 507
CAMBRIDGE, MA 02138

220-165
POWELL, DAVID E.
221 MOUNT AUBURN STREET UNIT #511
CAMBRIDGE, MA 02138

220-165
HODESS, PAUL T. & ANNETTE L. HODESS
221 MT AUBURN, #602
CAMBRIDGE, MA 02138

220-165
STADLER, STEVEN J. INGRID H STADLER
221 MT AUBURN ST
CAMBRIDGE, MA 02138

220-165
KARGMAN, LYNN B.
TR. OF KARGMAN REALTY TRUST
221 MT AUBURN ST., #703
CAMBRIDGE, MA 02138

220-165
LEVINE, ELLEN G.
221 MT. AUBURN ST., #202
CAMBRIDGE, MA 02138

220-165
GEBHART, MICHAEL F. & JANE H. GEBHART
221 MT AUBURN ST., UNIT #203
CAMBRIDGE, MA 02138

220-165
AMES JR., DAVID SALLY B AMES
221 MT AUBURN ST
CAMBRIDGE, MA 02138

220-165
WALES, SONIA D.
24D BRADBURY STREET
CAMBRIDGE, MA 02138

220-165
ODA, YORI
24 BRADBURY ST
CAMBRIDGE, MA 02138

220-165
PANT, RAMESH P.
221 MT. AUBURN ST., UNIT# 301
CAMBRIDGE, MA 02138

220-71
MASTERTON, DEBORAH C.
53 FOSTER ST
CAMBRIDGE, MA 02138

220-165
FAIRBANK, HOBART & SANDRA FAIRBANK
221 MT. AUBURN ST, #705
CAMBRIDGE, MA 02138

220-165
FERDMAN, MAURO &
SUSAN AUERBACH-FERDMAN
221 MT AUBURN ST., UNIT #201
CAMBRIDGE, MA 02138

220-165
RIVERVIEW CONDOMINIUM
C/O THAYER ASSOCIATES
1812 MASS AVE
CAMBRIDGE, MA 02140

220-165
SATZ, KAREN R.
TRUSTEE OF KAREN R. SATZ REVOCABLE TRUST
221 MT AUBURN ST., UNIT #204
CAMBRIDGE, MA 02138

220-165
KAPP, BARBARA R.
221 MT AUBURN ST., UNIT #604
CAMBRIDGE, MA 02138

220-170
ALONSO, MARY ELLEN
30 BRADBURY ST.
CAMBRIDGE, MA 02138

220-172
TUCKER, ELISE I.
46 FOSTER ST.
CAMBRIDGE, MA 02138

220-130
CURTIS, MATTHEW W.
50 FOSTER ST
CAMBRIDGE, MA 02138

220-165
KAPP, BARBARA R.
221 MT. AUBURN ST., UNIT #604
CAMBRIDGE, MA 02138

220-165
CROMPTON, ALFRED W. & ANN CROMPTON
221 MT. AUBURN ST, #708 & #603
CAMBRIDGE, MA 02138

220-165
SCULLY, ROSMARIE,
TR. OF 221 MOUNT AUBURN ST. 701 REALTY TR.
221 MT AUBURN ST. - UNIT 701
CAMBRIDGE, MA 02138

220-165
KARGMAN, LYNN B.
TR. KARGMAN REALTY TRUST
221 MT. AUBURN ST., #801A & #801B
CAMBRIDGE, MA 02138

220-165
CLAPP, JUDITH A.
TRUSTEE OF JUDITH A. CLAPP 2000
221 MT AUBURN ST. UNIT#208
CAMBRIDGE, MA 02138

220-177
CAMBRIDGE REDEVELOPMENT AUTHORITY
4 CAMBRIDGE CENTER 2ND FLR
CAMBRIDGE, MA 02142

220-165
YEAGER, PETER L.
26A BRADBURY STREET
CAMBRIDGE, MA 02138

220-106
GOODWIN, JOSEPH J.
60 FOSTER ST
CAMBRIDGE, MA 02138

220-165
BAKER, MARY G. & JAMES BAKER.
221 MT AUBURN ST. UNIT#702
CAMBRIDGE, MA 02138

220-165
BUREAU, SANDYS H.
221 MT AUBURN ST., UNIT #401
CAMBRIDGE, MA 02138

220-165
CAVALLO, ALBERTO &
MARIA DELPILAR IGLESIAS ORDONEZ
221 MT AUBURN ST. UNIT#502
CAMBRIDGE, MA 02139

220-165
SAPERS, CARL M. & JUDITH T. SAPERS
2 BRADBURY ST. UNIT#26C
CAMBRIDGE, MA 02138

220-165
YASUTAKE, YUMI & DAISUKE YASUTAKE
26 BRADBURY ST., UNIT B.
CAMBRIDGE, MA 02138

220-167
ROSE, SANFORD & CONNIE J. VAN RHEENEN
36 BRADBURY ST
CAMBRIDGE, MA 02138

220-165
SLOAN, JOHN & BEVERLEY EARLE
221 MT AUBURN ST., UNIT #405
CAMBRIDGE, MA 02138

220-165
KARGMAN, WILLIAM M. & LYNN B. KARGMAN
TRUSTEE OF LYNN B. KARGMAN REALTY TR.
221 MT AUBURN ST. UNIT#703
CAMBRIDGE, MA 02138

220-165
VACCARO, JOHN G.
TRUSTEE OF RIVER REALTY TRUST
975 MEMORIAL DR. #203
CAMBRIDGE, MA 02138

220-64
GREENUP, JOHN E.,
TRS. OF THE JOHN E. GREENUP REV. TRS.
45 FOSTER STREET
CAMBRIDGE, MA 02138

220-169
HORIATIS, ARTHUR
32 BRADBURY ST
CAMBRIDGE, MA 02138

220-165
LEE, JEON HO
C/O SEGRE, GINO V.
221 MT AUBURN ST. UNIT#302
CAMBRIDGE, MA 02138

220-149
FISHMAN, CAROL L.,
TR 59 FOSTER ST RLTY TR
59 FOSTER ST
CAMBRIDGE, MA 02138

220-165
RORTY, AMELIE OKSENBERG & JAY RORTY
TRS THE AMELIE OKSENBERG RORTY REVOC. TR.
221 MT AUBURN ST., #707
CAMBRIDGE, MA 02138

