

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: James R. & Mary Alice Van Sickle

PETITIONER'S ADDRESS: 15 Brown Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 15 Brown Street, Cambridge, MA 02138

TYPE OF OCCUPANCY: Single family dwelling ZONING DISTRICT: A-2

REASON FOR PETITION:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Additions                 | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy              | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer                               | <input type="checkbox"/> Subdivision   |
| <input type="checkbox"/> Other: _____                         |  |

DESCRIPTION OF PETITIONER'S PROPOSAL:

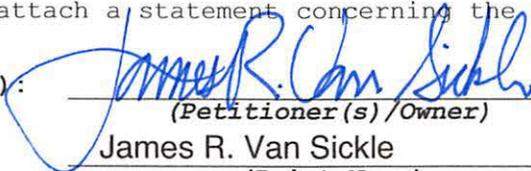
In order to provide additional shelter at entrances for the aging homeowners, they propose to add porch roofs to existing front and back doors as follows:

1. Construct new porch roof at existing front door (27.5 sq. ft.)
2. Construct new porch roof at existing back door (10.3 sq. ft.)

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.31 Section Residential Districts: Table 5-1 Table of Dimensional Requirements  
Article 4.21h Section Accessory Uses: accessory building shall not be located nearer than 10' to the principal building

Applicants for a **Variance** must complete Pages 1-5  
Applicants for a **Special Permit** must complete Pages 1-4 and 6  
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):   
(Petitioner(s)/Owner)  
James R. Van Sickle  
(Print Name)

Address: 15 Brown Street

Cambridge, MA 02138

Tel. No.: 617-868-4799

E-Mail Address: jamesrvansickle@gmail.com

Date: \_\_\_\_\_

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

*To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.*

I/We James R & Mary Alice Van Sickle  
(OWNER)

Address: 15 Brown Street, Cambridge, MA 02138

State that I/We own the property located at 15 Brown Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of James R & Mary Alice Van Sickle  
Trustee of 15 Brown Street Realty Trust

\*Pursuant to a deed of duly recorded in the date 12/01/2006, Middlesex South County Registry of Deeds at Book 48597, Page 323; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

*James R. Van Sickle*  
*Mary Alice Van Sickle*

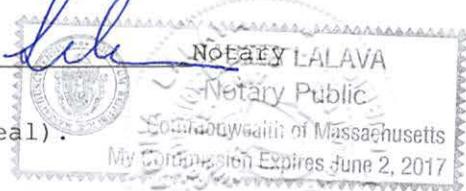
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Mary Vansickle and James Vansickle, personally appeared before me, this 3<sup>rd</sup> of March, 2017, and made oath that the above statement is true.

My commission expires 06/2/2017 (Notary Seal).  
*Sabrina Lela*



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

CONFIDENTIAL - SECURITY INFORMATION

of information that is being collected and disseminated to the public.

CONFIDENTIAL - SECURITY INFORMATION



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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:

The aging owners of the house since 1983 would like to add covered porches.

The existing garage location and dimensional requirements would prevent a safe and secure situation at entrances during rain and snow storms. The petitioner's application will not expand the main envelope of the building (with the exception of the addition of roofs over existing porches) and are aesthetic improvements to the building.

- 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 existing single family structure, garage and lot are currently non-conforming.

The addition of porch roofs would add a small amount to the building area and would create an addition closer to the existing garage. However, the roof is over an existing porch which does not alter its distance from the garage. That dimensional condition and an FAR hardship are specific to the property and not the surrounding district.

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

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

The proposed work would not result in substantial detriment to the public good because the design would improve existing conditions without noticeably altering the existing footprint. There will be no changes to the occupancy or parking. Also the design would improve protection for visitors and mail delivery.

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

The proposed work follows the Ordinance as closely as possible. Relief is requested only where necessary and is proposed in order to help the structure meet the Ordinance intent of providing safe conditions for the occupants while respecting the surrounding neighborhood.

- \* 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**

**DIMENSIONAL INFORMATION**

**APPLICANT:** James R. & Mary Alice Van Sickle **PRESENT USE/OCCUPANCY:** Single family residence

**LOCATION:** 15 Brown Street, Cambridge **ZONE:** A-2

**PHONE:** 617-868-4799 **REQUESTED USE/OCCUPANCY:** Single family residence

|  | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></u> |            |
|--|--------------------------------|---------------------------------|---|------------|
| <u>TOTAL GROSS FLOOR AREA:</u>                                 | <u>2,469 sf</u>                | <u>2,517 sf (+48 sf)</u>        | <u>2,200 sf</u>                               | (max.)     |
| <u>LOT AREA:</u>   | <u>4,400 sf</u>                |                                 | <u>6,000 sf</u>                               | (min.)     |
| <u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:<sup>2</sup></u>  | <u>0.56</u>                    | <u>0.57</u>                     | <u>0.50</u>                                   | (max.)     |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u>                        | <u>4,400 sf</u>                | <u>4,400 sf</u>                 | <u>4,500 sf</u>                               | (min.)     |
| <u>SIZE OF LOT:</u>  |                                |                                 |   |            |
| WIDTH  | <u>55 ft.</u>                  |                                 | <u>65 ft.</u>                                 | (min.)     |
| DEPTH  | <u>80 ft</u>                   |                                 |   |            |
| <u>Setbacks in<br/>Feet:</u>                                   |                                |                                 |   |            |
| FRONT  | <u>9'-4"</u>                   | <u>9'-4"</u>                    | <u>20'-0"</u>                                 | (min.)     |
| REAR   | <u>1'-2"</u>                   | <u>1'-2"</u>                    | <u>25'-0"</u>                                 | (min.)     |
| LEFT SIDE  | <u>31'-9"</u>                  | <u>26'-9"</u>                   | <u>10'-0"</u>                                 | (min.)     |
| RIGHT SIDE   | <u>4'-10"</u>                  | <u>4'-10"</u>                   | <u>10'-0"</u>                                 | (min.)     |
| <u>SIZE OF BLDG.:</u>  |                                |                                 |   |            |
| HEIGHT   | <u>28'-0"</u>                  | <u>28'-0"</u>                   | <u>35'-0"</u>                                 | (max.)     |
| LENGTH   | <u>69'-6"</u>                  |                                 |   |            |
| WIDTH  | <u>20'-0"</u>                  |                                 |   |            |
| <u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:<sup>3</sup></u> |                                |                                 |   |            |
| (1,969 sf exist'g usable open space)                           | <u>.45</u>                     | <u>.45</u>                      | <u>.50</u>                                    | (min.)     |
| <u>NO. OF DWELLING UNITS:</u>                                  | <u>1</u>                       | <u>1</u>                        | <u>1</u>                                      | (max.)     |
| <u>NO. OF PARKING SPACES:</u>                                  | <u>2</u>                       | <u>2</u>                        | <u>1</u>                                      | (min./max) |
| <u>NO. OF LOADING AREAS:</u>                                   | <u>n/a</u>                     | <u>n/a</u>                      | <u>n/a</u>                                    | (min.)     |
| <u>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</u>              | <u>12'-3"</u><br>(to garage)   | <u>7'-3"</u><br>(to garage)     | <u>10'-0"</u>                                 | (min.)     |

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

No other occupancies on the same lot.

1-story two car garage on same lot.

