

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 OCT 24 PM 1:22

BZA Application Form

BZA Number: 197887

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Stephen E. Brown C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 47 Eighth St., Cambridge, MA

TYPE OF OCCUPANCY: two family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

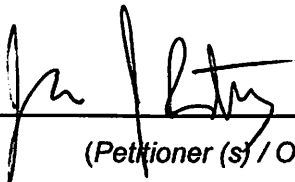
Petitioner seeks to replace existing non-conforming two family home and detached garage with a new non-conforming two family home with attached garage.

Petitioner seeks to reduce the required amount of parking spaces from 2 to 1.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.35.1 (Reduction of Required Spaces).
- Article: 8.000 Section: 8.22.3 (Nonconforming Structure).
- Article: 10.00 Section: 10.30 & 10.40 (Variance and Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
Tel. No. Cambridge MA 02139
E-Mail Address: 617.492.4400
jrafferty@adamsrafferty.com

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Stephen Brown and Michelle Jodrey
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 47 Eighth Street

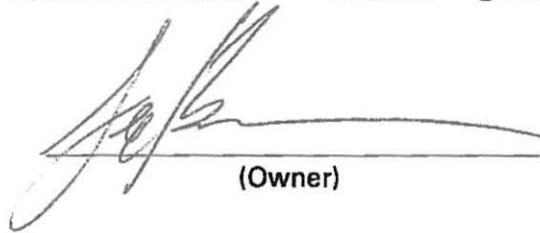
the record title standing in the name of Stephen E. Brown

whose address is 47 Eighth Street, Cambridge MA 02141
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in


Book 257436 Page 553 or _____ Registry

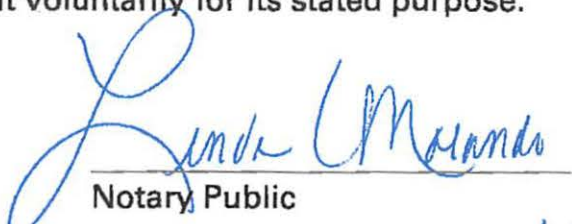
District of Land Court Certificate No. _____ Book _____ Page _____



(Owner)

On this 22nd day of September 2022, before me, the undersigned notary public, personally appeared Stephen E. Brown proved to me through satisfactory evidence of identification, which were MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


LINDA MORANDO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 1, 2023



Notary Public

My commission expires: 6/1/23

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 existing two family house was constructed in 1854 and is in serious decline and beyond the point of renovation. The Executive Director of the Historical Commission determined that the structure was not significant and approved its demolition without requirement a public hearing. Given the size of the lot, rebuilding a replacement structure of similar scale requires a variance.

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 hardship is directly related to the shape of this small lot, its location behind another lot, and the condition of the existing structure.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

A two family home has been located on this lot for over 130 years. Allowing a replacement structure to be built will not harm the public good.

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

The petitioner has designed a home that is comparable in footprint and mass to the existing structure.

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

BZA Application Form

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 47 Eighth St., Cambridge, MA (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:

Section 6.35.1 allows for the reduction of required parking with the issuance of a Special Permit.

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 change to traffic generation or patterns of access and egress as a result of this application; the parking ratio, driveway and space location are consistent with the existing conditions.

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 change to the continued operation of 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 reduction in motor vehicle parking will not adversely affect the health, safety, and/or welfare of the people living or working in the building, nor the citizens of Cambridge.

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 use of the property as a two family residence with one parking space is consistent with the character and context of the neighborhood and the history of the site.

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

Date: 10/21/22**BZA Application Form****DIMENSIONAL INFORMATION**Applicant: Stephen E. BrownPresent Use/Occupancy: two familyLocation: 47 Eighth St., Cambridge, MAZone: Residence C-1 Zone

Phone: 617.492.4100

Requested Use/Occupancy: two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,734	2,648	2,082	(max.)
<u>LOT AREA:</u>		2,777	2,777	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.62	0.95	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,388	1,388	1,500	
<u>SIZE OF LOT:</u>	WIDTH	44.2'	44.2'	50'	
	DEPTH	87.70'	87.70'	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	33'	33'	10'	
	REAR	0.1'-2.5'	1'4"-2'8"	20'	
	LEFT SIDE	2.7'	3'6"	7'6"	
	RIGHT SIDE	2'5"	1'9.5"	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	28'	33'6"	35'	
	WIDTH	48'7"	48'7"	N/A	
	LENGTH	17'2.5"	38'3.5"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		15% permeable (no private)	15% permeable (no private)	30%	
<u>NO. OF DWELLING UNITS:</u>		2	2	1	
<u>NO. OF PARKING SPACES:</u>		1	no change	2	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		2'10"	N/A	N/A	

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

N/A

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'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

Board of Zoning Appeal Waiver Form

2022 NOV 14 PM 3:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-197887

Address: 47 Eighth Street

Owner, Petitioner, or Representative: James Rafferty, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 11/14/22

James Rafferty
Signature

* * * * *

(8:21 p.m.)

Sitting Members: Brendan Sullivan, Andrea A. Hickey, Jim Monteverde, Laura Wernick, and Jason Marshall

BRENDAN SULLIVAN: The Board will hear Case No. 197887 -- 47 Eighth Street.

JAMES RAFFERTY: Good evening, Mr. Chair, and members of the Board. James Rafferty, again, on behalf of the applicant. We have filed with the Board a request to continue the case, due to the unavailability of the Project Architect. We would appreciate the case scheduled as soon as it's convenient for the Board.

BRENDAN SULLIVAN: There is -- Olivia, well there's January 12. We're filled up for December 1 and for December 15. We're filled up because of 10 cases on the fifteenth. So January 12, 2023, does that work, Mr. Rafferty?

JAMES RAFFERTY: Yes, if that's the soonest available, we will be back at that time.

BRENDAN SULLIVAN: Yeah. All right. So let me make a motion, then, as a case not heard that this matter is

1 continued to January 12, 2023 at 6:00 p.m. on the condition
2 that the petitioner change the posting sign to reflect the
3 new date of January 12, 2023 and the time at 6:00 p.m.

4 Any new submittals not currently in the file be
5 submitted by 5:00 p.m. on the Monday prior to January 12,
6 2023 hearing.

7 That the petitioner has signed the waiver of
8 statutory requirement for a hearing that is in the file;
9 that any new submittals, which changes the application, that
10 a dimensional form -- new dimensional form -- be
11 incorporated and submitted, and any new supporting
12 statements also be submitted by 5:00 p.m. on the Monday
13 prior to January 12.

14 On the motion, then, to continue this matter: Jim
15 Monteverde?

16 JIM MONTEVERDE: In favor.

17 BRENDAN SULLIVAN: Laura Wernick?

18 LAURA WERNICK: In favor.

19 BRENDAN SULLIVAN: Andrea Hickey?

20 ANDREA HICKEY: Yes, in favor.

21 BRENDAN SULLIVAN: And Jason Marshall?

22 JASON MARSHALL: In favor.

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BRENDAN SULLIVAN: Brendan Sullivan.

[All vote YES]

BRENDAN SULLIVAN: On the five affirmative votes,
the matter is continued until January 12. See you then.

JAMES RAFFERTY: Thank you, and good evening.

BRENDAN SULLIVAN: Yes.

AMENDED 1/9/23
DIMENSIONAL FORM

APPLICANT: Michelle Jodrey & Stephen Brown

LOCATION: 47 Eighth St, Cambridge, MA 02141

ZONE: C-1 District

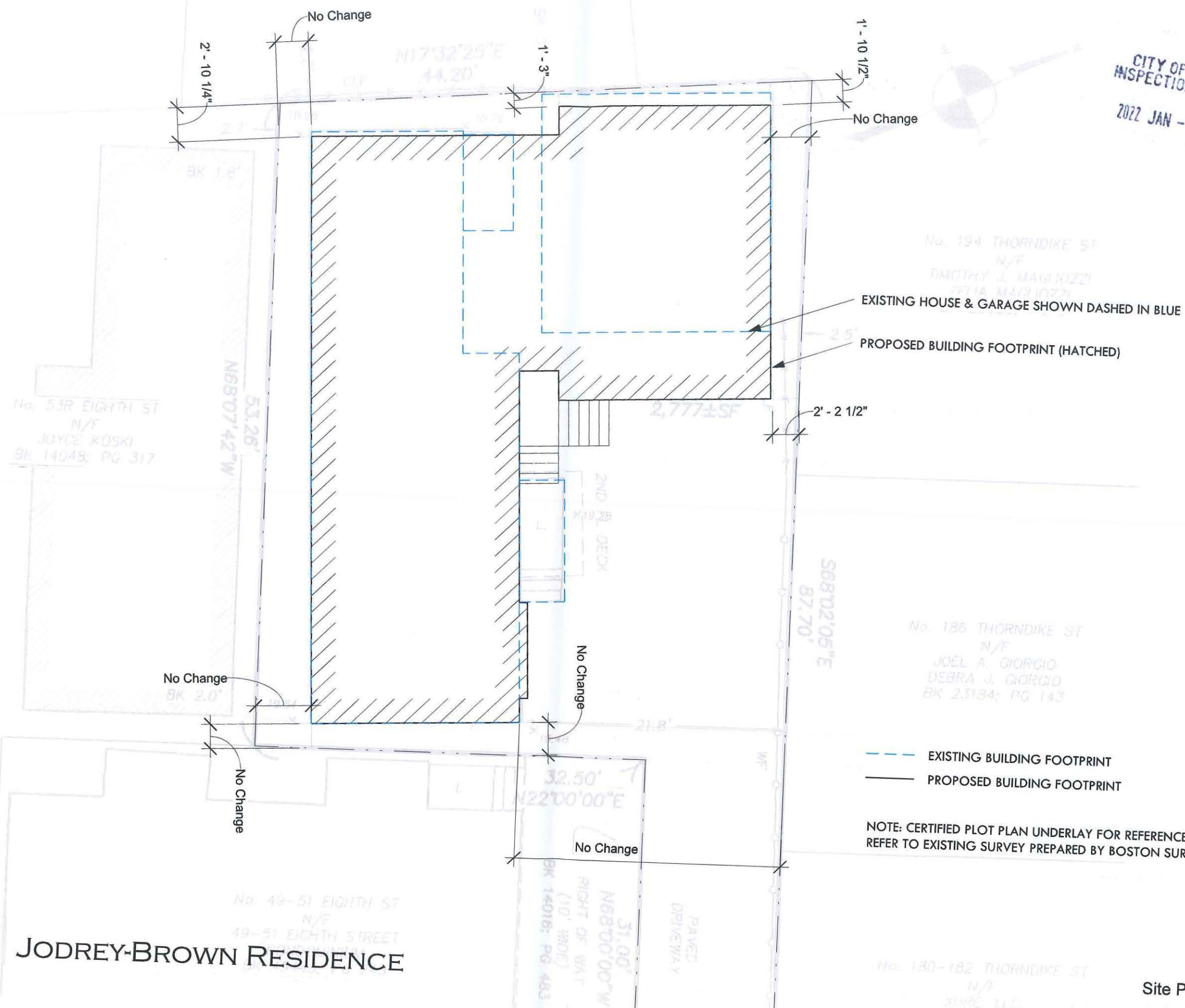
PHONE:

REQUESTED USE/OCCUPANCY: 2 Family Residential Dwelling

CITY OF CAMBRIDGE
INSPECTION SERVICES
2023 JAN - 9 AM 10:47

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>TOTAL GROSS FLOOR AREA:</u>	1734.18	2648	2082.75
<u>LOT AREA:</u>	2777	no change	5000
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>	0.62	0.95	0.75
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1388.5	1388.5	1500
<u>SIZE OF LOT:</u>	WIDTH: 44.20' DEPTH: 87.70'	44.20' 87.70'	50' N/A
<u>SET-BACKS:</u>	FRONT: 2.0' - 2.6' REAR: 0.1' - 2.5' LEFT SIDE: 2.7' RIGHT SIDE: 2'-5"	2.0' - 2.6' 1'4" - 2'8" 1'3" - 2'10 1/4" 3'-6" 2.7' (No Change) 1'-9.5" 2'-2 1/2"	10' 20' 7'-6" 7'-6"
<u>SIZE OF BUILDING:</u>	HEIGHT: 28' LENGTH: 48'-7" WIDTH: 17'-2.5"	33'-6" 48'-7" 38'-3.5"	35' <u>N/A</u> <u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	28.51%	25.13%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2
<u>NO. OF PARKING SPACES:</u>	2	2	2
<u>NO. OF BIKE SPACES:</u>	0	0	0
<u>NO. OF LOADING AREAS:</u>	0	0	<u>N/A</u>
<u>DISTANCE TO NEAREST BLDG.:</u>	2'-10"	2'-10"	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>			<u>N/A</u>

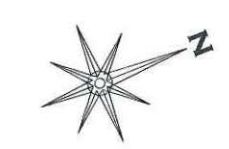
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 JAN -9 P 4:47



EXISTING HOUSE & GARAGE SHOWN DASHED IN BLUE
PROPOSED BUILDING FOOTPRINT (HATCHED)

--- EXISTING BUILDING FOOTPRINT
--- PROPOSED BUILDING FOOTPRINT

NOTE: CERTIFIED PLOT PLAN UNDERLAY FOR REFERENCE ONLY.
REFER TO EXISTING SURVEY PREPARED BY BOSTON SURVEY, INC. DATED 10/06/21



Site Plan | 1/8" = 1'-0"

1/06/2023 2:03:42 PM

No. 49-51 EIGHTH ST
N/F
49-51 EIGHTH STREET
JODREY-BROWN RESIDENCE

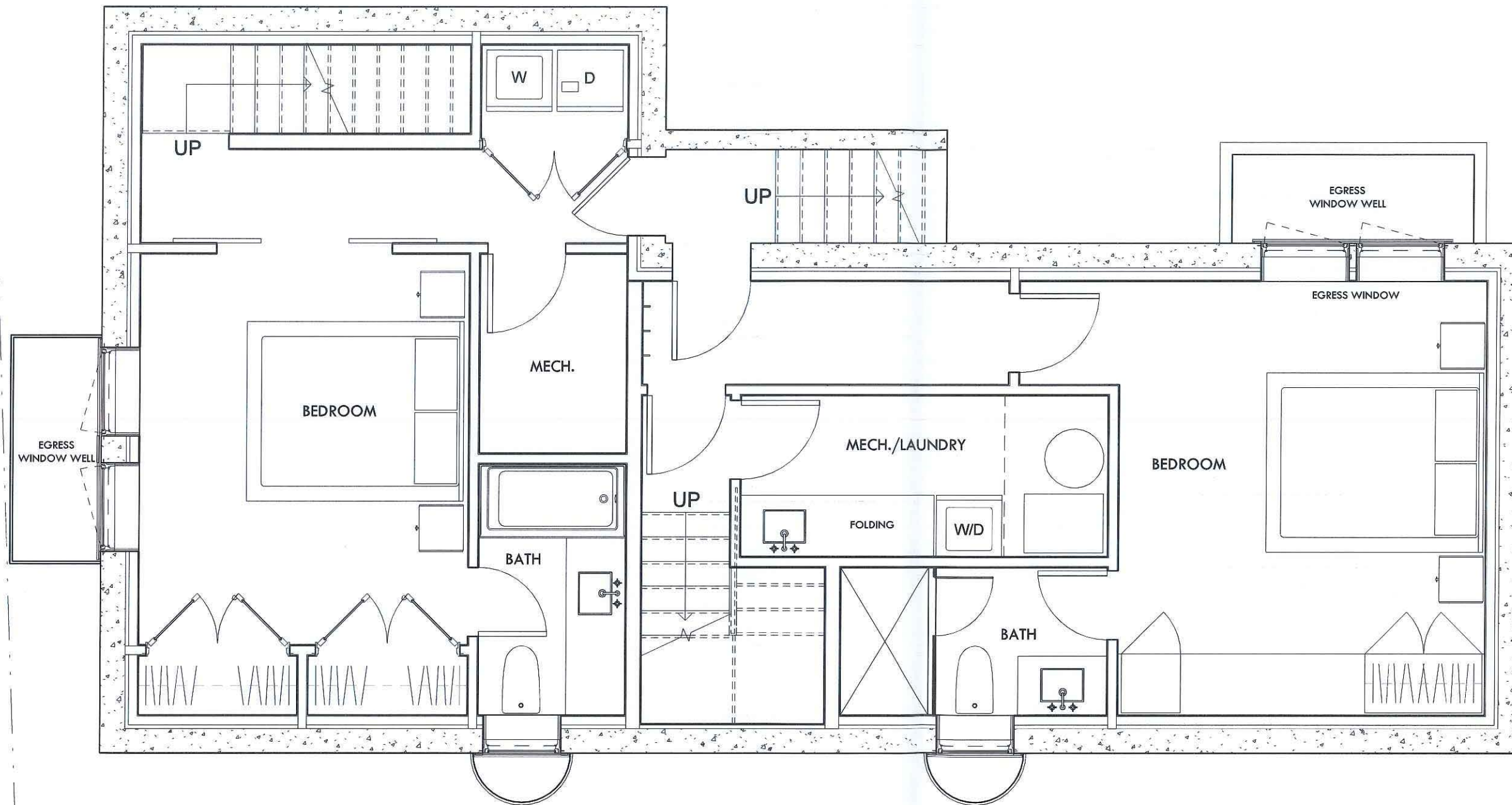
No. 53R EIGHTH ST
N/F
JOYCE KOSKI
BK 14048; PG 317

No. 194 THORNDIKE ST
N/F
TIMOTHY J. MAGIOLIZZI
BK 14077

No. 186 THORNDIKE ST
N/F
JOEL A. GIORGIO
DEBRA J. GIORGIO
BK 23184; PG 143

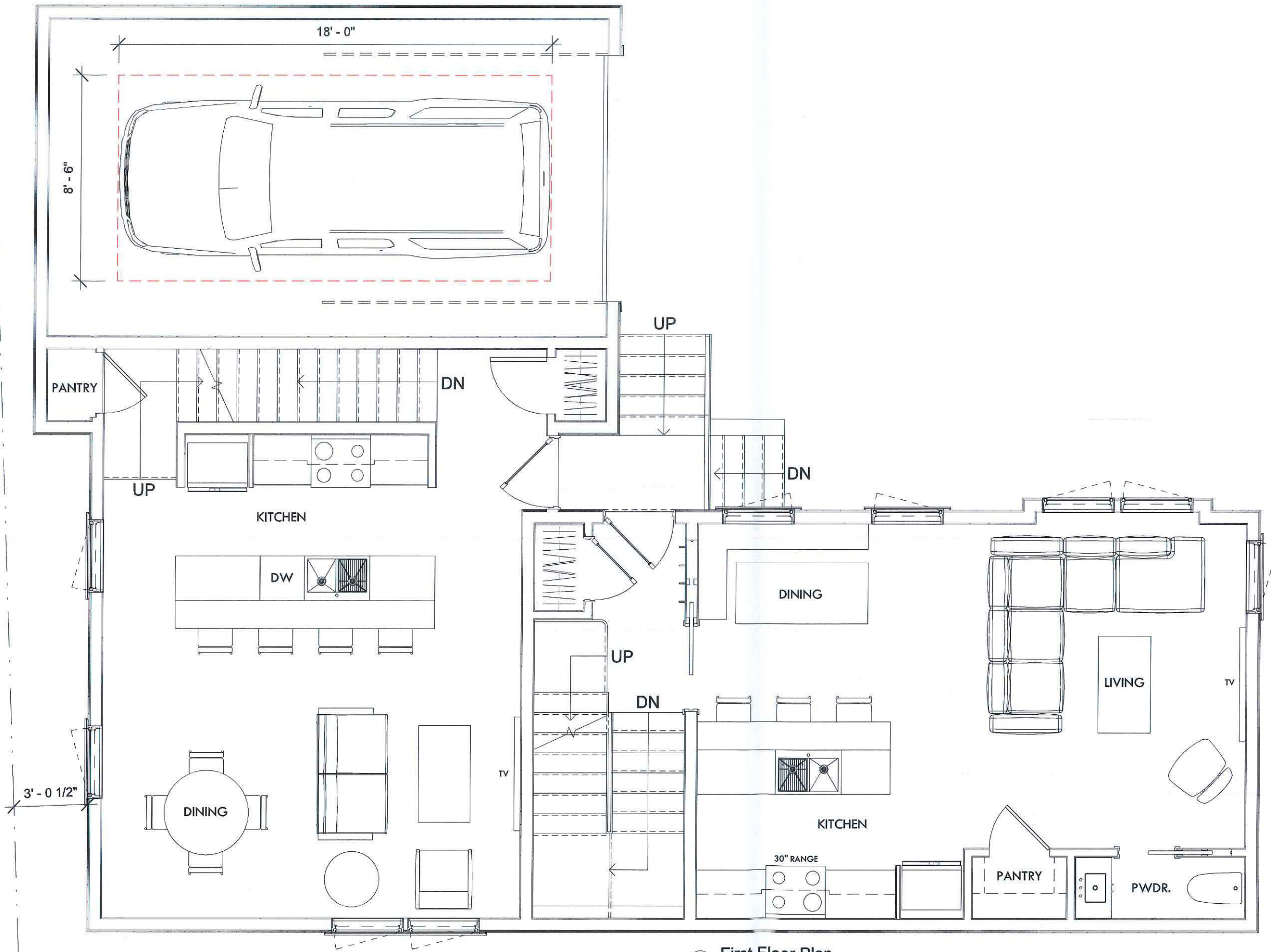
No. 180-182 THORNDIKE ST
N/F
JUPIC, LLC
BK 259532; PG 54