220-165
O'KEEFE, ARTHUR R.
C/O MANELLA, PHILIP J.
28 BRADBURY ST. UNIT#28B
CAMBRIDGE, MA 02138

220-165
GILLERMAN, GERALD &
DOROTHY W. GILLERMAN
221 MT AUBURN ST. UNIT#508
CAMBRIDGE, MA 02138

220-165
BEATY, ANN H.
221 MT AUBURN ST. UNIT#608
CAMBRIDGE, MA 02138

220-165
MITTER, SANJOY K.
221 MT AUBURN ST., #706
CAMBRIDGE, MA 02138

220-165
JONES, JENNIFER
24A BRADBURY ST.
CAMBRIDGE, MA 02138

220-165
KLEIN, JAMES HOWARD &
JUDITH COBURN KLEIN
24-B BRADBURY STREET
CAMBRIDGE, MA 02138

220-165
JACOBSON, HELEN BETH
22D BRADBURY ST
CAMBRIDGE, MA 02138

220-165
SA'ADAH, MARJORIE ANNE,
TRUSTEE THE M. ANNE SA'ADAH TRUST
221 MT AUBURN ST., #109
CAMBRIDGE, MA 02138

220-165
TUCKER, LINA S.,
TRUSTEE THE LINA S. TUCKER TRUST
221 MT AUBURN ST., #205
CAMBRIDGE, MA 02138

220-165
BROCKUNIER, BARBARA K.
221 MT AUBURN ST., #309
CAMBRIDGE, MA 02138

220-165
KEELER, KATHRYN
221 MT AUBURN ST., #802
CAMBRIDGE, MA 02138

220-165
NICHOLAS, THOMAS & ATSUKO OKUBO
221 MT AUBURN ST., #103
CAMBRIDGE, MA 02138

220-165
LLOYD, KATHARINE J.
221 MT AUBURN ST., UNIT #305
CAMBRIDGE, MA 02141

220-165
SINGER, ROSALIND R.,
TRUSTEE OF ROSALIND R. SINGER TRUST 1993
28A BRADBURY ST
CAMBRIDGE, MA 02138

220-165
GRIESINGER, HARRIET E.
221 MT AUBURN ST., #504
CAMBRIDGE, MA 02138

220-168
BURT, LAURIE
34 BRADBURY ST
CAMBRIDGE, MA 02138

220-165
SCHMIDT, MARY RICHARDSON, TR.
C/O DOEBELE, WILLIAM L.
22B BRADBURY ST.
CAMBRIDGE, MA 02139

220-105
HERRICK, DAVID P. & ELLEN HERRICK
62 FOSTER ST
CAMBRIDGE, MA 02138

220-165
FOREMAN, JUDY
221 MT AUBURN ST., #505
CAMBRIDGE, MA 02138

220-165
ASHLEY, STEVEN J. & REBECCA EATON
22C BRADBURY ST
CAMBRIDGE, MA 02138

220-165
EXNA CAMBRIDGE, LLC
C/O STEVEN J. MURPHY, ESQ
1646 CENTRE STREET
WEST ROXBURY, MA 02132

220-165
AMBLER, LOUISE TODD,
TR. OF THE AMBLER RIVERVIEW REALTY TRUST
221 MT AUBURN ST., #403
CAMBRIDGE, MA 02138

220-165
GENSLER, DANIEL A. & BONNIE A. STEINBERG
85 CAMPBELL ST
NEW HYDE PARK, NY 11040

220-165
SCOTT, BRUCE R., TRUSTEE THE SCOTT
RIVERVIEW REALTY TRUST
221 MT AUBURN ST., #407
CAMBRIDGE, MA 02138

220-165
WETHERELL, JR., D. BRADFORD &
FRANCES S. WETHERELL, TRUSTEES
221 MT AUBURN ST., #506
CAMBRIDGE, MA 02138

220-165
GRAHAM, WILLIAM A. & BARBARA S. GRAHAM
68 AVON HILL ST
CAMBRIDGE, MA 02140

220-165
CARBONELL, ARMANDO J. &
JEAN C. CARBONELL
221 MT AUBURN ST., #303
CAMBRIDGE, MA 02138

220-165
CARTER, ANNE P. & SARAH CARTER CLUNAN
221 MT AUBURN ST., #607
CAMBRIDGE, MA 02139

220-165
JACKSON, MARY ELIOT
221 MT AUBURN ST., #503
CAMBRIDGE, MA 02138

220-165
BROCKUNIER, BARBARA
221 MT AUBURN ST., #308
CAMBRIDGE, MA 02138

220-21
BONNEY, CHARLES M. II & ANN A. B. BONNEY
52 FOSTER ST
CAMBRIDGE, MA 02138



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: MARYANNE BOLALEK Date: 7/8/16
(Print)

Address: 52 Foster St Case No. BZA-010548-2016

Hearing Date: 7/28/16

Thank you,
Bza Members

FLOOR AREA SUMMARY: 52 - 54 FOSTER STREET

	EXISTING CONDITIONS	PROPOSED CONDITIONS
BASEMENT LEVEL: (APPROX. 6'-8" CLEAR HEADROOM)	0 SF	0 SF
FIRST FLOOR LEVEL:	1,302 SF	1,264 SF
SECOND FLOOR LEVEL:	1,264 SF	1,264 SF
THIRD FLOOR LEVEL: (AREA OF POTENTIAL > 5'-0" HEADROOM)	486 SF	486 SF
TOTAL BUILDING:	3,052 SF	3,014 SF

DIMENSIONAL FORM: 52-54 FOSTER STREET

PREPARED BY: AMY SEMMES, A.I.A.