Porches to be: wood frame and trim with copper standing seam roof to match existing front bay window

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









BZA APPLICATION FORM

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Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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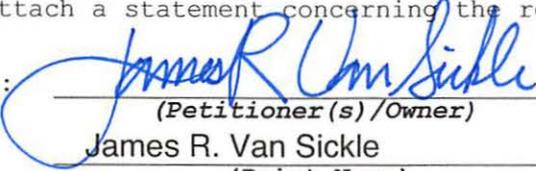
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James R. Van Sickle  
 (Print Name)

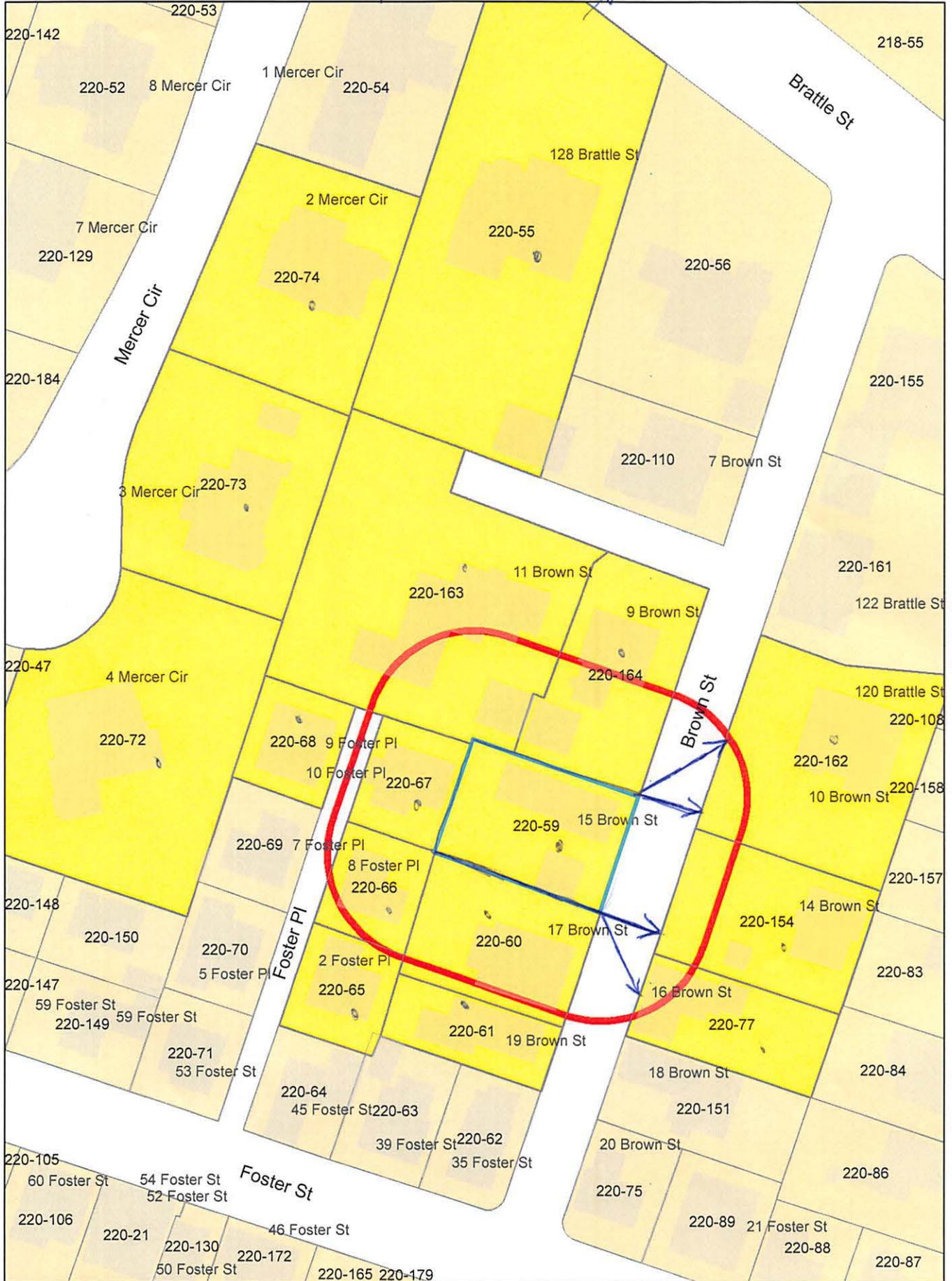
Address: 15 Brown Street  
Cambridge, MA 02138

Tel. No.: 617-868-4799

E-Mail Address: jamesrvansickle@gmail.com

Date: \_\_\_\_\_

15 Brown St.



15 Brown St.

Petitioner

220-55  
MOULTON, EBEN S. & HEATHER S. MOULTON  
128 BRATTLE STREET  
CAMBRIDGE, MA 02138

220-60  
MAURER, CHARLES W. JR.  
17 BROWN ST  
CAMBRIDGE, MA 02138

220-59  
VAN SICKLE, JAMES R., & MARY ALICE TRUSTEE  
OF 15 BROWN STREET REALTY TR.  
15 BROWN ST  
CAMBRIDGE, MA 02138

220-61  
BEISCH, JUNE S.  
C/O CHARLES BEISCH  
19 BROWN ST  
CAMBRIDGE, MA 02138

220-65  
KENT, GEORGE ALAN,  
TRUSTEE THE 2 FOSTER PL NOM TRUST  
2 FOSTER PL  
CAMBRIDGE, MA 02138

220-66  
GEVALT, DEBORAH H. & CAROLYN H. BURNS  
8 FOSTER PL  
CAMBRIDGE, MA 02138

220-67  
KAHN, BONNIE MENES  
10 FOSTER PL  
CAMBRIDGE, MA 02138

220-68  
O'CONNOR, RORY A. & H. CLAIRE MUHM  
9 FOSTER PL  
CAMBRIDGE, MA 02138

220-72  
LIPSON, PETER B. & DEBRA M. LONGSTREET  
4 MERCER CIR  
CAMBRIDGE, MA 02138

220-73  
MURRAY-BROWN, LUCY L.  
3 MERCER CI.  
CAMBRIDGE, MA 02138

220-74  
COOK, ALLISON  
2 MERCER CIR  
CAMBRIDGE, MA 02138

220-77  
QUAYLE, DWIGHT W, &  
DEBORAH K. MANEGOLD  
16 BROWN ST  
CAMBRIDGE, MA 02138

220-154  
KILEY, ROBERT R. & RONA S. KILEY  
14 BROWN ST  
CAMBRIDGE, MA 02138

220-162  
SHACHOY, MEREDITH C.  
C/O CMS PARTNERS  
121 COLUMBIA ST  
P.O.BOX 382265  
CAMBRIDGE, MA 02238

220-163  
PRATT, HERBERT WATSON PATRICIA R PRATT  
11 BROWN ST  
CAMBRIDGE, MA 02138

220-164  
RODES, THOMAS O. & SACHIKO T. RODES  
9 BROWN STREET  
CAMBRIDGE, MA 02138



## 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

James Van Sickle, *Chair*, Judith Dortz, *Vice Chair*, *Alternates*  
Marie-Pierre Dillenseger, William King, Deborah Masterson, Peter Schur, Charles  
Smith *Members*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **15 Brown Street**

OWNER: **James & Mary Alice Van Sickle**

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:

**Construct entry hoods on two doors and alter garage as depicted in the plans, "15 Brown Street, Cambridge, MA" dated March 14, 2016.**

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-328**

Date of Certificate: **June 1, 2016**

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 June 1, 2016. By

Judith Dortz/smp Vice Chair

Twenty days have elapsed since the filing of this decision.

