



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

AM  
~~MAR -4 PM 2:40~~

## BZA Application Form

**BZA Number: 262879**

### General Information

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

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

**PETITIONER:** Joseph S. Artley

**PETITIONER'S ADDRESS:** 72 Inman Street, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 72 & 72.5 Inman Street, Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/ /Dormer/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

72.5 Inman:

1. Extend the existing second floor ell by 3' x 20' along the existing wall on the property line. Add 60 sq ft.
2. Construct a stairwell above the second floor as an extension of the existing rear wall of the structure within the setback. No additional gross floor area.
3. Rebuild the existing one-story link between 72 and 72.5 Inman. Reconstruct 194 sq ft. in the original footprint.

72 Inman:

3. Construct a 14.0' dormer on the top floor to provide useable space in a top floor room and a bath.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000      Section: 8.22.3 (Non-Conforming Structure)

Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

Just      3/21/24

(Petitioner (s) / Owner)

JOSEPH S. ARTELY

(Print Name)

Address:  
Tel. No.

72 INMAN ST., CAMBRIDGE, MA. 02139

6174485557

2024 MAR 28 PM 3:10

**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 JOSEPH S. ARTLEY  
(OWNER)

Address: 72 INMAN ST. CAMBRIDGE, MA 02139

State that I/We own the property located at 72-72 1/2 INMAN STREET, which is the subject of this zoning application.

The record title of this property is in the name of JOSEPH S. ARTLEY  
; LINDA M. STEVENS, TENANTS BY THE ENTIRETY

\*Pursuant to a deed of duly recorded in the date 2/18/2004 Middlesex South County Registry of Deeds at Book 42072, Page 134; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Just

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

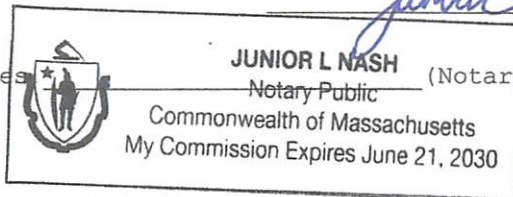
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Joseph Schooley Artley personally appeared before me, this 14<sup>th</sup> of March, 2024, and made oath that the above statement is true.

Junior L Nash Notary

My commission expires \_\_\_\_\_ (Notary Seal).



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

✓ SA  
3/27/24

**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 provisions of the Ordinance prevent any changes to the existing structure that would enhance the livability of the spaces within 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 structures on the original lot were all constructed in the 1800's, well before zoning was introduced, and the structures are built nearer the lot line than current zoning permits. The lot was further subdivided in 1990 which exacerbated the dimensional nonconformance. Pre-existing conditions make any alterations or additions to the buildings on the lot challenging in light of the dimensional requirements of the zoning ordinance.

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

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The changes proposed here are minimal relative to the area and volume of the existing house and no nonconformance in existing setbacks are altered by any extensions of the existing wall planes.

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

None of the nonconforming building setback dimensions are changed, and the nonconforming gross floor area of the building is increased minimally by only 4%.

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

Date: 3/27/24  
*JS*

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Joseph S. Artley  
**Location:** 72 & 72.5 Inman Street, Cambridge, MA  
**Phone:** 6174485557

**Present Use/Occupancy:** Residential  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3751	3892	2511	(max.)
<u>LOT AREA:</u>		3348	3348	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		1.12	1.16	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1674	1674	1500	
<u>SIZE OF LOT:</u>	WIDTH	27/50	No Change	50	
	DEPTH	97.25/31.55	No Change	Existing/No Change	
<u>SETBACKS IN FEET:</u>	FRONT	16.3/80.2	No Change	10.0' Min.	
	REAR	2'	No Change	20.0' Min.	
	LEFT SIDE	2'	No Change	7.5' Min.	
	RIGHT SIDE	0'	No Change	7.5' Min.	
<u>SIZE OF BUILDING:</u>	HEIGHT	35.5'/23.3'	35.5'/32.0'	35' Max.	
	WIDTH	78.9'	No Change	No Requirement	
	LENGTH	27.0'/50'	No Change	No Requirement	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		445 sq ft	No Change	1004 sq ft (30%)	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		0	0	2	
<u>NO. OF LOADING AREAS:</u>		Not Applicable	N.A.	N.A.	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N.A.	N.A.	N.A.	

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

N.A.

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'.

**PROJECT DESCRIPTION**

THE HOUSE AT 72 - 72.5 INMAN STREET IS AN EXISTING NONCONFORMING 2-FAMILY HOUSE.

THE HOUSE IS IN THE C-1 RESIDENTIAL ZONING DISTRICT.

IT IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

THE PROJECT SEEKS TO A CONSTRUCT A 3' X 20' EXTENSION TO 72.5 INMAN ON THE SECOND FLOOR THAT WILL PROVIDE THREE FEET OF ADDITIONAL DEPTH TO THE EXISTING NINE FEET DEEP ROOMS. 60 GROSS SQ FT ADDED.

THE PROJECT SEEKS TO RELOCATE THE MAIN ENTRANCE TO 72.5 INMAN AND CHANGE WINDOWS ON THE FRONT FACADE. ALL OTHER WINDOWS TO BE REPLACED IN PLACE.

THE PROJECT SEEKS TO DROP THE FLOOR OF THE SINGLE STORY ROOM THAT CONNECTS 72 WITH 72.5 INMAN TO ALIGN WITH THE FLOOR LEVELS IN 72.5 AND TO REBUILD THE FLOOR, WALL, AND ROOF OF THAT STRUCTURE. 194 SQ FT TO BE REBUILT. NO CHANGE TO GROSS FLOOR AREA.

THE PROJECT SEEKS TO CONSTRUCT A STAIR ENCLOSURE LEADING TO A ROOF DECK ON 72.5 INMAN. THE STAIR AND ENCLOSURE DO NOT LEAD TO ANY AREA THAT QUALIFIES AS GFA AND IS THEREFORE EXEMPT FROM INCLUSION IN THE TOTAL GFA.

THE PROJECT SEEKS TO PROVIDE NEW SIDING, ROOFING, WINDOWS, DOORS, AND TRIM TO THE 72.5 INMAN HOUSE.

THE PROJECT SEEKS TO CONSTRUCT A DORMER ON THE TOP FLOOR OF 72 INMAN TO PROVIDE LIGHT AND CEILING HEIGHT TO THE EXISTING ROOM AND TO PROVIDE SPACE FOR A SECOND BATHROOM TO SERVE THE TWO ROOMS ON THE TOP FLOOR. 81 GROSS SQ FT ADDED.

THE PROJECT WILL REQUIRE A VARIANCE FOR RELIEF FROM THE REQUIREMENTS OF THE DISTRICT DIMENSIONAL REGULATIONS (5.30) IN ACCORDANCE WITH THE REQUIREMENTS OF NONCONFORMANCE (8.20).

THE LOT CONTAINS 3348 SQ FT.

EXISTING GFA IS 3751 SQ FT (FAR 1.12).  
PROPOSED GFA IS 3896 SQ FT (FAR 1.16).  
THE GFA WILL INCREASE BY 4%.

EXISTING LOT COVERAGE IS 1873 SQ FT.  
PROPOSED LOT COVERAGE IS 1944 SQ FT. (4% INCREASE)

EXISTING USABLE OPEN SPACE IS 445 SQ FT  
OTHER OPEN SPACE IS 1163 SQ FT.  
NO CHANGE TO THE EXISTING USABLE AND OTHER OPEN SPACE.

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**DIMENSIONAL FORM**

	EXISTING	PROPOSED	ORDINANCE
TOTAL GROSS FLOOR AREA:	3751	3892	2511
LOT AREA:	3348		5000 SQ FT
RATIO OF GROSS FLOOR AREA TO LOT AREA:	1.12	1.16	0.75
LOT AREA PER DWELLING UNIT:	1674	1674	1500 SQ FT
LOT WIDTH:	27'/50'	No Change	50'
LOT DEPTH:	97.09	No Change.	100'
FRONT SETBACK:	16.3'/80.2'	No Change	10'
REAR SETBACK:	1.2'	No Change	20'
LEFT SIDE SETBACK:	1.9'	No Change	7.5' Min.
RIGHT SIDE SETBACK:	0.0'	No Change	7.5' Min.
BUILDING HEIGHT:	35.5'/23.3'	35.5'/32.0'	35.0' Max.
BUILDING LENGTH:	79.5'	No Change	
BUILDING WIDTH:	48.5'	No Change	
RATIO OF USABLE OPEN SPACE TO LOT AREA:	13%	No Change	30%
NO. OF DWELLING UNITS:	2	N.C.	2
NO. OF PARKING SPACES:	0	0	2
NO. OF LOADING AREAS	N.A.	N.A.	N.A.
DISTANCE TO NEAREST BUILDING ON SAME LOT:	N.A.	N.A.	N.A.

**SCHEDULE OF MATERIALS**

72.5 INMAN:  
WOOD FRAME CONSTRUCTION.  
HARDIE ARTISAN SQUARE CHANNEL SIDING. 9" EXPOSURE. MITERED CORNERS.  
11" PVC BAND AT SKIRT AND SECOND FLOOR LEVELS.  
MARVIN ELEVATE FIBERGLASS CLAD OVER WOOD WINDOWS AND DOORS.  
2"X2" SQUARE EXT. WINDOW AND DOOR CASINGS. PVC OR COMPOSITE.  
RUBBER ROOF. ALL ARE FLAT.  
CONTEMPORARY EXT. RAILINGS. PAINTED METAL OR WIRE.

**USABLE AND OTHER OPEN SPACE**

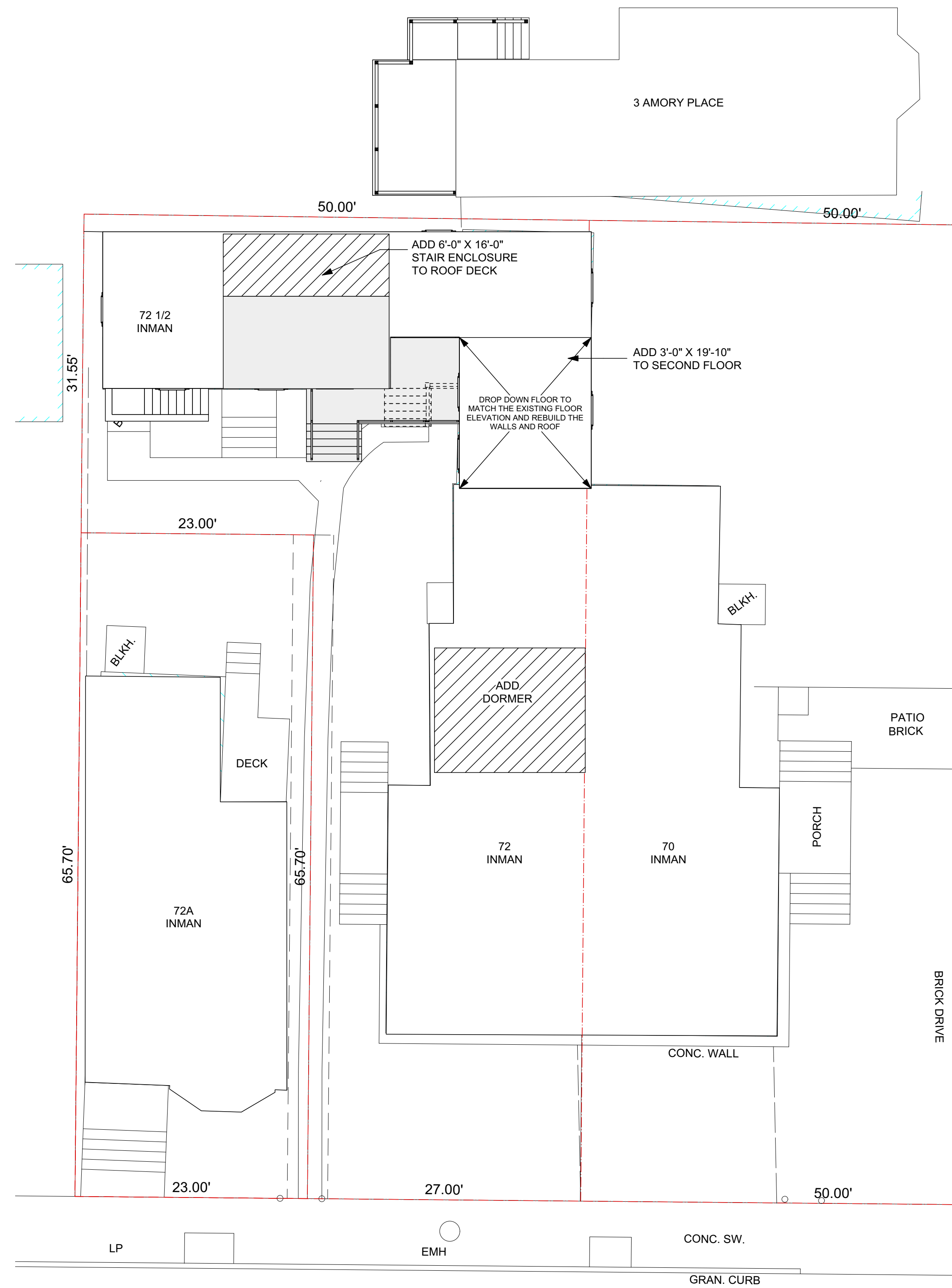
	EXISTING	PROPOSED	ORDINANCE
USABLE OPEN SPACE - FRONT YARD	445 SQ FT	NO CHANGE	1004 SQ FT
USABLE OPEN SPACE - PERCENTAGE	13%	NO CHANGE	30%
OTHER OPEN SPACE	1121 SQ FT	NO CHANGE	
OTHER OPEN SPACE - PERCENTAGE	33%	NO CHANGE	30%

