



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

BZA APPLICATION FORM

Plan No: BZA-014762-2017

GENERAL INFORMATION

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

Special Permit : ✓ Variance : Appeal :

PETITIONER: Jennifer Van Campen

PETITIONER'S ADDRESS : 51 Harvey St. Cambridge, MA 02140

LOCATION OF PROPERTY: 51 Harvey St Cambridge, MA

TYPE OF OCCUPANCY : SINGL-FAM **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Other: relocation of windows and a door

DESCRIPTION OF PETITIONER'S PROPOSAL :

Pre-existing non conforming single family house does not have required dimensional setbacks so any change to exterior windows or doors needs special permit.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2 (Non-Conforming Structure).

Original Signature(s) :


(Petitioner(s) / Owner)

Sennifer Van Campen
(Print Name)

Address :

51 Harvey St.
Cambridge MA 02140

Tel. No. :

781640⁰3027

E-Mail Address :

jvcfd@gmail.com

Date : _____

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 Jennifer Van Campen
(OWNER)

Address: 51 Harvey St., Cambridge, MA

State that I/We own the property located at 51 Harvey St, which is the subject of this zoning application.

The record title of this property is in the name of Jennifer Van Campen

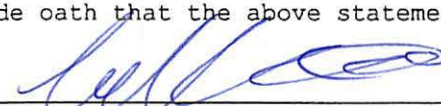
*Pursuant to a deed of duly recorded in the date 4/5/2017, Middlesex South County Registry of Deeds at Book 69105, Page 187; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 Jennifer Van Campen personally appeared before me, this 19 of October, 2017, and made oath that the above statement is true.


CONCETTINA TALARICO
Notary Public

Notary

My commission expires  Commonwealth of Massachusetts (Notary Seal).
My Commission Expires
January 28, 2022

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

RECEIVED JAN 20 1932

TO THE SECRETARY OF THE INTERIOR
WASHINGTON, D. C.

Very respectfully,
Yours very truly,
[Signature]

[Signature]
[Name]

[Signature]
[Name]

[Signature]
[Name]

[Signature]
[Name]



CONCEPCION A. LARREA
Notary Public
Commission Expires
January 20, 1932



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 51 Harvey 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:
- My project will reduce the total number of windows in the rear of my house, remove a second floor rear egress and increase the width of a first floor glass door. The total square footage of windows/doors in the rear of my house will decrease from 508 sq. ft. to 416 sq. ft. thus not increasing the non-conforming use or causing a detriment to the public interest.
- 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:
- 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:
- 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:
- 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:

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Jennifer Van Campen **PRESENT USE/OCCUPANCY:** single family
LOCATION: 51 Harvey St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>LOT AREA:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>1</u>	<u>1</u>	<u>1</u>	(min.)
	DEPTH	<u>1</u>	<u>1</u>	<u>1</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>3'</u>	<u>3'</u>	<u>15'</u>	(min.)
	REAR	<u>5'</u>	<u>5'</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>6'</u>	<u>6'</u>	<u>7'6"</u>	(min.)
	RIGHT SIDE	<u>2'</u>	<u>2'</u>	<u>7'6"</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
	LENGTH	<u>1</u>	<u>1</u>	<u>1</u>	
	WIDTH	<u>1</u>	<u>1</u>	<u>1</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</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.

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'.



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831 MASSACHUSETTS AVENUE
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2017 OCT 20 AM 10:38

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-014762-2017

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Article 8.000 Section 8.22.2 (Non-Conforming Structure).

Original Signature(s) :


(Petitioner(s) / Owner)
Jennifer Van Campen
(Print Name)

Address : 51 Harvey St.

Cambridge MA 02140

Tel. No. : 781 640 3027

E-Mail Address : jcpdg@gmail.com

Date : _____

Consultant :

Revisions :		
No. :	Date :	Remarks :

Project :

Van Campen Residence

51 Harvey St.
CAMBRIDGE, MA

Date : April 21, 2017
Scale : 1/4" = 1'-0"
Project Number :
Drawn By : KGB
Checked By : KGB

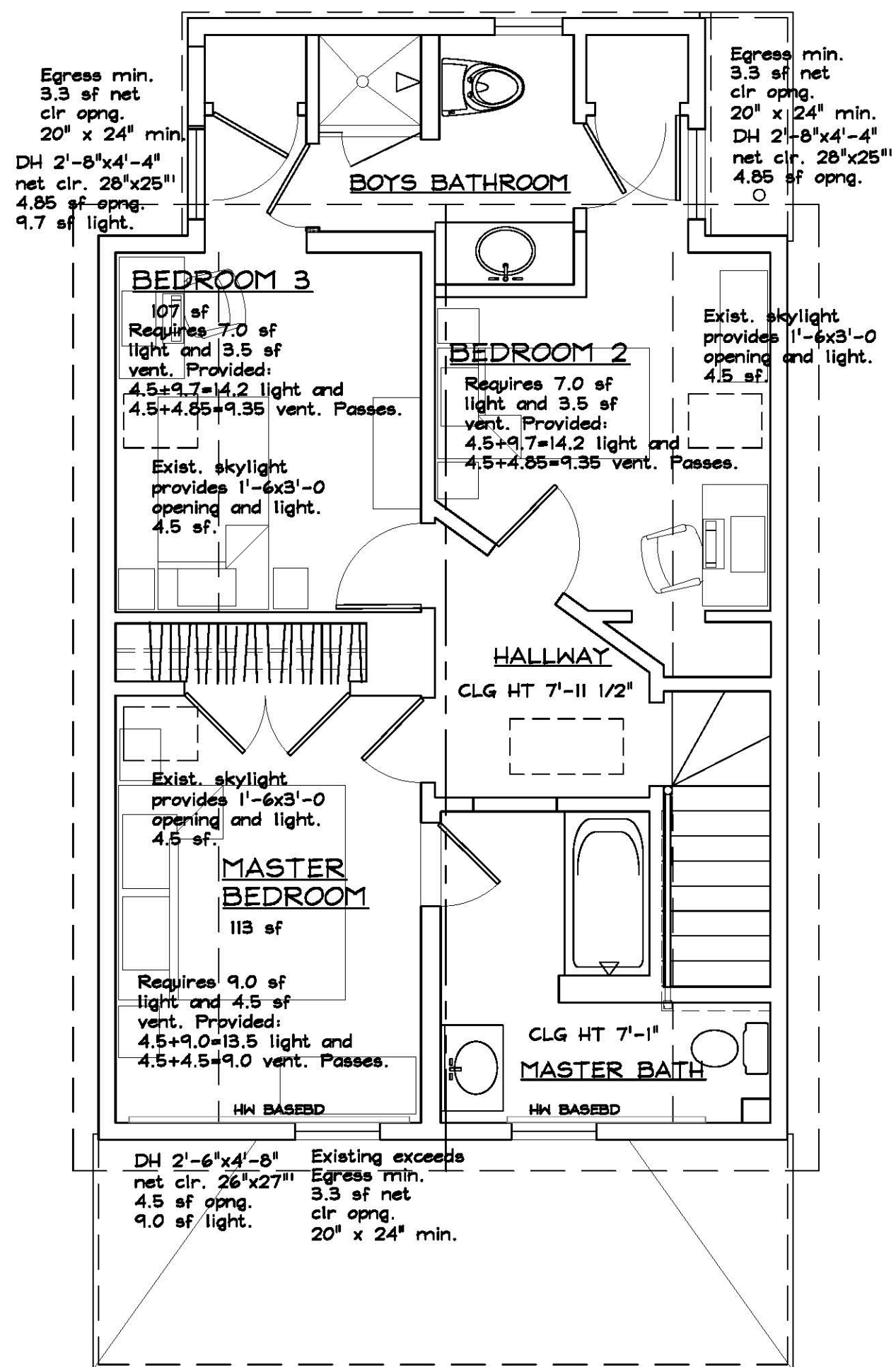
Drawing Title :

Proposed Floor Plans

Seal :

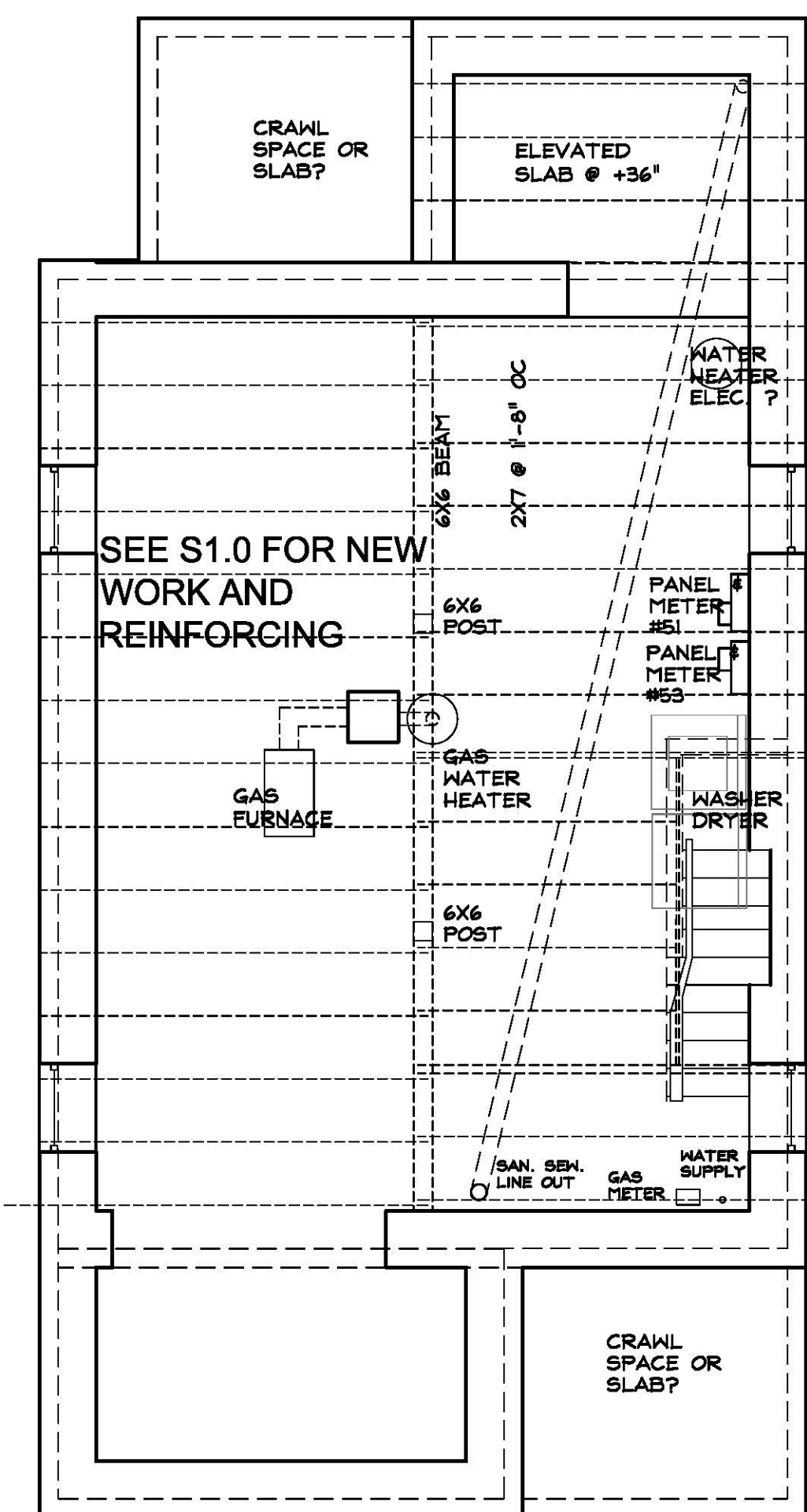
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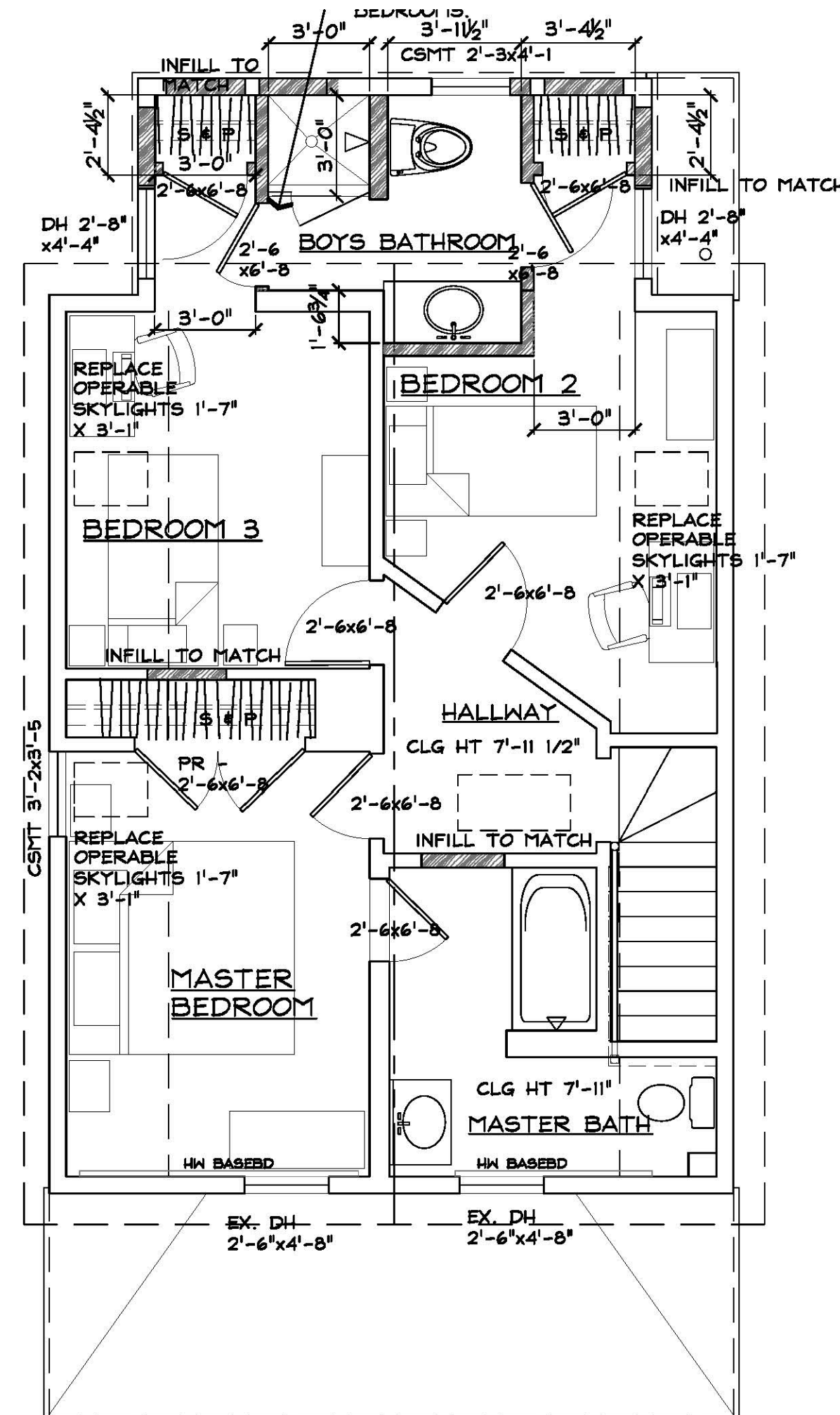


