

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

BZA APPLICATION FORM

Plan No:

BZA-009632-2016

GENERAL INFORMATION

000 TO 00	ons the Board of Zoning Appeal for the following:	
Special Permit :	Variance : Appeal :	
PETITIONER: Johnson	Shing & Rebecca Chung - C/O Caitlin Kunzle	_
PETITIONER'S ADDRESS :	89 Newton Street, Unit 1R Somerville, MA 02143	_
LOCATION OF PROPERTY :	56 Amory St Cambridge, MA 02139	_
TYPE OF OCCUPANCY:	Residential ZONING DISTRICT: Residence C-1 Zone	_
REASON FOR PETITION :		
Addi	tions	
DESCRIPTION OF PETITIONE	R'S PROPOSAL :	
	ird floor of structure, addition of 2nd floor decking and 3rd ral reconfigure of entry stairs and interior wall layout.	
SECTIONS OF ZONING ORDI	IANCE CITED :	
Article 5.000	Section 5.28.21 (Gross Floor Area).	
Article 5.000	Section 5.24.2 (Yards).	_
Article 5.000	Section 5.31 (Table of Dimensional Requirements).	
	Original Signature(s):	
	(Petitioner(S) / Owner)	
	<u>Cattin Kinzle</u> (Print Name)	_
	(Finitivanie)	
	Address: 89 Newton St. IR	_
	Somerville, MA 02143	_
	Tel. No. : 301-748-5632	_
0[.]0[.]0	E-Mail Address: Kunzle, caithin@gmail.com	_

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 Johnson Shing & Rebecca Chung
(OWNER)
Address: 58 Amory Street, Cambridge MA
State that I/We own the property located at 56-58 Amory Street, Cambridge MA
which is the subject of this zoning application.
The record title of this property is in the name of Johnson Shing & Rebecca Chung
Bornicon Grang C. (Becook Grang
*Pursuant to a deed of duly recorded in the date 6/13/1997, Middlesex South
County Registry of Deeds at Book 27385, Page 216; or
Middlesex Registry District of Land Court, Certificate No
BookPage
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 middlesor
The above-name Tohnon Shing personally appeared barore me
this The of Ceb, 2016, and made oath that the above statement is true.
Suc Scope Notary
My commission expires 789 (Notary Seal). LISA M SCOPA Notary Public Notary Public Notary Public Notary Public Notary Public Notary Notary Public Notary Nota
COMMONWEALTHOF MASSACHUSETTS My Commission Expires February 08, 2019

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



College against

Modern School Sc

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:

The existing third floor has minimal living space due to the low, sloped ceilings and small amount of square footage. This configuration prevents the resident from fully utilizing the third floor and therefore limits the number of occupants to the dwelling unit.

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 shape of the existing structure does not allow for maximum use of the third floor space. This concern is specific to the structure located at 56-58 Amory Street and does not affect the adjacent structures or the zoning district.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Due to the small scale of the proposed project, no substantial detriment to the public good will occur. The proposed work is limited to the structure on the lot, with no necessary work outside the property line.

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

The proposed project will not pose a detriment to the intent of the ordinance because it does not propose a change in use type, does not propose any changes to the existing set-backs or building footprint, and will not propose any adverse affects to the adjacent structures.

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: Caitlin Kunzle PRESENT USE/OCCUPANCY: Residential

LOCATION: 56 Amory St Cambridge, MA 02139 ZONE: Residence C-1 Zone

PHONE: **REQUESTED USE/OCCUPANCY:** Residential **EXISTING** REQUESTED **ORDINANCE CONDITIONS CONDITIONS** REQUIREMENTS TOTAL GROSS FLOOR AREA: 5538 5896 2808 (max.) 3745 3745 5000 LOT AREA: (min.) RATIO OF GROSS FLOOR AREA 1.48 1.57 .75 (max.) TO LOT AREA: 2 LOT AREA FOR EACH DWELLING UNIT: 2948 2769 1500 (min.) SIZE OF LOT: WIDTH 49.5 49.5 50 (min.) DEPTH 75 75 75 5.75 5.75 SETBACKS IN FEET: FRONT 18.75 (min.) REAR 20.5 20.5 16.25 (min.) LEFT SIDE 5.5 5.5 16.75 (min.) RIGHT SIDE 5.5 5.5 16.75 (min.) SIZE OF BLDG.: HEIGHT 35 35 35 (max.) 49 49 49 LENGTH 40.25 40.25 40.25 WIDTH .50 .39 .30 RATIO OF USABLE OPEN SPACE (min.) TO LOT AREA: NO. OF DWELLING UNITS: 2 2 2.5 (max.) 2 2 2 NO. OF PARKING SPACES: (min./max) N/A N/A N/A NO. OF LOADING AREAS: (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

N/A

(min.)

There are no other occupancies or adjacent buildings on the lot. The type of construction proposed is standard wood frame construction.

N/A

DISTANCE TO NEAREST BLDG.

ON SAME LOT:

- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5')
 DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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

2016 MAR 30 PM 12: 05

BZA APPLICATION FORM

Plan No:

OFFICE OF THE CITY CLERK BZAC00963252016 SSACHUSETTS

GENERAL INFORMATION

The unders	signed hereby petit	tions the Boa	rd of Zoning Appe	al for the follo	owing:	
Special Per	rmit :		Variance :	v	Appeal :	
PETITIONE	R: Johnson	Shing & R	Rebecca Chung	- C/O Cait	lin Kunzle	
PETITIONE	R'S ADDRESS :	89 New	ton Street, Un	nit 1R Som	erville, MA 02143	
OCATION	OF PROPERTY :	56 Amor	y St Cambridg	e, MA 0213	39	
YPE OF C	OCCUPANCY:	Residentia	al	ZONIN	IG DISTRICT: Residence C-1	Zone
REASON F	OR PETITION :					
	Addi	tions				
ESCRIPT	ION OF PETITIONE	R'S PROPOS	SAL:			
					of 2nd floor decking and 3 and interior wall layout.	3rd_
SECTIONS	OF ZONING ORDI	NANCE CITE	D:			
Article	5.000	Section	5.28.21 (Gros	ss Floor A	rea).	
rticle	5.000	Section	5.24.2 (Yards	3).		
Article	5.000	Section	5.31 (Table o	of Dimensio	onal Requirements).	
			Original Signatur		Cly Metitioner(s) 40 wne Caithin Kunzle (Print Name)	r)
				4	9 Newton St. 12 Somerville, MA 0212	ß
					01-748-5632	
	2/110/110		E-M	ail Address :	kunzle cartin @gv	Mall-Com

Caitlin Kunzle 89 Newton St. Unit 1R Somerville, MA 02143 301-748-5632

March 24, 2016

Ms. Maria Pacheco Zoning Administrative Assistant City of Cambridge Inspectional Services Department 831 Massachusetts Avenue Cambridge, MA 02139 617-349-6100

Dear Ms. Maria Pacheco,

I am writing to request that the pending application for 56-58 Amory Street in Cambridge, MA be held for review by the Board of Zoning Appeal until the May 12th hearing. The reason for the delay is the requirement to review the proposal with the Mid-Cambridge Neighborhood Conservation District. The proposed work at 56-58 Amory Street is estimated to be a part of the May 5th hearing of the Mid-Cambridge Neighborhood Conservation District, therefore pushing the Board of Zoning Appeal hearing to a subsequent date.

Please let me know if this is satisfactory.

Thank you,

Caitlin Kynzle

FAR CALCULATION

Cambridge Zoning Ordinance Definitions:

Floor Area Ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured of a building or the centerline of party walls between buildings.]

