



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 APR 11 P 2:56

## BZA Application Form

**BZA Number: 264622**

### General Information

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

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

**PETITIONER:** Susan Schweitzer

**PETITIONER'S ADDRESS:** 70 Inman Street, Cambridge, 02139

**LOCATION OF PROPERTY:** 70 Inman St, Cambridge, MA

**TYPE OF OCCUPANCY:** Residential: Living in 2nd & 3rd floor unit with steep stairs. **ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

/Additions/

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

Addition in excess of 25% of existing gross floor area.  
Reconstruct the 1st and 2<sup>nd</sup> floor of the rear ell in the same footprint.

### **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):

Susan Schweitzer  
(Petitioner (s) / Owner)

Susan Schweitzer  
(Print Name)

Address: \_\_\_\_\_

Tel. No. 617-899-0109

E-Mail Address: susie.schweitzer@gmail.com

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

2024 APR 12 AM 10:20  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**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 Susan Schweitzer  
(OWNER)

Address: 70 Inman St.

State that I/We own the property located at 70 Inman St., which is the subject of this zoning application.

The record title of this property is in the name of Susan Schweitzer

\*Pursuant to a deed of duly recorded in the date Sept. 30, 2020, Middlesex South County Registry of Deeds at Book 75766, Page 127; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

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

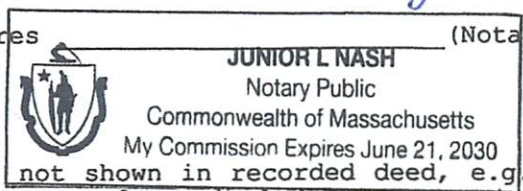
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Susan Schweitzer personally appeared before me, this 2 of April, 2024, and made oath that the above statement is true.

Junior 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.

## **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:

We want to make an addition to our home because we are now twice as old as we were in 1983 when we bought the house and moved into the apartment on the 2nd and third floors, which has two flights of steep stairs that are increasingly challenging. We wish to move to an expanded first floor apartment and have our son, his wife and their 5-year-old child occupy the expanded second and third floor apartment.

- 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 house on the original lot was constructed in 1843, well before zoning was introduced. It is an attached, single family house, and the left lot line is 0.0 feet, which makes it automatically noncompliant with the dimensional requirements of the 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 addition proposed here is complimentary to the existing house, and, otherwise, the footprint of the existing house is unchanged.

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

The addition proposed here is fully compliant with the dimensional requirements of the ordinance (5.31). The variance is only required because the proposed addition exceeds 25% of the existing gross floor area (8.22.2.c).

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

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Susan Schweitzer**Location:** 70 Inman St., Cambridge, MA**Phone:** 617-899-0109**Present Use/Occupancy:** Residential: Living in 2nd & 3rd floor unit with steep stairs.**Zone:** Residence C-1 Zone**Requested Use/Occupancy:** Residential: Move to expanded 1st floor with expanded 2nd & 3rd floor unit for son & his family.

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		2284	3376	3750	(max.)
<b><u>LOT AREA:</u></b>		4850	NC	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		0.46	0.70	0.75	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		2425	NC	1500	
<b><u>SIZE OF LOT:</u></b>	<b><u>WIDTH</u></b>	50	NC	50	
	<b><u>DEPTH</u></b>	96.93	NC	100	
<b><u>SETBACKS IN FEET:</u></b>	<b><u>FRONT</u></b>	16.5	NC	10	
	<b><u>REAR</u></b>	26.1	20.5	20.0	
	<b><u>LEFT SIDE</u></b>	0	NC	13.02	
	<b><u>RIGHT SIDE</u></b>	23.6	13.6	13.02	
<b><u>SIZE OF BUILDING:</u></b>	<b><u>HEIGHT</u></b>	34.4	NC	36.0	
	<b><u>WIDTH</u></b>	54.5	60.2	66.93	
	<b><u>LENGTH</u></b>	19.4	36.6	30.0	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		55%	45%	30%	
<b><u>NO. OF DWELLING UNITS:</u></b>		2	2	2	
<b><u>NO. OF PARKING SPACES:</u></b>		2	2	2	
<b><u>NO. OF LOADING AREAS:</u></b>		NA	NA	NA	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		NA	NA	NA	

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.:

NA

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'.



TABLE OF CONTENTS

C1	COVER SHEET 1
Z1-1	ZONING - SITE PLANS / SETBACKS
Z1-2	ZONING - FLOOR AREA CALCULATIONS
Z1-3	ZONING - OPEN SPACE CALCULATIONS
Z1-4	ZONING - SHADOW STUDIES / STREET PROFILE
A1-1	FLOOR PLANS / WINDOW SCHEDULE / DOOR SCHEDULE
A2-1A	PROPOSED EXTERIOR ELEVATIONS
A2-1B	EXISTING EXTERIOR ELEVATIONS
A3-1	SECTION A THRU ADDITION
A3-2	SECTION B THRU ADDITION AND EXISTING HOUSE
S1-1	FOUNDATION AND FRAMING PLANS

CITY OF CAMBRIDGE  
 INSPECTORIAL SERVICES

2024 APR 11 P 2:46

PROJECT DESCRIPTION

THE HOUSE AT 70 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 AN ADDITION TO THE HOUSE ON TWO LEVELS TOWARDS THE REAR OF THE PROPERTY IN COMPLIANCE WITH THE YARD REQUIREMENTS FOR THE DISTRICT. THE PROJECT SEEKS TO REBUILD THE 2-STORY EXISTING PART OF THE HOUSE THAT CONNECTS TO THE ADDITION. THE PART TO BE REBUILT IS 13.1' X 13.8' AND CONTAINS APPROXIMATELY 179 SQ FT ON EACH FLOOR. THE FOOTPRINT OF THE HOUSE WILL REMAIN UNCHANGED. THE PROJECT WILL REQUIRE A VARIANCE FOR RELIEF FROM THE REQUIREMENTS OF THE DISTRICT DIMENSIONAL REGULATIONS. THE LOT CONTAINS 4850 SQ FT. EXISTING GFA IS 2284 SQ FT (FAR 0.47). PROPOSED GFA IS 3376 SQ FT (FAR 0.70). THE GFA WILL INCREASE BY 48%. EXISTING LOT COVERAGE IS PROPOSED LOT COVERAGE IS EXISTING USABLE OPEN SPACE IS 2680 SQ FT (55%) PROPOSED OPEN SPACE IS 2180 SQ FT (45%)

DIMENSIONAL FORM

	EXISTING	PROPOSED	ORDINANCE
TOTAL GROSS FLOOR AREA:	2284 SQ FT	3376 SQ FT	3750 SQ FT
LOT AREA:	4850 SQ FT		5000 SQ FT
RATIO OF GROSS FLOOR AREA TO LOT AREA:	0.46	0.70	0.75
LOT AREA PER DWELLING UNIT:	2425 SQ FT	N.C.	1500 SQ FT
LOT WIDTH:	50'	N.C.	50'
LOT DEPTH:	96.93	N.C.	100'
FRONT SETBACK:	16.5	N.C.	10'
REAR SETBACK:	26.1'	20.5'	20'
LEFT SIDE SETBACK:	0'	0'	13.02'
RIGHT SIDE SETBACK:	23.6'	13.6'	13.02'
BUILDING HEIGHT:	34.4'	N.C.	36.0'
BUILDING LENGTH:	54.5'	60.2'	
BUILDING WIDTH:	19.4'	36.6'	N.C.
RATIO OF USABLE OPEN SPACE TO LOT AREA:	55%	45%	30%
NO. OF DWELLING UNITS:	2	N.C.	2
NO. OF PARKING SPACES:	2	N.C.	2
NO. OF LOADING AREAS	N.A.	N.A.	N.A.
DISTANCE TO NEAREST BUILDING ON SAME LOT:	N.A.	N.A.	N.A.

BY FORMULA  
 BY FORMULA

USABLE OPEN SPACE

	EXISTING	PROPOSED	ORDINANCE
USABLE OPEN SPACE - FRONT YARD	315 SQ FT	315 SQ FT	
USABLE OPEN SPACE - REAR YARD	2365 SQ FT	1865 SQ FT	1455 SQ FT
USABLE OPEN SPACE - TOTAL	2680 SQ FT	2180 SQ FT	1455 SQ FT
USABLE OPEN SPACE - PERCENTAGE	55%	45%	30%

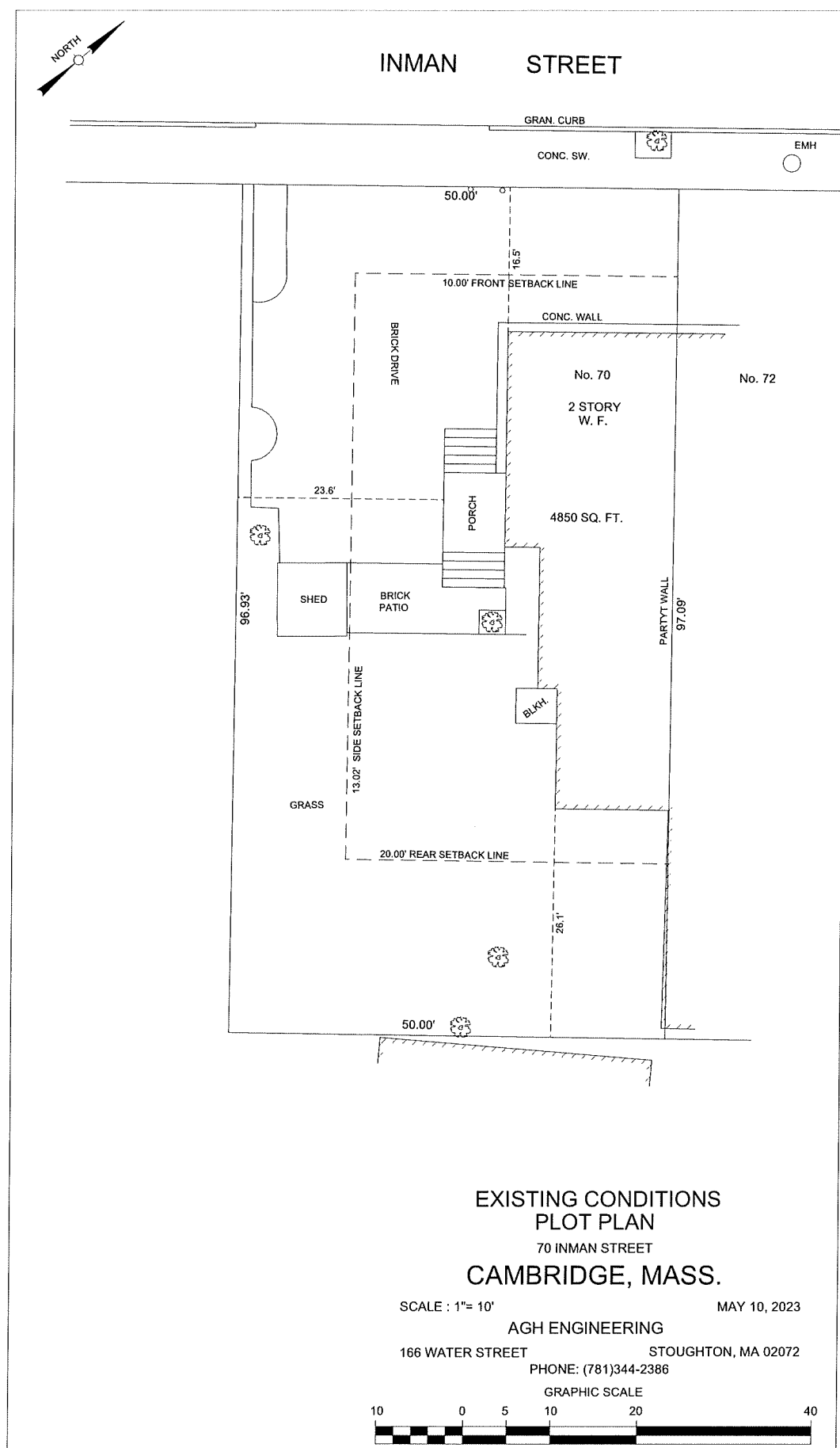
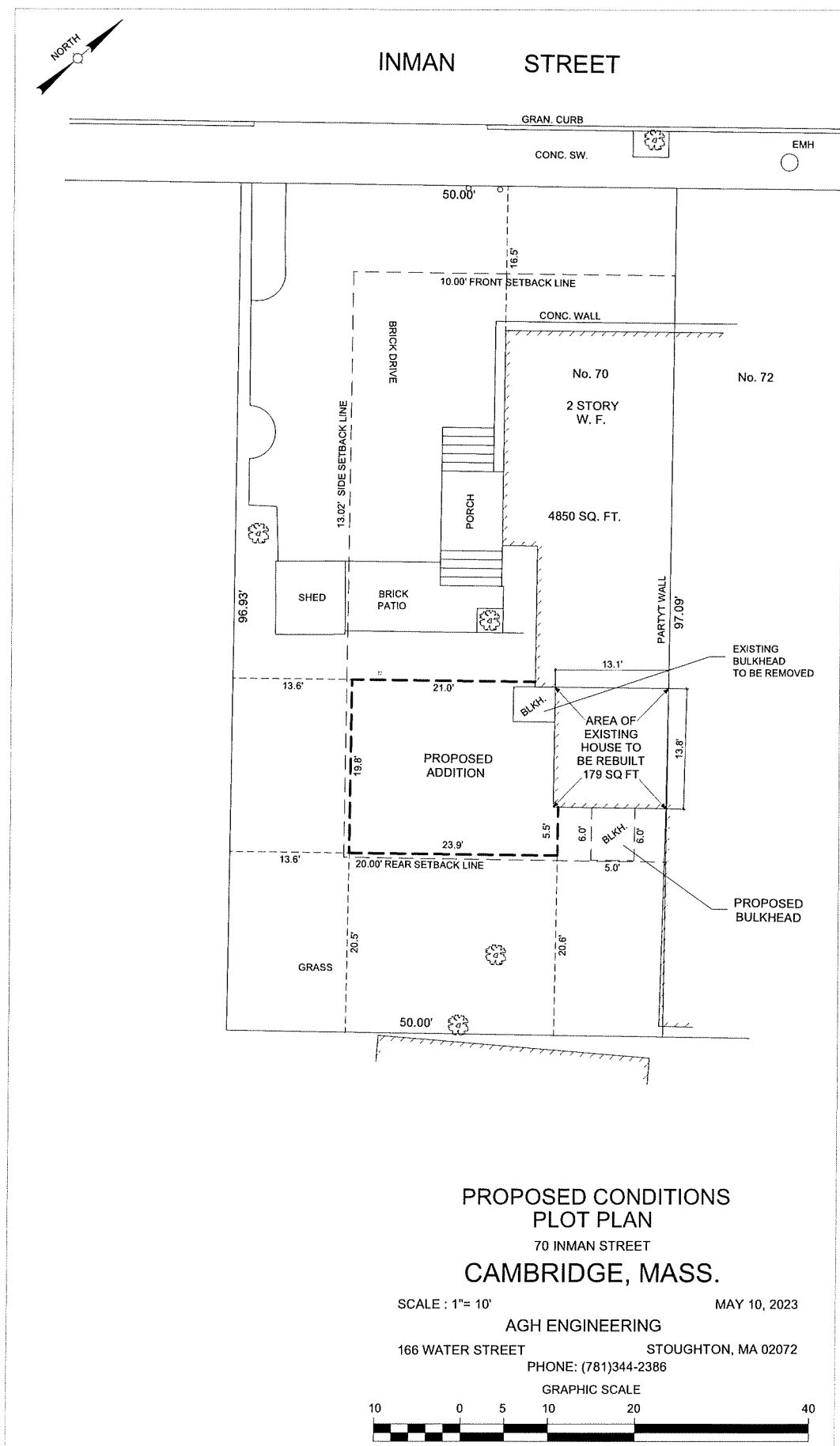
SCHEDULE OF MATERIALS

WOOD FRAME CONSTRUCTION.  
 CONCRETE FOUNDATION.  
 HARDI-PLANK OR EQUAL HORIZ. SIDING 4" EXP.  
 1X8 SKIRT, 10" CORNER BDS, 1X6 FRIEZE AND 1X10 FASCIA WITH ALUM.GUTTER.  
 4 1/2" CROWN ON 1X8 RAKE BDS. W/ 2" BED ON 1X8 RAKE FRIEZE W/24" RAKE RETURN.  
 ORGANIC ASPHALT ROOF SHINGLES. COLOR SELECTION BY OWNER.