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002



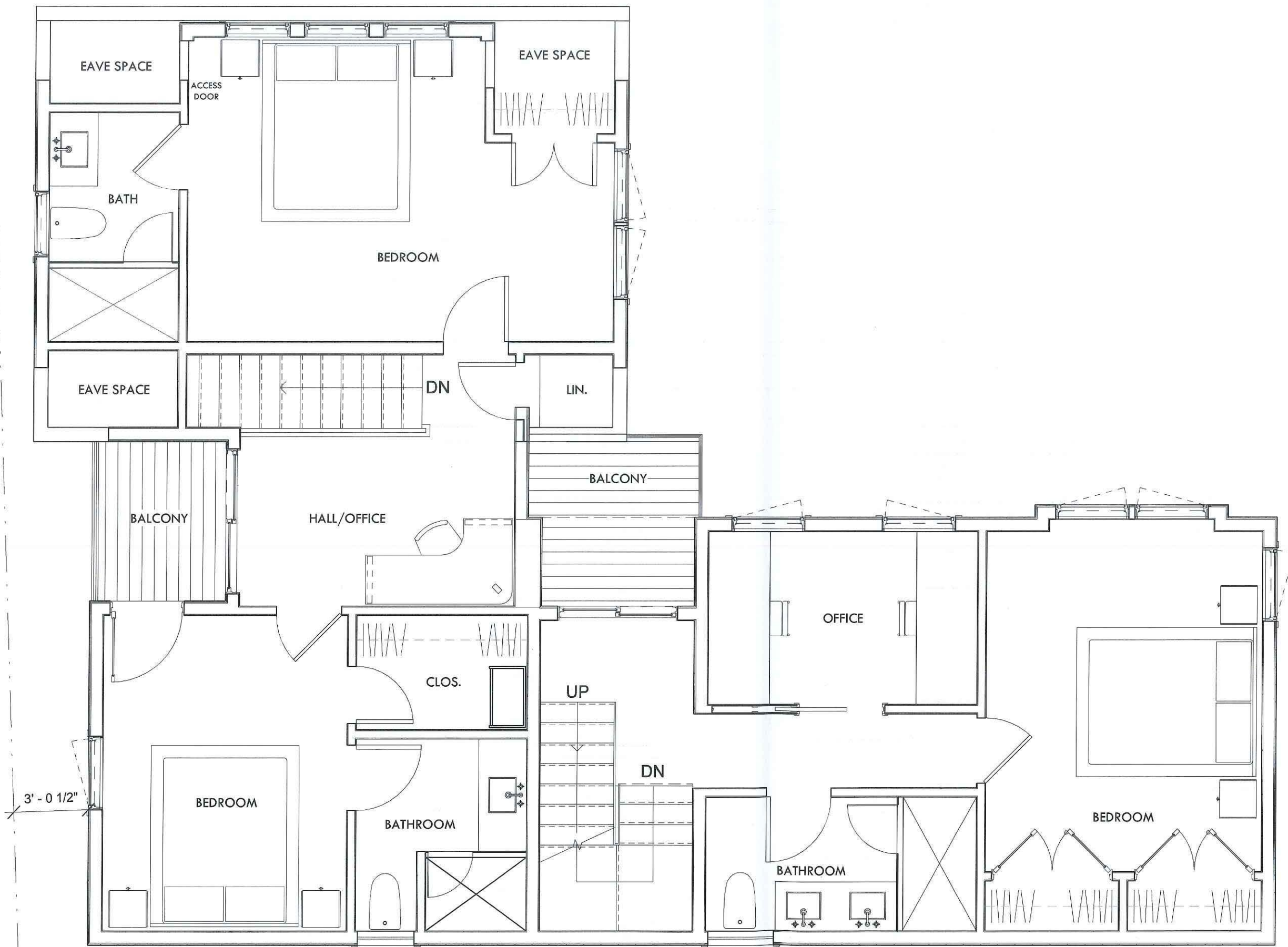
① Basement Floor Plan
1/4" = 1'-0"





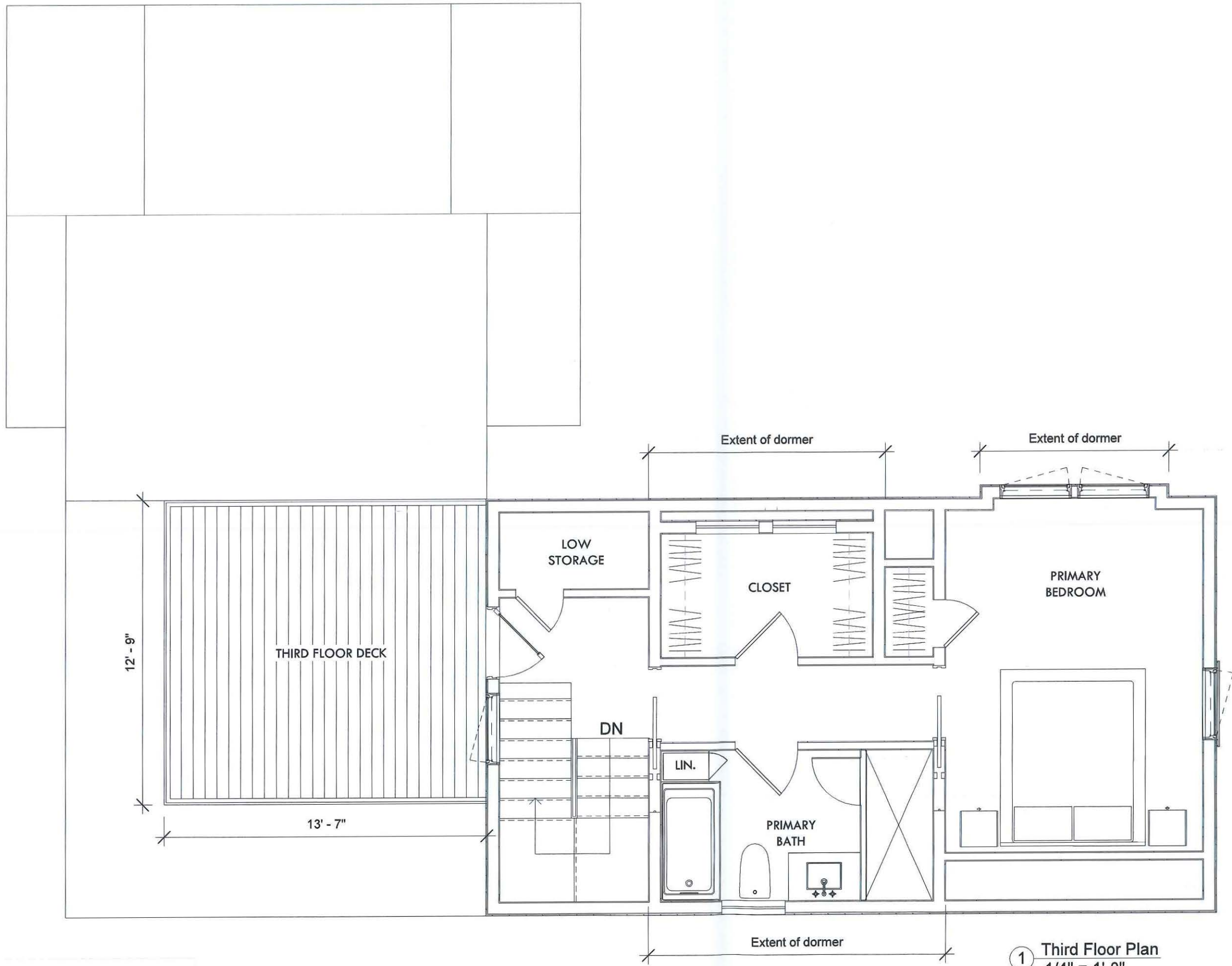
1 First Floor Plan
1/4" = 1'-0"





① Second Floor Plan
1/4" = 1'-0"





① Third Floor Plan
1/4" = 1'-0"

Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



① North Elevation
1/8" = 1'-0"

Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



① East Elevation
1/8" = 1'-0"

Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



① West Elevation
1/8" = 1'-0"

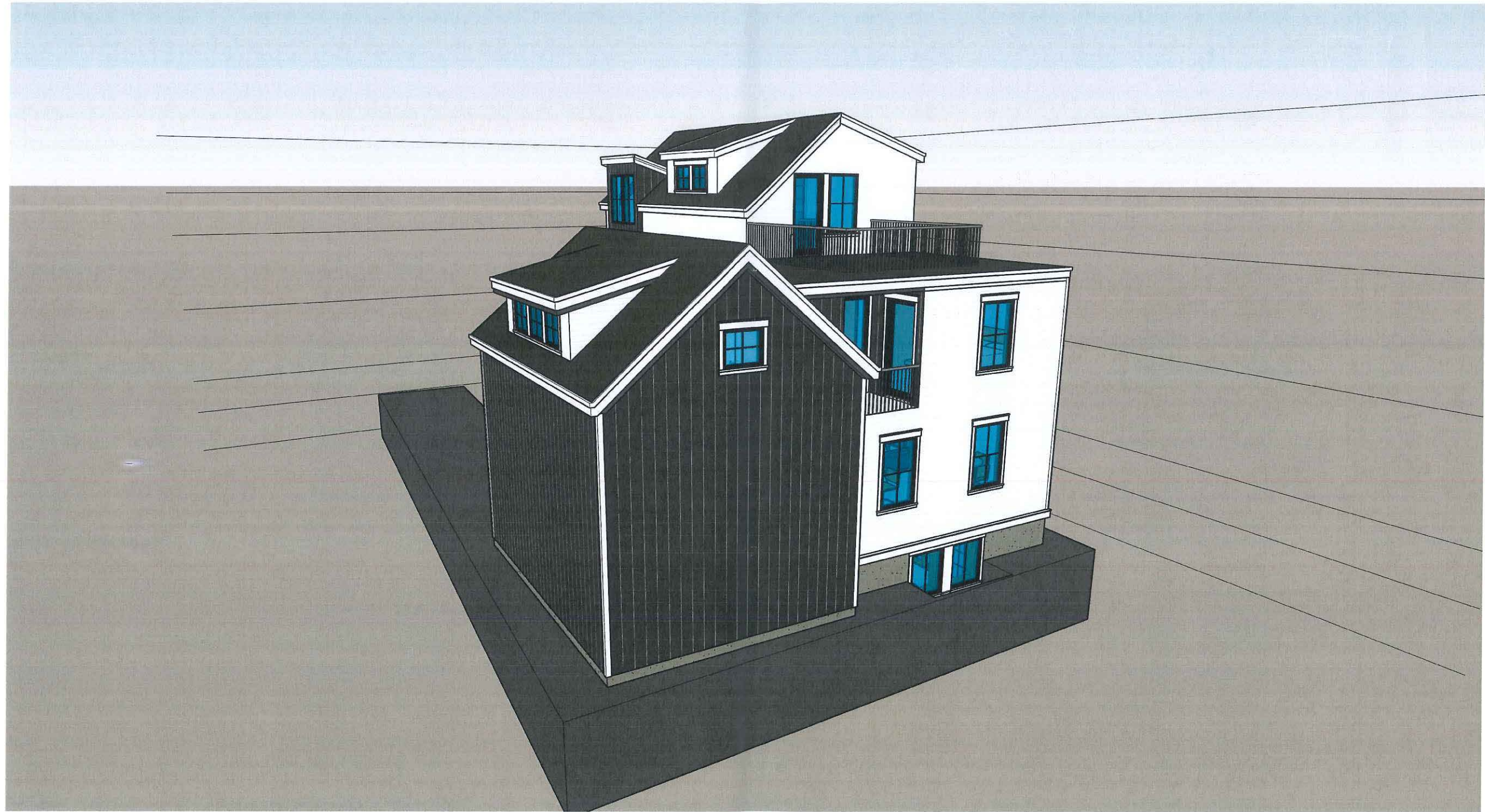
Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



① South Elevation
1/8" = 1'-0"



① 3D Front View



① 3D Back View

Pacheco, Maria

From: Seth Diamond <seth@mac.com>
Sent: Monday, January 2, 2023 5:36 PM
To: Pacheco, Maria
Subject: Re: BZA Case No. 197887 (47 Eighth Street)

Monday, January 2nd, 2023

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 197887
47 Eighth Street

Dear Members of the Board of Zoning Appeal:

It is with great pleasure that I'm writing the Board of Zoning Appeal on behalf of my dear friends Steve Brown and Michelle Jodrey in support of their application. I'm proud to say that they've remained dear friends of mine for years now, and they've kept me abreast of their plans of their home at 47 Eighth Street.

