



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JAN 25 PM 3:06  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 255232

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

PETITIONER: Benjamin Marks & Lucy Tan

PETITIONER'S ADDRESS: 2 Nichols Place, Cambridge, MA 02138

LOCATION OF PROPERTY: 2 Nichols Pl, Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

### DESCRIPTION OF PETITIONER'S PROPOSAL:

Exterior window changes located in walls non-conforming for setback

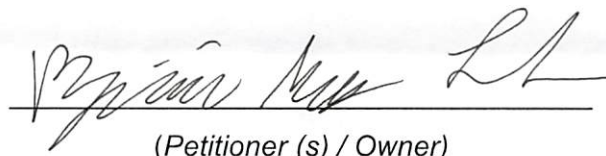
### SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 8.000      Section: 8.22.2.c (Non-Conforming Structures).

Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

Benjamin Marks , Lucy Tan  
(Print Name)

Address:

2 Nichols Place, Cambridge, MA 02138

Tel. No.

650-224-5996

E-Mail Address:

benjmarks22@gmail.com

Date: Jan 23, 2024

**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 Benjamin Marks, Lucy Tan  
(OWNER)

Address: 2 Nichols Place, Cambridge, MA 02138

State that I/We own the property located at 2 Nichols Place, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Benjamin J. Marks and Lucy Tan

\*Pursuant to a deed of duly recorded in the date April 28, 2022 Middlesex South County Registry of Deeds at Book 80045, Page 516; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

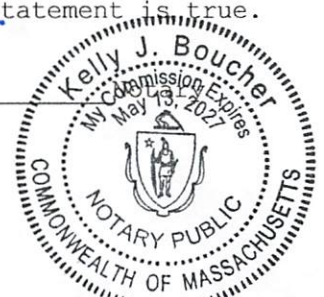
[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name BENJAMIN MARKS/LUCY TAN personally appeared before me, this 19 of JAN, 20 24, and made oath that the above statement is true.

My commission expires 5.3.27 (Notary Seal).



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

BIA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of zoning appeals.

Name Benjamin Martin  
(Owner)

Address 2 Nichols Place, Cambridge, MA 02138

I state that I am the owner of the property described above and that the subject of this zoning application is:

Defendant J. Martin and (unclear)

I am a resident of the City of Cambridge, Massachusetts, and my residence is at Box 2045, Cambridge, MA 02142. I am the owner of the property described above and the subject of this zoning application is:

[Signature]  
AGENT FOR LAND OWNER OR  
ADMINISTRATIVE OFFICER OR AGENT

Written evidence of agent's standing as represent petitioner is to be attached.

City of Cambridge, Massachusetts  
I am a resident of the City of Cambridge, Massachusetts, and my residence is at Box 2045, Cambridge, MA 02142. I am the owner of the property described above and the subject of this zoning application is:



Notary Seal

\* If ownership is not shown in the above information, please provide a copy of the deed or other evidence of ownership.

## **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 2 Nichols Pl, Cambridge, MA (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:**

*The special permit relief seeks to change windows in existing nonconforming elevations, it is minor in nature and does not create new nonconformities or change any existing nonconformities.*

**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 special permit request is for fenestration changes. The granting of the special permit will not cause a change to traffic or existing traffic patterns.*

**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 proposed project will have no adverse impact on adjacent uses. The use of the property is consistent with surrounding structures and the zoning district.  
The project has been reviewed by Cambridge Historic Staff and it has been determined that due to the modest changes being proposed MCNCD Review is not required.*

**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 proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.*

**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 proposed use is unchanged and consistent with the integrity of this district.*

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

EXHIBIT A

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria relating to the proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g., food permits, alcoholic beverage permits, etc., which may be applicable.

Granting the Special Permit requested for [Project Name] (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:  
The special permit relief seeks to change what is in existing nonconforming elevations. It is minor in nature and does not create new nonconformances or change any existing nonconformances.
- (B) Traffic generation or better use of space or other would not cause congestion (hazard, or substantial change in established neighborhood character) for the following reasons:  
The special permit request is for fenestration changes. The granting of the special permit will not cause a change in traffic or existing traffic patterns.
- (C) The continued operation of or the development of adjacent use as permitted in the zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:  
The proposed project will have no adverse impact on adjacent uses. The use of the property is consistent with surrounding uses and the zoning district.  
The project has been reviewed by Cambridge Historic Staff and it has been determined that due to the modest changes being proposed a Historic Review is not required.
- (D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:  
The proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.
- (E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise detract from the intent or purpose of this ordinance for the following reasons:  
The proposed use is unobtrusive and consistent with the integrity of this district.

If you have any questions as to whether you can establish all of the applicable legal requirements, please contact your attorney.

**DIMENSIONAL INFORMATION**

**Applicant:** Benjamin Marks & Lucy Tan  
**Location:** 2 Nichols Pl., Cambridge, MA  
**Phone:** 650-224-5996

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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1035	1035	959	(max.)
<u>LOT AREA:</u>		1279	1279	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.81	0.81	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1279	1279	1500	
<u>SIZE OF LOT:</u>	WIDTH	21.5	21.5	50	
	DEPTH	59.5	59.5	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	18.6+/-	18.6+/-	10	
	REAR	9.2 +/-	9.2 +/-	20	
	LEFT SIDE	1.2 +/-	1.2 +/-	7.5	
	RIGHT SIDE	n/a	n/a	n/a	
<u>SIZE OF BUILDING:</u>	HEIGHT	26.2	26.2	35	
	WIDTH	32.3	32.3	n/a	
	LENGTH	20.6	20.6	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	30	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		attached	attached	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.:

the home is an attached single family wood frame residential structure.

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'.

# 2 NICHOLS PLACE CAMBRIDGE, MA 02138

## SPECIAL PERMIT SUBMISSION SET

01.19.24



**OWNER**

**BENJAMIN MARKS + LUCY TAN**

2 NICHOLS PLACE  
CAMBRIDGE, MA 02138

**ARCHITECT**

**Kelly Boucher Architecture**

54 HARVARD STREET  
BROOKLINE, MA 02445

(617) 827-3527

www.boucherarchitecture.com

No.	Descrip.	Date

stamp

client  
BENJAMIN MARKS  
+ LUCY TAN  
2 NICHOLS PLACE  
CAMBRIDGE, MA 02138

file COVER SHEET project 2 NICHOLS PLACE CAMBRIDGE, MA 02138

**ZONING REQUEST SUMMARY**

**PROJECT DESCRIPTION:**

RENOVATIONS TO AN EXISTING ATTACHED SINGLE FAMILY HOME. OUR PROJECT REQUESTS A SPECIAL PERMIT FOR FENESTRATION CHANGES WITHIN EXISTING NON-CONFORMING SETBACKS.

**2 NICHOLS PLACE EXISTING NONCONFORMITY:**  
FAR / LOT SIZE / LOT AREA PER DU / SETBACKS / LOT WIDTH

**ZONING REQUEST**

**SPECIAL PERMIT TO CHANGE FENESTRATION WITHIN A NONCONFORMING SETBACK**

REAR YARD + SIDE YARD SETBACKS ARE ALREADY NON-CONFORMING TO THE CZO. OUR ADDITION DOES NOT INCREASE THESE EXISTING NON-CONFORMITIES

- BUILDING HEIGHT IS UNCHANGED
- OPEN SPACE IS UNCHANGED
- BUILDING AREA / FAR IS UNCHANGED

LOCATION	2 Nichols Place, Cambridge MA 02138		
DATE	January 17, 2024		
ZONE	EXISTING	REQUESTED	CZO REQ
ZONE	RES C-1		
LOT AREA	1279	Unchanged	5000
FAR	0.81	Unchanged	0.75
GFA	1035	Unchanged	959.25
LOT AREA PER DU	1279	Unchanged	1500
NO OF UNITS	1.0	Unchanged	0.9
SIZE OF LOT			
	W	21.5	Unchanged 50'
	D	59.5	Unchanged
SETBACKS			
	FRONT	18.6 +/-	Unchanged 10'
	REAR	9.2 +/-	Unchanged 20'
	LEFT SIDE	1.2 +/-	Unchanged 7.5'
	RIGHT SIDE	ATTACHED	Unchanged N/A
SIZE OF BLDG			
	HEIGHT	26.2	Unchanged 35
	LENGTH	32.3	Unchanged
	WIDTH	20.6	Unchanged
TOTAL OPEN SPACE	0.0	Unchanged	30%
TOTAL PRIVATE OPEN SPACE	0.0	Unchanged	15%
PARKING SPACES	0	Unchanged	0
LOADING AREA	0	Unchanged	0
DISTANCE TO NEAREST BLDG	ATTACHED	Unchanged	10

TABLE OF CONTENTS		
#	SHEET NAME	ISSUE DATE
A000	COVER SHEET	1.17.24
A002	SITE PLAN & OPEN SPACE DIAG	1.17.24
A010	ZONING COMPLIANCE - GFA DIAGRAMS	1.17.24
A201	EXISTING & PROPOSED ELEVATIONS	1.17.24
A210	3D VIEWS	1.17.24



job number 23-015

scale As indicated

issue date 01.19.24

SPECIAL PERMIT SUBMISSION SET

Sheet no.  
**A000**

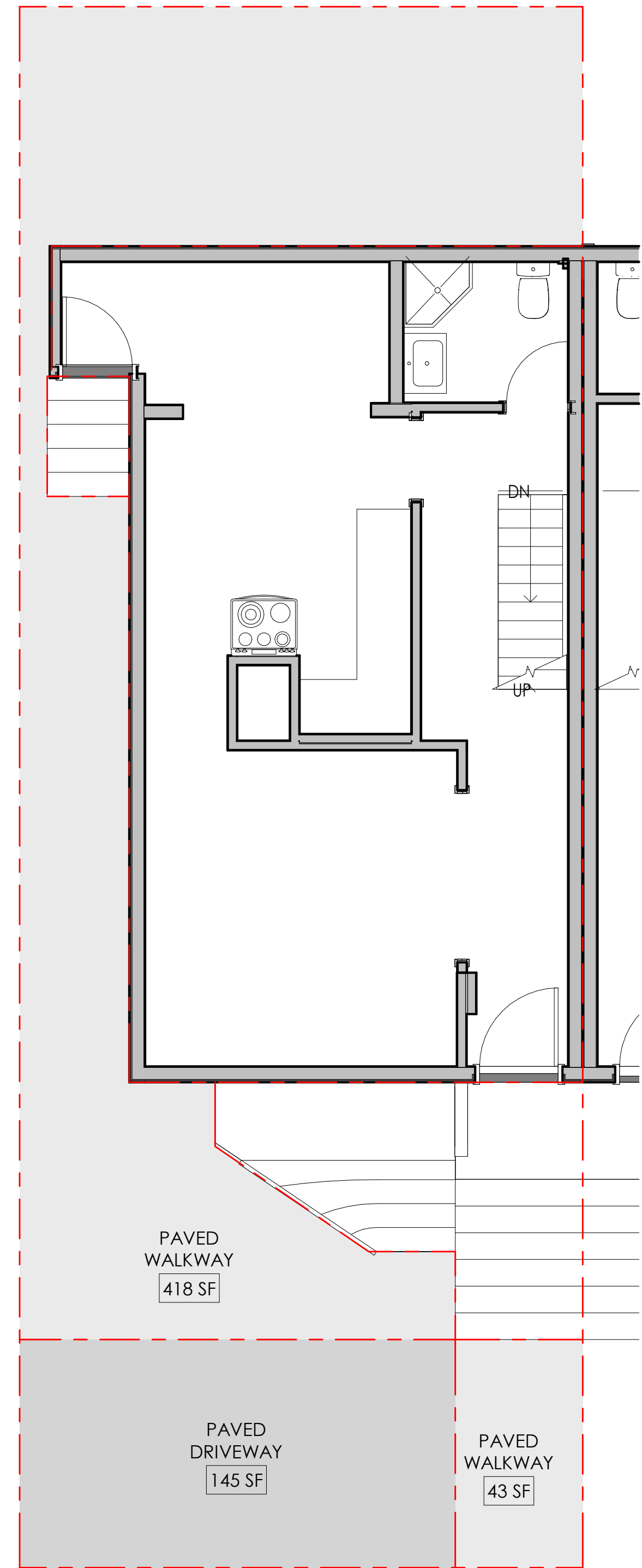
Area Schedule (O.S - EXISTING)		
TYPE	AREA	% OF LOT AREA
PAVED DRIVEWAY	145 SF	11.4%
PAVED WALKWAY	461 SF	36.0%
PERMEABLE OPEN SPACE	0 SF	0.0%
TOTAL	606 SF	47.4%