SCALE: VARIES  
DRAWN BY: JSA  
DATE: 22 MAR 24  
REVISIONS:

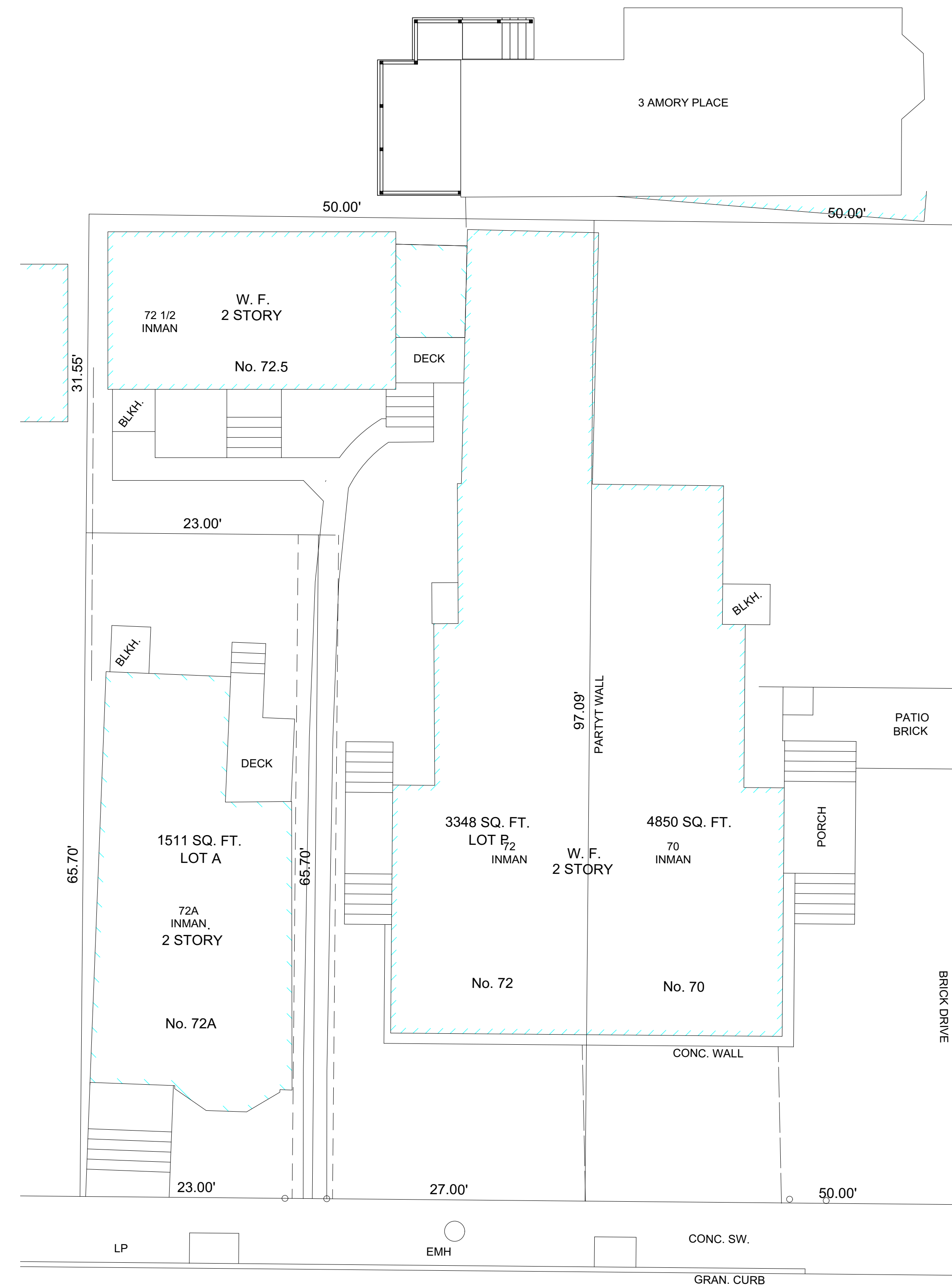
ALTERATIONS TO THE  
ARTLEY RESIDENCE  
72 - 72 1/2 INMAN STREET  
CAMBRIDGE, MA

Joseph S. Artley  
Architect  
72 Inman Street  
Cambridge, MA 02139  
(617) 448-5557  
jsartley@aol.com

C1



PROPOSED SITE PLAN  
 1/8" = 1'-0"  
 0 5 10 FT

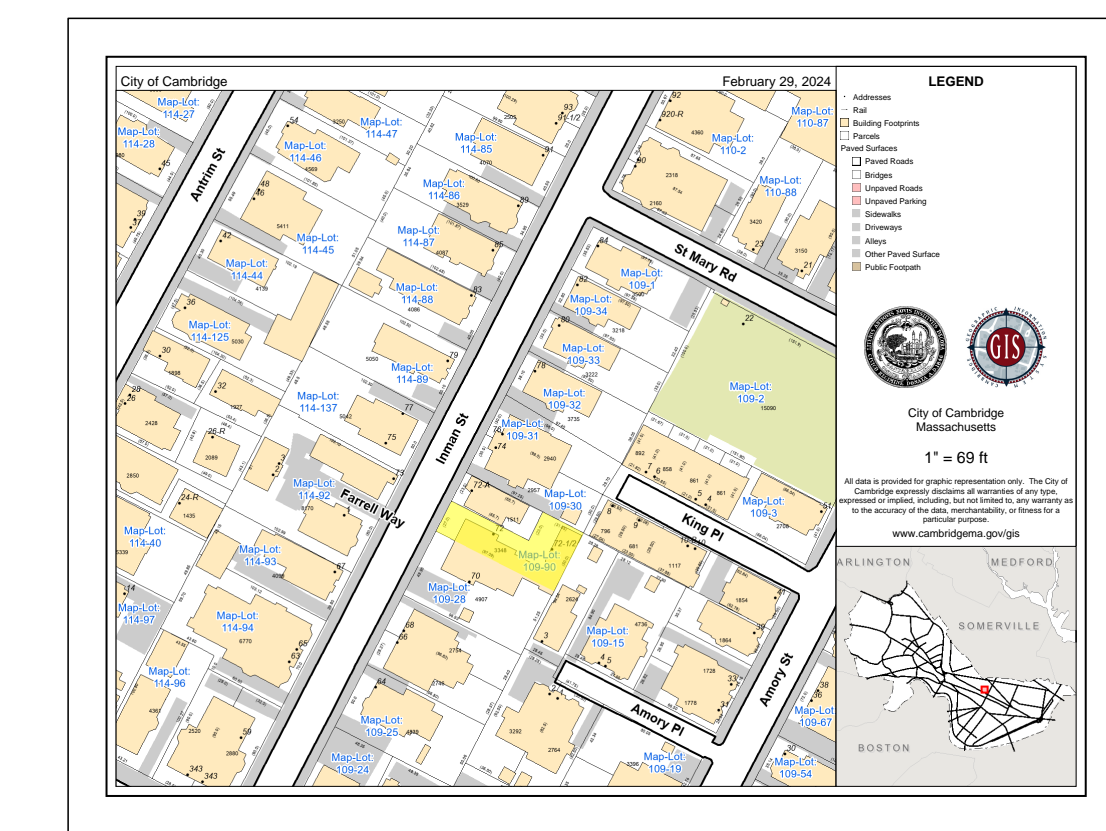
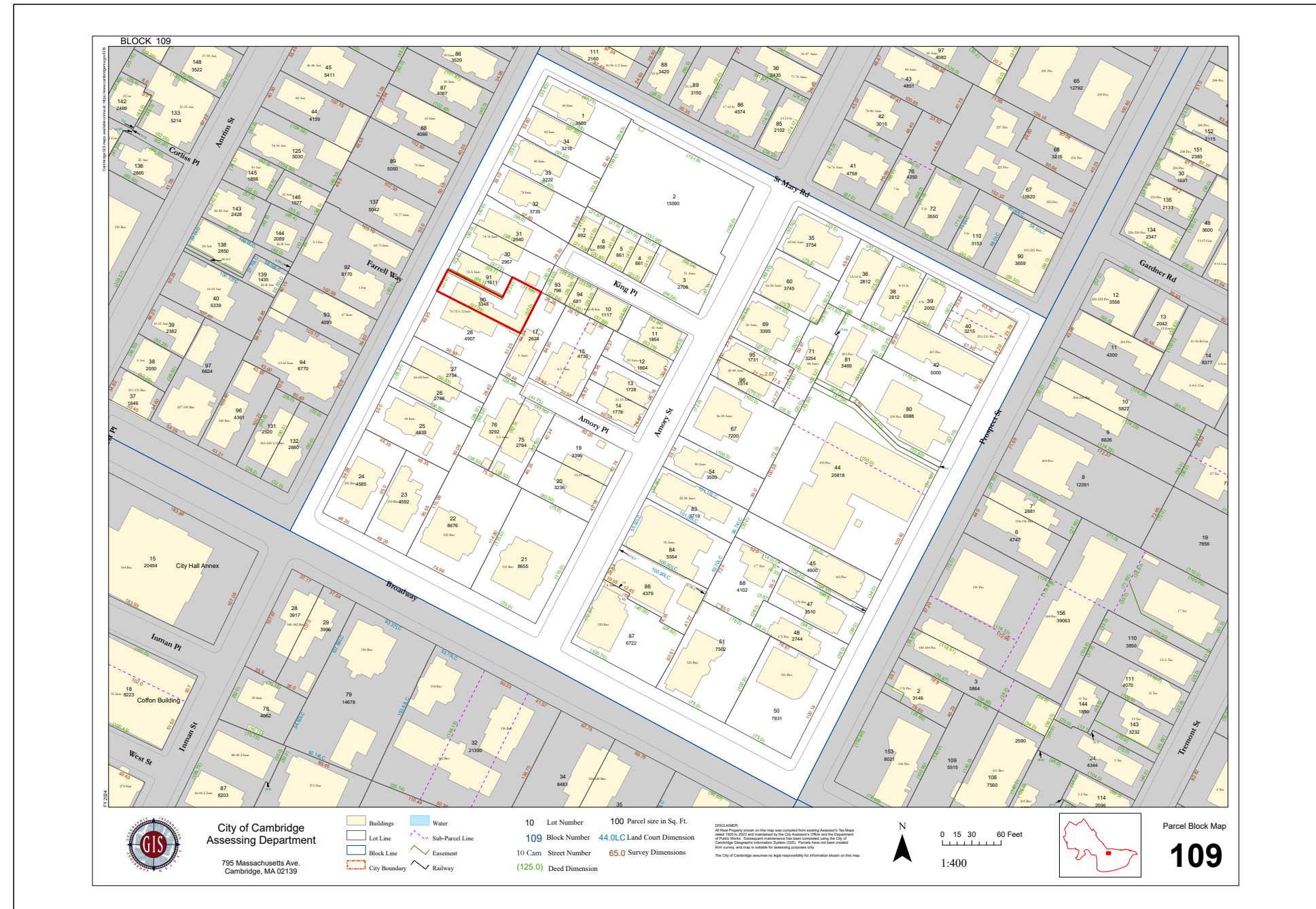


EXISTING SITE PLAN  
 1/8" = 1'-0"  
 0 5 10 FT

ZONING 1  
 EXISTING PLOT PLAN  
 PROPOSED PLOT PLAN

ALTERATIONS TO THE  
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**GROSS FLOOR AREA CALCULATIONS**

THE HOUSE IS IN THE C-1 ZONE  
 LOT SIZE: 3348 SQ FT  
 ALLOWABLE FAR: 0.75 (2511 SQ FT)

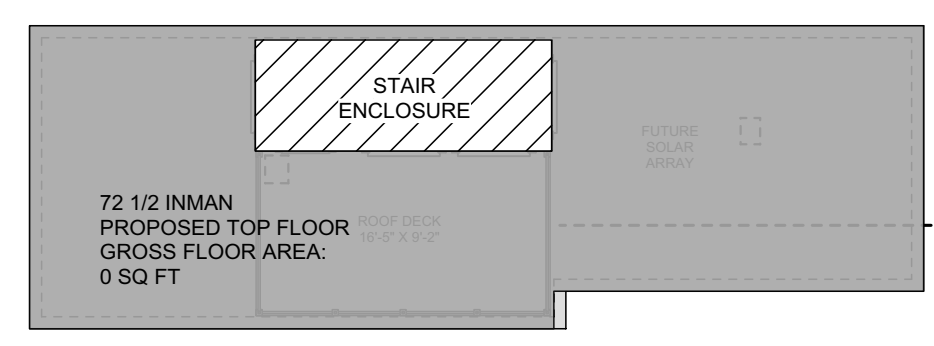
EXISTING FIRST FLOOR GFA:	1772 SQ FT
EXISTING SECOND FLOOR GFA:	1552 SQ FT
EXISTING TOP FLOOR GFA:	427 SQ FT
<b>TOTAL EXISTING GFA:</b>	<b>3751 SQ FT</b>

