

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JAN 11 PM 1:46
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 101628

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Scott Kenton C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

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

LOCATION OF PROPERTY: 213 Third St., Cambridge, MA

TYPE OF OCCUPANCY: Land

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/ /Subdivision/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Subdivide in order to reestablish 213 Third Street as an independent lot notwithstanding that the lot was once held in common ownership with the neighboring 201 (a/k/a 207) Third Street during a brief 6 year period (from 1976-1982), and construct conforming single-family dwelling unit on the lot.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table Dimensional Requirements)
Article: 5.000 Section: 5.15 (Subdivision).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

____ Sarah Like Rhatigan, Esq.
On behalf of the Petitioner, Scott Kenton

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108

Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: January 5, 2021

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **Scott Kenton**

(**OWNER**)

Address: **405 Concord Ave, Unit 271, Belmont, Massachusetts 02478**

State that I own the property located at **213 Third Street, Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of **Scott Kenton**

Pursuant to a deed dated **June 17, 2020** and duly recorded on **August 28, 2020** in the Middlesex South County Registry of Deeds at Book **75475**, Page **169**.

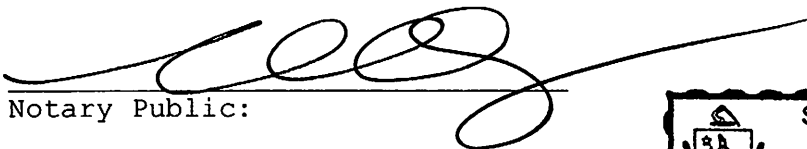


SIGNATURE BY LAND OWNER BY: Scott Kenton

Commonwealth of Massachusetts

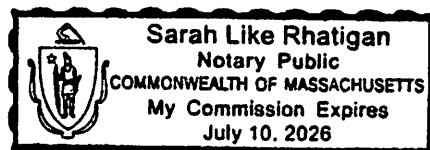
County of Middlesex, South:

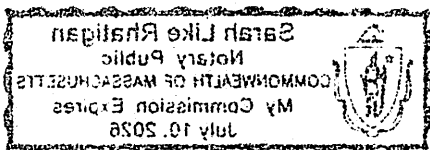
The above-named **Scott Kenton** personally appeared before me, this 16th day of **November**, **2020**, and made oath that the above statement is true.



Notary Public:

My commission expires (Notary Seal).





[Handwritten signature]

[Handwritten signature]

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 is the owner of this approximately 2,558 square foot lot located at 213 (a/k/a 213-219) Third Street. The Petitioner is seeking to reestablish this now vacant lot as an independent, buildable lot, notwithstanding the fact that it appears that it was once held under common ownership with the neighboring property over 35 years ago. Background facts relevant to this determination are described hereinbelow.

213 Third Street is now a vacant lot enclosed by a chain-link fence which was first identified as a separate, independent lot on a plan recorded with the Middlesex Registry of Deeds as far back as 1893, and described in the deeds recorded with the Middlesex Registry of Deeds from the late 1890s to the present. 213 Third Street was conveyed separately from its neighboring lots throughout the title search history as well.

Since the 213 Third Street lot was first described as a separate lot on a plan recorded with the Middlesex Registry of Deeds in 1893 well before the applicable lot width provisions of the CZO were enacted, the lot constitutes a pre-existing legally non-conforming lot (with respect to lot size and lot width) pursuant to CZO Section 5.21.1.

According to the Cambridge Historical Commission's Cambridge Atlas, a two-story house was first constructed on the lot in 1828. The house likely containing two to three units, and being expanded over years, was shown as a "tenements" building on the Sanborn map from 1900, and the 1930 Bromley map as well. Photos from 1942 show the house then located at 213 Third Street, built right up to the street line. Newspapers from this time suggest a fire in this vicinity, and Inspectional Services Records show that the house was razed in 1947. There is no evidence of development on the lot at any time since its demolition in the late 1940s.

In the 1960s and 1970s, William and Mary Adario owned the neighboring two-family with corner store located at the corner of Third and Charles Street numbered 201 (a/k/a 201-203, now known as 207) Third Street. In 1976, the Adarios purchased 213 Third Street, whereupon these contiguous lots came under common ownership and remained as such for the next six-years until Mr. Adario sold 201 Third Street to different owners on June 10, 1982. After continuing to operate the spa at the corner for a few more years, Mr. Adario sold the business to other owners who opened a pizza restaurant in this location in the 1980s. Mr. Adario continued to own 213 Third Street while he and his family lived a few houses down Third Street, until the property was eventually sold in 2015. 213 Third Street and the neighboring 201 Third Street have not been held in separate ownership for over 35 years (since 1982).

In 1988, the owner of 201 Third Street applied to the City of Cambridge BZA for a variance to allow for the construction of a first-floor addition to the pizza/sub restaurant. At the time, the City considered the lot as a single lot and granted the variance allowing the addition on the basis of the dimensions of the single, unmerged lot. There is no record of the City ever granting a building permit or zoning relief to the owners of 201 Third Street on the basis of an understanding that the lot was merged with its contiguous neighbor.

This application seeks to reestablish the legal existence of the 213 Third Street lot as a separate lot for zoning purposes, as it existed prior to the common law merger with its abutting lot at 201 Third Street. Literal enforcement of the common-law principle of zoning merger due to common ownership would result in the Petitioner being left with an unbuildable lot of little to no economic value, resulting in substantial financial hardship.

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 by not affecting generally the zoning district in which it is located for the following reasons:

- B)**

The hardship described in this application is owing to the following unique circumstances of a previously developed, and now undeveloped, undersized lot in a neighborhood of small, densely built homes along Third Street. The circumstances of the zoning merger are unique and generally not affecting other lots in the zoning district. The prior owner who purchased 213 Third Street from the Adario descendants in 2015 would have had no way of knowing of the history of the common ownership since a customary 50-year title search did not reveal any information to suggest that the lot had once been owned in common with any contiguous parcels. It was only after being alerted by someone at Inspectional Services that there may be an issue that further title searches and cross-checking of ownership uncovered this brief 6-year period of common ownership.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The requested relief may be granted without any detriment to the public good for the following reasons. First, the subdivision and recognition of 213 Third Street as a separate, independent lot will not pose a detriment to its abutter at 201 Third Street. In fact, 201 Third Street has stood as a separate property since the 1800s. In fact, when the owner of 201 Third Street applied for a variance to construct its addition in 1988, the BZA granted the variance on the basis of the separate and distinct lot without considering this as a lot merged with its neighbor.

Secondly, the Board should allow for the construction of a conforming single-family house on this lot, because for 119 years, 213 Third Street had a two or three-family house located on it, until 1947. The Petitioner plans to construct a conforming single-family home in its location that will comply with modern dimensional and other zoning requirements. Of necessity, because of the small lot size, this single-family home will be relatively small and will not cause any detriment to its residential neighbors. With an on-site garage parking space, there will be no impacts to the District in terms of street congestion or adequate parking on account of the relief requested here. In allowing this zoning relief, the Board will allow for the Petitioner to convert a weed-strewn vacant lot into a residential home, thereby improving property values of its neighbors and providing an additional unit to the City's housing stock.

- 2) Desirable 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: a) create quality housing with valued open space for the benefit of the abutters and future owners; b) not result in use or activity not otherwise permitted in the ordinance; c) not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

- CI) If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Scott Kenton**Present Use/Occupancy:** Land**Location:** 12 Marshall Street**Zone:** Residence C-1 Zone**Phone:** 617-543-7009**Requested Use/Occupancy:** Single-family Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,182	1,905	1,990	(max.)
<u>LOT AREA:</u>	6,165	2,654	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.52	0.72	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3,082	2,654	1,500	
<u>SIZE OF LOT:</u>				
WIDTH	>55	30.36	50	
DEPTH	83 (average)	74 (average)	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	0	10	10	
REAR	n/a	20	20	
LEFT SIDE	60	7.5	7.5	
RIGHT SIDE	3.0	7.5	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35	35	35	
WIDTH	54+-	47	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	>30%	30%/15% complying with dimensional req	30%/15% complying with dimensional req	
<u>NO. OF DWELLING UNITS:</u>	2 (plus restaurant at 201 Third St	1	1	
<u>NO. OF PARKING SPACES:</u>	5	1	1 (min.)	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	n/a	n/a	10	

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

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

BZA Application Form



Thind A.
Aug 1945.

