



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

**BZA APPLICATION FORM**

Plan No: BZA-016852-2018

**GENERAL INFORMATION**

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

Special Permit:   √   Variance:            Appeal:           

PETITIONER: David O'Connor

PETITIONER'S ADDRESS: 18 Bates Street Cambridge, MA 02140

LOCATION OF PROPERTY: 18 Bates St Cambridge, MA 02140

TYPE OF OCCUPANCY: residential ZONING DISTRICT: Residence A-2 Zone

**REASON FOR PETITION :**

Other: Changing windows with non-conforming setbacks

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

On March 7, 2018, the BZA filed with the City Clerk approval of case BZA-014967-2017, for converting the property at this address from single-family back to its original 2-family configuration. Also approved was a Special Permit pertaining to adding and changing windows on the East and South sides of the structure, both of which have non-conforming setbacks.

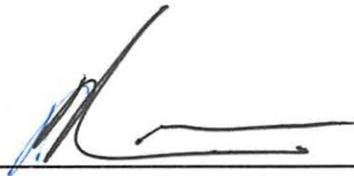
This Special Permit application is a small modification to these windows, specifically: (i) Adding a third window to the 2nd floor southeast corner room (from the 2 previously approved), and (ii) Moving a single double-hung window on the east side approximately 3' and changing it to an  
ning-style window.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.11 (General Regulations).  
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).  
 Article 8.000 Section 8.22.2.C (Non-conforming Structures).

*[Handwritten notes and signatures at the bottom of the page, including a signature that appears to be "David O'Connor" and some illegible text.]*

Original Signature(s) :



(Petitioner(s) / Owner)

DAVID C. O'CONNOR

(Print Name)

Address :

17 BATES ST

CAMBRIDGE MA 02146

Tel. No. :

617 823 1510

E-Mail Address :

doconnor55@comcast.net

Date :

6/26/17

**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 David C. O'Connor and Lillian (Gish) Jen  
(OWNER)

Address: 18 Bates Street, Cambridge MA 02140

State that I/We own the property located at 18 Bates St., Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of David C. O'Connor and Lillian C. Jen

\*Pursuant to a deed of duly recorded in the date 12/11/1984, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 172445  
Book 992 Page 95.

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

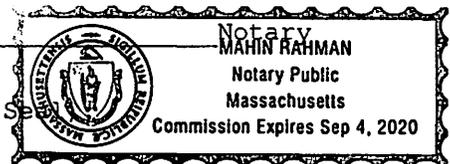
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

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

The above-name David C OConnor personally appeared before me, this 22<sup>nd</sup> of June, 2018, and made oath that the above statement is true.



My commission expires Sept 4, 2020 (Notary \$)



06122118

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

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

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

Granting the Special Permit requested for 18 Bates St Cambridge, MA 02140 (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:  
None of the dimensional, setback, or other requirements of the ordinance will be impacted by the requested changes in windows.
- 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 requested changes will have no effect on traffic, access, egress, or congestion.
- 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:  
The requested changes will have no effect on the continued operation or prospective development of adjacent properties. Further, owners have consulted with east and south neighbors and have their support for this application.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:  
The requested windows will not create a nuisance or hazard, nor negatively impact the health or safety of residents or others in Cambridge.
- 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 windows will be in a style to match existing windows in the building, hence not impairing the integrity of the building, neighborhood, or district.



**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:

**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:

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

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

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

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



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

2018 JUN 28 PM 2:49

BZA APPLICATION FORM  
GENERAL INFORMATION

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-016852-2018

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

PETITIONER : David O'Connor

PETITIONER'S ADDRESS : 18 Bates Street Cambridge, MA 02140

LOCATION OF PROPERTY : 18 Bates St Cambridge, MA 02140

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence A-2 Zone

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Other: Changing windows with non-conforming setbacks

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This Special Permit application is a small modification to these windows, specifically:  
(i) Adding a third window to the 2nd floor southeast corner room (from the 2 previously approved), and  
(ii) Moving a single double-hung window on the east side approximately 3' and changing it to an  
ning-style window.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.11 (General Regulations).  
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).  
 Article 8.000 Section 8.22.2.C (Non-conforming Structures).

Original Signature(s) :

  
\_\_\_\_\_  
(Petitioner(s) / Owner)

DAVID C. O'CONNOR  
\_\_\_\_\_  
(Print Name)

Address : 18 BATES ST  
CAMBRIDGE MA 02140

Tel. No. : 617 823 1570

E-Mail Address : dcoconnor35@comcast.net

Date :

6/26/18



# 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 18 Bates 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  
**Dormer, porch, and window alterations have been reviewed and approved by the Avon Hill NCD Commission. Subsequent design modifications have been reviewed by staff and approved administratively.**
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No 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 July 16, 2018

Received by Uploaded to Energov

Date July 16, 2018

Relationship to project BZA 16852-2018

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.

