



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

BZA APPLICATION FORM

Plan No: BZA-017059-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Panda Bilingual Child Care, LLC - C/O Peter Calabrese, Calabrese Law Associa

PETITIONER'S ADDRESS : One Boston Place, Suite 2600 Boston, MA 02108

LOCATION OF PROPERTY : 763 Cambridge St Cambridge, MA 02141

TYPE OF OCCUPANCY : Institutional ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

The current version of the zoning bylaws at 6.36.3(b) (1) requires Petitioner to have six(6) parking spaces for her planned four-classroom daycare center on the ground floor of the premises. The premises has two (2) off-street parking spaces and no space to expand. Petitioner requests a Special Permit to operate the proposed facility with two (2) parking spaces, providing relief from the aforementioned requirement per section 6.35 of the zoning bylaw. Petitioner leases the premises.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35 (Reduction of Parking).

Article 6.000 Section 6.36.3(b) (1) (Parking Requirements).

Article 4.000 Section 4.33(b) (2) (Day Care Use). 4.56(c) (1)

Article 4.000 Section 4.56.C.1 (Institutional Use Regulations).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

Sijia Wang
(Petitioner(s) / Owner)

Sijia Wang
(Print Name)

Address :

C/O
Calabrese Law Associates P.C.
1 Boston Pl, Suite 2600, Boston, MA 02108

Tel. No. :

617-340-6623

E-Mail Address :

peter.calabrese@calalaw.com

Date :

1/10/19

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 761 Cambridge Street, LLC
(OWNER)

Address: 47 Irma Avenue, Watertown, MA 02472

State that I/We own the property located at 761-765 Cambridge St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of 761 Cambridge Street, LLC

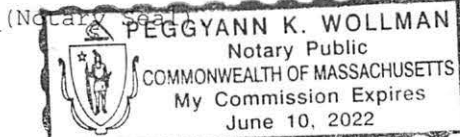
*Pursuant to a deed of duly recorded in the date 6/19/2015, Middlesex South County Registry of Deeds at Book 65576, Page 127; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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
John Avedissian as Manager of
The above-name 761 Cambridge Street, LLC personally appeared before me,
this _____ of January, 2019, and made oath that the above statement is true.

My commission expires June 10, 2022



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

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 763 Cambridge St Cambridge, MA 02141 (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:

The Petitioner cannot create six (6) off-street parking spaces at the Premises as there is insufficient physical space for the same. The purpose of the Ordinance will be achieved if the requested relief is allowed because two (2) off-street parking spaces are sufficient for Petitioner to properly operate the Daycare Facility. Based upon Petitioner's experience in the daycare business, the majority of customers to the Daycare Facility will be dropping off children and use on-street parking to do so. There is little to no need for the Daycare Facility to have longer term (30 minutes or more) parking available for its customers. Also, staff parking is not necessary because the majority of the Daycare Facility's staff lives locally and will be walking to work.

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:

The primary users of the Daycare Facility will be parents who are picking up and/or dropping off their children. The people who will be using the Daycare Facility live in the general area of the Premises. As a result, any effect on traffic will be limited to people coming and going from Petitioner's off-street parking and curb-side drop-offs. Allowing Petitioner to operate the Daycare Facility with two (2) off-street parking spaces will have no negative impact on the general public or abutters and will not change the neighborhood's character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Petitioner is not aware of any other daycare centers in the immediate vicinity of the Premises, so there will be no competitive impact. The Premises are located in an area on Cambridge Street that is populated with commercial establishments and surrounded by commercial zones (i.e. C-1, C-2, C-3). The traffic flow to be generated by the Daycare Facility will be temporary during pickup and drop off times and will be de minimis in comparison to that generated by the surrounding businesses and commercial zones. Allowing Petitioner to operate the Daycare Facility with two (2) off-street parking spaces will have no negative impact on the general public or abutters.

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 Daycare Facility is a permitted use in a Business - A zone. Petitioner's lawful operation of the same will not create a nuisance. All activities to occur at the Daycare Facility will be contained to the interior of the Premises. Allowing Petitioner to operate the Daycare Facility with two (2) off-street parking spaces will have no negative impact on the general public or abutters.

