



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

BZA APPLICATION FORM

Plan No: BZA-017111-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : Robert Livingston - C/O Nicholas Paolucci

PETITIONER'S ADDRESS : 45 Woodmere Drive Milton, MA 02186

LOCATION OF PROPERTY : 7 Gibson St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

We would like relief in order to park 2 cars in the existing paved driveway in the front yard. Cars have been parking there for decades and we are looking for written approval for the two grandfathered spaces.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.44.1.C (Front Yard Parking).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

*Robert Livingston*

(Petitioner(s) / Owner)

Robert Livingston

(Print Name)

Address :

7 Gibson Street  
Cambridge MA 02138

Tel. No. :

(312) 217-9467

E-Mail Address :

rwlivingston4@gmail.com

Date :

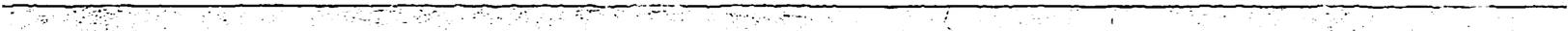
April 25, 2019



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**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:

If the owner was not allowed to park 2 cars in the existing driveway, the cars would need to be parked on the street, where there is already limited parking.

- 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:

We'd like to keep the existing paved driveway as is, as it has been for decades. This will not affect the existing topography.

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

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

If relief is granted, there will be no detriment to the surrounding neighbors. If not granted, there would be two more cars parked on the street, which would affect the neighborhood.

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

The two parking spaces and paved driveway have been in existence prior to 1961

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





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 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
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2019 MAY -7 PM 2:38  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

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Date : April 25, 2019

# LIVINGSTON RESIDENCE - CARRIAGE HOUSE

## 7 GIBSON STREET - CAMBRIDGE, MA



### General Notes

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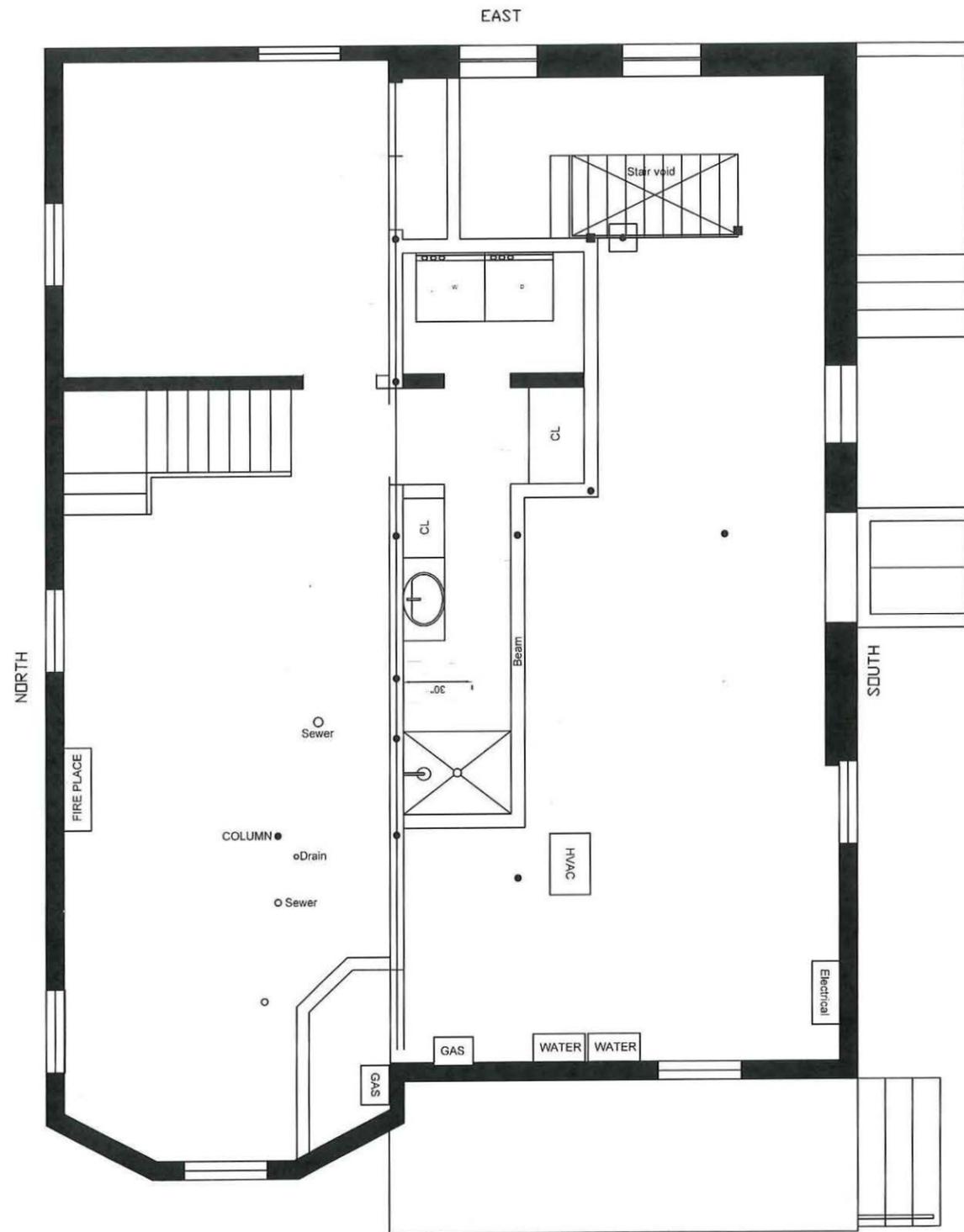
No.	Revision/Issue	Date

### MASS ARCHITECT

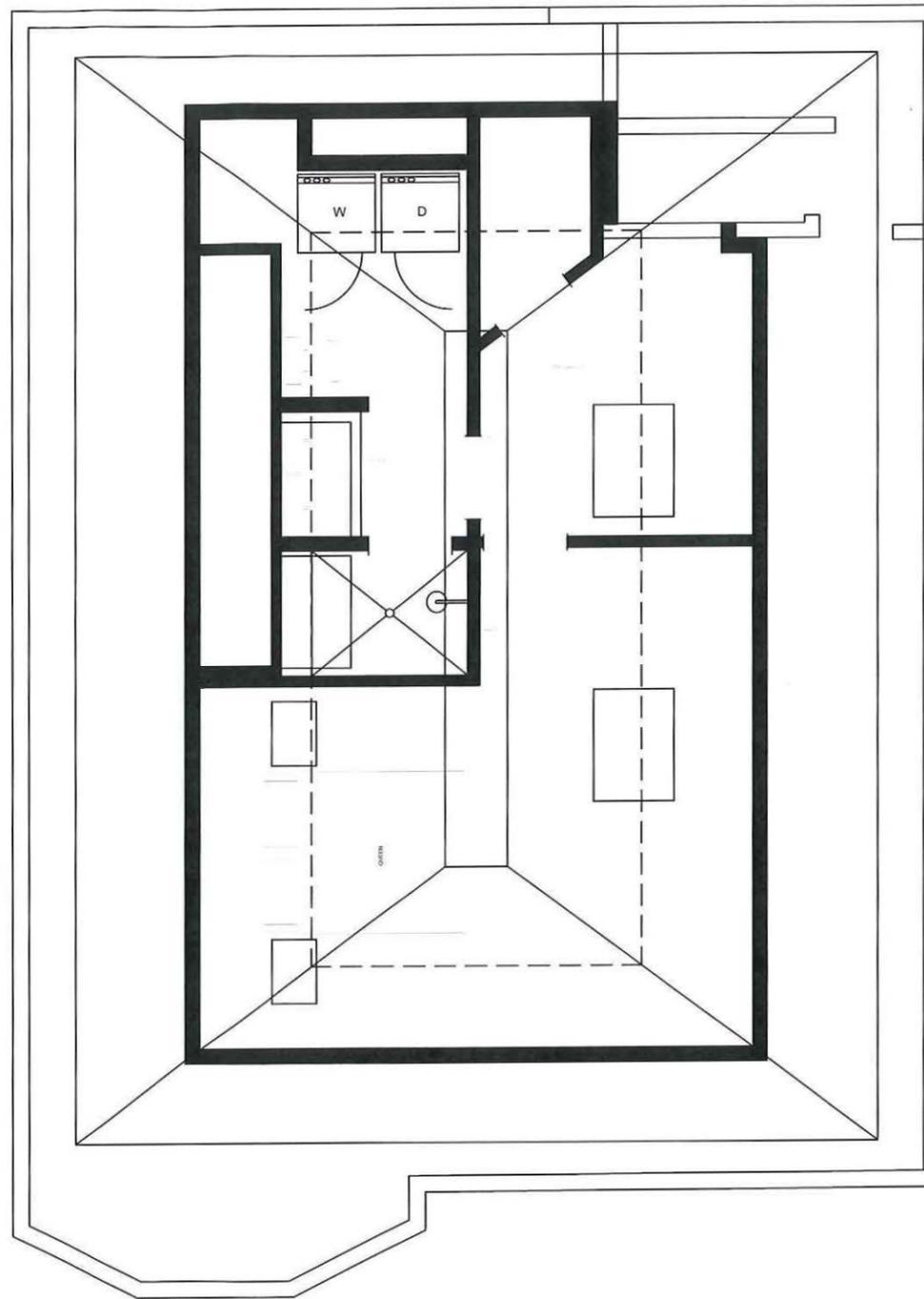
NICHOLAS PAOLUCCI, AIA  
 71 REVERE BEACH BLVD  
 REVERE, MA 02151  
 RIMASSARCHITECT@GMAIL.COM  
 401-316-3525

