BZA APPLICATION FORM
GENERAL INFORMATION

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

2017 JAN 27 AM 10: 34

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Robert O. Doyle and Holly Thomis Doyle

PETITIONER'S ADDRESS: 77 Huron Avenue, Cambridge, MA

LOCATION OF PROPERTY: 69-71 Huron Avenue, Cambridge, MA

TYPE OF OCCUPANCY: Garages **ZONING DISTRICT:** B

REASON FOR PETITION:

_____ Additions
_____ Changes in Use/Occupancy
_____ Conversion to Addi'l Dwelling Units
_____ Dormer
_____ Other: _____
_____ New Structure
_____ Parking
_____ Sign
X Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance to subdivide parcel at 69-71 Huron Avenue, Cambridge, containing the former DeLeo garages so that there will be 13 garages remaining after the conveyance of 2 garages to my abutting neighbor Stephen D'Amato and 4 to my wife Holly and myself.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.15 Subdivision

Article 5.000 Section 5.31 (Table of Dimensional Requirements)

Article _____ Section _____

Applicants for a **Variance** must complete Page 1-5.
Applicants for a **Special Permit** must complete Pages 1-4 and 6.
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal.

Original Signature: Robert O. Doyle Holly T. Doyle
(Petitioner(s) / Owner)

Robert O. & Holly T. Doyle
(Print Name)

Address: 77 Huron Ave.
Cambridge, MA 02138

Tel. No.: 617-876-5678

E-Mail Address: bobdoyle@informationphilosopher.com

DATE: _____

(ATTACHMENT B – PAGE 2)

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 Robert O. Doyle and Holly Thomis Doyle
(Owner)

Address: 77 Huron Avenue, Cambridge, MA 02138

State that I / We own the property located at 69-71 Huron Avenue, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Robert O. Doyle and Holly Thomis Doyle, husband and wife as tenants by the entirety

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deed at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 208293, Book 1171, Page 143.

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 Middlesex

The above-named Robert O. Doyle and Holly Thomis Doyle personally appeared before me, this 20 of JANUARY, 2017, and made oath that the above statement is true.

_____, Notary
William M. O'Brien, Esq.

WILLIAM M. O'BRIEN
MY COMM. EXPIRES FEBRUARY 29, 2019
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

My commission expires 12 / 29 / 2019 (Notary Seal).

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

WILLIAM M. O'BRIEN
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS
MY COMM. EXPIRES
FEBRUARY 29, 2019

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:

Robert O. and Holly Thomis Doyle reside at 77 Huron Avenue. They now own locus which was formerly known as the DeLeo Garages. As shown on the plan, the Petitioners propose to leave unchanged the preexisting non-conforming garage structures, but to subdivide a small portion of locus and convey Lot 1 to themselves and lot 3 to Stephen D'Amato, their neighbor at the other boundary. They are not creating any additional building lots and the site shall continue as garage use.

The only other method to accomplish the transfer of the lots to Stephen D'Amato and to ourselves so that we would have off-street parking would be to demolish the existing structures and rebuild in a different configuration. This would necessarily result in a hardship, a very substantial economic risk to petitioners and to the neighborhood. Indeed, the most economical thing to do if petitioner were forced to demolish the existing structures would be to build a number of residential units, resulting in the loss of off-street parking. This is an outcome the zoning ordinance seeks to avoid.

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 structures and their configuration on the land relate to and effect only locus and not the zoning district in general. The garages were constructed decades ago, they are well constructed and structurally sound, with as-is value. Their use and the continuance of off-street parking in Cambridge will lessen on-street parking. Further, petitioners cannot change the configuration of the structures or purchase additional frontage. The way to give adjoining property owners off-street parking without demolishing the existing structures and rebuilding (an obvious hardship of petitioners) is to convey the front portions as indicated. The remaining lot complies with the land area zoning requirements and does not increase the preexisting non-conforming use of the property Lot 2 will substantially remain in compliance with dimensional requirements, except that its frontage will be less than 50 feet as a result of the conveyance of Lots 1 and 3.

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

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

Because the whole plan increases off-street parking and does not add additional residential dwelling and does not add further burden on municipal services. There will be no change to current configuration of the structures on the premises, which is currently preexisting nonconforming.

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

In addition, the proposal does not derogate from the intent of the ordinance, but in its terms is clearly consistent with its purpose and it does not effect a change in the district or adversely effect in any way nearby 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.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 1 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 ±	1,019 ±	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	0.24' over	15'	(min.)
	REAR	0.36'	50.14	25'	(min.)
	LEFT SIDE	0.21	1.12	7.5'	(min.)
	RIGHT SIDE	1.66	0'	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		10%	9.8%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	4	NA	(min./max)
NO. OF LOADING AREAS:		Ø	0	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 2 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 #	5,013 #	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	5.62	15'	(min.)
	REAR	0.36'	0.36	25'	(min.)
	LEFT SIDE	0.21	Ø	7.5'	(min.)
	RIGHT SIDE	1.66	Ø	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		10%	0%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	13	NA	(min./max)
NO. OF LOADING AREAS:		Ø	Ø	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 3 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 #	1031 #	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	5.74'	15'	(min.)
	REAR	0.36'	58.84'	25'	(min.)
	LEFT SIDE	0.21	0.0	7.5'	(min.)
	RIGHT SIDE	1.66	1.66	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		10%	55.9%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	2	NA	(min./max)
NO. OF LOADING AREAS:		Ø	Ø	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

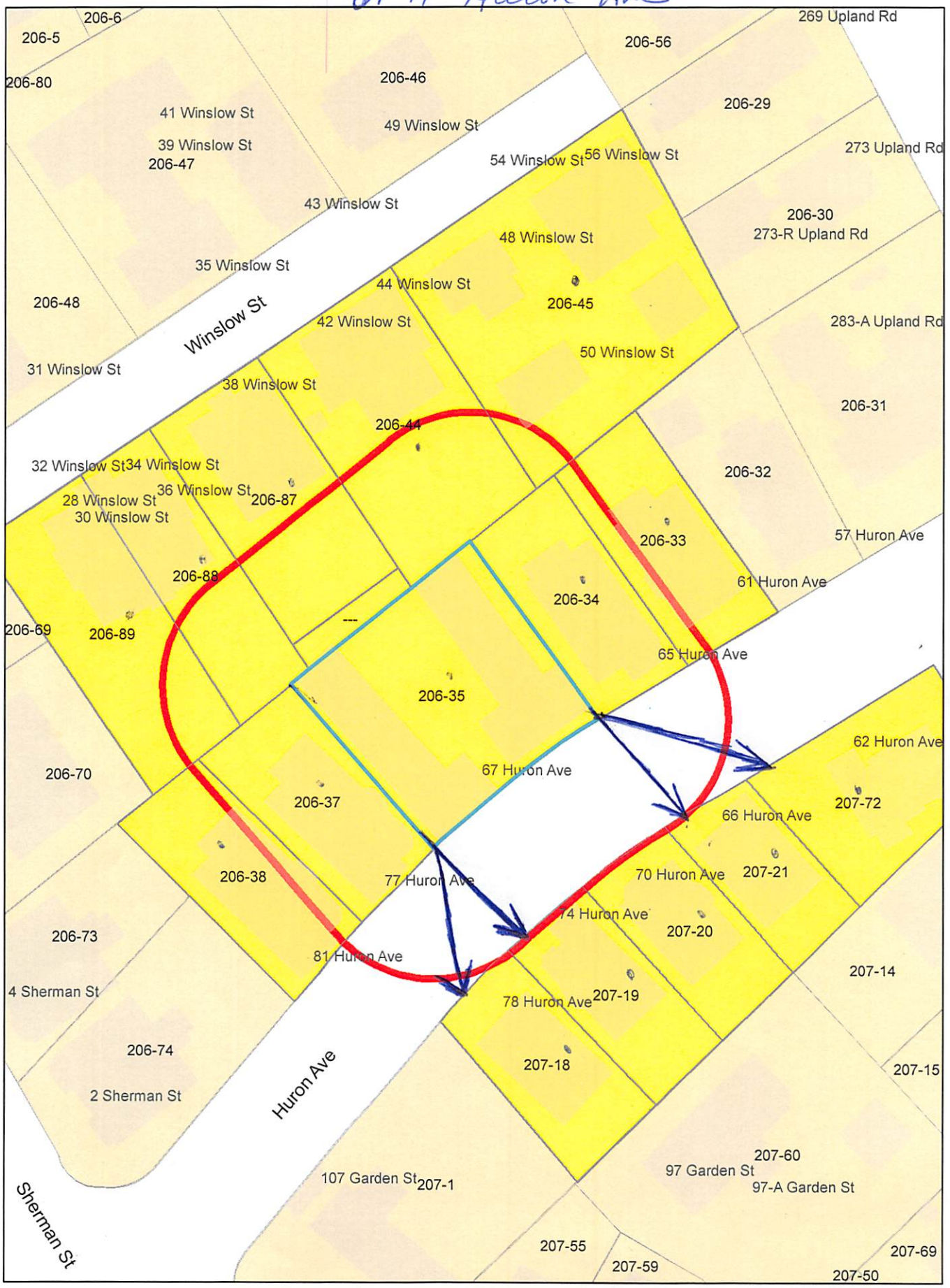
_____

_____

_____

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

69-71 Huron Ave



69-71 Huron Ave

Petitioner

WILLIAM M. O'BRIEN, ESQ.
545 CONCORD AVENUE – SUITE 400
CAMBRIDGE, MA 02138

206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASEN,
TR. OF THE HELLE MATHIASEN REV TR.
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-35-37
DOYLE, ROBERT O. & HOLLY THOMIS DOYLE
77 HURON AVE
CAMBRIDGE, MA 02138

207-72
MCCLUSKEY, RICHARD E. & WENDY MCCLUSKEY
56 HURON AVE
CAMBRIDGE, MA 02138

206-45
RAVENAL, JOHN B. & VIRGINIA PYE
48 WINSLOW ST.
CAMBRIDGE, MA 02138

206-38
HURON AVENUE, LLC
105 SOMERSET ST.
BELMONT, MA 02478

206-44
DONHAM, VALERIE L.
42 WINSLOW STREET
CAMBRIDGE, MA 02138

206-87
KILMER, NICHOLAS & JULIA KILMER
38 WINSLOW STREET
CAMBRIDGE, MA 02138

206-88
WILSON, ROBERT
9 VALLEY POINT DR
HOLMDEL, NJ 07733

206-88
ABRAHAM, HELEN B.,
TR. THE HELEN B. ABRAHAM 2015 REV TR
34 WINSLOW ST
CAMBRIDGE, MA 02138

206-89
GULTLINGEN, ALEXIA
28-30 WINSLOW ST., #28
CAMBRIDGE, MA 02138

206-89
HOPKINS, JOHN B. & HILARY B. HOPKINS
TRS. THE 30 WINSLOW STREET TRUST
30 WINSLOW ST.
CAMBRIDGE, MA 02138

207-18
KIRSCH, JORDAN & EVANGELINE B KIRSCH
78 HURON AVE
CAMBRIDGE, MA 02138

207-19
BARABINO, GILDA A. & JOSEPH R. BARABINO
74 HURON AVENUE
CAMBRIDGE, MA 02138

207-20
CONSTAN, THEODORE B. & ALISON FRANKLIN
70 HURON AVENUE
CAMBRIDGE, MA 02138

207-21
SKOCPOL, WILLIAM J. & THEDA SKOCPOL
66 HURON AVE
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 69-71 Huron Avenue

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

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ 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 demolition permit anticipated. No CHC review of subdivision of property.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date January 31, 2017

Received by Uploaded to Energov Date January 31, 2017
Relationship to project BZA 12484-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

