



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

BZA APPLICATION FORM

Plan No: BZA-016224-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Lynn Hoefgen, Ruth Harvey & Jan Harvey

PETITIONER'S ADDRESS : 20-22 Haskell Street Cambridge, MA 02140

LOCATION OF PROPERTY : 22 Haskell St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Remove existing common back porch and back stairs to grade.
Construct new common screened porch and back stairs to grade.
Increase existing non-conforming Gross Floor Area and increase existing non-conforming Floor Area Ratio.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Lynn Hoefgen
Ruth Harvey Janice J Harvey
(Petitioner(s) / Owner)

Lynn Hoefgen, Ruth Harvey & Jan Harvey

(Print Name)

Address : 20-22 Haskell Street
Cambridge, MA 02140

Tel. No. : 617-416-5645

E-Mail Address : lwhofgen@comcast.net; ruthlh@comcast.net

Date : April 26, 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 Ruth Harvey
(OWNER)

Address: 22 Haskell St, Cambridge, MA

State that I/We own the property located at 20-22 Haskell St., Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of Lynn W Noefgen,
Ruth L Harvey, Janice T Harvey
Charles E. Harvey (deceased)

*Pursuant to a deed of duly recorded in the date Dec. 28, 1990, Middlesex South

County Registry of Deeds at Book 20938, Page 357; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Ruth L Harvey
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

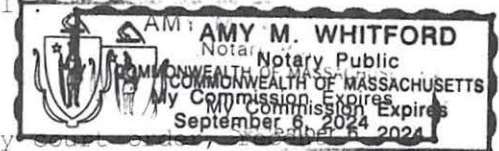
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

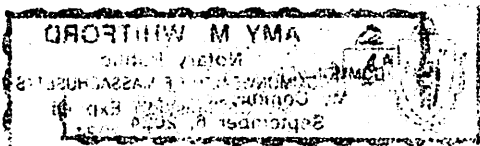
The above-name Ruth Harvey personally appeared before me,
this 6 of March, 2018, and made oath that the above statement is true.

Amy M. Whitford Notary

My commission expires 9/6/24 (Notary Seal)



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



BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Janice T Harvey
(OWNER)

Address: 20 Haskell Street, Cambridge, MA

State that I/We own the property located at 20-22 Haskell Street
which is the subject of this zoning application. Cambridge

The record title of this property is in the name of Lynn W. Hoefgen
Ruth L Harvey, Janice T Harvey
Charles E. Harvey (deceased)

*Pursuant to a deed of duly recorded in the date Dec. 28, 1990 Middlesex South
County Registry of Deeds at Book 20938, Page 357; or

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Book _____ Page _____

Janice T Harvey
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

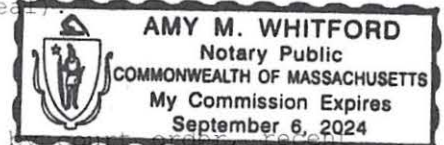
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Commonwealth of Massachusetts, County of Middlesex

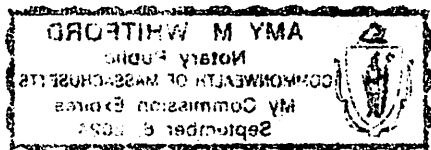
The above-name Janice T. Harvey personally appeared before me,
this 6 of March, 2018, and made oath that the above statement is true.

Amy M. Whitford Notary

My commission expires 9/6/24 (Notary Seal)



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



BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Lynn Hoefgen (OWNER)
Address: 22 Haskell Street, Cambridge, MA 02140

State that I/We own the property located at 2022 Haskell Street.
which is the subject of this zoning application.

The record title of this property is in the name of Lynn W Hoefgen,
Ruth L Harvey, Janice T. Harvey, Ernest Harvey (deceased)

*Pursuant to a deed of duly recorded in the date Dec 28, 1990 Middlesex South
County Registry of Deeds at Book 20938, Page 357; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

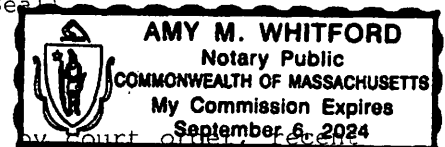
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Commonwealth of Massachusetts, County of Middlesex

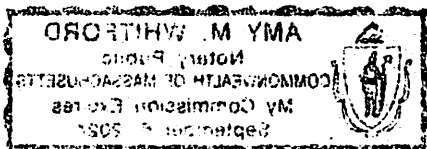
The above-name Lynn Hoefgen personally appeared before me,
this 6 of March, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires 9/6/24 (Notary Seal)



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



BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Frank Dill Architects **PRESENT USE/OCCUPANCY:** Two Family Residence

LOCATION: 22 Haskell St Cambridge, MA **ZONE:** Residence B Zone

PHONE: 857-998-7414 **REQUESTED USE/OCCUPANCY:** Two Family Residence

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3455	3631	2715	(max.)
<u>LOT AREA:</u>		5615	5615	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.615	0.647	0.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2807.5	2807.5	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	55'	55'	50'	(min.)
	DEPTH	118'-10"	118'-10"	100'	
<u>SETBACKS IN FEET:</u>	FRONT	10'-5"	10'-5"	15'-0"	(min.)
	REAR	51'-4"	39'-10"	29'-8 1/2"	(min.)
	LEFT SIDE	18'-0"	15'-6"	12'-6"	(min.)
	RIGHT SIDE	4'-9"	4'-9"	7'-6"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	36'-6"	36'-6"	35'-0"	(max.)
	LENGTH	53'-5"	64'-11"	0	
	WIDTH	31'-4"	34'-9"	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		63%	55%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		2'-8"	2'-8"	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 Outdoor Shed #1 measures approximately 8'-3" x 6'-3".

Existing Outdoor Shed #2 measures approximately 10'-2" x 6'-0".

Construction type for proposed screened porch is wood framing.

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:

The current owners have resided at this property since 1990. Both dwelling units are occupied by members of the same extended family. They are seeking a space to enjoy the outdoors--protected from sun, precipitation, and insects--and large enough to seat frequent gatherings of 10-12 family members. Currently there is no screened porch on the property.

The Hoefgen-Harvey family is committed to their home and neighborhood, and the addition of a screened porch will allow the family to remain in their home longer. As the family ages, they intend to travel less and use their backyard more. They are also seeking a covered place to protect their outdoor furniture, because storing outdoor furniture in the basement or elsewhere has become increasingly difficult as the owners grow older.

Risk from mosquito-borne diseases such as West Nile Virus (WNV) and Eastern Equine Encephalitis (EEE) are highest from May through October, and from dusk until dawn. Periods of highest mosquito risk coincide with the seasons and times the owners would most like to enjoy the outdoors: summers and early fall, and dinners during cooler temperatures after sundown.

The following information was posted online at the Cambridge Public Health Department website (www.cambridgepublichealth.org):

WEST NILE VIRUS (WNV):

On July 13, 2017, a mosquito sample in Cambridge tested positive for West Nile Virus.

On July 17, 2017, the Massachusetts Department of Public Health raised the risk of West Nile Virus infection from "low" to "moderate" in Boston, Belmont, Brookline, Cambridge, Newton, and Watertown.

"We are advising residents to start taking precautions to avoid mosquito bites, such as wearing repellent or protective clothing in the evening, fixing screens, and eliminating standing water on their property," said Claude Jacob, the city's Chief Public Health Officer and director of the Cambridge Public Health Department.

The risk of West Nile Virus, which can be transmitted to humans through the bite of an infected mosquito, typically rises through the summer, peaking in August.

People over 50 are at greatest risk for serious illness from WNV, especially those with weakened immune systems. Ages of the Hoefgen-Harvey household range from 7 to 84, with three occupants over the age of 50.

EASTERN EQUINE ENCEPHALITIS (EEE):

As of October 10, 2017, the Massachusetts Department of Public Health listed Cambridge in the EEE Risk Category of "REMOTE". But even in the "REMOTE" category, repairs to insect screens are recommended as a protective measure.

Currently there are no available vaccines to prevent human infections from either WNV or EEE. Personal protection measures that serve to reduce exposure to mosquitoes and thereby prevent human infection remain the mainstays of prevention.

In Massachusetts over the last ten years, some human EEE cases have occurred outside of the historic area of risk and there have been year-to-year variations in the geographic pattern of disease occurrence. Climate change and warmer seasonal temperatures are expected to increase the risk and expand the range of EEE, and other insect-borne diseases, over time.