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 Daycare Facility is a business that involves caring for children over an extended period of time (i.e. several hours). The Daycare Facility is a permitted use in a Business - A zone. The Daycare Facility will serve the community's interest of having safe and reliable childcare options close to residential areas. Allowing Petitioner to operate the Daycare Facility with two (2) off-street parking spaces will have no negative impact on the general public or abutters.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Calabrese Law Associates, P.C. **PRESENT USE/OCCUPANCY:** Commercial (vacant)

LOCATION: 763 Cambridge St Cambridge, MA 02141 **ZONE:** Business A Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Daycare Center

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		4521	4521	No Max	(max.)
<u>LOT AREA:</u>		5200	5200	No Min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.86942	0.86942	1/1.75 (max)	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40	40	None	(min.)
	DEPTH	130	130	None	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	None	(min.)
	REAR	0	0	20 or 32	(min.)
	LEFT SIDE	0	0	None	(min.)
	RIGHT SIDE	0	0	None	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	3 floors	3 floors	35/45 to 65	(max.)
	LENGTH	130	130	None	
	WIDTH	40	40	None	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	None	(min.)
<u>NO. OF DWELLING UNITS:</u>		commercial	commercial	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2 instructional	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(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.

There are no other businesses operating at the property. The property rents apartment units on the second and third floors of the property.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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JAN 24 PM 2:35

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Article <u>4.000</u>	Section <u>4.56.C.1</u> (Institutional Use Regulations).
Article <u>10.000</u>	Section <u>10.40</u> (Special Permit).

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Sofia Wang
(Petitioner(s) / Owner)

Sofia Wang
(Print Name)

Address :

C/O
Calabrese Law Associates, P.C.
1 Boston Pl, Suite 2600, Boston, MA 02108

Tel. No. :

617-340-6623 ext. 1

E-Mail Address :

petr.calabrese@calalaw.com

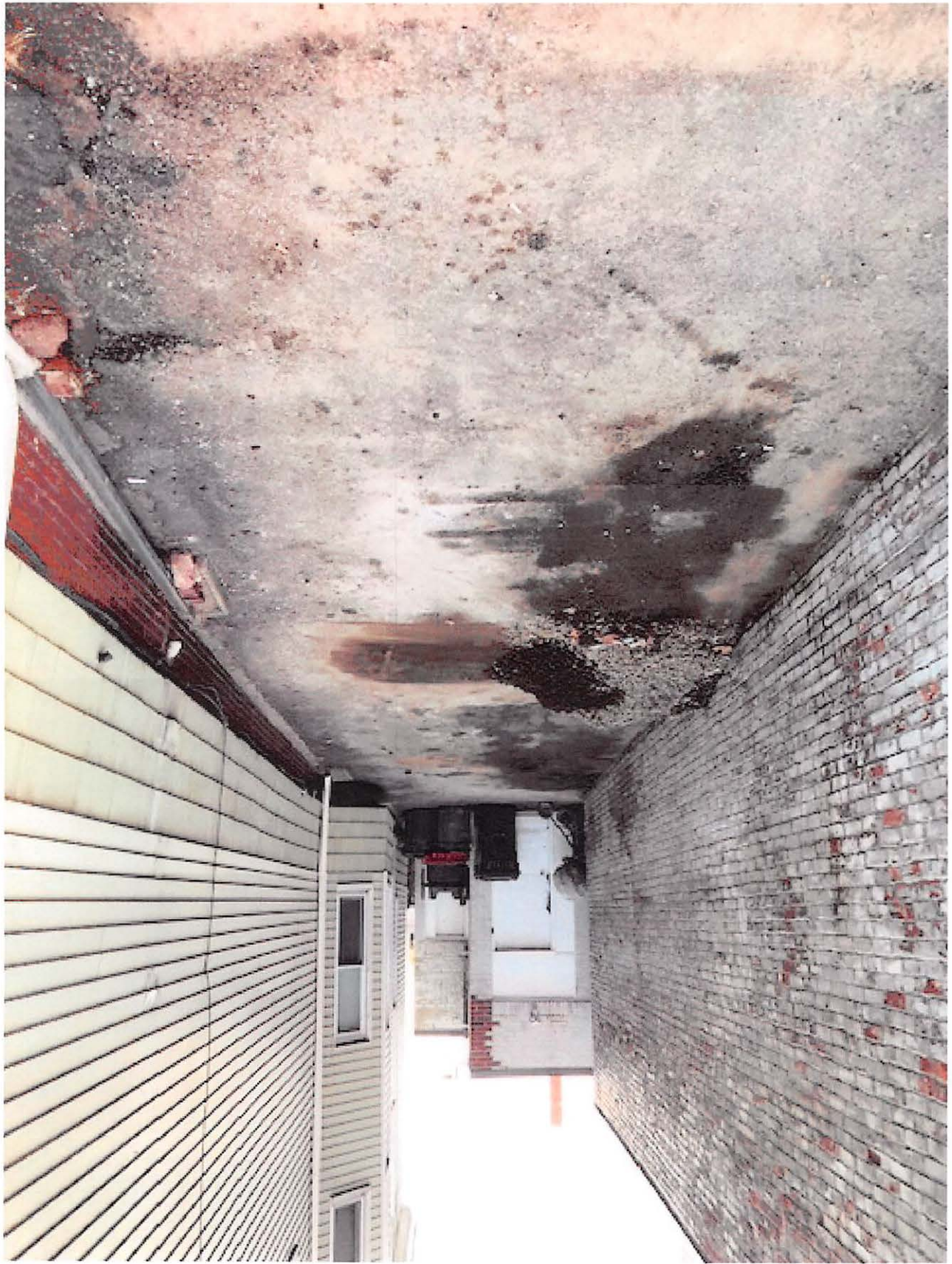
Date :