EC

CHC 4717



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

RECEIVED BY
OFFICE OF CITY CLERK

1988 SEP 28 PM 4: 09

CAMBRIDGE MA.

S3

Case No.: 5743

Location: 201-203 Third Street
Cambridge, Massachusetts

Petitioner: Paraskevas Mallakis

Petition: Variance: Addition to restaurant and expansion of
restaurant in residential zone

Violations: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements)
Art. 4.000, Sec. 4.35 (Retail use)

Date of Public Notice: August 11-18, 1988

Date of Public Hearing: August 25, 1988

Members of the Board

Melvin Gadd, Chairman
Edward R. Goode, Vice Chairman
Lisa deLima
Susan Spurlock

X
X
X
X

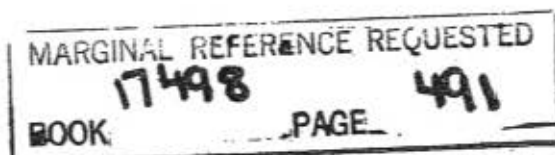
Associate Members

J.T. Rickard
John Norton
Joshua T. Anderson
George Spartichino

X
X
X
X

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance.

The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.



MSD 10/19/88 01:43:58 491 12.25

The Petitioner appeared before the Board seeking a variance to allow the expansion of the kitchen area of his restaurant in a residential zone. According to testimony presented, the Petitioner is experiencing overflow crowds at lunch time and hopes to accomodate his customers by providing more area inside his establishment.

The Chairman recognized a number of abutters who spoke in support of the petitioner's application. A representative of the East Cambridge Planning Team also spoke in favor of the application.

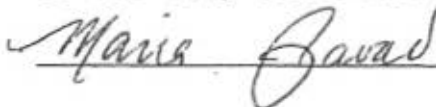
The Chairman recognized no opposition to the petitioner's proposal.

Following a discussion of the matter by the Board, the Chairman moved that the relief sought be granted. Five members voted in favor of the motion to grant the variance and found as follows: that the restaurant expansion will allow the petitioner to efficiently and sefely accomodate the patrons of his shop; that the corner lot on which the business is located is unique in nature owing to its odd configuration coupled with the placement of the petitioner's building on it; that ample parking is provided, and finally, that the petitioner's business has served the community in a manner warranting the support of his abutters.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of other local agencies, including, but not limted to the Historical Commission, LLicense Commission and the Rent Control Board, and/or compliance with requirements pusuant to the Building Code and other applicable Codes.


Edward R. Goode, Acting Chairperson

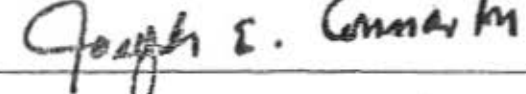
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 9/28/88 by

, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed X

Appeal has been filed and dismissed or denied _____

Date OCT 19 1988  City Clerk

RECEIVED BY
CITY OF CAMBRIDGE
JUN 21 PM 3:13
CAMBRIDGE MA.
APPLICATION FORM

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The undersigned hereby petitions the board of zoning appeal for the following:

Special Permit _____ Variance ☒ Appeal _____
PETITIONER PARASKEVAS MALLAKIS

LOCATION 201-203 THIRD ST.
CAMBRIDGE MA.

TYPE OF OCCUPANCY BUSINESS ZONING DISTRICT C-1

REASON FOR PETITION:

<input type="checkbox"/> New structure	<input type="checkbox"/> Parking
<input checked="" type="checkbox"/> Additions	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Dormer	<input type="checkbox"/> Conversion to Add'l Dwelling Units
<input type="checkbox"/> Sign	<input type="checkbox"/> Use/Occupancy
	<input type="checkbox"/> Other

DESCRIPTION ADDITION OF A 15' X 30' TO FIRST
FLOOR OF BUILDING

Sections of Ordinance Cited:

Article 5 Section 5.31 DIMENSIONAL
Article 4 Section 4.35 USE OF RESTAURANT
Article _____ Section _____

Applicants for a Variance must complete Page 2

Applicants for a Special Permit must complete Page 3

Applicants for an Appeal must attach a supporting statement

Signature: Paraskevas Mallakis
Address: 203 Third St Cambridge Mass
Tel. No. 354-2416 or 547-1790

SUPPORTING STATEMENTS FOR A VARIANCE

REFERENCE TO THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE CITED:

a) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

FIRST FLOOR OF BUILDING IS USED AS PIZZA/SUB RESTAURANT
CURRENTLY IT IS BUSY AT LUNCH HOUR, PEOPLE LINE UP
ON THE STREET. PROPOSAL IS TO EXPAND FIRST FLOOR WITH
AN ADDITION OF 15X30 1 STORY BLOCK BUILDING, TO EASE
CONGESTION AND PREVENT OVERFLOW. OWNERS LIVE ON
THE 2ND AND 3RD FLOOR DWELLING UNITS

b) The hardship is owing to 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:

THE LOT IS A CORNER LOT, IT IS UNIQUE BECAUSE IT IS A
ODD SHAPE. THE USE AND BUILDING IS NON CONFORMING

c) Desirable relief may be granted without either:

1) substantial detriment to the public good:

IT WILL NOT BE A DETRIMENT, BECAUSE THERE WILL
BE NO CHANGE, AND NO PARKING PROBLEM

2) nullifying or substantially derogating from the intent or purpose of this Ordinance:

IT WILL NOT NULLIFY OR DEROGATE FROM
THE INTENT OF THE ORDINANCE

This is a detailed street map of a neighborhood in Philadelphia. The map shows a grid of streets including Hurley St, Sciarappa St, Charles St, Bent St, Rogers St, and Binney St. Numerous property lots are outlined and labeled with their addresses. Two parks are highlighted in green: Hurley Park in the upper left and Timothy J. Toomey, Jr. Park in the lower right. A red circle is drawn around a specific area on Charles St, between Bent St and Rogers St, highlighting a cluster of lots. Within this red circle, a blue rectangle is drawn around a specific lot, and a blue arrow points to it from the right. The map also shows various other streets and landmarks, providing a comprehensive view of the neighborhood's layout.