PROPOSED CHANGES ARE INTERNAL / FENESTRATION ONLY.  
OPEN SPACE IS UNCHANGED AS EXISTING

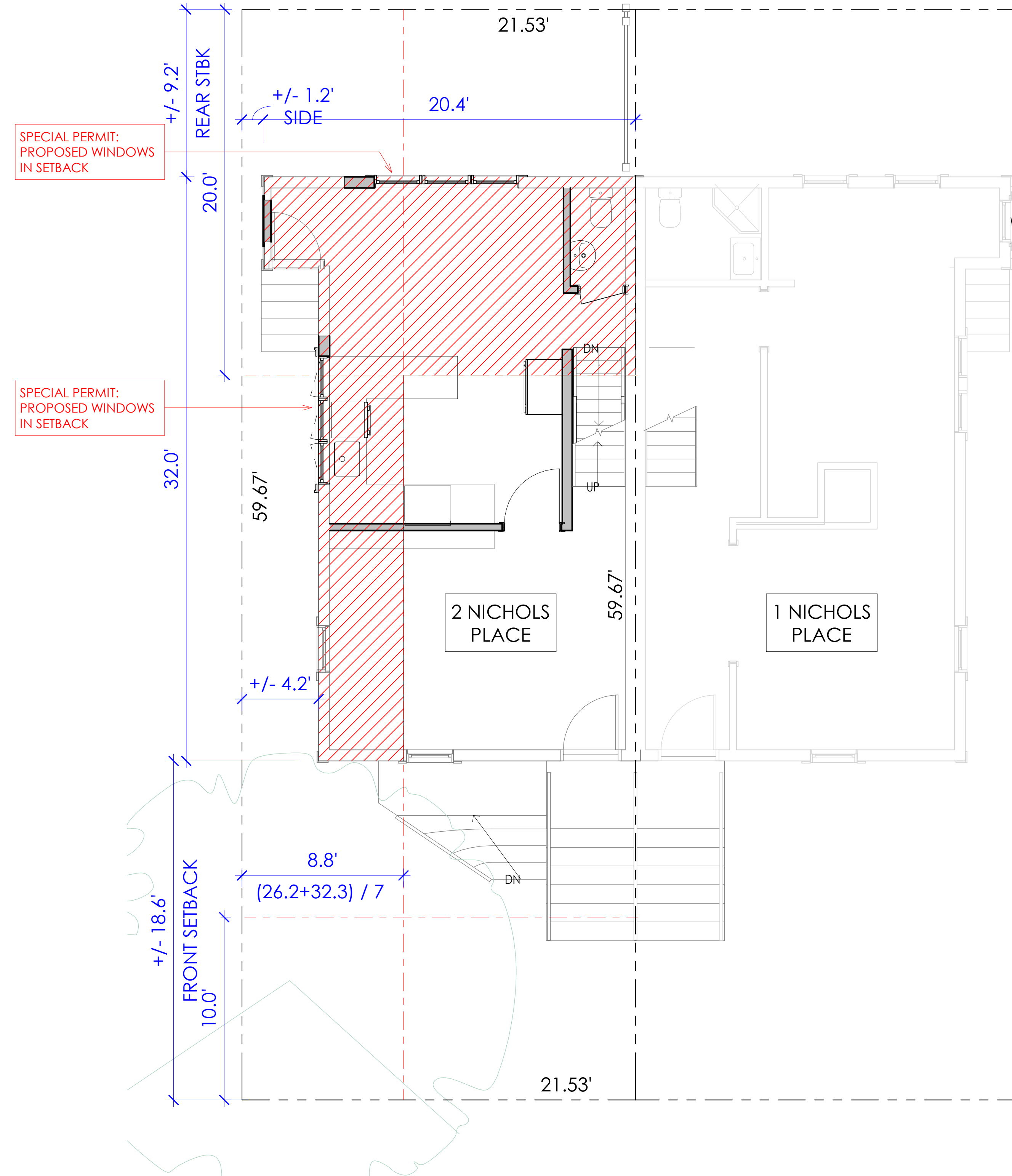
**OPEN SPACE**

- PAVED DRIVEWAY
- PAVED WALKWAY

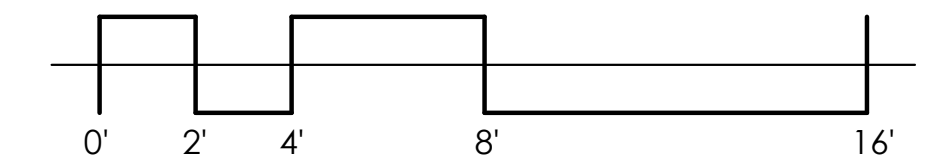
LOCATION			
2 Nichols Place, Cambridge MA 02138			
January 17, 2024			
	EXISTING	REQUESTED	CZO REQ
ZONE	RES C-1		
LOT AREA	1279	Unchanged	5000
FAR	0.81	Unchanged	0.75
GFA	1035	Unchanged	959.25
LOT AREA PER DU	1279	Unchanged	1500
NO OF UNITS	1.0	Unchanged	0.9
SIZE OF LOT			
	W	21.5	Unchanged 50'
	D	59.5	Unchanged
SETBACKS			
	FRONT	18.6 +/-	Unchanged 10'
	REAR	9.2 +/-	Unchanged 20'
	LEFT SIDE	1.2 +/-	Unchanged 7.5'
	RIGHT SIDE	ATTACHED	Unchanged N/A
SIZE OF BLDG			
	HEIGHT	26.2	Unchanged 35
	LENGTH	32.3	Unchanged
	WIDTH	20.6	Unchanged
TOTAL OPEN SPACE	0.0	Unchanged	30%
TOTAL PRIVATE OPEN SPACE	0.0	Unchanged	15%
PARKING SPACES	0	Unchanged	0
LOADING AREA	0	Unchanged	0
DISTANCE TO NEAREST BLDG	ATTACHED	Unchanged	10



**2** EXISTING OPEN SPACE DIAGRAM  
1/4" = 1'-0"



**1** EXISTING SITE PLAN  
1/4" = 1'-0"



No.	Descrip.	Date

stamp

client  
**BENJAMIN MARKS  
+ LUCY TAN**  
2 NICHOLS PLACE  
CAMBRIDGE, MA 02138

title **SITE PLAN & OPEN SPACE DIAG**  
project **2 NICHOLS PLACE CAMBRIDGE, MA 02138**

job number 23-015

scale As indicated

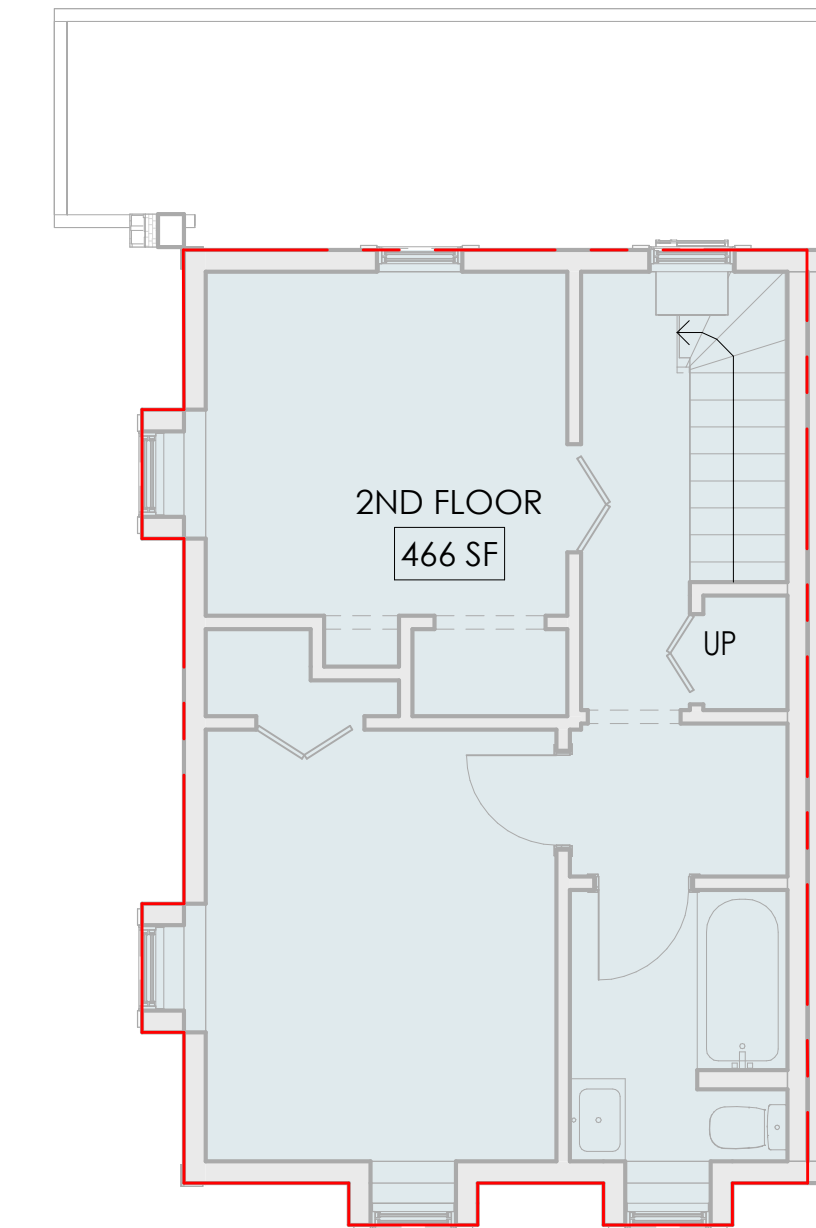
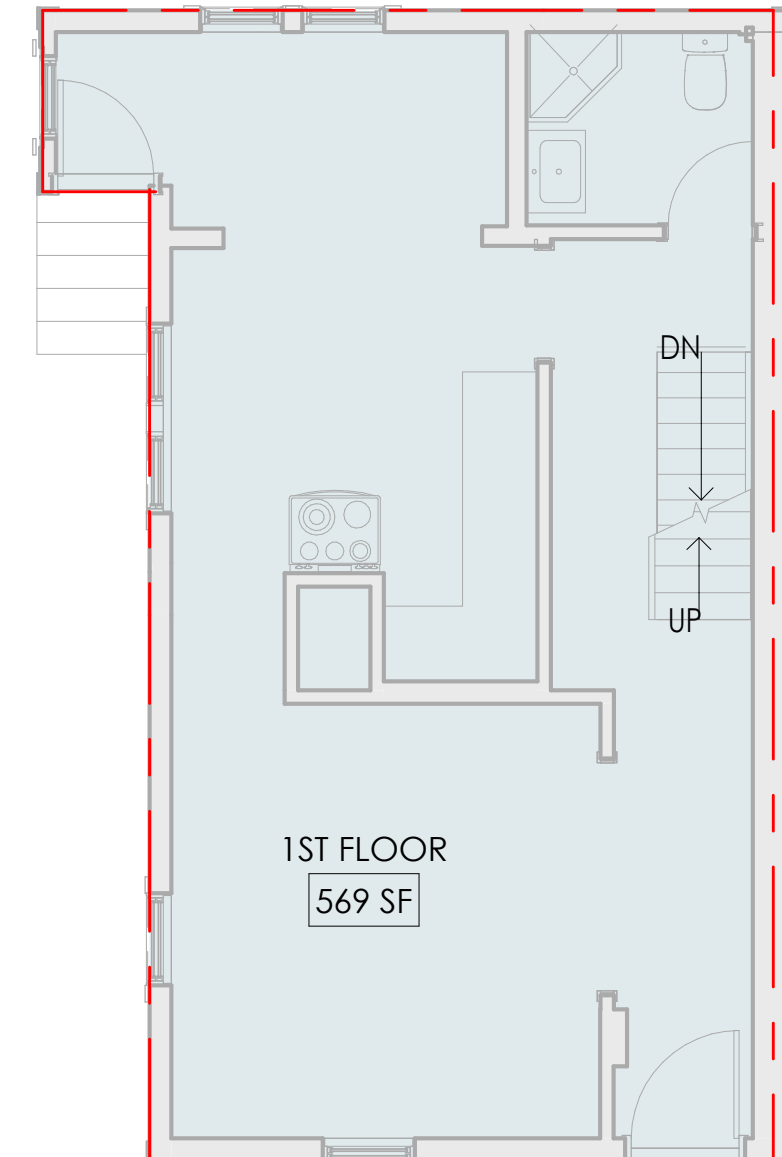
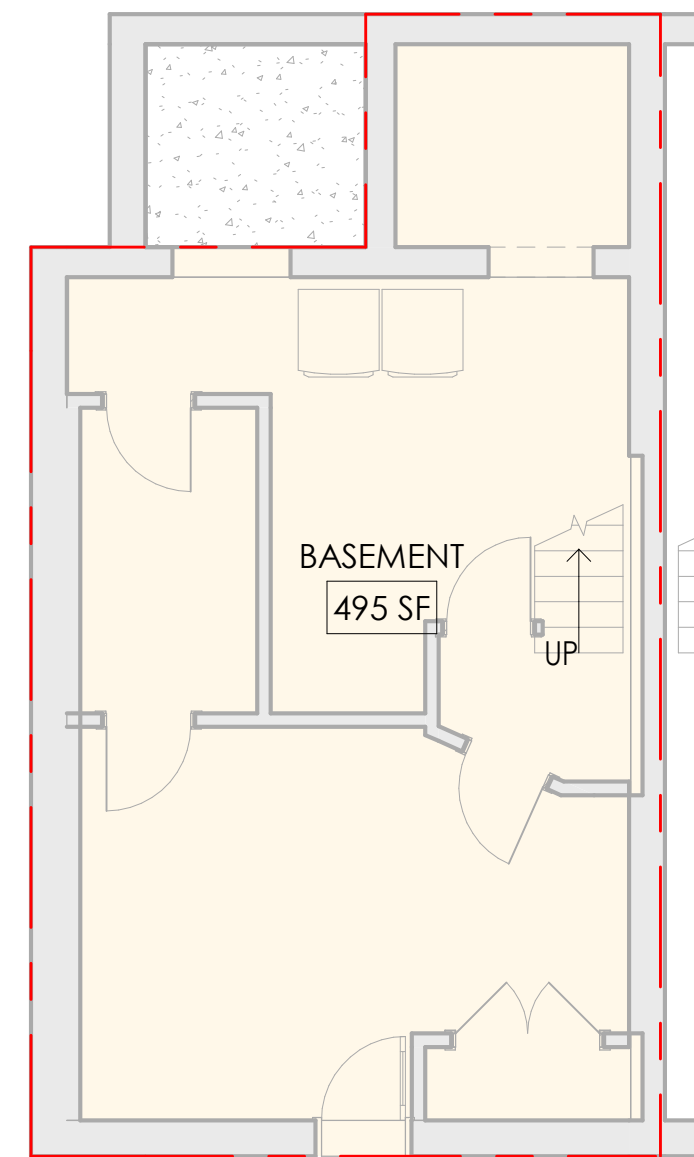
issue date 01.19.24