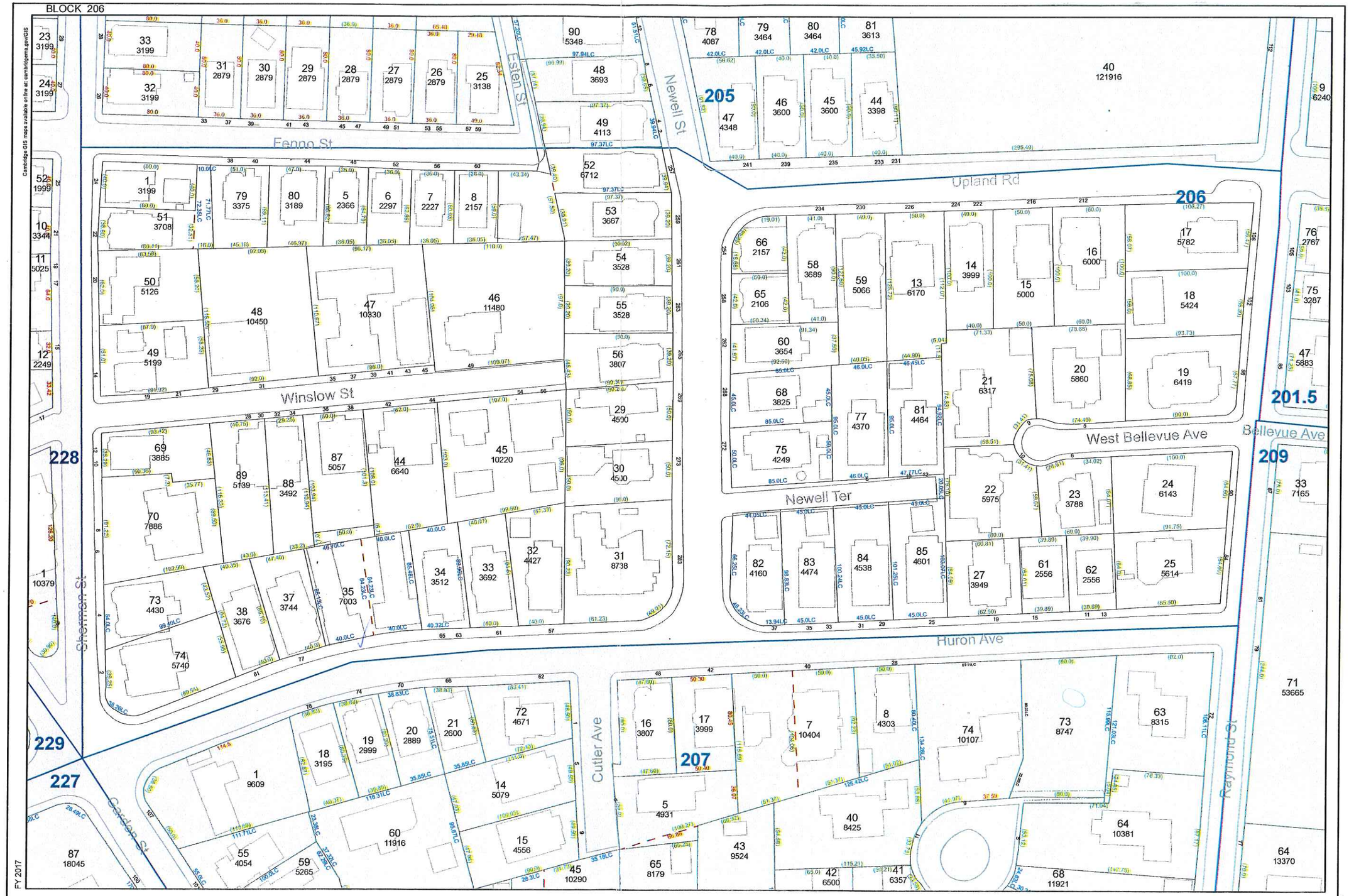
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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

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

July 2003

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



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings	Water	10	Lot Number	100	Parcel size in Sq. Ft.
Lot Line	Sub-Parcel Line	206	Block Number	44.0LC	Land Court Dimension
Block Line	Easement	10	Street Number	65.0	Survey Dimensions
City Boundary	Railway	(125.0)	Deed Dimension		

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1970 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

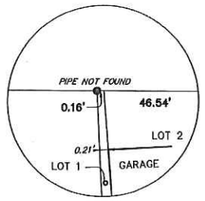
The City of Cambridge assumes no legal responsibility for information shown on this map.

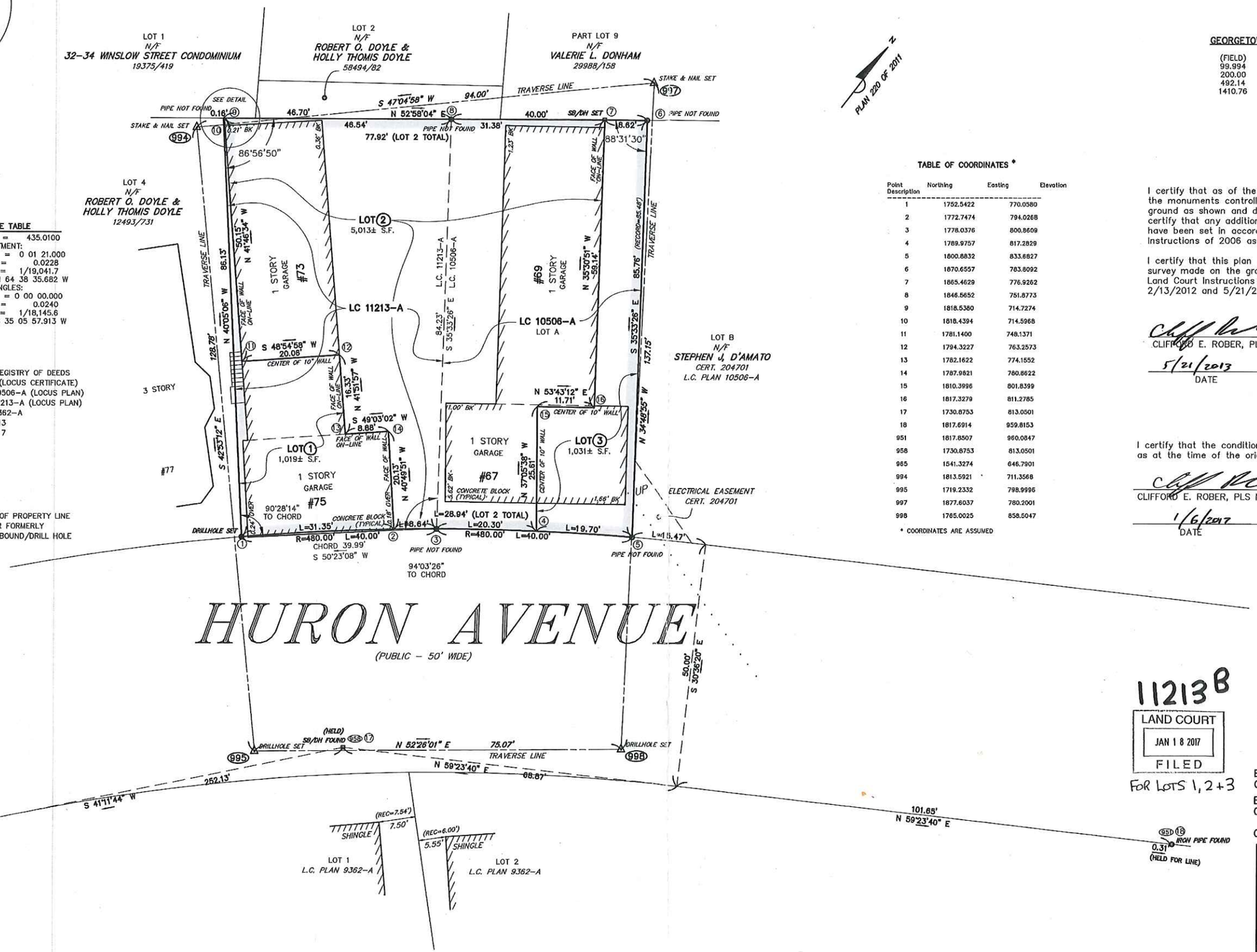
0 15 30 60 Feet

1 inch = 80 feet

Parcel Block Map

206





TRAVERSE CLOSURE TABLE

LENGTH OF TRAVERSE = 435.0100
CLOSURE BEFORE ANY ADJUSTMENT:
ANGULAR CLOSURE = 0 01 21.000
CLOSURE DISTANCE = 0.0228
CLOSURE RATIO = 1/19,041.7
CLOSURE DIRECTION = N 64 38 35.682 W
CLOSURE AFTER ADJUSTING ANGLES:
ANGULAR CLOSURE = 0 00 00.000
CLOSURE DISTANCE = 0.0240
CLOSURE RATIO = 1/18,145.6
CLOSURE DIRECTION = S 35 05 57.913 W

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
CERTIFICATE 250573 (LOCUS CERTIFICATE)
LAND COURT PLAN 10506-A (LOCUS PLAN)
LAND COURT PLAN 11213-A (LOCUS PLAN)
LAND COURT PLAN 9362-A
PLAN BOOK 6 PLAN 13
PLAN BOOK 51 PLAN 7
PLAN 299 OF 1948
PLAN 909 OF 1984
PLAN 270 OF 2011

LEGEND

BK CLEAR OF PROPERTY LINE
N/F NOW OR FORMERLY
SB/DH STONE BOUND/DRILL HOLE

NOTE

PLAN BASED ON AN ON THE GROUND SURVEY

GEORGETOWN BASELINE

(FIELD)	(RECORD)
99.994	100.00
200.00	200.00
492.14	492.131
1410.76	1410.76

TABLE OF COORDINATES *

Point Description	Northing	Easting	Elevation
1	1752.5422	770.0580	
2	1772.7474	794.0268	
3	1778.0376	800.8609	
4	1789.9757	817.2829	
5	1800.8832	833.6827	
6	1870.6557	783.8092	
7	1865.4629	776.9262	
8	1846.5652	751.8773	
9	1818.5380	714.7274	
10	1818.4394	714.5968	
11	1781.1400	748.1371	
12	1794.3227	763.2573	
13	1782.1622	774.1552	
14	1787.9821	780.8622	
15	1810.3996	801.8399	
16	1817.3279	811.2785	
17	1730.8753	813.0501	
18	1817.6914	959.8153	
951	1817.8507	960.0847	
958	1730.8753	813.0501	
985	1541.3274	646.7901	
994	1813.5921	711.3568	
995	1719.2332	798.9996	
997	1877.6037	780.2001	
998	1765.0025	858.5047	

* COORDINATES ARE ASSUMED

I certify that as of the date of this survey, the monuments controlling prior plans are in the ground as shown and described hereon. I further certify that any additional monuments shown hereon have been set in accordance with the Land Court Instructions of 2006 as of the date of this survey.

I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court Instructions of 2006 on or between 2/13/2012 and 5/21/2013.

CLIFFORD E. ROBER, PLS No. 33189

5/21/2013
DATE

I certify that the conditions on the ground are the same now as at the time of the original survey January 6, 2017.

