

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Andrew Schulert & Joy Lucas

PETITIONER'S ADDRESS: 23 Lee Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 23 Lee Street, Cambridge, MA 02139

TYPE OF OCCUPANCY: Single Family Residence ZONING DISTRICT: C-1

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special Permit: To construct new porch roof at existing rear side door to provide additional shelter

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section Section 5.31 (Table of Dimensional Requirements)

Article 8 Section Section 8.22.1f

Article 8 Section Section 8.22.2c

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Andrew Schulert & Joy Lucas
(Petitioner(s)/Owner)
Andrew Schulert & Joy Lucas
(Print Name)

Address: 23 Lee Street

Cambridge, MA 02139

Tel. No.: 617-491-0984

E-Mail Address: andrew@schulert.org

Date: 10/5/17

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

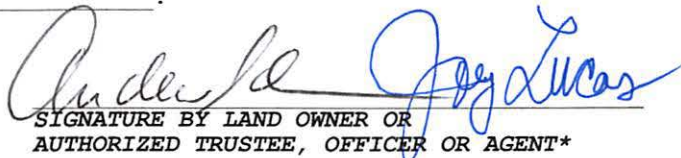
I/We Andrew Schuler & Joy Lucas
(OWNER)

Address: 23 Lee Street, Cambridge, MA 02139

State that I/We own the property located at 23 Lee Street, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Andrew Schuler & Joy Lucas

*Pursuant to a deed of duly recorded in the date 11/10/2000, Middlesex South
County Registry of Deeds at Book 14951, Page 242; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

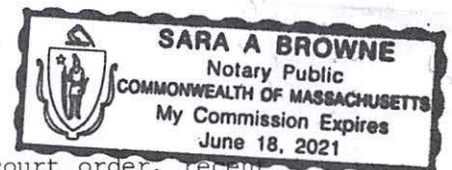
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Joy Lucas
Andrew Schuler personally appeared before me,
this 5 of October, 2017, and made oath that the above statement is true.

Sara A. Browne Notary

My commission expires June 18, 2021 (Notary Seal).



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



SARA A BROWNE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 18, 2021



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 23 Lee Street (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
Under Article 8, Section 8.22.1f and 8.22.2c, the proposed porch roof addition area will exceed a 10% increase but will not exceed a 25% increase since the structure first became nonconforming. The proposed porch roof addition will not further violate the dimensional requirements of Article 5, or the parking requirements of Article 6.*
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
There will be no changes to existing traffic patterns or parking spaces; therefore there will be no change in established neighborhood character.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
There will be no changes affecting adjacent uses.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The small porch roof addition over an existing un-protected porch will actually enhance the safety of the occupants, and reduce a hazardous condition.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The porch roof addition is a rear porch on the southwest corner of the structure, and does not have any bearing on the district or adjoining district.

(ATTACHMENT B - PAGE 6)

* See Attachment C - Explanation of area calculation since the structure first became non-conforming.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Andrew Schuler PRESENT USE/OCCUPANCY: Single-family Residence

LOCATION: 23 Lee Street, Cambridge, MA ZONE: C-1

PHONE: 617-491-0984 REQUESTED USE/OCCUPANCY: Single-family Residence

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>4,099 sf *</u>	<u>5,024 sf *</u>	<u>6,269 sf</u>	(max.)
LOT AREA:	<u>8,358 sf</u>			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.402</u>	<u>.405</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>8,358 sf</u>	<u>8,358 sf</u>	<u>1,800 sf</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>58.34' (front)</u>	<u>58.13' (rear)</u>	<u>50'</u>	(min.)
DEPTH	<u>141.1' (north)</u>	<u>145.66' (south)</u>		
Setbacks in Feet:				
FRONT	<u>21'-6"</u>	<u>21'-6"</u>	<u>15.9'</u>	(min.)
REAR	<u>51'-9"</u>	<u>51'-9"</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>22'-10"</u>	<u>20'-4"</u>	<u>20'</u>	(min.)
RIGHT SIDE	<u>3'-4"</u>	<u>3'-4"</u>	<u>20'</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>38'-0"</u>	<u>38'-0"</u>	<u>35'</u>	(max.)
LENGTH	<u>72'-10"</u>	<u>72'-10"</u>		
WIDTH	<u>33'-3"</u>	<u>34'-0"</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>36.9%</u>	<u>36.9%</u>	<u>15%</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>6</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>1/6</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>29'-0"</u>	<u>29'-0"</u>	<u>10'-0"</u>	(min.)

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

Wood frame 2-car garage

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'.

* See Attachment C - Explanation of area calculation since the structure first became non-conforming.

ATTACHMENT C

September 30, 2017

Re: 23 Lee Street – Porch Roof Project**Explanation of area calculation since the structure first became non-conforming***Project Description*

23 Lee Street had one major addition in 2001. The current application for a 25sf porch roof will be added to the 2001 addition to determine the percent increase since the structure first became non-conforming.

Zoning Issues

The 2001 Variance Dimensional Information included basement space over 7' high. Under Article 2, Definitions, "Gross Floor Area shall not include: (15) Any basement or cellar space in any single-family or two-family home."

Therefore this application includes a correction to the area calculation as follows:

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Percent Increase</u>
<u>2001 Variance</u>			
Including basement:	4,437sf	4,990sf	12.5%
Excluding basement:	3,364sf	4,099sf	21.9%
<u>2017 Special Permit</u>			
Excluding basement:	4,099sf	4,124sf	
<u>Cumulative:</u>			
Excluding basement:	3,364sf	4,124sf	22.6%

Note:

A new professional survey was completed in 2017 (see attached). Some dimensions have been up-dated per the new survey. The changes are minor and do not adversely impact the required setbacks.

BZA APPLICATION FORM

GENERAL INFORMATION

2017 OCT 12 PM 3:07

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Appeal: _____

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Original Signature(s):

Andrew Schulert & Joy Lucas
(Petitioner(s)/Owner)

Andrew Schulert & Joy Lucas
(Print Name)

Address: 23 Lee Street

Cambridge, MA 02139

Tel. No.: 617-491-0984

E-Mail Address: andrew@schulert.org

Date: 10/5/17

23 Lee St.

Petitioner

117-5
GREENBERG, STEVEN & AVRA GOLDMAN
106 HANCOCK ST #1
CAMBRIDGE, MA 02139

117-5
BALDWIN, BLAIR F. JR & LINDSAY HYDE
102 HANCOCK ST., UNIT #3
CAMBRIDGE, MA 02139

LEVEL & PLUMB CONSTRUCTION
C/O GARY IREDELL
7 JASPER ST. #3
SOMERVILLE, MA 02145

117-5
ROMAN, JORGE
102 HANCOCK ST., #5
CAMBRIDGE, MA 02139

117-5
MCDONALD, CHRISTIE A. &
MICHAEL D. ROSENGARTEN
104 HANCOCK ST., # 6
CAMBRIDGE, MA 02139

117-17 *Owner*
SCHULERT, ANDREW & JOY LUCAS
23 LEE ST.
CAMBRIDGE, MA 02139

117-6
ROSENBERG, CHARLES E. &
CATHERINE D. G. F
C/O SHAPIRO, ROBERT N., TRUSTEE
110 HANCOCK ST
CAMBRIDGE, MA 02139

117-7
ROBBINS, ARNOLD
ARNOLD ROBBINS NOMINEE TRUST
116 HANCOCK STREET
CAMBRIDGE, MA 02139

117-15
CARAMP, NICOLAS EDUARDO
35 LEE ST, UNIT #35-1
CAMBRIDGE, MA 02139

117-15
GUIGLI, MICHAEL S.
140 HIGHLAND AVENUE
SOMERVILLE, MA 02143

117-15
REYES, JOSHUA
35 LEE ST., #3
CAMBRIDGE, MA 02139

117-15
MIN, DONG
35 LEE ST., #4
CAMBRIDGE, MA 02139

117-15
LOUIE, JEFFREY K.
35 LEE STREET, UNIT 5
CAMBRIDGE, MA 02139

117-15
INGRID, SCHORR K.
35 LEE ST. UNIT #6
CAMBRIDGE, MA 02139

117-15
BEACON LEE CONDOS LLC
C/O VANGUARD PROP. MGMT
317 WASHINGTON ST
BRIGHTON, MA 02135

117-15
WINGFIELD, TERESA
500 W. MIDDLEFIELD ROAD APT #98
MOUNTAIN VIEW, CA 94040

117-15
NAGGAR, GINA
35 LEE ST. UNIT #9
CAMBRIDGE, MA 02139

117-15
FINAN, IRENE M.
35-37 LEE ST. UNIT #10
CAMBRIDGE, MA 02139

117-15
GUARDINO, GERALDINE A. &
VINCENT J. GUARDINO, II
61 DANA STREET UNIT #1
CAMBRIDGE, MA 02138

117-15
MACA, ALLAN LEIGH, JR.
35 LEE ST #12
CAMBRIDGE, MA 02139

117-15
HANIF KARA
INFANTE PROPERTY MANAGEMENT
600 WORCESTER RD STE #502
FRAMINGHAM, MA 01702

117-15
ESSEX STREET MANAGEMENT, INC.
675 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