APPLICANT:		PRESENT USE/OCCUPANCY: 2 FAMILY OCCUPANCY, ZONE: RESIDENCE C-1	
PHONE:		REQUESTED USE/OCCUPANCY: 2 FAMILY OCCUPANCY, ZONE: RESIDENCE C-1	
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA:	3,052 SF	3,014 SF	1,800 SF
LOT AREA:	2,400 SF APPROX.	UNCHANGED	5,000 SF
RATIO OF GROSS FLOOR AREA TO LOT AREA:	1.27	1.26	.75
LOT AREA FOR EACH DWELLING UNIT:	1,200 SF APPROX.	UNCHANGED	1,500 SF
SIZE OF LOT:	WIDTH: 38.8 FEET APPROX.	UNCHANGED	50 FEET
	DEPTH: 69.6 FEET APPROX.	UNCHANGED	100 FEET
SETBACKS IN FEET:	FRONT: 3 FEET APPROX.	UNCHANGED	10 FEET
	LEFT SIDE: 1.5 FEET APPROX.	UNCHANGED	7.5 FEET
	RIGHT SIDE: 2.75 FEET APPROX.	UNCHANGED	7.5 FEET
	REAR: 15 FEET APPROX.	19 FEET APPROX.	20 FEET
SIZE OF BLDG.:	HEIGHT: 35.5 FEET APPROX.	UNCHANGED	35 FEET
	LENGTH: 42.75 FEET APPROX.	38.75 FEET APPROX.	N/A
	WIDTH: 32.75 FEET	UNCHANGED	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA:	.35	.37	.30
NUMBER OF DWELLING UNITS:	2	UNCHANGED	1 PER 1500 SF OF LOT
NUMBER OF PARKING SPACES:	0	UNCHANGED	1 PER D.U.
NUMBER OF LOADING AREAS:	N/A	N/A	N/A
DISTANCE TO NEAREST BUILDING ON SAME LOT:	N/A	N/A	N/A
DESCRIBE OTHER OCCUPANCIES/ADJACENT BUILDINGS ON SAME LOT, ETC.:	N/A		

AMY SEMMES A.I.A.

120 AUBURN ST, MEDFORD, MA 02155
 TELEPHONE 781-507-6668
 EMAIL amy@semmesdesign.com

PROJECT TITLE 52-54 FOSTER STREET, CAMBRIDGE, MA.

DRAWING TITLE ZONING INFORMATION

SCALE: NONE
 DATE: 7/3/2014
NOTE: THIS SCALE IS ONLY FOR PRINTING PURPOSES & IS NOT TO BE USED FOR CONSTRUCTION.

A0.2



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 52 Foster 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)
- Ayon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District *Approved 6/1/2016*
- 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 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 SPB Date 6/27/2016
Received by updated 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>



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*, *Alternates*
Marie-Pierre Dillenseger, William King, Deborah Masterson, Peter Schur, Charles
Smith *Members*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **52-54 Foster Street**

OWNER: **Ann & Charles Bonney**

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Alter the height of the basement windows to allow for a ceiling to be constructed on the interior as depicted in the plans, "52-54 Foster Street, Cambridge, MA" dated April 20, 2016.

The plans and specifications referenced above are incorporated into this certificate, which is binding on the applicant and all improvements shall be carried out as described therein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-329**

Date of Certificate: **June 1, 2016**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on June 1, 2016. By




James Van Sickle/smp, Chair

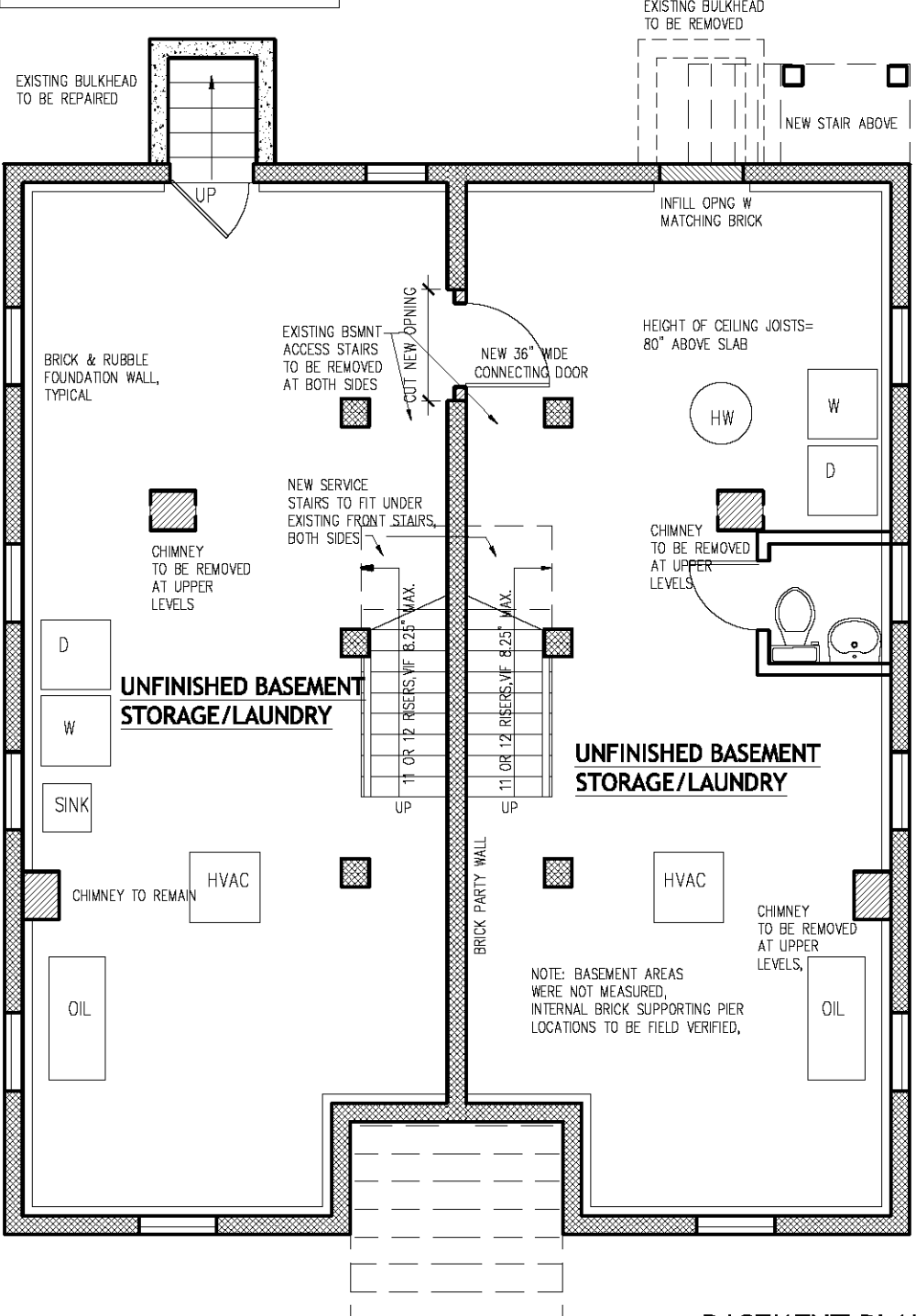
Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____, Date

