



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

BZA APPLICATION FORM

Plan No: BZA-017018-2018

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Rennie Realty LLC - C/O Sarah Like Rhatigan, Esq.,

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 1500 Cambridge St Cambridge, MA

TYPE OF OCCUPANCY : Retail Store (currently) ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Demolish existing retail building and construct three (3) residential units within two (2) new wood framed structures on the lot, requiring a variance from dimensional requirements (width of driveway, distance separating buildings, front and side setbacks) and special permit to allow parking within five (5) ft. of side lot boundaries.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u> 5.000 </u>	Section <u> 5.31 (Table Of Dimensional Requirements). </u>
Article <u> 6.000 </u>	Section <u> 6.43.4 (Driveway). </u>
Article <u> 6.000 </u>	Section <u> 6.44.1.A,B (Parking Layout). </u>
Article <u> 10.000 </u>	Section <u> 10.30 (Variance). </u>
Article <u> 10.000 </u>	Section <u> 10.40 (Special Permit). </u>

Original Signature(s) : Cheryl B. Rhatigan
(Petitioner(s) / Owner)

 Cheryl B. Rhatigan
(Print Name) Rennie Realty, LLC

Address : c/o Trilogy Law LLC
 12 Marshall St. Boston MA 02108

Tel. No. : 617-543-7009 (Attny Rhatigan)

E-Mail Address : Sarah@trilogylaw.com

Date : 9/12/18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **Renie Realty LLC**, a Massachusetts limited liability company

(OWNER)

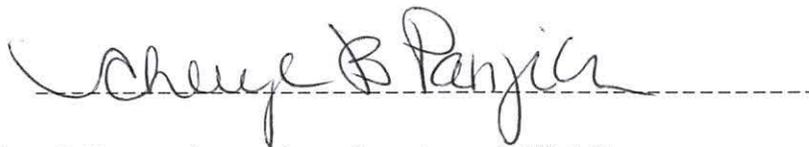
Address: **1500 Cambridge Street, Cambridge, MA**

State that I/We own the property located at **1500 Cambridge Street, Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of
Renie Realty LLC

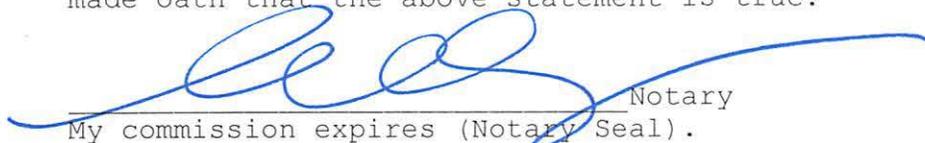
*Pursuant to a deed dated **December 15, 2009** and duly recorded on **December 20, 2009**, in the Middlesex South County Registry of Deeds at Book 54083, Page 115.

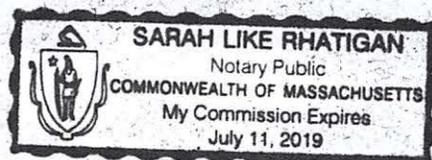

SIGNATURE BY LAND OWNER BY: **CHERYL B. PANJIAN**
Manager of Renie Realty LLC



Commonwealth of Massachusetts, County of Middlesex

The above-name **CHERYL B. PANJIAN, Manager of Renie Realty LLC** personally appeared before me, this 11th day of ~~August~~, 2018, and made oath that the above statement is true. **September**

 Notary
My commission expires (Notary Seal).



[Faint, illegible text]

July 11, 2018
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
Sarah Like Bhatigan
SARAH LIKE BHATIGAN



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:

Petitioner seeks to demolish an existing one-story retail store building on a corner lot located within the Mid-Cambridge Historic District, and construct three residential dwelling units within two structures, maintaining the existing curb cuts and driveway setbacks. Petitioner's proposed design for the new residential units was granted a Certificate of Appropriateness by the Mid-Cambridge Historic Commission after a process of public hearings and redesign to address public and Historic District Commission concerns. The new construction meets nearly all of the dimensional and other requirements of the zoning ordinance, with the exception of a few requirements for which the Petitioner is seeking zoning relief. A literal enforcement of the ordinance would impose substantial hardship, both financial and otherwise, requiring the Petitioner to go "back to the drawing board" for a complete redesign and reevaluation by the Mid-Cambridge Historic Commission. The zoning and historic considerations may be irreconcilable.

Literal enforcement of the provisions of this ordinance would require the Petitioner to widen the back portion of the driveway (off Cambridge Street) to meet the Zoning Ordinance requirement for a 10 ft. wide driveway (see Article 6, Section 6.43.4). Under the current proposal the driveway is 10.3 ft. at the front of the lot (off Cambridge St.) and then tapers back (0.7 ft.) to a width of 9.3 ft. at the back of the parking area. If the Petitioner is required to provide the additional width to the driveway, she will lose critical width of the front building (Building #1) containing two side by side units; a narrowed building width would render this side unit unworkable or undesirable for future owners.

Petitioner also seeks relief from Article 5, Section 5.3 Dimensional Standards as they may apply to the calculation of (a) the distance between the buildings on the lot, and (b) the front and side yard setbacks. While the Petitioner believes that its interpretation of the Zoning Ordinance results in the proposal complying with the Dimensional Standards on both of these issues, the Petitioner raises these potential issues to the Board, and asks that the Board either determine that the proposal complies with the Dimensional Standards, or if not, that the Board find that the Petitioner is otherwise entitled to a variance due to the hardship that would result from an enforcement of the Ordinance.

(a) Unenclosed porches and stairs between the buildings:

The shortest distance measured between the exterior foundation walls of the buildings is 10.2 ft; this is greater than the minimum required distance of 10.0 ft. and complies with the Ordinance. See the architect's floor plans (p.____) for detailed calculations. The unenclosed porches and stairs located at the rear of Building #1 in the space between the buildings meet the requirements described in Article 5, Section 5.24.1 as follows: "unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground", which according to this Section 5.24.1 "may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built." Thus, it is the Petitioner's understanding that the rear unenclosed porches and stairs located between the buildings are allowed to extend into the yard area between the buildings, notwithstanding the Ordinance requirements with respect to yard area between buildings.

In the event that this Board should disagree with this interpretation, the Petitioner asks the Board to grant it relief from this requirement of the Ordinance for the reasons described herein. If required to move the egress porches and stairs, the only workable solution would be to move them to the front of the building along Cambridge Street, which would result in negative impacts to the neighborhood and historic viewscape, and would result in a far less desirable design from the perspective of those who live in the units.

(b) Window wells/retaining walls between the buildings and within front and side yard setbacks:

The residential units include living space in the basement, with window wells (to provide adequate light and emergency access to these spaces) with low retaining walls. There are two window well/retaining walls at the rear of Building #1.

There are three window well/retaining walls at the front of the buildings (respectively on Cambridge St. and Highland St.) and on the right side of Building #2. The Dimensional Standards regulate distance between "buildings" on a lot. Similarly, front and side yards are defined on the basis of the distance between the front or side (as applicable) line of the lot and "the nearest part of a building". A Building is defined as "[a]ny structure built for support, shelter, or enclosure of persons, animals, chattels, or property of any kind". A window well with low retaining wall does not meet this definition, and thus should not be considered part of the building for purposes of calculating the distance between the buildings or the front or side yard setbacks.

In the event that this Board should disagree with this interpretation, the Petitioner asks the Board to grant it relief as necessary from the Dimensional Standards as they relate to the distance between the buildings and the front and side yard setback requirements of the Ordinance for the reasons described herein. The creation of exempt, basement livable space is permitted as of right in single- and two-family structures pursuant to the recent Ordinance amendment. Allowing for adequate light, air and egress to these areas of the building are beneficial to those who reside in these spaces, and are not as a matter of zoning law detrimental to the abutters or others within the District. As such, there is no basis in Zoning law to create a different interpretation of the Ordinance in such a way as to disallow the creation of such window wells with low retaining walls. It should be noted that the depth of the window wells was taken into account when the architect calculated the height of the new buildings above average grade; the buildings' heights continue to comply with the maximum height for the District notwithstanding the variable grade at the foundation of the buildings.

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 hardships described herein are owing to the unique circumstances relating to the size and shape of the corner lot as it is situated along the Mid-Cambridge Historic District, and the resulting constraints on the design of the project in keeping with neighborhood and Mid-Cambridge Historic District Commission concerns. The Commission met with the Petitioner over three hearings, and recommended the current design which was considered historically appropriate and in fitting with the neighborhood. Benefits include the placement of three units within two structures (avoiding one large three-family structure which might have been built as of right, but would have resulted in an inferior project for historic and aesthetic reasons), and the angled clean façade of the building along Cambridge Street. Additionally, the current location of curb cuts and paved driving areas are unique factors affecting this Property, and lead the Petitioner to seek relief so as to avoid a costly and disruptive process for demolition and reconstruction of the curb cuts, driveways and parking areas on the lot.

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

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

The relief from Section 6.43.4 with respect to driveway width may be granted without any detriment to the public good, because it would simply be a continuation (however, with significant improvements) to the existing conditions on the lot. The abutter to the driveway currently looks out on a wide aged driveway strewn with debris and broken-down garage/shed at the rear. The new project would include new high-quality fencing, reduced paving, landscaping and a residential use that is consistent with uses in the neighborhood. The driveway width will be compliant at the opening where vehicles exit the driveway, where visibility and safety for pedestrians are concerned.

In the event, and to the extent, that the Board believes that the proposed construction does not comply with Section 5.31 with respect to the distance between buildings on the lot, the proposed rear unenclosed porches and stairs and window wells located within the two buildings will have no impact on the public, the neighborhood or the District. Owners and residents of these buildings will have reviewed plans and, if a condominium form of ownership, condominium association documents, and thereby will have approved of the configuration of the buildings, landscaping and circumstances. Porches and stairs in this location will be largely obscured from the public's view, certainly more so than if the Board were to deny this relief, resulting in a redesign that would put these porches and stairs at the front of Building #1 along Cambridge Street.

In the event, and to the extent, that the Board believes that the proposed construction does not comply with Section 5.31 due to window wells with low retaining walls being located within front and side yard setbacks, these conditions will not be detrimental to the public good. Basement livable space is permitted as of right, and desirable in single- and two-family structures consistent with the recent amendment to the Ordinance. Adequate light, air and egress from these exempt living spaces is also desirable for those living in these buildings, and will, in this case, have very little impact on neighboring properties. The project is bordered by Cambridge Hospital (across Cambridge Street), a large apartment building (across Highland Street) and a neighboring boarding house (next door on Highland Street), both with very limited views of this lot and the proposed window wells with retaining walls.

There will be no impacts to the District in terms of street congestion or adequate parking on account of the relief requested herein. The design results in housing stock that will be suitable to residents with families, creating desirable, quality housing stock. Furthermore, the relief is necessary in order to allow for a design that is considered preferable and consistent with the historic nature of this location, as approved by the Mid-Cambridge Historic District Commission.