PLAN FOR CODE COMPLIANCE
FOR EGRESS, LIGHT AND VENT.

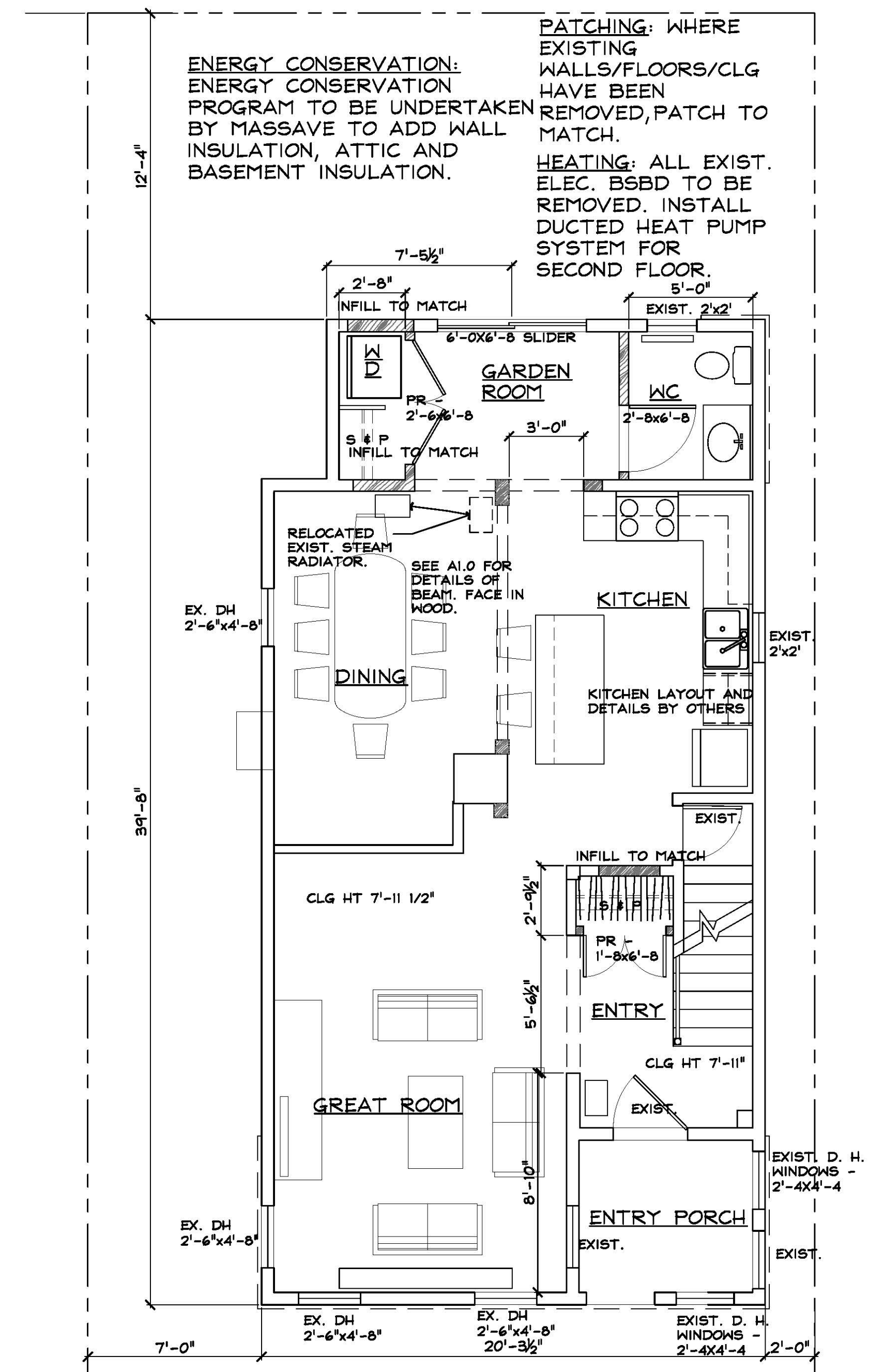
4 SCALE: 1/4" = 1'-0"