117-15
KELLY, THOMAS G. & CAROLINE KELLY
21 KILSYTH RD. APT 1
BROOKLINE, MA 02445

117-15
LIU, DONG
11 WESTWOOD RD
LEXINGTON, MA 02420

117-15
SADOWSKI, MICHAEL J. & ROBERT J. FESSLER
35 LEE ST., UNIT #18
CAMBRIDGE, MA 02139

117-15
STERN, CAROLE
35 LEE ST #19
CAMBRIDGE, MA 02139

117-15
SALDARRIAGA, HELVIA
35 LEE ST #20
CAMBRIDGE, MA 02139

117-15
ATHAN, STEPHAN & DEEANN ATHAN
2320 SOUTH WESTSHORE BLVD STE. 100
TAMPA, FL 33609

117-15
FOWLER, MATTHEW
37 LEE ST., UNIT #2
CAMBRIDGE, MA 02139

117-15
RAO, PRIYA & NARENDRA RAO
37 LEE ST., #3
CAMBRIDGE, MA 02139

23 Lee St

117-15
LUTZ, ELLEN L.
37 LEE ST., UNIT #4
CAMBRIDGE, MA 02139

117-15
HARMAN, FRANK PIERCE
37 LEE ST. #5
CAMBRIDGE, MA 02139

117-15
SRINIVASAN, MAGALAM
37 LEE ST., #37/6
CAMBRIDGE, MA 02139

117-15
ERBAY, OMER & EBRU ERBAY
37 LEE ST., UNIT #7
CAMBRIDGE, MA 02139

117-15
MACMILLAN, JEAN
37 LEE STS., #8
CAMBRIDGE, MA 02139

117-15
APT, ADAM JARED
37 LEE STREET #9
CAMBRIDGE, MA 02139

117-15
GRIFFIN, DREW E
37 LEE ST., #10
CAMBRIDGE, MA 02139

117-5
WOLITZKY, ALEXANDER GREENBERG &
SANDRA ULLMAN WOLITZKY
104 HANCOCK ST., #7
CAMBRIDGE, MA 02139

117-20
NGUYEN, HA D.
15 LEE STREET, #1
CAMBRIDGE, MA 02139

117-20
DOYLE, SANDRA
15 LEE ST, UNIT# 2
CAMBRIDGE, MA 02139

117-20
HARRIS, BARBARA
15 LEE ST., UNIT #3
CAMBRIDGE, MA 02139

117-20
HWANG, MIIN
15 LEE STREET, UNIT #4
CAMBRIDGE, MA 02139

117-20
DERRAH, THOMAS L.
15 LEE ST., UNIT #5
CAMBRIDGE, MA 02139

117-20
17 LEE STREET REALTY LLC
15-17 LEE ST., #6
CAMBRIDGE, MA 02139

117-20
HALL, CURTIS W. & ELIZABETH J. HALL
17 LEE ST. UNIT#7
CAMBRIDGE, MA 02148

117-20
CHARM, TAMARA B. & OREN L. WEISBERG
48A DANA ST.
CAMBRIDGE, MA 02139

117-20
KOCHHAR, SANDEEP
15-17 LEE ST., #T2
CAMBRIDGE, MA 02139

117-20
BERENSON, KATHY LASHAY
15-17 LEE ST, #T3
CAMBRIDGE, MA 02139

117-20
BERENSON, MARSHALL
15-17 LEE ST., UNIT #T4
CAMBRIDGE, MA 02139

117-20
MASSICOTTE, MATTHEW & TANIA SLYWYNSKYJ
15 LEE ST., #T5
CAMBRIDGE, MA 02139

117-20
VINER, ARON C. & MARIA PANCHENKO
15 LEE ST., #T6
CAMBRIDGE, MA 02139

117-36
FERREIRA, DAVID F. & STEPHANIE FERREIRA
24 LEE ST
CAMBRIDGE, MA 02139

117-37
GOODMAN IRENE
26 LEE ST
CAMBRIDGE, MA 02139

117-38
FORDYCE, JEAN G.
28 LEE STREET #1
CAMBRIDGE, MA 02139

117-38
HUI, MICHAEL K. & CARRIE MUI
1132 SHORELINE DR.
SAN MATEO, CA 94404

117-38
SOOD, YASH P. & ANIL KUMAR SOOD
860 MASSACHUSETTS AVE, UNIT #860
CAMBRIDGE, MA 02139

117-38
COGLIANI, JOSEPH A.
28 LEE STREET UNIT #4
CAMBRIDGE, MA 02139

117-38
OWEN, COLLEEN G.,
TR OF F.L.T.C. REALTY TRUST
43 HOLDEN WOOD RD
CONCORD, MA 01742

117-38
BUTTOLPH, DAVID D.
139 THURTON DR
NEW CANAAN, CT 06840

117-39
BARRON, DAVID J. & JULIETTE N. KAYYEM
30 LEE ST
CAMBRIDGE, MA 02139

23 Lee St.

117-76
GREELEY, ROBIN ADELE & MICHAEL R. ORWICZ
21 LEE ST., UNIT #5
CAMBRIDGE, MA 02139

117-76
LESLIE, KATHLEEN P. & DONALD M. LESLIE JR.
21 LEE ST., UNIT #6
CAMBRIDGE, MA 02139

117-76
PUCKETT, JULIE M.
21 LEE ST. UNIT #7
CAMBRIDGE, MA 02139

117-76
LUSKSTEVEN J.
21 LEE ST 1L
CAMBRIDGE, MA 02139

117-76
CHANG, PAMELA R.
21 LEE ST., #2R
CAMBRIDGE, MA 02139

117-76
SHARMA, SANDEEP & AMRITA SINGH
21 LEE ST., #3L
CAMBRIDGE, MA 02139

117-76
BREGMAN, LAWRENCE D. &
ADEANE H. BREGMAN
21 LEE STREET #4R
CAMBRIDGE, MA 02139

117-82
POSWOLSKY, JAY & SHEILA POSWOLSKY
TRUSTEE, THE POSWOLSKY FAM REV TRS
10 HANCOCK PL., #1
CAMBRIDGE, MA 02139

117-82
MUSSO, SIMONE
10 HANCOCK PL, #3
CAMBRIDGE, MA 02139

117-84
LAFERRIERI, MARTHA
C/O MARTHA BIRNBAUM
7 HANCOCK PLACE
CAMBRIDGE, MA 02139

117-88
BIBBINS, M. WYLLIS
314 HARVARD ST.
CAMBRIDGE, MA 02139

117-89
BLATT, STEPHEN & CHARLES M. BLATT,
TRS THE BLATT REALTY TRUST
292 PRINCE ST
WEST NEWTON, MA 02465

117-90
MAZUR, DANIEL J. & SUSAN CHASEN
122 HANCOCK ST
CAMBRIDGE, MA 02139

117-91
MANN, SUZANNE B.
TRUSTEE OF 120 HANCOCK STREET TRUST
120 HANCOCK STREET
CAMBRIDGE, MA 02139

117-92
BOURQUIN, RUTH A.
118 HANCOCK ST.
CAMBRIDGE, MA 02139

117-103
LEE STREET REALTY, INC.
1259 BROADWAY
SOMERVILLE, MA 02144

117-5
HEACOCK, SHELLY A.
102 HANCOCK ST., #4
CAMBRIDGE, MA 02139



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair*, Tony Hsiao, *Vice Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 23 Lee Street

Applicant: Andrew Schulert & Joy Lucas

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Build entry hood over side door, less than 150 sqft
Rear patio and garden wall

BLDR-014020-2017

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC- 5255 Date of Certificate: August 3, 2017

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on August 3, 2017.