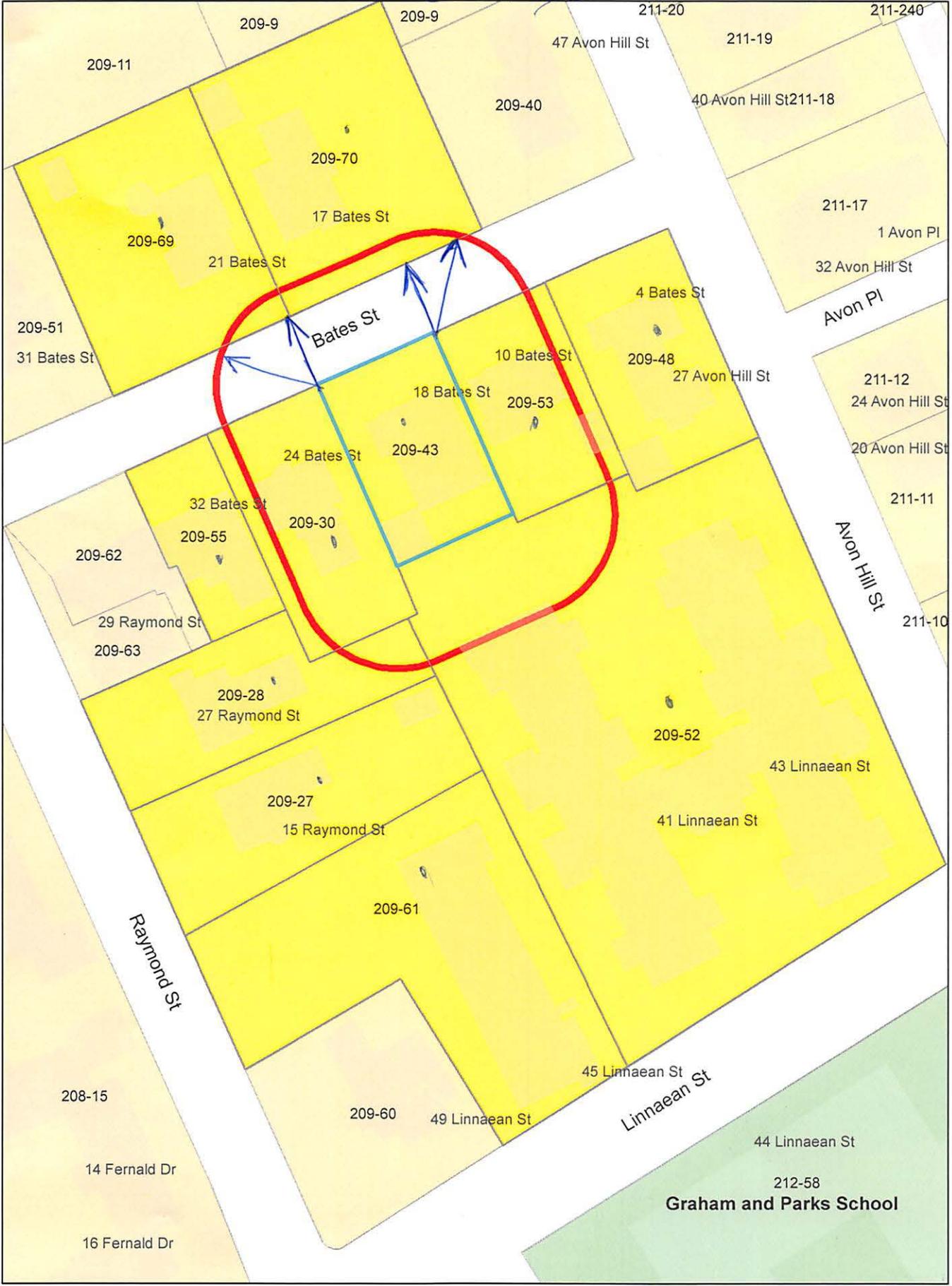
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

18 Bates St



18 Bates St.

Petitioner

209-27  
ELMER, DAVID F. & BONNIE M. TALBERT  
15 RAYMOND ST  
CAMBRIDGE, MA 02140

209-28  
MANSFIELD, HARVEY C.  
TR. OF HARVEY C. MANSFIELD REVOCABLE TR.  
27 RAYMOND ST  
CAMBRIDGE, MA 02140

209-43  
O'CONNOR, DAVID C. & LILLIAN JEN  
18 BATES  
CAMBRIDGE, MA 02140

209-30  
LHOWE, LAUREL C. & DAVID W. LHOWE  
24 BATES ST  
CAMBRIDGE, MA 02140

209-48  
WESLEY FOUNDATION IN CAMBRIDGE, THE  
1555 MASS. AVE.  
CAMBRIDGE, MA 02138

209-52  
BENEDETTO, ANNETTE C.  
41 LINNAEAN ST., UNIT #1  
CAMBRIDGE, MA 02138

209-52  
HENNESSEY, JOHN R., TR. OF KRIESAU TRUST  
41 LINNAEAN ST., #2  
CAMBRIDGE, MA 02138

209-52  
WOOLSEY, ANNIE & HENRY WOOLSEY  
41 LINNAEAN STREET #3  
CAMBRIDGE, MA 02138

209-52  
SELWYN, JEREMY  
41 LINNAEAN ST., UNIT #4  
CAMBRIDGE, MA 02138

209-52  
DARDATI, CONSUELO AMANDO VERA TRU  
C/O 41 LINNAEAN STREET, LLC  
73 HANCOCK ST  
LEXINGTON, MA 02420

209-52  
ROBINSON, CLIFFORD G.,  
TRS THE CLIFF ROBINSON LIV TR  
41 LINNAEAN ST., #6  
CAMBRIDGE, MA 02138

209-52  
HASSON, NATHAN S.  
41 LINNAEAN ST., #7  
CAMBRIDGE, MA 02138

209-52  
KISEN, YAN  
41 LINNAEAN ST., #8  
CAMBRIDGE, MA 02138

209-52  
NI, YUANYUAN, TRUSTEE THE LHR TRUST  
4 FIELDSTONE DR.  
WESTFORD, MA 01886

209-52  
HARRIS, WILLIAM, MARY L SHOEMAKER ET AL  
TRS.THE PEABODY COURT CONDOMINIUM TR.  
C/O THAYER & ASSOC. INC.  
1812 MASS AVENUE  
CAMBRIDGE, MA 02140