_____, City Clerk.

LEGEND

-  INDICATES SCOPE OF NEW WALLS/PARTITIONS
-  INDICATES EXTENT OF EXISTING BRICK DEMISING WALL TO REMAIN
-  INDICATES LOCATION OF HARDWIRED 110V SMOKE/CO DETECTORS



1 **BASEMENT PLAN**

0' 1' 5' 10'

AMY SEMMES A.I.A.
 120 AUBURN ST, MEDFORD, MA 02155
 TELEPHONE: 781-507-6668
 EMAIL: amy@semmesdesign.com

PROJECT TITLE: **52-54 FOSTER STREET, CAMBRIDGE, MA.**
 DRAWING TITLE: **BASEMENT PLAN- PROPOSED**

SCALE: 1/4"=1'-0"
 DATE: 5/30/2014
 8/18/2014
 NOTE: THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER

A1.0

52 FOSTER STREET, CAMBRIDGE, MASSACHUSETTS FINISHED BASEMENT RENOVATION



PERMIT SET, MAY 1ST, 2016

DRAWING INDEX		DATE ISSUED							
<input checked="" type="checkbox"/> ISSUED OR REISSUED WITH REVISION <input type="checkbox"/> REISSUED WITHOUT REVISION		PERMIT SET, 5-1-2016							
ARCHITECTURAL DRAWINGS									
A0.0	COVER SHEET/ DRAWING INDEX	<input checked="" type="checkbox"/>							
A1.0	BASEMENT PLAN-PROPOSED	<input checked="" type="checkbox"/>							
A2.0	REAR ELEVATION- PROPOSED	<input checked="" type="checkbox"/>							
A2.1	LEFT SIDE ELEVATION- PROPOSED	<input checked="" type="checkbox"/>							
A2.2	RIGHT SIDE ELEVATION- PROPOSED	<input checked="" type="checkbox"/>							
EX1.0	BASEMENT PLAN-EXISTING	<input checked="" type="checkbox"/>							
EX2.0	REAR ELEVATION- EXISTING	<input checked="" type="checkbox"/>							
EX2.1	LEFT SIDE ELEVATION-EXISTING	<input checked="" type="checkbox"/>							
EX2.2	RIGHT SIDE ELEVATION- EXISTING	<input checked="" type="checkbox"/>							

AMY SEMMES, A.I.A.
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52-54 FOSTER STREET, CAMBRIDGE MA.
COVER SHEET / DRAWING LIST

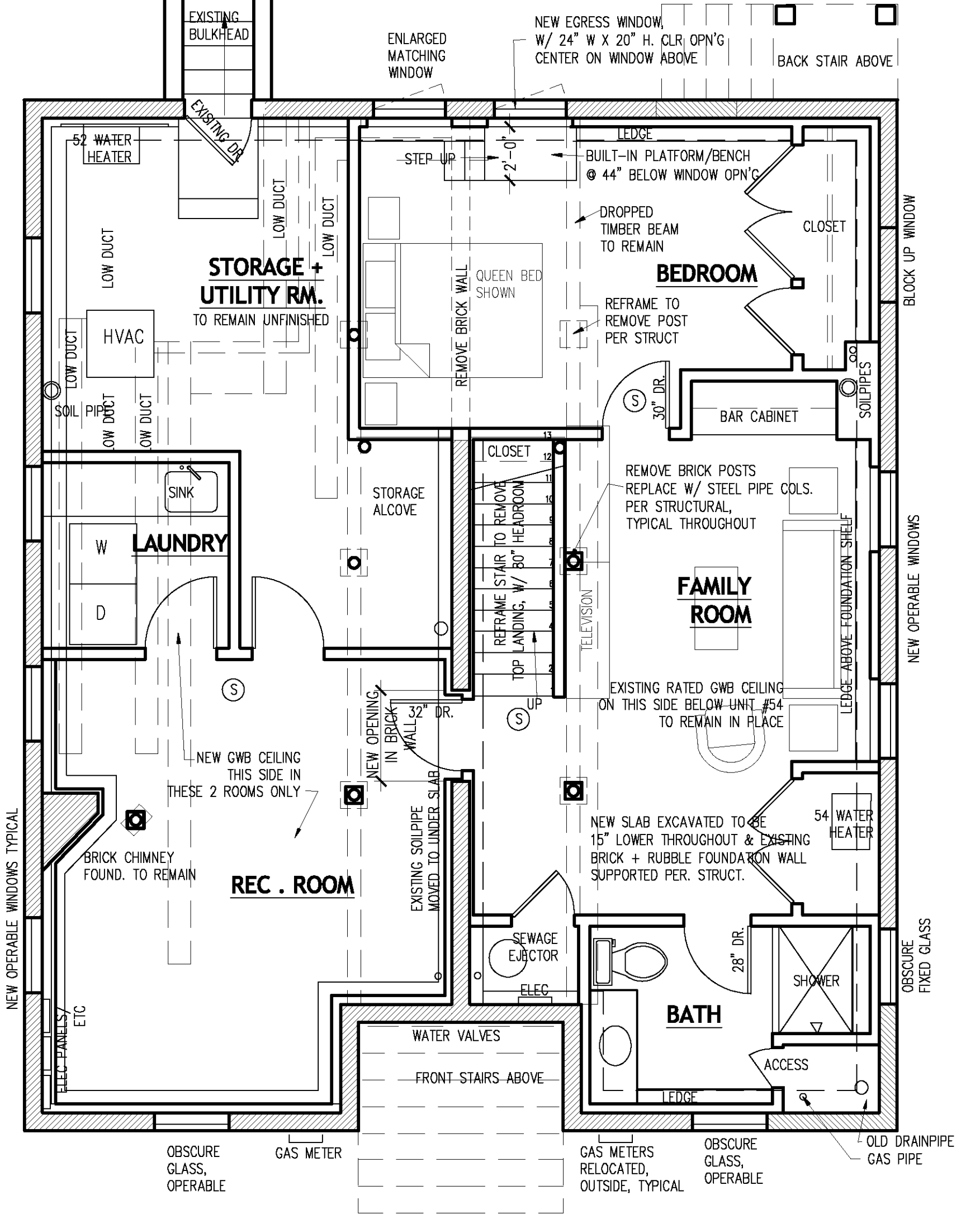
PROJECT TITLE: _____
 DRAWING TITLE: _____