Even if I didn't know them, as an involved and long-time resident of East Cambridge (20+ years), I'd be happy to speak up; my wife and I live just a few walking-distance blocks away over on Gore Street. As an involved member of our community all these years, I'm very mindful of the architecture, homes, and the general development in our area. Having reviewed their plans, and as objective as I might be, I strongly believe that their proposed structure will speak to its surroundings and will be a welcome addition to our neighborhood.

Best,

Seth Diamond
617-461-4646 | seth@mac.com
126 Gore St, #2 • Cambridge, MA 02141-1126 USA

Pacheco, Maria

From: Joanne Nelson <nelsonje@att.net>
Sent: Monday, December 26, 2022 1:01 PM
To: Pacheco, Maria
Subject: 47 8th St

Hi Maria,

I hope you had a nice holiday! There is going to be a bza meeting on January 12 for the property at 47 8th St in Cambridge. I should be able to attend but my only concern is if the owners decide to put lights on the back of the house, they either point them down or put a cover on them so they don't blind me. I live on 58 Fulkerson St and my bedroom and kitchen face the back of their house. They used to have a very bright led light on the second floor back deck. I couldn't sit out on my deck at night and had to buy room darkening shades that did not help because the light came in from the sides. What should I do?

Thank you so much,
Joanne Nelson
617-899-0747

[Sent from AT&T Yahoo Mail for iPhone](#)

Pacheco, Maria

From: Stephen Payne <stephenpayne511@gmail.com>
Sent: Sunday, January 1, 2023 12:36 PM
To: Pacheco, Maria
Subject: Re: BZA Case No. 197887 47 Eighth Street Letter of Support

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 197887
47 Eighth Street

Dear Members of the Board of Zoning Appeal:

I am a longtime Cambridge Resident who still owns his property on 6 Bristol St., a few blocks away from Steve and Michelle. My wife, Emily, and I have known Stephen Brown and Michelle Jodrey for ten years and find them to be valuable and important members of the community.

Stephen Brown is a US Army veteran who was ready to put his life on the line for this country and has continued to contribute to the community at the local level by supporting local businesses and by being a great neighbor. Furthermore, it seems to me that veterans are likely an underrepresented group in the Cambridge community, and the community could greatly benefit from that sort of diversity and dedication to public service. Michelle Jodrey is a nurse who was and continues to work nights and overtime to treat people infected with Covid, putting her life on the line as a frontline worker even when we knew very little about the nature of the virus and did not yet have vaccines. My wife, Emily, and I cannot think of better members of the Cambridge community as they represent the best that America has to offer.

Regarding the case in the subject line, as an interested party, I have reviewed Michelle Jodrey and Stephen Brown's plans for their home at 47 Eighth Street and support their application. I believe that the addition of windows on their own property should be solely the decision of the owners of the property, especially since it is an urban environment. I also think the proposed structure will be a great addition to the neighborhood.

Thank you,

Dr. Stephen Payne

Pacheco, Maria

From: dballestas@yahoo.com
Sent: Monday, January 2, 2023 12:59 PM
To: Pacheco, Maria
Subject: Letter of support for BZA Case No. 197887
Attachments: BZA Case No. 197887 47 8th st.doc

Dear Ms. Pacheco,

Attached is my letter of support for Stephen Brown and Michelle Jodrey's permit application.

I recently looked at Stephen Brown and Michelle Jodrey's plans for their renovation of their home located at 47 Eighth St. As a fellow East Cambridge resident and neighbor, I am in full support of the proposed renovation.

If there is anything else I can do to support Stephen and Michelle's permit application, please let me know.

Sincerely,



Diane Ballestas

Diane Ballestas
112 Seventh St. # 1
Cambridge, MA 02141

Maria Pacheco
City of Cambridge
Inspectional Services Department
831 Mass Ave.
Cambridge, MA 02139

RE: BZA Case No. 197887 (47 Eighth St. Cambridge, MA 02141)

January 3, 2023

Dear Ms. Pacheco,

I recently looked at Stephen Brown and Michelle Jodrey's plans for their renovation of their home located at 47 Eighth St. As a fellow East Cambridge resident and neighbor, I am in full support of the proposed renovation.

If there is anything else I can do to support Stephen and Michelle's permit application, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Diane Ballestas". The signature is written in a cursive style with a long horizontal stroke at the end.

Diane Ballestas

Pacheco, Maria

From: George Ni <georgeni.wei@gmail.com>
Sent: Tuesday, January 3, 2023 2:06 PM
To: Pacheco, Maria
Subject: Re: BZA Case No. 197887

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 197887
47 Eighth Street

Dear Members of the Board of Zoning Appeal:

I am writing to support Michelle and Steve's application to renovate their home. They are outstanding members of the community, and contribute to the friendliness and familiarity that makes East Cambridge such a unique neighborhood in Cambridge. Their home is dire need of updating, and I implore the Board to approve their building permits.

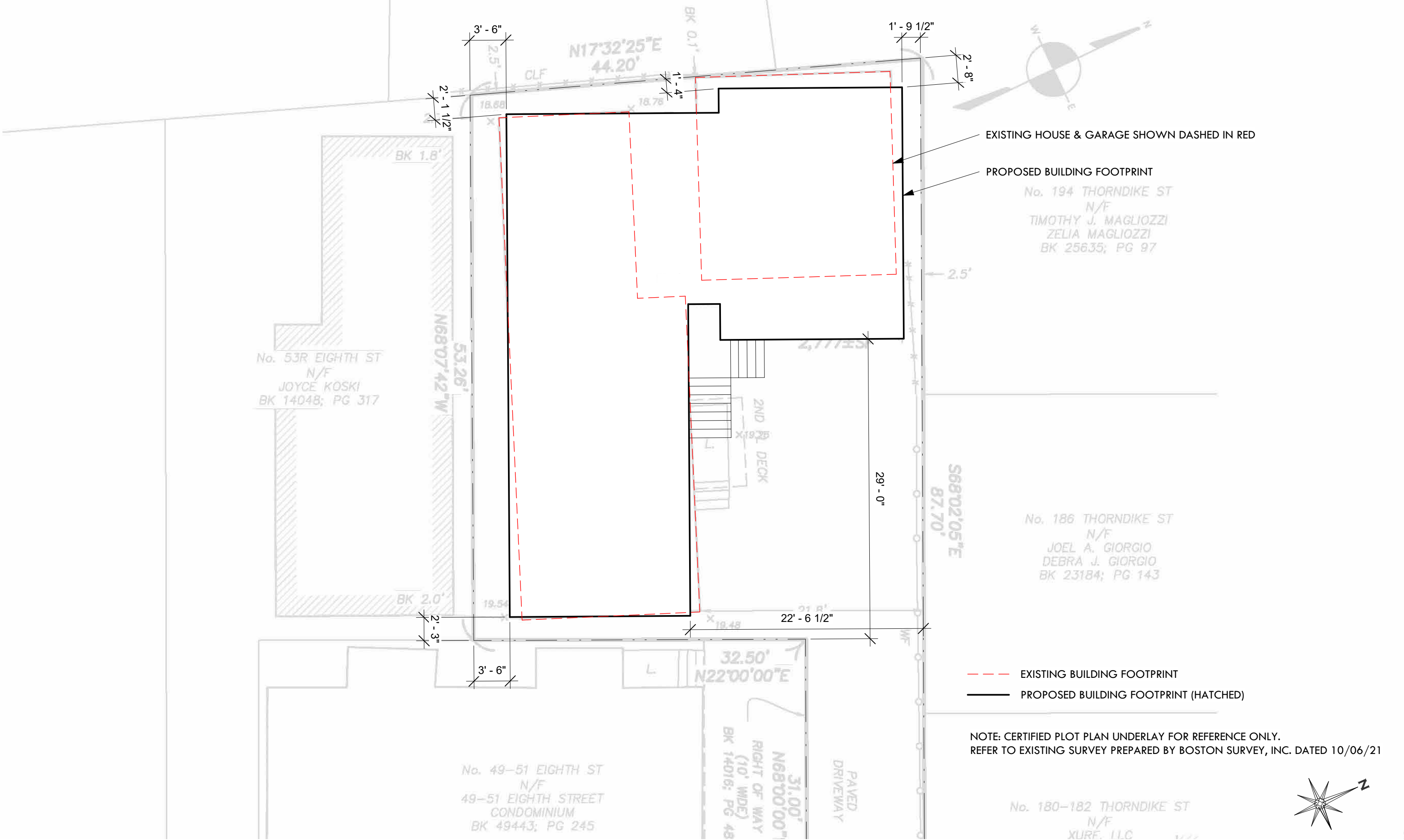
I first met Steve when I moved into the neighborhood about 7 years ago. A very friendly fellow that passed by on the street, we started chatting and found out we had many common interests. Every time I walked by his house, Steve was always happy to open up his garage, and show me his latest project. I find Steve's small-town, neighborly personality so crucial to differentiating East Cambridge from the big-city feel of nearby Boston.

Steve and Michelle's proposed structure will be a great addition to the neighborhood, and will blend in with the existing aesthetic of the area. As inhabitants of a densely developed town, we all have to contend with sharing spaces with our neighbors. Steve and Michelle's proposed structure appears quite equitable, and I personally can not see a reasonable bar to reject their application.

It would be a shame if Steve and Michelle were forced to move to find a more suitable home. My biggest fear if they were forced to move out, is that professional condominium developers would come in and continue to drive up rent and force the exodus of long-time residents.