Outbreaks of EEE usually occur in Massachusetts every 10-20 years. These outbreaks will typically last two to three years. The most recent outbreak of EEE in Massachusetts began in 2004 and included 13 cases with six fatalities through 2006.

In Massachusetts, about half of the people identified with EEE died from the infection. People who survive this disease will often be permanently disabled. Few people recover completely.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The existing single family residence on the property was constructed in 1891, prior to the adoption of the Cambridge Zoning Ordinance. The residence is currently non-conforming with respect to FAR, front yard setback, and side yard setback. Any modification to FAR requires relief.

The FAR hardship is specific to the property, and not the surrounding district. Adjacent building lots at 8-10 Haskell (6,995 sq ft), 12-14 Haskell (7,130 sq ft), and 16-18 Haskell (6,535 sq ft) have similar street frontage to this property. The owners' lot, however, is chamfered at the rear due to the existing street pattern and Rindge Avenue, and therefore unusually small for this area (5,615 sq ft).

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed screened porch is at the rear of the property, and generally will not be seen by the public. The neighbors living immediately adjacent to the porch at 16-18 Haskell Street--Anne Mock and Chris Chan--have expressed their support, as well as other residents of the neighborhood.

There will be no expansion of enclosed, conditioned space; no increase in the total number of occupants; and no decrease of parking on the property.

This screened porch would be unlikely to be enclosed in the future because it will be common to both dwelling units, and not directly connected to either unit.

The proposed project would increase quality of the housing in the City of Cambridge by improving the livability and appearance of the existing residence.

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

Relief would ease the constraints presented by this particular, nonconforming property without undermining the overall Ordinance intent.

Relief is requested only where necessary. Proposed screened porch otherwise conforms to setback, open space, height, and other zoning requirements. The residential nature of the property will not change.

Relief is requested only to help the existing residence provide the Ordinance intent of providing safe conditions for the occupants to enjoy the outdoors, while respecting the surrounding neighborhood.

Article 1.30 "PURPOSE" of the Cambridge Zoning Ordinance identifies the following desirable purposes: "conserve health", "conserve the value of land and buildings", and "encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development." We believe our proposal satisfies all three of these goals.

*** 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 CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

617 349-6100 2018 MAY -1 AM 11:30

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-1016224-2018

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Lynn Hoefgen, Ruth Harvey & Jan Harvey

PETITIONER'S ADDRESS : 20-22 Haskell Street Cambridge, MA 02140

LOCATION OF PROPERTY : 22 Haskell St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Remove existing common back porch and back stairs to grade.
Construct new common screened porch and back stairs to grade.
Increase existing non-conforming Gross Floor Area and increase existing non-conforming Floor Area Ratio.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Lynn Hoefgen
Ruth Harvey Janice & Harvey
(Petitioner(s) / Owner)

Lynn Hoefgen, Ruth Harvey & Jan Harvey

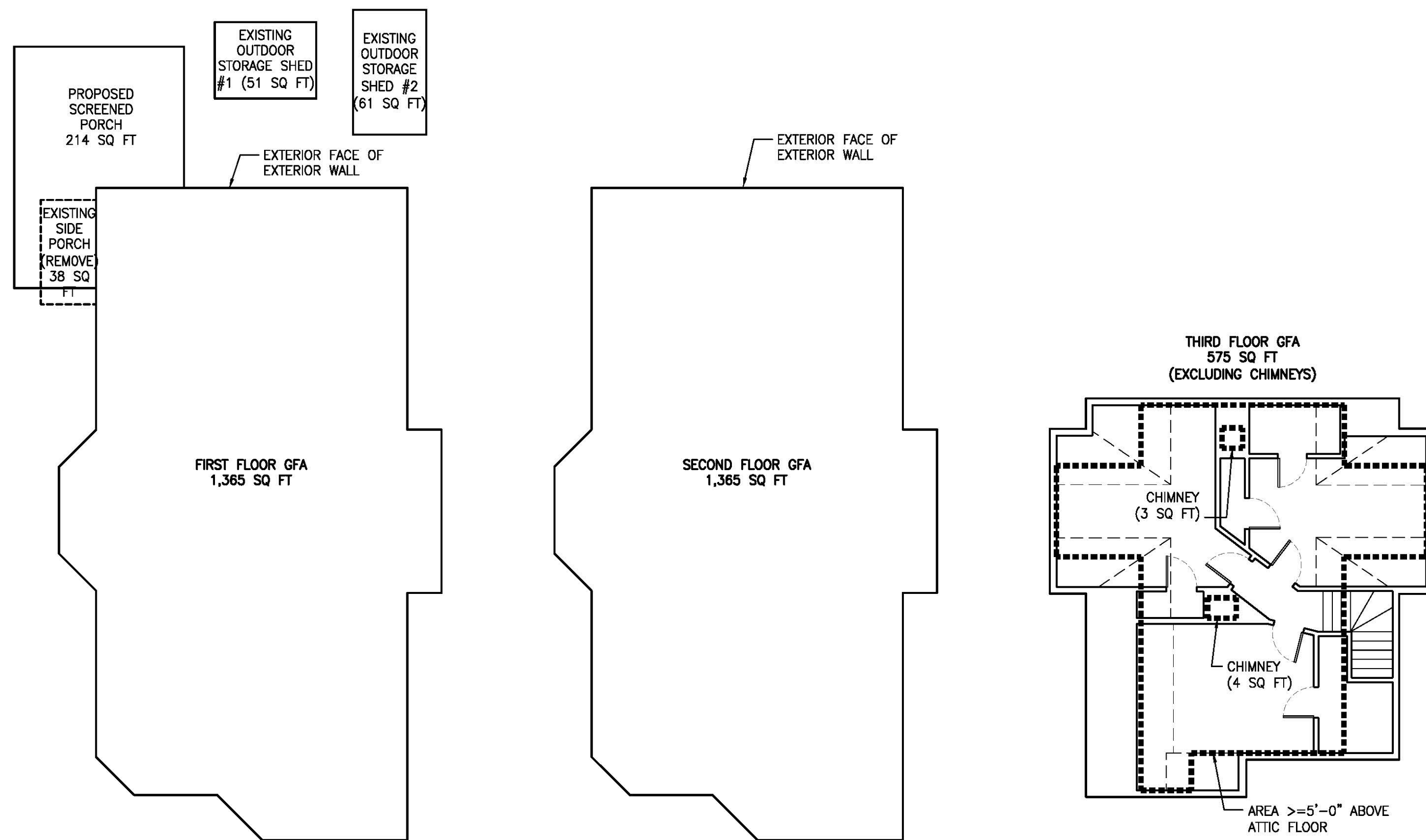
(Print Name)

