

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 SEP 28 PM 12:11
CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

BZA Application Form

BZA Number: 196029

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Agustin Rayo C/O Ethan Lacy

PETITIONER'S ADDRESS: 46 Inman St, Cambridge, MA 02139

LOCATION OF PROPERTY: 48 Inman St, Unit 42, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Enlarging an existing deck/

DESCRIPTION OF PETITIONER'S PROPOSAL:

This project proposed a replacement and enlargement of an existing deck. This project is a joint undertaking by two different parties, next door neighbors on one half of this 4-unit condo. (Units 42 and 44). Separate applications have been filed for each unit. The owners wish to rebuild and enlarge their existing decks in order to provide a more usable open outdoor space for their families.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Ethan Lacy

(Print Name)

Address: 25 Blomerth Street, Malden, MA 02148
 Tel. No. 617-803-8869
 E-Mail Address: ethanlacy@gmail.com

Date: 9/23/22

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 Carmen Saracho Chavez (OWNER)

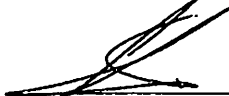
Address: 46 Inman St, Unit 1, Cambridge, MA 02139

State that I/We own the property located at 46 Inman St, Unit 1, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of RAYO FIERRO, Agustin and SARACHO CHAVEZ, Carmen

*Pursuant to a deed of duly recorded in the date 9/26/2014, Middlesex South County Registry of Deeds at Book 64286, Page 517; or Middlesex Registry District of Land Court, Certificate No. _____

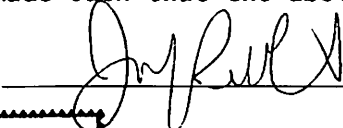
Book _____ Page _____


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

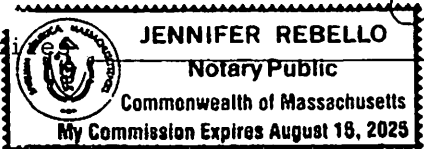
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Carmen Saracho-Chavez personally appeared before me, this 8 of September, 2020, and made oath that the above statement is true.

 Notary

My commission expires _____ (Notary Seal).



• 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:
By limiting the width of the deck to 10', the usability of the open space created is greatly decreased, due to the need for egress circulation from the rear door of the condo unit to the open space adjacent.
- 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 shape of the side yard is such that a 10' deck, together with the existing vegetative screen, leaves a remainder space that has little functional use for the occupants. The proposed wider deck enhances the intent of the open space ordinance by creating more *usable* open space. It creates a guardrail, rather than continuous stairs, and a to-code stair down to grade with a handrail. In doing so, a safe egress path is created in conjunction with a dedicated space for outdoor dining, and a small seating area.
- 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:
This project would have no effect on public interest because it affects only a private residential outdoor space. It will make the space safer and more usable for family outdoor dining by providing enough space for circulation around a table, and an enhanced landscape buffer along the property border. The adjoining property is buffered by a landscape screen, plus driveway. The next door condo property (Unit 44) seeks to make the same improvements to their deck, at the same time.
 - 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
This proposal enhances the intent of the ordinance to create more usable private open space compared to the existing which is poorly designed and too small to be usable for family dining plus circulation.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Agustin Rayo
Location: 48 Inman St., Unit 42., Cambridge, MA
Phone: 617-803-8869

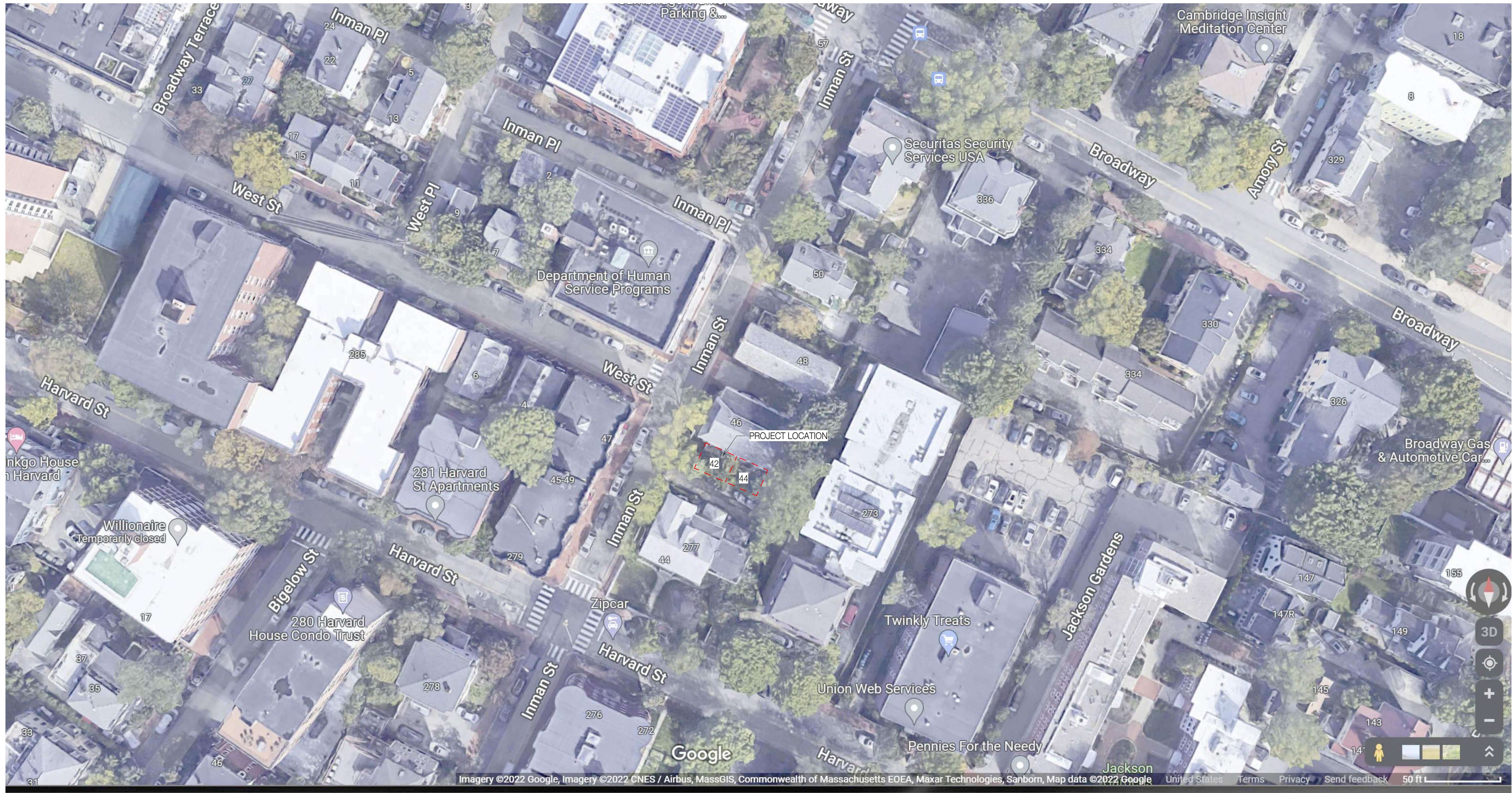
Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1525	1525	1525	(max.)
<u>LOT AREA:</u>		8267 (entire condo)	8267	8267 (no change)	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.75	.75	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1653	1653	1653	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	108.75	108.75	50	
	<u>DEPTH</u>	73	73	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7.1	7.1	10	
	<u>REAR</u>	15.1	15.1	20	
	<u>LEFT SIDE</u>	12.5	12.5	7.5	
	<u>RIGHT SIDE</u>	17.5 (to building), 6' to edge of deck stair	17.5 (to building), 3.4' to edge of deck	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35	35	35	
	<u>WIDTH</u>	48.1	48.1	n/a	
	<u>LENGTH</u>	32.2	32.2	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		56%	56%	36%	
<u>NO. OF DWELLING UNITS:</u>		4	4	4	
<u>NO. OF PARKING SPACES:</u>		5 (entire condo)	5	5	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		22	22	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.:

No change in buldings is requested. This condo is attached to an adjacent townhouse style condo. Two other condos are in a separate building with a similar arrangement.

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'.



