

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: TBD Project end date: TBD
Permit No: TBD Fee: TBD
Date: November 6, 2023
Building location: 38-40, 48 Banks Street
Description of proposed work: Partial demolition of structures more than 50 years old requiring Cambridge Historical Commission review.
38 Banks St: demolish rear ell, partial removal of south wall and roof for connection to new, remove front steps at porch.
48 Banks St: demolish rear ell, relocate house to front of site, partial removal of east wall for connection to new, remove projecting vestibule.
Property Owner: Lubavitch of Cambridge, Inc.
Address: 38 Banks Street, Cambridge MA
Telephone Number: 617-212-7431 Email Address: js@sydneyopm.com
Contractor: TBD
Address: --
Telephone number: -- Email Address: --
Material of building: wood clapboard siding, slate (48 Banks) and asphalt shingle roof (38-40 Banks St)
Type of building construction (wood, concrete, steel, etc.): wood frame
How is building occupied: religious institution No. of stories: 2
Number of residential units demolished: none
Is a Street Occupany 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) : TBD

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 evoke 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 _____

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

Signature of Owner

Print Name of Licensed Contractor

Print Name of owner

Contractor's Address

Owner's Address

Contractor's City , State, ZipCode

Owner's City , State, ZipCode

Contractor's Telephone Number

Owner's Telephone Number

License Number _____

Class _____

Expiration Date: _____

City _____

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.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Lubavitch of Cambridge, Inc **PRESENT USE/OCCUPANCY:** Religious and Parsonage

LOCATION: 38-40, 48, 54-56 Banks Street **ZONE:** C-1

PHONE: 617-212-7431 **REQUESTED USE/OCCUPANCY:** religious institution and parsonage

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>9,733 GFA</u>	<u>22,462 GFA</u>	<u>9,155 GFA</u>	(max.)
LOT AREA:	<u>12,206'</u>		<u>5,000' min</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.80 FAR</u>	<u>1.84 FAR</u>	<u>0.75 FAR</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>12,206'</u>	<u>12,206'</u>	<u>1,500'</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>169.5'</u>		<u>50'</u>	(min.)
DEPTH	<u>80'</u>			
Setbacks in Feet:				
FRONT	<u>10', 48' and 8'</u>	<u>10', 8'</u>	<u>10' min</u>	(min.)
REAR	<u>17', 1'-4" and 12'</u>	<u>17'-4", 12'</u>	<u>Table 5.1</u>	(min.)
LEFT SIDE	<u>2', n/a, n/a</u>	<u>10'</u>	<u>Table of Dimensional Requirements -</u>	(min.)
RIGHT SIDE	<u>n/a, n/a, and 20'</u>	<u>20'</u>	<u>Residential Districts</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>38'-1"</u>	<u>35'</u>	<u>35'</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>43.7%</u>	<u>31.7%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>		(max.)
NO. OF PARKING SPACES:	<u>6</u>	<u>6</u>	<u>1</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>12'-6"</u>	<u>12'-6"</u>	<u>11'-8"</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.

The project lot includes an institutional religious use building (17,626 GFA) and a parsonage (single family) residence (4,836 GFA).

The existing buildings are wood frame construction.

The proposed building will be heavy timber and conventional wood frame construction.

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'.