213 Third St.

Retention

17-53
AURIGEMMA, LEONARD B.
212 THIRD STREET
CAMBRIDGE, MA 02141

27-27
WIKEN, RONALD G.
120 CHARLES ST.
CAMBRIDGE, MA 02141-2130

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

27-96
BATMASIAN, JAMES H. & MARTA T. BATMASIAN
215 NORTH FEDERAL HIGHWAY
BACO RATON, FL 33432

17-52
DUNN, CHRISTINE & FABIO J. FERNANDEZ
214 THIRD ST
CAMBRIDGE, MA 02141

17-77
MALLAKIS, EFSTATHOIS & EVELYNE MALLAKIS
15 DAVIS ST
BELMONT, MA 02478

17-55
GIBBONS, HELEN K.
208 THIRD ST
CAMBRIDGE, MA 02141

27-22
ALVES, GERALD & JANET R. ALVES
P.O. BOX 776
EVERETT, MA 02149-0005

27-25
1ST CHARLES STREET LLC,
C/O GLANZ PROPERTIES, INC.
1018 BEACON ST
BROOKLINE, MA 02446

27-29
MALLAKIS, PARASKEVAS,
TR. OF MARPAR REAL
211 THIRD STREET
CAMBRIDGE, MA 02141

27-21
BARBOZA, LUIS F. & MARIA E. BARBOZA
160 CHARLES ST
CAMBRIDGE, MA 02141-2118

27-51
ADAMOWICZ, ALEX
122 CHARLES ST., #1
CAMBRIDGE, MA 02141

27-51
LIU, QIANG & YUNSI FEI
110 HAWTHORN AVE
NEEDHAM, MA 02492

27-23
ESPOSITO, GERARDO & ADRIANA
TRS OF THE ESPOSITO REALTY TRUST
146 CHARLES ST UNIT #1
CAMBRIDGE, MA 02141

27-51
PETPRAYOON, PATCHANEE
124 CHARLES ST., #3
CAMBRIDGE, MA 02141

27-51
JEN, SHANG
124 CHARLES ST., #2
CAMBRIDGE, MA 02141

27-51
ZHANG, QIAN
122-124 CHARLES ST., #124/1
CAMBRIDGE, MA 02141

27-51
PETPRAYOON, PATCHANEE
122 CHARLES ST. UNIT#3
CAMBRIDGE, MA 02141

17-54
MANIAR, TAPAN REBECCA LINCOLN TAPAN
210 THIRD ST
CAMBRIDGE, MA 02141

27-23
DEFABIO, GRAZIA E. TRUSTEE
33 BAY VIEW TERRACE
DANVERS, MA 01923

27-34
229-231 THIRD STREET REALTY LLC
67 CLARENDON PARK
ROSLINDALE, MA 02131

27-35
HAMOUDA, OMAR & BETSEY B. PRICE
235 THIRD ST
CAMBRIDGE, MA 02141

17-84
AMERICAN TWINE OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116

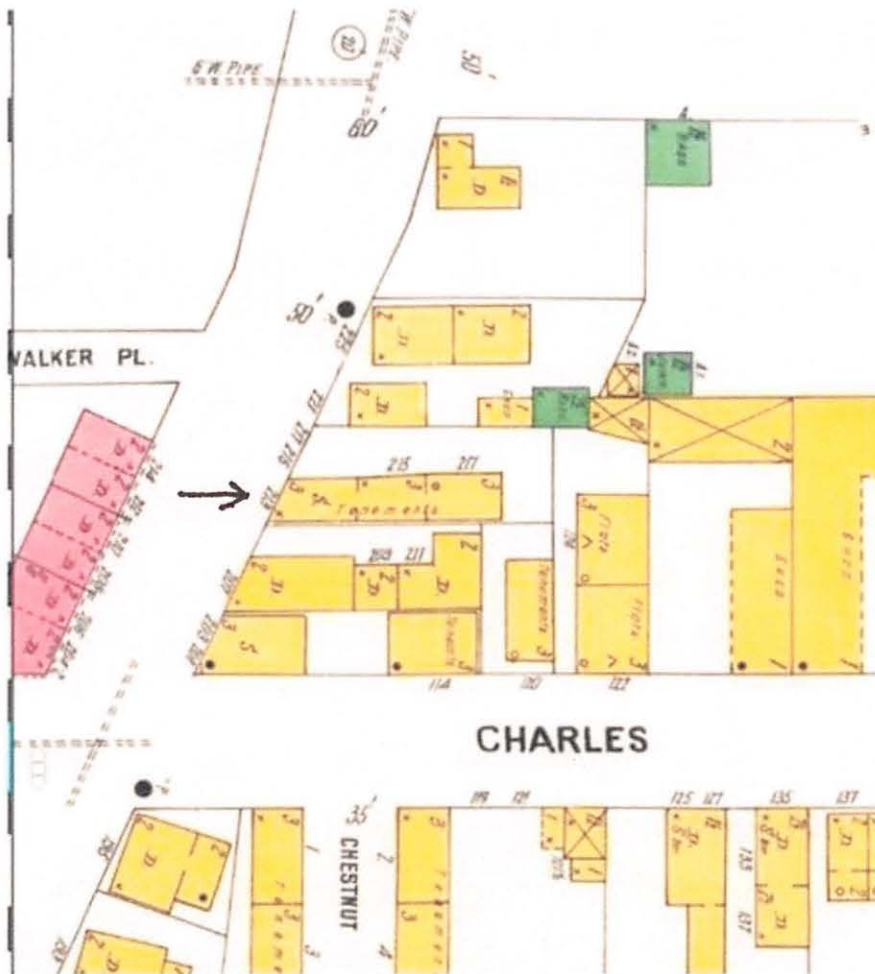
27-52
KENTON SCOTT
152 VASSAL LN
CAMBRIDGE, MA 02138

27-86
LOHNES, PAUL R.,
TR. OF THE ALEXANDER GRAHAM BELL TRUST
C/O LAVERTY / LOHNES PROP,
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

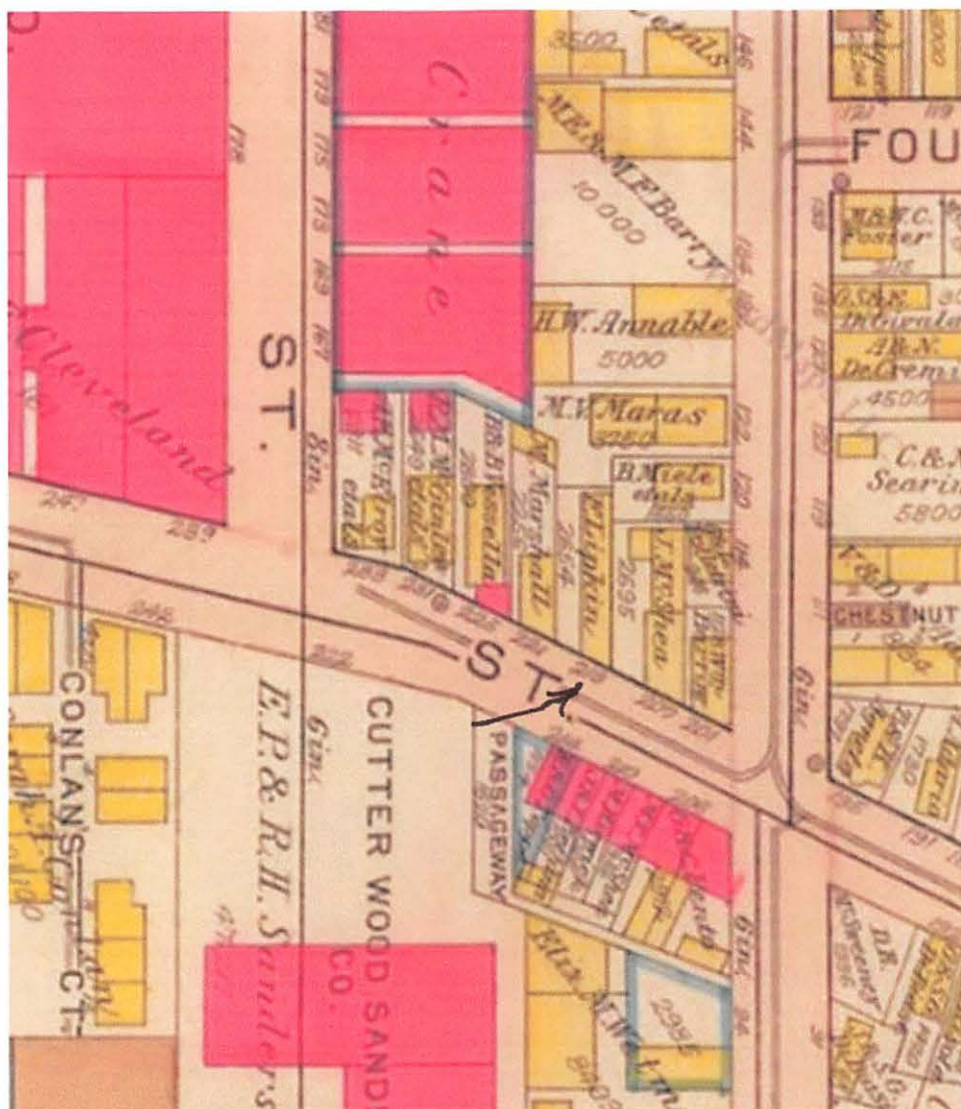
213 Third St.