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

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



# 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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 15 Brown 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  
Entry hoods have been approved by HCM Commission.
  - 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 January 31, 2017

Received by Uploaded to Energov

Date January 31, 2017

Relationship to project BZA 12457-2017

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

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

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

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

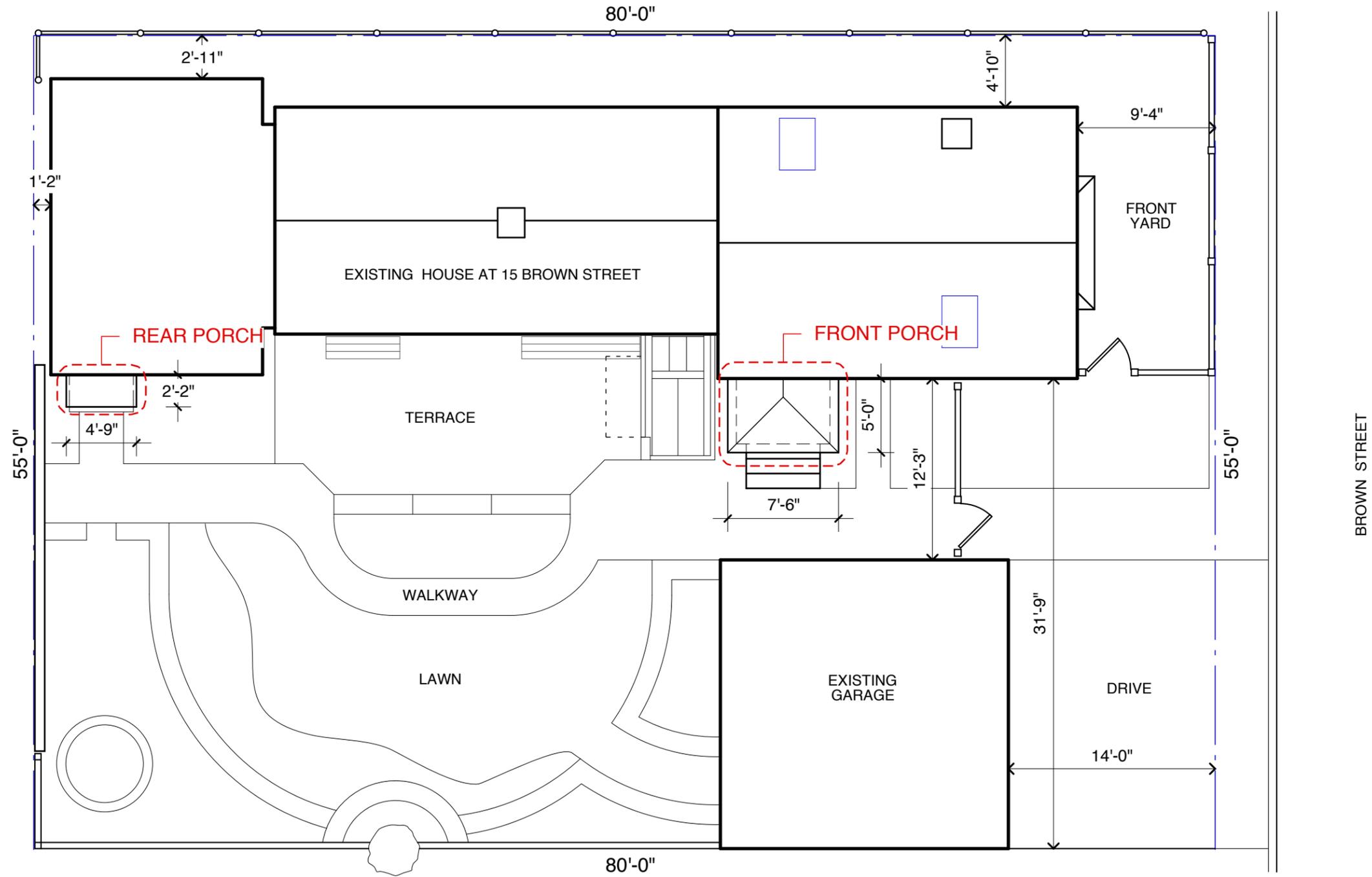
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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