Project Name and Address  
 LIVINGSTON RESIDENCE  
 CARRIAGE HOUSE  
 7 GIBSON STREET  
 CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	0
Date	12-11-18	COVER SHEET	&
Scale	3/16"=1'-0"	RENDERING	



EXISTING BASEMENT FLOOR PLAN (MAIN HOUSE) 673 GSF WITH 7" MIN CEILINGS



EXISTING ATTIC FLOOR PLAN (MAIN HOUSE) 248 GSF W/5' MIN CEILING

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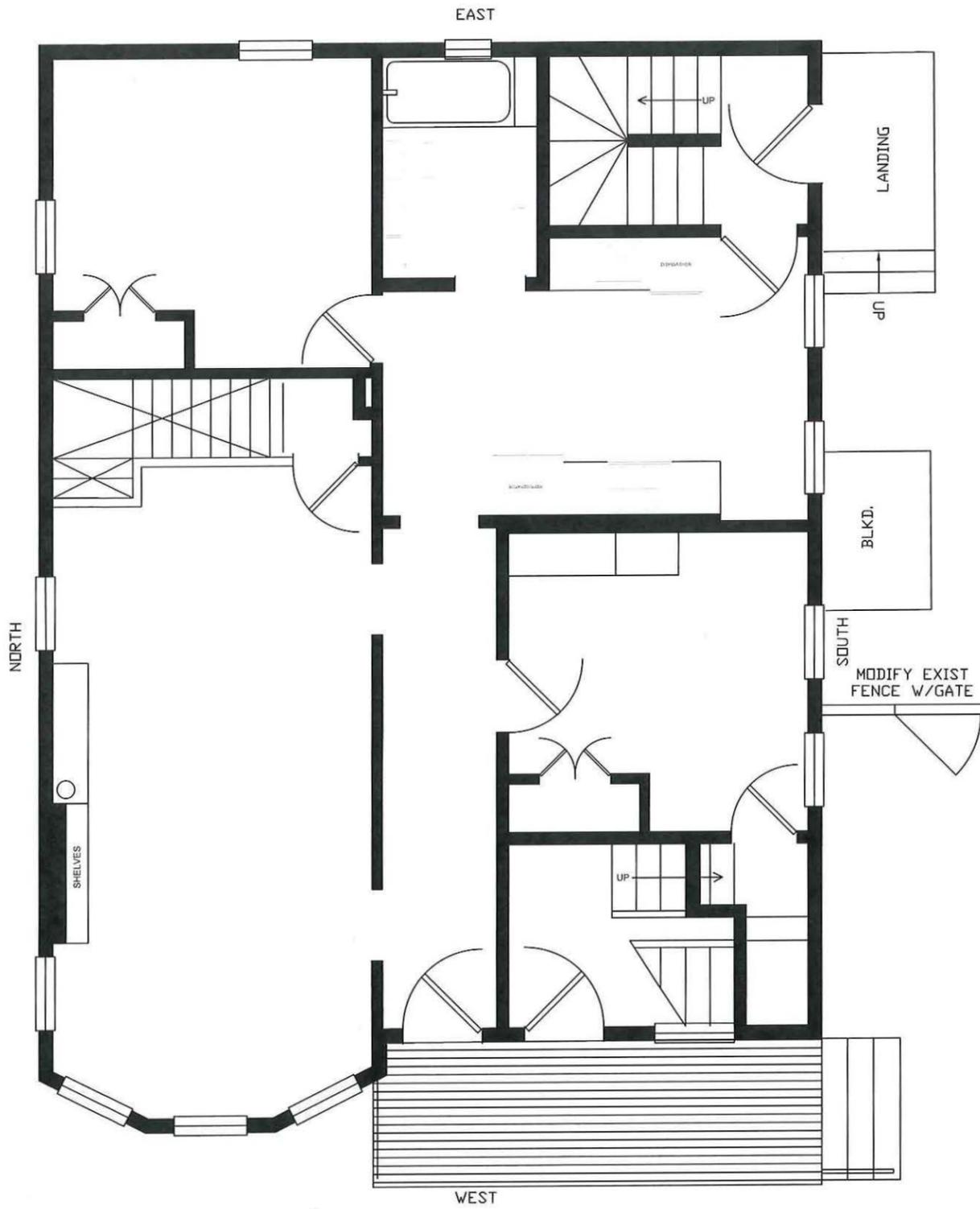
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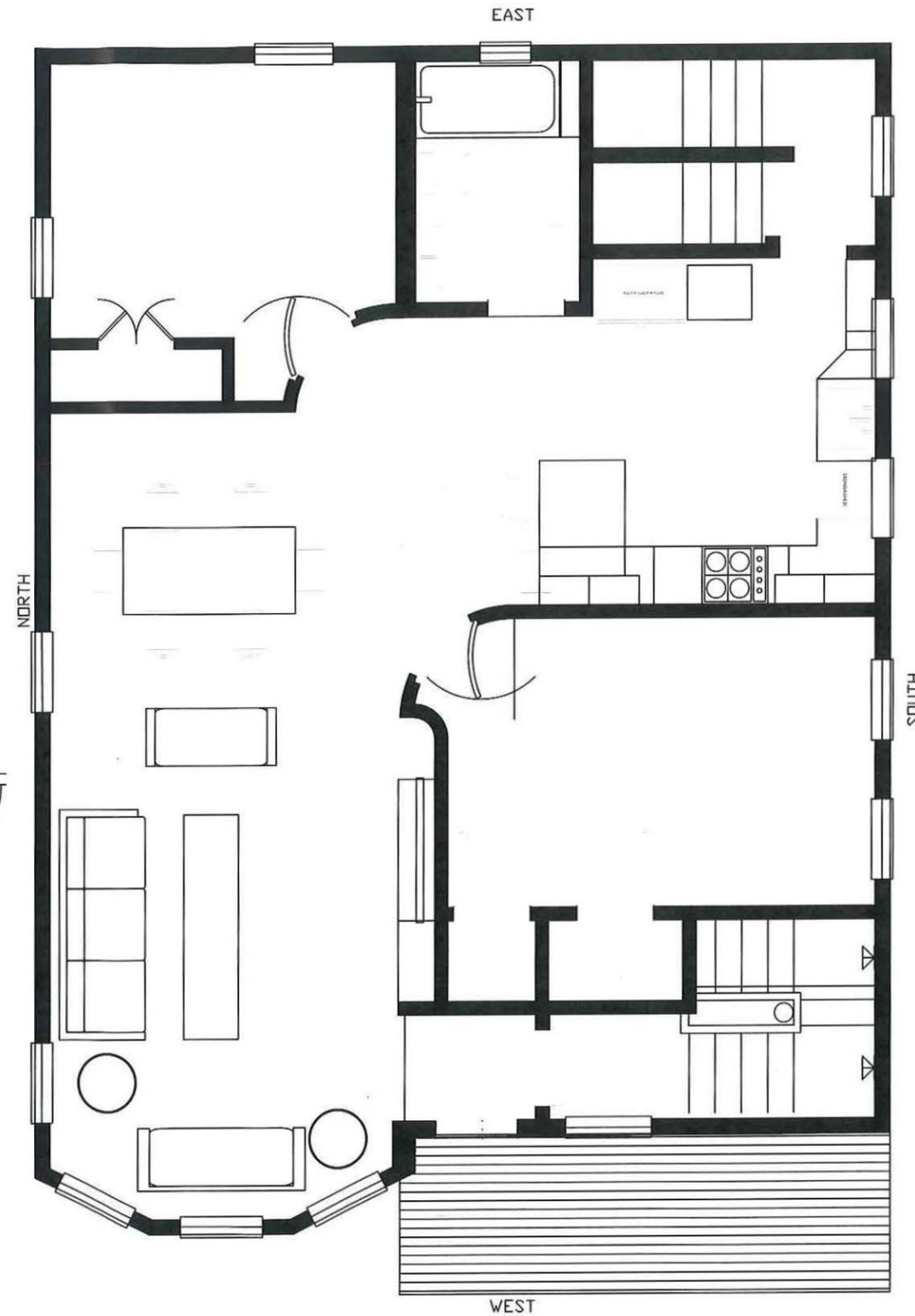
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Project Name and Address  
**LIVINGSTON RESIDENCE**  
 CARRIAGE HOUSE  
 7 GIBSON STREET  
 CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	1
Date	12-11-18	EXIST HOUSE	BASEMENT & ATTIC PLANS
Scale	3/16"=1'-0"		



