



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

2018 FEB 16 AM 10:35

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-015617-2018

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Troy VanVoorhis

PETITIONER'S ADDRESS : 142 Richdale Ave. Cambridge, MA 02140

LOCATION OF PROPERTY : 142 Richdale Ave Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner requests a variance to build an addition that conforms to district dimensional requirements with the exception that the proposed addition results in a slightly greater than 25% increase in volume and area since the building was originally built, partly due to a small addition built in 1985.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (More than 25% increase in volume/area).

Original Signature(s) :

T. Van Voorhis

(Petitioner(s) / Owner)

Troy Van Voorhis

(Print Name)

Address :

142 Richdale Ave.

Cambridge MA 02140

Tel. No. :

617 945 7125

E-Mail Address :

tvan@mit.edu

Date :

Feb 16, 2018

## 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 Troy VanVoorhis  
(OWNER)

Address: 142 Richdale Ave. Cambridge, MA

State that I/We own the property located at 142 Richdale Ave. Cambridge, MA,  
which is the subject of this zoning application.

The record title of this property is in the name of Troy and Elisa VanVoorhis.

\*Pursuant to a deed of duly recorded in the date 4/28/2009, Middlesex South  
County Registry of Deeds at Book 52654, Page 484; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

T. V. V.  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

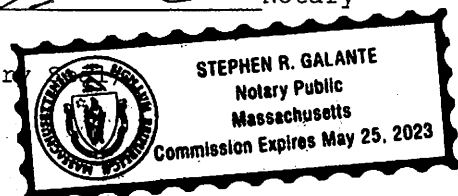
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

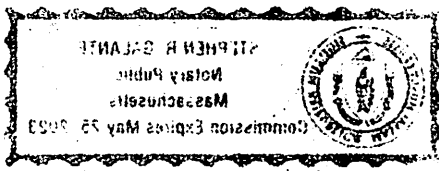
The above-name TROY VANVOORHIS personally appeared before me, STEPHEN R. GALANTE  
this 19 of JANUARY, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires 05/25/2023 (Notary)



- 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:

The petitioner requests a variance for a proposed addition in order to meet the needs of a multi-generational family. The proposed addition slightly exceeds the volume and area requirements for a Special Permit, in part due to a small rear addition built in 1985. All other ordinance yard and space requirements are satisfied. Literal enforcement of the area and volume limit would result in inadequate space and room sizes for multi-generational needs.

- 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:

Although the proposed addition meets ordinance setback and yard requirements, it slightly exceeds the volume and area allowed for a special permit. The hardship arises in that the house is not centered on the lot, and the addition is designed to conform to all setback and yard requirements, while maintaining adequate room sizes, interior clearances, and multi-generational needs.

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

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

The proposed addition, which is supported by the abutters, is in keeping with the character and density of the neighborhood, meets ordinance yard and setback dimensional requirements, and helps support multi-generational family accommodations in our city.

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

The proposed relief would not cause detriment to the public good because all ordinance dimensional yard requirements will be met and the project's design is in keeping with the character and density of the neighborhood.

- \* 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: Troy VanVoorhis PRESENT USE/OCCUPANCY: 1 family residence

LOCATION: 142 Richdale Ave ZONE: C-1

PHONE: 617-710-4776 REQUESTED USE/OCCUPANCY: no change

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u>	
TOTAL GROSS FLOOR AREA:	<u>2208</u>	<u>2785</u>	<u>3600</u>	(max.)
LOT AREA:	<u>4800</u>	<u>No change</u>	<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.46</u>	<u>.58</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>4800</u>	<u>No change</u>	<u>1500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>48</u>	<u>No change</u>	<u>40</u>	(min.)
DEPTH	<u>100</u>			
Setbacks in Feet:				
FRONT	<u>11.5</u>	<u>No change</u>	<u>10</u>	(min.)
REAR	<u>39</u>	<u>No change</u>	<u>20</u>	(min.)
LEFT SIDE	<u>18.1</u>	<u>11.5</u>	<u>7.6</u>	(min.)
RIGHT SIDE	<u>2.6</u>	<u>No change</u>	<u>7.6</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>31.8</u>	<u>No change</u>	<u>35</u>	(max.)
LENGTH	<u>43</u>	<u>49.5</u>		
WIDTH	<u>27.3</u>	<u>33.9</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup> )	<u>48%</u>	<u>39%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>No change</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>No change</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)

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

NA

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'.

<b>Calculations of Volume and Area of Proposed Addition</b>
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8.22.2. c. In a Residence District the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming.

<b>Building Volume (excludes uncovered decks)</b>
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Existing Building Volume		Total Building Volume	24342.0 ft <sup>3</sup>
Front Bay BAS	274.1 ft <sup>3</sup>	Maximum addition volume for building permit (10%)	2434.2 ft <sup>3</sup>
Main 1st BAS	9746.1 ft <sup>3</sup>	Maximum addition volume for special permit (25%)	6085.5 ft <sup>3</sup>
Enclosed basement entry	321.6 ft <sup>3</sup>	Proposed addition added volume	6564.9 ft <sup>3</sup>
Roof over front porch	96.0 ft <sup>3</sup>	1985 added volume	750.0 ft <sup>3</sup>
Roof over right 1 story	96.0 ft <sup>3</sup>	Total added since 1985	7314.9 ft <sup>3</sup>
Enclosed basement entry roof	52.3 ft <sup>3</sup>		
2nd Floor all areas FUS	8743.5 ft <sup>3</sup>	Percentage of the original building added by proposed addition and 1985 added volume	30%
3rd floor room over bay FUS	304.5 ft <sup>3</sup>		
Bay roof	215.0 ft <sup>3</sup>		
Front Main Roof	2573.025 ft <sup>3</sup>		
Side Gable Roof	1911.0 ft <sup>3</sup>		
Dormer over 3rd floor bath	9.0 ft <sup>3</sup>		
Total Building Volume	24342.0 ft <sup>3</sup>		

**This calculation confirms that the proposed addition and the portion added in 1985 will exceed 25% of the existing building's volume by 5%, requiring a variance.**

<b>Building Area (excludes uncovered decks)</b>
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Area of existing building:		
Main house/porch/right 1 BAS	928.2 ft <sup>2</sup>	
Enclosed basement entry	40.2 ft <sup>2</sup>	Note: This element will be contained within the addition
Front bay	26.1 ft <sup>2</sup>	
Total Area	994.5 ft <sup>2</sup>	
25% of existing building	248.6 ft <sup>2</sup>	Maximum allowable increase in area for Special Permit
Proposed addition area	275.2 ft <sup>2</sup>	
1985 added area	60.0 ft <sup>2</sup>	
Total added area to original	335.2 ft <sup>2</sup>	includes proposed addition and 1985 addition
Percentage of added area	33.71%	includes proposed addition and 1985 addition