COVER SHEET  
 TABLE OF CONTENTS

ADDITIONS AND ALTERATIONS TO THE  
 SCHWEITZER RESIDENCE  
 70 INMAN STREET  
 CAMBRIDGE, MA

Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 617-452-1337  
 jsartley@aol.com

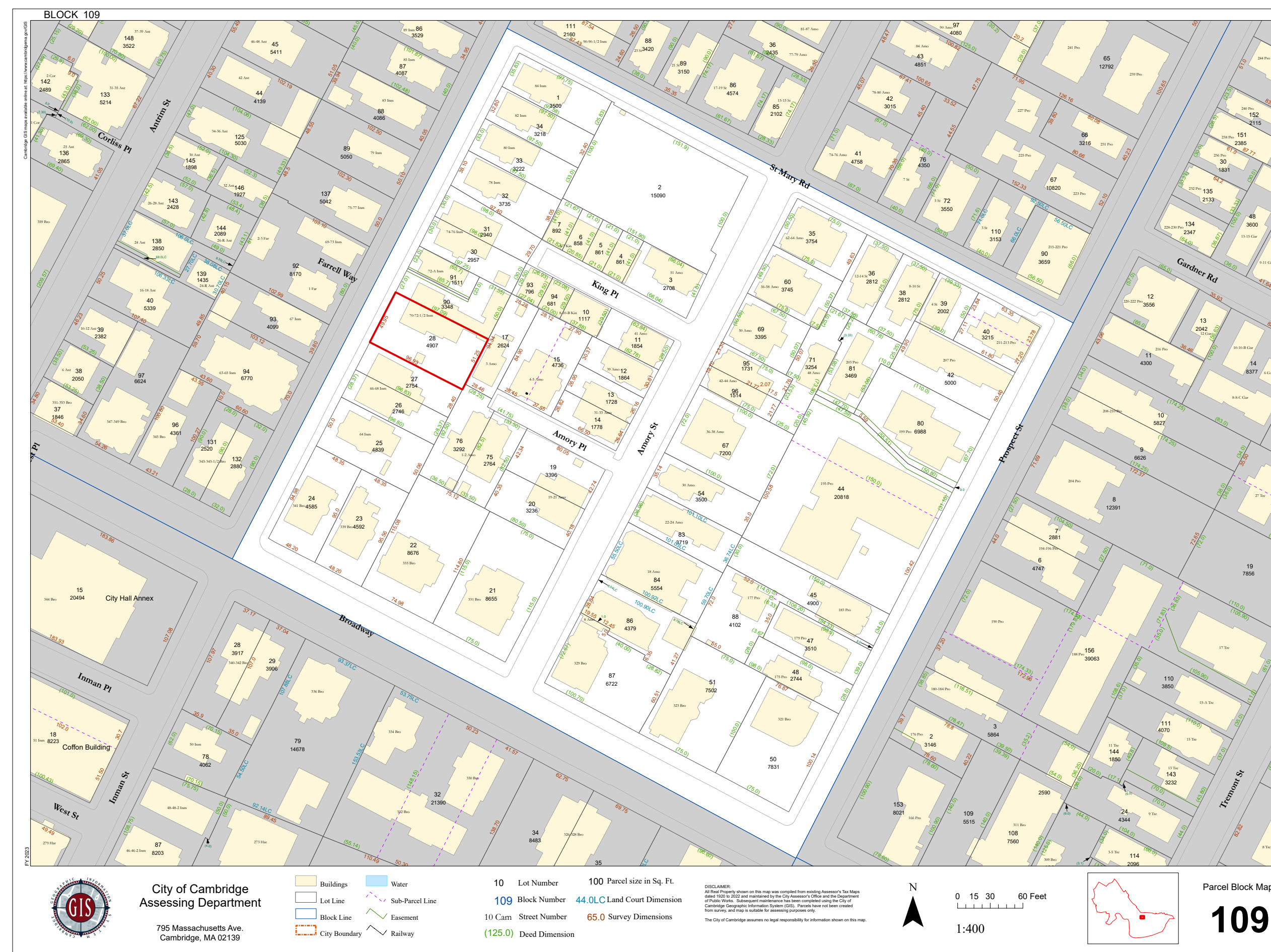


EXISTING PLOT PLAN  
 PROPOSED PLOT PLAN

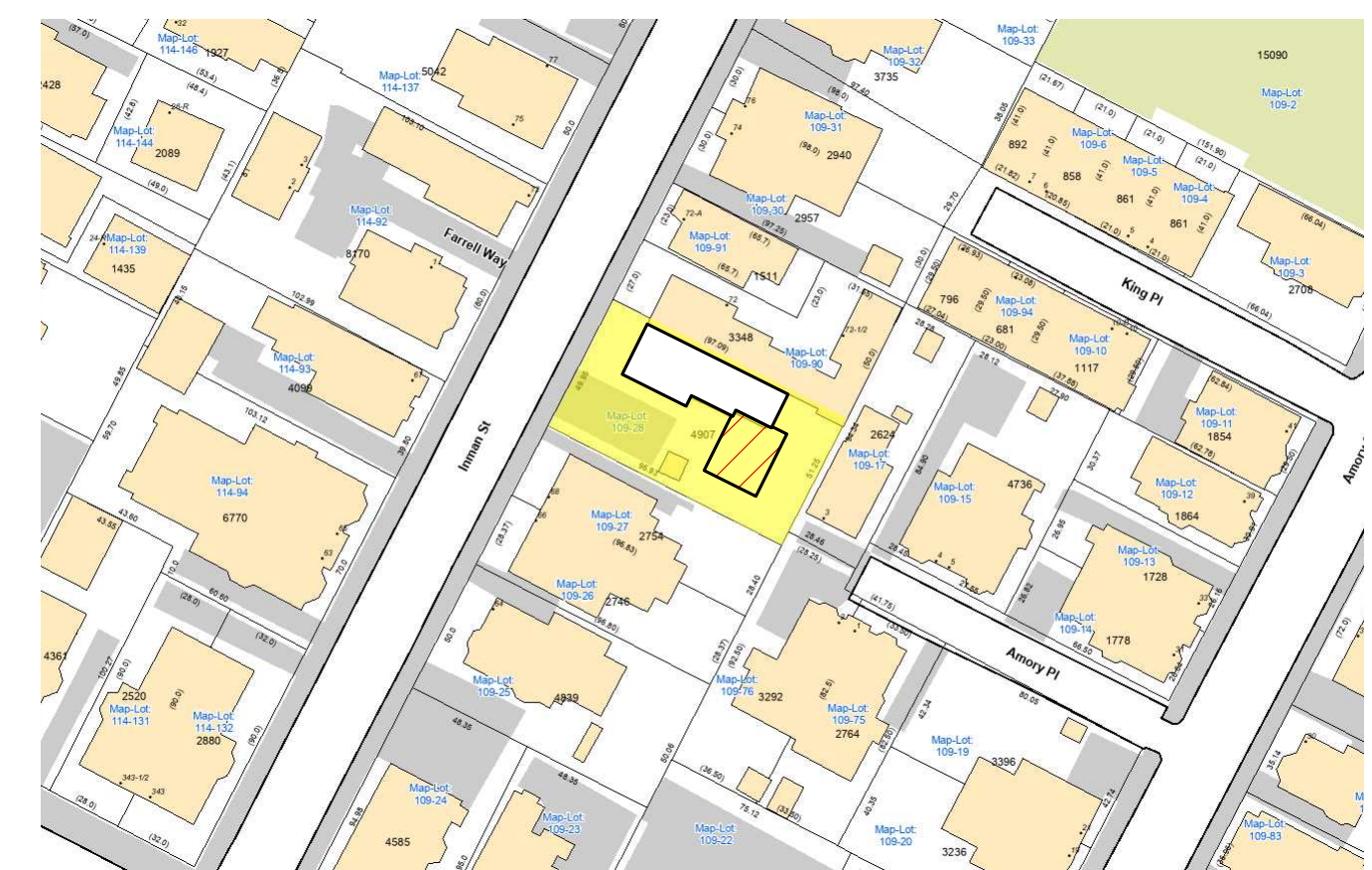
ADDITIONS AND ALTERATIONS TO THE  
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 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-3337  
 jartley@artley.com





ASSESSORS LOCUS PLAN  
 1/8" = 1'-0"



CAMBRIDGE GIS LOCUS PLAN

GROSS FLOOR AREA CALCULATIONS

THE HOUSE IS IN THE C-1 ZONE  
 LOT SIZE: 4850 SQ FT  
 ALLOWABLE FAR: 0.75 (3637 SQ FT)

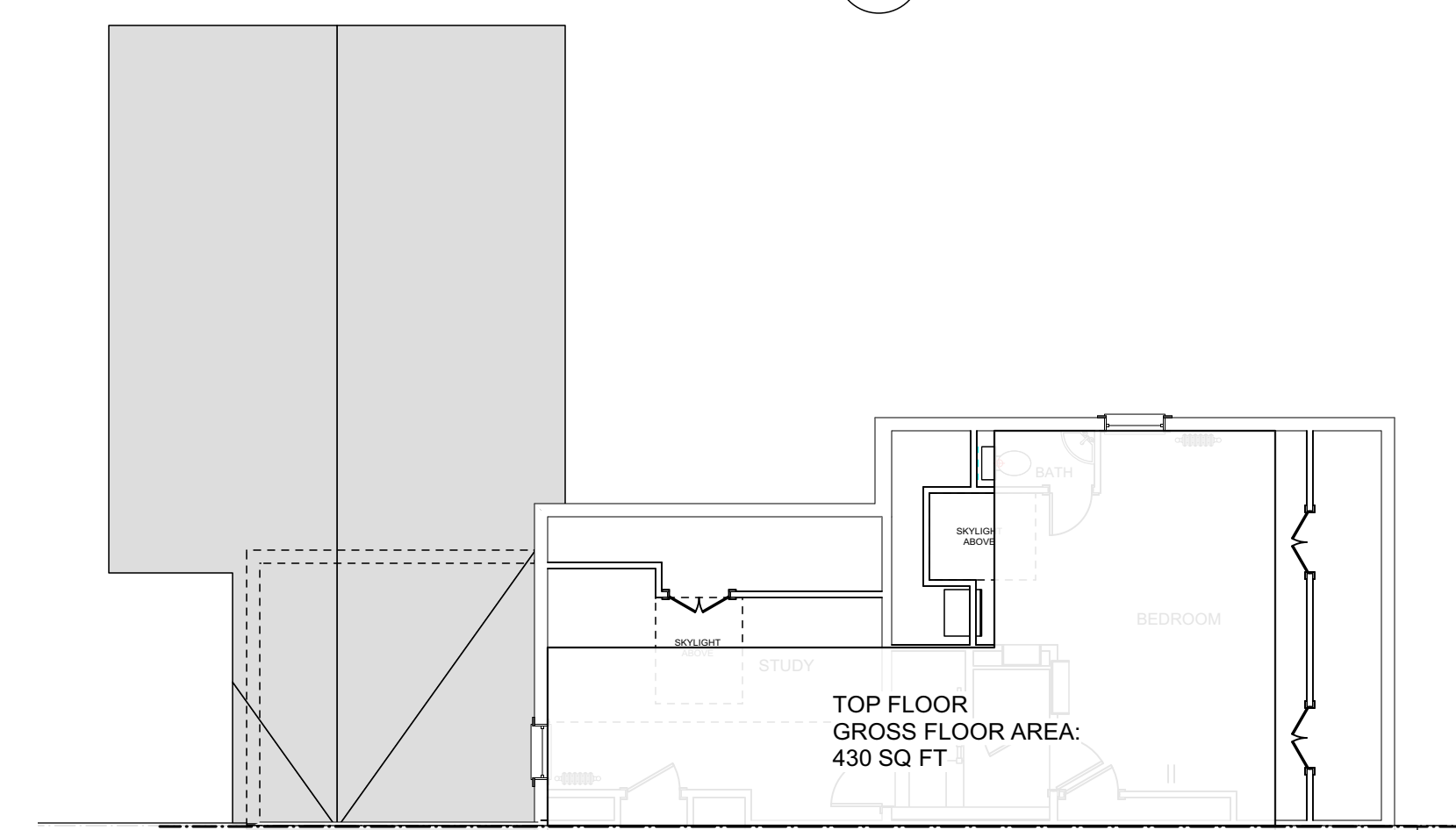
EXISTING FIRST FLOOR GFA:	950 SQ FT
EXISTING SECOND FLOOR GFA:	904 SQ FT
EXISTING TOP FLOOR GFA:	430 SQ FT
<b>TOTAL EXISTING GFA:</b>	<b>2284 SQ FT</b>

EXISTING FAR: 0.47

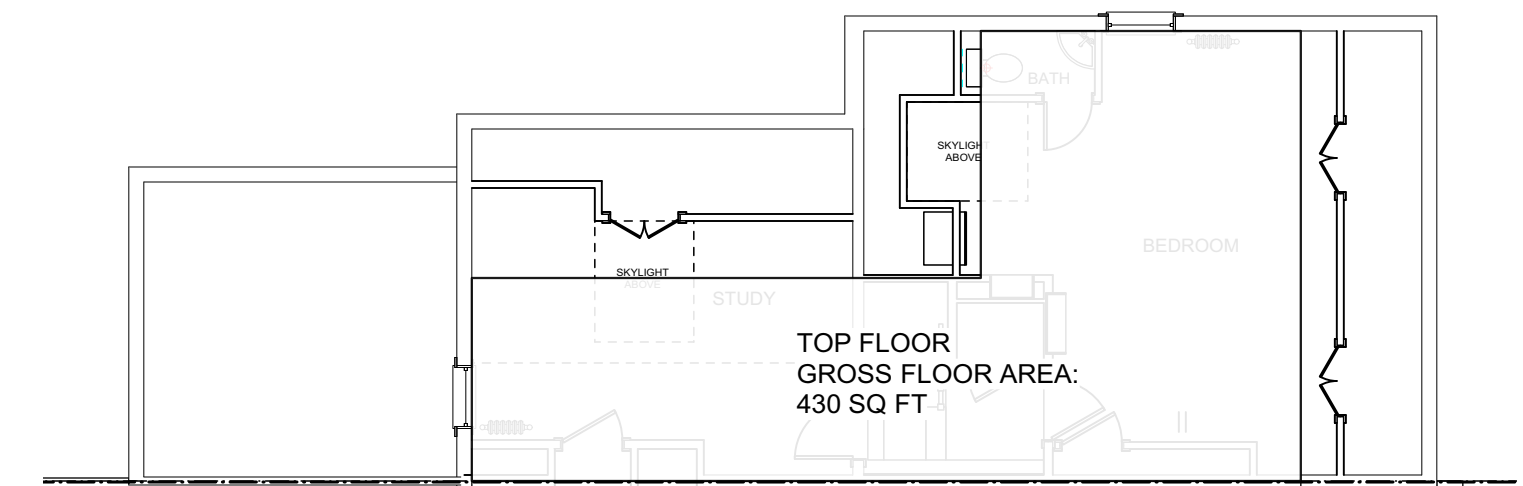
PROPOSED FIRST FLOOR GFA:	1576 SQ FT
PROPOSED SECOND FLOOR GFA:	1370 SQ FT
PROPOSED TOP FLOOR GFA:	430 SQ FT
<b>TOTAL PROPOSED GFA:</b>	<b>3376 SQ FT</b>

