

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

#### **BZA APPLICATION FORM**

Plan No:

BZA-017240-2020

**GENERAL INFORMATION** 

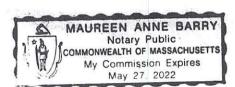
	ions the Board of Zoning Appeal for	the following:
Special Permit :	Variance :	Appeal :
PETITIONER: Michele	Potashman - C/O Adam J. Gla	ssman / GCD Architects
PETITIONER'S ADDRESS :	2 Worthington Street Cam	bridge, MA 02138
LOCATION OF PROPERTY :	19 Clary St Cambridge, MA	
TYPE OF OCCUPANCY:	Single Family Residential	ZONING DISTRICT: Residence C-1 Zone
REASON FOR PETITION :		
Addi	tions	
DESCRIPTION OF PETITIONE	R'S PROPOSAL :	
Relief is requested to	construct a 139 SF 1-story	rear addition per an increase in the
	g FAR and proximity of less	than 10'-0" to the existing carriage
house.		
SECTIONS OF ZONING ORDI	NANCE CITED :	
Article 5.000	Section 5.31 (Table of Dir	mensional Requirements).
	Original Signature(s) :	Adam J. Glassman
		(Petitioner(s) / Owner)
		Adam Glassman
		(Print Name)
	Address:	2 Worthington St, Cambridge, MA 02138
	Tel. No. :	617-412-8450
01/12/2020	E-Mail Add	ress: ajglassman.ra@gmail.com
01/12/2020		

#### 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 Meyer Potashman
(OWNER)
Address: 19 Clary Street Cambridge
State that I/We own the property located at
which is the subject of this zoning application.
The record title of this property is in the name of Meyer Potashman, of Trosker
*Pursuant to a deed of duly recorded in the date $05/23/2006$ , Middlesex South
County Registry of Deeds at Book 70831, Page 111; or
Middlesex Registry District of Land Court, Certificate No.
BookPage
Mega fitting
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 ofMiddlesex
The above-nameMeyer Potashman, as two personally appeared before me,
this 16th Dayof January, 20 ? o, and made oath that the above statement is true.
My commission expires 5/27/2022 (Notary Seal).

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

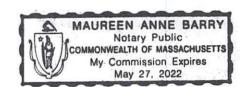


#### BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

	May 23, 2	006	(OWNER)			
Add	dress: 19 Clar	y Street Cambridge				
Sta	ate that I/We	own the property 1	located at 19 Clary S	treet, Cambridge, N	AA	
Me Po Me	eyer H. Pot otashman Tr eyer H. Pot	ashman and Miclust of May 2000 ashman and Micl	6, Dated May 23,	shman, as Trust 2006 and shman, as Trust	tees of the Meyer H	
* P1	ursuant to	a deed of duly	recorded in the	date04/05/20	)18 , Middlesex Sout	h
Co	unty Regist	ry of Deeds at	Book 70831	, Page 111	; or	
Mi	ddlesex Req	istry District	of Land Court,	Certificate No.	•	
Во	ok	Page				
*W.	ritten evic	lence of Agent':	AUTHORI		ER OR FFICER OR AGENT* ner may be requeste	 od.
			ts County of	Middlesex		
Cor	mmonwealth	of Massachuset	cs, country or			
					appeared before me	,
The	e above-nam	Meyer H. Po	2020, and made oa	the personally	appeared before me	,
The	e above-nam	Meyer H. Po	2020, and made oa	the personally	appeared before me	,

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



#### **BZA APPLICATION FORM**

#### **DIMENSIONAL INFORMATION**

APPLICANT: GCD Architects PRESENT USE/OCCUPANCY: Single Family Residential

LOCATION: 19 Clary St Cambridge, MA ZONE: Residence C-1 Zone

PHONE: REQUESTED USE/OCCUPANCY: Single Family Residential

		KEGOLSTED 03	BOOCOFARCI.	- <b>9</b>	
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AR	EA:	2,528	2,587	2,490	(max.)
LOT AREA:		3,320	no change	5,000	(min.)
RATIO OF GROSS FLOOR TO LOT AREA: 2	AREA	.76	.78	.75	(max.)
LOT AREA FOR EACH DW	ELLING UNIT:	3,320	no change	1,500	(min.)
SIZE OF LOT:	WIDTH	40.0	no change	50.0'	(min.)
	DEPTH	83.0'	no change	NA	
SETBACKS IN FEET:	FRONT	28.6'	no change	11.6'	(min.)
	REAR	27.7'	no change	20.0'	(min.)
	LEFT SIDE	2.7'	no change	7.5'	(min.)
	RIGHT SIDE	14.8'	no change	7.5'	(min.)
SIZE OF BLDG.:	HEIGHT	35'	no change	35'	(max.)
	LENGTH	na	na	na	
	WIDTH	na	na	na	
RATIO OF USABLE OPEN TO LOT AREA:	SPACE	.11	no change	.15	(min.)
NO. OF DWELLING UNIT	<u>'S:</u>	1	1	1	(max.)
NO. OF PARKING SPACE	S:	2	no change	1 .	(min./max)
NO. OF LOADING AREAS	<u>i:</u>	0	0	0	(min.)
DISTANCE TO NEAREST ON SAME LOT:	BLDG.	9'-5"	6'-0"	10.0'	(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.

Existing house is wood frame.

Proposed addition is wood frame.

Existing carriage is wood frame.

- 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**

#### **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:
  - A literal enforcement of the provision would prevent the homeowners from constructing a small 1-story rear mudroom addition which they need to remain comfortably in their home as their family grows, and as they prepare for 1 of their 3 adolescent children to remain in the family home for the years to come and possibly into his adulthood.
- 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:

In order to accommodate the needs of this family, zoning relief is required for the proposed modest 1-story 132 square foot addition per the existing non-conforming lot which includes an existing historic carriage house which is less than 10'-0" from the existing structure.

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

for many years to come.

- Most antial detriment to the public good for the following reasons:
  - The proposed rear addition is low profile, very modest and discretely hidden from public view. It will not alter the scale or character of the existing house or the neighborhood, it will not create any new shadows on adjacent lots, noise or light pollution. The proposed addition will not reduce the existing on street parking or create any new traffic. The total additional area is only 59 Net Square Feet, the existing non-conforming FAR increase is extremely minimal, there is no change to the building height, there is no loss of usable open space.
- Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

  The proposed rear addition is both modest in scale and traditional in style, it is consistent with the typical small additions often approved by the BZA as it will easily blend into the neighborhood, have no negative impact on the adjacent and nearby properties, and allow this family to remain in this house
- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.



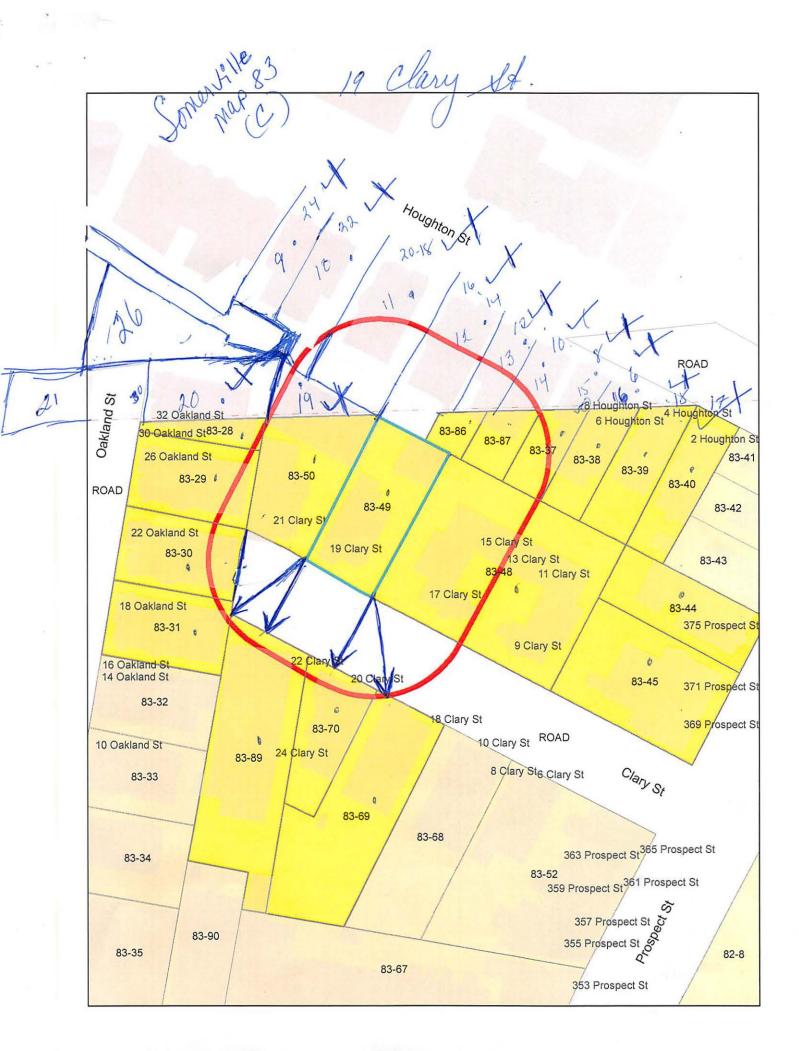
# CITY OF CAMBRIDG' MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100 2020 JAN 14 PM 12: 01

**BZA APPLICATION FORM** 

OFFICE OF THE CITY CLERK CAMPRADOTO: MASBZAIO 13240-2020

**GENERAL INFORMATION** 

The undersign	ed hereby petit	ions the Board of Zoning	g Appeal for the	following:	
Special Permit	·	Variand	e: <u>√</u>		Appeal:
PETITIONER:	Michele	Potashman - C/O Ad	dam J. Glass	sman / GCD Ar	chitects
PETITIONER'S	ADDRESS:	2 Worthington S	Street Cambr	idge, MA 021	38
LOCATION OF	PROPERTY:	19 Clary St Camb	oridge, MA		
TYPE OF OCC	UPANCY:	Single Family Resi	dential ZO	ONING DISTRICT	: Residence C-1 Zone
REASON FOR	PETITION:				
	Addi	tions			
DESCRIPTION	OF PETITIONE	R'S PROPOSAL :			
Relief is 1	requested to	construct a 139 S	F 1-storv r	ear addition	per an increase in the
					the existing carriage
house.					,
SECTIONS OF	ZONING ORDIN	NANCE CITED :			
Article 5.		Section 5.31 (Ta	blo of Dimor	asional Bogus	romental
		Original Si	gnature(s) :	Adam J	. Glassman
					(Petitioner(s) / Owner)
				Adam Glassn	nan
					(Print Name)
			Address:	2 Worthingto	on St, Cambridge, MA 02138
			Tel. No. :	617-412-8450	
			E-Mail Addres	ss: _ajglassma	an.ra@gmail.com
01/1 Date :	12/2020			1	