Sanborn Map 1900:



Bromley Map 1930:



213-3RD STREET, CAMBRIDGE, MA

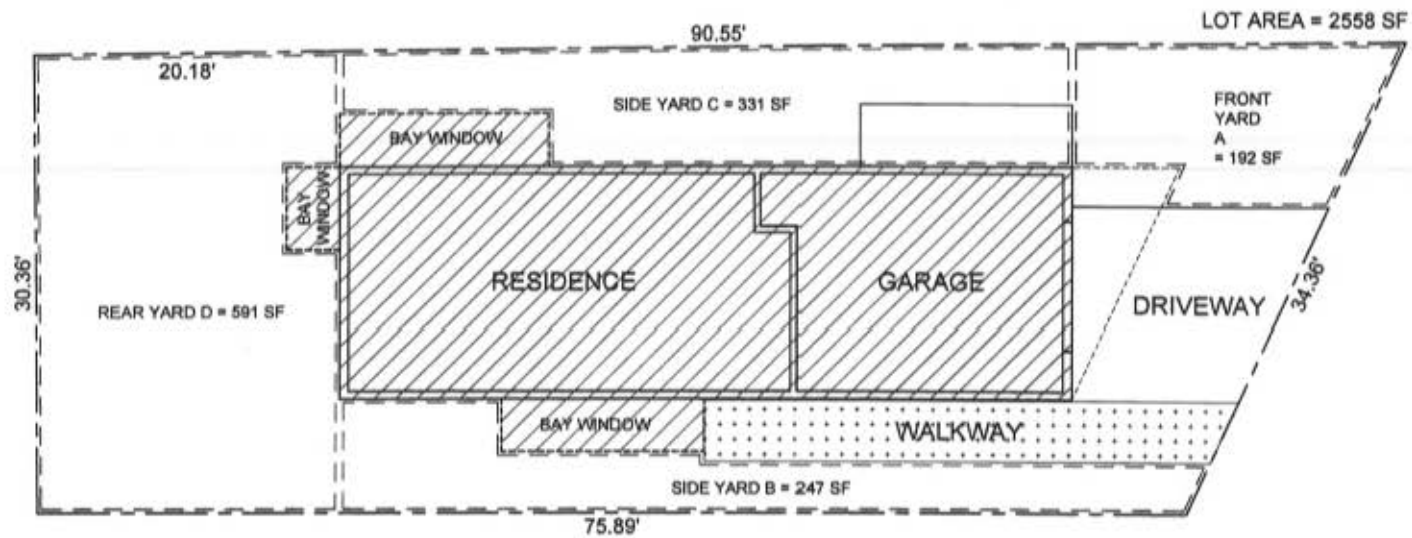
**PERMIT SET, AUGUST 2, 2016
W/ REVISIONS,**

DRAWING INDEX		DATE ISSUED				
<input checked="" type="checkbox"/> ISSUED OR REISSUED WITH REVISION <input type="checkbox"/> REISSUED WITHOUT REVISION		PERMIT SET 8/2/16				
ARCHITECTURAL DRAWINGS						
A00	COVER SHEET/ DRAWING INDEX	<input checked="" type="checkbox"/>				
A01	ZONING SITE PLAN	<input checked="" type="checkbox"/>				
A02	PRIVATE OPEN SPACE DIAGRAM	<input checked="" type="checkbox"/>				
A10	BASEMENT LEVEL PLAN	<input checked="" type="checkbox"/>				
A11	FIRST FLOOR LEVEL PLAN	<input checked="" type="checkbox"/>				
A12	SECOND FLOOR LEVEL PLAN	<input checked="" type="checkbox"/>				
A13	THIRD FLOOR LEVEL PLAN	<input checked="" type="checkbox"/>				
A14	ROOF PLAN	<input checked="" type="checkbox"/>				
A20	EAST / WEST ELEVATION	<input checked="" type="checkbox"/>				
A21	NORTH ELEVATION	<input checked="" type="checkbox"/>				
A22	SOUTH ELEVATION	<input checked="" type="checkbox"/>				
A30	TYPICAL BUILDING SECTION	<input checked="" type="checkbox"/>				
A40	WINDOW SCHEDULE	<input checked="" type="checkbox"/>				

P : A
PROJECT NUMBER
 13-00000000-00000000
 13-00000000-00000000
 13-00000000-00000000

213 THIRD STREET | Cambridge, MA
 COVER SHEET/DRAWING LIST

A00

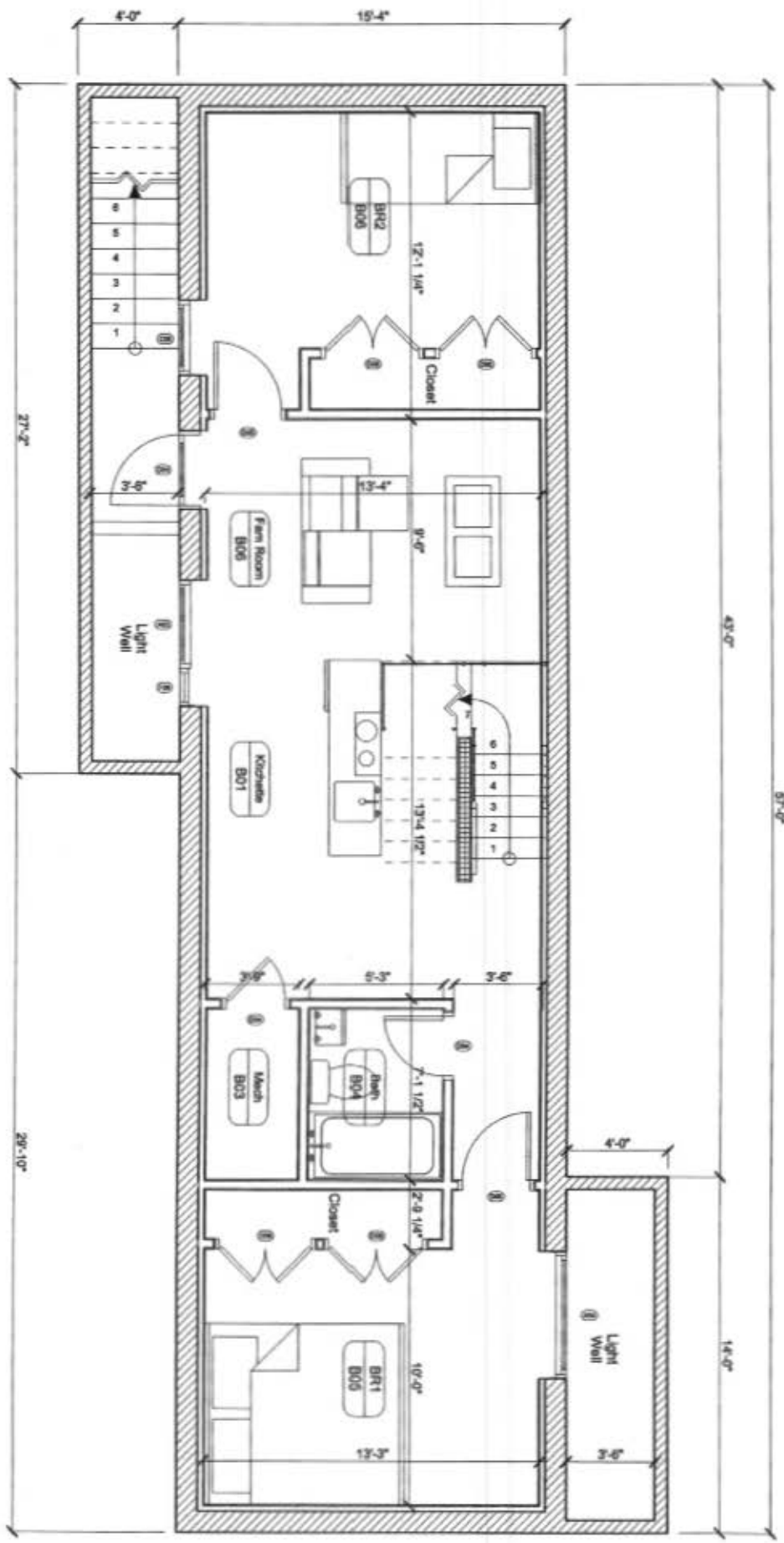


ZONE = RESIDENCE C-1,
 MIN. ALLOWABLE PRIVATE OPEN SPACE: 30% OF 2558 SF LOT AREA = 767 SF
 (OF WHICH 384SF GREATER THAN 15' X 15')

