

**CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT**

831 Massachusetts Avenue  
Cambridge, Ma 02139  
617-349-6100

Ranjit Singanayagam, Commissioner

**DEMOLITION PERMIT APPLICATION**

Project start date: 7/25/21 Project end date: 10/6/23

Permit No: BLDC-108905-2021 (Current Building Permit) Fee: \_\_\_\_\_

Date: 7/12/22

Building location: 12 Lakeview Ave. Cambridge, MA 02138

Description of proposed work: Retroactive approval to remove existing structure.

Property Owner: Jefferson M. Case and Elizabeth Green Case

Address: 12 Lakeview Ave. Cambridge, MA 02138

Telephone Number: 703 472-6612 Email Address: lisagreencase@gmail.com

Contractor: Thoughtforms Corporation

Address: 525 Massachusetts Ave., Suite 204 Acton, MA 01720

Telephone number: 978 263-6019 Email Address: charbel@thoughtforms-corp.com

Material of building: Wood

Type of building construction (wood, concrete, steel, etc.): Wood construction

How is building occupied: Residence, Unoccupied No. of stories: 2.5

Number of residential units demolished: One

Is a Street Occupancy permit (DPW) necessary?:      Yes   X   No

Is a Sidewalk Obstruction permit required?:      Yes   X   No

Estimated cost of demolition (copy of contract must be attached) : \_\_\_\_\_

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this applicaiton to the best of his/her ability.

**PLEASE NOTE:**

- a. Site will be inspected by the building official prior to demolition .
- b. A copy of any environmental assessments for the site may be required by this Department before the work is allowed to start.
- c. As a minimum, a narrative description of the demolition plan is required prior to issuance of the demolition permit.
- d. Applicant is required to submit evidence that demolition has been coordinated with abutting property owners. In addition, abutting property owners and the building inspector are to be notified 24 hours prior to start of demolition.
- e. Certification that the structure does not contain asbestos must be provided from a licensed contractor. Asbestos removal and disposal must be preformed by a licensed asbestos removal contractor. Permits are required by this Department and the State prior to asbestos removal.
  
- f. Certification must be provided by a licensed exterminator that the premises are free from rodent infestation.
- g. If the fire hydrant is used for dust control during demolition, a separate permit from the Water Department is required.

The following sections, quoted directly from the Massachusetts State Building Code 8th Edition, are requirements of this permit.

**105.5 Expiration of Permit:**

Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within 6 months after it's issuance.

**105.6 Revocation of Permits:**

The Building Commissioner shall evoked a permit or approval issued under the provisions of this code in the case of any false statements or misrepresentation of fact in the application or the plan on which the permit or approval was based.

**3303.4 Vacant Lot**

Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

**3303.6 Utility Connections:**

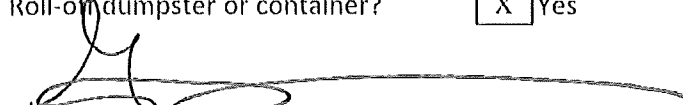
Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the applicable governing authority

**Construction Debris Affidavit (MGL c 40 § 54)**

As result of the provisions of MGL c § 54, I acknowledge that as a condition of the Demolition permit, all debris resulting from the construction activity governed by this Demolition permit shall be disposed of in a properly licensed waste disposal facility, as defined by MGL c § 150A.

The debris will be disposed at/by Graham Waste

Roll-off dumpster or container?  Yes  No Dumpster License# \_\_\_\_\_

  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**Hold Harmless Clause:**

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

**Read Before Signing:**

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

  
*Signature of Licensed Contractor*

Gregory Bliss - Thoughtforms Corporation  
*Print Name of Licensed Contractor*

525 Massachusetts Ave., Suite 204  
*Contractor's Address*

Acton, MA 01720  
*Contractor's City, State, ZipCode*

978 263-6019  
*Contractor's Telephone Number*

License Number CSFA-059781

Class 1 and 2 Family

Expiration Date: 8/30/22

City Arlington, MA

  
*Signature of Owner*

Jefferson M. Case and Elizabeth Green Case  
*Print Name of owner*

12 Lakeview Ave. Cambridge, MA 02138  
*Owner's Address*

Cambridge, MA 02138  
*Owner's City, State, ZipCode*

703 472-6612  
*Owner's Telephone Number*

**SIGNATURES AND CHECK POINTS**

It is the responsibility of the applicant to secure signatures as listed below. Because of the possibility that a Public Hearing may be required prior to Historical Commission sign-off, it is suggested that they be contacted as early as possible in the process in order to minimize delay.