3 PROPOSED BASEMENT
SCALE: 1/4" = 1'-0"

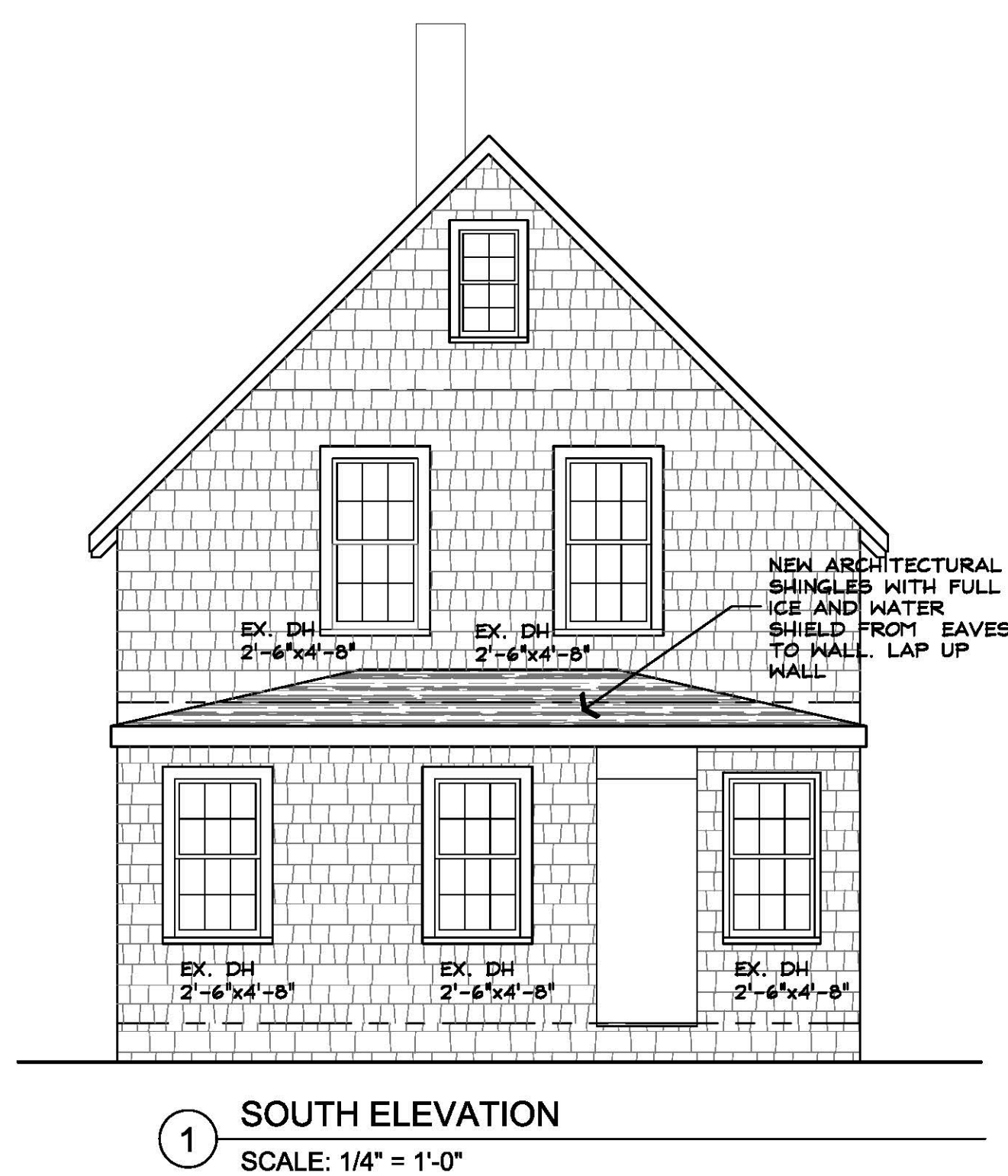
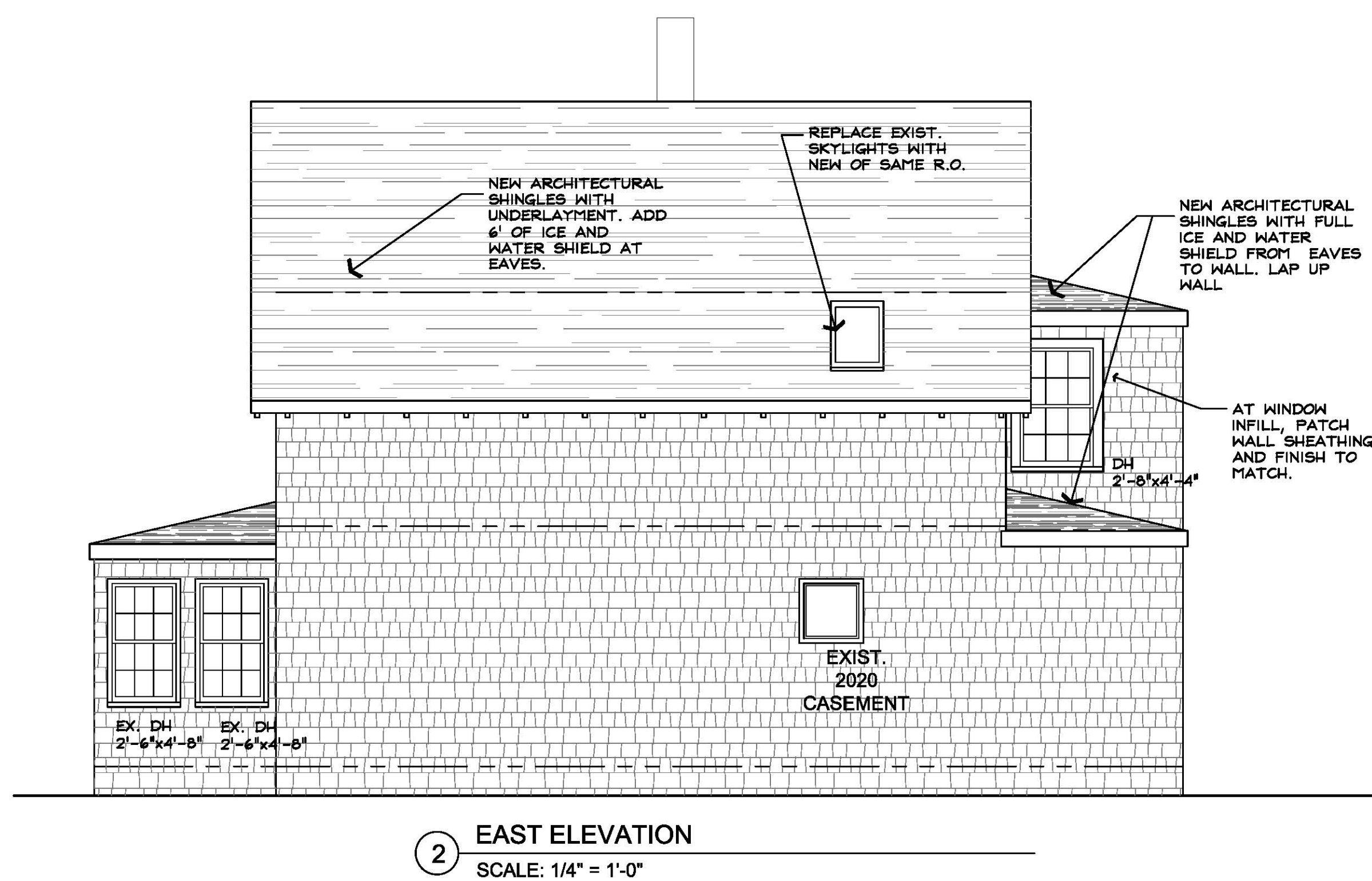
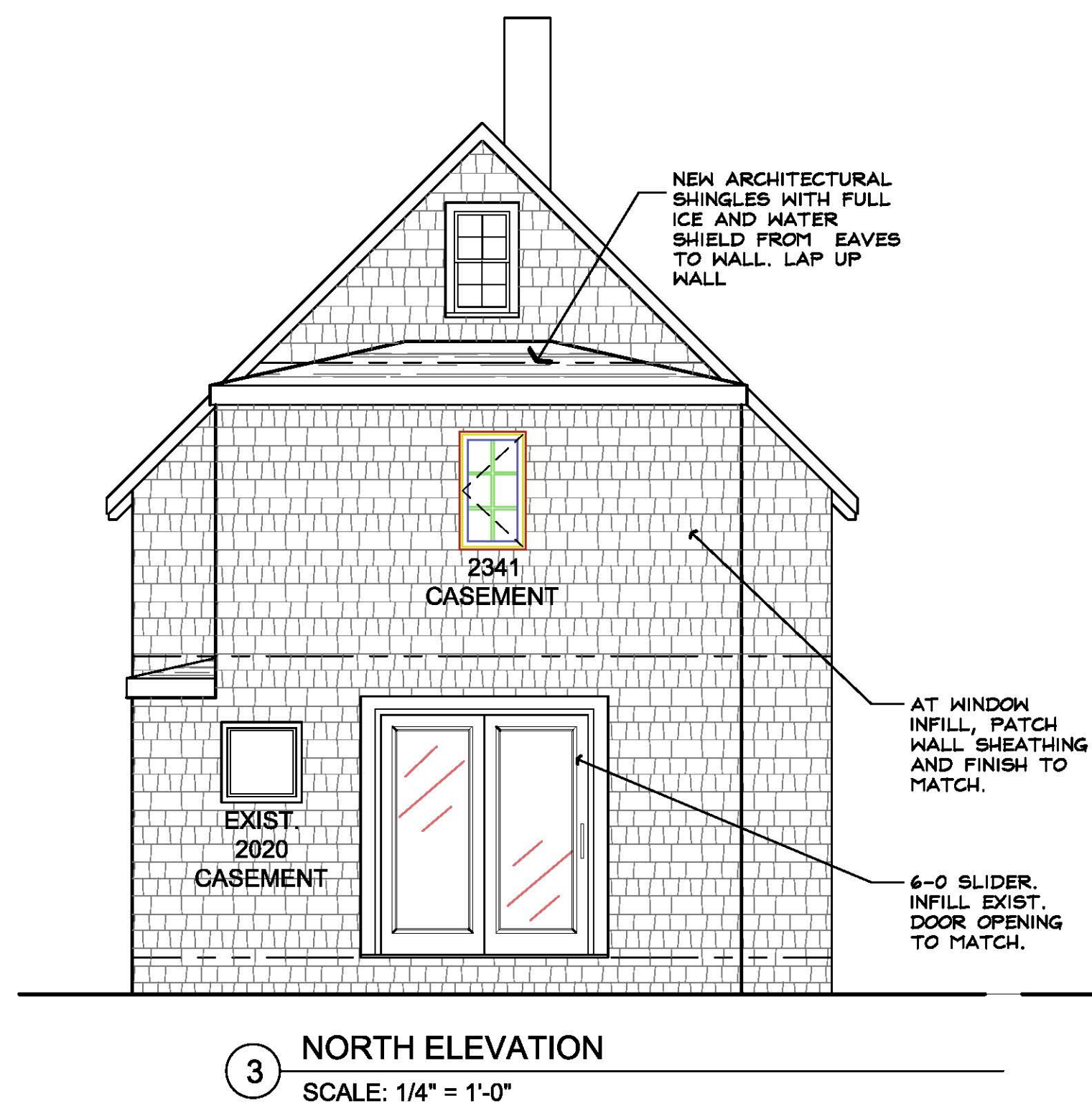
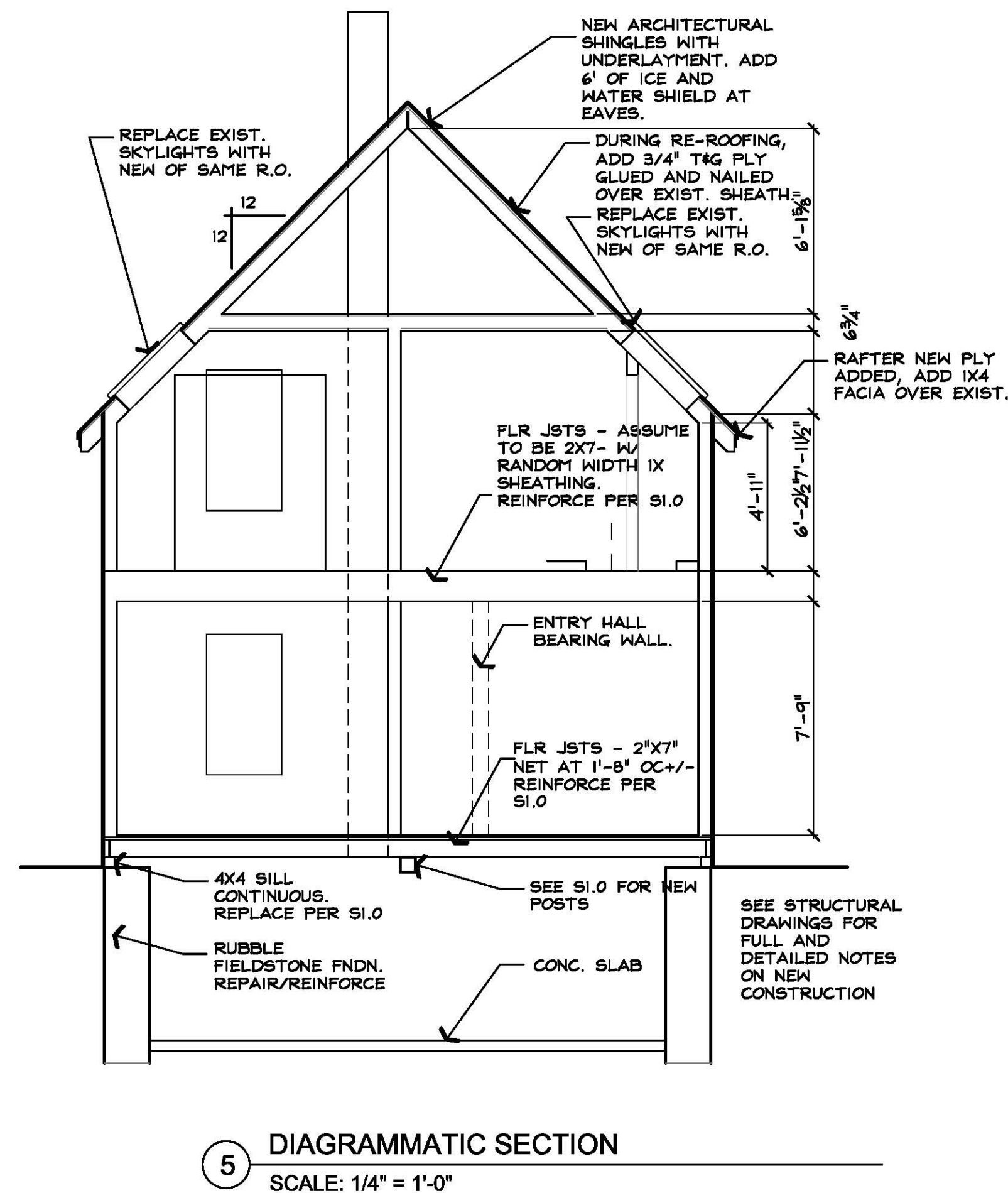
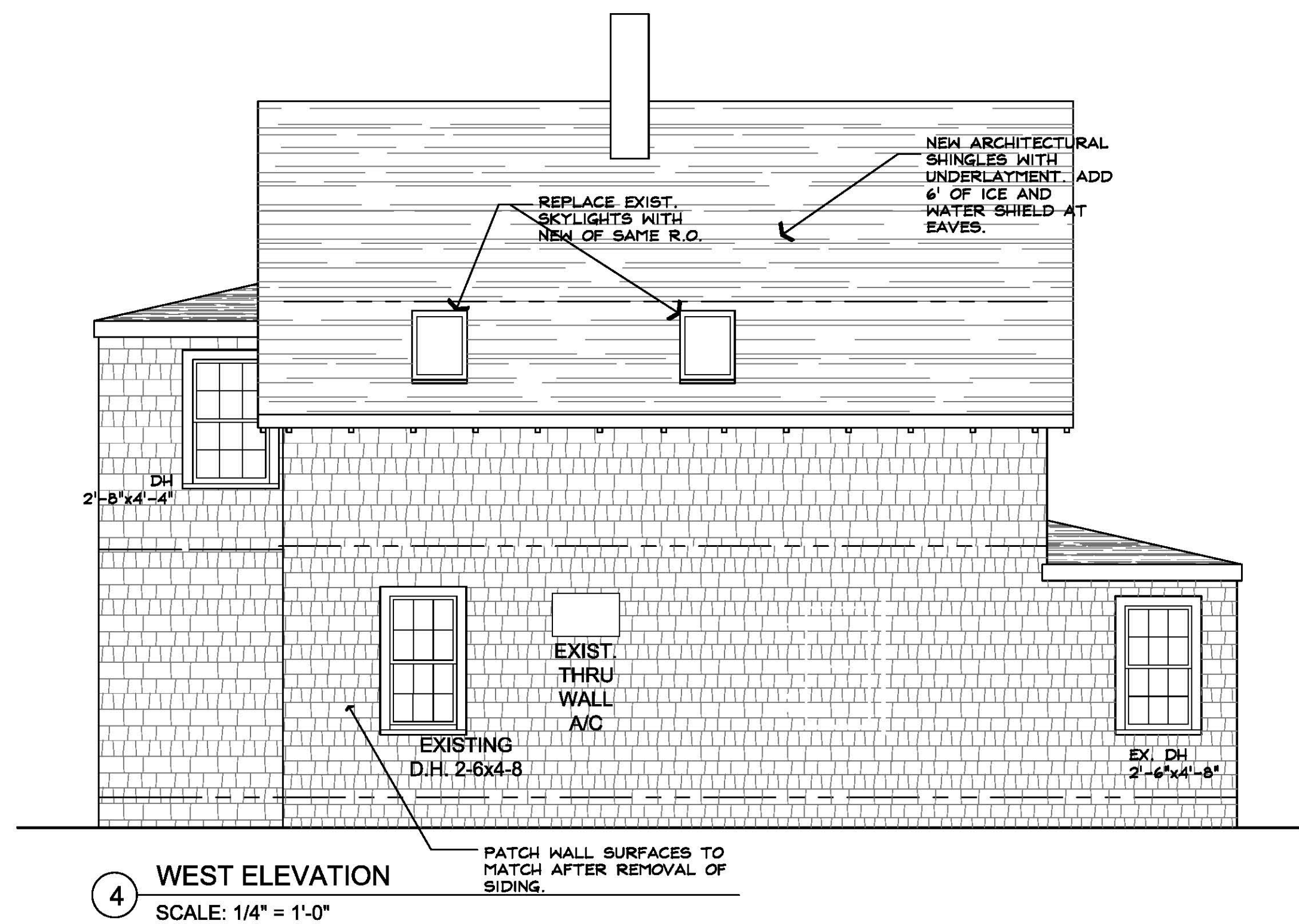


2 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"



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

Consultant :



Revisions :		
No. :	Date :	Remarks :

Project :

Van Campen Residence

51 Harvey St.
CAMBRIDGE, MA

Date : April 21, 2017
Scale : As Noted
Project Number :
Drawn By : KGB
Checked By : KGB

Drawing Title :