**This calculation confirms that the proposed addition and the 1985 addition combined will exceed 25% of the existing building's area by 8.7%, requiring a variance.**

<b>Calculations to Determine Setback of Proposed Addition Using Average Height</b>
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5.24.4 (2) Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H<sub>1</sub>, H<sub>2</sub>, etc.) times the length of each roof level (L<sub>1</sub>, L<sub>2</sub>, etc.) and dividing the sum by the sum of the length of the levels (L<sub>1</sub>, L<sub>2</sub>, etc.) (see formula below)

$$\text{AVERAGE HEIGHT} = \frac{(H_1 \times L_1) + (H_2 \times L_2)}{L_1 + L_2}$$

Using 5.24.4 (2) to calculate average roof height for roofs facing left lot line
--

	Height	Length	H x L
1: Main Roof	31.8	37.0	1176.6 from survey
2: Proposed Addition Roof	22.0	12.5	275.0
	Total of all roof areas		1451.6
	Divided by all roof lengths		49.5
	Average height		<b>29.3</b>

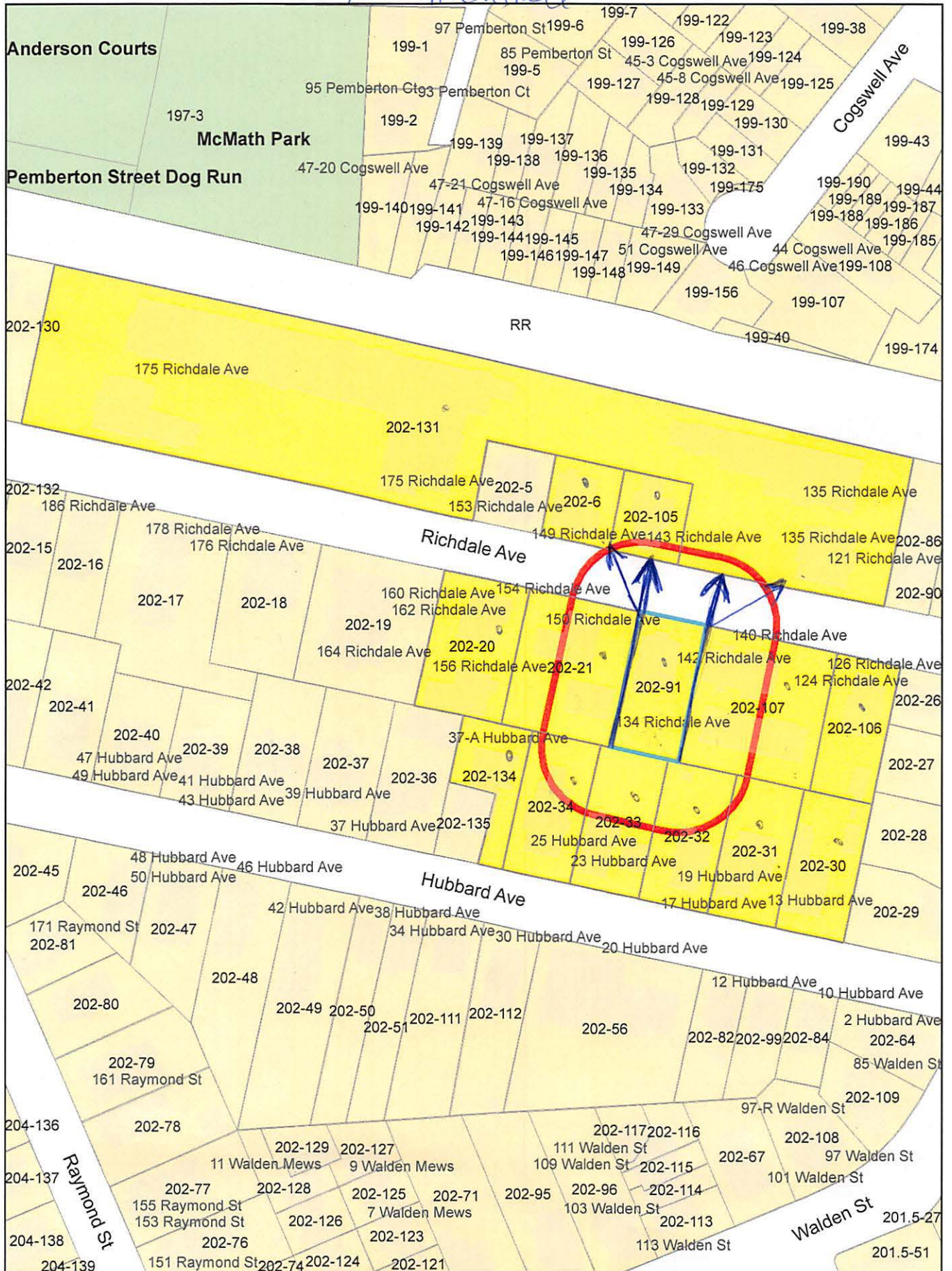
This will be used to calculate the wall plane areas for single plane calculation below.

Using Table 5.1 with a single plane setback calculation using average roof height
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	Roofs Avg. Height	Building Length	Setback (H+L)/7	
Left side wall planes	29.3	49.5	<b>11.3</b>	from Table 5.1 for district C-1 if building was a single plane

**The proposed setback for the addition is 11.5' and this meets the single-plane calculation of 5.24.4 (2) and the district minimum required setback.**

142 Richdale Ave



142 Richdale Ave

1 of 2

Petitioner

202-6  
CLAYPOOLE, CHRISTINE  
90 ANTHOL AVE #2B  
OAKLAND, CA 94606

202-6  
BANERJI, DEBJANI & SANJEEV BANERJI  
149 RICHDALE AVE. UNIT#149  
CAMBRIDGE, MA 02140

202-91  
VAN VOORHIS, TROY A. &  
ELISA C. VAN COORHIS  
142 RICHDALE AVENUE  
CAMBRIDGE, MA 02140

202-31  
DUBOIS, CHRISTOPHER  
17 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-32  
FRITH, JOYCE M. A LIFE ESTATE  
19 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-33  
HILL, CAROL  
23 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-34  
POSTAL, STEPHEN A. & MEGAN M. POSTAL  
25 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-30  
CRAGWELL, LEROY L. & MYRTLE M. CRAGWELL  
13 HUBBARD AVE  
CAMBRIDGE, MA 02139

202-105  
RICHARDSON, JACQUELINE E.,  
TR. THE JACQUELINE E. RICHARDSON REV TR.  
98 TYLER RD  
TEWKSBURY, MA 01876

202-106-107  
THIBODEAUX, WILLIAM E & EVA P THIBODEAUX  
TRUSTEE OF THIBODEAUX FAMILY TRUST  
126 RICHDALE AVE  
CAMBRIDGE, MA 02140