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

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L. Ch. 40A Zoning Section 10 Variances, the proposed project will:

- Create quality housing with valued open space for the benefit of the Petitioners, abutters, and successor owners.
- Improve the value of surrounding residential homes in the neighborhood.
- Not result in use or activity not otherwise permitted in the ordinance.
- Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.
- Create a residential project that meets approval of the Mid-Cambridge Historic District Commission.

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1500 Cambridge 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:
- Petitioner will not be able to meet the dimensional requirements set forth in Article 6, Section 6.43.5 (a) and (b) as it relates to the location of parking spaces on the lot. The two (2) parking spaces in the driveway off of Highland Street will be located in the same location as they exist currently, which are side-by-side, with less than the required five (5) feet setback from the side lot line. Thus, there will be no change and therefore no negative impact to the abutter on Highland Street. The one (1) parking space in the driveway off of Cambridge Street will also be located near the lot line and less than the required five (5) feet setback from the side lot line. The parking location will be only slightly closer to the lot line than exists currently. However, due to the fact that there is now a high fence between these properties, and there will be a replaced, higher quality fence and other landscaping improvements on the lot, the abutter on Cambridge should experience a much improved situation in terms of views and privacy.
- 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 proposed parking situation will be substantially the same as the current parking on the lot, and will be improved with new fencing (on Cambridge Street side) and landscaping and attractive, high-quality residential housing on the lot. There will be no resulting additional traffic, change in traffic, or change in the established neighborhood character on account of the proposed parking, which will be consistent with parking situations throughout the neighborhood and the District.
- 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:
- Adjacent uses will not be adversely affected by the requested special permit relief for parking within the five (5) feet setbacks, as these conditions exist (and with a more intensive commercial/retail use) currently with the existing retail store use.
- 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:
- No nuisance or hazard will be created as a result of the proposed special permit relief, as these similar parking conditions exist today, however with arguably a more intensive and/or inconsistent use by the existing commercial/retail users.
- 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 requested special permit relief can be granted without impairing the integrity of the District or adjoining district, because it will essentially be a continuation of an existing situation, albeit with a less intensive and intrusive residential parking.



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

2018 SEP 14 AM 10:42

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017018-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Renie Realty LLC - C/O Sarah Like Rhatigan, Esq.,

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 1500 Cambridge St Cambridge, MA

TYPE OF OCCUPANCY : Retail Store (currently) ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
 Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Demolish existing retail building and construct three (3) residential units within two (2) new wood framed structures on the lot, requiring a variance from dimensional requirements (width of driveway, distance separating buildings, front and side setbacks) and special permit to allow parking within five (5) ft. of side lot boundaries.

SECTIONS OF ZONING ORDINANCE CITED :

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Article <u> 10.000 </u>	Section <u> 10.30 (Variance). </u>
Article <u> 10.000 </u>	Section <u> 10.40 (Special Permit). </u>

Original Signature(s) : Cheryl B. Rhatigan
(Petitioner(s) / Owner)
 Cheryl B. Rhatigan
(Print Name) Renie Realty, LLC
 Address : c/o Trilogy Law LLC
 12 Marshall St. Boston MA 02108
 Tel. No. : 617-543-7009 (Attney Rhatigan)
 E-Mail Address : Sarah@trilogylaw.com

Date : 9/12/18



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 1500 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
Project approved by the Mid Cambridge NCD Commission. Certificate of Appropriateness issued.
- 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 September 19, 2018

Received by Uploaded to Energov Date September 19, 2018

Relationship to project BZA 17018-2018

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.

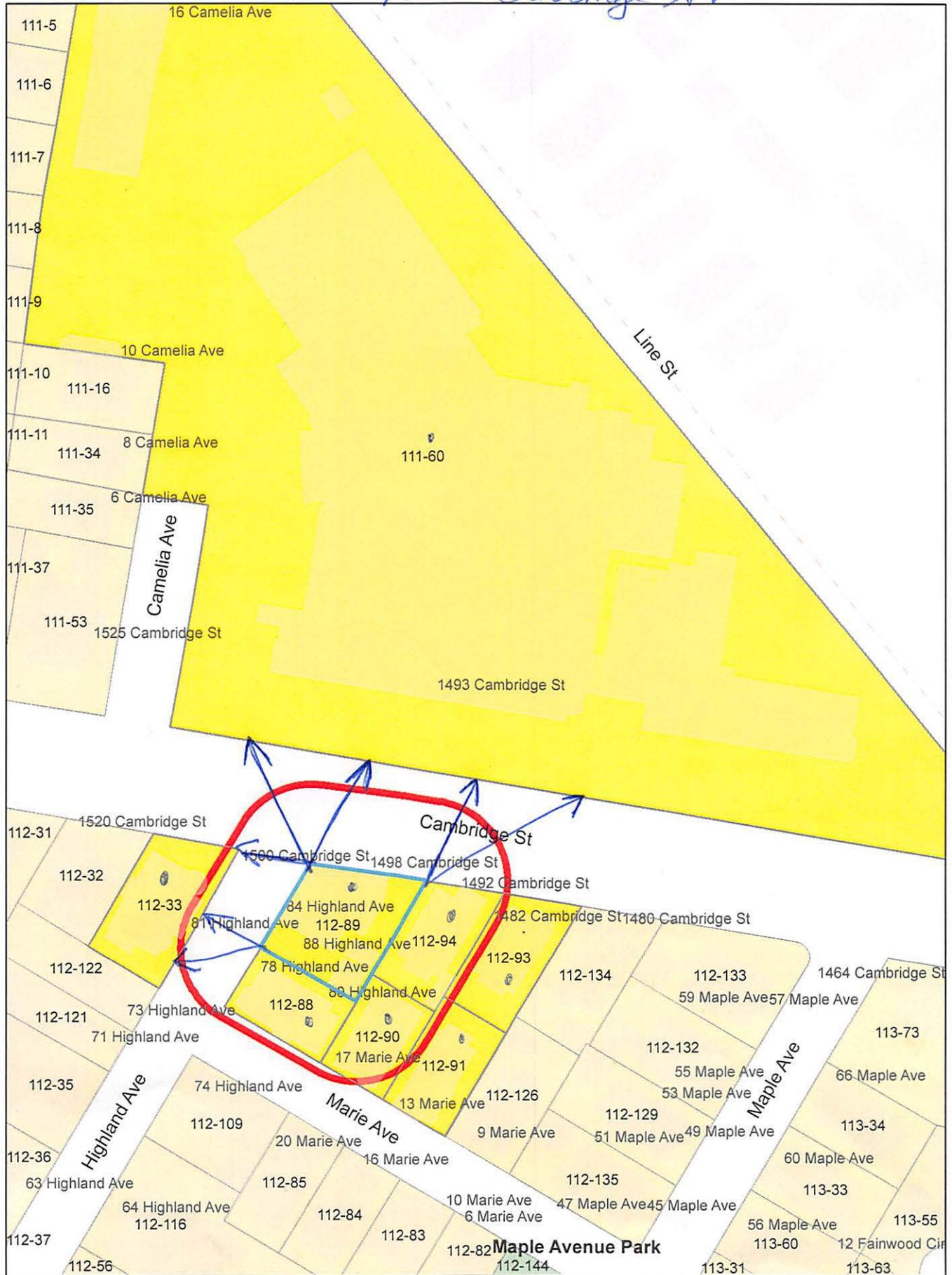
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

1500 Cambridge St.



1500 Cambridge St.

Petitioner

111-60
CAMBRIDGE CITY OF CITY HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

111-60
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

TRIOLOGY LAW LLC
C/O SARAH LIKE RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

111-60
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

112-90
KELLY, KATHLEEN M. & KEVIN O'CONNELL
17 MARIE AVENUE UNIT #1
CAMBRIDGE, MA 02139

112-89
RENIE REALTY LLC.
153 OLD SPRING ST.
LEXINGTON, MA 02421

112-90
LEPINAY, VINCENT & VERENA PARAVEL
17 MARIE AVE. UNIT#3
CAMBRIDGE, MA 02139

112-91
TUCKER, PATRICIA
13-15 MARIE AVE., UNIT #1 & 3
CAMBRIDGE, MA 02139

112-91
WILLIAMS, GREGORY H. & BIANCA A. BAADER
13-15 MARIE AVE, UNIT #2
CAMBRIDGE, MA 02139

112-90
SHORIN, JAYME A.
17 MARIE AVENUE UNIT #2
CAMBRIDGE, MA 02139

112-93
HARKINS, JAMES P. &
PATRICIA A. HARKINS A LIFE ESTATE
1488 CAMBRIDGE ST
CAMBRIDGE, MA 02139

112-94
BIANCALANA, JOSEPH
1492 CAMBRIDGE ST. UNIT#1
CAMBRIDGE, MA 02139

112-94
EHRENKRANZ, CHERYL E. & STUART I. MOTEW
1492 CAMBRIDGE ST., #2
CAMBRIDGE, MA 02138

112-94
DERDZINSKI, KRIS A & ANNA DERDZINSKI
3221 LA COSTA COURT
FAIRFIELD, CA 94534

112-88
RANDALL, ROBERT V. & BONNIE R. RANDALL
78 HIGHLAND AVE.
CAMBRIDGE, MA 02138

112-33
SHEA, MARK W. AND MARK W. SHEA,
TR. FOR THE BENEFIT OF MARTIN J. SHEA
81 HIGHLAND AVE.
CAMBRIDGE, MA 02139

112-90
SHORIN, JAYME A.
17 MARIE AVENUE UNIT #2
CAMBRIDGE, MA 02139

APPLICATION FOR ZONING RELIEF

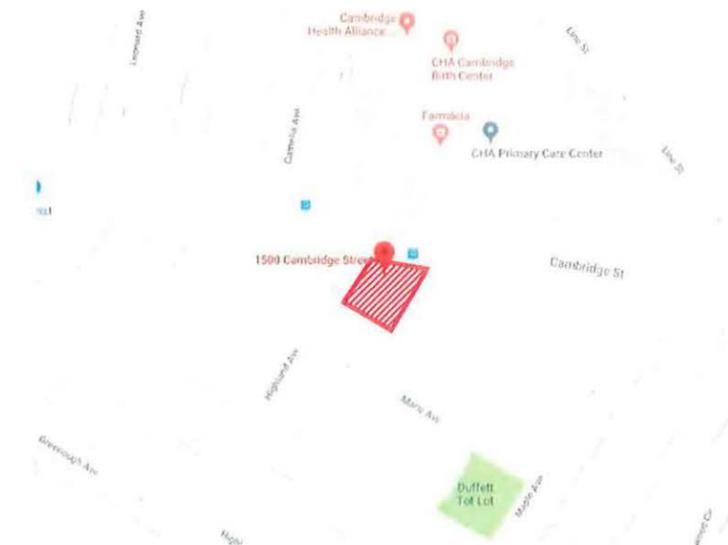
1500 CAMBRIDGE ST, CAMBRIDGE, MA 02139



HIGHLAND AVE ELEVATION

LIST OF DRAWINGS		ZBA		
		24 AUG 2018		
GENERAL				
T1	TITLE SHEET	X		
	EXISTING CONDITIONS PLOT PLAN	X		
	ILLUSTRATIVE LANDSCAPE PLAN	X		
Z1	ZONING ANALYSIS	X		
Z2	ZONING ANALYSIS	X		
Z3	ZONING ANALYSIS	X		
Z4	ZONING ANALYSIS	X		
Z5	ZONING ANALYSIS	X		

