

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Edward A. + Karen E. Marcus

PETITIONER'S ADDRESS: 1701 Scott Drive, Newtown, PA 18940

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

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Res C

REASON FOR PETITION:

<input type="checkbox"/>	Additions	<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Change in Use/Occupancy	<input type="checkbox"/>	Parking
<input type="checkbox"/>	Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/>	Sign
<input checked="" type="checkbox"/>	Dormer	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Other: _____		

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enlarging existing dormer for an additional 44 sq. feet of habitable space

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.11

Article 5 Section 5.31 Table 5-1

Article \_\_\_\_\_ Section \_\_\_\_\_

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): *Edward & Karen Marcus*  
(Petitioner(s)/Owner)

Edward & Karen Marcus  
(Print Name)

Address: 1701 Scott Dr.

Newtown, PA 18940

Tel. No.: 215-968-7806

E-Mail Address: eam1018@aol.com

On this 2 day of September 2016,  
Edward Marcus and Karen Marcus  
Personally appeared before me

*Alexander M. Medis*

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Alexander M. Medis, Notary Public  
Lower Makefield Twp., Bucks County  
My Commission Expires July 15, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

9-2-2016

**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 Edward & Karen Marcus  
(OWNER)

Address: 1701 Scott Dr., Newtown, PA 18940

State that I/We own the property located at 23 William St, Cambridge, MA, 02139 which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Edward & Karen Marcus

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

Edward & Karen Marcus  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Pennsylvania, County of Bucks

The above-name Edward & Karen Marcus personally appeared before me, this 2 of September, 2016, and made oath that the above statement is true.

Alexander Mikedis Notary

My commission expires 07/15/2020 (Notary Seal)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Alexander Mikedis, Notary Public  
Lower Makefield Twp., Bucks County  
My Commission Expires July 15, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

**A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The owner would like a shower on the floor level of his bedroom. Currently he needs to go downstairs to use a joint use bathroom.

**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 building was built in the 1800's and built near the property line. The shape of the sited does not allow for other expansion options.

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

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

The proposed dormer is hardly visable and does not alter anyones light or privacy.

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

The new dormer is only an extension of the current dormer and enlarged the premis by 44 square feet, or 0.009%.

**\* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Douglas Okun & Associates                      **PRESENT USE/OCCUPANCY:** Residential  
**LOCATION:** 23 William St Cambridge, MA 02139                      **ZONE:** Residence C Zone  
**PHONE:** \_\_\_\_\_                      **REQUESTED USE/OCCUPANCY:** Residential

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>		
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	4211	4255	3429	(max.)	
<b><u>LOT AREA:</u></b>	5715	5715	-	(min.)	
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	.7368	.7445	.75	(max.)	
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	2105	2105	1800	(min.)	
<b><u>SIZE OF LOT:</u></b>	WIDTH	63.5	63.5	50	(min.)
	DEPTH	90'	90	-	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	38	38	10	(min.)
	REAR	1	1	20	(min.)
	LEFT SIDE	15	15	n.7'-6 sum of	(min.)
	RIGHT SIDE	12	12	in 7'6 sum of 2	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	30	30	35	(max.)
	LENGTH	-	-	-	
	WIDTH	-	-	-	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	41	41	18	(min.)	
<b><u>NO. OF DWELLING UNITS:</u></b>	2	2	3	(max.)	
<b><u>NO. OF PARKING SPACES:</u></b>	2	2	2	(min./max)	
<b><u>NO. OF LOADING AREAS:</u></b>	-	-	-	(min.)	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	-	-	-	(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.

There are no other buildings on this lot.

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

GENERAL INFORMATION

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

2016 SEP 15 AM 9:51  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Edward A. + Karen E. Marcus

PETITIONER'S ADDRESS: 1701 Scott Drive, Newtown, PA 18940

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

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Res C

REASON FOR PETITION:

- Additions  New Structure
- Change in Use/Occupancy  Parking
- Conversion to Addi'l Dwelling Unit's  Sign
- Dormer  Subdivision
- Other: \_\_\_\_\_

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enlarging existing dormer for an additional 44 sq. feet of habitable space

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.11

Article 5 Section 5.31 Table 5-1

Article \_\_\_\_\_ Section \_\_\_\_\_

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): *Edward & Karen Marcus*  
(Petitioner(s)/Owner)

Edward & Karen Marcus  
(Print Name)

Address: 1701 Scott Dr.

Newtown, PA 18940

Tel. No.: 215-968-7806

E-Mail Address: eam1018@aol.com

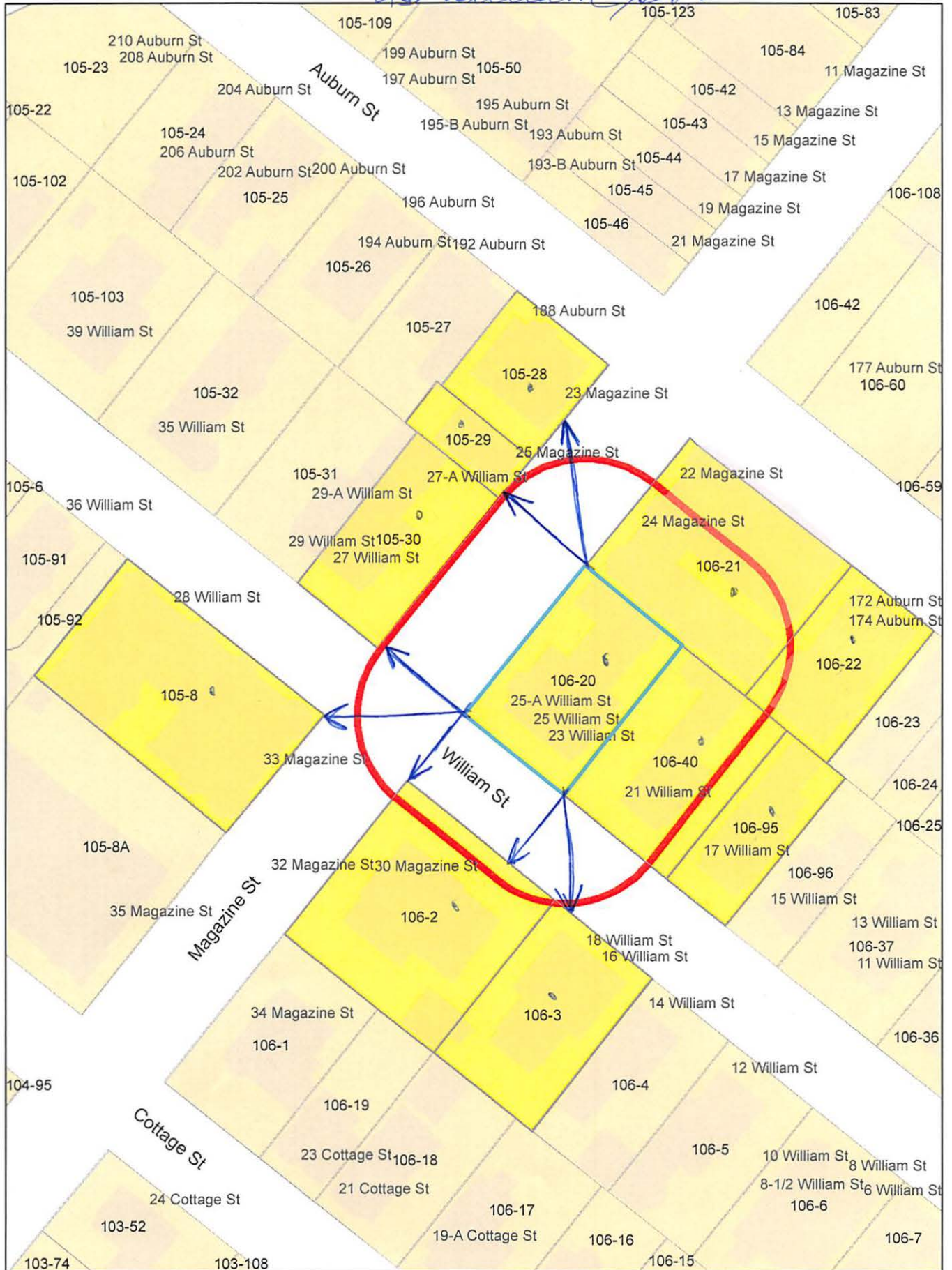
On this 2 day of September 2016,  
Edward Marcus and Karen Marcus  
Personally appeared before me