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

July 2003

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



15 BROWN STREET  
CAMBRIDGE  
MASSACHUSETTS

JAMES R. VAN SICKLE  
ARCHITECT

15 BROWN STREET CAMBRIDGE, MA 02138  
jamesrvansickle@gmail.com 617 868-4799

SITE PLAN



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

**A-1**

7 JUL 2016



HOUSE & GARAGE - EAST ELEVATION

15 BROWN STREET  
CAMBRIDGE  
MASSACHUSETTS

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EXISTING ELEVATION

**A-2**

7 JUL 2016



HOUSE & GARAGE - EAST ELEVATION

15 BROWN STREET  
CAMBRIDGE  
MASSACHUSETTS

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PROPOSED ELEVATION

**A-3**

7 JUL 2016



HOUSE - SOUTH ELEVATION

15 BROWN STREET  
CAMBRIDGE  
MASSACHUSETTS

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EXISTING ELEVATION

**A-4**

7 JUL 2016



PROPOSED REAR  
PORCH ROOF

PROPOSED FRONT  
PORCH ROOF

HOUSE - SOUTH ELEVATION

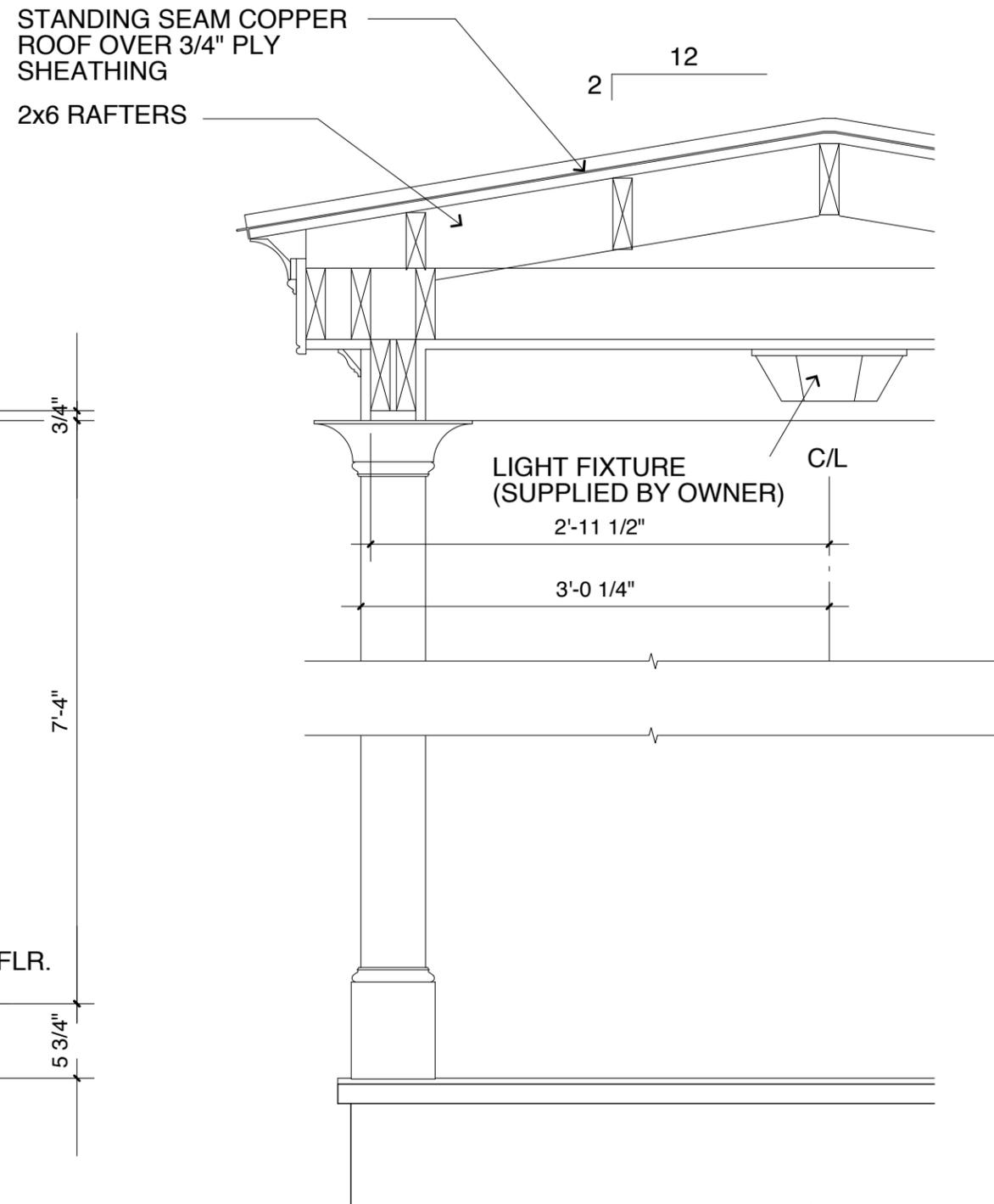
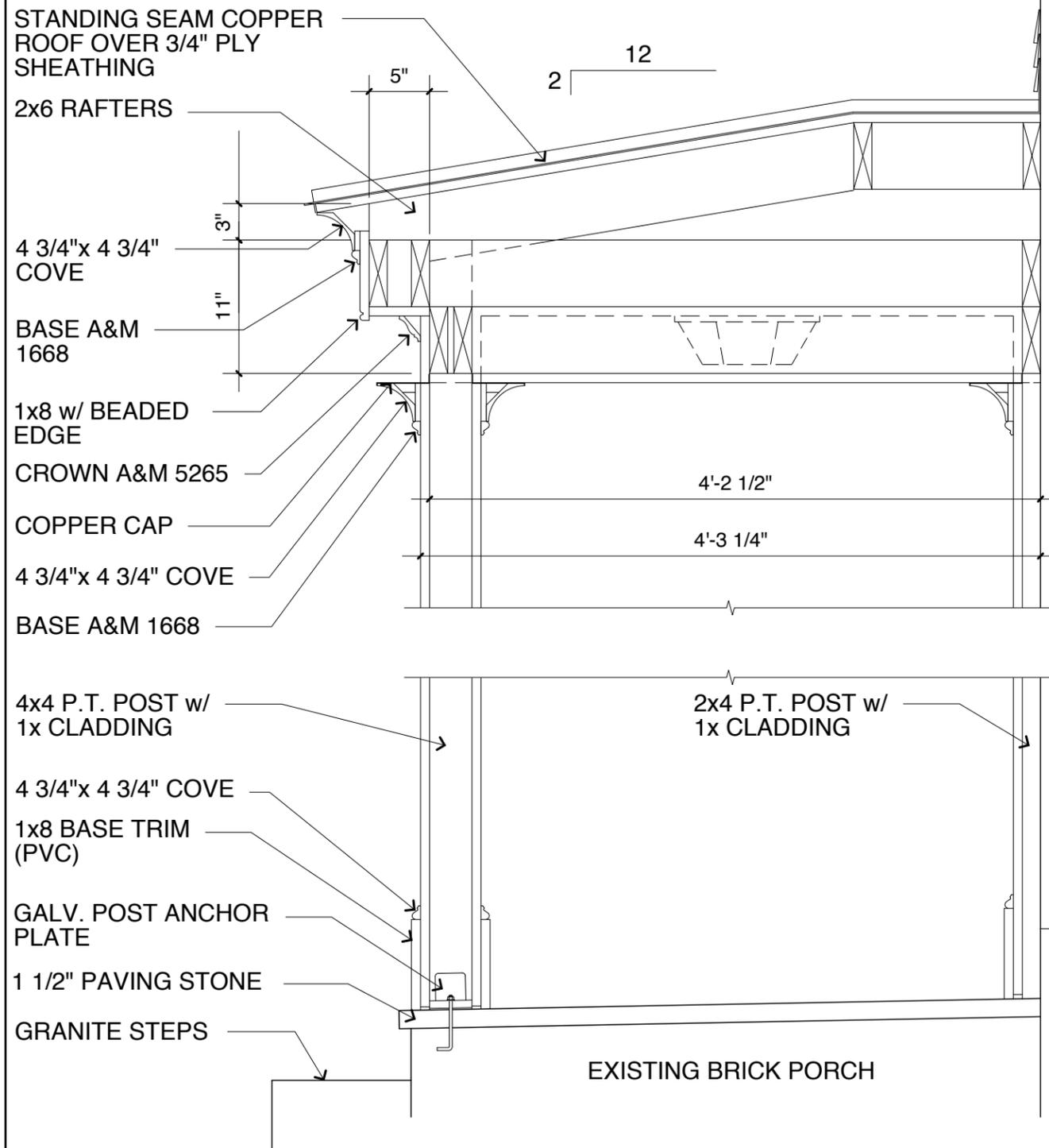
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PROPOSED ELEVATION