EXISTING FIRST FLOOR PLAN (MAIN HOUSE) 1184 GSF



EXISTING SECOND FLOOR PLAN (MAIN HOUSE) 1184 GSF

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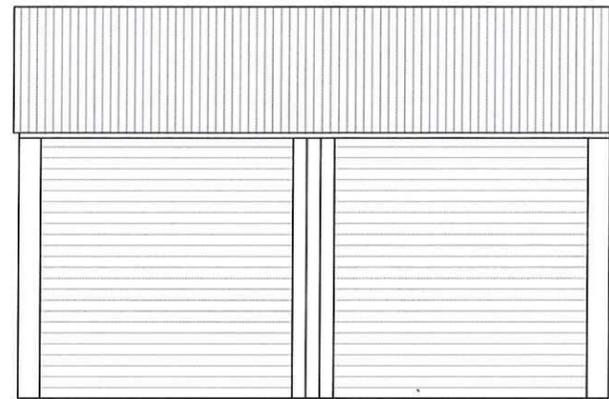
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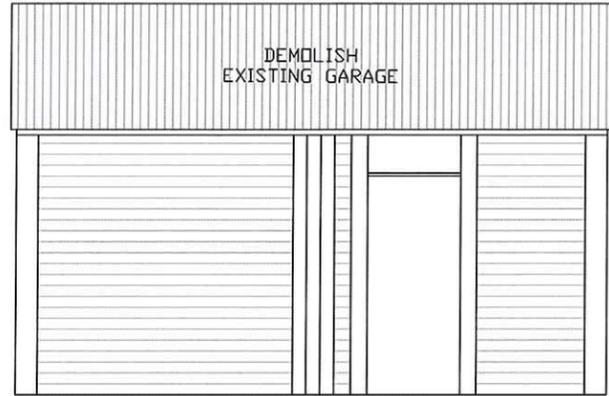
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 CARRIAGE HOUSE  
 7 GIBSON STREET  
 CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	2
Date	12-11-18	EXIST HOUSE	1ST & 2ND FLOOR PLANS
Scale	3/16"=1'-0"		



GARAGE NEIGHBOR SIDE EXISTING SOUTH ELEVATION



DEMOLISH  
EXISTING GARAGE

GARAGE HOUSE SIDE EXISTING NORTH ELEVATION



PARTIAL DRIVEWAY SIDE EXISTING SOUTH ELEVATION (MAIN HOUSE) NO WORK

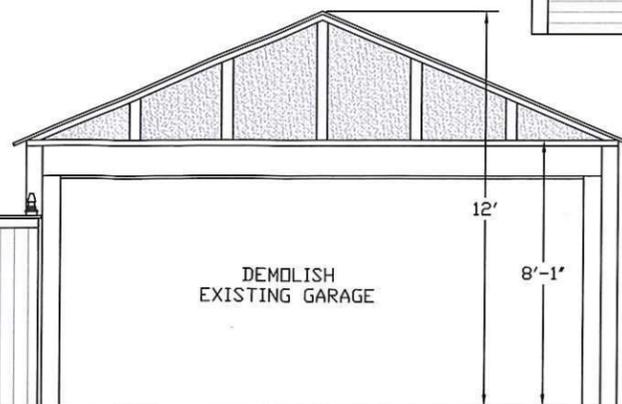


EXISTING FRONT WEST ELEVATION (MAIN HOUSE)

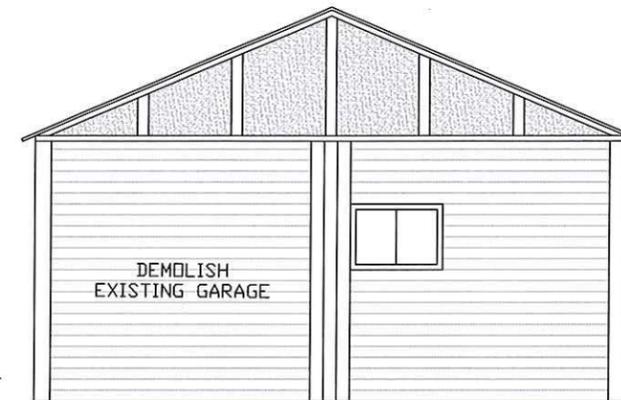
10'-1"

10'-9"

MODIFY EXIST  
FENCE W/GATE



GARAGE EXISTING FRONT WEST ELEVATION



GARAGE EXISTING REAR EAST ELEVATION

DEMOLISH  
EXISTING GARAGE

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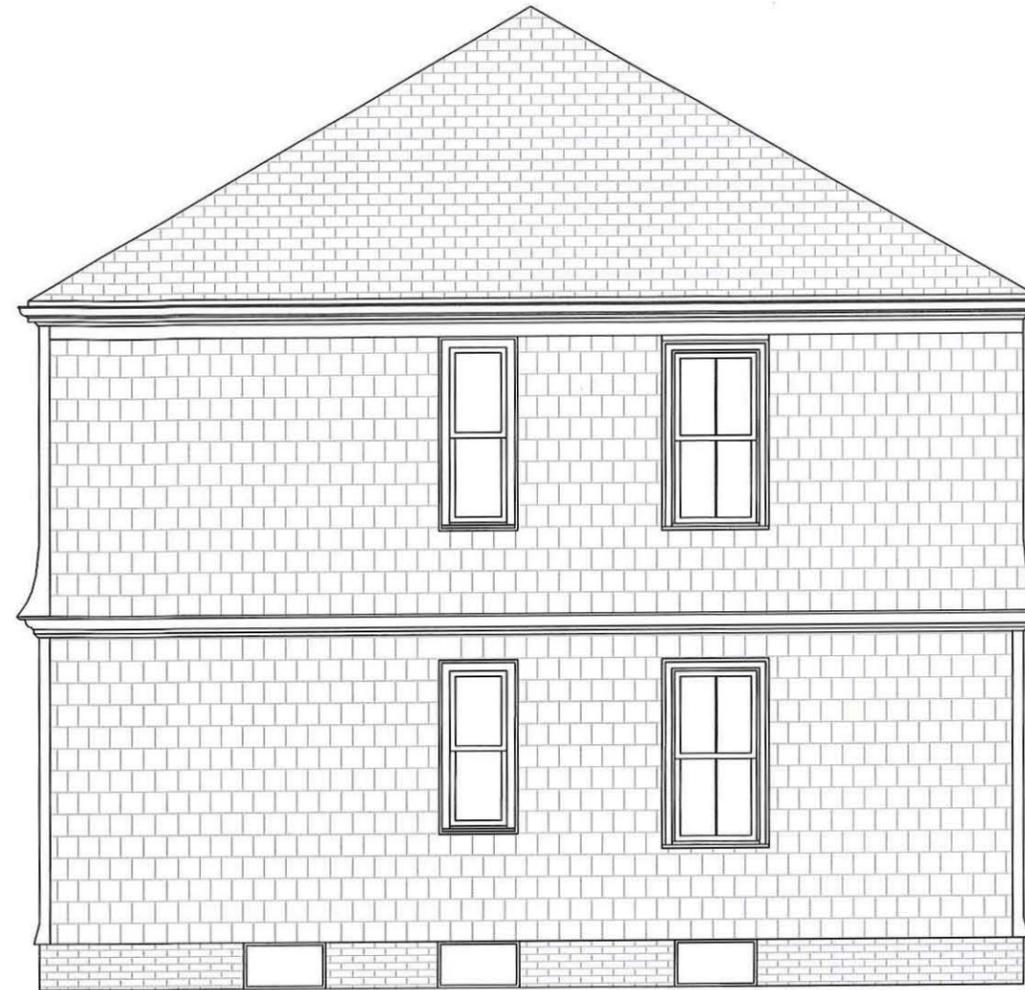
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Project	LIVINGSTON	Sheet	3
Date	12-11-18	EXISTING ELEVATIONS	
Scale	3/16"=1'-0"		