19 Clary Xt.

83-30 LOGIUDICE, ANGELO AND LORRAINE LOGIUDICE 22 OAKLAND ST. CAMBRIDGE, MA 02139-1325 83-38 & Som. 83/C/16 MOREIRA, MARY T. & MANUEL R. MOREIRA 8 HOUGHTON ST. SOMERVILLE, MA 02143-4010 GCD ARCHITECTS
C/O ADAM J. GLASSMAN
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

83-44 HE, WEI & ZHAOHU PENG 202 OAKMONT RD STARKVILLE, MS 39759 83-48
ELLSWORTH, CAMPBELL H.
TRUSTEE OF 17 CLARY STREET REALTY TRUST
267 NORFOLK ST
CAMBRIDGE, MA 02139

83-49
POTASHMAN, MEYER H. &
MICHELE HARRIS POTASHMAN, TRUSTEES
19 CLARY ST
CAMBRIDGE, MA 02139

83-45 WANG, YAN TRUSTEE THE YAN WANG FAMILY TRUST 4979 SMITH CANYON CT. SAN DIEGO, CA 92130

83-39 & Som. 83/C/18 WHITE, LISA M. & MICHAEL A. LAVIGNE 4 HOUGHTON ST CAMBRIDGE, MA 02139-1322 83-70 JOHNSON, CAROLE, TR. OF THE WALLENGEVICZ REALTY TRUST 20 CLARY ST CAMBRIDGE, MA 02139-1319

83-89 CLAUDE BROWN LLC, 1155 WALNUT STREET. #31 NEWTON HIGHLANDS, MA 02461 83-50 KAUFMAN, HARVEY 2000 S. OCEAN BLVD., #17C BOCA RATON, FL 33432 83-69 ABBSI, FARIBA & MICHAEL J. LAGASSE 14 CHAMBERLAIN RD. NEWTON, MA 02458

83-37 & Som. 83/C/15 MARY T. MOREIRA 8 HOUGHTON ST SOMERVILLE, MA 02143-4011 83-40 & Som. 83/C/17 ALVES, PEDRO JORGE AMARAL 2 HOUGHTON ST CAMBRIDGE, MA 02139-1322 83-29 MCNULTY, ROSEMARY A LITE ESTATE 32 WATER ST. TEWKSBURY, MA 01876

83-31 LANDRIGAN, DENISE J. & ROLAND DE FILIPPI 20 OAKLAND ST CAMBRIDGE, MA 02139-1325 83-28
MARTINS, MANUEL J., ANA M. MARTINS,
MANUEL G. MACEDO & MARIA O. MACEDO,
TRS. OF THE PICO REALTY TRUST
13 JENNIFER RD
WAKEFIELD, MA 01880

83-87 & Som. 83/C/13 10-1 PAUL KERNFIELD & MARIE RIPA 10 HOUGHTON ST. #1 SOMERVILLE, MA 02143

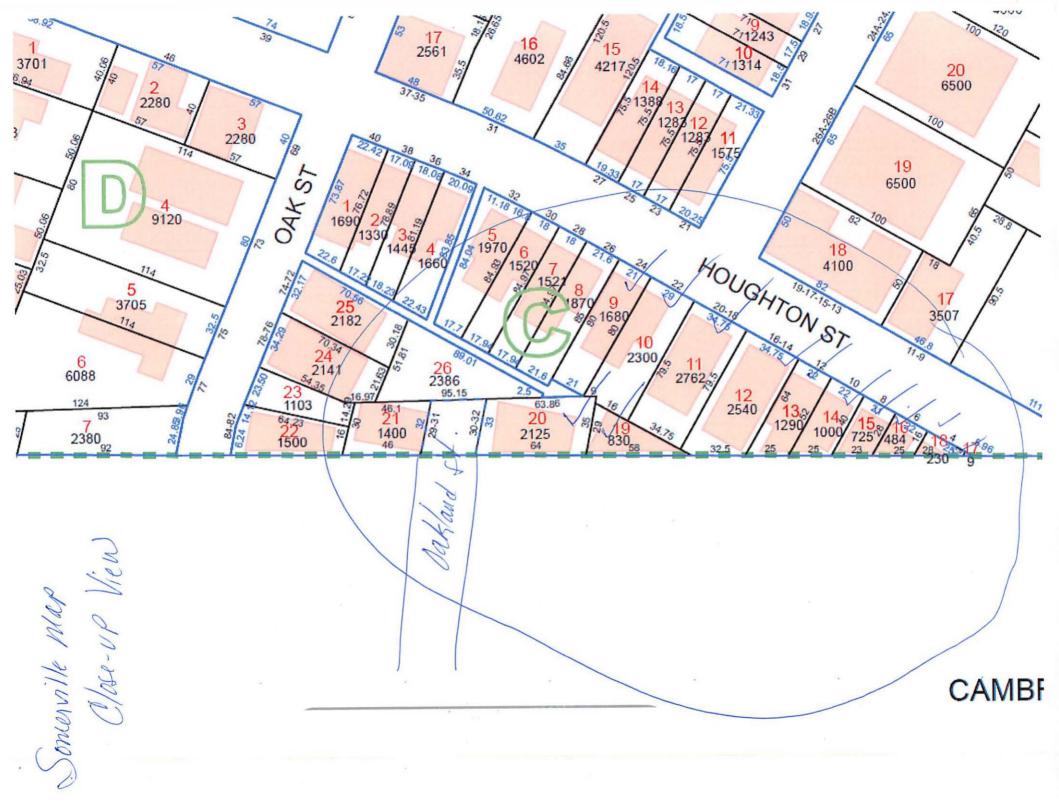
83-87 & Som. 83-C-13 10-2 DANIEL R. HUDDER 10 HOUGHTON ST. #2 SOMERVILLE, MA 02143 83-86 & Som. 83/C/13 12-1 MELISSA & ROSS HOMER 12 HOUGHTON ST. #12-1 SOMERVILLE, MA 02143 83-86 & Som. 83/C/13 12-2 KRISTEN NOBLES C/O DANIEL A. WONG 12 HOUGHTON ST. – UNIT 12-2 SOMERVILLE, MA 02143

SOM. 83/C/12 GATELY JR. RICHARD & LINDA FOR LIFE JOHN R. GATELY TRUSTEE 14 HOUGHTON STREET SOMERVILLE, MA 02143. SOM. 83/C/11 REGO DIANE FOR LIFE GIARDINA JENNIFER A. 18 HOUGHTON STREET SOMERVILLE, MA 02143

SOM. 83/C/10 JOHN P. & CAROL A. MAHONEY 5 BEACON PLACE SOMERVILLE, MA 02143

SOM. 83/C/9 MARIELA CABRERA & BURNS JONATHAN 24 HOUGHTON STREET SOMERVILLE, MA 02143 SOM. 83/C/20 MANUEL J. MARTINS MANUEL G. & MARIA O. MACEDO 13 JENNIFER ROAD WAKEFIELD, MA 01880 83/C/19 TRUST HARVEY KAUFMAN REVOCABLE HARVEY KAUFMAN TRUSTEE 2000 S. OCEAN BLVD. APT. 17C BOCA RATON, FL 33432

SOMERVILLE PLANNING DEPARTMENT 93 HIGHLAND AVENUE SOMERVILLE, MA 02143



Location 2 HOUGHTON ST

Mblu 83/ C/ 17//

Acct# 00018329

Owner ALVES PEDRO JORGE

**AMARAL** 

Assessment \$600

**PID** 15029

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year	Improvements	Land	Total		
2020	\$0	\$600	\$600		

#### **Owner of Record**

Owner

ALVES PEDRO JORGE AMARAL

Sale Price

\$45,000

Co-Owner Address

2 HOUGHTON ST

Certificate

Book & Page 14367/ 326

CAMBRIDGE, MA 02139

Sale Date

07/30/1981

00

Instrument

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ALVES PEDRO JORGE AMARAL	\$45,000		14367/ 326	00	07/30/1981
MERCIER THOMAS B & DONNA M	\$1		12709/ 450	1F	10/03/1974

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

Living Area:

**Building Photo** 

**Replacement Cost:** 

**Building Percent** 

Replacement Cost

**Less Depreciation:** 

Ecas Depiceration. 40					
Building Attributes Field Description					
Model					
Grade:					

Location 4 HOUGHTON ST

Mblu 83/ C/ 18//

Acct# 13483090

WHITE LISA M & LAVIGNE Owner

MICHAEL A

Assessment \$115,500

**PID** 12927

**Building Count** 1

#### **Current Value**

Assessment						
Valuation Year Improvements Land Total						
2020	\$51,800	\$63,700	\$115,500			

#### **Owner of Record**

**Owner** 

WHITE LISA M & LAVIGNE MICHAEL A

**Sale Price** 

\$1

Co-Owner Address

4 HOUGHTON ST

Certificate Book & Page 31096/042

CAMBRIDGE, MA 02139

Sale Date 01/31/2000

**Building Photo** 

Instrument

#### **Ownership History**

Ownership History						
Owner Sale Price Certificate Book & Page Instrument Sale I						
WHITE LISA M & LAVIGNE MICHAEL A	\$1		31096/ 042	1F	01/31/2000	
WHITE LISA	\$151,500		27463/ 335	1G	07/08/1997	
MURRAY MARY E	\$0		19258/ 089	A	08/10/1988	
MURRAY MARY E.	\$0					

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1900

1,456

Living Area:

Replacement Cost:

\$416,529

**Building Percent** Good:

12

**Replacement Cost** 

**Less Depreciation:** 

\$50,000

Building Attributes				
Field Description				
Style	Mansard			

Location 6 HOUGHTON ST

Mblu 83/C/16//

Acct# 03145180

Owner MOREIRA MARY T & MANUEL

R

Assessment \$352,400

PID 12926

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year	Improvements	Land	Total		
2020	\$209,900	\$142,500	\$352,400		

#### Owner of Record

Owner

MOREIRA MARY T & MANUEL R

Co-Owner

Address

8 HOUGHTON ST

SOMERVILLE, MA 02143

Sale Price

Certificate

\$0

Book & Page

Sale Date

#### **Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MOREIRA MARY T & MANUEL R	\$0			

#### **Building Information**

#### Building 1 : Section 1

Year Built:

1900

Living Area:

1,664

Replacement Cost:

\$499,684 42

Building Percent Good:

Replacement Cost

Less Depreciation:

\$209,900

Building Attributes			
Field	Description		
Style	Conventional		
Model	Residential		
Grade:	Average +10		
Stories:	2 Stories		
Occupancy	1		

#### **Building Photo**



(http://images.vgsi.com/photos/SomervilleMAPhotos/\\01\03 \75/87.jpg)

**Location** 8 HOUGHTON ST

Mblu 83/ C/ 15//

Acct# 13470075

Owner MOREIRA MARY T

**Assessment** \$410,400

**PID** 12925

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020	\$193,400	\$217,000	\$410,400		

#### **Owner of Record**

Owner

Address

MOREIRA MARY T

Co-Owner

8 HOUGHTON ST

SOMERVILLE, MA 02143

Sale Price

Certificate

Book & Page 52987/ 279

Sale Date 0

06/15/2009

\$0

Instrument 1F

#### **Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
MOREIRA MARY T	\$0		52987/ 279	1F	06/15/2009	
MOREIRA MANUEL R & MARY T	\$390,700		18932/ 089	00	03/21/1988	
DEMETRE KOUTROS	\$0					

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1900

Living Area:

1,400 \$411,504

Replacement Cost: Building Percent

47

Good:

Replacement Cost

**Less Depreciation:** 

\$193,400

Building Attributes				
Fleld Description				
Style	Conventional			
Model	Residential			
Grade:	Average +10			

**Building Photo** 

Location 10 HOUGHTON ST #1

Mblu 83/ C/ 13/ 10-1/

Acct# 20061840

Owner **KERNFIELD PAUL & RIPA** 

**MARIE** 

Assessment \$510,200

PID 105639

**Building Count** 1

Assessing Distr...

#### **Current Value**

Assessment					
Valuation Year	uation Year Improvements Land Total				
2020	\$510,200	\$0	\$510,200		

#### **Owner of Record**

Owner

**KERNFIELD PAUL & RIPA MARIE** 

Sale Price

\$501,500

Co-Owner **Address** 

10 HOUGHTON ST 1

Certificate

SOMERVILLE, MA 02143

Book & Page 69682/124 Sale Date

07/28/2017

Instrument

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KERNFIELD PAUL & RIPA MARIE	\$501,500		69682/ 124	00	07/28/2017
BUREK KEVIN H	\$377,000		63939/ 353	00	07/18/2014
CHOQUETTE AMY E	\$284,900		44408/ 290		12/31/2004
MUZZIOLI DANTE S & THERESA F TRSTES	\$0		16251/ 105	1F	06/27/1985

#### **Building Information**

#### **Building 1: Section 1**

**Year Built:** 

1920

**Building Photo** 

**Living Area:** 

760

Replacement Cost:

\$579,786

**Building Percent** Good:

88

**Replacement Cost** 

**Less Depreciation:** 

\$510,200

<b>Building Attributes</b>				
Field Description				
STYLE	Duplex			

Location 10 HOUGHTON ST #2

Mblu 83/ C/ 13/ 10-2/

Acct# 20061850

Owner HUDDER DANIEL R

**Assessment** \$528,200

**PID** 105640

**Building Count** 1

Assessing Distr...

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020	\$528,200	\$0	\$528,200		

#### **Owner of Record**

Owner Co-Owner **HUDDER DANIEL R** 

Address

10 HOUGHTON ST #2

SOMERVILLE, MA 02143

Sale Price \$316,500

Certificate

Book & Page 46105/523 Sale Date 09/16/2005

**Building Photo** 

Instrument 00

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUDDER DANIEL R	\$316,500		46105/ 523	00	09/16/2005
MUZZIOLI DANTE S & THERESA F TRSTES	\$0		16251/ 105	1F	06/27/1985
SOUZA MICHAEL D	\$1		14774/ 546	1F	11/01/1982

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1920

Living Area:

777 \$600,223

Replacement Cost: **Building Percent** 

Good:

**Replacement Cost** 

**Less Depreciation:** 

\$528,200

Building Attributes				
Field Description				
STYLE	Duplex			
MODEL	Res Condo			
Stories:	1			

Location 12 HOUGHTON ST #1

Mblu 83/ C/ 13/ 12-1/

Acct# 20061820

Owner HOMER MELISSA A & ROSS A

Assessment \$508,900

**PID** 105641

**Building Count** 1

Assessing Distr...

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020	\$508,900	\$0	\$508,900		

#### **Owner of Record**

Owner HO

**HOMER MELISSA A & ROSS A** 

Co-Owner Address

12 HOUGHTON ST #12-1

SOMERVILLE, MA 02143

Sale Price

Certificate

Book & Page 60360/ 192

\$100

**Building Photo** 

Sale Date 10/30/2012

Instrument 1F

#### **Ownership History**

Ownership History					
Owner Sale Price Certificate Book & Page Instrument Sa					
HOMER MELISSA A & ROSS A	\$100		60360/ 192	1F	10/30/2012
GRAY MELISSA	\$279,900		44331/ 105	00	12/20/2004
MUZZIOLI DANTE S & THERESA F TRSTES	\$0		16251/ 105	1F	06/27/1985

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1920

Living Area:

763

Replacement Cost: Building Percent \$578,291

Bullaing Pe

88

Good:

**Replacement Cost** 

**Less Depreciation:** 

\$508,900

Building Attributes				
Field	Description			
STYLE	Duplex			
MODEL	Res Condo			
Stories:	1			

Location 12 HOUGHTON ST #2

Mblu 83/ C/ 13/ 12-2/

20061830 Acct#

Owner NOBLES KRISTEN

Assessment \$528,400

PID 105642

**Building Count** 1

Assessing Distr...

#### **Current Value**

Assessment						
Valuation Year Improvements Land Total						
2020	\$528,400	\$0	\$528,400			

#### **Owner of Record**

Owner

**NOBLES KRISTEN** 

Co-Owner S/O DANIEL A WONG

Address

12 HOUGHTON ST UNIT 12-2

**SOMERVILLE, MA 02143** 

Sale Price

\$320,000

**Building Photo** 

Certificate

Book & Page 53463/586

Sale Date

08/28/2009

Instrument 00

#### **Ownership History**

Ownership History					
Owner Sale Price Certificate Book & Page Instrument Sale					
NOBLES KRISTEN	\$320,000		53463/ 586	00	08/28/2009
CRAIG STEWART J	\$1		46370/ 527	1F	10/28/2005
CRAIG STEWART J	\$317,000		45641/ 178	00	07/18/2005
MUZZIOLI DANTE S & THERESA F TRSTES	\$0		16251/ 105	1F	06/27/1985
SOUZA MICHAEL D	\$1		14774/ 546	1F	11/01/1982

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1920

Living Area:

778

Replacement Cost:

\$600,469

**Building Percent** Good:

88

Replacement Cost

Less Depreciation:

\$528,400

Building Attributes				
Field Description				
STYLE Duplex				

Location 14 HOUGHTON ST

Mblu 83/ C/ 12//

Acct# 22692110

**GATELY JR RICHARD & LINDA** Owner

FOR LIFE

**Assessment** \$831,000

PID 12922

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020	\$250,400	\$580,600	\$831,000		

#### **Owner of Record**

Owner

**GATELY JR RICHARD & LINDA FOR LIFE** 

Sale Price

\$1 Certificate

Co-Owner JOHN R GATELY TRUSTEE Address

14 HOUGHTON ST

Book & Page 69077/547

SOMERVILLE, MA 02143

Sale Date

Instrument

03/30/2017

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GATELY JR RICHARD & LINDA FOR LIFE	\$1		69077/ 547	1F	03/30/2017
GATELY JR RICHARD E & LINDA	\$7,000		28272/ 201	1A	03/06/1998
VIEIRA JOHN & ADELAIDE	\$0		8973/ 242		01/19/1957

#### **Building Information**

#### **Building 1: Section 1**

**Year Built:** Living Area: 1900

2,428

Replacement Cost:

\$387,807

**Building Percent** 

Good:

Replacement Cost

Less Depreciation:

\$248,200

Building Attributes				
Field Description				
Style	2-Decker			
Model	Residential			

**Building Photo** 

Location 18 HOUGHTON ST

Mblu 83/ C/ 11//

18568080 Acct#

**REGO DIANE FOR LIFE** Owner

**Assessment** \$933,200

**PID** 12921

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020 \$327,300 \$605,900 \$933,20					

#### **Owner of Record**

**Owner** 

REGO DIANE FOR LIFE

Address

Co-Owner GIARDINA JENNIFER A 18 HOUGHTON ST

SOMERVILLE, MA 02143

**Sale Price** 

Certificate

Book & Page 66766/ 396

Sale Date

02/04/2016

**Building Photo** 

Instrument 1F

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REGO DIANE FOR LIFE	\$1		66766/ 396	1F	02/04/2016
REGO DIANE	\$100		58440/ 29	1F	02/07/2012
REGO GERALD & DIANE TRSTEES	\$1		39190/ 565	1F	05/15/2003
REGO GERALD & DIANE	\$1		28854/ 454	1F	07/20/1998
REGO ERNEST	\$0		8937/ 337		01/19/1957

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1900

Living Area:

2,541

Replacement Cost:

\$438,718

**Building Percent** 

74

Good:

**Replacement Cost** 

**Less Depreciation:** 

\$324,700

Building Attributes				
Field Description				
Style 2-Decker				

Location 22 HOUGHTON ST

Mblu 83/C/10//

Acct# 03161200 Owner MAHONEY JOHN P

**Assessment** \$865,100

**PID** 12920

**Building Count** 1

#### **Current Value**

Assessment				
Valuation Year Improvements Land Total				
2020	\$298,900	\$566,200	\$865,100	

#### **Owner of Record**

Owner

MAHONEY JOHN P

Address

Co-Owner MAHONEY CAROL A

SOMERVILLE, MA 02143

**5 BEACON PLACE** 

Sale Price

Certificate

Book & Page 21305/113

\$55,000

Sale Date

07/23/1991

Instrument Α

#### **Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
MAHONEY JOHN P	\$55,000		21305/ 113	Α	07/23/1991	
THERESA M. CULVER	\$0					

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1900

Living Area:

1,480

Replacement Cost:

\$433,195

**Building Percent** 

69

Good:

**Replacement Cost** 

**Less Depreciation:** 

\$298,900

Building Attributes				
Field	Description			
Style	Conventional			
Model	Residential			
Grade:	Average +10			
Stories:	2			