PROPOSED FAR: 0.70

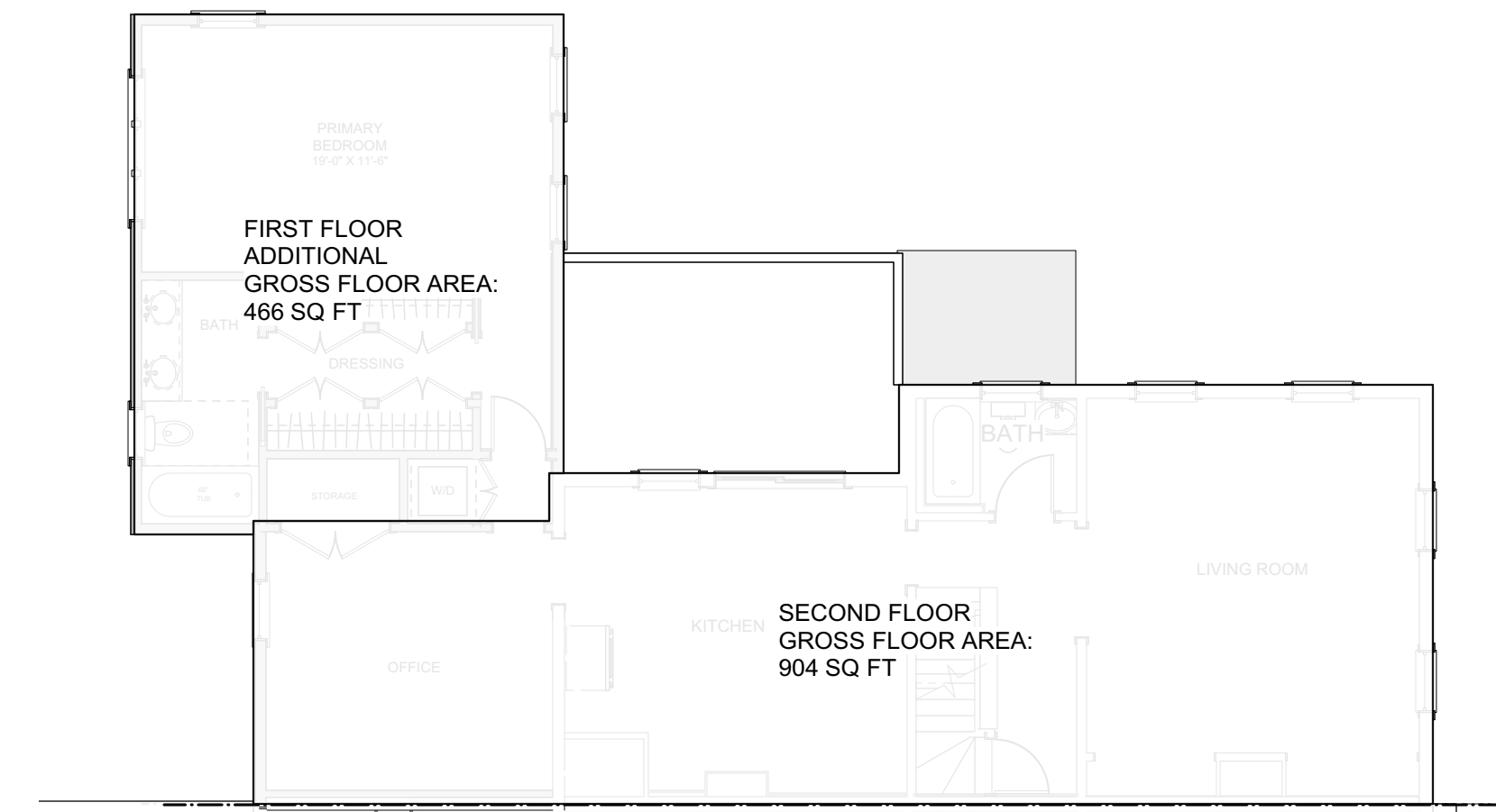
PROPOSED FAR INCREASE: 48%



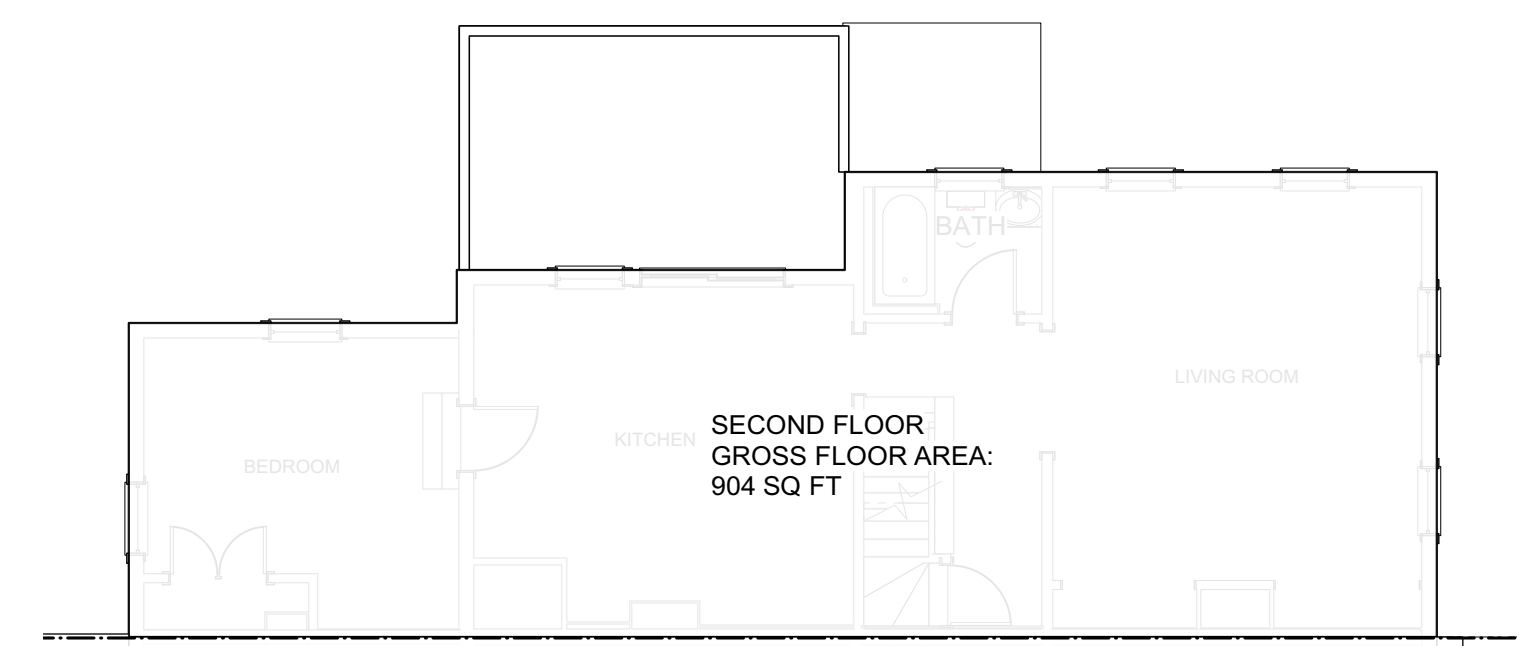
PROPOSED TOP FLOOR PLAN  
 1/8" = 1'-0"  
 0 5 10 FT



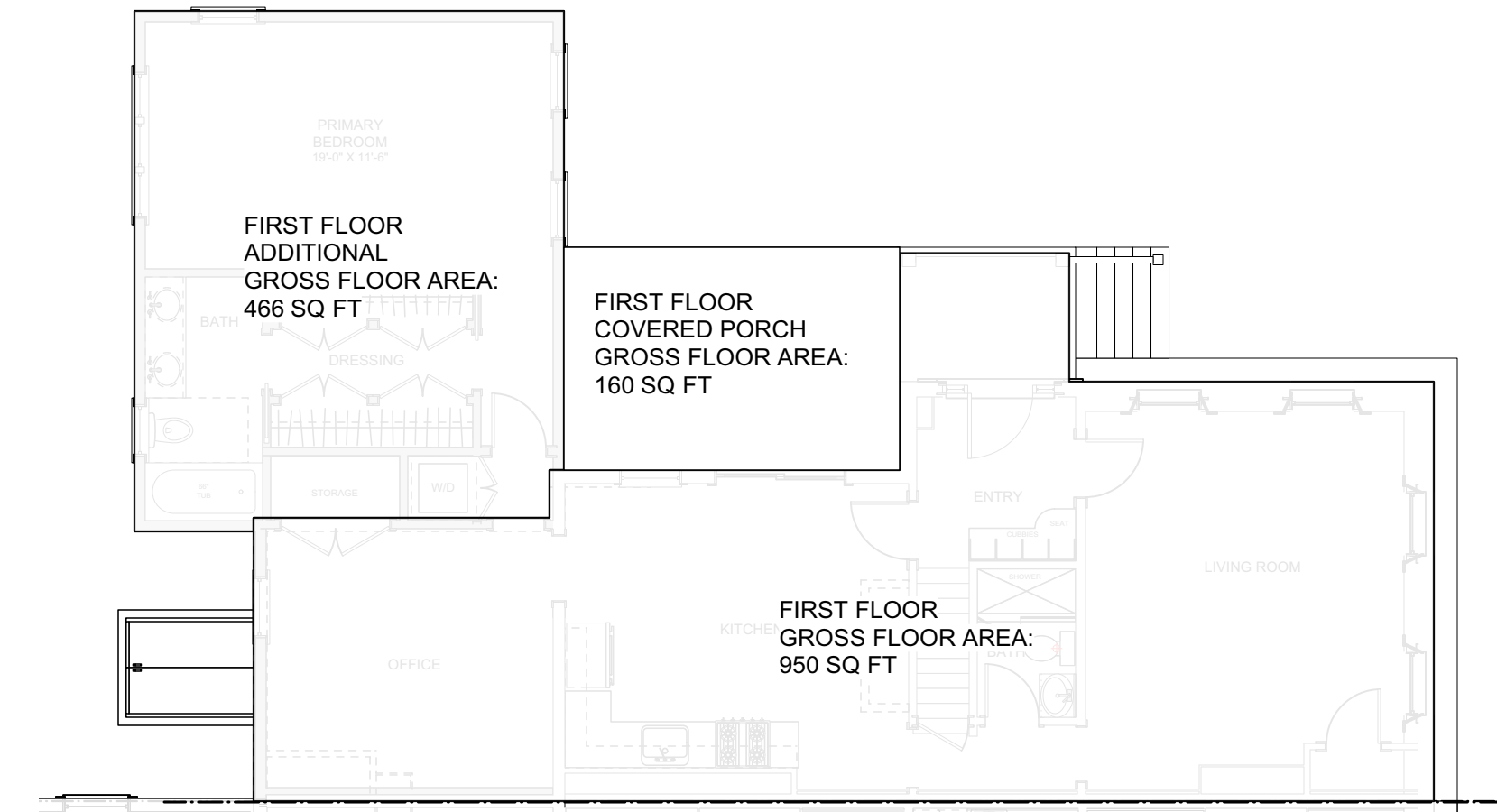
EXISTING TOP FLOOR PLAN  
 1/8" = 1'-0"  
 0 5 10 FT



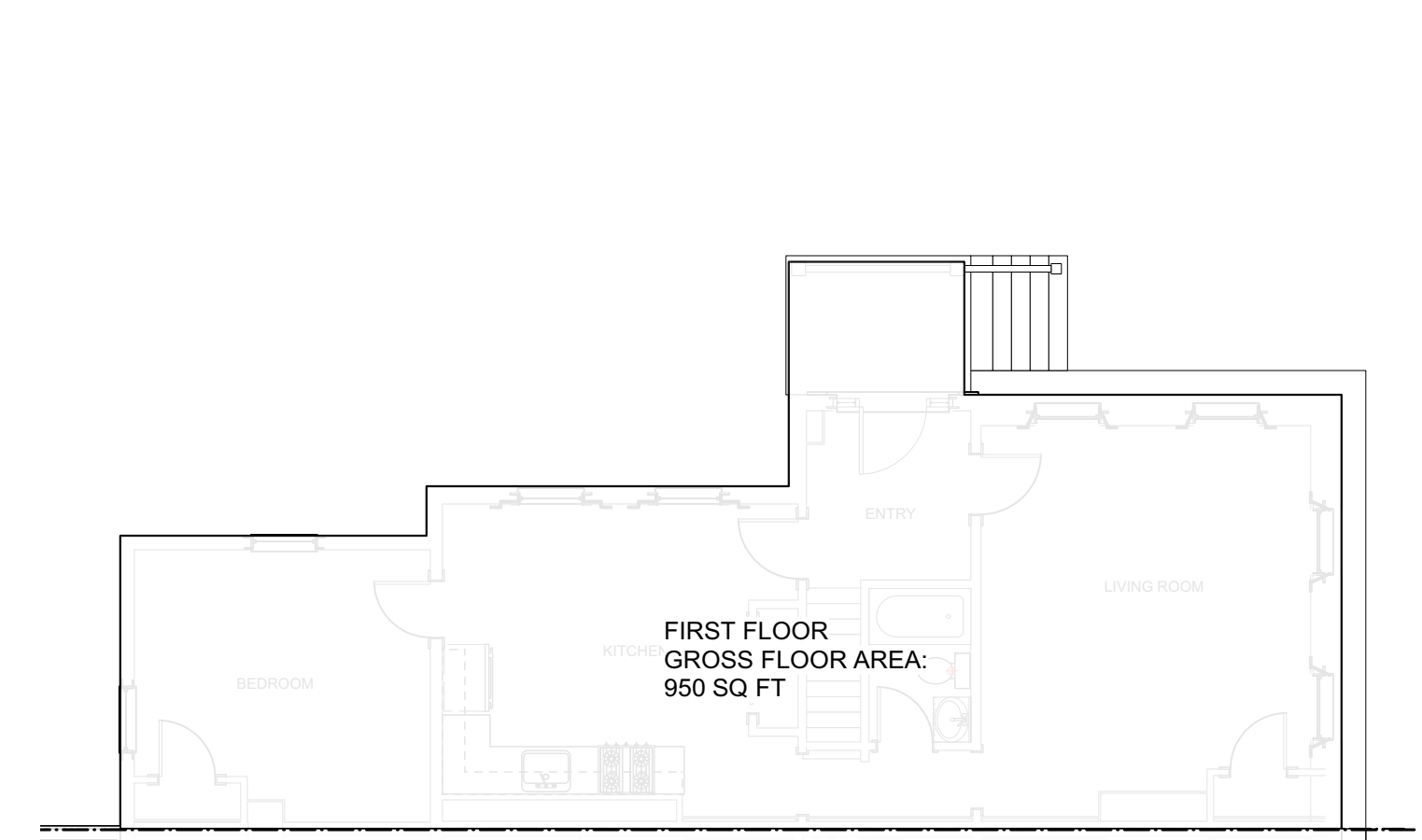
PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0"  
 0 5 10 FT



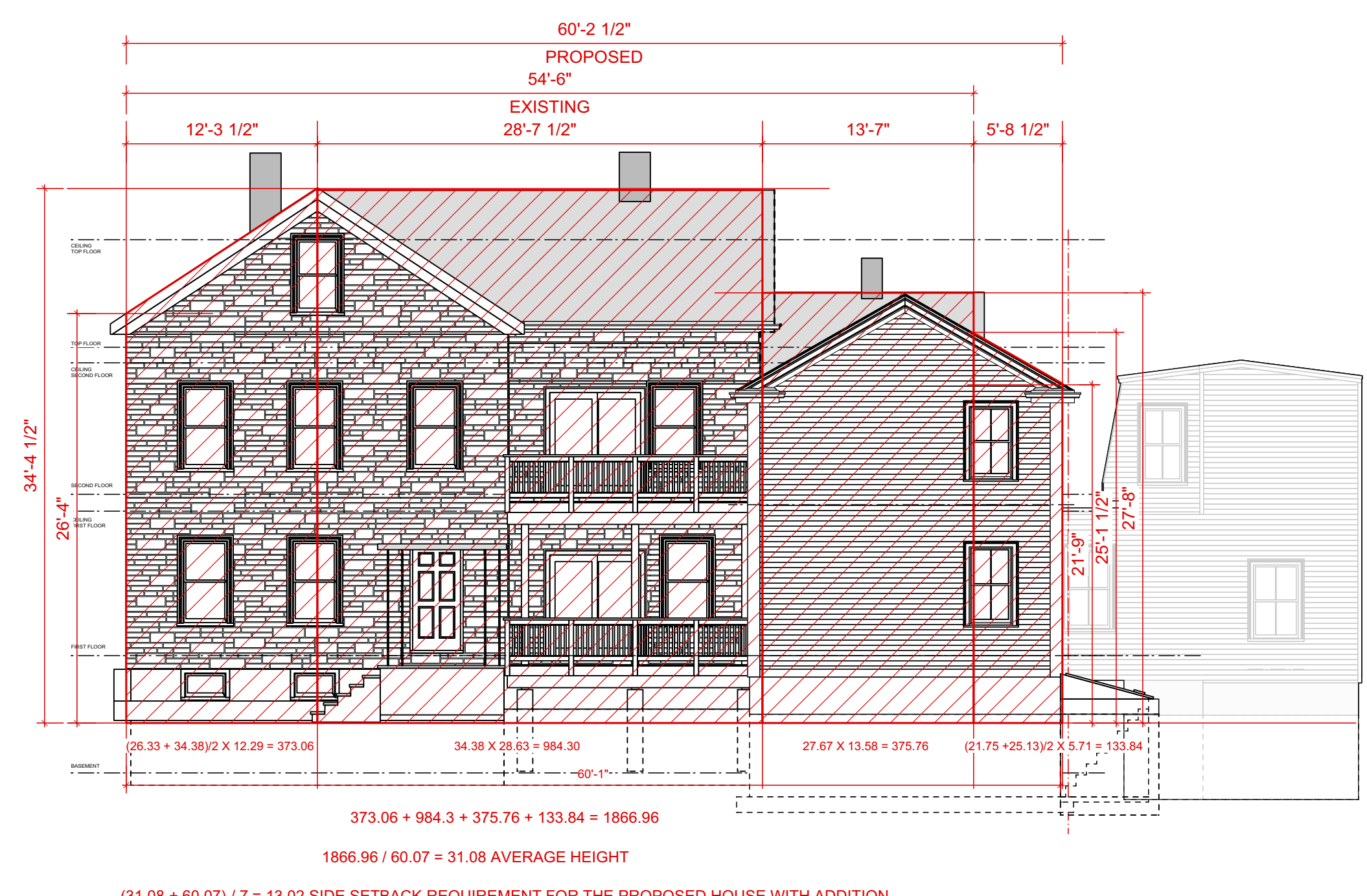
EXISTING SECOND FLOOR PLAN  
 1/8" = 1'-0"  
 0 5 10 FT



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



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



RIGHT SIDE ELEVATION WITH CALCULATIONS FOR SIDE SETBACK  
 1/8" = 1'-0"