Alexander M. Kiedis

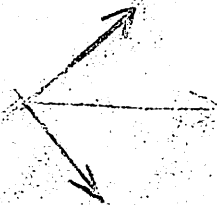
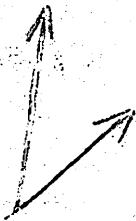
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Alexander M. Kiedis, Notary Public  
Lower Makefield Twp., Bucks County  
My Commission Expires July 15, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

9-2-2016

23 William St.



Spinnweb





23 William St.

Petitioner

106-22  
SOLANO, LOUISA  
172 AUBURN ST, #2  
CAMBRIDGE, MA 02139

106-22  
SOLANO, MARIE-DOLORES  
174 AUBURN ST #3  
CAMBRIDGE, MA 02139

106-20  
MARCUS, EDWARD & KAREN MARCUS  
1701 SCOTT DRIVE  
NEWTOWN, PA 18940

106-40  
COX, JAMES B  
21 WILLIAMS ST  
CAMBRIDGE, MA 02139

106-21  
MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
TREASURER'S OFFICE  
238 MAIN ST., SUITE 200  
CAMBRIDGE, MA 02142

DOUGLAS OKUN & ASSOCIATES  
C/O DOUGLAS OKUN, ARCHITECT  
156 MT. AUBURN STREET  
CAMBRIDGE, MA 02138

106-95  
VERRY, WILLIAM GREEN POOLE &  
STAR POOLE VERRY  
17 WILLIAM STREET  
CAMBRIDGE, MA 02139

106-20  
HAYDEN, REBECCA & SCOTT RUESCHER  
23-25 WILLIAM ST., UNIT #25A  
CAMBRIDGE, MA 02139

106-22  
GOODWIN, VIRGINIA HAFER &  
JUSTIN GOODWIN  
172 AUBURN ST. UNIT#5  
CAMBRIDGE, MA 02139

105-30  
27 WILLIAMS LLC,  
61 FAYETTE ST  
CAMBRIDGE, MA 02139

105-8  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT C/O WINN COMPANIES  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109

106-2  
BABALAS & DEMARKLES FUNERAL SERVICE INC  
336 BROADWAY  
CAMBRIDGE, MA 02139

106-22  
KIM, IRA  
174 AUBURN ST., UNIT #1  
CAMBRIDGE, MA 02139

106-22  
BOZEK, JESSICA L. & ELI B. QUEEN  
172 AUBURN ST. UNIT#4  
CAMBRIDGE, MA 02139

105-28  
BROWNE, CONSTANCE A.  
188 AUBURN ST., #2  
CAMBRIDGE, MA 02139

105-29  
TALLEY, CAROLE & R. GORDON TALLEY  
TRUSTEES, BUFFLEHEAD REV TRUST  
25 MAGAZINE ST  
CAMBRIDGE, MA 02139

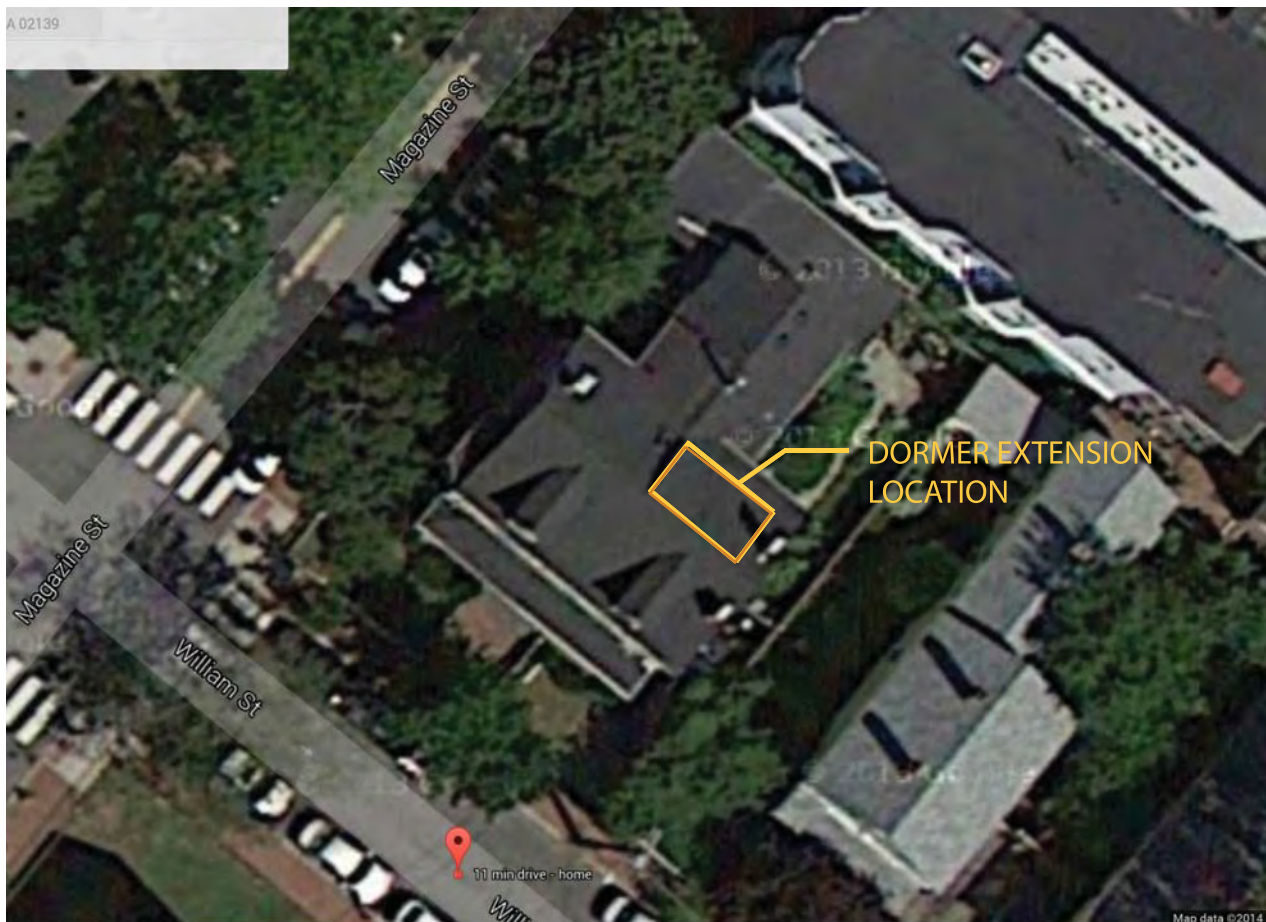
105-28  
SKATES, STEVEN J. AND BEOW YONG YEAP  
23 MAGAZINE ST, #1  
CAMBRIDGE, MA 02139

106-20  
TEGMO-REDDY, LEYLA  
25B WILLIAM ST.  
CAMBRIDGE, MA 02139

106-3  
AWAD, LILY  
18 WILLIAM ST  
CAMBRIDGE, MA 02139

# 23 William Street Cambridge, MA

## DORMER EXTENSION VARIANCE APPLICATION



**9-1-2016**

**Douglas Okun & Associates**  
156 Mount Auburn Street  
Cambridge, MA 02138



BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 23 William St., Cambridge MA<sup>02139</sup> DATE: 10-28-14  
PETITIONER OR REPRESENTATIVE: Edward A + Karen E Marcus  
ADDRESS & PHONE: 1701 Scott Drive, Newtown PA 18940  
BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	✓	✓
3 Forms with Original Signatures	✓	✓
Supporting Statements - Scanned & 1 set to Zoning	✓	✓
Application Fee (You will receive invoice online)	✓	_____
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	✓	✓
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	✓	✓
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	✓	✓
Floor Plans - Scanned & 1 set to Zoning	✓	✓
Elevations - Scanned & 1 set to Zoning	✓	✓
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	✓	✓
Photographs of Property - Scanned & 1 set to Zoning	✓	✓
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	_____	_____
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	_____	_____
Evidence of Separate Utilities **	_____	_____
Proposed Subdivision Plan	_____	_____

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.  
It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.  
\*\* Can be submitted after subdivision has been approved.