**A-5**

7 JUL 2016



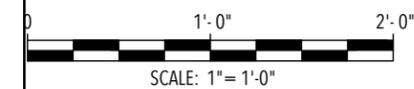
DETAIL SECTIONS

15 BROWN STREET  
CAMBRIDGE  
MASSACHUSETTS

JAMES R. VAN SICKLE  
ARCHITECT

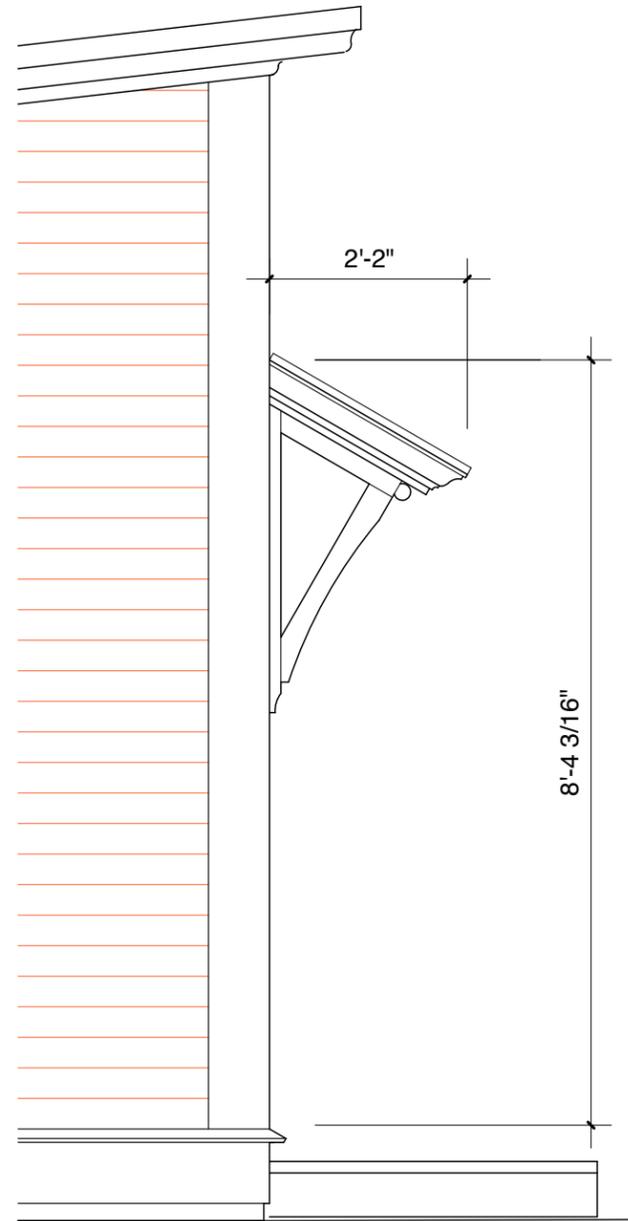
15 BROWN STREET CAMBRIDGE, MA 02138  
jamesrvansickle@gmail.com 617 868-4799

FRONT PORCH



A-6

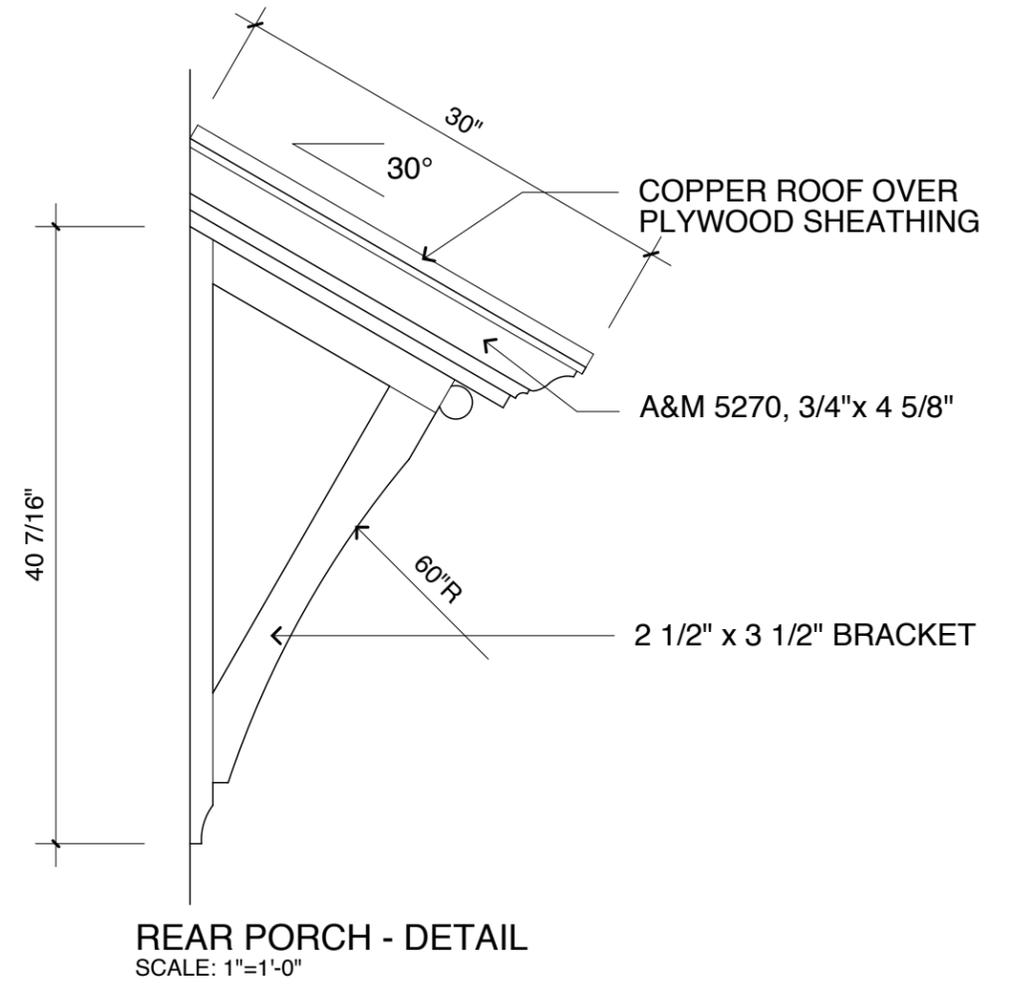
7 JUL 2016



REAR PORCH - WEST ELEVATION



REAR PORCH - SOUTH ELEVATION

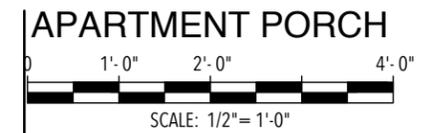


REAR PORCH - DETAIL  
SCALE: 1"=1'-0"

15 BROWN STREET  
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MASSACHUSETTS

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**A-7**

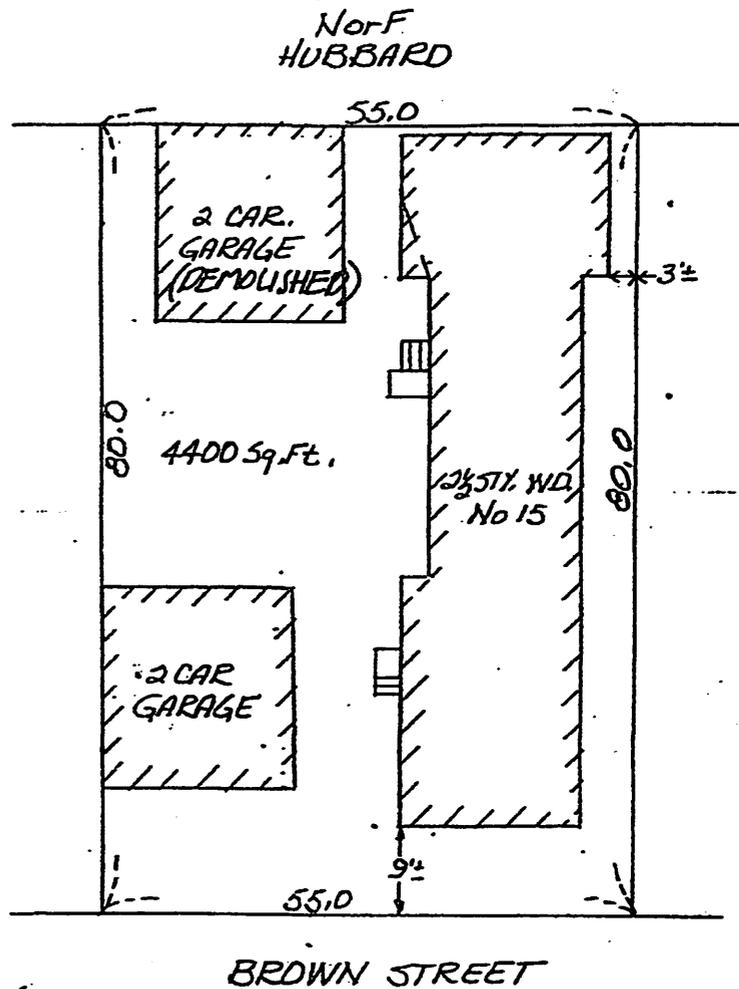
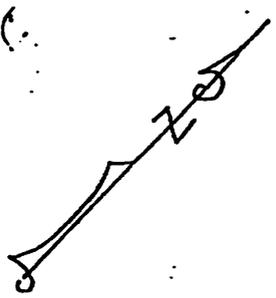
7 JUL 2016