Address : 20-22 Haskell Street
Cambridge, MA 02140

Tel. No. : 617-416-5645

E-Mail Address : lwhoefgen@comcast.net; ruthlh@comcast.net

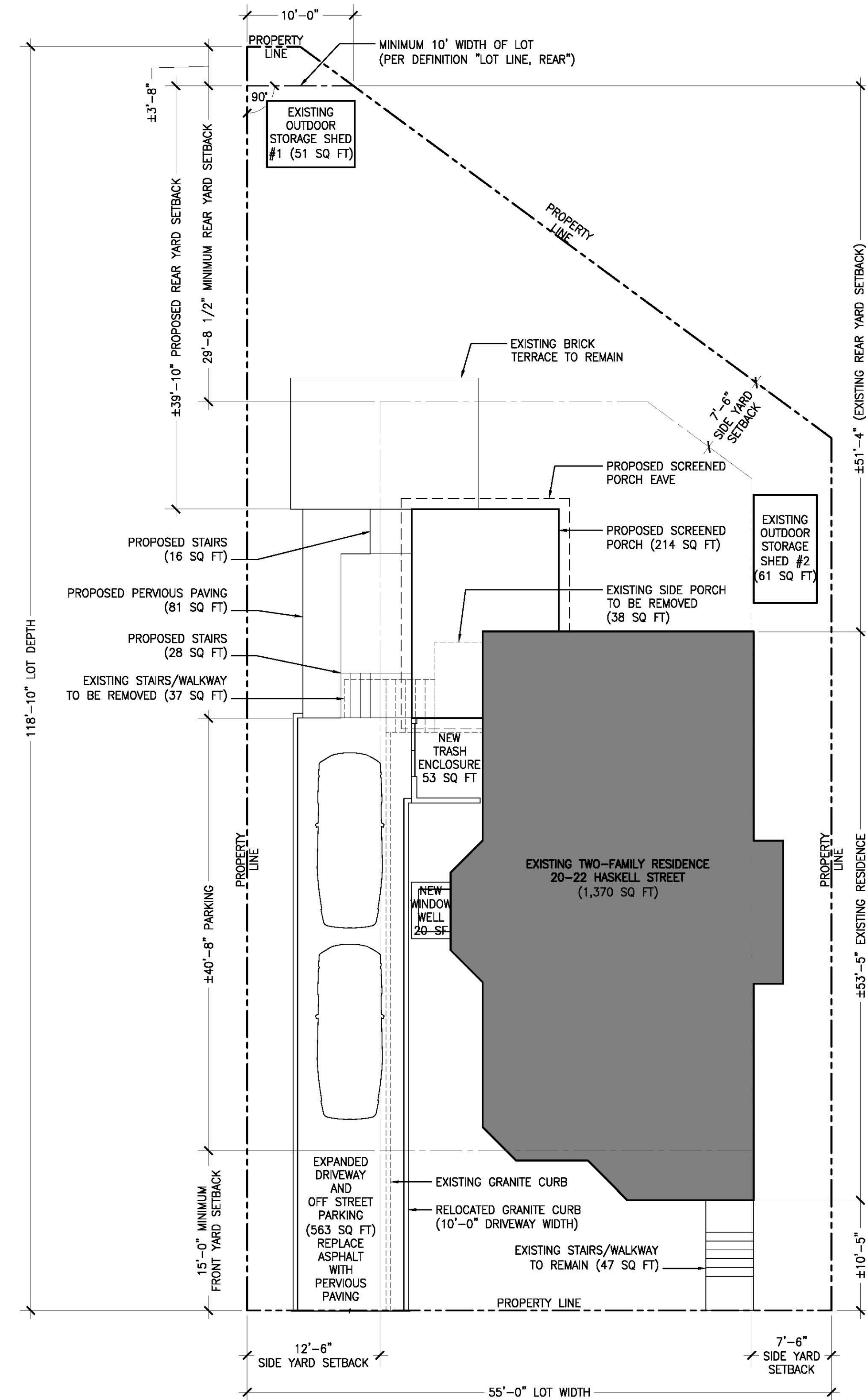
Date : April 26, 2018



1 GROSS FLOOR AREA DIAGRAMS
SCALE: 1/8" = 1'-0"



ZONING SUMMARY DISTRICT: RESIDENCE B	EXISTING	ALLOWED OR REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	5,615	5,000 MINIMUM	5,615
LOT WIDTH (FEET)	55	50 MINIMUM	55
TOTAL DWELLING UNITS	2	2 MAXIMUM	2
LOT AREA PER DWELLING UNIT (SQUARE FEET)	2,807.5	2,500 MINIMUM	2,807.5
FLOOR AREA RATIO (G.F.A. / LOT AREA)	0.615	0.50 (0.35 FOR LOT AREA $> 5,000$ SQ FT)	0.647
GROSS FLOOR AREA (SQUARE FEET)	3,455	$5,000 \text{ SQ FT} \times 0.50 = 2,500$ $615 \text{ SQ FT} \times 0.35 = 215$ 2,715 MAXIMUM	3,631
FRONT YARD	$\pm 10'-5"$	15'-0" MINIMUM	$\pm 10'-5"$
SIDE YARD (SOUTH)	$\pm 4'-9"$	7'-6" MINIMUM	$\pm 4'-9"$
SIDE YARD (NORTH/DRIVEWAY)	$\pm 18'-0"$	12'-6" MINIMUM (SUM 20'-0")	15'-6"
REAR YARD	$\pm 51'-4"$	29'-8 1/2" MINIMUM (25'-0" + 18'-10"/4)	$\pm 39'-10"$
HEIGHT (FEET)	$\pm 36'-6"$	35'-0"	$\pm 36'-6"$
PRIVATE OPEN SPACE (SQUARE FEET)	3,572	2,246 MINIMUM	3,111
PRIVATE OPEN SPACE (% OF LOT AREA)	63%	40% MINIMUM	55%
OFF-STREET AUTOMOBILE SPACES	2 (TANDEM)	2 (1 PER UNIT)	2 (TANDEM)
BICYCLE PARKING SPACES	0	0	0



2 ZONING DIAGRAM
SCALE: 1/8" = 1'-0"



HOEFGEN-HARVEY RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

FRANK DILL ARCHITECTS
185 CRESCENT STREET SUITE #103
WALTHAM, MA 02453 - 3470
TELEPHONE 857 - 998 - 7414
EMAIL frank@frankdillarchitects.com
WWW.FRANKDILLARCHITECTS.COM