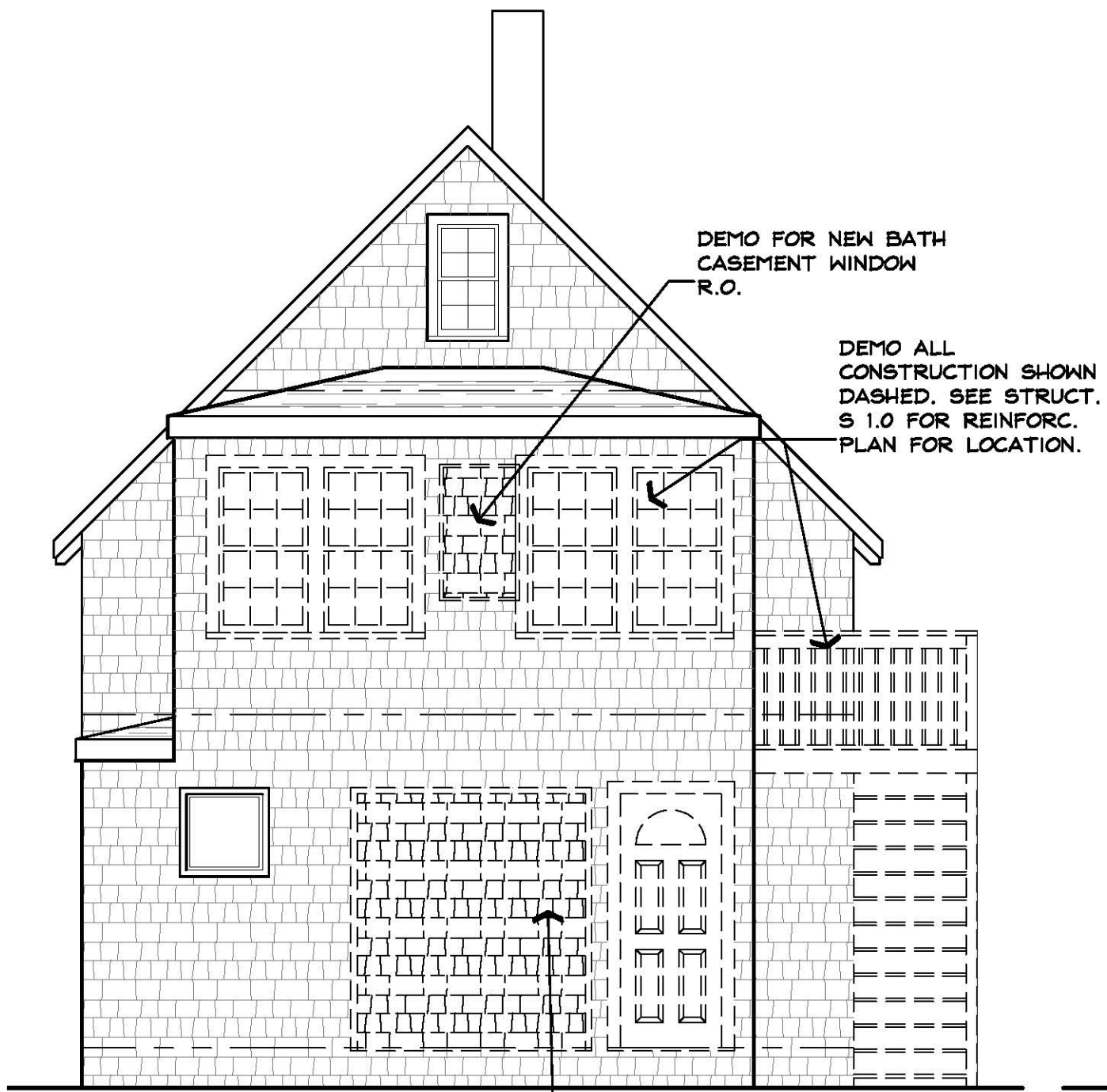
Proposed Elevations & Section

Seal :

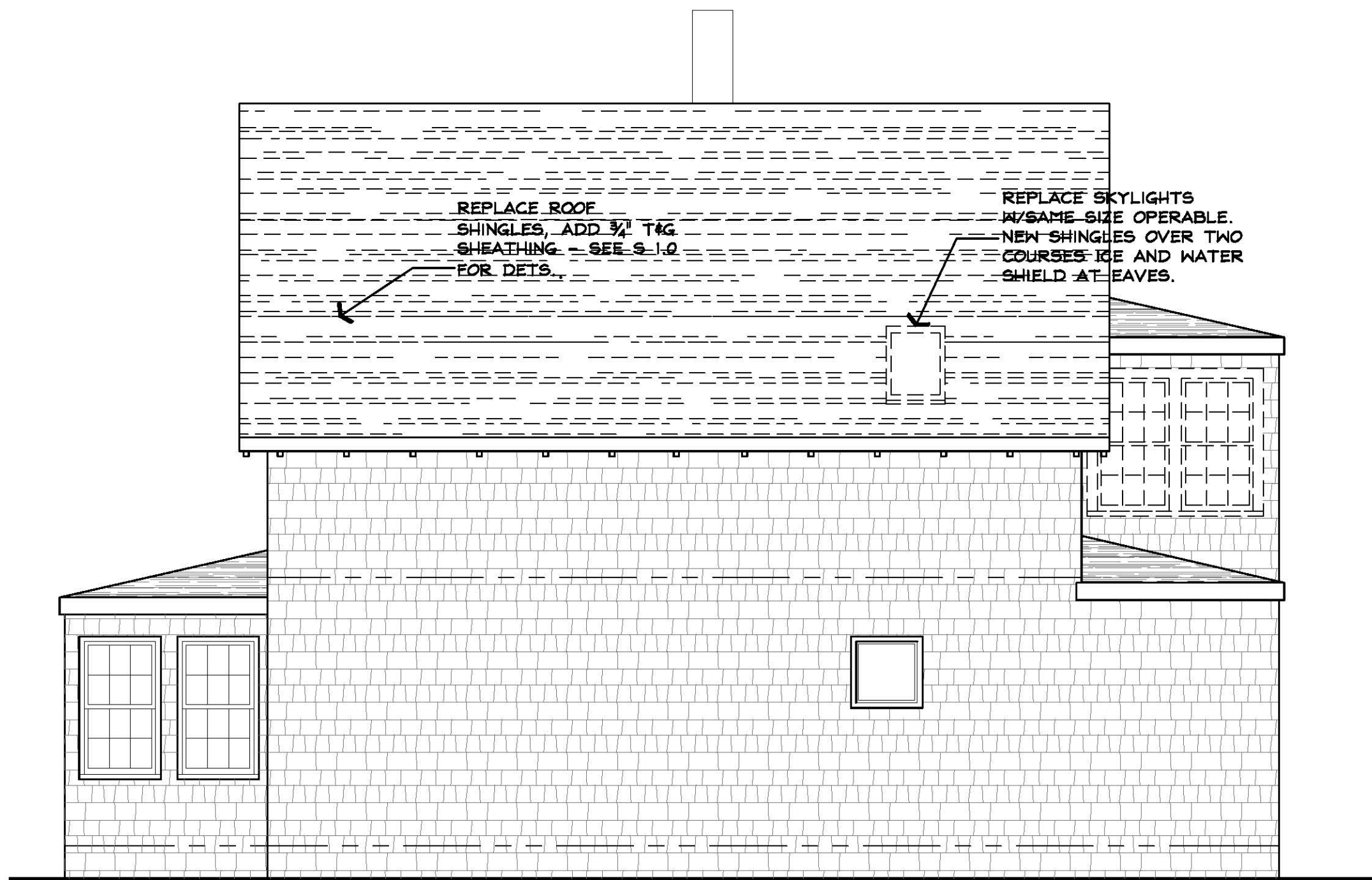
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Consultant :



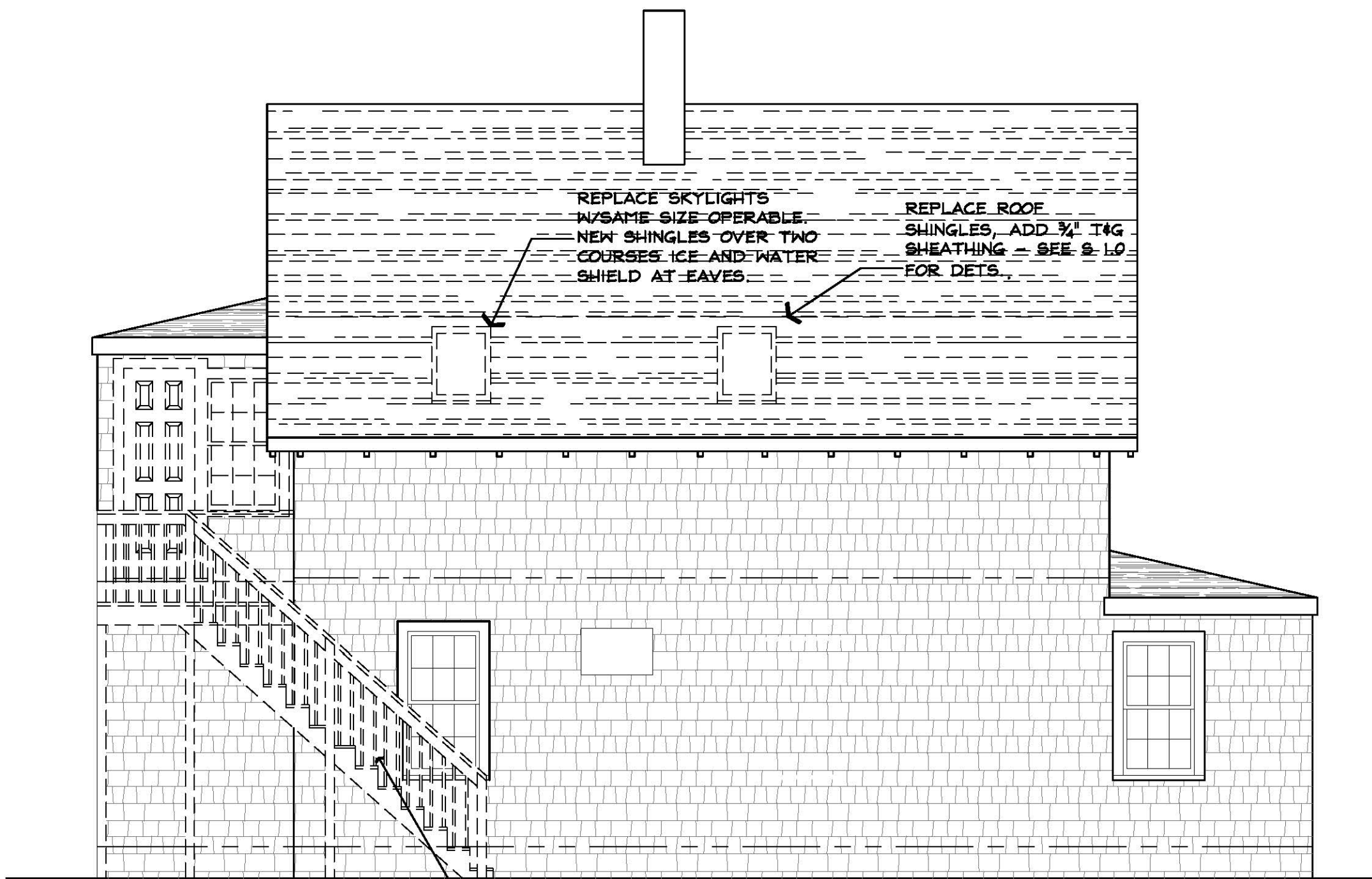
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



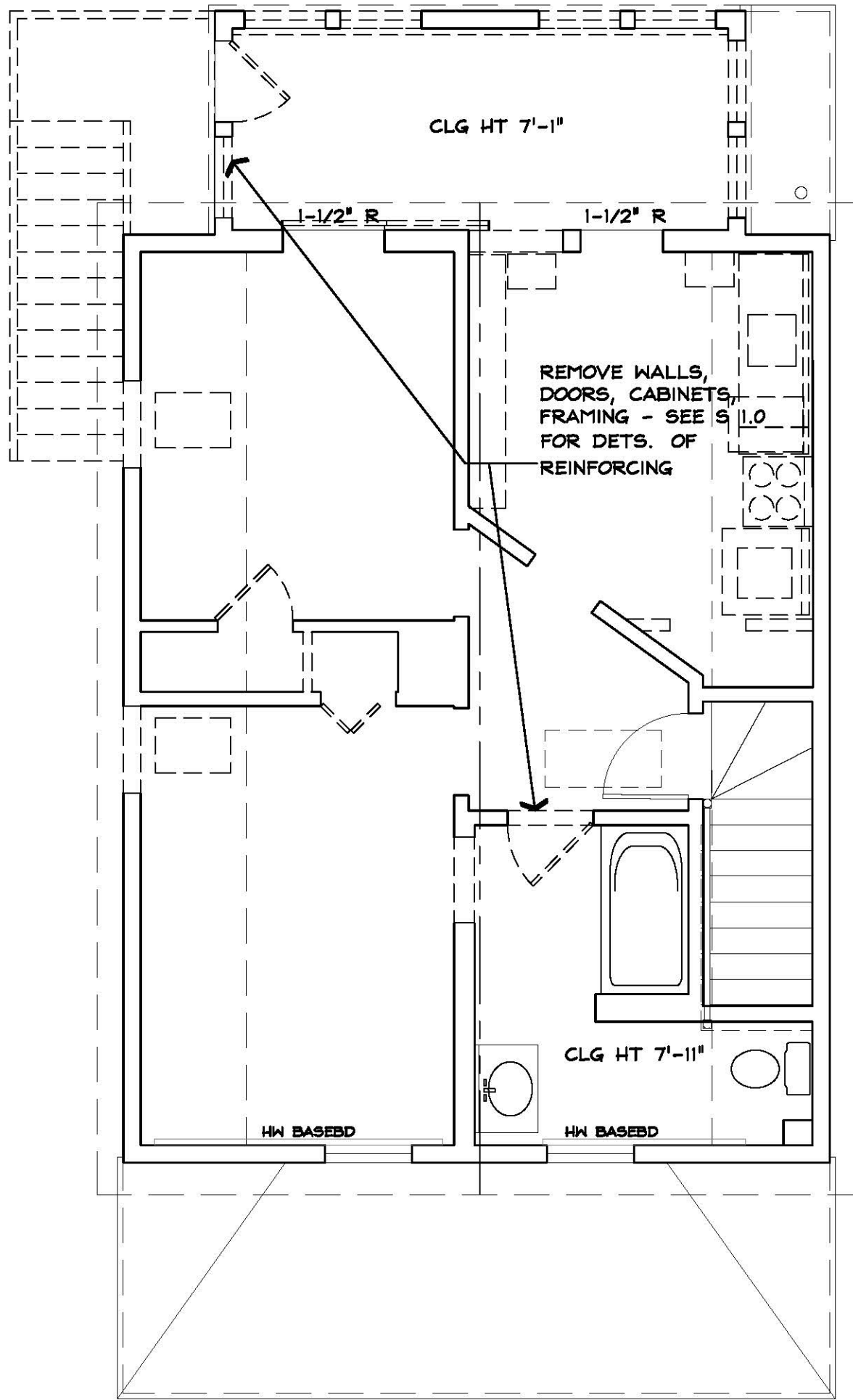
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