STAMP

SUBMITTAL

September 2, 2022
Special Permit Design Drawings

REVISIONS

#	DATE	DESCRIPTION
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42-48 Inman Street decks renovation
42-48 Inman St. Units 42 and 44
Cambridge, MA 02139

Carmen Saracho and
Augustin Rayo, Josh
Schanker and Alex
Meriwether

SHEET TITLE

AREA PLAN

PROJECT NUMBER

2103

SHEET NUMBER

P 3

AREA PLAN

STAMP

SUBMITTAL

September 2, 2022
Special Permit Design Drawings

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

42-48 Inman Street decks
renovation
42-48 Inman St. Units 42 and
44
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Carmen Saracho and
Augstin Rayo, Josh
Schanker and Alex
Meriwether

SHEET TITLE

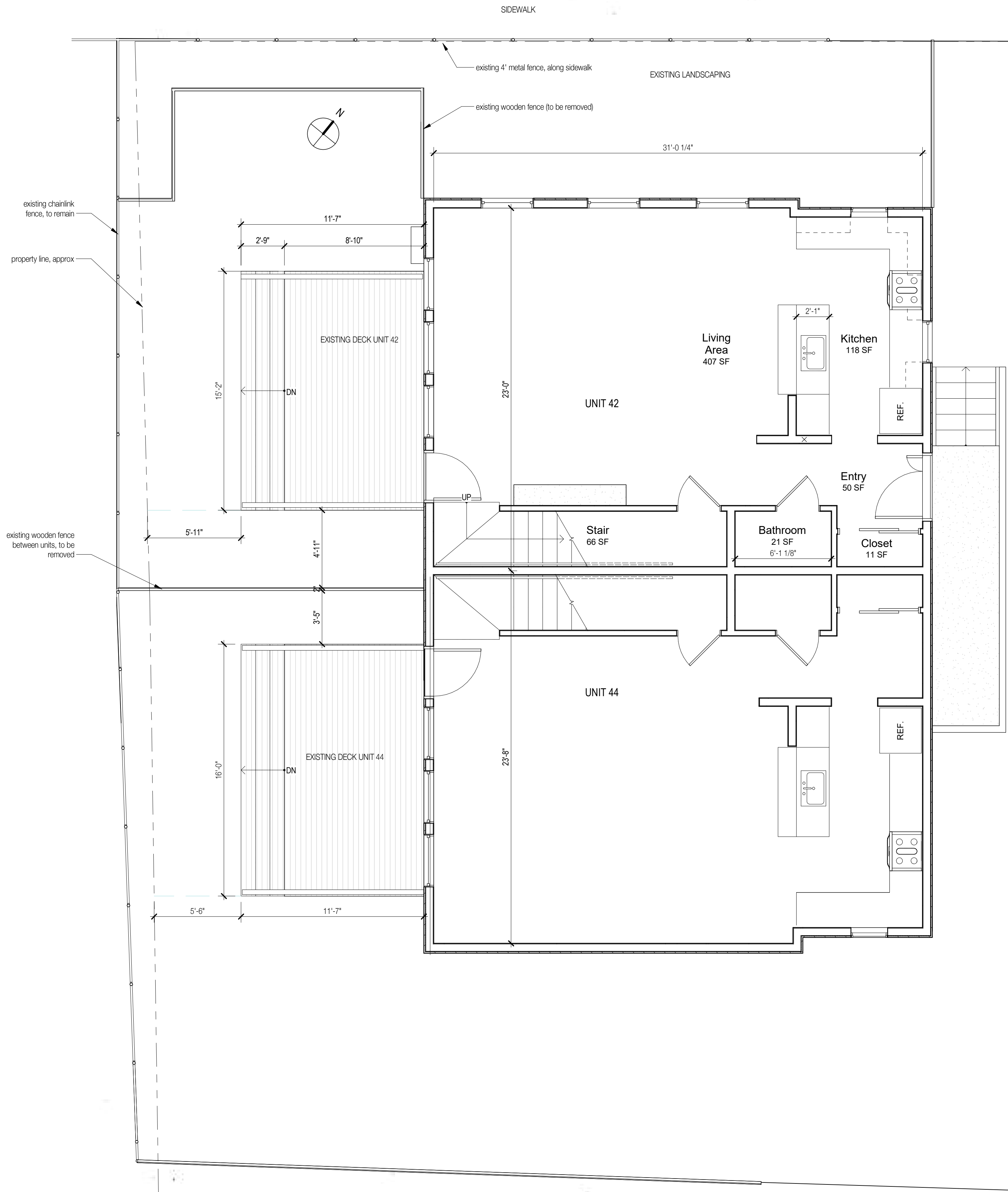
EXISTING PLANS

PROJECT NUMBER

2103

SHEET NUMBER

A1.10



2 Ground Level Existing plan
1/4" = 1'-0"

STAMP

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September 2, 2022
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renovation
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Meriwether