CLIFFORD E. ROBER, PLS No. 33189

1/6/2017
DATE

11213B

LAND COURT
JAN 18 2017
FILED
FOR LOTS 1, 2 + 3

OWNER: ROBERT O. DOYLE AND
HOLLY THOMIS DOYLE
LAND COURT CERT. No. 250573

BEING A SUBDIVISION OF LOT A AS SHOWN ON LAND COURT PLAN No. 10506-A

BEING A SUBDIVISION OF LOT SHOWN ON LAND COURT PLAN No. 11213-A

CREATING THREE LOTS (LOTS 1, 2 & 3)

PLAN OF LAND
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 10' DATE: APRIL 2, 2013

0 10 20 30 40 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
3889PL2.DWG

DRAFT

QUITCLAIM DEED

Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantor"),

in consideration of _____ and 00/100 ($_____.00) Dollars paid,

hereby grants to Stephen J. D'Amato of 63-65 Huron Avenue, Cambridge, Middlesex County, Massachusetts (the "Grantee")

with QUITCLAIM COVENANTS,

The premises on Huron Avenue, Cambridge, Middlesex County, Massachusetts being shown as Lot 3 on plan entitled "Plan of Land in Cambridge, MA (Middlesex County)" by Rober Survey dated April 2, 2013, revised January 6, 2017, filed as Land Court Plan No 11213B.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1412, Page 1, with Certificate No. 250573.

Being a portion of the premises described in deed to Grantor dated February 15, 2012 filed with the Middlesex County Registry of Deeds, Land Court Division as Document No. 1591692.

Grantor certifies that Grantor does not have a former partner or spouse, and/or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act under Massachusetts General Law, Chapter 188.

Signed and sealed this 24 day of JANUARY, 2017.

Robert O. Doyle

Holly Thomis Doyle

COMMONWEALTH OF MASSACHUSETTS

On this 24 day of JANUARY, 2017 before me, the undersigned notary public, personally appeared Robert O. Doyle and Holly Thomis Doyle, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: 2/29/2019

WILLIAM M. O'BRIEN
MY COMM. EXPIRES FEBRUARY 29, 2019
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

DRAFT

QUITCLAIM DEED

Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantor"),

For nominal consideration of less than one hundred and 00/100 ($100.00) Dollars paid,

hereby grants to Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantee")

with QUITCLAIM COVENANTS,

The premises on Huron Avenue, Cambridge, Middlesex County, Massachusetts being shown as Lot 1 on plan entitled "Plan of Land in Cambridge, MA (Middlesex County)" by Rober Survey dated April 2, 2013, revised January 6, 2017, filed as Land Court Plan No 11213B.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1412, Page 1, with Certificate No. 250573.

Being a portion of the premises described in deed to Grantor dated February 15, 2012 filed with the Middlesex County Registry of Deeds, Land Court Division as Document No. 1591692.

Signed and sealed this 24 day of JANUARY, 2017.

Robert O. Doyle

Robert O. Doyle

Holly Thomis Doyle

Holly Thomis Doyle

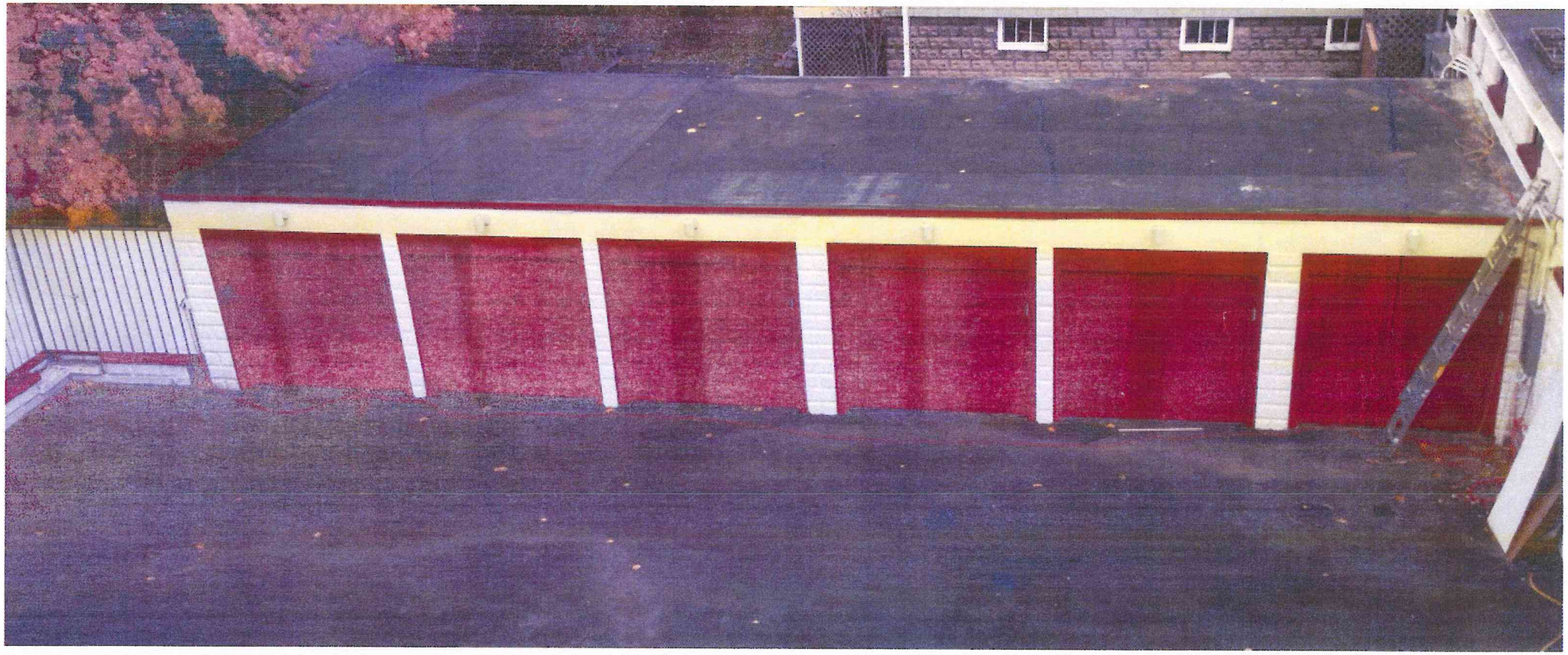
COMMONWEALTH OF MASSACHUSETTS

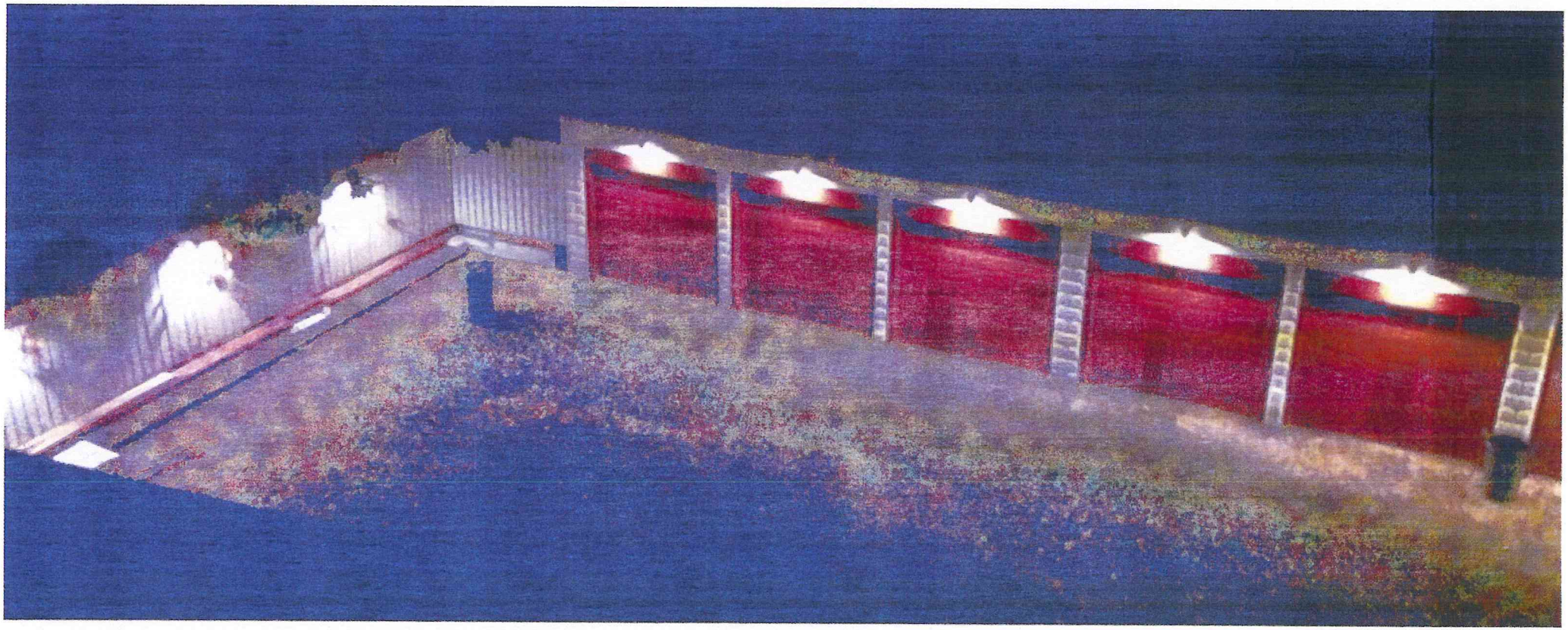
On this 24 day of JANUARY, 2017 before me, the undersigned notary public, personally appeared Robert O. Doyle and Holly Thomis Doyle, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires: 2/29/2019

WILLIAM M. O'BRIEN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES FEBRUARY 29, 2019





BZA APPLICATION FORM
GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following: 2017 JAN 27 AM 10: 34

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Robert O. Doyle and Holly Thomis Doyle

PETITIONER'S ADDRESS: 77 Huron Avenue, Cambridge, MA

LOCATION OF PROPERTY: 69-71 Huron Avenue, Cambridge, MA

TYPE OF OCCUPANCY: Garages **ZONING DISTRICT:** B

REASON FOR PETITION:

_____ Additions
_____ Changes in Use/Occupancy
_____ Conversion to Addi'l Dwelling Units
_____ Dormer
_____ Other: _____
_____ New Structure
_____ Parking
_____ Sign
X Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance to subdivide parcel at 69-71 Huron Avenue, Cambridge, containing the former DeLeo garages so that there will be 13 garages remaining after the conveyance of 2 garages to my abutting neighbor Stephen D'Amato and 4 to my wife Holly and myself.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.15 Subdivision

Article 5.000 Section 5.31 (Table of Dimensional Requirements)

Article _____ Section _____

Applicants for a **Variance** must complete Page 1-5.
Applicants for a **Special Permit** must complete Pages 1-4 and 6.
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal.

Original Signature: Robert O. Doyle Holly T. Doyle
(Petitioner(s) / Owner)

Robert O. & Holly T. Doyle
(Print Name)

Address: 77 Huron Ave.
Cambridge, MA 02138

Tel. No.: 617-876-5678

E-Mail Address: bobdoyle@informationphilosopher.com

DATE: _____

(ATTACHMENT B – PAGE 2)

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 Robert O. Doyle and Holly Thomis Doyle
(Owner)

Address: 77 Huron Avenue, Cambridge, MA 02138

State that I / We own the property located at 69-71 Huron Avenue, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Robert O. Doyle and Holly Thomis Doyle, husband and wife as tenants by the entirety

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deed at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 208293, Book 1171, Page 143.

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 Middlesex

The above-named Robert O. Doyle and Holly Thomis Doyle personally appeared before me, this 20 of JANUARY, 2017, and made oath that the above statement is true.

_____, Notary
William M. O'Brien, Esq.

WILLIAM M. O'BRIEN
MY COMM. EXPIRES
FEBRUARY 29, 2019
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

My commission expires 12 / 29 / 2019 (Notary Seal).

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

WILLIAM M. O'BRIEN
MY COMM. EXPIRES
FEBRUARY 28, 2015
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

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:

Robert O. and Holly Thomis Doyle reside at 77 Huron Avenue. They now own locus which was formerly known as the DeLeo Garages. As shown on the plan, the Petitioners propose to leave unchanged the preexisting non-conforming garage structures, but to subdivide a small portion of locus and convey Lot 1 to themselves and lot 3 to Stephen D'Amato, their neighbor at the other boundary. They are not creating any additional building lots and the site shall continue as garage use.