SPECIAL PERMIT SUBMISSION SET

Sheet no.  
**A002**



LOCATION	2 Nichols Place, Cambridge MA 02138		
January 17, 2024			
	<b>EXISTING</b>	<b>REQUESTED</b>	<b>CZO REQ</b>
ZONE	RES C-1		
LOT AREA	1279	Unchanged	5000
FAR	0.81	Unchanged	0.75
GFA	1035	Unchanged	959.25
LOT AREA PER DU	1279	Unchanged	1500
NO OF UNITS	1.0	Unchanged	0.9
SIZE OF LOT			
	W	21.5	Unchanged 50'
	D	59.5	Unchanged
SETBACKS			
	FRONT	18.6 +/-	Unchanged 10'
	REAR	9.2 +/-	Unchanged 20'
	LEFT SIDE	1.2 +/-	Unchanged 7.5'
	RIGHT SIDE	ATTACHED	Unchanged N/A
SIZE OF BLDG			
	HEIGHT	26.2	Unchanged 35
	LENGTH	32.3	Unchanged
	WIDTH	20.6	Unchanged
TOTAL OPEN SPACE	0.0	Unchanged	30%
TOTAL PRIVATE OPEN SPACE	0.0	Unchanged	15%
PARKING SPACES	0	Unchanged	0
LOADING AREA	0	Unchanged	0
DISTANCE TO NEAREST BLDG	ATTACHED	Unchanged	10



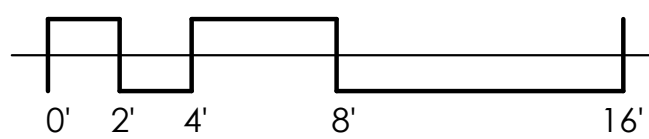
EXISTING FLOOR AREA	
LEVEL	AREA
GFA	
FIRST FLOOR	569 SF
SECOND FLOOR	466 SF
	1035 SF
NON GFA	
BASEMENT	495 SF
	495 SF
TOTAL BLDG SF: 3	1530 SF

Address: 2 Nichols Pl

Ground Elevation Min:	26.3 ft-CCB
Ground Elevation Max:	29.1 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 140-147  
Selected Address: 2 Nichols Pl

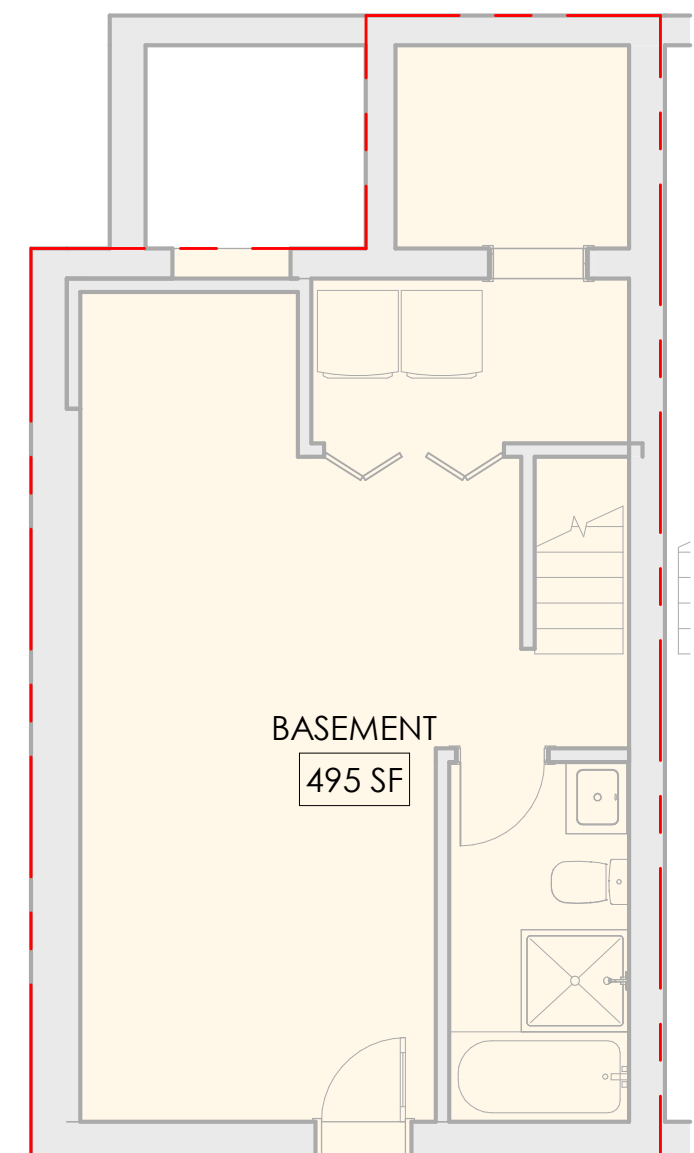
PER CAMB FLOOD VIEWER, PROPERTY IS NOT LOCATED IN ANY FLOOD ZONES. BASEMENT SQUARE FOOTAGE IS NOT BEING INCLUDED IN GFA CALCS.



PROPOSED FLOOR AREA	
LEVEL	AREA
GFA	
FIRST FLOOR	569 SF
SECOND FLOOR	466 SF
	1035 SF
NON GFA	
BASEMENT	495 SF
	495 SF
TOTAL BLDG SF: 3	1530 SF

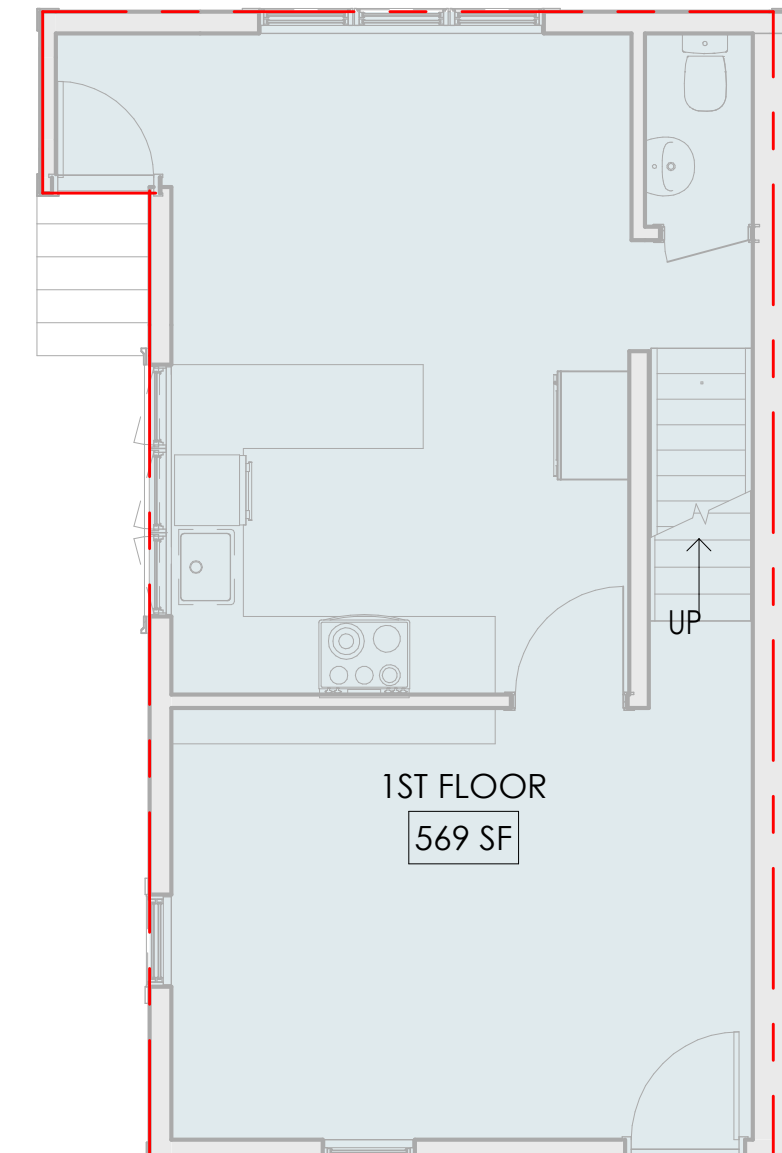
PROPOSED CHANGES ARE FENESTRATION AND INTERIOR ONLY. GROSS FLOOR AREA IS UNCHANGED

1 EXISTING BASEMENT AREA DIAG  
3/16" = 1'-0"



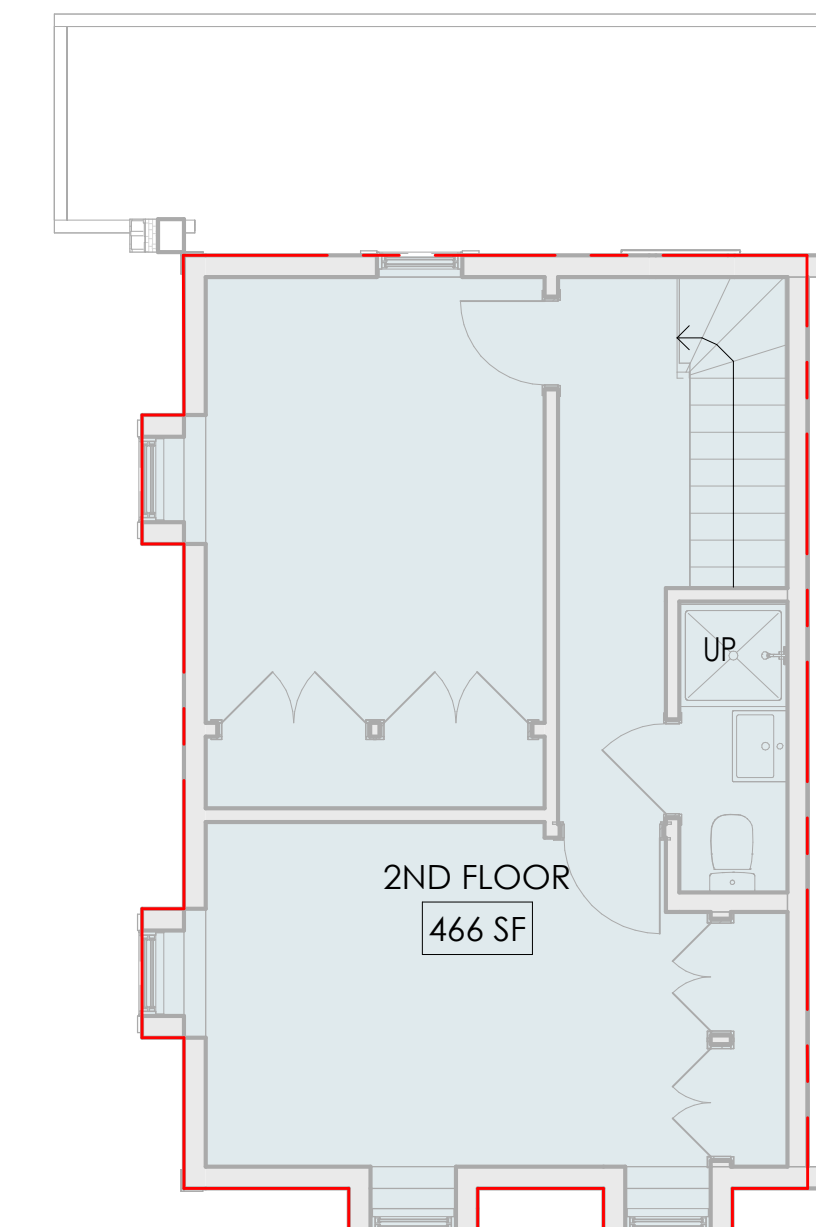
4 PROPOSED BMENT AREA DIAG  
3/16" = 1'-0"