Gross Floor Area shall include:

- (a) roofed porches and balconies whether enclosed or unclosed;
- (b) unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- (c) elevator shafts and stairwells on each floor, not excluded in (6) below;
- (d) attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feed above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- (e) interior balconies, mezzanines, and penthouses;
- (f) basement and cellar areas not excluded in (1), (3), and (9) below;
- (g) area of parking facilities in structures except as excluded in (2) below; and
- (h) any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

- (1) areas used for off street loading purposes;
- (2) area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Section 5.25 and 6.30;
- (3) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- (4) open and lattice-work fire escapes;
- (5) unroofed porches and balconies no higher than the third floor;
- (6) attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- (7) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- (8) attic space not otherwise included in (d) above;
- (9) basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code;
- (10) bicycle parking meeting the requirements of Article 6.000, whether located in a principle use structure, any parking facility for motor vehicles, or in an accessory structure;
- (11) Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- (12) interior air spaces within Doubld-Skin Facades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- (13) space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- In a building with more than two floors, the area of each floor level of any interior courtyard whether or not covered by a roof, which has a minimum dimension of less than forty (40) fee in any direction shall be included unless twenty (20) percent or more.

EXISTING FAR (SEE A101, A102 AND A103) **EXISTING FAR (SEE A101, A102 AND A104)** TOTAL GROSS AREA / TOTAL LOT SIZE **TOTAL GROSS AREA / TOTAL LOT SIZE** Existing Basement FAR = 1614 sf**Existing Basement FAR** = 1614 sfFirst Floor FAR = 1614 sfFirst Floor FAR = 1614 sfSecond Floor FAR = 1614 sfSecond Floor FAR = 1614 sfThird Floor FAR = 696 sfThird Floor FAR = 1054 sf= 5538 sf / 3745 = 1.48= 5896 sf / 3745 = 1.57

OPEN SPACE CALCULATION

Usable Open Space Definition:

The part or parts of a lot or structure which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes. This space shall have minimum dimensions as prescribed in the Ordinance, shall exclude parking areas, driveways and walkways, and shall be open and unobstructed to the sky. Trees, plantings, arbors, fences, flagpoles, scupture, fountains and recreational and drying apparatus and similar objects shall not be considered obstructions when located within a private open space. To the extent permitted in this Ordinance, balconies and roof areas may also be considered as private open space.

5.22 - Private Open Space Requirements 5.22.1

Private open space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MXD District, and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.3

Special Requirements in Residence A-1, A-2, B, C, and C-1

At least fifty (50) percent of the required Private Open Space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private Open Space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private Open Space.

ZONE CLASSIFICATION - C1 - RESIDENTIAL MAXIMUM FLOOR AREA RATIO = 0.75 MINIMUM LOT SIZE = 5,000 SF MINIMUM OPEN SPACE = 30%

MINIMUM FRONT YARD = H+L/4 (a) MINIMUM SIDE YARD = H+L/5 MINIMUM REAR YARD = H+L/4 (c)

MINIMUM YARD CALCULATIONS:

Front Yard = H+L/4

= 35 + 40.25/4= 75.25/4

= 18.81 ft.

Side Yard = H+L/5

= 35 + 49/5

= 84/5

= 16.8 ft.

Rear Yard = H+L/4

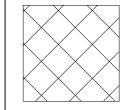
= 35 + 30.25

= 65.25/4

= 16.3 ft.

AVERAGE HEIGHT CALCULATIONS 5.24 - YARDS

5.24.4 (1): "for buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in the footnotes a, b and c of Tables 5-1 and 5-2."



SQUARE FOOTAGE CONSIDERED IN FAR CALCULATIONS

> CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

SCALE: N/A DRAWN BY: CNK

DATE: 05/24/15 REVISED:

NUMBER REVISION DAT

COVER PAGE

56-58 AMORY Signal Cambridge, MA

56-58 AMORY ST Cambridge, MA

CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

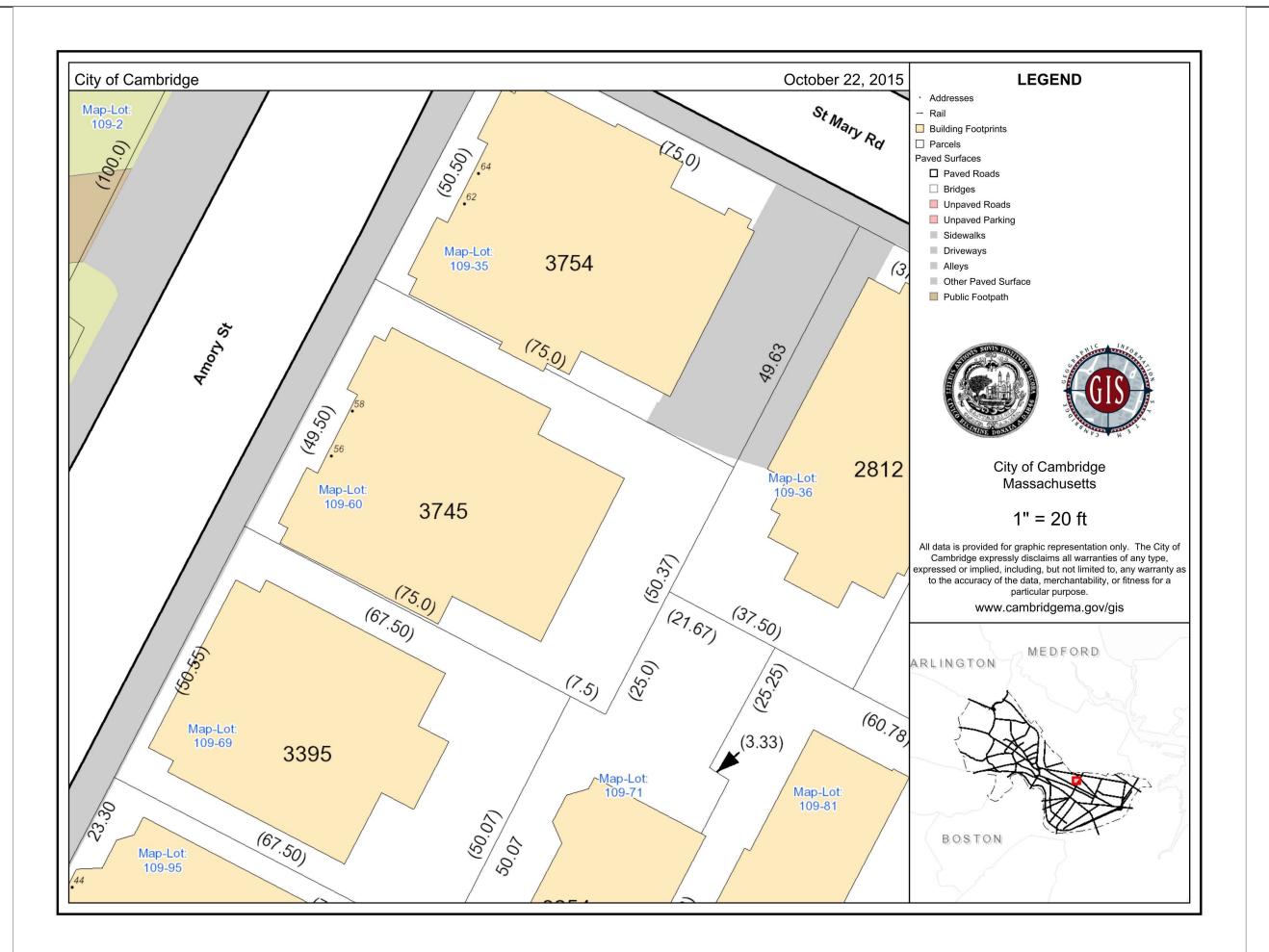
SCALE: AS NOTED DRAWN BY: CNK

DATE: 09/24/15 REVISED:

NUMBER REVISION DATE

ASSESSOR'S GIS BLOCK MAP

A-000



56-58 AMORY ST Cambridge, MA

CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

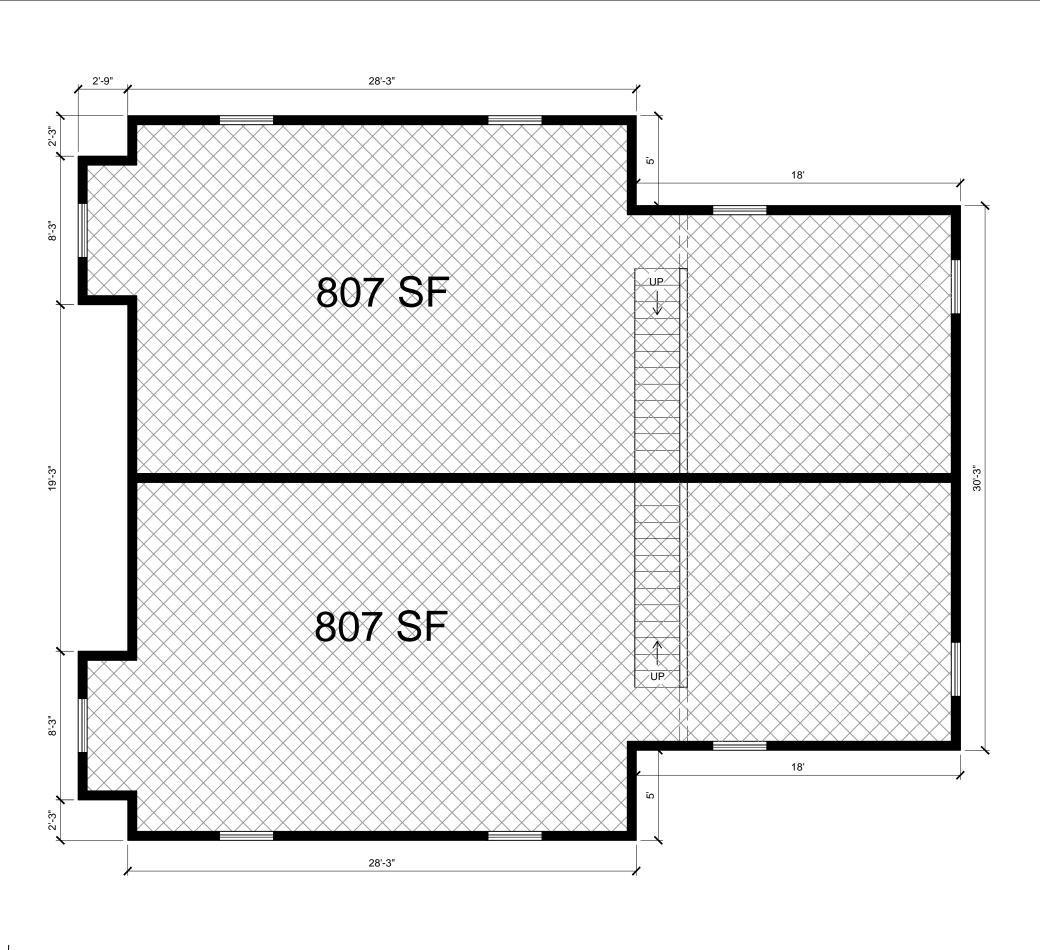
SCALE: AS NOTED DRAWN BY: CNK

DATE: 05/24/15 REVISED:

NUMBER REVISION DA

SITE PLAN

A-001



56-58 AMORY ST Cambridge, MA

CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

SCALE: 3/16" = 1'- 0"

DRAWN BY: CNK

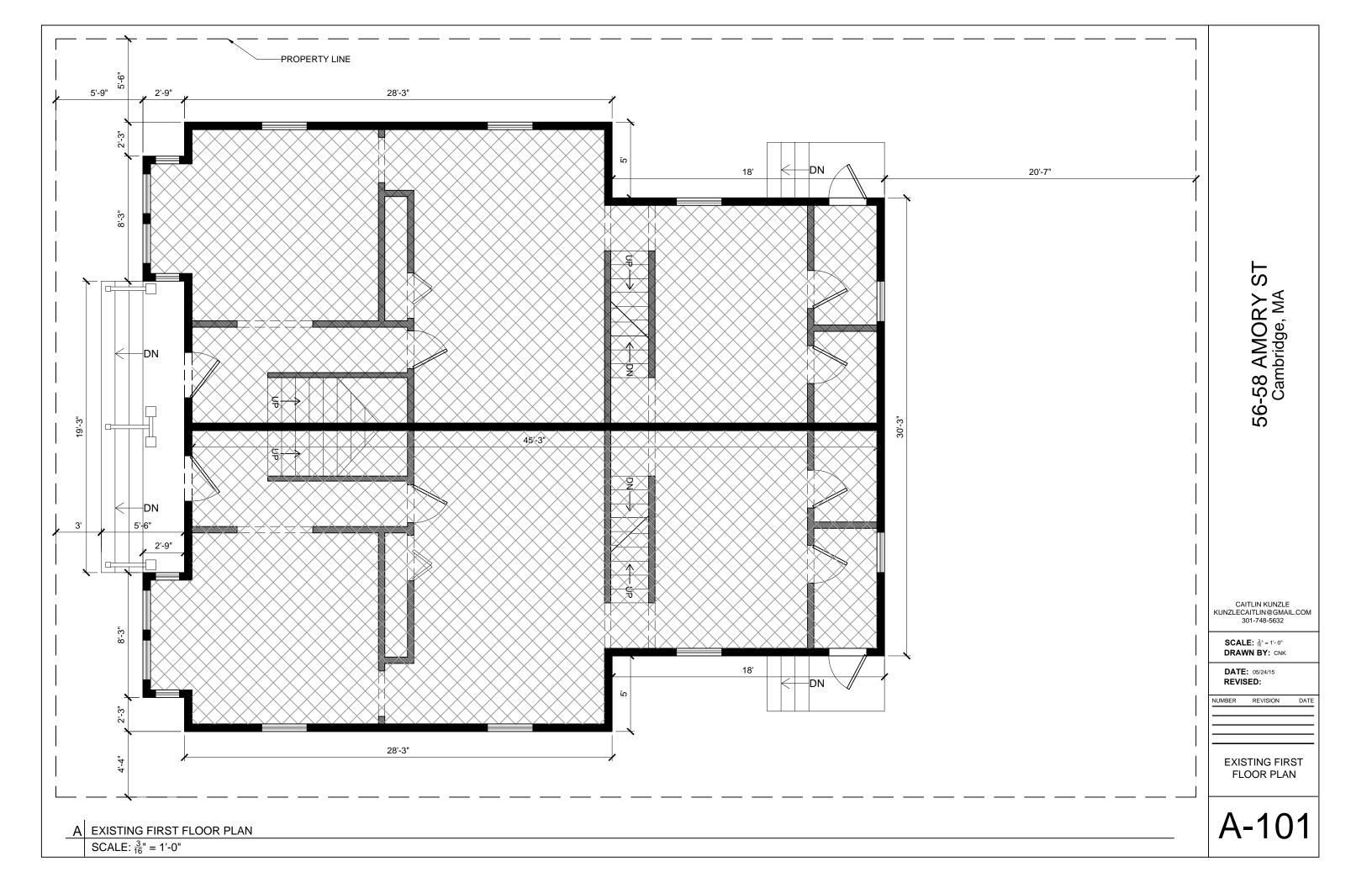
DATE: 05/24/15 REVISED:

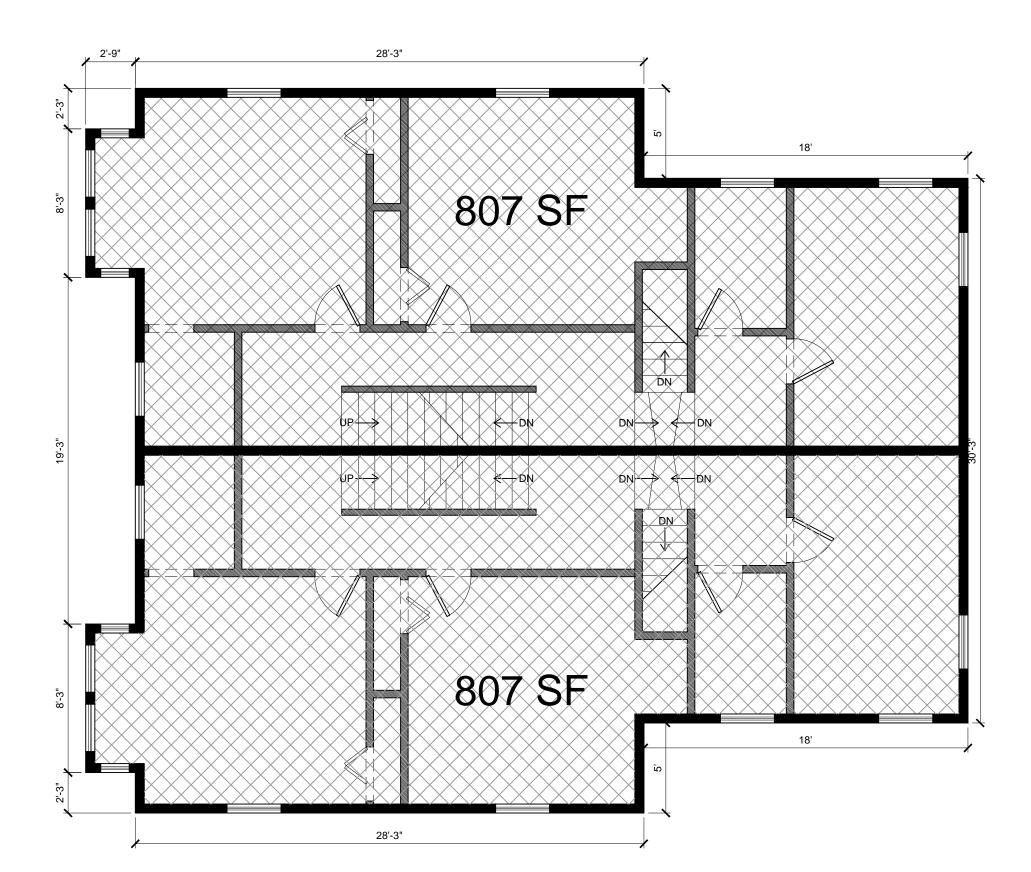
NUMBER REVISION DA

EXISTING BASEMENT PLAN

A-100

A EXISTING BASEMENT PLAN





56-58 AMORY ST Cambridge, MA

CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

SCALE: 3/16" = 1'- 0"

DRAWN BY: CNK

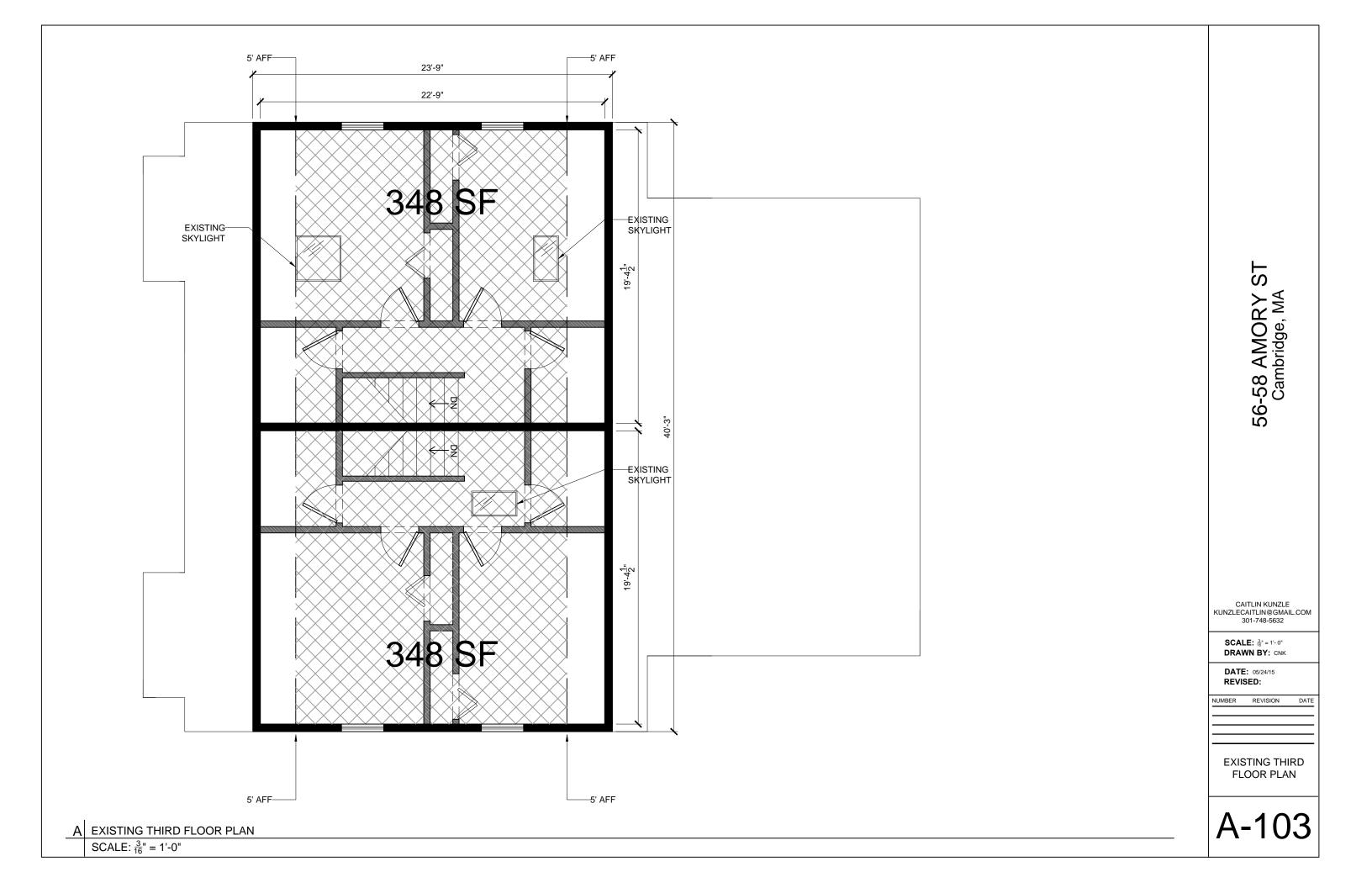
DATE: 05/24/15 REVISED:

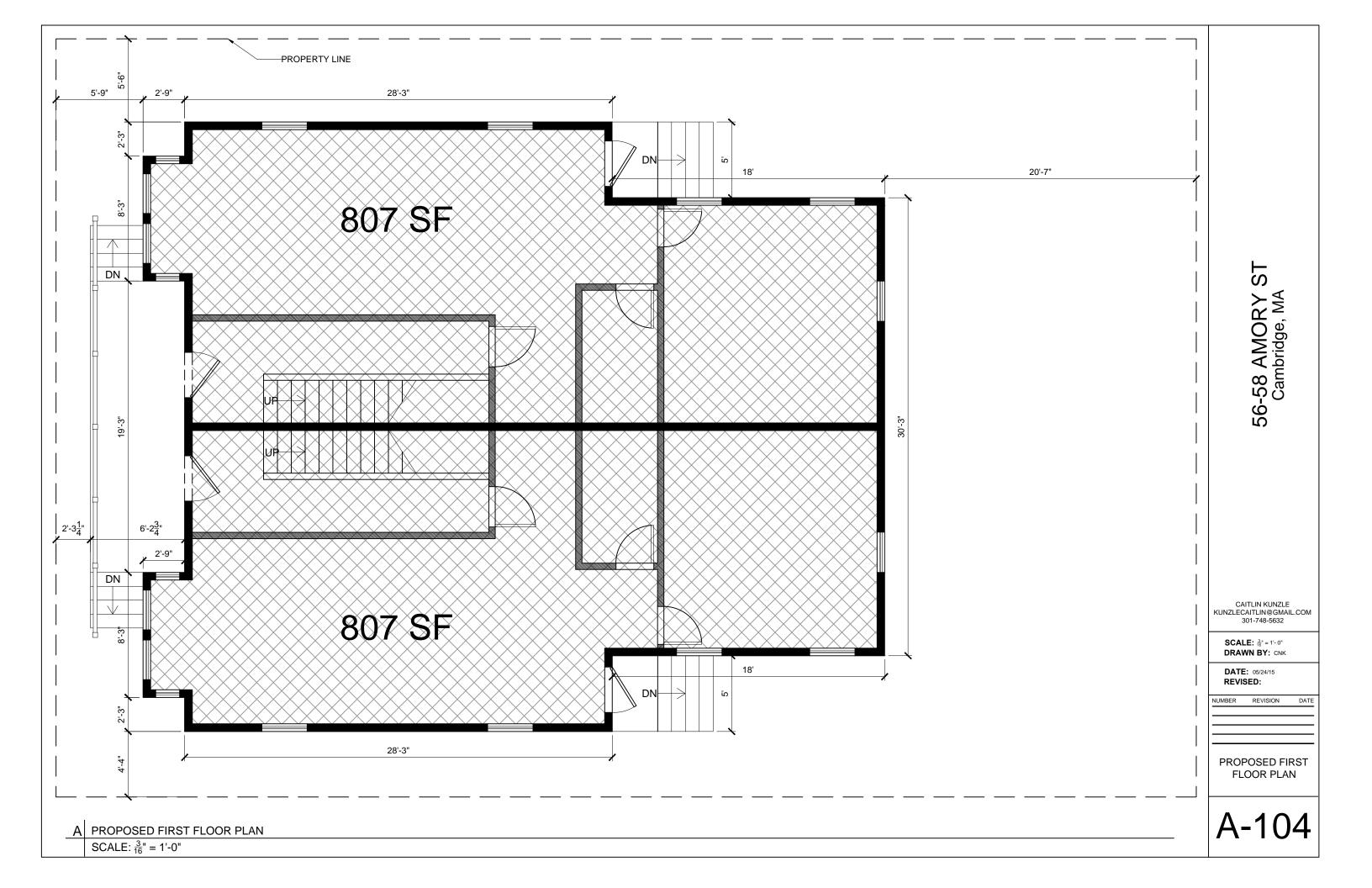
NUMBER REVISION DAT

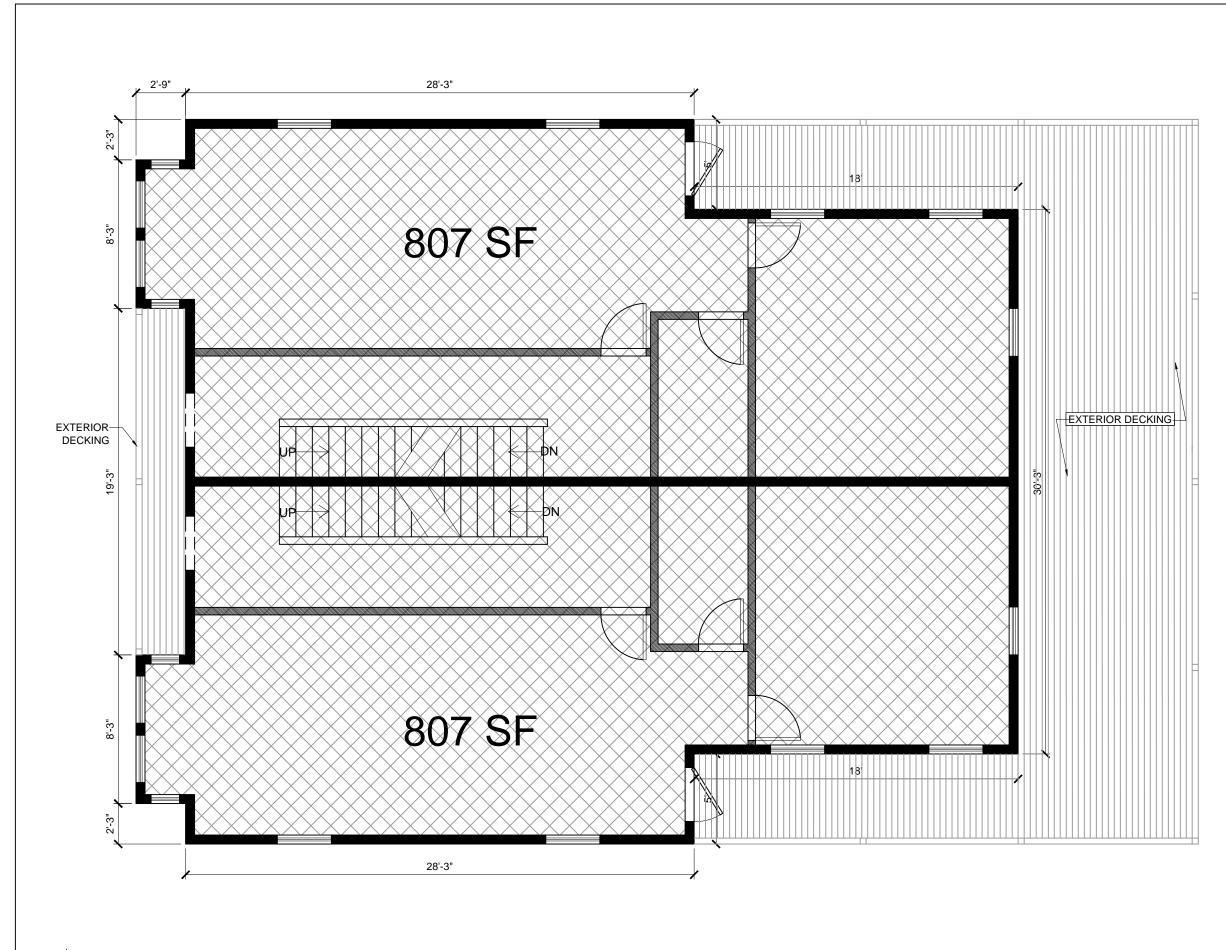
EXISTING SECOND FLOOR PLAN

A-102

A EXISTING SECOND FLOOR PLAN







56-58 AMORY ST Cambridge, MA

CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

SCALE: 3/16" = 1'- 0"