ARCHITECTURAL				
AS1	ARCHITECTURAL SITE PLAN	X		
A1	BASEMENT PLAN	X		
A2	FIRST FLOOR PLAN	X		
A3	SECOND FLOOR PLAN	X		
A4	THIRD FLOOR PLAN	X		
A5	CAMBRIDGE ST. ELEVATION	X		
A6	HIGHLAND AVE. ELEVATION	X		
A7	SIDE ELEVATION OFF HIGHLAND AVE.	X		
A8	LEFT SIDE ELEVATION OFF CAMBRIDGE ST.	X		
A9	REAR ELEVATION OF BUILDING 1	X		
A10	LEFT ELEVATION OF BUILDING 2	X		
EC1	EXISTING CONDITION PHOTOS	X		



LOCUS PLAN

PREPARED BY:

ARCHITECT

PETER QUINN ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

DESIGN CONSULTANTS, INC.
120 MIDDLESEX AVE
SOMERVILLE, MA 02145
PH (617) 776-3350

LANDSCAPE ARCHITECT

VERDANT
318 HARVARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735-1180

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
**REDEVELOPMENT OF
1500 CAMBRIDGE ST**

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR

HATFIELD ASSOCIATES, INC.

19 WINCHESTER DR
LEXINGTON, MA 02420

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

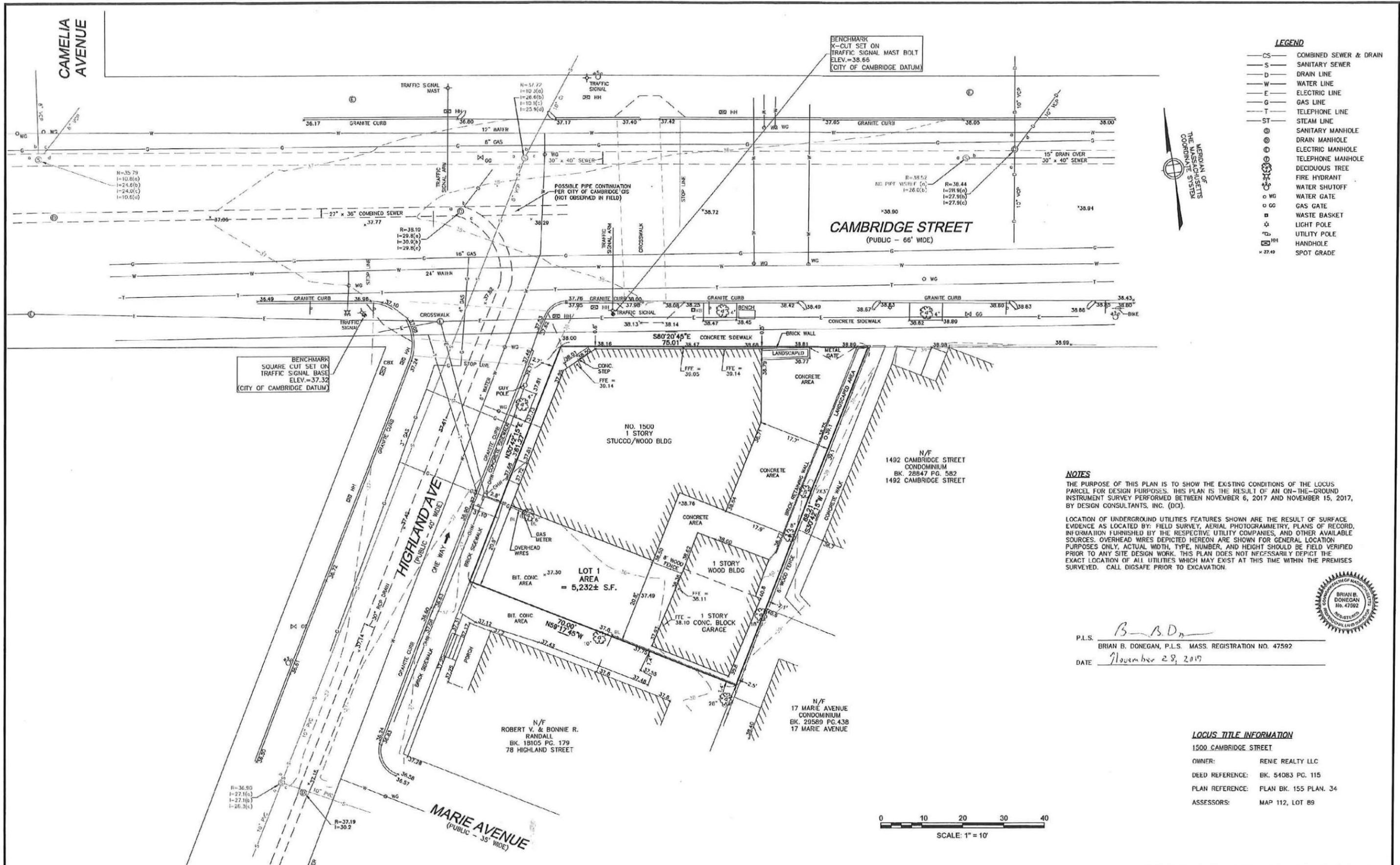
REVISION	DATE

ZBA 24 AUG 2018

DRAWN BY MY REVIEWED BY PQ

SHEET

T-1



- LEGEND**
- CS COMBINED SEWER & DRAIN
 - S SANITARY SEWER
 - D DRAIN LINE
 - W WATER LINE
 - E ELECTRIC LINE
 - G GAS LINE
 - T TELEPHONE LINE
 - ST STEAM LINE
 - ⊙ SANITARY MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ DECIDUOUS TREE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER SHUTOFF
 - ⊙ WATER GATE
 - ⊙ GAS GATE
 - ⊙ WASTE BASKET
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ HANDHOLE
 - ⊙ SPOT GRADE

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN NOVEMBER 6, 2017 AND NOVEMBER 15, 2017, BY DESIGN CONSULTANTS, INC. (DCI).

LOCATION OF UNDERGROUND UTILITIES FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY: FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. OVERHEAD WIRES DEPICTED HEREON ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. ACTUAL WIDTH, TYPE, NUMBER, AND HEIGHT SHOULD BE FIELD VERIFIED PRIOR TO ANY SITE DESIGN WORK. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.



P.L.S. B. B. Donegan
 BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
 DATE November 28, 2017

LOCUS TITLE INFORMATION

1500 CAMBRIDGE STREET

OWNER: RENIE REALTY LLC

DEED REFERENCE: BK. 54083 PG. 115

PLAN REFERENCE: PLAN BK. 155 PLAN. 34

ASSESSORS: MAP 112, LOT 89

Copyright 2017 Design Consultants, Inc.

P:\2017 Projects\2017-107 1500 Cambridge St Cambridge\Draw\SURVEYING\17-107ec.dwg

Design Consultants, Inc. CIVIL ENGINEERS and LAND SURVEYORS 120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350	SCALE: HORIZ: 1" = 10' VERT: _____	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISIONS																	FIELD: LG CALCS: BD CHECKED: ML APPROVED: BD	EXISTING CONDITIONS PLAN 1500 CAMBRIDGE STREET	PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS SURVEYED FOR HATFIELD ASSOCIATES, INC.	PROJECT NO. 2017-107 DATE: NOV. 28, 2017 SHEET NO. 1 OF 1
			NO.	DATE	BY	REVISIONS																				
Design Consultants, Inc. 120 Middlesex Avenue, Somerville, MA 02145, 617-776-3350																										

PROPOSED PLANT LIST

Trees:

Qty	Sym	Botanical name	Common name	Min Size	Notes
4	CB	Carpinus betulus 'Fastigiata'	Fastigiata Hornbeam	3" cal.	B&B
3	PS	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	3" cal.	B&B
5	PSb	Pinus strobus 'Brevifolia Elf'	White Pine Cultivar	2" cal.	B&B
1	UP	Ulmus parviflora	Lacebark Elm	3" cal.	B&B

Shrubs:

27	BM	Buxus microphylla 'Green Mountain'	Boxwood	24" ht.	Space 30"
10	CP	Comptonia peregrina	Sweetfern	24" ht.	Space 36"
7	DG	Deutzia gracilis 'Nikko'	Nikko Deutzia	24" ht.	Space 36"
4	IG	Ilex glabra	Inkberry	24" ht.	Pots
2	IC	Ilex crenata 'Steeds Upright'	Upright Holly	36" ht.	Pots
23	R	Rhododendron 'Sherwood Red'	Rhody	24" ht.	

Perennials:

22	ah	Amsonia hubrechtii	Star Flower	2 gal.	Space 24"
25	ck	Calamagrostis acutifolia 'Karl Foerster'	Feather Reed Grass	2 gal.	Pots
60	dp	Dennstaedtia punctilobula	Hayscented Fern	2 gal.	Space 24"
5	gl	Gaura lindheimeri 'Whirling Butterflies'	Wandflower	1 gal.	Space 24"
10	la	Lavandula angustifolia 'Hidcote'	Lavender Hidecote	1 gal.	Space 18"
10	pvs	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Space 36"



INKBERRY

COMPTONIA

RHODODENDRON

LAVANDULA

PANICUM



'PLANK' STYLE BRICK PAVER (PERMEABLE)



3' HT. FRONTYARD FENCE



6' HT. REARYARD FENCE



PRUNUS SERRULATA 'KWANZAN'