2 EXISTING 1ST FL AREA DIAG  
3/16" = 1'-0"



5 PROPOSED 1ST FL AREA DIAG  
3/16" = 1'-0"

3 EXISTING 2ND FL AREA DIAG  
3/16" = 1'-0"



6 PROPOSED 2ND FL AREA DIAG  
3/16" = 1'-0"

No.	Descrip.	Date

stamp

client  
BENJAMIN MARKS  
+ LUCY TAN  
2 NICHOLS PLACE  
CAMBRIDGE, MA 02138

file ZONING COMPLIANCE - GFA DIAGRAMS  
project 2 NICHOLS PLACE CAMBRIDGE, MA 02138



job number 23-015

scale As indicated

issue date 01.19.24

SPECIAL PERMIT SUBMISSION SET

Sheet no.  
A010

No.	Descrip.	Date

stamp

client  
**BENJAMIN MARKS  
 + LUCY TAN**  
 2 NICHOLS PLACE  
 CAMBRIDGE, MA 02138

title  
**EXISTING PLANS**  
 project  
**2 NICHOLS PLACE CAMBRIDGE, MA 02138**



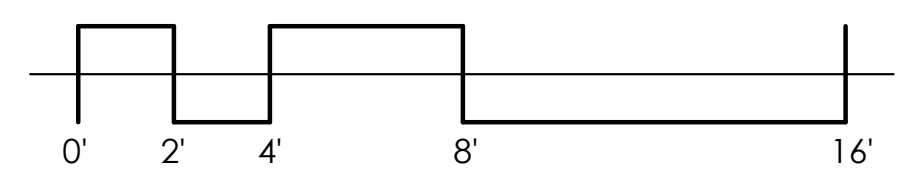
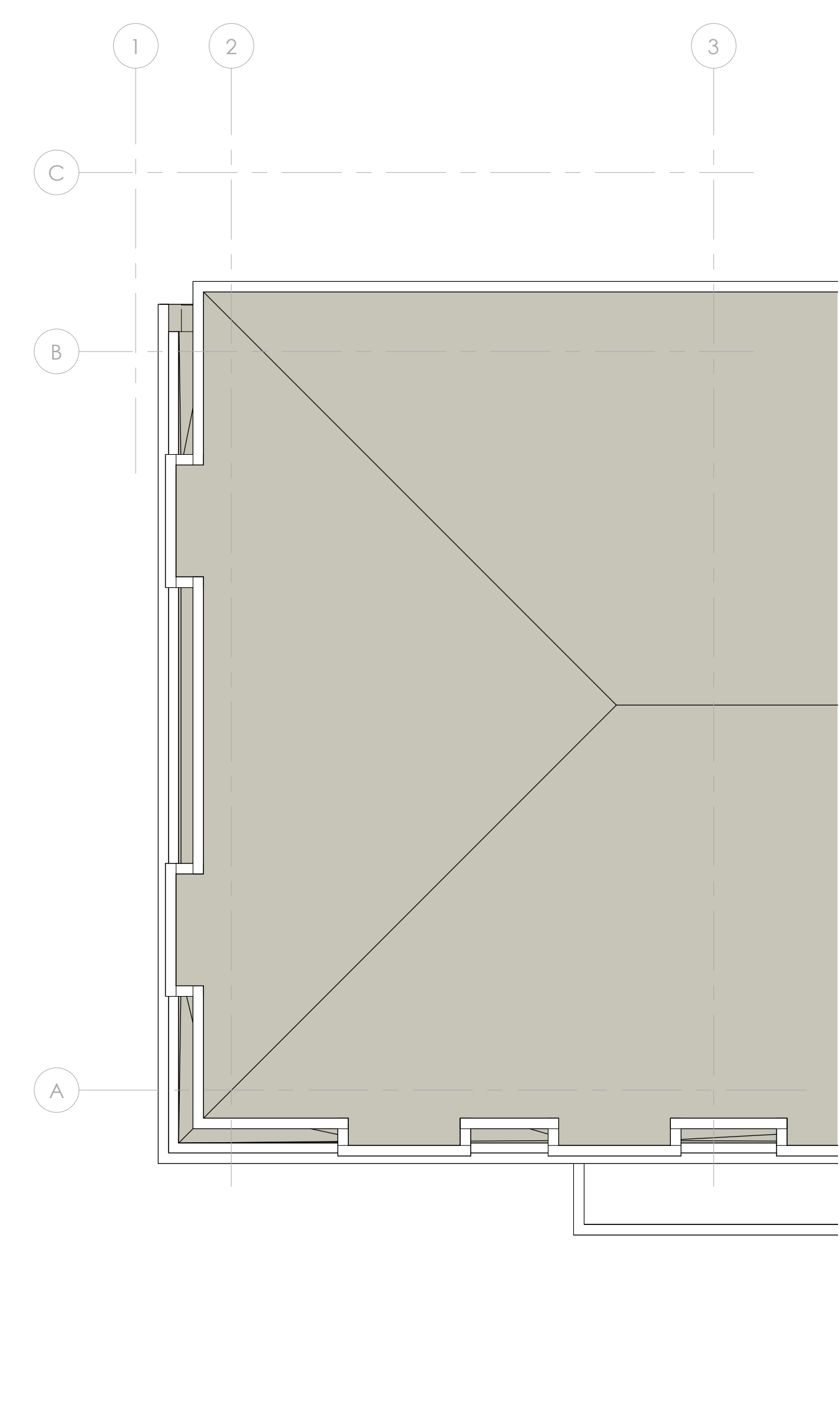
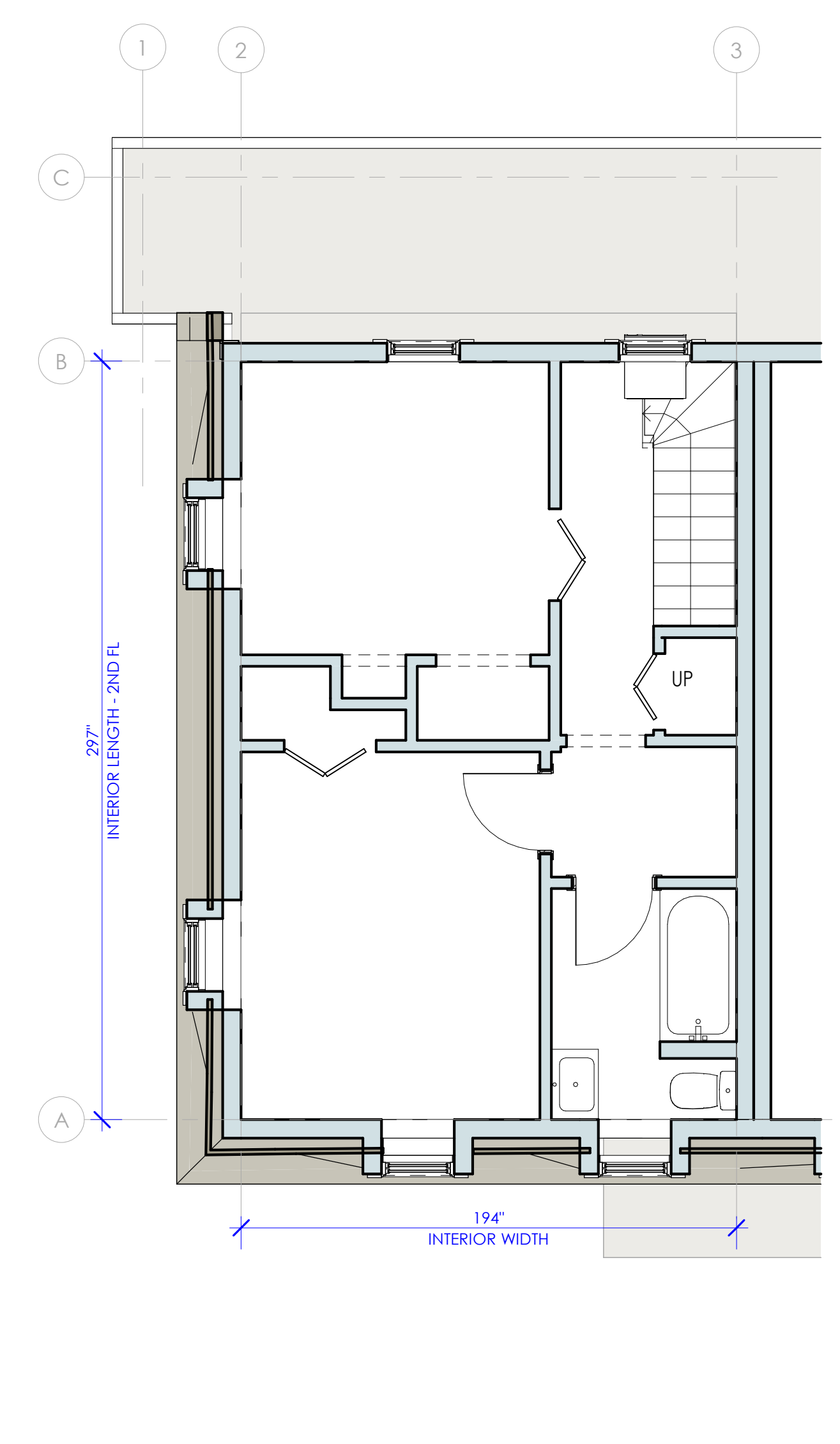
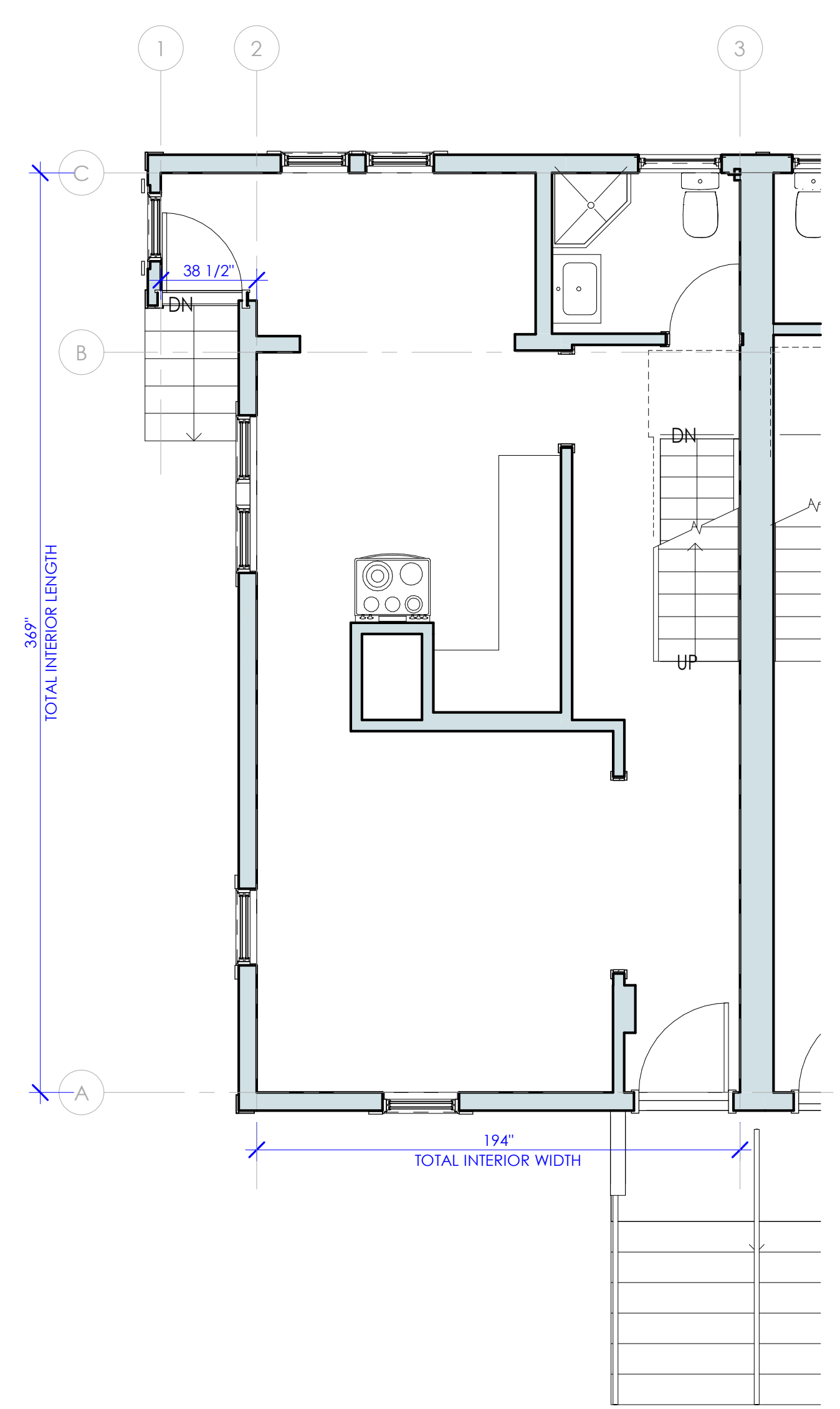
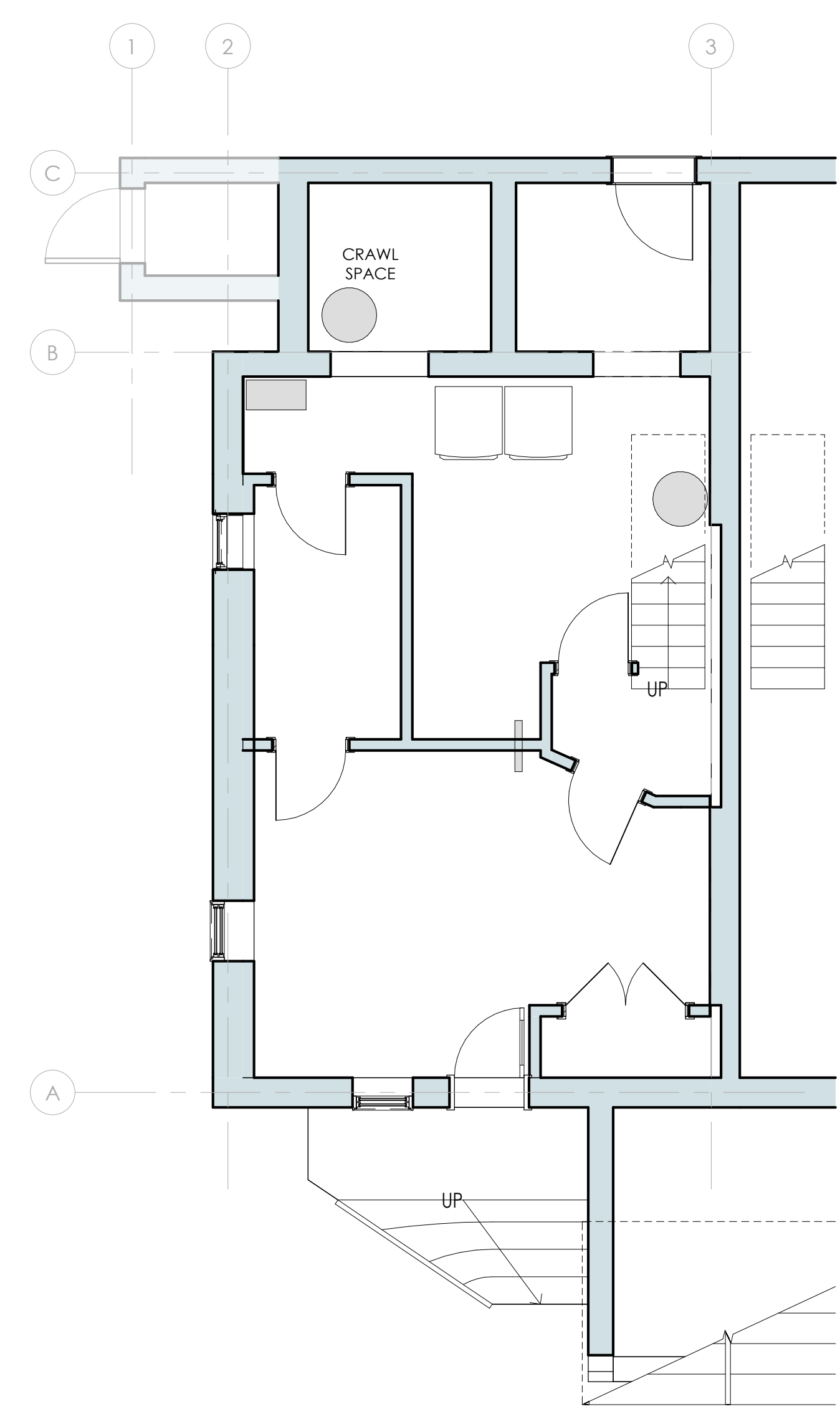
job number 23-015