1/10/19

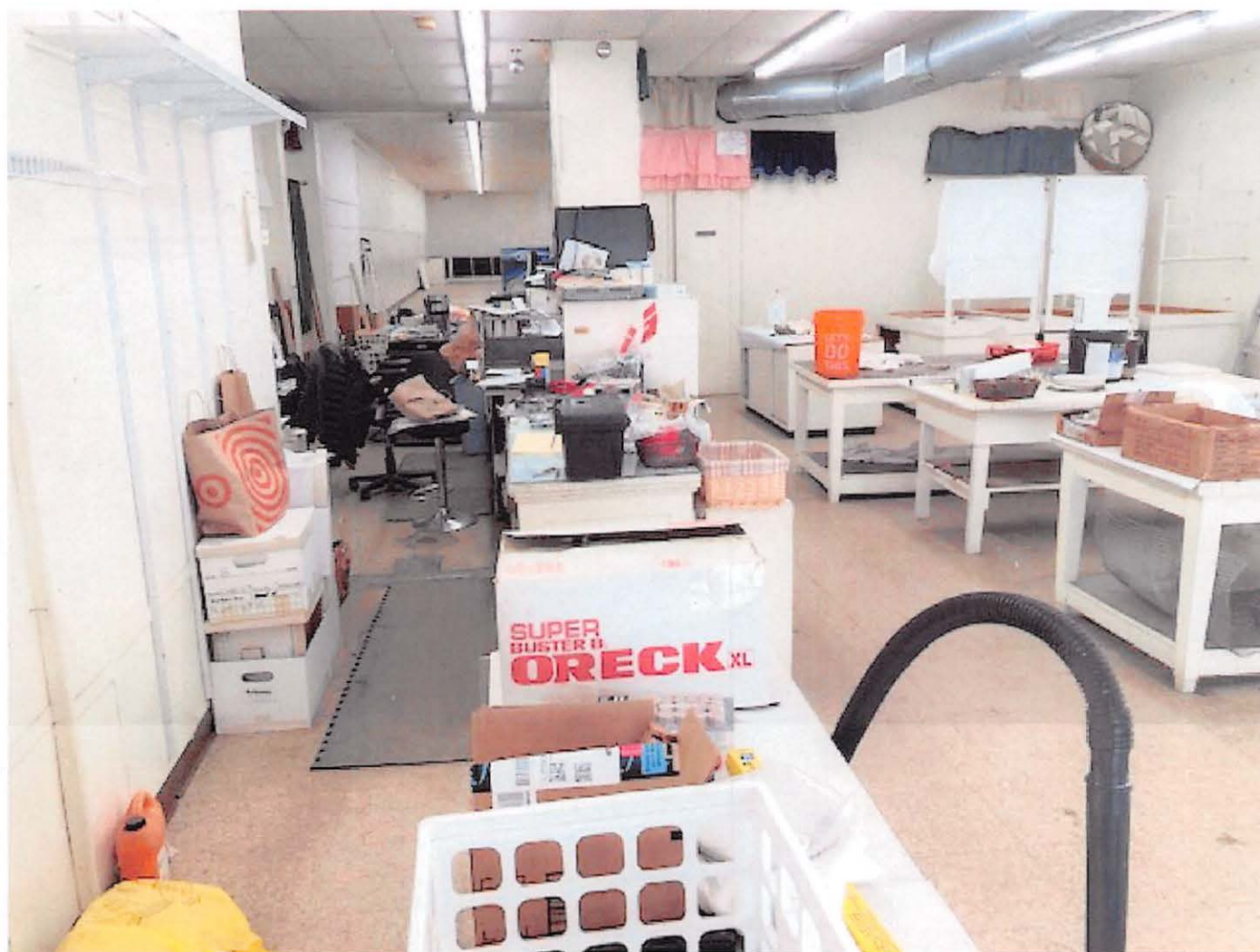
763 Camb St.

