202-21  
MO, LISAN  
148 RICHDALE AVE., #2  
CAMBRIDGE, MA 02140

202-131  
NOYES, GWENDOLEN G. & ARTHUR A. KLIPFEL  
175 RICHDALE AVE., UNIT #101  
CAMBRIDGE, MA 02140

202-131  
NELSON, JOHN BROCKWAY III  
TR. JOHN BROCKWAY NELSON III 1995 TR.  
175 RICHDALE AVE., UNIT 102  
CAMBRIDGE, MA 02140

202-131  
CARPENTER, CYNTHIA E. & JESSE F. WINCH  
175 RICHDALE AVE. UNIT#103  
CAMBRIDGE, MA 02140

202-131  
OSTOW, MARK L. & LINDA KOEGEL  
175 RICHDALE AVE., UNIT #104  
CAMBRIDGE, MA 02140

202-131  
KOFFMAN, ROBERTA  
175 RICHDALE AVE., #105  
CAMBRIDGE, MA 02140

202-131  
BENJAMIN, BEN E.  
175 RICHDALE AVE., UNIT #106  
CAMBRIDGE, MA 02140

202-131  
COWHERD, ROBERT J. & KIM DUCHARME  
175 RICHDALE AVE., UNIT #107  
CAMBRIDGE, MA 02140

202-131  
LITTMAN, MADELEINE  
175 RICHDALE AVE., UNIT #114  
CAMBRIDGE, MA 02140

202-131  
KUNIK, CAROL  
175 RICHDALE AVE 115  
CAMBRIDGE, MA 02140

202-131  
HUDSON, CHRISTOPHER G. &  
BARBARA HUDSON  
175 RICHDALE AVE., #116  
CAMBRIDGE, MA 02140

202-131  
CURRAN, RICHARD & SHARON HAMER  
175 RICHDALE AVE., UNIT #117  
CAMBRIDGE, MA 02140

202-131  
MELVIN, ROBERT J. & JULIE A. ROCHLIN  
175 RICHDALE AVE., UNIT #118  
CAMBRIDGE, MA 02140

202-131  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

202-131  
JONES, ILEANA Z.,  
TRUSTEE THE ILEANA Z. JONES REV TRUST  
175 RICHDALE AVE., #120  
CAMBRIDGE, MA 02140

202-131  
MACIOLEK, MICHAEL & KEREN SCHLOMY  
175 RICHDALE AVE, UNIT #121  
CAMBRIDGE, MA 02140

202-131  
STERNFELD, JOSEPH P & SUSAN L. STERNFELD  
TR. OF JOSEPH P. STENFELD REVOC TRUST  
175 RICHDALE AVE #122  
CAMBRIDGE, MA 02140

202-131  
ROSEN, LINDSEY  
175 RICHDALE AVE., UNIT208  
CAMBRIDGE, MA 02140

202-131  
MACDOUGALL, JOHN TRUSTEE OF  
MACDOUGALL INVESTMENT TRUST.  
175 RICHDALE AVE. UNIT#209  
CAMBRIDGE, MA 02140

202-131  
STERNFELD, KAREN E. & SUSAN L. STERNFELD  
C/O JAIKUMAR, ARJUN & LAURA CLAWSON  
175 RICHDALE AVE. UNIT#210  
CAMBRIDGE, MA 02140

202-131  
HELFMAN, JOAN  
175 RICHDAL AVE., #211  
CAMBRIDGE, MA 02140

202-131  
HUBER, WILLIAM S.  
TR. THE WILLIAM S. HUBER REVOCABLE TRUST  
175 RICHDAL AVE., UNIT #212  
CAMBRIDGE, MA 02140

202-131  
WASSEL, NORMA M.  
175 RICHDAL AVE., UNIT #214  
CAMBRIDGE, MA 02140

202-131  
HADDAD, BONNIE  
175 RICHDAL AVE. UNIT#215  
CAMBRIDGE, MA 02140

202-131  
BRENNER, DAVID S.  
175 RICHDAL AVE., UNIT #219  
CAMBRIDGE, MA 02140

202-131  
FRANKFELDT, GWEN  
175 RICHDAL AVE., UNIT #220  
CAMBRIDGE, MA 02140

202-131  
KASELL, WALTER & EVA KASELL  
175 RICHDAL AVE., #308  
CAMBRIDGE, MA 02140

202-131  
KOFFMAN, ROBERTA &  
CITY OF CAMBRIDGE TAX TITLE  
175 RICHDAL AVE. UNIT #309  
CAMBRIDGE, MA 02140

202-131  
TONACHEL, RICHARD W. , &  
ANNE R. TONACHEL, TRUSTEE  
175 RICHDAL AVE., #310  
CAMBRIDGE, MA 02140

202-131  
HAWLEY, ELAINE  
175 RICHDAL AVE, #311  
CAMBRIDGE, MA 02140

202-131  
HOGAN, PATRICIA A.  
175 RICHDAL AVE., UNIT #312  
CAMBRIDGE, MA 02140

202-131  
CONKLING, ROWENA H.  
175 RICHDAL AVE. UNIT#314  
CAMBRIDGE, MA 02140

202-131  
WATT, DANIEL LYNN & MOLLY LYNN WATT  
TRUSTEE THE WATT FAMILY REVOCABLE TR.  
175 RICHDAL AVE. UNIT#315  
CAMBRIDGE, MA 02140

202-131  
DEKENIS, JAN  
175 RICHDAL AVE., UNIT #319  
CAMBRIDGE, MA 02140

202-131  
SANFORD, WENDY C. & POLLY F. ATTWOOD  
175 RICHDAL AVE., #320  
CAMBRIDGE, MA 02140

202-131  
MASON, EDWARD A. & JEAN K. MASON  
175 RICHDAL AVE., UNIT #410  
CAMBRIDGE, MA 02140

202-21  
MCHAFFEY, DAVID K & VANGER, RACHEL J.  
148 RICHDAL AVE., #3  
CAMBRIDGE, MA 02140

202-131  
HARPER, ROBIN D.  
175 RICHDAL AVE., UNIT #412  
CAMBRIDGE, MA 02140

202-131  
BLUM, MARGARET S.  
175 RICHDAL AVE., UNIT #414  
CAMBRIDGE, MA 02140

202-131  
MARGOLIS, DIANE R., TR. THE DIANE R.  
MARGOLIS CONDOMINIUM TRUST  
175 RICHDAL AVE., UNIT #415  
CAMBRIDGE, MA 02140