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(Petitioner(s)/Owner)

On this 2 day of September 2016,  
Edward Marcus and Karen Marcus  
Personally appeared before me  
Alexander Miledi

Edward + Karen Marcus  
(Print Name)

Address: 1701 Scott Dr.

Newtown, PA 18940

Tel. No.: 215-968-7806

E-Mail Address: eam1018@aol.com

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
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My Commission Expires July 15, 2020  
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9-2-2016

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

I/We Edward & Karen Marcus  
(OWNER)

Address: 1701 Scott Dr., Newtown, PA 18940

State that I/We own the property located at 23 William St, Cambridge, MA, 02139 which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Edward & Karen Marcus

\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
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Edward & Karen Marcus  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

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Commonwealth of Pennsylvania ~~Massachusetts~~, County of Bucks

The above-name Edward & Karen Marcus personally appeared before me, this 2 of September, 2016, and made oath that the above statement is true.

Alexander Mikedis Notary

My commission expires 07/15/2020 (Notary Seal)

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Edward A + Karen E Marcus PRESENT USE/OCCUPANCY: Residential

LOCATION: 23 William Street, Cambridge MA ZONE: 02139

PHONE: 215-968-7806 REQUESTED USE/OCCUPANCY: Residential C

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	<u>4211</u>	<u>4255</u>	<u>3429</u> (max.)
LOT AREA:	<u>5715</u>	<u>—</u>	<u>—</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.7368</u>	<u>.7445</u>	<u>.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2105</u>	<u>2105</u>	<u>1800</u> (min.)
SIZE OF LOT:			
WIDTH	<u>63.5'</u>	<u>NO CHANGE</u>	<u>50'</u> (min.)
DEPTH	<u>90'</u>	<u>NO CHANGE</u>	<u>—</u>
Setbacks in Feet:			
FRONT	<u>38'</u>	<u>NO CHANGE</u>	<u>10'</u> (min.)
REAR	<u>1'</u>	<u>NO CHANGE</u>	<u>20'</u> (min.)
LEFT SIDE	<u>15'</u>	<u>NO CHANGE</u>	<u>Min. 7'-6"</u> <u>Sum of 20'</u> (min.)
RIGHT SIDE	<u>12'</u>	<u>NO CHANGE</u>	<u>Min. 7'-6"</u> <u>Sum of 20'</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>30'</u>	<u>NO CHANGE</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>41%</u>	<u>41%</u>	<u>18%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>3</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u> (min./max)
NO. OF LOADING AREAS:	<u>—</u>	<u>—</u>	<u>—</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>—</u>	<u>—</u>	<u>—</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.

THERE ARE NO OTHER BUILDINGS ON THIS LOT.

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.
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The building was built in the 1800's and built near the property line. The shape of the site does not allow for other expansion options.

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

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- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**





2013 00236535

Bk: 62905 Pg: 332 Doc: DEED  
Page: 1 of 2 11/08/2013 12:51 PM

RESIDENTIAL CONDOMINIUM UNIT DEED

I, Rebecca B. Faery, being unmarried, of Cambridge, Massachusetts, and Annemarie Faery Carter, as Attorney in Fact

For consideration paid of Eight Hundred Eighty Nine Thousand Dollars and 00/100 (\$889,000.00)

Grant to Edward Marcus and Karen Marcus, as Husband and Wife as Tenants by the Entirety, of 1701 Scott Drive, Newtown, PA 18940

With QUITCLAIM COVENANTS

The Unit known as Unit 23 ("Unit") in the 23-25 William Street Condominium, ("Condominium"), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, as the same may have been or may hereafter be amended ("Chapter 183A") by Master Deed dated September 2, 2003 and recorded with the Middlesex South District Registry of Deeds in Book 40737, Page 86 ("Master Deed"), as amended of record.

The Post Office Address of the Unit is 23 William Street, Cambridge, Massachusetts 02139

The Unit is laid out as shown on a plan filed with the First Unit Deed, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-Laws recorded therewith, as the same may be amended from time to time.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The Unit is conveyed together with an undivided percentage interest in the Common Areas and Facilities of the Condominium together with rights exclusive to the Unit, if any, as set forth in the Master Deed.

Meaning and intending to convey those premises conveyed to the Grantor herein by Deed dated August 15, 2006 and recorded with the Suffolk County Registry of Deeds in Book 48065, Page 399. For further reference see deed dated July 3, 1995 and recorded with said Deeds in Book 25464, Page 423.

By signing below, Grantor specifically releases any and all rights of homestead in the property described herein.

PROPERTY ADDRESS: 23 William Street, Unit 23, Cambridge, Massachusetts

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District AOD # 001  
Date: 11/08/2013 12:51 PM  
Ctrl# 196495 09080 Doc# 00236535  
Fee: \$4,053.84 Cons: \$889,000.00

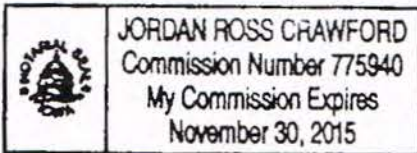
WITNESS our hands and seals this 5<sup>th</sup> day of November, 2013.

Rebecca B Faery  
Rebecca B. Faery

STATE OF IOWA

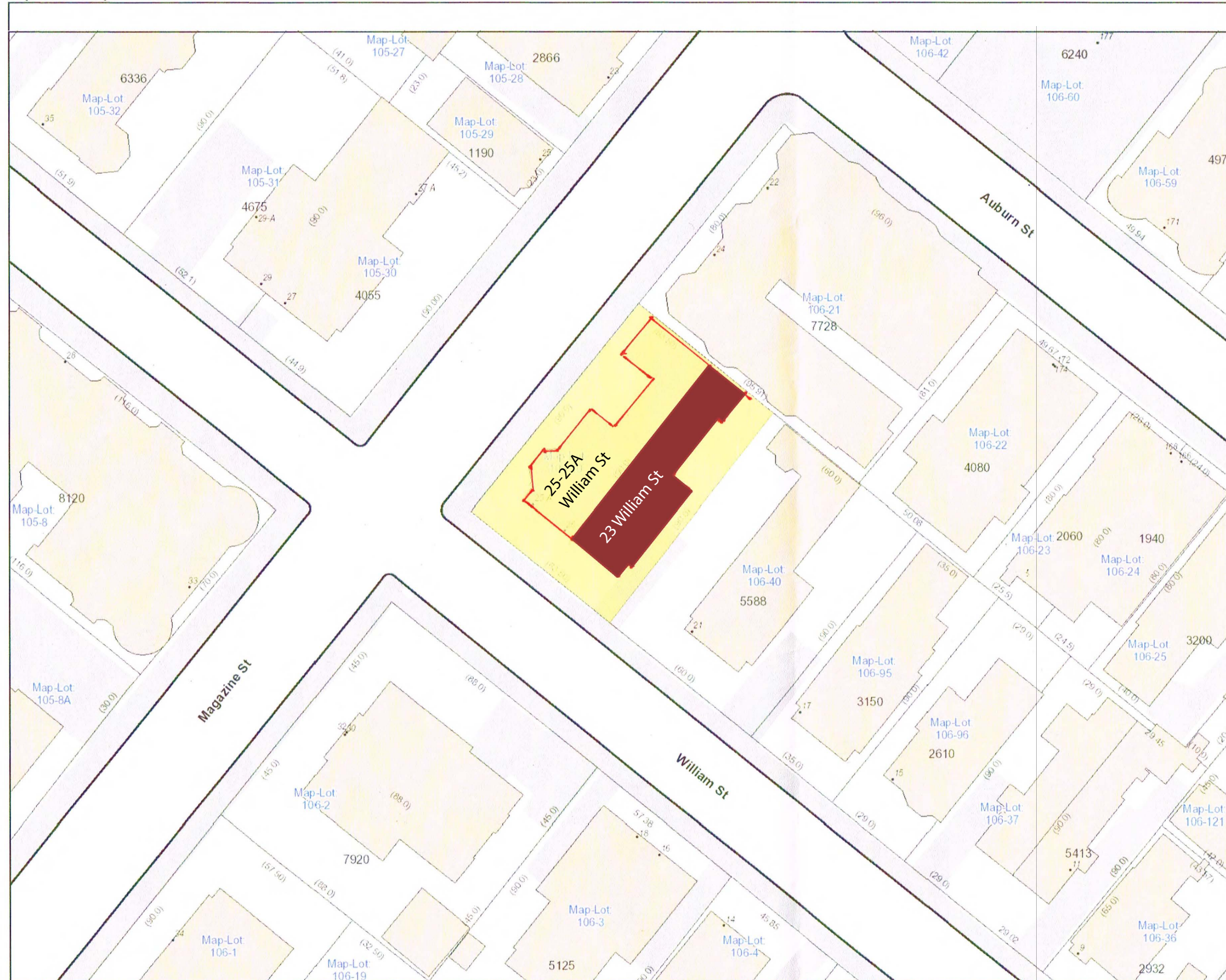
Johnson, County

On this 5<sup>th</sup> day of November, 2013, before me, the undersigned notary public, personally appeared Rebecca B. Faery, proved to me through satisfactory evidence of identification, which was/were Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Jordan Ross Crawford  
Notary Public  
My commission expires: 11/30/15