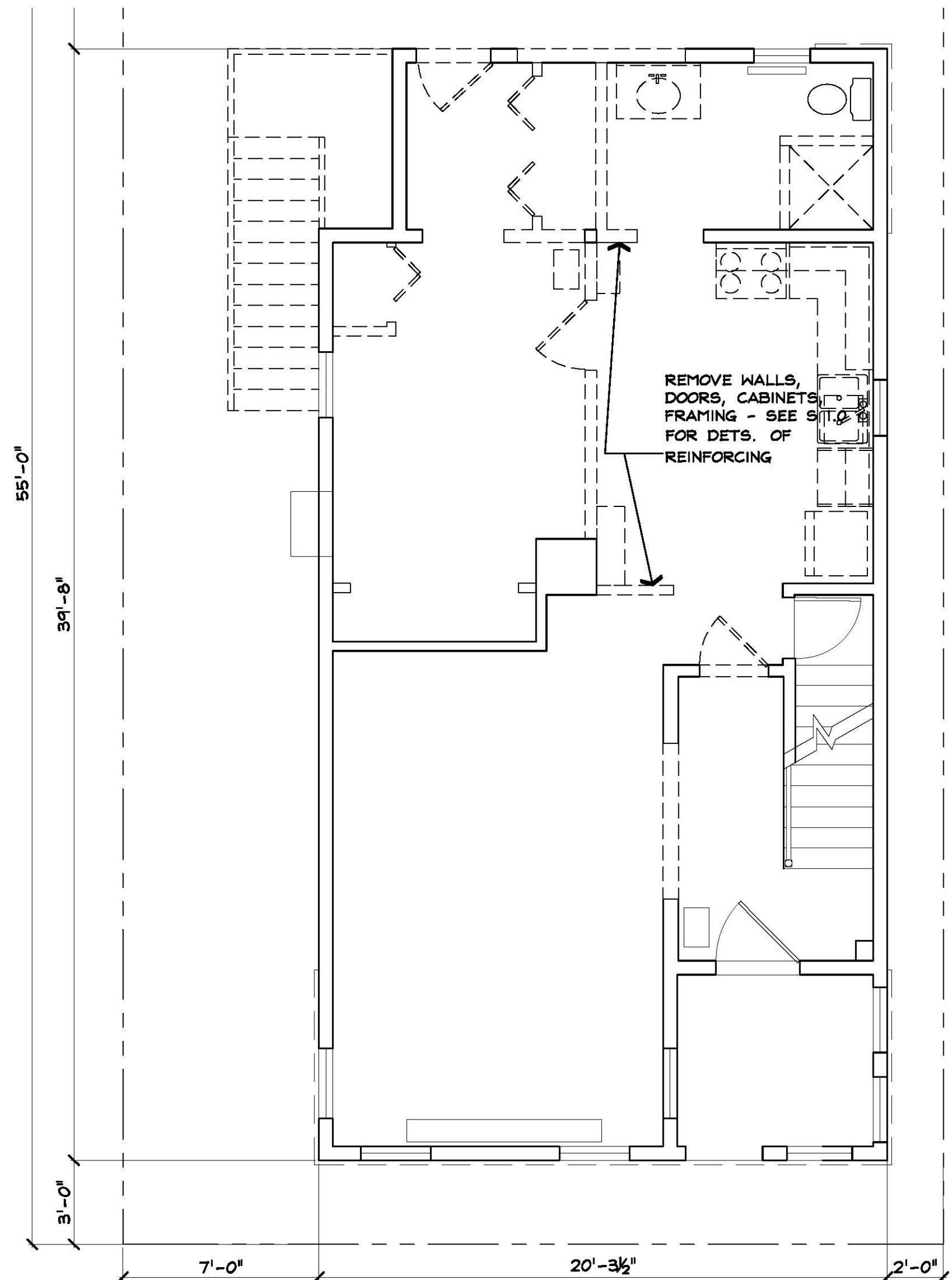
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Revisions :		
No. :	Date :	Remarks :

Project :

VAN CAMPEN RESIDENCE

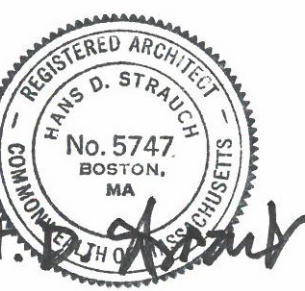
CAMBRIDGE, MA

Date : April 21, 2017
Scale : 1/4" = 1'-0"
Project Number :
Drawn By : KGB
Checked By : KGB

Drawing Title :

DEMOLITION Floor Plans Elevations

Seal



Sheet No. :

D1.0

Consultant :

Revisions :		
No. :	Date :	Remarks :

Project :

**VAN CAMPEN
RESIDENCE**

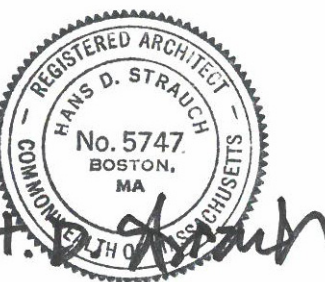
CAMBRIDGE, MA

Date : April 21, 2017
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Project Number :
Drawn By : KG
Checked By : KGB

Drawing Title :