scale 1/4" = 1'-0"

issue date 01.19.24

SPECIAL PERMIT  
 SUBMISSION SET

Sheet no.  
**A100**



No.	Descrip.	Date

stamp

client  
**BENJAMIN MARKS  
+ LUCY TAN**  
2 NICHOLS PLACE  
CAMBRIDGE, MA 02138

title **PROPOSED PLANS**  
project **2 NICHOLS PLACE CAMBRIDGE, MA 02138**



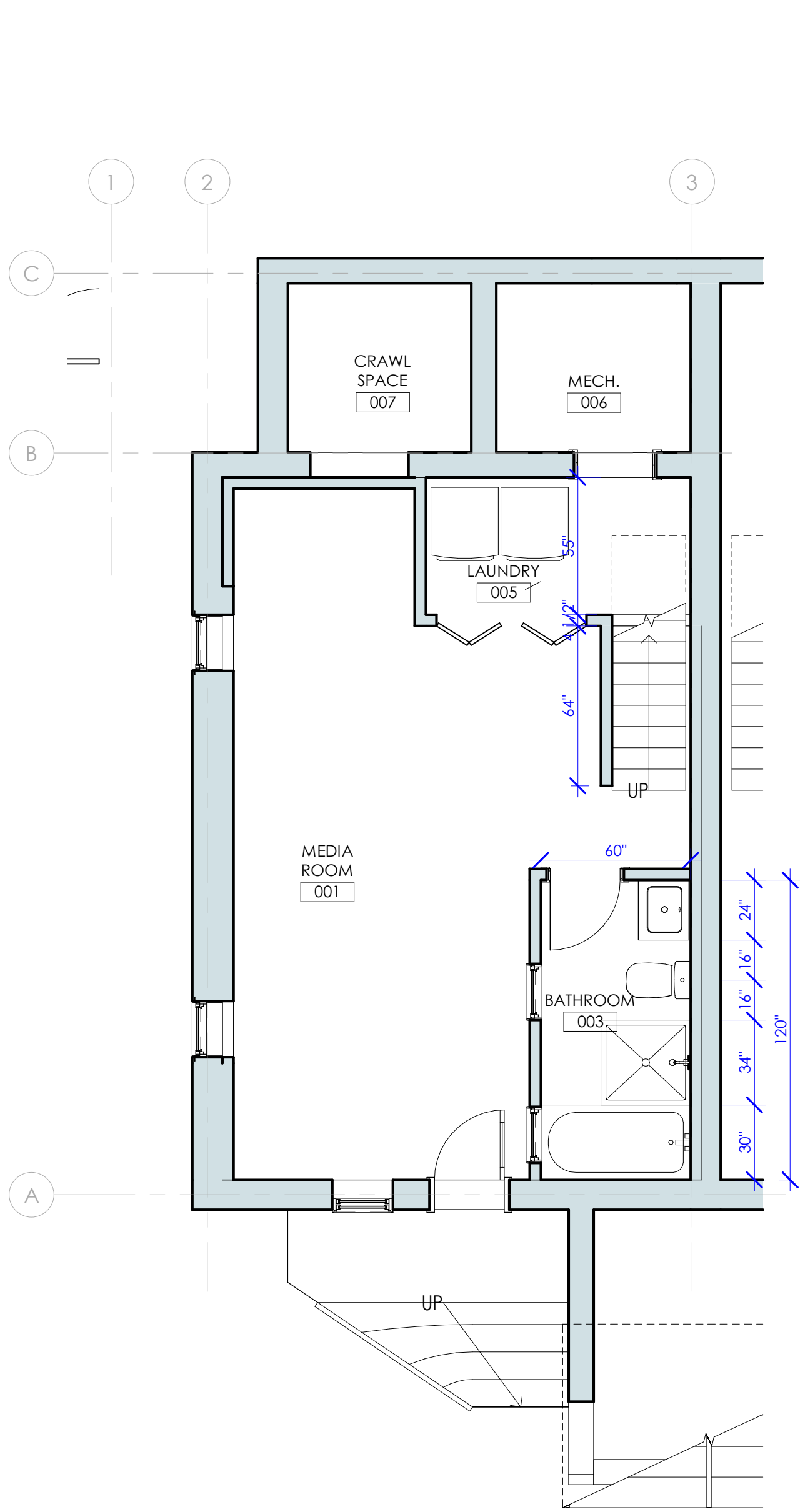
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issue date 01.19.24