**LEGEND**

- Address
- 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" = 33 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

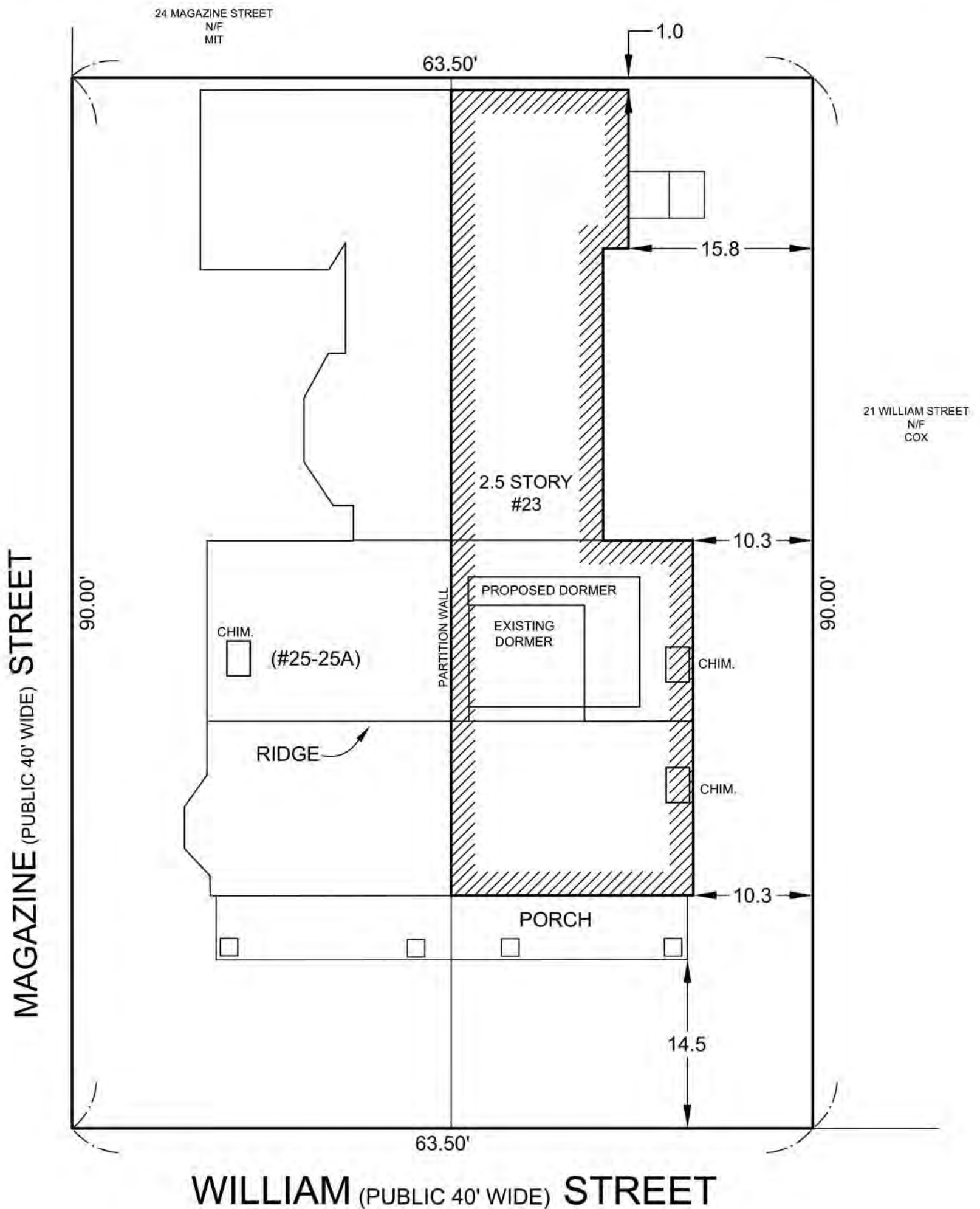


**MASSACHUSETTS  
SURVEY  
CONSULTANTS**

10 FIRST AVE  
PEABODY, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM  
SCALE: 1 INCH = 20 FEET

**PLAN OF LAND**  
LOCATED AT  
**23 WILLIAM STREET  
CAMBRIDGE, MA**

PREPARED FOR:  
**EDWARD MARCUS**



**CERTIFICATION**

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF OCTOBER 1 AND OCTOBER 3, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

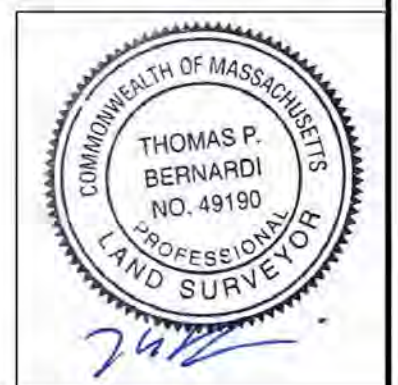
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.  
DATE: DECEMBER 17, 2014

**REFERENCES**

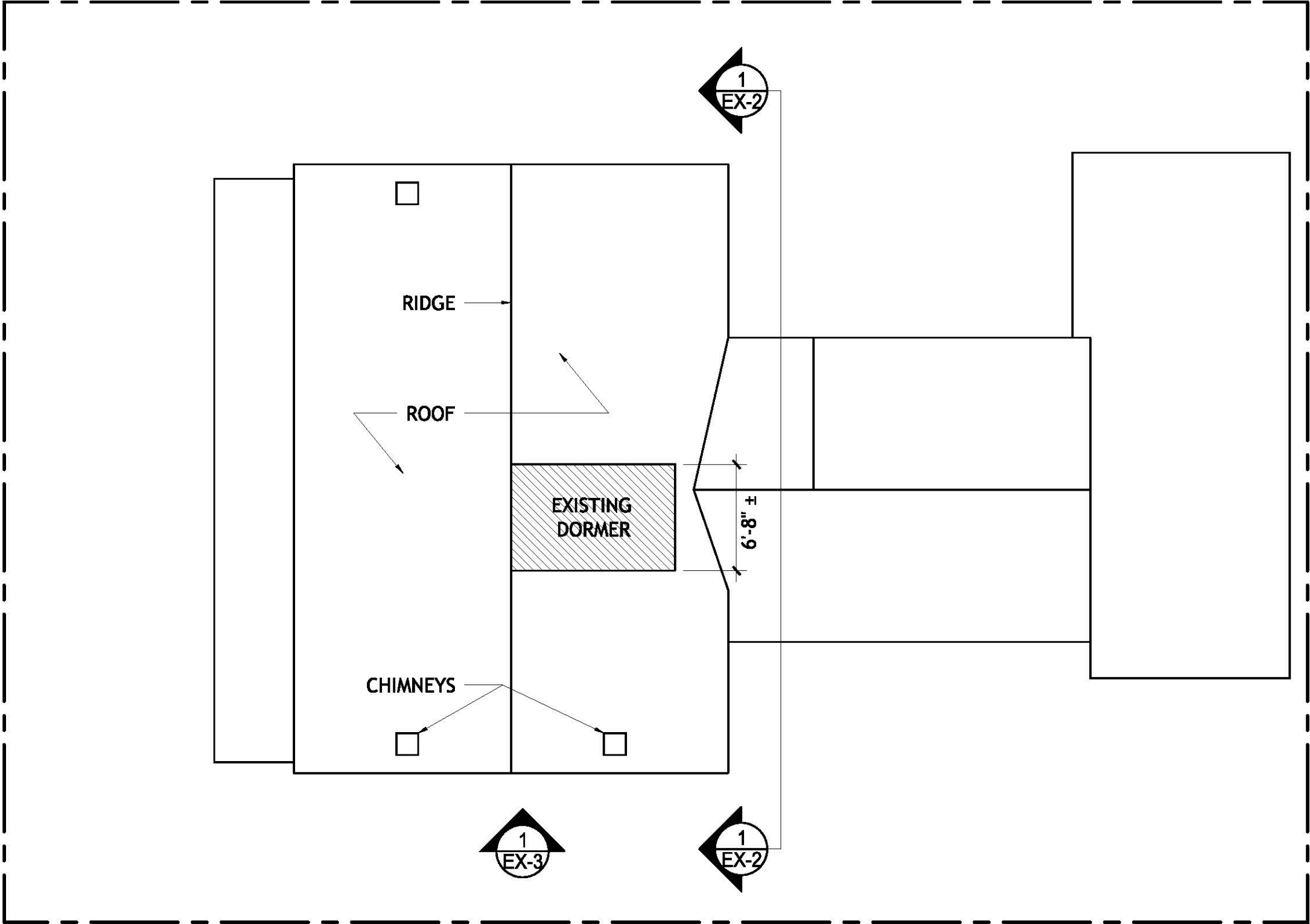
DEED: BOOK 62905, PAGE 332  
PLAN: MASTER DEED BOOK 40737, PAGE 86  
PLAN: WILLIAM ST LAYOUT 1875  
PLAN: BOOK 7638, PAGE 125