209-52  
KESSLER, MARC JOSEPH &  
SUSAN ELISABETH OSGOOD  
41 LINNAEAN ST. UNIT#21  
CAMBRIDGE, MA 02138

209-52  
HOLLORAN, PETER & KATHRYN E. BEERS  
41 LINNAEAN ST. UNIT#22  
CAMBRIDGE, MA 02138

209-52  
KREUTZER, ANDREAS K. & PAULA E. KREUTZER  
41 LINNAEAN ST. UNIT#23  
CAMBRIDGE, MA 02139

209-52  
MOCKOVAK, HOLLY E.  
41 LINNAEAN ST., #24  
CAMBRIDGE, MA 02138

209-52  
HARLOW PROPERTIES, INC.  
P.O. BOX 247  
ROCKPORT, MA 01966

209-52  
BARNARD-BIDERMAN, ISABEL  
200 CENTRAL PARK SOUTH, APT F  
NEW YORK, NY 10019

209-52  
GOLD, PATRICIA R.  
41 LINNAEAN ST., UNIT# 27  
CAMBRIDGE, MA 02138

209-52  
REDDINGTON, JOHN P.  
706 BROOK DRIVE  
NEWARK, DE 19713

209-52  
BANKS, HELEN M.  
43 LINNAEAN ST. #2A  
CAMBRIDGE, MA 02138

209-52  
QUINN, DANA  
41 LINNAEAN ST., #2B  
CAMBRIDGE, MA 02138

209-52  
WEINSTEIN, ALEXANDRA  
41 LINNAEAN ST., #31  
CAMBRIDGE, MA 02138

209-52  
PRIBELL, HEIDI  
41-43 LINNAEAN ST., #32  
CAMBRIDGE, MA 02138

209-52  
SCHECHTER, PAUL  
41 LINNAEAN ST., #33  
CAMBRIDGE, MA 02138

209-52  
STONEMAN, WILLIAM P.  
41 LINNAEAN STREET, #34  
CAMBRIDGE, MA 02138

209-52  
LEE, BRIAN K. & CHRISTA M. LEE  
P.O. BOX #61155  
PASADENA, CA 91116

18 Bates St.

209-52  
FRANKLIN, FRED A.  
41 LINNAEAN ST., #36  
CAMBRIDGE, MA 02138

209-52  
LANE, CHRISTINE  
41 LINNAEAN ST., UNIT #37  
CAMBRIDGE, MA 02138

209-52  
YELLIN, NANCY L.  
41 LINNAEAN STREET, UNIT #38  
CAMBRIDGE, MA 02138

209-52  
FEENBERG, DANIEL  
43 LINNAEAN ST., #3A  
CAMBRIDGE, MA 02138

209-52  
BERTSCH, NANCY K.  
43 LINNAEAN ST., #3B  
CAMBRIDGE, MA 02138

209-52  
FOGELSON, ROBERT M.  
41 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
EVANS, KATHERINE  
41 LINNAEAN ST., #42  
CAMBRIDGE, MA 02138

209-52  
REGA REALTY LLC  
41 LINNAEAN ST., #43  
CAMBRIDGE, MA 02138

209-52  
BRADSHAW, MARY ELLEN  
2210 ENCANTO DRIVE, NW  
PHOENIX, AZ 85007

209-52  
LANE, CAROL M.  
41 LINNAEAN ST. UNIT#45  
CAMBRIDGE, MA 02138

209-52  
FERGUSON, SCOTT E. & CHRISTINA N. DAVILA  
41 LINNAEAN ST. #47  
CAMBRIDGE, MA 02138

209-52  
WEINSTEIN, ALEXANDRA  
41 LINNAEAN ST., #48  
CAMBRIDGE, MA 02138

209-52  
FLYNN, EVELYN A.  
43 LINNAEAN ST., #4A  
CAMBRIDGE, MA 02138

209-52  
HOUCHIN, JOHN H. & PAMELA NEWTON C/O  
WANG, OULU & BRENDAN P. LEHNERT  
43 LINNAEAN ST. UNIT#5A  
CAMBRIDGE, MA 02138

209-52  
FUNK, PAUL  
C/O BRAVER WEALTH MANAGEMENT, LLC.  
ATTN: JUDY LUDWIG  
117 KENDRICK STREET. #800  
NEEDHAM, MA 02494

209-52  
PEARSON, PATRICIA & MICHAEL R. PEARSON  
43 LINNAEAN ST., #7A  
CAMBRIDGE, MA 02138

209-52  
EPSTEIN, GAIL L.  
41-43 LINNAEAN STREET UNIT #8A  
CAMBRIDGE, MA 02138

209-52  
RAMSEY, FRANCIS W. III & RANDOLPH L. LOWET  
43 LINNAEAN ST #21  
CAMBRIDGE, MA 02138

209-52  
SPENCER, KATHERINE &  
JACOB MASON SPENCER  
43 LINNAEAN ST. UNIT#22A  
CAMBRIDGE, MA 02138

209-52  
WELLER, DANIEL T.  
43 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
JFS LINNAEAN STREET LLC  
651 OKEECHOBEE BLVD., #205  
WEST PALM BEACH, FL 33401

209-52  
CIERI, MARIE TR. OF MARIE E. CIERI TRUST  
43 LINNAEAN ST. UNIT#25A  
CAMBRIDGE, MA 02138

209-52  
THACKSTON, WHEELER M., JR.  
43 LINNAEAN ST., #26A  
CAMBRIDGE, MA 02138

209-52  
PARKER, L. ALLEN & LENORE S. PARKER  
43 LINNAEAN ST., #27A  
CAMBRIDGE, MA 02138

209-52  
GOTOWKA, ERIN  
43 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
SHAPIRO, SIMON E. & MARGARET M. MORAN  
60 DEER RUN RD  
VINEYARD HAVEN, MA 02568

209-52  
METTETAL, JEROME T.  
43 LINNAEAN STREET APT 32  
CAMBRIDGE, MA 02138

209-52  
CAZENAVE, ODILE  
43 LINNAEAN ST. UNIT#33A  
CAMBRIDGE, MA 02138

209-52  
ADLER, ANTHONY ETHAN ANGELES  
TRS OF THE JUDITH ELENA ADLER REV.  
SOCIOLOGY DEPT  
MEMORIAL UNIVERSITY  
ST JOHN'S, NL AIC, - 557