**Building Photo** 

Location 24 HOUGHTON ST

Mblu 83/C/9//

Acct# 05222190

Owner CABRERA MARIELA & BURNS

**JONATHAN** 

**Assessment** \$885,100

**PID** 12919

**Building Count** 1

#### **Current Value**

Assessment				
Valuation Year Improvements Land Total				
2020	\$381,200	\$503,900	\$885,100	

#### **Owner of Record**

Owner

**CABRERA MARIELA & BURNS JONATHAN** 

Sale Price

\$645,000

Co-Owner Address

24 HOUGHTON ST

Certificate

Book & Page 62211/ 410

SOMERVILLE, MA 02143

Sale Date 07/10/2013

**Building Photo** 

Instrument 00

#### **Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
CABRERA MARIELA & BURNS JONATHAN	\$645,000		62211/ 410	00	07/10/2013	
WOYEWODZIC KELLY T	\$1		50890/ 513	13	03/17/2008	
AZAR STEVEN G	\$286,000		48599/ 559	15	12/01/2006	
HOUSEHOLD FINANCE CORP II	\$35,000		47201/ 337	1L	03/31/2006	
EMMANUEL SIMONE & WILKENS JOHN	\$1		32492/ 260	1F	03/14/2001	

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1920

Living Area:

1,406 \$406,353

Replacement Cost: Building Percent

93

Good:

**Replacement Cost** 

**Less Depreciation:** 

\$377,900

Building Attributes					
Field	Description				

#### **30 OAKLAND ST**

Location 30 OAKLAND ST

Mblu 83/ C/ 20//

Acct# 01017138

Owner MARTINS MANUEL J.

**Assessment** \$1,036,300

PID 12929

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020	\$577,500	\$458,800	\$1,036,300		

#### **Owner of Record**

Owner

MARTINS MANUEL J.

Co-Owner MACEDO MANUEL G. & MARIA O.

Address 13 JENNIFER RD

WAKEFIELD, MA 01880

Sale Price

Certificate

Book & Page 21391/601 Sale Date

08/30/1992

\$60,000

Instrument

**Building Photo** 

#### **Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
MARTINS MANUEL J.	\$60,000		21391/ 601	L	08/30/1992	
EASTCAMBRIDGE SAVING	\$0					

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1900

Living Area:

3,672

Replacement Cost:

\$1,031,202

**Building Percent** 

56

Good:

Replacement Cost

**Less Depreciation:** 

\$577,500

Building Attributes				
Field Description				
Style	3-Decker			
Model	Residential			
Grade:	Average			
Stories:	3 Stories			

Location 18 HOUGHTON ST

Mblu 83/ C/ 19//

Acct# 11342120

Owner TRUST HARVEY KAUFMAN

**REVOCABLE** 

Assessment \$83,300

**PID** 12928

**Building Count** 1

#### **Current Value**

Assessment					
Valuation Year Improvements Land Total					
2020	\$29,100	\$54,200	.\$83,300		

#### **Owner of Record**

Owner

TRUST HARVEY KAUFMAN REVOCABLE

Address

Co-Owner HARVEY KAUFMAN TRUSTEE 2000 S OCEAN BLVD APT 17C

BOCA RATON, FL 33432

Sale Price

Certificate

Book & Page 29385/ 099

Sale Date

11/18/1999

Instrument 1G

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST HARVEY KAUFMAN REVOCABLE	\$1		29385/ 099	1G	11/18/1999
KAUFMAN HARVEY	\$100,000		15827/ 078		01/10/1984

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

Living Area:

0

**Replacement Cost:** 

**Building Percent** 

Good:

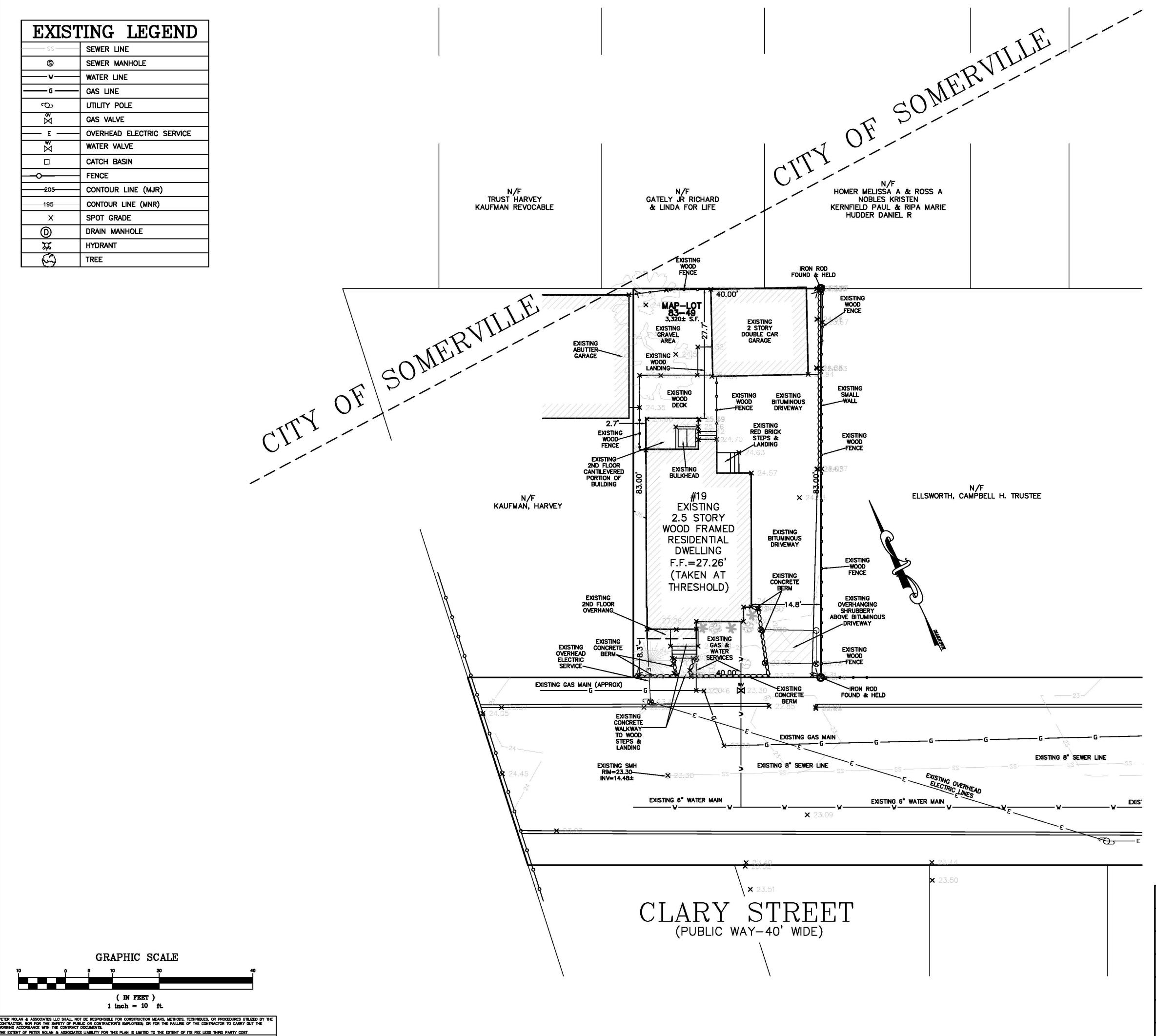
**Replacement Cost** 

**Less Depreciation:** 

\$0

Building Attributes				
Field Description				
Style	Outbuildings			
Model				
Grade:				

**Building Photo** 



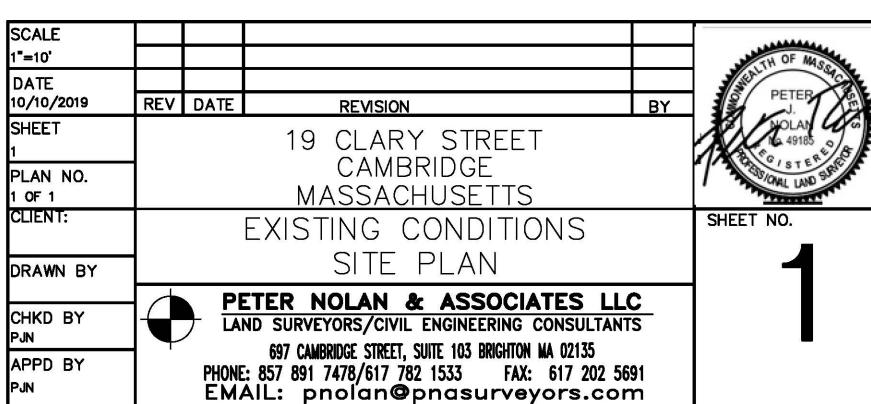
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NOTES:

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8/10/2019.
- 2. DEED REFERENCE BOOK 70831 PAGE 111, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
- 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- 8. ZONING DISTRICT = RESIDENCE C-1





