



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

BZA APPLICATION FORM

Plan No: BZA-017019-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Ingrid Kimberly Thoreson & Andrew Arthur Johnson C/O Sarah Like Rhatigan, Es

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 13 Decatur St Cambridge, MA

TYPE OF OCCUPANCY : Single-family residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Replace existing bulkhead with new one-story entryway for access to the basement located within the side yard setback requiring variance from dimensional standards, and enlarge window openings and add new window on side walls of pre-existing nonconforming building within the side yard setback, requiring special permit relief.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31.1 (Table Dimensional Requirements).

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

Article 10.000 Section 10.30 (Variance).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

Sarah Like Rhatigan, Esq.

(Print Name)

Address :

Trilogy Law LLC, 12 Marshall St.
Boston MA 02108

Tel. No. :

617-543-7009

E-Mail Address :

sarah@trilogylaw.com

Date :

9/14/18

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 Andrew Johnson
(OWNER)

Address: 13 Decatur St., Cambridge, MA 02139

State that I/We own the property located at 13 Decatur St., Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of Andrew Arthur Johnson
and Ingrid Kimberly Thoreson

*Pursuant to a deed of duly recorded in the date 07/12/2017, Middlesex South
County Registry of Deeds at Book 69587, Page 3; or

Middlesex Registry District of Land Court, Certificate No. _____


Book _____ Page _____


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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Johnson personally appeared before me,
this 6th of July, 2018, and made oath that the above statement is true.

 Notary
My commission expires August 26, 2022 (Notary Seal).

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

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 Ingrid Kimberly Thoreson
(OWNER)

Address: 13 Decatur Street, Cambridge, MA 02139

State that I/We own the property located at 13 Decatur Street, Cambridge, MA, 02139 which is the subject of this zoning application.

The record title of this property is in the name of Andrew Arthur Johnson
and Ingrid Kimberly Thoreson

*Pursuant to a deed of duly recorded in the date 07/12/2017, Middlesex South County Registry of Deeds at Book 69587, Page 3; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

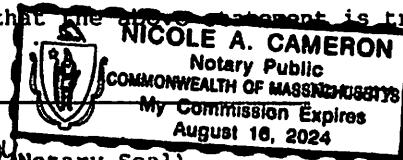
Ingrid Kimberly Thoreson
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Kimberly Thoreson personally appeared before me, this 6 of July, 2018, and made oath that the above statement is true.

My commission expires August 16, 2024 (Notary Seal).



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

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:

Petitioner seeks to remove the existing bulkhead and replace with a one-story shed-style side entryway to access the basement of the building. Due to the existing interior location of stairs to the basement and narrow lot, the side entryway must be constructed within the side yard setback - 4.6 feet from the right side of the lot. A literal enforcement of the ordinance would impose substantial hardship, both financial and otherwise, prohibiting them from making desirable improvements to the interior of the home, which include removal of a current "illegal" second apartment in the basement, and removal of unnecessary basement egress stairs at the front of the building that are reducing valuable living space at the front, first floor of the house.

- 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 hardships described herein are owing to the unique circumstances relating to the interior layout of the structure in terms of access to the basement via a bulkhead entry located within the side yard setback, the narrow sized lot, and the structure's location very close to the right side of the lot. These unique circumstances result in Petitioner requiring relief to make a very modest and necessary change to the basement access way on the right side of the structure.

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

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

The relief from Section 5.31 may be granted without any detriment to the public good, because it would be a very minimal change - a new shed-style entryway at the side of the house, tucked behind the front section of the house, and nearly invisible to the public.

There will be no impacts to the District in terms of street congestion or adequate parking on account of the relief requested herein. In allowing this zoning relief, the Board will allow for the Petitioners to proceed with plans to remove an "illegal" basement apartment, and improve the design for this single-family house, resulting in housing stock that will be suitable to residents with families.

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

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L. Ch. 40A Zoning Section 10 Variances, the proposed project will: allow owners to renovate and improve quality single-family housing within existing footprint on an undersized lot, for the benefit of the Petitioners, abutters, and successor owners; not result in use or activity not otherwise permitted in the ordinance; not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

- *** 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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 13 Decatur St Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed renovation includes enlarging attic windows on either side of the main portion of the house, as well as a new window above the doorway on the left side of the house. These window alterations will occur within the pre-existing nonconforming side setbacks, and are necessary to improve natural light and air ventilation on the attic level, and in the entry to the home, and require special permit relief in accordance with Section 8.22.1.d. The window improvements should have very limited impact on abutters due to the relatively minimal increased size of the window openings and locations of these windows offset from the neighbors' windows.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Proposed renovation project will result in no additional traffic, change in traffic, or change in the established neighborhood character, but will vastly improve the conditions within the home.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

No change in use will occur as a result of the proposed remodeling of the house, and adjacent uses will not be adversely affected by the requested special permit relief.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created as a result of the proposed special permit relief, as the windows at the attic level exist currently and will only be modestly increased in size, and new window above left side entry will be in a location adjacent to the current parking area, with little impact on the neighbor.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested special permit relief can be granted without impairing the integrity of the District or adjoining district, because the window enlargement and new window will be in keeping with standard residential construction and consistent with neighborhood uses.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION****APPLICANT:** Trilogy Law LLC**PRESENT USE/OCCUPANCY:** Single-family residential**LOCATION:** 13 Decatur St Cambridge, MA**ZONE:** Residence C Zone**PHONE:** _____**REQUESTED USE/OCCUPANCY:** Single-family residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2365 sf	2410 sf	2760 sf	(max.)
<u>LOT AREA:</u>	4600 sf	4600 sf	5000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.51	0.52	0.60	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4600 sf	4600 sf	1800 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	46 ft	46 ft	(min.)
	DEPTH	100 ft	100 ft	--
<u>SETBACKS IN FEET:</u>	FRONT	4.8 ft	4.8 ft	(min.)
	REAR	38.3 ft	38.3 ft	(min.)
	LEFT SIDE	11.3 ft	11.3 ft	7.5 ft/20 (min.)
	RIGHT SIDE	2.3/4/6 ft	2.3/4.6 ft	7.5/20 (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	28.4 ft	28.4 ft	35 ft (max.)
	LENGTH	59.6 ft	59.6 ft	--
	WIDTH	32.5 ft	32.5 ft	--
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.59	0.59	0.36	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	1/2	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(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.

No other occupancies or adjacent buildings exist on same lot.

Proposed construction type is conventional and engineered wood frame construction.

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'.



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

2018 SEP 18 AM 11:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017019-2018

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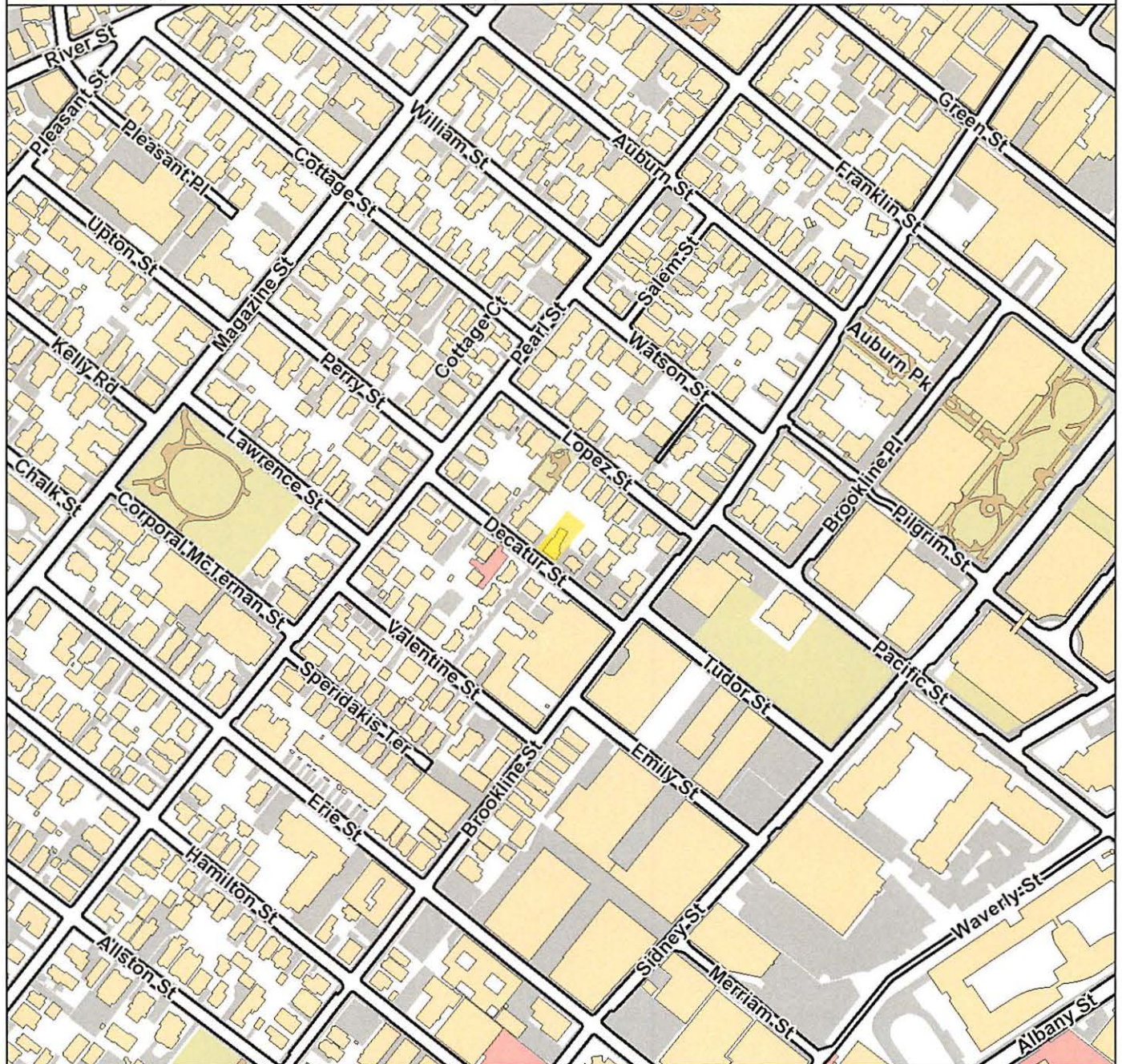
Article <u>5.000</u>	Section <u>5.31.1 (Table Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.2.C (Alteration to Non-Conforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>