4.23.2018 VARIANCE APPLICATION
DATE DESCRIPTION

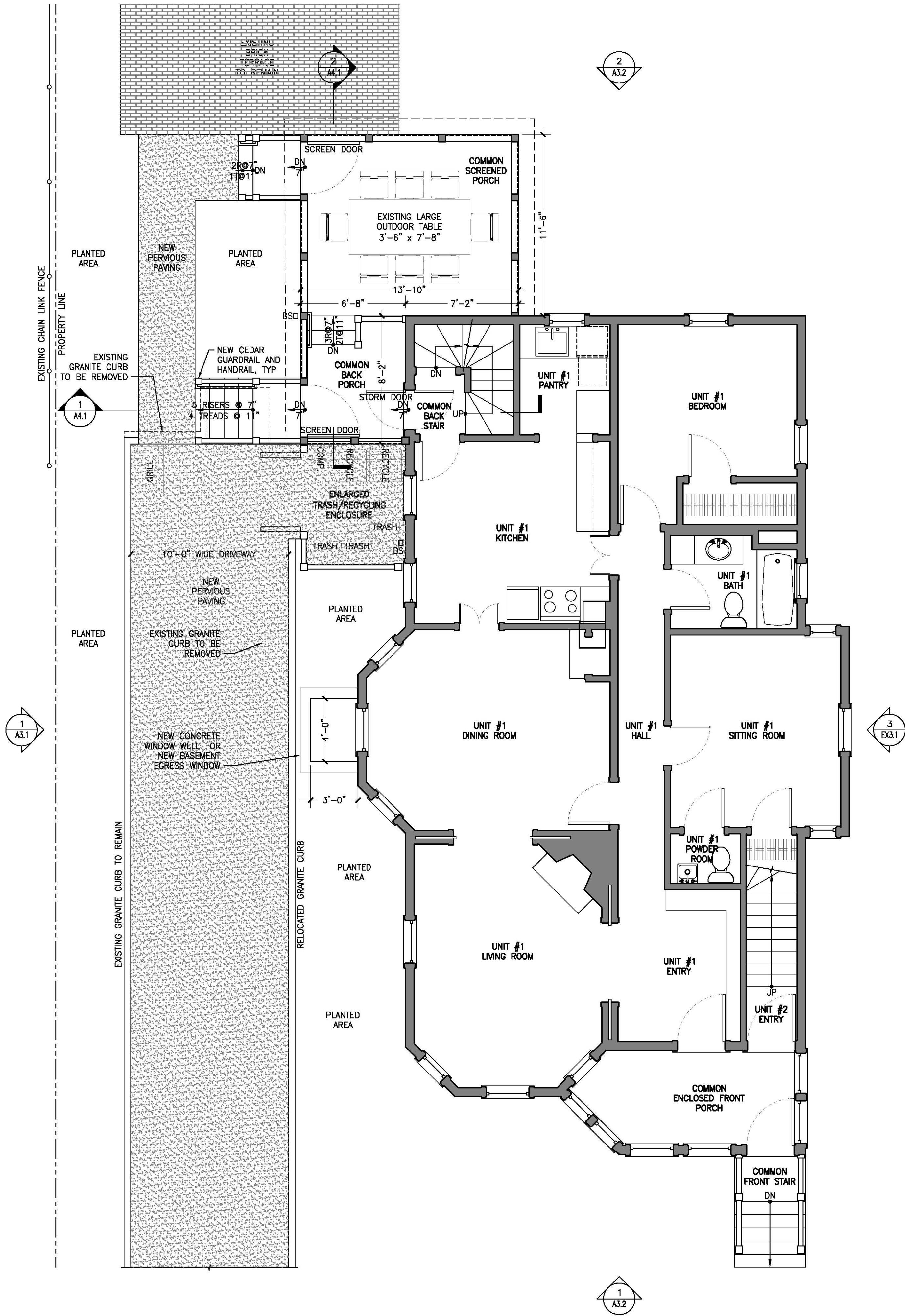
ZONING DIAGRAMS
ZONING SUMMARY

A1.1

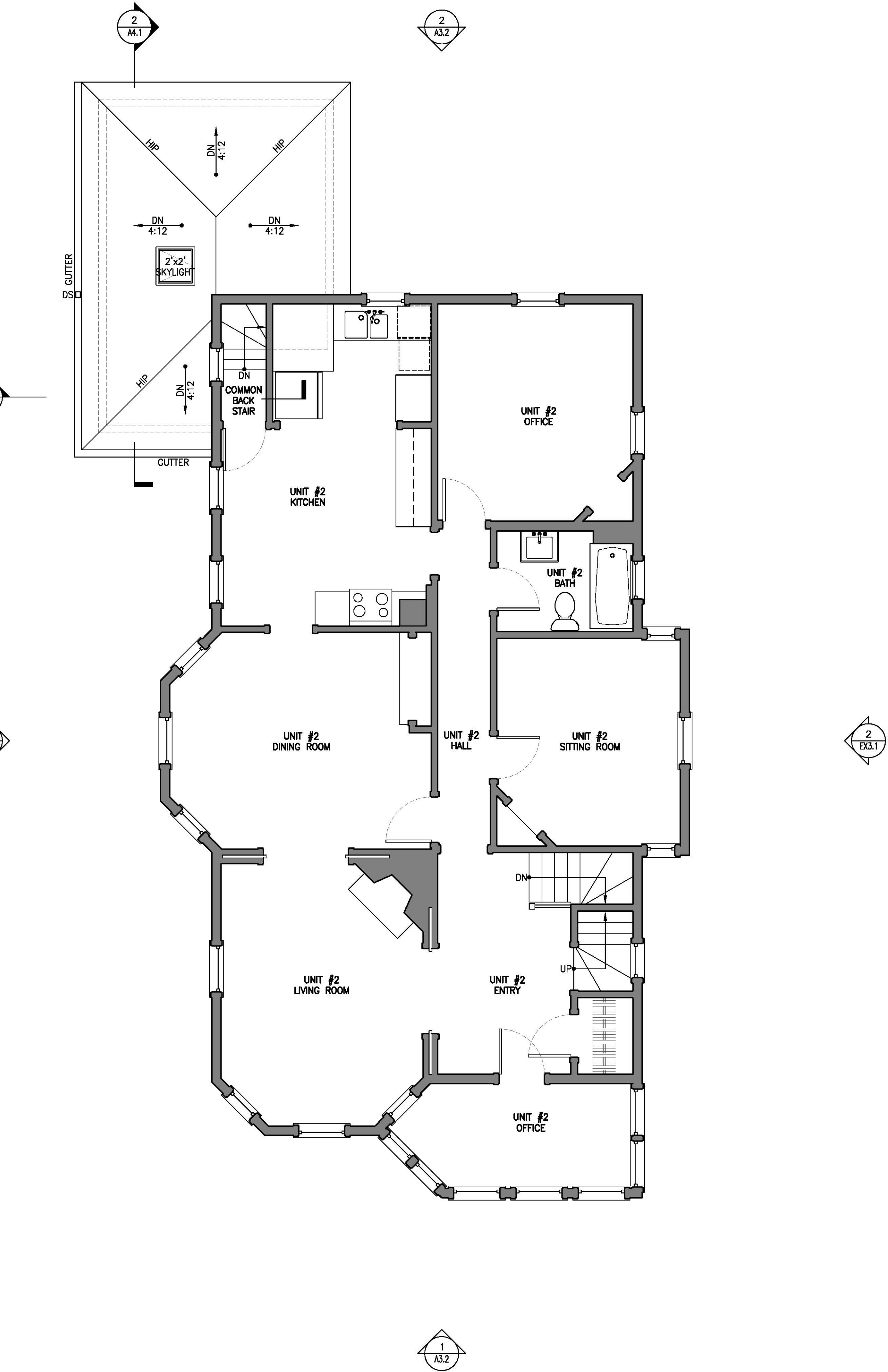
HOEFGEN-
H A R V E Y
RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

FRANK DILL ARCHITECTS
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WALTHAM, MA 02453 - 3470
TELEPHONE · 857 - 998 - 7414
EMAIL · frank@frankdillarchitects.com
WWW.FRANKDILLARCHITECTS.COM



1 FIRST FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



DATE	DESCRIPTION
4.23.2018	VARIANCE APPLICATION

FIRST & SECOND
FLOOR PLANS
PROPOSED

A2.1

HOEFGEN-
HARVEY
RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

FRANK DILL ARCHITECTS
185 CRESCENT STREET SUITE #103
WALTHAM, MA 02453 - 3470
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4.23.2018 VARIANCE APPLICATION	
DATE	DESCRIPTION

EXTERIOR
ELEVATIONS
PROPOSED

A3.1

HOEFGEN- HARVEY RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

FRANK DILL ARCHITECTS
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WALTHAM, MA 02453 - 3470
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4.23.2018 VARIANCE APPLICATION	
DATE	DESCRIPTION