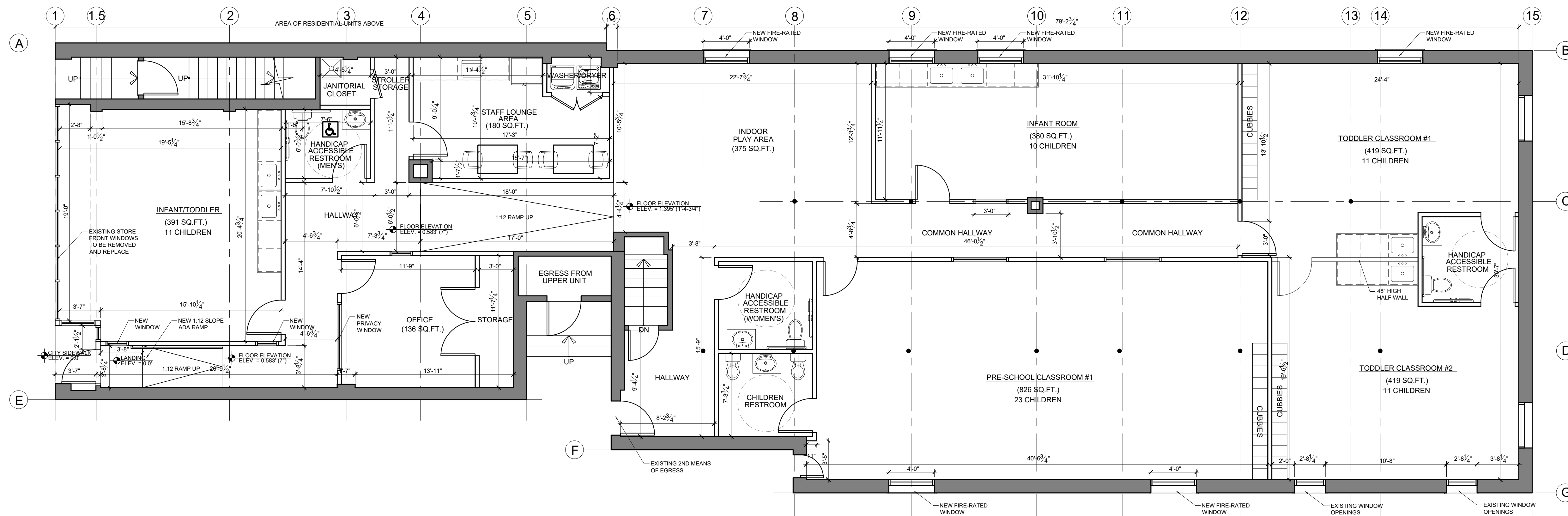
General Notes

CONSTRUCTION LEGEND

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	EXISTING WALL TO REMAIN		SMOKE DETECTOR
	NEW FULL-HEIGHT WALL TO BE BUILT		CARBON MONOXIDE DETECTOR
	NEW HALF-HEIGHT WALL TO BE BUILT		WALL TYPES
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			DOOR TYPES
			ROOM NAME / NUMBER
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CONSTRUCTION GENERAL NOTES:

1. THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND PAY ALL FEES LEVIED BY STATE, LOCAL AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS AND AGENCY APPROVALS TO THE OWNER.
2. FABRICATE AND INSTALL ALL WORK IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2015, ALL APPLICABLE STATE AND LOCAL CODES OF STATE OF MASS., AND CITY OF CAMBRIDGE.
3. MOISTURE-RESISTANT BOARD TO BE USED AT BATHROOM AND POWDER ROOMS. CEMENTITIOUS BOARD TO BE USED AT ALL PLUMBING WALLS.
4. HEATING VENTILATION AND AIR CONDITIONING SYSTEM TO BE DESIGN BY LICENSED PROFESSIONAL.
5. PLUMBING SCOPE OF WORK SHALL BE DESIGN BUILD AS ACCORDANCE WITH STATE OF MASS. PLUMBING CODE/ INTERNATIONAL PLUMBING CODE.
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7. FIRE PROTECTION SYSTEM SHALL BE DESIGN BY LICENSED PROFESSIONAL/
8. MECHANICAL SHALL BE COORDINATED BY THE CONTRACTOR ON SITE.



1 PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"

These drawings and specifications are the property and copyright of JC Architect PLLC and shall not be used in whole or part, or shall be assigned to a third party without the express written permission of JC Architect PLLC.