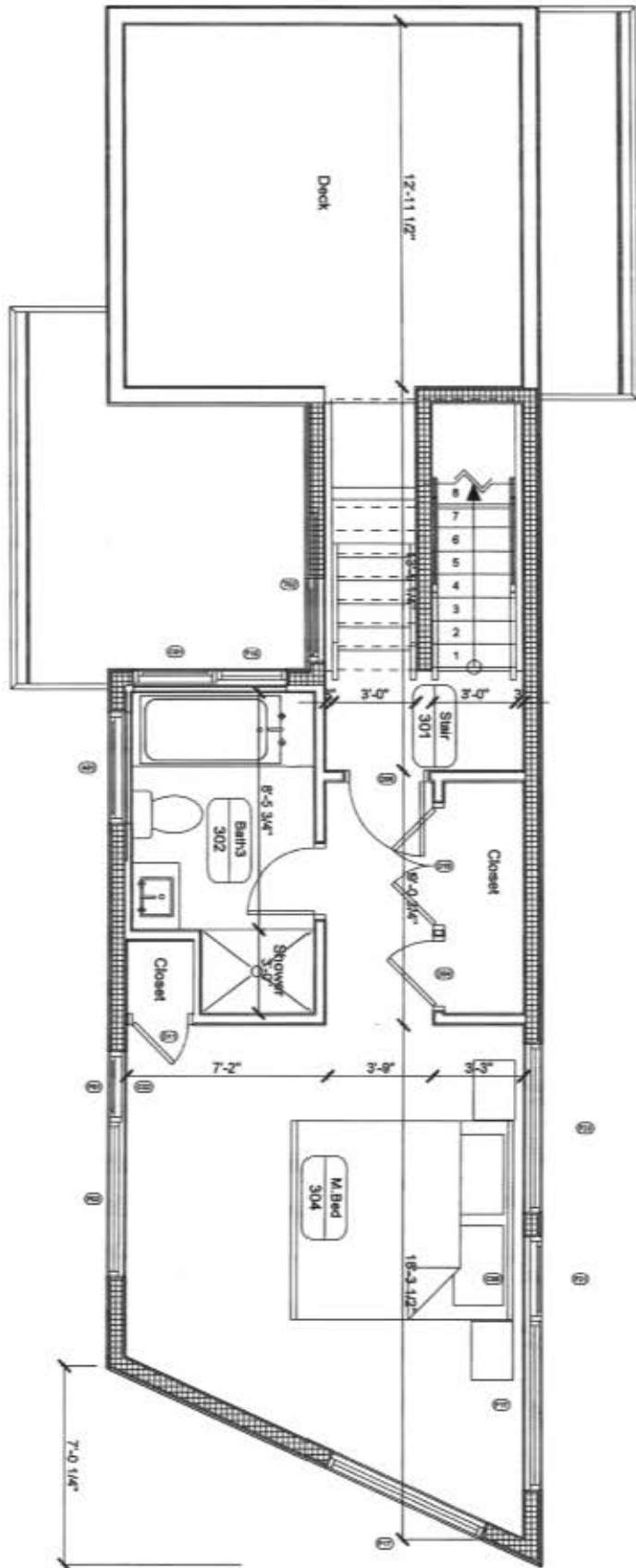
FRONT YARD A:	192 SF
SIDE YARD B:	247 SF
SIDE YARD C:	331 SF
REAR YARD D:	591 SF (PRIVATE OPEN SPACE > 15' X 15')
TOTAL PRIVATE OPEN SPACE:	1361SF

213 THIRD STREET | Cambridge, MA
 PRIVATE OPEN SPACE DIAGRAM









A13

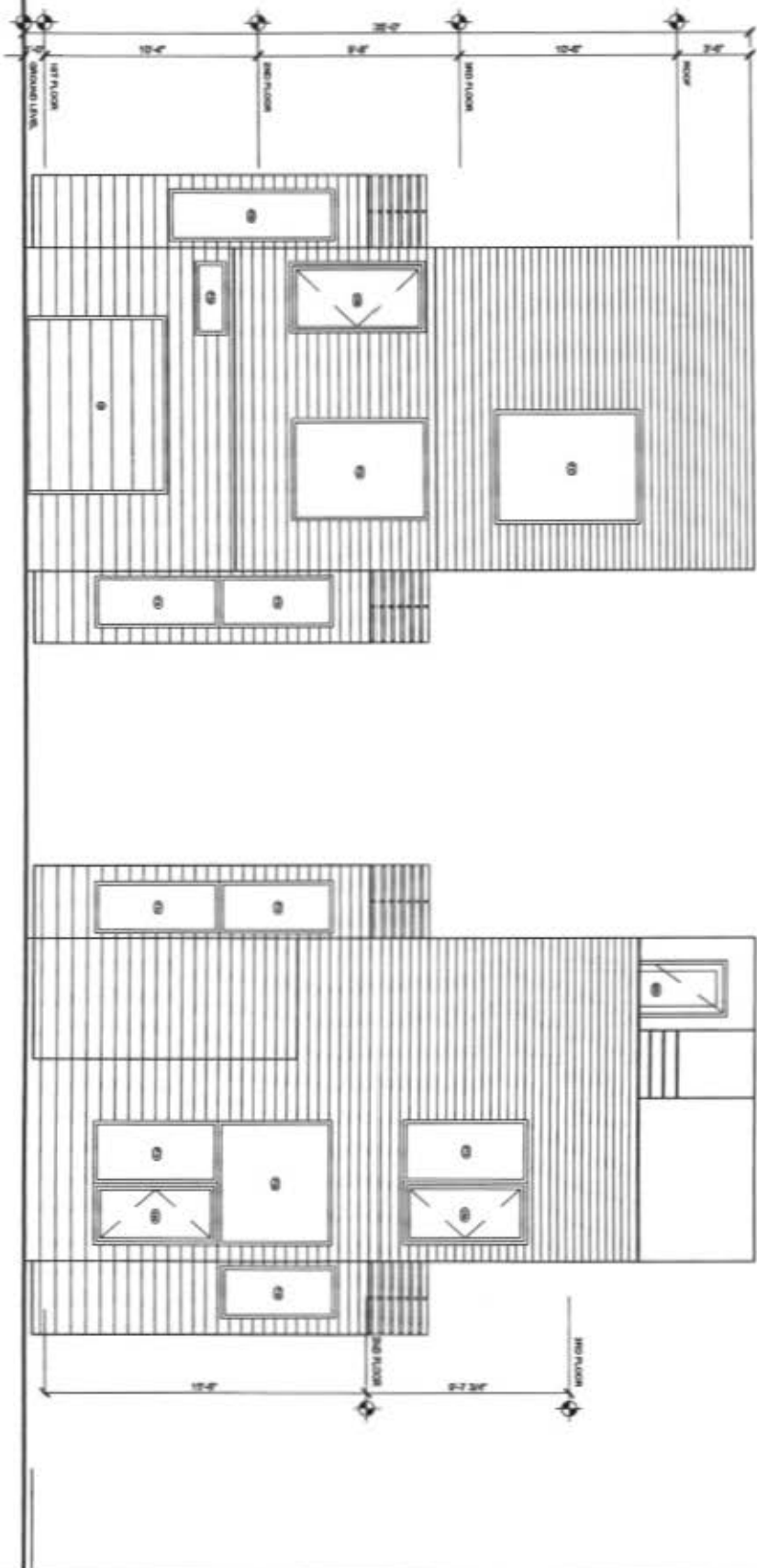
DATE: 7/24/2013
 TIME: 10:00 AM
 BY: [Signature]