NORTH SIDE ELEVATION (MAIN HOUSE) NO WORK



EAST SIDE ELEVATION (MAIN HOUSE) NO WORK

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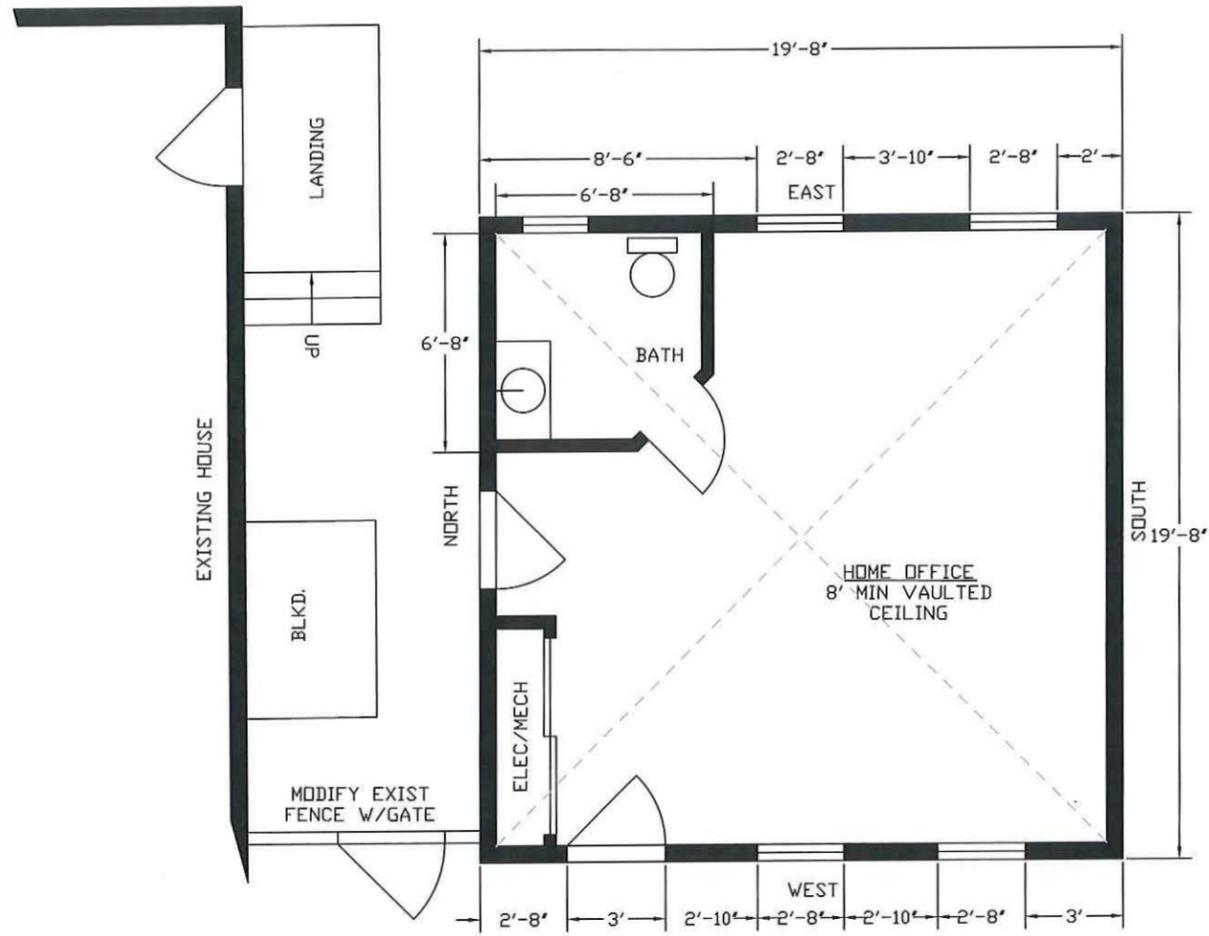
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**LIVINGSTON RESIDENCE**  
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 CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	4
Date	12-11-18	EXISTING ELEVATIONS NOT IN SCOPE	
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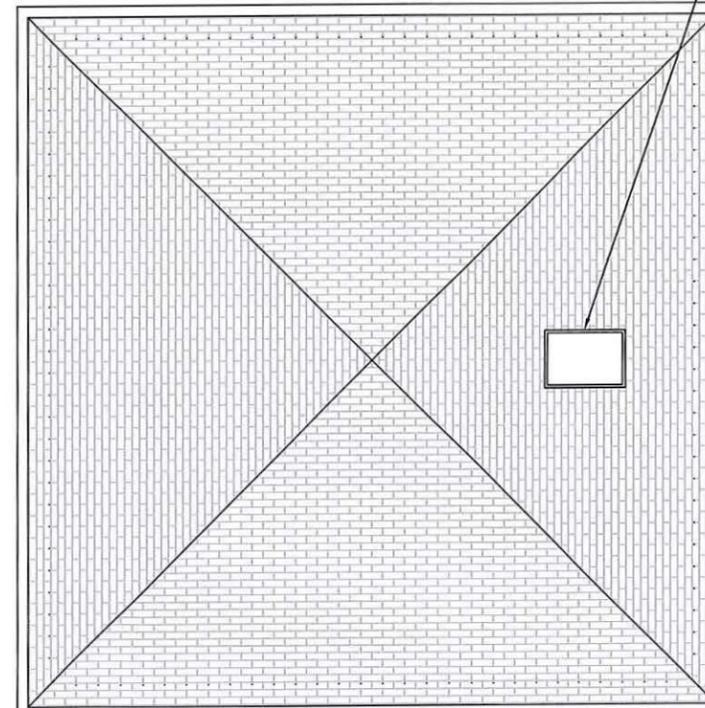


GROUND FLOOR PLAN (CARRIAGE HOUSE) 387 GSF FOR HOME OFFICE



FOUNDATION PLAN (CARRIAGE HOUSE)

VELUX CURB MOUNTED FCM 2246 FIXED SKYLIGHT  
 INSIDE CURB - 22"x46 1/2"  
 OUTSIDE CURB - 25 1/2"x49 1/2"



ROOF PLAN

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No.	Revision/Issue	Date

**MASS ARCHITECT**

NICHOLAS PAOLUCCI, AIA  
 71 REVERE BEACH BLVD  
 REVERE, MA 02151  
 RIMASSARCHITECT@GMAIL.COM  
 401-316-3525

Project Name and Address  
**LIVINGSTON RESIDENCE**  
 CARRIAGE HOUSE  
 7 GIBSON STREET  
 CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	5
Date	12-11-18	PROPOSED	CARRIAGE
Scale	3/16"=1'-0"	HOUSE PLANS	



2X6 WALL

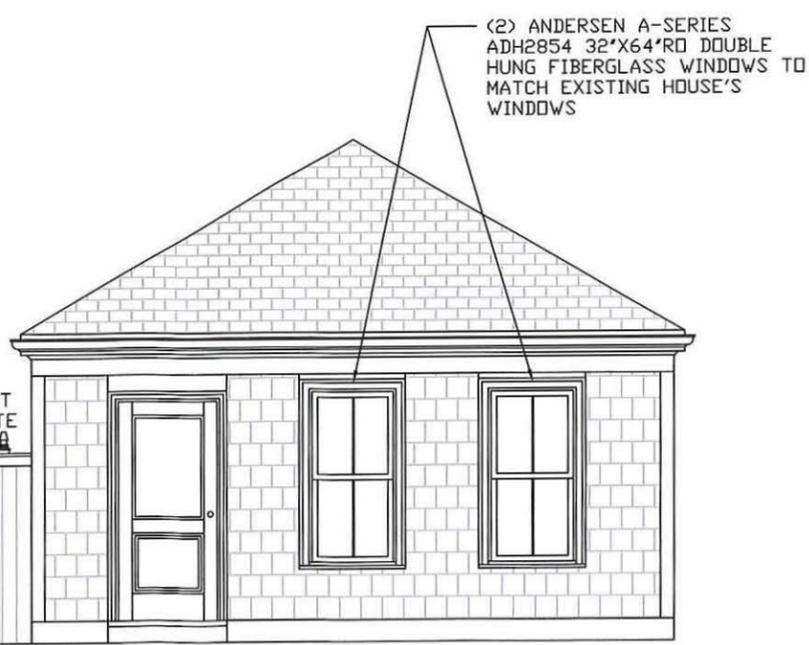
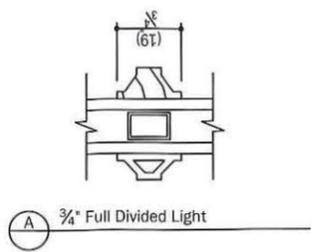
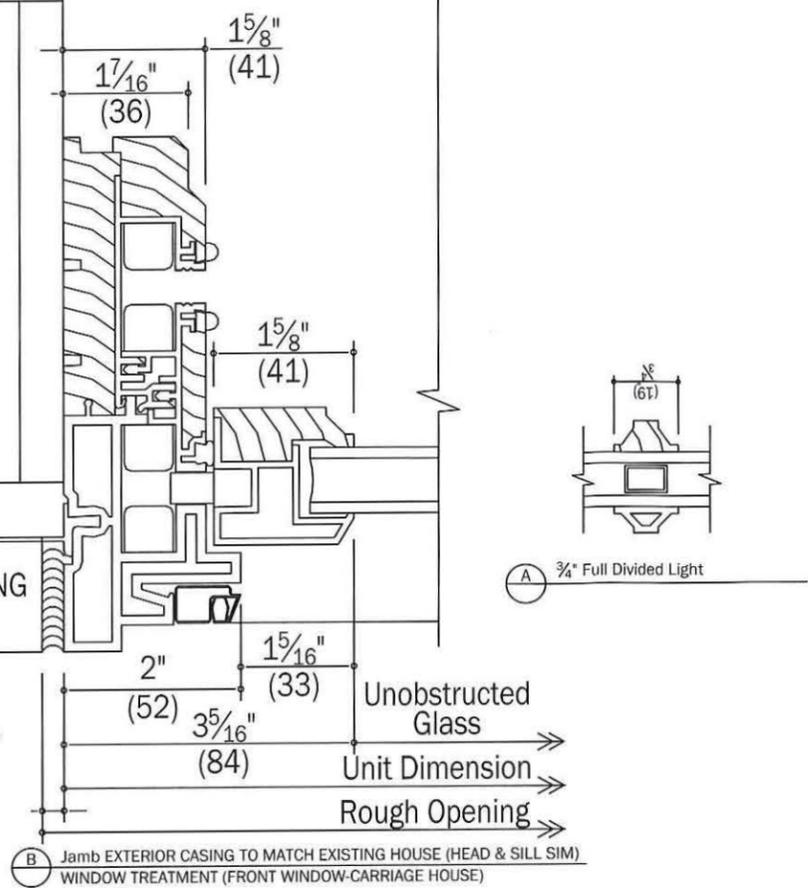
PLYWOOD SHEATHING

CEDAR SHINGLE SIDING  
PAINTED MAROON

1X4 FLAT WD CASING  
PAINTED BEIGE

7/8" X 7/8"

A&M # 7512  
5/8" X 7/8"  
PAINTED  
BROWN



FRONT WEST ELEVATION (MAIN HOUSE)