DATE: 5/1/2016
 SCALE: NONE
NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

A0.0

LEGEND

-  ALL NEW WOOD STUD PARTITIONS
-  INDICATES EXTENT OF EXISTING BRICK WALLS TO REMAIN
-  INDICATES LOCATION OF HARDWIRED 110V SMOKE/CO DETECTORS



1 PROPOSED BASEMENT PLAN

0' 1' 5' 10'

AMY SEMMES A.I.A.
 120 AUBURN ST, MEDFORD, MA 02155
 TELEPHONE: 781-507-6668
 EMAIL: amy@semmesdesign.com

PROJECT TITLE: **52-54 FOSTER STREET, CAMBRIDGE, MA**
 DRAWING TITLE: **BASEMENT PLAN- PROPOSED**

SCALE: 1/4"=1'-0"
 DATE: 5/1/2016
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER

A1.0



1 PROPOSED REAR ELEVATION

0' 1' 5' 10'

AMY SEMMES, A.I.A.
 120 AUBURN ST MEDFORD, MA 02155
 TELEPHONE: 781 507-6668
 EMAIL: amy@semmesdesign.com

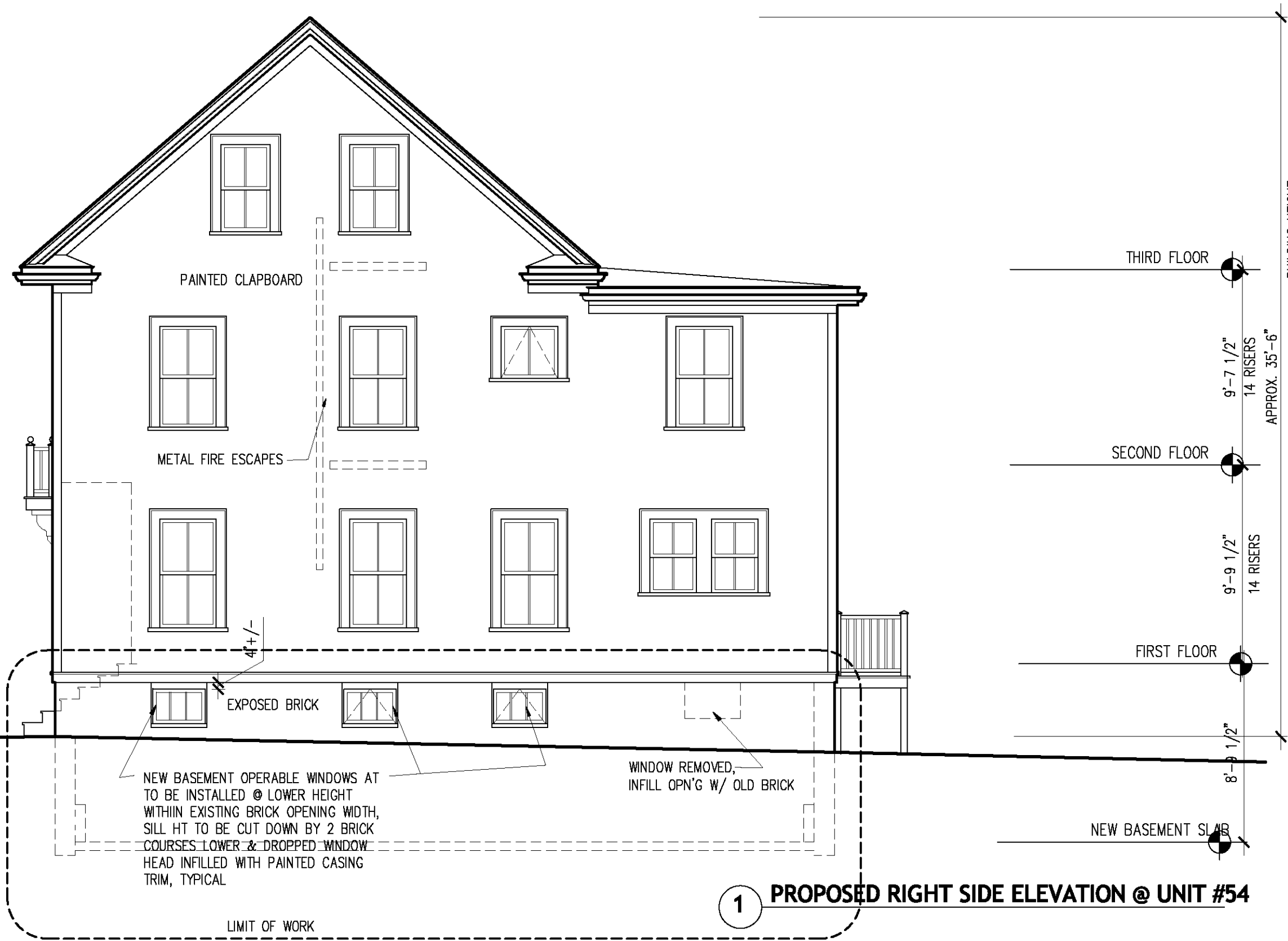
52-54 FOSTER STREET, CAMBRIDGE MA.