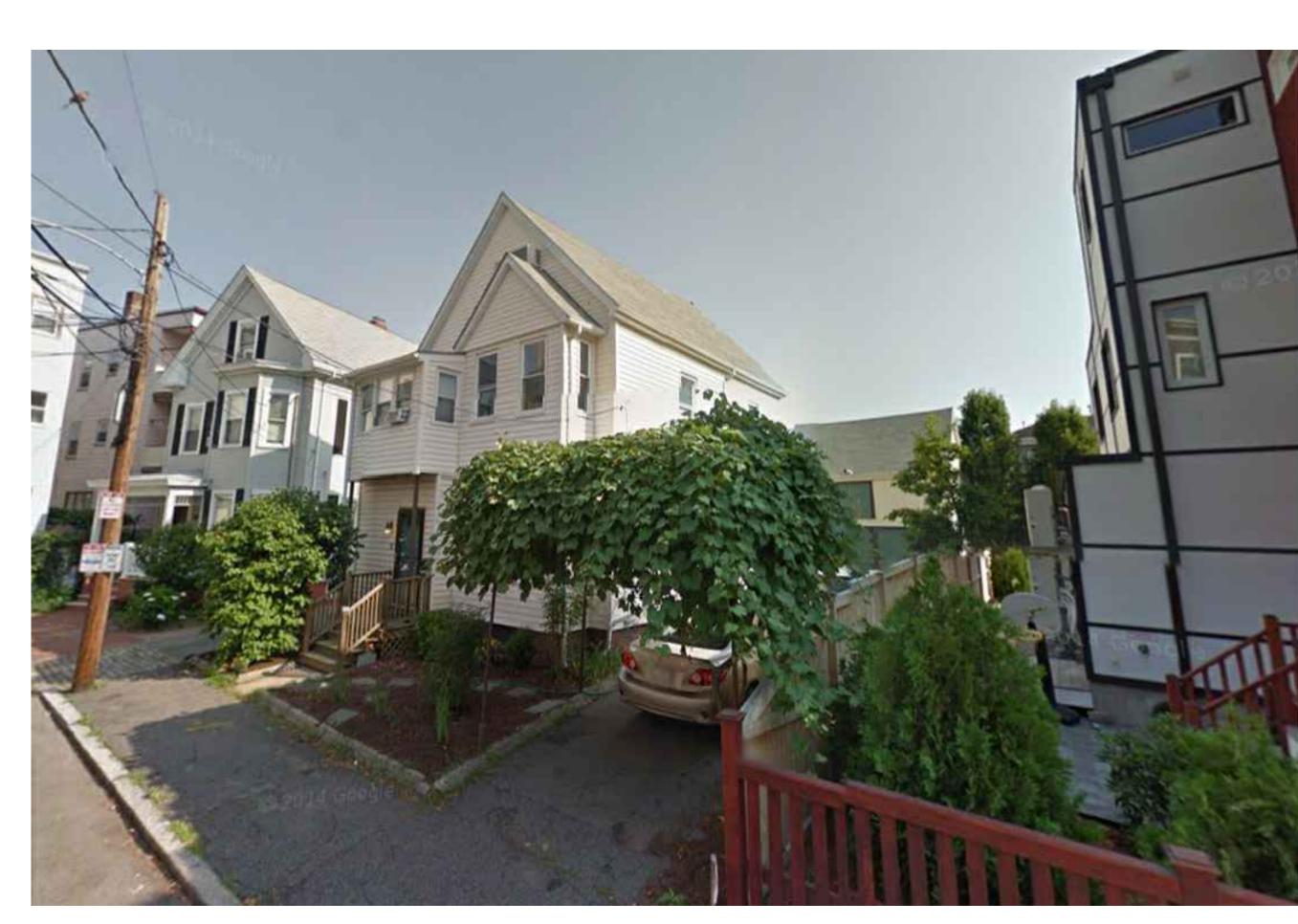
VIEW: RIGHT SIDE REAR, AREA OF PROPOSED ADDITION



VIEW: RIGHT SIDE REAR, AREA OF PROPOSED ADDITION



VIEW: RIGHT SIDE FRONT



VIEW: RIGHT SIDE FRONT



VIEW: LEFT SIDE FRONT

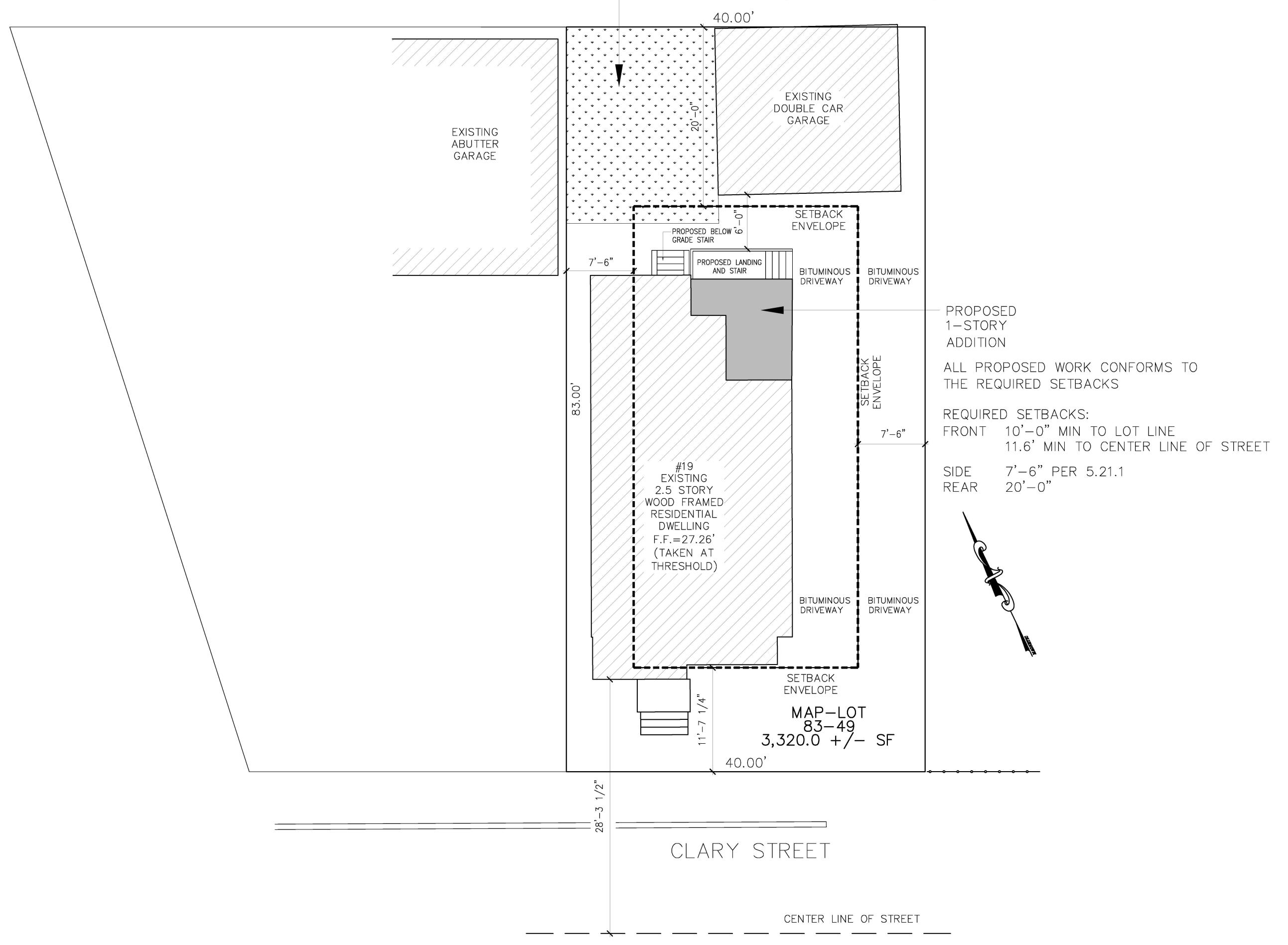
DATE: 01/11/2019

> ADDRESS: 19 CLARY STREET

PROJECT: 1-STORY REAR ADDITION

PREPARED BY:
GCD ARCHITECTS
2 WORTHINGTON ST.
CAMBRIDGE, MA
T: 617-412-8450

19 CLARY ST EXISTING PHOTOS



PROJECT:
REAR ADDITION
19 CLARY STREET
CAMBRIDGE, MA

ARCHITECT:
GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



ISSUED FOR BZA

Drawing Title:

### SETBACK AND USABLE OPEN SPACE PLAN

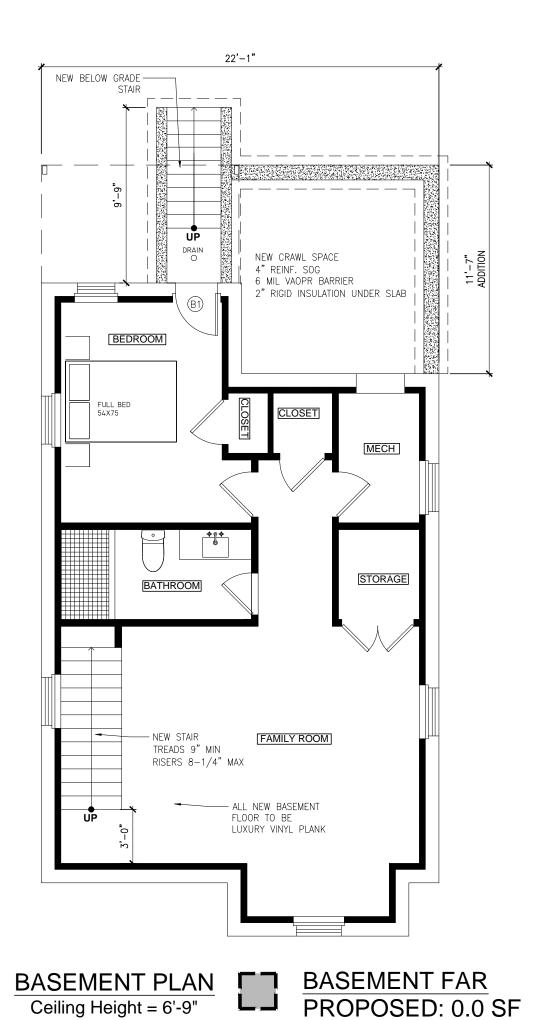
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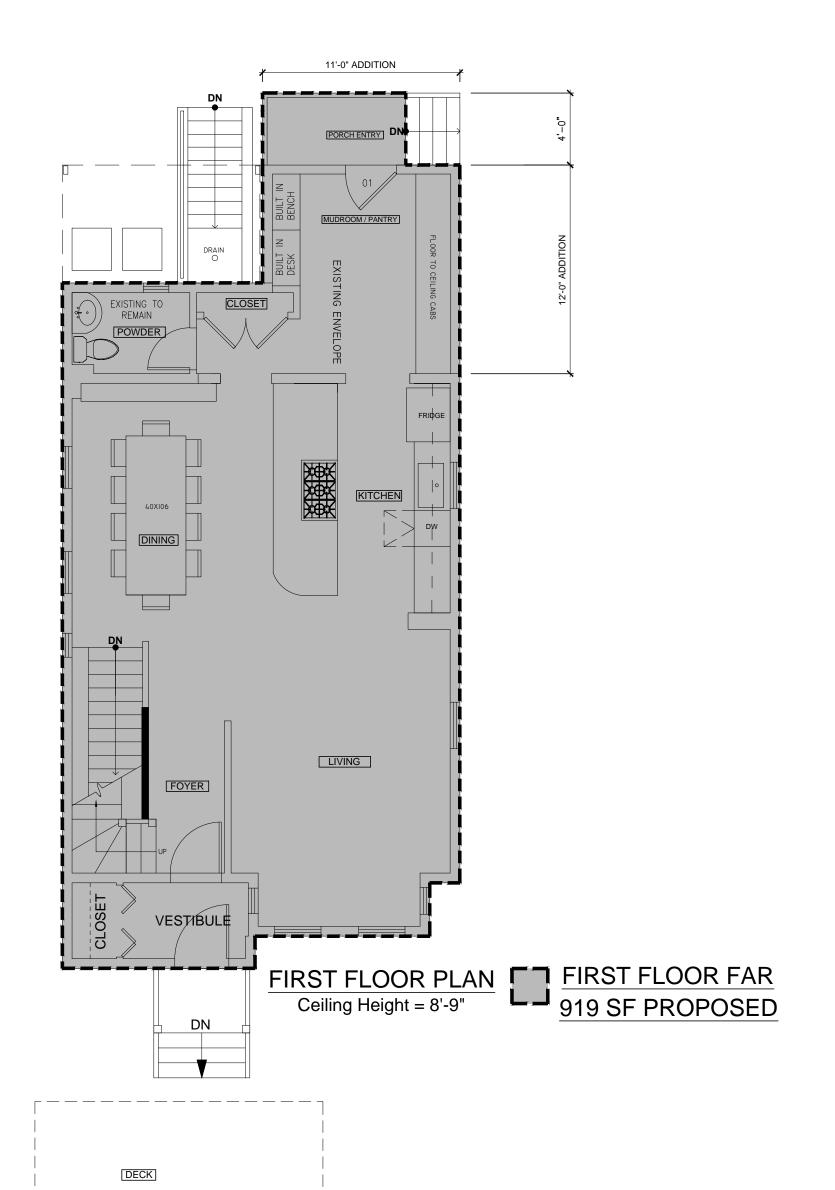
Drawing No.