**EXISTING FAR: 1.12**

PROPOSED FIRST FLOOR GFA:	1772 SQ FT
PROPOSED SECOND FLOOR GFA:	1612 SQ FT
PROPOSED TOP FLOOR GFA:	508 SQ FT
<b>TOTAL PROPOSED GFA:</b>	<b>3892 SQ FT</b>

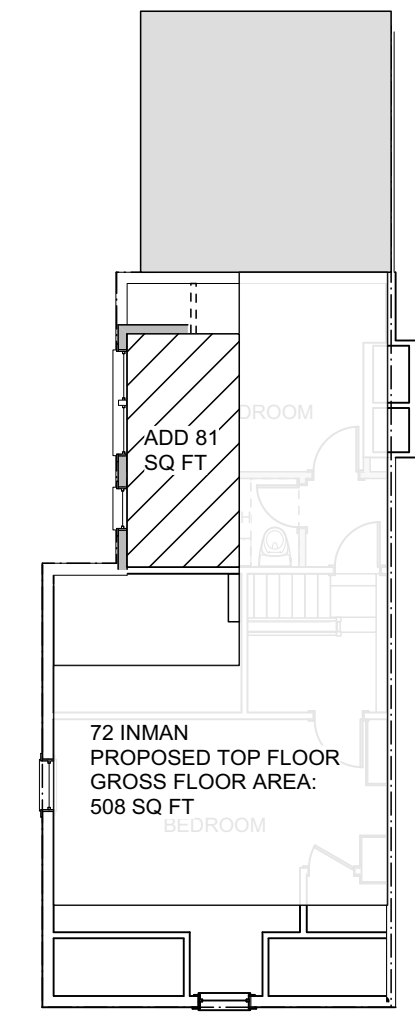
**PROPOSED FAR: 1.16**

**PROPOSED FAR INCREASE: 4%**



PROPOSED TOP FLOOR  
 GROSS FLOOR AREA:  
 72 1/2: 0 SQ FT  
 72: 508 SQ FT

TOTAL TOP FLOOR  
 GROSS FLOOR AREA:  
 508 SQ FT

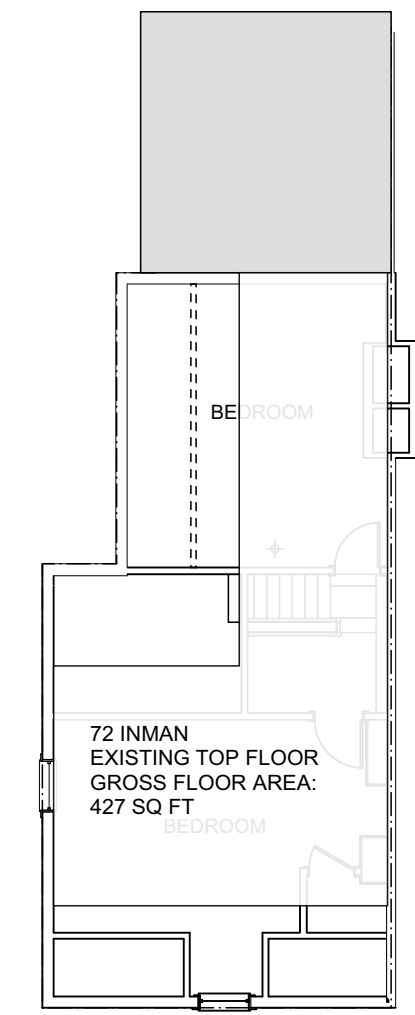


PROPOSED TOP FLOOR GFA  
 3/32" = 1'-0" 0 5 10 FT

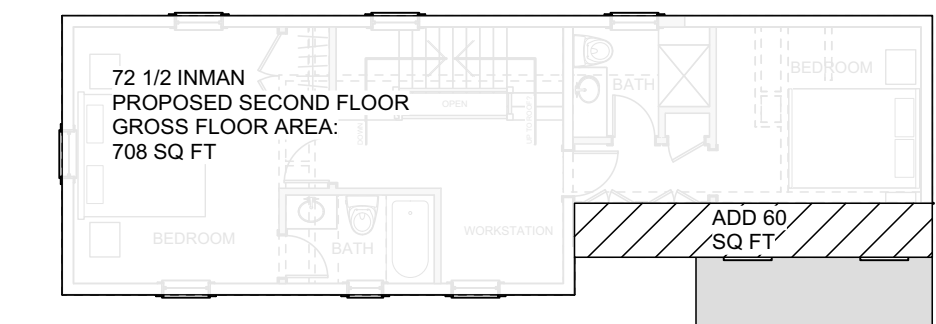


EXISTING TOP FLOOR  
 GROSS FLOOR AREA:  
 72 1/2: 0 SQ FT  
 72: 427 SQ FT

TOTAL TOP FLOOR  
 GROSS FLOOR AREA:  
 427 SQ FT

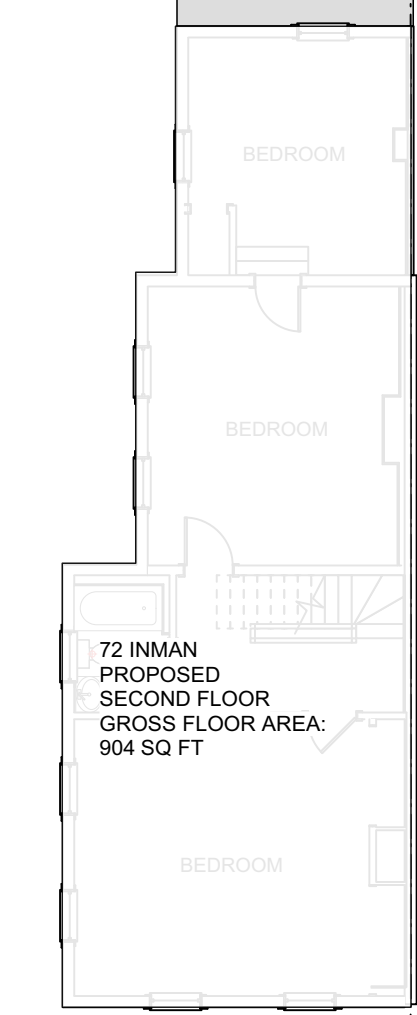


EXISTING TOP FLOOR GFA  
 3/32" = 1'-0" 0 5 10 FT



PROPOSED SECOND FLOOR  
 GROSS FLOOR AREA:  
 72 1/2: 708 SQ FT  
 72: 904 SQ FT

TOTAL SECOND FLOOR  
 GROSS FLOOR AREA:  
 1612 SQ FT

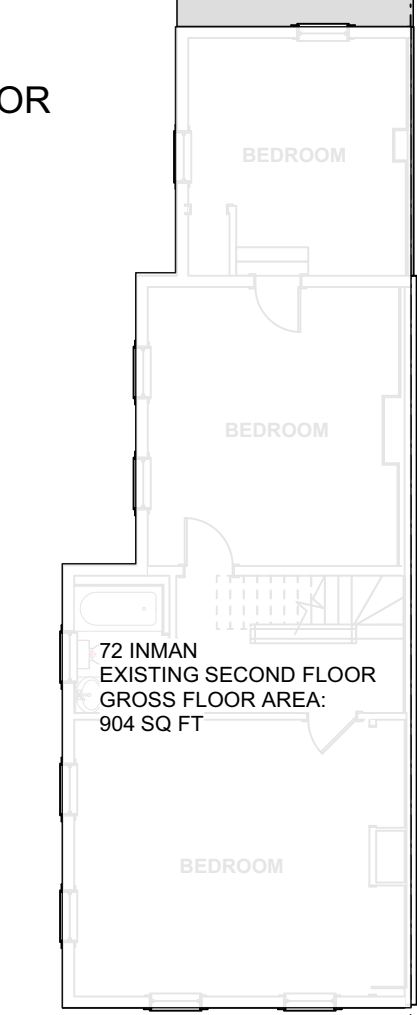


PROPOSED SECOND FLOOR GFA  
 3/32" = 1'-0" 0 5 10 FT

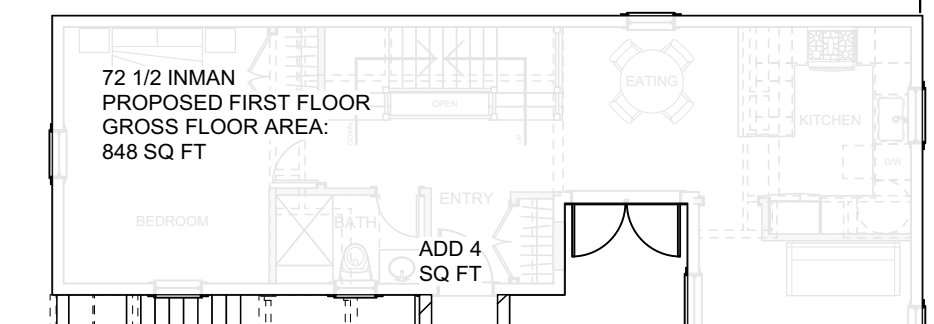


EXISTING SECOND FLOOR  
 GROSS FLOOR AREA:  
 72 1/2: 648 SQ FT  
 72: 904 SQ FT

TOTAL SECOND FLOOR  
 GROSS FLOOR AREA:  
 1552 SQ FT