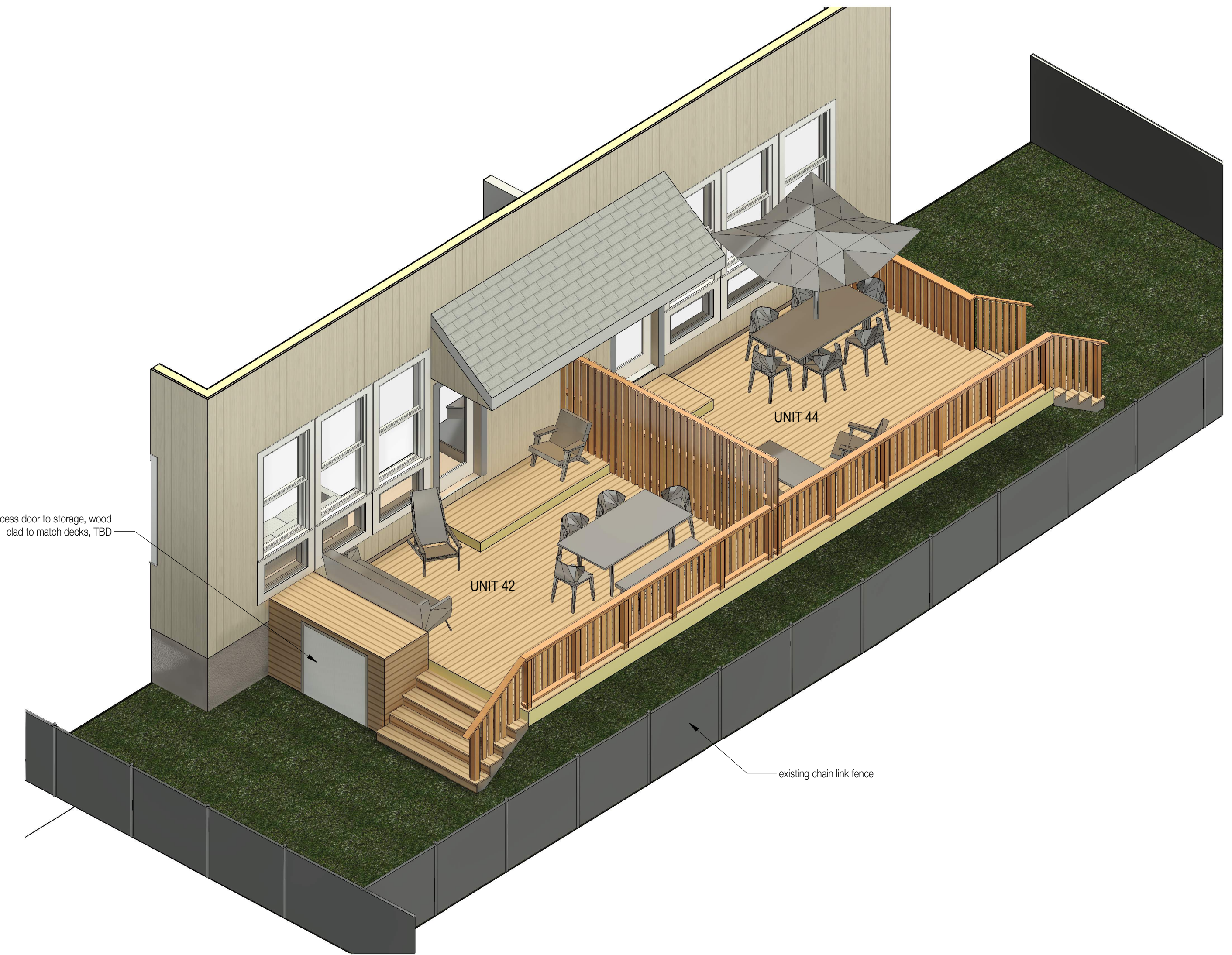
SHEET TITLE

EXTERIOR DECK
DRAWINGS

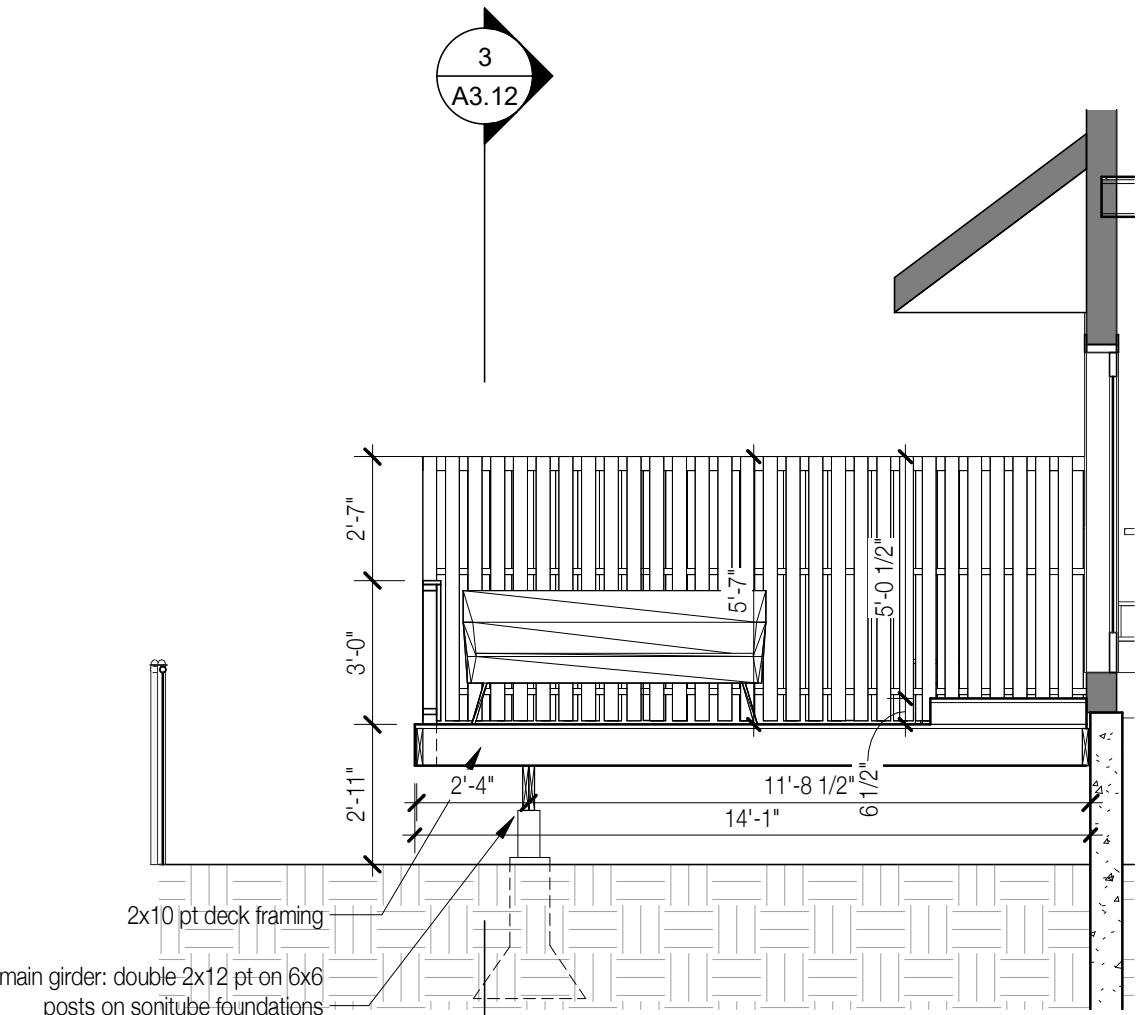
PROJECT NUMBER
2103

SHEET NUMBER

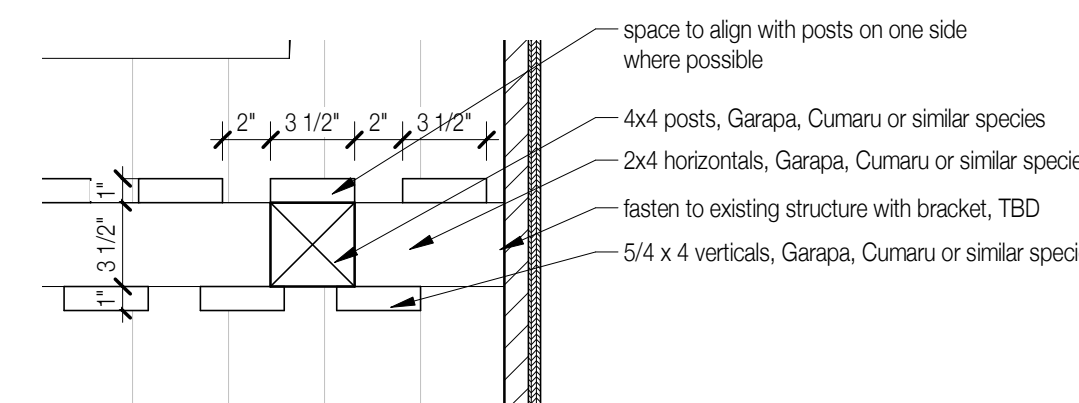
A3.12



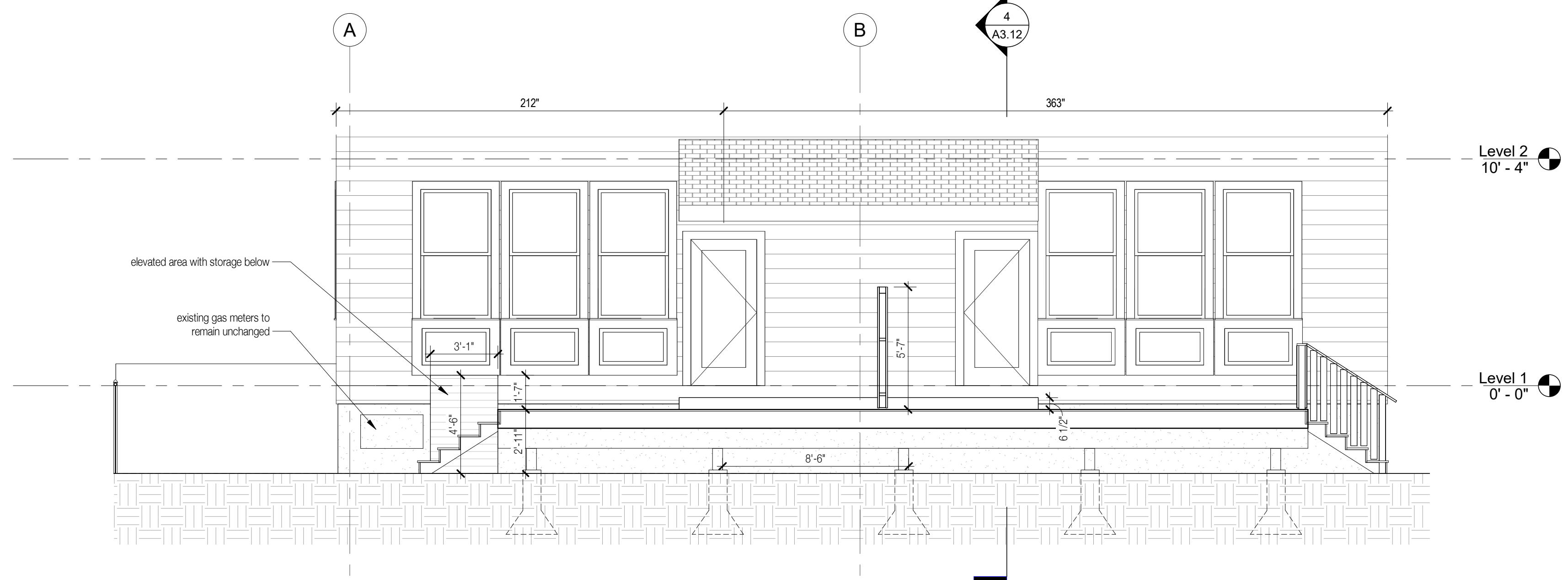
2 3D View Decks



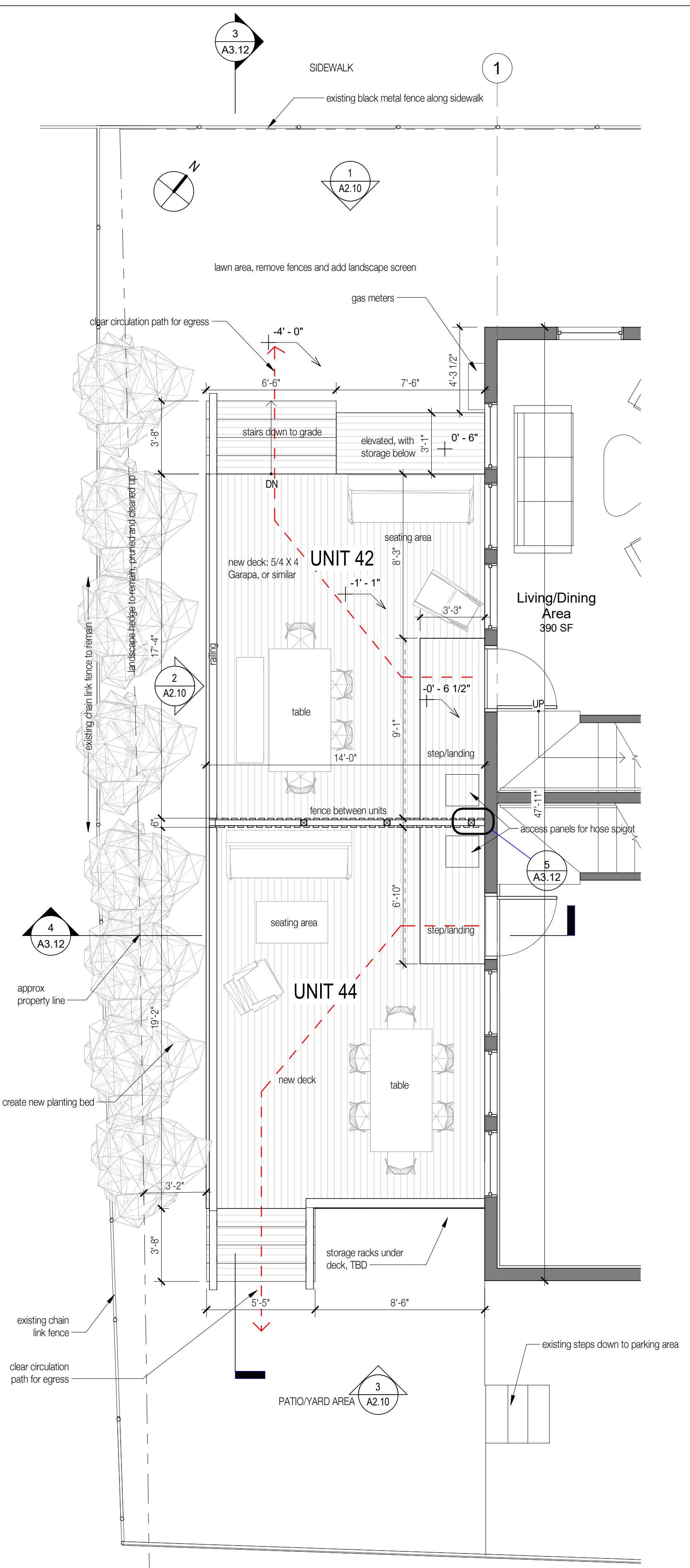
4 Section 2 at Decks
1/4" = 1'-0"