ZONING 2  
 GFA / FAR /  
 SIDE SETBACK  
 CALCULATIONS

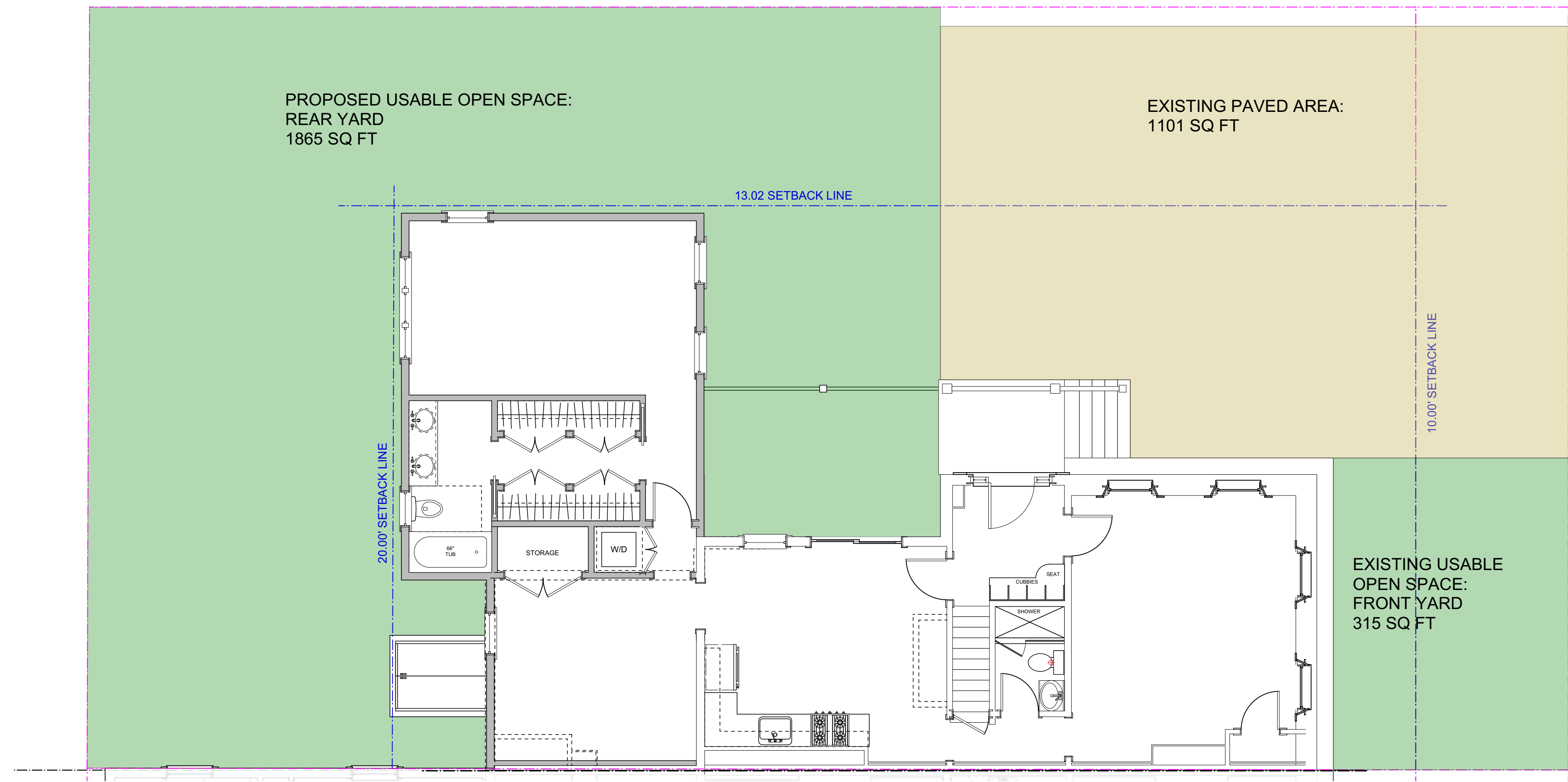
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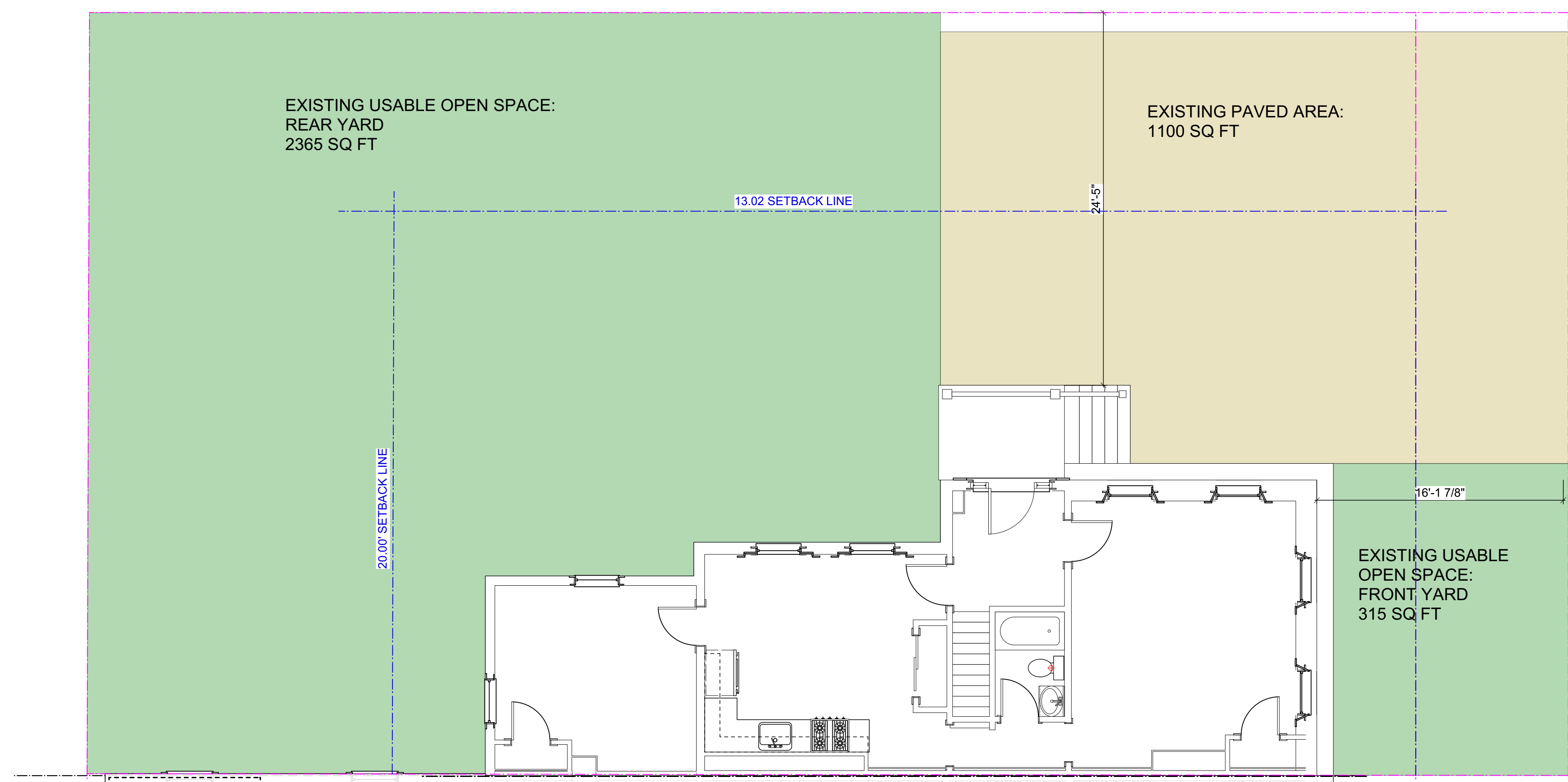


○ USABLE OPEN SPACE

	EXISTING	PROPOSED	ORDINANCE
USABLE OPEN SPACE - FRONT YARD	315 SQ FT	315 SQ FT	
USABLE OPEN SPACE - REAR YARD	2365 SQ FT	1865 SQ FT	1455 SQ FT
USABLE OPEN SPACE - TOTAL	2680 SQ FT	2180 SQ FT	1455 SQ FT
USABLE OPEN SPACE - PERCENTAGE	55%	45%	30%



○ PROPOSED FIRST FLOOR PLAN  
3/16" = 1'-0"  
0 5 10 FT



○ EXISTING FIRST FLOOR PLAN  
3/16" = 1'-0"  
0 5 10 FT

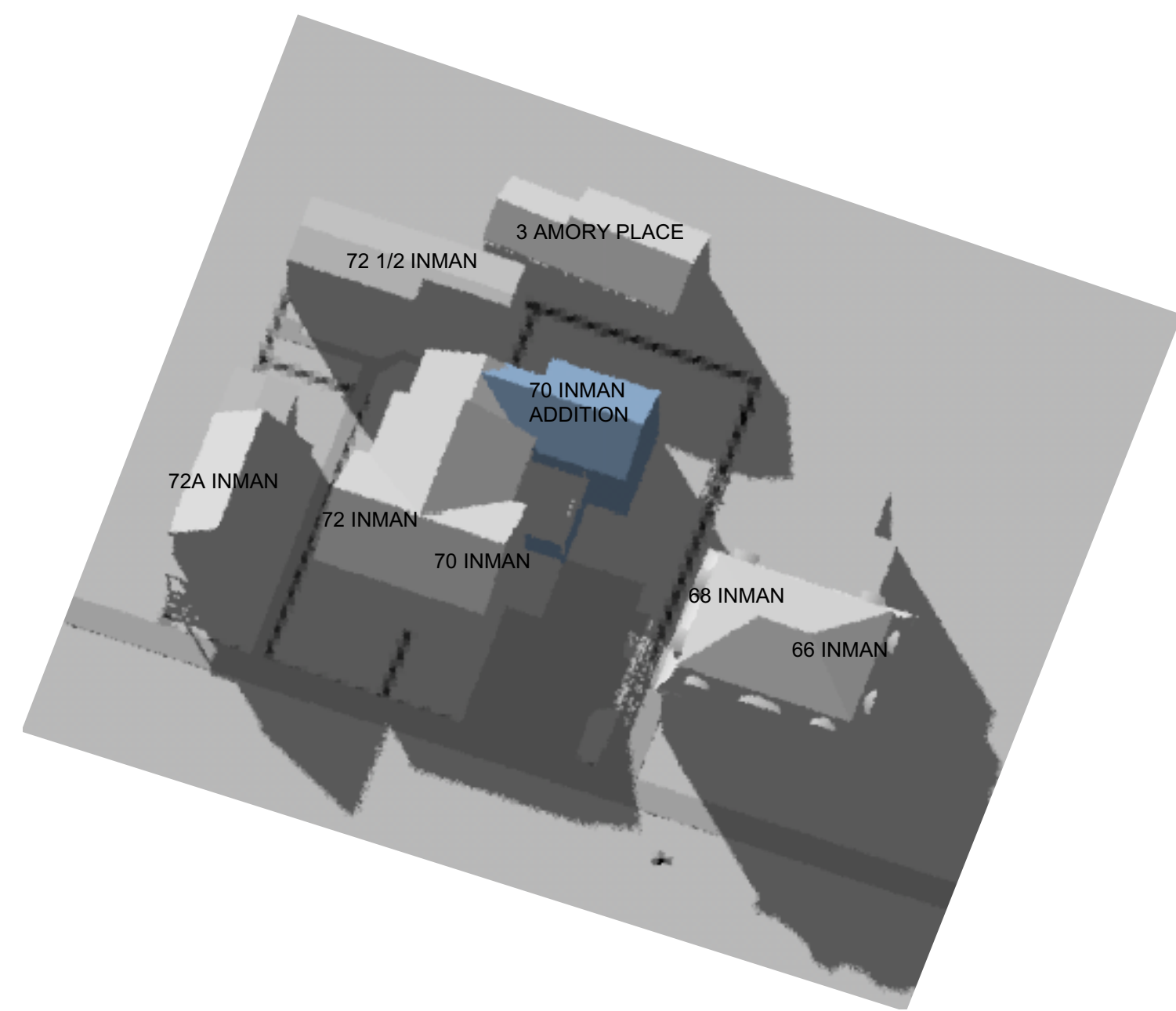
SITE PLANS W/  
OPEN SPACE

ADDITIONS AND ALTERATIONS TO THE  
SCHWEITZER RESIDENCE  
70 INMAN STREET  
CAMBRIDGE, MA

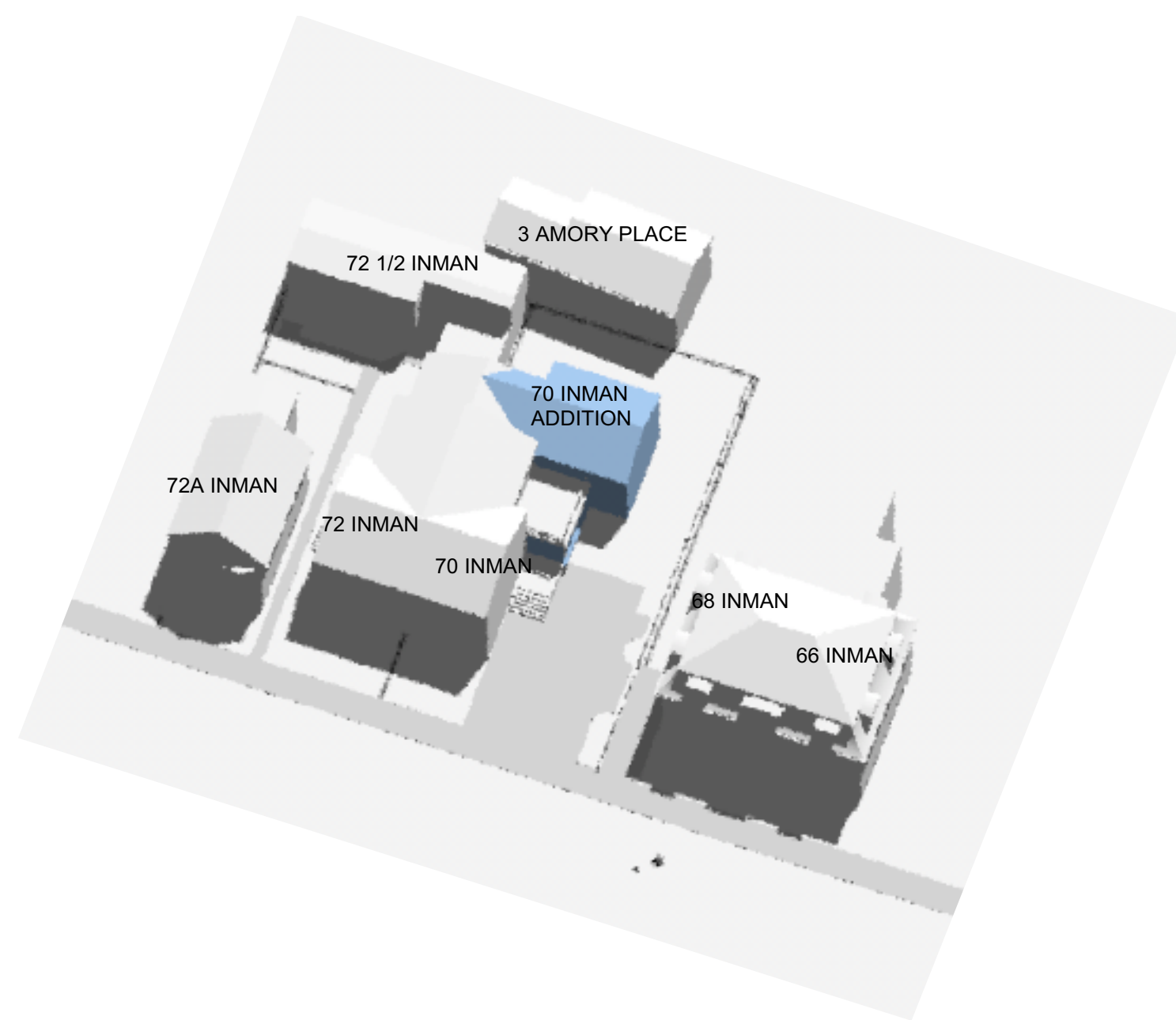
Joseph S. Artley  
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Z1-3