REAR ELEVATION

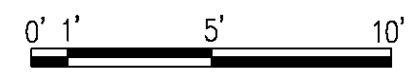
PROJECT TITLE:
 DRAWING TITLE:

DATE: 5/1/2016
 SCALE: 3/16" = 1'-0"
 NOTE: THIS DRAWING IS 11 X 17 PAPER SIZE WHEN PRINTED

A2.0



1 PROPOSED RIGHT SIDE ELEVATION @ UNIT #54



AMY SEMMES, A.I.A.
 120 AUBURN ST MEDFORD, MA 02155
 TELEPHONE: 781 507-6668
 EMAIL: amy @ semmesdesign.com

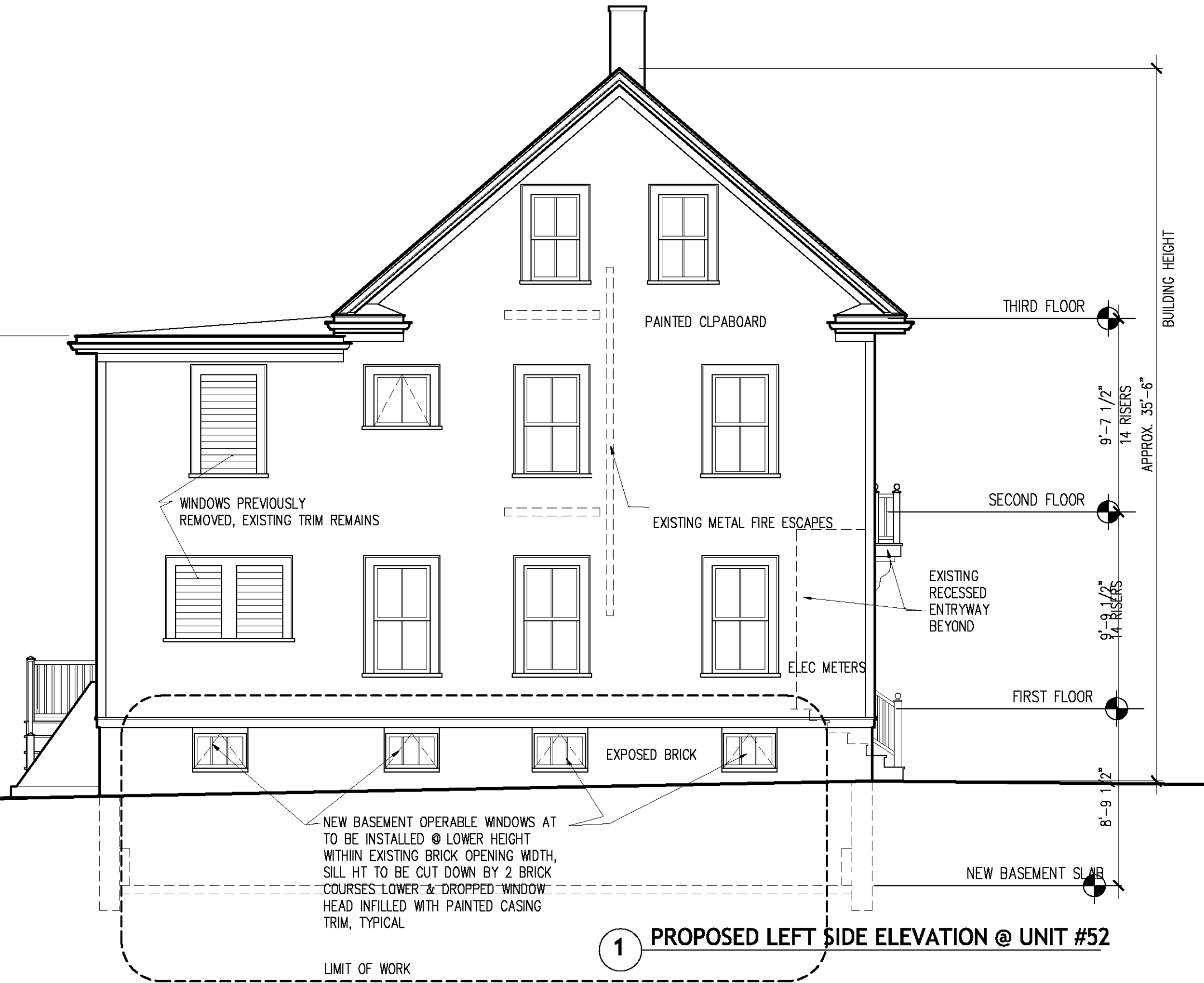
52-54 FOSTER STREET, CAMBRIDGE MA.
RIGHT SIDE ELEVATION

PROJECT TITLE:
 DRAWING TITLE:

DATE: 5/1/2016
 SCALE: 3/16"=1'-0"
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