202-131  
STERNFELD, JOSEPH P. &  
SUSAN L. STERNFELD  
175 RICHDAL AVE. - UNIT #108/1  
CAMBRIDGE, MA 02140

202-131  
PEABODY, DOROTHY L.  
C/O SULLIVAN, MATHEW E  
12 WINDOM ST  
SOMERVILLE, MA 02144

202-131  
GORDON, MARIA CHRISTINA  
C/O KERRY CAMPBELL  
175 RICHDAL AVE #3  
CAMBRIDGE, MA 02140

202-131  
CANE, STUART, TRS,  
#4 175 RICHDAL AVENUE REALTY TRYST  
260 W. 52ND ST. APT 7J  
NEW YORK, NY 10019

202-134  
HAIG, DAVID & ENEIDA HAMAM PARDO  
29 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-20  
TREVER, JOHN & LIN KAN TREVER  
156 RICHDAL AVE 1  
CAMBRIDGE, MA 02140

202-20  
SCHUBERT, RICHARD W. &  
VICTORIA F. SCHUBERT  
156 RICHDAL AVE., #2  
CAMBRIDGE, MA 02139

202-20  
LIPSHAW, JEFFREY M. & ALENES S. FRANKLIN  
154 RICHDAL AVE  
CAMBRIDGE, MA 02139

202-21  
MO, LI MIN  
148 RICHDAL AVE., #1  
CAMBRIDGE, MA 02140

Date: February 8, 2018

To: Maria Pacheco  
City of Cambridge  
Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge MA 02139

From: Troy VanVoorhis

Re: 142 Richdale Ave. Variance Application

Ms. Pacheco,

CITY OF CAMBRIDGE  
ADDITIONAL SERVICES  
2018 FEB 16 A 9:13

Attached please find the following documents for our Variance application:

1. BZA Application Checklist
2. BZA Application General Information (Attachment B – Page 2)
3. BZA Application Form – Ownership Information
4. Dimensional Information (Attachment B - page 4) including:
  - a. Setback calculations for average height (5.24.4.2)
  - b. Area and volume calculations for the proposed addition (8.22.2.c)
5. Supporting Statement for a Variance (Attachment B – page 5)
6. City of Cambridge Assessor GIS Block Map
7. Plan set including:
  - a. Certified Plot Plan map showing location of proposed addition
  - b. Existing and proposed floor plans
  - c. Existing and proposed elevations
8. Sketches of proposed addition and photos of existing conditions
9. Certified Plot Plan

We have prepared a letter from the abutters supporting the project and will submit it at a later date.

Thank you.

Steve  
617 721 1774

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

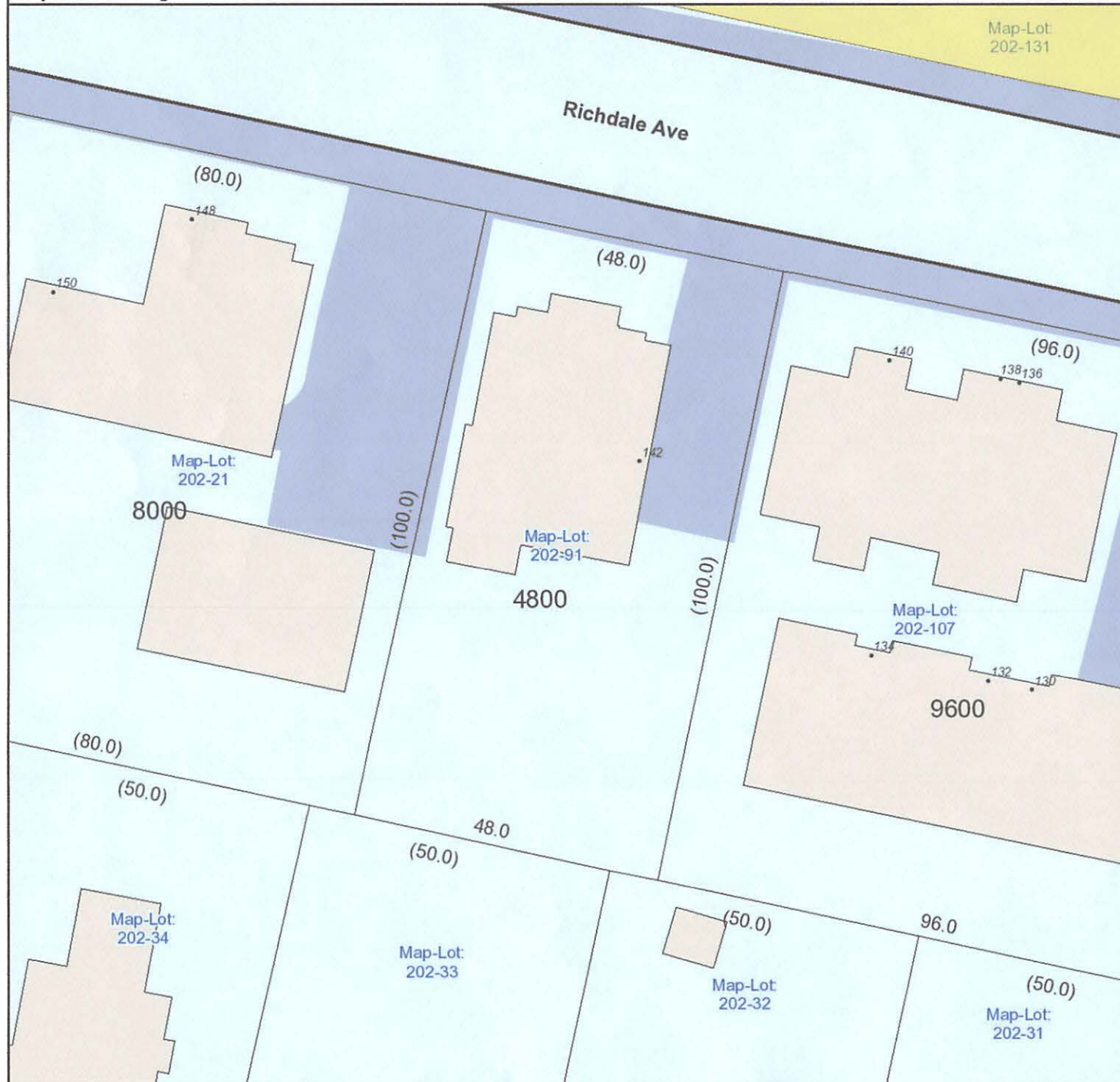


City of Cambridge  
Massachusetts

1" = 24 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](http://www.cambridgema.gov/gis)





## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 142 Richdale 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)
- ☒ Structures 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 for addition.**
- ☐ 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 February 28, 2018