Original Signature(s) :

(Petitioner(s) / Owner)
Sarah Like Rhatigan, Esq.
(Print Name)

Address : Trilogy Law LLC, 12 Marshall St., Boston MA 02108
Tel. No. : 617-543-7009
E-Mail Address : Sarah@trilogylaw.com

Date : 9/14/18



City of Cambridge
Massachusetts

1" = 302 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath















**STACK
+ CO.**

13 Decatur street Renovation
Cambridge, MA 02139

EXISTING CONDITION

07/02/2018



**STACK
+ CO.**

13 Decatur street Renovation
Cambridge, MA 02139

PROPOSED BASEMENT ACCESS

07/02/2018

N/F
**28-30 LOPEZ STREET
CONDOMINIUM**

S32°51'00"E

WDFE

46.00'

38.3'

**AREA =
4,600±S.F.**

WALL

N/F
9 DECATUR ST LLC

N/F

WDFE

S57°30'00"W

100.00'

**PROPOSED
BULKHEAD**

**4.6'
EXISTING &
PROPOSED**

2.3'

N32°51'00"W

46.09'

CONCRETE WALK

VGC

DECATUR STREET

(PUBLIC - 40 FT. WIDE)

PLOT PLAN

IN

CAMBRIDGE, MA

AT 13 DECATUR STREET

PREPARED FOR

ANDREW JOHNSON

BY

SUMMIT SURVEYING INC.

4 SOUTH POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109

WWW.SUMMITSURVEYINGINC.COM

JULY 6, 2018

18-0129

MERIDIAN BASED ON LAND COURT PLAN 25569-A

N/F
**17-19 DECATUR ST
CONDOMINIUM**

N/F

N57°30'00"E

WDFE

100.00'

11.3'

OVERHANG

L

BITUMINOUS
DRIVEWAY

EXISTING
BULKHEAD
(TBR)

#13
W/F
DWELLING

4.8'

CONCRETE WALK

VGC

REFERENCES:

L LANDING
TBR TO BE REMOVED
VGC VERTICAL GRANITE CURB
WDFE WOOD FENCE

REFERENCES:

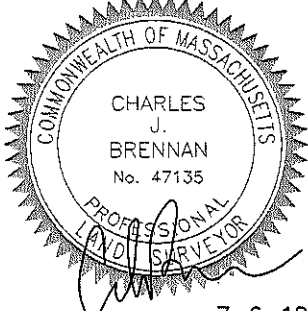
DEED BK 69587 PG 3
L.C. 25569A

RECORD OWNER:

ANDREW A. JOHNSON &
INGRID K. THORESON
13 DECATUR STREET
CAMBRIDGE, MA 02139



SCALE: 1" = 10 FT.



NOTES:

- 1.) SUBSURFACE UTILITIES WERE NOT RESEARCHED OR SHOWN HEREON.
- 2.) A TITLE EXAMINATION WHICH WOULD DISCLOSE MATTERS OF RECORD WAS NOT PROVIDED. THEREFORE EASEMENTS OF RECORD MAY NOT BE SHOWN.
- 3.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MAY AND JULY 2018.



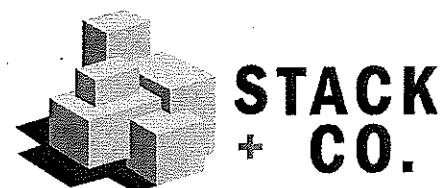
1 PERSPECTIVE VIEW
N.T.S.

DRAWING LIST	
A 0.0	COVER
A 0.1	WALL TYPES - ABBREVIATIONS
A 0.2	GENERAL SPECIFICATIONS
A 0.3	PLOT PLAN - PROJECT DATA
A 1.0	DEMOLITION BASEMENT
A 1.1	DEMOLITION LEVEL 1
A 1.2	DEMOLITION ELEVATIONS
A 1.3	DEMOLITION ELEVATIONS
A 1.4	DEMOLITION ELEVATIONS
A 2.0	FLOOR PLAN - BASEMENT
A 2.1	FLOOR PLAN - LEVEL 1
A 3.1	ELEVATIONS
A 3.2	ELEVATIONS
A 3.3	ELEVATIONS
A 4.1	PARTIAL SECTIONS
A 5.1	DETAILS
A 6.0	INTERIOR ELEVATIONS
A 7.0	RCP BASEMENT
A 7.1	RCP LEVEL 1
A 8.0	SCHEDULES
A 8.1	SCHEDULES

13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



Boston: 555 East 2nd Street, 02127
Providence: 460 Hingis Ave #304, 02907

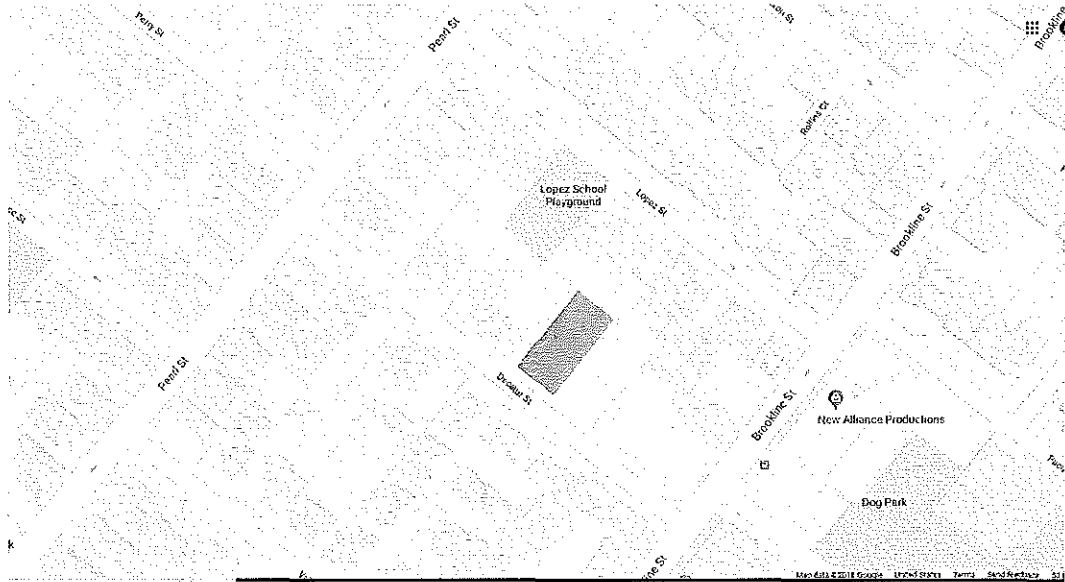
T/P: 603.265.3884
www.stackco.com

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		NTS
REV #	DATE	DESCRIPTION

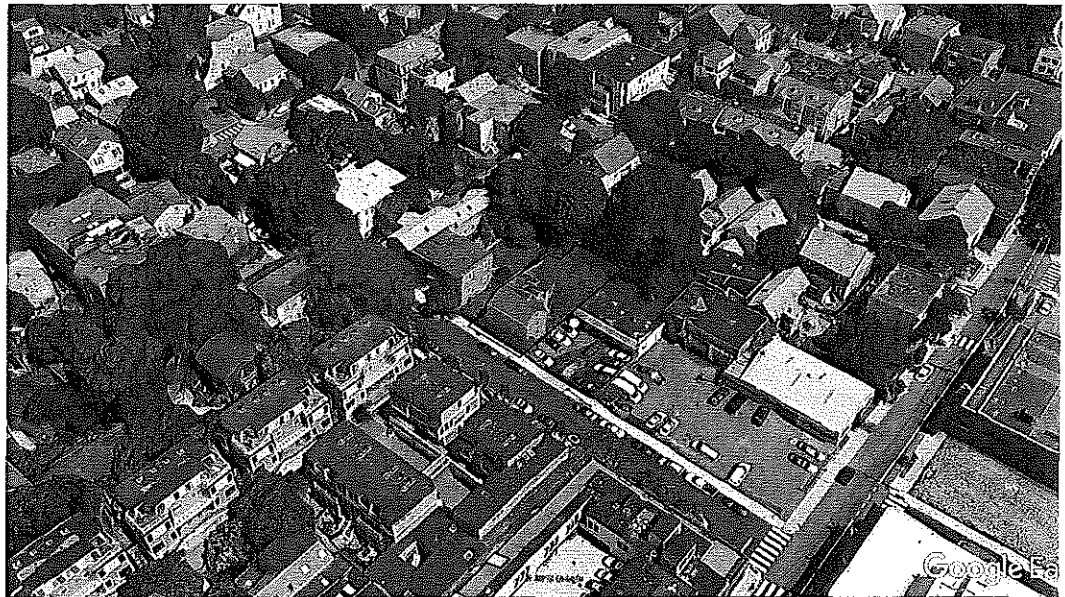
PERMIT SET

COVER

A 0.0



① LOCUS MAP
N.T.S.