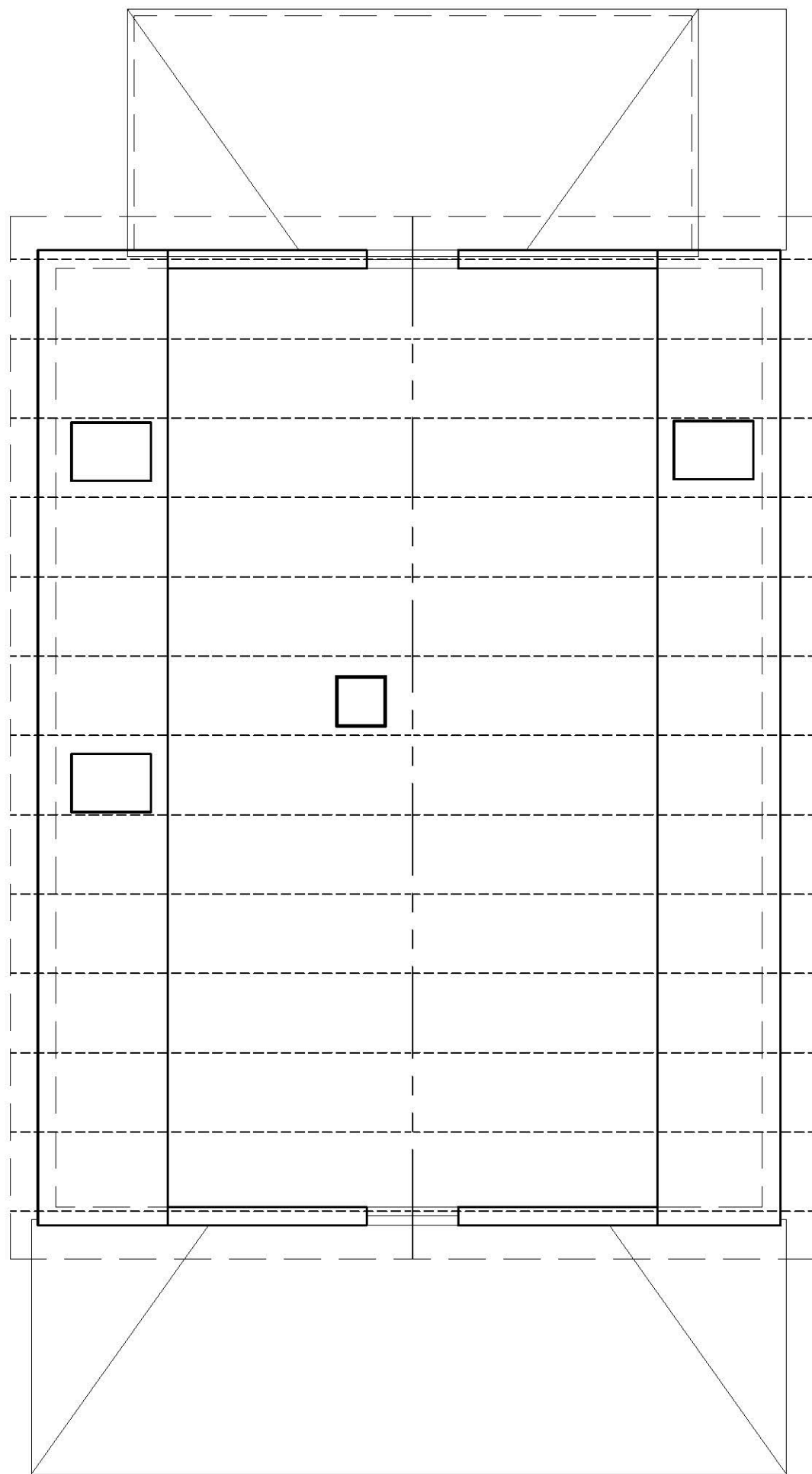
**Existing
Floor Plans**

Seal

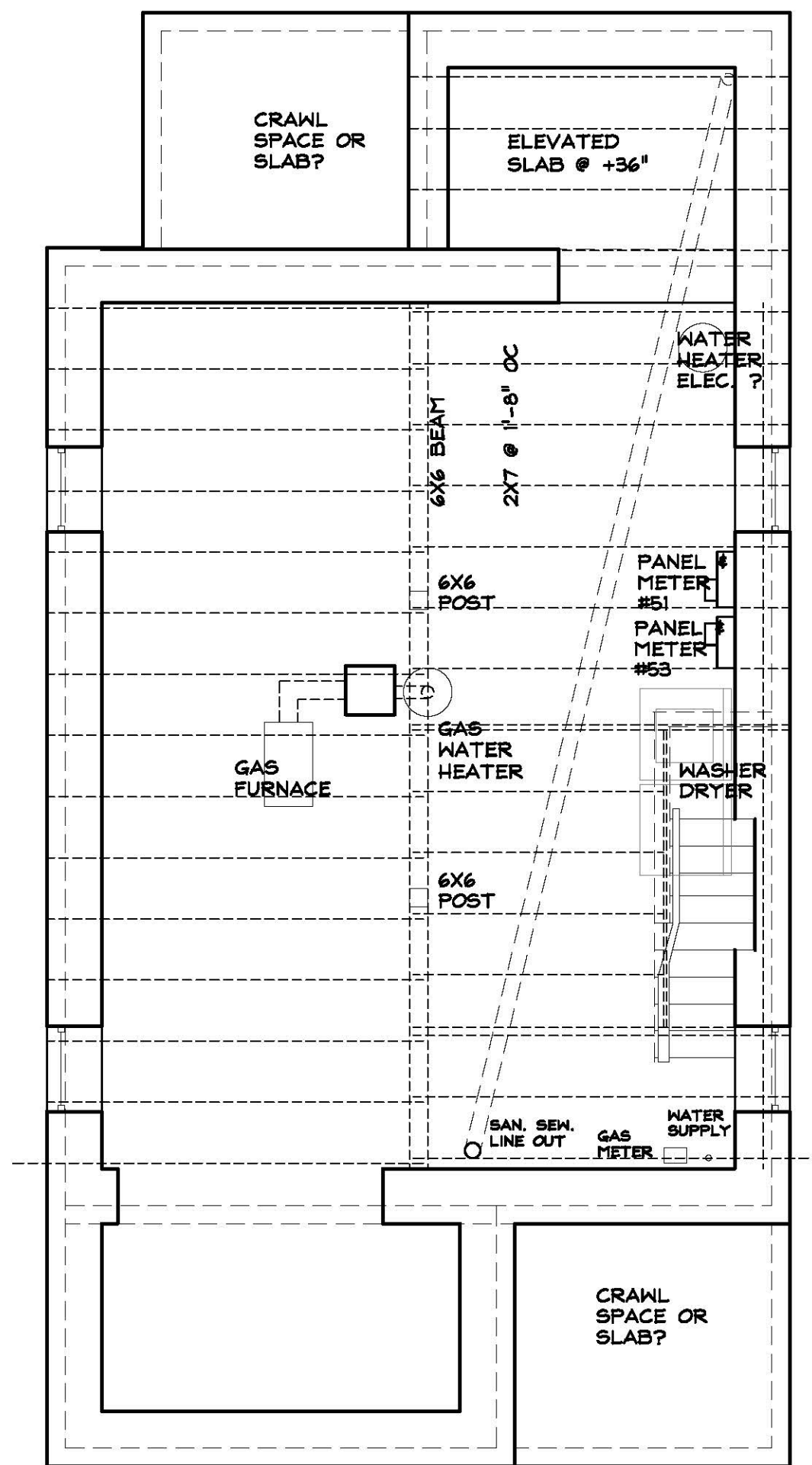


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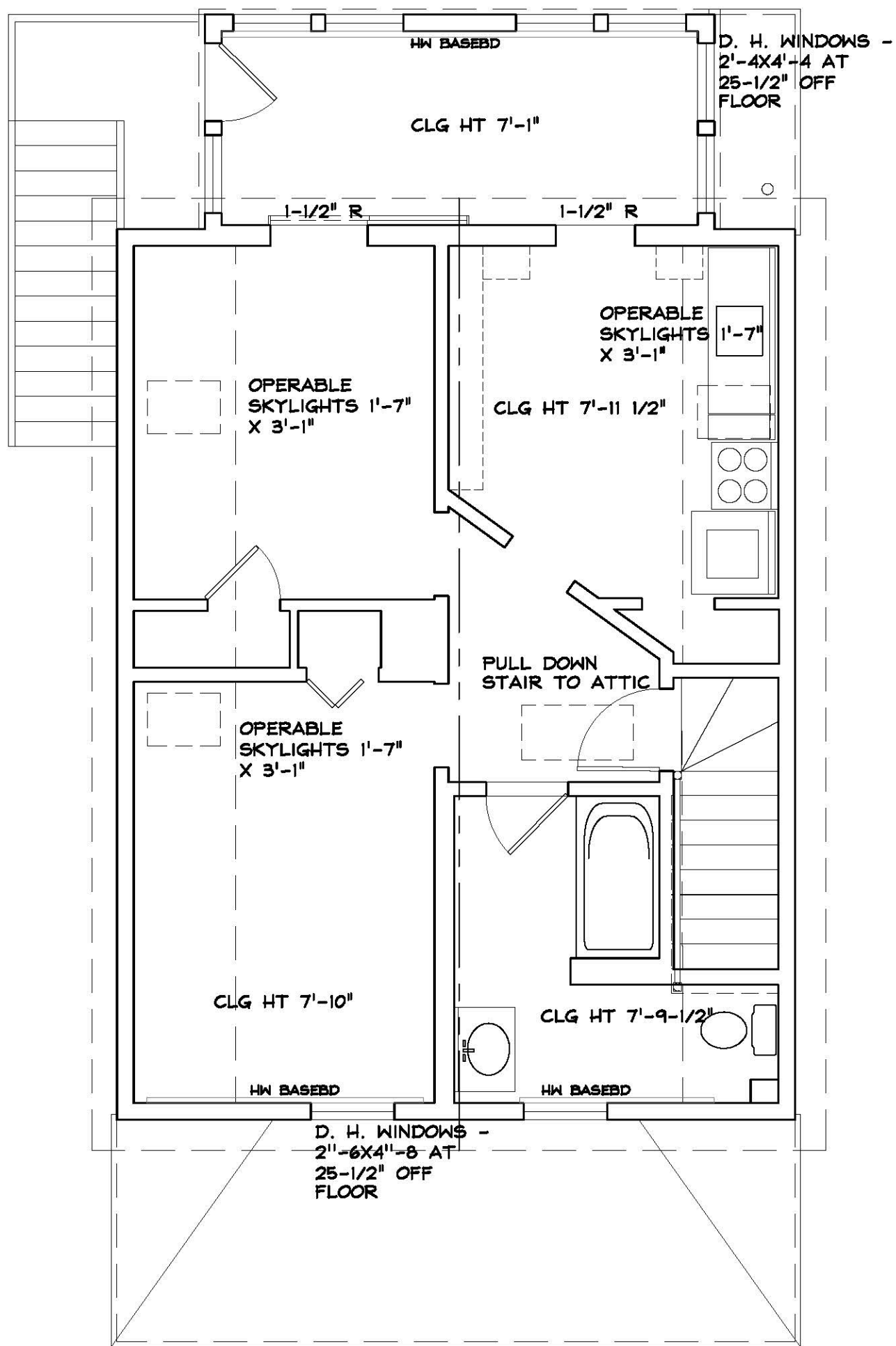
E1.0



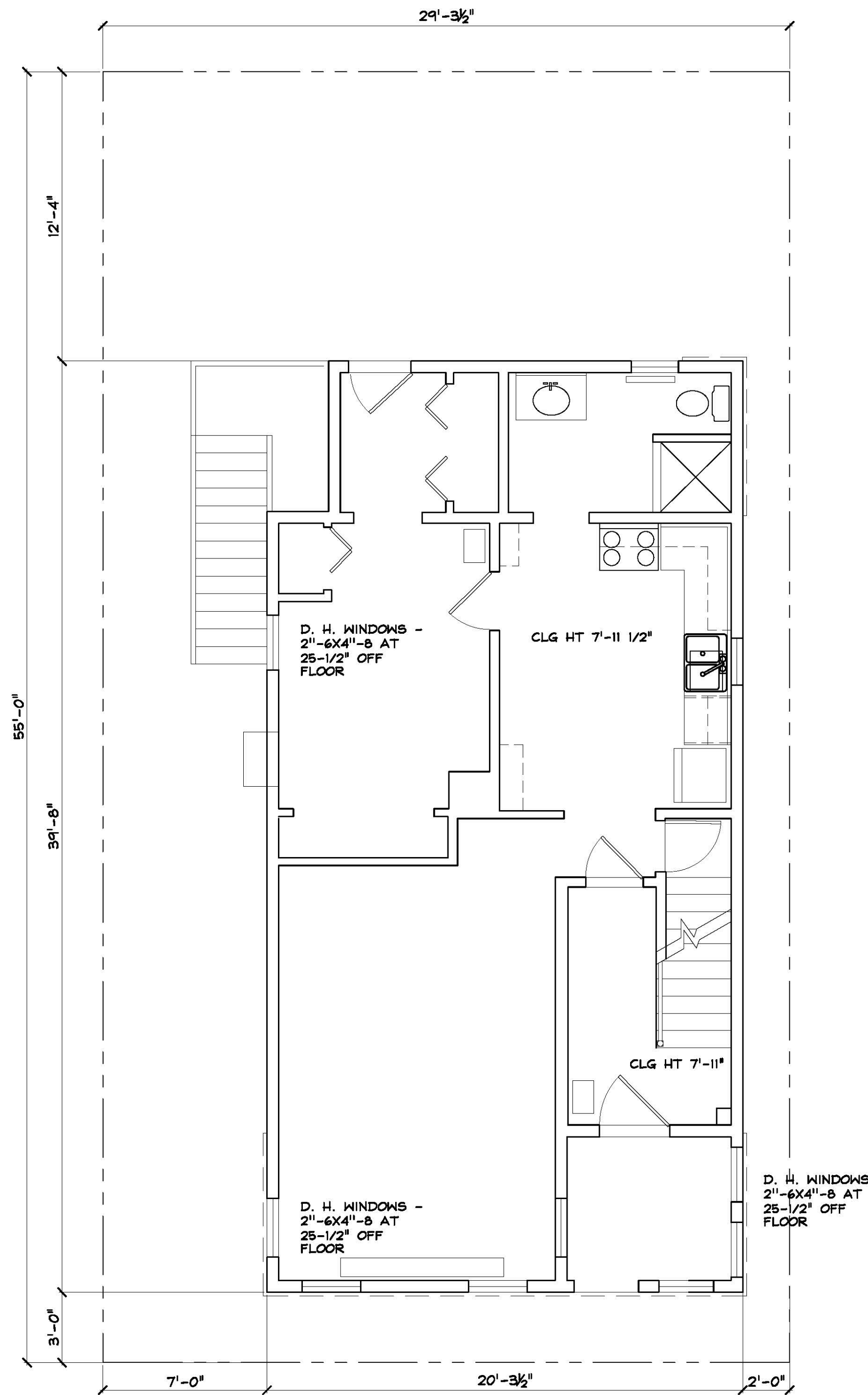
4 EXISTING ATTIC - ROOF FRAMING
SCALE: 1/4" = 1'-0"