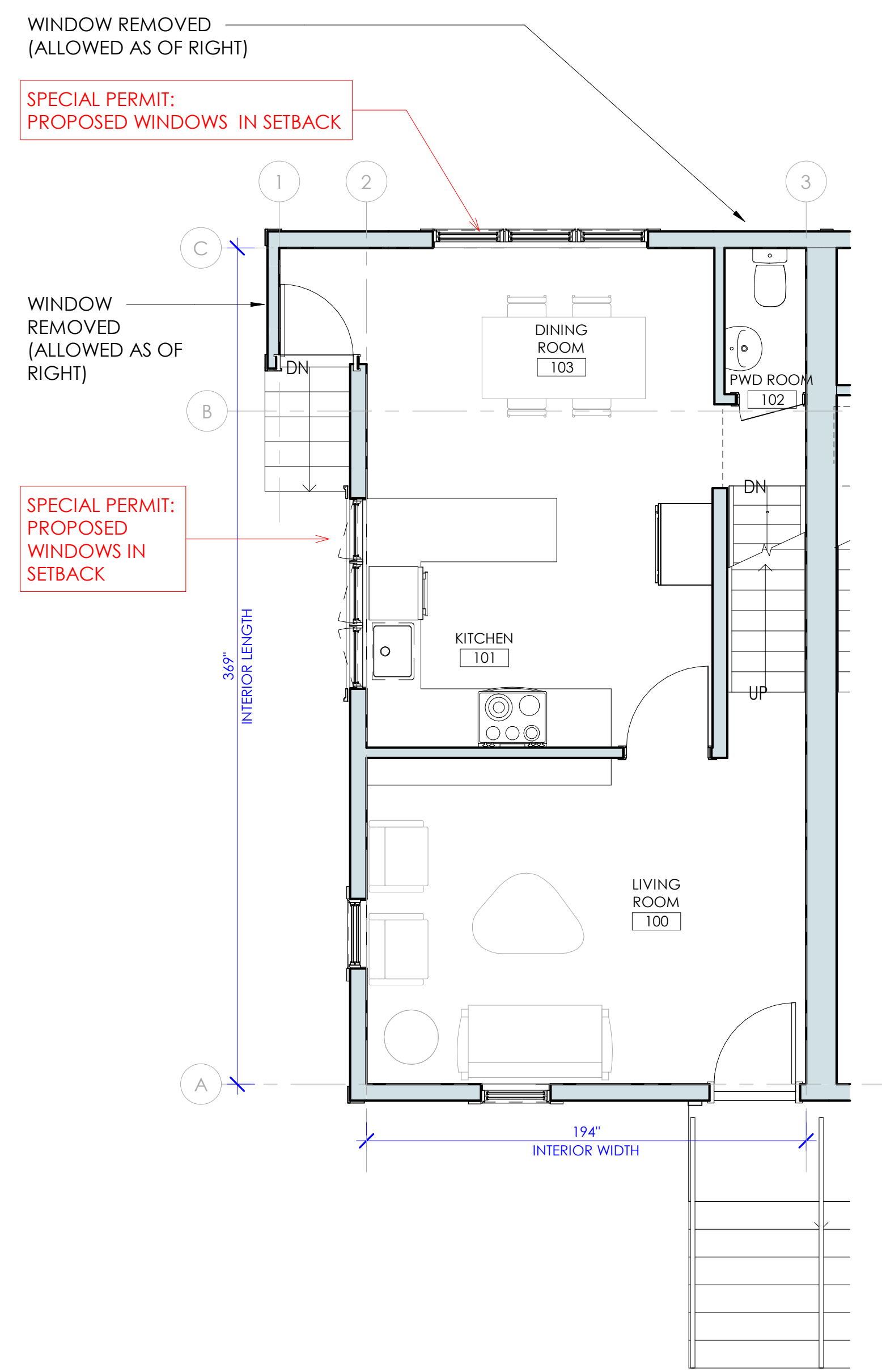
SPECIAL PERMIT  
SUBMISSION SET

Sheet no.  
**A101**



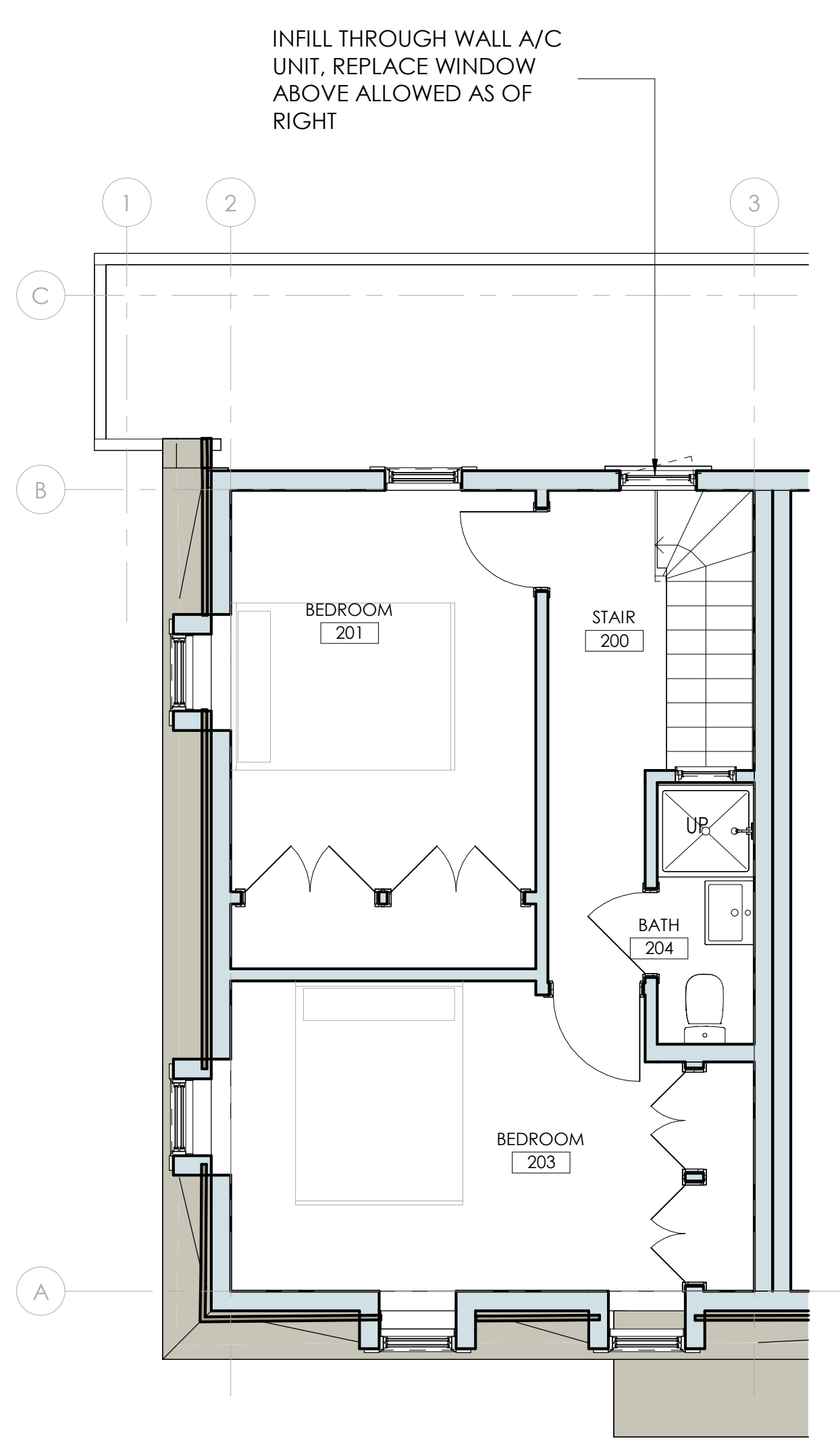
**PROPOSED BMENT PLAN**

1/4" = 1'-0"  
NO ZONING CHANGES THIS FLOOR (INTERIOR ONLY)



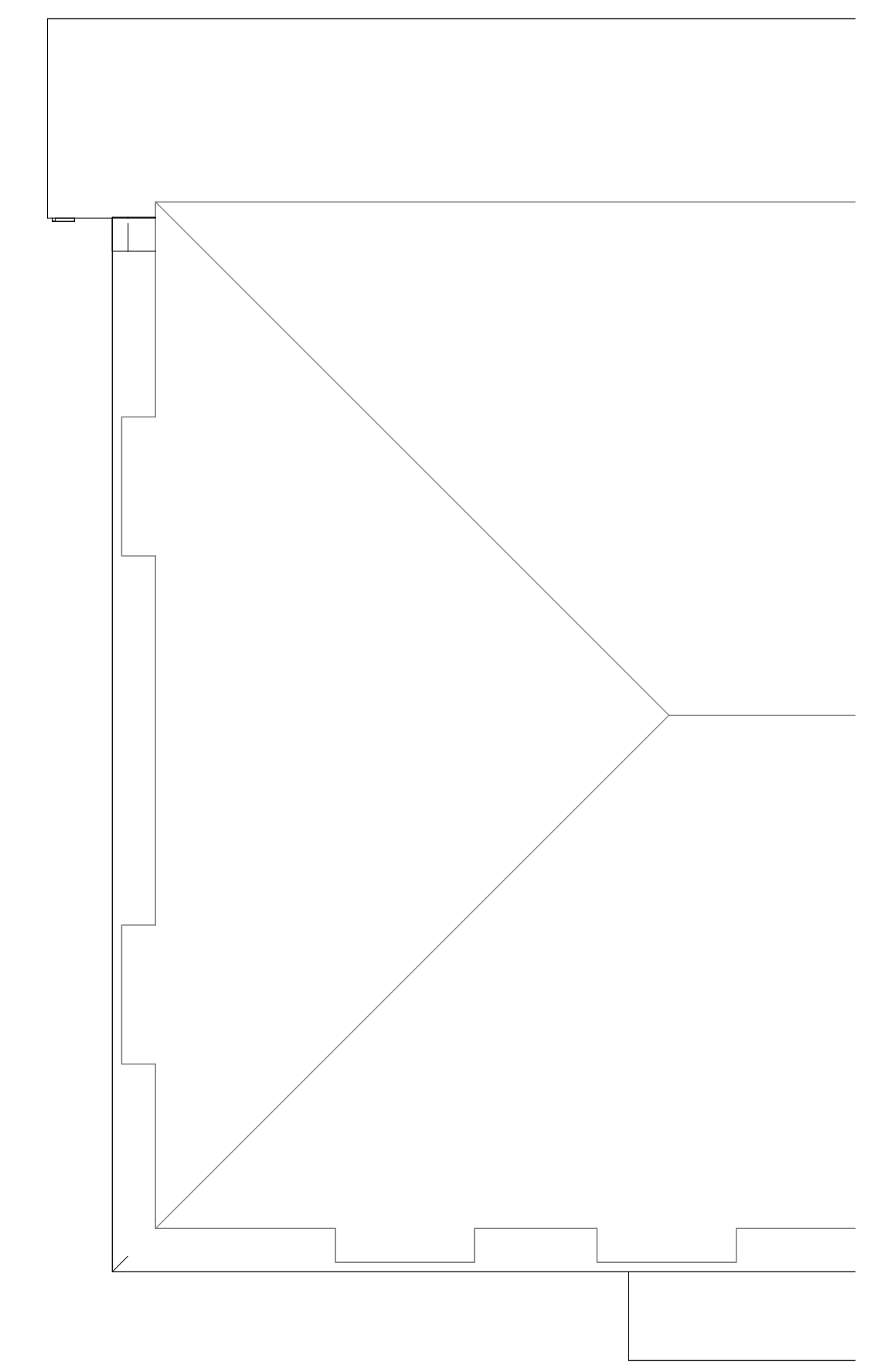
**PROPOSED 1ST FL PLAN**

1/4" = 1'-0"



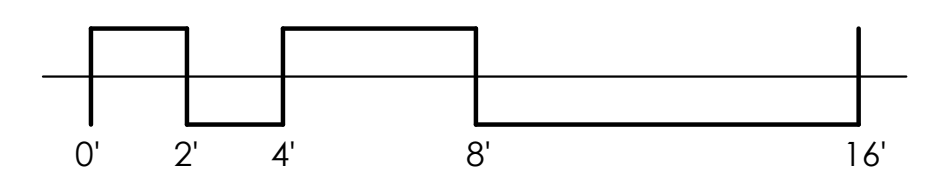
**PROPOSED 2ND FL PLAN**

1/4" = 1'-0"



**PROPOSED ROOF PLAN**

1/4" = 1'-0"



No.	Descrip.	Date

stamp

client  
**BENJAMIN MARKS  
 + LUCY TAN**  
 2 NICHOLS PLACE  
 CAMBRIDGE, MA 02138

file  
**EXISTING & PROPOSED ELEVATIONS**

project  
**2 NICHOLS PLACE CAMBRIDGE, MA 02138**



job number 23-015

scale 1/4" = 1'-0"

issue date 01.19.24

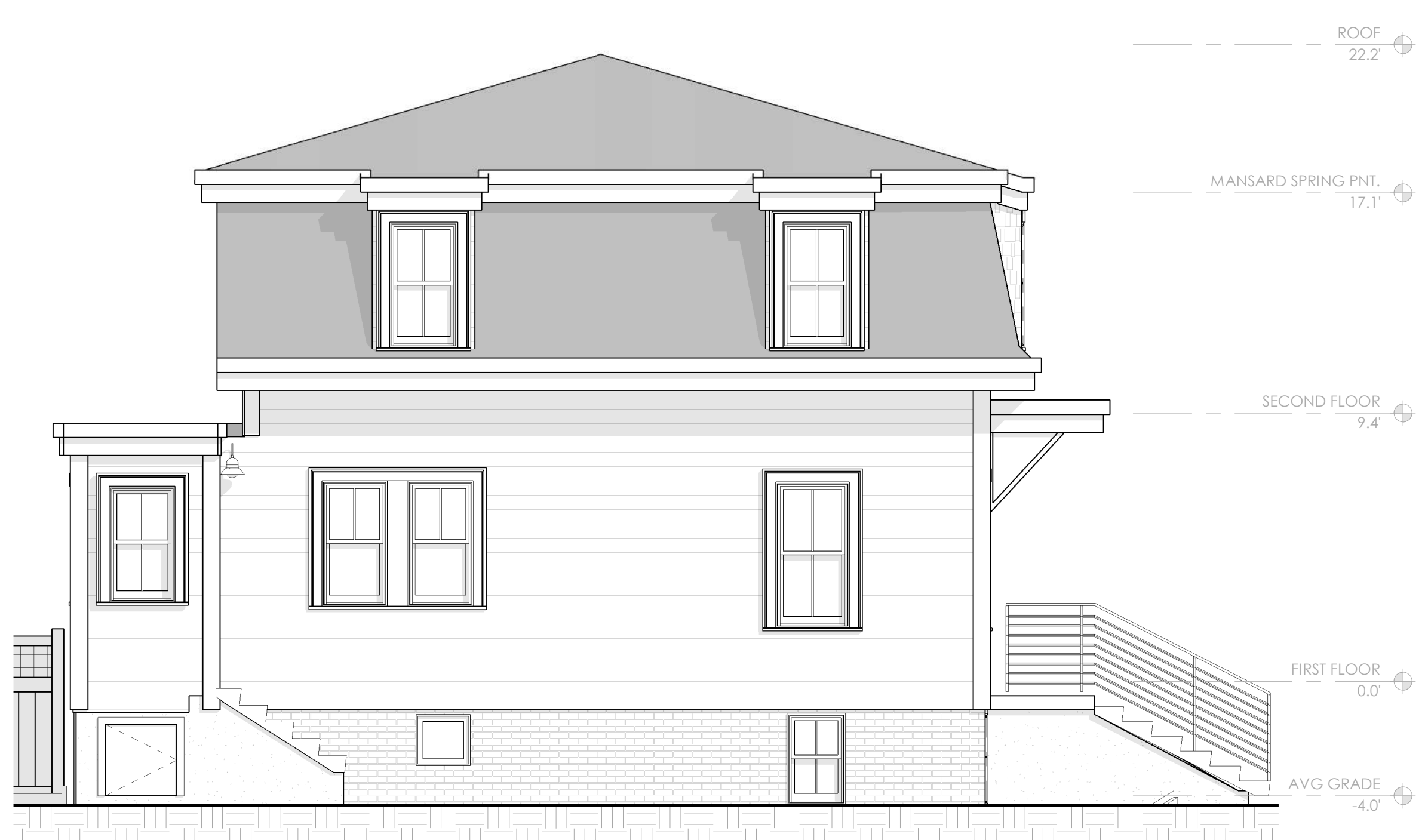
SPECIAL PERMIT  
 SUBMISSION SET

Sheet no.  
**A201**



**EXISTING FRONT ELEVATION**

1/4" = 1'-0"