② AERIAL VIEW
N.T.S.

PROJECT DATA

GROSS AREA:

LEVEL 1 = 1,185 GSF

LEVEL 2 = 1,225 GSF

TOTAL = 2,410 gsf EXISTING = 2,365 gsf

USE GROUP: R-3 (SINGLE FAMILY DWELLING)

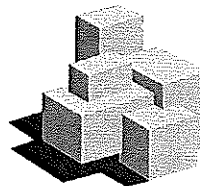
ZONING REVIEW

	ALLOWABLE	EXISTING	PROPOSED
LOT SIZE	5,000 sf	4,600 sf	NO CHANGE
F.A.R. (0.6)	2,760 gsf	2,365 gsf	2,410 gsf
BUILDING HEIGHT	35'	28.4'	NO CHANGE
OPEN SPACE (36%min.)	1,656 sf min.	2,734 sf	2,714 sf
SIDE SETBACK (H+L) / / (building under 40' high)	7.5' min.	North West side: 11.3' South East side: 2.3'	NO CHANGE NO CHANGE

13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

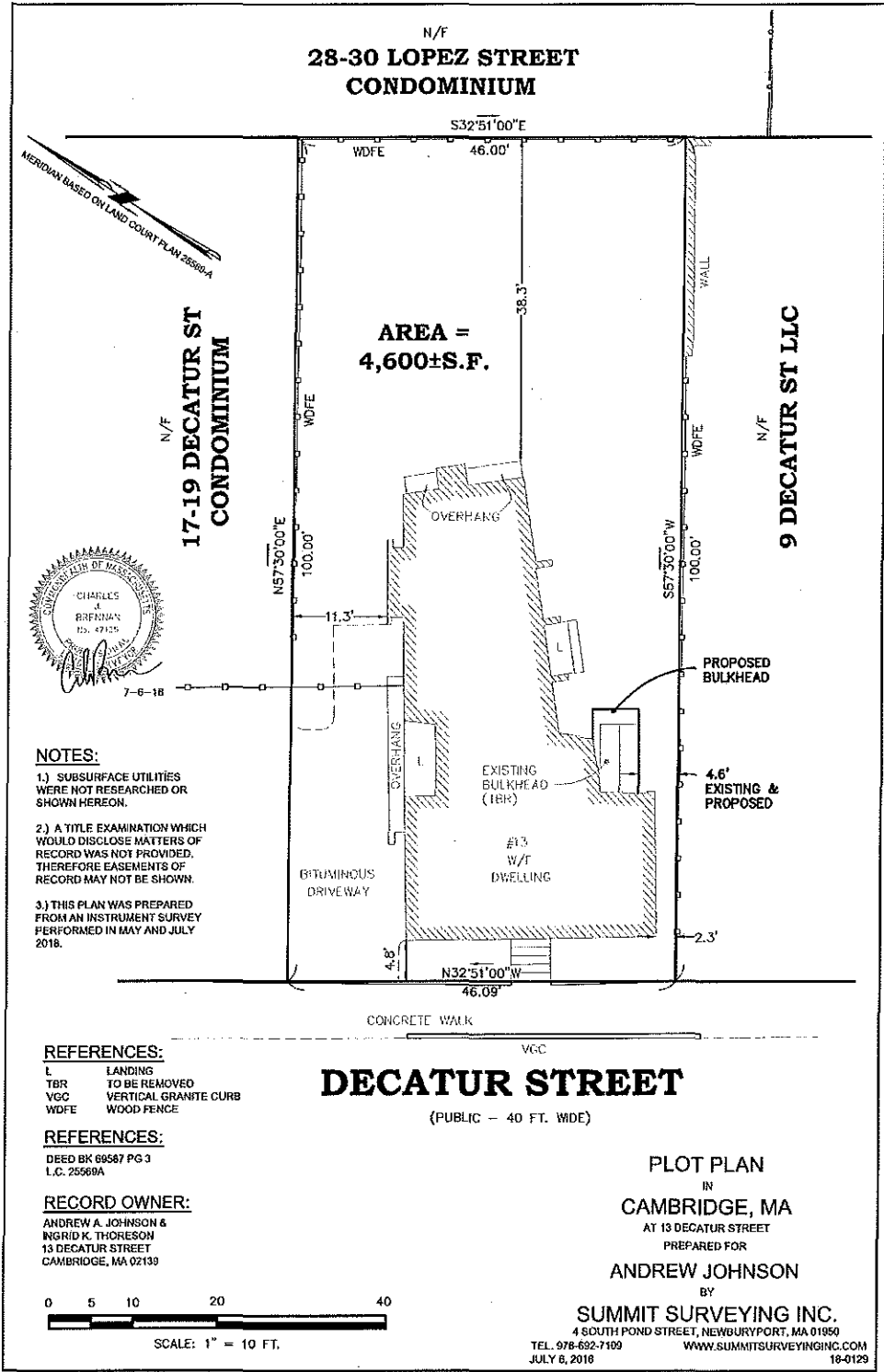
PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



**STACK
+
CO.**

Boston: 505 East 2nd Street, 02127
Providence: 400 Harris Ave #303, 02909

T/F: 800.265.3884
www.stackco.com



③ PLOT PLAN
1" = 10'

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		1/4" = 1'-0"
REV #	DATE	DESCRIPTION

PERMIT SET

PLOT PLAN

A 0.4

GENERAL NOTES:

IN ALL INTERIOR AND EXTERIOR AREAS; DEMO CONTRACTOR TO BE RESPONSIBLE TO PROTECT ALL EXISTING TO REMAIN.

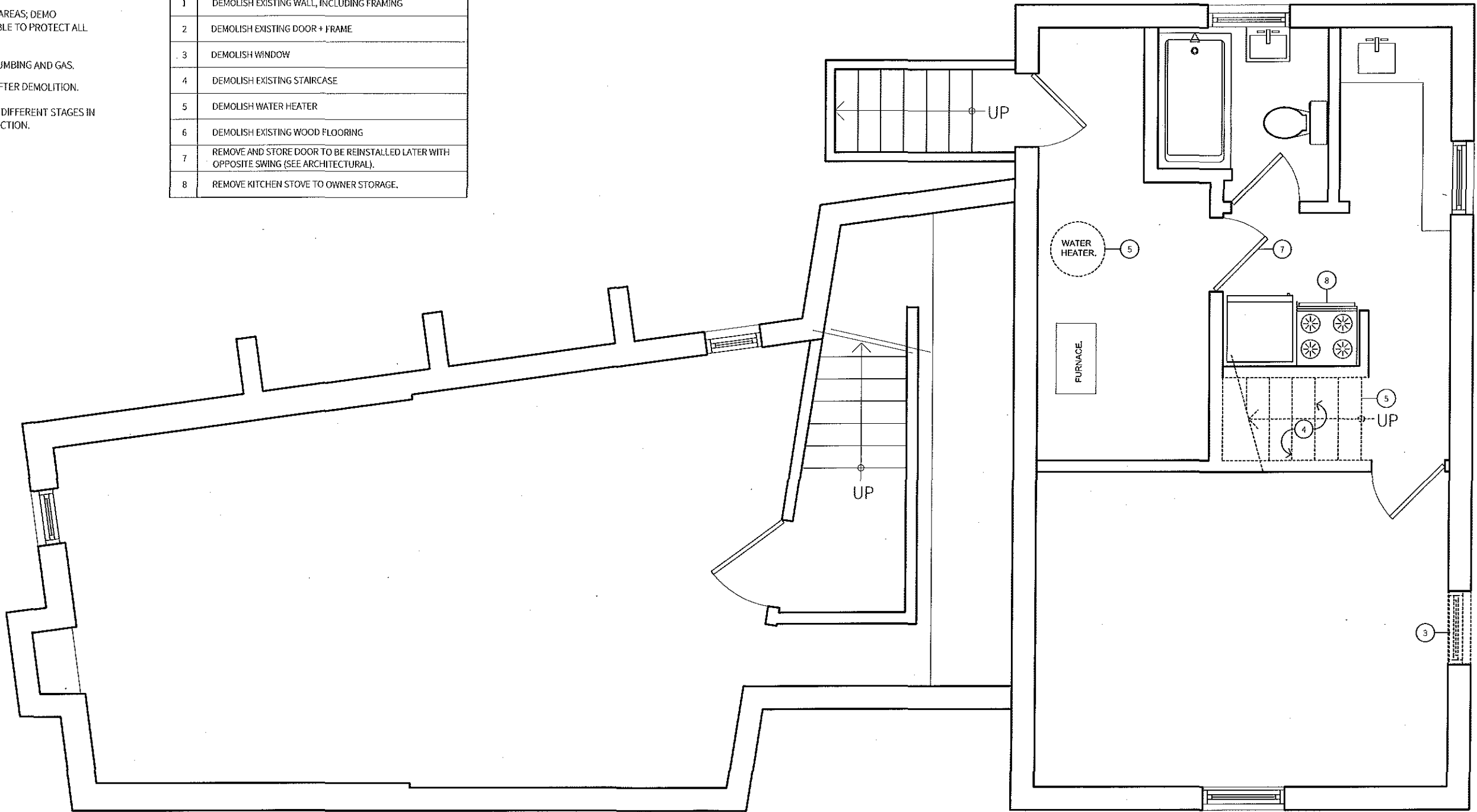
MAKE SAFE ALL ELECTRICAL, PLUMBING AND GAS.