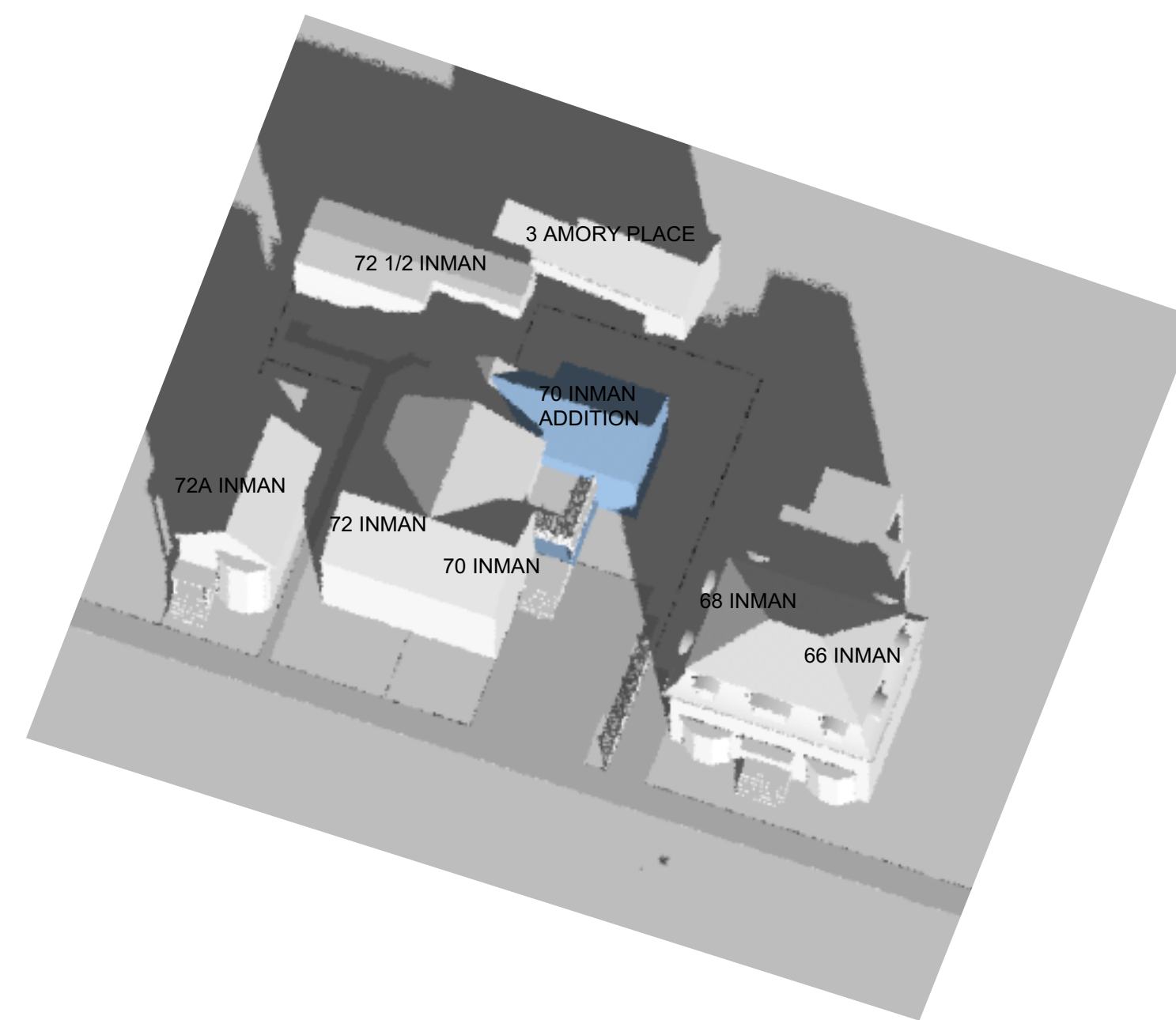




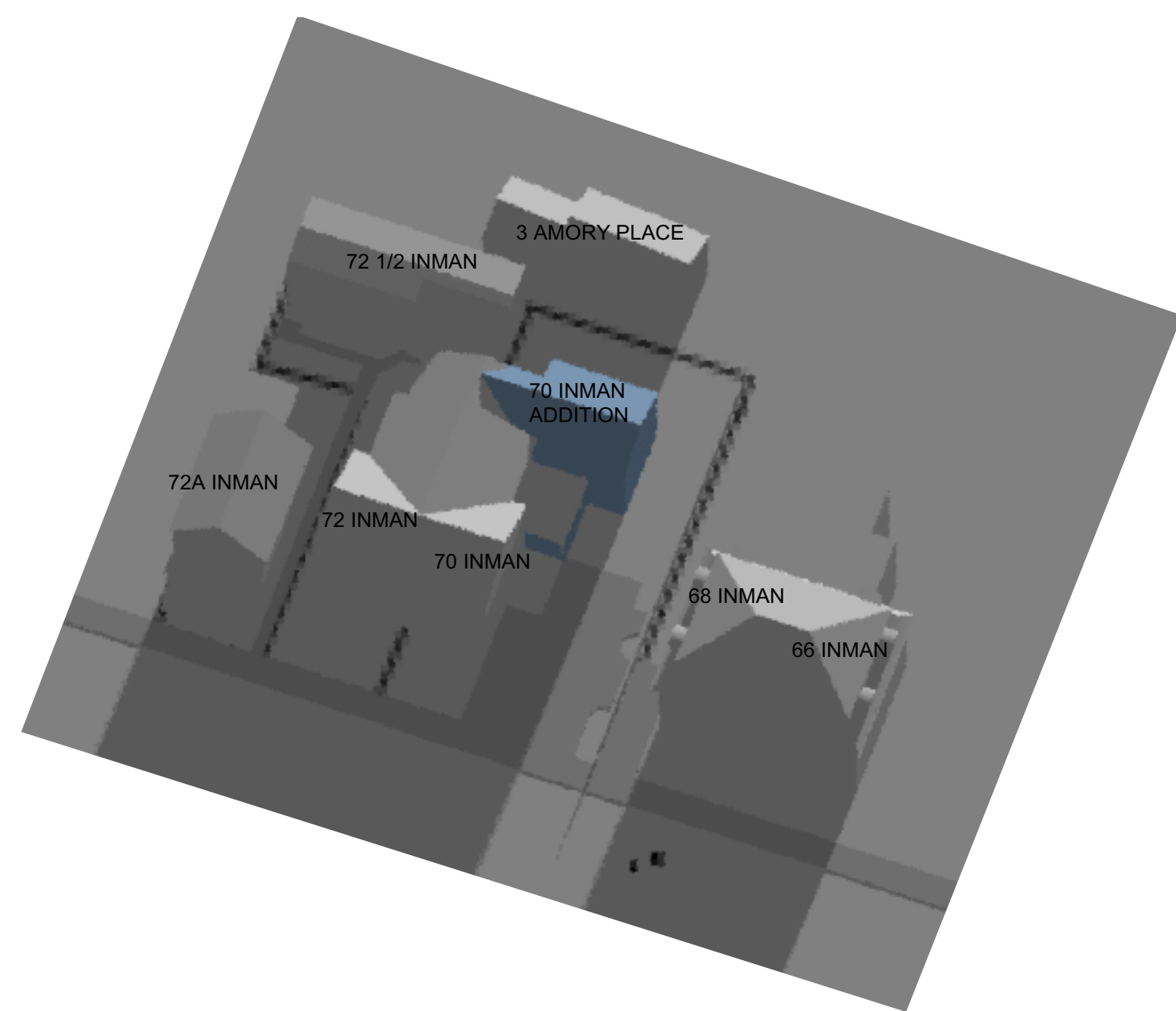
SHADOWS ON JUNE 20 AT 8 AM



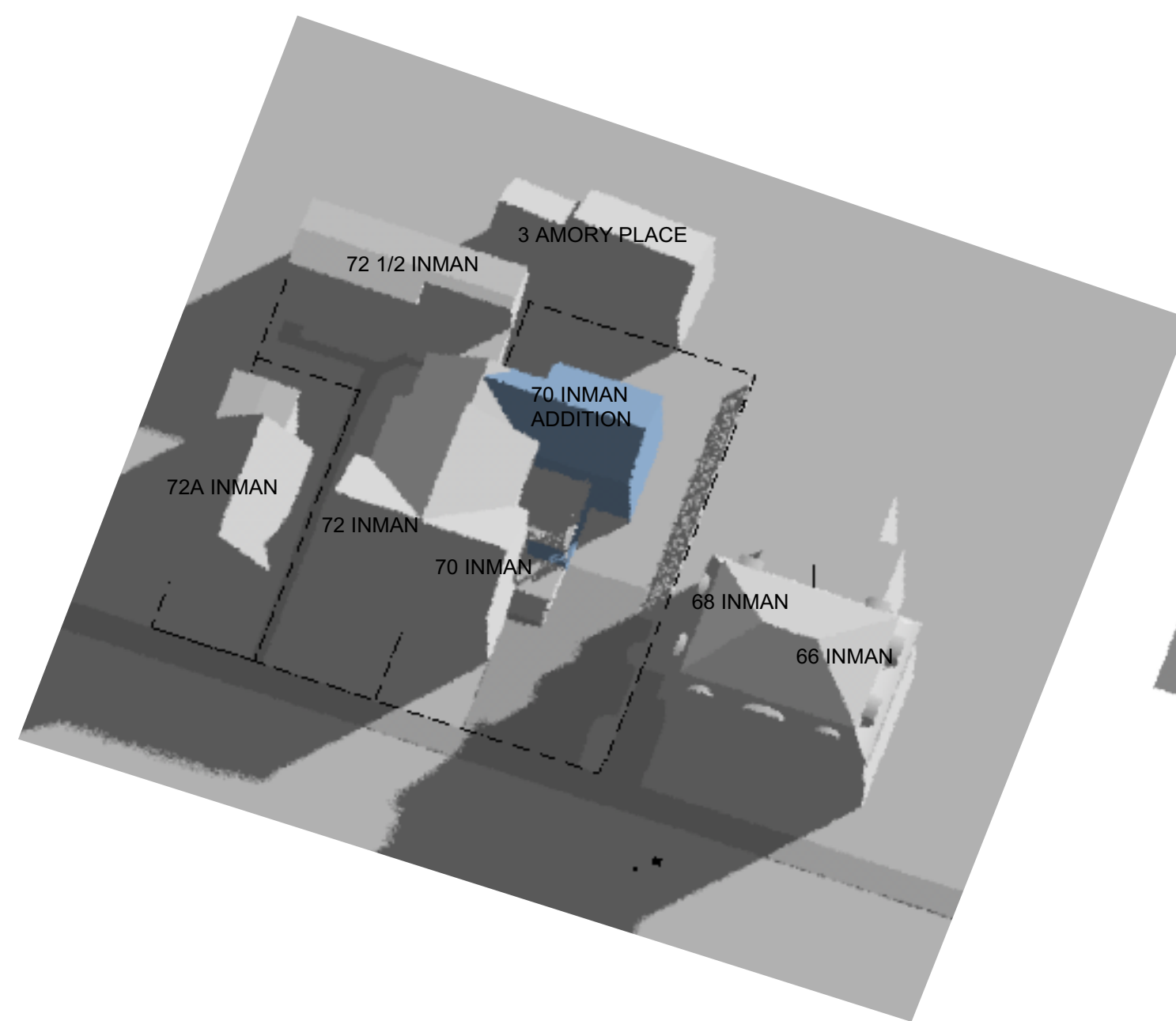
SHADOWS ON JUNE 20 AT 12 PM



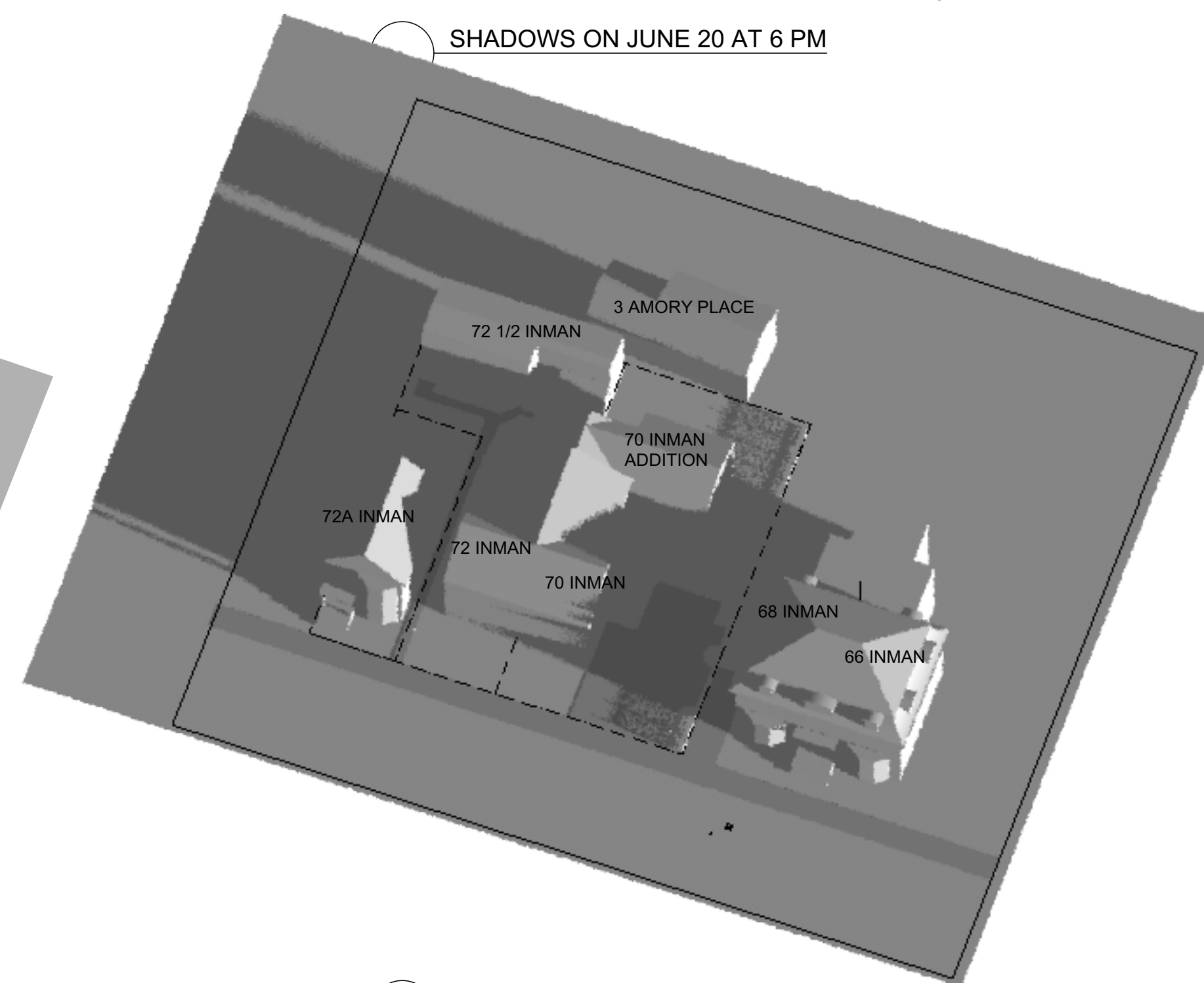
SHADOWS ON JUNE 20 AT 6 PM



SHADOWS ON DECEMBER 20 AT 9 AM



SHADOWS ON DECEMBER 20 AT 12 PM



SHADOWS ON DECEMBER 20 AT 4 PM



STREET PROFILE

SHADOW STUDIES  
 STREET PROFILE

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**WINDOW SCHEDULE**

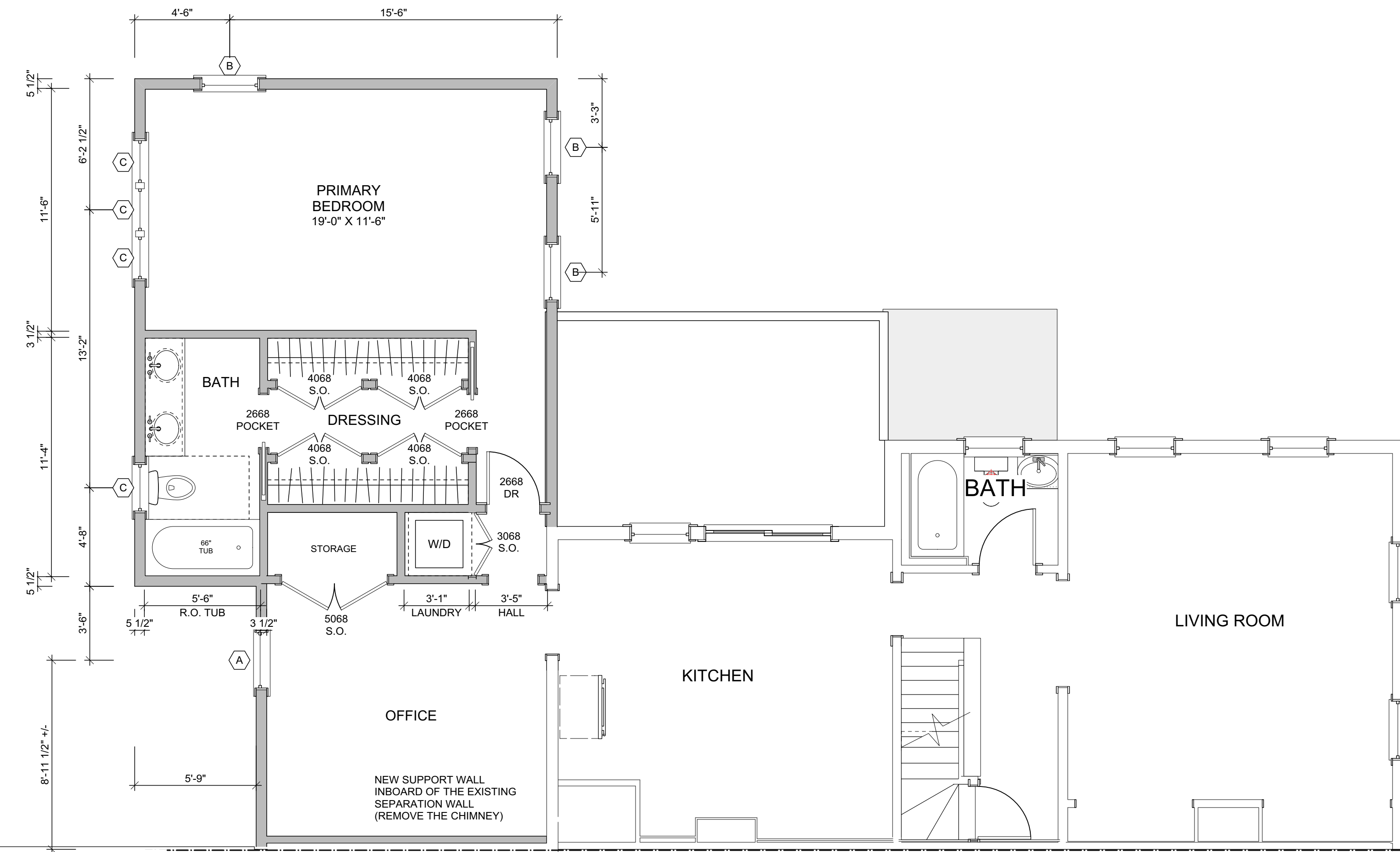
ALL WINDOWS ARE ANDERSEN 400 SERIES TILT-WASH CLAD WOOD UNITS. 6'9 1/16" JAMB (NEW WORK) AND 4'9 1/16" JAMB (OLD WORK). FIELD-APPLIED 4 1/2" CASING W/ BACKBAND, DEEP HISTORIC ALLIED SILL, PRIMED INTERIOR, S.D.L., 7/8" MUNTINS W/ PUTTY PROFILE, LO E2 WITH ARGON AND INTERCEPT GLAZING, COMPLY WITH STRETCH CODE IN EFFECT. FULL SCREENS; GLAZ COLOR SELECTION BY OWNER. CHECK R.O. SIZES WITH MANUFACTURER.  
 NOTE: TEMPERED GLASS WHERE REQ'D BY CODE.  
 NOTE: INSULATED HEADERS; SIZES AS NOTED.  
 NOTE: SET FIRST FLOOR WINDOW HEADS AT 7'-0" A.F.F.  
 NOTE: SET SECOND FLOOR WINDOW HEADS AT 6'-4" A.F.F.  
 NOTE: ALL MULTIPLE WINDOWS HAVE 3" SPACE BETWEEN UNITS ROUGH OPENING