Regards,

Dr. George W. Ni
8 5th St, Cambridge MA 02141
734-223-7518



EXISTING HOUSE & GARAGE SHOWN DASHED IN RED

PROPOSED BUILDING FOOTPRINT

No. 194 THORNDIKE ST
 N/F
 TIMOTHY J. MAGLIOZZI
 ZELIA MAGLIOZZI
 BK 25635; PG 97

No. 53R EIGHTH ST
 N/F
 JOYCE KOSKI
 BK 14048; PG 317

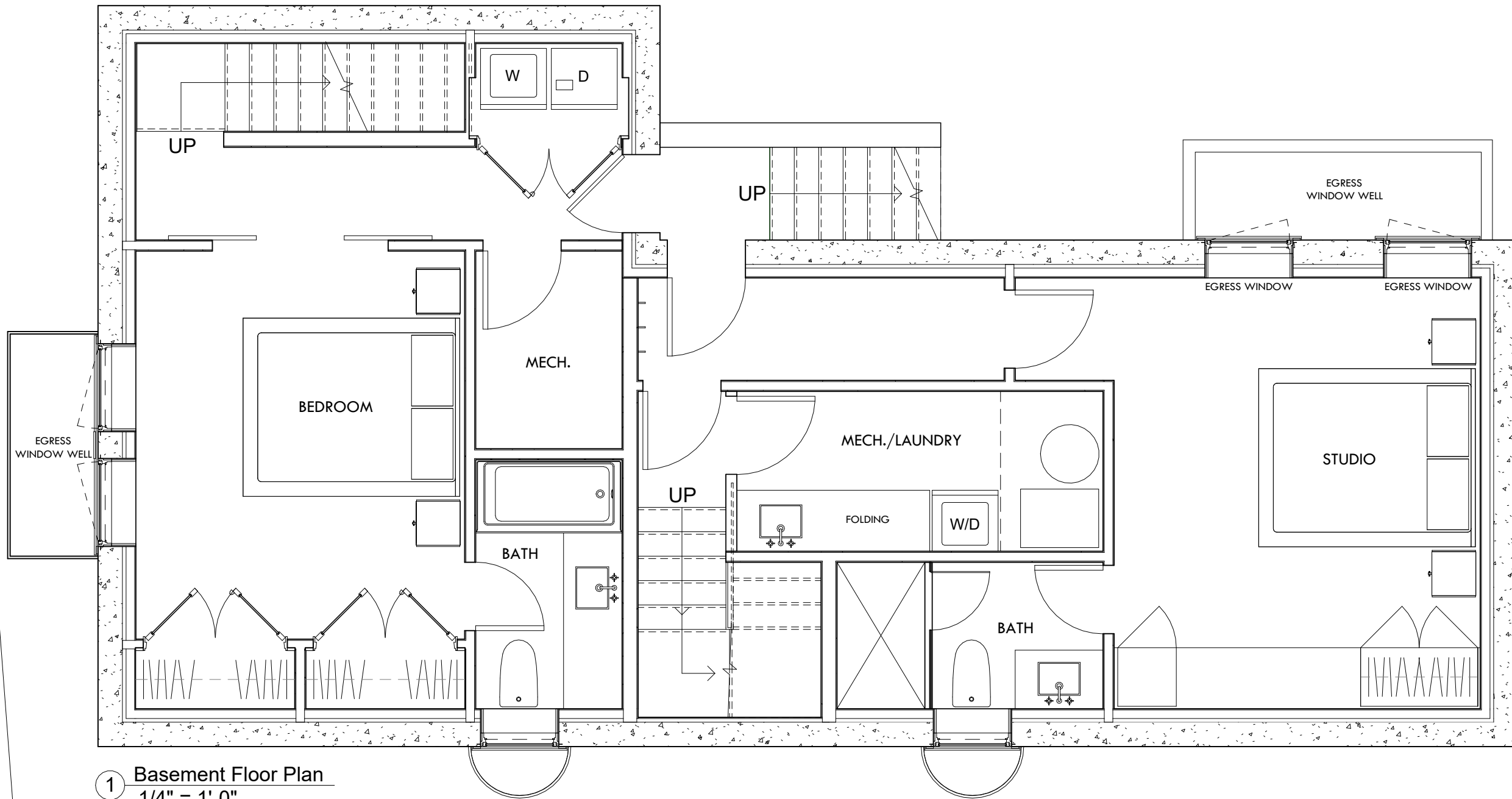
No. 186 THORNDIKE ST
 N/F
 JOEL A. GIORGIO
 DEBRA J. GIORGIO
 BK 23184; PG 143

No. 49-51 EIGHTH ST
 N/F
 49-51 EIGHTH STREET
 CONDOMINIUM
 BK 49443; PG 245

- - - EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT (HATCHED)

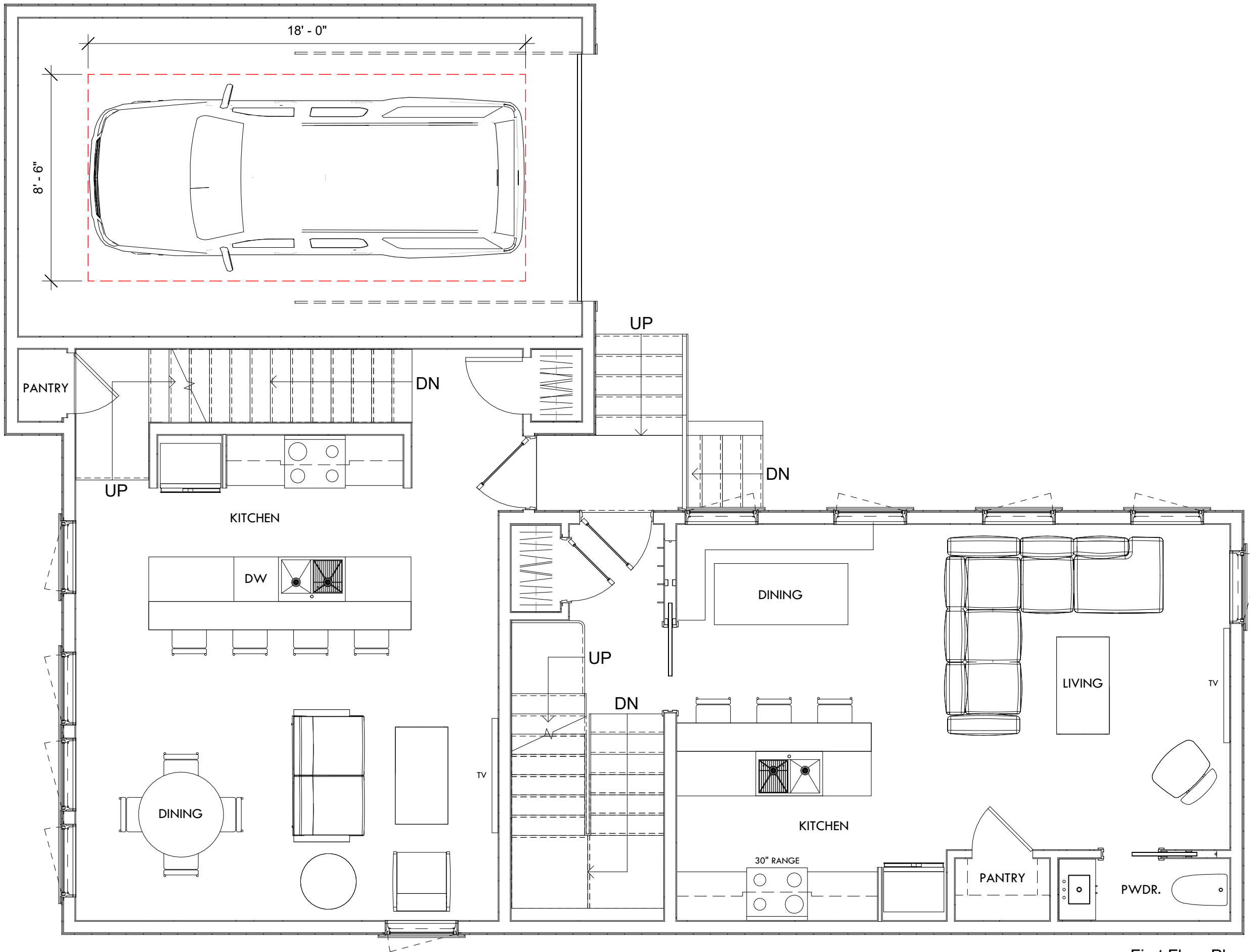
NOTE: CERTIFIED PLOT PLAN UNDERLAY FOR REFERENCE ONLY.
 REFER TO EXISTING SURVEY PREPARED BY BOSTON SURVEY, INC. DATED 10/06/21