3 EXISTING BASEMENT - FIRST FLR FRAMING
SCALE: 1/4" = 1'-0"

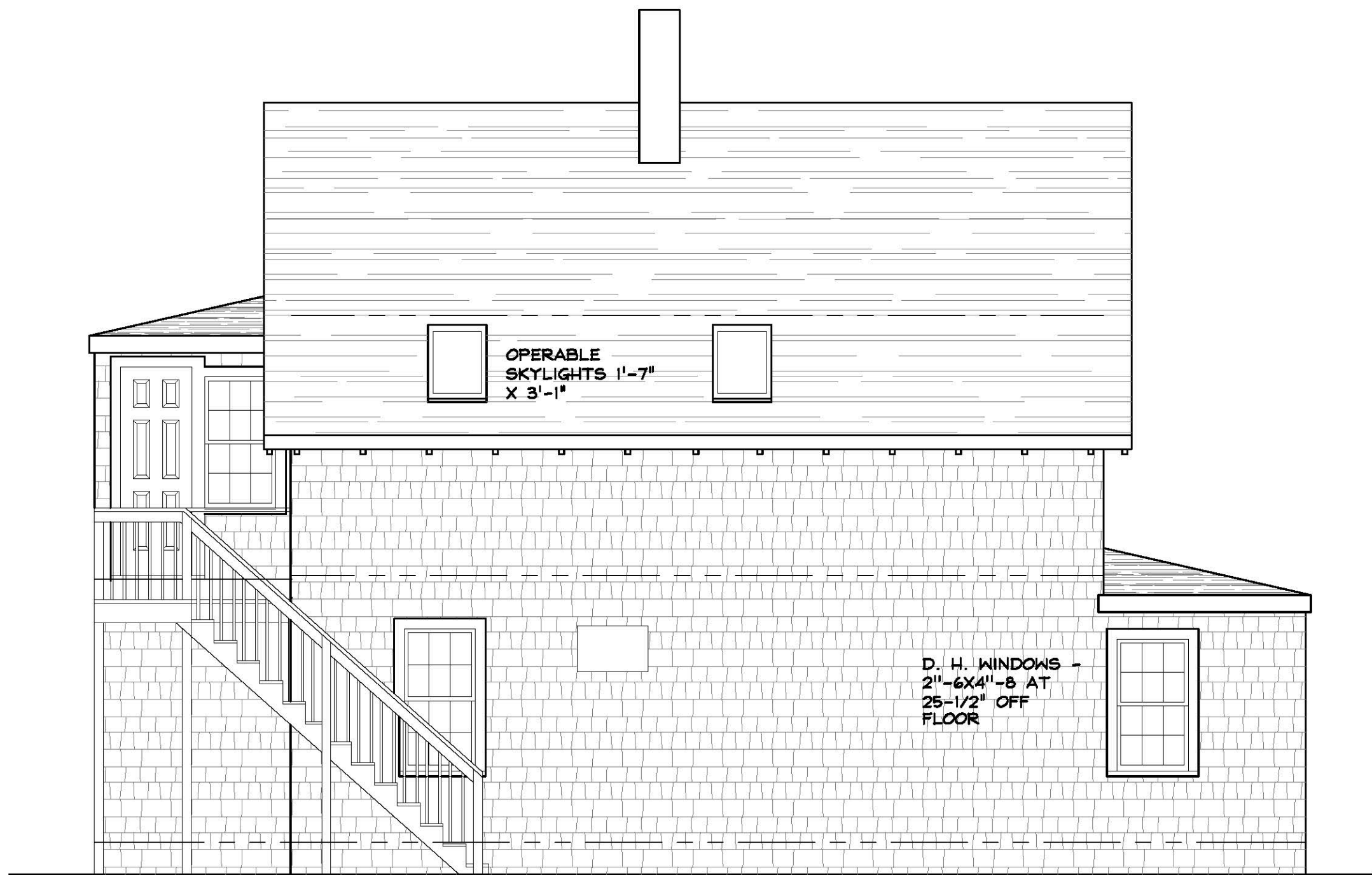


2 EXISTING SECOND FLOOR
SCALE: 1/4" = 1'-0"

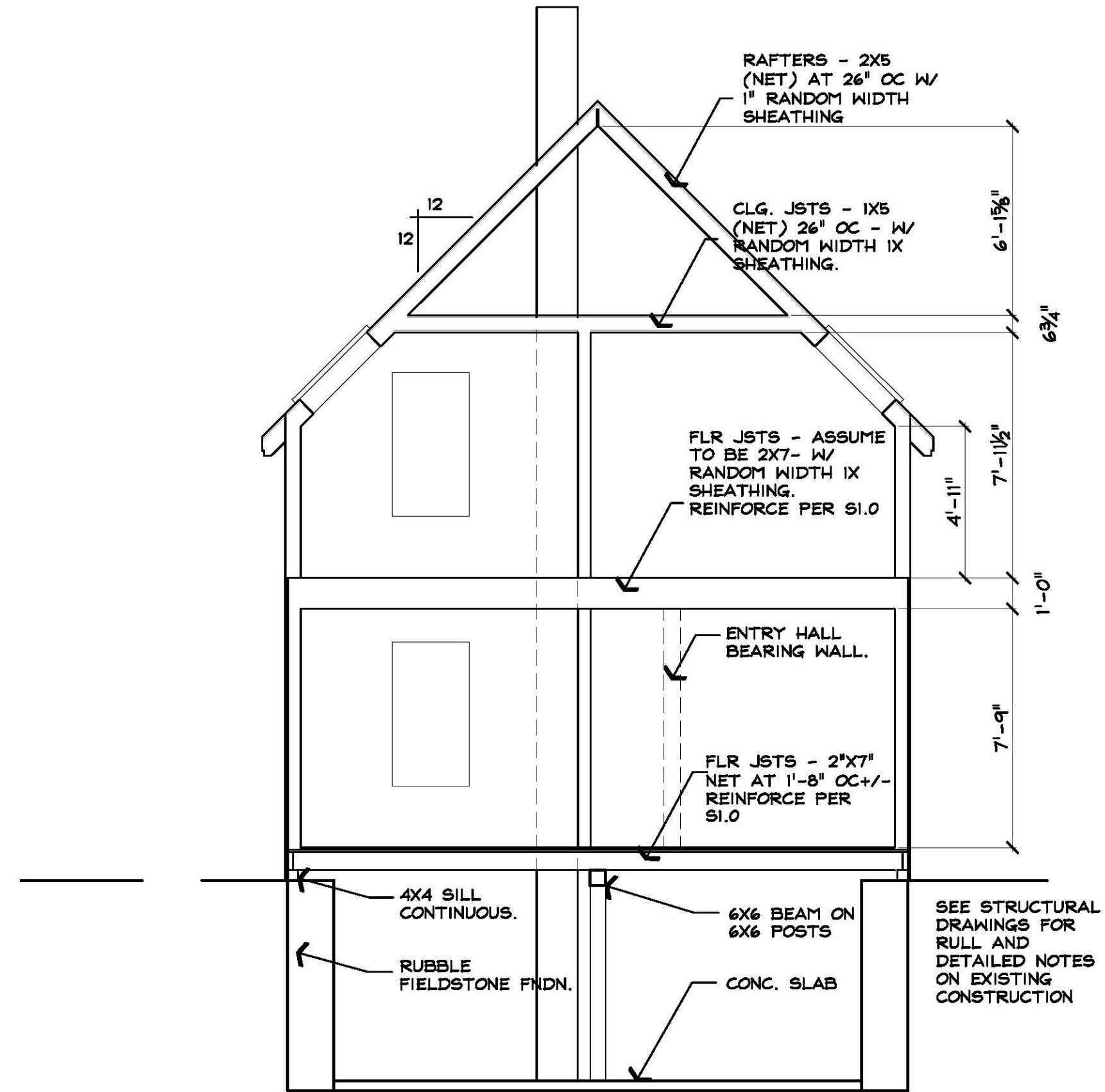


1 EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"

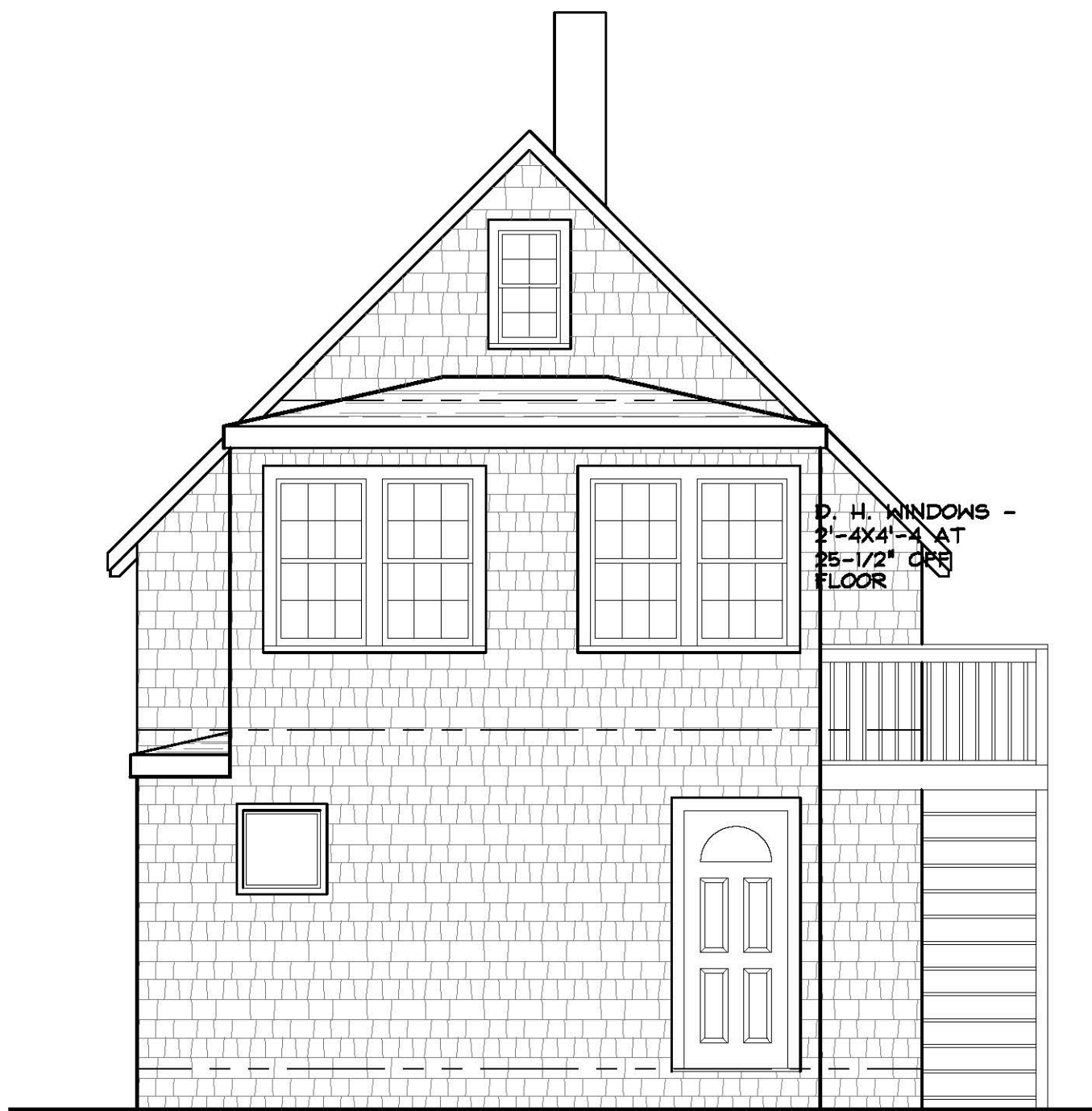
Consultant :



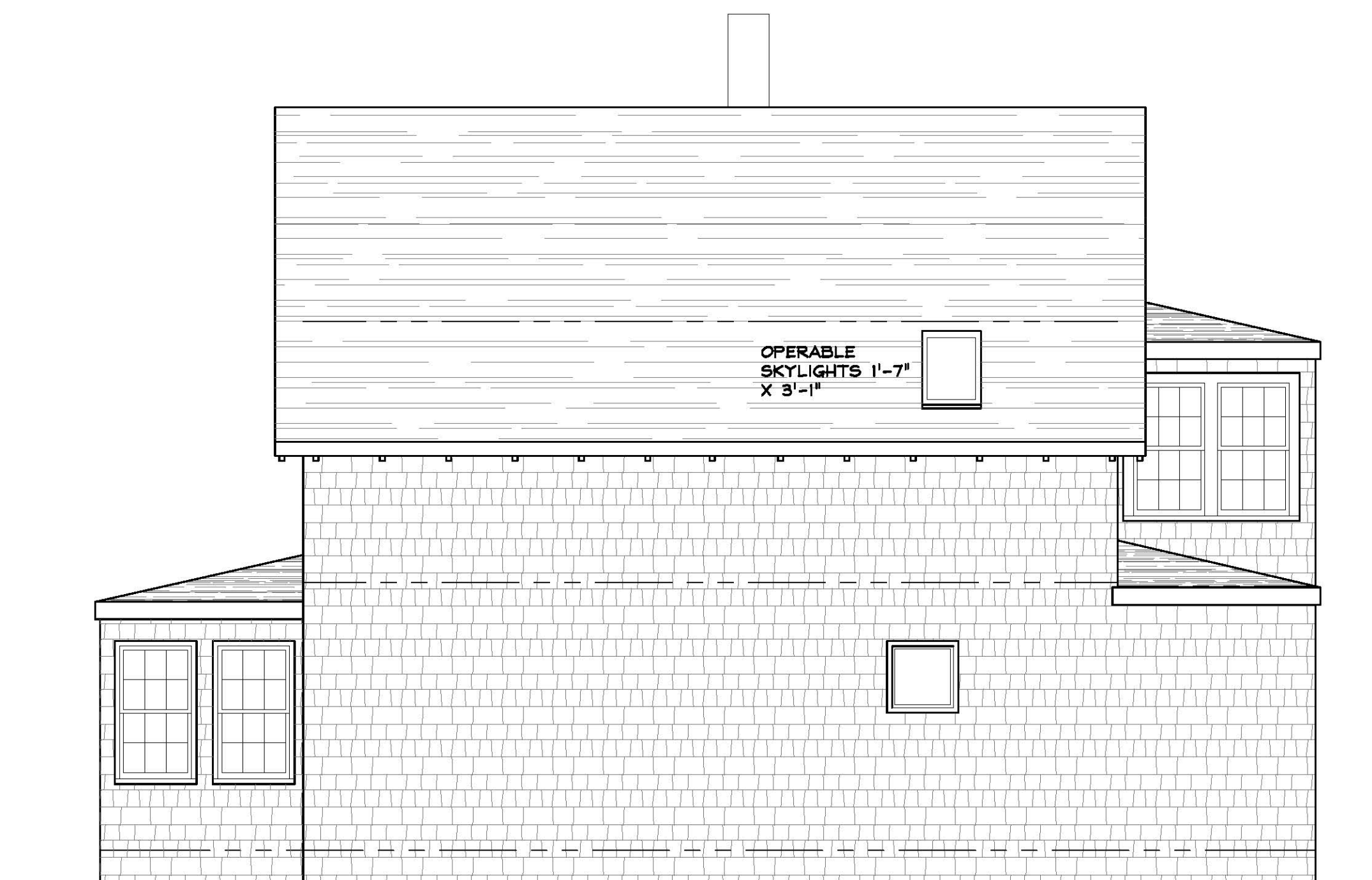
4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



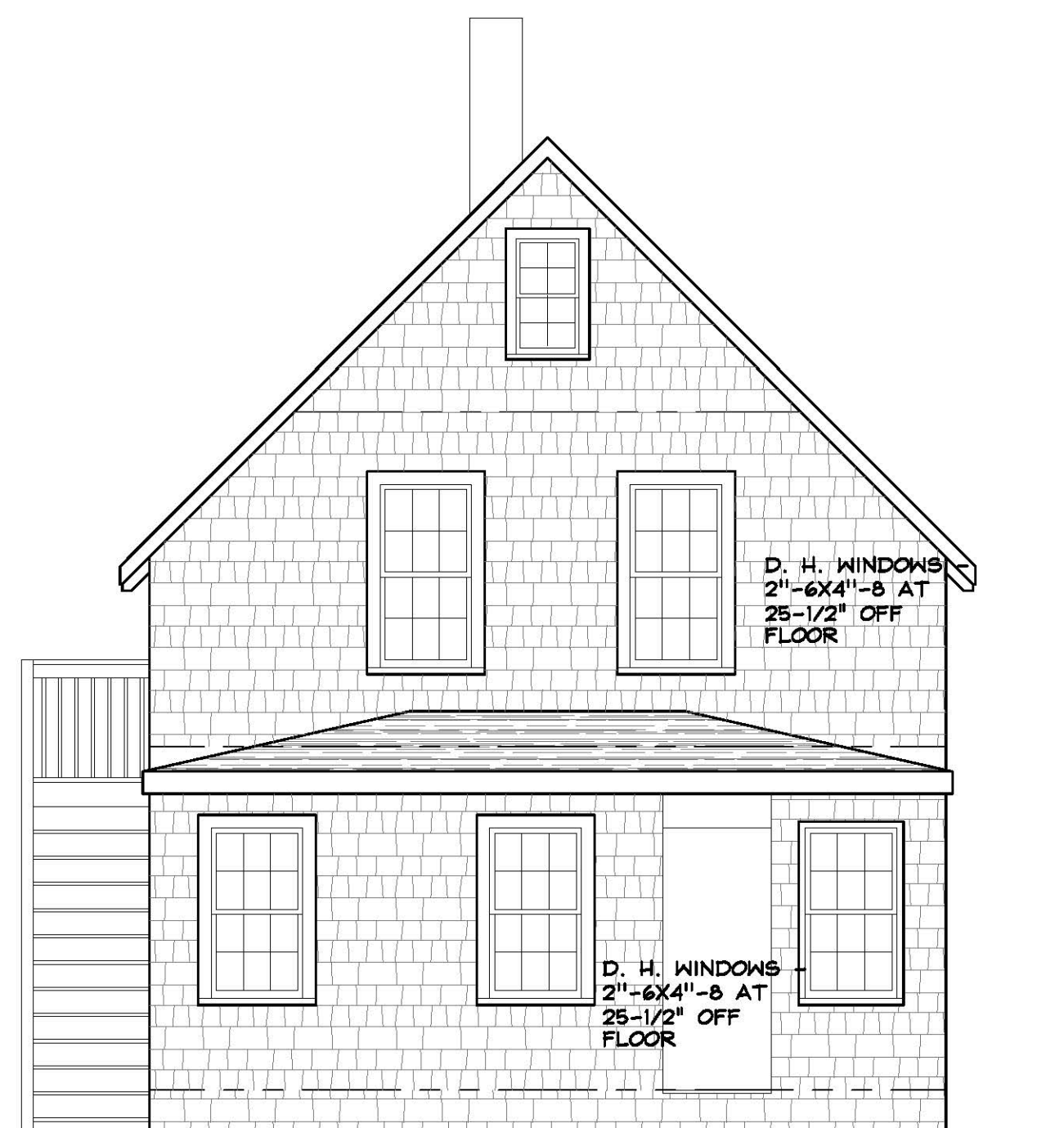
5 EXISTING DIAGRAMMATIC SECTION
SCALE: 1/4" = 1'-0"