DRAWN BY: CNK

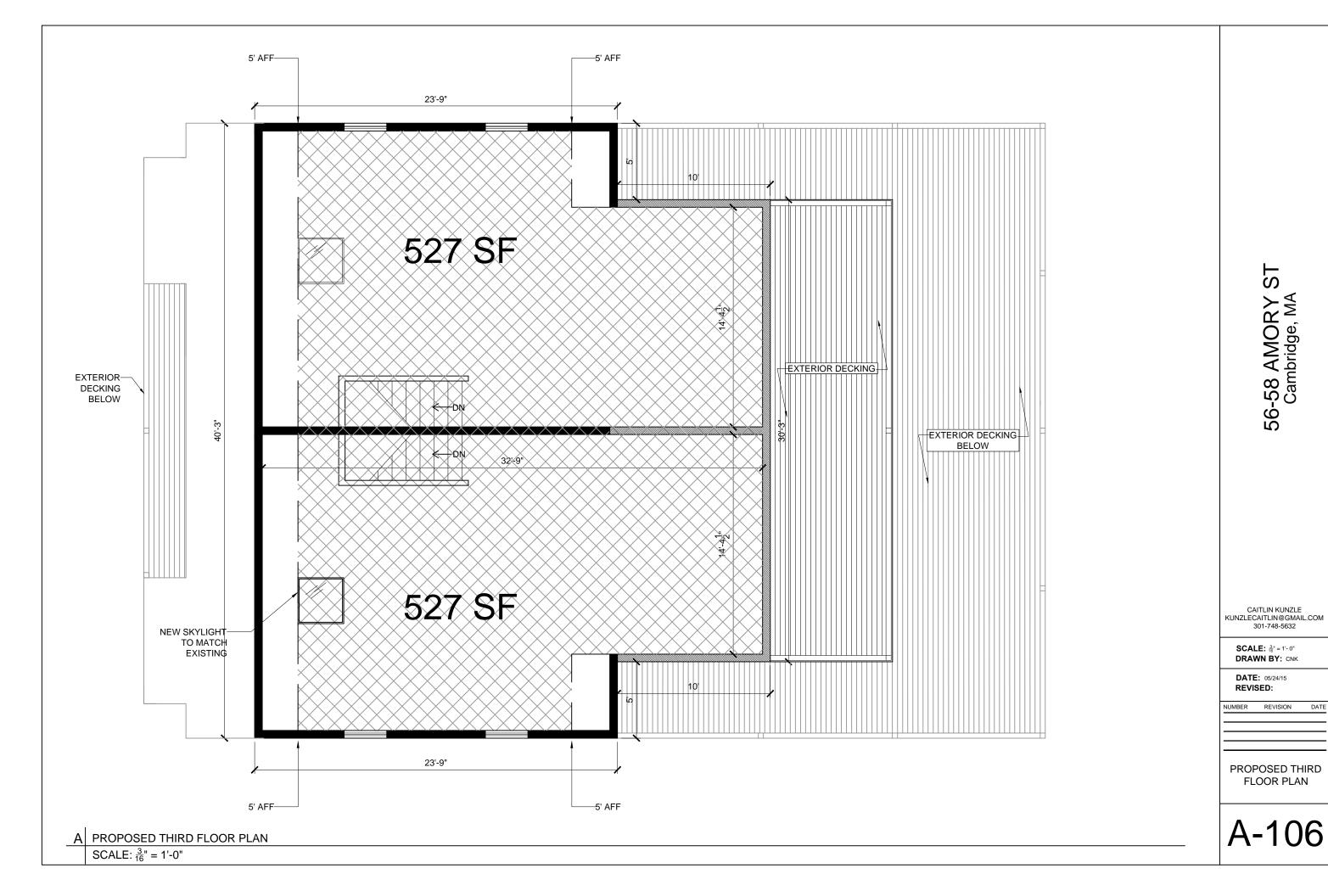
DATE: 05/24/15 REVISED:

NUMBER REVISION DA

PROPOSED SECOND FLOOR PLAN

A-105

A PROPOSED SECOND FLOOR PLAN



56-58 AMORY ST Cambridge, MA

CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

SCALE: 3/16" = 1'- 0"

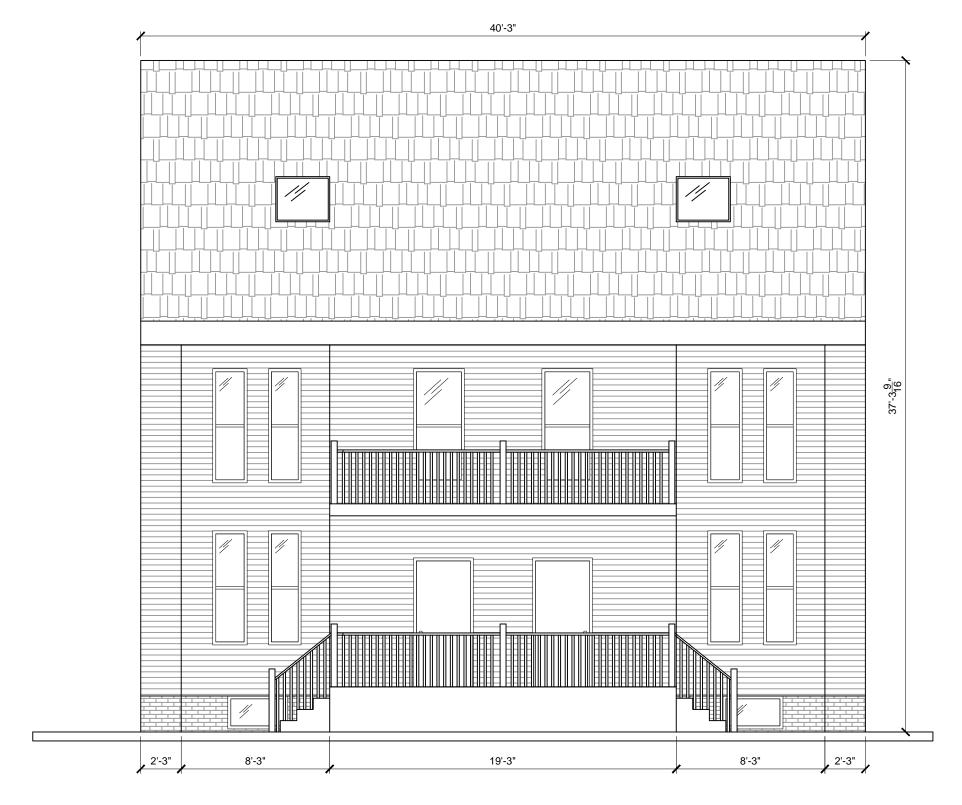
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DATE: 07/31/15 REVISED:

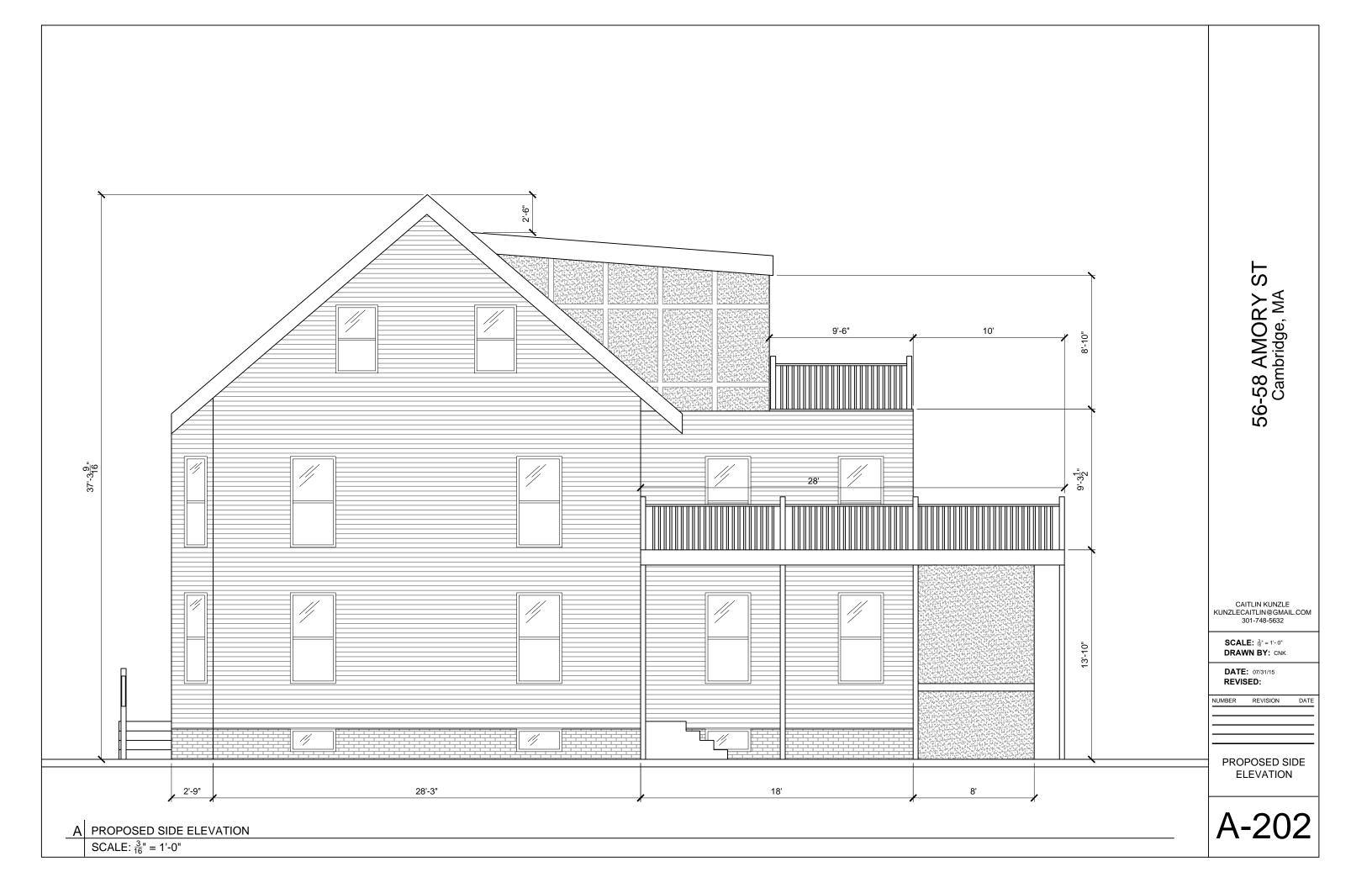
NUMBER REVISION DATE

PROPOSED FRONT ELEVATION

A-201



A PROPOSED FRONT ELEVATION





CAITLIN KUNZLE KUNZLECAITLIN@GMAIL.COM 301-748-5632

56-58 AMORY ST Cambridge, MA

SCALE: 3/16" = 1'- 0"

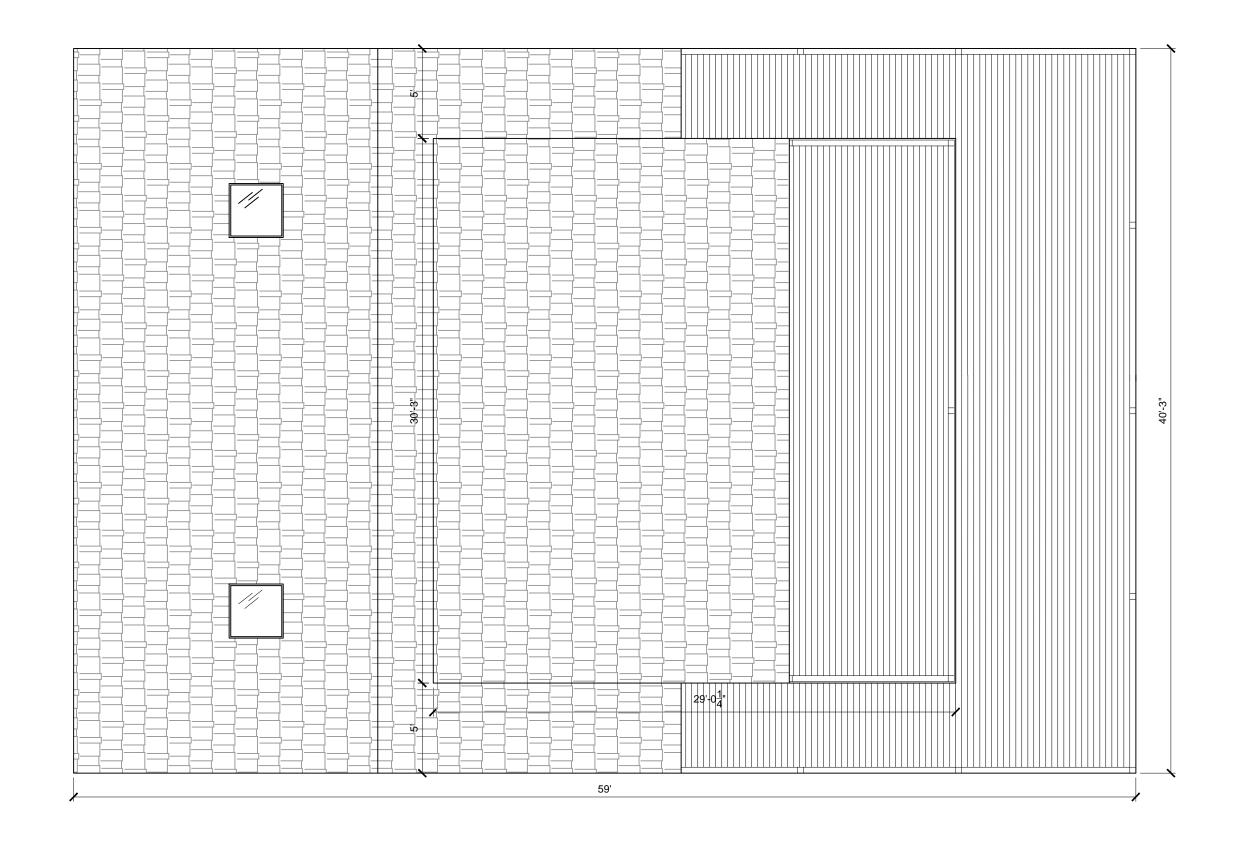
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DATE: 07/31/15 REVISED:

NUMBER REVISION DATE

PROPOSED ROOF PLAN

A-204



A PROPOSED ROOF PLAN

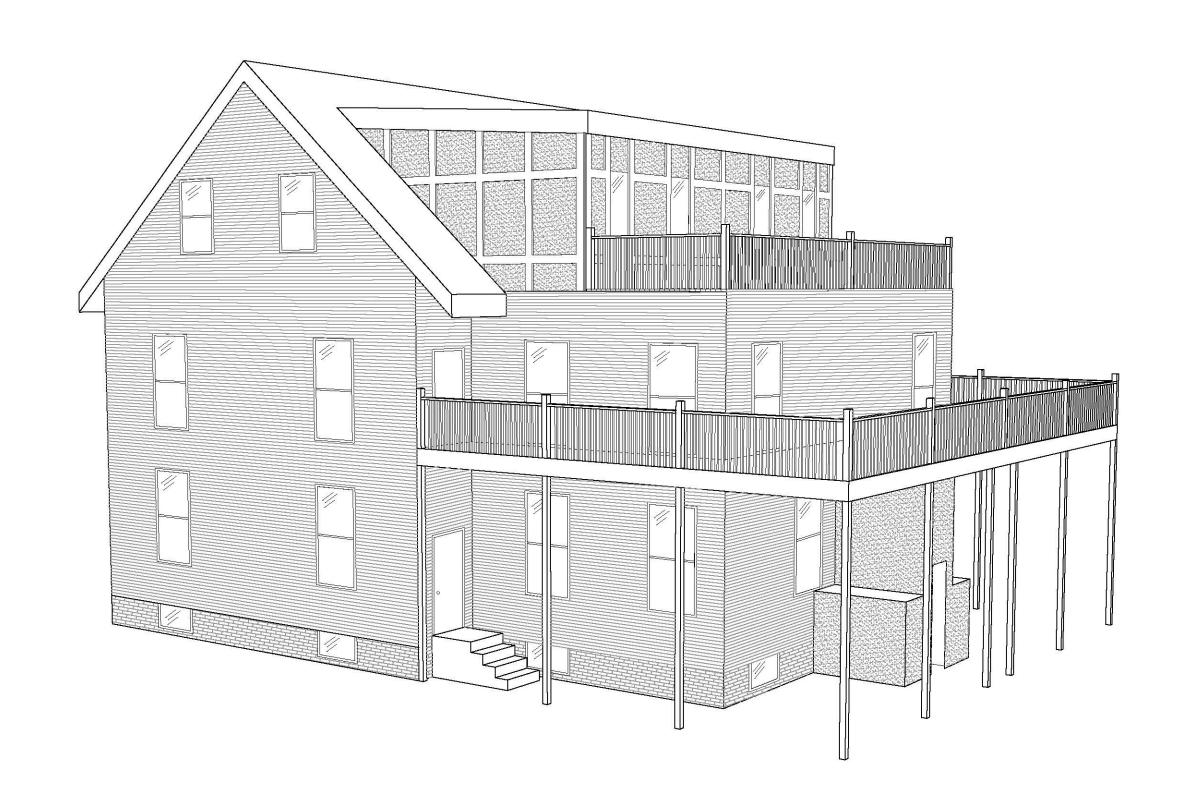
SCALE: N.T.S.
DRAWN BY: CNK

DATE: 07/31/15 REVISED:

NUMBER REVISION

PROPOSED DORMER ADDITION PERSEPCTIVE

A-300



A PROPOSED DORMER ADDITION PERSPECTIVE SCALE: N.T.S.



