209-52  
KLINE, ROBERT & NAOMI KLINE  
43 LINNAEAN ST #35A  
CAMBRIDGE, MA 02138

18 Bates St.

209-52  
HANSON, MARK P. & ELENA F. HANSON  
43 LINNAEAN ST #36A  
CAMBRIDGE, MA 02138

209-52  
COHEN, DAVID  
43 LINNAEAN ST  
CAMBRIDGE, MA 02138

209-52  
CROTTY, JANICE A.  
43 LINNAEAN ST., UNIT #38A  
CAMBRIDGE, MA 02141

209-52  
PIEPER EDITH  
43 LINNAEAN ST., UNIT# 41A  
CAMBRIDGE, MA 02138

209-52  
EUBANKS, CLINTON F., JR. &  
NICHOLAS A. DEUTSCH  
43 LINNAEAN ST., #42A  
CAMBRIDGE, MA 02138

209-52  
HAUSER, CAROL  
43 LINNAEAN ST., UNIT #43A  
CAMBRIDGE, MA 02139

209-52  
WALKER, HELEN  
43 LINNAEAN ST., #44A  
CAMBRIDGE, MA 02138

209-52  
COHEN, ADAM E.  
43 LINNAEAN ST. UNIT#45A  
CAMBRIDGE, MA 02138

209-52  
ZOOGMAN, NICHOLAS J. & CARLA M. ZOOGMAN  
600 WEST 115TH ST.  
NEW YORK, NY 10025

209-52  
LEE, SUSAN A.  
43 LINNAEAN ST., #47A  
CAMBRIDGE, MA 02138

209-52  
TOFT, MONICA & IVAN TOFT  
63 WASHBURN AVE  
CAMBRIDGE, MA 02140

209-53  
WOLFSON, JANE & WILLIAM J. MITCHELL  
10 BATES ST  
CAMBRIDGE, MA 02140

209-55  
O'REILLY, JR., WILLIAM & ELIZABETH C. ROSS  
32 BATES ST  
CAMBRIDGE, MA 02140

209-61  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

209-69  
SPERLING, JAMES D. &  
VIRGINIA A. LOEB TRUSTEE  
21 BATES ST  
CAMBRIDGE, MA 02140

209-70  
RESIDENT  
17 BATES ST  
CAMBRIDGE, MA 02140

209-48  
WESLEY FOUNDATION IN CAMBRIDGE  
1555 MASS AVE  
CAMBRIDGE, MA 02138

18 Bates St  
BZA-016852-2018

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This Special Permit application is a small modification to these windows, specifically:

- (i) Adding a third window to the 2nd floor southeast corner room (from the 2 previously approved),
- (ii) Replacing an awning window and two double-hung windows on the east face with three double-hung windows.

Adjacent building is a former garage converted to a shed/gazebo in 1994.

None of the dimensional, setback, or other requirements of the ordinance will be impacted by the requested changes in windows.

The requested changes will have no effect on traffic, access, egress, or congestion.

The requested changes will have no effect on the continued operation or prospective development of adjacent properties. Further, owners have consulted with east and south neighbors and have their support for this application.

The requested windows will not create a nuisance or hazard, nor negatively impact the health or safety of residents or others in Cambridge.

The requested windows will be in a style to match existing windows in the building, hence not impairing the integrity of the building, neighborhood, or district.

**Revised July 18, 2018**

2018 JUL 19 PM 1:42  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

2018 JUL 19 AM 10:02  
CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 16, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X  
 COMMUNITY PANEL: 25017C0438E  
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:  
 MARYANN THOMPSON ARCHITECTS  
 741 MOUNT AUBURN STREET  
 WATERTOWN, MA 02472

REFERENCES:  
 OWNER OF RECORD  
 DAVID C. O'CONNOR  
 18 BATES STREET  
 CAMBRIDGE, MA 02140

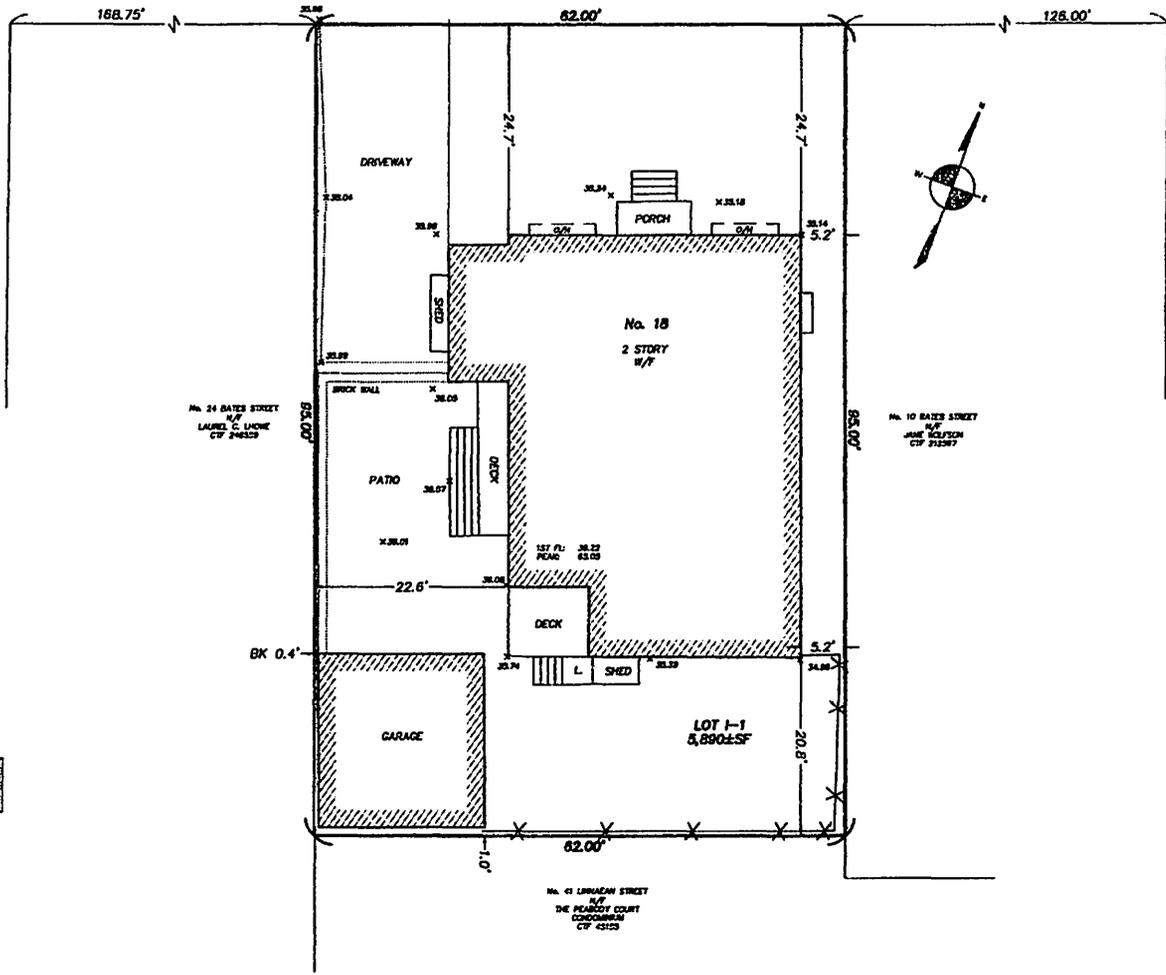
DEED: C. 172445  
 LCC: 1049-B  
 1049-D  
 1049-E  
 1049-G  
 1049-H  
 1049-I  
 1049-J  
 PLAN: STREET LAYOUT 11-37