A2.1

APPROX. 23 FEET



1 PROPOSED LEFT SIDE ELEVATION @ UNIT #52

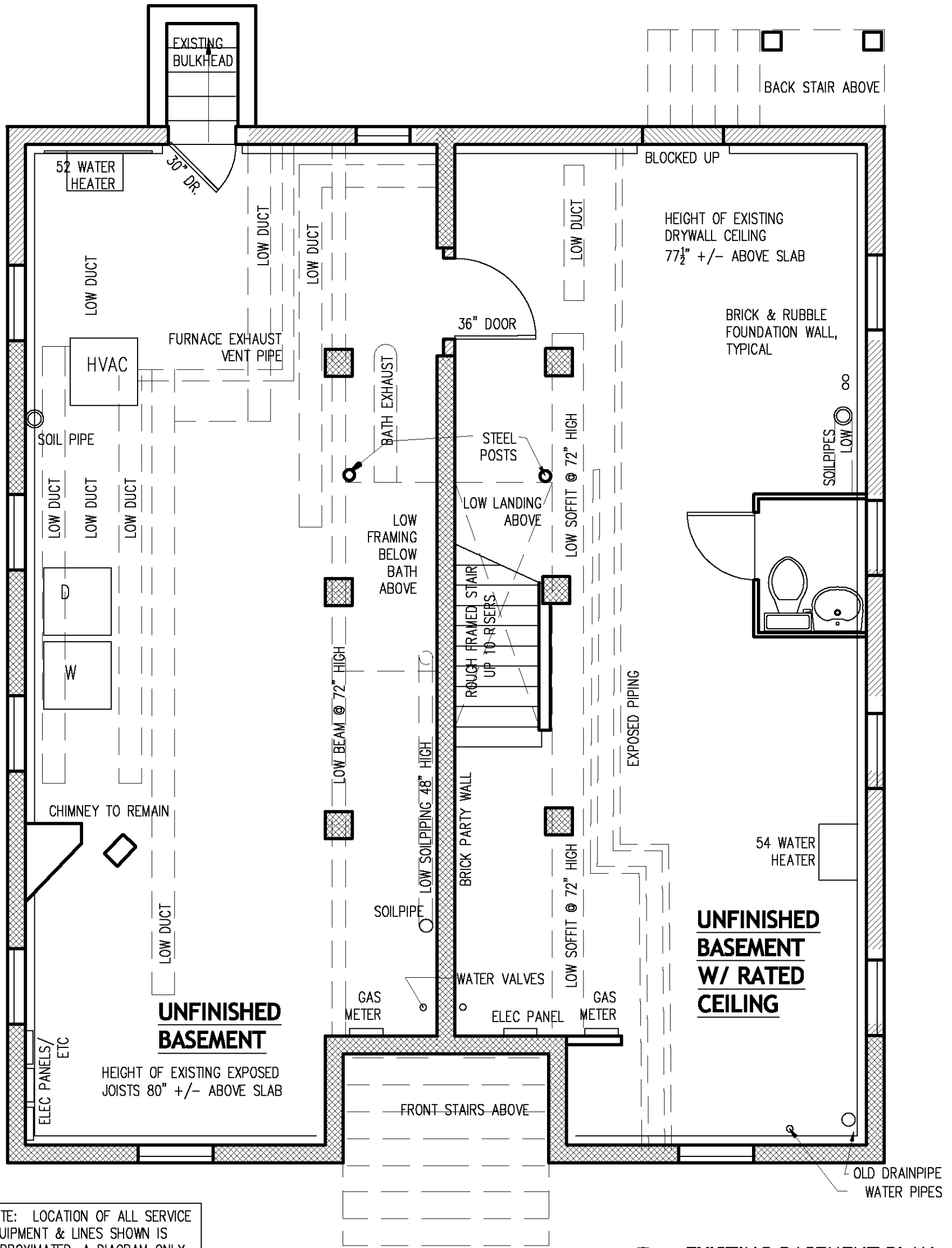
0' 1' 5' 10'

AMY SEMMES, A.I.A.
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 TELEPHONE: 781 507-6668
 EMAIL: amy@semmesdesign.com

52-54 FOSTER STREET, CAMBRIDGE MA.
LEFT SIDE ELEVATION

PROJECT TITLE:
 DRAWING TITLE:
 DATE: 5/1/2016
 SCALE: 3/16"=1'-0"
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

A2.2



NOTE: LOCATION OF ALL SERVICE EQUIPMENT & LINES SHOWN IS APPROXIMATED, A DIAGRAM ONLY

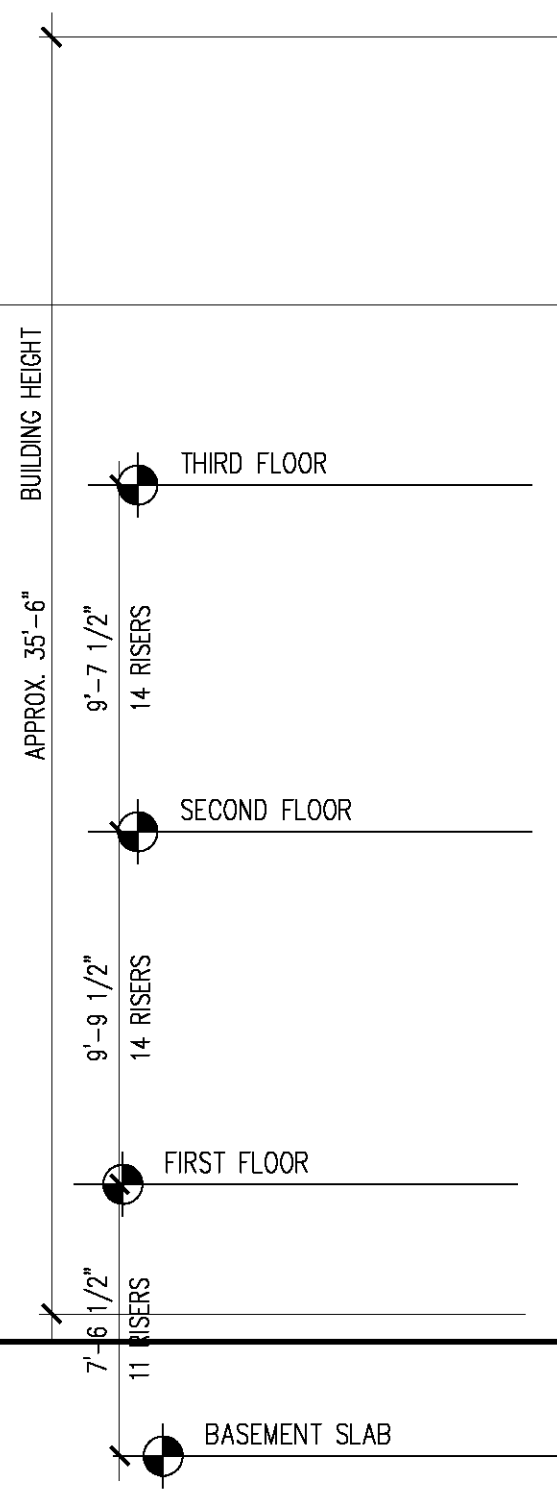
1 EXISTING BASEMENT PLAN
 0' 1' 5' 10'