PINUS STROBUS CULTIVAR



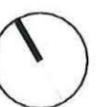
DENNSTAEDTIA



LACEBARK ELM



FASTIGIATE HORNBEAM



**1500 CAMBRIDGE ST - Proposed single family & 2-family development.
Res. C-1 zoning district.**

	EXISTING		PROPOSED	REQUIRED / ALLOWED
Gross Floor Area	±2,180-GSF		3,920-GSF	(5,232x0.75)= 3,924-GSF (max.)
Lot Area	±5,232-SF		No Change	5,000-SF (min.)
Gross Floor Area Ratio (FAR)	0.42		0.749	0.75
Lot Area for Each Dwelling Unit	N/A		1,744-SF	1,500-SF
Lot Size	Width	70.0'	No Change	50' min.
	Depth	74.75'	No Change	N/A
Setbacks in Feet (See Z1.1)	Front-Cambridge	0.5'	Bldg 1: 10.0' Bldg 2: 39.4'	(H+L)/6 to center of street, no case <10'
	Front-Highland	2.7'	Bldg 1: 10.3' Bldg 2: 24.2'	(H+L)/6 to center of street, no case <10'
	Side - off Cambridge	17.7'	Bldg 1: 9.3' Bldg 2: 15'	(H+L)/7 (under 40' bldg. height), no case <7.5'
	Side - off Highland	20.8'	Bldg 1: 38.7' Bldg 2: 7.5'	7.4'. See multiple plane formula, but no case <7.5'
Building Size	Height	±15'	Bldg 1: 34.9' Bldg 2: 25.9'	35' (max.)
Building Separation	N/A		Principle bldg.: 10.2' At bay: 10.0'	(34.9'+25.9')/6=10.1' min.
Private Open Space % of Lot Area	0% total		907-SF private open space + 1,533-SF permeable open space=2,440-SF total (47%)	30% lot =1,570-SF min Private Open Space
Area and % of req'd with width >15.0'			907-SF at grade + 0-SF at roof = 907-SF (17%) (122-SF POS surplus)	15% lot (half of 30%) ≥15'x15'=785-SF min 7.5% lot (half of 15%) at grade = 393-SF min
			1,533-SF permeable open space provided.	15% lot (half of 30%) <15'x15'= 785-SF max Permeable toward calculation. (785-SF - 122-SF POS surplus = 663-SF Permeable required.)
Area and % of req'd with width < 15.0' (Permeable)				
No. of Dwelling Units	N/A		3	(5,232/1,500) = 3 units (max.)
Car Parking Spaces	3		3 (No Change)	1/dwelling unit = 3
Bicycle Parking Spaces	0		0	0

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3909

SEAL



CONSULTANT

PROJECT
REDEVELOPMENT OF
1500 CAMBRIDGE ST

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR

HATFIELD ASSOCIATES, INC.

19 WINCHESTER DR
LEXINGTON, MA 02420

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

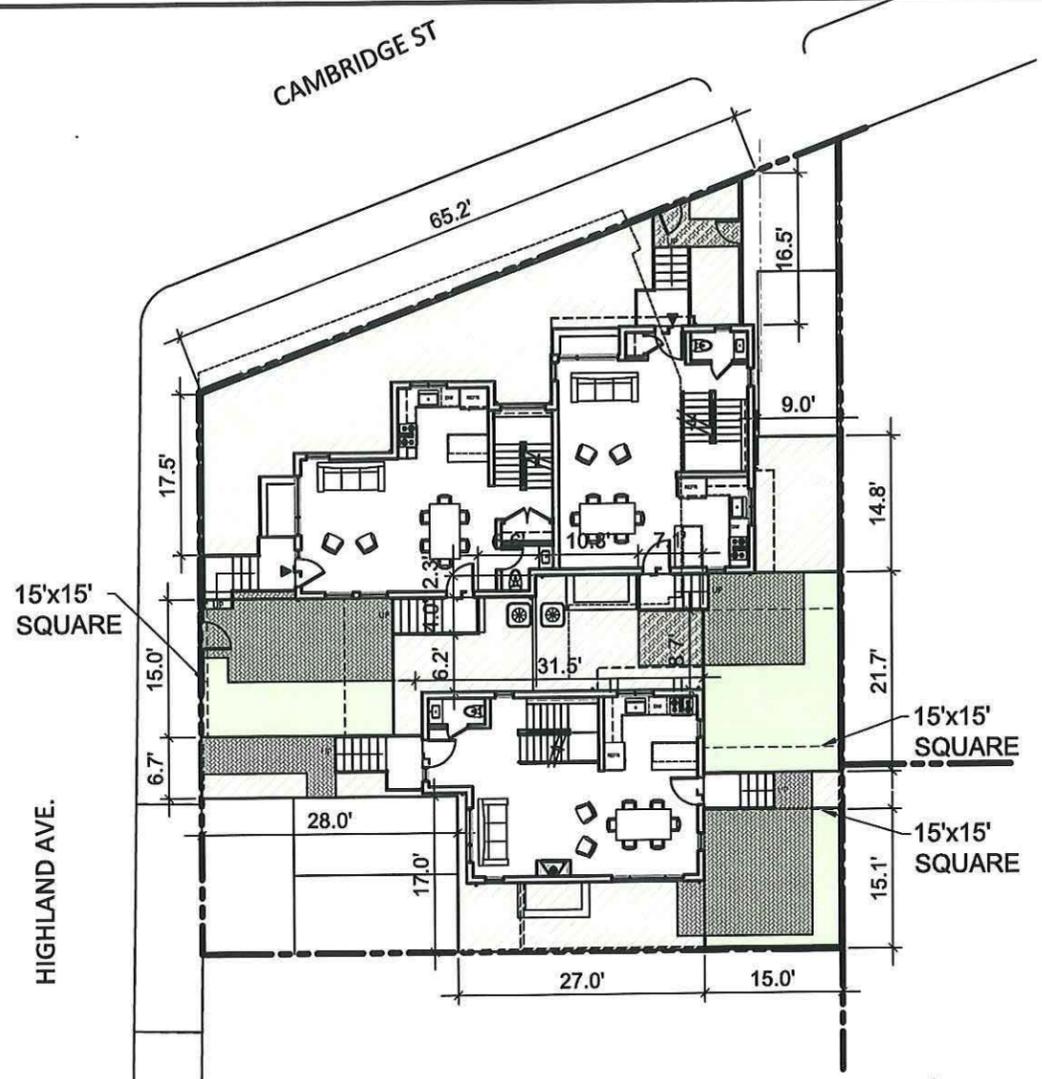
REVISION	DATE

ZBA 24 AUG 2018

DRAWN BY MY	REVIEWED BY PQ
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SHEET

Z1



	PRIVATE OPEN SPACE	907 SF	= 17%
		5,232 LOT SF	
	PERMEABLE AREA	1,533 SF	= 29%
		5,232 LOT SF	

3 PRIVATE OPEN SPACE
SCALE: 1"=20'



4 BUILDING HEIGHT
SCALE: 1"=10'

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ARCHITECTURE
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COMMUNITY DESIGN

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SOMERVILLE, MA 02144
PH 617-354-3989



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19 WINCHESTER DR
LEXINGTON, MA 02420

DRAWING TITLE
ZONING COMPLIANCE

SCALE AS NOTED	
REVISION	DATE
ZBA	24 AUG 2018
DRAWN BY MY	REVIEWED BY PQ

SHEET
Z3

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PROJECT
 REDEVELOPMENT OF
 1500 CAMBRIDGE ST

1500 CAMBRIDGE ST.
 CAMBRIDGE MA 02135

PREPARED FOR
 HATFIELD
 ASSOCIATES, INC.

19 WINCHESTER DR
 LEXINGTON, MA 02420

DRAWING TITLE

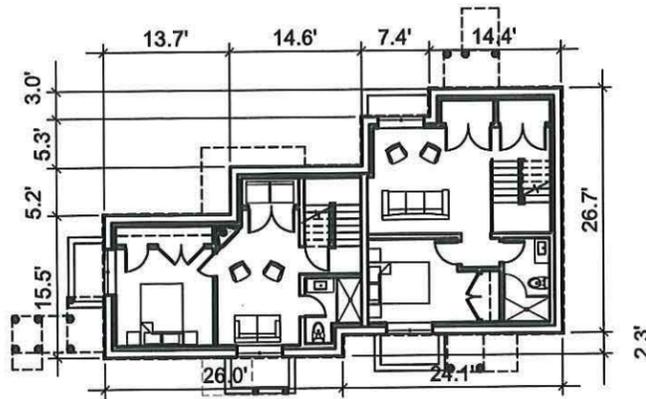
ZONING
 COMPLIANCE

SCALE AS NOTED

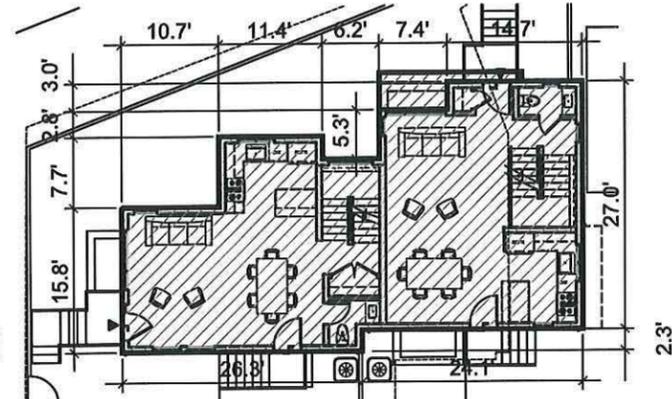
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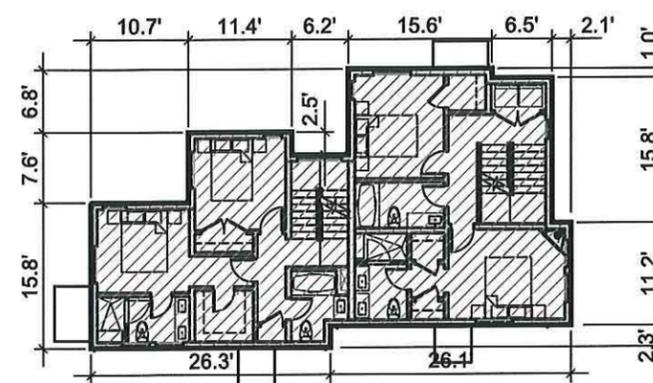
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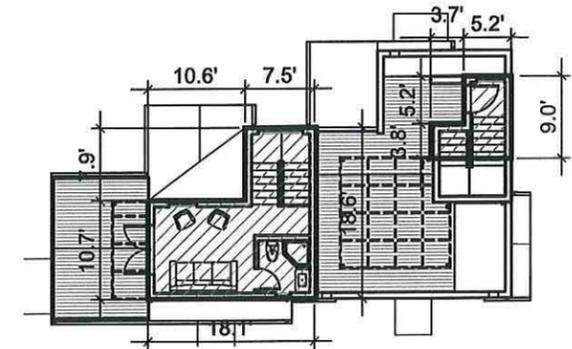
B1: 0-GSF