By Nancy Goodwin/spe, Chair

Twenty days have elapsed since the filing of this decision. ☐ No appeal has been filed
☐ Appeal has been filed, Date _____ City Clerk: _____



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 Kleespies, Paula Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 23 Lee 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
Staff approved this work with a certificate of non-applicability.
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☐ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- ☐ No 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 October 23, 2017

Received by Uploaded to Energov

Date October 23, 2017

Relationship to project BZA 14705-2017

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.**

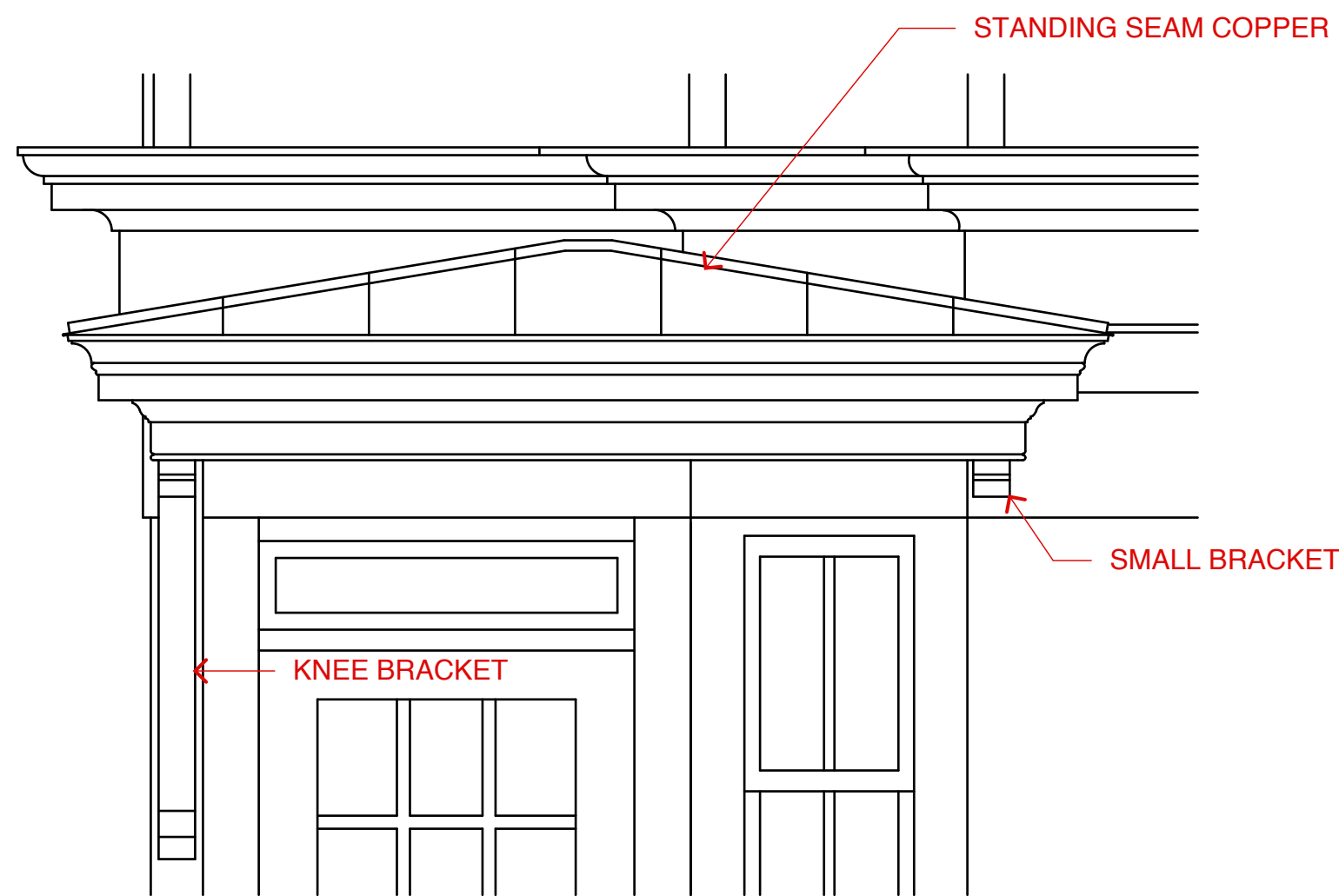
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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.

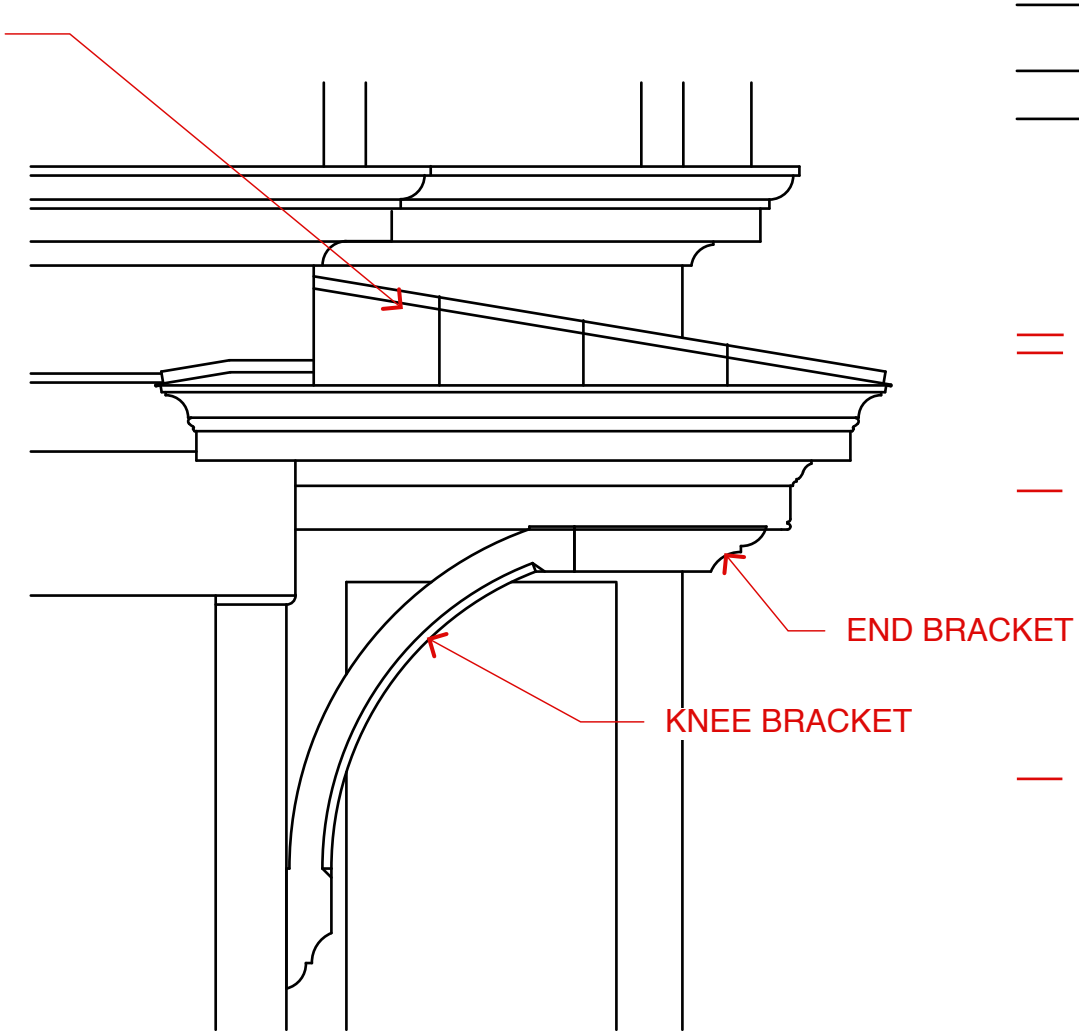
More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