5 Detail of Fence between units
1 1/2" = 1'-0"

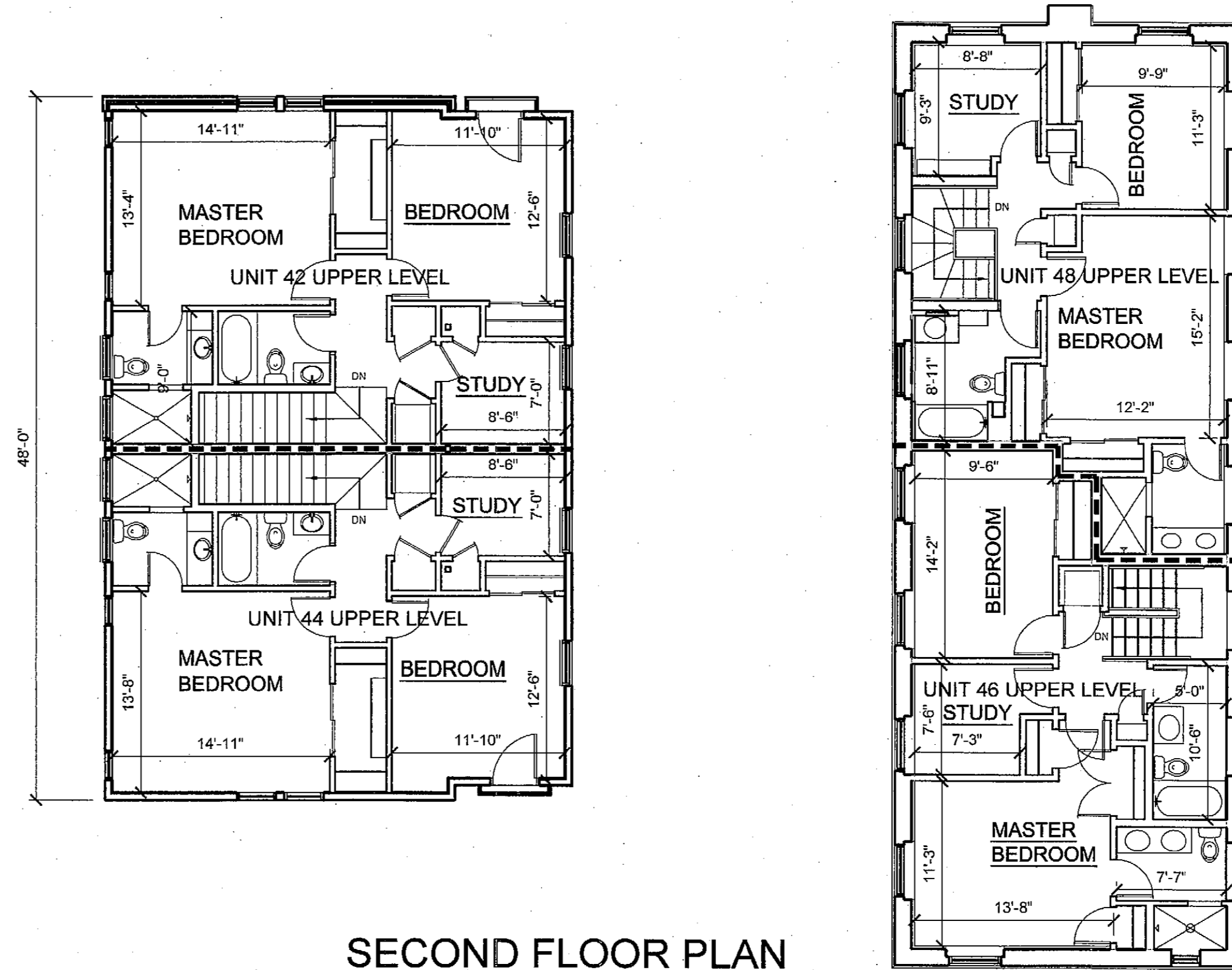
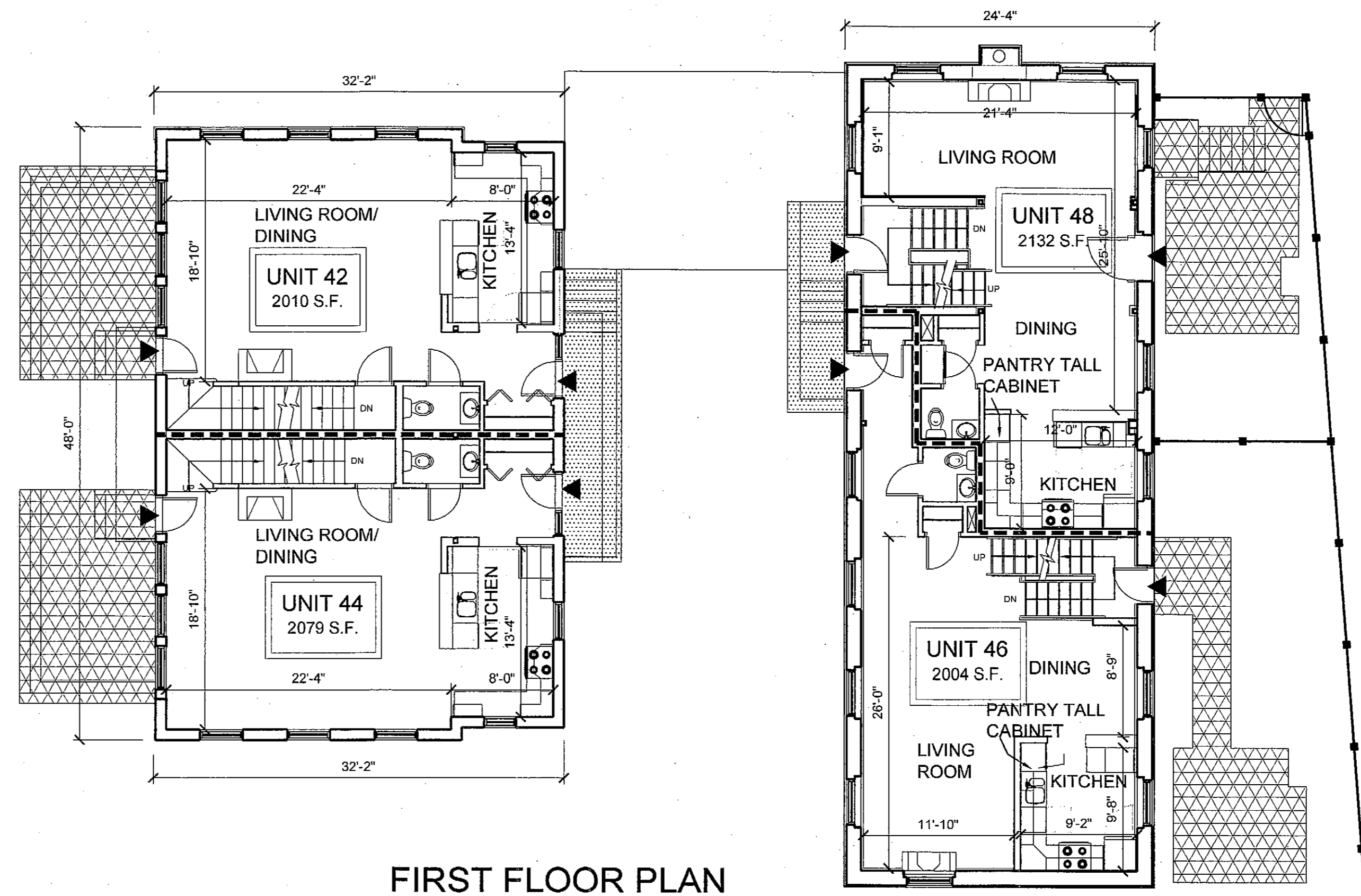
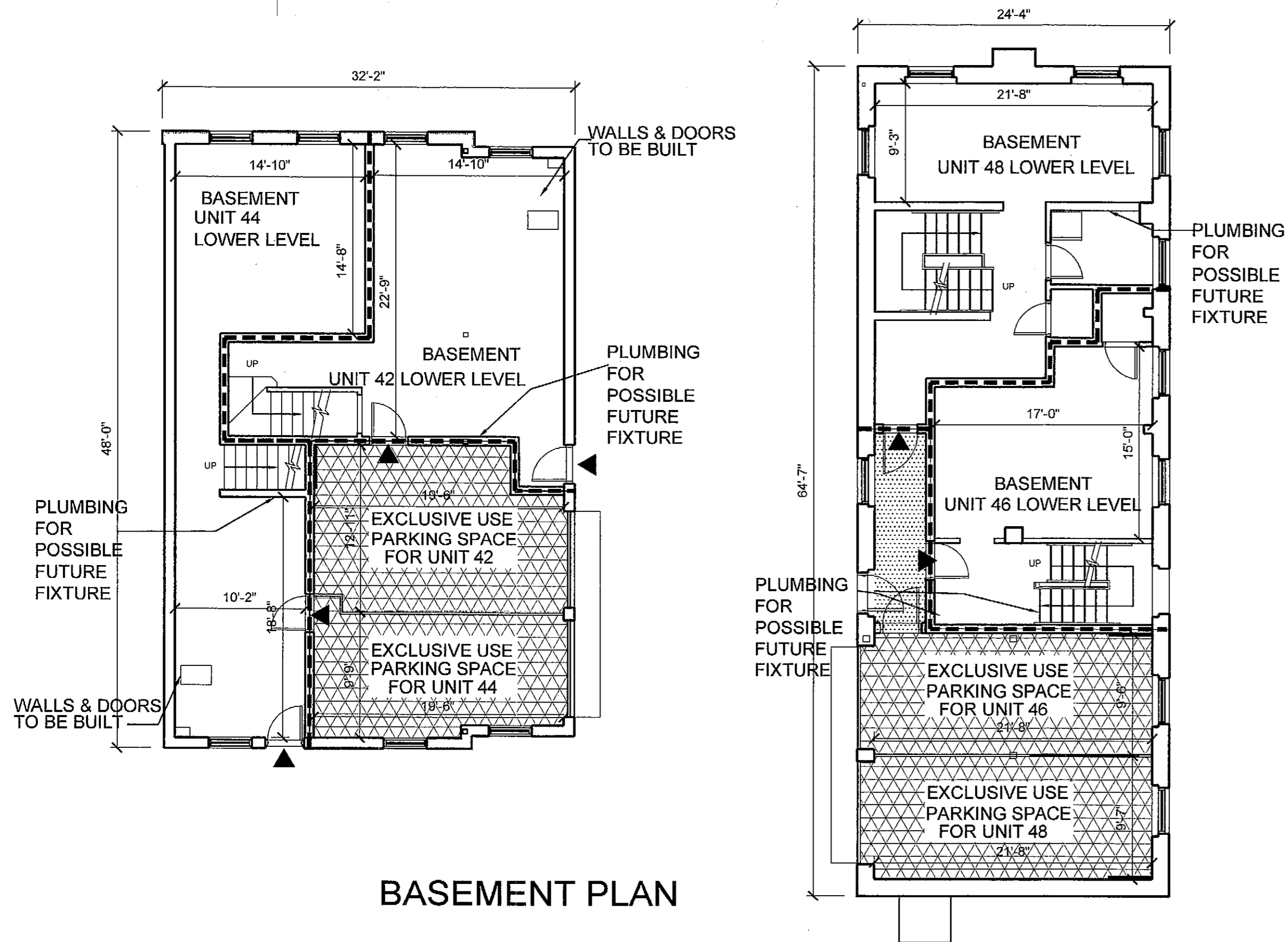