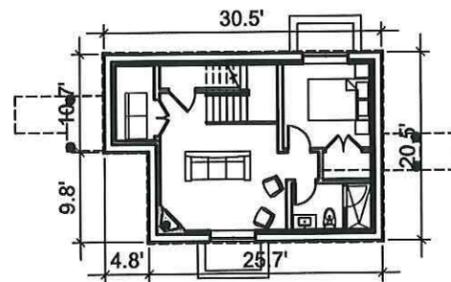
B1: 1,173-GSF



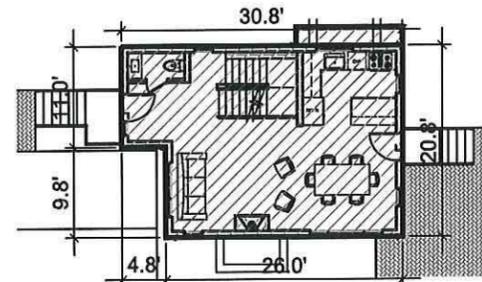
B1: 1,196-GSF



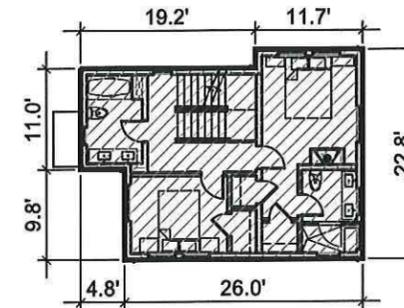
B1: 257-GSF + 60=317



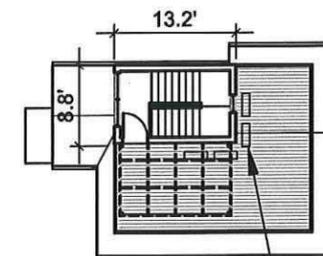
B2: 0-GSF



B2: 618-GSF



B2: 618-GSF



ROOFTOP
 MECHANICAL

B2: 0-GSF

BASEMENT: 0-GSF

1ST FLOOR: 1,791-GSF

2ND FLOOR: 1,814-GSF

3RD FLOOR: 317-GSF

GROSS SQUARE FOOTAGE SUMMARY

FLOOR	B1	B2	TOTAL
3RD FL	317	0	317
2ND FL	1,196	618	1,814
1ST FL	1,173	618	1,791
BASEMENT	0	0	0
TOTAL	2,686	1,236	3,922-GSF

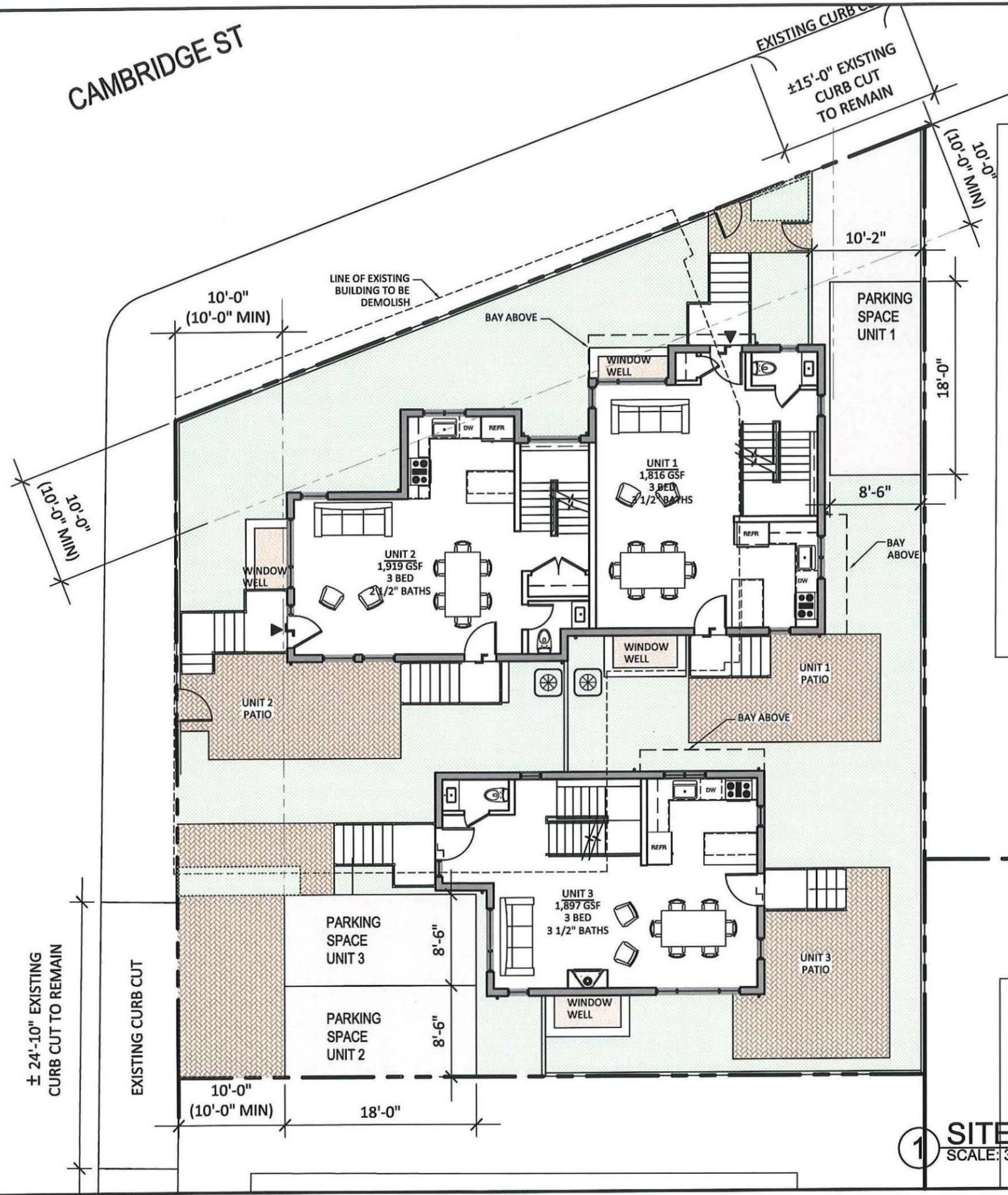
2 GROSS FLOOR AREA

SCALE: 1"=20'

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CAMBRIDGE ST

HIGHLAND AVE.



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PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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PH 617-354-3989



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PROJECT
REDEVELOPMENT OF
1500 CAMBRIDGE ST

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR
HATFIELD ASSOCIATES, INC.