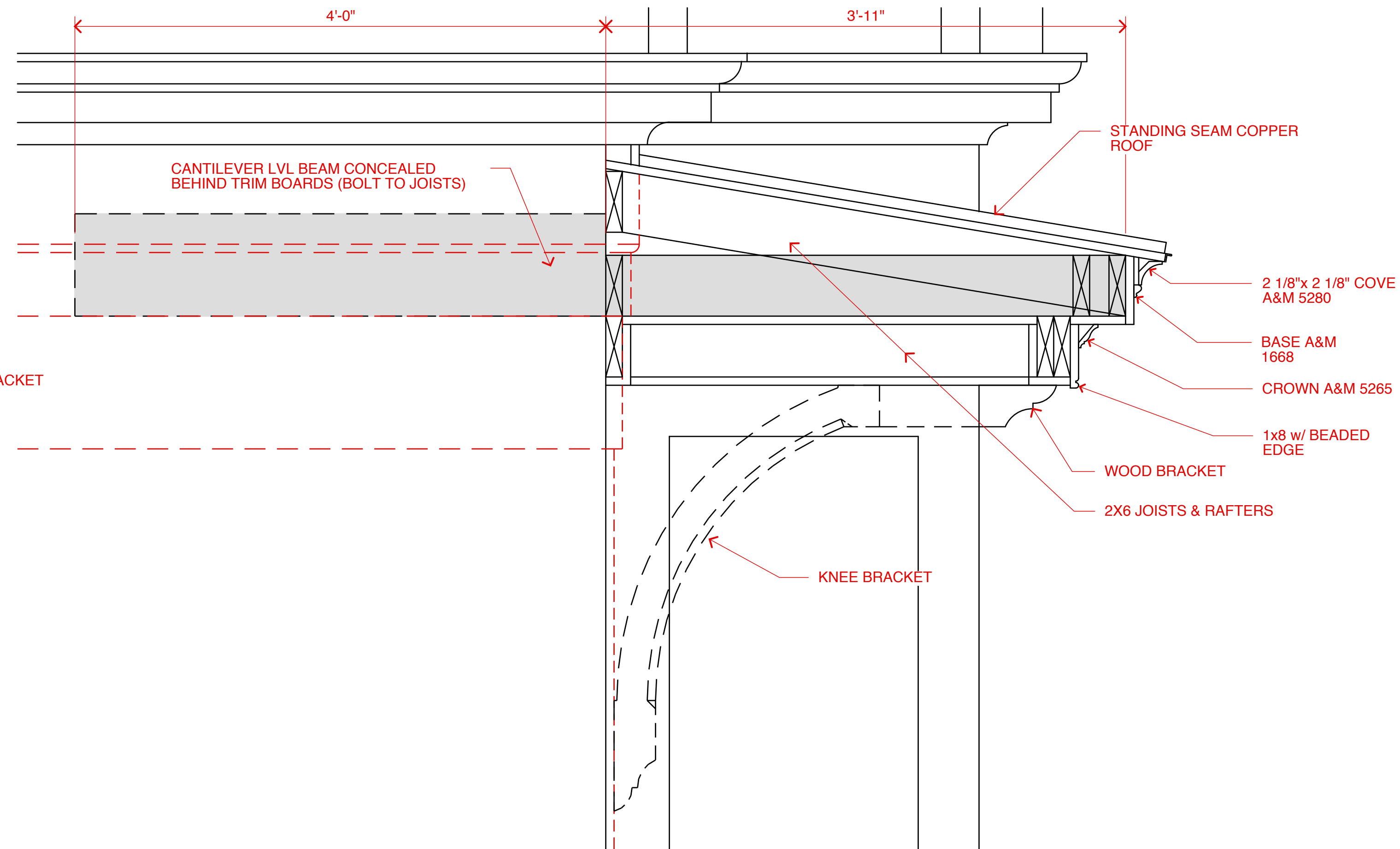
Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



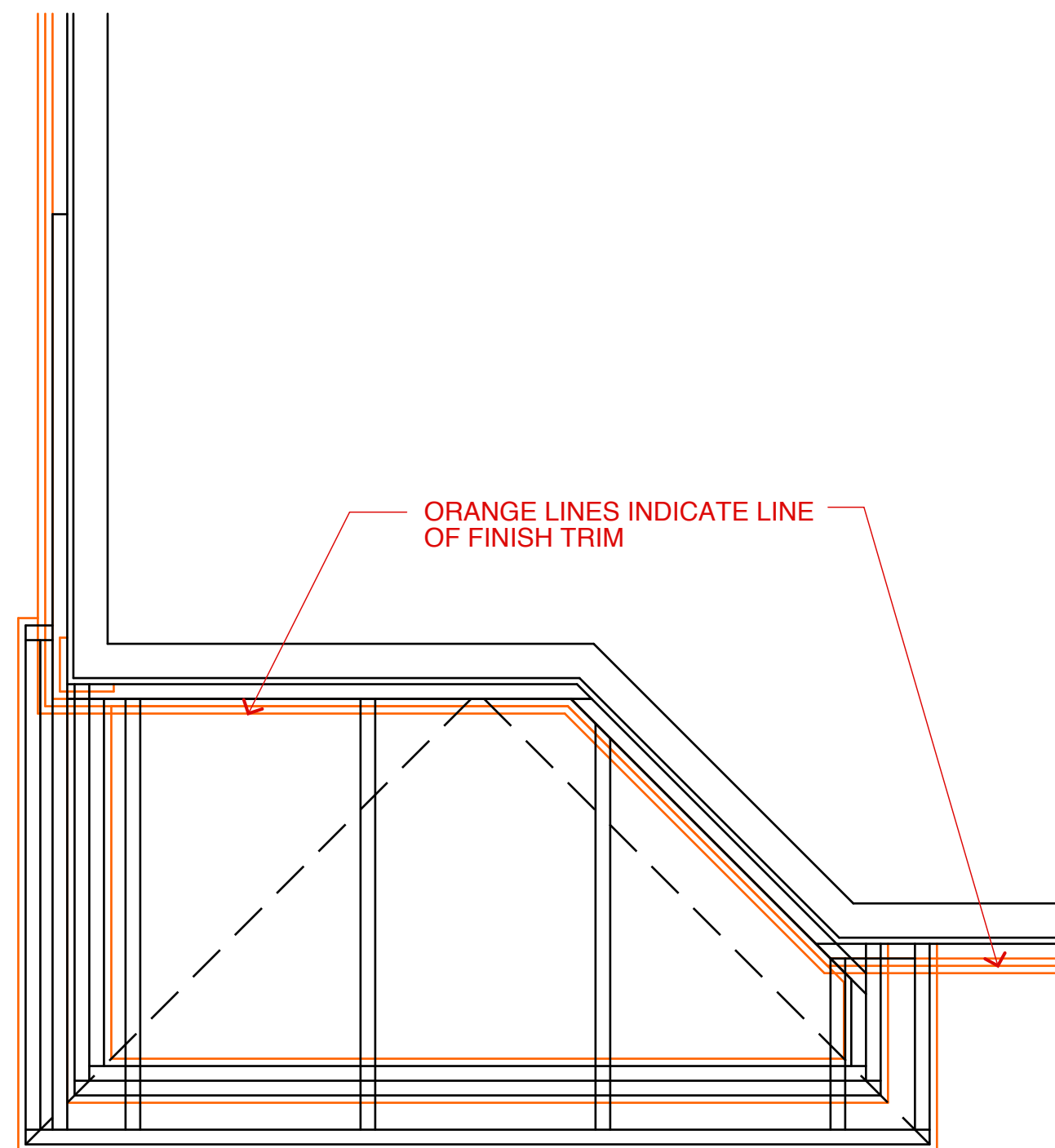
1 SOUTH ELEVATION
SCALE: 3/4" = 1'-0"



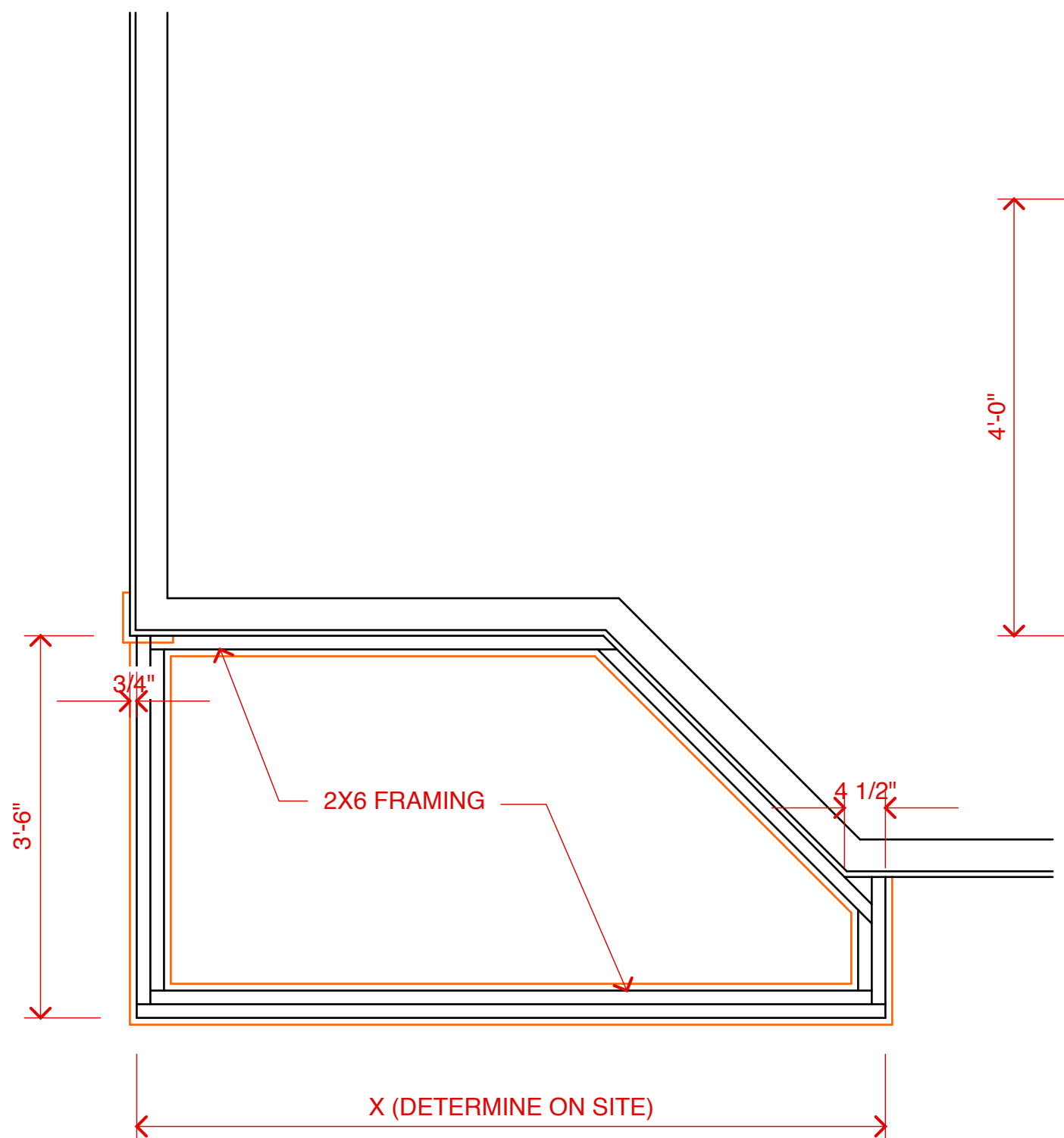
2 WEST ELEVATION
SCALE: 3/4" = 1'-0"