763 cank st

Petitioner

142

36-109
KOPCO, NORBERT & VIRGINIA BEST
34 JEFFERSON ST. UNIT#1 & #2
CAMBRIDGE, MA 02141

36-109
ROBINSON, JAIME L.
34 JEFFERSON ST., UNIT #3
CAMBRIDGE, MA 02141

CALABRESE LAW ASSOCIATES, P.C.
C/O PETER CALABRESE
1 BOSTON PLACE - SUITE 2600
BOSTON, MA 02108

36-110
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

36-110
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

36-110
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

36-116
POLISH AMERICAN CITIZENS ASSOCIATION OF
CAMBRIDGE & CITY OF CAMBRIDGE TAX TITLE
747 CAMBRIDGE ST
CAMBRIDGE, MA 02141

36-117
DILANDO, NANCY MARY &
LAWRENCE F. CLINTON
757 CAMBRIDGE ST
CAMBRIDGE, MA 02141

36-118
761 CAMBRIDGE STREET, LLC
47 IRMA AVE
WATERTOWN, MA 02472

36-119
AZEVEDO, JOSE M. & LUIS L. AZEVEDO,
TRS. OF AZEVEDO REAL ESTATE TRUST
777 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

36-164-197
FRISOLI, FRANK J. TRUSTEE &
DANIEL DEGUGLIELMO
795 CAMBRIDGE ST
CAMBRIDGE, MA 02139

36-111
FREITAS, JOSE R. & ZELIA C. FREITAS, TRUSTEES
24 JEFFERSON ST
CAMBRIDGE, MA 02141

36-198
DIBIASE, FELICIA
17 MARION ST
CAMBRIDGE, MA 02141

36-199
DIBIASE, GIRO, JR. & FELICIA DIBIASE
12 CHURCHILL RD
WINCHESTER, MA 01890

37-13-14
DIBIASE, GIRO & ELIZABETH DIBIASE,
TRS., NOMINEE TRUST
26 GIRARD RD.
WINCHESTER, MA 01890

36-112
REGO, JOSE R. & MARIA R. REGO TRUSTEES,
THE REGO FAMILY TRUST
20 JEFFERSON ST
CAMBRIDGE, MA 02141

37-12
HERNANDEZ, GUSTAVO
146 BERKSHIRE ST. UNIT#1
CAMBRIDGE, MA 02141

37-12
MEDRANO, ELVIS
6 MIDDLESEX CANAL PARK
WOBURN, MA 01801

37-12
BECHO, BZUMINA
770 CAMBRIDGE ST
CAMBRIDGE, MA 02141

37-12
BERZANSKIS, AUDRIUS
764 CAMBRIDGE STREET, UNIT #8
CAMBRIDGE, MA 02141

37-12
POEHLMAN, KRISTY & LARISSA POLLARD
764 CAMBRIDGE ST., #764/7
CAMBRIDGE, MA 02141

37-12
SUTTON, BRYAN
764 CAMBRIDGE ST., #6
CAMBRIDGE, MA 02141

37-12
BENZ, MARCEL & LAUREN BENZ
764 CAMBRIDGE ST., UNIT #5
CAMBRIDGE, MA 02138

37-12
LACY, BROCK T. & CYNTHIA M. POLLARD
4469 MARIGOLD DR.
CHINO, CA 91710

37-12
MCCLENDON, CHRISTOPHER LEE
TING YING WU MCCLENDON
764 CAMBRIDGE ST., #764/3
CAMBRIDGE, MA 02141

37-12
YACCATO, KARIN J.
764 CAMBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02141