AGENCY	ADDRESS	SIGNATURE	DATE
Historical Commission 617-349-4683	831 Massachusetts Avenue	_____	_____
Police Department 617-349-3300	125 6th Street	_____	_____
Water Department 617-349-4770	250 Freshpond Parkway	_____	_____
Fire Department 617-349-4918	491 Broadway	_____	_____
Nstar Electric 617-369-5400	101 Lindwood Avenue Somerville, MA	_____	_____
Nstar Gas 1-800-592-2000	101 Lindwood Avenue Somerville, MA	_____	_____
Dig Safe 888-344-7233		Control #. _____	
Dept. of Public Works 617-349-4800	147 Hampshire Street	_____	_____

**INSPECTIONAL SERVICES DEPARTMENT**

Inspector	Signature	Date
Environmental Health Inspector *	_____	_____
Plumbing and Gas Inspector **	_____	_____
Wiring Inspector ***	_____	_____
Building Inspector	_____	_____
ISD Commissioner	_____	_____
ISD Zoning	_____	_____

- \* Environmental Health Inspector will require certification from a licensed pest control contractor that the premises are free from rodent infestation and extermination has been done.
- \*\* Plumbing and Gas Inspector will require certification from a licensed plumber that plumbing connections to structure(s) being demolished are properly separated and capped.
- \*\*\* Wiring Inspector will require certification from a licensed electrician that any power sources, including telephone, communications and fire alarm cables to or from the structure(s) being demolished have been deactivated and removed or secured such that they will not present a hazard to the public or adjacent properties during demolition.