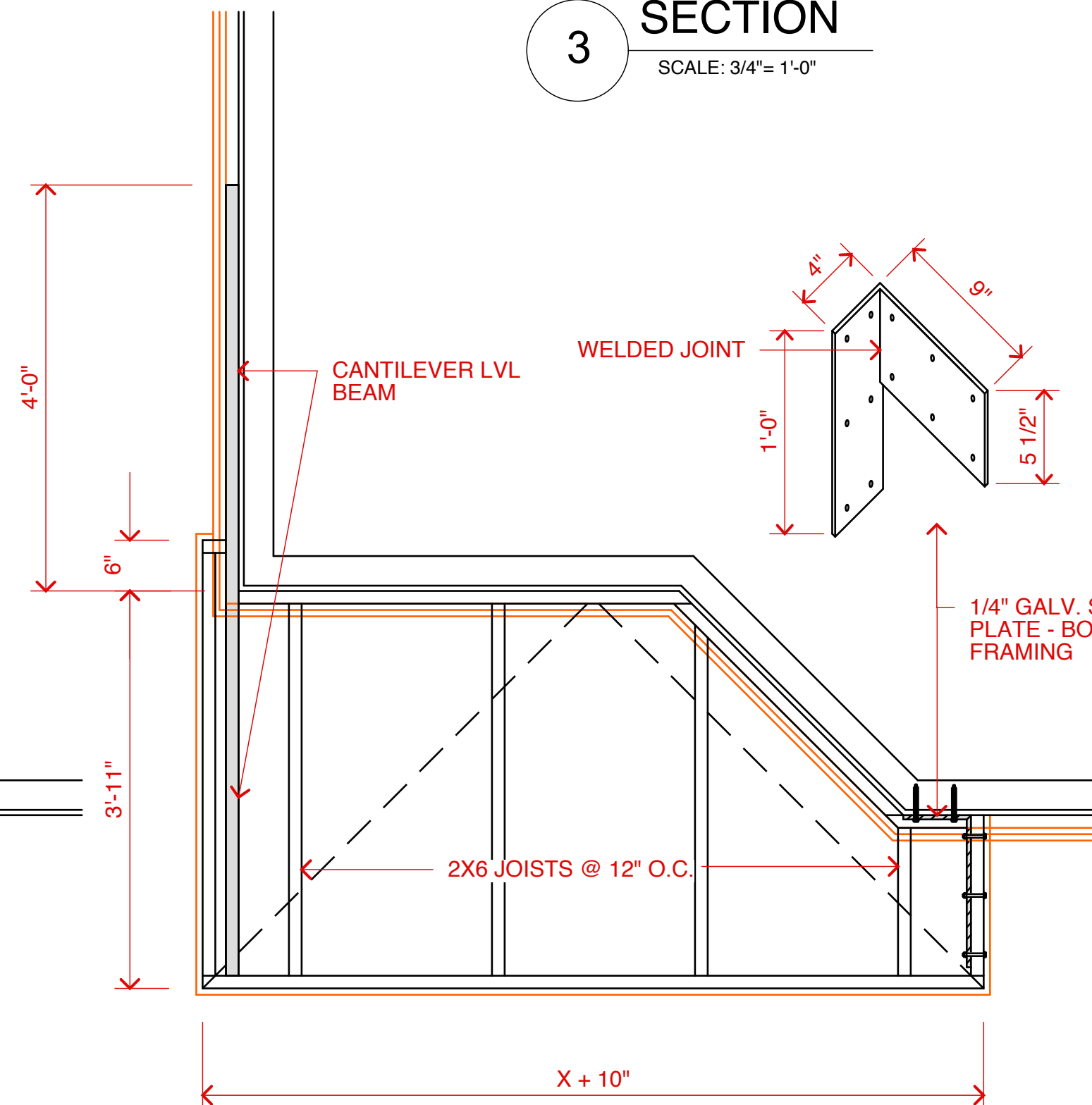
3 SECTION
SCALE: 3/4" = 1'-0"



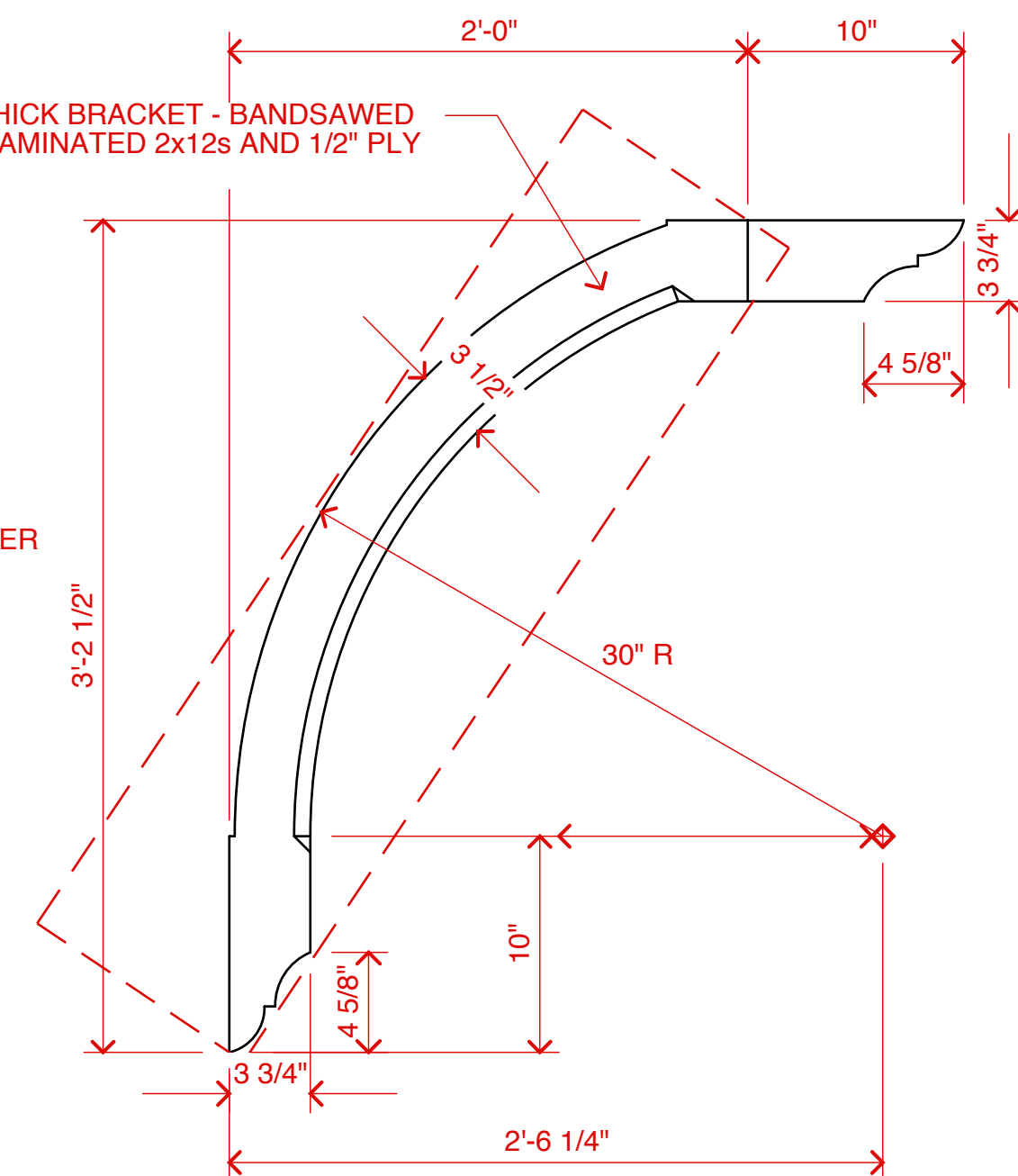
4 FRAMING PLAN - COMPOSITE
SCALE: 3/4" = 1'-0"