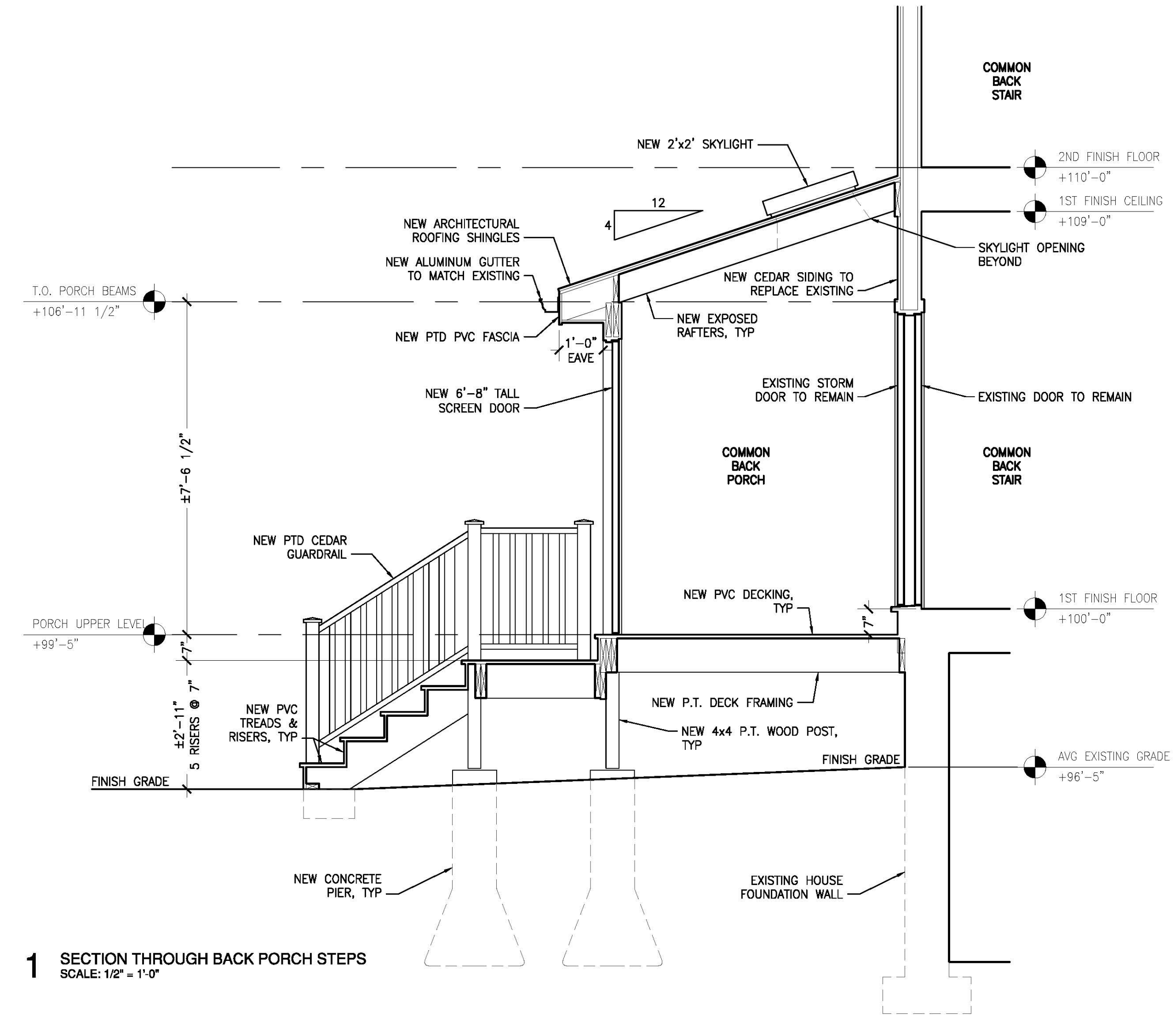
EXTERIOR
ELEVATIONS
PROPOSED

A3.2

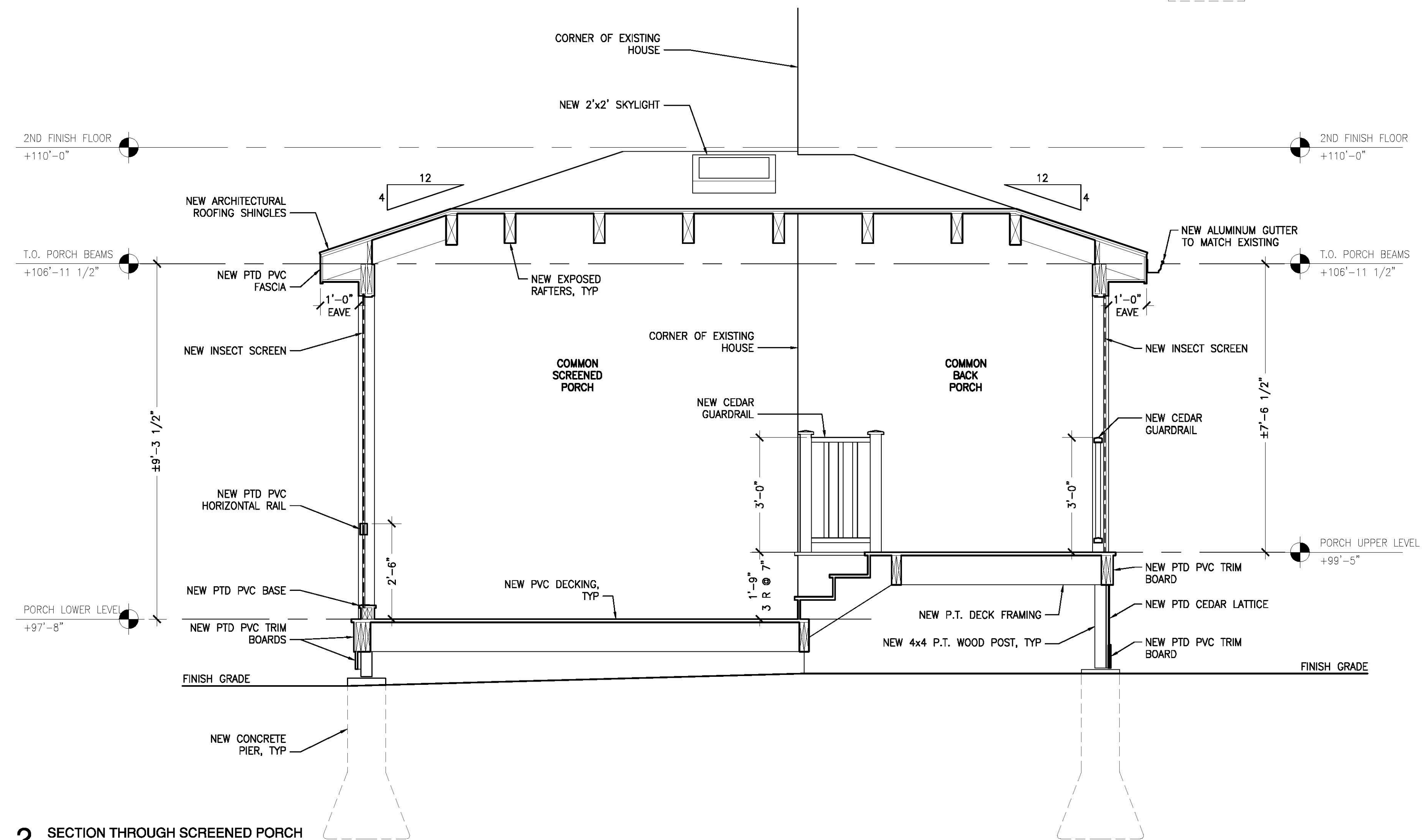
HOEFGEN-HARVEY RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

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1 SECTION THROUGH BACK PORCH STEPS
SCALE: 1/2" = 1'-0"