19 WINCHESTER DR
LEXINGTON, MA 02420

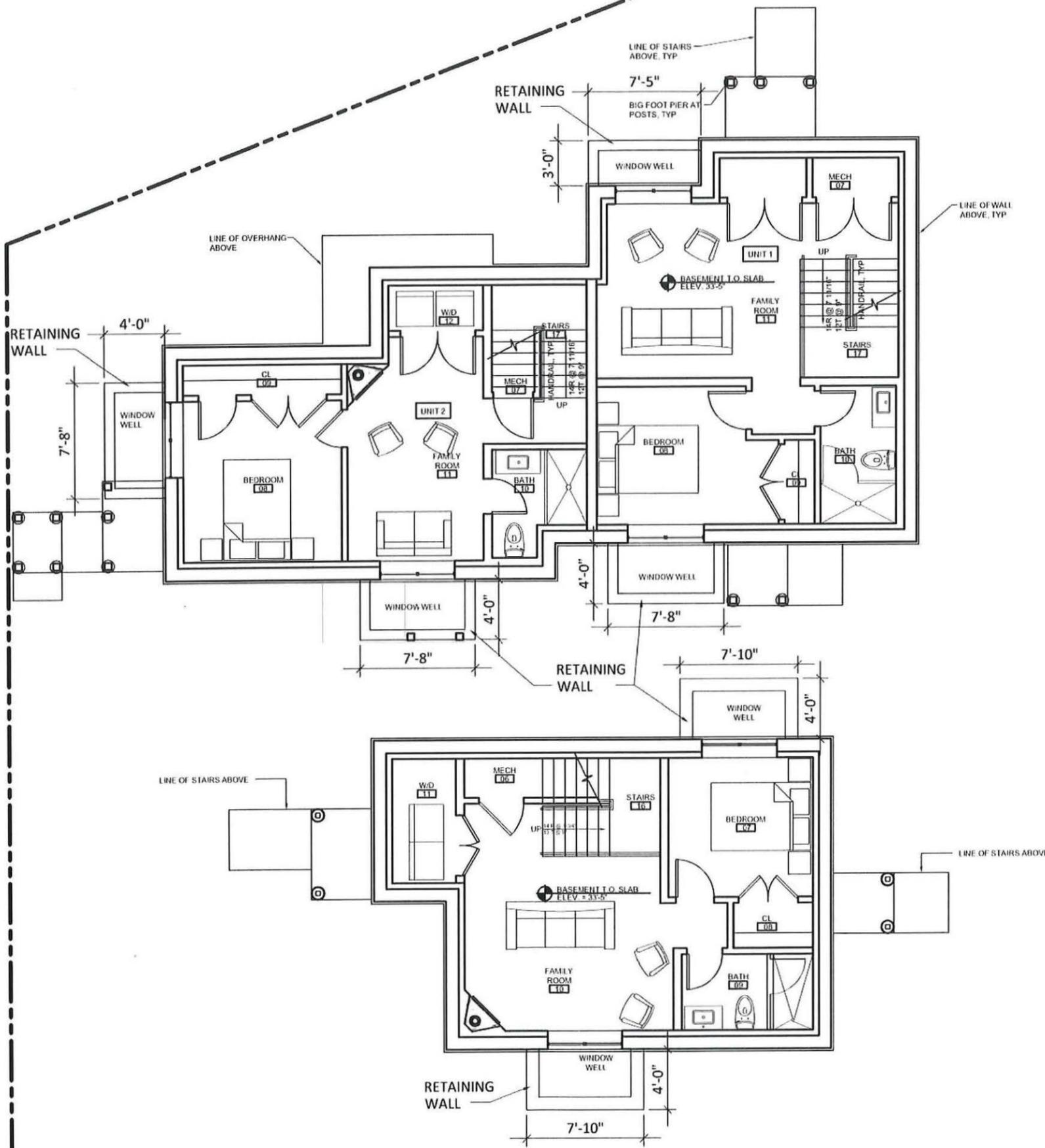
DRAWING TITLE
SITE PLAN

SCALE AS NOTED

REVISION	DATE
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SHEET	

1 SITE PLAN
SCALE: 3/32" = 1'-0"

AS-1



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DRAWING TITLE
BASEMENT PLAN

SCALE AS NOTED

REVISION	DATE
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SHEET	

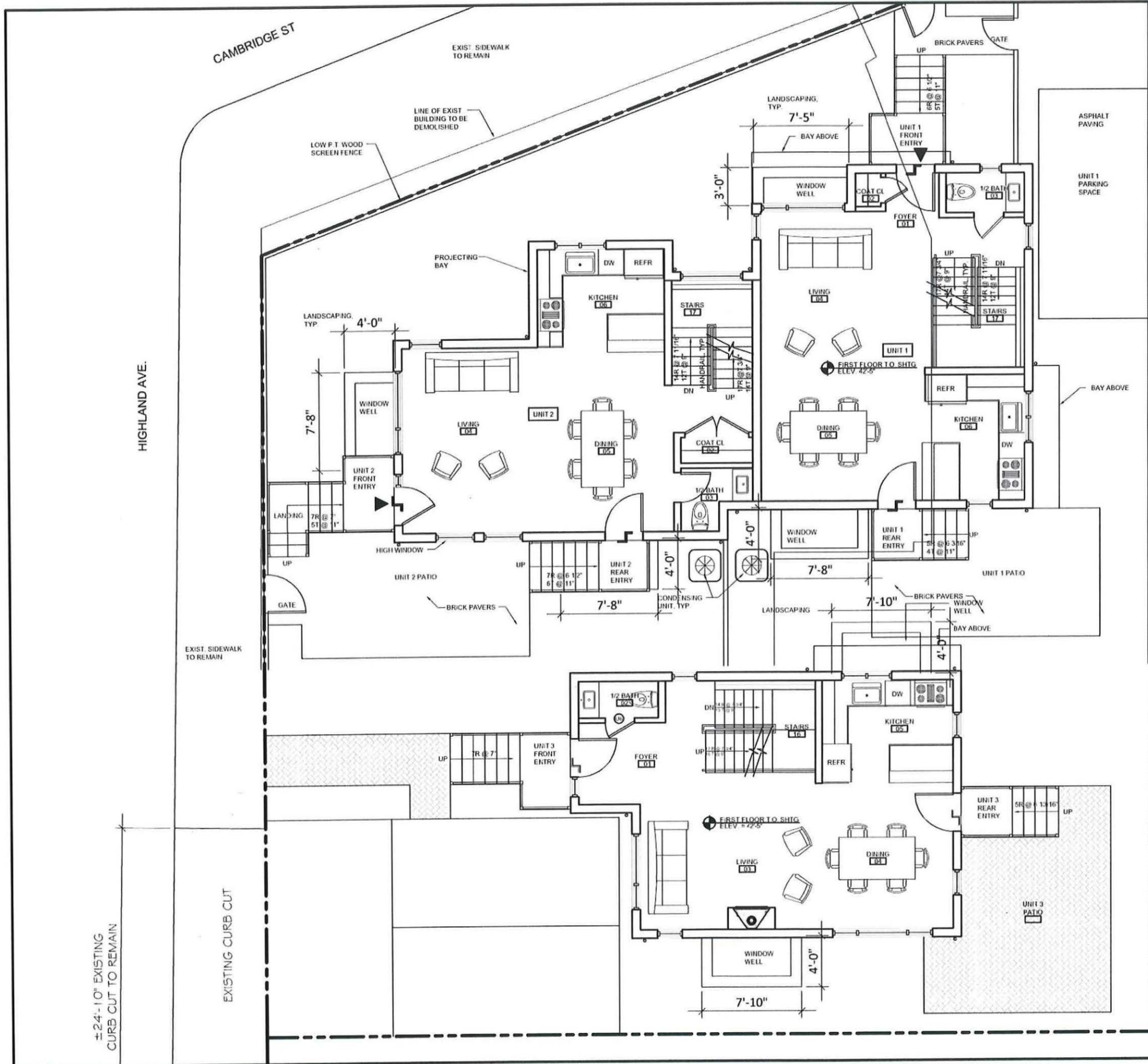


1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

A-1

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±24'-10" EXISTING CURB CUT TO REMAIN

EXISTING CURB CUT

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SOMERVILLE, MA 02144
PH 617-354-3889



CONSULTANT

PROJECT
**REDEVELOPMENT OF
1500 CAMBRIDGE ST**

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR
HATFIELD ASSOCIATES, INC.
19 WINCHESTER DR
LEXINGTON, MA 02420

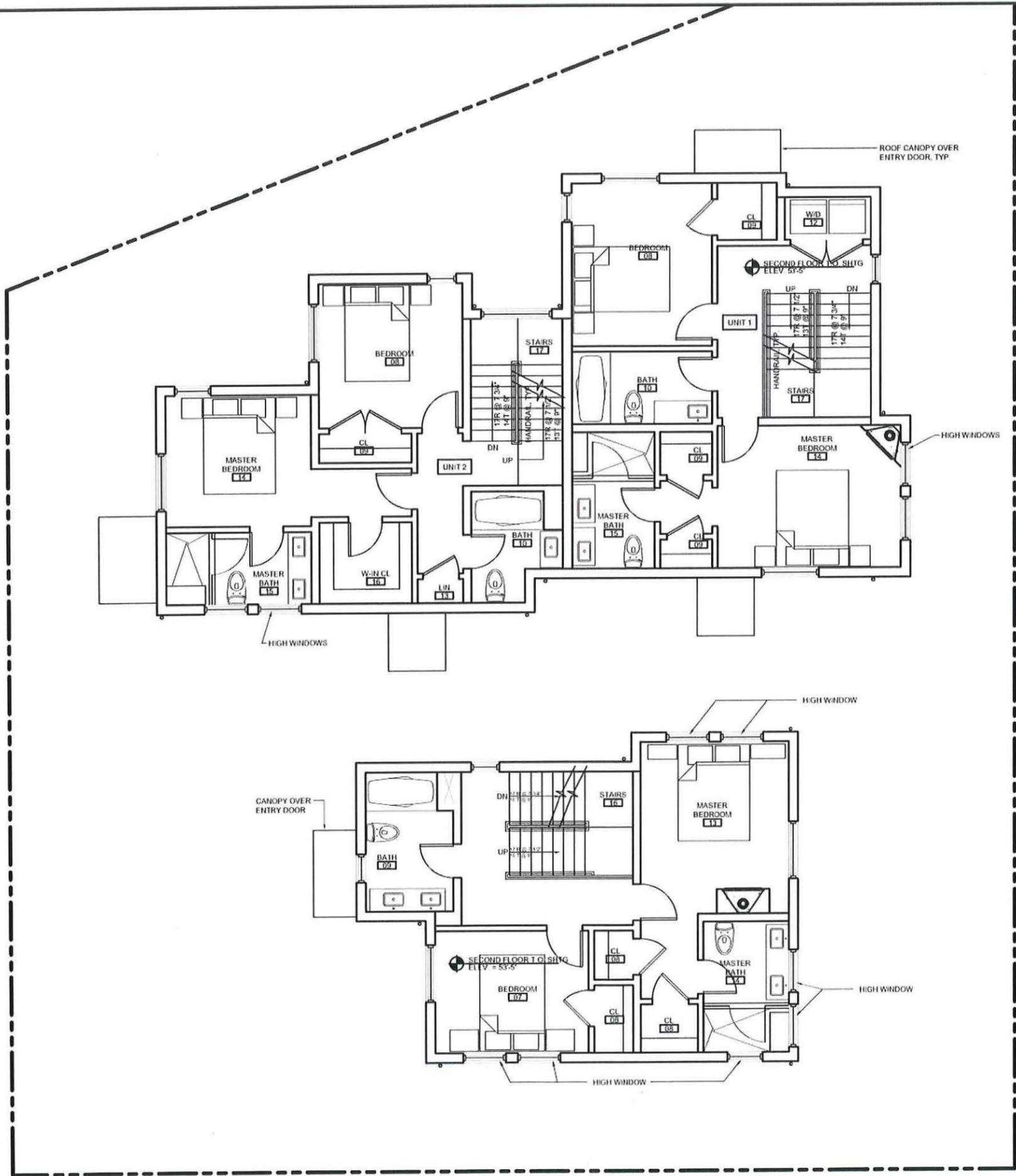
DRAWING TITLE
FIRST FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA	24 AUG 2018
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SHEET	

A-2

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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PH: 617-354-3869



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PROJECT
REDEVELOPMENT OF
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CAMBRIDGE MA 02135

PREPARED FOR
HATFIELD ASSOCIATES, INC.
19 WINCHESTER DR
LEXINGTON, MA 02420

DRAWING TITLE
SECOND FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
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SHEET	

A-3



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PROJECT
**REDEVELOPMENT OF
1500 CAMBRIDGE ST**

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR
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19 WINCHESTER DR.
LEXINGTON, MA 02420

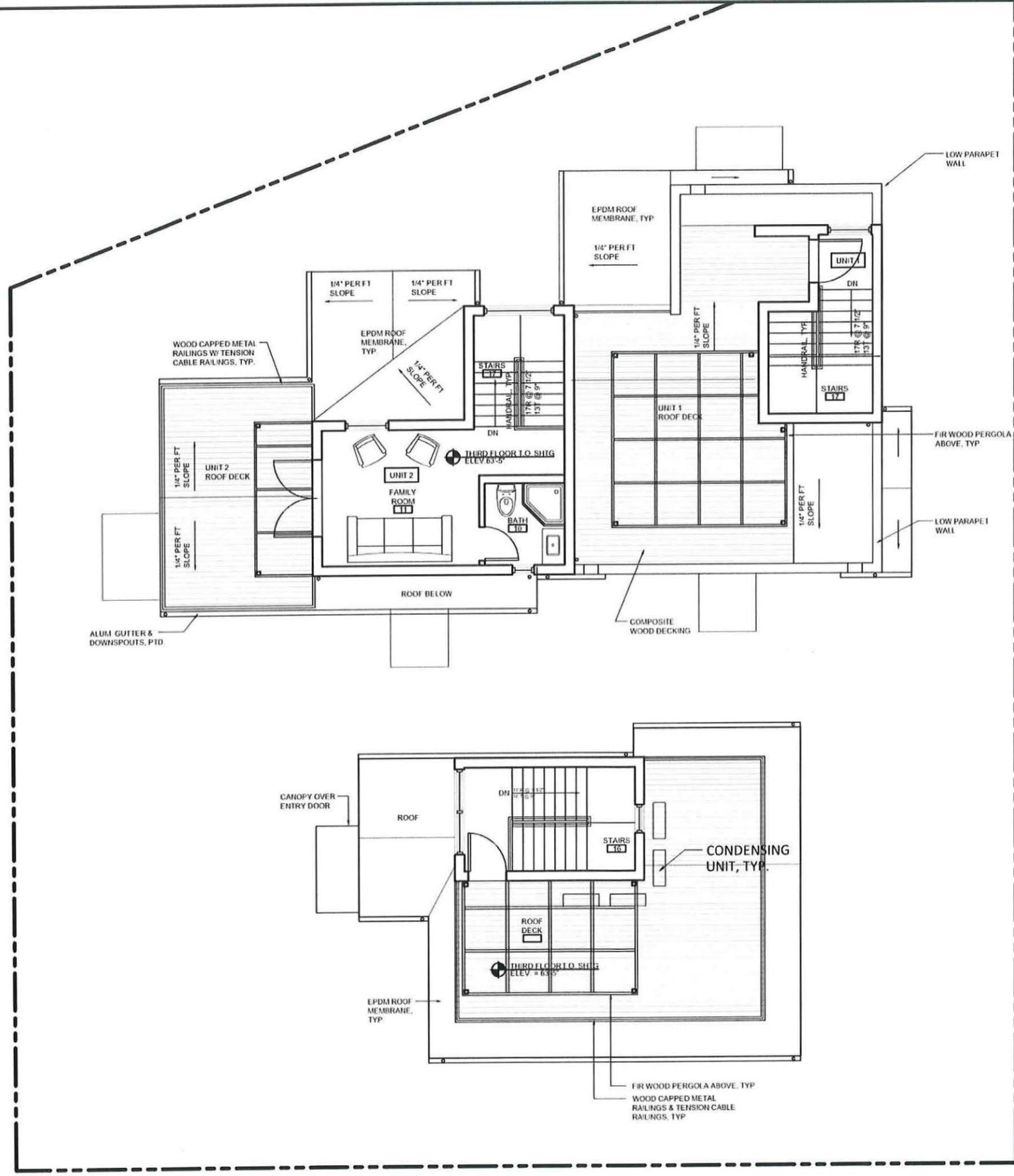
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THIRD FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
ZBA	24 AUG 2018
DRAWN BY KVS	REVIEWED BY PQ

SHEET

A-4



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



CONSULTANT

PROJECT
REDEVELOPMENT OF
1500 CAMBRIDGE ST

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR
HATFIELD ASSOCIATES, INC.