SWEEP AND CLEAN ALL AREAS AFTER DEMOLITION.

ALL DEMO MAY BE EXECUTED IN DIFFERENT STAGES IN COORDINATION WITH CONSTRUCTION.

DEMOLITION KEY:

1	DEMOLISH EXISTING WALL, INCLUDING FRAMING
2	DEMOLISH EXISTING DOOR + FRAME
3	DEMOLISH WINDOW
4	DEMOLISH EXISTING STAIRCASE
5	DEMOLISH WATER HEATER
6	DEMOLISH EXISTING WOOD FLOORING
7	REMOVE AND STORE DOOR TO BE REINSTALLED LATER WITH OPPOSITE SWING (SEE ARCHITECTURAL).
8	REMOVE KITCHEN STOVE TO OWNER STORAGE.



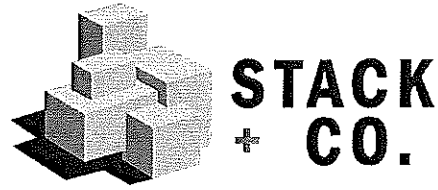
1 BASEMENT - DEMOLITION FLOOR PLAN
1/2" = 1'-0"



13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



Bottom: 555 East 2nd Street, 02127
Providence: 400 North Ave #204, 02909

Tel: 603.263.3184
www.stackco.com

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		1/2" = 1'-0"
REV #	DATE	DESCRIPTION

PERMIT SET
EXISTING CONDITIONS BASEMENT LEVEL
A 1.0

GENERAL NOTES:

IN ALL INTERIOR AND EXTERIOR AREAS; DEMO CONTRACTOR TO BE RESPONSIBLE TO PROTECT ALL EXISTING TO REMAIN.

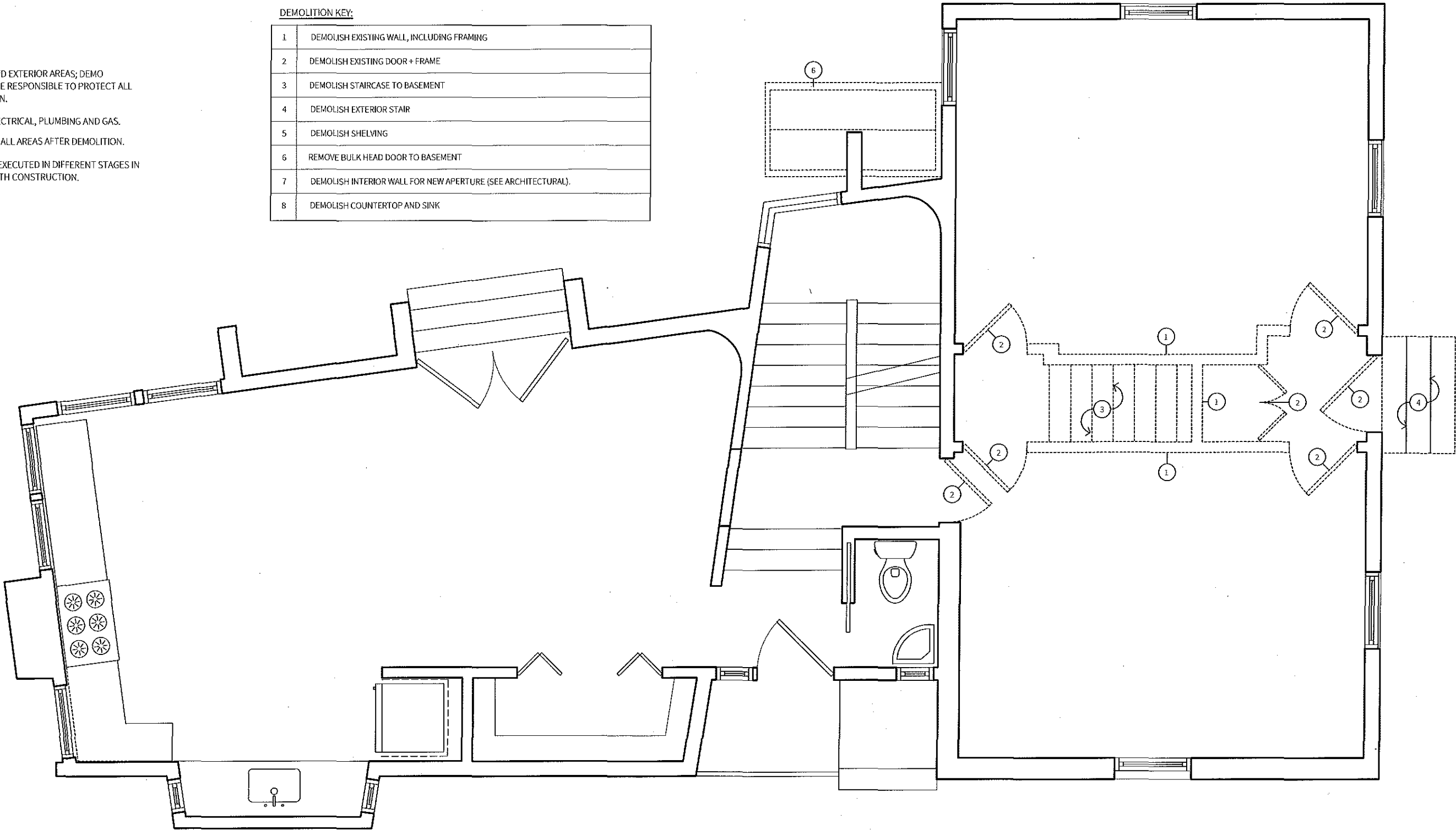
MAKE SAFE ALL ELECTRICAL, PLUMBING AND GAS.

SWEEP AND CLEAN ALL AREAS AFTER DEMOLITION.

ALL DEMO MAY BE EXECUTED IN DIFFERENT STAGES IN COORDINATION WITH CONSTRUCTION.

DEMOLITION KEY:

1	DEMOLISH EXISTING WALL, INCLUDING FRAMING
2	DEMOLISH EXISTING DOOR + FRAME
3	DEMOLISH STAIRCASE TO BASEMENT
4	DEMOLISH EXTERIOR STAIR
5	DEMOLISH SHELVING
6	REMOVE BULK HEAD DOOR TO BASEMENT
7	DEMOLISH INTERIOR WALL FOR NEW APERTURE (SEE ARCHITECTURAL).
8	DEMOLISH COUNTERTOP AND SINK



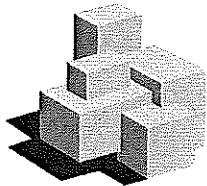
① GROUND LEVEL - DEMOLITION FLOOR PLAN
1/2" = 1'-0"



13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



**STACK
CO.**

Boston: 555 East 2nd Street, 02127
Providence: 460 Harris Ave #104, 02909

T/F: 800.265.3881
www.stackco.com

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

PERMIT SET

EXISTING CONDITIONS
GROUND LEVEL

A 1.1

DEMOLITION KEY:	
1	REMOVE BULK HEAD DOOR TO BASEMENT
2	REMOVE FRONT ENTRY STEPS AND GUARDRAIL
3	DEMOLISH EXISTING EXTERIOR SIDING, SHEATHING TO REMAIN
4	DEMOLISH EXISTING WINDOW
5	DEMOLISH LOWER END OF EXTERIOR ARCHITECTURAL FINN TO CLEAR ROOF OF NEW BASEMENT ENTRANCE (SEE ARCHITECTURAL).

GENERAL NOTES:

IN ALL INTERIOR AND EXTERIOR AREAS; DEMO CONTRACTOR TO BE RESPONSIBLE TO PROTECT ALL EXISTING TO REMAIN.

MAKE SAFE ALL ELECTRICAL, PLUMBING AND GAS.

SWEEP AND CLEAN ALL AREAS AFTER DEMOLITION.

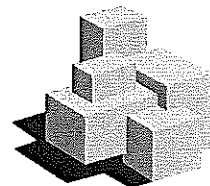
ALL DEMO MAY BE EXECUTED IN DIFFERENT STAGES IN COORDINATION WITH CONSTRUCTION.



13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



**STACK
CO.**

Bottom: 555 East 2nd Street, 02127
Providence, RI 02903, 401.251.1234

T/F: 617.215.3664
www.stackco.com

PROJECT NUMBER:		17030
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DRAWN BY:		MD/CT
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REV #	DATE	DESCRIPTION

PERMIT SET
EXISTING CONDITIONS ELEVATIONS
A1.2

GENERAL NOTES:

IN ALL INTERIOR AND EXTERIOR AREAS; DEMO CONTRACTOR TO BE RESPONSIBLE TO PROTECT ALL EXISTING TO REMAIN.

MAKE SAFE ALL ELECTRICAL, PLUMBING AND GAS.

SWEEP AND CLEAN ALL AREAS AFTER DEMOLITION.

ALL DEMO MAY BE EXECUTED IN DIFFERENT STAGES IN COORDINATION WITH CONSTRUCTION.

DEMOLITION KEY:

1	DEMOLISH WINDOW
2	REMOVE FRONT ENTRY STEPS AND GUARDRAIL
3	DEMOLISH EXISTING EXTERIOR SIDING, SHEATHING TO REMAIN
4	DEMOLISH DOOR AND FRAME.