3 Section Through Decks
1/4" = 1'-0"



1 Plan of new Exterior Decks
1/4" = 1'-0"

9/7/2022 3:04:57 PM C:\Users\ethan\Dropbox\42 Inman St\Revit\42InmanSI.rvt



UNIT NO.	BASEMENT	FIRST FLOOR	SECOND FLOOR	TOTAL UNIT AREA
UNIT #42	485 S.F.	762 S.F.	763 S.F.	2010 S.F.
UNIT #44	565 S.F.	757 S.F.	757 S.F.	2079 S.F.
TOTAL UNITS AREA	1050 S.F.	1519 S.F.	1520 S.F.	4089 S.F.
GARAGE UNIT # 42	238 S.F.			
GARAGE UNIT # 44	186 S.F.			
UNIT #46	412 S.F.	810 S.F.	782 S.F.	2004 S.F.
UNIT #48	571 S.F.	767 S.F.	794 S.F.	2132 S.F.
TOTAL UNITS AREA	983 S.F.	1577 S.F.	1576 S.F.	4136 S.F.
GARAGE UNIT # 46	215 S.F.			
GARAGE UNIT # 48	217 S.F.			

BLD	FLOOR NO.	GROSS TOTAL FLOOR AREA	GROSS TOTAL UNIT AREA	COMMON FLOOR AREA
42/44	BASEMENT	1519 S.F.	1050 S.F.	0
	1	1519 S.F.	1519 S.F.	104 S.F.
	2	1519 S.F.	1520 S.F.	0
46/48	BASEMENT	1577 S.F.	983 S.F.	62 S.F.
	1	1577 S.F.	1577 S.F.	74 S.F.
	2	1577 S.F.	1576 S.F.	0

PLAN NO. 394 of 2006
 SHEET 2 OF 2
 FOR REGISTRY USE ONLY

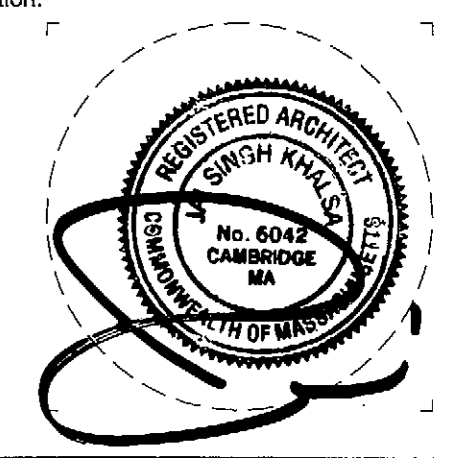
INMAN COURT CONDOMINIUM
 42, 44, 46, 48 INMAN STREET
 CAMBRIDGE, MASSACHUSETTS

Architect:
TKG
KHALSA DESIGN INC.
 17 IVALOO STREET, SUITE 400, SOMERVILLE, MA. 02143
 TELEPHONE 617-591-8682 FAX 617-591-2086

- Legend:
- COMMON AREA
 - EXCLUSIVE USE
 - DEMISING WALL
 - UNIT ENTRY
 - INTERIOR WALLS

Certification:
 I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS AS BUILT, NUMBERED 42, 44, 46, and 48 INMAN STREET, CAMBRIDGE, MASSACHUSETTS, AND THAT THE BUILDINGS HAVE NO NAME. THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JAI SINGH KHALSA, NCARB,
 ARCHITECT
 MA REG. NO. 6042
 DATE: 02/24/2006



Registration:
 Job No. 04035
 Drawn By: KDI Checked By: JSK
 Date: 04-07-06

Revisions

No.	Description

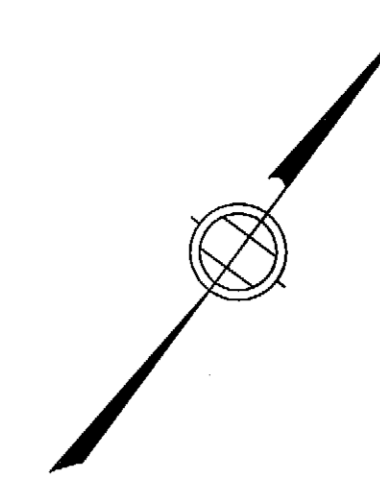
MASTER DEED

Scale: 1/8"=1'-0"
MD-1
 Scale: 1/8"=1'-0" Project Name: INMAN COURT

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 394 (of 2) of 20 06
Rec'd 4-11 20 06
at 8 45 AM

Attest
Signa C. Bunker
Register

RESERVED FOR REGISTERS USE ONLY

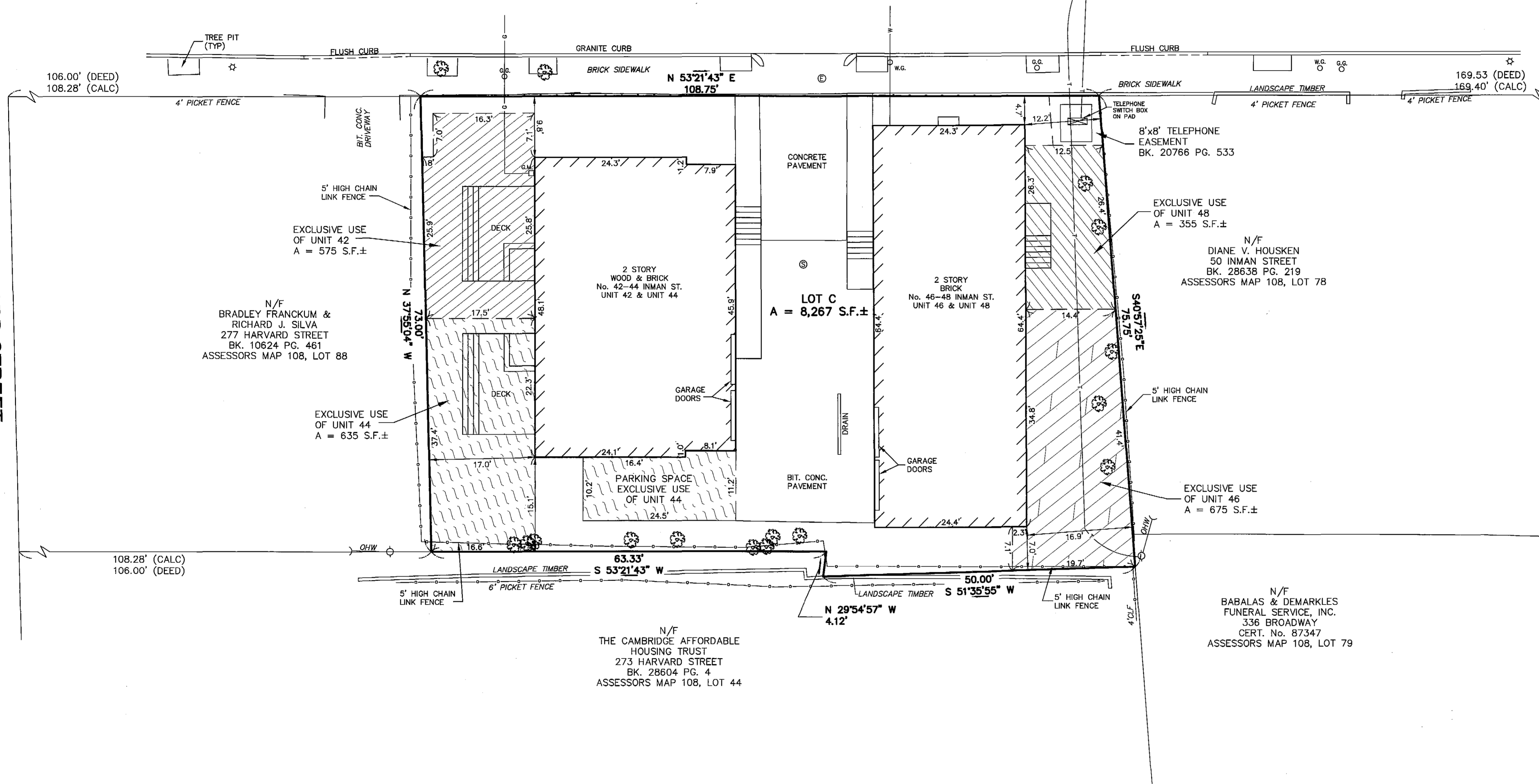


WEST STREET

INMAN STREET
(PUBLIC - 37' WIDE)
← ONE WAY

BROADWAY

HARVARD STREET



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

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING KNOWN AS "INMAN COURT CONDOMINIUMS" AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. *Arthur C. Bunker*