No. 180-182 THORNDIKE ST
 N/F
 XURE, LLC

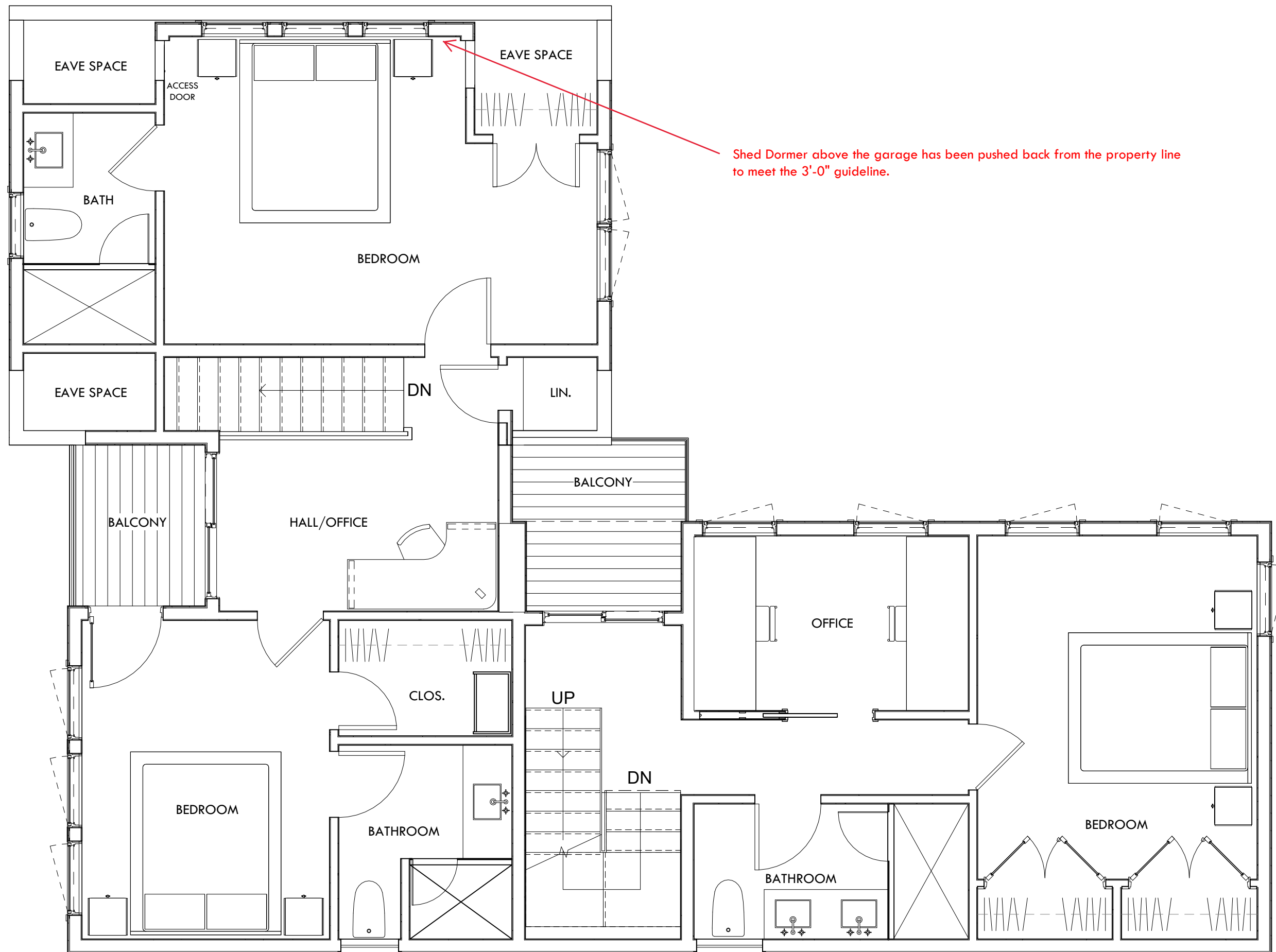


1 Basement Floor Plan
 1/4" = 1'-0"

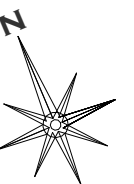


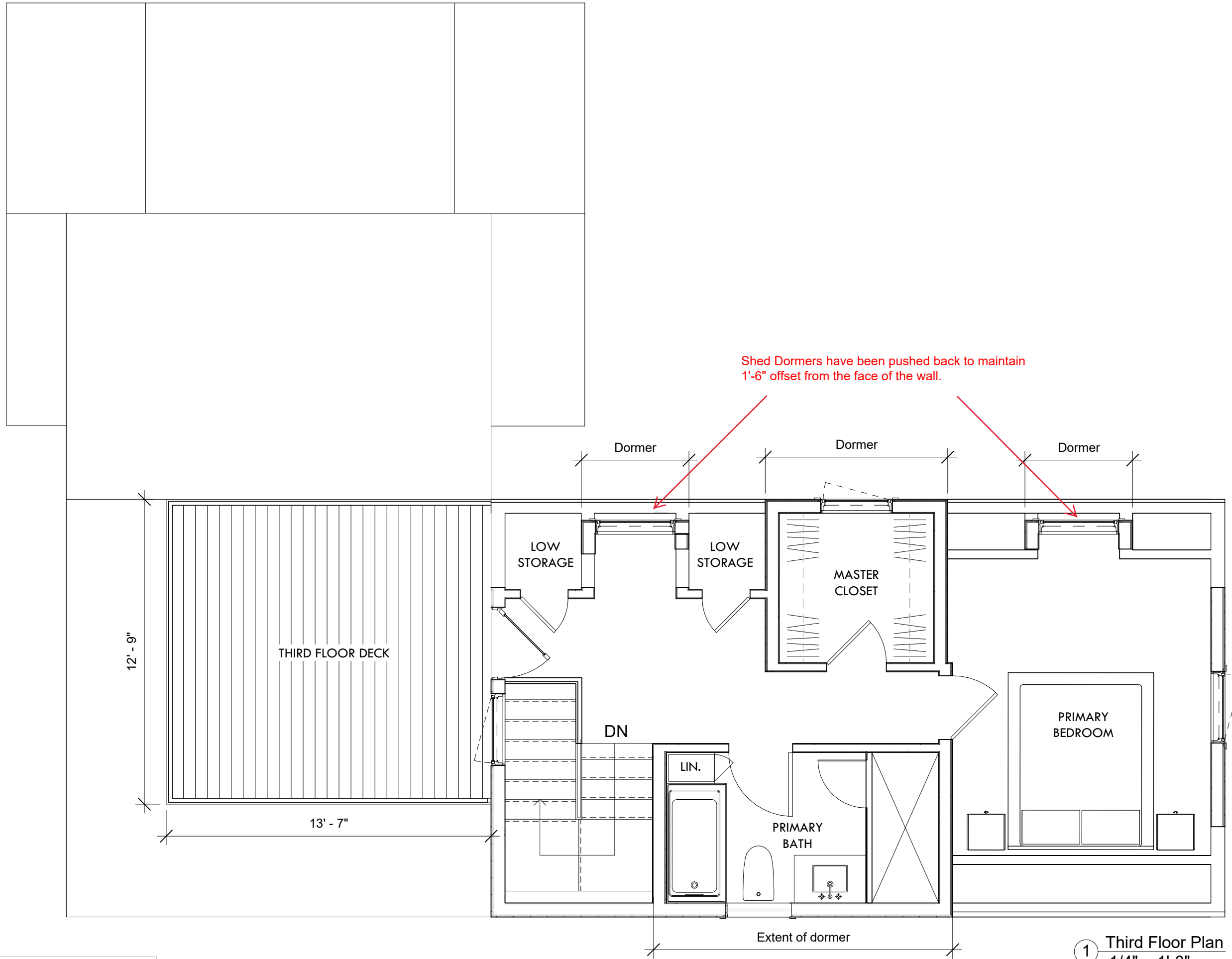


1 First Floor Plan
1/4" = 1'-0"

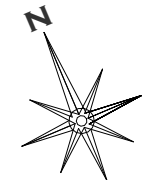


Shed Dormer above the garage has been pushed back from the property line to meet the 3'-0" guideline.





Shed Dormers have been pushed back to maintain 1'-6" offset from the face of the wall.



Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



1 South Elevation
1/8" = 1'-0"

Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



1 West Elevation
1/8" = 1'-0"

Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



① East Elevation
1/8" = 1'-0"

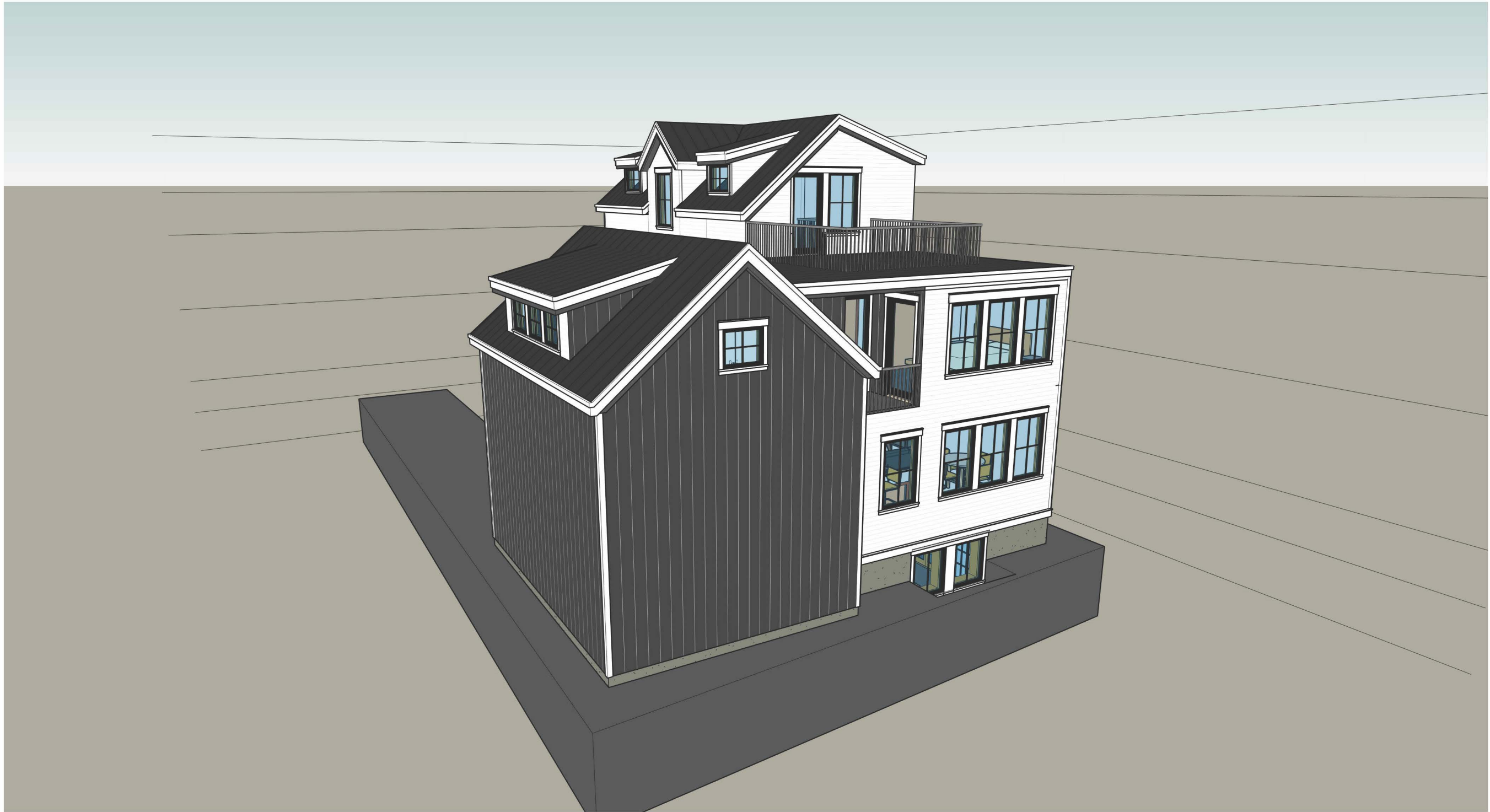
Note: Grade Elevation (19'-1 1/4") is certified by Plot Plan dated 10/06/21 by BOSTON SURVEY, INC.



1 North Elevation
1/8" = 1'-0"



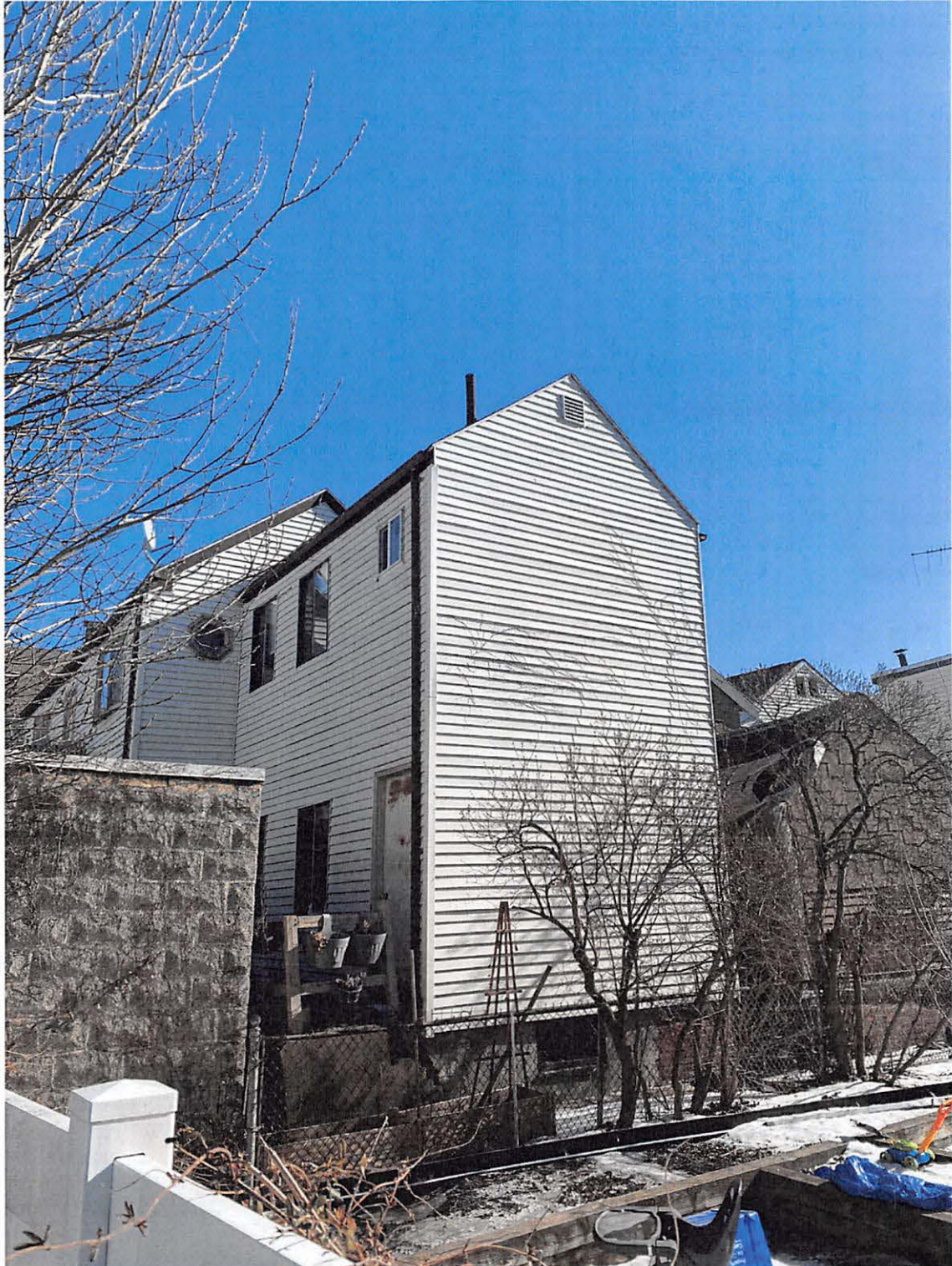
① 3D Front View



① 3D Back View

















PREPARED FOR:
 OWNER OF RECORD:
 STEPHEN E. BROWN
 47 EIGHTH STREET
 CAMBRIDGE, MA 02141

REFERENCES:
 DEED: BK 57436; PG 553
 EASEMENT: BK 14016; PG 483
 PLAN: PL BK 113; PL 15
 PL BK 278; PL 24
 PL 1973 #237
 PL 1980 #31
 PL 2007 #478
 LCC: 4479-A
 11266-A
 40780-A
 D. 1475552