213 THIRD STREET | Cambridge, MA

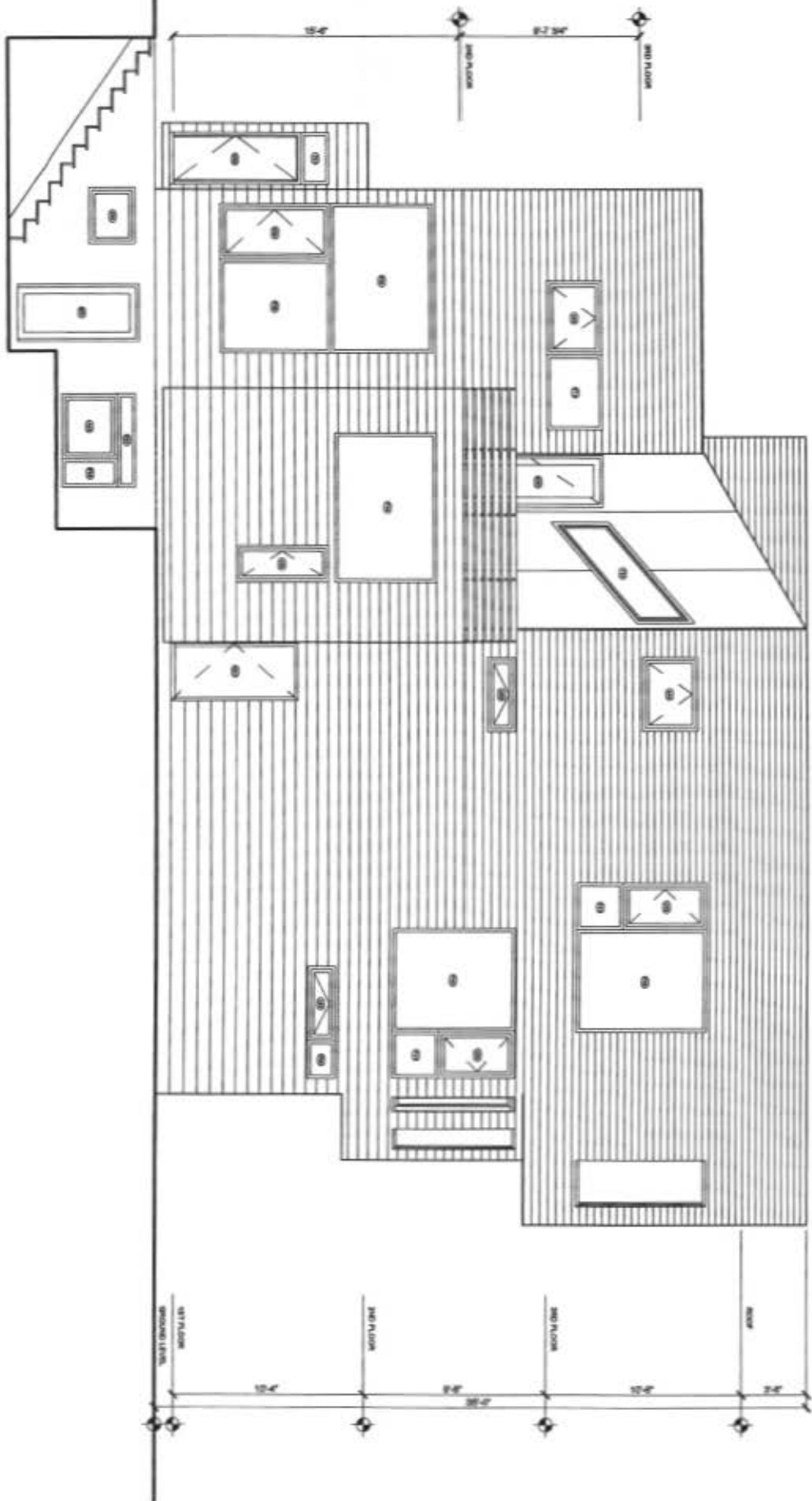
THIRD FLOOR LEVEL PLAN

P:A
 PROJECT ARCHITECT
 1000 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139





P:A



A22

213 THIRD STREET | Cambridge, MA
SOUTH ELEVATION

213 THIRD STREET | Cambridge, MA
SOUTH ELEVATION

P:A
PAPER ARCHITECTURE
1200 MITCHELL STREET
CAMBRIDGE, MA 02142
617.452.1234
PAPER@PAPERARCHITECTURE.COM



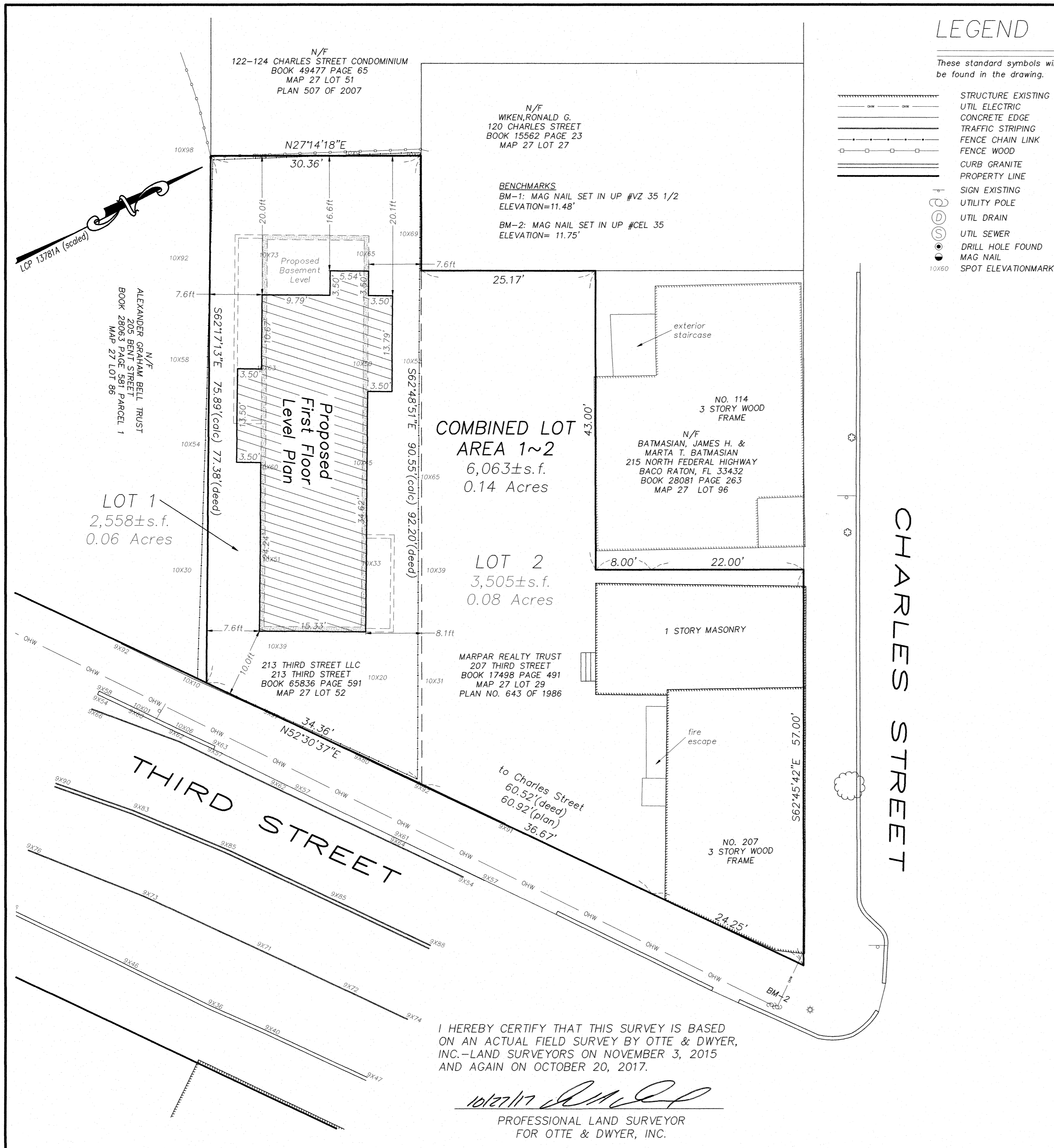
1. *What is the main purpose of the study?*