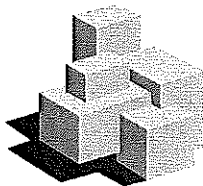


1 SOUTH ELEVATION - DEMOLITION
1/2" = 1'-0"

13 DECATUR STREET RENOVATION.

13.DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



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CO.**

Boston: 555 East 2nd Street, 02127
Providence: 410 Harris Ave. R304, 02909

T/F: 800.265.3884
www.stackco.com

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

PERMIT SET

EXISTING CONDITIONS
ELEVATIONS

A 1.3

GENERAL NOTES:

IN ALL INTERIOR AND EXTERIOR AREAS; DEMO CONTRACTOR TO BE RESPONSIBLE TO PROTECT ALL EXISTING TO REMAIN.

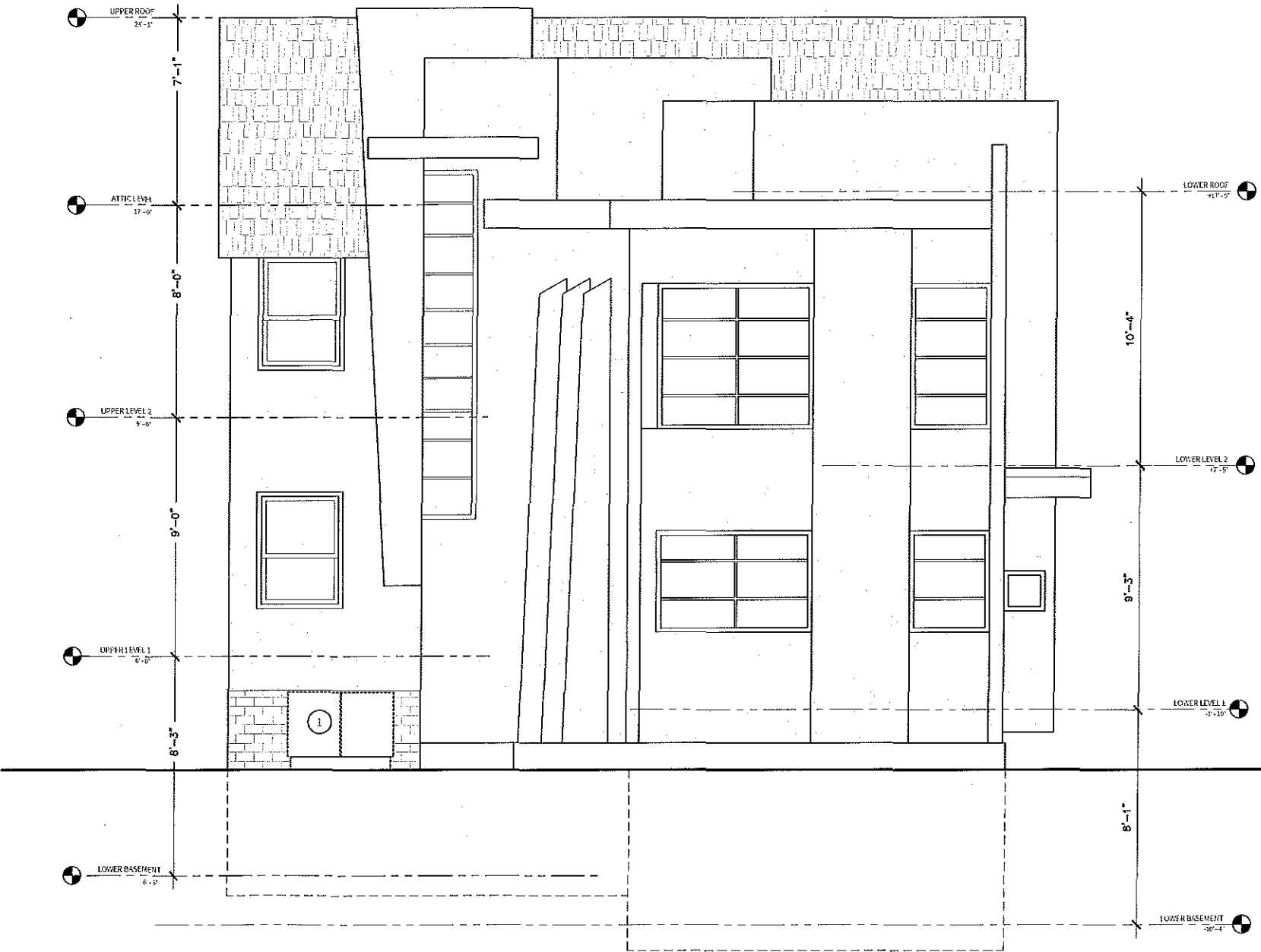
MAKE SAFE ALL ELECTRICAL, PLUMBING AND GAS.

SWEEP AND CLEAN ALL AREAS AFTER DEMOLITION.

ALL DEMO MAY BE EXECUTED IN DIFFERENT STAGES IN COORDINATION WITH CONSTRUCTION.

DEMOLITION KEY:

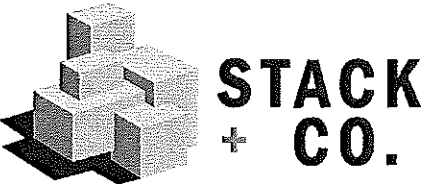
1 REMOVE BULK HEAD DOOR TO BASEMENT



13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



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Providence: 464 Harris Ave #394, 02809

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REV #	DATE	DESCRIPTION

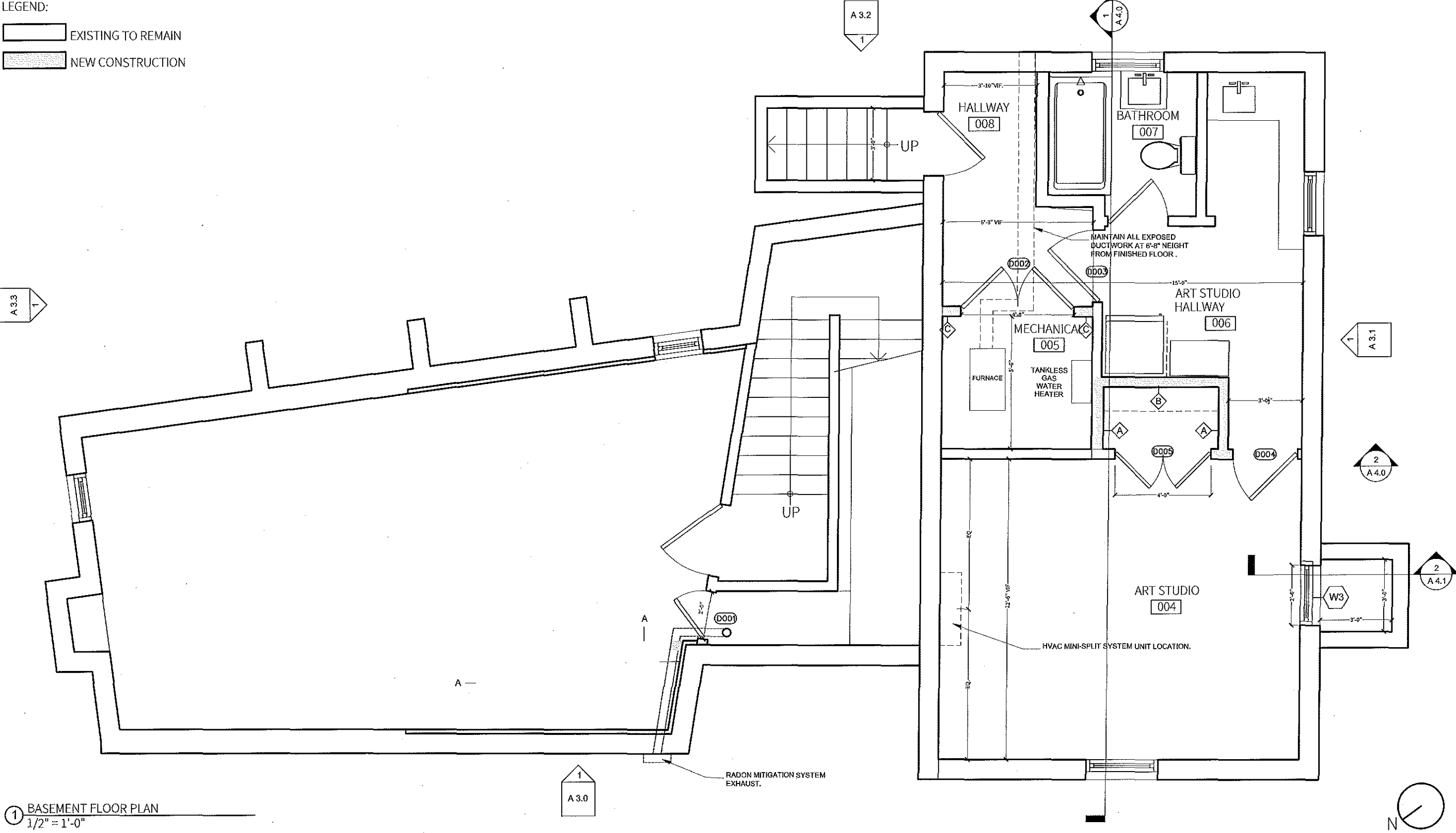
PERMIT SET

EXISTING CONDITIONS
ELEVATIONS

A 1.4

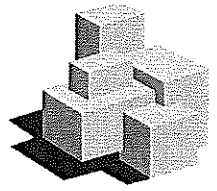
LEGEND:

- EXISTING TO REMAIN
NEW CONSTRUCTION



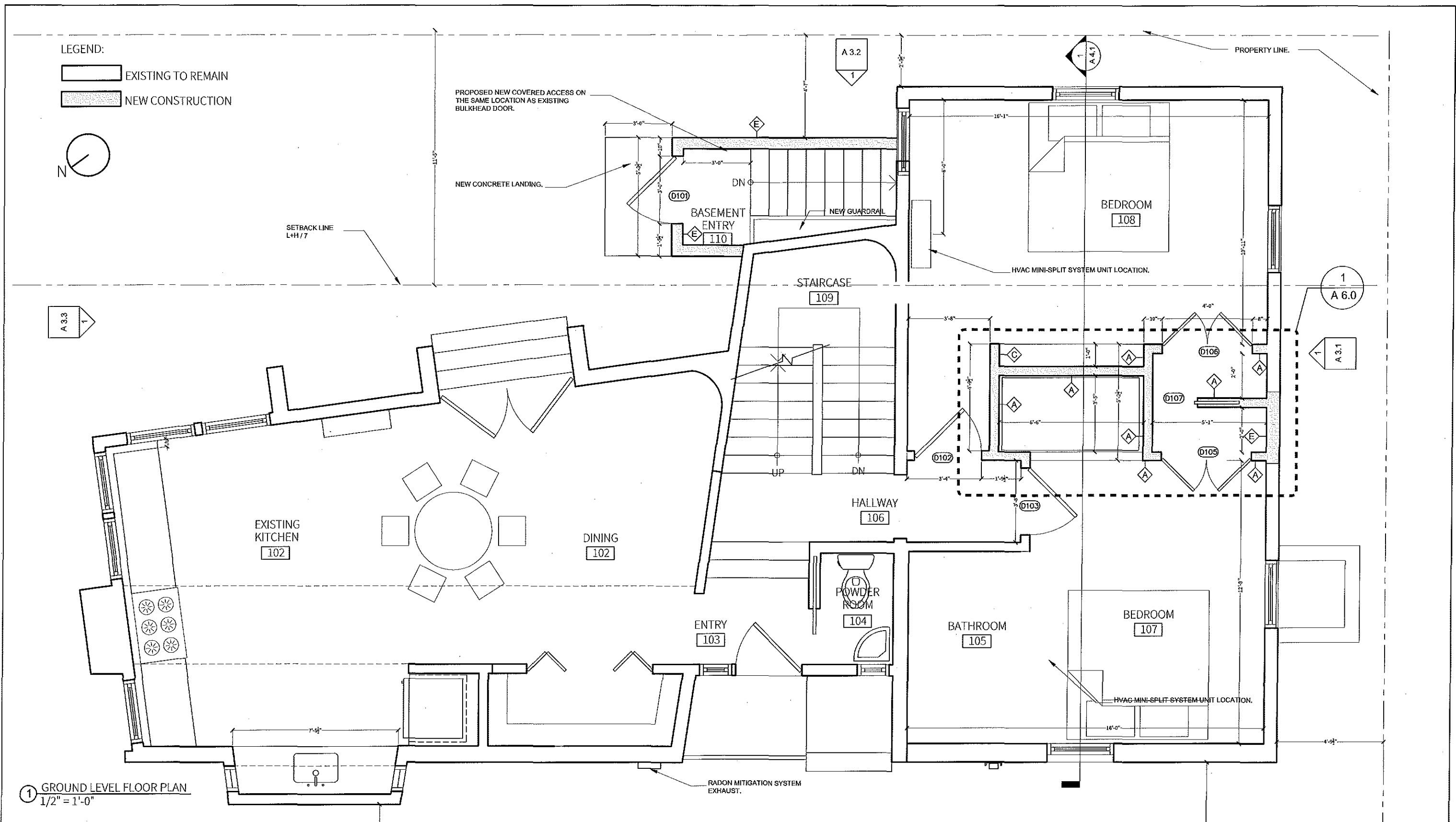
1 BASEMENT FLOOR PLAN
1/2" = 1'-0"

13 DECATUR STREET RENOVATION.
13 DECATUR ST, CAMBRIDGE, MA 02139
PREPARED FOR: KIM THORESON & ANDREW JOHNSON.

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Boston: 555 East 2nd Street, R0127
Providence: 460 Harris Ave #304, 02906
T/F: 603.265.3884
www.stackco.com

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

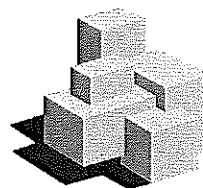
PERMIT SET
BASEMENT - FLOOR PLAN
A 2.0



13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

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 Providence: 450 Harris Ave 02904, 02903

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PROJECT NUMBER:		17030
ISSUE DATE:		08/26/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

PERMIT SET

GROUND LEVEL - FLOOR PLAN

A 2.1

- LEGEND:
- EXISTING TO REMAIN.
- NEW CONSTRUCTION



1 WEST ELEVATION
3/8" = 1'-0"

13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.

\\Desktop\STACK\CD\RESOURCES\Letterhead\Letterhead Logos\Stack - Co Logo.png

Boston: 423 W. Broadway #402, 02121
Providence: 458 Harris Ave #304, 02903

T/F: 800.265.3884
www.kimthorson.com

PROJECT NUMBER:		17030
ISSUE DATE:		09/01/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

PERMIT SET
ELEVATIONS

A 3.0

LEGEND:

EXISTING TO REMAIN.

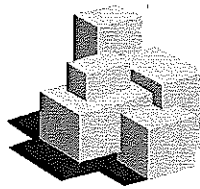
NEW CONSTRUCTION



13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

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Boston: 555 East 7th Street, 02127
Providence: 460 Harris Ave #304, 02909

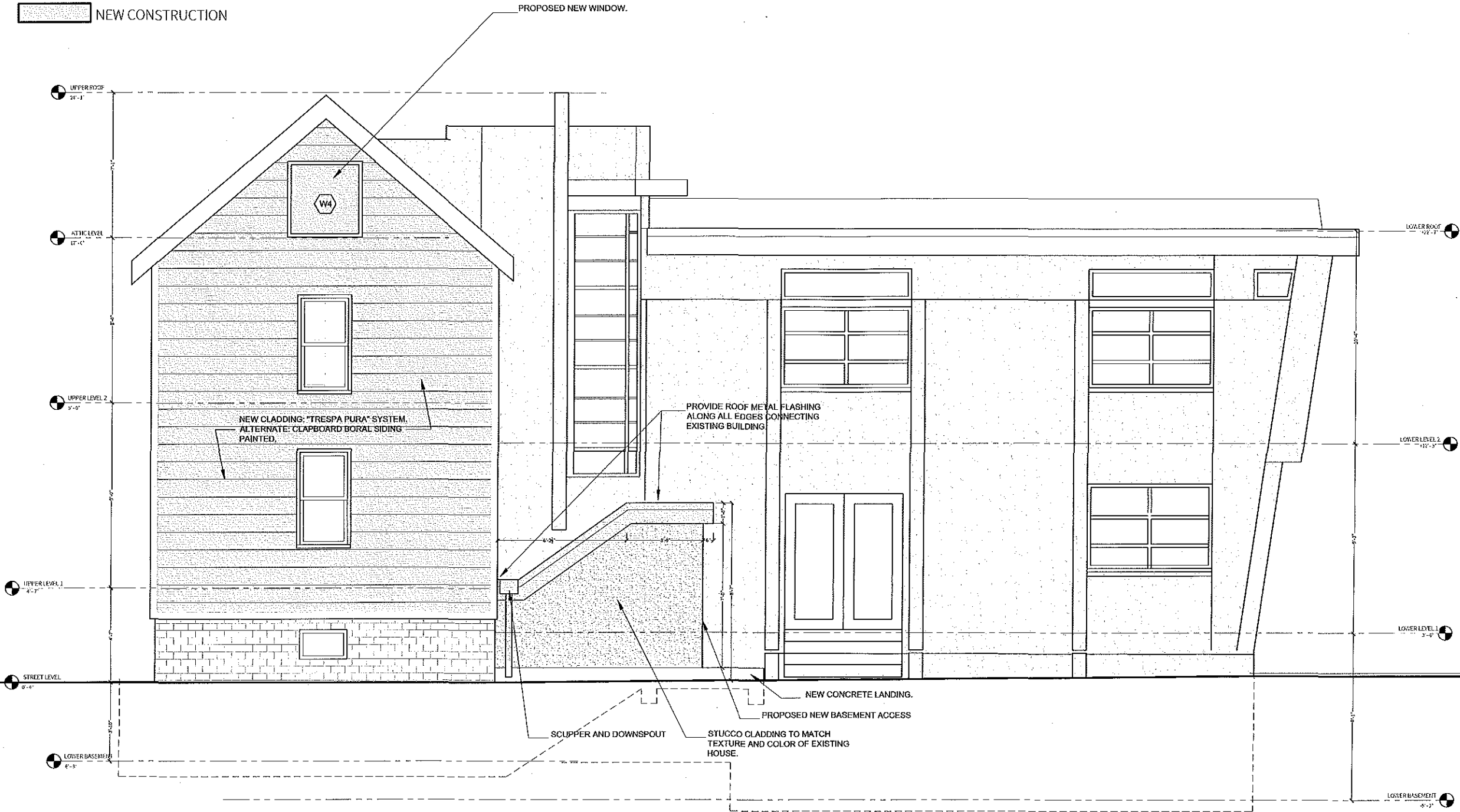
1/8" = 1'-0" 265.3784
www.stackco.com

PROJECT NUMBER:	17030	PERMIT SET
ISSUE DATE:	06/24/2018	
DRAWN BY:	MD/CT	ELEVATIONS
APPROVED BY:	CT	
SCALE:	AS NOTED	
REV #	DATE	DESCRIPTION

A 3.1

LEGEND:

-  EXISTING TO REMAIN.
-  NEW CONSTRUCTION

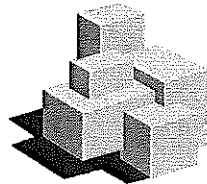


① EAST ELEVATION
3/8" = 1'-0"

13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



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Boston: 165 East 2nd Street, 02127
Providence: 460 Harris Ave #305, 02909

T/F: 603.765.3994
www.stackco.org

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

PERMIT SET

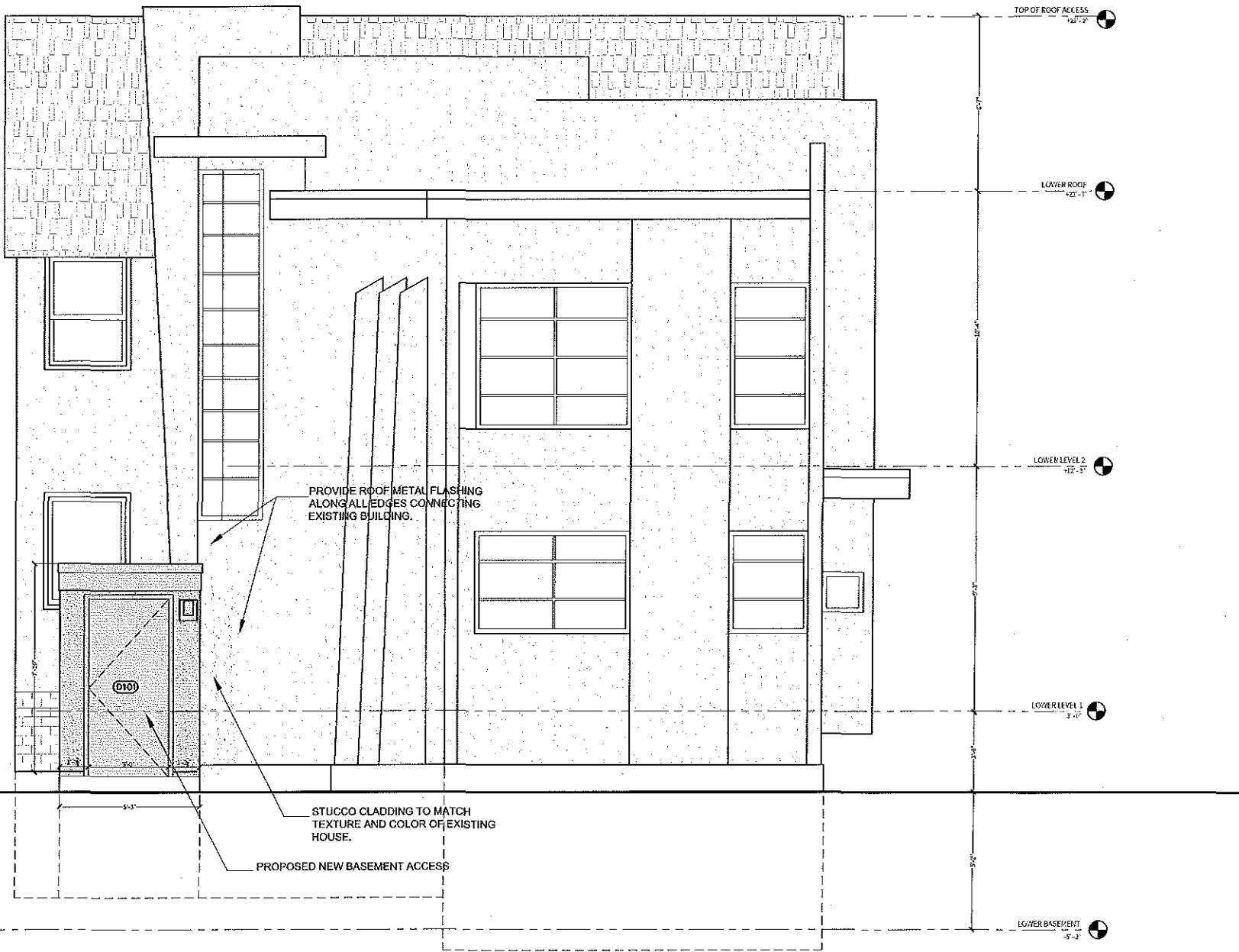
ELEVATIONS

A 3.2

LEGEND:

EXISTING TO REMAIN.