- A TW28410 2/2 DH (2WX1H)  
R.O.: 2'-10 1/8" X 5'-0 7/8"
- B TW2846 2/2 DH (2WX1H)  
R.O.: 2'-10 1/8" X 4'-8 7/8"
- C CW125 4 LITE CASEMENT (2W X 2H)  
R.O.: 2'-4 7/8" X 2'-4 7/8"

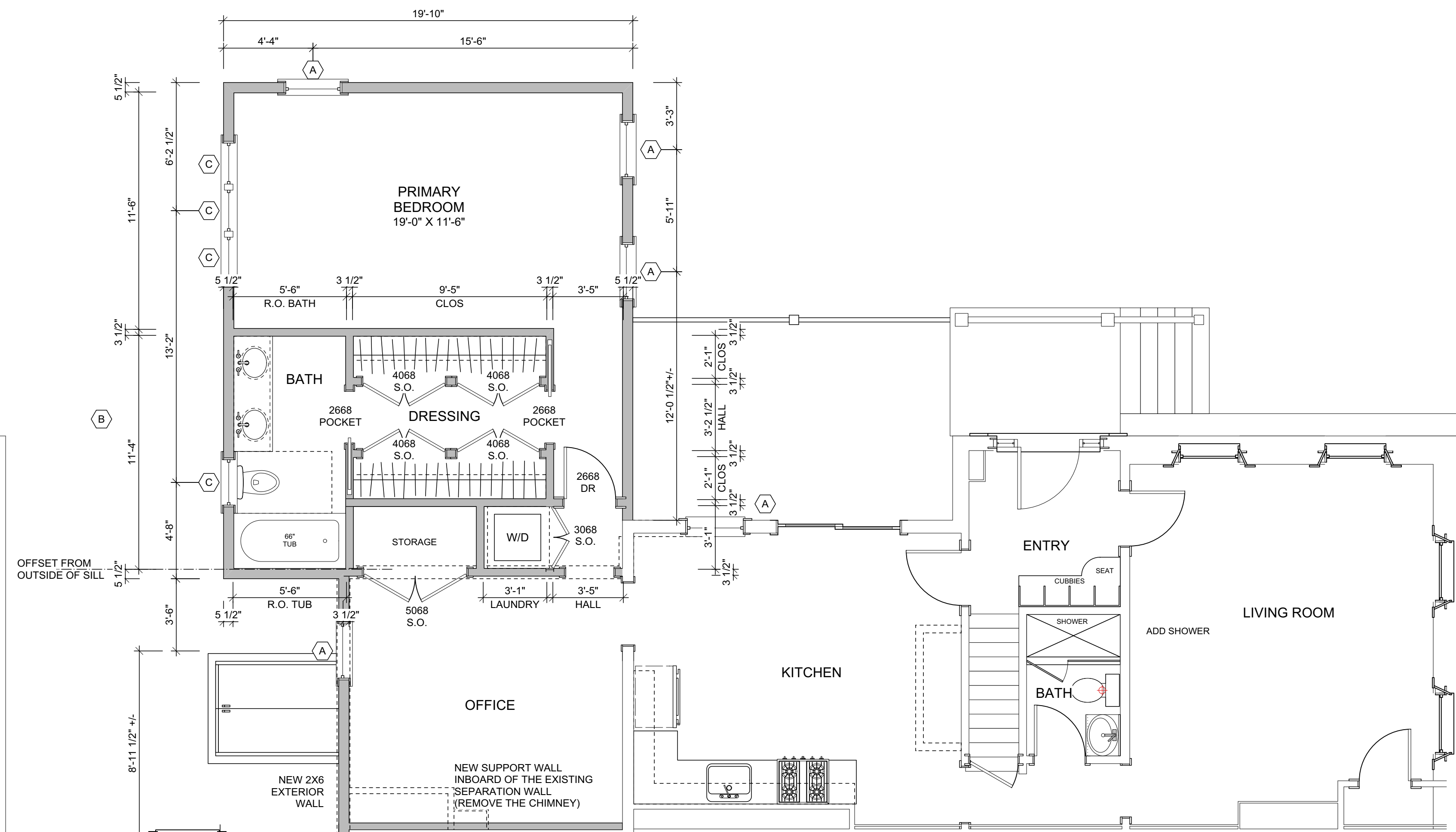
**EXTERIOR DOOR SCHEDULE**

DOORS ARE ANDERSEN CLAD WOOD UNITS W/ FIELD-APPLIED CASING TO MATCH WINDOWS. 6'9 1/16" JAMB IN NEW WALLS; 4'9 1/16" JAMB IN EXISTING WALLS; PRIMED INTERIOR; S.D.L.; 7/8" MUNTINS W/ PUTTY PROFILE, LO E2 WITH ARGON AND INTERCEPT GLAZING, COMPLY WITH STRETCH CODE IN EFFECT. COLOR SELECTIONS BY OWNER. SEE PLANS FOR HANDING.  
 CHECK R.O. SIZES WITH MANUFACTURER.  
 NOTE: TEMPERED GLASS WHERE REQ'D BY CODE.

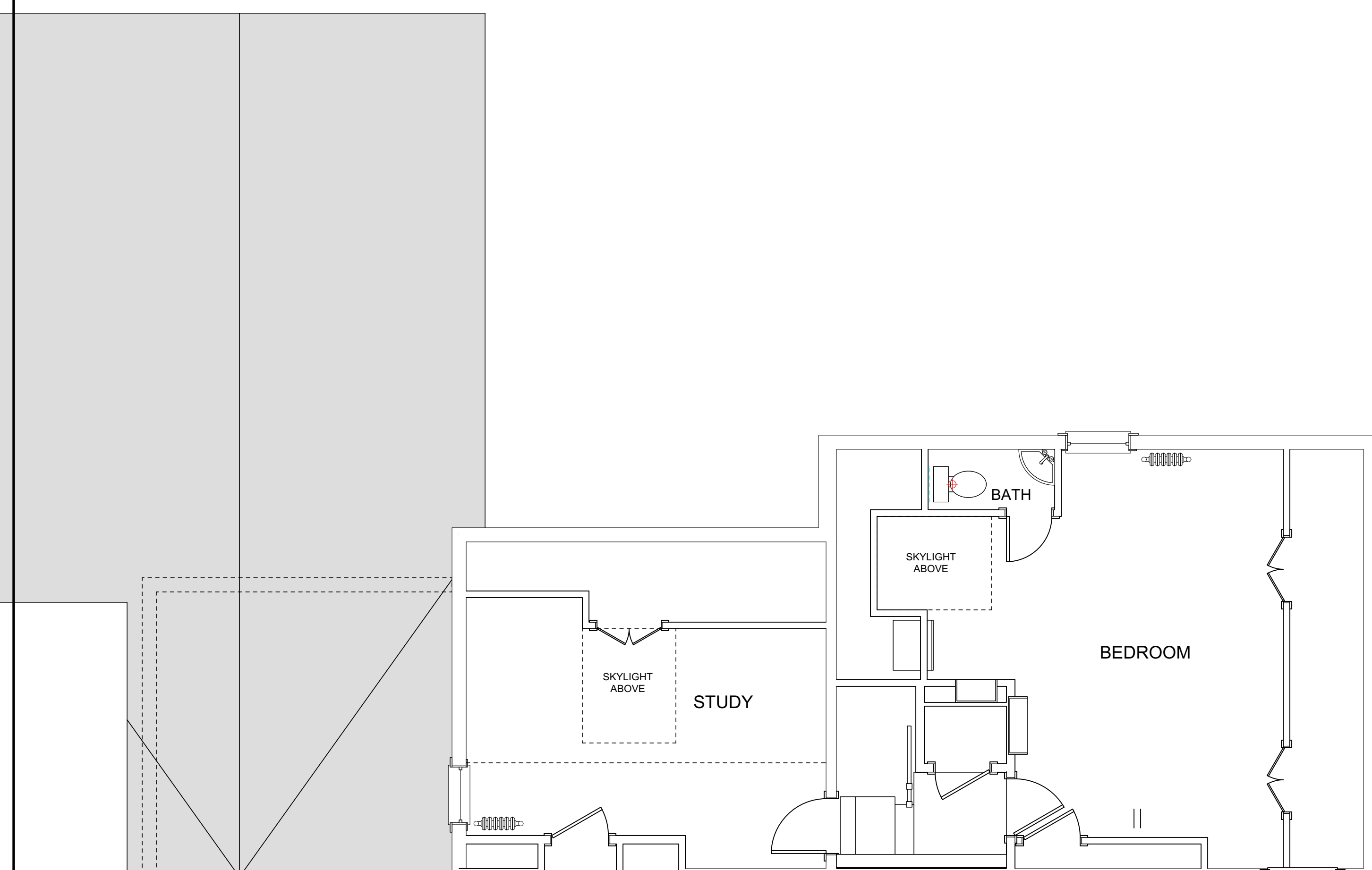
- I ANDERSEN 400 SERIES FWG6068 1-LITE FRENCHWOOD GLIDING PATIO DOOR;  
R.O.: 6'-0" X 6'-8"



**SECOND FLOOR PLAN**  
 1/4" = 1'-0"  
 5 FT



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



**TOP FLOOR PLAN**  
 1/4" = 1'-0"  
 5 FT





PROPOSED RIGHT SIDE ELEVATION  
 1/4" = 1'-0"  
 0 5 FT



PROPOSED REAR ELEVATION  
 1/4" = 1'-0"  
 0 5 FT



PROPOSED FRONT ELEVATION  
 1/4" = 1'-0"  
 0 5 FT

PROPOSED  
 ELEVATIONS

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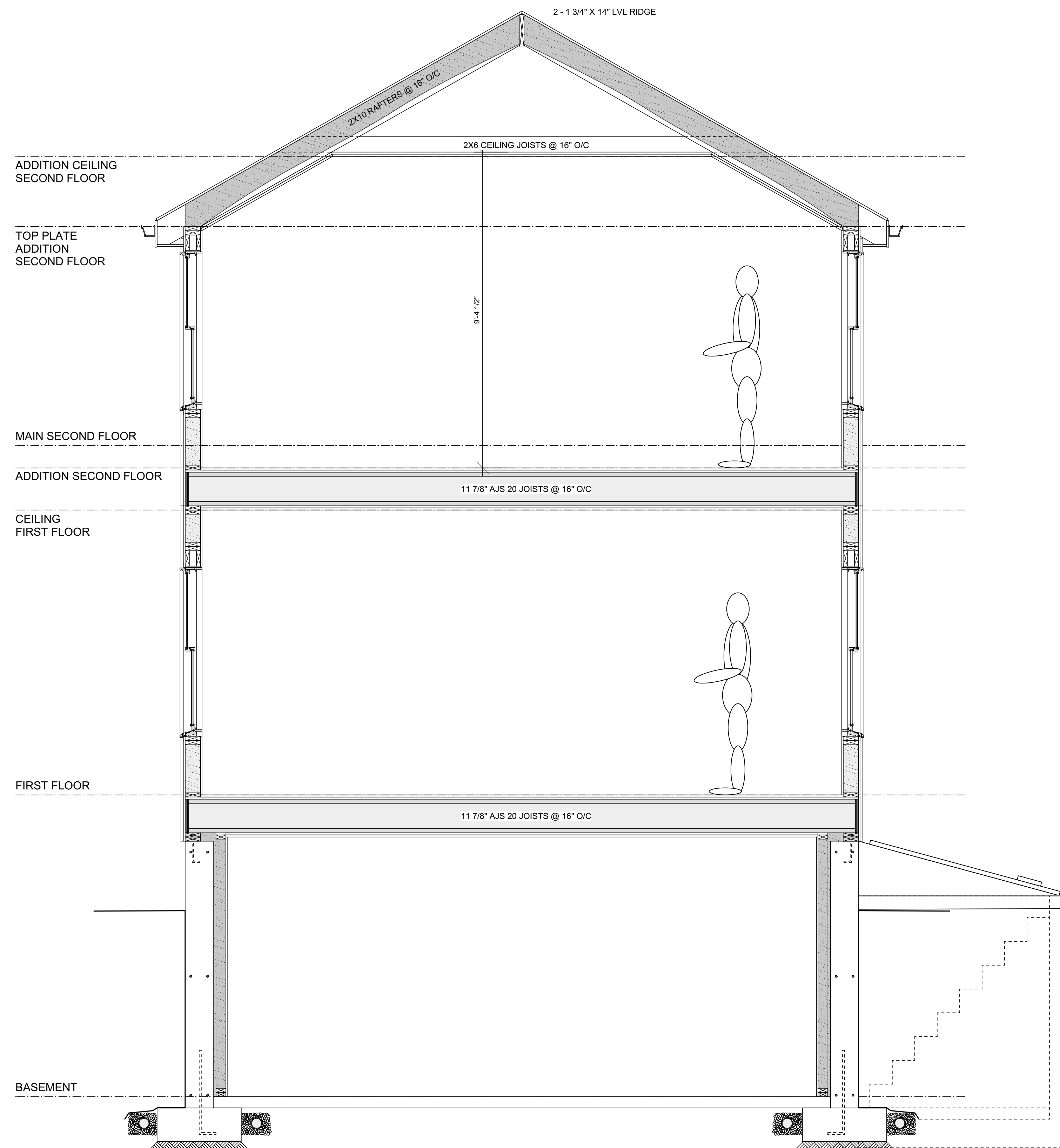




EXISTING  
 ELEVATIONS

ADDITIONS AND ALTERATIONS TO THE  
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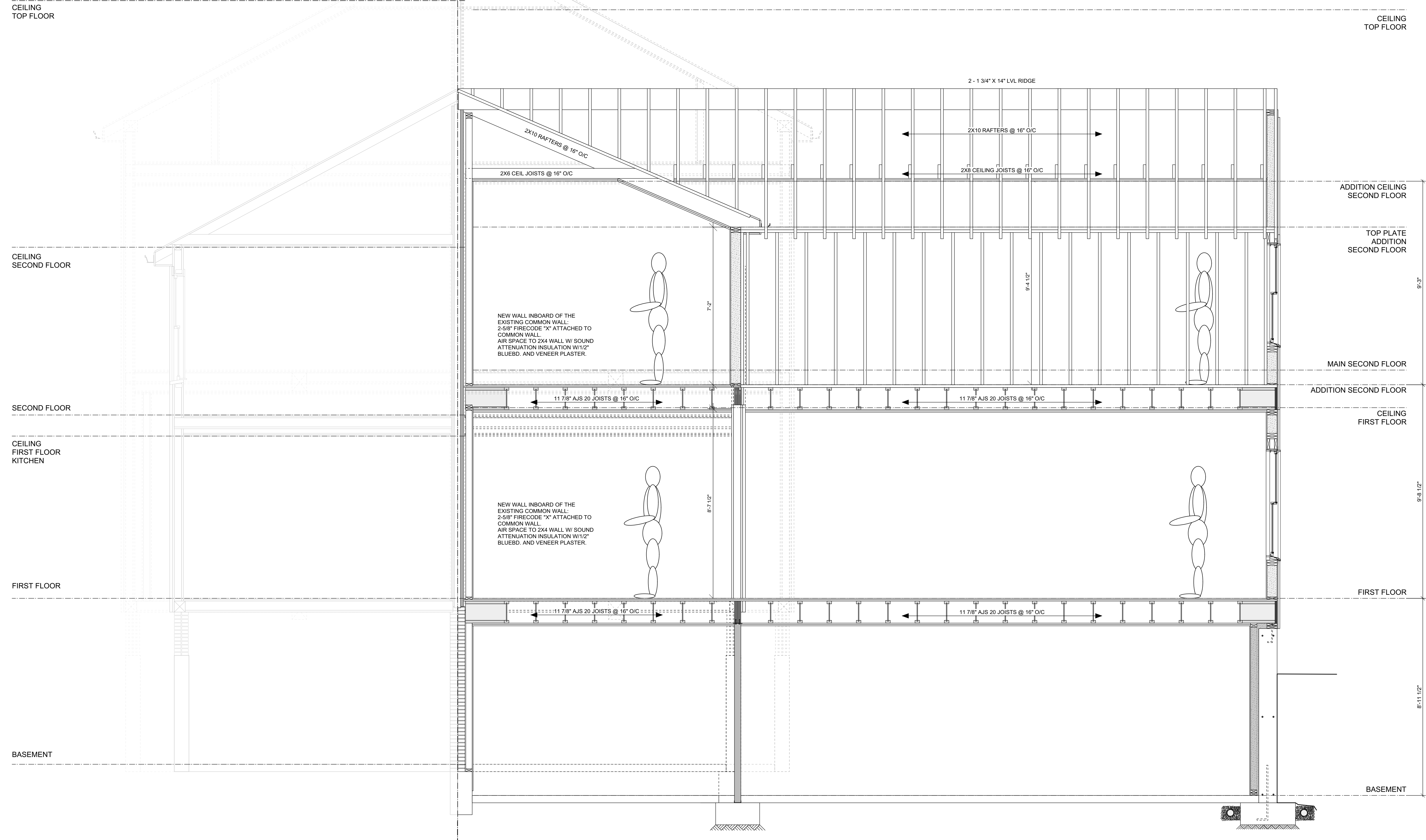