# CERTIFIED PLOT PLAN

LOCATED AT  
**18 BATES STREET**  
 CAMBRIDGE, MA



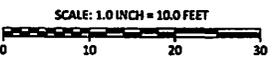
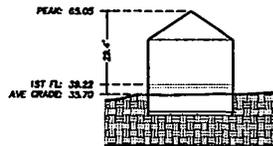
**BATES STREET**  
 (40.0' WIDE)



RAYMOND STREET

AVON HILL STREET

PROFILE  
 NOT TO SCALE



FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	09/18/17
JOB #	17-00478

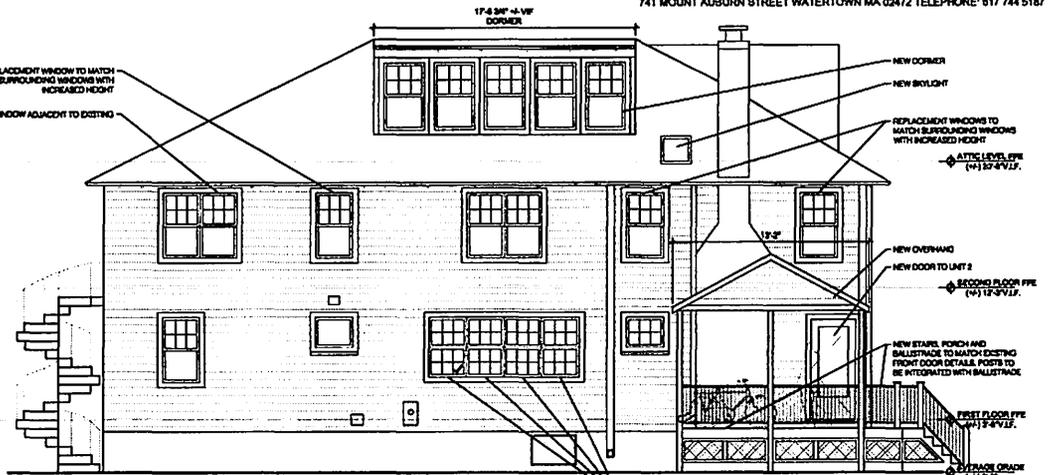
# EXISTING ELEVATION

MARYANN THOMPSON ARCHITECTS

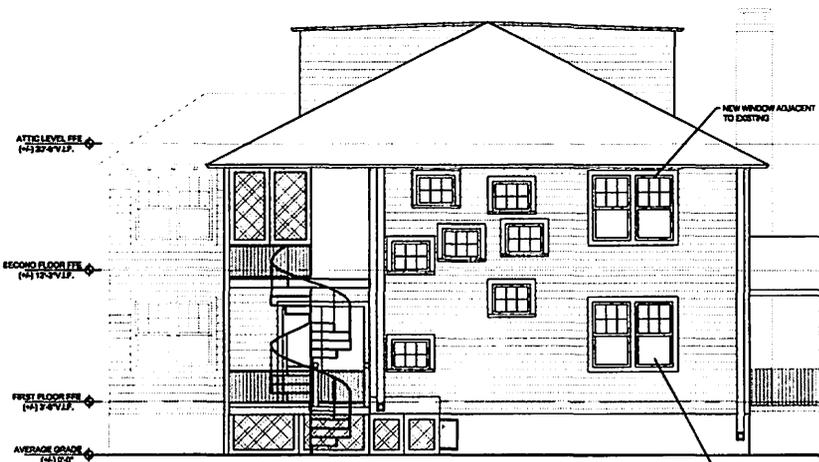
741 MOUNT AUBURN STREET WATERTOWN MA 02472 TELEPHONE: 617 744 5187



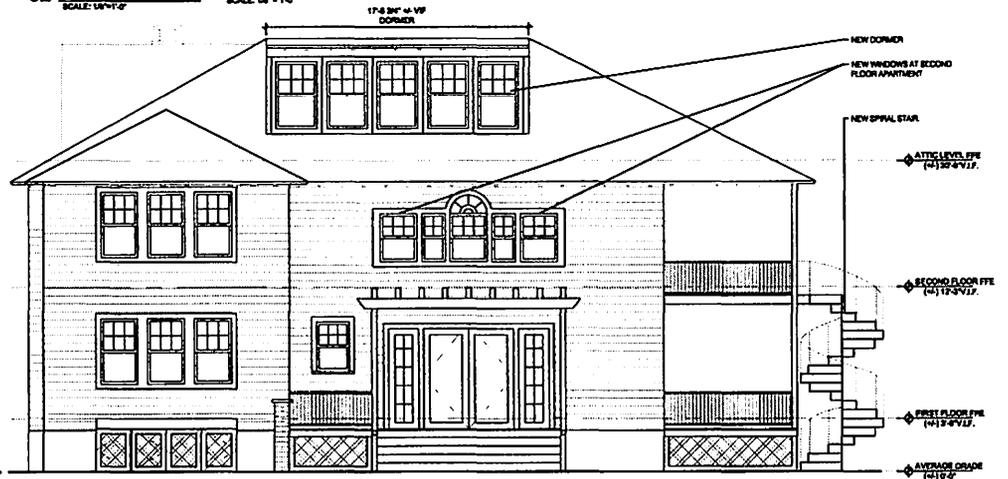
01 PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"