37-12
WILLIAMS, ROBERTA L. & CAROL MILLER STINE
764 CAMBRIDGE ST., UNIT #1
CAMBRIDGE, MA 02141

37-12
LIN, BEVIN
152 BERKSHIRE ST., #152/6
CAMBRIDGE, MA 02141

37-12
FEDERAL NATIONAL MORTGAGE ASSOCIATION
1900 MARKET ST. SUITE 800
PHILADELPHIA, MA 19103

37-12
BEAUBIEN, SIMONE
152 BERKSHIRE ST., UNIT #4
CAMBRIDGE, MA 02141

37-12

ANDERSON, RICHARD STANLEY & HEIDI
WINSTON ALLISON TRU OF FLAMMIA FAM
152 BERKSHIRE ST. UNIT#3
CAMBRIDGE, MA 02141

37-12

GATELY, JOSHUA J. & HEATHER M. SWEENEY
152 BERKSHIRE STREET, UNIT #2
CAMBRIDGE, MA 02141

37-12

SPARROW, JANE,
A LIFE ESTATE THE SPARROW FAM IREV TRUST
152 BERKSHIRE ST. UNIT 1
CAMBRIDGE, MA 02141

37-12

SMITH, CHRISTA
C/O CHRISTA S. SHARMA
150 BERKSHIRE ST. UNIT#1
CAMBRIDGE, MA 02141

37-12

HANEY, BLAIR T.
148 BERKSHIRE STREET, UNIT 148-8
CAMBRIDGE, MA 02141

37-12

VANDEVER, KATHRYN G.
146 BERKSHIRE ST., #7
CAMBRIDGE, MA 02141

37-12

VAN MIDDLESWORTH, REX & DIANE UMSTEAD
1201 CLAIRE AVE
AUSTIN, TX 78703

37-12

SHIMANOVSKAYA, VERONICA A.
148 BERKSHIRE ST #5
CAMBRIDGE, MA 02141

37-12

BENEDICT, RACHEL A.
146 BERKSHIRE ST., #148/4
CAMBRIDGE, MA 02141

37-12

DAVE, PRATIK K.
148 BERKSHIRE ST., #3
CAMBRIDGE, MA 02141

37-12

MALAYER, PEDRO J.
148 BERKSHIRE ST., UNIT #2
CAMBRIDGE, MA 02141

37-12

PURCHON, SUSAN F.
146 BERKSHIRE ST., #148/1
CAMBRIDGE, MA 02141

37-12

HILL, LENORE
21 VILLAGE ST.
SOMERVILLE, MA 02143

37-12

MAIL, RANDI
146 BERKSHIRE ST., UNIT #3
CAMBRIDGE, MA 02141

37-12

MILLER, LAUREN M.
146 BERKSHIRE ST. UNIT#2
CAMBRIDGE, MA 02141

36-120

GOMES, LUIS M.
6602 COOPERS HAWK CT
LAKEWOOD RANCH, FL 34202

36-120

SUBBARAMAN, CHANDRAMOULI &
DIVYA CHANDRAMOULI
781 CAMBRIDGE ST., #2
CAMBRIDGE, MA 02141

36-120

GOMES, JASON
781 CAMBRIDGE ST. UNIT#7
CAMBRIDGE, MA 02141

36-120

MCLAUGHLIN, LAUREN
781 CAMBRIDGE ST., #4
CAMBRIDGE, MA 02143

Attorneys and Counselors at Law

Keri E. Angus – Associate +++

Peter G. Calabrese – Manager+

Zachary A. Waksman – Associate ++

+ Licensed in Massachusetts and Connecticut.

++ Licensed in Massachusetts and New York.

+++ Licensed in Massachusetts.

January 18, 2019

Peter G. Calabrese, Esq.
Calabrese Law Associates, P.C.
One Boston Place, Suite 2600
Boston, MA 02108
T – 617.340.6623
F – 617.203.1795

Via U.S. Priority Mail
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

**RE: SPECIAL PERMIT APPLICATION (PARKING RELIEF) – PANDA BILINGUAL
CHILD CARE, LLC.**

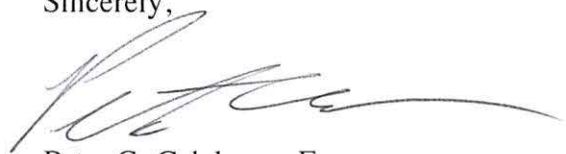
Dear Sir or Madam:

Enclosed please the following for filing:

1. BZA Application Form (completed) – three (3) copies with original signatures.
2. Ownership Form (original) – notarized and signed; and
3. Payment Receipt for Filing Fee (Invoice No. 00103030 - \$820.00).

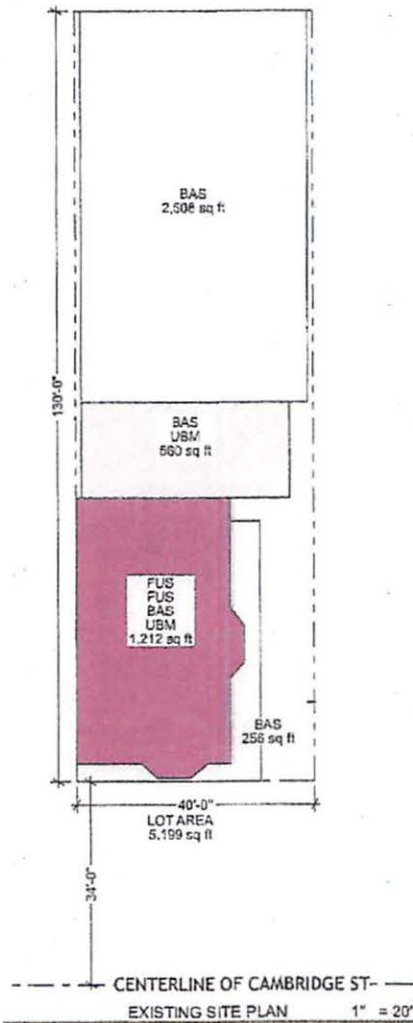
If you need any additional documentation or have any questions please feel free to contact me at your earliest convenience.