Received by Uploaded to Energov

Date February 28, 2018

Relationship to project BZA 15617-2018

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.**

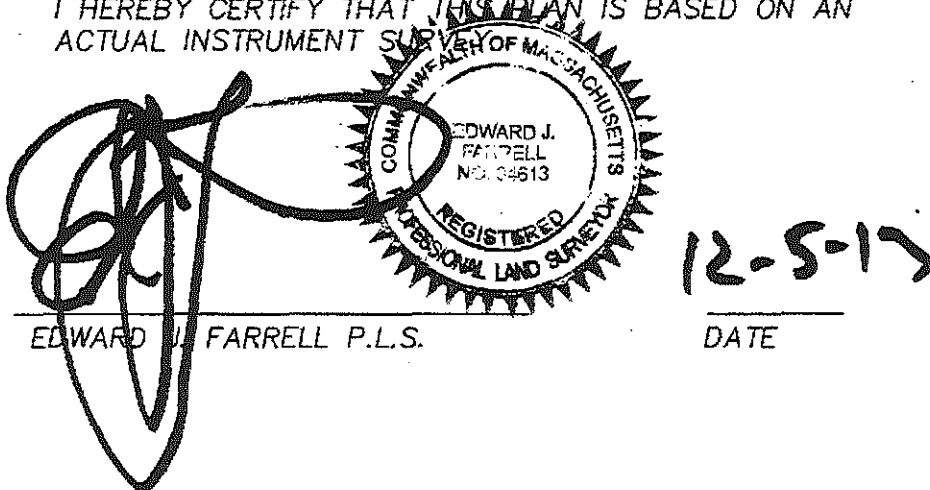
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



EDWARD J. FARRELL P.L.S.

DATE \_\_\_\_\_

TROY & ELISA VAN VOORHIS  
BOOK 52654 PAGE 484 M.S.R.D.

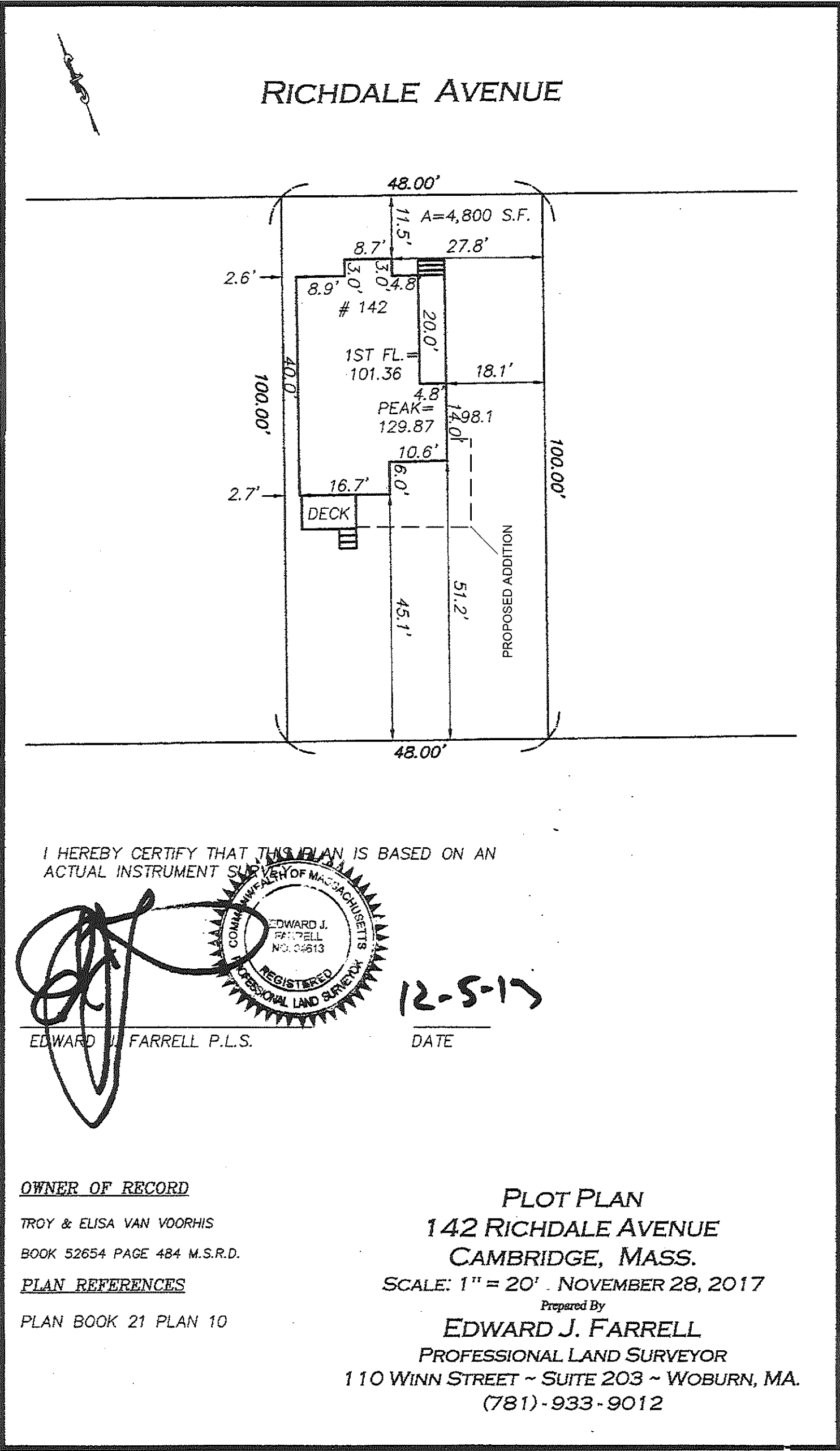
PLAN BOOK 21 PLAN 10

**PLOT PLAN**  
**142 RICHDALE AVENUE**  
**CAMBRIDGE, MASS.**  
**SCALE: 1" = 20' . NOVEMBER 28, 2017**  
*Prepared By*  
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**PROFESSIONAL LAND SURVEYOR**  
**110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.**  
**(781)-933-9012**

- 1** SURVEYOR'S PLOT PLAN
- 2** LOT PLAN
- 3** FIRST FLOOR PLAN
- 4** SECOND FLOOR PLAN
- 5** REAR ELEVATION
- 6** WEST ELEVATION
- 7** EAST ELEVATION
- 8** FRONT ELEVATION
- 9** EXISTING FLOOR PLANS
- 10** EXISTING ELEVATIONS



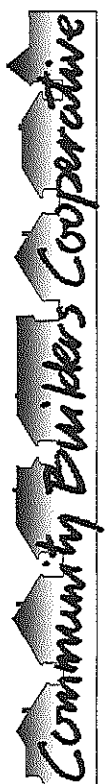
PROJECT: 142 RICHDAL AVE CAMBRIDGE MA 1-25-2018