ANDERSEN Straightline Full Panel  
195 PAINTED MAHOGANY DOOR

CARRIAGE HOUSE FRONT WEST ELEVATION

General Notes

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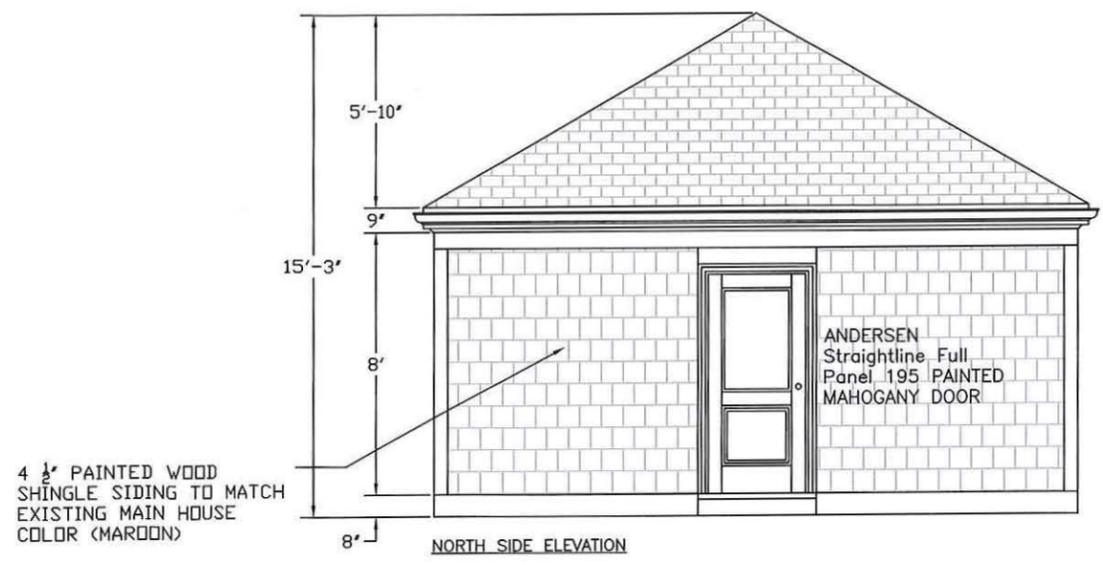
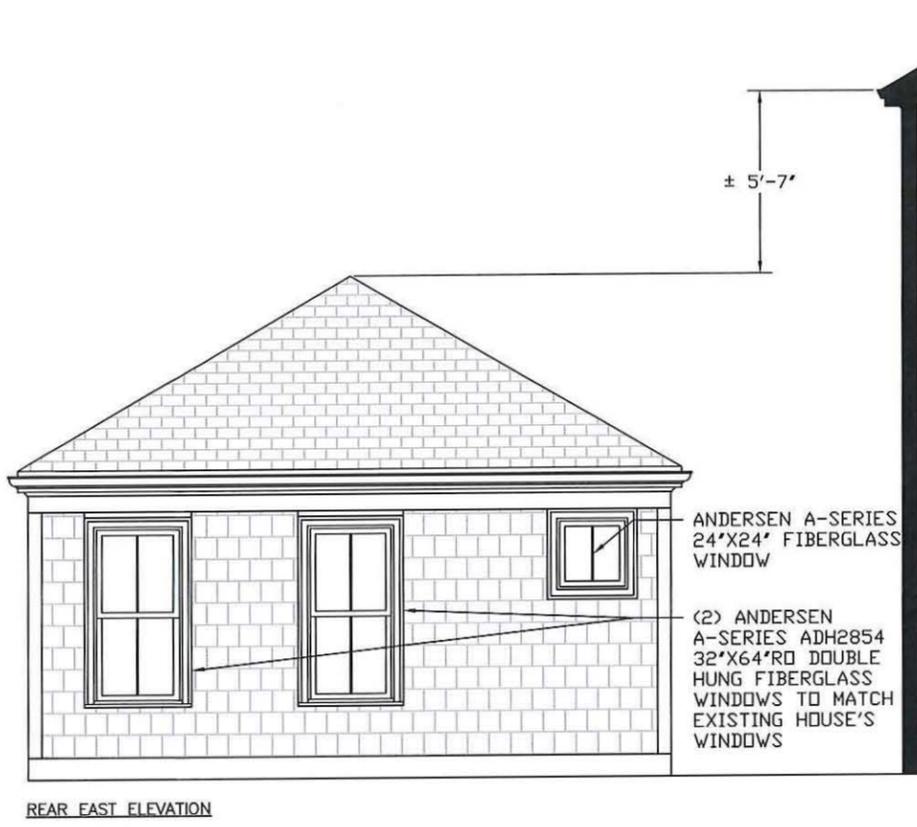
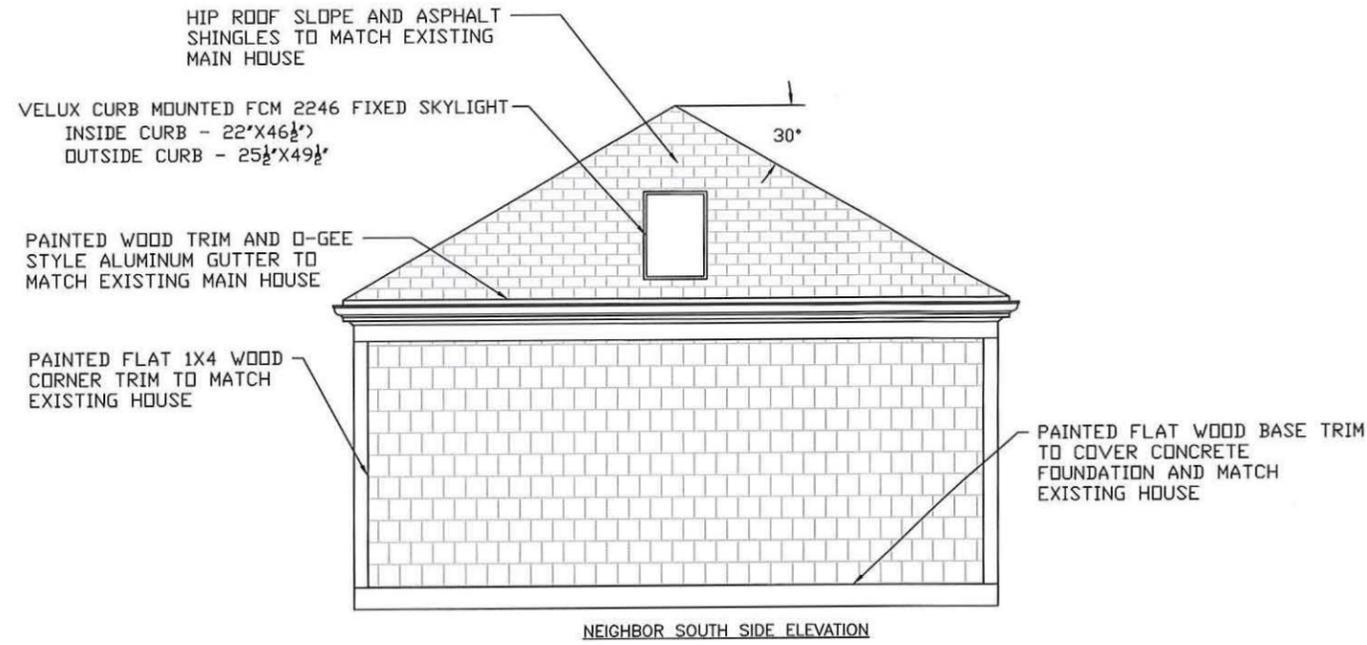
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**MASS ARCHITECT**

NICHOLAS PAOLUCCI, AIA  
71 REVERE BEACH BLVD  
REVERE, MA 02151  
RIMASSARCHITECT@GMAIL.COM  
401-316-3525

Project Name and Address  
**LIVINGSTON RESIDENCE**  
CARRIAGE HOUSE  
7 GIBSON STREET  
CAMBRIDGE, MA

Project LIVINGSTON	Sheet 6
Date 12-11-18	PROPOSED FRONT & SIDE ELEVATIONS
Scale 3/16"=1'-0"	