ASSESSOR MAP/LOT: 106-20-23  
ZONING DISTRICT: RESIDENCE C



MAGAZINE ST.

WILLIAM ST.



PROPERTY LINE

PROPERTY LINE



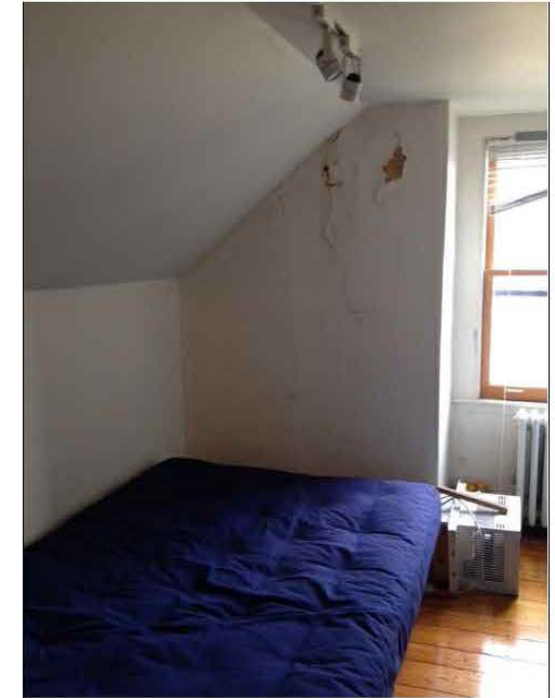
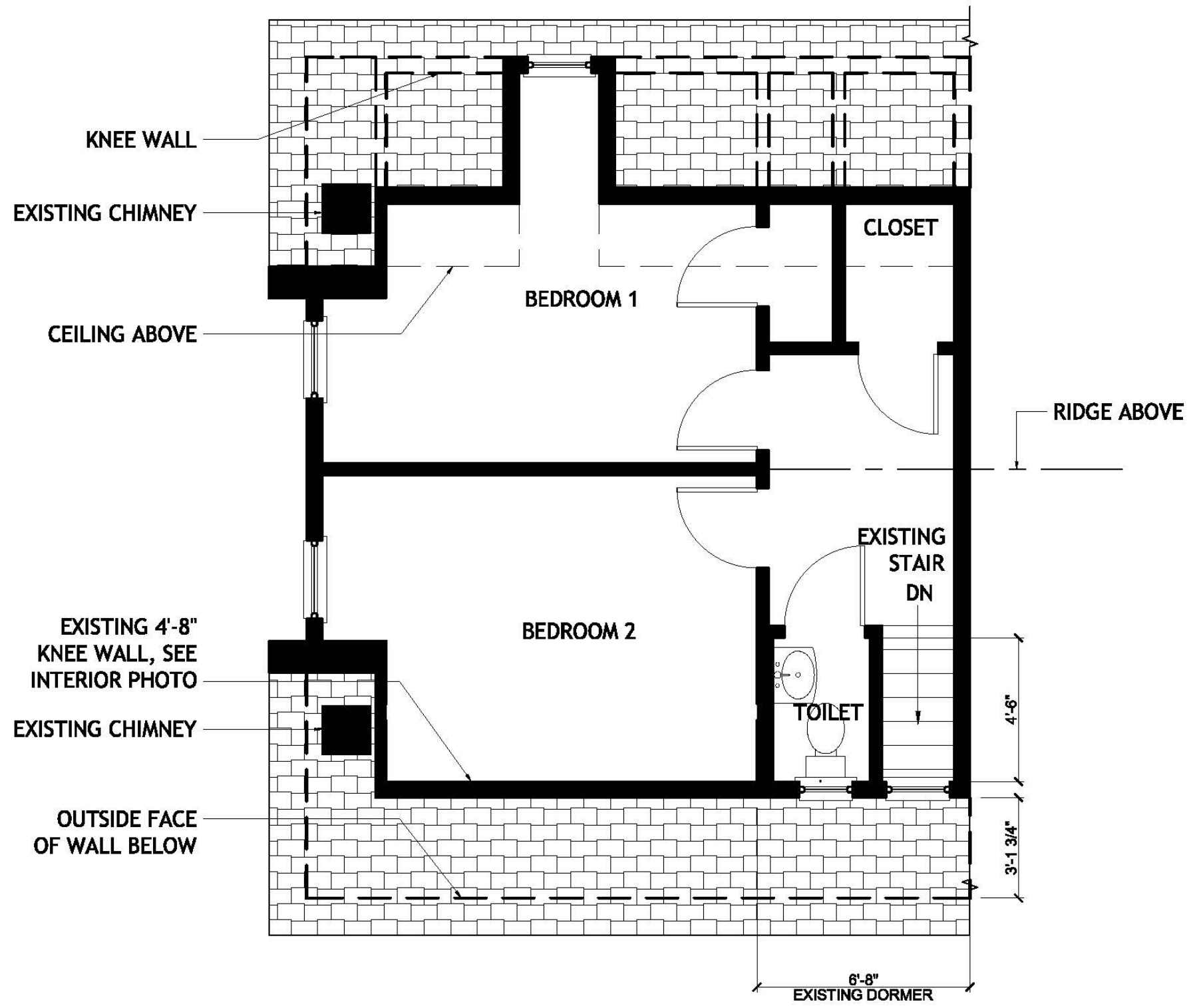
**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE: EXISTING SITE PLAN WITH CURRENT DORMER LOCATION  
 PROJECT: 23 WILLIAM STREET, CAMBRIDGE, MA 02138