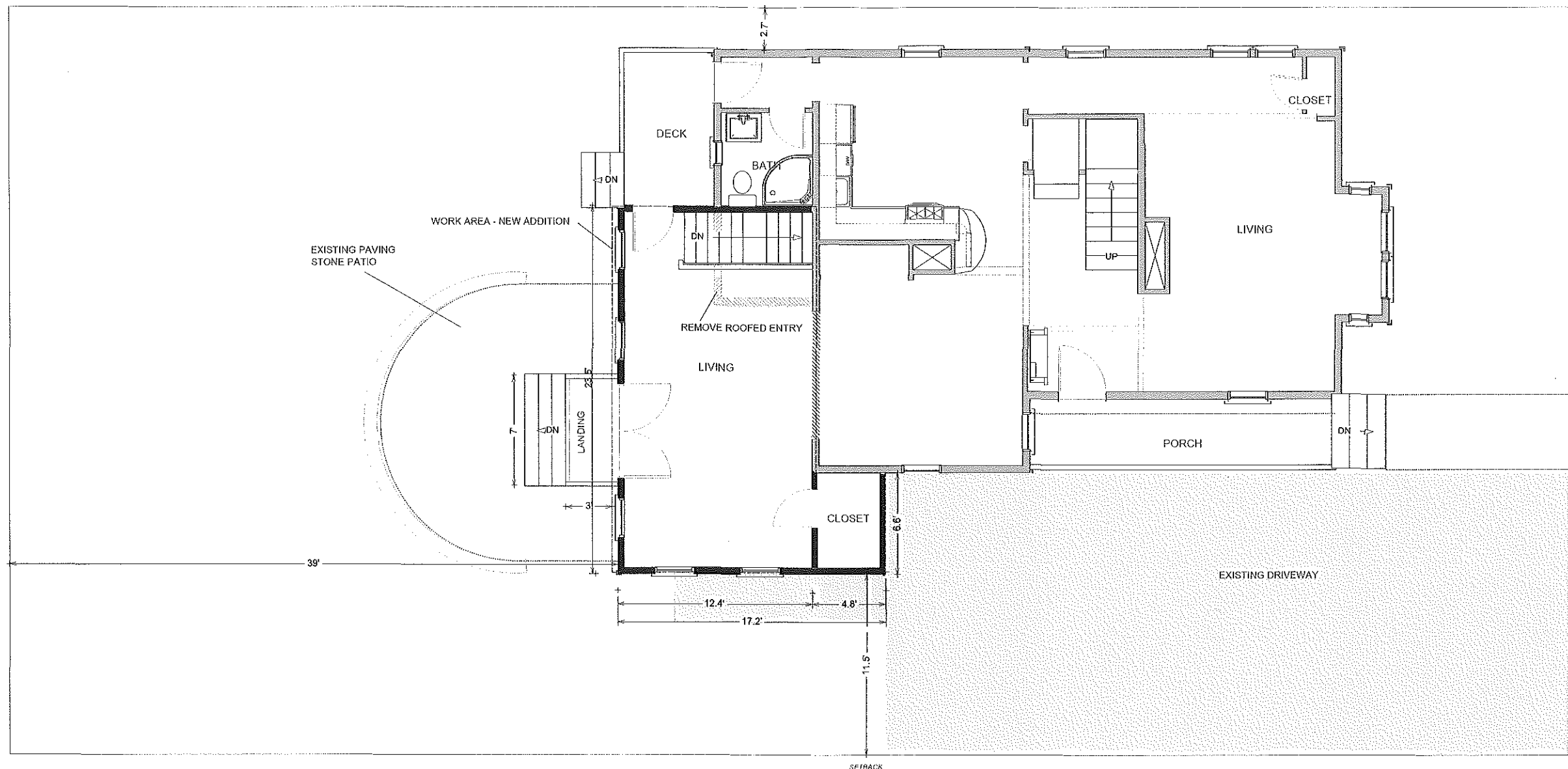


1" = 20'  
1-25-2018

SURVEY PLOT PLAN

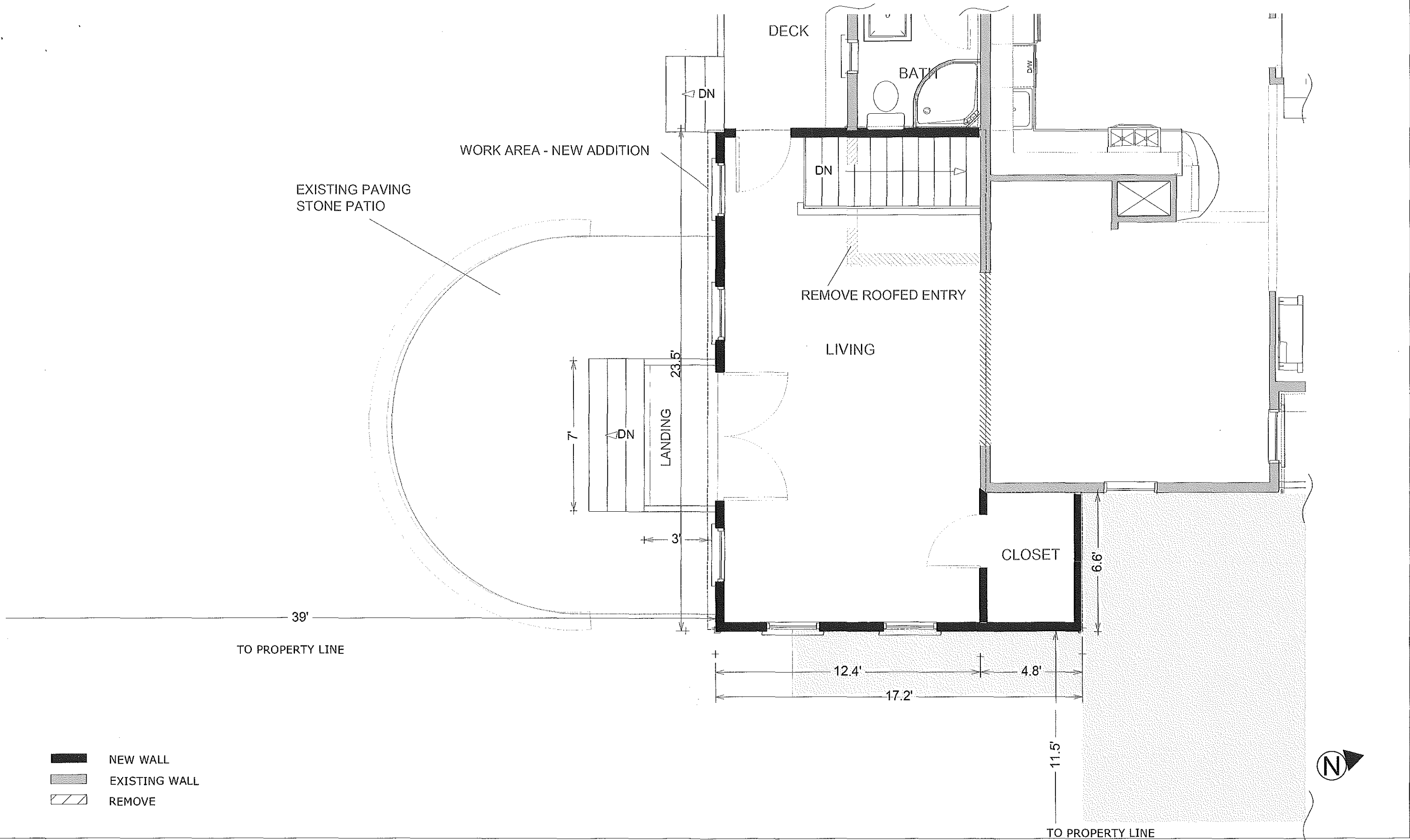
142 RICHDALE AVE.  
NEW REAR ADDITION

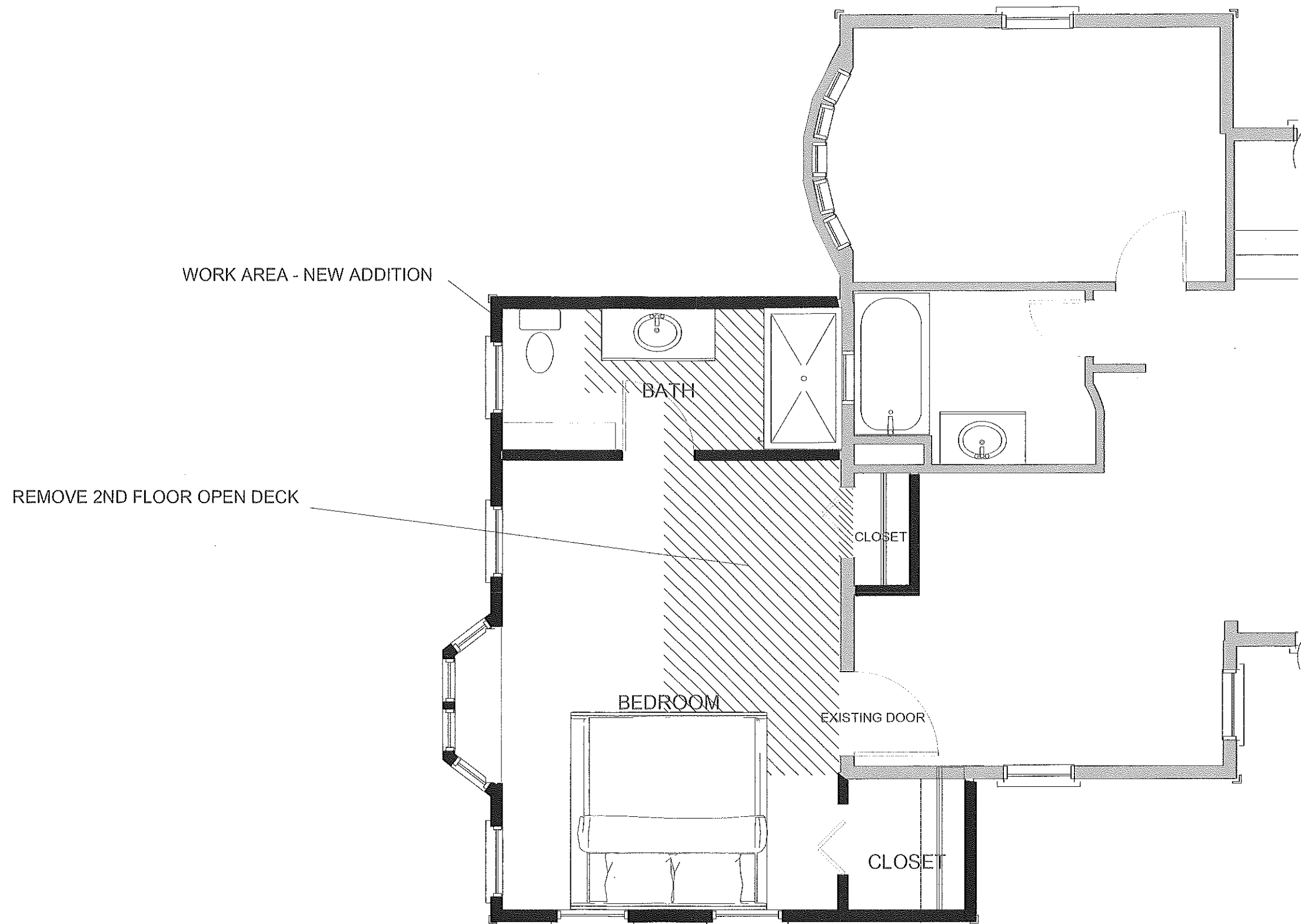
Community Builders Cooperative






**RICHDALE AVE.**







-  NEW WALL
-  EXISTING WALL
-  REMOVE







PROPOSED  
ADDITION

PROPOSED  
ADDITION

L2 = 12.5'

L1 = 37'

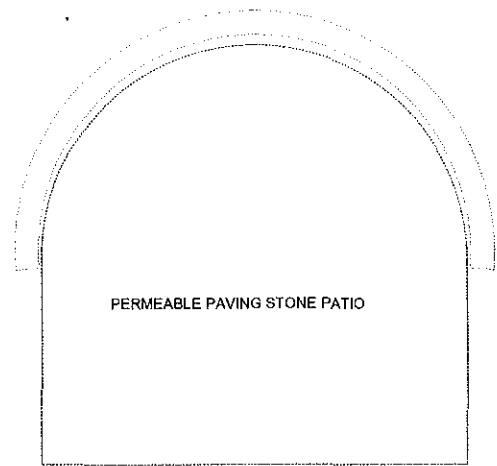
H2 = 22'

H1 = 31.8'