The only other method to accomplish the transfer of the lots to Stephen D'Amato and to ourselves so that we would have off-street parking would be to demolish the existing structures and rebuild in a different configuration. This would necessarily result in a hardship, a very substantial economic risk to petitioners and to the neighborhood. Indeed, the most economical thing to do if petitioner were forced to demolish the existing structures would be to build a number of residential units, resulting in the loss of off-street parking. This is an outcome the zoning ordinance seeks to avoid.

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 structures and their configuration on the land relate to and effect only locus and not the zoning district in general. The garages were constructed decades ago, they are well constructed and structurally sound, with as-is value. Their use and the continuance of off-street parking in Cambridge will lessen on-street parking. Further, petitioners cannot change the configuration of the structures or purchase additional frontage. The way to give adjoining property owners off-street parking without demolishing the existing structures and rebuilding (an obvious hardship of petitioners) is to convey the front portions as indicated. The remaining lot complies with the land area zoning requirements and does not increase the preexisting non-conforming use of the property Lot 2 will substantially remain in compliance with dimensional requirements, except that its frontage will be less than 50 feet as a result of the conveyance of Lots 1 and 3.

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

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

Because the whole plan increases off-street parking and does not add additional residential dwelling and does not add further burden on municipal services. There will be no change to current configuration of the structures on the premises, which is currently preexisting nonconforming.

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

In addition, the proposal does not derogate from the intent of the ordinance, but in its terms is clearly consistent with its purpose and it does not effect a change in the district or adversely effect in any way nearby 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.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 1 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 ±	1,019 ±	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	0.24' over	15'	(min.)
	REAR	0.36'	50.14	25'	(min.)
	LEFT SIDE	0.21	1.12	7.5'	(min.)
	RIGHT SIDE	1.66	0'	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		10%	9.8%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	4	NA	(min./max)
NO. OF LOADING AREAS:		Ø	0	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 2 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 ±	5,013 ±	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	5.62	15'	(min.)
	REAR	0.36'	0.36	25'	(min.)
	LEFT SIDE	0.21	Ø	7.5'	(min.)
	RIGHT SIDE	1.66	Ø	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		10%	0%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	13	NA	(min./max)
NO. OF LOADING AREAS:		Ø	Ø	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 3 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 #	1031 #	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	5.74'	15'	(min.)
	REAR	0.36'	58.84'	25'	(min.)
	LEFT SIDE	0.21	0.0	7.5'	(min.)
	RIGHT SIDE	1.66	1.66	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		10%	55.9%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	2	NA	(min./max)
NO. OF LOADING AREAS:		Ø	Ø	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

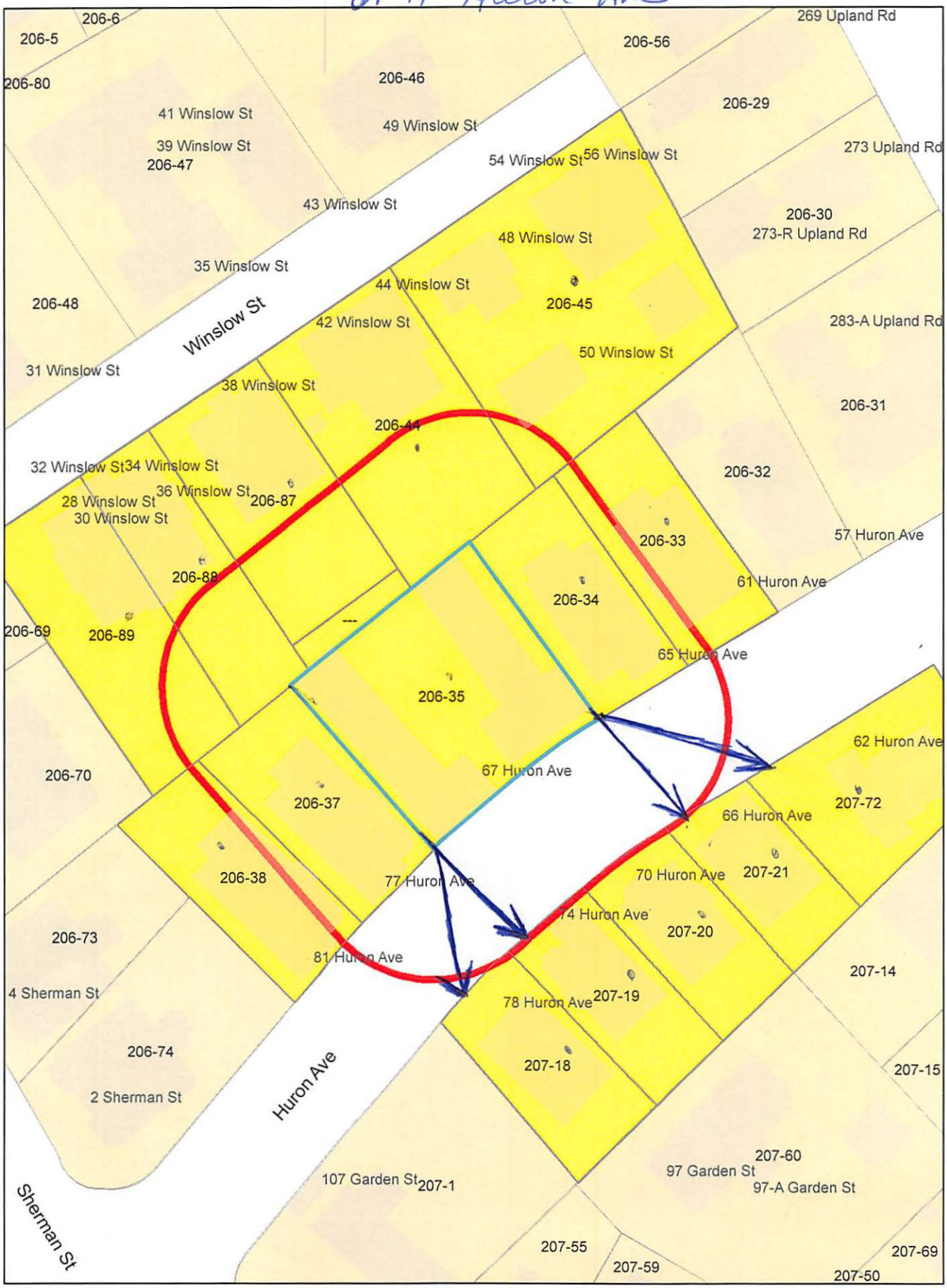
_____

_____

_____

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

69-71 Huron Ave



69-71 Huron Ave

Petitioner

WILLIAM M. O'BRIEN, ESQ.
545 CONCORD AVENUE – SUITE 400
CAMBRIDGE, MA 02138

206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASEN,
TR. OF THE HELLE MATHIASEN REV TR.
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-35-37
DOYLE, ROBERT O. & HOLLY THOMIS DOYLE
77 HURON AVE
CAMBRIDGE, MA 02138

207-72
MCCLUSKEY, RICHARD E. & WENDY MCCLUSKEY
56 HURON AVE
CAMBRIDGE, MA 02138

206-45
RAVENAL, JOHN B. & VIRGINIA PYE
48 WINSLOW ST.
CAMBRIDGE, MA 02138

206-38
HURON AVENUE, LLC
105 SOMERSET ST.
BELMONT, MA 02478

206-44
DONHAM, VALERIE L.
42 WINSLOW STREET
CAMBRIDGE, MA 02138

206-87
KILMER, NICHOLAS & JULIA KILMER
38 WINSLOW STREET
CAMBRIDGE, MA 02138

206-88
WILSON, ROBERT
9 VALLEY POINT DR
HOLMDEL, NJ 07733

206-88
ABRAHAM, HELEN B.,
TR. THE HELEN B. ABRAHAM 2015 REV TR
34 WINSLOW ST
CAMBRIDGE, MA 02138

206-89
GULTLINGEN, ALEXIA
28-30 WINSLOW ST., #28
CAMBRIDGE, MA 02138

206-89
HOPKINS, JOHN B. & HILARY B. HOPKINS
TRS. THE 30 WINSLOW STREET TRUST
30 WINSLOW ST.
CAMBRIDGE, MA 02138

207-18
KIRSCH, JORDAN & EVANGELINE B KIRSCH
78 HURON AVE
CAMBRIDGE, MA 02138

207-19
BARABINO, GILDA A. & JOSEPH R. BARABINO
74 HURON AVENUE
CAMBRIDGE, MA 02138

207-20
CONSTAN, THEODORE B. & ALISON FRANKLIN
70 HURON AVENUE
CAMBRIDGE, MA 02138

207-21
SKOCPOL, WILLIAM J. & THEDA SKOCPOL
66 HURON AVE
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 69-71 Huron Avenue

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

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ 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 demolition permit anticipated. No CHC review of subdivision of property.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date January 31, 2017

Received by Uploaded to Energov Date January 31, 2017
Relationship to project BZA 12484-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

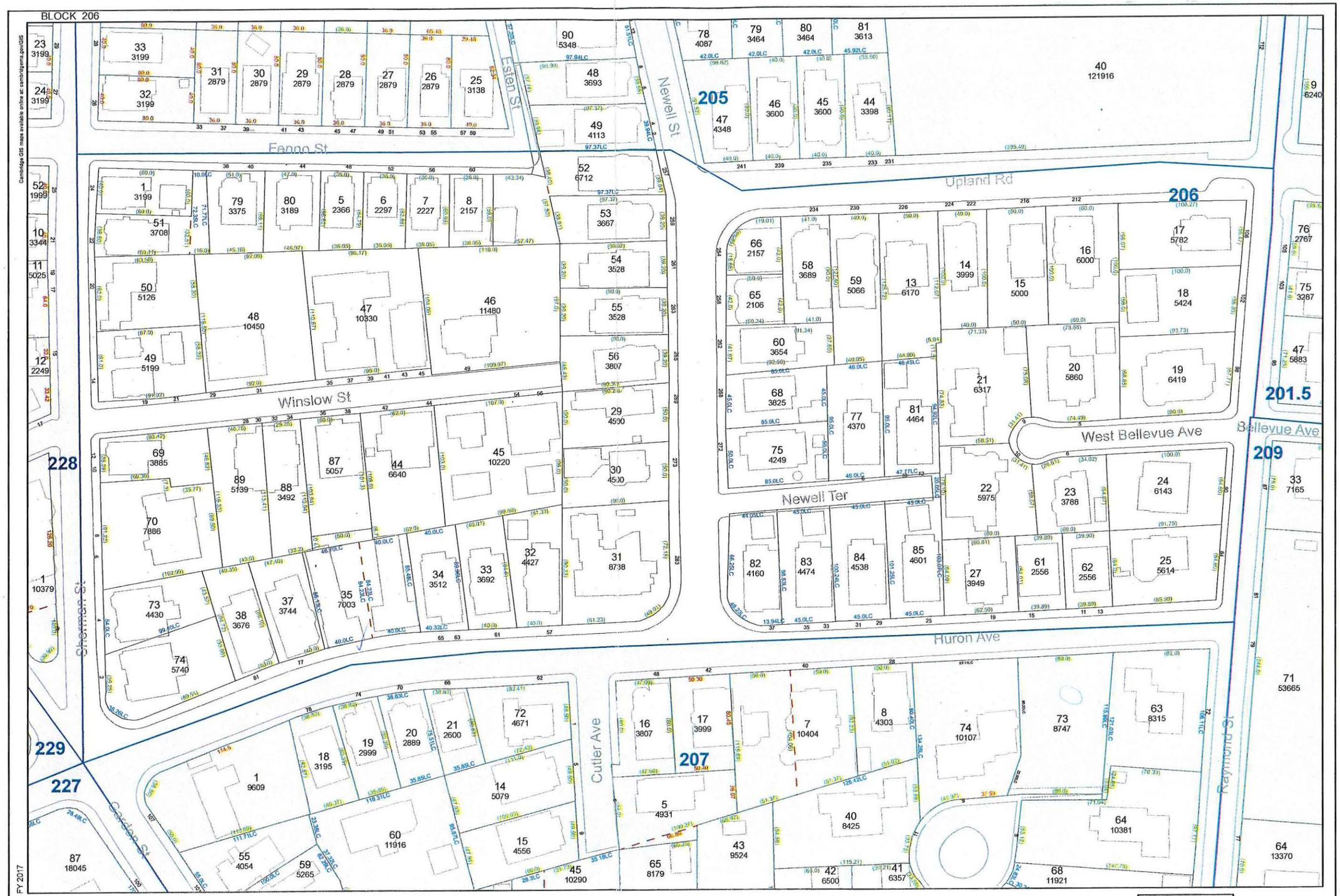
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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