CITY OF CAMBRIDGE ENGINEERING RECORDS
 FB 156; PG 99
 PL #9015
 PL #9045

NOTES:
 MAP/LOT: 33/96
 ZONING: C-1
 VERT. DATUM: CAMBRIDGE CITY BASE

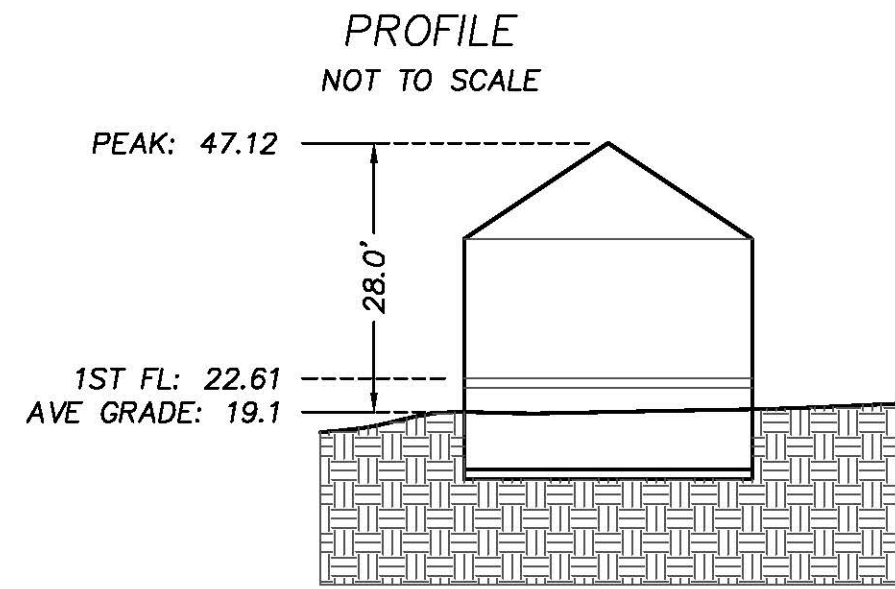
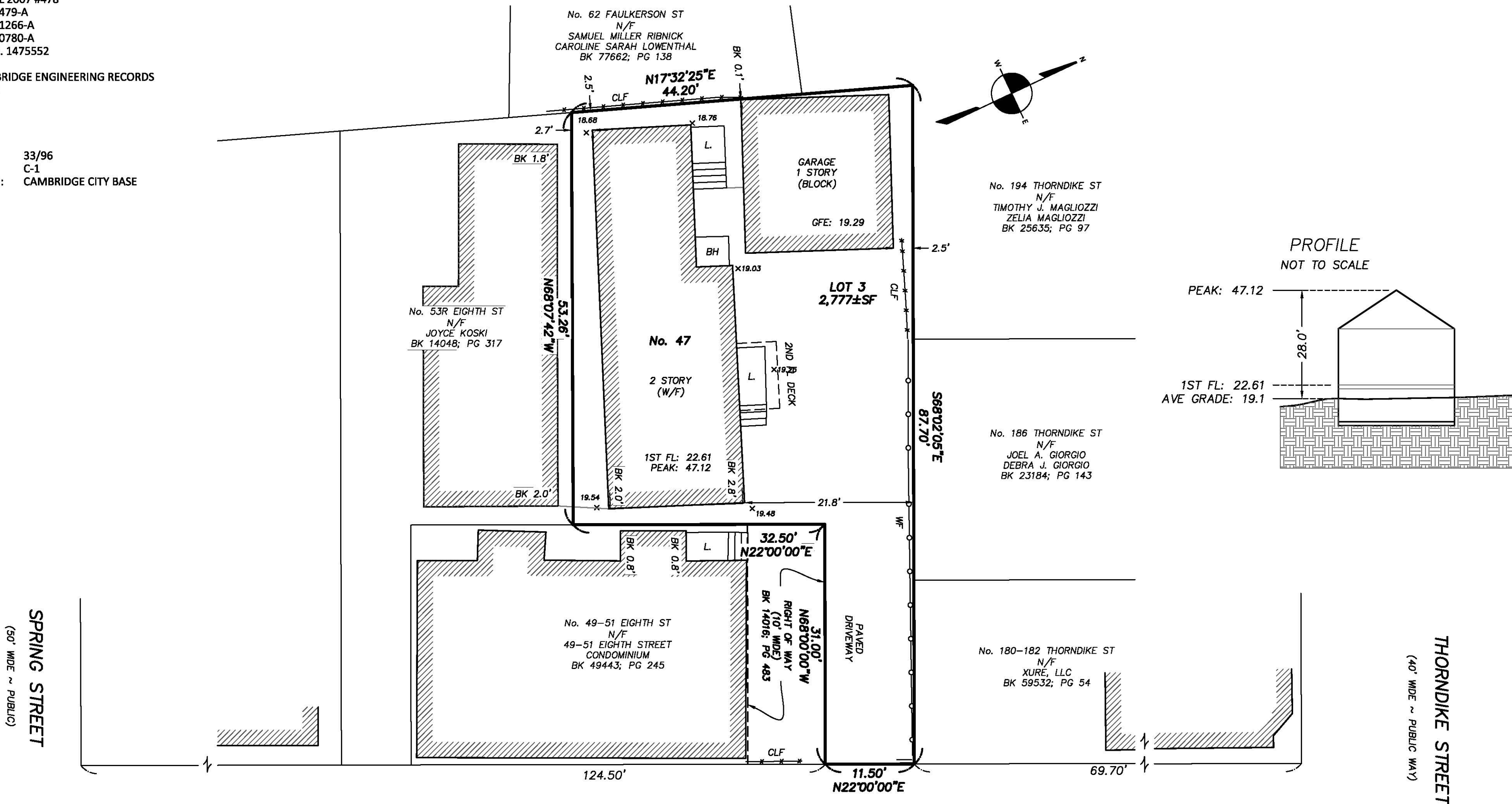
CERTIFIED PLOT PLAN

LOCATED AT
 47 EIGHTH STREET
 CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

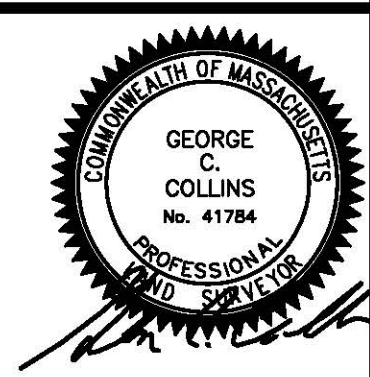


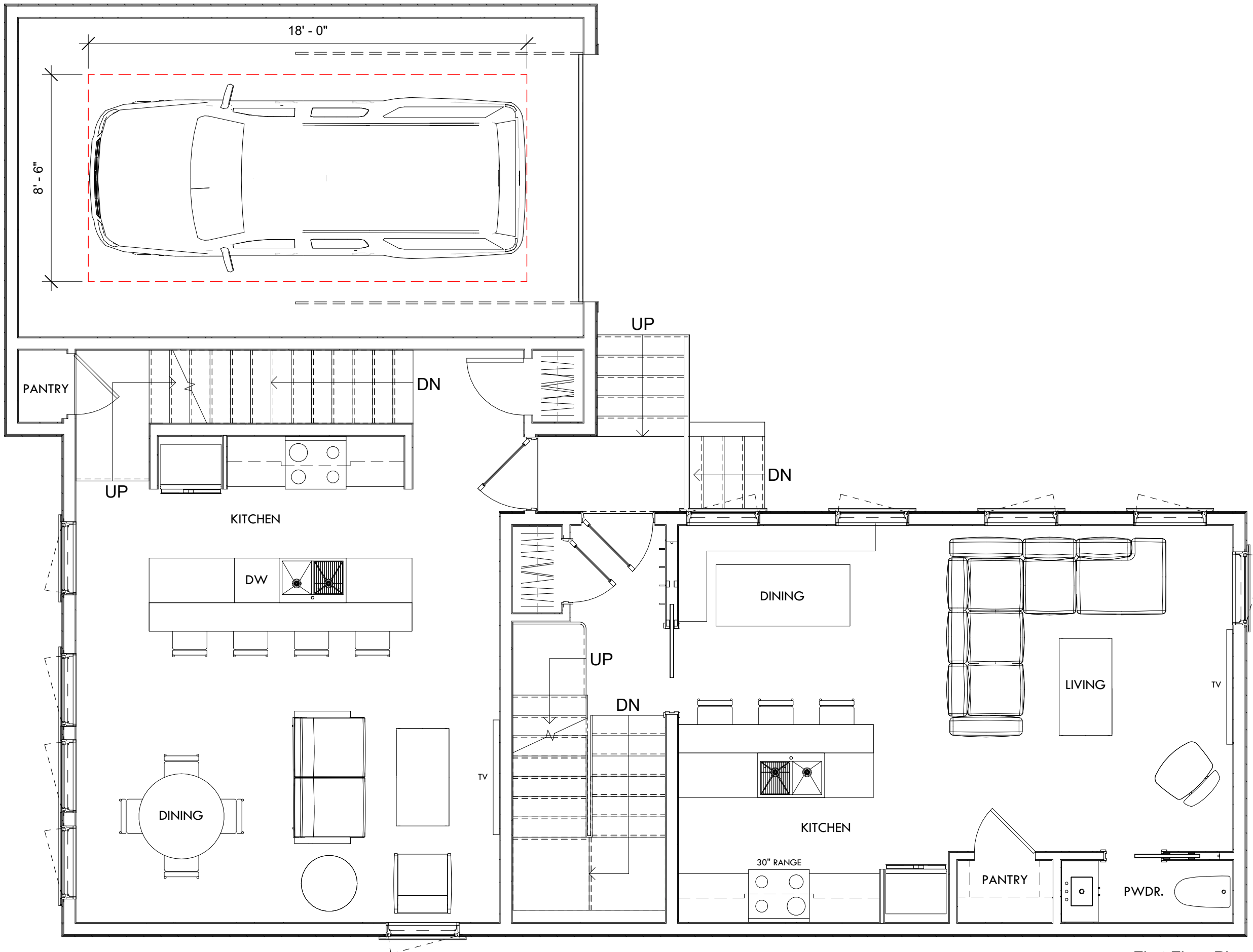
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 1, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0577E
 EFFECTIVE DATE: 06/04/2010

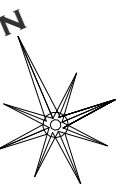
EIGHTH STREET
 (40' WIDE ~ PUBLIC WAY)

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	10/06/21
JOB #	20-00188





1 First Floor Plan
1/4" = 1'-0"



From: Sullivan, Charles M.
Sent: Thursday, September 1, 2022 1:13 PM
To: Stephen Brown
Cc: michelle jodrey; Burks, Sarah
Subject: Re: Demolition of an older home

Stephen,

Are we still discussing 47 Eighth Street? If so, I stand by my previous answer. We'll sign off when we see your application in the permitting system.