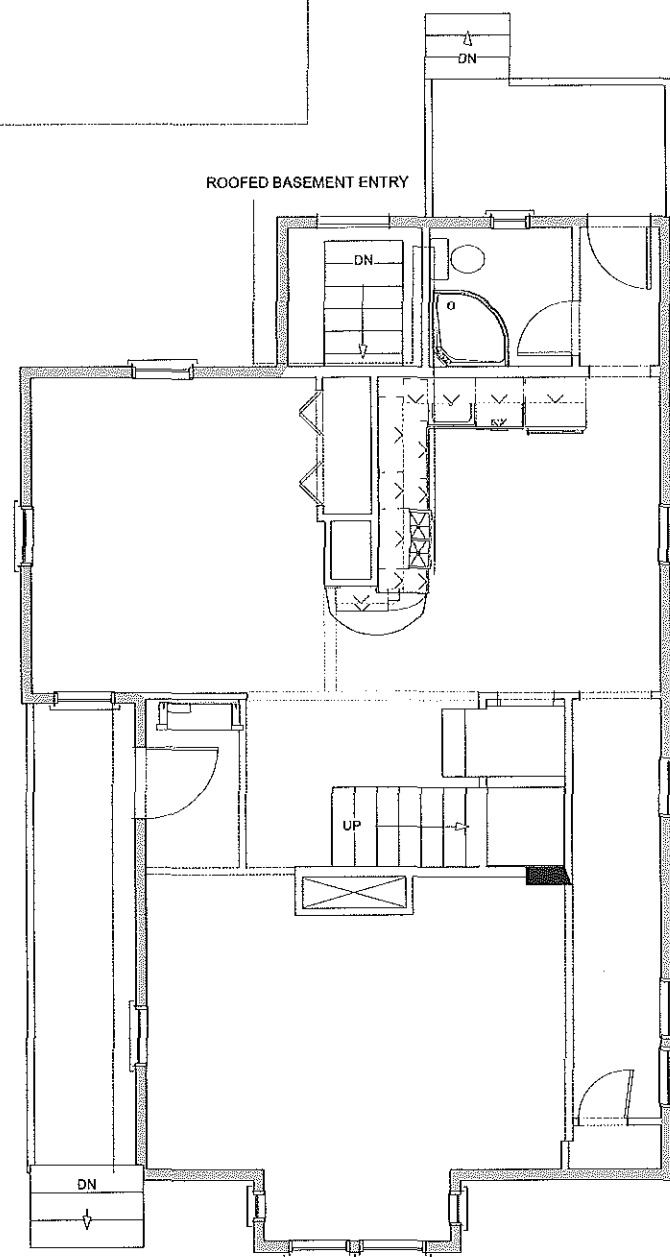


PROPOSED  
ADDITION

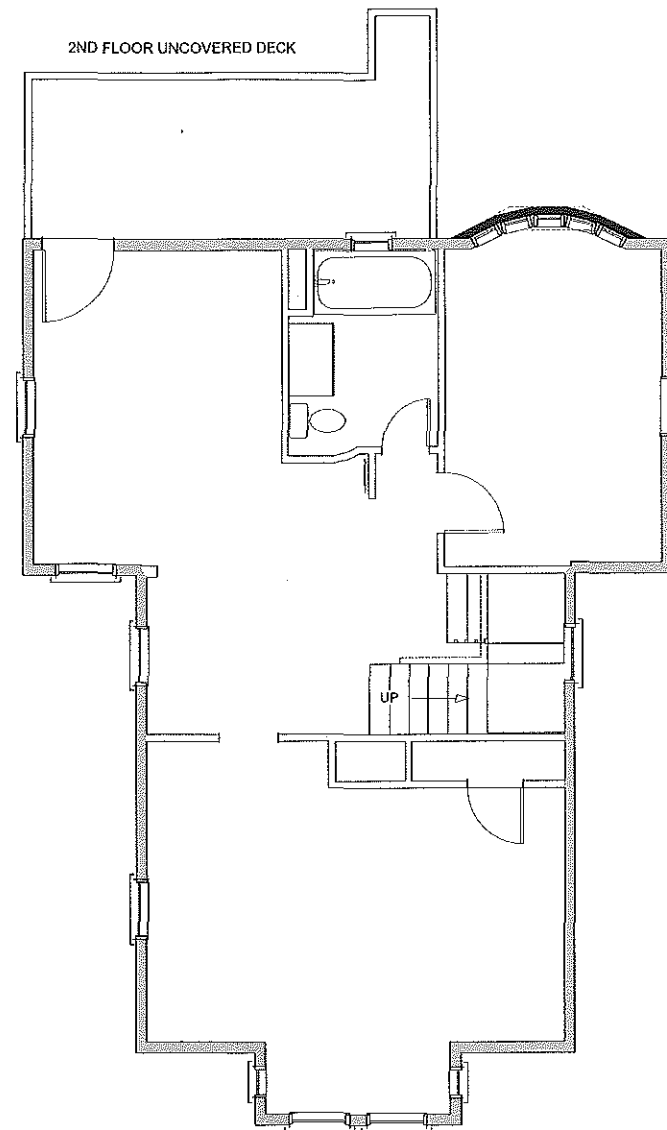




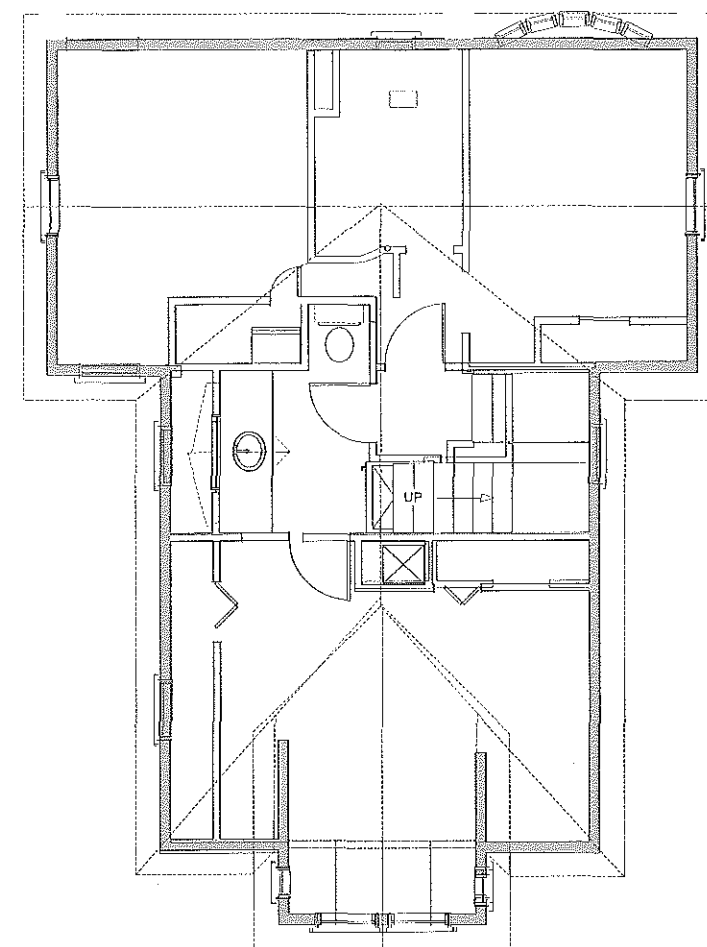
PERMEABLE PAVING STONE PATIO



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION



EAST ELEVATION



WEST ELEVATION



REAR ELEVATION



EXISTING VIEW FROM STREET



EXISTING VIEW FROM BACKYARD



VIEW FROM STREET WITH PROPOSED ADDITION AT REAR



VIEW FROM BACKYARD WITH PROPOSED ADDITION