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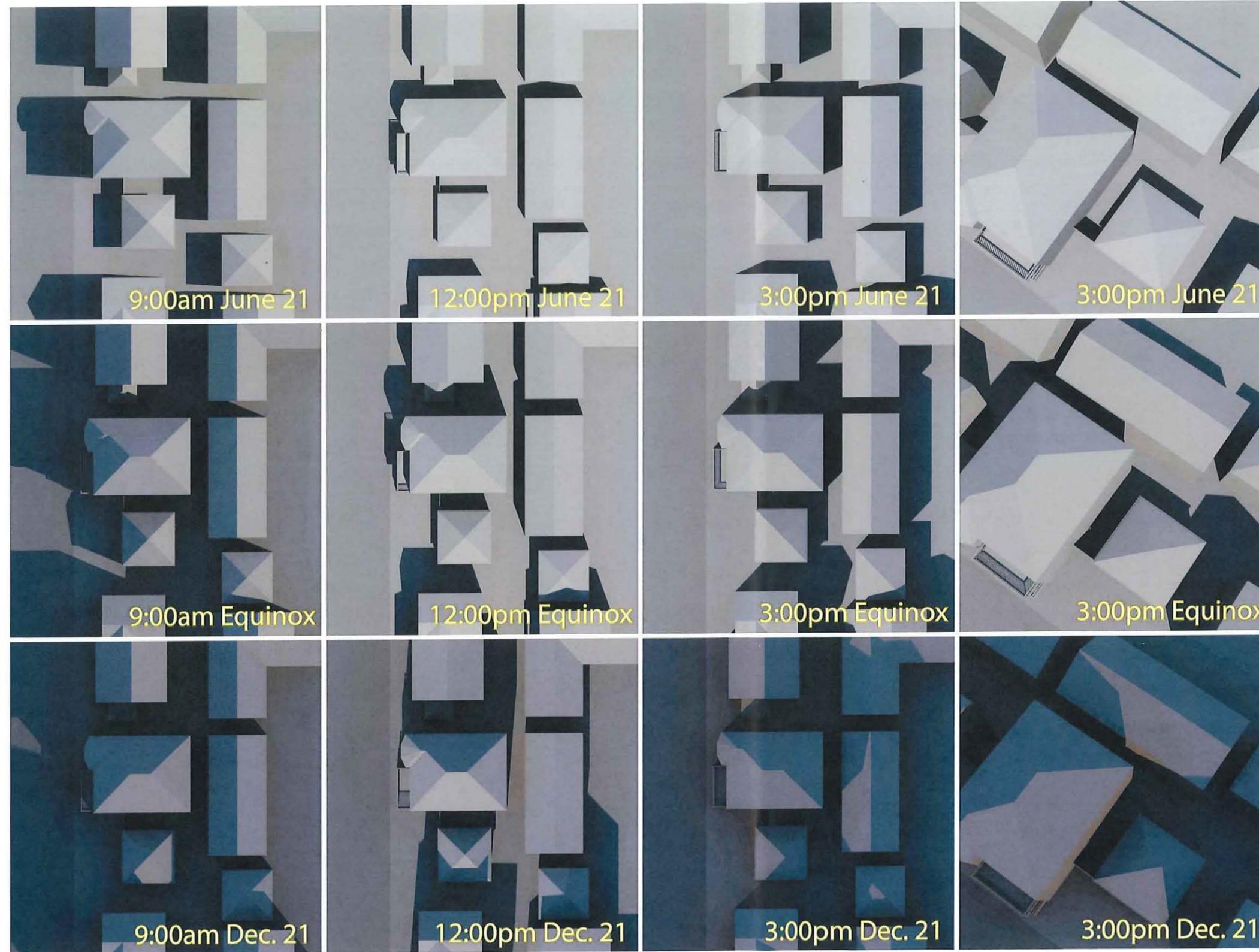
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CARRIAGE HOUSE  
7 GIBSON STREET  
CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	7
Date	12-11-18		
Scale	3/16"=1'-0"		

CARRIAGE HOUSE ELEVATIONS



9:00am June 21

12:00pm June 21

3:00pm June 21

3:00pm June 21

9:00am Equinox

12:00pm Equinox

3:00pm Equinox

3:00pm Equinox

9:00am Dec. 21

12:00pm Dec. 21

3:00pm Dec. 21

3:00pm Dec. 21

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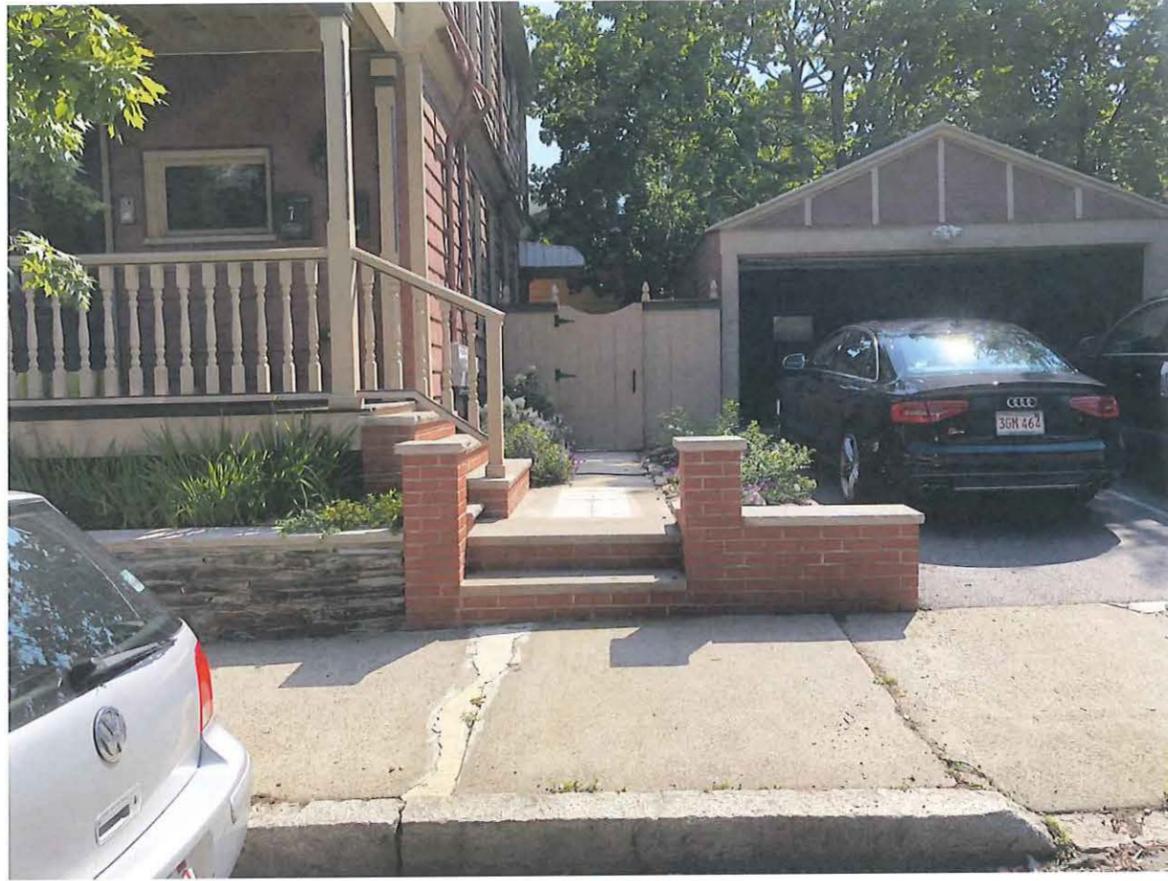
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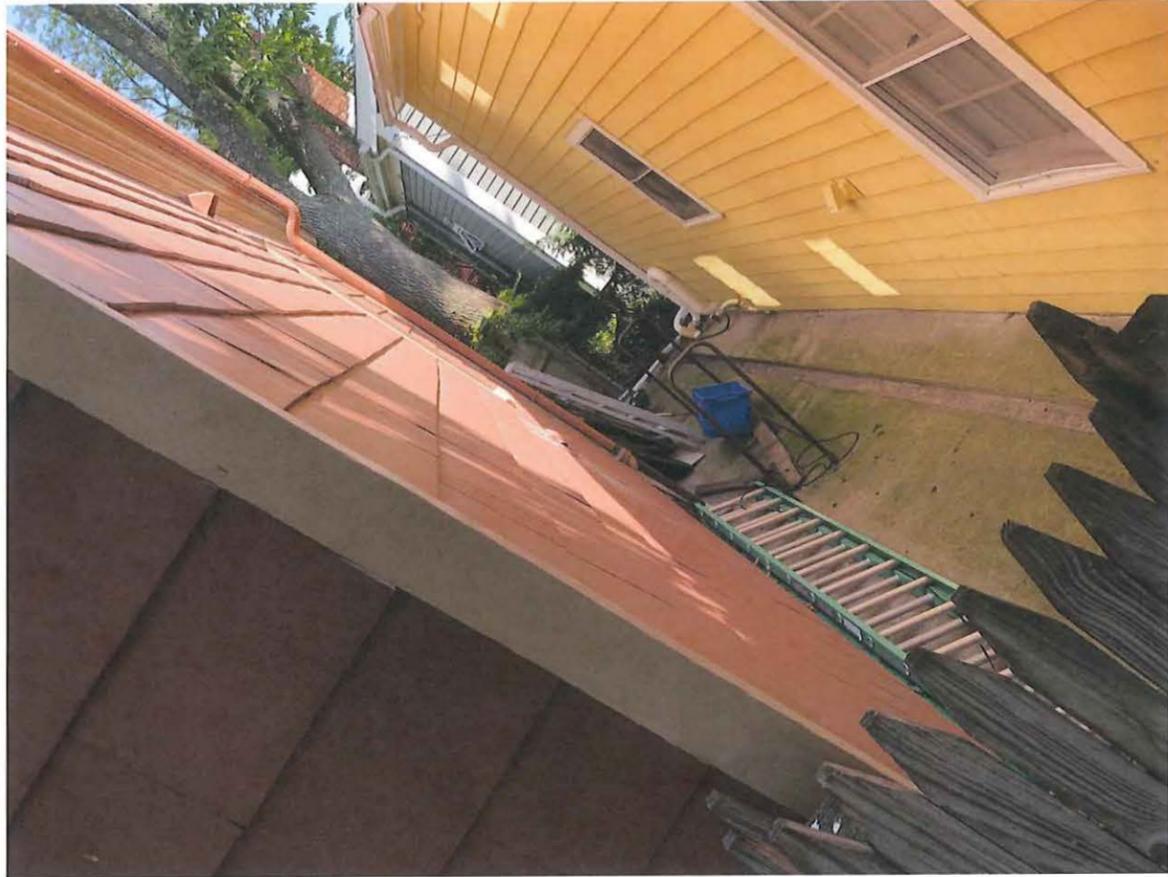
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 CARRIAGE HOUSE  
 7 GIBSON STREET  
 CAMBRIDGE, MA