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

July 2003

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



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
206 Block Number
10 Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

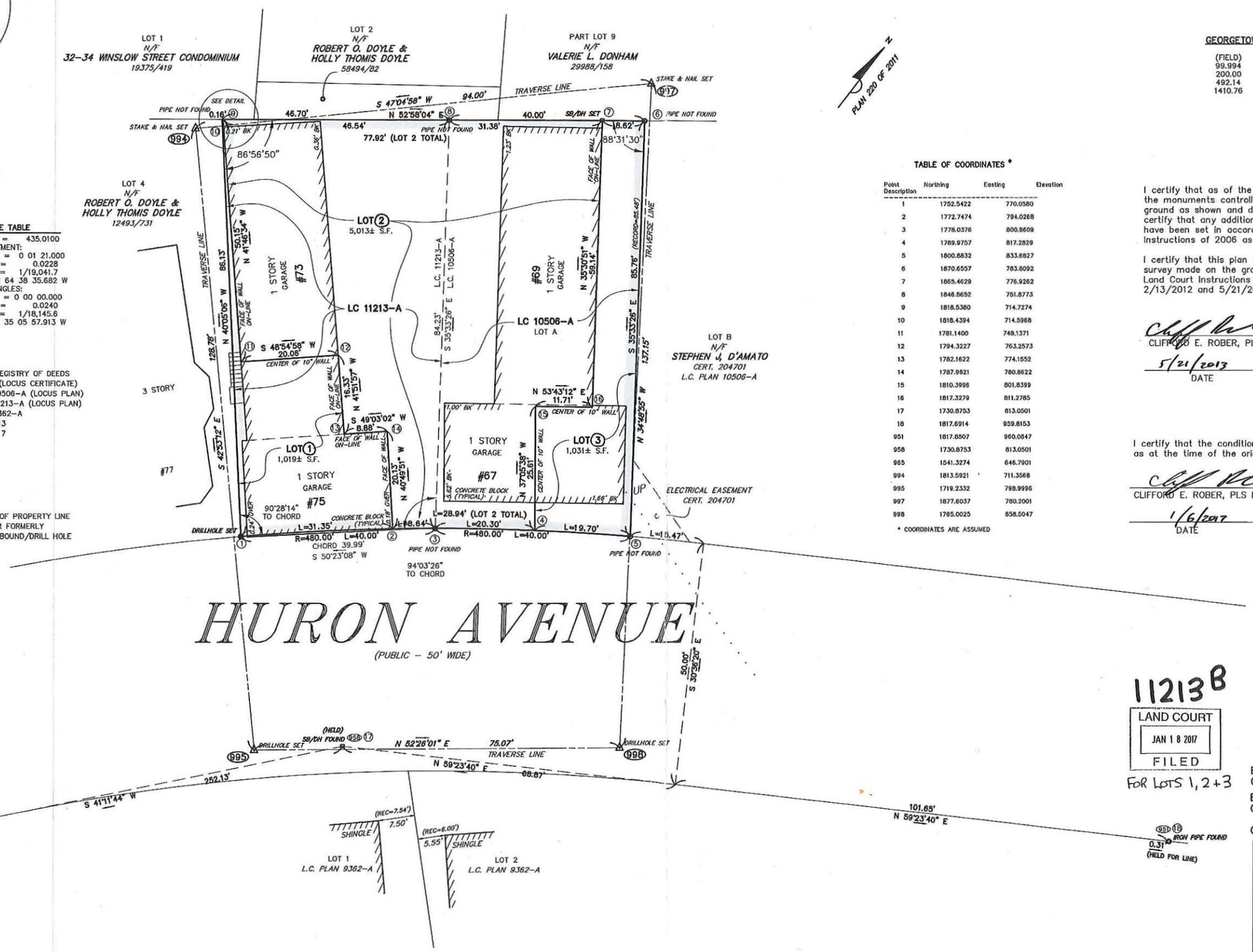
0 15 30 60 Feet

1 inch = 80 feet

Parcel Block Map

206

DETAIL



TRAVERSE CLOSURE TABLE

LENGTH OF TRAVERSE	= 435.0100
CLOSURE BEFORE ANY ADJUSTMENT:	
ANGULAR CLOSURE	= 0 01 21.000
CLOSURE DISTANCE	= 0.0228
CLOSURE RATIO	= 1/19,041.7
CLOSURE DIRECTION	= N 64 38 35.682 W
CLOSURE AFTER ADJUSTING ANGLES:	
ANGULAR CLOSURE	= 0 00 00.000
CLOSURE DISTANCE	= 0.0240
CLOSURE RATIO	= 1/18,145.6
CLOSURE DIRECTION	= S 35 05 57.913 W

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
CERTIFICATE 250573 (LOCUS CERTIFICATE)
LAND COURT PLAN 10506-A (LOCUS PLAN)
LAND COURT PLAN 11213-A (LOCUS PLAN)
LAND COURT PLAN 9362-A
PLAN BOOK 6 PLAN 13
PLAN BOOK 51 PLAN 7
PLAN 299 OF 1948
PLAN 909 OF 1984
PLAN 270 OF 2011

LEGEND

BK	CLEAR OF PROPERTY LINE
N/F	NOW OR FORMERLY
SB/DH	STONE BOUND/DRILL HOLE

GEORGETOWN BASELINE

(FIELD)	(RECORD)
99.994	100.00
200.00	200.00
492.14	492.131
1410.76	1410.76

TABLE OF COORDINATES *

Point Description	Northing	Easting	Elevation
1	1752.5422	770.0580	
2	1772.7474	794.0268	
3	1778.0376	800.8609	
4	1789.9757	817.2829	
5	1800.8832	833.8827	
6	1870.6557	783.8092	
7	1865.4629	776.9262	
8	1846.5652	751.8773	
9	1818.5380	714.7274	
10	1818.4394	714.5968	
11	1781.1400	748.1371	
12	1794.3227	763.2573	
13	1782.1622	774.1552	
14	1787.9821	780.8622	
15	1810.3996	801.8399	
16	1817.3279	811.2785	
17	1730.8753	813.0501	
18	1817.6914	959.8153	
951	1817.8507	960.0847	
958	1730.8753	813.0501	
985	1541.3274	646.7901	
994	1813.5921	711.3568	
995	1719.2332	798.9996	
997	1877.6037	780.2001	
998	1765.0025	858.5047	

* COORDINATES ARE ASSUMED

I certify that as of the date of this survey, the monuments controlling prior plans are in the ground as shown and described hereon. I further certify that any additional monuments shown hereon have been set in accordance with the Land Court Instructions of 2006 as of the date of this survey.

I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court Instructions of 2006 on or between 2/13/2012 and 5/21/2013.

CLIFFORD E. ROBER, PLS No. 33189

5/21/2013
DATE

I certify that the conditions on the ground are the same now as at the time of the original survey January 6, 2017.

CLIFFORD E. ROBER, PLS No. 33189

1/6/2017
DATE

11213B

LAND COURT
JAN 18 2017
FILED
FOR LOTS 1, 2 + 3

OWNER: ROBERT O. DOYLE AND
HOLLY THOMIS DOYLE
LAND COURT CERT. No. 250573

BEING A SUBDIVISION OF LOT A AS SHOWN ON LAND COURT PLAN No. 10506-A

BEING A SUBDIVISION OF LOT SHOWN ON LAND COURT PLAN No. 11213-A

CREATING THREE LOTS (LOTS 1, 2 & 3)

NOTE
PLAN BASED ON AN ON THE GROUND SURVEY

PLAN OF LAND
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)
SCALE: 1"= 10' DATE: APRIL 2, 2013

0 10 20 30 40 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
3889PL2.DWG

DRAFT

QUITCLAIM DEED

Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantor"),

in consideration of _____ and 00/100 ($_____.00) Dollars paid,

hereby grants to Stephen J. D'Amato of 63-65 Huron Avenue, Cambridge, Middlesex County, Massachusetts (the "Grantee")

with QUITCLAIM COVENANTS,

The premises on Huron Avenue, Cambridge, Middlesex County, Massachusetts being shown as Lot 3 on plan entitled "Plan of Land in Cambridge, MA (Middlesex County)" by Rober Survey dated April 2, 2013, revised January 6, 2017, filed as Land Court Plan No 11213B.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1412, Page 1, with Certificate No. 250573.

Being a portion of the premises described in deed to Grantor dated February 15, 2012 filed with the Middlesex County Registry of Deeds, Land Court Division as Document No. 1591692.

Grantor certifies that Grantor does not have a former partner or spouse, and/or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act under Massachusetts General Law, Chapter 188.

Signed and sealed this 24 day of JANUARY, 2017.

Robert O. Doyle

Holly Thomis Doyle

COMMONWEALTH OF MASSACHUSETTS

On this 24 day of JANUARY, 2017 before me, the undersigned notary public, personally appeared Robert O. Doyle and Holly Thomis Doyle, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: 2/29/2019

WILLIAM M. O'BRIEN
MY COMM. EXPIRES FEBRUARY 29, 2019
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

DRAFT

QUITCLAIM DEED

Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantor"),

For nominal consideration of less than one hundred and 00/100 ($100.00) Dollars paid,

hereby grants to Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantee")

with QUITCLAIM COVENANTS,

The premises on Huron Avenue, Cambridge, Middlesex County, Massachusetts being shown as Lot 1 on plan entitled "Plan of Land in Cambridge, MA (Middlesex County)" by Rober Survey dated April 2, 2013, revised January 6, 2017, filed as Land Court Plan No 11213B.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1412, Page 1, with Certificate No. 250573.

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Signed and sealed this 24 day of JANUARY, 2017.