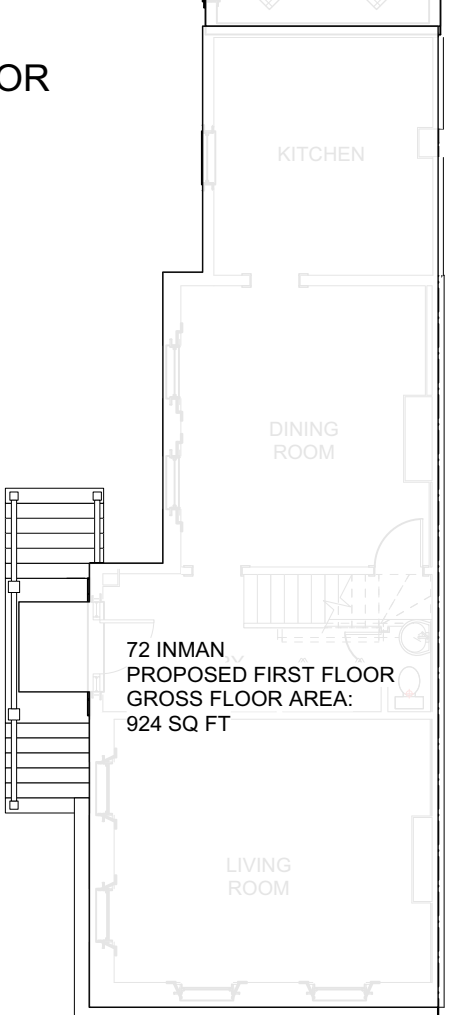


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 3/32" = 1'-0" 0 5 10 FT

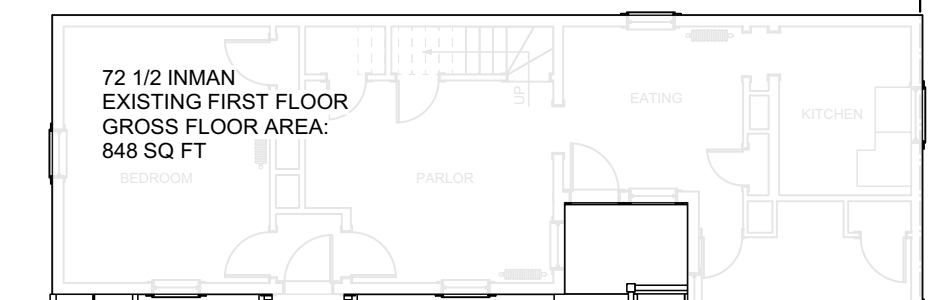


PROPOSED FIRST FLOOR  
 GROSS FLOOR AREA:  
 72 1/2: 848 SQ FT  
 72: 924 SQ FT

TOTAL FIRST FLOOR  
 GROSS FLOOR AREA:  
 1772 SQ FT

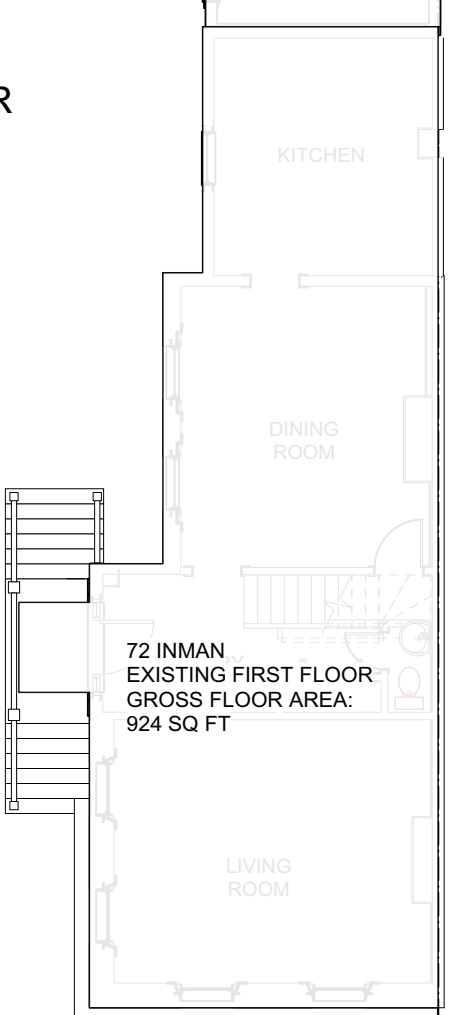


PROPOSED FIRST FLOOR GFA  
 3/32" = 1'-0" 0 5 10 FT



EXISTING FIRST FLOOR  
 GROSS FLOOR AREA:  
 72 1/2: 848 SQ FT  
 72: 924 SQ FT

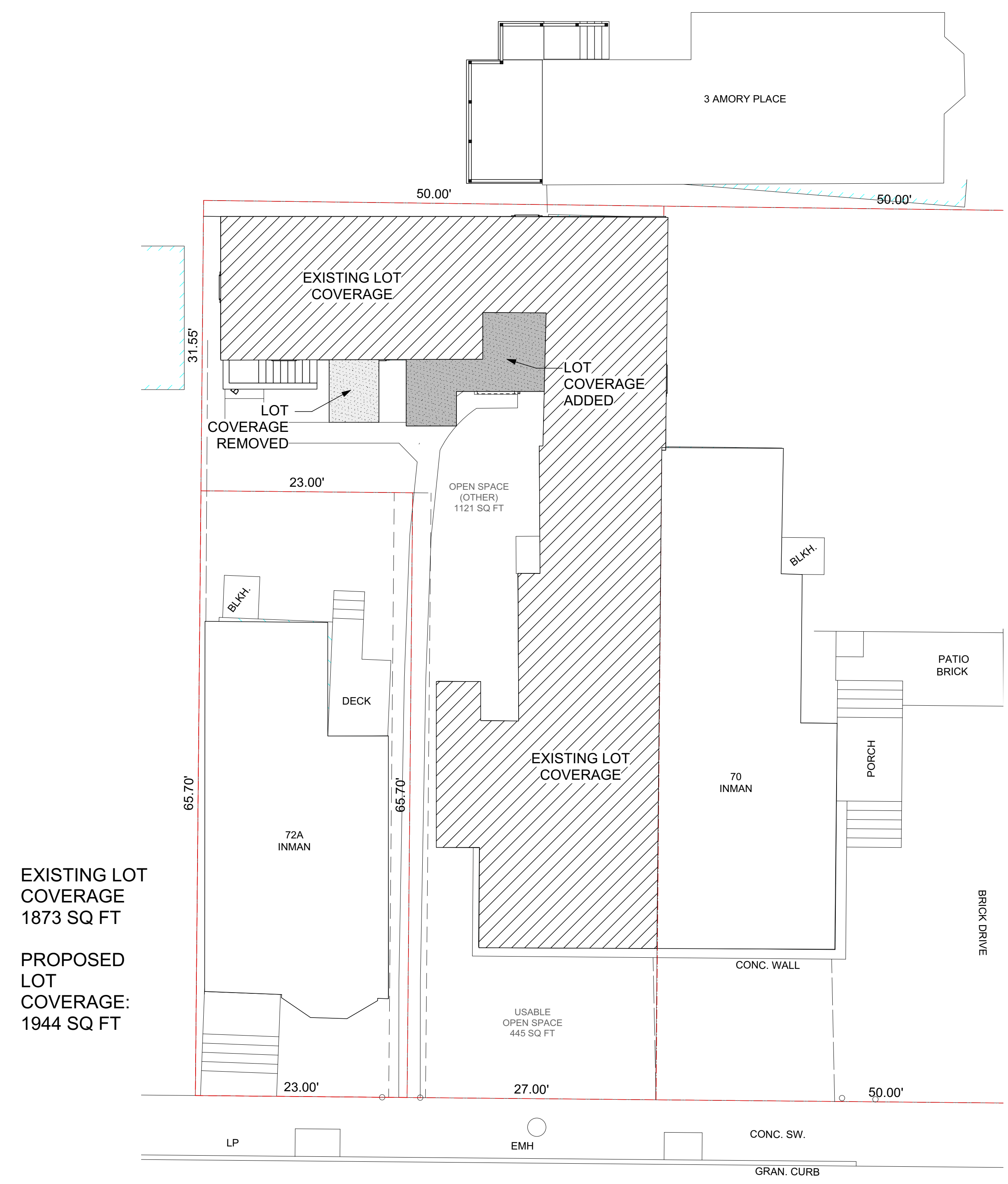
TOTAL FIRST FLOOR  
 GROSS FLOOR AREA:  
 1772 SQ FT



EXISTING FIRST FLOOR GFA  
 3/32" = 1'-0" 0 5 10 FT

USABLE AND OTHER OPEN SPACE

	EXISTING	PROPOSED	ORDINANCE
USABLE OPEN SPACE - FRONT YARD	445 SQ FT	NO CHANGE	1004 SQ FT
USABLE OPEN SPACE - PERCENTAGE	13%	NO CHANGE	30%
OTHER OPEN SPACE	1121 SQ FT	NO CHANGE	
OTHER OPEN SPACE - PERCENTAGE	33%	NO CHANGE	30%



LOT COVERAGE CALCULATIONS  
 1/8" = 1'-0"

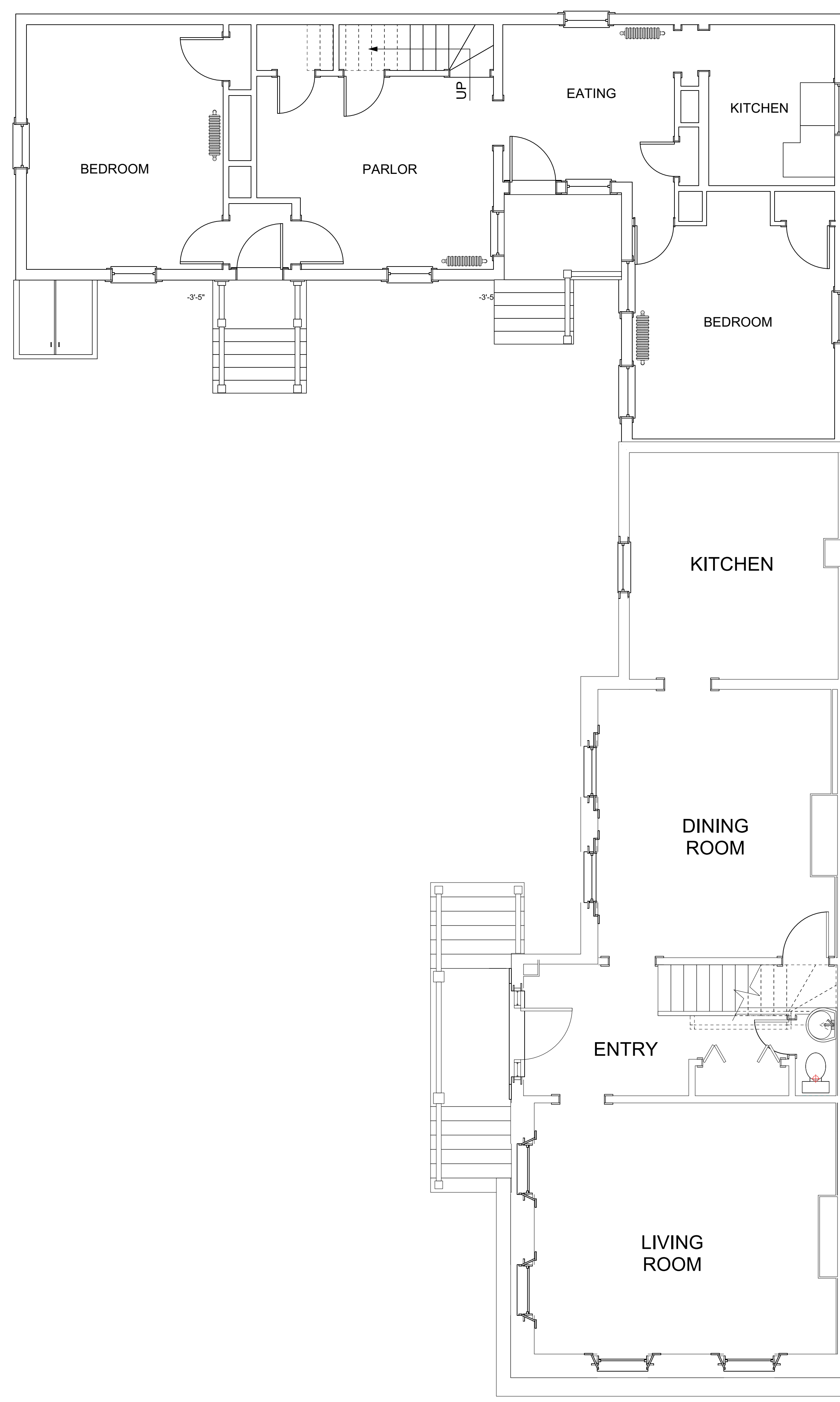


OPEN SPACE CALCULATIONS  
 1/8" = 1'-0"

ALTERATIONS TO THE  
 ARTLEY RESIDENCE  
 72 - 72 1/2 INMAN STREET  
 CAMBRIDGE, MA

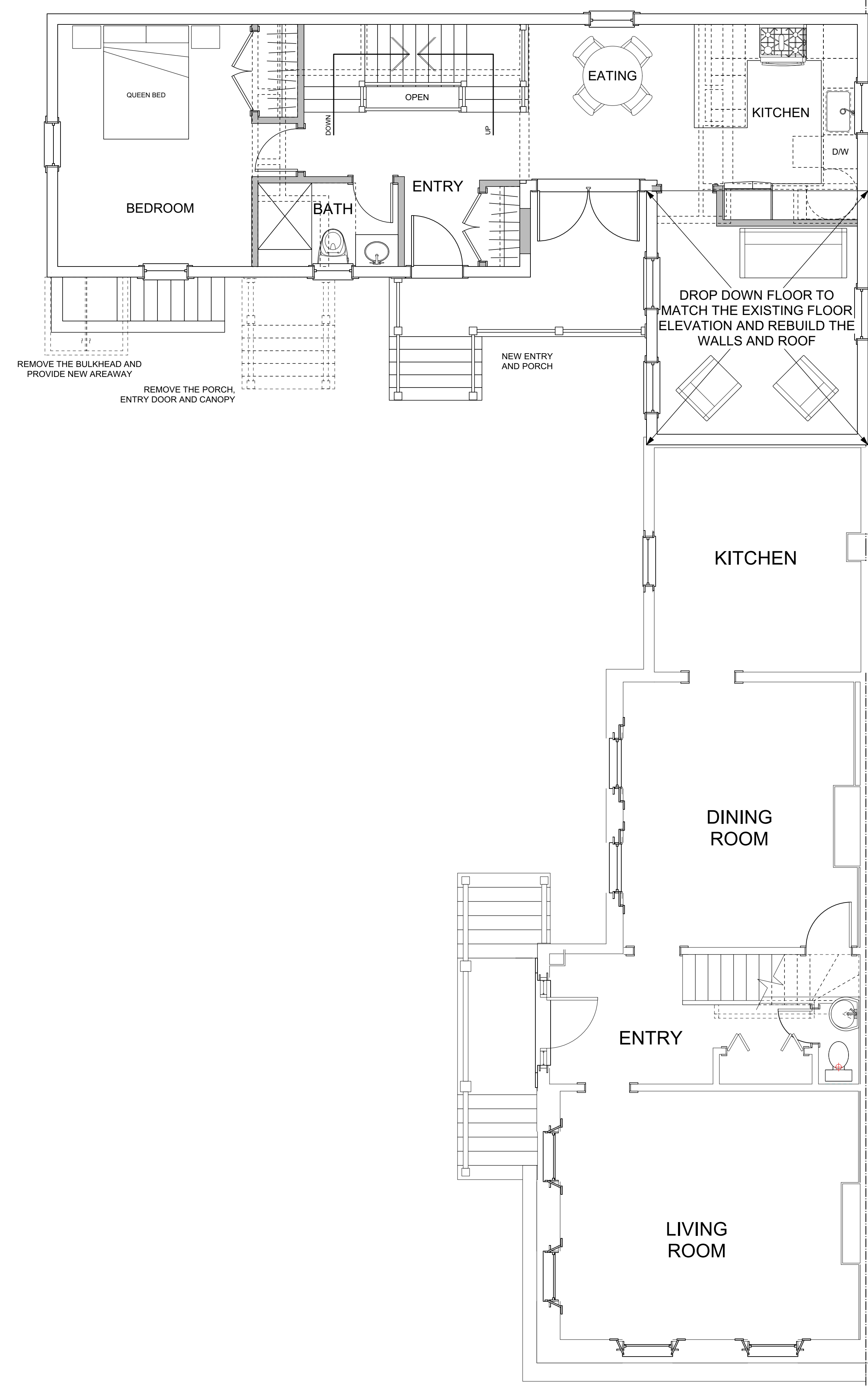
Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com