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 Johnson Shing & Rebecca Chung
(OWNER)
Address: 58 Amory Street, Cambridge MA
State that I/We own the property located at 56-58 Amory Street, Cambridge MA
which is the subject of this zoning application.
The record title of this property is in the name of
Johnson Shing & Rebecca Chung
*Pursuant to a deed of duly recorded in the date $6/13/1997$, Middlesex South
County Registry of Deeds at Book 27385 , Page 216 ; or
Middlesex Registry District of Land Court, Certificate No
Book Page .
\mathcal{H}_{-}
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
*Written evidence of Agent's standing to represent petitioner may be requested.
V 3 1 1 1 1 2 2
Commonwealth of Massachusetts, County of middlesor
The above-name Johnson Shing personally appeared battore me,
this 4th of feb, 2016, and made oath that the above statement is true.
Luis Scora Notary
Z C LISA M SCOPA
My commission expires $\frac{789}{100}$ (Notary Seal).
My Commission Expires February 08, 2019

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

BZA APPLICATION FORM

GENERAL INFORMATION

Special Permit:		/	Appeal:
PETITIONER: Johnson Shing			
PETITIONER'S ADDRESS: 58 Amo	ry Street, Can	nbridge MA	
LOCATION OF PROPERTY: 56-58 A	mory Street, C	Cambridge MA	
TYPE OF OCCUPANCY: Multifamily	/ Residential	ZONING DISTF	RICT: C-1
REASON FOR PETITION:			
Additions			New Structure
Change in Use/O	ccupancy		Parking
Conversion to A	ddi'l Dwellin	g Unit's	Sign
Dormer			Subdivision
Other:			
roof deck. General reconfiguring	ng of interior w	all layout and p	oaths of egress.
SECTIONS OF ZONING ORDINANCE Article 5 Section 5.28.2		· Area	
Article Section			and the control of th
Article Section			
Applicants for a Variance mus Applicants for a Special Perm Applicants for an Appeal Inspectional Services Department of the appeal	st complete Ponit must compato the BZA	ages 1-5 lete Pages 1- of a Zonir	4 and 6 ng determination by the
Original S.	ignature(s):	(Peti	tioner(s)/Owner)
		Johnson Shi	ng
	Address:	58 Amory St	(Print Name) reet
		Cambridge,	MA
	Tel. No.:	617-823-488	3
: <i>f</i>		ess: jshing88	@gmail.com
Date: 726 4- 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 56 Amony Street:
The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:
Old Cambridge Historic District Fort Washington Historic District (M.G.L. Ch. 40C, City Code §2.78.050)
Avon Hill Neighborhood Conservation District Half Crown – Marsh Neighborhood Conservation District Harvard Square Conservation District Mid Cambridge Neighborhood Conservation District Requires application 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 SUPV Date 3 18 2016
Received by Leplaced & email a Date Date
ce: 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.

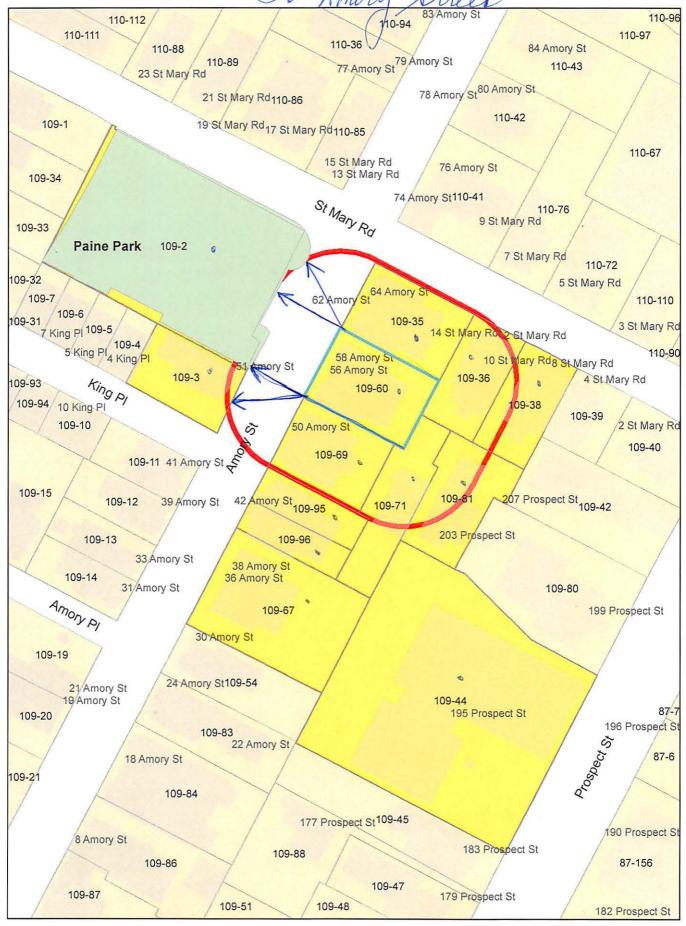
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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 56 Amory Street



56 Amory XX.

109-35 AMORY STREET REALTY LLC C/O MARIA GRASSO P.O. BOX 927 SUDBURY, MA 01776

109-2 CITY OF CAMBRIDGE C/O RICHARD ROSSI CITY MANAGER

109-96 WEKSTEIN, DEBRA S. & DAVID KRAVITZ 42 AMORY ST CAMBRIDGE, MA 02139

109-38 HSIUNG, ROBERT T. & JACLYN CHAI 8 ST MARY RD CAMBRIDGE, MA 02139

109-81 THOMAS, SARAH 203 PROSPECT ST CAMBRIDGE, MA 02139

109-67 MADANSHETTY, SAMEER I. & ISABEL ZAMBRANO 6923 REDBUD DR. MANHATTAN, KS 66503 109-2 CAMBRIDGE CITY OF RECREATION DEPT 51 INMAN ST CAMBRIDGE, MA 02139

109-2 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR

109-36 AYAZ, MOHAMMED & JULIE AYAZ 14 ST. MARYS RD CAMBRIDGE, MA 02139

109-69 VAN VACTOR, DAVID L. & PATRICIA S. GOOD 50 AMORY ST. UNIT#2 CAMBRIDGE, MA 02139

109-69 NOLAN, ELIZABETH 50 AMORY ST. UNIT#1 CAMBRIDGE, MA 02139

109-71 HEILMAN, SUZANNE & WALTER SILVER 48 AMORY STREET CAMBRIDGE, MA 02139 CAITLIN KUNZLE
89 NEWTON STREET #1R
SOMERVILLE, MA 02143

109-60 SHING, JOHNSON & REBECCA CHUNG 56-58 AMORY ST. CAMBRIDGE, MA 02139

109-95 BRADY, ROSCOE O. & CHRISTINE E. WITTMANN 44 AMORY ST CAMBRIDGE, MA 02139

109-36 ZSEMBERY, RACHEL & CHRISTOPHER N. KEENE 12 ST MARY RD CAMBRIDGE, MA 02139

109-3 GALVAO, CHRISTIAN P. & RAQUEL M. GALVAO 51 AMORY ST CAMBRIDGE, MA 02139

109-44 CAMBRIDGE AFFORDABLE HOUSING CORP. 1770 MASS AVE STE #331 CAMBRIDGE, MA 02140