Robert O. Doyle

Robert O. Doyle

Holly Thomis Doyle

Holly Thomis Doyle

COMMONWEALTH OF MASSACHUSETTS

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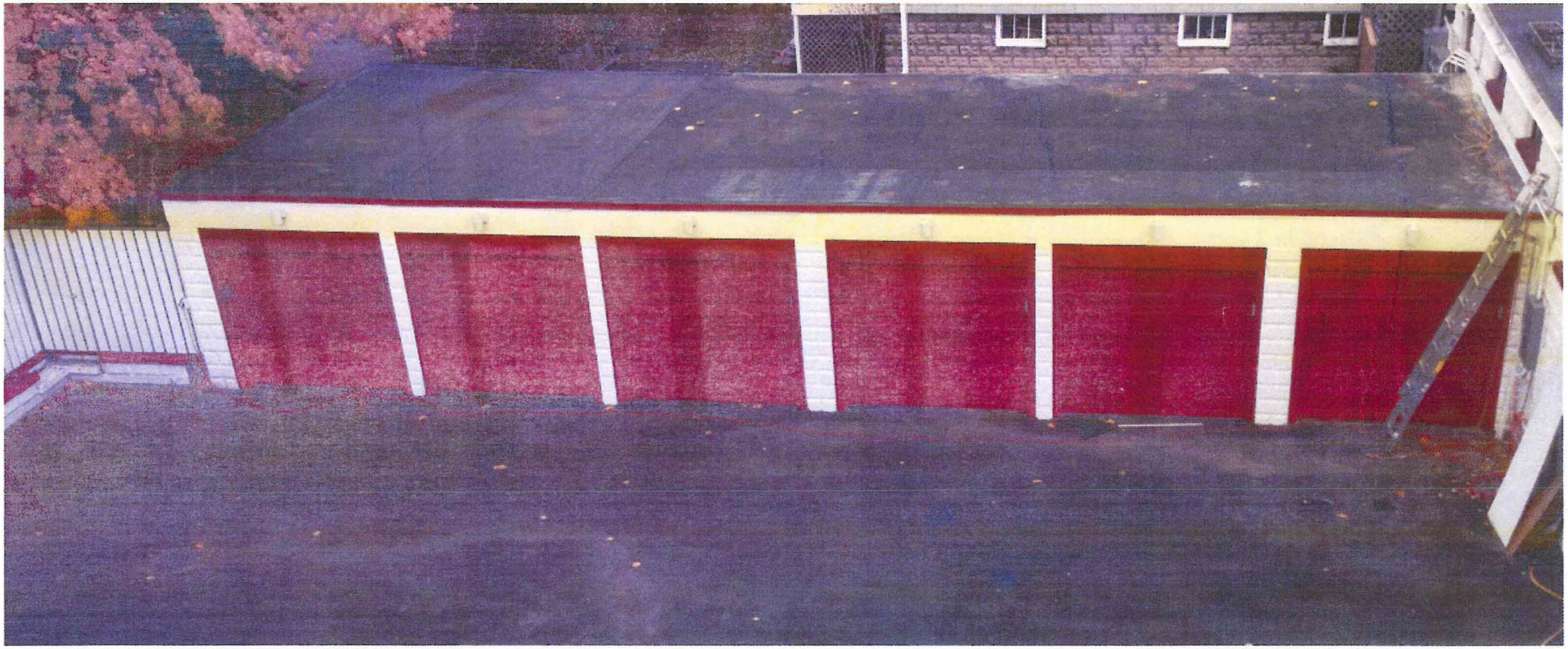
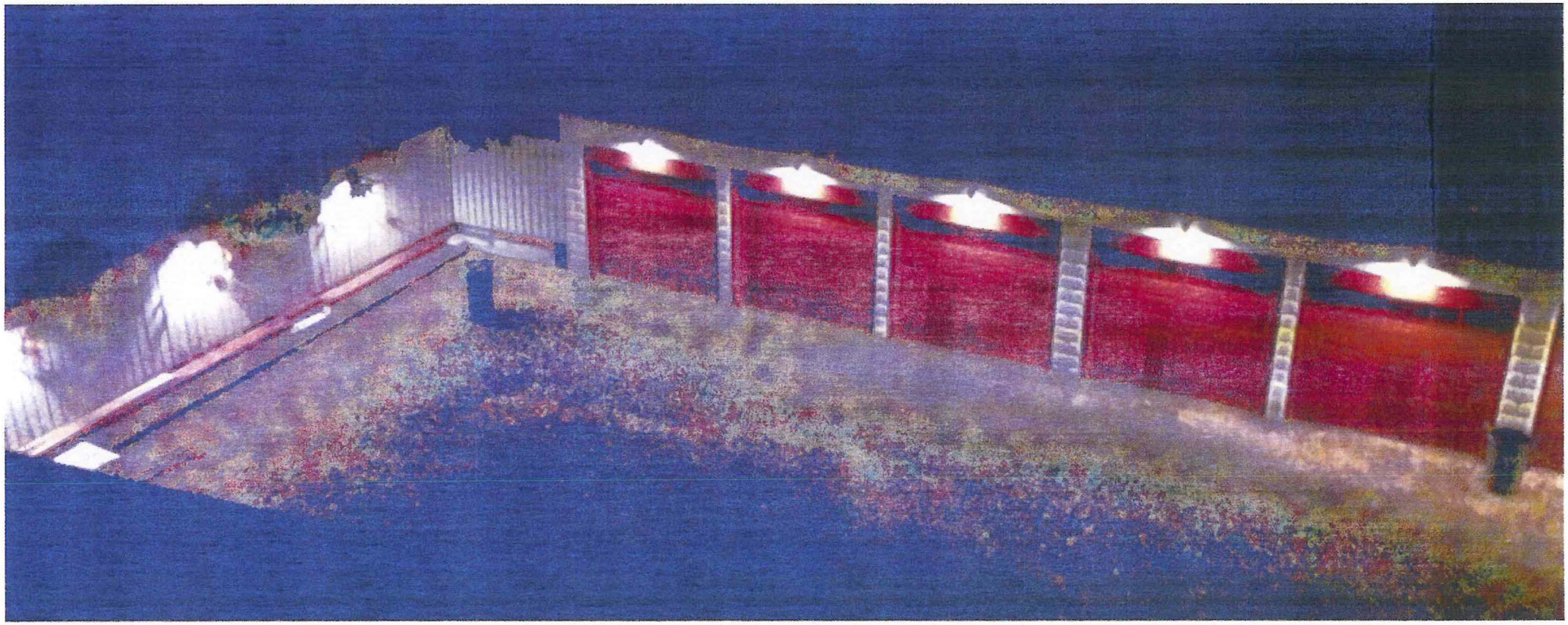
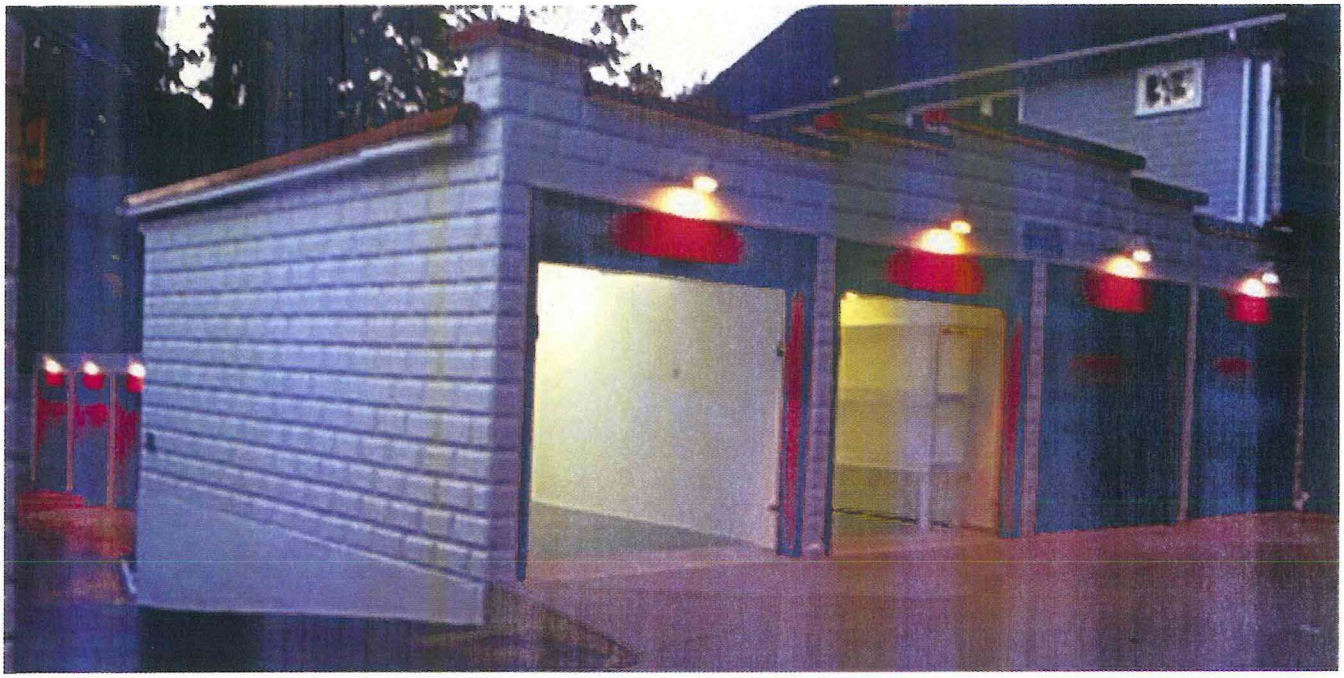
Notary Public

My Commission Expires: 2/29/2019

WILLIAM M. O'BRIEN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES FEBRUARY 29, 2019







BZA APPLICATION FORM
GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following: 2017 JAN 27 AM 10: 34

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Robert O. Doyle and Holly Thomis Doyle

PETITIONER'S ADDRESS: 77 Huron Avenue, Cambridge, MA

LOCATION OF PROPERTY: 69-71 Huron Avenue, Cambridge, MA

TYPE OF OCCUPANCY: Garages **ZONING DISTRICT:** B

REASON FOR PETITION:

_____ Additions
_____ Changes in Use/Occupancy
_____ Conversion to Addi'l Dwelling Units
_____ Dormer
_____ Other: _____
_____ New Structure
_____ Parking
_____ Sign
X Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance to subdivide parcel at 69-71 Huron Avenue, Cambridge, containing the former DeLeo garages so that there will be 13 garages remaining after the conveyance of 2 garages to my abutting neighbor Stephen D'Amato and 4 to my wife Holly and myself.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.15 Subdivision

Article 5.000 Section 5.31 (Table of Dimensional Requirements)

Article _____ Section _____

Applicants for a **Variance** must complete Page 1-5.
Applicants for a **Special Permit** must complete Pages 1-4 and 6.
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal.

Original Signature: Robert O. Doyle Holly T. Doyle
(Petitioner(s) / Owner)

Robert O. & Holly T. Doyle
(Print Name)

Address: 77 Huron Ave.
Cambridge, MA 02138

Tel. No.: 617-876-5678

E-Mail Address: bobdoyle@informationphilosopher.com

DATE: _____

(ATTACHMENT B – PAGE 2)

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 Robert O. Doyle and Holly Thomis Doyle
(Owner)

Address: 77 Huron Avenue, Cambridge, MA 02138

State that I / We own the property located at 69-71 Huron Avenue, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Robert O. Doyle and Holly Thomis Doyle, husband and wife as tenants by the entirety

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deed at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 208293, Book 1171, Page 143.

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 Middlesex

The above-named Robert O. Doyle and Holly Thomis Doyle personally appeared before me, this 20 of JANUARY, 2017, and made oath that the above statement is true.

_____, Notary
William M. O'Brien, Esq.

WILLIAM M. O'BRIEN
MY COMM. EXPIRES
FEBRUARY 29, 2019
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

My commission expires 12 / 29 / 2019 (Notary Seal).

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

WILLIAM M. O'BRIEN
MY COMM. EXPIRES
FEBRUARY 28, 2015
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

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:

Robert O. and Holly Thomis Doyle reside at 77 Huron Avenue. They now own locus which was formerly known as the DeLeo Garages. As shown on the plan, the Petitioners propose to leave unchanged the preexisting non-conforming garage structures, but to subdivide a small portion of locus and convey Lot 1 to themselves and lot 3 to Stephen D'Amato, their neighbor at the other boundary. They are not creating any additional building lots and the site shall continue as garage use.