SCALE: 1/8"=1'-0"  
 DATE: 9.7.2016  
 PROJECT #: 14007

EX-0





EXISTING INTERIOR PHOTO

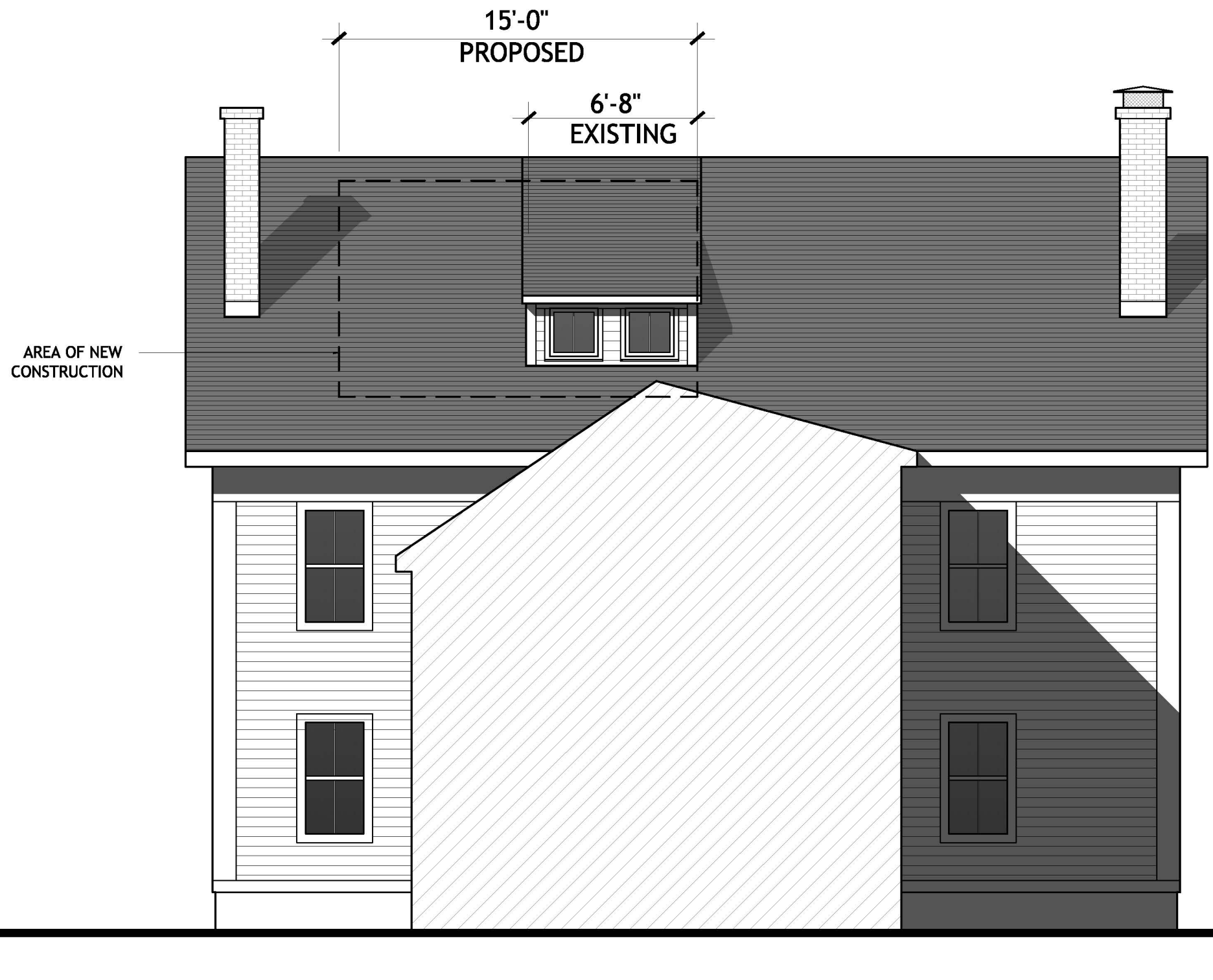


**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE: ENLARGED EXISTING THIRD FLOOR PLAN  
 PROJECT: 23 WILLIAM STREET, CAMBRIDGE, MA 02138

SCALE: 1/4"=1'-0"  
 DATE: 9.7.2016  
 PROJECT #: 14007

EX-1



**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE: **EXISTING NORTH-EAST ELEVATION**  
 PROJECT: **23 WILLIAM STREET, CAMBRIDGE, MA 02138**

SCALE: 3/16"=1'-0"  
 DATE: 9.7.2016  
 PROJECT #: 14007

**EX-2**



EXISTING DORMER

EXTENT OF NEW DORMER

PROPERTY LINE

1'-0"±

**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE:

EXISTING SOUTH-EAST ELEVATION

PROJECT:

23 WILLIAM STREET, CAMBRIDGE, MA 02138

SCALE: 3/16"=1'-0"

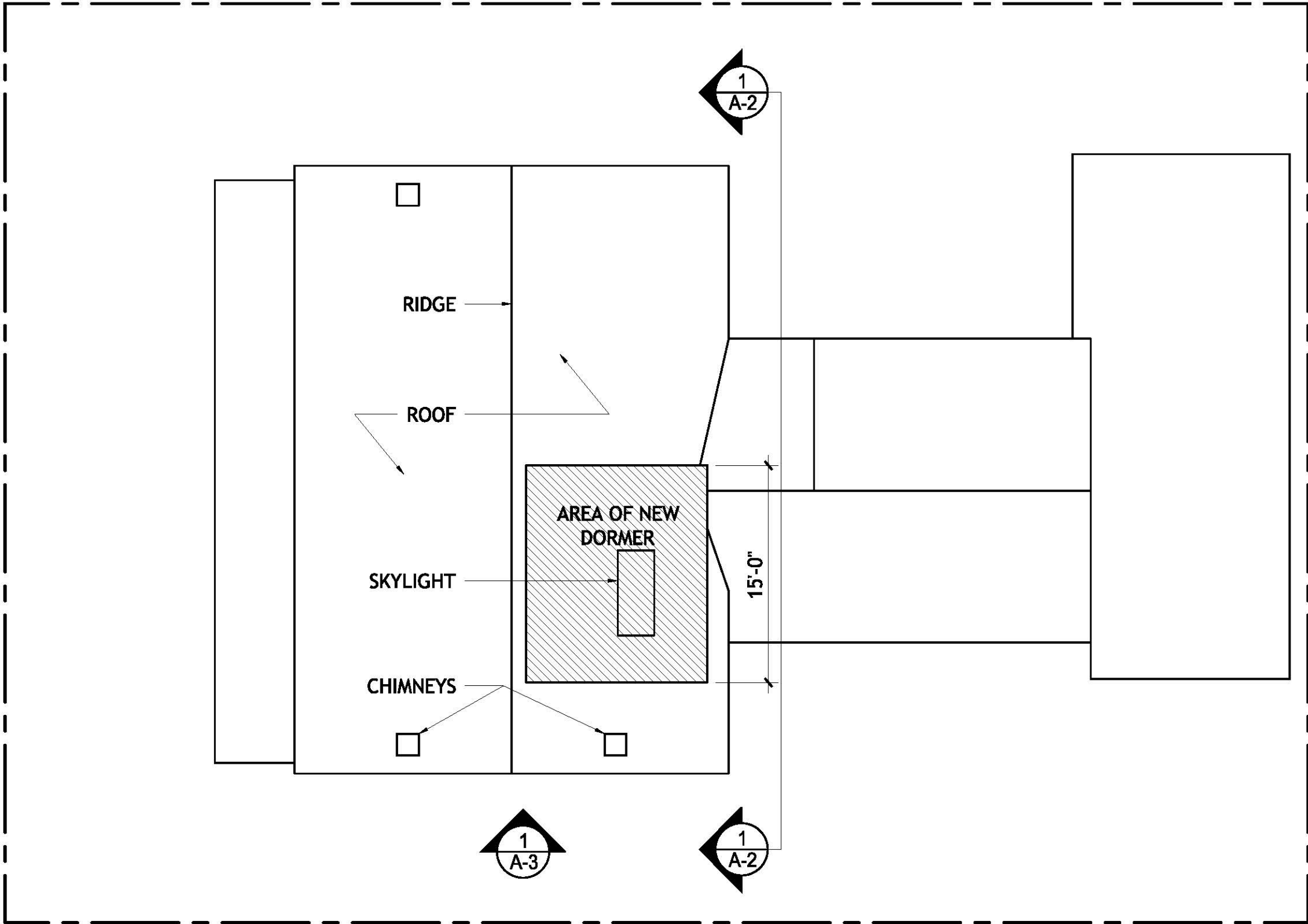
DATE: 9.7.2016

PROJECT #: 14007

**EX-3**

MAGAZINE ST.

WILLIAM ST.