5 LOWER FRAMING PLAN
SCALE: 3/4" = 1'-0"



6 UPPER FRAMING PLAN
SCALE: 3/4" = 1'-0"



2 KNEE BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"

23
LEE
STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
ARCHITECT
15 BROWN STREET CAMBRIDGE, MA 02138
jamesr.van.sickle@gmail.com 617.860.4799

REVISIONS			
No.	Date	No.	Date

ISSUED FOR:			
Progress			
Bidding			
Building Permit			
Construction			

STAMP

TITLE
**PORCH
DETAILS**

DATE 01 OCT 2017
SCALE AS NOTED
FILE A6_23 LEE ST-PORCH DTLS

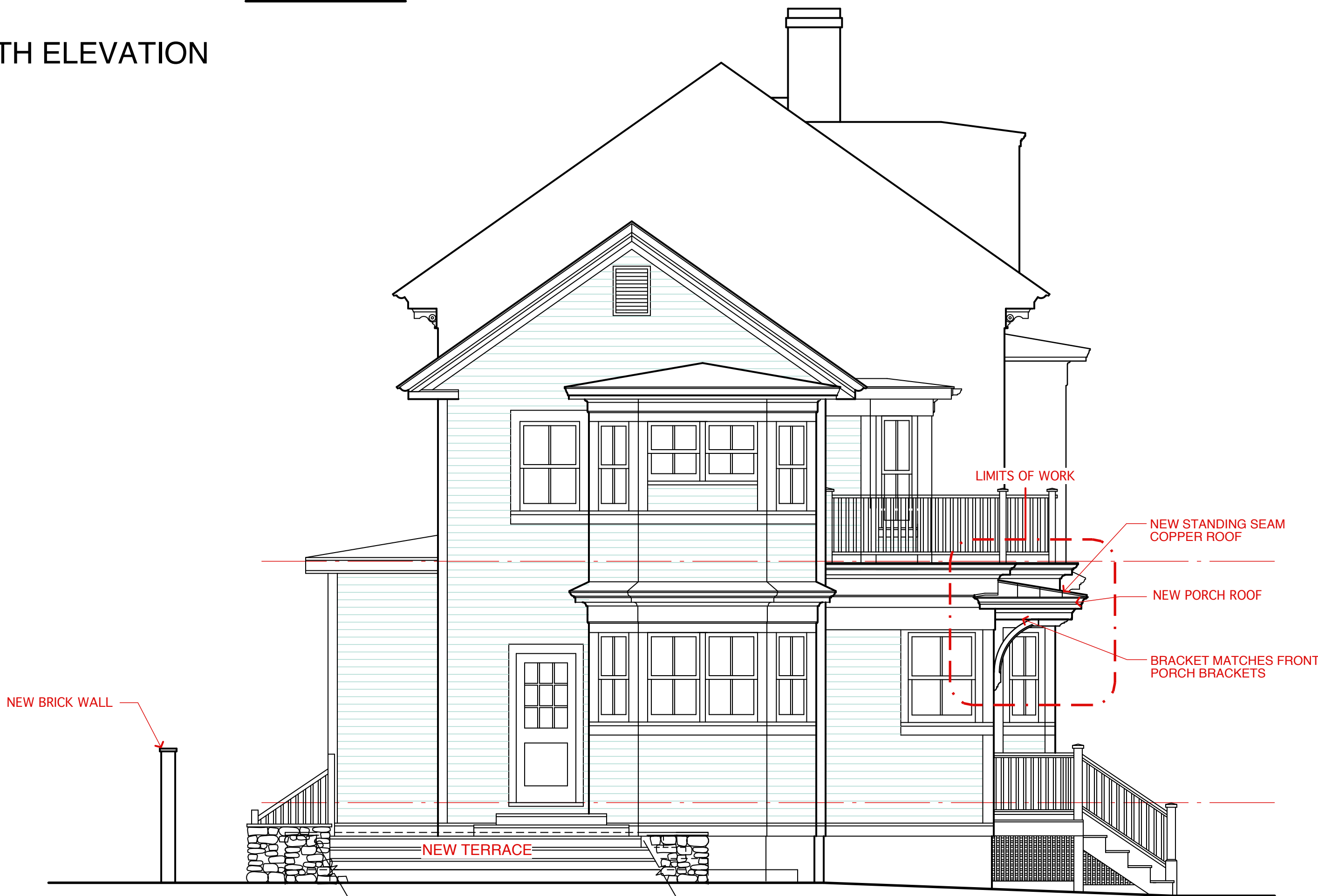
SHEET NUMBER
A-3



SOUTH ELEVATION



EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION

23
LEE
STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
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15 BROWN STREET CAMBRIDGE, MA 02138
jamesrandsick@gmail.com 617.866.4799

CONSTRUCTION MANAGER
YARR BUILDERS
39 WELLINGTON STREET
ARLINGTON, MA 02174
PHONE: 617 646-9420

REVISIONS

No.	Date	No.	Date

ISSUED FOR:

Progress		
Bidding		
Building Permit		
Construction		

STAMP

TITLE

REAR PORCH
ELEVATIONS

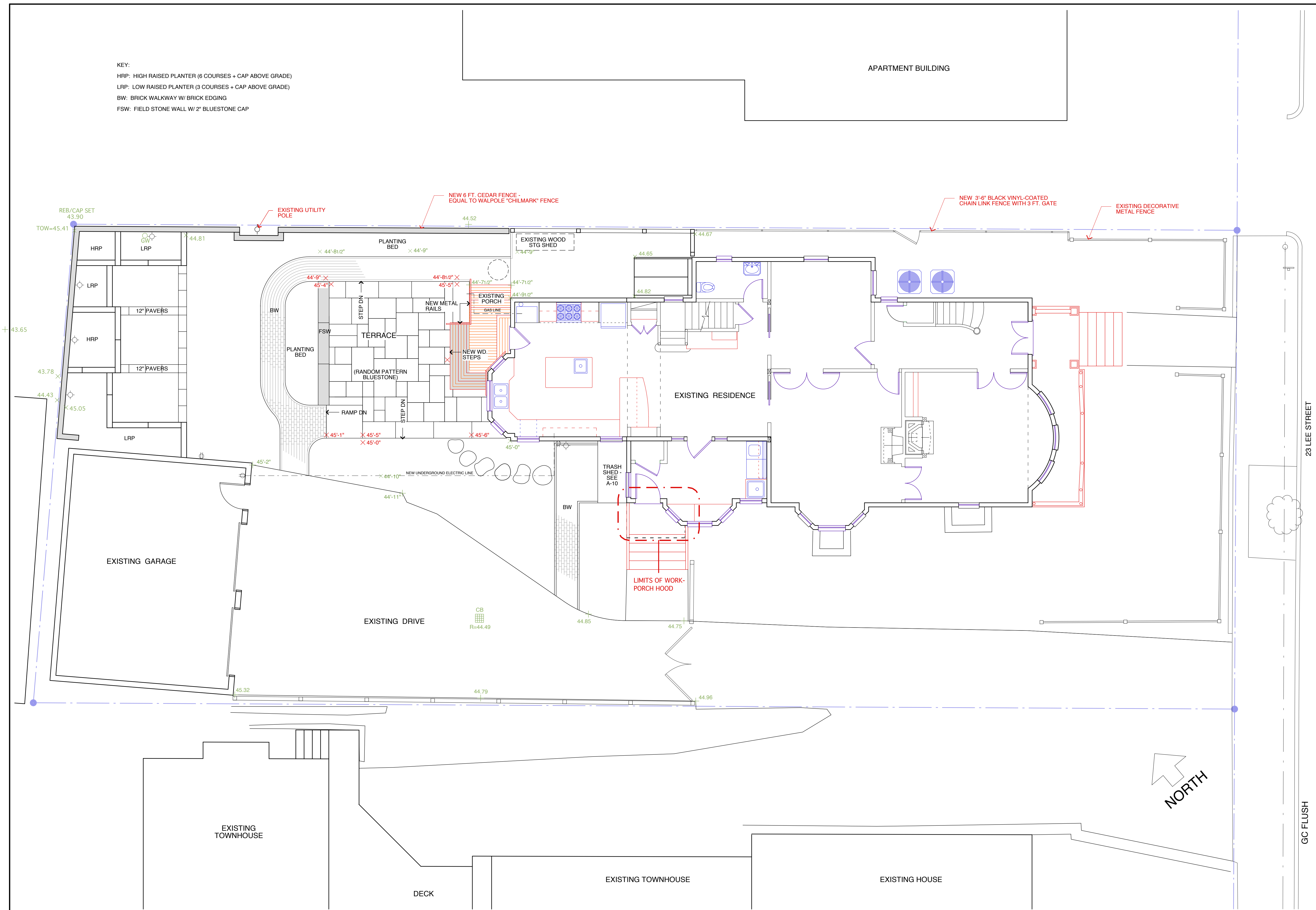
DATE 01 OCT 2017

SCALE AS NOTED

FILE A5_23 LEE ST-BLDG ELVS

SHEET NUMBER

A-2



23
LEE
STREET
CAMBRIDGE
MASSACHUSETTS

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jamesvansickle@gmail.com 617.860.4799