The only other method to accomplish the transfer of the lots to Stephen D'Amato and to ourselves so that we would have off-street parking would be to demolish the existing structures and rebuild in a different configuration. This would necessarily result in a hardship, a very substantial economic risk to petitioners and to the neighborhood. Indeed, the most economical thing to do if petitioner were forced to demolish the existing structures would be to build a number of residential units, resulting in the loss of off-street parking. This is an outcome the zoning ordinance seeks to avoid.

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 structures and their configuration on the land relate to and effect only locus and not the zoning district in general. The garages were constructed decades ago, they are well constructed and structurally sound, with as-is value. Their use and the continuance of off-street parking in Cambridge will lessen on-street parking. Further, petitioners cannot change the configuration of the structures or purchase additional frontage. The way to give adjoining property owners off-street parking without demolishing the existing structures and rebuilding (an obvious hardship of petitioners) is to convey the front portions as indicated. The remaining lot complies with the land area zoning requirements and does not increase the preexisting non-conforming use of the property Lot 2 will substantially remain in compliance with dimensional requirements, except that its frontage will be less than 50 feet as a result of the conveyance of Lots 1 and 3.

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

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

Because the whole plan increases off-street parking and does not add additional residential dwelling and does not add further burden on municipal services. There will be no change to current configuration of the structures on the premises, which is currently preexisting nonconforming.

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

In addition, the proposal does not derogate from the intent of the ordinance, but in its terms is clearly consistent with its purpose and it does not effect a change in the district or adversely effect in any way nearby 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.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 1 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 #	1,019 #	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	0.24' over	15'	(min.)
	REAR	0.36'	50.14	25'	(min.)
	LEFT SIDE	0.21	1.12	7.5'	(min.)
	RIGHT SIDE	1.66	0'	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		10%	9.8%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	4	NA	(min./max)
NO. OF LOADING AREAS:		Ø	0	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 2 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 #	5,013 #	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	5.62	15'	(min.)
	REAR	0.36'	0.36	25'	(min.)
	LEFT SIDE	0.21	Ø	7.5'	(min.)
	RIGHT SIDE	1.66	Ø	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		10%	0%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	13	NA	(min./max)
NO. OF LOADING AREAS:		Ø	Ø	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: Huron Avenue Lot 3 ZONE: B

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		7,064 #	1031 #	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		NA	NA	NA	(max.)
LOT AREA FOR EACH DWELLING UNIT:		NA	NA	NA	(min.)
SIZE OF LOT:	WIDTH	83'±		50	(min.)
	DEPTH	84'±			
Setbacks in Feet:	FRONT	0.24' over	5.74'	15'	(min.)
	REAR	0.36'	58.84'	25'	(min.)
	LEFT SIDE	0.21	0.0	7.5'	(min.)
	RIGHT SIDE	1.66	1.66	Sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT			35'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		10%	55.9%	40%	(min.)
NO. OF DWELLING UNITS:		Ø	Ø	NA	(max.)
NO. OF PARKING SPACES:		19	2	NA	(min./max)
NO. OF LOADING AREAS:		Ø	Ø	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10.69'	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

1. *SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).*
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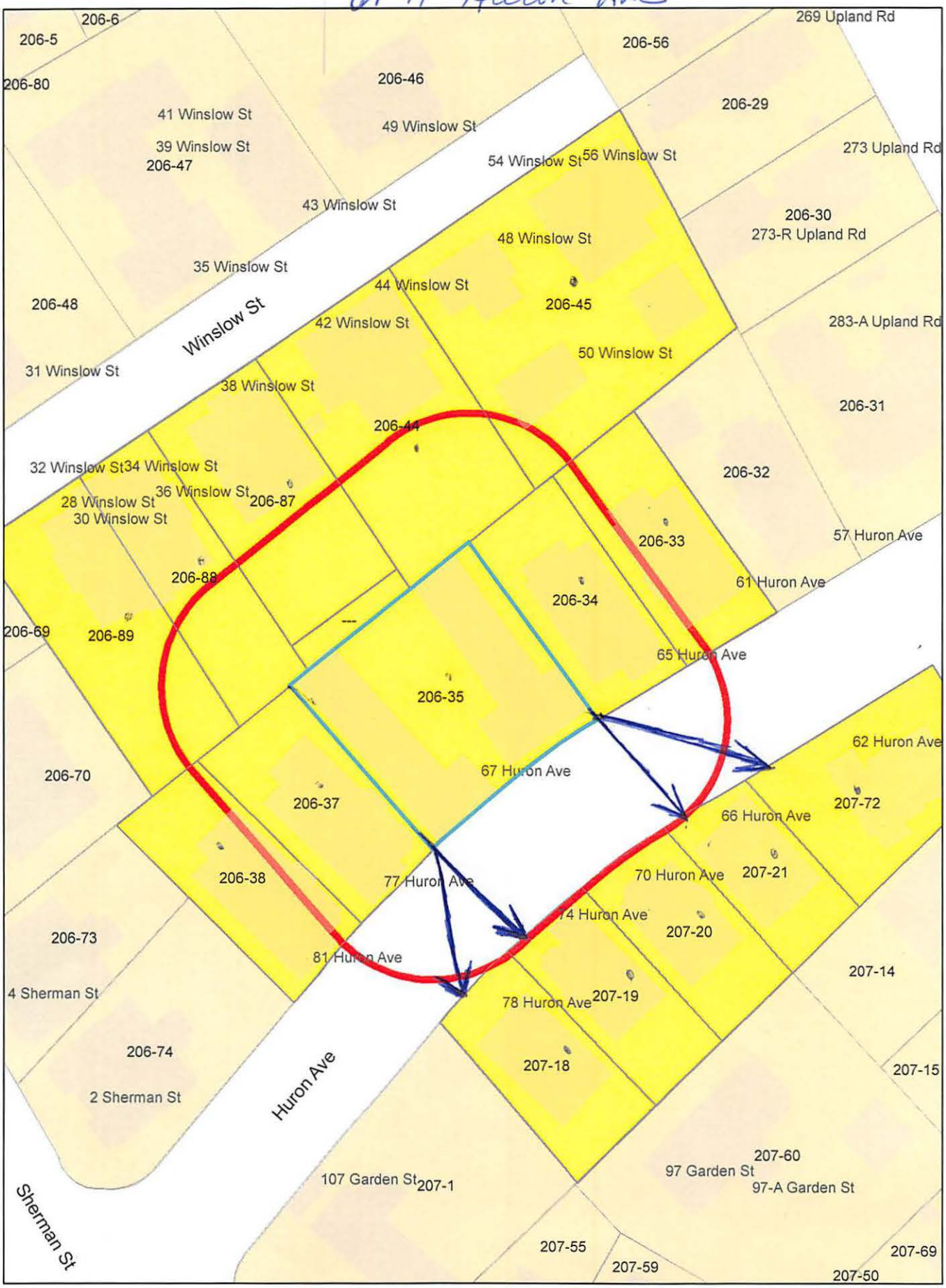
3. *OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.*

69-71 Huron Ave



69-71 Huron Ave

Petitioner

WILLIAM M. O'BRIEN, ESQ.
545 CONCORD AVENUE – SUITE 400
CAMBRIDGE, MA 02138

206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASEN,
TR. OF THE HELLE MATHIASEN REV TR.
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-35-37
DOYLE, ROBERT O. & HOLLY THOMIS DOYLE
77 HURON AVE
CAMBRIDGE, MA 02138

207-72
MCCLUSKEY, RICHARD E. & WENDY MCCLUSKEY
56 HURON AVE
CAMBRIDGE, MA 02138

206-45
RAVENAL, JOHN B. & VIRGINIA PYE
48 WINSLOW ST.
CAMBRIDGE, MA 02138

206-38
HURON AVENUE, LLC
105 SOMERSET ST.
BELMONT, MA 02478

206-44
DONHAM, VALERIE L.
42 WINSLOW STREET
CAMBRIDGE, MA 02138

206-87
KILMER, NICHOLAS & JULIA KILMER
38 WINSLOW STREET
CAMBRIDGE, MA 02138

206-88
WILSON, ROBERT
9 VALLEY POINT DR
HOLMDEL, NJ 07733

206-88
ABRAHAM, HELEN B.,
TR. THE HELEN B. ABRAHAM 2015 REV TR
34 WINSLOW ST
CAMBRIDGE, MA 02138

206-89
GULTLINGEN, ALEXIA
28-30 WINSLOW ST., #28
CAMBRIDGE, MA 02138

206-89
HOPKINS, JOHN B. & HILARY B. HOPKINS
TRS. THE 30 WINSLOW STREET TRUST
30 WINSLOW ST.
CAMBRIDGE, MA 02138

207-18
KIRSCH, JORDAN & EVANGELINE B KIRSCH
78 HURON AVE
CAMBRIDGE, MA 02138

207-19
BARABINO, GILDA A. & JOSEPH R. BARABINO
74 HURON AVENUE
CAMBRIDGE, MA 02138

207-20
CONSTAN, THEODORE B. & ALISON FRANKLIN
70 HURON AVENUE
CAMBRIDGE, MA 02138

207-21
SKOCPOL, WILLIAM J. & THEDA SKOCPOL
66 HURON AVE
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 69-71 Huron Avenue

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

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ 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 demolition permit anticipated. No CHC review of subdivision of property.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date January 31, 2017

Received by Uploaded to Energov Date January 31, 2017
Relationship to project BZA 12484-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

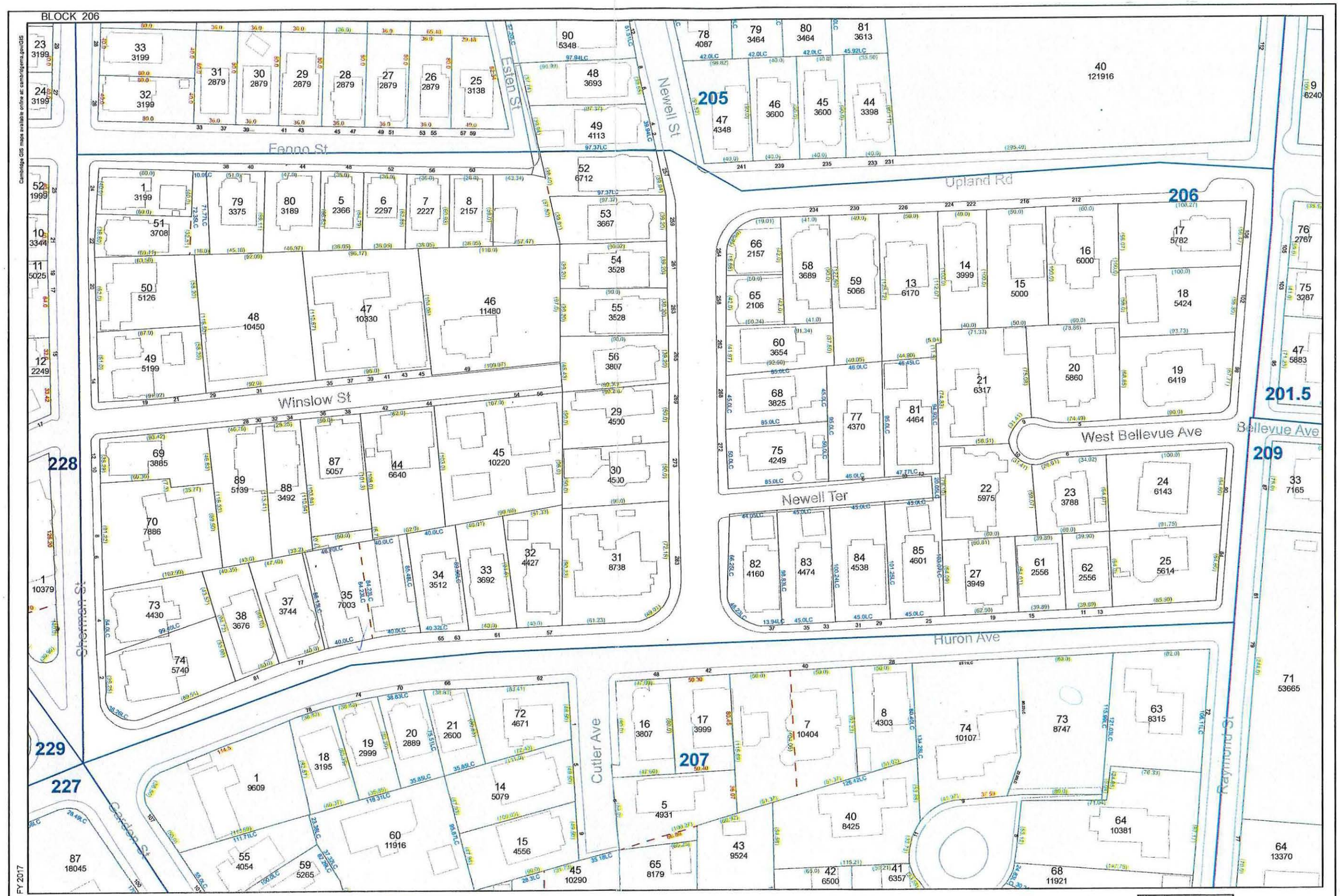
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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

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

July 2003

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



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
206 Block Number
10 Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

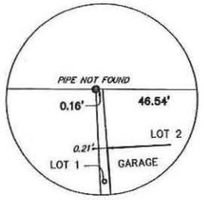
The City of Cambridge assumes no legal responsibility for information shown on this map.