VIEW FROM BROWN STREET

NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY

250.1.06A MAP 02  
 MASS. EFFECTIVE 11-19-76  
 BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT-FEDERAL INSURANCE ADMINISTRATION.



I hereby certify that the building shown on this plan conformed to the zoning laws of the city of Cambridge when built

NOTE! THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, HEDGES, OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. NOT TO BE RECORDED.

**MORTGAGE PLAN**  
 ENGINEERING SINCE 1920

PLAN OF PROPERTY IN  
 CAMBRIDGE, MASS.

OWNED BY

JAMES R. MARY A. VAN SICKLE

SCALE: 1" = 20

DATE: 8-15-1983

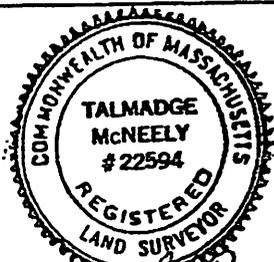
L.G. BRACKETT CO. INC.  
 WINCHESTER MASS.

PLAN BY

DATE: OF PLAN:

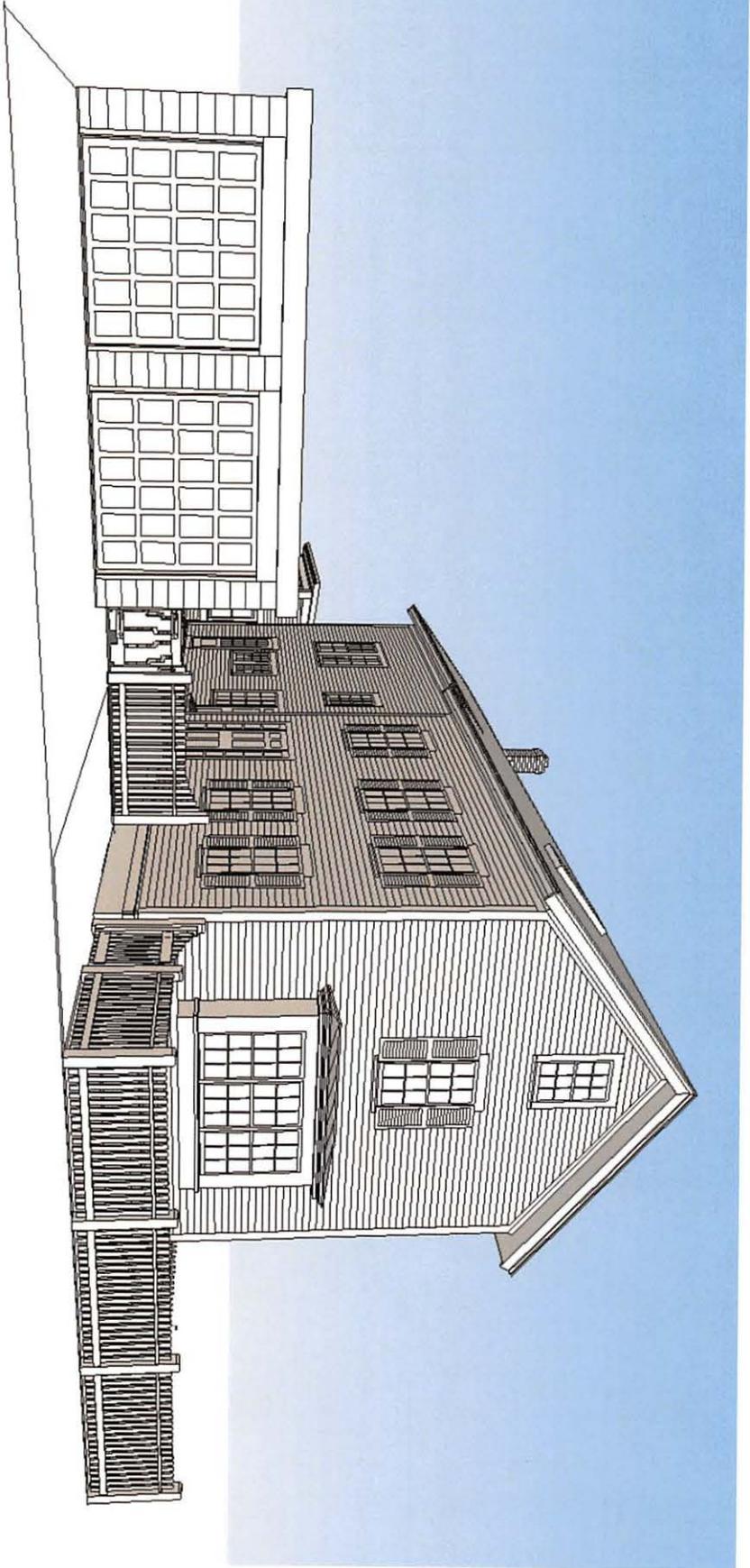
I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

*Talmond McNeely*  
 REG. LAND SURVEYOR



COUNTY: MIDDLESEX  
 PLAN:

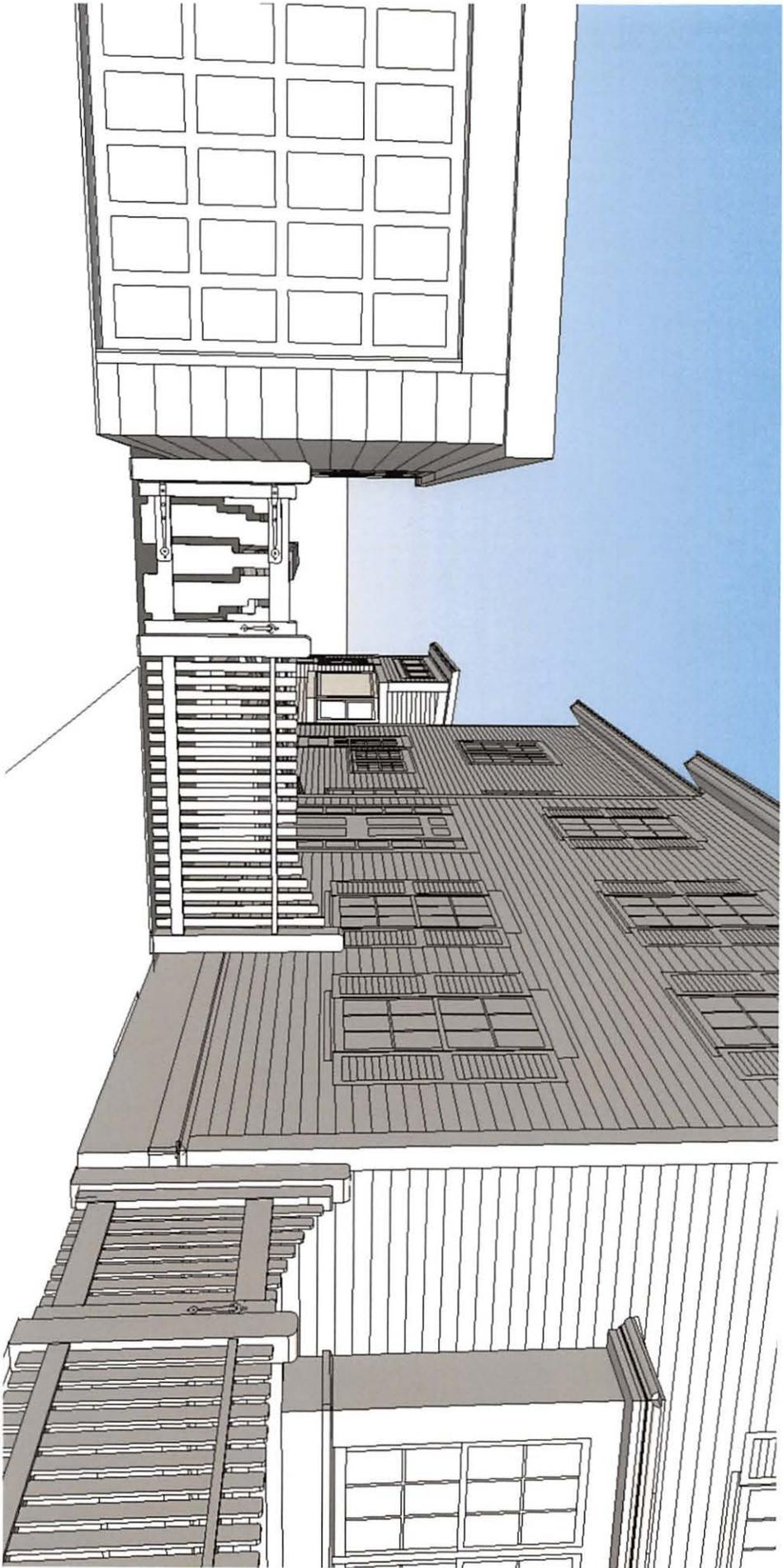




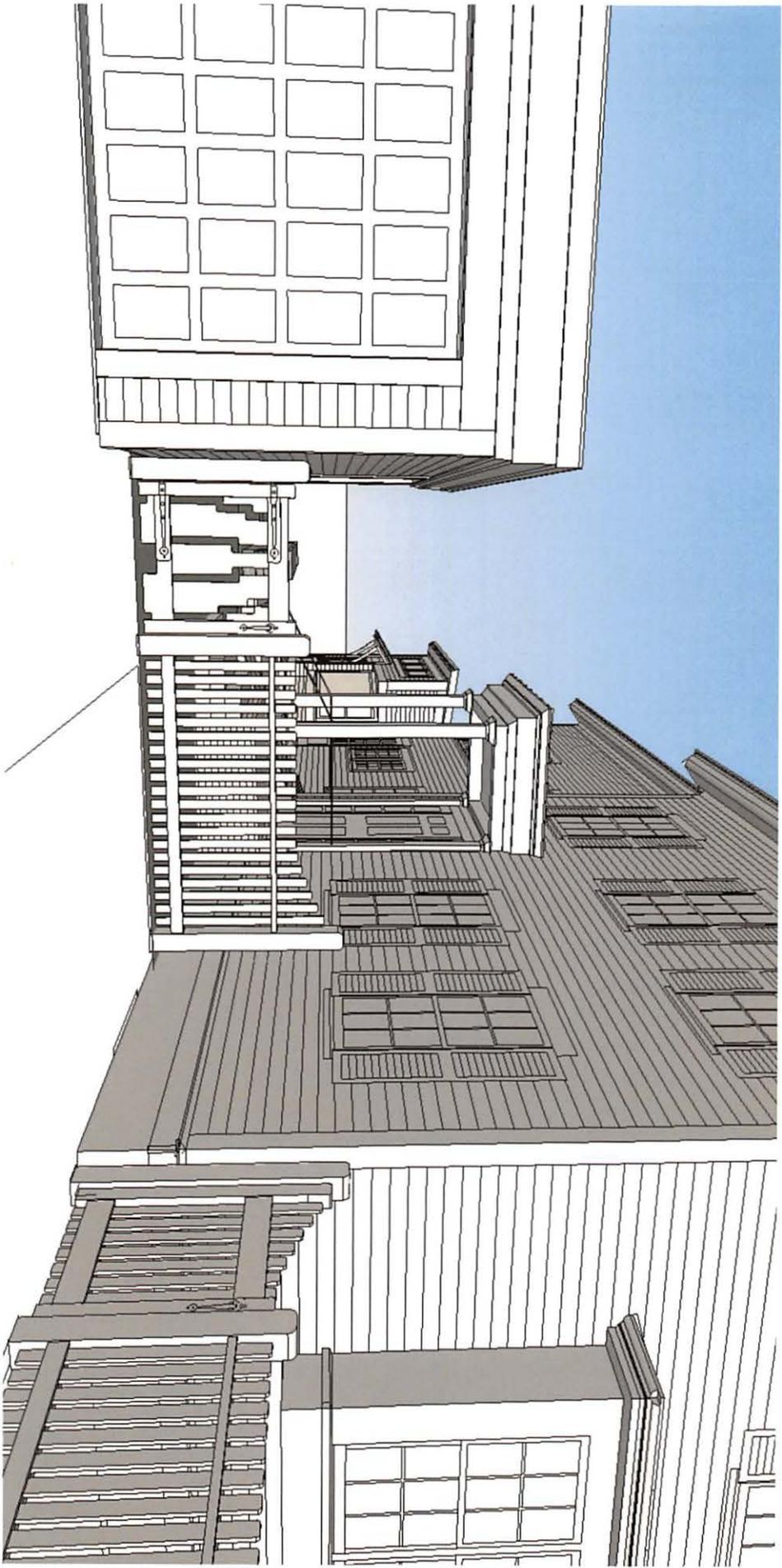
EXISTING