SECTION B THRU ADDITION  
 1/2" = 1'-0"  
 0 5 FT

SECTION A THRU ADDITION

ADDITIONS AND ALTERATIONS TO THE  
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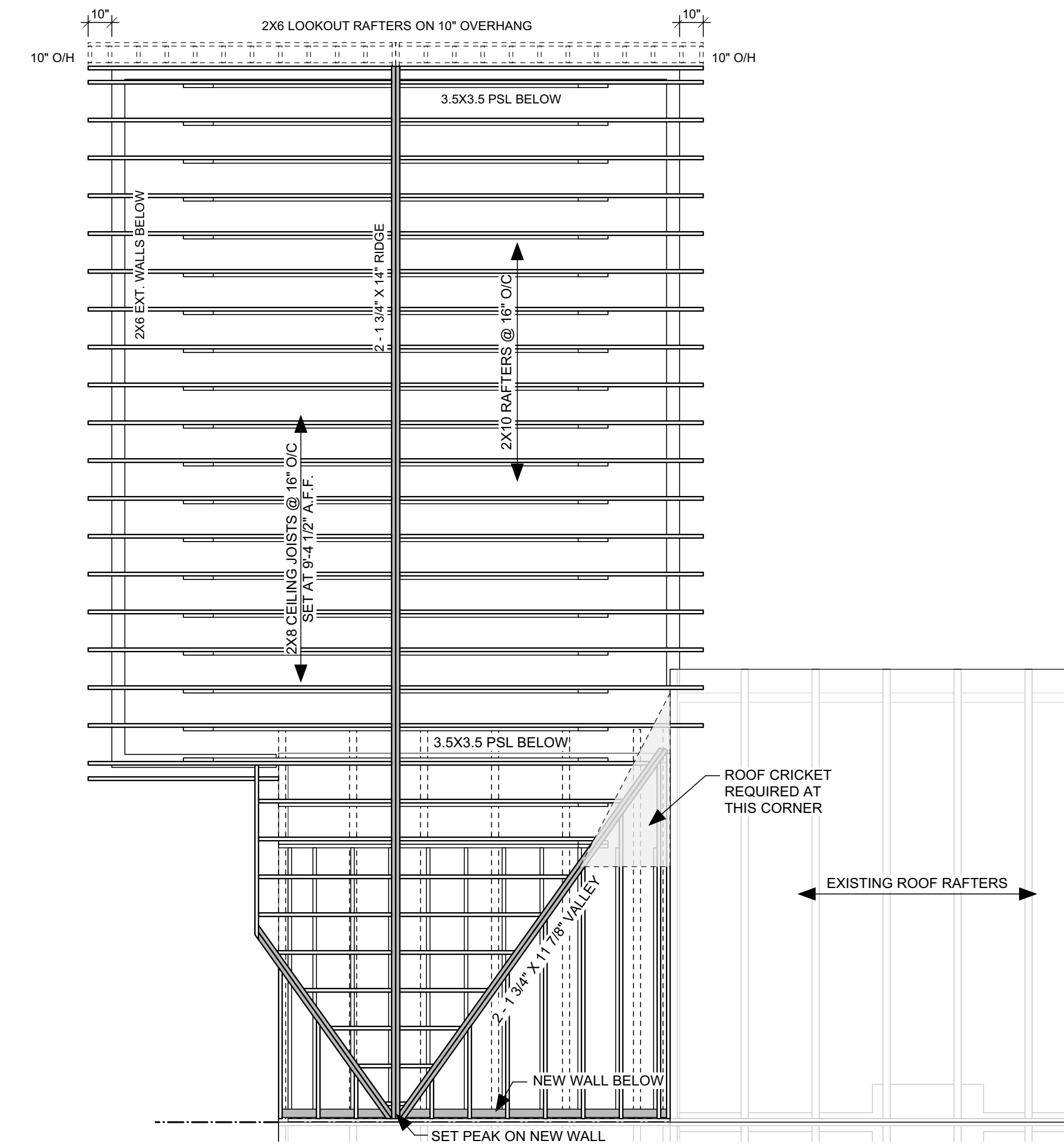
LONG SECTION A  
 THROUGH ADDITION

ADDITIONS AND ALTERATIONS TO THE  
 SCHWEITZER RESIDENCE  
 70 INMAN STREET  
 CAMBRIDGE, MA

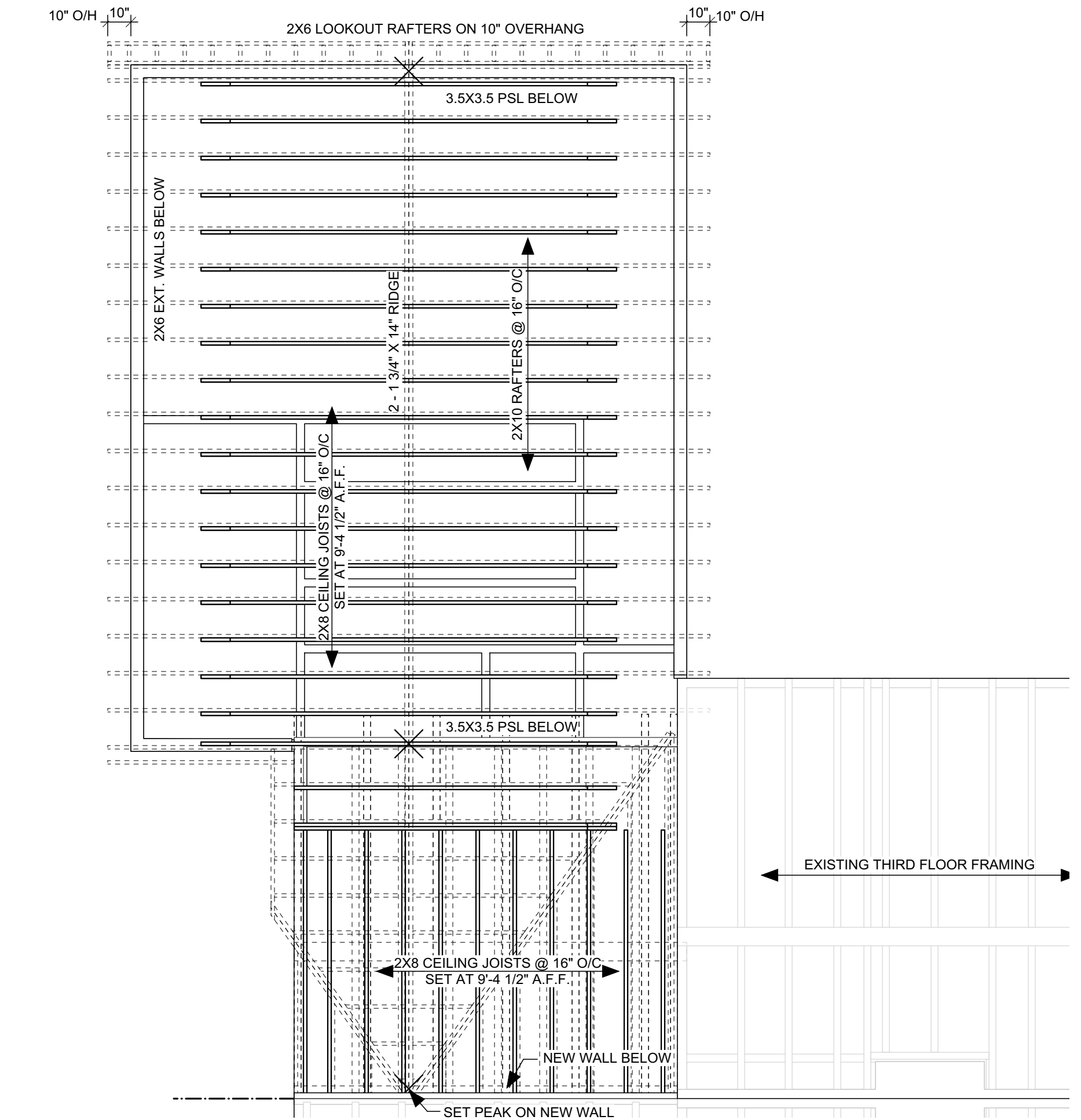
Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com

LONG SECTION A THRU ADDITION  
 1/2" = 1'-0"  
 0 5 FT

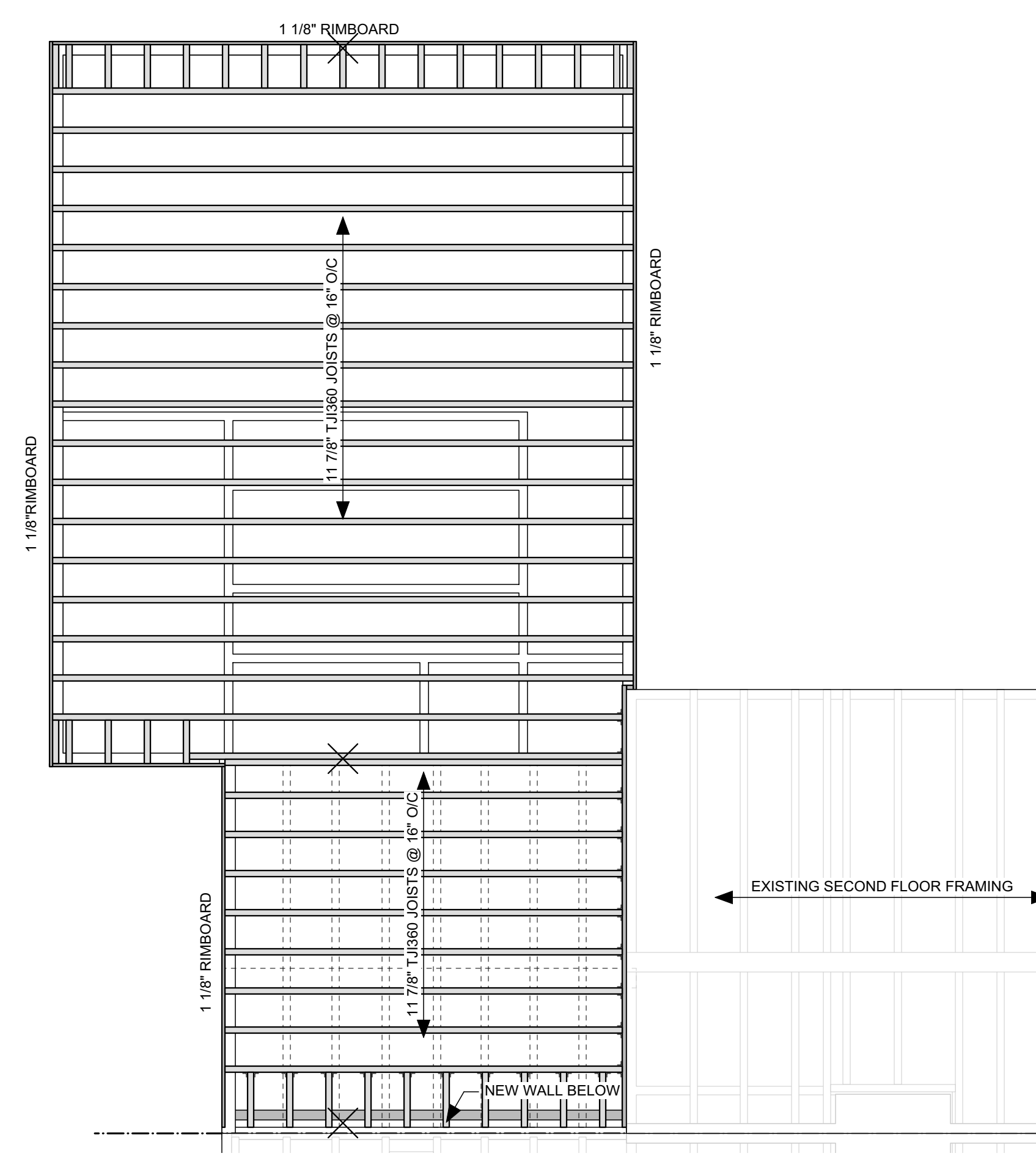




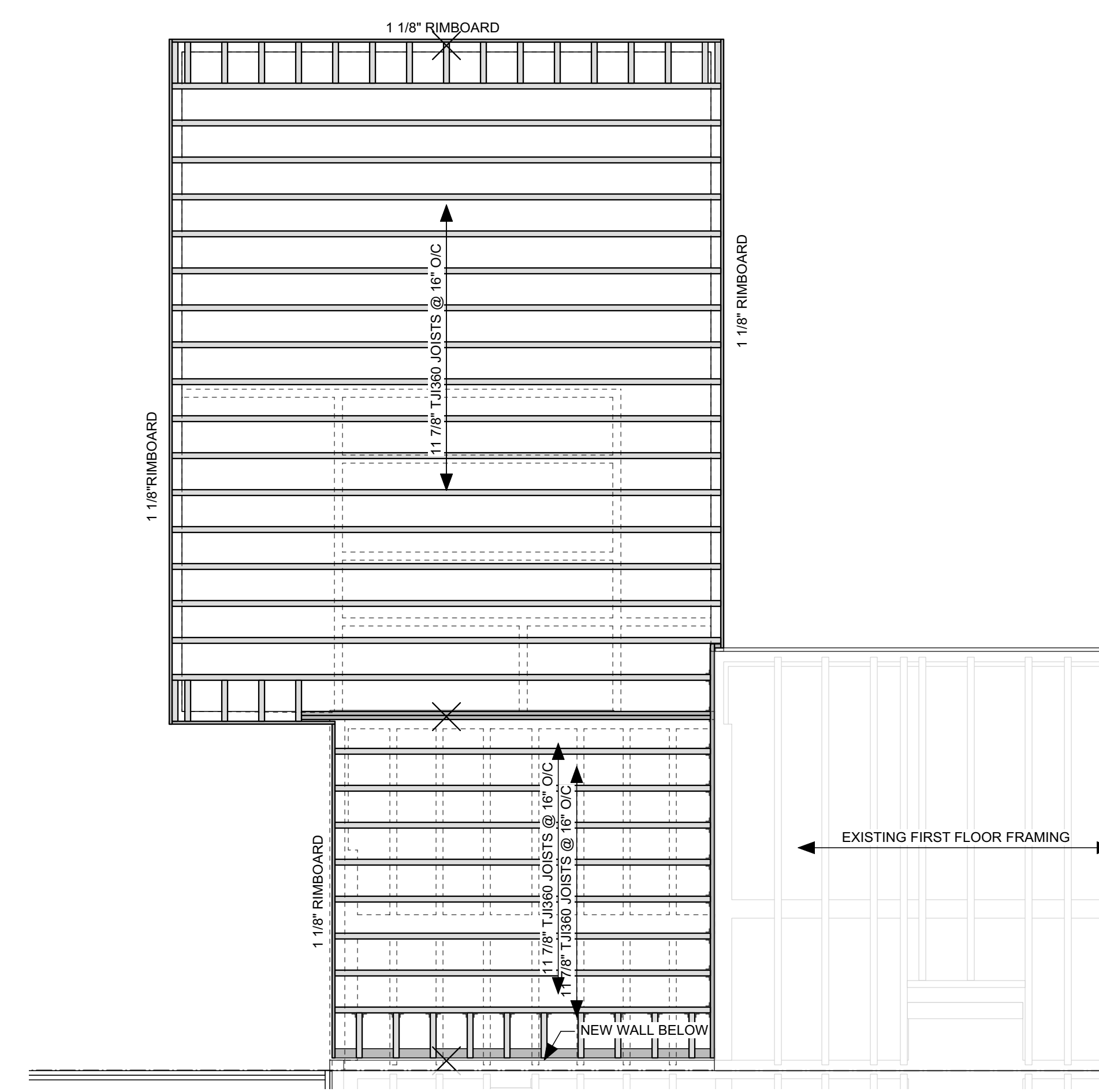
**ROOF FRAMING PLAN**  
 1/4" = 1'-0"  
 0 5 FT