DATE: *April 5, 2006*

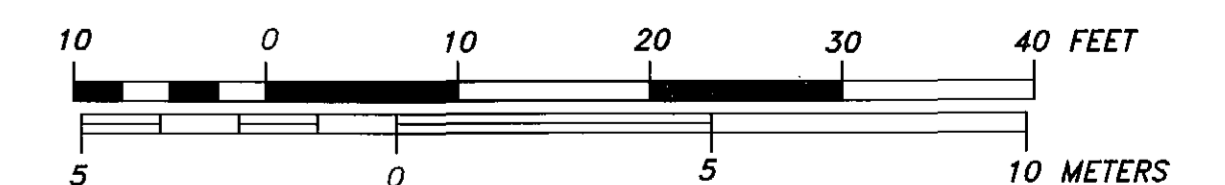


LOCUS TITLE INFORMATION

OWNER: THOMAS E. & ROSEMARY ARTHUR AS TRUSTEES OF ANTRIM REALTY TRUST
DEED REFERENCE: BK. 23791 PG. 200
ADDRESS: 48 INMAN STREET
ASSESSORS: MAP 108, LOT 87

FLOOD ZONE

A REVIEW OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250186 0002B DATED JULY 5, 1982 HAS BEEN CONDUCTED AND TO THE BEST OF OUR INTERPRETATION THIS PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING).



PL# 394 9-11-06 8:55 AM

Copyright 2006 Design Consultants, Inc.

Design Consultants, Inc.
Consulting Engineers and Surveyors

DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:
HORIZ: 1"=10'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: S.G.
CALCS: M.L.
CHECKED: A.R.G.
APPROVED: A.R.G.

**CONDOMINIUM SITE PLAN
INMAN COURT CONDOMINIUMS**

42-48 INMAN STREET

PLAN OF LAND IN
CAMBRIDGE, MASS.
SURVEYED FOR
OAKTREE INMAN LLC

PROJECT NO.
2005-012
DATE: **APRIL 3, 2006**
SHEET NO.
1 OF 1

394-1

STAMP

SUBMITTAL

September 2, 2022
Special Permit Design Drawings

REVISIONS

#	DATE	DESCRIPTION
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42-48 Inman Street decks renovation
42-48 Inman St. Units 42 and 44
Cambridge, MA 02139