TYPICAL BUILDING SECTION

P : A

213 3RD WINDOWS & EXTERIOR DOORS					Quantity	Width	Height	Tag	Type
Quantity	Width	Height	Tag	Type					
3	4'-0"	3'-0"	A01	Awning	2	2'-6"	3'-0"	F10	Fixed
3	4'-0"	1'-6"	A02	Awning	2	4'-0"	3'-0"	F11	Fixed
1	3'-6"	3'-0"	A03	Awning	1	6'-0"	5'-6"	F12	Fixed
1	5'-0"	2'-6"	A04	Awning	2	3'-0"	6'-0"	F13	Fixed
2	3'-0"	3'-0"	C01	Casement	3	2'-6"	6'-0"	F14	Fixed
1	2'-6"	4'-6"	C02	Casement	3	2'-6"	5'-6"	F15	Fixed
1	2'-0"	5'-0"	C03	Casement	1	3'-6"	1'-6"	F16	Fixed
3	3'-0"	6'-0"	C04	Casement	2	6'-0"	7'-0"	F17	Fixed
1	3'-0"	2'-6"	C05	Casement	1	5'-0"	6'-6"	F18	Fixed
1	2'-6"	4'-0"	C06	Casement	1	3'-0"	3'-0"	F19	Fixed
1	2'-6"	5'-0"	C07	Casement	1	2'-6"	8'-0"	F20	Fixed
1	3'-6"	6'-6"	C08	Casement	1	3'-0"	2'-0"	F21	Fixed
1	3'-0"	5'-0"	C09	Casement	1	2'-6"	1'-6"	F22	Fixed
2	2'-6"	2'-6"	F01	Fixed	2	6'-0"	3'-0"	F23	Fixed
1	5'-6"	7'-0"	F02	Fixed	1	2'-8"	1'-6"	T01	Fixed
1	5'-6"	6'-6"	F03	Fixed	1	5'-6"	7'-8 7/8"	T02	stair-slant-up
3	8'-0"	5'-6"	F04	Fixed	1	6'-3 3/16"	7'-8 7/8"	T03	stair-slant-up
1	5'-0"	6'-0"	F05	Fixed	2	3'-1"	6'-8"	D01	Hinged Glass
1	2'-0"	1'-6"	F06	Fixed	2	2'-9"	6'-11"	D02	Hinged Glass
1	5'-0"	1'-0"	F07	Fixed	2	2'-8"	6'-8"	D03	Hinged Glass
1	1'-6"	3'-0"	F08	Fixed	1	8'-6"	6'-8"	G	garage
1	4'-6"	6'-6"	F09	Fixed					

213 3RD INTERIOR DOORS				
Quantity	Width	Height	Tag	Type
6	2'-8"	6'-8"	D04	Hinged
5	3'-0"	6'-8"	D05	Hinged
1	3'-0"	7'-0"	D06	Hinged
1	2'-8"	7'-0"	D07	Hinged
6	4'-0"	6'-8"	D08	Hinged Double
2	5'-0"	6'-8"	D09	Hinged Double
1	4'-6"	7'-0"	D10	Hinged Double
1	2'-4"	6'-8"	D11	Hinged



LEGEND

These standard symbols will be found in the drawing.

- STRUCTURE EXISTING
- UTIL ELECTRIC
- CONCRETE EDGE
- TRAFFIC STRIPING
- FENCE CHAIN LINK
- FENCE WOOD
- CURB GRANITE
- PROPERTY LINE
- SIGN EXISTING
- UTILITY POLE
- UTIL DRAIN
- UTIL SEWER
- DRILL HOLE FOUND
- MAG NAIL
- SPOT ELEVATION MARK

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A C-1 ZONING DISTRICT

CRITERIA	REQUIRED
MINIMUM FRONT YARD (FT.)	(H+L)/4 AT LEAST 10
MINIMUM SIDE YARD (FT.)	(H+L)/5 AT LEAST 7.5
MINIMUM REAR YARD (FT.)	(H+L)/4 AT LEAST 20

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC. MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

GENERAL NOTES

213 THIRD STREET
OWNER OF RECORD: 213 THIRD STREET, LLC
1979 MASSACHUSETTS AVE CAMBRIDGE, MA
DEED REFERENCE: BOOK 65836, PAGE 591
TAX MAP REFERENCE: MAP 27 LOT 52

207 THIRD STREET
OWNER OF RECORD: MARPAR REALTY TRUST
207 THIRD STREET
DEED REFERENCE: BOOK 17498 PAGE 491
TAX MAP REFERENCE: MAP 27 LOT 29

DATUM REFERENCE: NAVD 1988

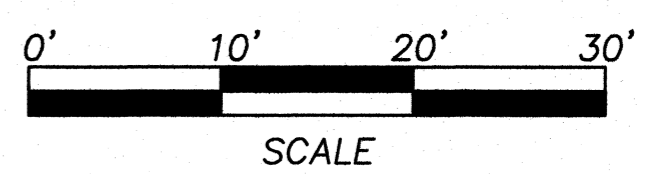
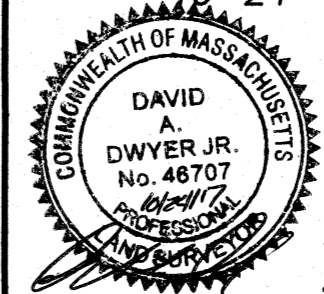
ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAP No. 25017C0577E, DATED JUNE 4, 2010 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X".

GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

EXISTING CONDITIONS
PLAN OF LAND
207 & 213 THIRD STREET
CAMBRIDGE, MASS. 02141
PREPARED FOR
213 THIRD STREET, LLC
BY
OTTE & DWYER, INC.
LAND SURVEYORS
WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=10' NOVEMBER 18, 2015
REVISED: 9-16-16, ADD PROPOSED STRUCTURE, BASED
ON PERMIT SET 8-2-16 P:A PROJECT ARCHITECTURE
10-24-17, SHOW COMBINED ABUTTING LOT NO. 2.



JN. 11883

This map or plat is not valid without the seal and signature of the responsible surveyor.

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.-LAND SURVEYORS ON NOVEMBER 3, 2015 AND AGAIN ON OCTOBER 20, 2017.

10/27/17 [Signature]
PROFESSIONAL LAND SURVEYOR
FOR OTTE & DWYER, INC.

INFORMATIONAL ALERT | Coronavirus Updates



207 Third St

Property Information

Property Class	MXD TWO-FAM-RES
State Class Code	104
Zoning (Unofficial)	C-1
Map/Lot	27-29
Land Area (sq. ft)	1,127

Property Value

Year of Assessment	2021
Tax District	C1
Residential Exemption	No
Building Value	\$429,900
Land Value	\$581,100
Assessed Value	\$1,011,000
Sale Price	\$0
Book/Page	56889/473
Sale Date	May 23, 2018
Previous Assessed Value	\$922,400

Owner Information

Photos



Sketches

Year Built	1900
Overall Condition	Average
Overall Grade	Fair

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	1,118	1,118
FUS	Upper Story, Finished	1,376	1,376
UBM	Basement	688	0
Total:		3,182	2,494



THIRD & CHARLES STS, VIEW S. ON THIRD

8.24.1942

E-2426-C

213 house 2-st 1828; razed 1947

.....1826 land *deed* 277,035 so third ws 60's charles 34xC (o) Beck Daniel from (o) Munroe E

.....1828 buildings *deed* 283,065 ws third 60' s charles 34xC =277,35 (o) Boynton Federal from (o) McIntire Chas

.....house [:3 units] *tax* w3 (o) Beck Daniel

.....1829 house *tax* 31 | 33 MunroeE 40 NewEnglGlass w3 : old farm : red h : third s (o) Boynton Federal

.....1831 buildings *deed* 307,266 ws so.3rd 60' s <charles 34xC (o) Boynton Federal to (o) Munroe Edmund

.....1841 *deed* 403,259 all his real estate (o) Ladd John S. from (o) Boynton Federal: insolvent

.....house *tax* 48xx w0 red : so.third (o) Hill David

.....6 houses *tax* & str w3 [& BoyntonF's real estate] (o) Ladd John S.