2 SECTION THROUGH SCREENED PORCH
SCALE: 1/2" = 1'-0"

4.23.2018 VARIANCE APPLICATION
DATE DESCRIPTION

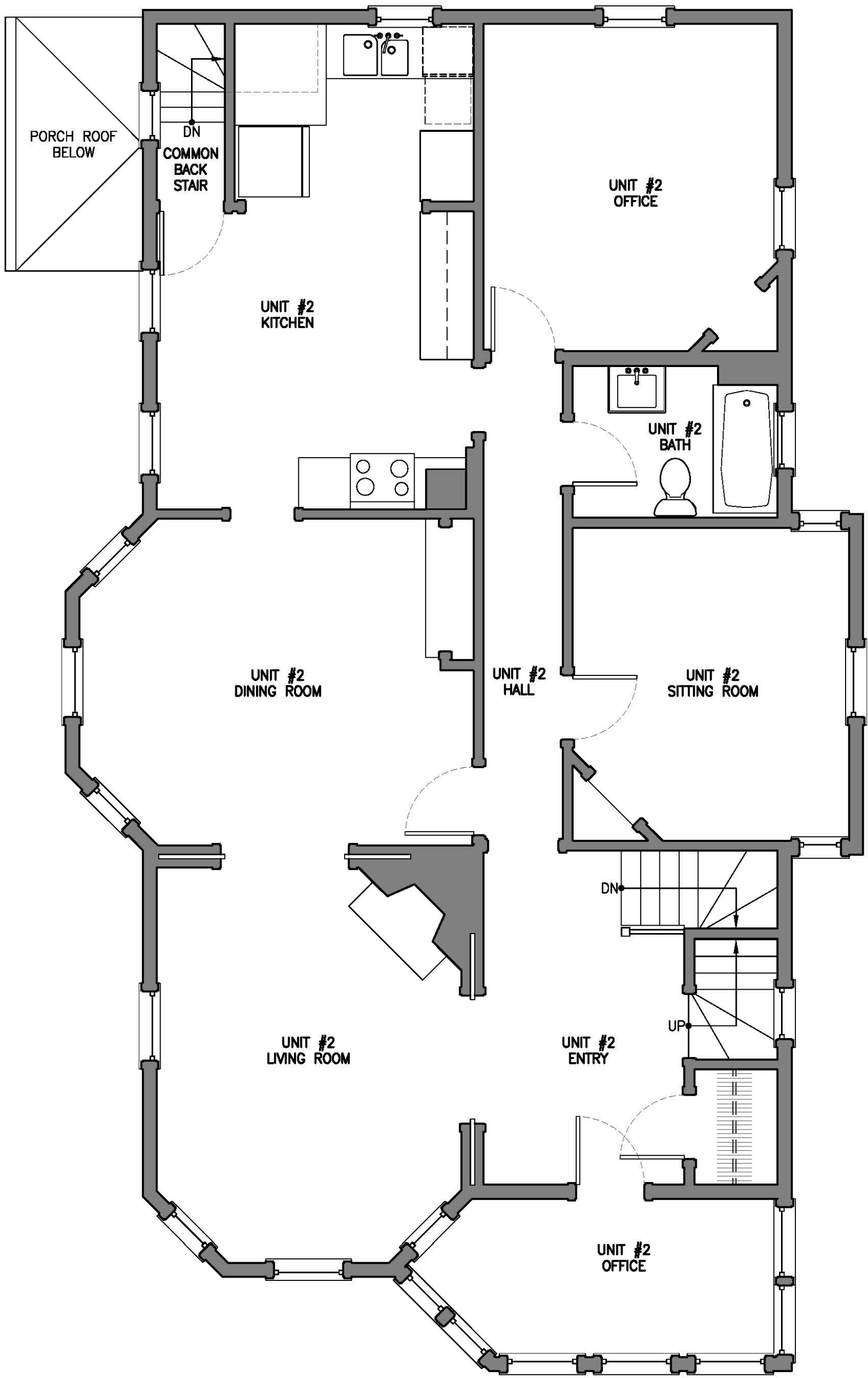
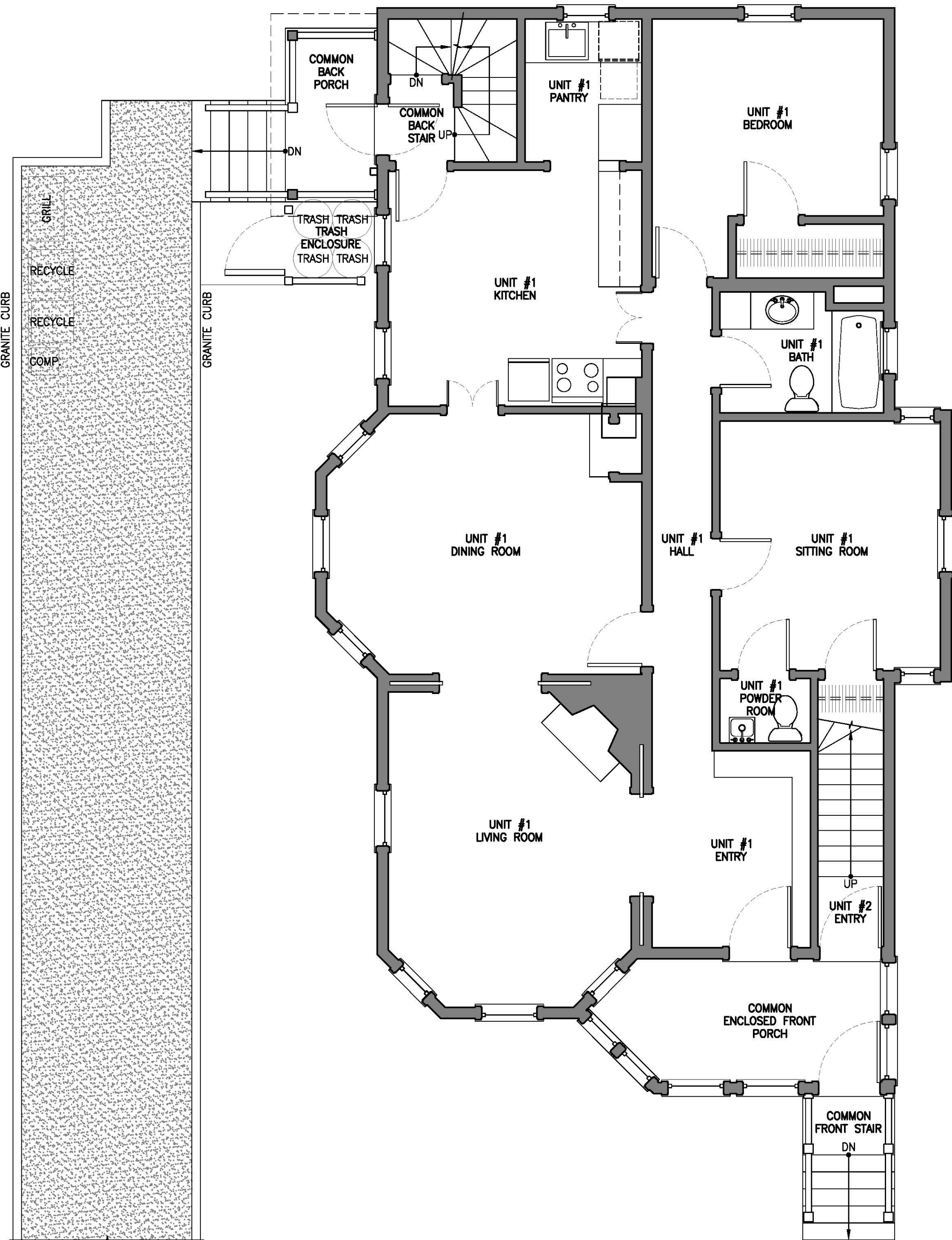
BUILDING
SECTIONS
PROPOSED

A4.1

HOEFGEN-
HARVEY
RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

FRANK DILL ARCHITECTS
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1 FIRST FLOOR PLAN: EXISTING
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN: EXISTING
SCALE: 1/4" = 1'-0"



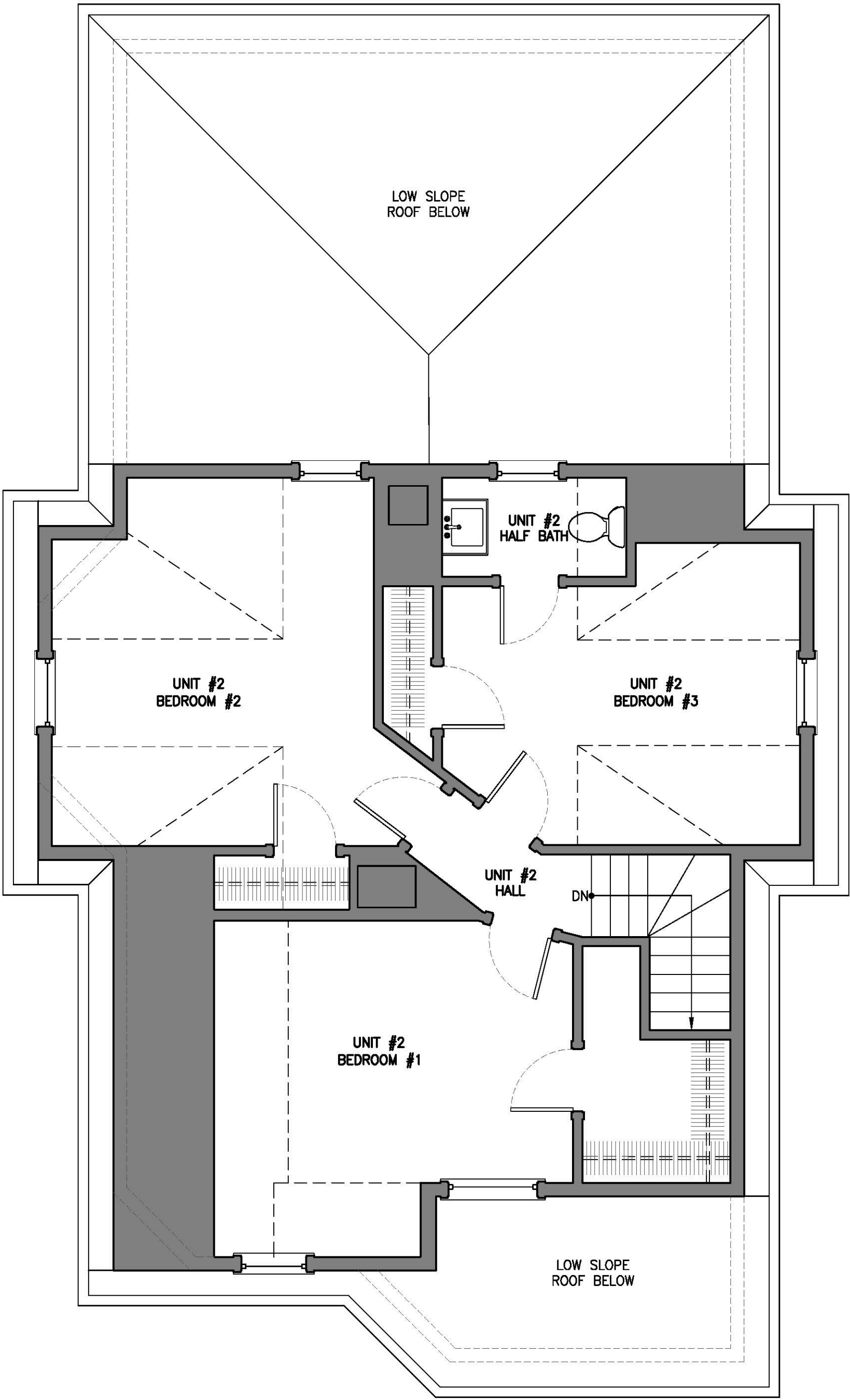
FIRST & SECOND
FLOOR PLANS
EXISTING

EX2.1

HOEFGEN-
H A R V E Y
RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

FRANK DILL ARCHITECTS
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EMAIL · frank@frankdillarchitects.com
WWW.FRANKDILLARCHITECTS.COM