02 PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



03 PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

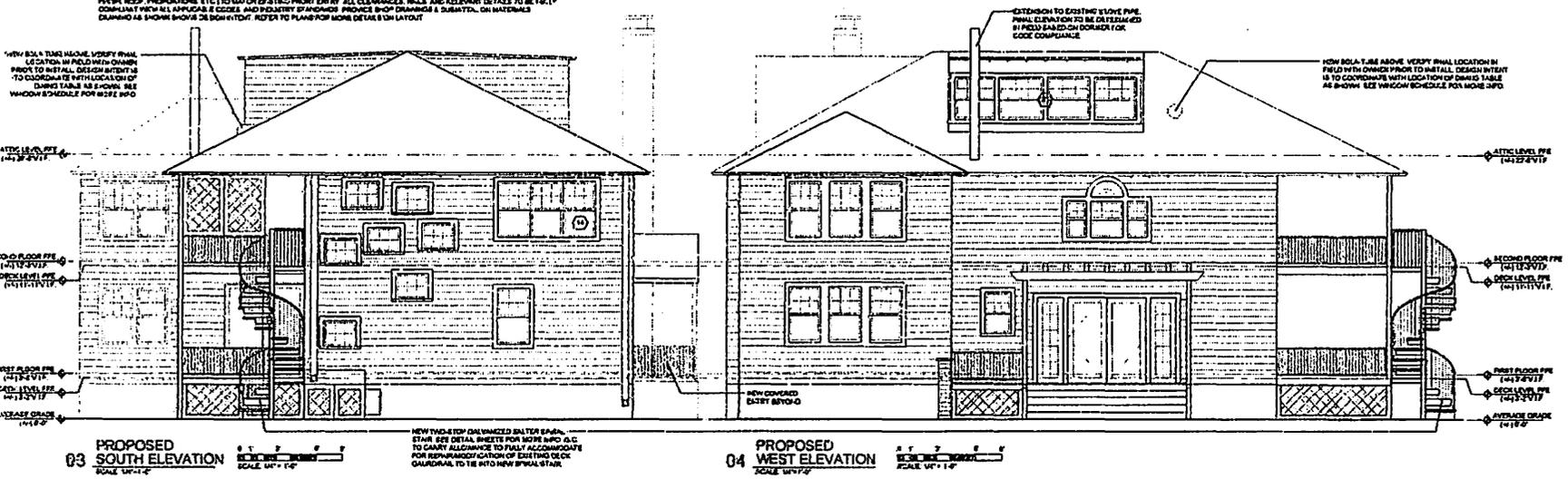
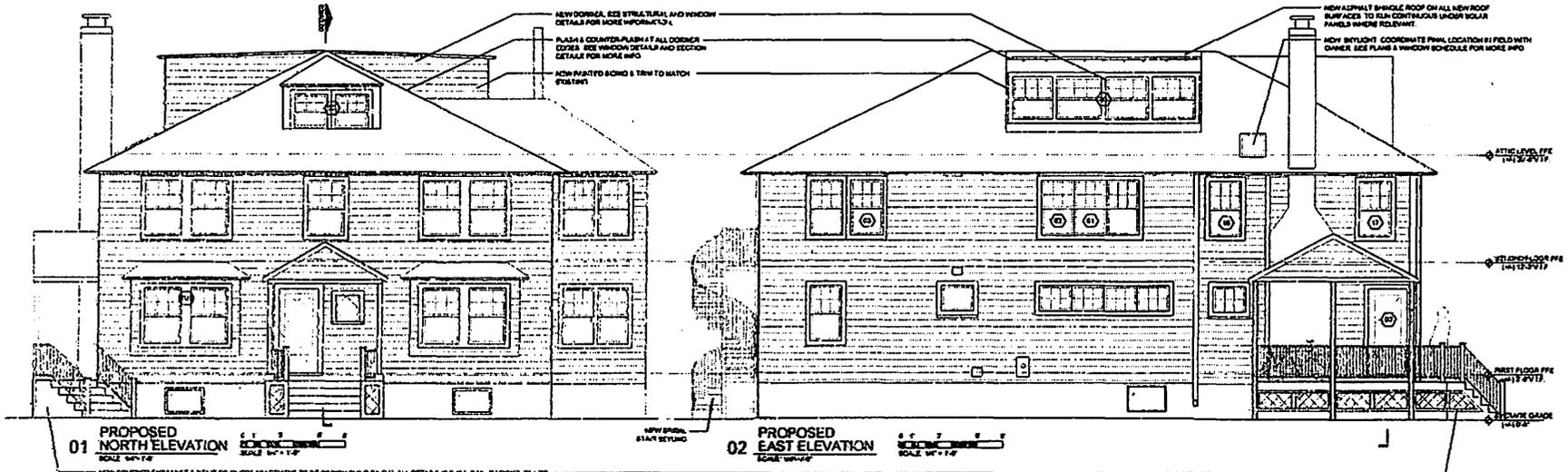