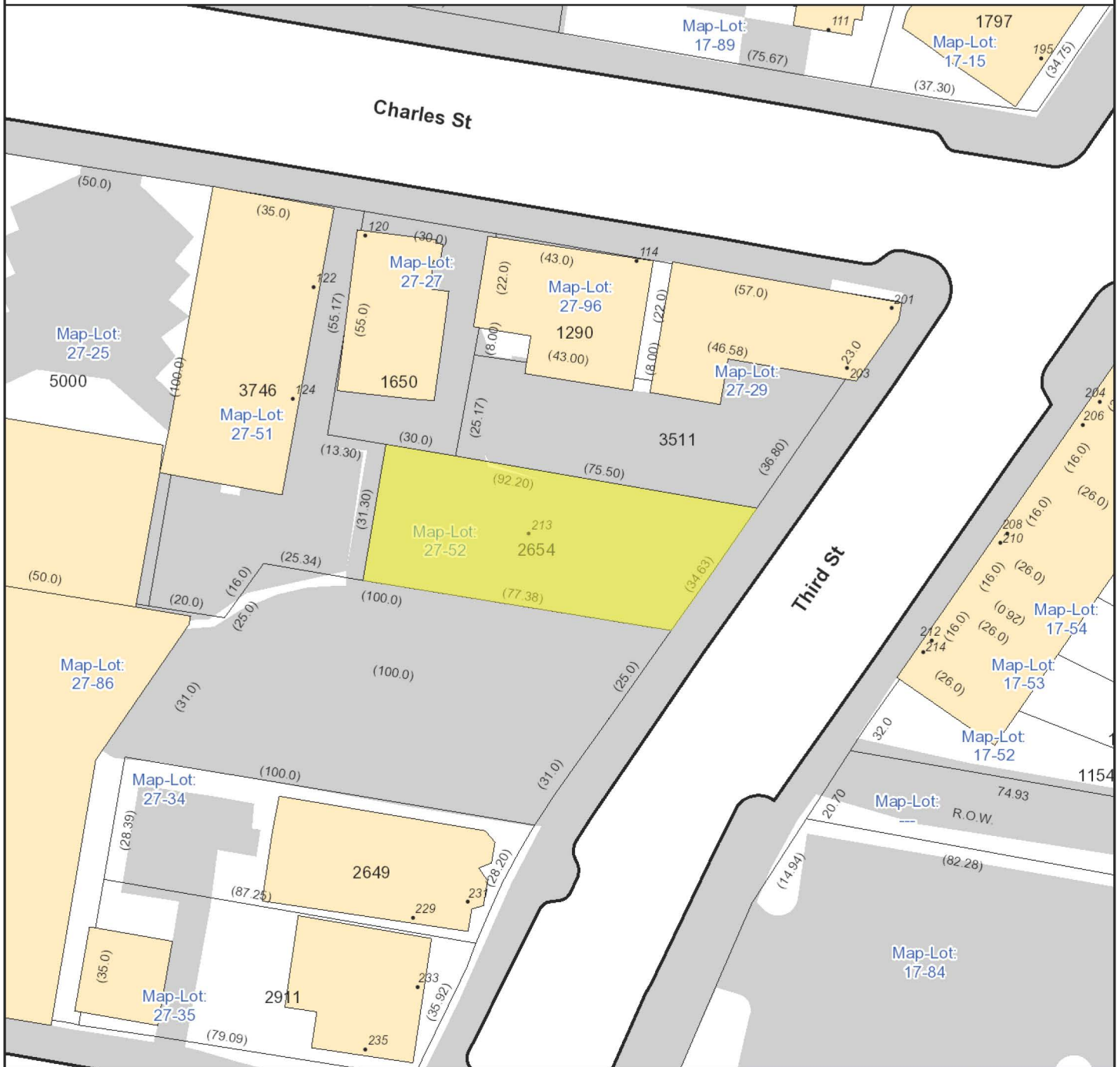
.....1847 house *deed* 500,265 34' ws 3rd 60' s charles n100' s62' 2-st h R>B: ud ½ 570,462 b 1850 (o) Ross Hugh & Boyle James from (o) Munroe E S

.....1848 house *tax* ½ <51: 1 56+\$ w3 third=court : 125 (o) Boyle James

.....½ house *tax* 50>BoyleJ w3 third : court 107 (o) Ross Hugh

.....1854 *Walling map*

.....1947 house razed *permit* 45636 213-219



City of Cambridge
Massachusetts

1" = 35 ft

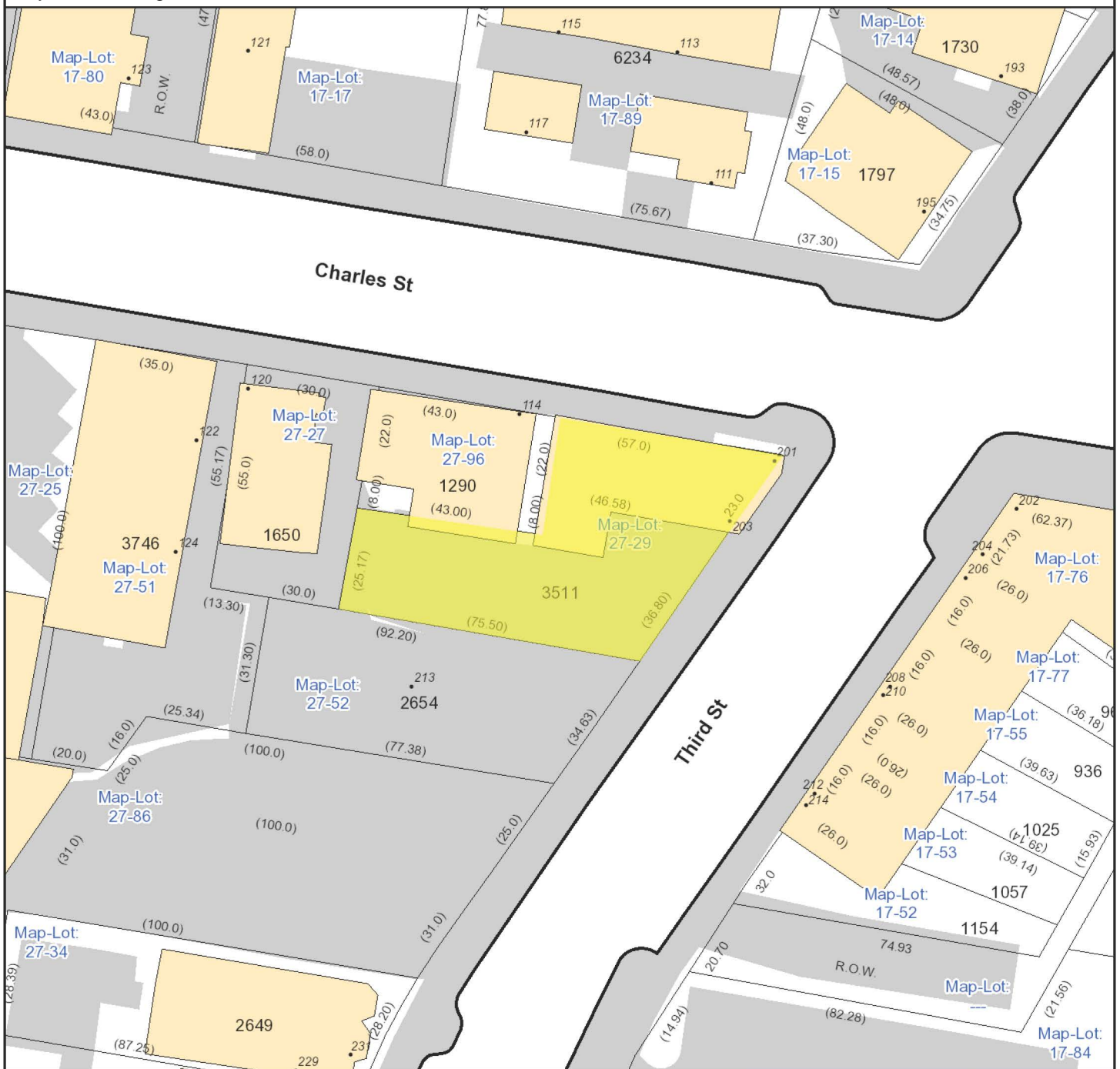
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www.cambridgema.gov/gis



- Adresse
- 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" = 35 ft

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 - Sidewalks
 - Driveways
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 - Other Paved Surface
 - Public Footpath



CITY OF CAMBRIDGE

45636

Loc. 213-219 Third St

Permit No.

Owner: Mary D'Abbraccio

Date: 1. 8. 47

Arch: none given

Cont: Frederick A. D'Abbraccio

Descr. Raze - (Vacant Bldg)

Permit signed by: Frederick A. D'Abbraccio -

35 Flagg St. Cambridge

Contractor changed April 16 '47 to
Richard E. Mello. Tewbury, Mass.\$ 285⁰⁰