**EXISTING SIDE ELEVATION**

1/4" = 1'-0"



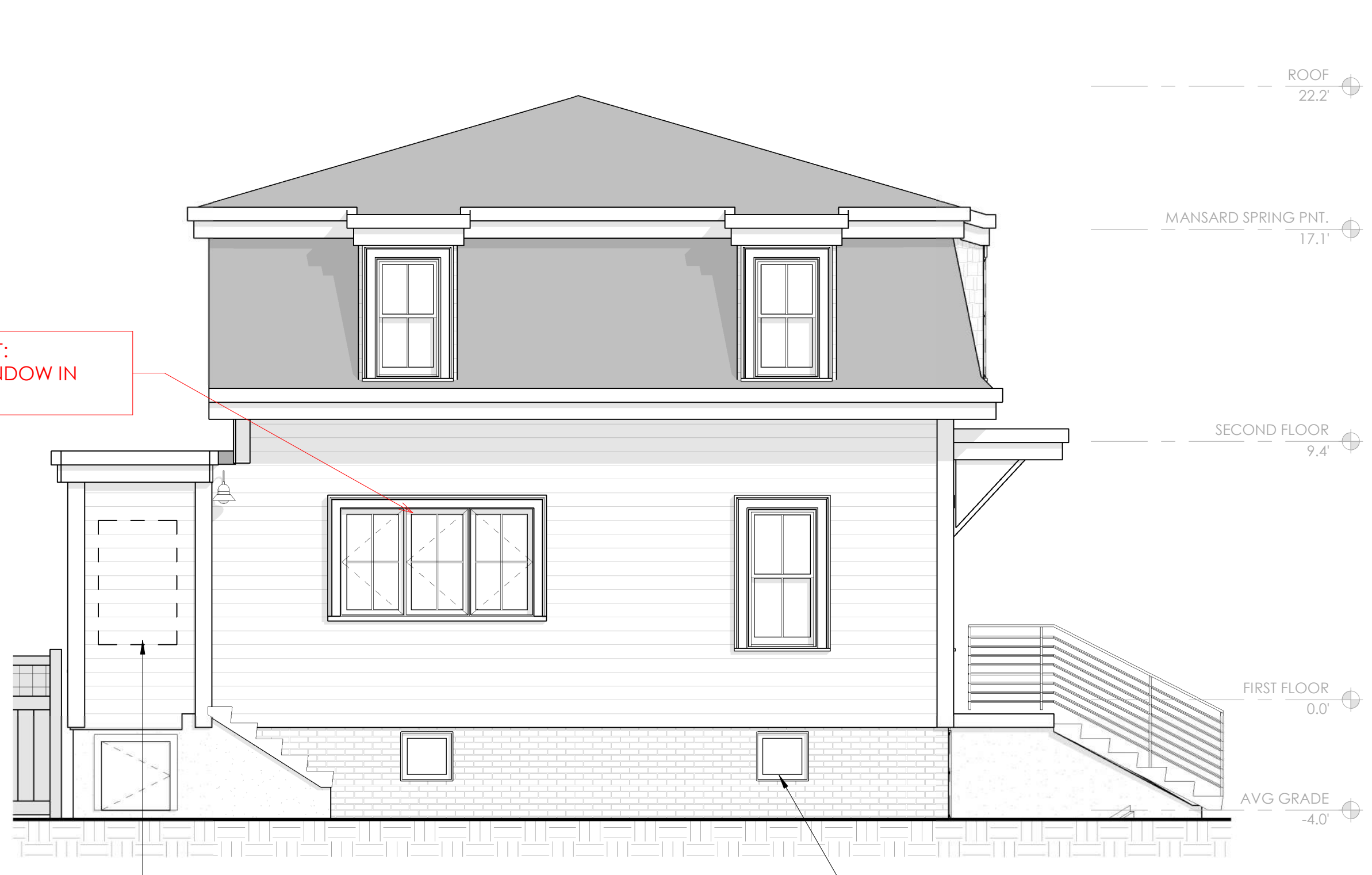
**EXISTING REAR ELEVATION**

1/4" = 1'-0"



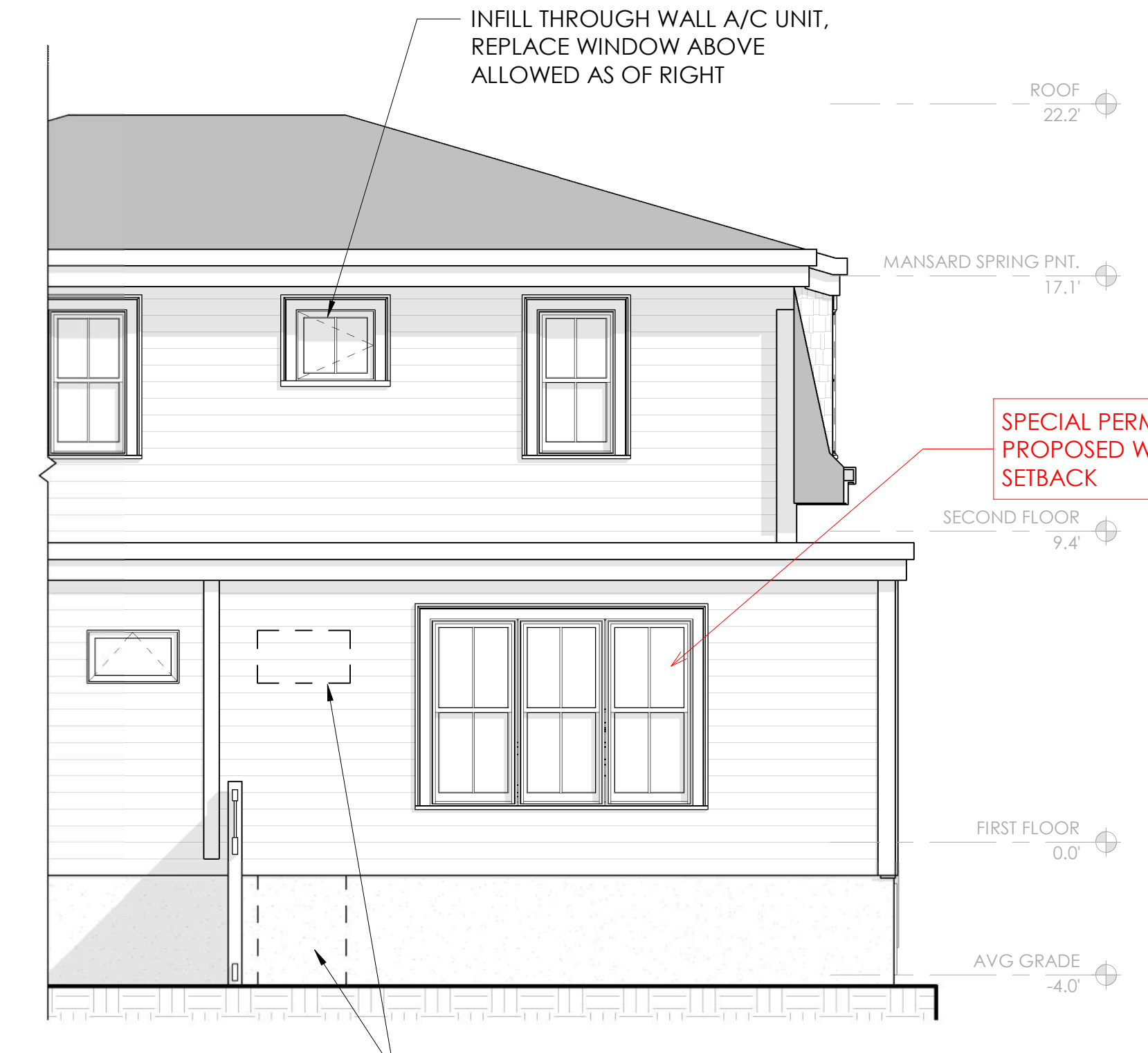
**PROPOSED FRONT ELEVATION**

1/4" = 1'-0"



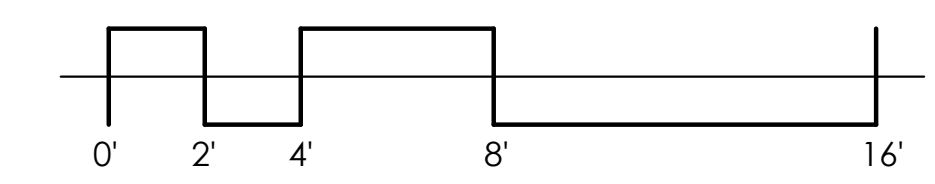
**PROPOSED SIDE ELEVATION**

1/4" = 1'-0"



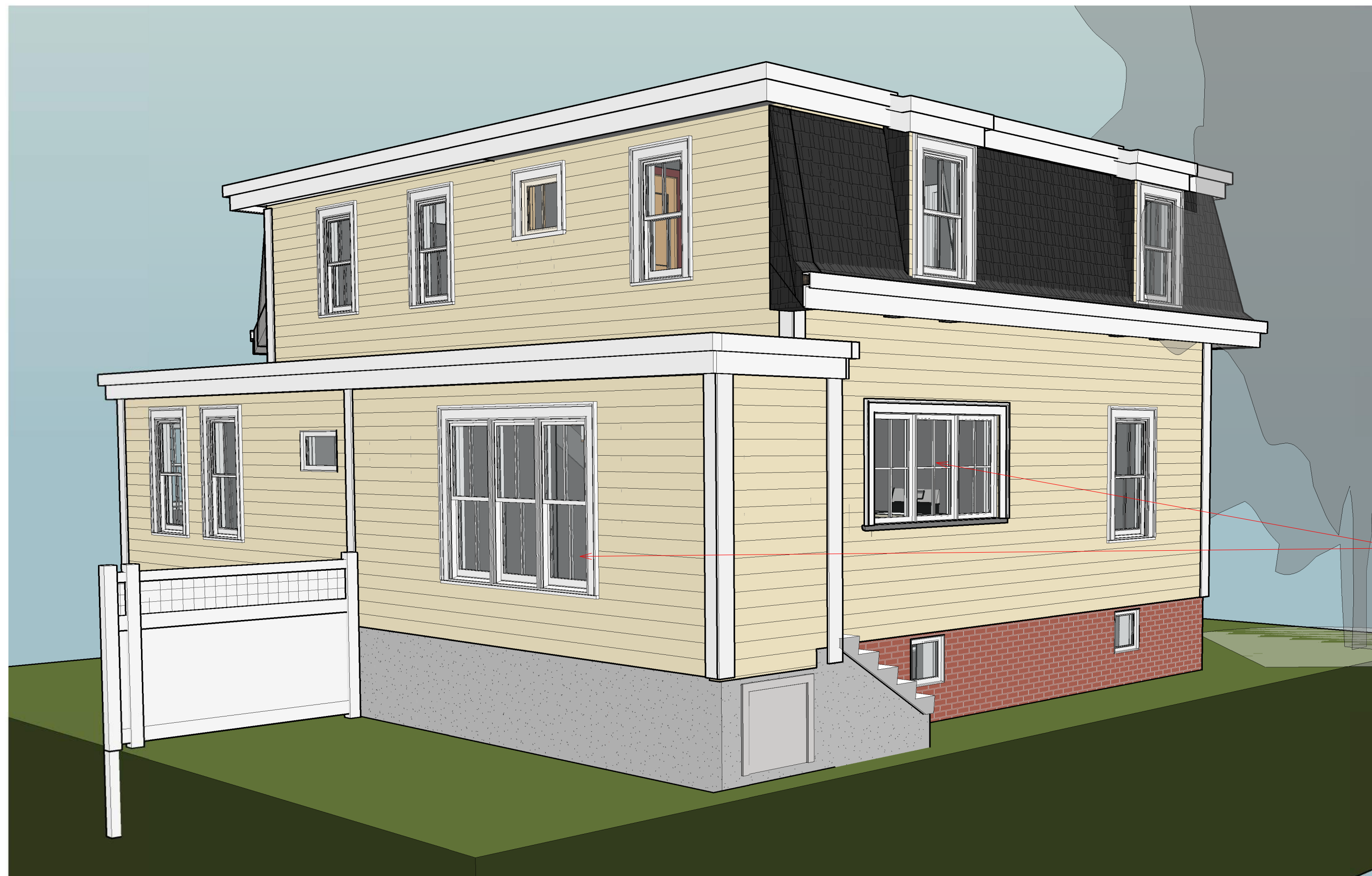
**PROPOSED REAR ELEVATION**

1/4" = 1'-0"