Job No.: A160.00

Date: 30 October 2019

0.1





EXISTING FAR =	.76	PROPOSED FAR = .78		
BASEMENT	0.0 SF	0.0 SF	NO CHANGE	
GARAGE	420.0 SF	420.0 SF	NO CHANGE	
FIRST FLOOR	860.0 SF	919.0 SF	919.0 SF	
SECOND FLOOR	854.0 SF	854.0 SF	NO CHANGE	
THIRD FLOOR	394.0 SF	394.0 SF	NO CHANGE	
TOTAL	2,528.00 SF	2,587.00 SF	+ 59 SF	

2,528.0 GSF / 3,320 SF LOT = .76 FAR EXISTING ZONE C-1 MAX ALLOWABLE FAR = .75

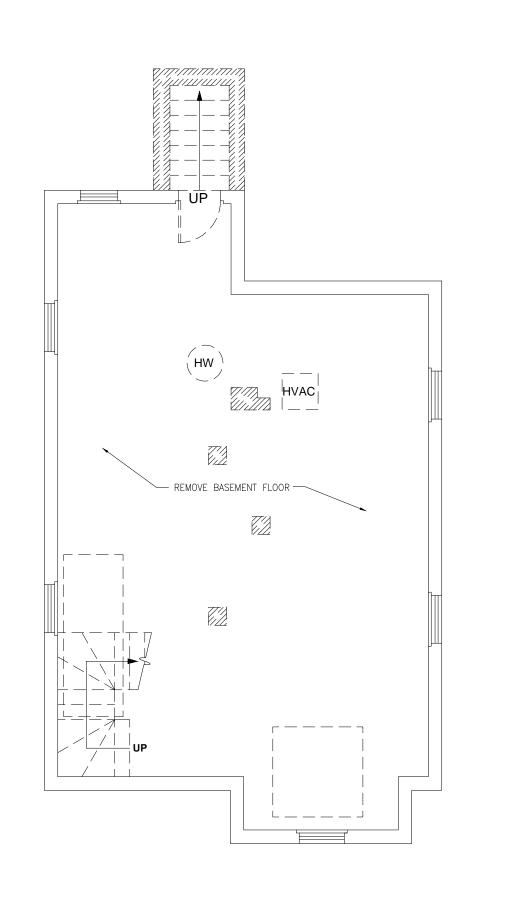
2,587.0 GSF / 3,320 SF LOT = .78 FAR PROPOSED ZONE C-1 MAX ALLOWABLE FAR = .75

19 CLARY CAMBRIDO

GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ajglassman@hotmail.com www.glassmanchungdesign.com

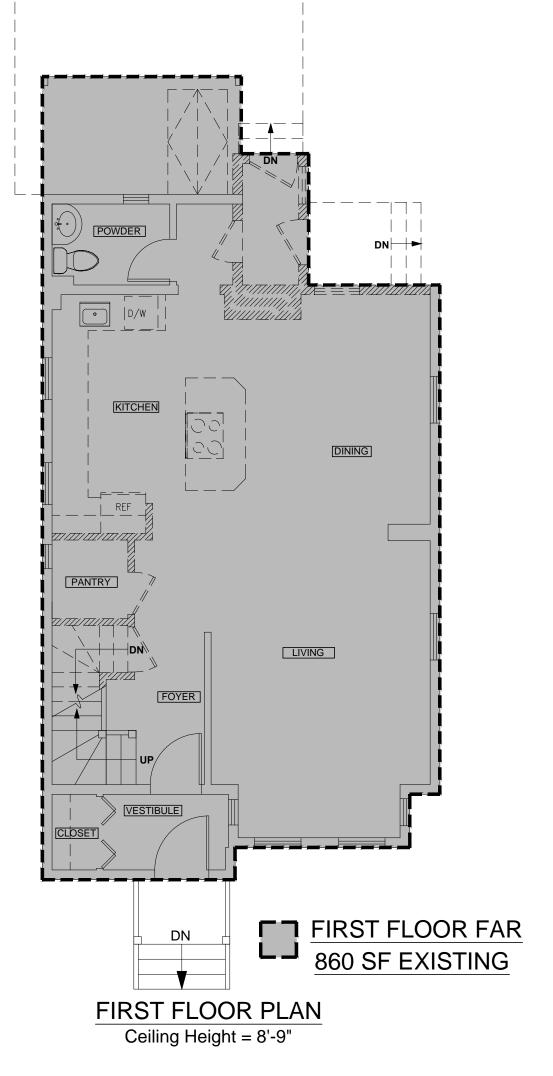


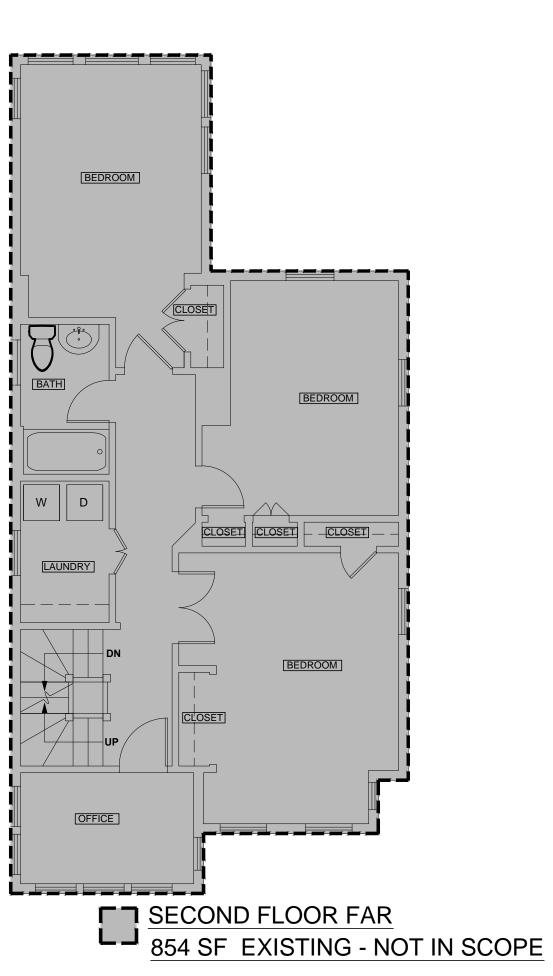
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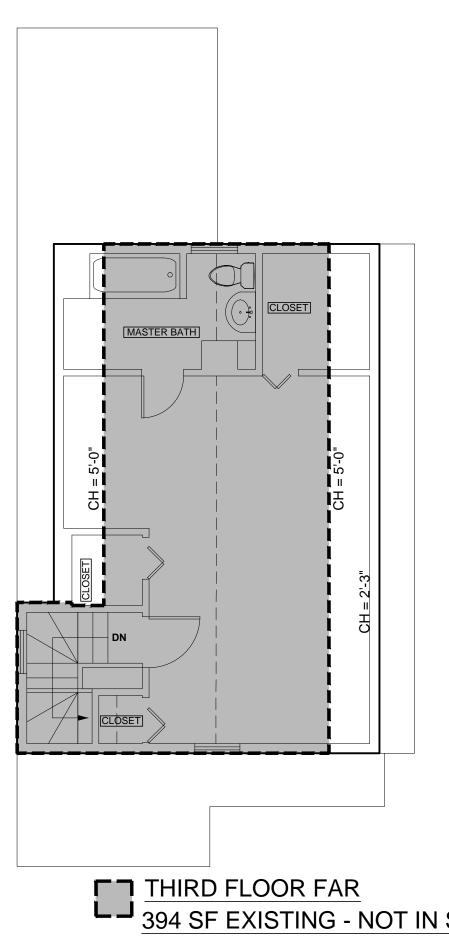


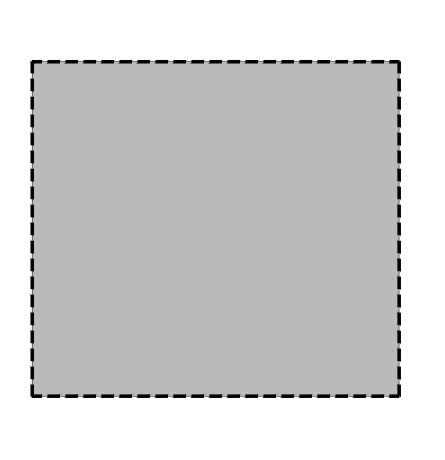
**BASEMENT PLAN** 

Ceiling Height = 6'-9"









2-CAR GARAGE 420 SF EXISTING - NOT IN SCOPE

Drawing Title: **EXISTING &** PROPOSED FAR PLANS

Scale:  $\frac{1}{64}$ " = 1'-0"