Charles Sullivan

Charles Sullivan, Executive Director
Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, Mass. 02139
617 349-4684

From: Stephen Brown <stephen.e.brown@gmail.com>
Sent: Thursday, September 1, 2022 12:29 PM
To: Sullivan, Charles M. <csullivan@cambridgema.gov>
Cc: michelle jodrey <orchid001980@gmail.com>
Subject: Re: Demolition of an older home

Good afternoon Mr Sullivan,

I hope this email finds you well. I'd love to restart the conversation around a demo permit application. We have engaged the architecture firm Fiore and Foley (of east cambridge) to assist us in our project. We are also working with attorney Jim Rafferty who is assisting us in the zba application and zoning process. We would love to share the project with you if you'd like.

We are hoping that we will not have a demolition delay ordinance as you mentioned previously. Do you suspect we still might need a hearing with the historic commission on this matter?

Thank you for your time,
Michelle and Steve

On Wed, Jan 23, 2019 at 3:53 PM Sullivan, Charles M. <csullivan@cambridgema.gov> wrote:
Mr. Brown,

Although 47 Eighth Street was built in 1860, in its current location and condition I do not consider it significant for the purposes of the demolition delay ordinance. We will sign off on the demolition permit application when it appears.

Please be sure that your replacement project is buildable under zoning before you remove the existing building - you may not be allowed to replicate its current bulk and lot coverage.

Charles Sullivan

Charles Sullivan, Executive Director
Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, Mass. 02139
ph 617-349-4684; fax 617-349-6165; TTY 617-349-6112
<http://www.cambridgema.gov/Historic>

-----Original Message-----

From: Steve Brown <noreply-webcontactform@cambridgema.gov>
Sent: Wednesday, January 23, 2019 11:13 AM
To: HistComm <HistComm@CambridgeMA.GOV>
Subject: Demolition of an older home

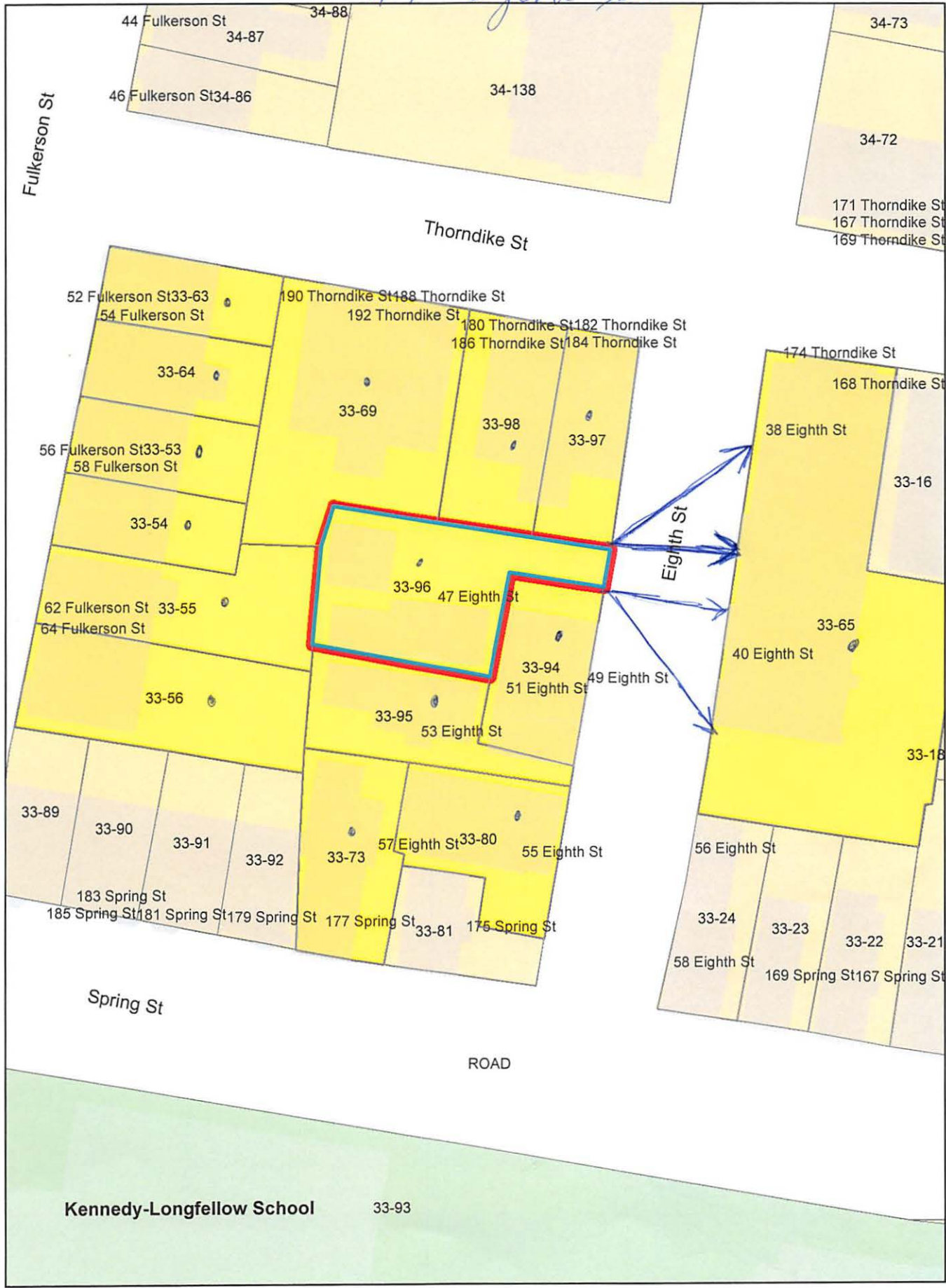
Sender's Email: stephen.e.brown@gmail.com Sender's Name: Steve Brown Sent from a web contact form at <https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cambridgema.gov%2Fhistoric%2Fcontactforms%2Fhistoricalcommission&data=02%7C01%7Ccsullivan%40cambridgema.gov%7C900c56627b254a306c1608d6814d957b%7Cc06a8be784794d73b35193bc9ba8295c%7C0%7C0%7C636838567582630180&sdata=TJaPzN7ko07zssc56M%2Bn8H3%2F5s2jENeRkSA3doWAcV4%3D&reserved=0>

Hi - my name is Stephen Brown. We own the property at 47 8th Street. We are considering a demolition and rebuild but have been reading that we need to talk to you guys before we do anything. Can you let me know what we need to do here?

Thank you
Stephen Brown

--
- Stephen

47 Eighth St.



Fulkerson St

Thorndike St

52 Fulkerson St 33-63
54 Fulkerson St

190 Thorndike St 188 Thorndike St
192 Thorndike St

180 Thorndike St 182 Thorndike St
186 Thorndike St 184 Thorndike St

56 Fulkerson St 33-53
58 Fulkerson St

62 Fulkerson St 33-55
64 Fulkerson St

33-89 33-90 33-91 33-92
183 Spring St 185 Spring St 181 Spring St 179 Spring St 177 Spring St

33-73 57 Eighth St 33-80 55 Eighth St
33-81 175 Spring St

Spring St

ROAD

Kennedy-Longfellow School 33-93

44 Fulkerson St 34-87

46 Fulkerson St 34-86

34-88

34-138

34-73

34-72

171 Thorndike St
167 Thorndike St
169 Thorndike St

174 Thorndike St

168 Thorndike St

38 Eighth St

33-16

33-65

40 Eighth St

33-18

56 Eighth St

33-24

33-23

33-22

33-21

58 Eighth St

169 Spring St

167 Spring St

47 Eighth St.

Relatives

33-94
ADAMS, JONATHAN & MONICA ADAMS
4234 Q ST
EUREKA, CA 95503

33-54
RONALD R. RAIRIGH & JOANNE NELSON,
TRS RONALD RAIRIGH & JOANNE NELSON ETAL
58 FULKERSON ST.
CAMBRIDGE, MA 02141

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

33-64
TRAVERS, ROBERT V. & MARY TRAVERS
TRUSTEE OF THE TRAVERS REALTY TRUST.
54 FULKERSON ST
CAMBRIDGE, MA 02141-1507

33-65
ELEFTHERAKIS, JOHN J.
C/O EIGHTH STREET REALTY TRUST
267 NORTH BEACON STREET
BRIGHTON, MA 02135-1542

33-96
BROWN, STEPHEN E.
47 EIGHTH ST
CAMBRIDGE, MA 02141

33-63
RAKOFF-NAHOUM, SETH & KATHERINE O'NEILL
52 FULKERSON ST
CAMBRIDGE, MA 02141

33-73
SANO, KATHLEEN J.
177 SPRING ST
CAMBRIDGE, MA 02141

33-69
ANDREW'S ANGELS LLC
7 SUMMIT RD
MEDFORD, MA 02155

33-95
KOSKI, JOYCE & CITY OF CAMBRIDGE TAX TITLE
53R EIGHT ST
CAMBRIDGE, MA 02141-1731

33-97
XURE, LLC C/O ALINA HSU
223 EGREMONT PLAIN RD., #95
GREAT BARRINGTON, MA 01230

33-56
TRAVERS, ROBERT V. & MARY TRAVERS
TRUSTEE OF THE TRAVERS REALTY TRUST.
54 FULKERSON ST
CAMBRIDGE, MA 02141

33-80
RODRIGUES, JAMES A. & NANCY R. RODRIGUES
55 EIGHTH ST
CAMBRIDGE, MA 02141-1544

33-98
GIORGIO, DEBRA J.
186 THORNDIKE ST
CAMBRIDGE, MA 02141

33-55
RIBNICK, SAMUEL MILLER CAROLINE
SARAH LOWENTHAL
62 FULKERSON ST
CAMBRIDGE, MA 02141

33-94
ALVAREZ-ALTALEF, REBECA
49-51 EIGHTH STREET - UNIT 49
CAMBRIDGE, MA 02141

33-53
DIMAIO, LOIS
56 FULKERSON ST.
CAMBRIDGE, MA 02141-1507



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: Dat Cab Date: 10/31
(Print)

Address: 47 Eighth Street

Case No. BZA-197887

Hearing Date: 11/17/22

Thank you,
Bza Members

ADAMS & RAFFERTY

ATTORNEYS AT LAW

A Professional Association*

907 Massachusetts Avenue, Suite 300
Cambridge, Massachusetts 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

October 31, 2022

VIA EMAIL

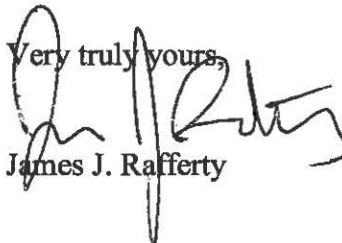
Maria Pacheco, Secretary
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: BZA Case No. 197887
47 Eighth Street

Dear Ms. Pacheco:

Please accept this correspondence as a request to continue the above-captioned case currently scheduled for Thursday, November 17 to the next regularly scheduled hearing of the Board of Zoning Appeal. The architect who designed the proposal, Paul Fiore, is unable to attend the hearing on the 17th.

Thank you for your attention to this matter.

Very truly yours,

James J. Rafferty

JJR/pwc

cc: Stephen Brown and Michelle Jodrey
Paul Fiore

**not a partnership*