AMY SEMMES A.I.A.
 120 AUBURN ST, MEDFORD, MA 02155
 TELEPHONE: 781-507-6668
 EMAIL: amy@semmesdesign.com

PROJECT TITLE: **52-54 FOSTER STREET, CMABRIDGE, MA**
 DRAWING TITLE: **BASEMENT PLAN- EXISTING**

SCALE: 1/4"=1'-0"
 DATE: 5/1/2016
 NOTE THAT SCALE IS WHEN PRINTED ON 11 X 17" PAPER

EX1.0



1 EXISTING REAR ELEVATION

AMY SEMMES, A.I.A.
 120 AUBURN ST MEDFORD, MA 02155
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52-54 FOSTER STREET, CAMBRIDGE MA.
REAR ELEVATION

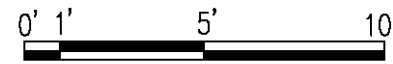
PROJECT TITLE:
 DRAWING TITLE:

DATE: 5/1/2016
 SCALE: 3/16"=1'-0"
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

EX2.0



1 EXISTING RIGHT SIDE ELEVATION @ UNIT #54



AMY SEMMES, A.I.A.
 120 AUBURN ST MEDFORD, MA 02155
 TELEPHONE: 781 507-6668
 EMAIL: amy@semmesdesign.com

52-54 FOSTER STREET, CAMBRIDGE MA.
RIGHT SIDE ELEVATION

PROJECT TITLE:
 DRAWING TITLE:

DATE: 5/1/2016
 SCALE: 3/16"=1'-0"
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

EX2.1



AMY SEMMES, A.I.A.
 120 AUBURN ST MEDFORD, MA 02155
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 EMAIL: amy@semmesdesign.com

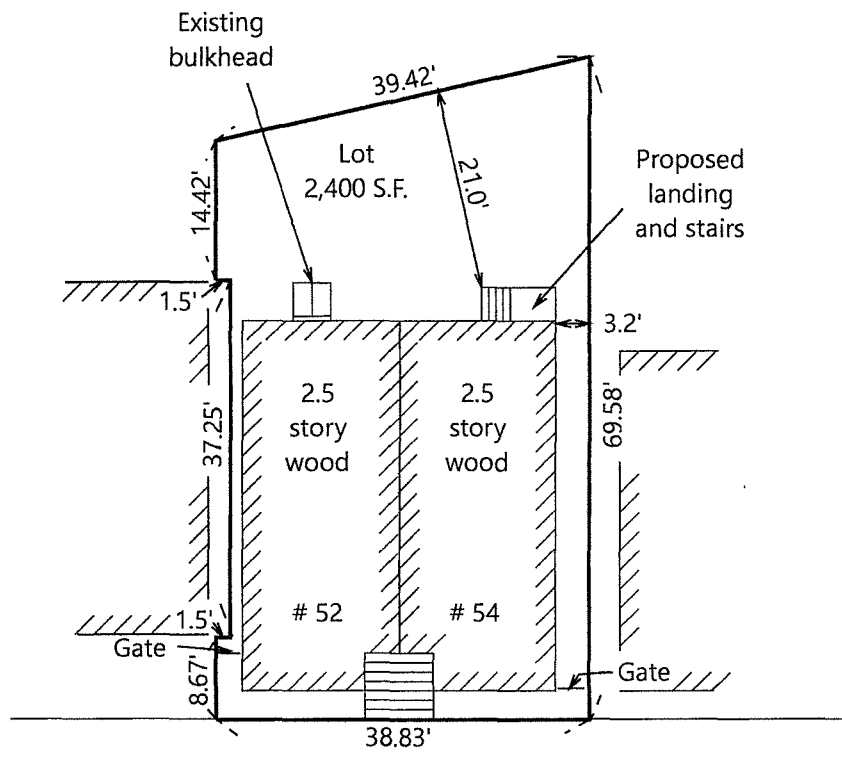
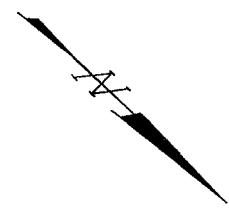
52-54 FOSTER STREET, CAMBRIDGE MA.
LEFT SIDE ELEVATION

PROJECT TITLE:
 DRAWING TITLE:
 DATE: 5/1/2016
 SCALE: 3/16"=1'-0"
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

1 EXISTING LEFT SIDE ELEVATION @ UNIT #52

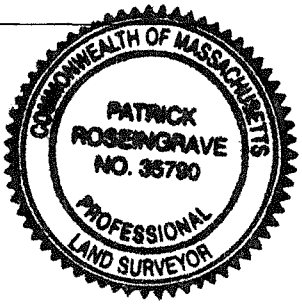
EX2.2

Existing rear mudrooms and stairs to be removed from both units.
 4' x 3.85' bulkhead at unit # 52 to be repaired.
 Bulkhead at unit # 54 to be removed and 3.5' x 7.8' new stairs
 and landing to be added.



Foster (public) Street

Patrick Rosegrave



Renovation and new construction plan @ 52-54 Foster St. Cambridge, MA.
 CCR Associates Quincy, MA.
 Land Surveyors + Civil Engineers
 SCALE : 1" = 20' Job: M. Kelley
 S.I.T. #1085 Tel#617.792.0739
 Date : 08-06-2014