**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE:

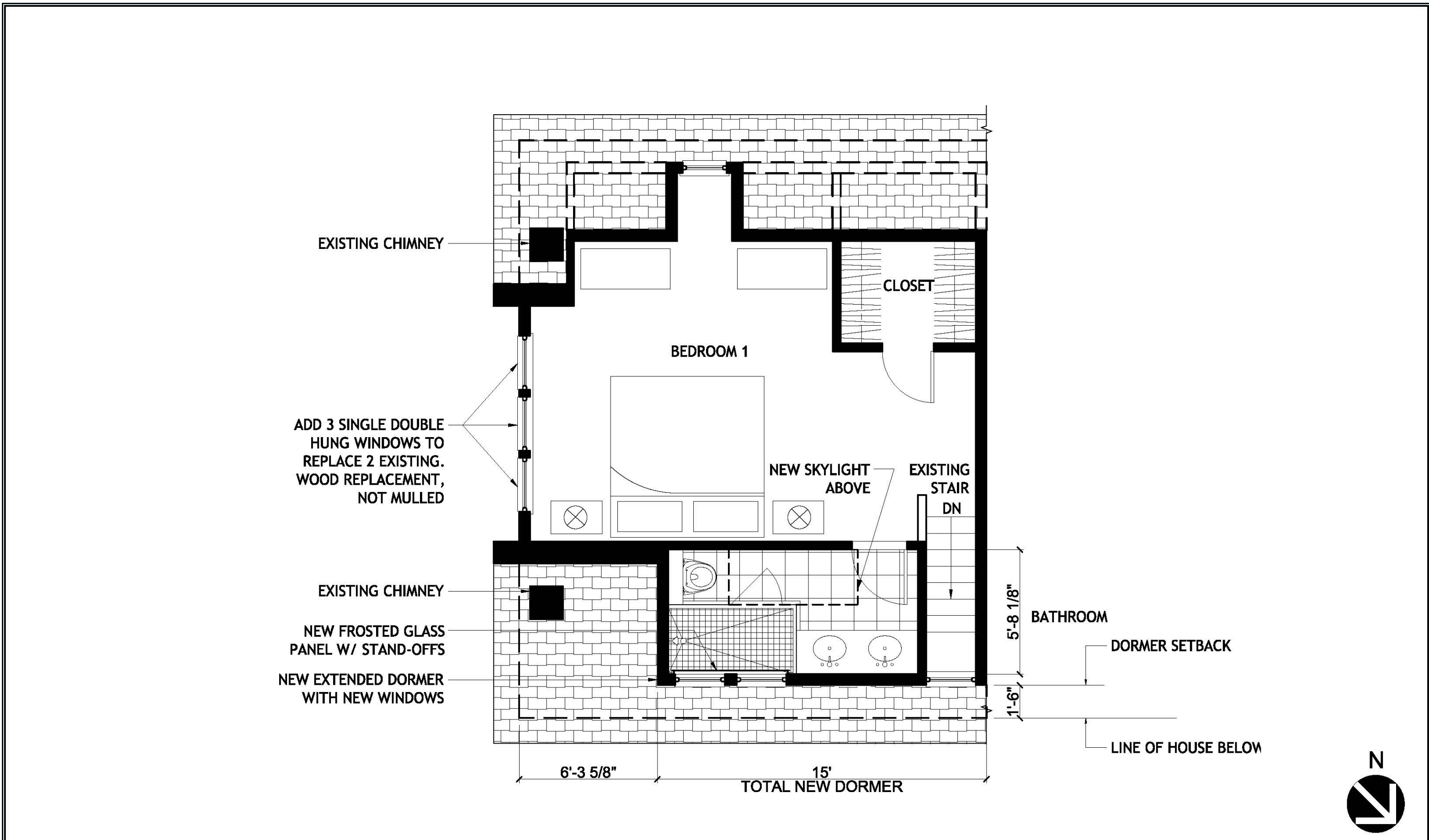
SITE PLAN WITH NEW DORMER LOCATION

PROJECT:

23 WILLIAM STREET, CAMBRIDGE, MA 02138

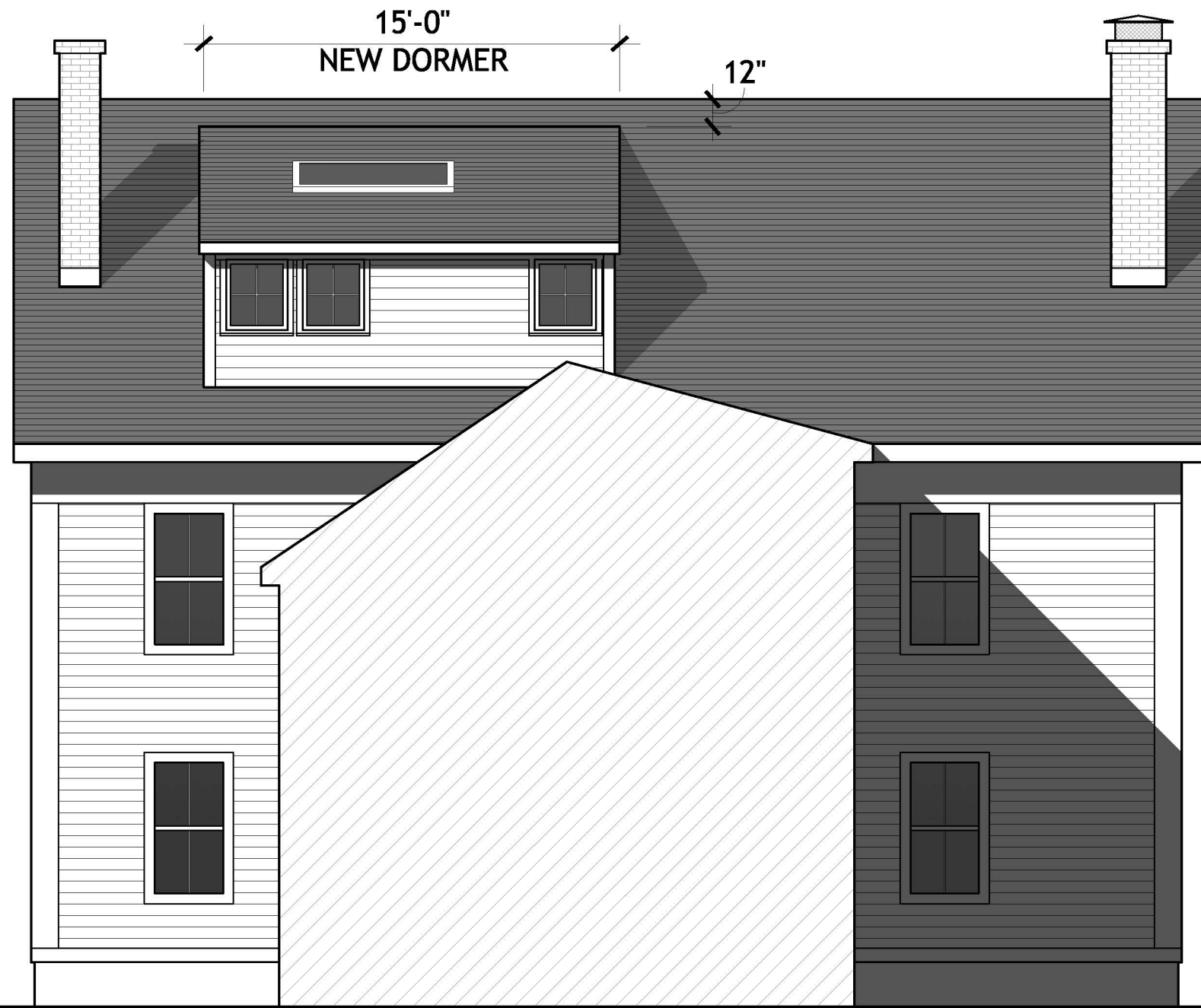
SCALE: 1/8"=1'-0"  
 DATE: 9.7.2016  
 PROJECT #: 14007

A-0



<p><b>DOUGLAS OKUN &amp; ASSOCIATES</b>          156 Mount Auburn Street . Cambridge MA 02138          Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net</p>	<p>TITLE: PROPOSED THIRD FLOOR PLAN WITH NEW DORMER</p> <p>PROJECT: 23 WILLIAM STREET, CAMBRIDGE, MA 02138</p>	<p>SCALE: 1/4"=1'-0"</p> <p>DATE: 9.7.2016</p> <p>PROJECT #: 14007</p>	<p>A-1</p>
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**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE:

PROPOSED NORTH-EAST ELEVATION

PROJECT:

23 WILLIAM STREET, CAMBRIDGE, MA 02138

SCALE: 3/16"=1'-0"

DATE: 9.7.2016

PROJECT #: 14007

A-2



NEW DORMER

12"

1'-6"

PROPERTY LINE

1'-0"±

**DOUGLAS OKUN & ASSOCIATES**  
 156 Mount Auburn Street . Cambridge MA 02138  
 Tel: 617.491.4600 Fax: 617.547.4884 doa@gis.net