NEW CONSTRUCTION

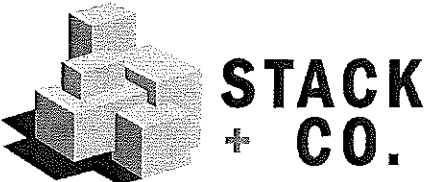


1 EAST ELEVATION
3/8" = 1'-0"

13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



Boston: 555 East 2nd Street, 02127
Providence: 460 Harris Ave #304, 02909

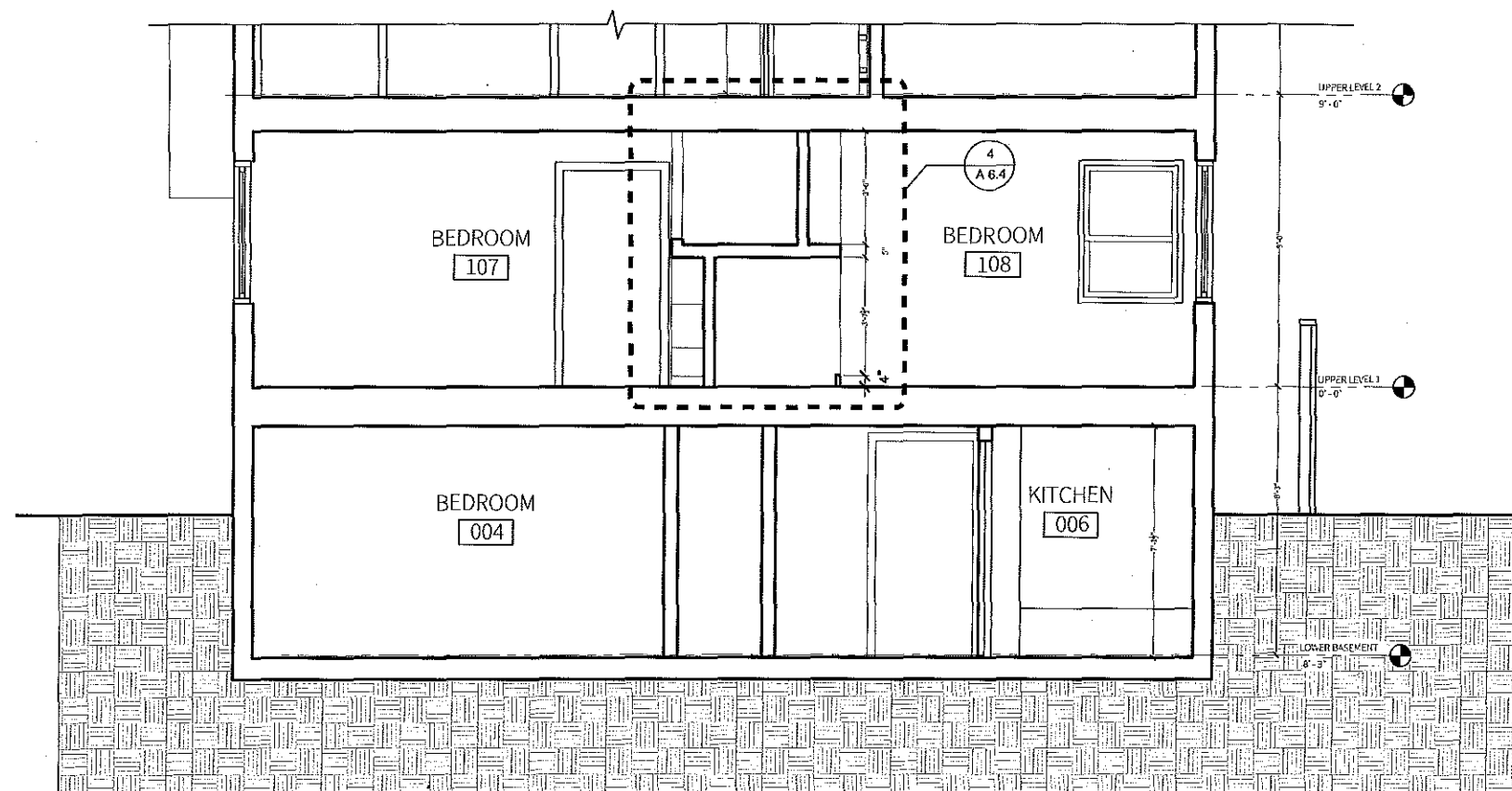
T/F: 603.245.3884
www.stackco.com

PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

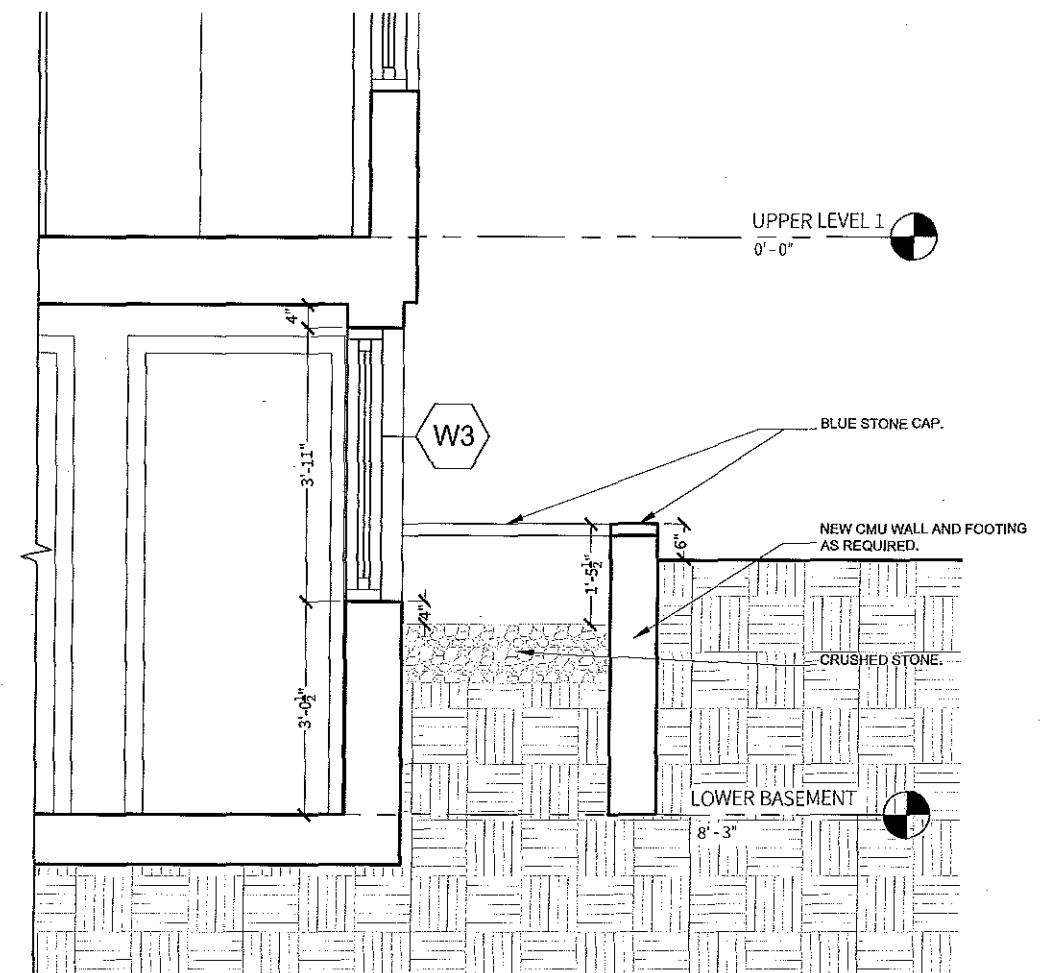
PERMIT SET

ELEVATIONS

A 3.3



① SECTION
3/8" = 1'-0"

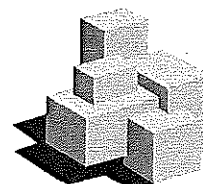


② WINDOW WELL SECTION DETAIL.
3/4" = 1'-0"

13 DECATUR STREET RENOVATION.

13 DECATUR ST, CAMBRIDGE, MA 02139

PREPARED FOR: KIM THORESON & ANDREW JOHNSON.



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CO.**

Boston: 550 East 2nd Street, 02127
Providence: 480 Harris Ave #204, 02909

T/F: 603.765.3884
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PROJECT NUMBER:		17030
ISSUE DATE:		06/24/2018
DRAWN BY:		MD/CT
APPROVED BY:		CT
SCALE:		AS NOTED
REV #	DATE	DESCRIPTION

PERMIT SET

PARTIAL SECTIONS

A 4.1

13 Decatur St. 102

Petitioner

94-53
MEINERS, ELEANOR
28 FOCH ST., #2
CAMBRIDGE, MA 02140

94-58
125 BROOKLINE STREET, LLC,
33 CHURCH ST
CAMBRIDGE, MA 02138

TRILOGY LAW LLC
C/O SARAH IKE RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

94-136
PIERSON, JOHN & KAREN PIERSON
C/O JOHNSON, ANDREW ARTHUR &
13 DECATUR STREET
CAMBRIDGE, MA 02139

94-162
XIA, ZHINAN & NANCY SU
29 BURKE ST.
WELLESLEY, MA 02482

94-52
APTER, ETHAN & KELLEN ANDRILENAS
22 LOPEZ ST., #1
CAMBRIDGE, MA 02139

94-52
PERLOW, DAVID
22 LOPEZ ST., UNIT #2
CAMBRIDGE, MA 02139

94-25
CHOPDE, AVINASH
22 DECATUR ST., #22/1
CAMBRIDGE, MA 02139

94-25
SMITH, ELIZABETH F.,
TR. THE ELIZABETH F. SMITH REV TRUST
22 DECATUR ST., #22/2
CAMBRIDGE, MA 02139

94-25
SIEKMEIER, PETER J.
20-22 DECATUR ST. UNIT#22/3
CAMBRIDGE, MA 02139

94-25
GUNAWARDENA, JEREMY H.
22 DECATUR ST., 20
CAMBRIDGE, MA 02139

94-38
RUSSO, DEBORAH S.
15 VALENTINE ST. UNIT #1
CAMBRIDGE, MA 02139

94-38
VARANASI, SUCHARITA S. & KISHORE VARANASI
15 VALENTINE ST 4
CAMBRIDGE, MA 02139

94-38
MORAN, MARC & YUELING MORAN
15 VALENTINE ST., UNIT #3
CAMBRIDGE, MA 02139

94-38
ELLNER, ANDREW & CHRISTINE PACE
15 VALENTINE ST., #2
CAMBRIDGE, MA 02139

94-38
CHENG, JIDONG
18 DECATUR ST
CAMBRIDGE, MA 02139

94-38
YANG, YU-SANG
16 DECATUR ST
CAMBRIDGE, MA 02139

94-38
BAU, BENJAMIN D. & ERIOLA KRUIJA
14 DECATUR ST
CAMBRIDGE, MA 02139

94-38
RODRIGUEZ, VIRGINIA Y.
12 DECATUR ST
CAMBRIDGE, MA 02139

94-38
LARRIVA, MARIA D.
10 DECATUR STREET
CAMBRIDGE, MA 02139

94-38
SHI, XUEQIN & HAIJING DENG
15 VALENTINE ST., #15
CAMBRIDGE, MA 02139

94-38
SANCHEZ, RONNA I.
15 VALENTINE ST. UNIT#14
CAMBRIDGE, MA 02139

94-38
HALL, JASON F. & JILL MARIE ZALIECKAS
116 LEXINGTON RD
LINCOLN, MA 01773

94-38
GREGORIAN, RAZMIC
15 VALENTINE ST., #11
CAMBRIDGE, MA 02139

94-38
MAHOOZI, AMIR MOHSEN
15 VALENTINE ST. UNIT#10
CAMBRIDGE, MA 02139

94-38
VELEZ, ANGEL
15 VALENTINE ST., #9
CAMBRIDGE, MA 02139

94-38
ELLISON, PETER T. & PRISCILLA L. ELLISON
15 VALENTINE ST. UNIT#8
CAMBRIDGE, MA 02139

94-38
SALTZMAN, MARK & ANDREA SALTZMAN
15 VALENTINE ST. UNIT#7
CAMBRIDGE, MA 02139

94-38
IBRAHIM, JEMIL M. & SIIDI M. IEHDEGO
15 VALENTINE ST. UNIT#6
CAMBRIDGE, MA 02139

94-38
CHENG, DEBBIE M. & PARTH PATWARI
15 VALENTINE ST., #5
CAMBRIDGE, MA 02139

13 Decatur St.

242

94-177
NARASIMHAM, UDAY
10-12 LOPEZ ST., #10
CAMBRIDGE, MA 02139

94-177
CHANEY, BENNETT SMITH
10-12 LOPEZ ST., #12A
CAMBRIDGE, MA 02139

94-177
QURESHI, MUHAMMAD MU
DDASIR, MUHAMMAD MURTAZA &
MUHAMMAD MUSTAFA
1490 TRAPELO RD
WALTHAM, MA 02451

94-137
GROSZMANN, DANIEL E. & DEBORAH B. KULICK
TRS THE 17 DECATUR ST NOM TR
236 CROSS ST
BELMONT, MA 02478

94-137
GROSZMANN, YVETTE S.
19 DECATUR STREET
CAMBRIDGE, MA 02139

94-144
CHOI, ELLEN
21 DECATUR ST., #1
CAMBRIDGE, MA 02139

94-144
MADDEN, THOMAS M.
21 DECATUR ST., #3
CAMBRIDGE, MA 02139

94-144
KHABBAZAN, MONA
21 DECATUR ST., #2
CAMBRIDGE, MA 02139

94-161
30 LOPEZ LLC,
C/O ROBERTSON, KELLY A.
28-30 LOPEZ ST. UNIT 1
CAMBRIDGE, MA 02139

94-161
30 LOPEZ LLC,
C/O ZENG, BO & WENDA TIAN
28-30 LOPEZ ST. UNIT 4
CAMBRIDGE, MA 02139

94-161
30 LOPEZ LLC,
C/O DOU, HSIANG-TAI & YUJI LIAO
28-30 LOPEZ ST. UNIT 3
CAMBRIDGE, MA 02139

94-161
30 LOPEZ LLC,
C/O FANG, ZHIQIANG & LI XIONG
28-30 LOPEZ ST. UNIT 2
CAMBRIDGE, MA 02139

94-61
9 DECATUR ST, LLC
48 CENTRAL ST
SOMERVILLE, MA 02143

94-50
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

94-50
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

94-50
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 13 Decatur 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
- ☐ 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 demolition permit application anticipated.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

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

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

CHC staff initials SLB

Date September 27, 2018

Received by Uploaded to Energov

Date September 27, 2018

Relationship to project BZA 17019-2018

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>