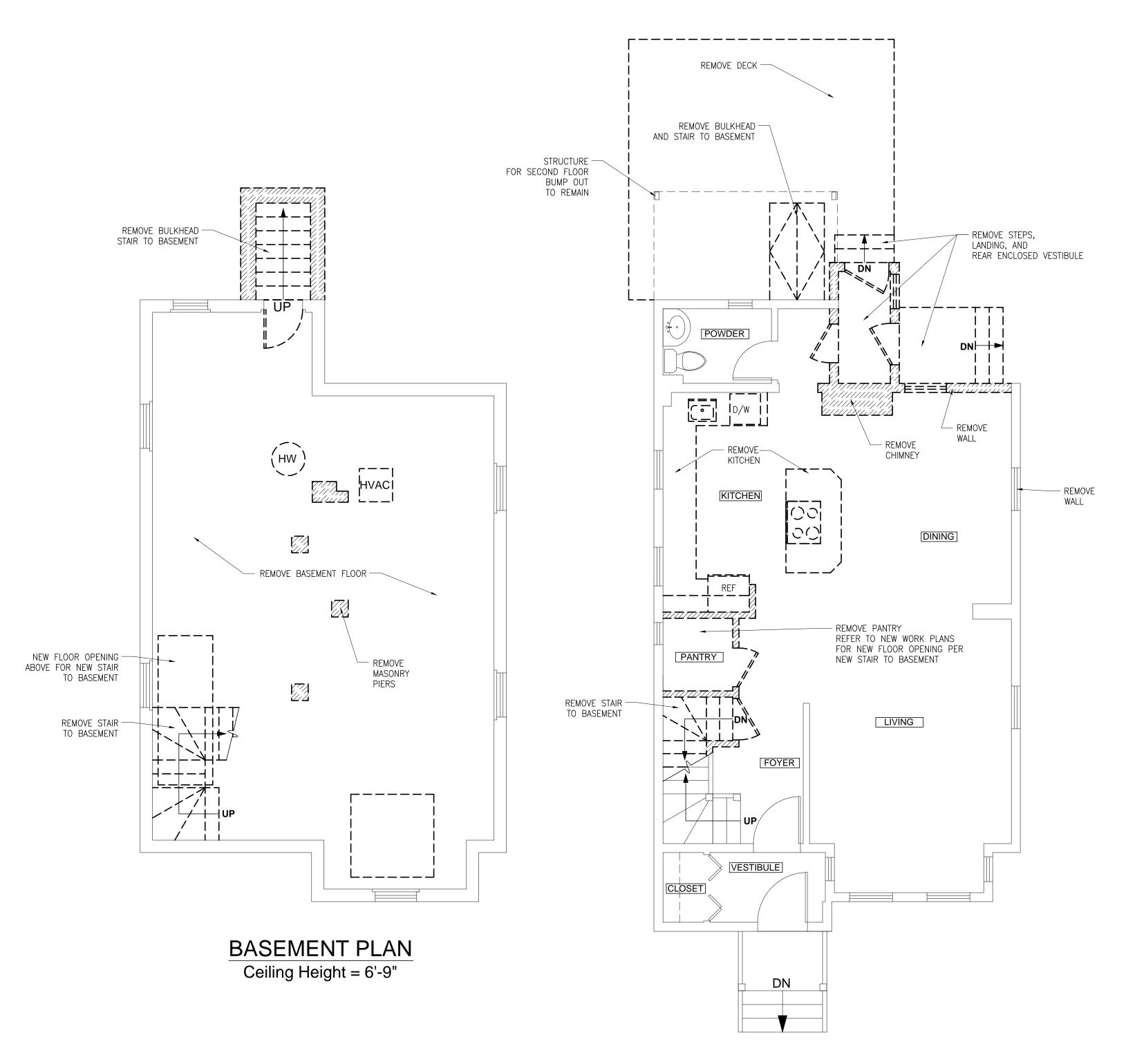
Drawing No.

Job No.: A160.00 Date: 30 October 2019

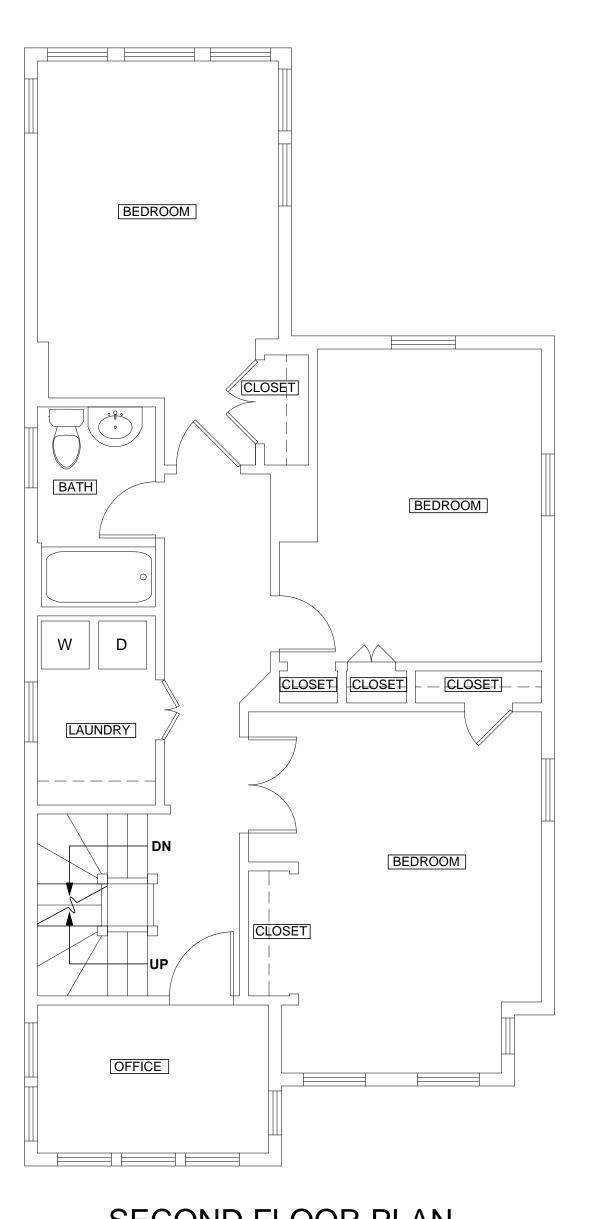
394 SF EXISTING - NOT IN SCOPE

THIRD FLOOR PLAN Ceiling Height = 10'-8"

SECOND FLOOR PLAN Ceiling Height = 8'-5"

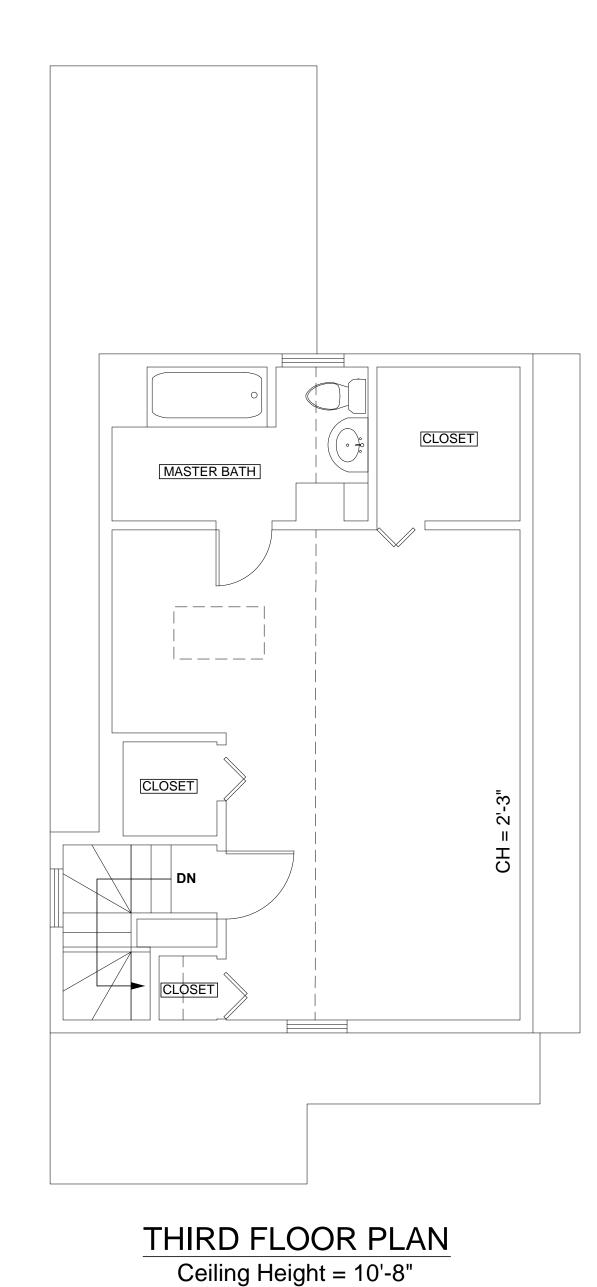






SECOND FLOOR PLAN Ceiling Height = 8'-5"