TITLE:

PROPOSED SOUTH-EAST ELEVATION

PROJECT:

23 WILLIAM STREET, CAMBRIDGE, MA 02138

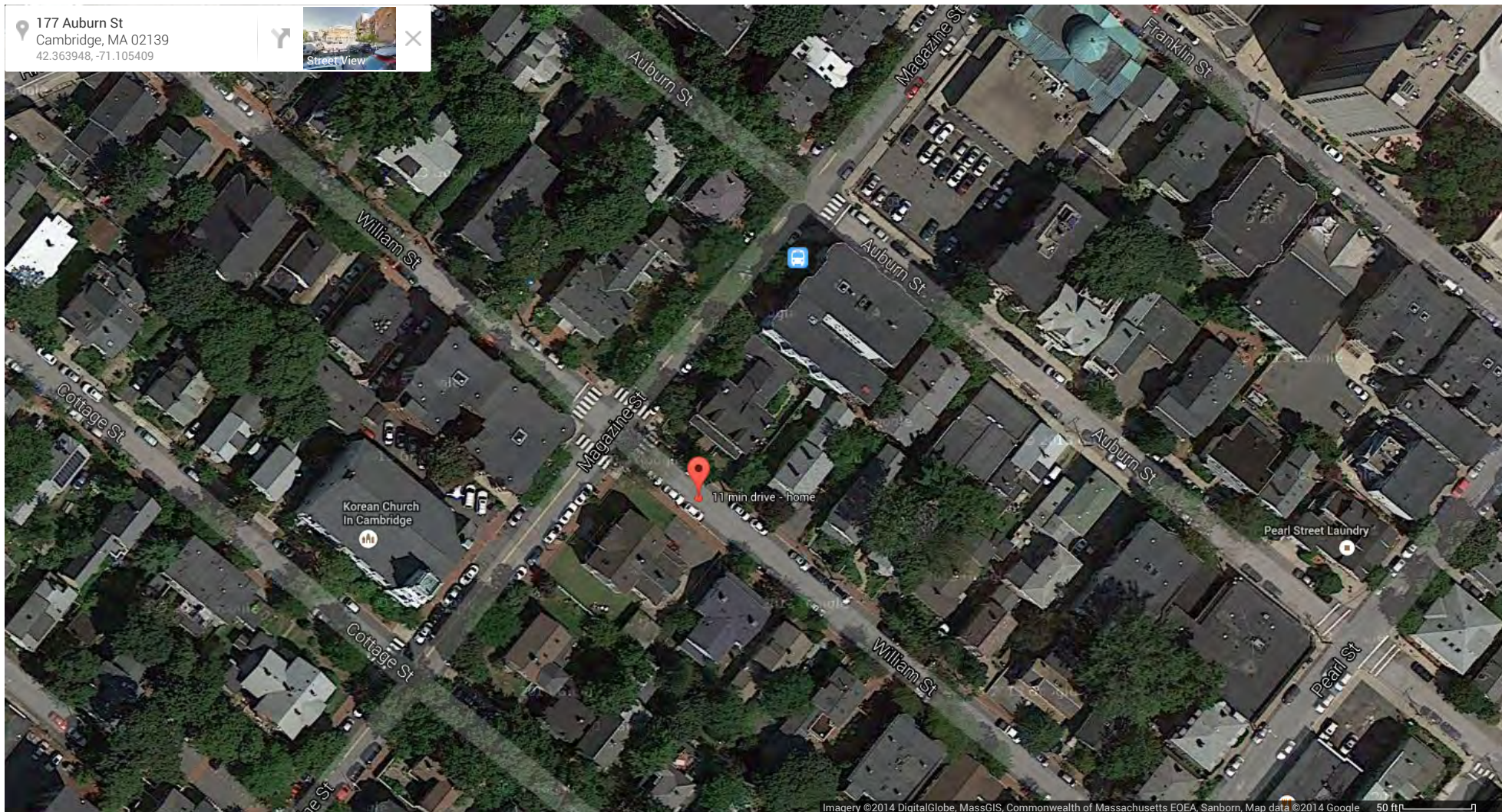
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DATE: 9.7.2016

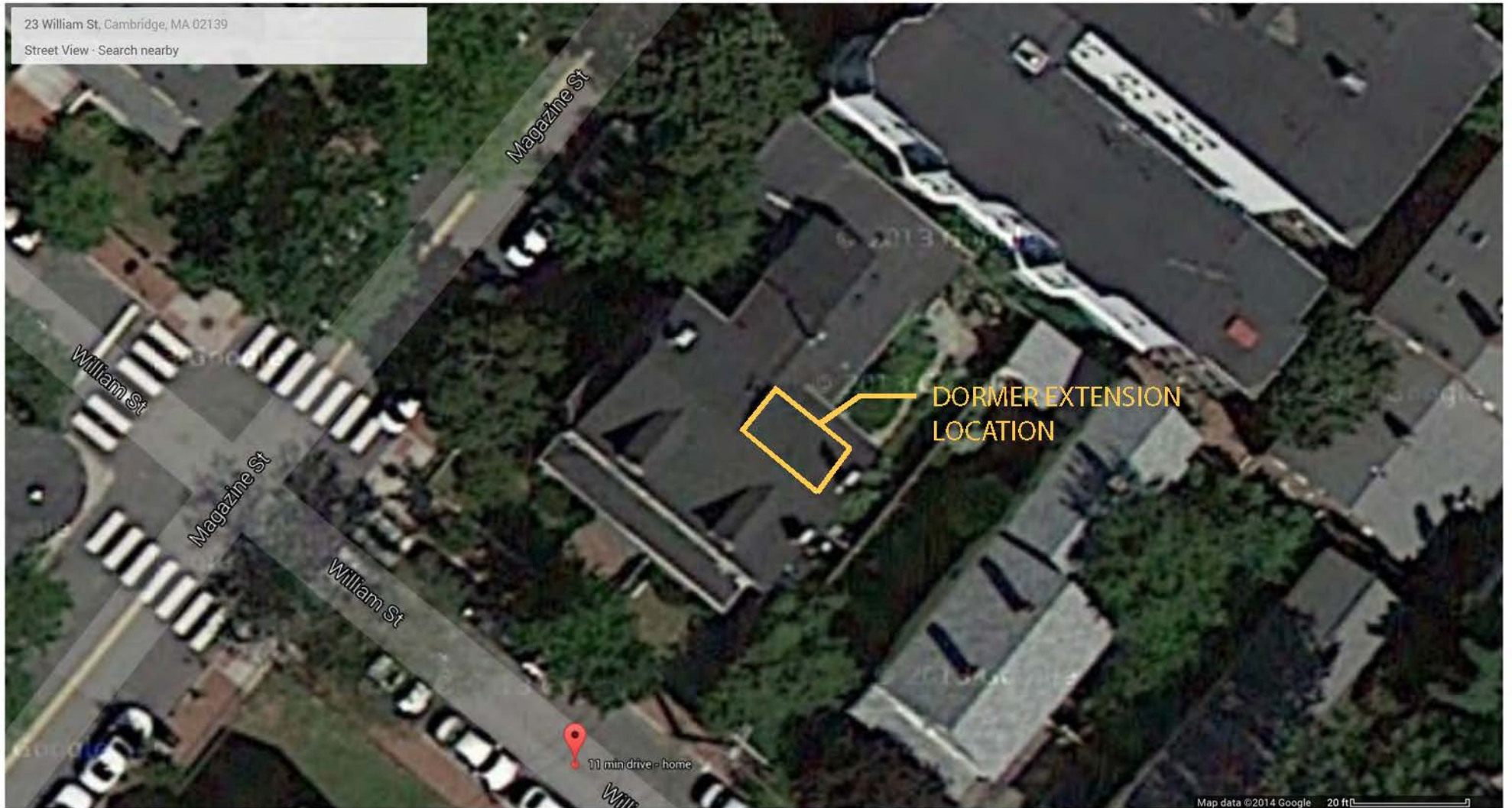
PROJECT #: 14007

A-3





































# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic



William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,  
Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 23 William 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)
- 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 demolition permit application anticipated for dormer. --SLB*
- 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 September 19, 2016

Received by Uploaded to Energov Date September 19, 2016

Relationship to project BZA 11394-2016

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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