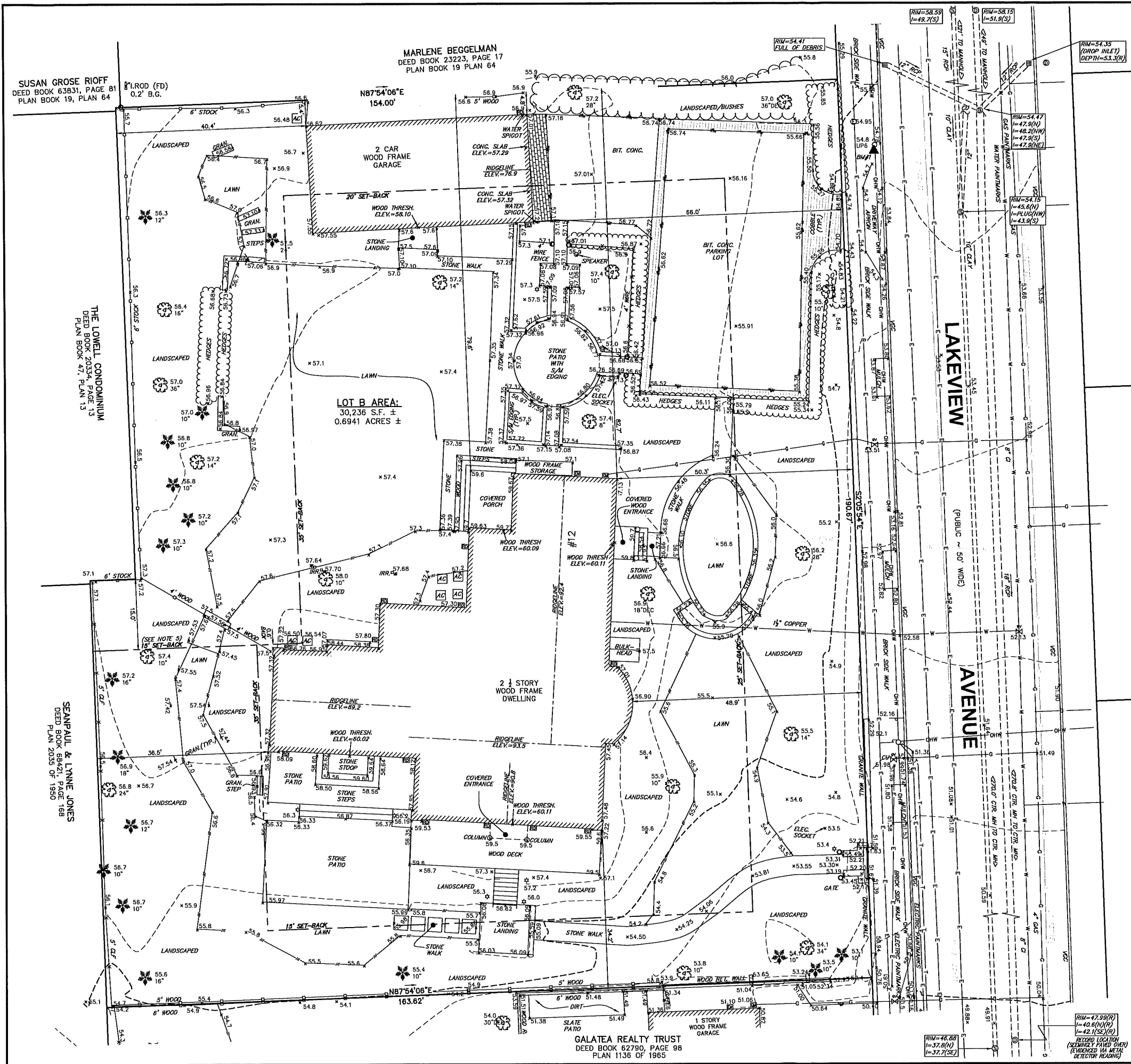
**DIMENSIONAL FORM**

**Project Address:** 12 Lakeview Avenue A-1

**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	30,236	8,000 min.	30,236	
Lot Width (ft)	190.67	80	190.67	
Total Gross Floor Area (sq ft)	10,751	15,118	11,780	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	.36 (10,751)	.5 (15,118)	.39 (11,780)	
Residential Base	.36 (10,751)	.5 (15,118)	.39 (11,780)	
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	1	1	1	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)	30,236	6,000 min.	30,236	
Total Lot Area / Unit (sq ft)	30,236	6,000 min.	30,236	
Building Height(s) (ft)	36.34	36.34 (35 max)	36.34	
Front Yard Setback (ft)	48.9	25	46.3	
Side Yard Setback (ft)	34.2 (south)	15 (sum of 35)	23.7	
Side Yard Setback (ft)	79.6 (north)	20 (sum of 35)	72.1	
Rear Yard Setback (ft)	36.5	35	36.5	
Open Space (% of Lot Area)	62% (18,733)	50% (15,118)	61% (18,518)	
Private Open Space	62% (18,733)	50% (15,118)	61% (18,518)	
Permeable Open Space	62% (18,733)	25% (7,559)	61% (18,518)	
Other Open Space (Specify)				
Off-Street Parking Spaces	2	1	2	
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

*Use space below and/or attached pages for additional notes:*



**ASSESSORS:** MAP 234, LOT 80  
**REFERENCES:** DEED BOOK 71824, PAGE 24  
 PLAN 1136 OF 1965  
**RECORD OWNER:** JEFFERSON M & ELIZABETH GREEN CASE  
**ZONING:** RESIDENCE A-1  
**NOTES:**

- ELEVATIONS SHOWN HEREON REFER TO THE CITY OF CAMBRIDGE BASE. PROJECT BENCH MARK IS AN "X" CUT IN OHW POLE ON NORTHWEST CORNER, ON THE NORTH SIDE OF STEP IN POLE, AT THE INTERSECTION OF LAKEVIEW AND BRATTLE. ELEVATION IS 49.40 (CCB).
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- EVIDENCE OF UNDERGROUND IRRIGATION SYSTEM HAVE BEEN OBSERVED AT IRRIGATION HANDHOLES. LOCATION OF SAID LINES ARE UNKNOWN.
- EVIDENCE OF UNDERGROUND ELECTRIC LINES HAVE BEEN OBSERVED AT ELECTRIC SOCKETS AND LAWN LIGHTS. CONNECTIONS OF SAID LINES ARE UNKNOWN.
- ZONING SET-BACK LINES SHOWN HEREON PER HART ASSOCIATES BASED ON DISCUSSION WITH CAMBRIDGE BUILDING DEPARTMENT.