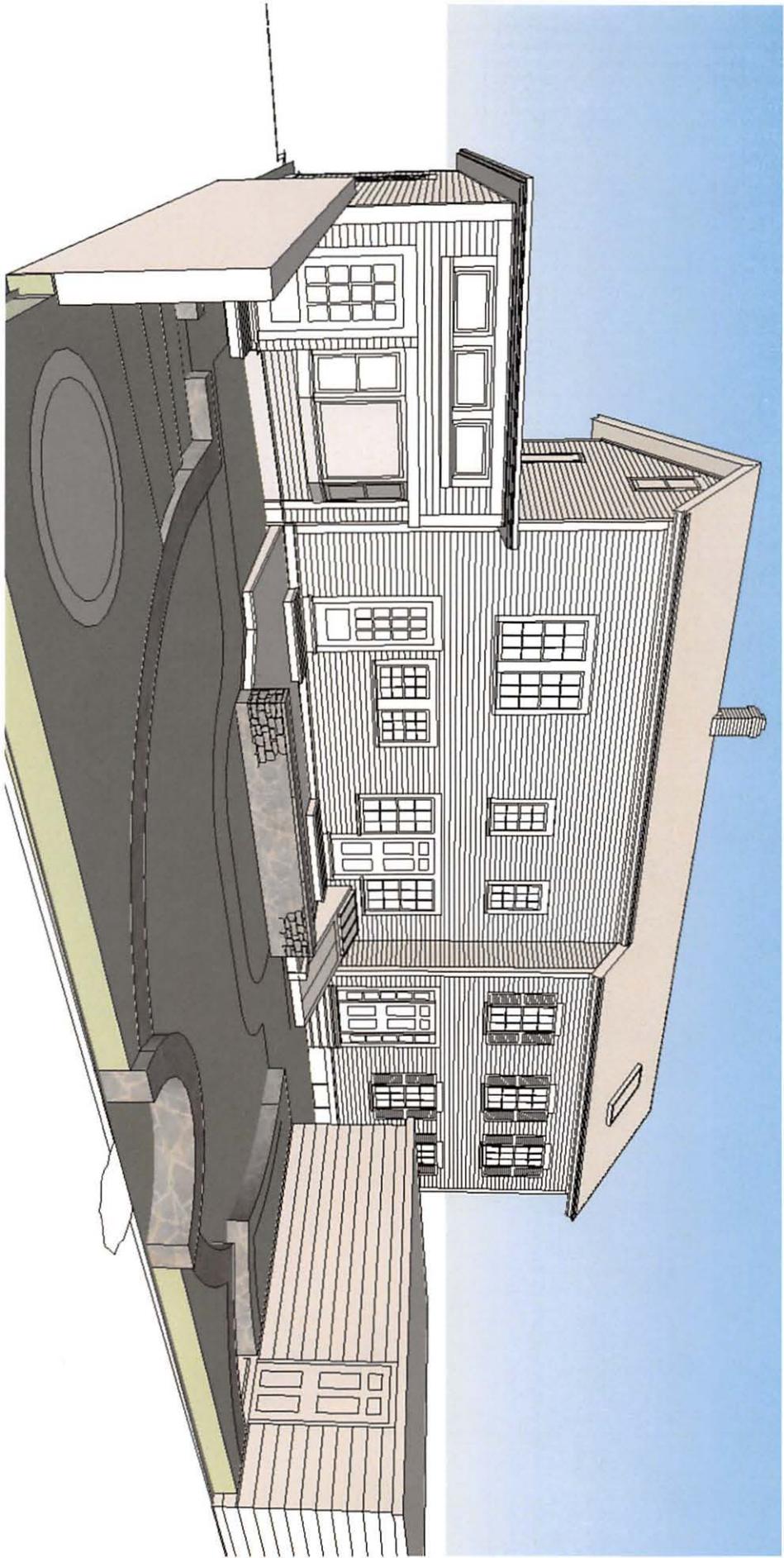
PROPOSED



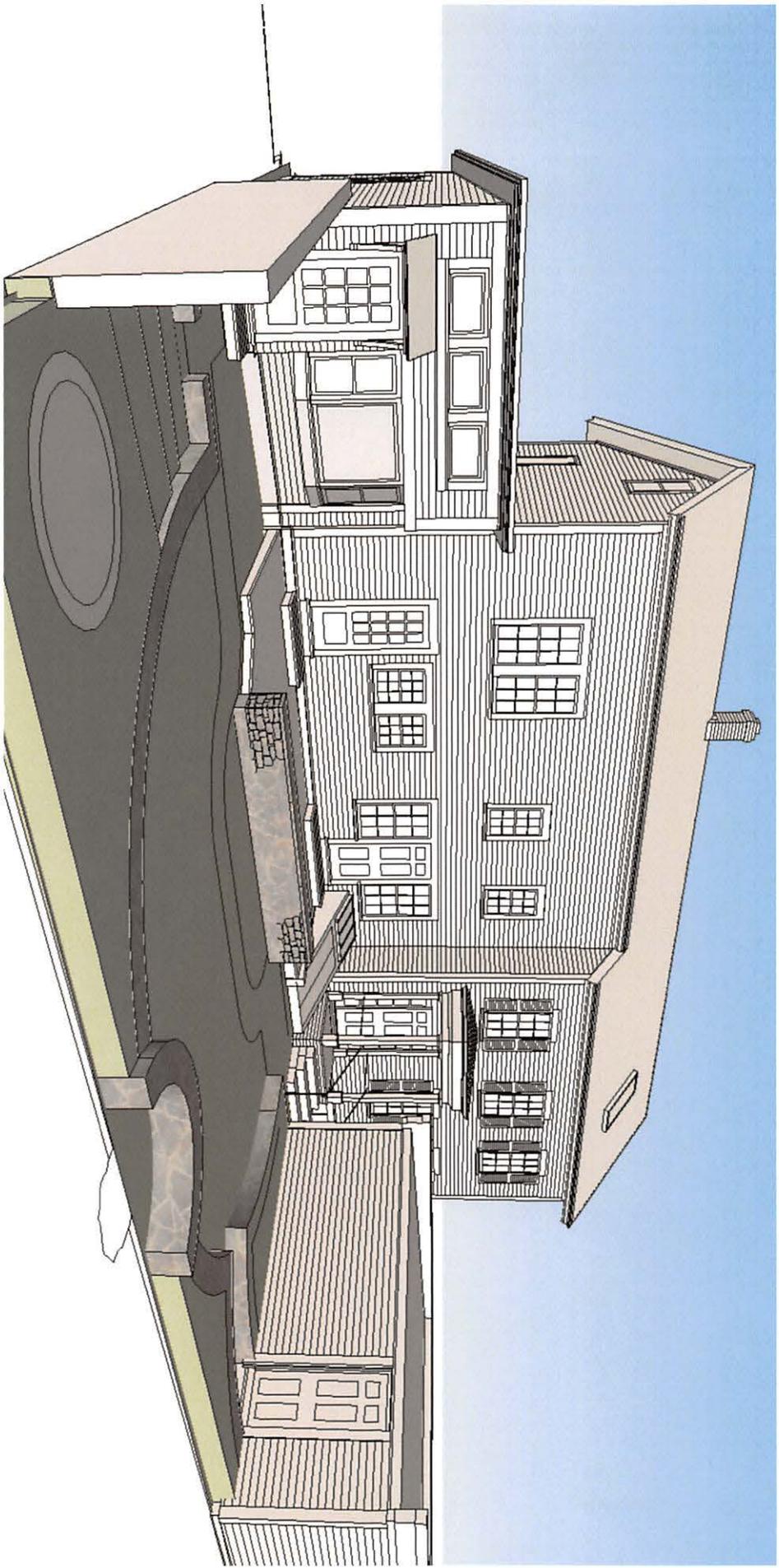
EXISTING



PROPOSED



EXISTING



PROPOSED