19 WINCHESTER DR
LEXINGTON, MA 02420

DRAWING TITLE
LEFT ELEVATION
OFF
CAMBRIDGE ST

SCALE AS NOTED

REVISION	DATE

ZBA 24 AUG 2018

DRAWN BY KVS REVIEWED BY PQ

SHEET

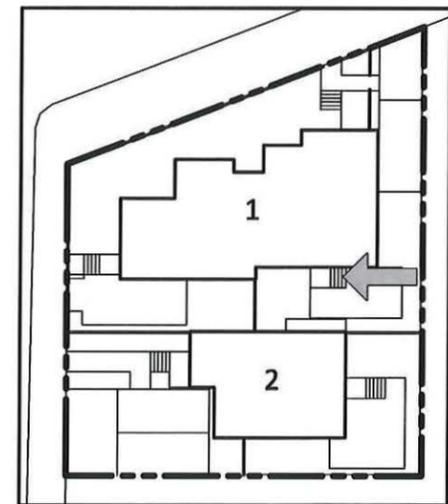
A-8



1 LEFT ELEVATION OFF CAMBRIDGE ST
SCALE: 1/8" = 1'-0"

TYPICAL NOTE:
T= TEMPERED GLAZING

EXTERIOR MATERIALS LEGEND	
1	ALLURA FIBER CEMENT LAP SIDING, 5 1/4"X12'-0" SIZE; 4" EXPOSURE, COLOR BEIGE
2	ALLURA FIBER CEMENT LAP SIDING, 8 1/4"X12'-0" SIZE; 7" EXPOSURE, COLOR BLUE
3	ALLURA FIBER CEMENT LAP SIDING, 8 1/4"X12'-0" SIZE; 7" EXPOSURE, COLOR GREY
4	PAINTED PARGED CONCRETE
5	ALLURA FIBER CEMENT STUCCO FINISH, PAINTED LIGHT GREY
6	4" WOOD CEDAR LAP SIDING W/ ARBOR COAT STAIN FINISH
7	BORAL 1X4 TRIM BOARD, PAINTED TO MATCH SIDING COLOR
8	BORAL 1X6 TRIM BOARD, PAINTED TO MATCH SIDING COLOR
9	FIR WOOD PERGOLA W/ ARBOR COAT STAIN FINISH



KEY PLAN



CONSULTANT

PROJECT
 REDEVELOPMENT OF
 1500 CAMBRIDGE ST

1500 CAMBRIDGE ST
 CAMBRIDGE MA 02135

PREPARED FOR
HATFIELD ASSOCIATES, INC.

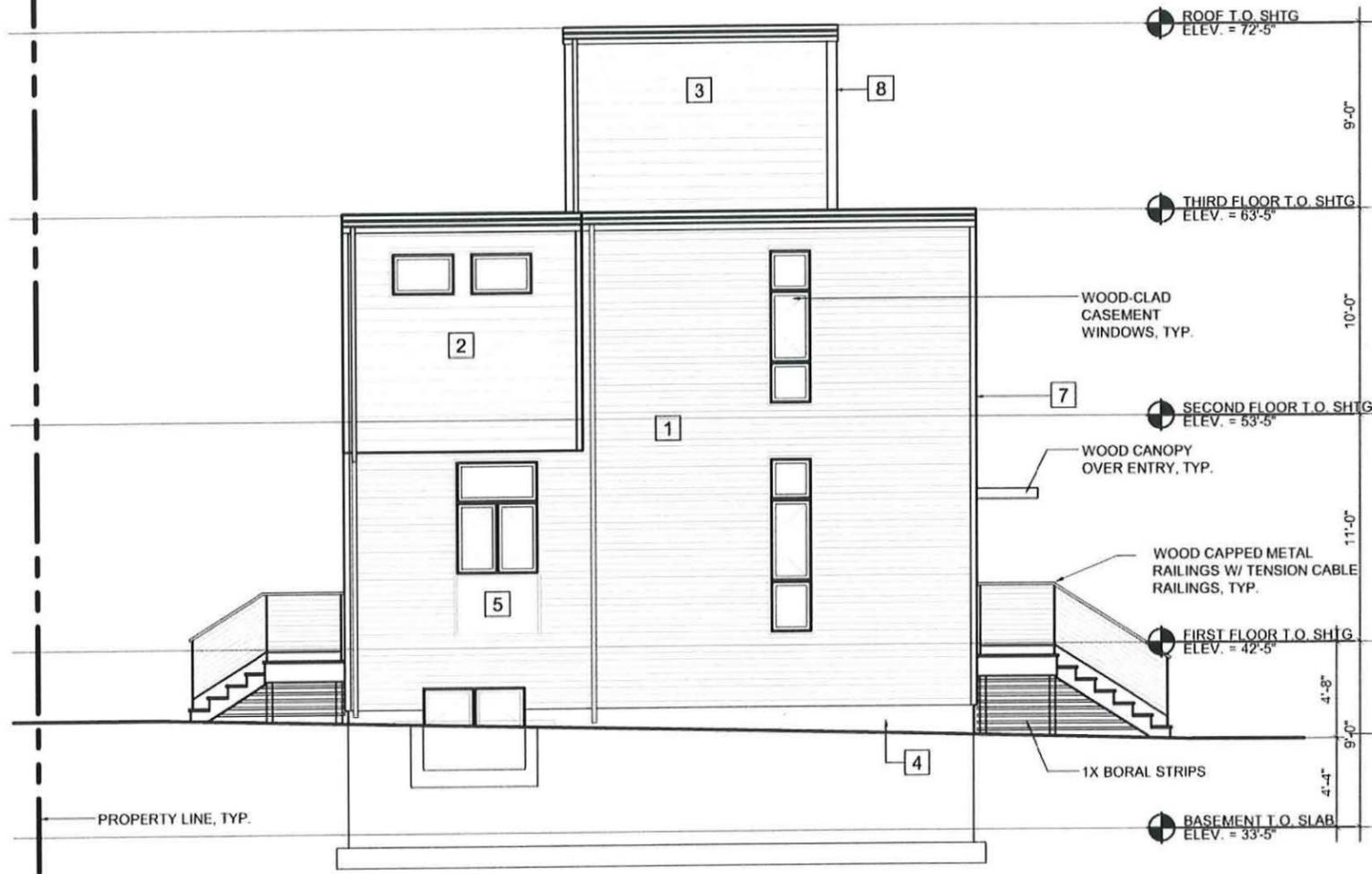
19 WINCHESTER DR
 LEXINGTON, MA 02420

DRAWING TITLE
LEFT ELEVATION OF BUILDING 2

SCALE AS NOTED

REVISION	DATE
ZBA	24 AUG 2018
DRAWN BY KVS	REVIEWED BY PQ

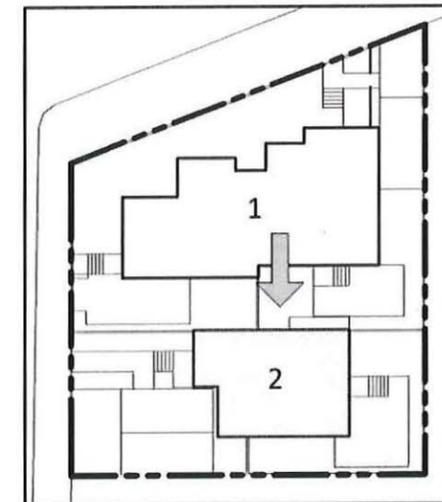
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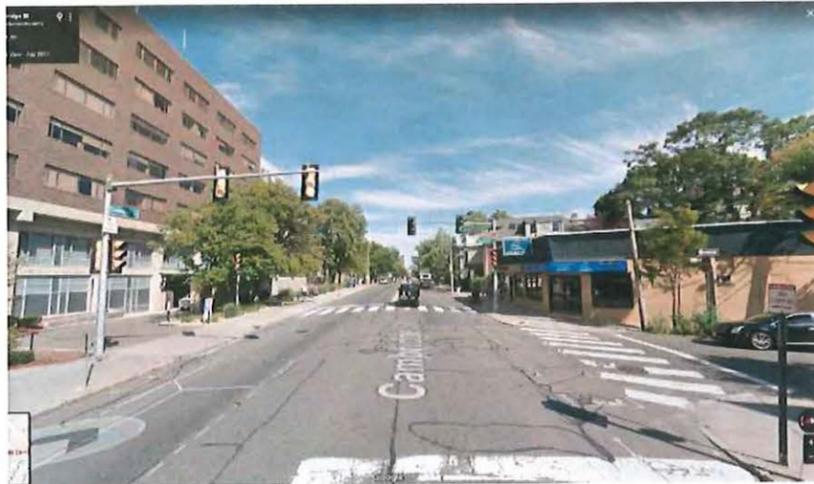
1 LEFT ELEVATION OF BUILDING 2
 SCALE: 1/8" = 1'-0"

TYPICAL NOTE:
 T= TEMPERED GLAZING

EXTERIOR MATERIALS LEGEND	
1	ALLURA FIBER CEMENT LAP SIDING, 5 1/4"X12'-0" SIZE; 4" EXPOSURE, COLOR BEIGE
2	ALLURA FIBER CEMENT LAP SIDING, 8 1/4"X12'-0" SIZE; 7" EXPOSURE, COLOR BLUE
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7	BORAL 1X4 TRIM BCARD, PAINTED TO MATCH SIDING COLOR
8	BORAL 1X6 TRIM BCARD, PAINTED TO MATCH SIDING COLOR
9	FIR WOOD PERGOLA W/ ARBOR COAT STAIN FINISH