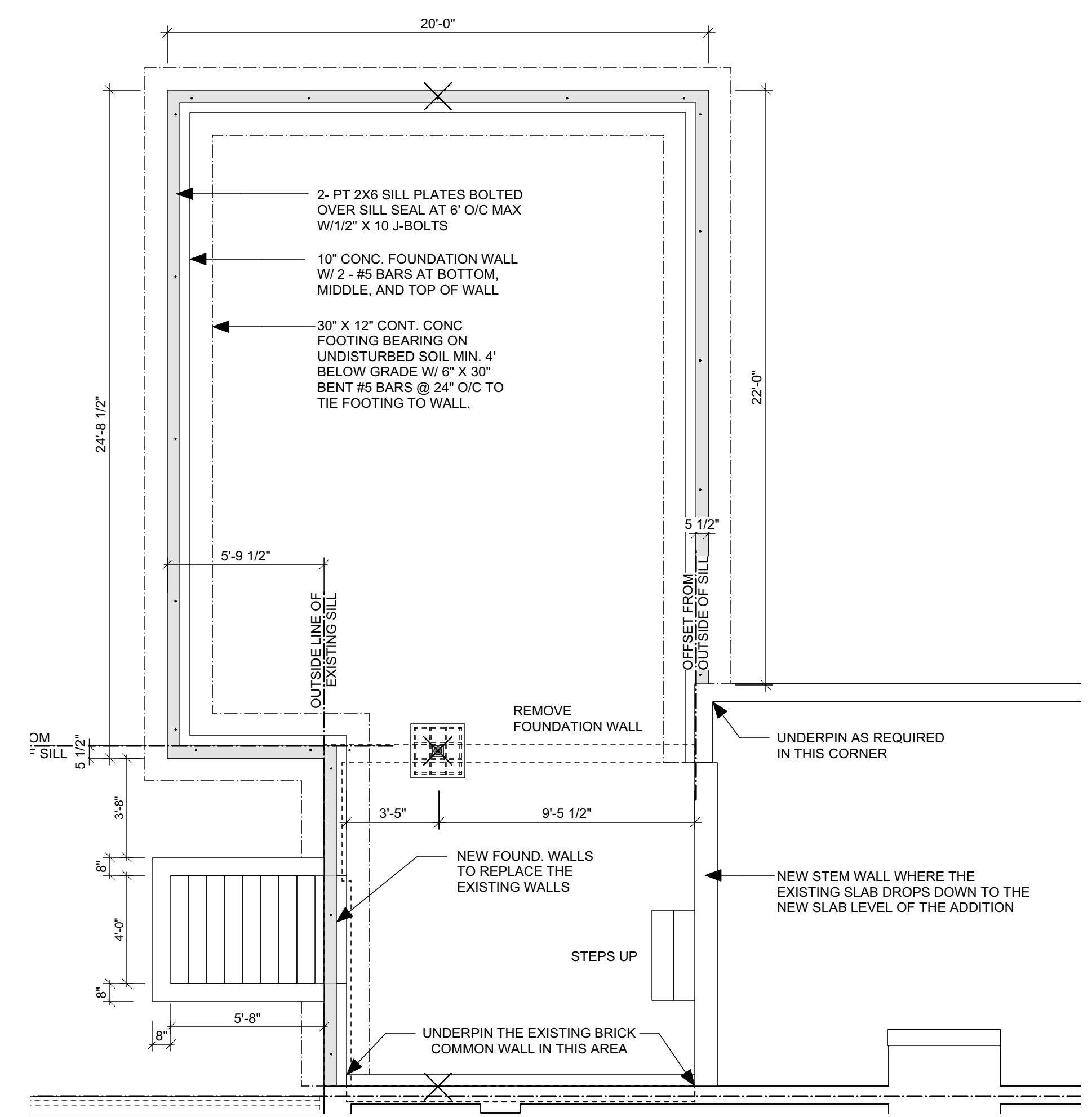
**TOP FLOOR FRAMING PLAN**  
 1/4" = 1'-0"  
 0 5 FT



**SECOND FLOOR FRAMING PLAN**  
 1/4" = 1'-0"  
 0 5 FT



**FIRST FLOOR FRAMING PLAN**  
 1/4" = 1'-0"  
 0 5 FT



**FOUNDATION PLAN**  
 1/4" = 1'-0"  
 0 5 FT

**FOUNDATION PLAN  
 FLOOR FRAMING PLAN  
 ROOF FRAMING PLAN**

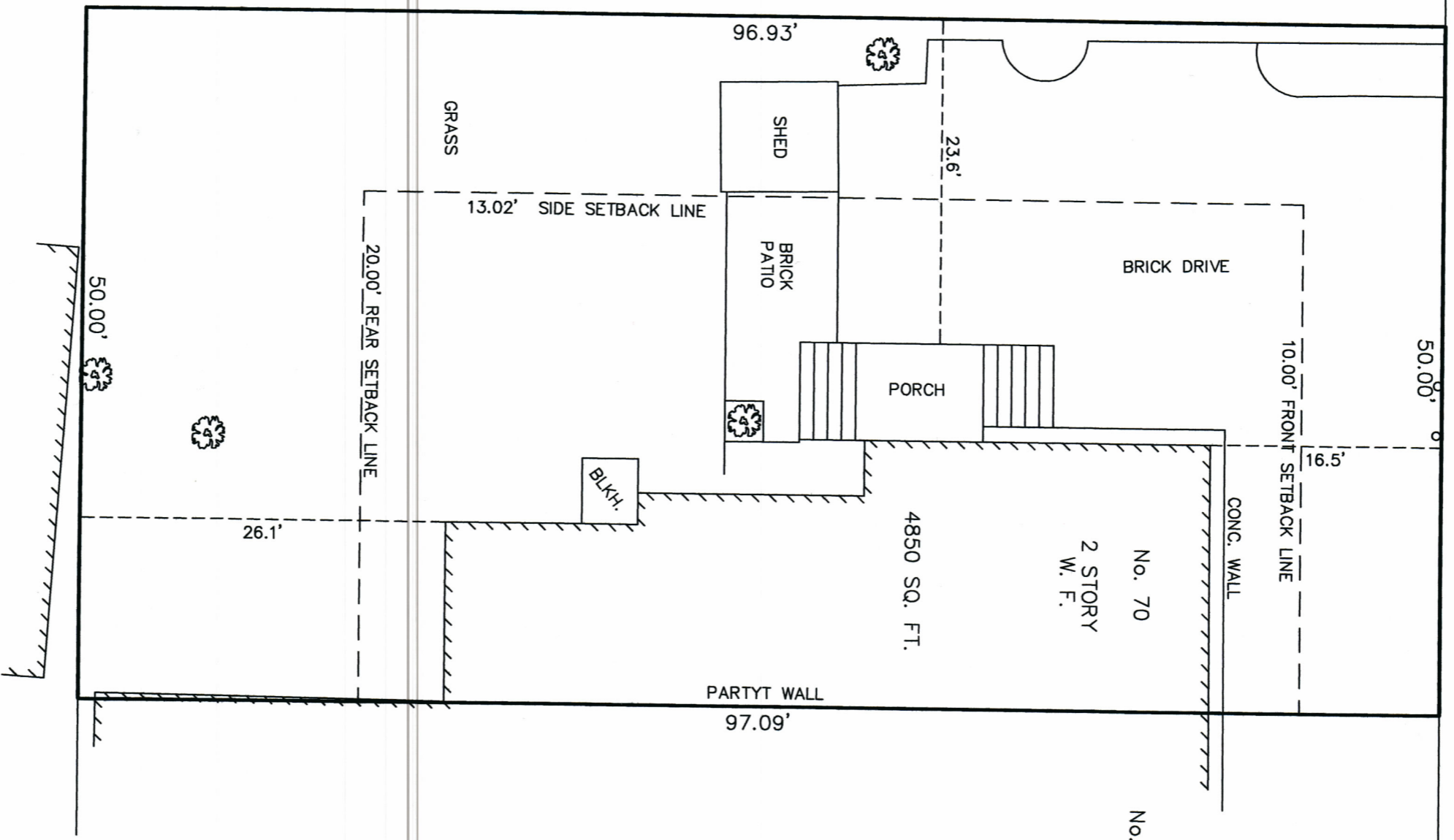
**ADDITIONS AND ALTERATIONS TO THE  
 SCHWEITZER RESIDENCE**  
 70 INMAN STREET  
 CAMBRIDGE, MA

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



# INMAN STREET

GRAN. CURB  
CONC. SW.  
EMH



*John J. Szerszunowicz*



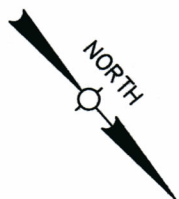
## EXISTING CONDITIONS PLOT PLAN 70 INMAN STREET CAMBRIDGE, MASS.

SCALE : 1" = 10'  
MAY 10, 2023

**AGH ENGINEERING**

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



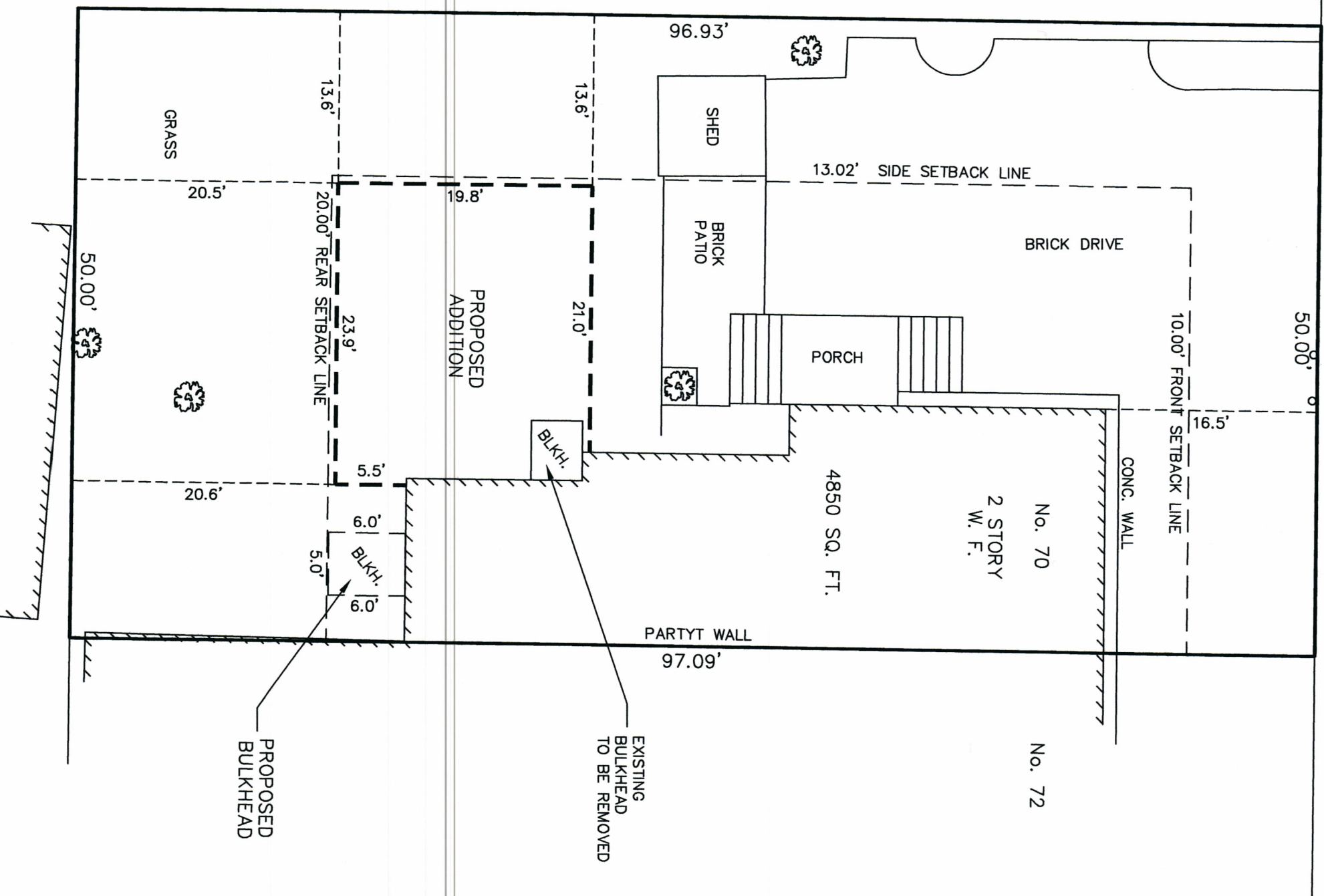


INMAN STREET

STREET

GRAN. CURB

CONC. SW.



*Anton Szerszunowicz*



### PROPOSED CONDITIONS PLOT PLAN

70 INMAN STREET

CAMBRIDGE, MASS.

SCALE : 1" = 10'

MAY 10, 2023

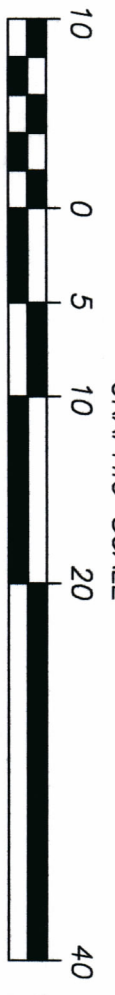
AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



























## 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*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY:           **70 Inman Street**

OWNER:               **Susan Schweitzer**  
                              **70 Inman Street**  
                              **Cambridge, MA 02139**

The Mid Cambridge 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 2-floor addition.**

Approval was granted based on the following findings of fact:

1. The proposed addition is sensitively scaled with modest proportions and is not very visible from the street.
2. The style of the addition is respectful of the original character of the building.

The plans referenced above are incorporated into this certificate, titled "Additions and Alterations to the Schweitzer Residence," by Joseph S. Artley, Architect, Cambridge MA, and dated July 28, 2023, which is binding on the applicant, and all improvements shall be carried out as described herein.

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 or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6766**

Date of Certificate: **August 11, 2023**

Attest: A true and correct copy of the decision was filed with the City Clerk's office and the Mid Cambridge Neighborhood Conservation District Commission on August 7, 2023.

By Tony Hsiao/aac, Chair

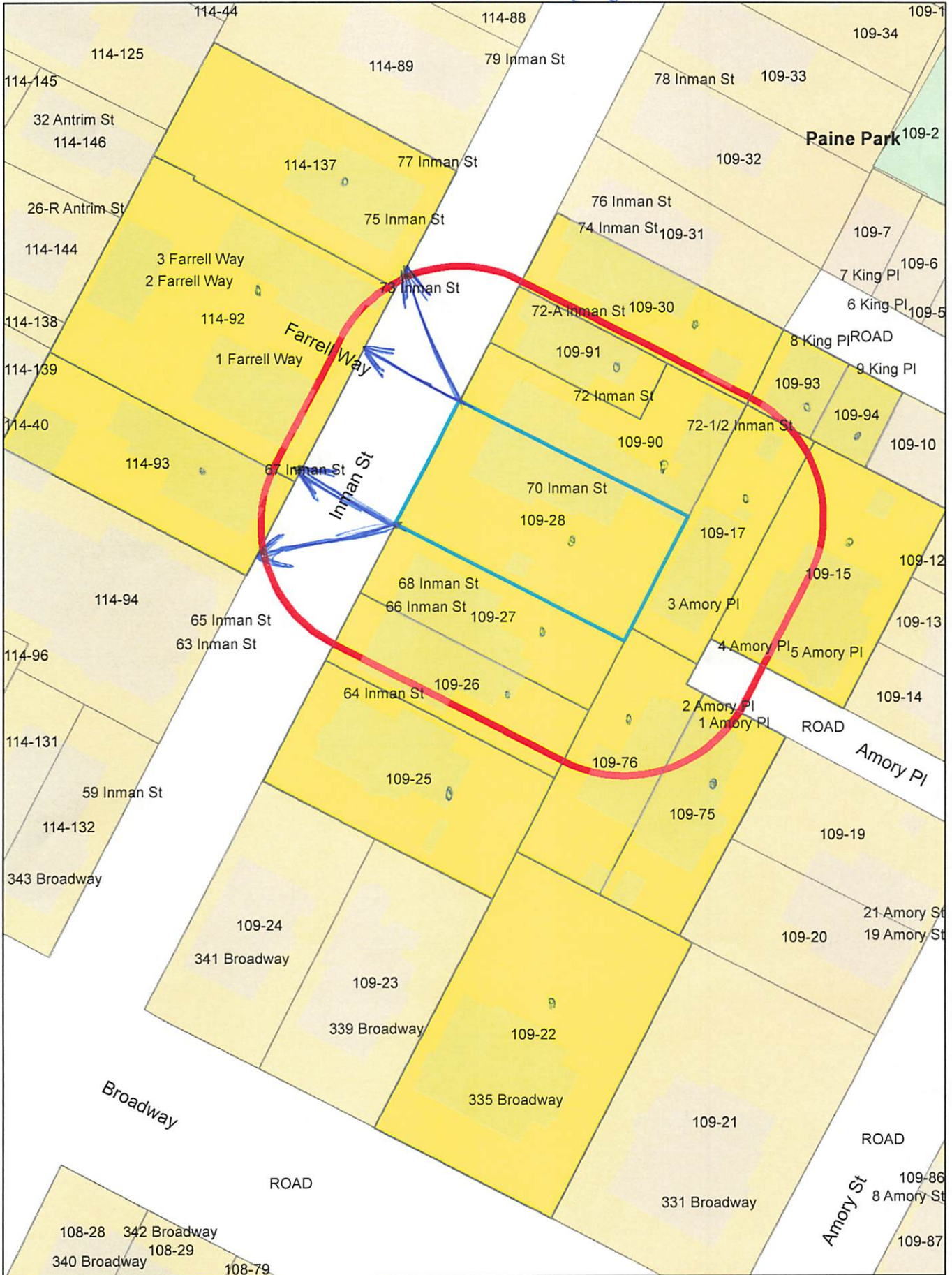


Twenty days have elapsed since the filing of this decision.

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

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

70 Inman St.





70 Inman St

Petitioner

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

109-22  
MOXA/ZB REALTY GROUP LLC  
A MASS. LIABILITY CO.  
335 BROADWAY  
CAMBRIDGE, MA 02139

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

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

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

109-25  
CUDDY, BERNARD M. &  
BRENDA P. STANFIELD  
64 INMAN ST - UNIT 2  
CAMBRIDGE, MA 02139

109-25  
ROSE, RENATE S.  
64 INMAN ST UNIT 1  
CAMBRIDGE, MA 02139

109-75  
STAUFFER, JOHN &  
DEBORAH L. CUNNINGHAM  
1 AMORY 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

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

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

109-26  
MILDER, BRIAN & REBECCA ONIE  
66 INMAN ST  
CAMBRIDGE, MA 02139

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

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

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

114-93  
67 INMAN STREET LLC  
10 SCOTCH PINE CIR  
WELLESLEY, MA 02481

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

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