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



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

Revisions :		
No. :	Date :	Remarks :
Project :		

51 HARVEY ST

CAMBRIDGE, MA

Date : April 21, 2017
Scale : As Noted
Project Number :
Drawn By : KGB
Checked By : KGB

Drawing Title :

Existing
Elevations
& Section

Se:



Sheet No. :

E2.0

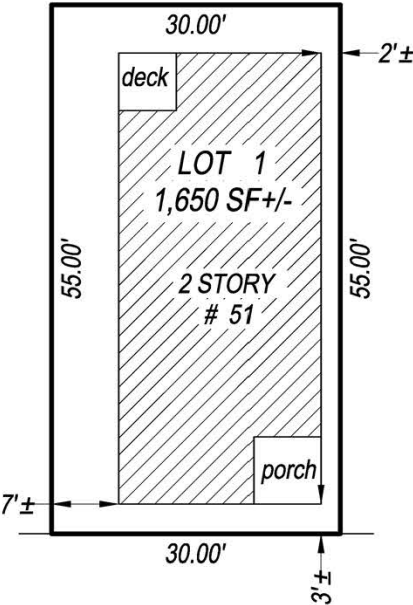
MORTGAGE INSPECTION PLAN

17-02864

LOCATION: 51 HARVEY STREET
CITY, STATE: CAMBRIDGE, MA
APPLICANT: VAN CAMPEN
CERTIFIED TO: EASTERN BANK
DATE: 02-27-2017



BOSTON
SURVEY, INC.
P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM



HARVEY STREET

SCALE : 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as

ZONE: X
COMMUNITY PANEL No. 25017C0419E
EFFECTIVE DATE: 6/4/2010

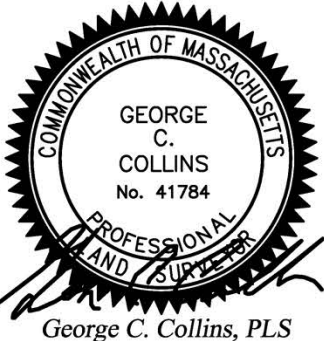
REFERENCES

DEED: 14486/491
PLAN: 2164/END

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS

51 Harvey Street, Cambridge



Second floor kitchen facing rear



Year-round porch at rear of house



Bedroom facing into year round porch and egress to left



First floor kitchen facing rear



East Side of House from Rear Yard



West Side of House from Rear Yard



Rear Yard



New Rear Egress



Exterior Wall-Mount AC Removed



Exterior Staircase Removed



CAMBRIDGE HISTORICAL COMMISSION

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

Telephone: 617 349 4683 TTY: 617 349 6112

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

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

Jurisdiction Advice

To the Owner of Property at 51 Harvey 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 anticipated; no CHC review.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

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

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

CHC staff initials SLB

Date October 23, 2017

Received by Uploaded to Energov

Date October 23, 2017

Relationship to project BZA 14762-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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

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 51 Harvey 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:

My project will reduce the total number of windows in the rear of my house remove a second floor rear egress and increase the width of a first floor glass door. The total square footage of windows/doors in the rear of my house will decrease from 508 sq. ft. to 416 sq. ft. thus not increasing the non-conforming use or causing a detriment to the public interest.

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 is no change requested in the current existing parking situation.

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 is no change requested in the current existing use and so this request would have no adverse effect on the continued operation or development of adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The requested change will reduce the total square footage of doors and windows at the rear of the house therefore reducing the nuisance to neighbors and having zero impact on the citizens of the City.

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:

There is no change requested to the use of the property and the only changes are to the rear of the house, invisible from the street, therefore, the request will not impair the integrity of the district or adjoining district.

Supplemental Statement for a Special Permit

- A) Same
- B) There is no change requested in current existing parking situation.
- C) There is no change requested in the current existing use and so this request would have no adverse effect on the continued operation or development of adjacent uses.
- D) The requested change will reduce the total square footage of doors and windows at the rear of the house therefore reducing the nuisance to neighbors and having zero impact on the citizens of the City.
- E) There is no change requested to the use of the property and the only changes are to the rear of the house, invisible from the street, therefore, the request will not impair the integrity of the district or adjoining district.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**APPLICANT: Jennifer Van CampenPRESENT USE/OCCUPANCY: single familyLOCATION: 51 Harvey St Cambridge, MAZONE: Residence B Zone

PHONE: _____

REQUESTED USE/OCCUPANCY: single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1348	1348	1348	(max.)
<u>LOT AREA:</u>		1650	1650	2500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		182	182	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1650	1650	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	30	30	50	(min.)
	DEPTH	55	55	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	3'	3'	15'	(min.)
	REAR	12'	12'	25'	(min.)
	LEFT SIDE	7'	7'	7'6"	(min.)
	RIGHT SIDE	2'	2'	7'6"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	30'	30'	35'	(max.)
	LENGTH	41'	41'	n/a	
	WIDTH	21'	21'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		25%	25%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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.

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'.

Old

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

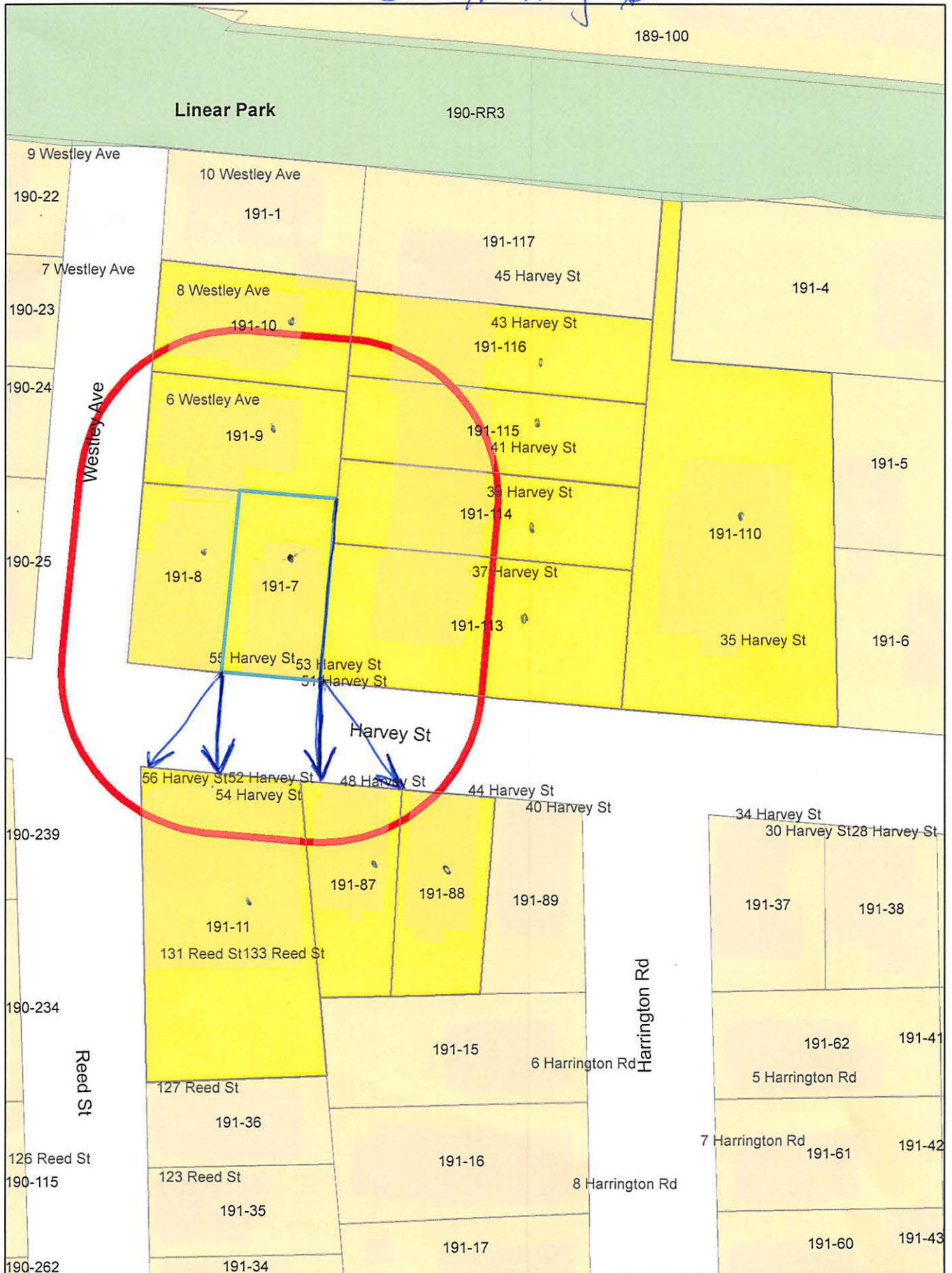
APPLICANT: Jennifer Van Campen PRESENT USE/OCCUPANCY: single family
 LOCATION: 51 Harvey St Cambridge, MA ZONE: Residence B Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: single family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u>	
TOTAL GROSS FLOOR AREA:	<u>1348</u> 1	<u>1348</u> 1	<u>1348</u> 1	(max.)
LOT AREA:	<u>1650</u> 1	<u>1650</u> 1	<u>2500</u> 1	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.82</u> 1	<u>.82</u> 1	<u>.5</u> 1	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1650</u> 1	<u>1650</u> 1	<u>2500</u> 1	(min.)
SIZE OF LOT:				
WIDTH	<u>30</u> 1	<u>30</u> 1	<u>50</u> 1	(min.)
DEPTH	<u>55</u> 1	<u>55</u> 1	<u>X</u>	
SETBACKS IN FEET:				
FRONT	<u>3'</u>	<u>3'</u>	<u>15'</u>	(min.)
REAR	<u>12' 5'</u>	<u>12' 5'</u>	<u>25'</u>	(min.)
LEFT SIDE	<u>7' 6'</u>	<u>7' 6'</u>	<u>7' 6"</u>	(min.)
RIGHT SIDE	<u>2'</u>	<u>2'</u>	<u>7' 6"</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>30'</u> 1	<u>30'</u> 1	<u>35'</u> 1	(max.)
LENGTH	<u>41'</u> 1	<u>41'</u> 1	<u>41' X</u>	
WIDTH	<u>21'</u> 1	<u>21'</u> 1	<u>X</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA:	<u>25%</u> 1	<u>25%</u> 1	<u>40%</u> 1	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:	<u>0</u>	<u>0</u>	<u>1</u> 0	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>n/a</u> 0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>	<u>n/a</u>	<u>n/a</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.

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'.

51 Harvey St.



51 Harvey St.

Petitioner

191-7
WINSTON, NANCY F.,
TRUSTEE THE NANCY E. WINSTON REV TR.
51 HARVEY ST
CAMBRIDGE, MA 02140

191-8
IQBAL, SHIRAZ & SAIHBA ALI
3207 POND VIEW DRIVE
RICHARDSON, TX 75082

JENNIFER VAN CAMPEN
51 HARVEY STREET
CAMBRIDGE, MA 02140

191-10
CAGNA, MARY E.
C/O MARY ELLEN KENT
8 WESTLEY AVE
CAMBRIDGE, MA 02140

191-87
PENDERGAST, THOMAS &
NANCY H. PENDERGAST
48 HARVEY ST
CAMBRIDGE, MA 02138

191-88
GUZELL, MARIE CELESTE
44 HARVEY ST
CAMBRIDGE, MA 02140

191-110
CASCAP REALTY, INC
231 SOMERVILLE AVE
SOMERVILLE, MA 02143

191-113
MCKELVEY, MAURA K.
37 HARVEY ST
CAMBRIDGE, MA 02140

191-114
REINHORN, GAD A. & AMY BARRETT REINHORN
39 HARVEY ST
CAMBRIDGE, MA 02140

191-115
STONE, EMILY M.
41 HARVEY ST
CAMBRIDGE, MA 02140

191-116
SHUCKRA, DAVID W.
43 HARVEY ST
CAMBRIDGE, MA 02140

191-11
WOODARD, NATHAN
81 ADAMS ST.
MEDFORD, MA 02155

191-11
SIDDIQUEE, ZAKIR & TANIA PERVEEN
52 HARVEY ST., UNIT 52-2
CAMBRIDGE, MA 02140

191-11
LI, WEI & XU LAI
50-56 HARVEY ST., UNIT 52-3
CAMBRIDGE, MA 02140

191-11
MARRION, SHANE &
MARCILENE LEILA DE MORAIS
56 HARVEY ST., #56
CAMBRIDGE, MA 02140

191-11
DVORAK, RAMONA M.D
50-56 HARVEY ST., UNIT #54/3
CAMBRIDGE, MA 02140

191-11
MARRION, SHANE
50-56 HARVEY ST., UNIT #56
CAMBRIDGE, MA 02140

191-11
AZIZ, JAVAID & JAMILA K BUTT,
TRS & CITY OF CAMBRIDGE TAX TITLE
50-56 HARVEY ST., UNIT 131
CAMBRIDGE, MA 02140

191-11
SIDDIQUEE, ZAKIR B. & TANIA PERVEEN
131-133 REED ST. UNIT#133
CAMBRIDGE, MA 02140

191-9
SLATE, JONATHAN
6 WESTLEY AVE
CAMBRIDGE, MA 02140