KEY PLAN



1. VIEW DOWN CAMBRIDGE STREET



2. CAMBRIDGE STREET ELEVATION ACROSS HIGHLAND AVENUE



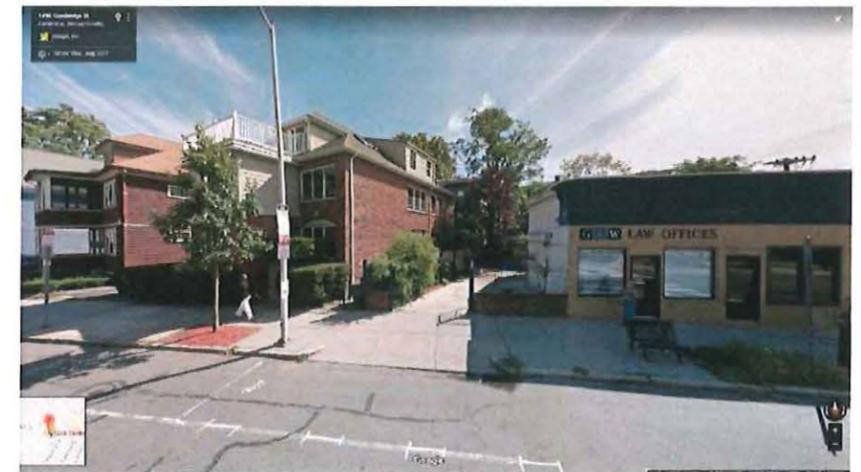
3. EXISTING BUILDING - CORNER VIEW



4. EXISTING BUILDING - FACING CAMBRIDGE STREET



5. EXISTING BUILDING - SHOWING EXISTING PARKING OFF CAMBRIDGE STREET



6. ABUTTING BUILDING ALONG CAMBRIDGE STREET



7. ABUTTING BUILDING ALONG HIGHLAND AVENUE



8. EXISTING BUILDING - SHOWING EXISTING PARKING OFF HIGHLAND AVENUE



9. EXISTING BUILDING - FACING HIGHLAND AVENUE

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3959



CONSULTANT

PROJECT
REDEVELOPMENT OF
1500 CAMBRIDGE ST

1500 CAMBRIDGE ST.
CAMBRIDGE MA 02135

PREPARED FOR

HATFIELD ASSOCIATES, INC.

19 WINCHESTER DR
LEXINGTON, MA 02420

DRAWING TITLE

EXISTING
CONDITION
PHOTOS

HIGHLAND AVE.

SCALE AS NOTED

REVISION	DATE

ZBA	24 AUG 2018
-----	-------------

DRAWN BY EC	REVIEWED BY PQ
----------------	-------------------

SHEET

EC1



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **1500 Cambridge Street**

OWNER: **Renie Realty, LLC**
153 Old Spring Street
Lexington, MA 02421

AGENT: **Walter Hatfield**
19 Winchester Drive
Lexington, MA 02420

The Mid Cambridge 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 an existing one-story commercial structure and construct three new three-story residential units in two buildings with roof decks

The work has been approved as depicted in the plans titled, "Redevelopment of 1500 Cambridge St," by Peter Quinn Architects dated revised March 14, 2018.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is binding on the applicant.

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 or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: MC-5338

Date of Certificate: April 25, 2018

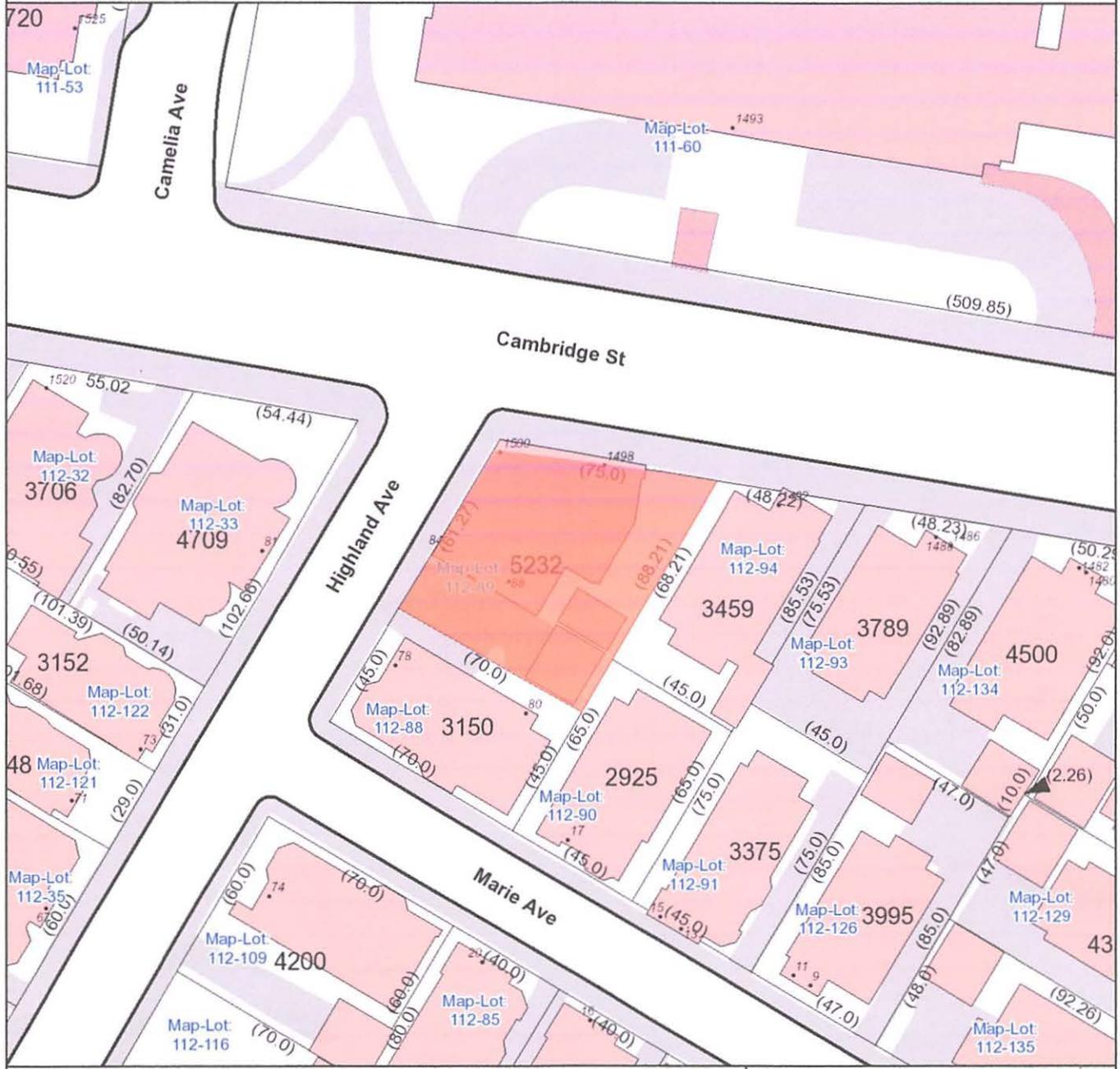
Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on April 25, 2018.

By Nancy Goodwin/sge, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____, City Clerk



City of Cambridge
Massachusetts

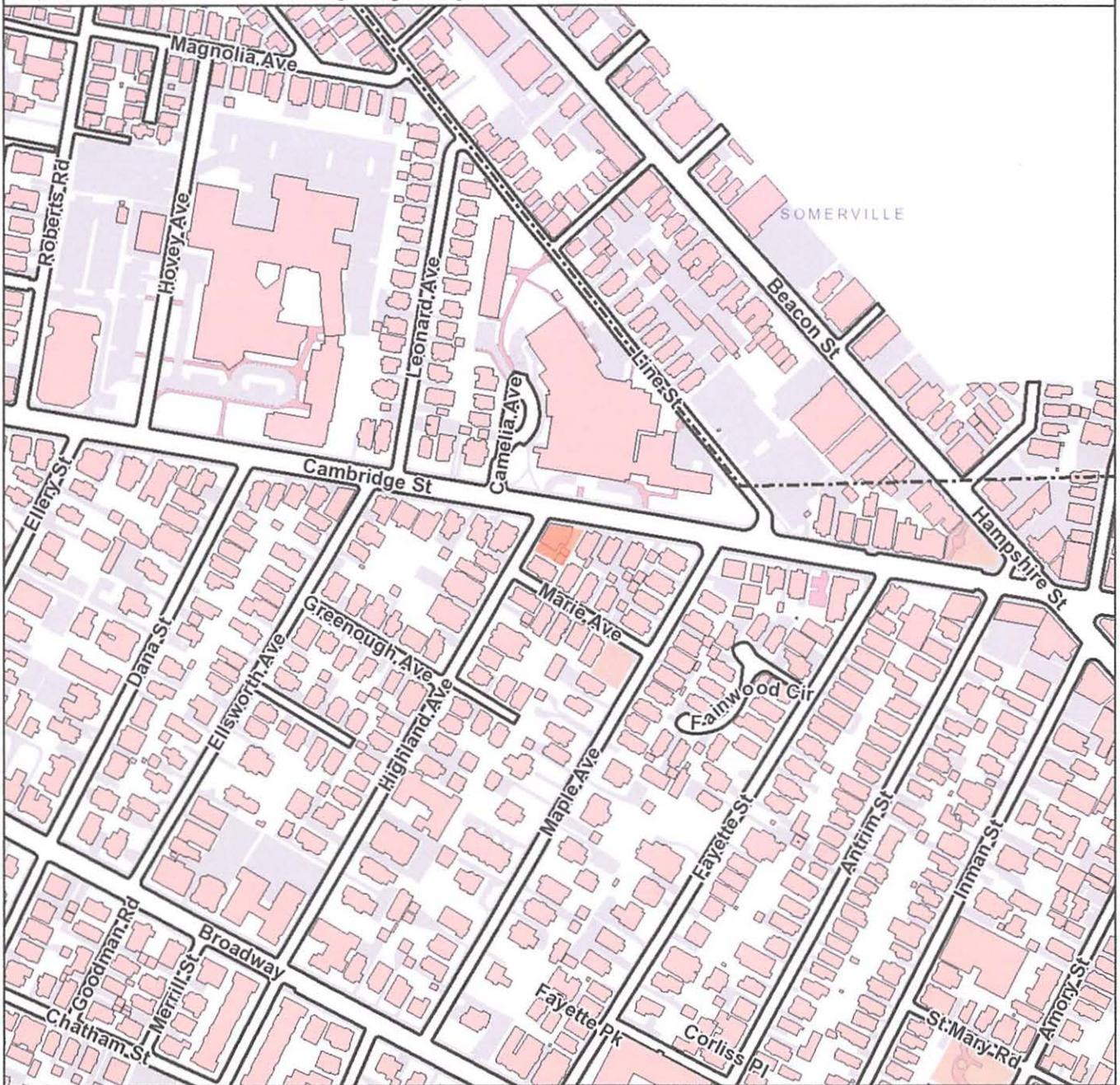
1" = 48 ft

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- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





City of Cambridge
Massachusetts

1" = 310 ft

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