REVISIONS

No	Date
1	1 AUG 2017
2	25 AUG 2017
3	26 AUG 2017
4	12 SEP 2017
5	21 SEP 2017
6	28 SEP 2017

ISSUED FOR:

Progress		
Bidding		
Building Permit		
Construction		

STAMP

TITLE

SITE PLAN

DATE 1 OCT 2017

SCALE AS NOTED

FILE A2_23 LEE ST-SITE PLAN

SHEET NUMBER

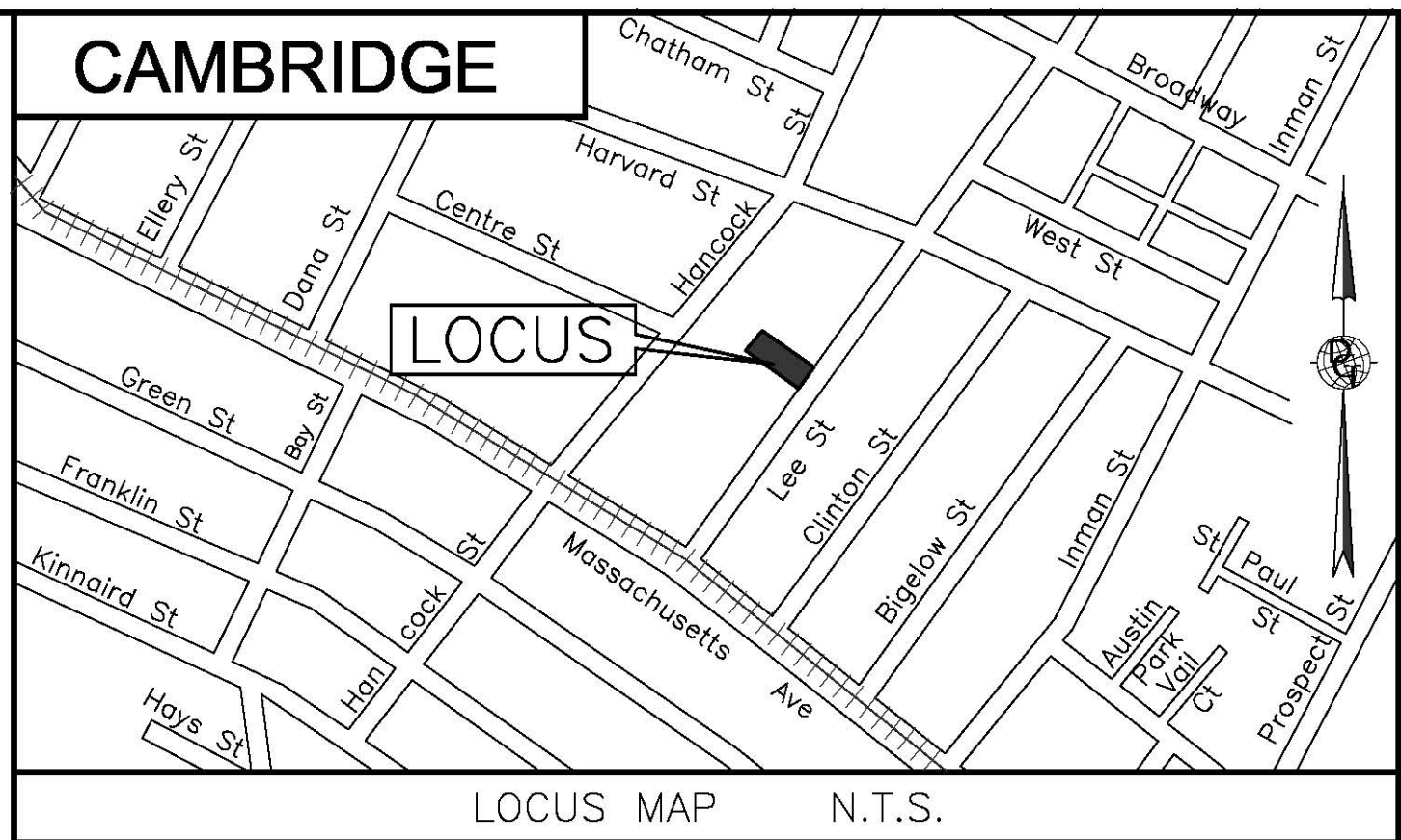
A-1

10/2/17, 10:32 AM

LEGEND:

ASPH ASPHALT
BK BACK
BLK BLOCK
BRK BRICK
CB CORNER BOARD
COR CORNER
CLF CHAIN LINK FENCE
CB CATCH BASIN
CONC CONCRETE
CSW CONCRETE SIDEWALK
(d) DEED
DH(F) DRILL HOLE FOUND
DWLG DWELLING
EOP EDGE OF PAVEMENT
FF FINISH FLOOR ELEVATION
GG GAS GATE
GC GRANITE CURB
ICV IRRIGATION CONTROL VALVE
OW OVERHEAD WIRE
R RECORD
REB REBAR
RET RETAINING
STY STORY
SMH SEWER MANHOLE
TOW TOP OF WALL ELEVATION
UP UTILITY POLE
WD WOOD
WFN WOOD FENCE
WG WOOD GRASS
8" TREE-8" DIAMETER
AT BREAST HEIGHT
CONIFER TREE

CAMBRIDGE



NOTES:

1. FIELD SURVEY PERFORMED: JUNE 21 AND 28, 2017.

2. DATUM: CAMBRIDGE CITY BASE
BENCHMARK:
3 CLINTON ST, LOCSS, ELEV.=50.90

2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF DGT.

REFERENCES:

OWNER OF RECORD: n/f ANDREW SCHULERT AND JOY LUCAS;
LOCUS AREA: 8,324 ± SQ. FT.

MIDDLESEX COUNTY REGISTRY OF DEEDS
BK 31938 PG 243 (2000) LOCUS DEED
PL 983 OF 1987
PL 249 OF 2002
BK 329 PG 40 PLAN (1923)

MASSACHUSETTS LAND COURT
LCC-18943A (1943)

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY
AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

PROFESSIONAL LAND SURVEYOR

DATE

SCALE: 1" = 10'

0 5 10 20

23 LEE STREET

TOPOGRAPHIC PLAN OF LAND
IN
CAMBRIDGE, MASSACHUSETTS
MIDDLESEX COUNTY

PREPARED FOR:
ANDREW SCHULERT

PREPARED BY:

J.F. Hennessy Co.

A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.

P.O. BOX 909

BROOKLINE, MA 02446

TEL: 617-566-3860

info@jfhennessycompany.com

RESEARCH:

DFC

FIELD:

A. RUSH

CALCULATION:

A. LALLY

DRAFTING:

AL

CHECK:

BT

PROJ. MANAGER:

B. TALEB

DATE:

DD-JUNE-2017

JOB NO.

H1034.00

CRD FILE

H-1034-ALL.CRD

SHEET NO.