04 PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"

REV.	DESCRIPTION	ADDITIONAL NOTES
01	<p><b>GENERAL NOTES:</b></p> <ul style="list-style-type: none"> <li>VERIFY ALL EXISTING CONDITIONS AND ALIGNMENTS WITH SURVEYAL TIES ASSEMBLED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.</li> <li>SEE SPECIFIC INTERIOR EXTERIOR FINISH SCHEDULE AND NOTES FOR MORE INFORMATION ON FINISHES.</li> <li>SEE STRUCTURAL DRAWINGS FOR FRAMING AND STRUCTURAL INFO.</li> <li>SEE SPECS FOR MECHANICAL, ELECTRIC, AND PLUMBING INFO.</li> <li>SEE WINDOW SCHEDULE FOR MORE INFO ON EXTERIOR WINDOWS AND DOORS. NOTED EXTERIOR WINDOWS / DOORS &amp; ASSOCIATED TRIM, HEAD, JAMB TO BE FULLY REPLACED TYP. EXTERIOR DOORS TO BE FULLY REPLACED WHERE NECESSARY TO MATCH ADJACENT.</li> </ul>	<p><b>ADDITIONAL NOTES:</b></p> <ul style="list-style-type: none"> <li>CONTRACTOR TO CARRY ALLOWANCE IN BASE SO TO REPAIR/REPLACE EXISTING EXTERIOR SIDING AND TRIM WHEN TO MATCH Q. ALL AREAS TO BE REPAIRED EXTERIOR TRIM (HEAD, JAMB, ETC.) SEE SPECS AND DETAILS, DRAWINGS FOR MORE INFORMATION ON INSTALL.</li> <li>CONTRACTOR TO CARRY ALLOWANCE IN BASE SO TO REPAIR/REPLACE EXISTING ROOF WHEN ALPHALY SHINGLES Q. ALL AREAS OF DAMAGED EXTERIOR ROOF (GUTTERS, DOWNSPOUTS, ETC.) SEE SPECS AND DETAIL DRAWINGS FOR MORE INFORMATION ON INSTALL.</li> </ul>