EXISTING FIRST FLOOR PLAN  
 1/4" = 1'-0"  
 0 5 10 FT

X

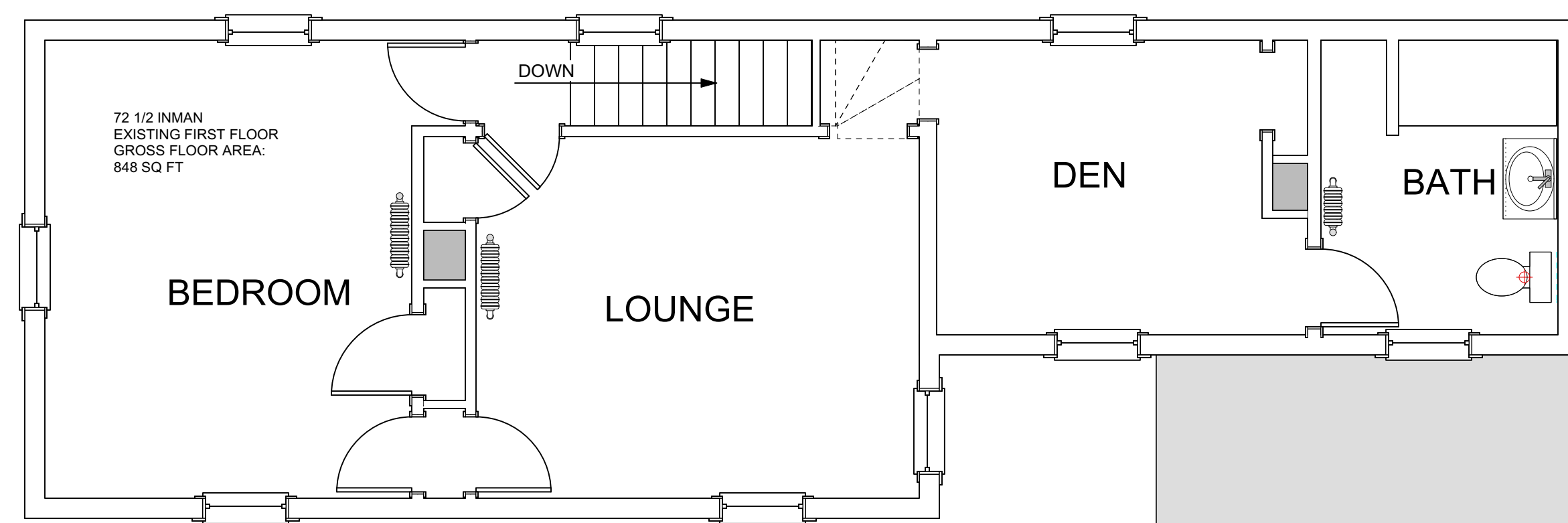


PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"  
 0 5 10 FT

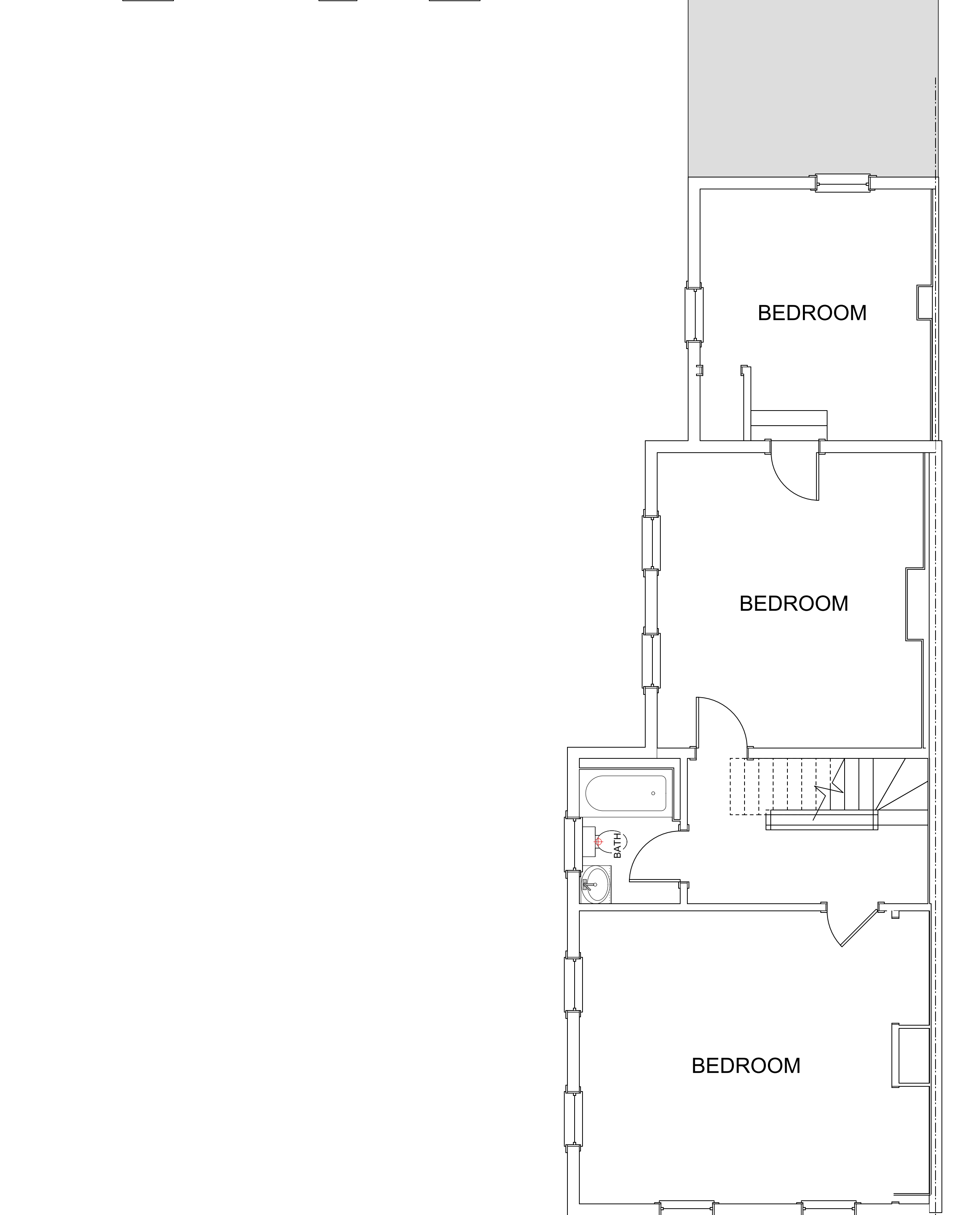
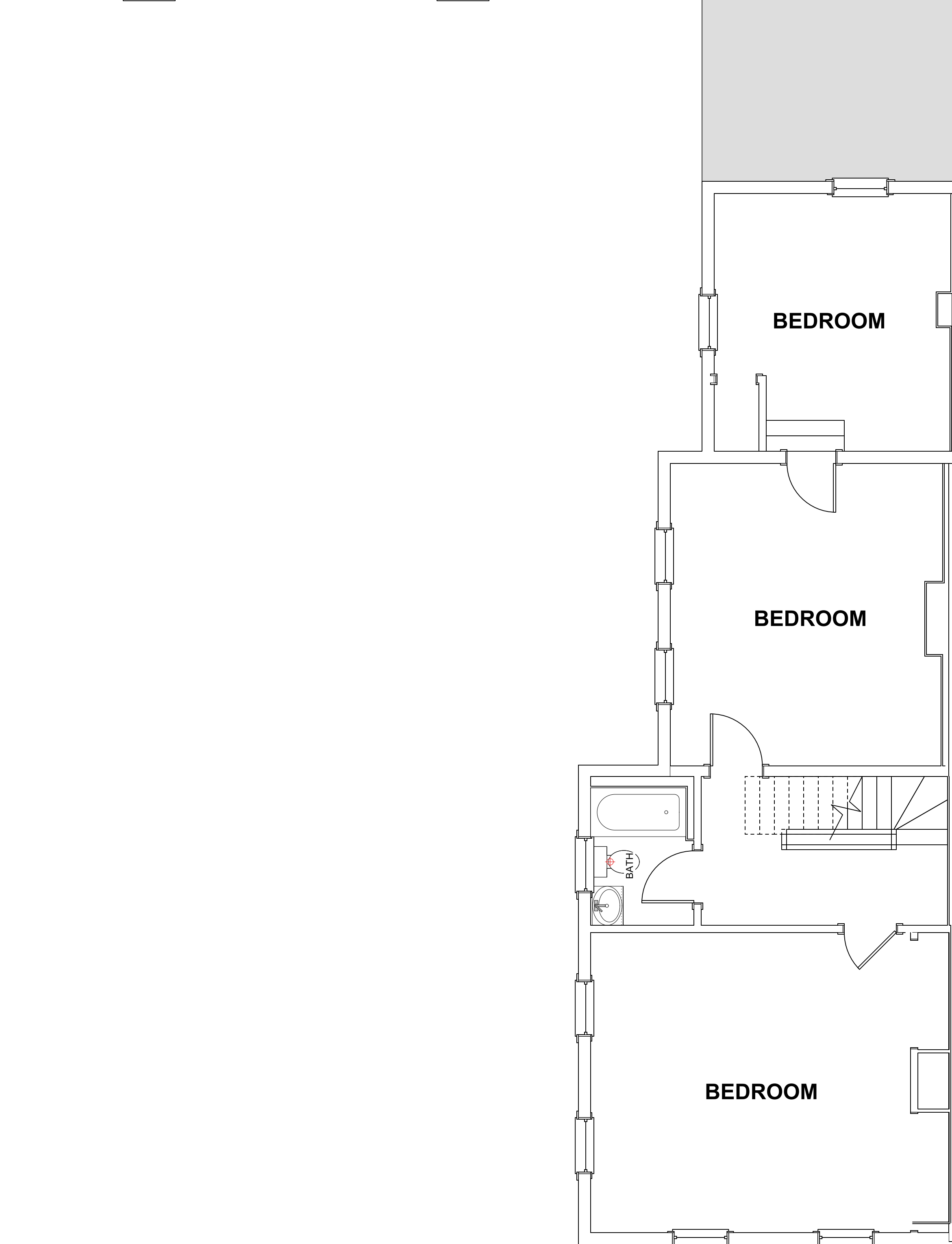
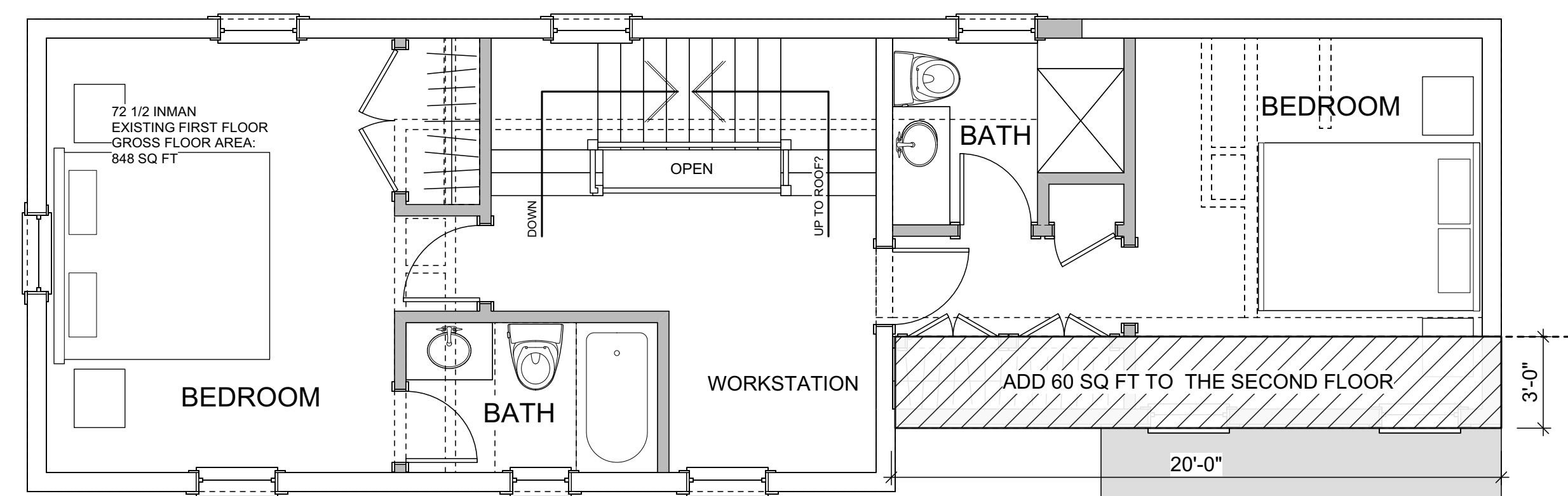
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A1-1