1 THIRD FLOOR PLAN: EXISTING
SCALE: 1/4" = 1'-0"



THIRD
FLOOR PLAN
EXISTING

EX2.2

HOEFGEN-
HARVEY
RESIDENCE

20 - 22 HASKELL STREET
CAMBRIDGE, MASSACHUSETTS

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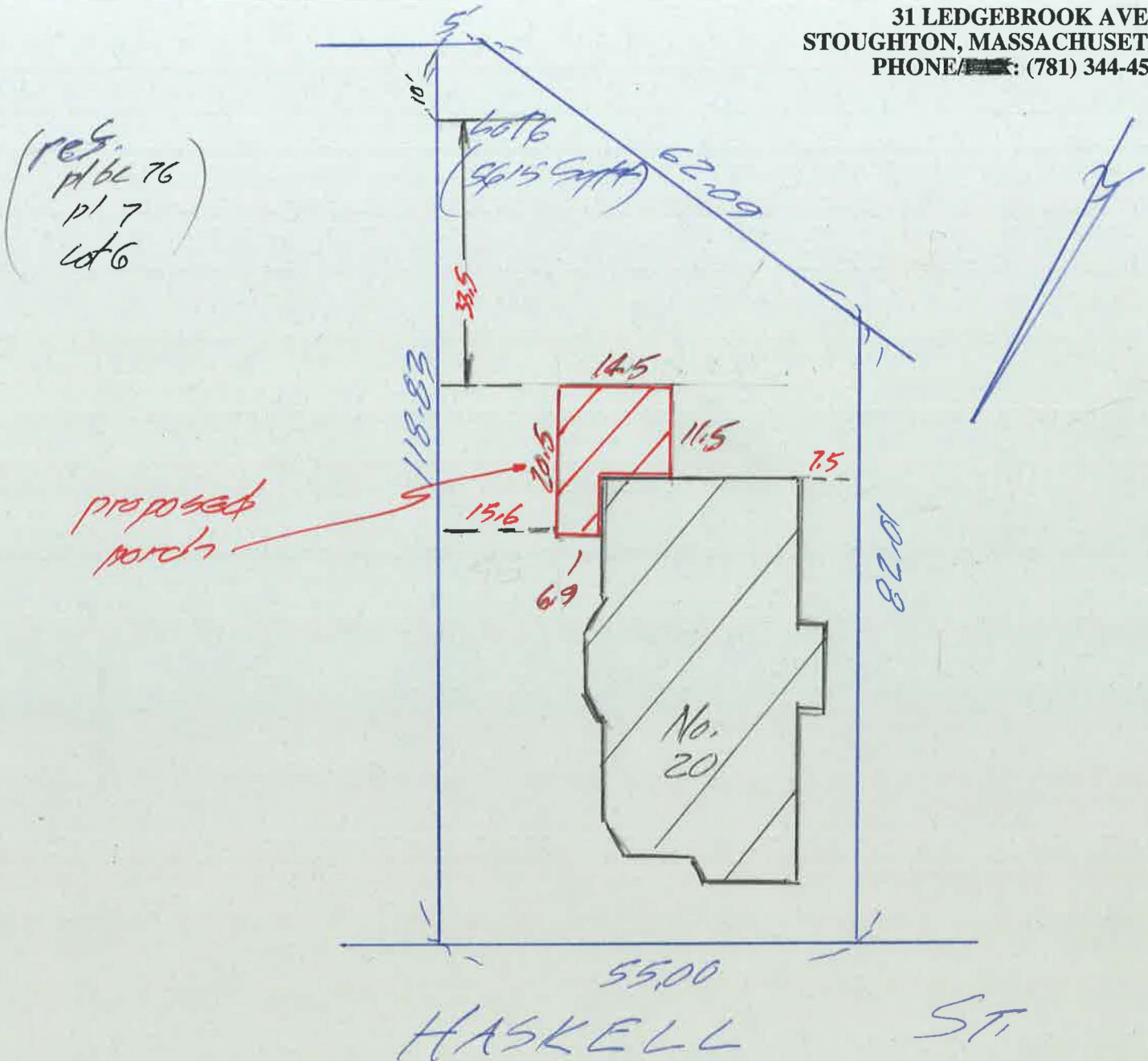
4.23.2018	VARIANCE APPLICATION
DATE	DESCRIPTION

EXTERIOR
ELEVATIONS
EXISTING

EX3.1

ANTONINO LAND SURVEYORS, INC.

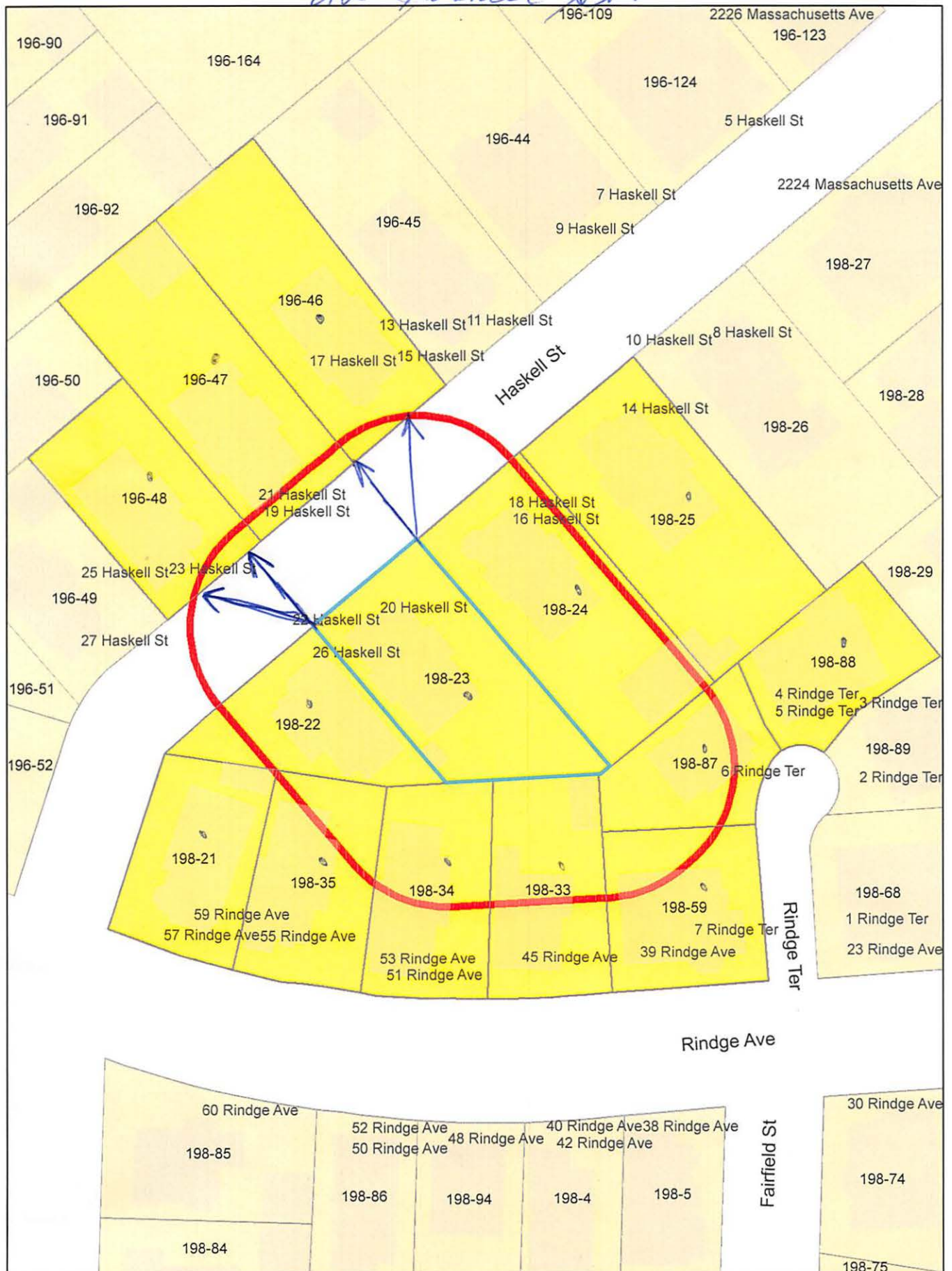
31 LEDGEBROOK AVE.
STOUGHTON, MASSACHUSETTS 02072
PHONE/FAX: (781) 344-4550