Project	LIVINGSTON	Sheet	8
Date	12-11-18	SUN STUDIES	
Scale	NTS		







# PLAN OF LAND

LOCATED AT  
**7-9 GIBSON STREET**  
**CAMBRIDGE, MA**

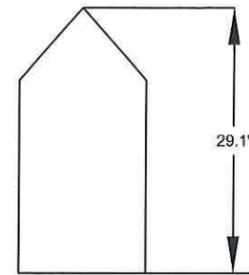
PREPARED FOR:  
**ROBERT LIVINGSTON**

SCALE: 1 INCH = 10 FEET



# MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET  
 GLOUCESTER, MA 01930  
 617 899-0703  
 WWW.MASSACHUSETTSSURVEY.COM

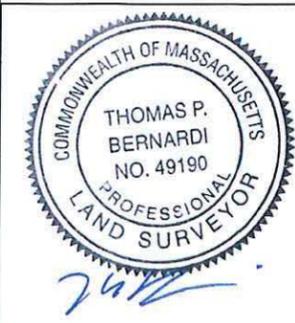


1ST FLOOR  
 TO ROOF PEAK 29.1'

KENWAY STREET

### REFERENCES

DEED: BOOK 66646 PAGE 431  
 PLAN: BOOK 2079-END  
 PLAN: LAND COURT PLAN 36276-A  
 PLAN: 53 OF 1929

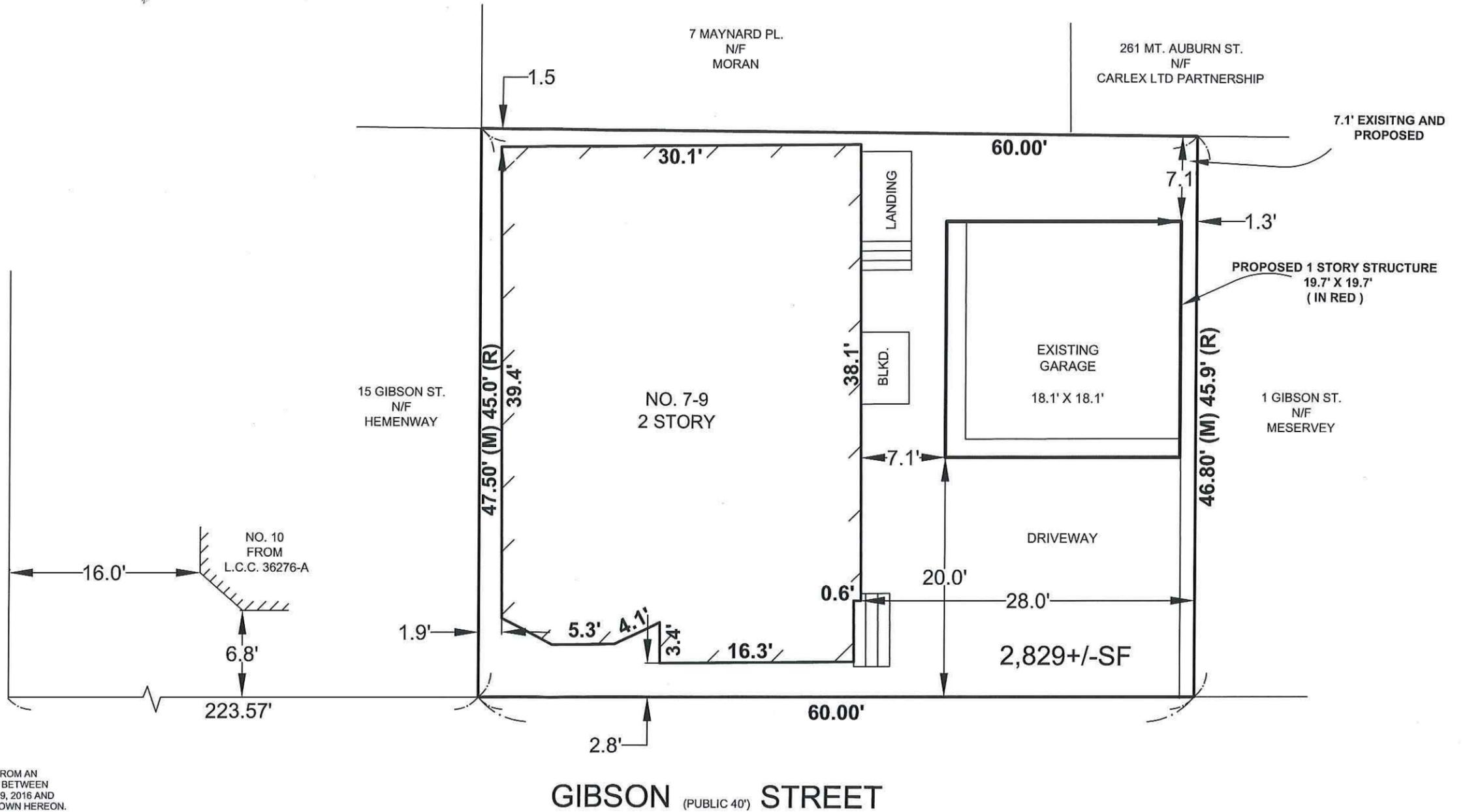


### CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 25 AND MARCH 29, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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

**THOMAS BERNARDI P.L.S.**  
 DATE: DEC. 11, 2018



# PLAN OF LAND

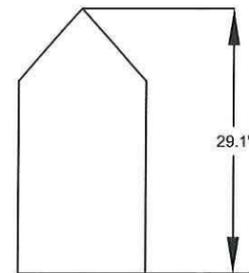
LOCATED AT  
**7-9 GIBSON STREET**  
**CAMBRIDGE, MA**

PREPARED FOR:  
**ROBERT LIVINGSTON**

SCALE: 1 INCH = 10 FEET

**MASSACHUSETTS**  
**SURVEY**  
**CONSULTANTS**

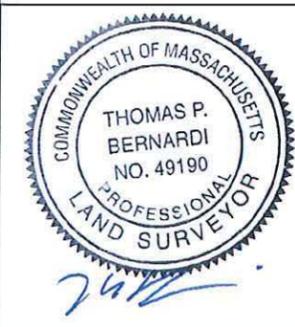
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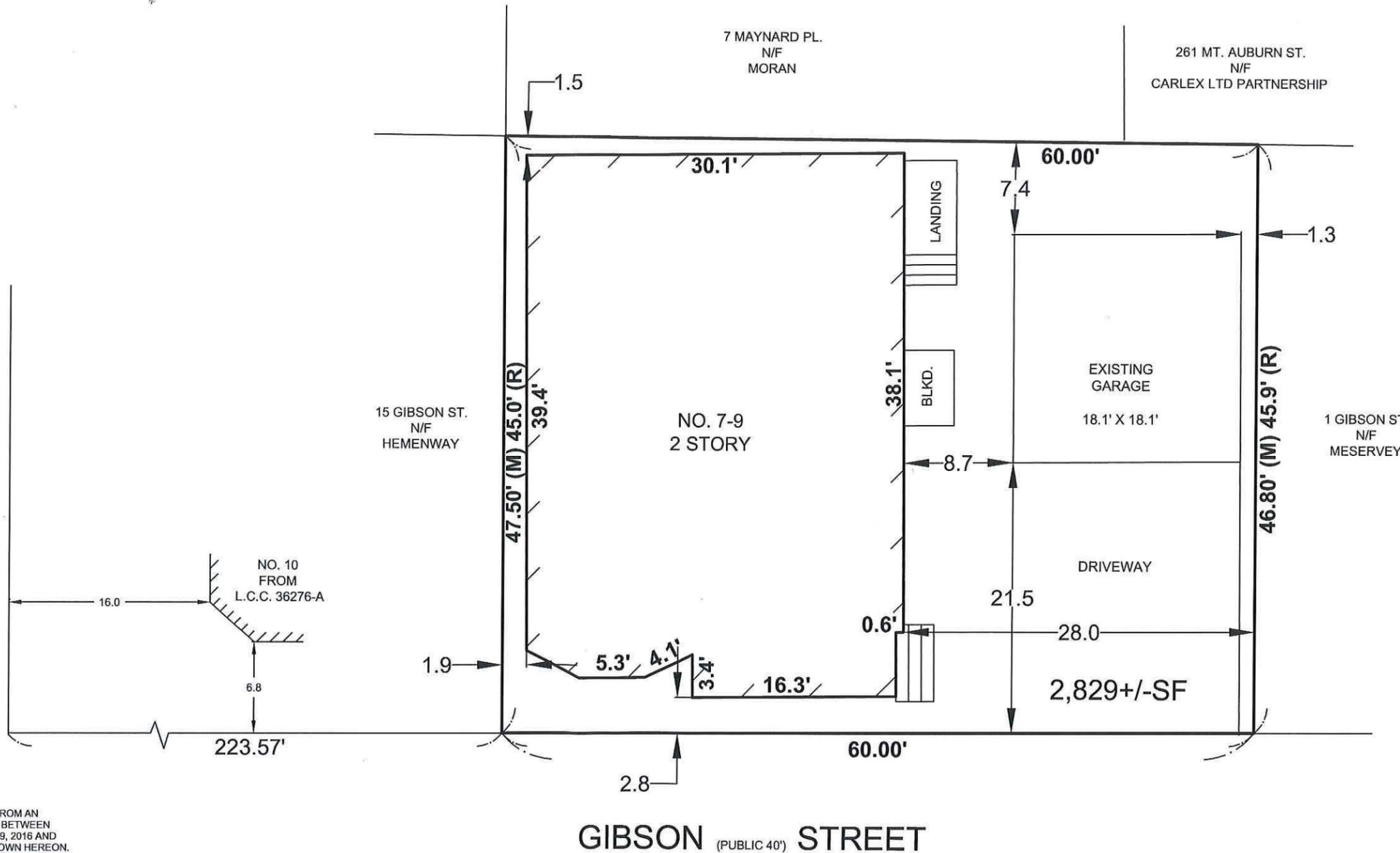
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**THOMAS BERNARDI P.L.S.**  
 DATE: SEPTEMBER 7, 2018