Sincerely,



Peter G. Calabrese, Esq.

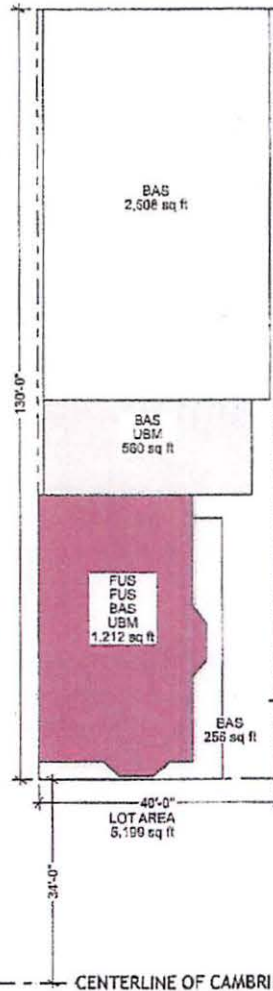
DALY'S CURTAIN SHOP



-----763 CAMBRIDGE STREET -----

BUSINESS USE

	REQUIRED	EXISTING	MAX	CONVOLUTION
PERMITTED AREA (S.F.)	1,200 S.F.	YES		
MIN. LOT AREA (S.F.)	1,200	5,000		
MIN. LOT WIDTH (FEET)	NONE	NONE		
MIN. LOT DEPTH (FEET)	NONE	NONE		
MIN. YARD (FRONT)	NONE	NONE		
MIN. YARD (SIDE)	NONE	NONE		
MIN. YARD (REAR)	NONE	NONE		
MAX. HEIGHT (FEET)				[30' MAX AT LOT LINE 12'] [30' MAX AT LOT LINE 12']
PERMITTED ON-LOT AREA (S.F.)	NONE			



EXISTING SITE PLAN

1" = 20'

STREET DEVELOPMENT
STREET CAMBRIDGE MA 02138

**ZONING ANALYSIS - EXISTING
CONDITIONS**

A-003

DATE - 6/23/2017

CONSTRUCTION LEGEND

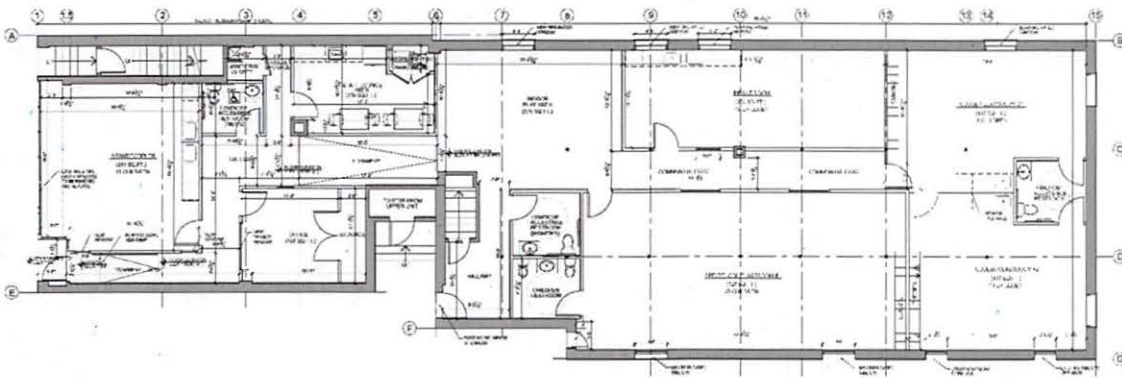
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LEGENDS
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EXISTING WALL TO REMAIN
SHADED AREA NOT IN SCOPE OF WORK
2XZ ACOUSTICAL CEILING TILES
2XZ ACOUSTICAL CEILING TILES
GYPHUM WALL BOARD

SMOKE DETECTOR
HEAT DETECTOR
CO DETECTOR
KNOX BOX
FIRE ALARM PULL STATION
FIRE ALARM LIGHT W/ SPOKE HORN
FIRE ALARM CONTROL PANEL
EMERGENCY LIGHT
MIN HORN
EMERGENCY EXIT SIGN



1 PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"

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General Notes

NO.	REVISION/REMARK	DATE
3	PLAN LAYOUT REVISIONS	10/1/2018
2	PLAN LAYOUT REVISIONS	10/1/2018
1	PLAN LAYOUT REVISIONS	10/1/2018