ADDITION PLAN
No. 20 HASKELL ST.
CAMBRIDGE, MASS.
Scale: 1" = 20.5'
July 13, 2017



22 Haskell St.



22 Haskell St.

Petitioner

196-46
BEER, KATHERINE
17 HASKELL STREET UNIT #1
CAMBRIDGE, MA 02140

196-46
PINGITORE, LOUIS H. &
OKSANA DEINAK-PINGITORE
15-17 HASKELL ST. UNIT#2
CAMBRIDGE, MA 02140

198-23
HOEFGEN, LYNN W., RUTH L. HARVEY,
CHARLES E. HARVEY & JANICE T. HARVEY
22 HASKELL ST.
CAMBRIDGE, MA 02140

196-48
BEGLEY, LUKE A. & RACHELLE M. BEGLEY
TRUSTEES, THE BEGLEY FAM LIV TRS
25 HASKELL ST
CAMBRIDGE, MA 02140

198-21
YAU, SHING TUNG
C/O IP PROPERTIES LLC
70 FRANCIS AVE
CAMBRIDGE, MA 02138

198-22
MORRISSEY, MICHAEL A.
38 PARK AVE
CAMBRIDGE, MA 02138

196-47
GRUNBERG, JUDITH BARKER
C/O PETERSON, ALAN N. & CATHERINE PETERS
19 HASKELL ST
CAMBRIDGE, MA 02140

198-24
CHAN, CHRISTOPHER T. & ANNE MOCK CHAN
18 HASKELL ST.
CAMBRIDGE, MA 02140

198-25
HANNA, MEGAN
12-14 HASKELL ST
CAMBRIDGE, MA 02140

198-33
MARK, FRANK & LYDIA M. LOWE
45 RINDGE AVE.
CAMBRIDGE, MA 02140

198-34
LI, HONGYING & YANG HUA LIU
86 ARBORWAY
JAMAICA PLAIN, MA 02130

198-35
DALEY, WILLIAM E. JR. &
PATRICIA C. A LIFE ESTATE
57 RINDGE AVE
CAMBRIDGE, MA 02140

198-59
MAHONEY, HANNAH &
CITY OF CAMBRIDGE TAX TITLE
7 RINDGE TERR., UNIT 1
CAMBRIDGE, MA 02140

198-59
HIRSCHI, THOMAS R. & JANE R. SMILIE
7 RINDGE TERR., UNIT #2
CAMBRIDGE, MA 02140

198-87
FRUCHTMAN, SHIRA & ROBERT E. PRIMMER
6 RINDGE TERRACE
CAMBRIDGE, MA 02140

198-88
CLARK, CAROLINE
4-5 RINDGE TERRACE
CAMBRIDGE, MA 02140



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

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

Jurisdiction Advice

To the Owner of Property at 22 Haskell Street

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

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

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

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

CHC staff initials SLB

Date April 26, 2018

Received by Uploaded to Energov

Date April 26, 2018

Relationship to project BZA 16224-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is CHRIS CHAN + ANNIE Mock and I am the owner and current resident of the property located at 16-18 HASKELL in Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan Harvey--met with me recently and presented their drawings for the construction of a screened porch of approximately 230 square feet at the rear of their existing residence.

I have no objection to the construction of the proposed screened porch, and support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,



CHRIS CHAN + ANNIE Mock (Abutter Name)

16-18 HASKELL ST (Abutter Street Address)

4/7/18 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is MICHAEL MORRISSEY and I am the owner and
current resident of the property located at 24-26 HASKELL in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Michael Morrissey (Abutter Name)
24-26 HASKELL ST. (Abutter Street Address)
03/12/18 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street


To Whom It May Concern:

My name is Maureen O'Sullivan and I am the owner and current resident of the property located at 67 Rindge Avenue in Cambridge.

I am advised that my neighbors at 20-22 Haskell Street, Lynn Hoefgen, Ruth Harvey and Jan Harvey plan the construction of a screened porch of approximately 230 square feet at the rear of their existing residence. I have reviewed the architectural drawings.

I have no objection to the construction of the proposed screened porch, and support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,



67 Rindge Ave, Cambridge 02140 (67 Rindge Avenue))
Jan. 3, 2018 (January 3, 2018)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is X HONG YING LI and I am the owner and
current resident of the property located at 51 Rindge Avenue in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Hongying Li

X HONG YING LI (Abutter Name)

51 Rindge Avenue (Abutter Street Address)

X 3/19/2018 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is Patricia C. Daley and I am the owner and
current resident of the property located at 67 Rindge Ave in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Patricia C. Daley (Abutter Name)
67 Rindge Ave (Abutter Street Address)
March 12, 2018 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is ROBERT PRUMMER and I am the owner and current resident of the property located at 6 RINDGE TER in Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan Harvey--met with me recently and presented their drawings for the construction of a screened porch of approximately 230 square feet at the rear of their existing residence.

I have no objection to the construction of the proposed screened porch, and support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,



ROBERT E PRUMMER (Abutter Name)
6 RINDGE TER (Abutter Street Address)
2.6.2018 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is Alan Peterson and I am the owner and
current resident of the property located at 19 Haskell St in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Alan Peterson (Abutter Name)

19 Haskell St (Abutter Street Address)

3 - 6 - 2018 (Date)



Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is Hannah Mahoney and I am the owner and current resident of the property located at 7 Rindge Terrace in Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan Harvey--met with me recently and presented their drawings for the construction of a screened porch of approximately 230 square feet at the rear of their existing residence.

I have no objection to the construction of the proposed screened porch, and support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Hannah Mahoney

Hannah Mahoney (Abutter Name)

7 Rindge Terrace (Abutter Street Address)

3/18/18 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is Jane Hirschi and I am the owner and
current resident of the property located at 39 Rindge Ave in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Jane Hirschi Jane Hirschi (Abutter Name)
39 Rindge Ave (Abutter Street Address)
March 18, 2018 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

To Whom It May Concern:

My name is FRANK MARK and I am the owner and
current resident of the property located at 45 RINDGE AVE in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely, Frank Mark

FRANK MARK (Abutter Name)

45 RINDGE AVE (Abutter Street Address)

MARCH 19, 2018 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

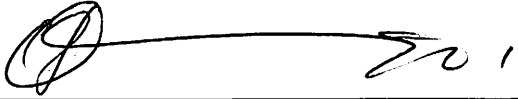
To Whom It May Concern:

My name is OKSANA DEJANU and I am the owner and current resident of the property located at 15 Haskell St. in Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan Harvey--met with me recently and presented their drawings for the construction of a screened porch of approximately 230 square feet at the rear of their existing residence.

I have no objection to the construction of the proposed screened porch, and support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

 (Abutter Name)
15 Haskell Street. (Abutter Street Address)
4/21/18. (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

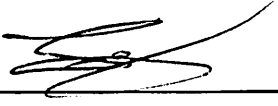
To Whom It May Concern:

My name is Luke + Rachelle Begley and I am the owner and current resident of the property located at 25 Haskell St. in Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan Harvey--met with me recently and presented their drawings for the construction of a screened porch of approximately 230 square feet at the rear of their existing residence.

I have no objection to the construction of the proposed screened porch, and support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,

Luke Begley  (Abutter Name)
25 Haskell St. (Abutter Street Address)
4/21/2018 (Date)

Board of Zoning Appeal
Inspectional Services Department
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Statement of Support
Proposed Screened Porch
20-22 Haskell Street

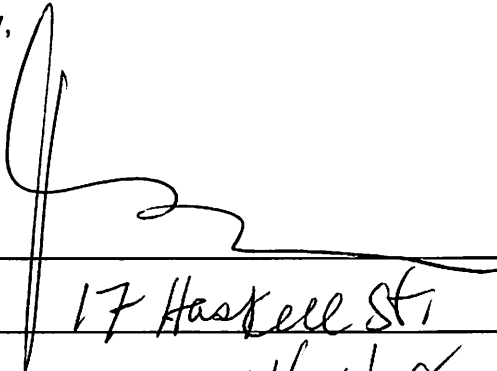
To Whom It May Concern:

My name is Katherine Beer and I am the owner and
current resident of the property located at 17 Haskell St. in
Cambridge.

My neighbors at 20-22 Haskell Street--Lynn Hoefgen, Ruth Harvey and Jan
Harvey--met with me recently and presented their drawings for the construction
of a screened porch of approximately 230 square feet at the rear of their existing
residence.

I have no objection to the construction of the proposed screened porch, and
support their petition for a variance to the Cambridge Board of Zoning Appeal.

Sincerely,



17 Haskell St.
4/21/18

(Abutter Name)

(Abutter Street Address)

(Date)