KENWAY STREET



GIBSON (PUBLIC 40') STREET

BLOCK 221



PY 2019



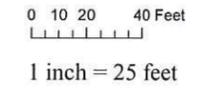
City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 221 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map

**221**





**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 Robert W. Livingston  
(OWNER)

Address: 7 Gibson Street

State that I/We own the property located at 7-9 Gibson Street, which is the subject of this zoning application.

The record title of this property is in the name of Robert W. Livingston

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

*Robert Livingston*

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 ROBERT W LIVINGSTON personally appeared before me, this 16<sup>TH</sup> of JANUARY, 2019, and made oath that the above statement is true.

*[Signature]*  
Notary

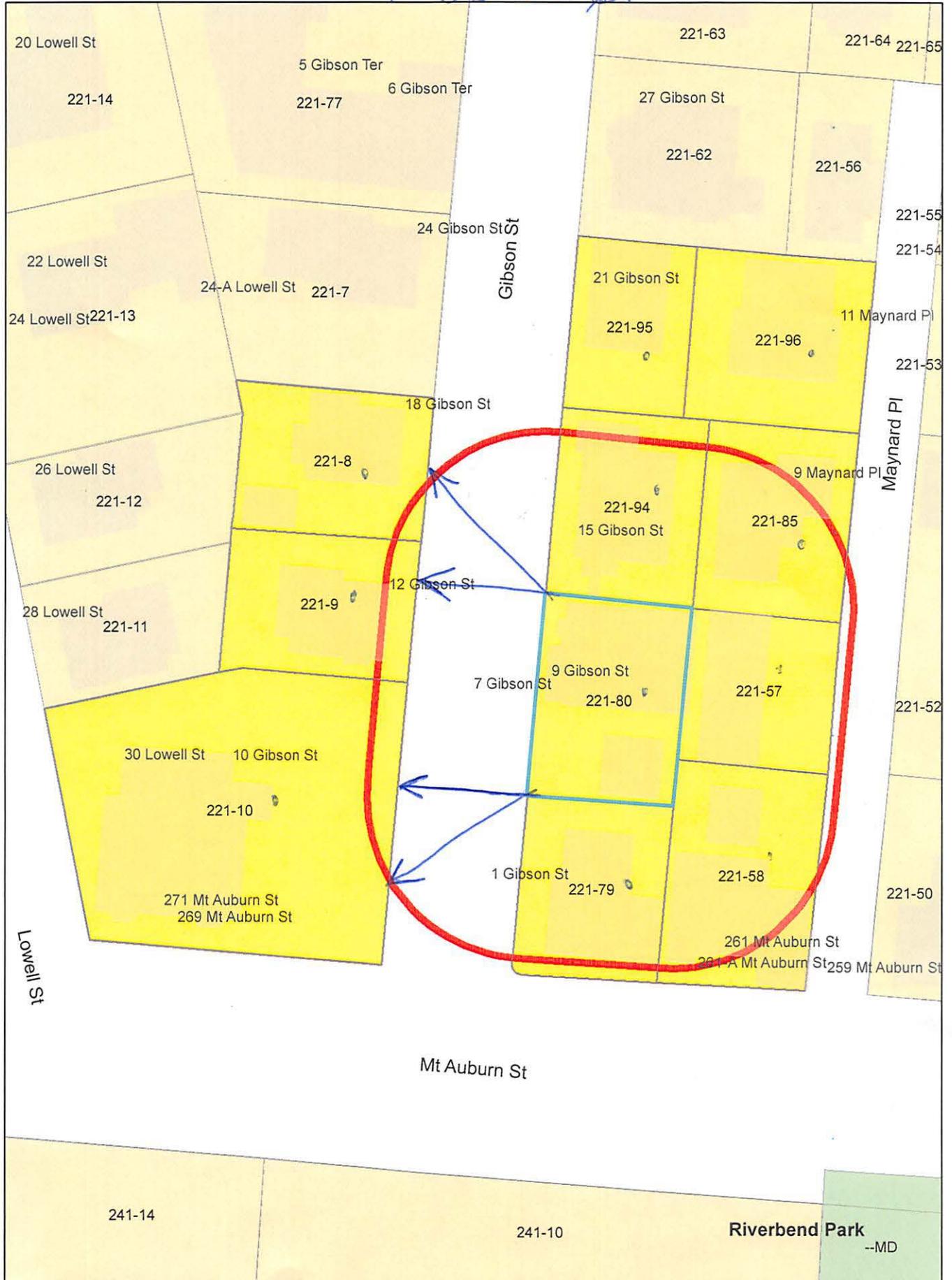
My commission expires OCTOBER 21, 2022 (Notary Seal)



**ANDRES AVALOS**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Oct. 21, 2022

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

7 Gibson St.



7 Gibson

221-8  
MICHAEL, GERARD & PAMELA KOGUT  
18 GIBSON ST  
CAMBRIDGE, MA 02138

221-9  
CANNER, MARY K. & MARK M. CANNER  
12 GIBSON ST  
CAMBRIDGE, MA 02138

*Petitioner*  
ROBERT LIVINGSTON  
7 GIBSON STREET  
CAMBRIDGE, MA 02138

221-57  
MORAN, DEBORAH  
7 MAYNARD PLACE  
CAMBRIDGE, MA 02138

221-58  
CARLEX LIMITED PARTNERSHIP  
C/O GLENN HEROSIAN  
261 MOUNT AUBURN ST.  
CAMBRIDGE, MA 02138

NICHOLAS PAOLUCCI  
45 WOODMERE DRIVE  
MILTON, MA 02186

221-80  
LIVINGSTON, ROBERT W.  
7 GIBSON ST  
CAMBRIDGE, MA 02138

221-85  
SZPORLUK, ROMAN & MARYANN SZPORLUK  
9 MAYNARD PLACE  
CAMBRIDGE, MA 02138

221-94  
HEMENWAY, NANCY L. W. & ELLEN J. LANGER  
15 GIBSON STREET  
CAMBRIDGE, MA 02138

221-95  
SEKLER EDUARD FRANZ &  
MARY PATRICIA MAY SEKLER  
21 GIBSON ST.  
CAMBRIDGE, MA 02138

221-96  
STAR, BRENDA S.  
11 MAYNARD PLACE  
CAMBRIDGE, MA 02138

221-10  
CATALANO, ADRIAN & ALEJANDRINA CATALANO  
TRUSTEES OF THE CATALANO REALTY TRUST  
341 HARVARD STREET  
CAMBRIDGE, MA 02138

221-79  
MESERVEY, DIANA & SARAH MESERVEY  
57 FRANCIS AVE  
CAMBRIDGE, MA 02138



# CAMBRIDGE HISTORICAL COMMISSION

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

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 7 Gibson 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  
**Project was approved by the HCM NCD Commission at a public hearing.**
- 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 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 May 20, 2019

Received by Uploaded to Energov

Date May 20, 2019

Relationship to project BZA 017111-2019

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.**

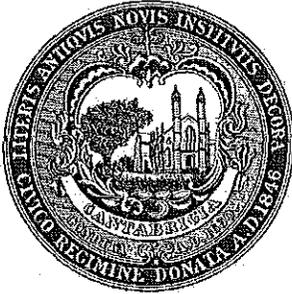
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



# Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov

*City Clerk  
Please file*

James Van Sickle, Chair; Marie-Pierre Dillenseger, Vice Chair Jo Solet, Peter Schur,  
Members Adrian Catalano, Maximillian Frank, and Rory O'Connor, Alternates

## CERTIFICATE OF APPROPRIATENESS

PROPERTY: **7 Gibson Street**

APPLICANT: Robert Livingston  
7 Gibson Street  
Cambridge, MA 02138

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

**Demolish garage and construct new accessory structure.**

The applicant shall contact staff with any subsequent updates to the design during or after review by Zoning Board and Inspectional Services.

The plans and specifications referenced above are incorporated into this certificate, which is binding on the applicant and all improvements shall be carried out as described therein.

This certificate is granted upon the condition that the work authorized 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, this certificate shall expire and be of no further effect; provided that, for cause, one extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-436**

Date of Certificate: **December 11, 2018**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on 12-10-2018. By

*Eric Hall*, Staff of Cambridge Historical Commission.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_, Date

\_\_\_\_\_, City Clerk.