MARIAM THOMPSON ARCHITECTS  
 741 MOUNT AUBURN ST.  
 WATERTOWN, MA 02472  
 T. 617.744.5187

REVIEW	DATE
DESIGNED BY	
PROJECT MANAGER	
ARCHITECT	
OWNER	



BATES STREET HOUSE RENOVATION  
 CAMBRIDGE, MASSACHUSETTS

CONSULTANTS

REVISIONS:	DATE
REV 01	06.15.18

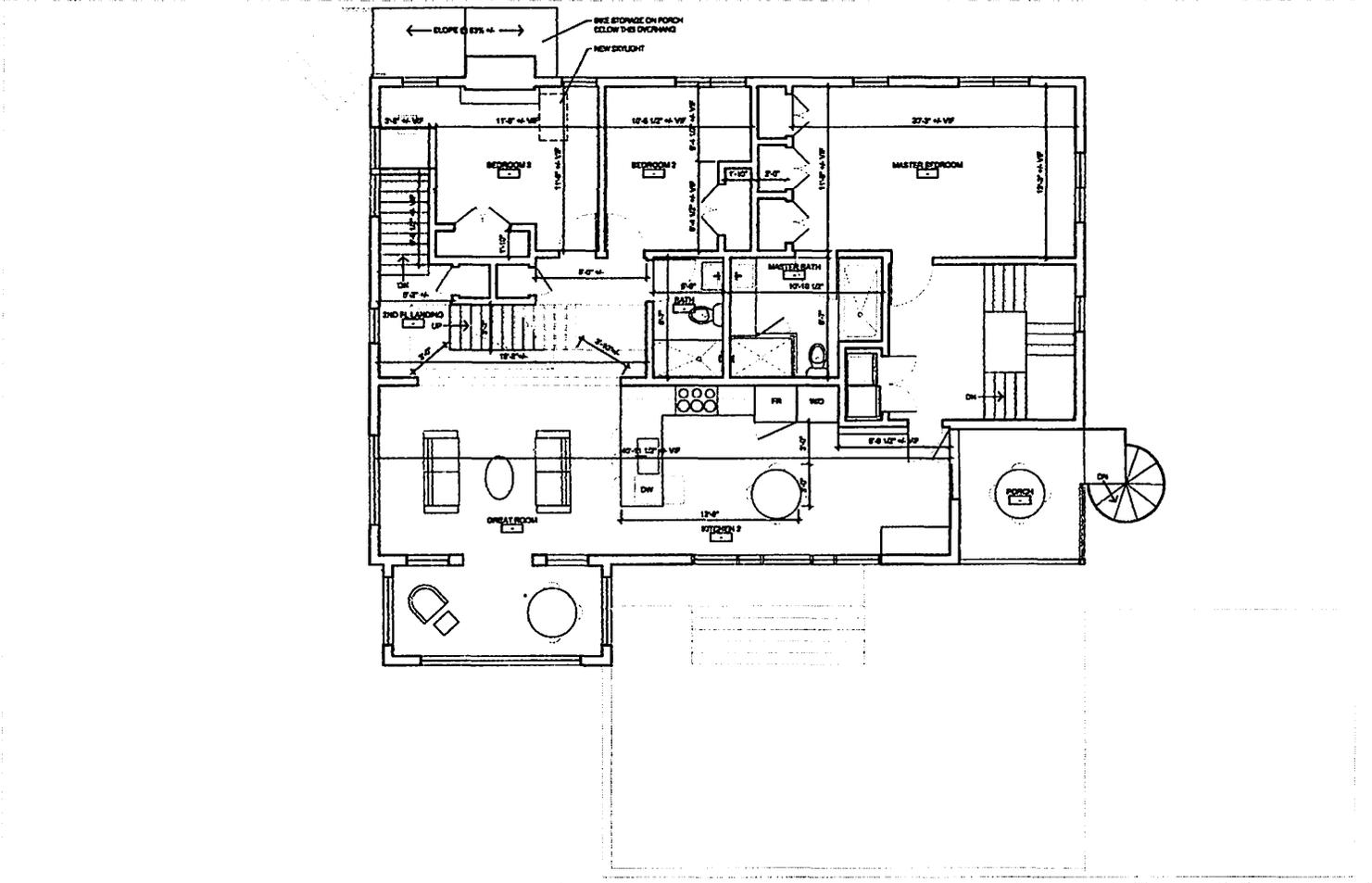
CURRENT ISSUE:	DATE
NO 01	06.15.18

DRAWING TITLE  
 EXTERIOR ELEVATIONS

A2.00

# EXISTING FLOOR PLAN

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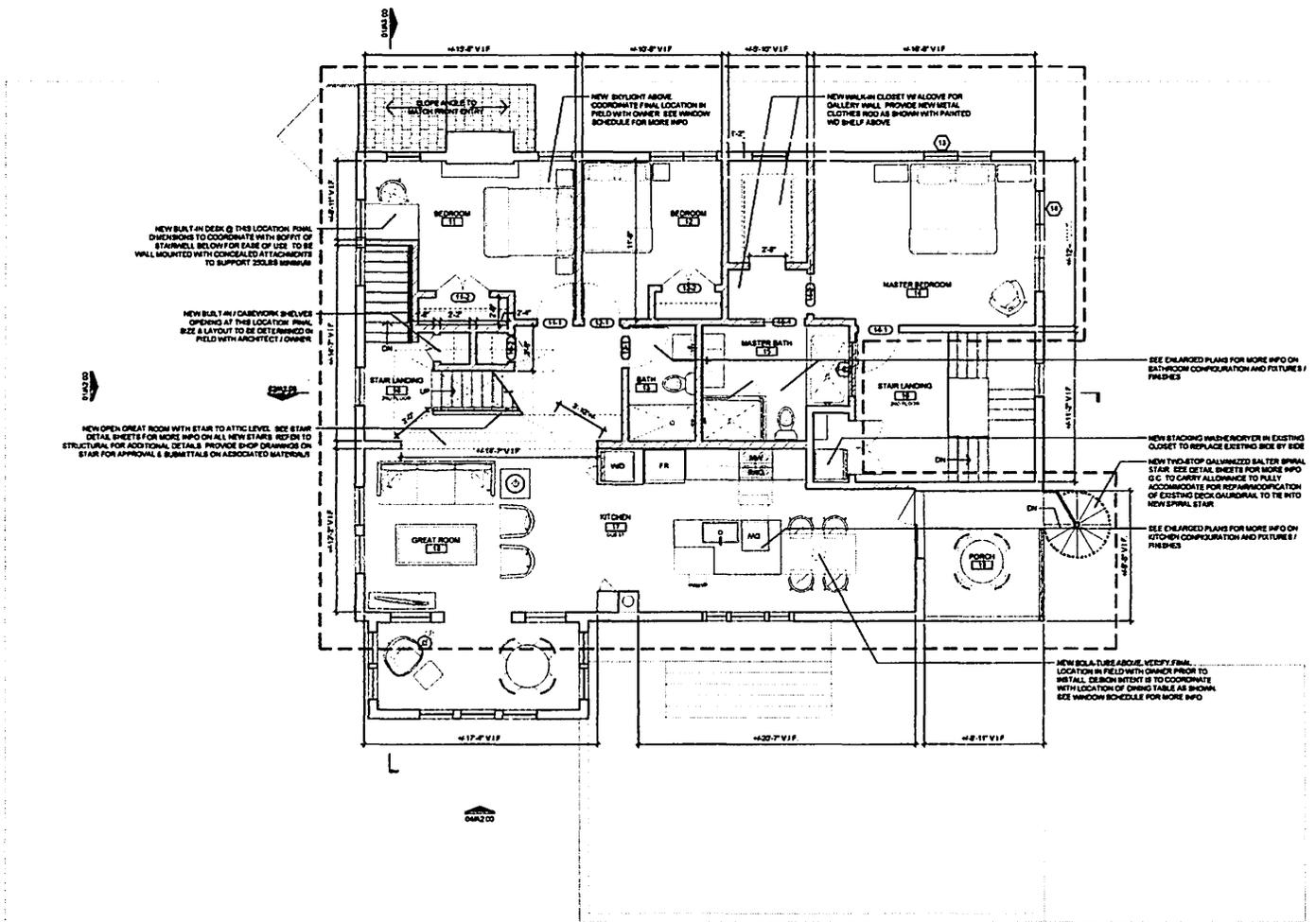
01 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# PROPOSED FLOOR PLAN

	NEW / MODIFIED
	AREA OF WORK
	ROOM IDENTIFICATION
	WINDOW MARKER
	DOOR MARKER
	SECTION / DETAIL MARKER
	ELEVATION MARKER

**GENERAL NOTES:**

- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD FOR ALIGNMENTS SHOWN ON PLANS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- SEE FINISH SCHEDULE AND ETC. TABLE FOR MORE INFO ON ALL FINISHES.
- ALL FURNITURE AS SHOWN TO REPRESENT DESIGN INTENT FOR LAYOUT. TO BE BY OWNER U.O.N.
- NEW FLOOR FINISHES TO COORDINATE WITH ALL CASEWORK FINISHES. FINISHES TO VERIFY WITH ARCHITECT AND UNANIMATED CONDITIONS.



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

MARYANN THOMPSON ARCHITECTS  
741 MOUNT AUBURN ST.  
WATERLOO, MA, 02472  
T. 817.744.5187

OWNER	THOMPSON ARCHITECTS
REVIEW	
DECIDED BY	PROJECT MANAGER
PROJECT	ARCHITECT
DRAWN	

BATES STREET HOUSE RENOVATION  
CAMBRIDGE, MASSACHUSETTS

CONSULTANTS

REVISIONS:	DATE
REV-01	06 15 18

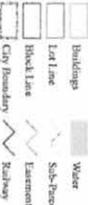
CURRENT ISSUE:	DATE
ISSUE	06 15 18

DRAWING TITLE:  
SECOND LEVEL FLOOR PLAN

A1.01



City of Cambridge  
Assessing Department  
790 Massachusetts Ave  
Cambridge, MA 02139



10 Lot Number  
209 Block Number  
10 Cam Street Number  
(123.0) Deal Dimension

100 Parcel size in Sq Ft  
44.0:1:1 Land Court Dimensions  
65.0 Survey Dimensions

NOTES: This map was prepared using GIS data from the City of Cambridge. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map.



0 25 50 100 Feet  
1 inch = 53 feet



Parcel Block Map  
**209**



BLOCK 209



EAST VIEW



NORTHEAST VIEW

SOUTH VIEW