- LEGEND**
- 102 SURFACE CONTOUR
  - EDGE OF PAVEMENT
  - CHAIN LINK FENCE
  - WOOD FENCE
  - 86.75 CURB WITH TOP AND BOTTOM
  - 86.25 CURB ELEVATION
  - EDGE OF VEGETATION
  - SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
  - 12" DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
  - 6" WATER MANHOLE, WATER MAIN TEE, GATE VALVE & FIRE HYDRANT
  - 10" GAS MAIN WITH SIZE & GATE VALVE
  - OHW EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
  - E ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
  - EDGE OF LAWN
  - ZONING SET-BACK LINE
  - HEDGE LINE
  - x 55.5 SPOT ELEVATION
  - 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE
  - 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE
  - LAWN LIGHT
  - RCP REINFORCED CONCRETE PIPE
  - SMH SEWER MANHOLE
  - DMH DRAIN MANHOLE
  - CB CATCH BASIN
  - GM GAS METER
  - EM ELECTRIC METER
  - CU CONNECTION UNKNOWN
  - POST
  - SIGN
  - (R) RECORD
  - (FD) FOUND
  - I.ROD IRON ROD
  - VGC VERTICAL GRANITE CURB
  - BIT. CONC. BITUMINOUS CONCRETE
  - CLF CHAIN LINK FENCE
  - RD ROOF DRAIN
  - AC HVAC UNIT
  - S/M STONE AND MASONRY
  - GRAN. GRANITE
  - IRR. IRRIGATION HANDHOLE

ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE (CCB)		
NO.	DESCRIPTION	ELEV.
1.	U POLE 6 - SPIKE 2' A.G.	56.81
2.	OHW POLE - X-CUT ON N.W. CORNER	49.40
3.		

SCALE: 1" = 10'  
 RECORD LOCATION OF MANHOLE SETTING (EXCAVATED VIA METH. DETECTOR READING)

# 12 LAKEVIEW AVENUE

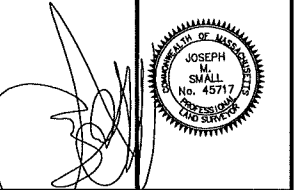
Cambridge, Massachusetts 02138

PREPARED FOR  
**HART ASSOCIATES ARCHITECTS, INC.**  
 50 Church Street  
 Belmont, Massachusetts 02478

## HANCOCK ASSOCIATES

Civil Engineers  
 Land Surveyors  
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
 VOICE (978) 777-3050, FAX (978) 774-7816  
 WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 6/7/2019 DRAWN BY: AAF  
 SCALE: 1"=10' CHECK BY: JMS

### EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLAT DATED: Jan 10, 2019 3:30 pm  
 FILE: P:\CAM 20 Proj\2019\121471 - Hart - Cambridge\DWG

DWG: 21471EC.dwg  
 LAYOUT: EC12  
 SHEET: 1 OF 1

PROJECT NO.: 21471  
 DATE ISSUED: 06.16.2021

SUSAN GROSE RIOFF  
 DEED BOOK 63831, PAGE 81  
 PLAN BOOK 19, PLAN 64

MARLENE BEGGMAN  
 DEED BOOK 23223, PAGE 17  
 PLAN BOOK 19 PLAN 64

THE LOWELL CONDOMINIUM  
 DEED BOOK 20334, PAGE 13  
 PLAN BOOK 47, PLAN 13

SEAN PAUL & LYNN JONES  
 DEED BOOK 68421, PAGE 168  
 PLAN 2035 OF 1950

GALATEA REALTY TRUST  
 DEED BOOK 62790, PAGE 98  
 PLAN 1136 OF 1965