NOT IN SCOPE



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NOT IN SCOPE

Drawing Title: EXISTING / DEMO

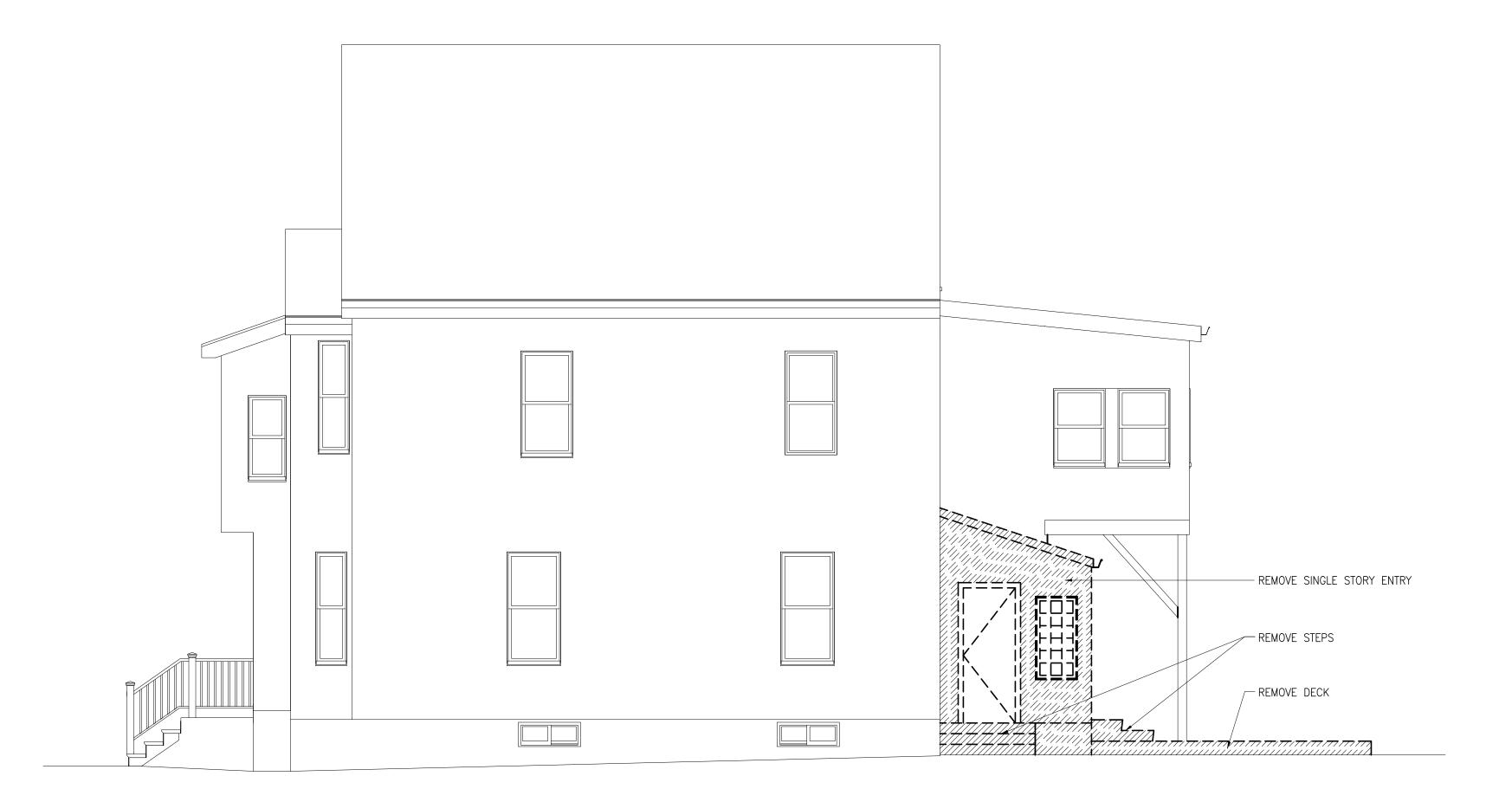
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**PLANS** 

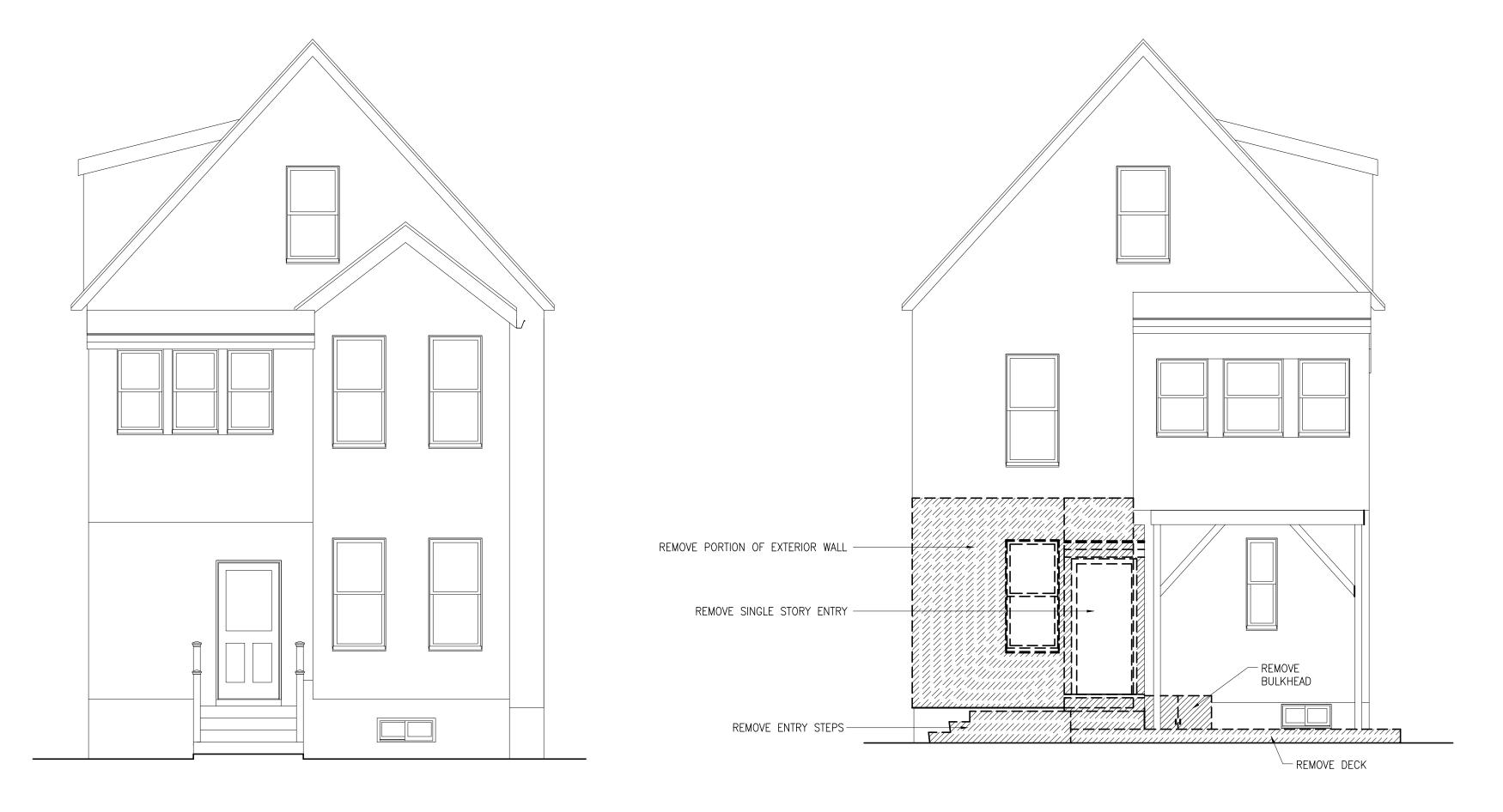
Drawing No.:

Job No.: A160.00

D1.1 Date: 30 October 2019



## RIGHT SIDE ELEVATION



FRONT ELEVATION

**REAR ELEVATION** 

# PROJECT: REAR ADDITION

ARCHITECT:
GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



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Drawing Title:

EXISTING / DEMO ELEVATIONS

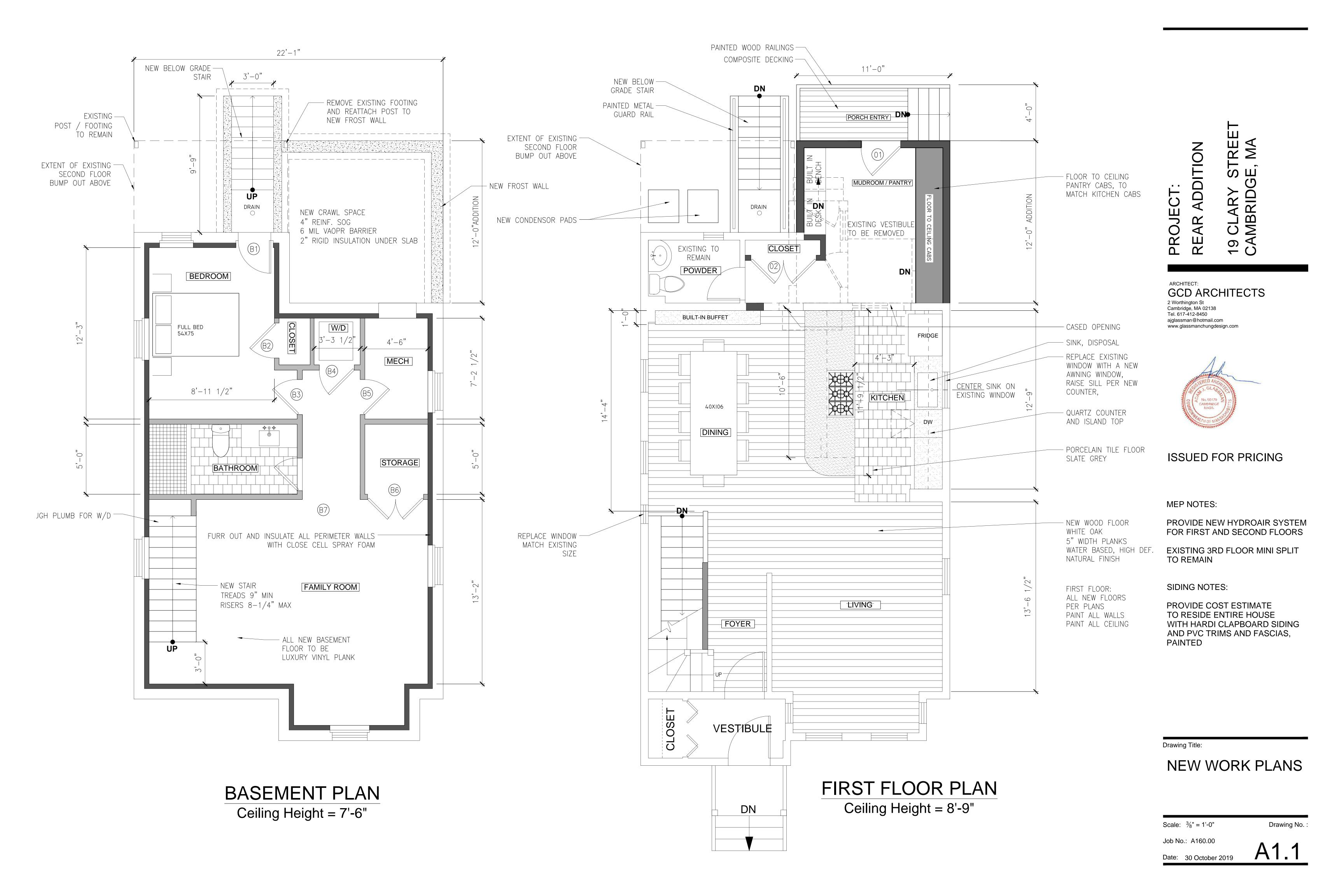
Scale:  $\frac{1}{4}$ " = 1'-0"

Drawing No. :

Job No.: A160.00

Date: 30 October 2019

D2.1







PROJECT:
REAR ADDITION

ARCHITECT:
GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



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PARTIAL RIGHT SIDE ELEVATION

**REAR ELEVATION** 

Drawing Title:

NEW WORK ELEVATIONS

Scale:  $\frac{3}{8}$ " = 1'-0"

Drawing No.:

Job No.: A160.00

Date: 30 October 2019

A2.