X



PULL WALL OUT 3"

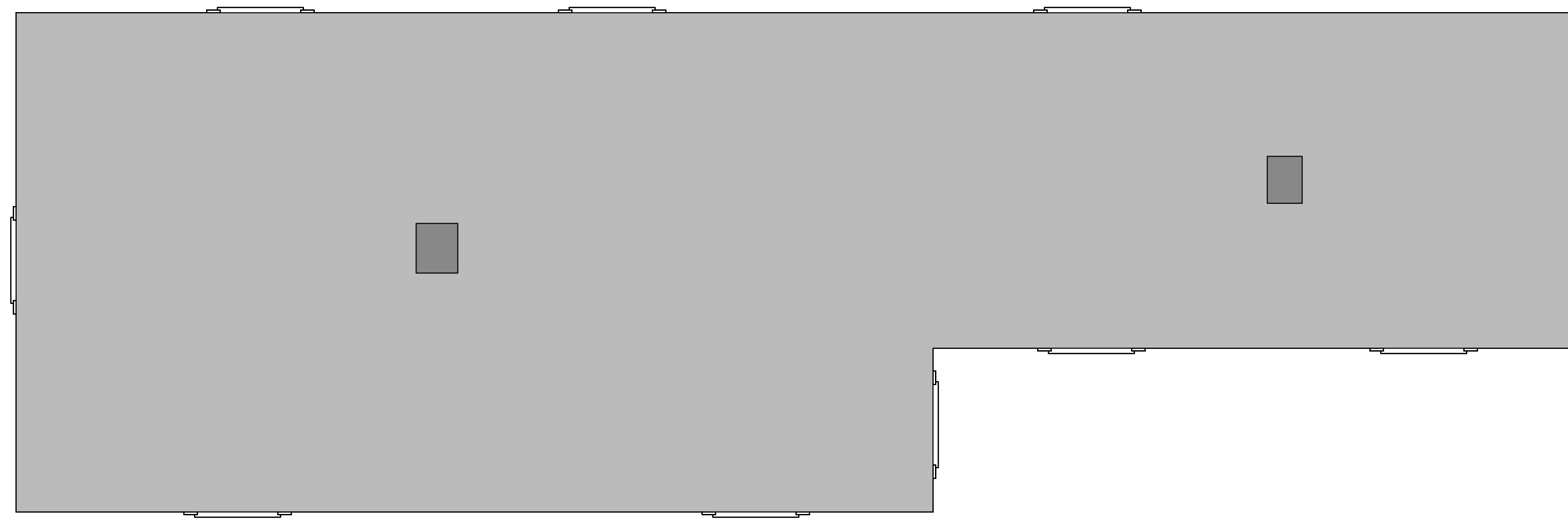
EXISTING SECOND FLOOR PLAN  
 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"

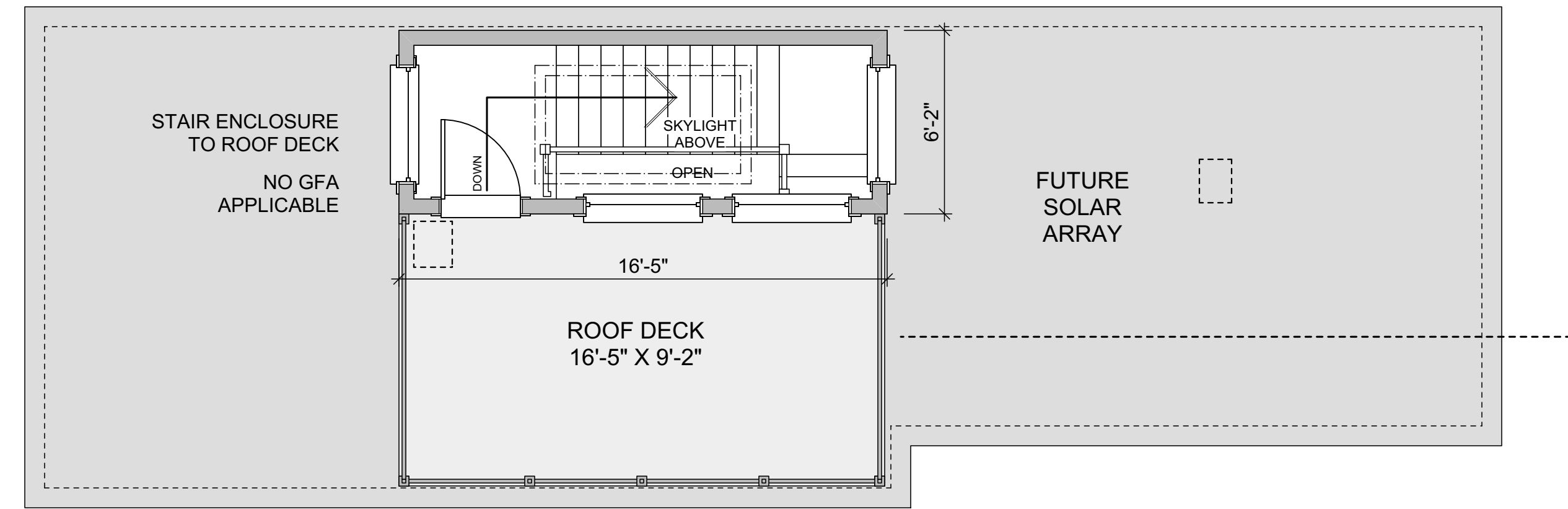
ALTERATIONS TO THE  
 ARTLEY RESIDENCE  
 72 - 72 1/2 INMAN STREET  
 CAMBRIDGE, MA

EXISTING AND PROPOSED  
 SECOND FLOOR PLAN

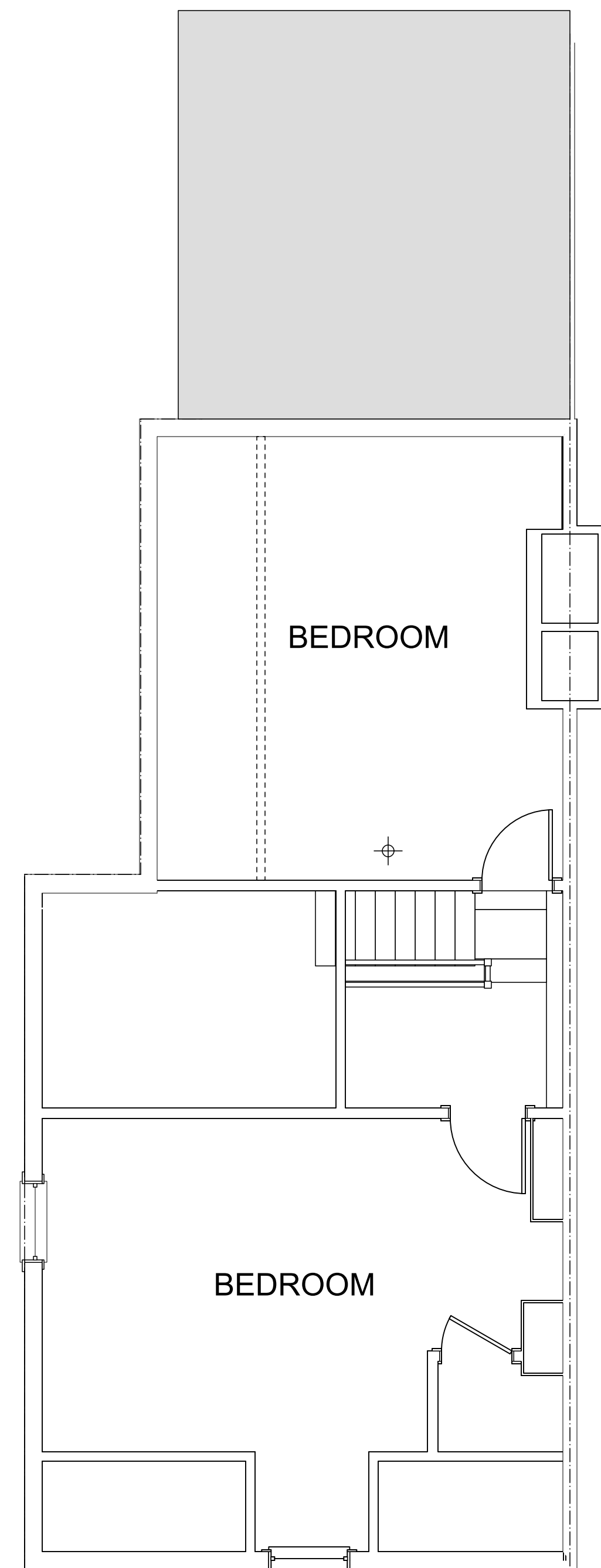
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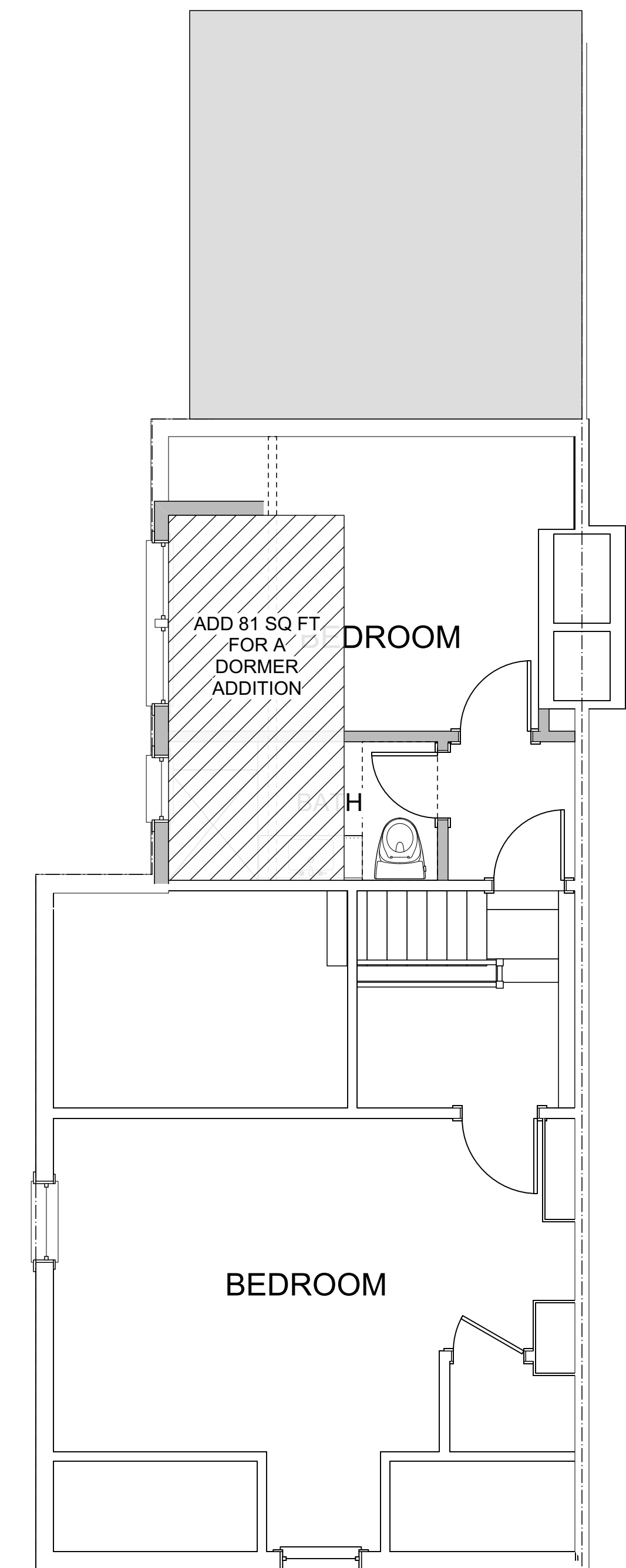
X



PULL WALL OUT 3'



EXISTING TOP FLOOR PLAN  
1/4" = 1'-0"



PROPOSED TOP FLOOR PLAN  
1/4" = 1'-0"

SCALE: VARIES  
DRAWN BY: JSA  
DATE: 22 MAR 24  
REVISIONS:

EXISTING AND PROPOSED  
TOP FLOOR PLAN

ALTERATIONS TO THE  
ARTLEY RESIDENCE  
72 - 72 1/2 INMAN STREET  
CAMBRIDGE, MA

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A1-3



X

EXISTING WEST (FRONT) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT



1

PROPOSED WEST (FRONT) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT



PROPOSED WEST (FRONT) ELEVATION W/ BUILDINGS  
 1/4" = 1'-0"  
 0 5 10 FT

EXISTING AND PROPOSED  
 WEST (FRONT) ELEVATIONS

ALTERATIONS TO THE  
 ARTLEY RESIDENCE  
 72 - 72 1/2 INMAN STREET  
 CAMBRIDGE, MA

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 jsartley@aol.com



EXISTING NORTH (LEFT SIDE) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT



PROPOSED NORTH (LEFT SIDE) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT

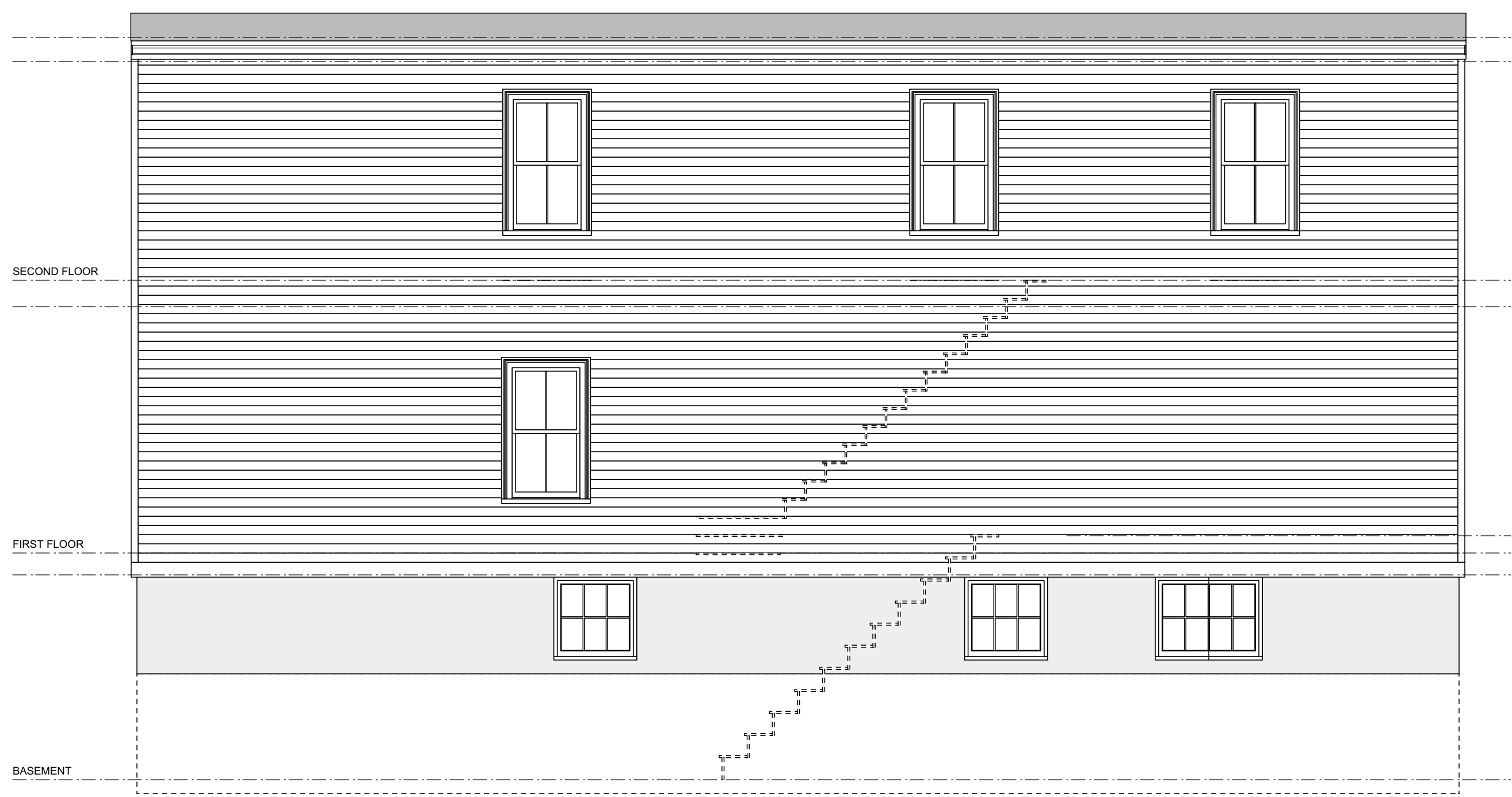


PROPOSED NORTH (LEFT SIDE) ELEVATION W/ BUILDINGS  
 1/4" = 1'-0"  
 0 5 10 FT

EXISTING AND PROPOSED  
 NORTH (LEFT SIDE) ELEVATIONS

ALTERATIONS TO THE  
 ARTLEY RESIDENCE  
 72 - 72 1/2 INMAN STREET  
 CAMBRIDGE, MA

Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com



X

EXISTING EAST (REAR) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT



PROPOSED EAST (REAR) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT

1



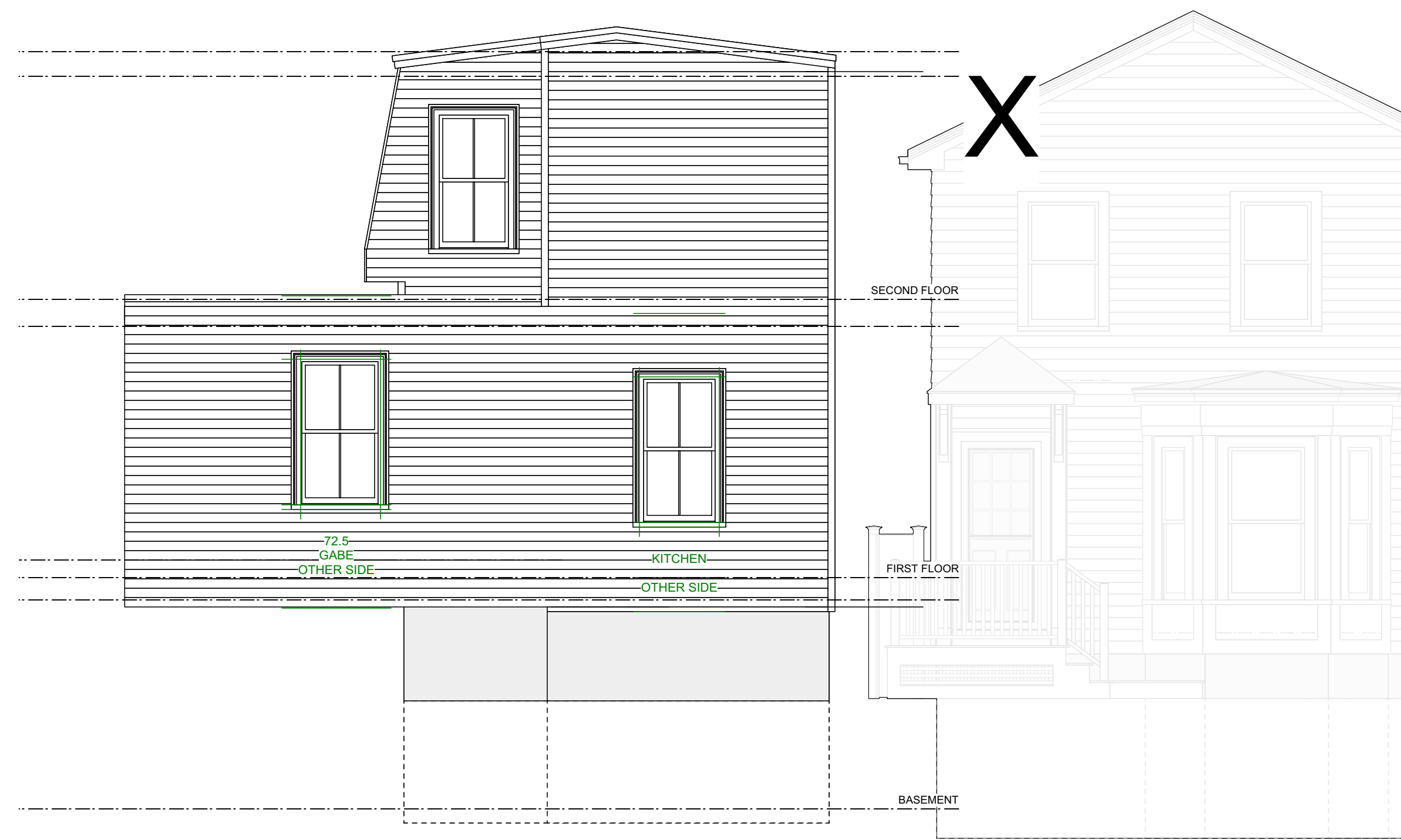
1

PROPOSED EAST (REAR) ELEVATION W/ BUILDINGS  
 1/4" = 1'-0"  
 0 5 10 FT

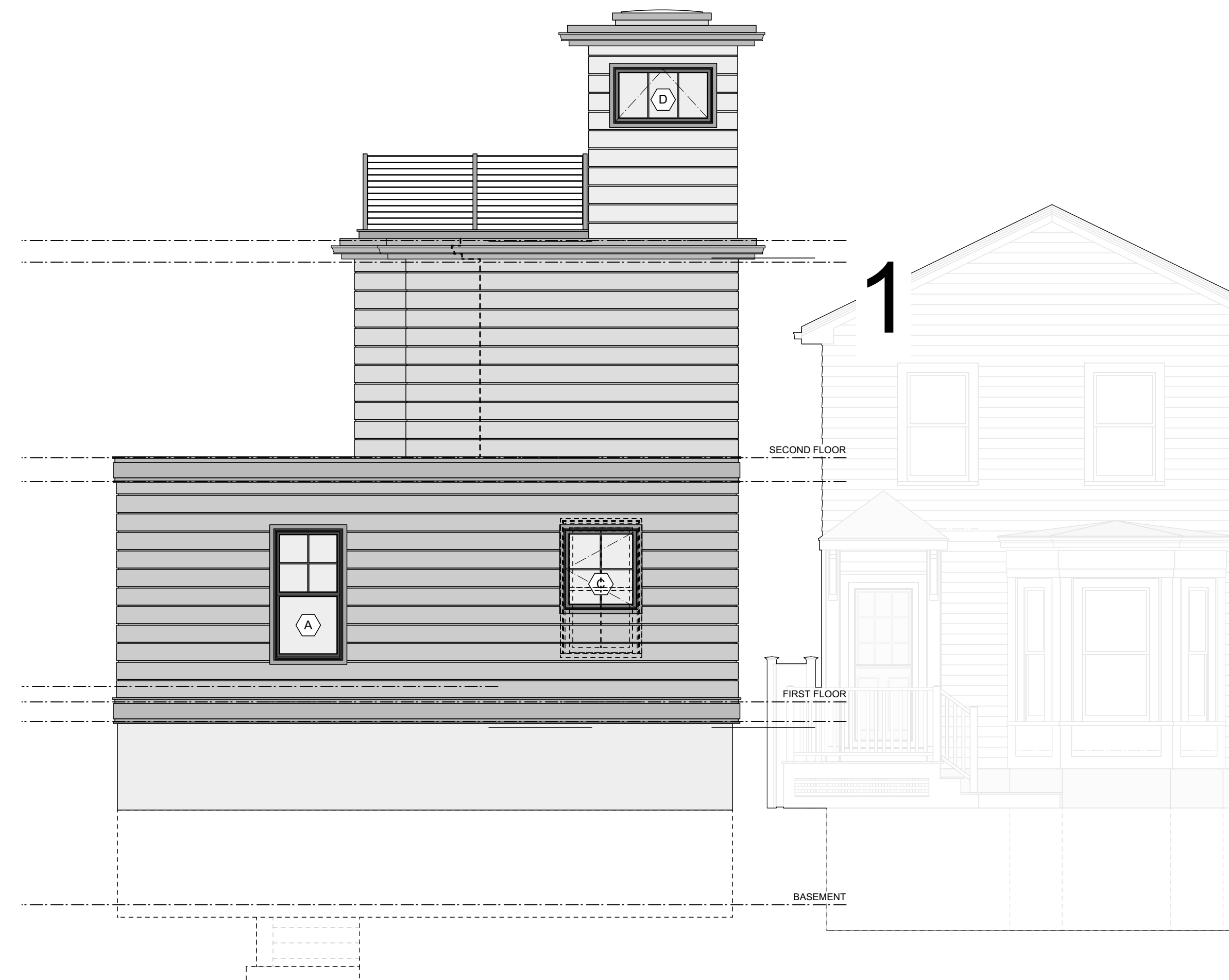
ALTERATIONS TO THE  
 ARTLEY RESIDENCE  
 72 - 72 1/2 INMAN STREET  
 CAMBRIDGE, MA

Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com

A2-3



EXISTING SOUTH (RIGHT SIDE) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT



PROPOSED SOUTH (RIGHT SIDE) ELEVATION  
 1/4" = 1'-0"  
 0 5 10 FT



PROPOSED SOUTH (RIGHT SIDE) ELEVATION W/ BUILDINGS  
 1/4" = 1'-0"  
 0 5 10 FT

ALTERATIONS TO THE  
 ARTLEY RESIDENCE  
 SOUTH (RIGHT SIDE) ELEVATIONS  
 72 - 72 1/2 INMAN STREET  
 CAMBRIDGE, MA

Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com

72 7/2-5 Inman St.  
BZA-262879







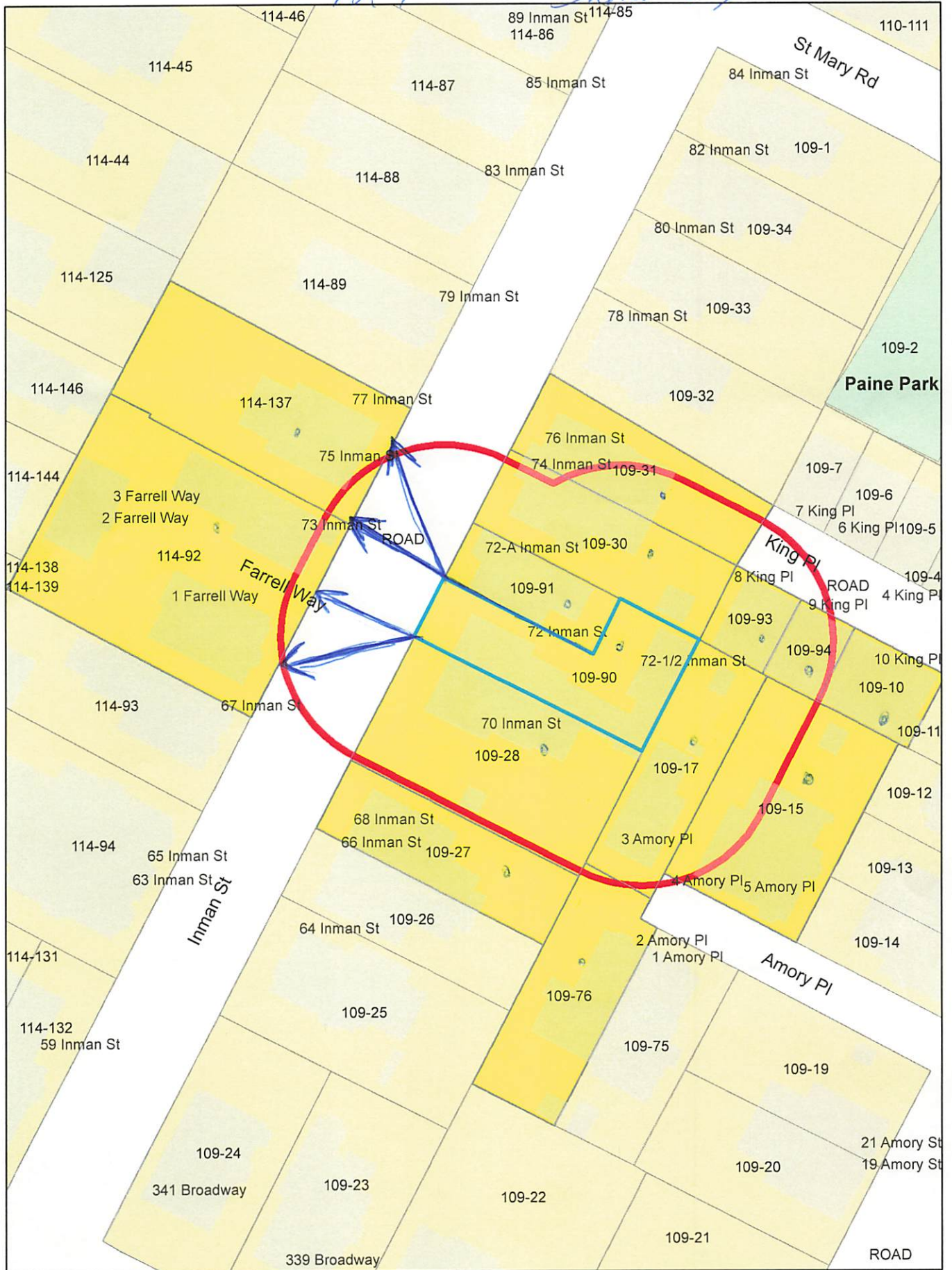








72 & 72.5 Inman St.



72 & 72.5 Inman St. Petitioner

109-31  
73109 LLC,  
126 PROSPECT ST  
CAMBRIDGE, MA 02139

114-92  
ZHITONG ZHANG & ZHOU LIU  
3 FARRELL ST UNIT 2  
CAMBRIDGE, MA 02139

109-90  
ARTLEY, JOSEPH S. & LINDA M. STEVENS  
72-72.5 INMAN ST  
CAMBRIDGE, MA 02139

109-28  
SCHWEITZER THOMAS M & SUSAN  
70 INMAN ST - APT 2  
CAMBRIDGE, MA 02139

109-27  
JING MING LIU HONG  
4822 DERUSSEY PKWY  
CHEVY CASE, MD 20815

109-30  
VASS, BARBARA L. JACQUELINE C. &  
LYDIA L. LESTAGE  
74 INMAN ST  
CAMBRIDGE, MA 02139

114-137  
ILARDO, JOHN M. & GABRIELA I. MORALES  
75 INMAN ST  
CAMBRIDGE, MA 02139

114-137  
WRIGHT ANSON  
TR THE ANSON E WRIGHT REVOCABLE TR  
77 INMAN ST  
CAMBRIDGE, MA 02139

109-91  
JAIMES, ANGELA & DANIEL C MONET  
72A INMAN ST  
CAMBRIDGE, MA 02141

114-92  
OLESEN, GEORGE F &  
MAUREEN D. OLESEN TRS  
2 JOSEPH ST  
ANDOVER, MA 01810

109-17  
WILLIAMS, CAROLINE F L  
J MICHAEL WILLIAMS  
3 AMORY PL  
CAMBRIDGE, MA 02139

114-92  
OLESEN, GEORGE .F & MAUREEN D. TRS  
2 JOSEPH ST  
ANDOVER, MA 01810

109-93  
LISANTI, SUZANA  
TR. OF THE 8 KING PL REALTY TRUST  
8 KING PL  
CAMBRIDGE, MA 02139

109-76  
BARTHOLOMEW, JOSHUA & KRISTIE J. WELSH  
2 AMORY PL  
CAMBRIDGE, MA 02139

109-94  
HAGES, KEITH  
9 KING PL  
CAMBRIDGE, MA 02139

109-15  
LIBERACKI, EDWARD M. &  
PATRICIA A. LOBERKI  
30 GOLDEN HILLS RD  
SAUGUS, MA 01906

109-10  
10 KING PLACE LLC  
50 FOLLEN ST  
CAMBRIDGE, MA 02138

114-92  
OLESEN, GEORGE F. JR  
2 JOSEPH ST  
ANDOVER, MA 01810



# 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](mailto:histncds@cambridgema.gov)  
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*  
Catherine Tice, Nan Laird, *Alternates*

April 2, 2024

Joe Artley  
72 Inman Street  
Cambridge MA 02139

**Re: Case MC-6951 – 72 – 72.5 Inman Street**

The Mid Cambridge Neighborhood Conservation District Commission had a non-binding review of the above case at a public hearing on April 1, 2024. The motion to approve the application for a Certificate of Appropriateness was voted down 4-2 (Litchfield, Hakuta, Pauli, and Tice opposed; Redmon and Laird in favor). The Commission agreed that the proposed scope of work is minimally visible from a public way, but several Commissioners found the slate mansard roof, front door with brackets, and chimney on the 1873 structure as contributing to the character of the neighborhood and should be preserved. The proposed dormer on the front 1843 building and alterations to the existing connection between the two buildings are not visible at all from a public way and therefore not under the Commission's jurisdiction.

Because the review in this case is non-binding, you may proceed with the work as initially proposed if you so choose. Please call me at 617 349-4686 if you have any questions.

Sincerely,

Allison A. Crosbie  
Preservation Administrator

cc: City Clerk, please file this decision  
Peter McLaughlin, Inspectional Services

Case Number: **MC-6951**

Date: **April 1, 2024**

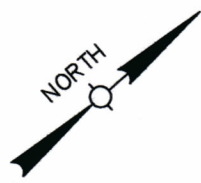
Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on April 2, 2024.

By Lestra Litchfield/aac, Vice Chair

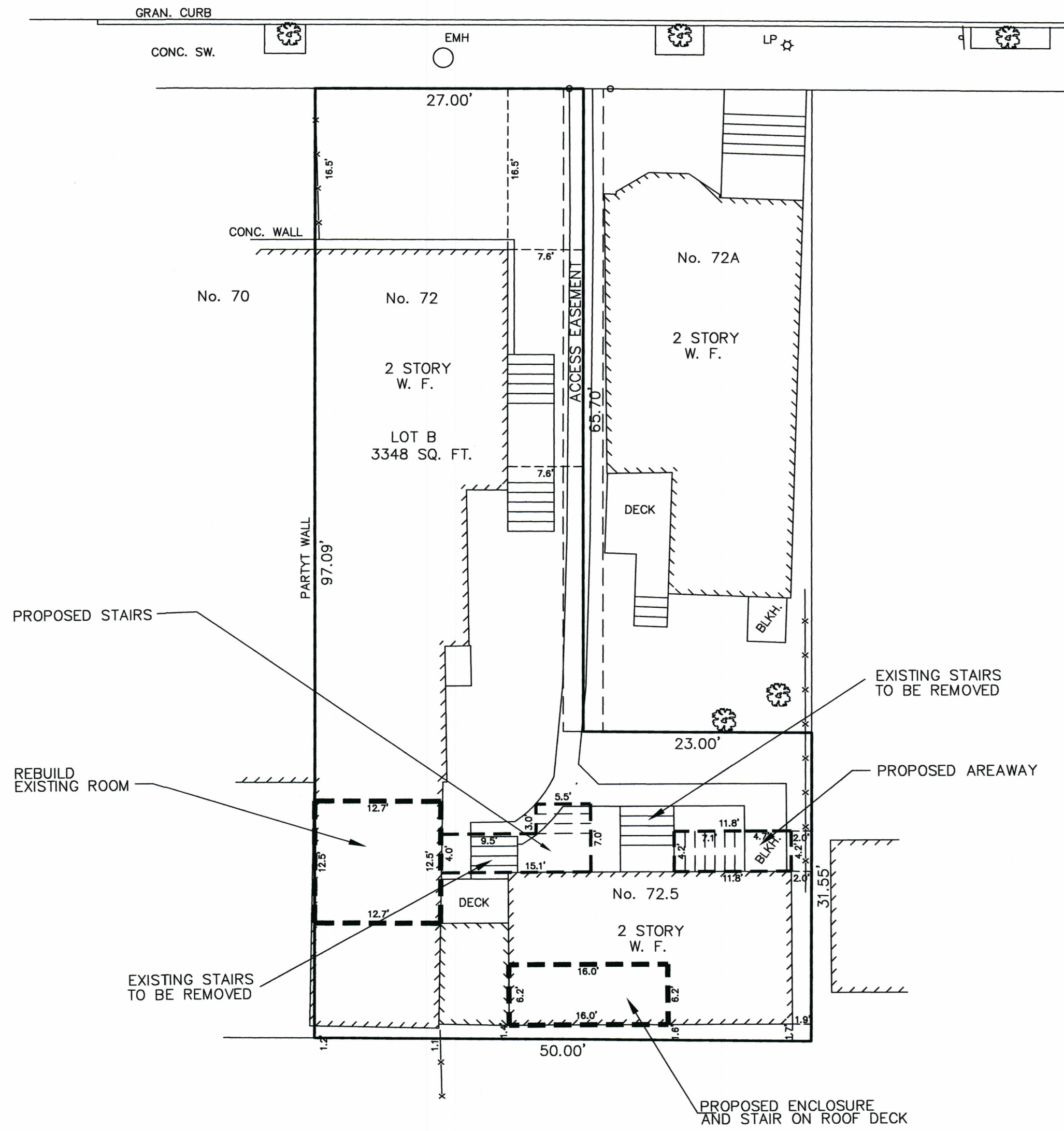
Twenty days have elapsed since the filing of this decision. No appeal has been filed \_\_\_\_\_.  
Appeal has been filed \_\_\_\_\_. Date \_\_\_\_\_.

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





# INMAN STREET



*Antoni Szerszunowicz*



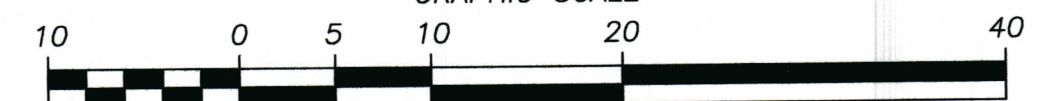
**PROPOSED CONDITIONS  
PLOT PLAN**  
72 INMAN STREET  
**CAMBRIDGE, MASS.**

SCALE : 1" = 10' APRIL 8, 2024

**AGH ENGINEERING**

166 WATER STREET STOUGHTON, MA 02072  
PHONE: (781)344-2386

GRAPHIC SCALE





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: JOSEPH S. ARTLEY Date: 4/5/24  
(Print)

Address: 72 & 72.5 Inman St.

Case No. BZA-262879

Hearing Date: 4/25/24

Thank you,  
Bza Members