01 OF 01

MORTGAGE INSPECTION PLANADDRESS: 23 LEE STREET, CAMBRIDGE, MAATTORNEY: PRESSMAN & KRUSKAL

LENDER: _____

OWNER: GERTRUDE B. MOOREAPPLICANT: ANDREW SCHULERTDATE: 11/10/2000SCALE: 1"=30'**UNREGISTERED LAND**DEED BOOK: 14951PAGE: 242

PLAN BOOK: _____ PAGE: _____ LOT(S): _____

PLAN NUMBER: _____ OF _____

REGISTERED LAND

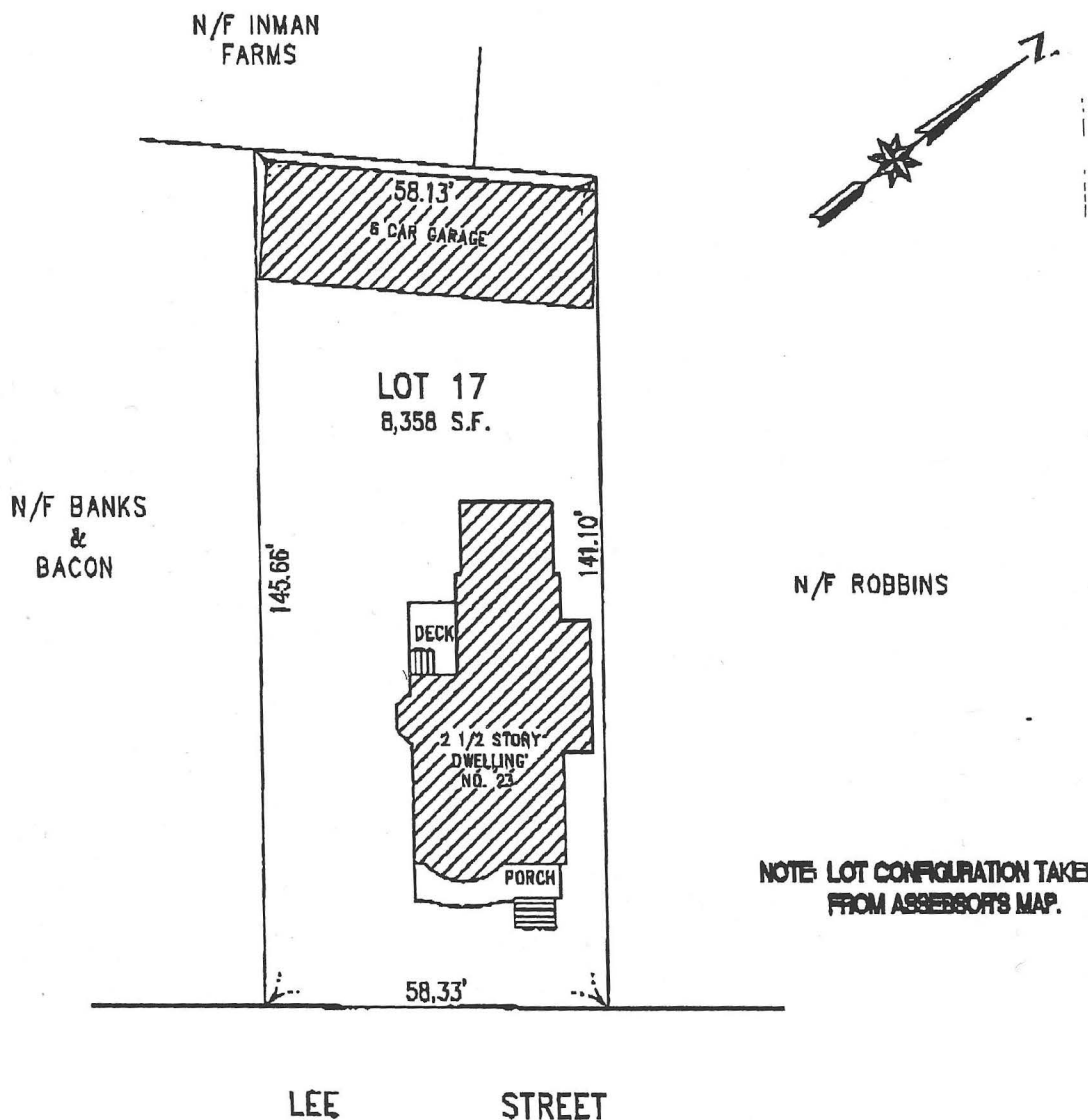
REGISTRATION BOOK: _____ PAGE: _____

CERTIFICATE OF TITLE: _____

PLAN NUMBER: _____ LOT(S): _____

FLOOD HAZARD INFORMATIONFLOOD MAP COMMUNITY NO.: 250186 ZONE: XPANEL: 00029DATED: 07/05/1982**ASSESSORS MAP**MAP: 117

BLOCK: _____

PARCEL: 17

NOTE: LOT CONFIGURATION TAKEN FROM ASSESSOR'S MAP.

MORTGAGE LENDER**USE ONLY**

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN



**DES LAURIERS
& ASSOCIATES, INC.**

40 KENWOOD CIRCLE, SUITE 8, FRANKLIN, MA 02038

TEL: (800) 287-8800 FAX: (508) 528-4311



23 LEE STREET
EXHIBIT C



Location of proposed porch roof

SOUTH ELEVATION



Location of proposed porch roof

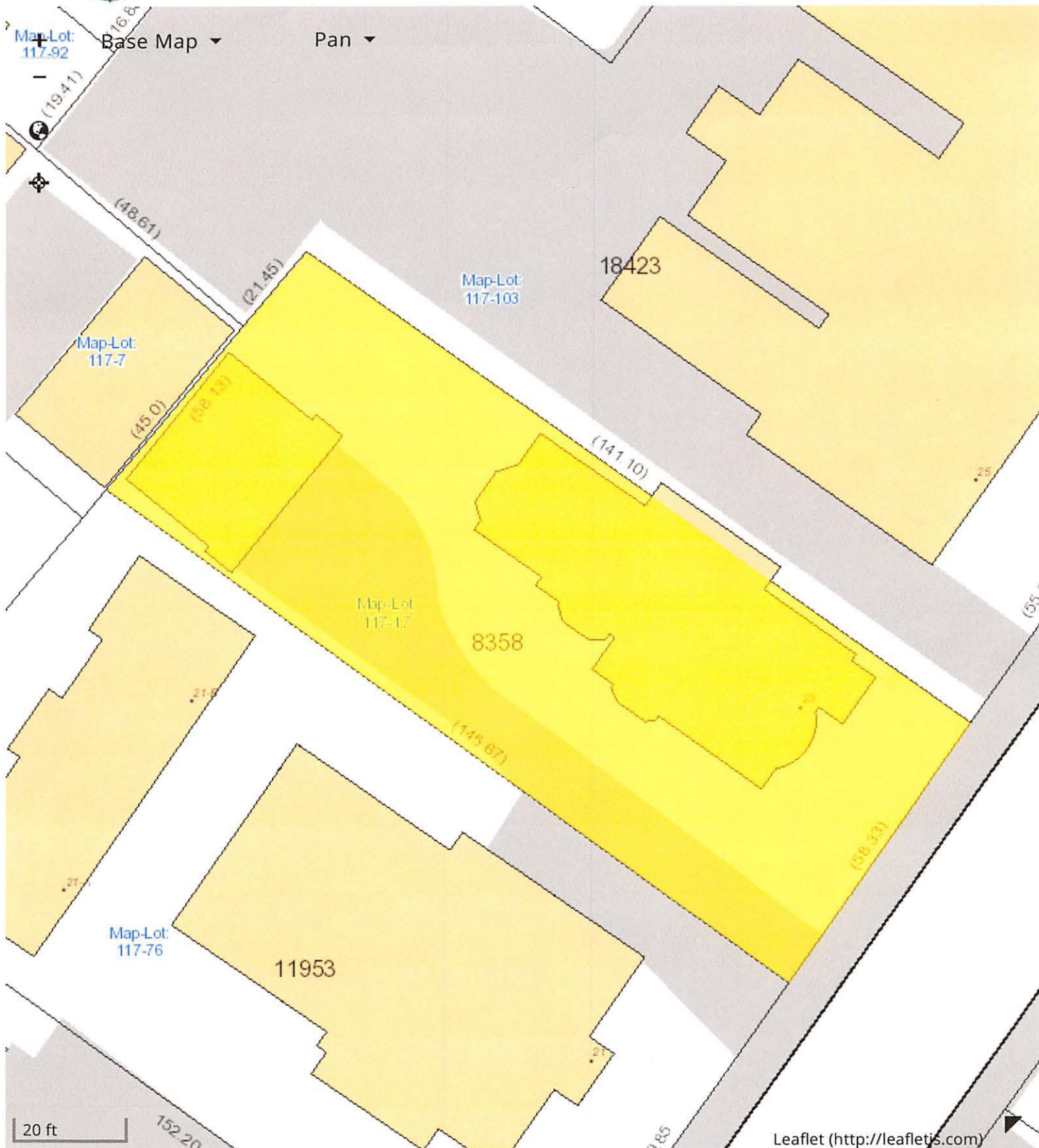
SOUTHWEST ELEVATION



Cambridge CityViewer

City of Cambridge, MA

ion,legend,location,share)



GIS Homepage (<http://www.cambridgema.gov/GIS>) | About GIS



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

Gary A. Dedec
(Print)

Date:

10/19/17

Address:

23 Lee St.

Case No.

BZA - 014705-2017

Hearing Date:

11/9/17

Thank you,
Bza Members