Carmen Saracho and
Augstin Rayo, Josh
Schanker and Alex
Meriwether

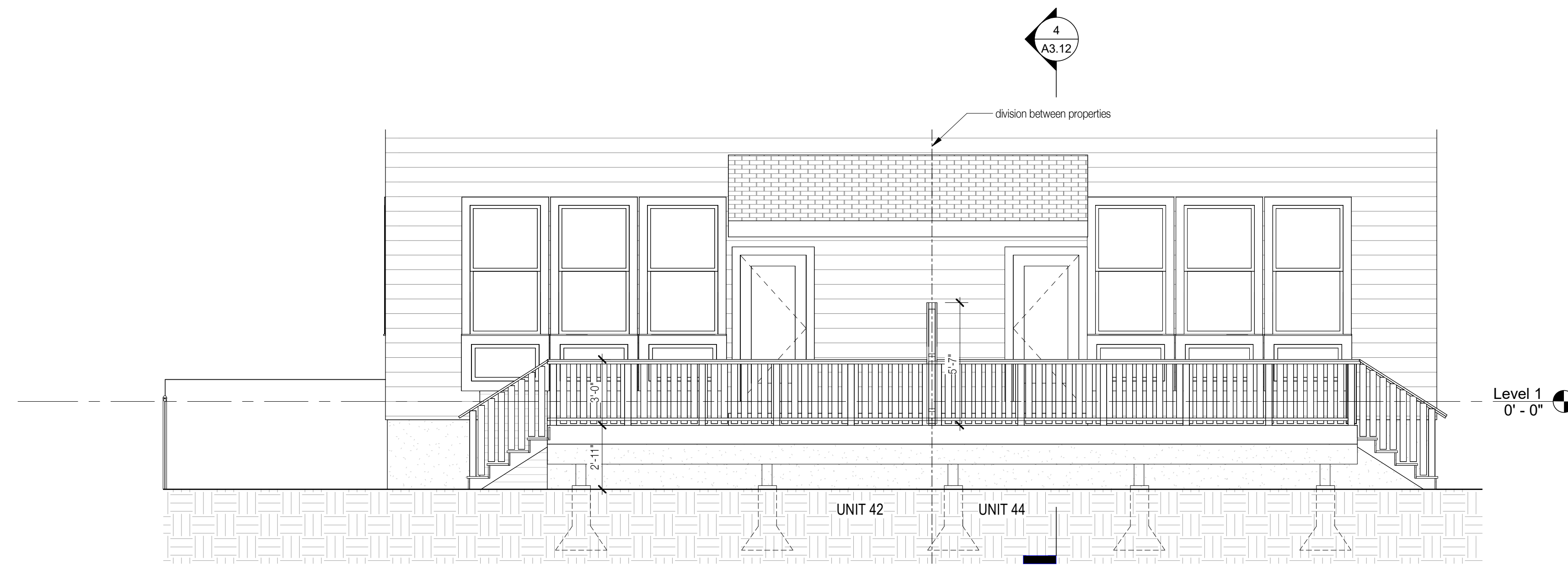
SHEET TITLE

EXTERIOR
ELEVATIONS, UNIT 42
AND 44 DECKS

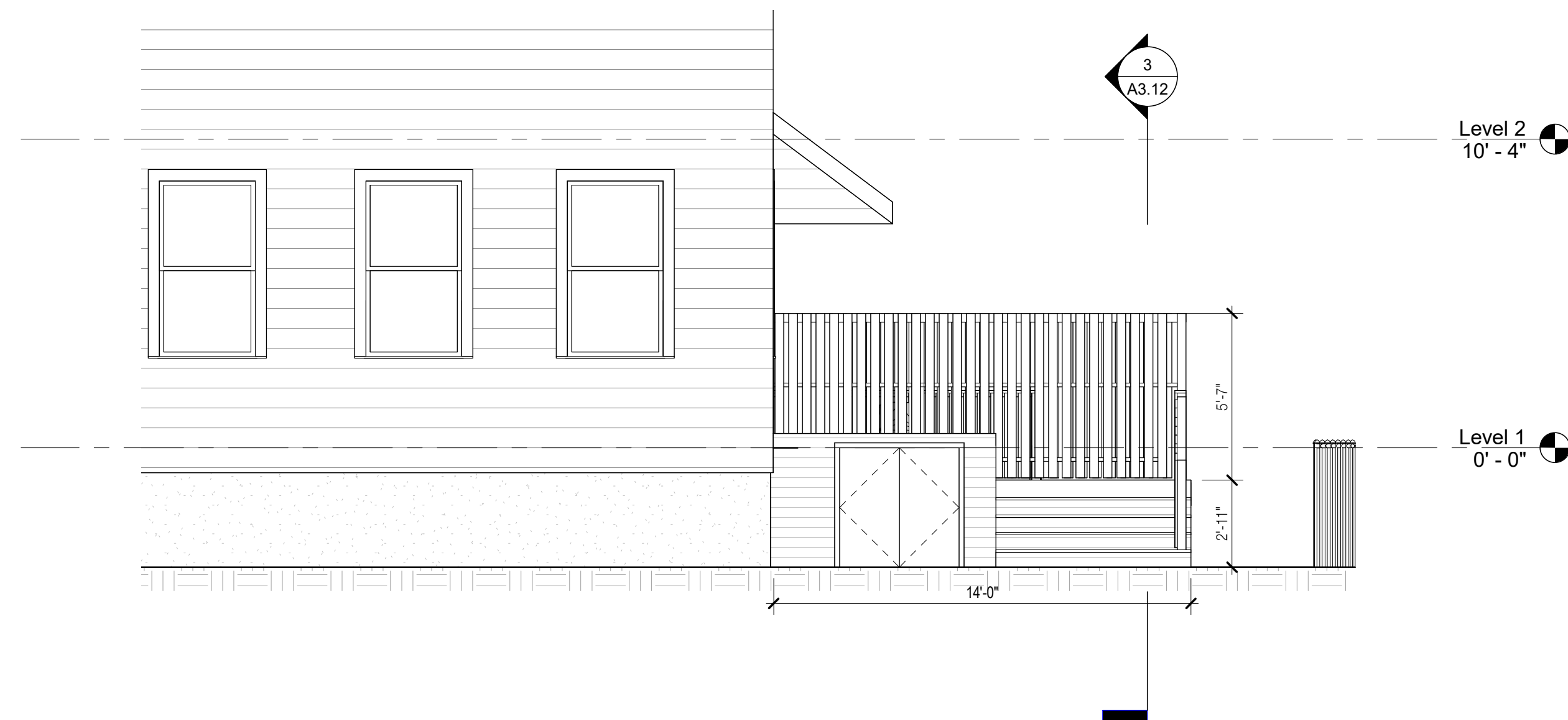
PROJECT NUMBER
2103

SHEET NUMBER

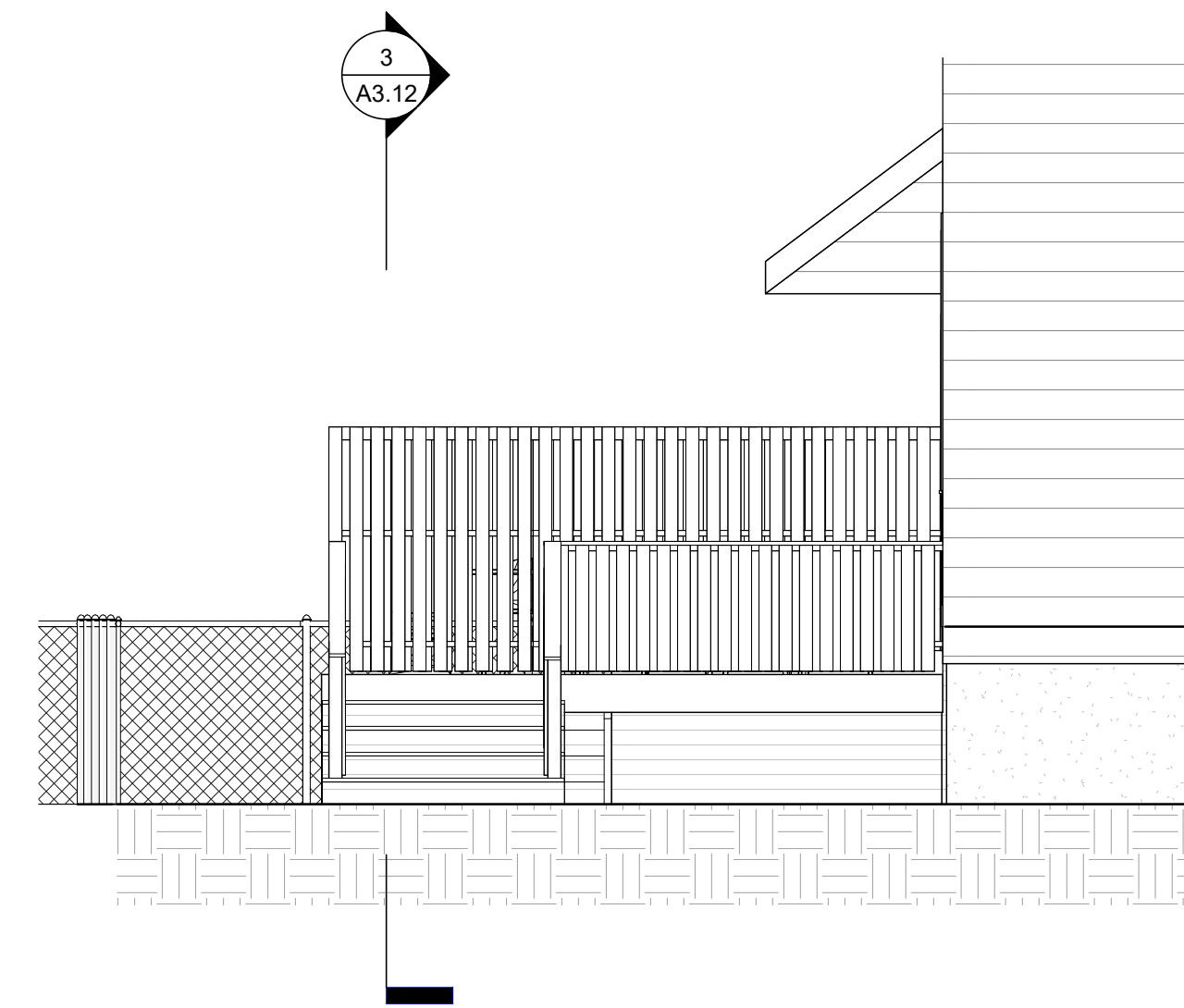
A2.10



② Elevation of decks looking towards units
1/4" = 1'-0"



① Elevation of Unit 42 deck from front yard
1/4" = 1'-0"



③ Elevation of unit 44 deck from patio
1/4" = 1'-0"

EXISTING CONDITIONS PHOTOS, UNIT 42

ETHAN LACY //
DESIGN + ARCHITECTURE

25 Blometh Street
Malden, MA 02148
617.803.6869
ethanlacy@gmail.com

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SUBMITTAL

September 2, 2022

Special Permit Design Drawings

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------



LOOKING OVER FENCE FROM SIDEWALK



VIEW OF EXISTING DECK FROM YARD AREA



SPACE BETWEEN DECK AND FENCE DIVIDING UNITS 42 AND 44



VIEWS FROM STREET



VIEWS FROM STREET - WHITE WOODEN FENCE WILL BE REMOVED, BLACK METAL FENCE TO REMAIN



VIEW SHOWING VEGETATION SCREEN AND DRIVEWAY SEPARATING NEIGHBORING BUILDING

42-48 Inman Street decks renovation
42-48 Inman St. Units 42 and 44
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SHEET TITLE

EXISTING
CONDITIONS
PHOTOS UNIT 42

PROJECT NUMBER
2103

SHEET NUMBER

P 1

September 23, 2022

Cambridge Board of Zoning Appeals,

This is to confirm that the Inman Court Condominium Trust supports renovations to the backyards of 46 Inman St units 1 and 2, as outlined in the attached documents.

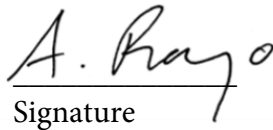
Sincerely,

The Trustees:

46 Inman St, unit 1:

RAYO FIERRO, Agustin

Name of Trustee



Signature

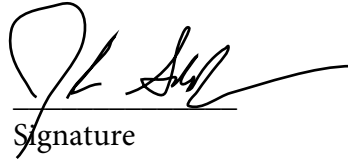
9/23/2022

Date

46 Inman St, unit 2:

Josh Schanker

Name of Trustee



Signature

9/24/2022

Date

48 Inman St, unit 1:

James Hung

Name of Trustee



Signature

9/24/2022

Date

48 Inman St, unit 2:

Roman Stocker

Name of Trustee

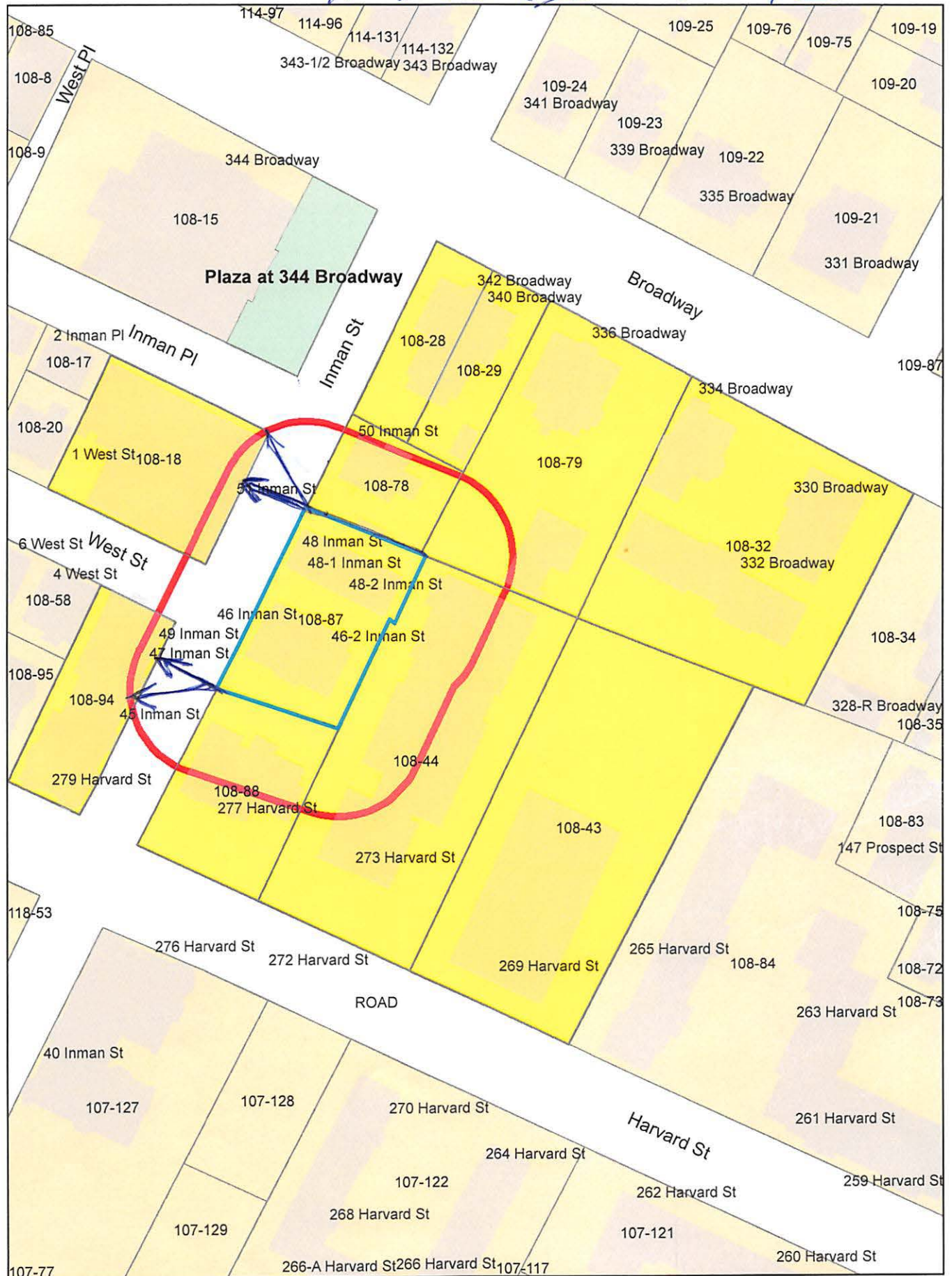


Signature

9/24/2022

Date

48 Inman St. Unit 42



108-18
CAMBRIDGE CITY OF
CITY HALL ANNEX #2
51 INMAN ST
CAMBRIDGE, MA 02139

108-28
MURPHY, PAUL J. & MARGARET F. MURPHY
342 BROADWAY
CAMBRIDGE, MA 02139-1802

ETHAN LACY
25 BLOMERTH STREET
MALDEN, MA 02148

108-18
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

108-18
CITY OF CAMBRIG
C/O YI-AN HUANG
CITY MANAGER

108-87
SCHANKER, JOSH
46-2 INMAN ST. #44
CAMBRIDGE, MA 02139

108-43
REARDON, THOMAS J. & SUSAN REARDON
40 INMAN ST., UNIT# 16
CAMBRIDGE, MA 02139-2416

108-43
KOU, BENJAMIN C.
269 HARVARD ST #18
CAMBRIDGE, MA 02139

108-87
FIERRO, AGUSTIN RAYO &
CARMEN SARACHO CHAVEZ
48 INMAN ST., #42
CAMBRIDGE, MA 02139

108-43
ARNOLD, DAVID
C/O ARNOLD, DAVID A
94 PIERCE RD
WATERTOWN, MA 02472

108-43
CUDHEA, FUKIKO,
TR. OF CUDHEA CAMBRIDGE REALTY TR
269 HARVARD ST #26
CAMBRIDGE, MA 02139

108-43
THANH-HUYEN NGUYEN
269 HARVARD ST. #30
CAMBRIDGE, MA 02139

108-43
TEKIN, SUMRU
356 HALF MILE ROAD
CHARLOTTE, VT 05445

108-43
KESTEN, ALLEN D.
269 HARVARD ST #39
CAMBRIDGE, MA 02139

108-79
BABALAS & DEMARKLES FUNERAL SERVICE INC
336 BROADWAY
CAMBRIDGE, MA 02139-1802

108-32
TENENHOLTZ, NEIL A. & MONICA J. WOOD
332 BROADWAY UNIT 2
CAMBRIDGE, MA 02139

108-32
ASANI, ALI
334 BROADWAY UNIT 1
CAMBRIDGE, MA 02139

108-43
HOYT, MARLENE P.
269 HARVARD ST., #2
CAMBRIDGE, MA 02139

108-43
PERRY, JAMES O. & GEORGINA C. PERRY
269 HARVARD ST., #10
CAMBRIDGE, MA 02139

108-43
PAIGE, RAMONA E.
269 HARVARD ST. UNIT #11
CAMBRIDGE, MA 02139

108-43
SRINIVASAN, MUKUND &
RAJALAKSHMI RAMANATH
269 HARVARD ST., #23
CAMBRIDGE, MA 02139

108-43
PEI, BAIKANG & YUXIA & MAO
269 HARVARD ST., #24
CAMBRIDGE, MA 02139

108-43
YEE, PEGGY C.
36 RED BARN RD
WAYLAND, MA 01788

108-43
MCINTYRE, WILLIAM E.
269 HARVARD ST UNIT 32
CAMBRIDGE, MA 02139

108-43
DRUM, CHESTER L.
269 HARVARD STREET, UNIT #34
CAMBRIDGE, MA 02139

108-32
FERNANDEZ, MAURICIO J.&VALERIA C. LEITE
330 BROADWAY UNIT 1
CAMBRIDGE, MA 02139

108-32
MUSSER, MACLYN H. & EVELYN J. MUSSER
332 BROADWAY UNIT 4
CAMBRIDGE, MA 02139

108-32
THATAI, LATA C. & DEEPAK THATAI
332 BROADWAY UNIT 5
CAMBRIDGE, MA 02139

108-43
SANFORD, DANIEL J.
269 HARVARD ST. UNIT #33
CAMBRIDGE, MA 02139

108-43
SU, HUNG-CHANG HUBERT &
SHU-CHIANG SUSAN SU-HSIAO
7 DARTMOUTH ST
DANVERS, MA 01923

108-43
CHRZANOWSKI, IRENA
269 HARVARD ST., #37
CAMBRIDGE, MA 02139

108-43
HAINES, LINNEA C.
1501 S. OCEAN BLVD UNIT #320
POMPANO BEACH, FL 33062

108-43
MORRISSON, KENNETH R.
269 HARVARD ST #9
CAMBRIDGE, MA 02139-2528

108-43
SLOMIAK, KRZYSZTOF R. C/O MING SLOMIAK
169 NAPLES RD
BROOKLINE, MA 02446

108-43
YONG-CHUAN, TAO
269 HARVARD ST. UNIT #14
CAMBRIDGE, MA 02139

108-43
MCHUGH, GEORGE TRUSTEE OF GEORGE M.
MCHUGH REVOCABLE TRUST.
238 NORTH ST
STONEHAM, MA 02180

108-43
ZHANG, JIANMING
70 ALBERT AVE
BELMONT, MA 02478

108-43
ARREBOLA, ANA SOLER &
OLIVIER HUREZ-MARTIN
269 HARVARD ST., #22
CAMBRIDGE, MA 02139

108-43
NAVIKAS, JANIS M.
269 HARVARD ST., #25
CAMBRIDGE, MA 02139

108-43
RISKO, DAVID
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

108-43
DAVID, CHRISTOPHER
269 HARVARD ST. UNIT#29
CAMBRIDGE, MA 02139

108-43
SWAN, JENNIFER
6 MILL ST EXTENSION
LINCOLN, MA 01773

108-43
GLADSTONE, STEPHEN
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

108-43
ABDOUN, SAMY
269 HARVARD ST., #40
CAMBRIDGE, MA 02139

108-44
HARVARD PLACE INC.
C/O CASCAP INC C/O P15060
PO BOX 3608
OAK BROOK, IL 60522

108-32
LU, CHING HAO HOWARD
332 BROADWAY UNIT 1
CAMBRIDGE, MA 02139

108-32
AGER, DAVID L.
334 BROADWAY UNIT 2
CAMBRIDGE, MA 02139

108-43
RISKO, DAVID
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

108-43
GIURGIUTIU, VICTOR & DANA M. GIURGIUTIU
C/O OXFORD ST. REALTY
1644 MASS AVE
CAMBRIDGE, MA 02138

108-88
SCHWARTZ, JENNIFER S., LIFE ESTATE
277 HARVARD ST
CAMBRIDGE, MA 02139

108-94
BATMASIAN, JAMES H. & MARTA BATMASIAN
C/O INVESTMENTS LIMITED
215 N. FEDERAL HIGHWAY
BOCA RATON, FL 33432

108-43
KC, UMESH & NEELAM THAPA
155 TUCKER LANE
DARTMOUTH, MA 02747

108-87
HUNG, JAMES W.
48 INMAN ST
CAMBRIDGE, MA 02139

108-87
STOCKER, ROMAN & MICAELA PILOTTO
48-2 INMAN ST, #46
CAMBRIDGE, MA 02139

108-43
GRAD, YONATAN
269 HARVARD ST., UNIT #15
CAMBRIDGE, MA 02139

108-43
SHIN, BO KYUNG & JAW WON CHUNG
10 BURROUGHS RD
LEXINGTON, MA 02420

108-43
KAKANI, RAJESH &
SONALI KAKANI PRAGYA KAKANI
269 HARVARD ST UNIT 4
CAMBRIDGE, MA 02139

108-32
HANSEN, ANDERS SEJR
ROSHNI VIJAY WADHWANI
330 BROADWAY UNIT 2
CAMBRIDGE, MA 02139

108-43
REID, MILNER M., III &
CAROLYN L. REID TRUSTEE
28 NINTH ST - UNIT 203
MEDFORD, MA 02155

108-29
LIU, RUIE CHE
38 CRAIGIE ST
SOMERVILLE, MA 02143

48 Inman St. - Unit #2

343

108-43
WILLIAMS, RAISSA
45 GAMBIER ST
SAN FRANCISCO, CA 94134

108-78
ROGERS JAMESON K
TRS THE 50 INMAN REALTY TR
50 INMAN ST
CAMBRIDGE, MA 02139

108-32
MUGAMBI, ROSEMARY
330 BROADWAY UNIT 3
CAMBRIDGE, MA 02139

108-32
SRIDHARAN, VIDHUMANA & KAUSTUBH GIRME
332 BROADWAY UNIT 3
CAMBRIDGE, MA 02139

108-43
QUIGLEY, PATRICIA
269 HARVARD ST. UNIT #6
CAMBRIDGE, MA 02138



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
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E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF NON-APPLICABILITY

Property: 48 Inman Street. Units 42 & 44

Applicant: Ethan Lacy

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:

Alter decks that are not original to the building.

Permit #196928 and #196029

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 6579

Date of Certificate: October 6, 2022

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on October 6, 2022.

By Tony Hsiao/aac, Chair

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