PANDA BILINGUAL DAYCARE
763 CAMBRIDGE STREET
CAMBRIDGE, MA

DATE	10/1/2018
BY	10/1/2018
DATE	10/1/2018
BY	10/1/2018

A-1

DALY'S CURTAIN--763 CAMBRIDGE STREET

4,400 SQ. FEET

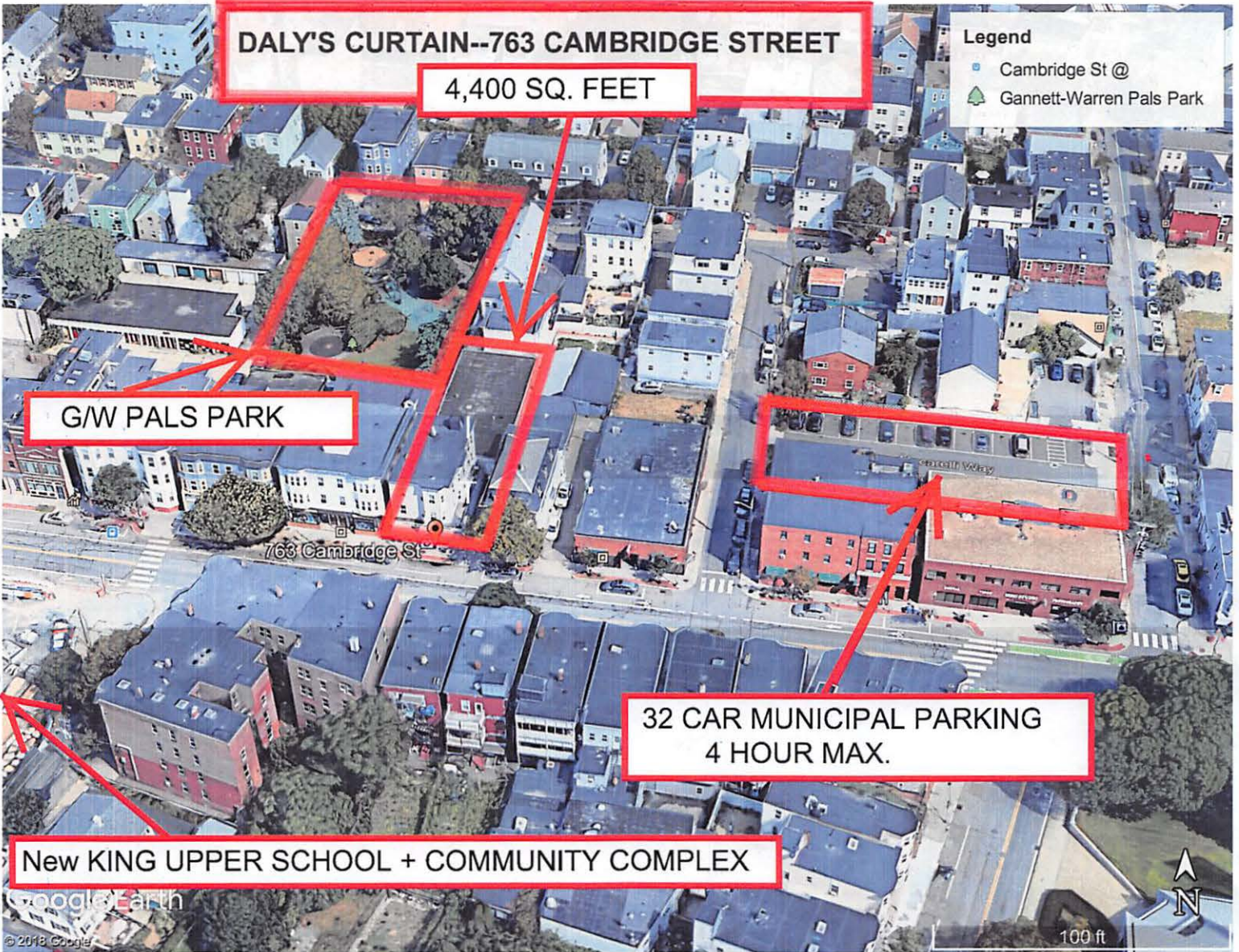
Legend

- Cambridge St @
- Gannett-Warren Pals Park

G/W PALS PARK

**32 CAR MUNICIPAL PARKING
4 HOUR MAX.**

New KING UPPER SCHOOL + COMMUNITY COMPLEX





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 W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 763 Cambridge 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.
Proposal for day care use and parking relief will not trigger a demolition permit review. No CHC review of use.
- ☐ 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 January 29, 2019

Received by Uploaded to Energov

Date January 29, 2019

Relationship to project BZA 17059-2019

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>