0 15 30 60 Feet

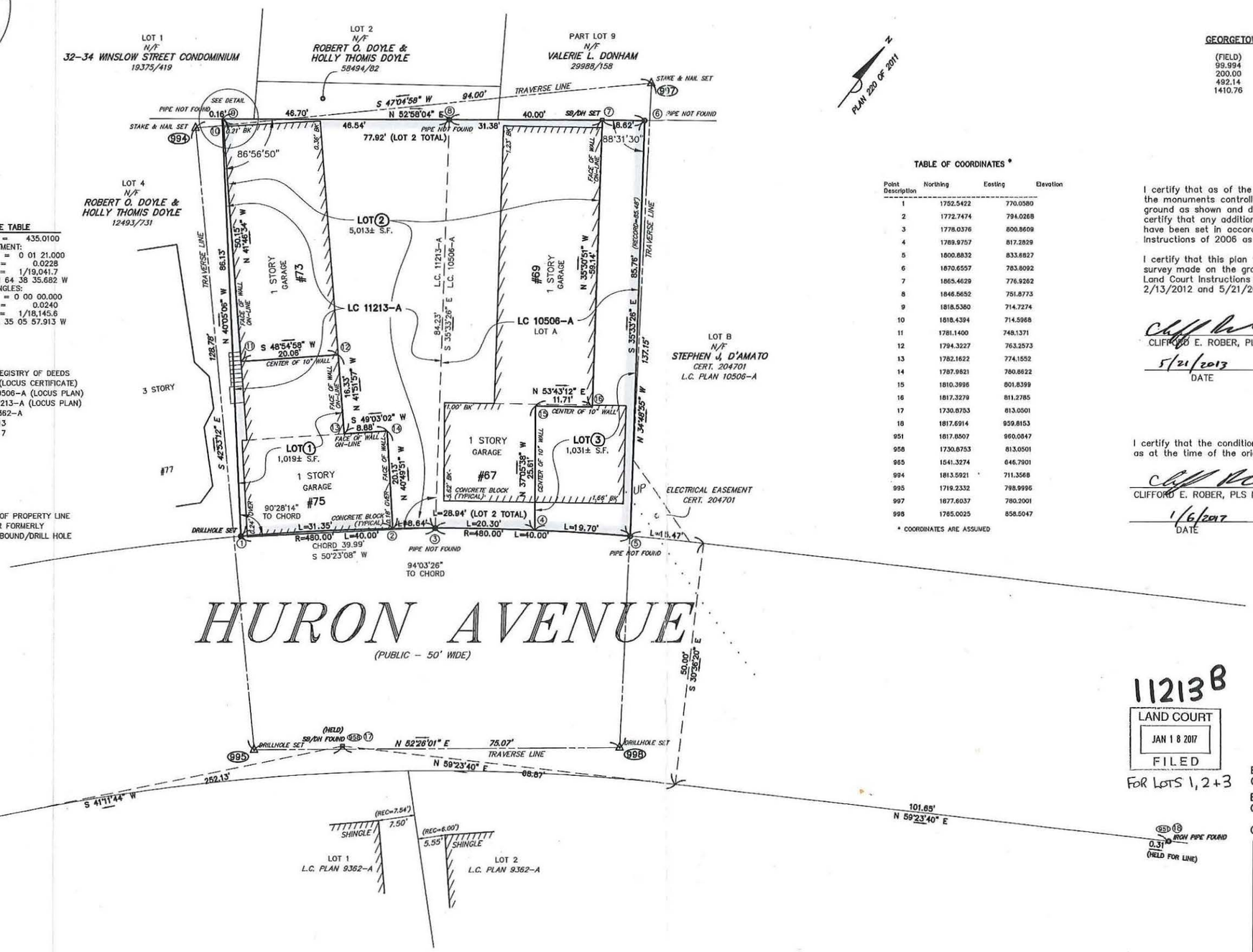
1 inch = 80 feet

Parcel Block Map

206



DETAIL



GEORGETOWN BASELINE

(FIELD)	(RECORD)
99.994	100.00
200.00	200.00
492.14	492.131
1410.76	1410.76

TRAVERSE CLOSURE TABLE

LENGTH OF TRAVERSE = 435.0100
CLOSURE BEFORE ANY ADJUSTMENT:
ANGULAR CLOSURE = 0 01 21.000
CLOSURE DISTANCE = 0.0228
CLOSURE RATIO = 1/19,041.7
CLOSURE DIRECTION = N 64 38 35.682 W
CLOSURE AFTER ADJUSTING ANGLES:
ANGULAR CLOSURE = 0 00 00.000
CLOSURE DISTANCE = 0.0240
CLOSURE RATIO = 1/18,145.6
CLOSURE DIRECTION = S 35 05 57.913 W

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
CERTIFICATE 250573 (LOCUS CERTIFICATE)
LAND COURT PLAN 10506-A (LOCUS PLAN)
LAND COURT PLAN 11213-A (LOCUS PLAN)
LAND COURT PLAN 9362-A
PLAN BOOK 6 PLAN 13
PLAN BOOK 51 PLAN 7
PLAN 299 OF 1948
PLAN 909 OF 1984
PLAN 270 OF 2011

LEGEND

BK	CLEAR OF PROPERTY LINE
N/F	NOW OR FORMERLY
SB/DH	STONE BOUND/DRILL HOLE

TABLE OF COORDINATES *

Point Description	Northing	Easting	Elevation
1	1752.5422	770.0580	
2	1772.7474	794.0268	
3	1778.0376	800.8609	
4	1789.9757	817.2829	
5	1800.8832	833.8827	
6	1870.6557	783.8092	
7	1865.4629	776.9262	
8	1846.5652	751.8773	
9	1818.5380	714.7274	
10	1818.4394	714.5968	
11	1781.1400	748.1371	
12	1794.3227	763.2573	
13	1782.1622	774.1552	
14	1787.9821	780.8622	
15	1810.3996	801.8399	
16	1817.3279	811.2785	
17	1730.8753	813.0501	
18	1817.6914	959.8153	
951	1817.8507	960.0847	
958	1730.8753	813.0501	
985	1541.3274	646.7901	
994	1813.5921	711.3568	
995	1719.2332	798.9996	
997	1877.6037	780.2001	
998	1765.0025	858.5047	

* COORDINATES ARE ASSUMED

I certify that as of the date of this survey, the monuments controlling prior plans are in the ground as shown and described hereon. I further certify that any additional monuments shown hereon have been set in accordance with the Land Court Instructions of 2006 as of the date of this survey.

I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court Instructions of 2006 on or between 2/13/2012 and 5/21/2013.

CLIFFORD E. ROBER, PLS No. 33189

5/21/2013
DATE

I certify that the conditions on the ground are the same now as at the time of the original survey January 6, 2017.

CLIFFORD E. ROBER, PLS No. 33189

1/6/2017
DATE

11213B

LAND COURT
JAN 18 2017
FILED

FOR LOTS 1, 2 + 3

OWNER: ROBERT O. DOYLE AND
HOLLY THOMIS DOYLE
LAND COURT CERT. No. 250573

BEING A SUBDIVISION OF LOT A AS SHOWN ON LAND COURT PLAN No. 10506-A

BEING A SUBDIVISION OF LOT SHOWN ON LAND COURT PLAN No. 11213-A

CREATING THREE LOTS (LOTS 1, 2 & 3)

NOTE
PLAN BASED ON AN ON THE GROUND SURVEY

PLAN OF LAND
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)
SCALE: 1"= 10' DATE: APRIL 2, 2013

0 10 20 30 40 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
3889PL2.DWG

DRAFT

QUITCLAIM DEED

Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantor"),

in consideration of _____ and 00/100 ($_____.00) Dollars paid,

hereby grants to Stephen J. D'Amato of 63-65 Huron Avenue, Cambridge, Middlesex County, Massachusetts (the "Grantee")

with QUITCLAIM COVENANTS,

The premises on Huron Avenue, Cambridge, Middlesex County, Massachusetts being shown as Lot 3 on plan entitled "Plan of Land in Cambridge, MA (Middlesex County)" by Rober Survey dated April 2, 2013, revised January 6, 2017, filed as Land Court Plan No 11213B.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1412, Page 1, with Certificate No. 250573.

Being a portion of the premises described in deed to Grantor dated February 15, 2012 filed with the Middlesex County Registry of Deeds, Land Court Division as Document No. 1591692.

Grantor certifies that Grantor does not have a former partner or spouse, and/or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act under Massachusetts General Law, Chapter 188.

Signed and sealed this 24 day of JANUARY, 2017.

Robert O. Doyle

Holly Thomis Doyle

COMMONWEALTH OF MASSACHUSETTS

On this 24 day of JANUARY, 2017 before me, the undersigned notary public, personally appeared Robert O. Doyle and Holly Thomis Doyle, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires: 2019

WILLIAM M. O'BRIEN
MY COMM. EXPIRES FEBRUARY 29, 2016
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

DRAFT

QUITCLAIM DEED

Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantor"),

For nominal consideration of less than one hundred and 00/100 ($100.00) Dollars paid,

hereby grants to Robert O. Doyle and Holly Thomis Doyle, husband and wife, of 77 Huron avenue, Cambridge, Massachusetts (the "Grantee")

with QUITCLAIM COVENANTS,

The premises on Huron Avenue, Cambridge, Middlesex County, Massachusetts being shown as Lot 1 on plan entitled "Plan of Land in Cambridge, MA (Middlesex County)" by Rober Survey dated April 2, 2013, revised January 6, 2017, filed as Land Court Plan No 11213B.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1412, Page 1, with Certificate No. 250573.

Being a portion of the premises described in deed to Grantor dated February 15, 2012 filed with the Middlesex County Registry of Deeds, Land Court Division as Document No. 1591692.

Signed and sealed this 24 day of JANUARY, 2017.

Robert O. Doyle

Robert O. Doyle

Holly Thomis Doyle

Holly Thomis Doyle

COMMONWEALTH OF MASSACHUSETTS

On this 24 day of JANUARY, 2017 before me, the undersigned notary public, personally appeared Robert O. Doyle and Holly Thomis Doyle, proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires: 2/29/2019

WILLIAM M. O'BRIEN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES FEBRUARY 29, 2019