**REAR VIEW - EXISTING**



**REAR VIEW - PROPOSED**

SPECIAL PERMIT  
PROPOSED WINDOW CHANGES IN SETBACK

No.	Descrip.	Date

stamp

client  
**BENJAMIN MARKS  
 + LUCY TAN**  
 2 NICHOLS PLACE  
 CAMBRIDGE, MA 02138

title **3D VIEWS**  
 project **2 NICHOLS PLACE CAMBRIDGE, MA 02138**



job number **23-015**

scale

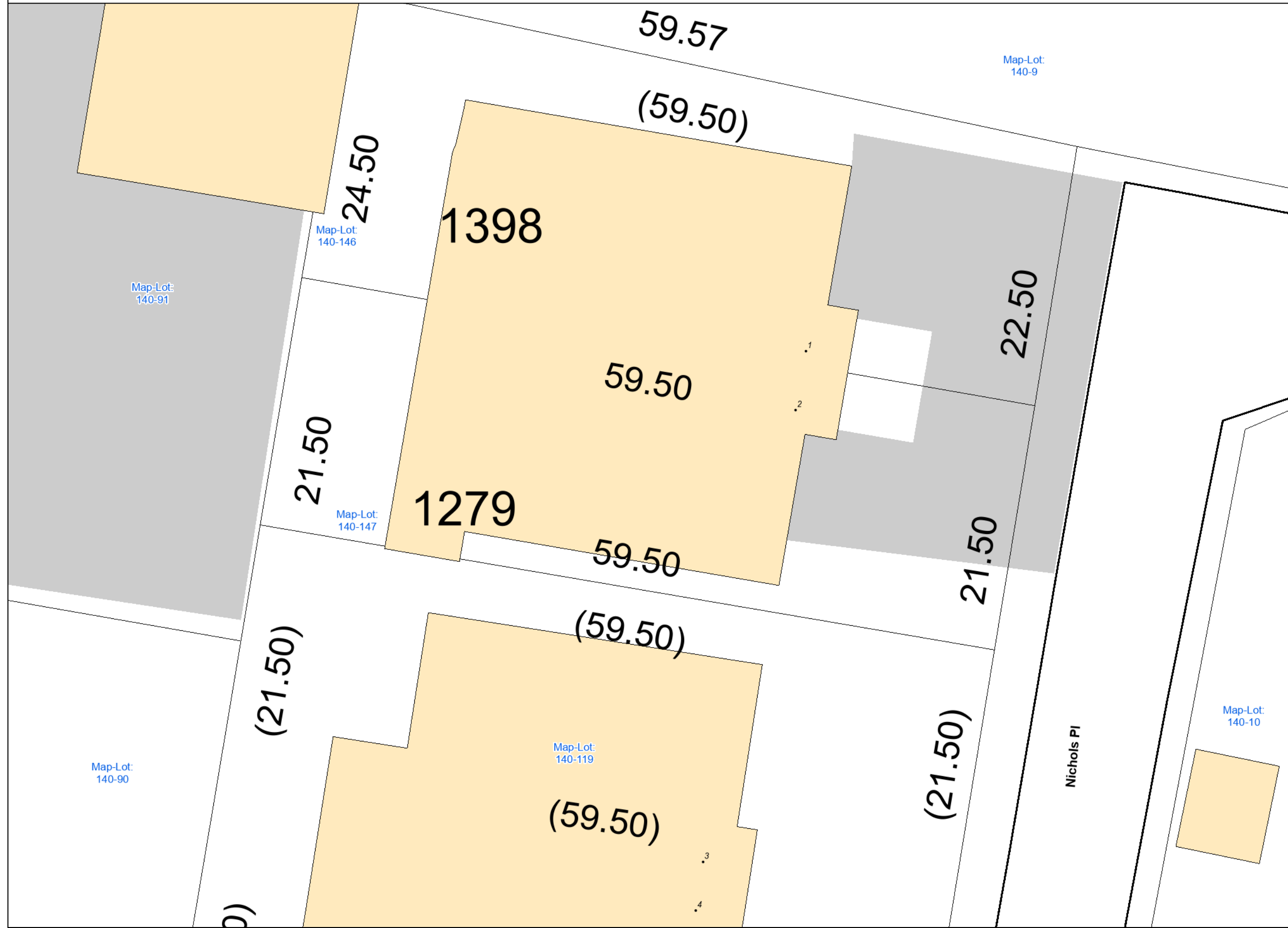
issue date **01.19.24**

SPECIAL PERMIT  
SUBMISSION SET

Sheet no.  
**A210**

LEGEND

- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

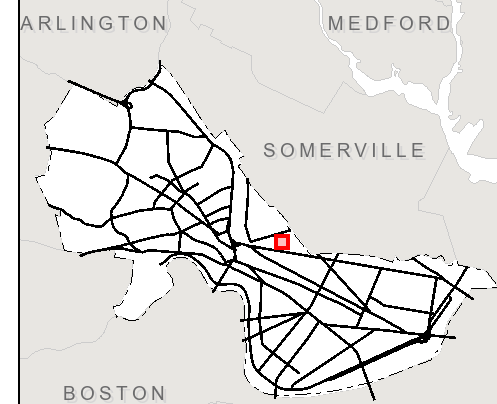


City of Cambridge  
Massachusetts

1" = 8 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)





2 Nicholas Pl. BIA-258232











# Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov  
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

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

## CERTIFICATE OF NON-APPLICABILITY

Property: 2 Nichols Place

Applicant: Kelly Boucher

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Alter windows on side and rear elevations, not visible from public way.

### Permit #255232

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein 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, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6929

Date of Certificate: January 30, 2024

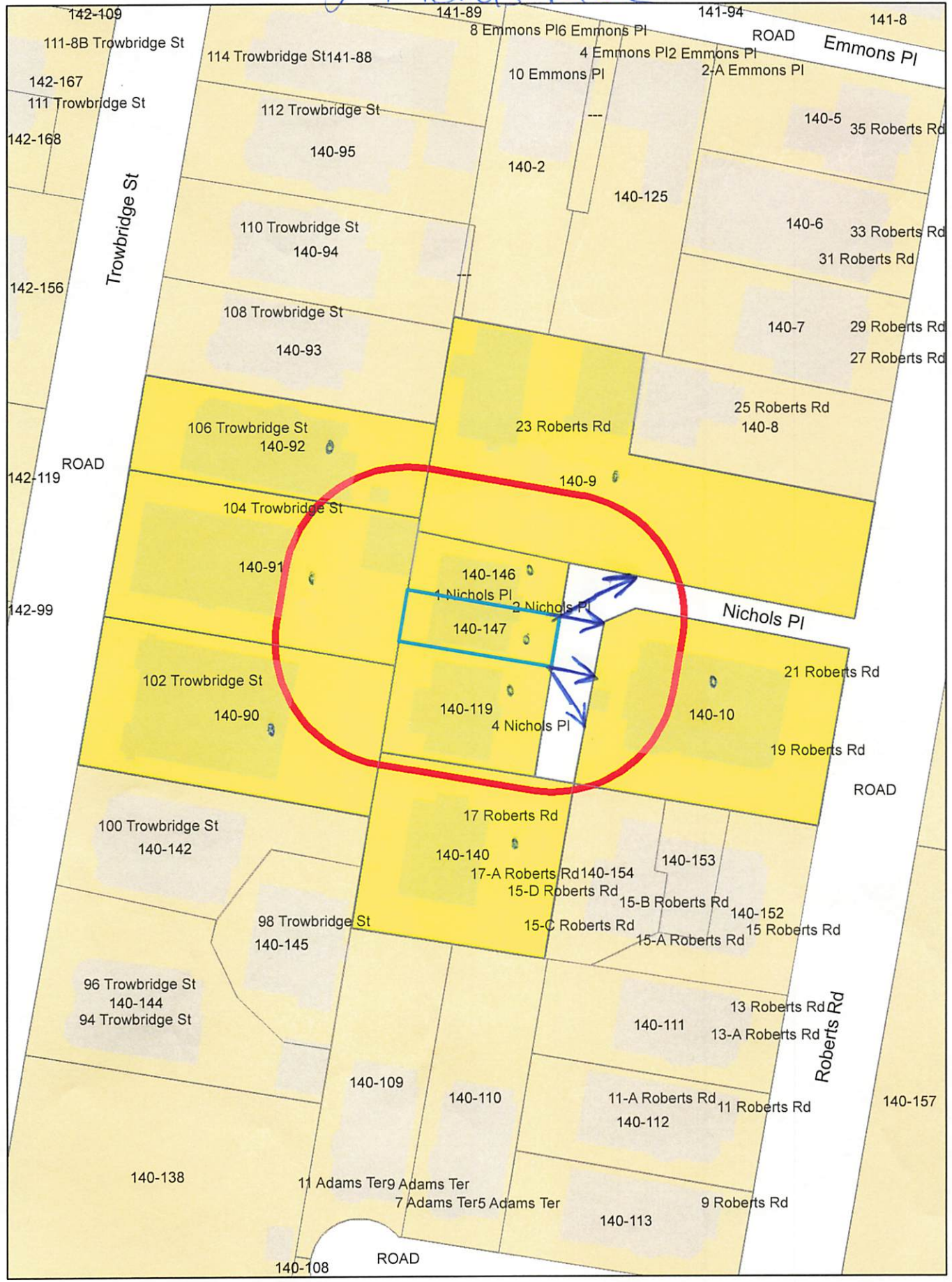
Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on January 30, 2024.

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:

2 Nichols Place



2 Nichols Place

Petitioner

140-90  
TROWBRIDGE APARTMENTS LLC  
C/O MERGO REALTY GROUP  
P.O. BOX 171435  
BOSTON, MA 02117

140-91  
TAM, KIMO Y.F  
104 TROWBRIDGE ST UNIT 1  
CAMBRIDGE, MA 02138

140-147  
MARKS, BENJAMIN J & LUCY TAN  
2 NICHOLS PL  
CAMBRIDGE, MA 02138

140-91  
LIN, YUIN & LIN LIN  
104 TROWBRIDGE ST., UNIT #6  
CAMBRIDGE, MA 02138

140-92  
WRIGHT, DAVID T. & MARIE J WRIGHT  
106 TROWBRIDGE ST  
CAMBRIDGE, MA 02138-3102

140-119  
HUTCHINSON, JAQUETH K.  
4 NICHOLS PL  
CAMBRIDGE, MA 02138-3208

140-91  
CHAN, DARYL  
2 SAGE LANE  
FRAMINGHAM, MA 01701

140-91  
PAKIZEGI, YASAMIN  
104 TROWBRIDGE ST., #5  
CAMBRIDGE, MA 02138

140-91  
QIN, YIZHOU  
104 TROWBRIDGE ST., #4  
CAMBRIDGE, MA 02138

140-10  
WOPPMANN, ANDREAS &  
BARBARA WOPPMANN  
21 ROBERTS RD  
CAMBRIDGE, MA 02138

140-10  
SCHNAPP, JEFFREY T. & MARIA GOUGH  
19 ROBERTS RD  
CAMBRIDGE, MA 02138

140-91  
YANG ZHONGQUN  
104 TROWBRIDGE ST UNIT 2  
CAMBRIDGE, MA 02138

140-140  
HALL, ANDREW & KATHERINE SLIVENSKY  
17 ROBERTS RD - UNIT 17A  
CAMBRIDGE, MA 02138

140-9  
MCLAUGHLIN, ANDREW P  
16 EVERGREEN PL  
MAPLEWOOD, NJ 07040

140-140  
RUSSELL, CAMERON  
17 ROBERTS RD - UNIT 17B  
CAMBRIDGE, MA 02138

140-146  
CLASS, RYAN DAVID & JULIA CLASS  
1 NICHOLS PL  
CAMBRIDGE, MA 02138